

For the Fiscal Year Ended March 31, 2008

Outline of Consolidated Financial Statements

Name of company listed :	Nomura Real Estate Holdings, Inc.
Code number :	3231
Shares traded :	TSE (First section)
URL :	http://www.nomura-re-hd.co.jp/english/index.html
Representative :	Hirohisa Suzuki, President
IR contact :	Masaomi Katayama, General Manager of Corporate Communications & Investor Relations Dept. info@nomura-re-hd.com
Adoption of U.S. accounting standards :	No
Date of general meeting of shareholders :	June 27, 2008
Scheduled starting date for dividend payments:	June 30, 2008

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 or one yen rounded off.)

1. Consolidated operating results for the fiscal year from April 1, 2007 to March 31, 2008

(1) Consolidated business results

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

	Revenue from operations		Operating income		Ordinary profit		Net income	
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
2008/03	411,493	12.1	69,821	28.4	60,291	27.1	35,254	34.1
2007/03	367,236	4.8	54,374	22.8	47,446	26.9	26,297	106.8

	Net income per share	Net income per share after adjusting for dilution	Return on equity	Ordinary profit margin on total assets	Operating income margin
	yen	yen	%	%	%
2008/03	236.09	236.06	15.8	7.0	17.0
2007/03	200.47	-	19.2	6.2	14.8

(Reference) Investment income/loss due to equity method: FY ended March 31, 2008 ¥ 12 million

FY ended March 31, 2007 ¥ (64) million

(2) Consolidated financial status

	Total assets	Net assets	Total shareholders' equity ratio	Net assets per share
	Millions of yen	Millions of yen	%	yen
2008/03	891,700	235,551	26.1	1,558.96
2007/03	836,303	214,465	25.5	1,427.80

(Reference) Total shareholders' equity: FY ended March 31, 2008 ¥ 232,790 million, FY ended March 31, 2007 ¥ 213,206 million

(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
2008/03	7,639	(13,347)	8,790	31,510
2007/03	(89,849)	(26,787)	100,862	28,437

2. Annual cash dividends per share

	Cash dividends per share			Total dividends paid (annual)	Dividend payout rate	Dividends ratio on shareholders' equity
	Interim	Fiscal year- end	Annual			
	yen	yen	yen	Millions of yen	%	%
2007/03	-	20.00	20.00	2,986	10.0	2.0
2008/03	15.00	15.00	30.00	4,479	12.7	2.0
2009/03 forecast	20.00	20.00	40.00	-	16.8	-

3. Forecasts of consolidated operating results for the fiscal year from April 1, 2008 to March 31, 2009

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

	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
Interim-2008/09	165,000	(11.6)	17,000	(53.3)	12,000	(62.8)	7,000	(62.9)	46.88
FY-2009/03	500,000	21.5	71,500	2.4	61,500	2.0	35,500	0.7	237.74

4. Other important indices / information

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

(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

(3) Number of shares issued (common stock)

	At March 31	
	2008	2007
Number of shares outstanding (including treasury stock)	149,325,000	149,325,000
Treasury stock	250	50

(Reference) Outline of Nonconsolidated Financial Statements

1. Nonconsolidated operating results for the fiscal year from April 1, 2007 to March 31, 2008

(1) Nonconsolidated business results

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

	Revenue from operations		Operating income		Ordinary profit		Net income	
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
2008/03	23,996	92.2	15,543	219.8	15,568	257.5	14,690	248.5
2007/03	12,483	123.8	4,860	21.0	4,354	8.8	4,215	(1.9)

	Net income per share	Net income per share after adjusting for dilution
	yen	yen
2008/03	98.38	98.37
2007/03	32.14	-

(2) Nonconsolidated financial status

	Total assets	Net assets	Total shareholders' equity ratio	Net assets per share
	Millions of yen	Millions of yen	%	yen
2008/03	596,579	183,079	30.7	1,224.60
2007/03	544,551	173,399	31.8	1,161.22

(Reference) Total shareholders' equity: FY ended March 31, 2008 ¥182,862 million

FY ended March 31, 2007 ¥173,399 million

2. Forecasts of nonconsolidated operating results for the fiscal year from April 1, 2008 to March 31, 2009

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

	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
Interim-2008/09	23,500	25.9	19,000	29.1	19,000	29.0	18,800	31.2	125.90
FY-2009/03	29,000	20.9	19,500	25.5	19,500	25.3	19,000	29.3	127.24

Forward-Looking Statements

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.

