



Apr 27, 2021

Consolidated Financial Results

For the Fiscal Year Ended March 31, 2021

<under Japanese GAAP>

Note: The accompanying consolidated financial statements were not audited 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.

Name of company listed :	Nomura Real Estate Holdings, Inc.
Shares traded :	TSE (First section)
Code number :	3231
URL :	http://www.nomura-re-hd.co.jp/english/
Representative :	Eiji Kutsukake, President and Representative Director
Inquiries:	Hidehiro Sasaki, General Manager, Corporate Communications Dept.
Email:	nrehd-ir@nomura-re.co.jp
Scheduled date of Ordinary General Meeting of shareholders:	June 24, 2021
Scheduled starting date for dividend payments:	June 4, 2021
Scheduled submitting date of securities report:	June 24, 2021
Preparation of explanatory materials for financial results :	Yes
Information meetings arranged related to financial results :	Yes (for institutional investors and analysts, in Japanese)

(Values of less than one million yen rounded down)

I. Consolidated operating results for the fiscal year from April 1, 2020 to March 31, 2021

(1) Consolidated business results

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

	Operating revenue		Operating profit		Business profit		Ordinary profit		Profit attributable to owners of parent	
Fiscal year ended	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
Mar. 31, 2021	580,660	(14.2)	76,333	(6.8)	76,448	(7.7)	65,965	(9.7)	42,198	(13.7)
Mar. 31, 2020	676,495	1.2	81,905	3.5	82,833	4.0	73,077	5.4	48,886	6.6

(Note) Comprehensive income: Fiscal year ended March 31, 2021 : 47,020 million yen (up 2.0%)

Fiscal year ended March 31, 2020 : 46,084 million yen (down 3.6%)

(Note) Business profit = operating profit + share of profit (loss) of entities accounted for using equity method + amortization of intangible assets associated with corporate acquisitions

	Basic earnings per share	Diluted earnings per share	Return on equity	Ordinary profit margin on total assets	Operating profit margin
Fiscal year ended	Yen	Yen	%	%	%
Mar. 31, 2021	232.53	231.73	7.4	3.5	13.1
Mar. 31, 2020	267.21	265.88	9.1	4.1	12.1

(Reference) Share of profit (loss) of entities accounted for using equity method: Fiscal year ended March 31, 2021 : (510) million yen

Fiscal year ended March 31, 2020 : 313 million yen

(2) Consolidated financial position

	Total assets	Net assets	Shareholders' equity ratio	Net assets per share
As of	Millions of yen	Millions of yen	%	yen
Mar. 31, 2021	1,921,306	586,350	30.4	3,229.80
Mar. 31, 2020	1,801,273	565,120	30.5	3,031.15

(Reference) Shareholders' equity: As of March 31, 2021: 583,328 million yen As of March 31, 2020: 550,177 million yen

(3) Consolidated cash flows

	Cash flows from (used in) operating activities	Cash flows from (used in) investing activities	Cash flows from (used in) financing activities	Cash and cash equivalents at end of period
Fiscal year ended	Millions of yen	Millions of yen	Millions of yen	Millions of yen
Mar. 31, 2021	(63,504)	(55,789)	112,376	70,624
Mar. 31, 2020	56,618	(30,490)	(66,821)	77,611

II. Dividends

	Dividend per share					Total amount of dividends (Annual)	Payout ratio (Consolidated)	Dividend on equity (Consolidated)
	1st quarter end	2nd quarter end	3rd quarter end	Fiscal year end	Total			
Fiscal year ended	Yen	Yen	Yen	Yen	Yen	Millions of yen	%	%
Mar. 31, 2020	-	40.00	-	40.00	80.00	14,729	30.1	2.7
Mar. 31, 2021	-	40.00	-	42.50	82.50	15,102	35.8	2.6
Mar. 31, 2022 (Forecast)	-	42.50	-	42.50	85.00		31.3	

(Note) Revision of dividend forecasts during this quarter: Yes

(Note) The total amount of dividends include the amount of dividends paid to the executive compensation BIP (Board Incentive Plan) trust and the ESOP (Employee Stock Ownership Plan) trust for granting stock (157 million yen in the fiscal year ended March 31, 2020 and 161 million yen in the fiscal year ended March 31, 2021). The payout ratio is calculated by dividing the total amount of dividends by the profit attributable to owners of parent.

III. Forecasts of consolidated operating results for the fiscal year from April 1, 2021 to March 31, 2022

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

	Operating revenue		Operating profit		Business profit		Ordinary profit		Profit attributable to owners of parent		Basic earnings per share
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%	Yen
Fiscal year ending Mar. 31, 2022	680,000	17.1	77,000	0.9	84,000	9.9	72,500	9.9	49,500	17.3	274.71

* Notes

- (1) Significant changes to subsidiaries during the period (Changes in scope of consolidation of specified subsidiaries): None
- (2) Changes in accounting policies, changes in accounting estimates and restatements
 - 1) Changes in accounting policies due to revision of accounting standards, etc. : None
 - 2) Changes in accounting policies other than the above : None
 - 3) Changes in accounting estimates : None

4) Restatements

: None

(3) Number of shares issued (common stock)

	As of Mar. 31	As of Mar. 31
	2021	2020
1) Number of shares issued at end of period (including treasury shares)	193,099,001	192,875,301
2) Treasury shares at end of period	12,490,613	11,367,181
	Fiscal year ended	Fiscal year ended
	March 31, 2021	March 31, 2020
3) Average number of shares outstanding during the period	181,479,078	182,954,299

(Note) The number of treasury shares at end of each period includes the shares of the company owned by BIP (Board Incentive Plan) trust and ESOP (Employee Stock Ownership Plan) trust (1,962,549 shares as of March 31, 2021 and 1,968,017 shares as of March 31, 2020).

