

2009年3月期第2四半期決算短信補足資料

2008年10月30日 / Released on Oct. 30th 2008

September-2008 Fact Sheets

(For the 2nd Quarter of Fiscal Year Ending March 31, 2009)

野村不動産ホールディングス株式会社



NOMURA REAL ESTATE HOLDINGS

| | | 2006/03 FY | 2007/03 | | 2008/03 | | 2009/03 | |
|-------------|--|---------------|---------------|----------|---------------|----------|---------------|----------------|
| | | | 中間 2006/09 | 通期 FY | 中間 2007/09 | 通期 FY | 中間 2008/09 | 通期予想 FY (F) |
| 売上高 | Revenue from operations | 350,319 | 158,789 | 367,236 | 186,749 | 411,493 | 150,501 | 480,000 |
| 売上総利益 | Gross profit | 97,550 | 52,789 | 108,668 | 64,213 | 130,391 | 48,454 | - |
| | (粗利益率) | 27.8% | 33.2% | 29.6% | 34.4% | 31.7% | 32.2% | - |
| 販売費・一般管理費 | Selling, general and administrative expenses | 53,283 | 25,396 | 54,293 | 27,846 | 60,569 | 29,707 | - |
| | (売上高販管費率) | 15.2% | 16.0% | 14.8% | 14.9% | 14.7% | 19.7% | - |
| 営業利益 | Operating income | 44,267 | 27,393 | 54,374 | 36,367 | 69,821 | 18,746 | 67,000 |
| | (売上高営業利益率) | 12.6% | 17.3% | 14.8% | 19.5% | 17.0% | 12.5% | 14.0% |
| 営業外収益 | Non-operating income | 815 | 515 | 929 | 271 | 521 | 155 | - |
| | 受取利息・配当金 | 129 | 224 | 443 | 141 | 216 | 87 | - |
| | その他 | 685 | 290 | 486 | 129 | 304 | 68 | - |
| 営業外費用 | Non-operating expenses | 7,704 | 3,480 | 7,857 | 4,391 | 10,051 | 4,474 | - |
| | 支払利息 | 4,844 | 3,206 | 6,514 | 3,607 | 7,284 | 4,074 | - |
| | その他 | 2,859 | 273 | 1,343 | 784 | 2,767 | 400 | - |
| 経常利益 | Ordinary profit | 37,378 | 24,428 | 47,446 | 32,246 | 60,291 | 14,427 | 56,000 |
| | (売上高経常利益率) | 10.7% | 15.4% | 12.9% | 17.3% | 14.7% | 9.6% | 11.7% |
| 特別利益 | Extraordinary profit | 765 | - | 1,290 | 474 | 968 | - | - |
| 特別損失 | Extraordinary losses | 18,423 | - | 869 | - | - | - | - |
| | たな卸資産評価損 | - | - | 869 | - | - | - | - |
| | 事業撤退損失 | 1,177 | - | - | - | - | - | - |
| | 減損損失 | 4,438 | - | - | - | - | - | - |
| | 転貸事業損失 | 9,784 | - | - | - | - | - | - |
| | その他 | 3,023 | - | - | - | - | - | - |
| 税金等調整前当期純利益 | Pretax income | 19,720 | 24,428 | 47,867 | 32,721 | 61,260 | 14,427 | - |
| 当期純利益 | Net income | 12,717 | 14,065 | 26,297 | 18,857 | 35,254 | 8,910 | 32,000 |

| | | 2006/03 FY | 2007/03 | | 2008/03 | | 2009/03 | |
|---------------|----------------------------|---------------|---------------|-----------|---------------|-----------|---------------|----------------|
| | | | 中間 2006/09 | 通期 FY | 中間 2007/09 | 通期 FY | 中間 2008/09 | 通期予想 FY (F) |
| 総資産 | Total assets | 689,287 | 741,622 | 836,303 | 819,023 | 891,700 | 987,369 | - |
| | 流動資産 | 469,195 | 512,519 | 580,515 | 569,635 | 630,916 | 725,781 | - |
| | <うち たな卸資産> | <340,555> | <373,660> | <427,774> | <436,804> | <454,621> | <522,532> | - |
| | <うち 営業エクイティ投資> | <41,570> | <72,656> | <77,945> | <61,523> | <92,873> | <123,565> | - |
| | 固定資産 | 220,091 | 229,103 | 255,787 | 249,388 | 260,783 | 261,588 | - |
| 純資産 | Net assets | 61,720 | 74,775 | 214,465 | 225,163 | 235,551 | 241,090 | - |
| 自己資本比率 | Shareholders' equity ratio | 8.8% | 9.9% | 25.5% | 27.3% | 26.1% | 24.1% | - |
| 有利子負債 | Interest-bearing debt | 413,038 | 498,230 | 394,885 | 412,208 | 408,016 | 583,342 | - |