Consolidated Balance Sheets

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

(Millions of yen)

Assets	March 31, 2007		March 31, 2008		Change	
	Amount	ratio (%)	Amount	ratio (%)	Amount	ratio (%)
Current Assets:	580,515	69.4	630,916	70.8	50,401	8.7
1 Cash and Bank Deposits	28,439		31,512		3,073	
2 Notes and Accounts Receivable	9,304		9,041		(263)	
3 Inventories	427,774		454,621		26,847	
4 Equity Investments	77,945		92,873		14,927	
5 Deferred Income Taxes	11,527		10,390		(1,137)	
6 Other Current Assets	25,595		32,551		6,955	
Allowance for Doubtful Accounts	(70)		(72)		(2)	
Fixed Assets:	255,787	30.6	260,783	29.2	4,995	2.0
1 Tangible Fixed Assets	174,992	20.9	195,271	21.9	20,279	11.6
(1) Buildings and Structures	83,135		81,168		(1,966)	
(2) Land	89,141		110,093		20,952	
(3) Other	2,715		4,009		1,293	
2 Intangible Fixed Assets	2,630	0.3	4,270	0.5	1,640	62.4
3 Investments and Other Assets	78,165	9.4	61,241	6.8	(16,923)	(21.7)
(1) Investment Securities	36,758		19,585		(17,172)	
(2) Lease Deposits	28,185		27,633		(551)	
(3) Deferred Income Taxes	11,831		12,336		504	
(4) Other	1,461		1,803		342	
Allowance for Doubtful Accounts	(70)		(117)		(47)	
Total Assets	836,303	100.0	891,700	100.0	55,397	6.6

Liabilities	March 31, 2007		March 31, 2008		Change	
	Amount	ratio (%)	Amount	ratio (%)	Amount	ratio (%)
Current Liabilities:	230,717	27.6	263,973	29.6	33,255	14.4
1 Trade Accounts Payable	39,058		63,377		24,319	
2 Short-term Debt and Current Portion of Long-term Debt	67,765		73,184		5,419	
3 Accrued Income Taxes	15,164		14,826		(337)	
4 Deposits Received	60,280		57,075		(3,205)	
5 Deferred Income Taxes	185		165		(19)	
6 Accrued Bonuses to Employees	3,665		4,104		438	
7 Accrued Bonuses for Directors and Corporate Auditors	570		590		19	
8 Provision for Loss on Liquidation of Subsidiaries	627		279		(348)	
9 Other Current Liabilities	43,398		50,369		6,970	
Long-term Liabilities:	391,120	46.8	392,175	44.0	1,055	0.3
1 Corporate Bonds	-		20,300		20,300	
2 Long-term Debt Less Current Portion	327,119		314,532		(12,587)	
3 Guarantee and Deposits from Tenants	31,032		30,127		(905)	
4 Deferred Income Taxes	11,086		3,855		(7,231)	
5 Deferred Tax Liabilities on Land Revaluation	3,904		3,904		0	
6 Allowance for Employee's Retirement Benefits	10,698		12,143		1,444	
7 Provision for Loss on Subleasing Business	3,812		2,890		(922)	
8 Other Liabilities	3,465		4,422		957	
Total Liabilities	621,837	74.4	656,148	73.6	34,311	5.5
Net Assets						
Share Holders' Equity:	201,866	24.1	231,894	26.0	30,027	14.9
1 Common Stock	82,646	9.9	82,646	9.3	-	-
2 Additional Paid in Capital	59,976	7.1	59,976	6.7	-	-
3 Retained Earnings	59,244	7.1	89,272	10.0	30,028	50.7
4 Treasury Stock	(0)	(0.0)	(0)	(0.0)	(0)	-
Valuation, Translation Adjustments and Other:	11,340	1.4	896	0.1	(10,443)	(92.1)
1 Net Unrealized Holding Gains on Securities	11,429	1.4	1,215	0.1	(10,214)	(89.4)
2 Deferred Gains/Losses on Hedges	(15)	(0.0)	(0)	(0.0)	15	-
3 Land Revaluation Reserve	(326)	(0.0)	(326)	(0.0)	(0)	-
4 Foreign Currency Translation Adjustments	253	0.0	8	0.0	(244)	(96.6)
Minority Interests:	1,258	0.1	2,543	0.3	1,284	102.1
Total Net Assets	214,465	25.6	235,551	26.4	21,085	9.8
Total Liabilities and Net Assets	836,303	100.0	891,700	100.0	55,397	6.6