The Company's share owned by executive compensation BIP (Board Incentive Plan) trust and ESOP (Employee Stock Ownership Plan) trust are included in the number of treasury shares deducted in the calculation of average number of shares outstanding during the period (1,964,228 shares in the fiscal year ended March 31, 2021 and 1,937,442 shares in the fiscal year ended March 31, 2020).

* This Consolidated Financial Results is not required to be audited by certified public accountants or audit corporations.

* Proper use of forecasts of operating results, and other special matters

Forward-looking statements in this document, including the forecasts of financial results, etc., are based on the information currently available to the Company and certain assumptions deemed to be reasonable. These statements do not purport that the Company pledges to realize such statements. Actual performance and other results may differ materially from these forecasts are due to various factors. For matters related to the forecasts of financial results, please refer to "1. Business Results and Financial Position (4) Consolidated Operating Result Forecasts" on page 7 of the Attachments.

(How to obtain the fact sheets)

The fact sheets will be disclosed on TDnet on April 27, 2021 and will be uploaded on the Company's website.

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1. Business Results and Financial Position

(1) Business Results

During this fiscal year, the Japanese economy was in an extremely difficult situation as economic activities and the movement of people in Japan and overseas were severely restricted due to the spread of the COVID-19, which caused the GDP growth rate in the April-June period to fall to its worst postwar level, etc. Although there were signs of the economy picking up gradually from the middle of the fiscal year due to factors such as a resumption of economic activities in stages and the effects of economic measures, the recent resurgence of COVID-19 has led to weakness in consumer spending on lodging, eating and drinking, etc. Therefore, in regard to the economic outlook, it is necessary to pay careful attention to the economic impact of the infection trends.

Regarding the real estate market conditions, the residential development market saw a decrease in the supply of housing units due to the impact of the suspension of sales activities and other factors, while sales trends were steady overall due to the diversification of customer needs with respect to area and space associated with increased use of teleworking, etc. and support from a low interest rate environment and various taxation measures. In the leasing office market, although there has been an increasing trend in vacancy rates and a declining trend in rent revenue, mainly in the central areas of Tokyo, on the COVID-19, there has been a rapid diversification in perceived value of offices, including the increasing demand for shared offices and satellite offices and attracting attention to their significance as spaces for innovation and communication. In the real estate investment market, property transactions were active toward the end of the fiscal year and the market continued to grow due to global monetary easing and public spending and the strong appetite for investment in domestic real estate by investors in Japan and overseas.

In this business environment, the Nomura Real Estate Group (the “Group”) posted the following consolidated performance for this consolidated fiscal year: Operating revenue of 580,660 million yen, which represents a decrease of 95,835 million yen, or 14.2% year on year; operating profit of 76,333 million yen, a decrease of 5,572 million yen, or 6.8%; business profit of 76,448 million yen, a decrease of 6,385 million yen, or 7.7%; ordinary profit of 65,965 million yen, a decrease of 7,112 million yen, or 9.7%; and profit attributable to owners of parent of 42,198 million yen, a decrease of 6,687 million yen, or 13.7%.

(Note) Business profit = operating profit + share of profit (loss) of entities accounted for using equity method + amortization of intangible assets associated with corporate acquisitions

An overview of business unit achievements is given below:

- (Note) 1. Operating revenue for each business unit includes internal sales and transfer amount among business units.
2. Total figures may not match due to the rounding of fractions.
3. From this consolidated fiscal year, reportable segment, etc. has been changed as follows. As of October 1, 2020, Geo Akamatsu Co., Ltd. changed the corporate name to Nomura Real Estate Retail Properties Co., Ltd.

(Changes in reportable segment, etc.)

The overseas condominium development and sales business, which had been classified under the Residential Development Business Unit in Nomura Real Estate Development Co., Ltd. and the overseas office and other properties development and leasing business, and ZEN PLAZA CO., LTD., which had been classified under the Commercial Real Estate Business Unit in Nomura Real Estate Development Co., Ltd., have been reclassified under the Other.

As of April 1, 2020, the Company acquired all shares of NREG TOSHIBA BUILDING Co., Ltd. held by non-controlling shareholders. In addition, NREG TOSHIBA BUILDING FACILITIES Co., Ltd., which had been a wholly owned subsidiary of it and had been classified under the Commercial Real Estate Business Unit, has been merged with Nomura Real Estate Partners Co., Ltd. which has been classified under the Property & Facility Management Business Unit. The merger has been carried out with NREG TOSHIBA BUILDING FACILITIES Co., Ltd. being the absorbed company and Nomura Real Estate Partners Co., Ltd. being the surviving company. As of the same date, NREG TOSHIBA BUILDING Co., Ltd. changed the corporate name to Nomura Real Estate Building Co., Ltd.

In line with this change, the financial results of the consolidated fiscal year ended March 31, 2020 is based on the changed classification in the above and the new classification of business unit after the merger.

<Residential Development Business Unit>

Operating revenue in this business unit totaled 272,577 million yen, which represents a decrease of 61,388 million yen, or 18.4% year on year, and business profit totaled 22,404 million yen, which represents a decrease of 2,935 million yen, or 11.6% year on year, resulting in decreases in both operating revenue and business profit compared with the previous fiscal year.

This was mainly due to a decrease in the number of housings sales in the housing sales business.

