

**For the Nine Months from April 1 to December 31, 2007**

**Outline of Consolidated Financial Statements**

Name of company listed :	Nomura Real Estate Holdings, Inc.
Code number :	3231
Shares traded :	TSE (First section)
URL :	<a href="http://www.nomura-re-hd.co.jp/english/index.html">http://www.nomura-re-hd.co.jp/english/index.html</a>
Representative :	President, Hirohisa Suzuki
IR contact :	Masaomi Katayama, General Manager of Corporate Communications & Investor Relations Dept. info@nomura-re-hd.com
Adoption of U.S. accounting standards :	No
Scheduled starting date for dividend payments:	December 7, 2007
Scheduled submitting date of interim report:	December 21, 2007

Note: The accompanying consolidated financial statements were not audit since they have been prepared only for reference purpose. All statements were based on Tanshin report prepared in accordance with the provisions set forth in accounting regulations and principals generally accepted in Japan.

(Values of less than one million yen rounded off.)

**1. Consolidated operating results for the nine months from April 1 to December 31, 2007**

(1) Consolidated business results

(% indicates the rate of changes from previous fiscal term)

	Revenue from operations		Operating income		Ordinary profit		Quarterly net income	
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
<b>2007/12</b>	242,685	5.6	43,226	15.0	36,355	11.5	21,135	13.2
<b>2006/12</b>	229,828	18.7	37,583	93.3	32,612	109.5	18,662	651.0
<b>FY 2007/03</b>	367,236	—	54,374	—	47,446	—	26,297	—

	Quarterly net income per share	Quarterly net income per share after adjusting for dilution
	yen	yen
<b>2007/12</b>	141.54	141.53
<b>2006/12</b>	149.17	—
<b>FY 2007/03</b>	200.47	—

(2) Consolidated financial status

	Total assets	Net assets	Total shareholders' equity ratio	Net assets per share
	Millions of yen	Millions of yen	%	yen
<b>2007/12</b>	868,151	225,164	25.6	1,489.67
<b>2006/12</b>	777,383	200,574	25.7	1,335.36
<b>FY 2007/03</b>	836,303	214,465	25.5	1,427.80

(3) Consolidated cash flows

	Cash flows from operating activities	Cash flows from investing activities	Cash flows from financing activities	Cash and cash equivalents
	Millions of yen	Millions of yen	Millions of yen	Millions of yen
2007/12	(91,281)	(1,091)	84,525	20,586
2006/12	(122,923)	(19,751)	121,331	22,871
FY 2007/03	(89,849)	(26,787)	100,862	28,437

2. Cash dividends per share

Cash dividends per share			
	Interim	Fiscal year-end	Annual
	yen	yen	yen
2007/03	-	20.00	20.00
2008/03	15.00	-	30.00
2008/03 forecast	-	15.00	

3. Forecasts of consolidated operating results for the fiscal year from April 1, 2007 to March 31, 2008

Since the Company was performing generally according to the plan during the nine months under review, it has not modified its fiscal year forecasts, which were announced on November 9, 2007.

(% indicates the rate of changes from previous fiscal year)

	Revenue from operations		Operating income		Ordinary profit		Net income		Net income per share
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%	yen
FY 2008/03	415,000	13.0	68,000	25.1	58,000	22.2	33,000	25.5	220.99

4. Other important indices / information

(1) Significant changes to consolidated subsidiaries during the period: No

Number of consolidations: Inclusion 0 (Company name: — ) Elimination 0 (Company name: — )

(2) Changes in accounting basis, procedure and presentation for the consolidated financial statements

This information should be described in "Significant changes for presenting the consolidated financial statements".

a) Changes in accounting principles: Yes

b) Other changes: None

**Forward-Looking Statements**

1. Certain statements other than historical facts in this document are forward-looking statements that reflect the company's plans and estimates based on currently available information. These statements include known and unknown risks, uncertainties, and other factors that may cause the company's actual future performance to differ from the forward-looking statements contained herewith.
2. The forecasts of operating results on this statement have been changed from those that announced on May 11, 2007.

## Consolidated Balance Sheets

(Values of less than one million yen rounded off.)