2006年3月期までは「資本の部 + 少数株主持分」

Net assets were referred to as minority interests and shareholder's equity prior to the fiscal year ended March, 2006.

| | | | | | | | | |
|--------------|--------------------|--------|-------|--------|-------|--------|-------|---|
| 設備投資額 | Capital investment | 11,817 | 4,629 | 26,917 | 4,032 | 18,174 | 4,060 | - |
| 減価償却費 | Depreciation | 5,406 | 2,233 | 4,545 | 2,396 | 4,892 | 2,498 | - |

| | | | | | | | | |
|------------------------|--------------------------------------|---------|--------|---------|--------|--------|---------|---|
| 営業活動によるキャッシュフロー | Cash flows from operating activities | 99,830 | 79,425 | 89,849 | 15,321 | 7,639 | 170,207 | - |
| 投資活動によるキャッシュフロー | Cash flows from investing activities | 17,995 | 18,355 | 26,787 | 265 | 13,347 | 6,269 | - |
| 財務活動によるキャッシュフロー | Cash flows from financing activities | 113,818 | 84,686 | 100,862 | 14,150 | 8,790 | 173,027 | - |
| 現金及び現金同等物期末残高 | Cash and cash equivalents | 44,215 | 31,121 | 28,437 | 27,527 | 31,510 | 28,058 | - |

| | | | 2006/03 | 2007/03 | | 2008/03 | | 2009/03 | |
|------------------|-------------|---|---------|---------------|----------|---------------|---------|---------------|----------------|
| | | | FY | 中間 2006/09 | 通期 FY | 中間 2007/09 | FY | 中間 2008/09 | 通期予想 FY (F) |
| 売上高 | | Revenue from operation | | | | | | | |
| 住宅事業 | | Residential development business | 222,517 | 86,034 | 205,950 | 93,543 | 238,802 | 65,696 | 250,000 |
| | 住宅分譲 | Sales of housing | 193,810 | 72,730 | 175,903 | 69,616 | 197,064 | 43,829 | - |
| | 住宅管理 | Management of housing | 15,469 | 8,561 | 18,192 | 9,294 | 20,137 | 10,448 | - |
| | その他 | Other | 13,238 | 4,743 | 11,855 | 14,632 | 21,600 | 11,418 | - |
| ビル事業 | | Building business | 48,288 | 24,370 | 51,342 | 28,132 | 56,889 | 35,952 | 70,000 |
| | 建物賃貸(自社所有) | Leasing (owned) | 15,000 | 7,532 | 15,338 | 8,564 | 17,115 | 8,795 | - |
| | 建物賃貸(サブリース) | Leasing (subleasing) | 10,133 | 4,288 | 8,537 | 4,223 | 8,368 | 4,251 | - |
| | 運営管理・施設管理 | Management | 13,556 | 7,980 | 16,237 | 9,032 | 18,394 | 9,881 | - |
| | その他 | Other | 9,599 | 4,570 | 11,229 | 6,311 | 13,010 | 13,024 | - |
| 資産運用開発事業 | | Investment management & development business | 37,272 | 24,165 | 65,866 | 50,061 | 80,555 | 24,087 | 92,000 |
| | 収益不動産開発 | Property development | 19,593 | 21,194 | 56,348 | 43,928 | 67,428 | 17,891 | - |
| | 資産運用 | Investment management | 17,678 | 2,970 | 9,517 | 6,132 | 13,126 | 6,196 | - |
| 仲介・販売受託事業 | | Property brokerage & consignment sales business | 22,874 | 19,885 | 36,487 | 12,926 | 30,182 | 20,091 | 57,000 |
| | 売買仲介 | Property brokerage | 12,889 | 7,676 | 15,841 | 8,289 | 16,224 | 5,898 | - |
| | 販売受託 | Consignment sales | 2,092 | 498 | 1,618 | 665 | 2,004 | 706 | - |
| | 商品不動産販売 | Real property sales | 4,879 | 9,970 | 15,275 | 2,724 | 7,135 | 11,408 | - |
| | その他 | Other | 3,012 | 1,741 | 3,752 | 1,247 | 4,817 | 2,078 | - |
| その他の事業 | | Other business | 27,057 | 7,051 | 15,161 | 7,695 | 16,836 | 9,359 | 19,000 |
| | フィットネスクラブ | Fitness club | 11,993 | 6,391 | 12,686 | 6,448 | 12,823 | 6,678 | - |
| | その他 | Other | 15,064 | 660 | 2,475 | 1,246 | 4,013 | 2,681 | - |
| 消去又は全社 | | Eliminations or corporate | 7,690 | 2,716 | 7,572 | 5,609 | 11,773 | 4,686 | 8,000 |
| 連結合計 | | Total | 350,319 | 158,789 | 367,236 | 186,749 | 411,493 | 150,501 | 480,000 |