In regard to housing sales, 3,669 units were recorded as sales (a decrease of 1,070 units year on year), including PROUD TOWER Musashi-Koganei Cross (Koganei-shi, Tokyo), PROUD CITY Hiyoshi Residence II (Kohoku-ku, Yokohama-shi, Kanagawa), OHANA Shintokorozawa DUHALE (Tokorozawa-shi, Saitama), PROUD TOWER Sakai-Higashi (Sakai-ku, Sakai-shi, Osaka) for condominiums, and

including PROUD SEASON Koganei-Midori-machi (Koganei-shi, Tokyo) for detached housings. The gross margin ratio for this business improved to 22.6% (20.4% in the previous fiscal year).

The number of housing contracted but not recorded as sales was 3,276 units as of the end of this fiscal year (an increase of 665 units year on year) and the contract progress rate against the scheduled housings sales for the next fiscal year was 65.3% at the beginning of the fiscal year ending March 31, 2022.

Number of units, sales, and outstanding contract amount as sold for the joint-venture projects are calculated based on the business's share.

Breakdown of operating revenue

		FY2019 (From April 1, 2019 to March 31, 2020)		FY2020 (From April 1, 2020 to March 31, 2021)	
		Housing units sold	Operating revenue (Millions of yen)	Housing units sold	Operating revenue (Millions of yen)
Housing sales	Tokyo metropolitan area	3,448 units	225,349	2,981 units	211,465
	Kansai area	690 units	36,149	312 units	18,081
	Other	600 units	32,878	375 units	18,062
	Subtotal (Detached housing)	4,739 units (470 units)	294,376 (30,780)	3,669 units (372 units)	247,609 (22,741)
Rental housing (Note)		-	19,001	-	5,960
Senior / Other		-	20,588	-	19,007
Total		-	333,966	-	272,577

(Note) Rental Housing refers to properties developed for real estate investment market.

Housing sales Period-end completed housing inventory (released for sale)

	As of March 31, 2020	As of March 31, 2021
Tokyo metropolitan area	261 units	161 units
Kansai area	5 units	45 units
Other	55 units	33 units
Total (Detached housing)	321 units (22 units)	239 units (18 units)

Housing sales Period-end completed housing inventory (unreleased)

	As of March 31, 2020	As of March 31, 2021
Total (Detached housing)	187 units (3 units)	182 units (5 units)

Housing sales Contracted but not recorded as housing sales

	As of March 31, 2020		As of March 31, 2021	
	Housing units	Outstanding contract amount (Millions of yen)	Housing units	Outstanding contract amount (Millions of yen)
Tokyo metropolitan area	2,067 units	154,938	2,260 units	170,232
Kansai area	248 units	14,097	394 units	20,655
Other	295 units	17,039	622 units	34,075
Total (Detached housing)	2,611 units (60 units)	186,075 (3,604)	3,276 units (159 units)	224,963 (10,425)

<Commercial Real Estate Business Unit>

Operating revenue in this business unit totaled 179,227 million yen, which represents a decrease of 32,905 million yen, or 15.5% year on year, and business profit totaled 35,469 million yen, a decrease of 3,777 million yen, or 9.6%, resulting in decreases in both operating revenue and business profit compared with the previous fiscal year.

This was mainly due to a decrease in revenue from property for sales business and decreases in revenue from leasing (retail facilities) business, hotel business and fitness business due to the COVID-19 impact.

Breakdown of operating revenue

	FY2019 (From April 1, 2019 to March 31, 2020) (Millions of yen)	FY2020 (From April 1, 2020 to March 31, 2021) (Millions of yen)
Leasing (offices)	48,562	47,411
Leasing (retail facilities)	12,910	11,018
Leasing (other)	8,375	5,776
Property for sales (sale) (Note)	106,816	87,846
Property for sales (leasing) (Note)	7,037	11,239
Fitness	15,757	11,509
Other	12,674	4,426
Total	212,133	179,227

(Note) Property for sales refers to properties such as office building, retail facility and logistic facility developed for real estate investment market.

Net lettable area

	As of March 31, 2020	As of March 31, 2021
Offices	768,310 m ²	706,771 m ²
Retail facilities	145,136 m ²	120,966 m ²
Total	913,446 m ²	827,737 m ²

Vacancy rate (offices and retail facilities)

As of March 31, 2020	As of March 31, 2021
4.0%	5.1%

<Investment Management Business Unit>

Operating revenue in this business unit totaled 12,456 million yen, which represents an increase of 397 million yen, or 3.3% year on year, and business profit totaled 7,587 million yen, an increase of 438 million yen, or 6.1%, resulting in increases in both operating revenue and business profit compared with the previous fiscal year.

	FY2019 (From April 1, 2019 to March 31, 2020) (Millions of yen)	FY2020 (From April 1, 2020 to March 31, 2021) (Millions of yen)
Operating revenue	12,059	12,456

Assets under management

		As of March 31, 2020 (Millions of yen)	As of March 31, 2021 (Millions of yen)
Domestic asset manager	REITs	1,367,758	1,396,973
	Private funds, etc.	130,211	139,513
Overseas asset manager		300,614	279,159
Total		1,798,583	1,815,646

<Property Brokerage & CRE Business Unit>

Operating revenue in this business unit totaled 39,436 million yen, which represents an increase of 325 million yen, or 0.8% year on year, and business profit totaled 8,976 million yen, a decrease of 112 million yen, or 1.2%, resulting in an increase in operating revenue and a decrease in business profit compared with the previous fiscal year.