(Millions of yen)

Assets	December 31, 2006		December 31, 2007		March 31, 2007		Change	
	Amount	ratio (%)	Amount	ratio (%)	Amount	ratio (%)	Amount	ratio (%)
<b>Current Assets:</b>	546,261	70.3	621,524	71.6	580,515	69.4	41,008	7.1
1 Cash and Bank Deposits	22,873		17,288		28,439		(11,150)	
2 Notes and Accounts Receivable	5,257		6,274		9,304		(3,030)	
3 Marketable Securities	—		3,300		—		3,300	
4 Inventories	407,316		467,249		427,774		39,475	
5 Equity Investments	78,401		88,723		77,945		10,778	
6 Deferred Income Taxes	11,251		7,395		11,527		(4,132)	
7 Other Current Assets	21,213		31,351		25,595		5,756	
Allowance for Doubtful Accounts	(52)		(58)		(70)		11	
<b>Fixed Assets:</b>	231,121	29.7	246,627	28.4	255,787	30.6	(9,159)	(3.6)
1 Tangible Fixed Assets	154,704	19.9	175,447	20.2	174,992	20.9	455	0.3
(1) Buildings and Structures	72,580		80,769		83,135		(2,365)	
(2) Land	73,237		90,690		89,141		1,548	
(3) Other	8,885		3,987		2,715		1,271	
2 Intangible Fixed Assets	2,539	0.3	3,745	0.4	2,630	0.3	1,114	42.4
3 Investments and Other Assets	73,877	9.5	67,435	7.8	78,165	9.4	(10,729)	(13.7)
(1) Investment Securities	26,521		25,924		36,758		(10,834)	
(2) Lease Deposits	29,376		27,485		28,185		(699)	
(3) Deferred Income Taxes	11,415		12,273		11,831		442	
(4) Other	6,634		1,822		1,461		361	
Allowance for Doubtful Accounts	(70)		(70)		(70)		0	
<b>Total Assets</b>	<b>777,383</b>	<b>100.0</b>	<b>868,151</b>	<b>100.0</b>	<b>836,303</b>	<b>100.0</b>	<b>31,848</b>	<b>3.8</b>

Liabilities	December 31, 2006		December 31, 2007		March 31, 2007		Change	
	Amount	ratio (%)	Amount	ratio (%)	Amount	ratio (%)	Amount	ratio (%)
<b>Current Liabilities:</b>	221,344	28.5	251,090	28.9	230,717	27.6	20,372	8.8
1 Trade Accounts Payable	24,640		25,296		39,058		(13,761)	
2 Short-term Debt and Current Portion of Long-term Debt	107,863		131,766		67,765		64,000	
3 Commercial Papers	—		20,000		—		20,000	
4 Accrued Income Taxes	6,895		1,936		15,164		(13,228)	
5 Deposits Received	34,488		21,037		60,280		(39,242)	
6 Deferred Income Taxes	181		215		185		30	
7 Accrued Bonuses to Employees	1,891		2,062		3,665		(1,602)	
8 Accrued Bonuses for Directors and Corporate Auditors	540		392		570		(178)	
9 Provision for Loss on Liquidation of Subsidiaries	651		302		627		(325)	
10 Other Current Liabilities	44,192		48,079		43,398		4,681	
<b>Long-term Liabilities:</b>	355,464	45.7	391,897	45.2	391,120	46.8	777	0.2
1 Corporate Bonds	—		20,300		—		20,300	
2 Long-term Debt Less Current Portion	307,496		311,695		327,119		(15,424)	
3 Guarantee and Deposits from Tenants	20,741		29,551		31,032		(1,481)	
4 Deferred Income Taxes	6,849		6,352		11,086		(4,734)	
5 Deferred Tax Liabilities on Land Revaluation	3,930		3,904		3,904		0	
6 Allowance for Employee's Retirement Benefits	10,348		11,734		10,698		1,035	
7 Provision for Loss on Subleasing Business	5,297		3,387		3,812		(424)	
8 Other Liabilities	799		4,971		3,465		1,506	
<b>Total Liabilities</b>	<b>576,808</b>	<b>74.2</b>	<b>642,987</b>	<b>74.1</b>	<b>621,837</b>	<b>74.4</b>	<b>21,150</b>	<b>3.4</b>
<b>Net Assets</b>								
<b>Share Holders' Equity:</b>	194,119	25.0	217,774	25.1	201,866	24.1	15,907	7.9
1 Common Stock	82,646		82,646		82,646		—	
2 Additional Paid in Capital	59,976		59,976		59,976		—	
3 Retained Earnings	51,497		75,153		59,244		15,908	
4 Treasury Stock	(0)		(0)		(0)		(0)	
<b>Valuation, Translation Adjustments and Other:</b>	5,282	0.7	4,669	0.5	11,340	1.4	(6,670)	(58.8)
1 Net Unrealized Holding Gains on Securities	5,254		5,038		11,429		(6,391)	
2 Deferred Gains/Losses on Hedges	(10)		(59)		(15)		(44)	
3 Land Revaluation Reserve	(212)		(326)		(326)		(0)	
4 Foreign Currency Translation Adjustments	251		18		253		(235)	
<b>Stock Acquisition Rights:</b>	—	—	200	0.0	—	—	200	—
<b>Minority Interests:</b>	1,171	0.1	2,519	0.3	1,258	0.1	1,260	100.1
<b>Total Net Assets</b>	<b>200,574</b>	<b>25.8</b>	<b>225,164</b>	<b>25.9</b>	<b>214,465</b>	<b>25.6</b>	<b>10,698</b>	<b>5.0</b>
<b>Total Liabilities and Net Assets</b>	<b>777,383</b>	<b>100.0</b>	<b>868,151</b>	<b>100.0</b>	<b>836,303</b>	<b>100.0</b>	<b>31,848</b>	<b>3.8</b>