| | | Operating income | | | | | | | |
|------------------|--|---|--------|--------|--------|--------|--------|--------|--------|
| 営業利益 | | Operating income | | | | | | | |
| 住宅事業 | | Residential development business | 21,951 | 9,552 | 23,627 | 8,220 | 26,066 | 1,974 | 22,000 |
| ビル事業 | | Building business | 7,158 | 4,375 | 8,372 | 5,322 | 9,414 | 7,698 | 13,500 |
| 資産運用開発事業 | | Investment management & development business | 14,223 | 10,729 | 18,612 | 24,460 | 34,778 | 9,379 | 28,000 |
| 仲介・販売受託事業 | | Property brokerage & consignment sales business | 5,591 | 4,324 | 8,388 | 2,362 | 6,391 | 2,167 | 8,000 |
| その他の事業 | | Other business | 323 | 636 | 1,212 | 860 | 1,514 | 350 | 1,600 |
| 消去又は全社 | | Eliminations or corporate | 4,981 | 2,224 | 5,838 | 4,860 | 8,343 | 2,823 | 6,100 |
| 連結合計 | | Total | 44,267 | 27,393 | 54,374 | 36,367 | 69,821 | 18,746 | 67,000 |

2008年3月期より、従来「仲介・販売受託事業セグメント」に区分しておりました開発事業の一部を「資産運用開発事業セグメント」に区分することとしております。それ以前については現セグメント区分への組替を行っておりません。

Since the fiscal year ended March 31, 2008, some departments in "Property Brokerage & Consignment Sales Business" segment have been transferred into "Investment Management & Development Business" segment.

Prior to then, the amounts have not been reclassified to conform the current segmentation.

| 資産 | Assets | 2006/03 | 2007/03 | | 2008/03 | | 2009/03 | |
|-----------|---|---------|---------------|----------|---------------|---------|---------------|----------------|
| | | FY | 中間 2006/09 | 通期 FY | 中間 2007/09 | FY | 中間 2008/09 | 通期予想 FY (F) |
| 住宅事業 | Residential development business | 197,315 | 211,230 | 257,183 | 263,088 | 259,781 | 312,174 | - |
| ビル事業 | Building business | 170,010 | 168,796 | 180,587 | 176,735 | 203,563 | 198,577 | - |
| 資産運用開発事業 | Investment management & development business | 217,543 | 266,048 | 275,201 | 283,328 | 322,937 | 368,041 | - |
| 仲介・販売受託事業 | Property brokerage & consignment sales business | 37,466 | 41,991 | 72,530 | 46,189 | 72,735 | 57,707 | - |
| その他の事業 | Other business | 23,567 | 24,412 | 24,004 | 25,757 | 26,819 | 26,445 | - |
| 全社 | Corporate | 43,383 | 29,142 | 26,794 | 23,924 | 5,863 | 24,422 | - |
| 連結合計 | Total | 689,287 | 741,622 | 836,303 | 819,023 | 891,700 | 987,369 | - |

