

For the Three Months from April 1 to June 30, 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 :	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 submitting date of the first quarter report:	August 14, 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 yen rounded off)

1. Consolidated operating results for the three months from April 1 to June 30, 2008

(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	%
2008/06	73,187	—	7,649	—	5,720	—	3,260	—
2007/06	84,497	23.4	10,258	0.5	8,461	△ 4.7	4,803	△ 5.8
	Quarterly net income per share		Quarterly net income per share after adjusting for dilution					
	yen		yen					
2008/06	21.83		21.82					
2007/06	32.17		—					

(2) Consolidated financial status

	Total assets	Net assets	Total shareholders' equity ratio	Net assets per share
	Millions of yen	Millions of yen	%	yen
2008/06	919,350	236,674	25.4	1,566.60
2008/03	891,700	235,551	26.1	1,558.96

(Reference) Total shareholders' equity: At June 30, 2008 ¥ 233,931 million, At March 31, 2008 ¥ 232,790 million

2. Cash dividends per share

Cash dividends per share					
	1st Quarter end	Interim	3rd Quarter end	Fiscal year end	Annual
		yen		yen	yen
2008/03	—	15.00	—	15.00	30.00
2009/03	—	****	****	****	****
FY 2009/03 forecast	****	20.00	—	20.00	40.00

(Note) Revision of cash dividends forecast for this term : None

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)

	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	-	17,000	-	12,000	-	7,000	-	46.88
FY 2009/03	500,000	21.5	71,500	2.4	61,500	2.0	35,500	0.7	237.74

(Note) Revision of operating results forecasts for during this term : None

4. Other important indices / information

- (1) Significant changes to consolidated subsidiaries during the period: None
Number of consolidations: Inclusion 0 (Company name: —) Elimination 0 (Company name: —)
- (2) Simplified accounting and particular accounting in the elaboration of quarterly consolidated financial statement: None
- (3) Changes in accounting basis, procedure and presentation for the quarterly consolidated financial statements
This information should be described in “Significant changes for presenting the quarterly consolidated financial statements”.
 - a) Changes in accounting principles: Yes
 - b) Other changes: None
- (4) Number of shares issued (common stock)

	<u>At June 30</u> <u>2008</u>	<u>At March 31</u> <u>2008</u>
Number of shares outstanding (including treasury stock)	149,325,000	149,325,000
Treasury stock	286	250
	<u>First Quarter ending June 30</u> <u>2008</u>	<u>First Quarter ending June 30</u> <u>2007</u>
Average number of shares during the term	149,324,725	149,324,896

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 Quarterly Balance Sheets

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

(Millions of yen)