## Consolidated Statements of Income

(Values of less than one million yen rounded off.)

(Millions of yen)

	Quarterly period ended December 31				Change		Year ended March 31, 2007	
	2006		2007		Amount	ratio (%)	Amount	ratio (%)
	Amount	ratio (%)	Amount	ratio (%)				
<b>I Revenues from Operations</b>	229,828	100.0	242,685	100.0	12,857	5.6	367,236	100.0
<b>II Cost of Revenues from Operations</b>	153,926	67.0	158,526	65.3	4,599	3.0	258,568	70.4
<b>Gross Operating Profit</b>	75,901	33.0	84,159	34.7	8,257	10.9	108,668	29.6
<b>III Selling, General and Administrative Expenses</b>	38,318	16.7	40,933	16.9	2,615	6.8	54,293	14.8
<b>Operating Income</b>	37,583	16.3	43,226	17.8	5,642	15.0	54,374	14.8
<b>IV Non Operating Income</b>	680	0.3	400	0.2	(279)	(41.1)	929	0.2
1 Interest Received	265		121		(144)		372	
2 Dividend Income	63		49		(13)		71	
3 Gain on Sales of Investment Securities	4		—		(4)		—	
4 Equity in Gain of Unconsolidated Subsidiaries and Affiliates	—		0		0		—	
5 Other	347		229		(117)		486	
<b>V Non Operating Expenses</b>	5,651	2.4	7,271	3.0	1,620	28.7	7,857	2.1
1 Interest Expenses	4,847		5,487		640		6,514	
2 Equity in Loss of Unconsolidated Subsidiaries and Affiliates	11		—		(11)		64	
3 Distributions from Silent Partnership	—		928		928		173	
4 Other	792		855		62		1,104	
<b>Ordinary Profit</b>	32,612	14.2	36,355	15.0	3,742	11.5	47,446	12.9
<b>VI Extraordinary Gains</b>	—	—	612	0.2	612	—	1,290	0.3
1 Gain on Liquidation of an Affiliated Company	—		474		474		—	
2 Gain on Changes in Equity of Affiliates	—		138		138		—	
3 Gain on Reversal of Provision for Loss on Subleasing Business	—		—		—		1,290	
<b>VII Extraordinary Losses</b>	—	—	—	—	—	—	869	0.2
1 Inventory Write-downs	—		—		—		869	
<b>Income before Income Taxes and Minority Interests</b>	32,612	14.2	36,968	15.2	4,355	13.4	47,867	13.0
Income Taxes	13,312	5.8	12,042	4.9	(1,269)	(9.5)	21,648	5.9
Deferred Income Taxes	490	0.2	3,564	1.5	3,073	626.4	(222)	(0.1)
Minority Interests	147	0.1	226	0.1	79	53.8	144	0.0
<b>Net Income</b>	18,662	8.1	21,135	8.7	2,472	13.2	26,297	7.2

## Consolidated Statements of Changes in Net Assets

(Values of less than one million yen rounded off.)