Consolidated Statements of Income

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

(Millions of yen)

	Fiscal year ended March 31				Change	
	2007		2008		Amount	ratio (%)
	Amount	ratio (%)	Amount	ratio (%)		
Revenues from Operations	367,236	100.0	411,493	100.0	44,256	12.1
Cost of Revenues from Operations	258,568	70.4	281,102	68.3	22,533	8.7
Gross Operating Profit	108,668	29.6	130,391	31.7	21,723	20.0
Selling, General and Administrative Expenses	54,293	14.8	60,569	14.7	6,275	11.6
Operating Income	54,374	14.8	69,821	17.0	15,447	28.4
Non Operating Income	929	0.2	521	0.1	(408)	(44.0)
1 Interest Received	372		158			
2 Dividend Income	71		57			
3 Equity in Gain of Unconsolidated Subsidiaries and Affiliates	-		12			
4 Other	486		291			
Non Operating Expenses	7,857	2.1	10,051	2.4	2,194	27.9
1 Interest Expenses	6,514		7,284			
2 Equity in Loss of Unconsolidated Subsidiaries and Affiliates	64		-			
3 Distributions from Silent Partnership	173		1,050			
4 Provision for Allowance for Doubtful Accounts	-		47			
5 Other	1,104		1,669			
Ordinary Profit	47,446	12.9	60,291	14.7	12,844	27.1
Extraordinary Gains	1,290	0.3	968	0.2	(321)	(24.9)
1 Gain on Liquidation of an Affiliated Company	-		474			
2 Gain on Changes of Subsidiaries' Shares	-		138			
3 Gain on Reversal of Provision for Loss on Subleasing Business	1,290		356			
Extraordinary Losses	869	0.2	-	-	(869)	-
1 Inventory Write-downs	869		-			
Income before Income Taxes and Minority Interests	47,867	13.0	61,260	14.9	13,392	28.0
Income Taxes	21,648		25,202			
Deferred Income Taxes	(222)		549			
Minority Interests	144		253			
Net Income	26,297	7.2	35,254	8.6	8,957	34.1

Consolidated Statements of Changes in Net Assets

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

(Millions of yen)

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

Fiscal Year from April 1, 2007 to March 31, 2008

	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)
Net Income	-	-	35,254	-	35,254	-	-	-	-	-	-	-	35,254
Purchases of Treasury Stock	-	-	-	(0)	(0)	-	-	-	-	-	-	-	(0)
Other Changes	-	-	-	-	-	(10,214)	15	(0)	(244)	(10,443)	217	1,284	(8,942)
Total Changes During the Fiscal Year	-	-	30,028	(0)	30,027	(10,214)	15	(0)	(244)	(10,443)	217	1,284	21,085
Balance at March 31, 2008	82,646	59,976	89,272	(0)	231,894	1,215	(0)	(326)	8	896	217	2,543	235,551