| たな卸資産(開発・販売用不動産等) | | Inventories | | | | | | |
|-------------------|---|-------------|---------|---------|---------|---------|---------|---|
| 住宅事業 | Residential development business | 163,917 | 188,324 | 229,863 | 232,239 | 222,761 | 275,722 | - |
| ビル事業 | Building business | 9,077 | 9,083 | 10,164 | 9,006 | 11,342 | 7,879 | - |
| 資産運用開発事業 | Investment management & development business | 137,388 | 137,242 | 132,642 | 160,026 | 171,819 | 186,532 | - |
| 仲介・販売受託事業 | Property brokerage & consignment sales business | 23,704 | 32,221 | 48,898 | 29,316 | 42,507 | 46,347 | - |
| その他の事業 | Other business | 6,604 | 6,918 | 6,335 | 6,344 | 6,317 | 6,056 | - |
| 消去又は全社 | Eliminations or corporate | 137 | 130 | 129 | 127 | 127 | 5 | - |
| 連結合計 Total | Total | 340,555 | 373,660 | 427,774 | 436,804 | 454,621 | 522,532 | - |

| セグメント別ROA | | Return on Assets (ROA) of each segment | | | | |
|-----------|---|--|---|-------|---|-------|
| 住宅事業 | Residential development business | 11.1% | - | 9.2% | - | 10.0% |
| ビル事業 | Building business | 4.2% | - | 4.6% | - | 4.6% |
| 資産運用開発事業 | Investment management & development business | 6.5% | - | 6.8% | - | 10.8% |
| 仲介・販売受託事業 | Property brokerage & consignment sales business | 14.9% | - | 11.6% | - | 8.8% |
| その他の事業 | Other business | 1.4% | - | 5.0% | - | 5.6% |
| 全社 | Total | 6.5% | - | 6.6% | - | 7.9% |

セグメント別ROA = セグメント営業利益 / 期末セグメント資産 ROA of each segment = Segment operating income / Segment assets at end-FY

全社ROA = (営業利益 + 営業外収益) / 期末総資産 Total ROA = (Operating income + Non-operating income) / Total assets at end-FY

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Prior to then, the amounts have not been reclassified to conform the current segmentation.

| | | 2006/03 | 2007/03 | | 2008/03 | | 2009/03 | |
|--|---|---------|---------------|----------|---------------|-----------|---------------|----------------|
| | | FY | 中間 2006/09 | 通期 FY | 中間 2007/09 | 通期 FY | 中間 2008/09 | 通期予想 FY (F) |
| 営業データ Segment operating results | | | | | | | | |
| 分譲マンション計上戸数(戸) | Condominiums sales (unit) | 3,656 | 1,212 | 3,245 | 1,260 | 3,463 | 715 | 3,200 |
| 分譲戸建計上戸数(戸) | Detached housing sales (unit) | 448 | 247 | 507 | 207 | 347 | 134 | 300 |
| 分譲住宅粗利益率 | Gross margin ratio of housing sales | 20.5% | 23.0% | 22.2% | 21.3% | 22.7% | 19.9% | - |
| 分譲住宅期末完成在庫戸数(戸) | Completed housing inventories (unit) | 64 | 48 | 6 | 82 | 275 | 217 | - |
| 賃貸向マンション計上戸数(戸) | Rental condominiums sales for investors (unit) | 36 | 35 | 248 | 560 | 747 | 369 | 1,100 |
| 期末マンション管理戸数(戸) | Condominiums under management (unit) | 92,758 | 94,352 | 97,847 | 99,507 | 103,102 | 104,021 | - |
| 期末空室率 | Vacancy rate | 3.5% | 3.1% | 1.9% | 1.5% | 2.2% | 2.0% | - |
| 期末運用資産残高(百万円) | Outstanding assets under management (millions of yen) | 460,320 | 558,073 | 771,211 | 859,494 | 1,031,528 | 1,142,478 | - |
| 売買仲介件数(件) | Brokerage: Number of transactions | 3,923 | 2,028 | 3,949 | 2,030 | 4,047 | 2,009 | - |
| 売買仲介取扱高(百万円) | Brokerage: Total transaction value (millions of yen) | 347,990 | 192,089 | 388,479 | 195,141 | 406,635 | 137,385 | - |
| 期末メガロス会員数(人) | Members of MEGALOS | 113,973 | 120,438 | 115,457 | 119,232 | 120,543 | 130,873 | - |

該当セグメント名

住宅事業 ビル事業 資産運用開発事業 仲介・販売受託事業 その他の事業

2007/3よりREITの運用資産残高の算出方法を変更しております。

Segment information noted:

Residential development business Building business Investment management & development business
Property brokerage & consignment sales business Other business

The rule of calculation in outstanding assets under management have been changed from the fiscal year ended March 2007.