Breakdown of operating revenue

	FY2019 (From April 1, 2019 to March 31, 2020) (Millions of yen)	FY2020 (From April 1, 2020 to March 31, 2021) (Millions of yen)
Property brokerage	35,156	34,718
(retail business)	(24,017)	(23,334)
(wholesale business)	(11,138)	(11,384)
Other	3,954	4,717
Total	39,110	39,436

Number of transactions and transaction value of property brokerage

	FY2019 (From April 1, 2019 to March 31, 2020)	FY2020 (From April 1, 2020 to March 31, 2021)
Number of transactions	9,515	9,322
Total transaction value (Millions of yen)	872,337	893,423

<Property & Facility Management Business Unit>

Operating revenue in this business unit totaled 98,384 million yen, which represents an increase of 109 million yen, or 0.1% year on year, and business profit totaled 9,281 million yen, an increase of 715 million yen, or 8.4%, resulting in increases in both operating revenue and business profit compared with the previous fiscal year.

Breakdown of operating revenue

	FY2019 (From April 1, 2019 to March 31, 2020) (Millions of yen)	FY2020 (From April 1, 2020 to March 31, 2021) (Millions of yen)
Property & facility management	55,530	56,783
Construction ordered	37,327	35,863
Other	5,417	5,737
Total	98,274	98,384

Number of properties under management

	As of March 31, 2020	As of March 31, 2021
Buildings under management	786	788
Housings under management (unit)	182,259	183,162

<Other>

Operating revenue totaled 2,070 million yen which represents an increase of 926 million yen, or 81.0% year on year, and business loss totaled 1,495 million yen (business loss of the previous fiscal year was 1,012 million yen).

(2) Financial Position

(Assets, liabilities and net assets)

	As of March 31, 2020 (Millions of yen)	As of March 31, 2021 (Millions of yen)	Changes (Millions of yen)	Changes
Total assets	1,801,273	1,921,306	120,033	6.7%
Total liabilities	1,236,153	1,334,956	98,802	8.0%
(Of which, Interest-bearing debt)	(870,000)	(1,008,500)	(138,500)	(15.9%)
Net assets	565,120	586,350	21,230	3.8%
Shareholders' equity ratio	30.5%	30.4%	-	-
Debt / equity ratio	1.6	1.7	-	-

(Note) Debt / equity ratio = Interest-bearing debt / Shareholder's equity

Total assets were 1,921,306 million yen, which represents an increase of 120,033 million yen compared to the end of the previous fiscal year. This was mainly because inventories increased by 160,786 million yen, while property, plant and equipment decreased by 42,096 million yen.

Total liabilities were 1,334,956 million yen, which represents an increase of 98,802 million yen compared to the end of the previous fiscal year. This was mainly because interest-bearing debt increased by 138,500 million yen, while notes and accounts payable - trade decreased by 33,034 million yen.

Net assets were 586,350 million yen, which represents an increase of 21,230 million yen compared to the end of the previous fiscal year. This was mainly because retained earnings increased by 27,516 million yen and valuation difference on available-for-sale securities increased by 4,911 million yen, while non-controlling interests decreased by 11,475 million yen.

The shareholders' equity ratio was 30.4%, a decrease of 0.2 percentage point from the end of the previous fiscal year.

(3) Cash Flows

Cash and cash equivalents as of the end of this consolidated fiscal year totaled 70,624 million yen, which represents a decrease of 6,987 million yen compared to the end of the previous fiscal year.

The state and factors associated with each cash flow of this consolidated fiscal year are shown below.

(Cash flows from operating activities)

Net cash provided by (used in) operating activities decreased by 63,504 million yen (a year-on-year decrease of 120,122 million yen). This was mainly due to an increase in inventories and a decrease in trade payables, while 62,820 million yen in profit before income taxes was recorded.

(Cash flows from investing activities)

Net cash provided by (used in) investing activities decreased by 55,789 million yen (a year-on-year decrease of 25,298 million yen). This was mainly due to the purchase of plant and equipment and intangible assets and the purchase of investment securities.

(Cash flows from financing activities)

Net cash provided by (used in) financing activities increased by 112,376 million yen (a year-on-year increase of 179,197 million yen). This was mainly due to the fund procurement by long-term borrowings and issuance of bonds payable.

(4) Consolidated Operating Result Forecasts

<Consolidation>

The Group expects the following consolidated performance for the fiscal year ending March 31, 2022: Operating revenue of 680,000 million yen; operating profit of 77,000 million yen; business profit of 84,000 million yen; ordinary profit of 72,500 million yen; and profit attributable to owners of parent of 49,500 million yen.

(Note) Business profit = operating profit + share of profit (loss) of entities accounted for using equity method + amortization of intangible assets associated with corporate acquisitions

	FY2021 (From April 1, 2021 to March 31, 2022) forecast (Millions of yen)	FY2020 (From April 1, 2020 to March 31, 2021) (Millions of yen)	Changes (Millions of yen)
Operating revenue	680,000	580,660	99,339
Operating profit	77,000	76,333	666
Business profit	84,000	76,448	7,551
Ordinary profit	72,500	65,965	6,534
Profit attributable to owners of parent	49,500	42,198	7,301

<By business unit>

Forecasts for the fiscal year ending March 31, 2022 by business unit are as follows:

Operating revenue

	FY2021 (From April 1, 2021 to March 31, 2022) forecast (Millions of yen)	FY2020 (From April 1, 2020 to March 31, 2021) (Millions of yen)	Changes (Millions of yen)
Residential Development	315,000	272,577	42,422
Commercial Real Estate	220,000	179,227	40,772
Investment Management	12,000	12,456	(456)
Property Brokerage & CRE	42,000	39,436	2,563
Property & Facility Management	100,000	98,384	1,615
Other	3,000	2,070	929
Adjustments	(12,000)	(23,492)	11,492
Total	680,000	580,660	99,339