Consolidated Statements of Cash Flows

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

(Millions of yen)

Cash Flows	Fiscal year ended March 31		Changes
	2007	2008	
I. Cash Flows from Operating Activities			
Income Before Income Taxes and Minority Interests	47,867	61,260	13,392
Depreciation	4,545	4,892	346
Equity in Loss of Unconsolidated Subsidiaries and Affiliates	64	(12)	(77)
Decrease (Increase) in Allowance for Doubtful Accounts	10	47	37
Increase in Allowance for Employees' Retirement Benefits	1,565	1,444	(121)
Decrease in Provision for Loss on Liquidation of Subsidiaries	(117)	(348)	(230)
Decrease in Provision for Loss on Subleasing Business	(2,067)	(922)	1,145
Interest and Dividend Income	(443)	(216)	226
Interest Expense	6,514	7,284	770
Decrease (Increase) in Accounts Receivable	(2,047)	466	2,513
Increase in Inventories	(87,218)	(35,382)	51,835
Decrease (Increase) in Equity Investments	(36,374)	(14,927)	21,446
Decrease in Trade Accounts Payable	(1,413)	24,257	25,670
Decrease in Deposits Received	(7,551)	(3,235)	4,315
Other, Net	7,646	(3,099)	(10,745)
Subtotal	(69,018)	41,507	110,526
Interest and Dividends Received	1,150	127	(1,022)
Interest Paid	(6,303)	(7,075)	(772)
Income Taxes Paid	(15,678)	(26,920)	(11,241)
Net Cash Used/Provided in Operating Activities	(89,849)	7,639	97,489
II. Cash Flows from Investing Activities			
Payments for Purchases of Investment Securities	(9,196)	(7)	9,188
Proceeds from Sale of Investment Securities	154	177	23
Purchase of Subsidiaries' Shares Resulting in Changes in Scope of Consolidation	-	(996)	(996)
Payments for Purchases of Property, Equipment and Intangible Fixed Assets	(26,917)	(18,174)	8,742
Proceeds from Sales of Property, Equipment and Intangible Fixed Assets	141	11	(129)
Increase in Loans	(82)	(15)	67
Decrease in Loans	112	5,131	5,019
Increase in Lease Deposits	(524)	(1,161)	(637)
Decrease in Lease Deposits	1,795	1,820	24
Decrease in Guarantees from Tenants	(3,294)	(3,668)	(373)
Increase in Guarantees from Tenants	10,800	3,217	(7,582)
Other, Net	223	316	92
Net Cash Used in Investing Activities	(26,787)	(13,347)	13,439
III. Cash Flows from Financing Activities			
Increase(Decrease) in Short-term Debt	(36,200)	6,350	42,550
Proceeds from Long-term Debt	76,768	54,315	(22,453)
Repayment of Long-term Debt	(53,121)	(67,988)	(14,867)
Proceeds from Issuance of Corporate Bonds	-	20,182	20,182
Payments for Redemption of Corporate Bonds	(5,600)	(25)	5,575
Proceeds from Issuance of Shares	119,427	-	(119,427)
Proceeds from Issuance of Shares to Minority Shareholders	48	1,191	1,142
Net Increase in Treasury Stock	(0)	(0)	(0)
Cash Dividends Paid	(453)	(5,226)	(4,773)
Payments for Dividends to Minority Shareholders	(6)	(6)	(0)
Net Cash Provided by Financing Activities	100,862	8,790	92,072
IV. Net Increase in Cash and Cash Equivalents	(15,773)	3,082	18,856
V. Cash and Cash Equivalents at Beginning of the Fiscal Year	44,215	28,437	(15,778)
VI. Increase (decrease) in Cash and Cash Equivalents Resulting from Change in Scope of Consolidation	(4)	(8)	(4)
VII. Cash and Cash Equivalents at End of the Fiscal Year	28,437	31,510	3,073