Assets	資産	March 31, 2008	June 30, 2008
Current Assets:	流動資産	630,916	656,866
1 Cash and Deposits	現金及び預金	31,512	17,063
2 Notes and Accounts Receivable-trade	受取手形及び売掛金	9,041	6,442
3 Real Estate for Sale	販売用不動産	200,533	207,259
4 Real Estate for Sale in Process	仕掛販売用不動産	139,793	155,487
5 Land Held for Development	開発用不動産	114,081	114,912
6 Equity Investments	営業エクイティ投資	92,873	112,454
7 Deferred Tax Assets	繰延税金資産	10,390	8,220
8 Other	その他	32,763	35,099
Allowance for Doubtful Accounts	貸倒引当金	(72)	(73)
Noncurrent Assets:	固定資産	260,783	262,484
1 Property, Plant and Equipment	有形固定資産	195,271	195,216
(1) Buildings and Structures, Net	建物及び建築物(純額)	81,168	80,496
(2) Land	土地	110,093	111,003
(3) Other, Net	その他(純額)	4,009	3,715
2 Intangible Assets	無形固定資産	4,270	4,153
3 Investments and Other Assets	投資その他の資産	61,241	63,114
(1) Investment Securities	投資有価証券	19,585	21,256
(2) Lease and Guarantee Deposits	敷金及び保証金	27,633	27,344
(3) Deferred Tax Assets	繰延税金資産	12,336	12,693
(4) Other	その他	1,803	1,887
Allowance for Doubtful Accounts	貸倒引当金	(117)	(66)
Total Assets	総資産	891,700	919,350
Liabilities	負債・純資産	March 31, 2008	June 30, 2008
Current Liabilities :	流動負債	263,973	236,064
1 Operating Accounts Payable	営業未払金	63,377	28,847
2 Short-term Loans Payable	短期借入金	73,184	114,625
3 Commercial Papers	コマーシャル・ペーパー	—	21,000
4 Income Taxes Payable	未払法人税等	14,826	655
5 Deposits Received	預り金	57,075	20,500
6 Deferred Tax Liabilities	繰延税金負債	165	235
7 Provision for Bonuses	賞与引当金	4,104	2,285
8 Provision for Directors' Bonuses	役員賞与引当金	590	97
9 Provision for Loss on Business Liquidation	事業整理損失引当金	279	263
10 Other	その他	50,369	47,552
Noncurrent Liabilities :	固定負債	392,175	446,612
1 Bonds Payable	社債	20,300	20,300
2 Long-term Loans Payable	長期借入金	314,532	369,213
3 Lease and Guarantee Deposits Received	受入敷金保証金	30,127	29,548
4 Deferred Tax Liabilities	繰延税金負債	3,855	3,796
5 Deferred tax Liabilities for Land Revaluation	再評価に係る繰延税金負債	3,904	3,904
6 Provision for Retirement Benefits	退職給付引当金	12,143	12,526
7 Provision for Loss on Subleasing Business	転貸整理損失引当金	2,890	2,756
8 Other Liabilities	その他	4,422	4,565
Total Liabilities	負債合計	656,148	682,676
Net Assets	純資産		
Share Holders' Equity:	株主資本	231,894	232,914
1 Capital Stock	資本金	82,646	82,646
2 Capital Surplus	資本剰余金	59,976	59,976
3 Retained Earnings	利益剰余金	89,272	90,293
4 Treasury Stock	自己株式	(0)	(0)
Valuation and Translation Adjustments:	評価・換算差額等	896	1,017
1 Valuation Difference on Available-for-sale Securities	その他有価証券評価差額金	1,215	1,430
2 Deferred Gains or Losses on Hedges	繰越ヘッジ損益	(0)	(94)
3 Revaluation Reserve for Land	土地再評価差額金	(326)	(326)
4 Foreign Currency Translation Adjustment	為替換算調整勘定	8	8
Subscription Rights to Shares:	新株予約権	217	234
Minority Interests:	少数株主持分	2,543	2,507
Total Net Assets	純資産合計	235,551	236,674
Total Liabilities and Net Assets	負債・純資産合計	891,700	919,350

Consolidated Quarterly Statements of Income journey

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

(Millions of yen)

		Quarterly period ended June 30	
		2007	2008
		Amount	Amount
I Operating Revenue	営業収益	84,497	73,187
II Operating Cost	営業原価	60,993	51,262
Gross Operating Profit	営業総利益	23,503	21,924
III Selling, General and Administrative Expenses	販売費及び一般管理費	13,245	14,275
Operating Income	営業利益	10,258	7,649
IV Non Operating Income	営業外収益	122	79
1 Interest Income	受取利息	65	23
2 Dividends Income	受取配当金	27	16
3 Other	その他	30	39
V Non Operating Expenses	営業外費用	1,919	2,008
1 Interest Expenses	支払利息	1,781	1,862
2 Equity in Losses of Affiliates	持分法による投資損失	0	6
3 Other	その他	138	139
Ordinary Profit	経常利益	8,461	5,720
Income before Income Taxes and Minority Interests	税金等調整前四半期純利益	8,461	5,720
Income Taxes-current	法人税,住民税及び事業税	1,931	696
Income Taxes-deferred	法人税等調整額	1,654	1,741
Total Income Taxes	法人税等合計	3,586	2,438
Minority Interests in Income	少数株主利益	72	22
Net Quarterly Income	四半期純利益	4,803	3,260

Consolidated Quarterly Statements of Cash Flows

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

(Millions of yen)