Business profit

	FY2021 (From April 1, 2021 to March 31, 2022) forecast (Millions of yen)	FY2020 (From April 1, 2020 to March 31, 2021) (Millions of yen)	Changes (Millions of yen)
Residential Development	26,500	22,404	4,095
Commercial Real Estate	36,000	35,469	530
Investment Management	7,500	7,587	(87)
Property Brokerage & CRE	9,000	8,976	23
Property & Facility Management	9,000	9,281	(281)
Other	3,000	(1,495)	4,495
Adjustments	(7,000)	(5,776)	(1,223)
Total	84,000	76,448	7,551

(5) Basic Policy regarding Profit Distribution and Dividends for the Current and Next Fiscal Year

Under the Mid- to Long-term Business Plan, which was formulated in April 2019, the Company has targeted the total return ratio to be around 40-50% in Phase 1 (from fiscal year ended March 31, 2020 to fiscal year ending March 31, 2022).

As for dividend, the Company set the year-end dividend for the fiscal year ended March 31, 2020 at 42.5 yen per share, which is an increase of 2.5 yen from forecasted. Combined with the second quarter-end dividend, the annual dividend per share is 82.5 yen. As a result, total return ratio during this consolidated fiscal year, which included the acquisition of treasury shares, is 45.3%.

In regard to the dividend for the next fiscal year, the company intend to set both the second quarter-end and the year-end dividend for the fiscal year ending March 31, 2022 at 42.5 yen per share, therefore the annual dividend per share is expected be 85.0 yen.

2. Group Companies

Major business contents of the Nomura Real Estate Group and 73 affiliated companies (41 consolidated subsidiaries, and 32 affiliates and unconsolidated subsidiaries accounted for using the equity method), and consolidated subsidiaries involved in the relevant businesses, as well as the role of said consolidated subsidiaries are given below.

<Residential Development Business Unit>

- Nomura Real Estate Development Co., Ltd. is engaged in the development and sale of condominiums, detached housing and rental housing and the development of senior housing.
- Nomura Real Estate Wellness Co., Ltd. is engaged in the planning and operation of housings for the elderly.
- Prime X. Co., Ltd. is engaged in Internet advertisings.
- First Living Assistance Co., Ltd. provides services aimed at providing assistance to customers concerning their homes arrangements.

<Commercial Real Estate Business Unit >

- Nomura Real Estate Development Co., Ltd. is engaged in the development, leasing and sale of office buildings, retail facilities, logistic facilities and other properties, and also in the entrusted management of office buildings and logistic facilities. The Company is also involved in the planning and management of construction work.
- Nomura Real Estate Building Co., Ltd. is engaged in the development, leasing and sale of office building, retail facility, rental housing and other properties.
- Nomura Real Estate Life & Sports Co., Ltd. is engaged in the management of fitness club business.
- Nomura Real Estate Retail Properties Co., Ltd. is engaged in the design and entrusted management of retail facilities.
- Nomura Real Estate Hotels Co., Ltd. and UHM Co., Ltd. is engaged in the planning and operation of hotels.

<Investment Management Business Unit >

- Nomura Real Estate Asset Management Co., Ltd. provides investment management services including real estate investment trusts (REITs), private funds and real estate securitization products.
Nomura Real Estate Development Co., Ltd. has equity interest in the funds managed by Nomura Real Estate Asset Management Co., Ltd.
- Lothbury Investment Management Limited provides investment management services including private funds and real estate securitization products.

<Property Brokerage & CRE Business Unit >

- Nomura Real Estate Development Co., Ltd. and Nomura Real Estate Urban Net Co., Ltd. are engaged in real estate brokerage and consulting business. Nomura Real Estate Urban Net Co., Ltd. also handles consignment sales for condominiums and detached housing, as well as the insurance agency business.

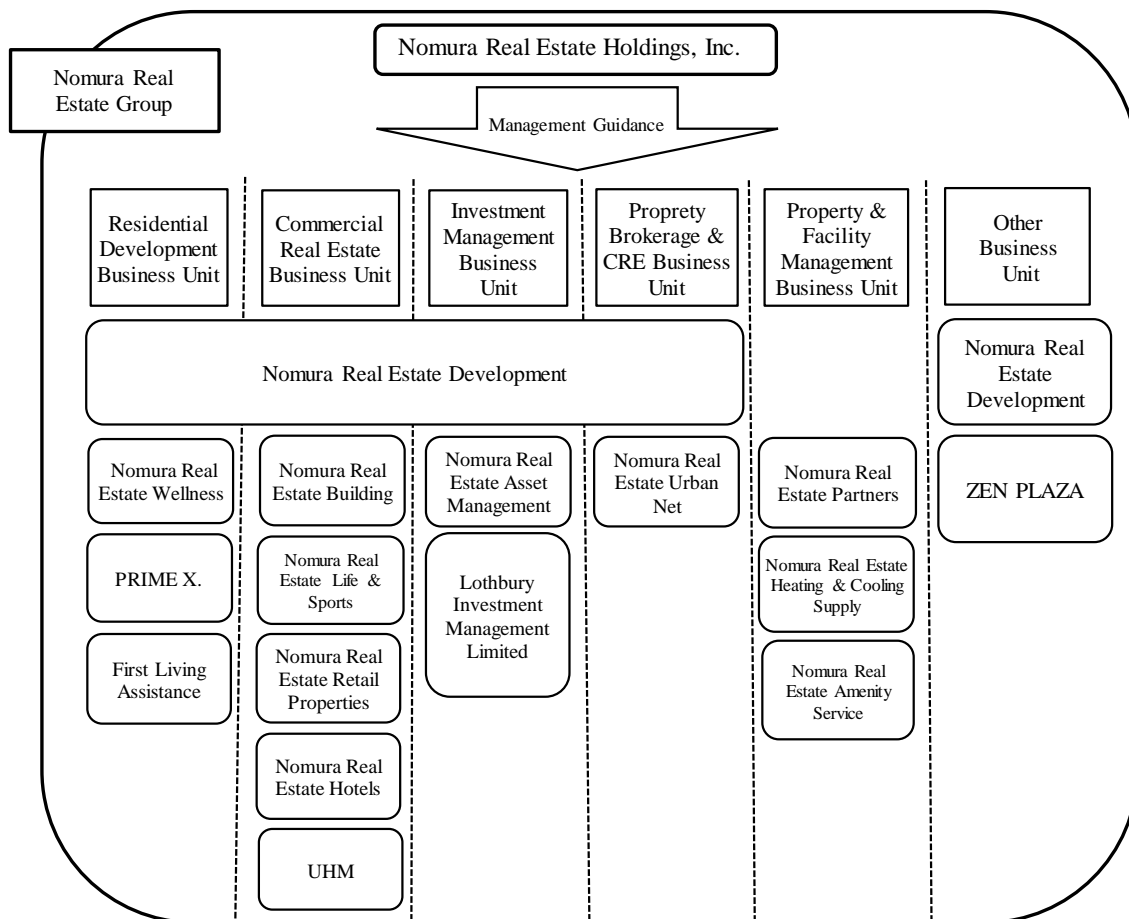
<Property & Facility Management Business Unit >