(Millions of yen)

### Quarterly Period from April 1 to December 31, 2006

	Shareholders' equity					Valuation, translation adjustments and others					Minority interests	Total net assets
	Common stock	Additional paid-in capital	Retained earnings	Treasury stock	Total Shareholders' equity	Net unrealized holding gains on securities	Deferred gains/losses on hedges	Land revaluation reserve	Foreign currency translation adjustments	Total		
Balance at March 31, 2006	22,670	—	33,288	—	55,958	4,771	—	(212)	214	4,773	988	61,720
Public Offering	59,976	59,976	—	—	119,952	—	—	—	—	—	—	119,952
Cash Dividends Paid	—	—	(453)	—	(453)	—	—	—	—	—	—	(453)
Quarterly Net Income	—	—	18,662	—	18,662	—	—	—	—	—	—	18,662
Purchase of Treasury Stock	—	—	—	(0)	(0)	—	—	—	—	—	—	(0)
Other Changes	—	—	—	—	—	482	(10)	—	36	508	183	692
Total Changes During the Quarterly Period	59,976	59,976	18,209	(0)	138,161	482	(10)	—	36	508	183	138,853
Balance at December 31, 2006	82,646	59,976	51,497	(0)	194,119	5,254	(10)	(212)	251	5,282	1,171	200,574

### Quarterly Period from April 1 to December 31, 2007

	Shareholders' equity					Valuation, translation adjustments and others					Stock Acquisition Rights	Minority interests	Total net assets
	Common stock	Additional paid-in capital	Retained earnings	Treasury stock	Total Shareholders' equity	Net unrealized holding gains on securities	Deferred gains/losses on hedges	Land revaluation reserve	Foreign currency translation adjustments	Total			
Balance at March 31, 2007	82,646	59,976	59,244	(0)	201,866	11,429	(15)	(326)	253	11,340	—	1,258	214,465
Cash Dividends Paid	—	—	(5,226)	—	(5,226)	—	—	—	—	—	—	—	(5,226)
Quarterly Net Income	—	—	21,135	—	21,135	—	—	—	—	—	—	—	21,135
Purchases of Treasury Stock	—	—	—	(0)	(0)	—	—	—	—	—	—	—	(0)
Other Changes	—	—	—	—	—	(6,391)	(44)	(0)	(235)	(6,670)	200	1,260	(5,209)
Total Changes During the Quarterly Period	—	—	15,908	(0)	15,907	(6,391)	(44)	(0)	(235)	(6,670)	200	1,260	10,698
Balance at December 31, 2007	82,646	59,976	75,153	(0)	217,774	5,038	(59)	(326)	18	4,669	200	2,519	225,164

### Fiscal Year from April 1, 2006 to March 31, 2007

	Shareholders' equity					Valuation, translation adjustments and others					Minority interests	Total net assets
	Common stock	Additional paid-in capital	Retained earnings	Treasury stock	Total Shareholders' equity	Net unrealized holding gains on securities	Deferred gains/losses on hedges	Land revaluation reserve	Foreign currency translation adjustments	Total		
Balance at March 31, 2006	22,670	—	33,288	—	55,958	4,771	—	(212)	214	4,773	988	61,720
Issuance of Common Stock	59,976	59,976	—	—	119,952	—	—	—	—	—	—	119,952
Cash Dividends Paid	—	—	(453)	—	(453)	—	—	—	—	—	—	(453)
Net Income	—	—	26,297	—	26,297	—	—	—	—	—	—	26,297
Purchases of Treasury Stock	—	—	—	(0)	(0)	—	—	—	—	—	—	(0)
Changes Related to Increase of the Subsidiary	—	—	(1)	—	(1)	—	—	—	—	—	—	(1)
Reversal of Land Revaluation Reserve	—	—	114	—	114	—	—	—	—	—	—	114
Other Changes	—	—	—	—	—	6,657	(15)	(114)	38	6,566	270	6,836
Total Changes During the Fiscal Year	59,976	59,976	25,956	(0)	145,908	6,657	(15)	(114)	38	6,566	270	152,744
Balance at March 31, 2007	82,646	59,976	59,244	(0)	201,866	11,429	(15)	(326)	253	11,340	1,258	214,465

## Consolidated Statements of Cash Flows

(Values of less than one million yen rounded off.)