Cash Flows	During Quaterly period ended June 30		
	2007	2008	
I. Net Cash Provided by (Used in) Operating Activities			
Income Before Income Taxes and Minority Interests	税金等調整前四半期純利益	8,461	5,720
Depreciation and Amortization	減価償却費	1,169	1,259
Equity in (Earnings) Losses of Affiliates	持分法による投資損益	0	6
Increase (Decrease) in Allowance for Doubtful Accounts	貸倒引当金の増減額	(0)	(50)
Increase (Decrease) in Provision for Retirement Benefits	退職給付引当金の増減額	167	382
Increase (Decrease) in Provision for Loss on Business Liquidation	事業整理損失引当金の増減額	(22)	(16)
Increase (Decrease) in Provision for Loss on Subleasing Business	転貸事業損失引当金の増減額	(141)	(133)
Interest and Dividends Income	受取利息及び受取配当金	(92)	(39)
Interest Expenses	支払利息	1,781	1,862
Decrease (Increase) in Notes and Accounts Receivable-trade	売上債権の増減額	3,422	2,598
Decrease (Increase) in Inventories	たな卸資産の増減額	(9,556)	(23,459)
Decrease (Increase) in Equity Investments	営業エクイティ投資の増減額	7,773	(19,581)
Increase (Decrease) in Notes and Accounts Payable-trade	仕入債務の増減額	(12,646)	(34,529)
Increase (Decrease) in Deposits Received	預り金の増減額	(23,705)	(36,574)
Other, Net	その他	(5,868)	(6,334)
Subtotal	小計	(29,258)	(108,887)
Interest and Dividends Income Received	利息及び配当金の受取額	69	53
Interest Expenses Paid	利息の支払額	(1,329)	(1,479)
Income Taxes Paid	法人税等の支払額	(15,299)	(15,638)
Net Cash Provided by (used in) Operating Activities	営業活動によるキャッシュ・フロー	(45,817)	(125,952)
II. Net Cash Provided by (Used in) Investment Activities			
Purchase of Investment Securities	投資有価証券の取得による支出	3	(1,483)
Purchase of Property, Plant and Equipment and Intangible Assets	有形及び無形固定資産の取得による支出	(1,414)	(1,451)
Payments of Loans Receivable	貸付けによる支出	8	(5)
Collection of Loans Receivable	貸付金の回収による収入	5,104	3
Payments for Lease and Guarantee Deposits	敷金及び保証金の差入による支出	(343)	(153)
Proceeds from Collection of Lease and Guarantee Deposits	敷金及び保証金の回収による収入	1,070	371
Repayments of Lease and Guarantee Deposits Received	受入敷金保証金の返還による支出	(2,012)	(1,062)
Proceeds from Lease and Guarantee Deposits Received	受入敷金保証金の受入による収入	787	564
Other, Net	その他	(30)	(105)
Net Cash Provided by (Used in) Investment Activities	投資活動によるキャッシュ・フロー	3,173	(3,321)
III. Net Cash Provided by (Used in) Financing Activities			
Net Increase (Decrease) in Short-term Loans Payable	短期借入金の純増減額	32,500	38,500
Increase (Decrease) in Commercial Papers	コマーシャル・ペーパーの増減額	4,260	21,000
Proceeds from Long-term Loans Payable	長期借入れによる収入	(1,954)	61,000
Repayment of Long-term Loans Payable	長期借入金の返済による支出	1	(3,377)
Purchase of Treasury Stock	自己株式の取得による支出	(0)	(0)
Cash Dividends Paid	配当金の支払額	(2,986)	(2,239)
Cash Dividends Paid to Minority Shareholders	少数株主への配当金の支払額	(6)	(57)
Net Cash Provided by (Used in) Financing Activities	財務活動によるキャッシュ・フロー	31,812	114,825
IV. Net Increase (Decrease) in Cash and Cash Equivalents	現金及び現金同等物の増減額	(10,831)	(14,448)
V. Cash and Cash Equivalents at Beginning of the Period	現金及び現金同等物の期首残高	28,437	31,510
VI. Cash and Cash Equivalents at End of the Period	現金及び現金同等物の四半期末残高	17,605	17,061