- Nomura Real Estate Partners Co., Ltd. is engaged in the operation and management of condominiums and office buildings, as well as contracting for repair and tenant works associated with management, and also engages in operations in renovation business.
- Nomura Real Estate Heating and Cooling Supply Co., Ltd. operates a local cooling and heat supply business in Yokohama Business Park (Hodogaya-ku, Yokohama, Kanagawa).
- Nomura Real Estate Amenity Service Co., Ltd. is engaged in the entrusted cleaning of office buildings, mainly from Nomura Real Estate Partners Co., Ltd.

<Other>

- Nomura Real Estate Development Co., Ltd. is engaged in the overseas business of development and sale of condominiums, and the development and leasing of offices buildings and other properties , and in the domestic business of the sale and leasing of land and buildings.
- ZEN PLAZA CO., LTD is engaged in leasing business of office building in Vietnam (Ho Chi Minh City).

The matters described above are shown in the following systematic business diagram.



*(Note) In Property Brokerage & CRE Business Unit, the real estate brokerage and consulting business had been conducted by two companies, Nomura Real Estate Development Co. Ltd. and Nomura Real Estate Urban Net Co. Ltd. As of April 1, 2021, the Company restructured the organization to integrate location, personnel and function into Nomura Real Estate Urban Net Co., Ltd. In addition, Nomura Real Estate Urban Net Co., Ltd. changed its corporate name to Nomura Real Estate Solutions Co., Ltd. on the same day.

3. Basic Policies for Selecting Accounting Standards

The Group creates consolidated financial statements in accordance with the Japanese standards taking account of comparability of the consolidated financial statements over different accounting periods and between companies. The Group will adopt International Accounting Standards, as appropriate, considering shareholder composition and the movement of other domestic companies in the industry.

4. Consolidated Financial Statements

(1) Consolidated Balance Sheets

(Millions of yen)

	As of March 31, 2020	As of March 31, 2021
Assets		
Current assets		
Cash and deposits	78,401	71,625
Notes and accounts receivable - trade	25,359	19,635
Real estate for sale	234,973	336,308
Real estate for sale in process	298,787	326,165
Land held for development	180,358	212,727
Equity investments	30,983	28,770
Other	57,882	48,104
Allowance for doubtful accounts	(20)	(14)
Total current assets	906,726	1,043,321
Non-current assets		
Property, plant and equipment		
Buildings and structures	380,420	361,895
Accumulated depreciation	(173,461)	(176,168)
Buildings and structures, net	206,958	185,727
Land	526,809	506,097
Other	33,781	34,988
Accumulated depreciation	(11,227)	(12,589)
Other, net	22,553	22,399
Total property, plant and equipment	756,321	714,224
Intangible assets	20,223	18,468
Investments and other assets		
Investment securities	58,952	86,428
Leasehold and guarantee deposits	27,999	27,655
Deferred tax assets	22,696	23,097
Other	8,354	8,111
Allowance for doubtful accounts	(0)	(0)
Total investments and other assets	118,003	145,292
Total non-current assets	894,547	877,985
Total assets	1,801,273	1,921,306

	As of March 31, 2020	As of March 31, 2021
Liabilities		
Current liabilities		
Notes and accounts payable - trade	94,197	61,162
Short-term borrowings	72,000	87,000
Current portion of bonds payable	20,000	10,000
Income taxes payable	19,476	18,572
Deposits received	35,564	25,140
Provision for bonuses	8,410	8,599
Provision for bonuses for directors (and other officers)	473	455
Provision for loss on business liquidation	19	13
Other	51,927	58,378
Total current liabilities	302,068	269,322
Non-current liabilities		
Bonds payable	120,000	160,000
Long-term borrowings	658,000	751,500
Leasehold and guarantee deposits received	62,392	58,855
Deferred tax liabilities	61,389	59,934
Deferred tax liabilities for land revaluation	3,900	3,891
Provision for share awards	1,541	2,734
Retirement benefit liability	18,705	16,216
Other	8,157	12,501
Total non-current liabilities	934,084	1,065,633
Total liabilities	1,236,153	1,334,956
Net assets		
Shareholders' equity		
Share capital	117,822	118,043
Capital surplus	111,065	114,433
Retained earnings	342,081	369,597
Treasury shares	(27,339)	(30,125)
Total shareholders' equity	543,630	571,948
Accumulated other comprehensive income		
Valuation difference on available-for-sale securities	2,915	7,827
Deferred gains or losses on hedges	1,044	(1,342)
Revaluation reserve for land	7,860	7,869
Foreign currency translation adjustment	(1,322)	(995)
Remeasurements of defined benefit plans	(3,950)	(1,979)
Total accumulated other comprehensive income	6,547	11,379
Share acquisition rights	1,850	1,406
Non-controlling interests	13,091	1,616
Total net assets	565,120	586,350
Total liabilities and net assets	1,801,273	1,921,306