(Millions of yen)

Cash Flows	Quarterly period ended December 31		Year ended
	2006	2007	March 31, 2007
<b>I. Cash Flows from Operating Activities</b>			
Income Before Income Taxes and Minority Interests	32,612	36,968	47,867
Depreciation	3,364	3,626	4,545
Equity in Loss of Unconsolidated Subsidiaries and Affiliates	11	(0)	64
Decrease (Increase) in Allowance for Doubtful Accounts	(8)	(13)	10
Increase in Allowance for Employees' Retirement Benefits	1,215	1,035	1,565
Decrease in Provision for Loss on Liquidation of Subsidiaries	(94)	(325)	(117)
Decrease in Provision for Loss on Subleasing Business	(582)	(424)	(2,067)
Interest and Dividend Income	(329)	(170)	(443)
Interest Expense	4,847	5,487	6,514
Decrease (Increase) in Accounts Receivable	2,000	3,233	(2,047)
Increase in Inventories	(66,761)	(39,475)	(87,218)
Decrease (Increase) in Equity Investments	(36,830)	(10,778)	(36,374)
Decrease in Trade Accounts Payable	(15,830)	(13,822)	(1,413)
Decrease in Deposits Received	(34,240)	(39,272)	(7,551)
Other, Net	6,529	(5,801)	7,646
<b>Subtotal</b>	<b>(104,097)</b>	<b>(59,734)</b>	<b>(69,018)</b>
Interest and Dividends Received	1,044	53	1,150
Interest Paid	(4,240)	(4,921)	(6,303)
Income Taxes Paid	(15,630)	(26,678)	(15,678)
<b>Net Cash Used in Operating Activities</b>	<b>(122,923)</b>	<b>(91,281)</b>	<b>(89,849)</b>
<b>II. Cash Flows from Investing Activities</b>			
Payments for Purchases of Investment Securities	(9,196)	(7)	(9,196)
Proceeds from Sale of Investment Securities	9	166	154
Purchase of Subsidiaries' Shares Resulting in Changes in Scope of Consolidation	—	(996)	—
Payments for Purchases of Property, Equipment and Intangible Fixed	(5,997)	(4,997)	(26,917)
Proceeds from Sales of Property, Equipment and Intangible Fixed Assets	14	11	141
Increase in Loans	(82)	(15)	(82)
Decrease in Loans	109	5,131	112
Increase in Lease Deposits	(390)	(626)	(524)
Decrease in Lease Deposits	391	1,430	1,795
Decrease in Gurantees from Tenants	(2,732)	(3,445)	(3,294)
Increase in Gurantees from Tenants	848	1,990	10,800
Other, Net	(2,726)	266	223
<b>Net Cash Used in Investing Activities</b>	<b>(19,751)</b>	<b>(1,091)</b>	<b>(26,787)</b>
<b>III. Cash Flows from Financing Activities</b>			
Increase(Decrease) in Short-term Debt	18,300	60,450	(36,200)
Increase in Commercial Papers	—	20,000	—
Proceeds from Long-term Debt	34,164	32,515	76,768
Repayment of Long-term Debt	(44,543)	(44,543)	(53,121)
Proceeds from Issuance of Corporate Bonds	—	20,182	—
Payments for Redemption of Corporate Bonds	(5,600)	(25)	(5,600)
Proceeds from Issuance of Shares	119,427	—	119,427
Proceeds from Issuance of Shares to Minority Shareholders	42	1,181	48
Net Increase in Treasury Stock	(0)	(0)	(0)
Cash Dividends Paid	(453)	(5,226)	(453)
Payments for Dividends to Minority Shareholders	(6)	(6)	(6)
<b>Net Cash Provided by Financing Activities</b>	<b>121,331</b>	<b>84,525</b>	<b>100,862</b>
<b>IV. Net Decrease in Cash and Cash Equivalents</b>	<b>(21,344)</b>	<b>(7,846)</b>	<b>(15,773)</b>
<b>V. Cash and Cash Equivalents at Beginning of the Fiscal Year</b>	<b>44,215</b>	<b>28,437</b>	<b>44,215</b>
<b>VI. Decrease in Cash and Cash Equivalents Resulting from Change in Scope of Consolidation</b>	<b>—</b>	<b>(3)</b>	<b>(4)</b>
<b>VII. Cash and Cash Equivalents at End of the Fiscal Year</b>	<b>22,871</b>	<b>20,586</b>	<b>28,437</b>