(2) Consolidated Statements of Income and Consolidated Statements of Comprehensive Income
(Consolidated Statements of Income)

(Millions of yen)

	Fiscal year ended March 31, 2020	Fiscal year ended March 31, 2021
Operating revenue	676,495	580,660
Operating costs	482,772	*1 397,602
Operating gross profit	193,723	183,057
Selling, general and administrative expenses	111,817	106,724
Operating profit	81,905	76,333
Non-operating income		
Interest income	86	95
Dividend income	122	63
Share of profit of entities accounted for using equity method	313	—
Gain on sale of non-current assets	—	96
Adjustment income for cancellation	398	—
Gain on sale of investment securities	102	—
Gain on reversal of share acquisition rights	31	123
Other	295	368
Total non-operating income	1,350	747
Non-operating expenses		
Interest expenses	8,788	9,015
Share of loss of entities accounted for using equity method	—	510
Other	1,389	1,590
Total non-operating expenses	10,178	11,115
Ordinary profit	73,077	65,965
Extraordinary income		
Subsidies for employment adjustment	—	565
Gain on sale of non-current assets	393	—
Total extraordinary income	393	565
Extraordinary losses		
Impairment losses	121	1,285
Loss on COVID-19	—	1,715
Loss on building reconstruction	260	708
Total extraordinary losses	381	3,710
Profit before income taxes	73,090	62,820
Income taxes - current	24,388	24,752
Income taxes - deferred	(934)	(4,159)
Total income taxes	23,454	20,593
Profit	49,636	42,227
Profit attributable to non-controlling interests	749	28
Profit attributable to owners of parent	48,886	42,198

	Fiscal year ended March 31, 2020	Fiscal year ended March 31, 2021
Profit	49,636	42,227
Other comprehensive income		
Valuation difference on available-for-sale securities	(3,804)	4,910
Deferred gains or losses on hedges	1,303	(2,386)
Revaluation reserve for land	(0)	8
Foreign currency translation adjustment	52	(531)
Remeasurements of defined benefit plans, net of tax	(442)	1,970
Share of other comprehensive income of entities accounted for using equity method	(660)	821
Total other comprehensive income	(3,551)	4,793
Comprehensive income	46,084	47,020
Comprehensive income attributable to		
Comprehensive income attributable to owners of parent	45,299	47,030
Comprehensive income attributable to non-controlling interests	785	(10)

(3) Consolidated Statements of Changes in Net Assets
FY2019 (From April 1, 2019 to March 31, 2020)

(Millions of yen)

	Shareholders' equity				
	Capital stock	Capital surplus	Retained earnings	Treasury shares	Total shareholders' equity
Balance at beginning of current period	117,293	110,537	307,570	(18,787)	516,613
Changes during period					
Issuance of new shares	528	528			1,056
Dividends of surplus			(14,375)		(14,375)
Profit attributable to owners of parent			48,886		48,886
Purchase of treasury shares				(8,573)	(8,573)
Disposal of treasury shares				21	21
Change in ownership interest of parent due to transactions with non-controlling interests					
Net changes in items other than shareholders' equity					
Total changes during period	528	528	34,510	(8,551)	27,016
Balance at end of current period	117,822	111,065	342,081	(27,339)	543,630

	Accumulated other comprehensive income						Share acquisition rights	Non-controlling interests	Total net assets
	Valuation difference on available-for-sale securities	Deferred gains or losses on hedges	Revaluation reserve for land	Foreign currency translation adjustment	Remeasurements of defined benefit plans	Total accumulated other comprehensive income			
Balance at beginning of current period	6,718	(259)	7,860	(677)	(3,507)	10,134	2,346	12,467	541,562
Changes during period									
Issuance of new shares									1,056
Dividends of surplus									(14,375)
Profit attributable to owners of parent									48,886
Purchase of treasury shares									(8,573)
Disposal of treasury shares									21
Change in ownership interest of parent due to transactions with non-controlling interests									
Net changes in items other than shareholders' equity	(3,803)	1,303	(0)	(644)	(442)	(3,587)	(495)	624	(3,458)
Total changes during period	(3,803)	1,303	(0)	(644)	(442)	(3,587)	(495)	624	23,557
Balance at end of current period	2,915	1,044	7,860	(1,322)	(3,950)	6,547	1,850	13,091	565,120

	Shareholders' equity				
	Share capital	Capital surplus	Retained earnings	Treasury shares	Total shareholders' equity
Balance at beginning of current period	117,822	111,065	342,081	(27,339)	543,630
Changes during period					
Issuance of new shares	221	221			442
Dividends of surplus			(14,682)		(14,682)
Profit attributable to owners of parent			42,198		42,198
Purchase of treasury shares				(2,798)	(2,798)
Disposal of treasury shares				11	11
Change in ownership interest of parent due to transactions with non-controlling interests		3,146			3,146
Net changes in items other than shareholders' equity					
Total changes during period	221	3,367	27,516	(2,786)	28,318
Balance at end of current period	118,043	114,433	369,597	(30,125)	571,948

	Accumulated other comprehensive income						Share acquisition rights	Non-controlling interests	Total net assets
	Valuation difference on available-for-sale securities	Deferred gains or losses on hedges	Revaluation reserve for land	Foreign currency translation adjustment	Remeasurements of defined benefit plans	Total accumulated other comprehensive income			
Balance at beginning of current period	2,915	1,044	7,860	(1,322)	(3,950)	6,547	1,850	13,091	565,120
Changes during period									
Issuance of new shares									442
Dividends of surplus									(14,682)
Profit attributable to owners of parent									42,198
Purchase of treasury shares									(2,798)
Disposal of treasury shares									11
Change in ownership interest of parent due to transactions with non-controlling interests									3,146
Net changes in items other than shareholders' equity	4,911	(2,386)	8	327	1,970	4,831	(444)	(11,475)	(7,087)
Total changes during period	4,911	(2,386)	8	327	1,970	4,831	(444)	(11,475)	21,230
Balance at end of current period	7,827	(1,342)	7,869	(995)	(1,979)	11,379	1,406	1,616	586,350

(4) Consolidated Statements of Cash Flows

(Millions of yen)

	Fiscal year ended March 31, 2020	Fiscal year ended March 31, 2021
Cash flows from operating activities		
Profit before income taxes	73,090	62,820
Depreciation	19,805	20,021
Impairment losses	121	1,285
Loss (gain) on sale of non-current assets	(393)	—
Share of loss (profit) of entities accounted for using equity method	(313)	510
Increase (decrease) in allowance for doubtful accounts	(19)	(5)
Increase (decrease) in provision for loss on business liquidation	(7)	(6)
Increase (decrease) in provision for loss on subleasing business	(15)	—
Increase (decrease) in retirement benefit liability	513	(2,488)
Interest and dividend income	(208)	(159)
Interest expenses	8,788	9,015
Decrease (increase) in trade receivables	1,266	5,708
Decrease (increase) in inventories	(53,594)	(103,858)
Decrease (increase) in equity investments	(12,916)	2,213
Increase (decrease) in trade payables	40,258	(33,024)
Increase (decrease) in deposits received	8,648	(10,422)
Other, net	(2,670)	19,549
Subtotal	82,352	(28,840)
Interest and dividends received	390	284
Interest paid	(8,197)	(9,407)
Income taxes paid	(17,927)	(25,540)
Net cash provided by (used in) operating activities	56,618	(63,504)
Cash flows from investing activities		
Purchase of investment securities	(15,779)	(19,827)
Proceeds from sales and liquidation of investment securities	1,375	150
Purchase of shares of subsidiaries resulting in change in scope of consolidation	(3,461)	(8,334)
Payments for sale of shares of subsidiaries resulting in change in scope of consolidation	(85)	—
Purchase of property, plant and equipment and intangible assets	(20,363)	(45,665)
Proceeds from sale of property, plant and equipment and intangible assets	7,819	18,445
Payments of leasehold and guarantee deposits	(2,393)	(1,734)
Proceeds from refund of leasehold and guarantee deposits	2,492	2,255
Repayments of lease and guarantee deposits received	(2,797)	(6,401)
Proceeds from lease and guarantee deposits received	3,272	5,192

Other, net	(569)	129
Net cash provided by (used in) investing activities	(30,490)	(55,789)

	Fiscal year ended March 31, 2020	Fiscal year ended March 31, 2021
Cash flows from financing activities		
Net increase (decrease) in short-term borrowings	(4,000)	9,000
Repayments of finance lease obligations	(235)	(183)
Proceeds from long-term borrowings	14,500	149,500
Repayments of long-term borrowings	(54,500)	(50,000)
Proceeds from issuance of shares	524	105
Proceeds from issuance of bonds	—	49,737
Redemption of bonds	—	(20,000)
Proceeds from sale of treasury shares	22	11
Purchase of treasury shares	(8,631)	(2,803)
Dividends paid	(14,375)	(14,682)
Dividends paid to non-controlling interests	(125)	(83)
Purchase of shares of subsidiaries not resulting in change in scope of consolidation	—	(8,226)
Net cash provided by (used in) financing activities	(66,821)	112,376
Effect of exchange rate change on cash and cash equivalents	(24)	(69)
Net increase (decrease) in cash and cash equivalents	(40,718)	(6,987)
Cash and cash equivalents at beginning of period	118,330	77,611
Cash and cash equivalents at end of period	77,611	70,624

(5) Notes to Consolidated Financial Statements

(Notes to Going Concern Assumptions)

Not applicable.

(Notes to Consolidated Statements of Income)

- *1 Closing inventory is the amount after devaluation of the book value in connection with decline in profitability, and the following loss on valuation of inventories is included in the cost of sales.

	(Millions of yen)	
	FY2019	FY2020
	(From April 1, 2019 to March 31, 2020)	(From April 1, 2020 to March 31, 2021)
	22	540

(Real Estate for Rent)

Some of the Company's consolidated subsidiaries own rental office buildings and rental retail facilities (including land) in Tokyo and other regions. Some rental office buildings are regarded as properties including the portion used as rental properties since they are used by the Company and certain consolidated subsidiaries.

The book values in the Consolidated Balance Sheet, changes during the fiscal year, and fair values of these rental properties and properties including the portion used as rental properties are as follows.

	(Millions of yen)	
	FY2019	FY2020
	(From April 1, 2019 to March 31, 2020)	(From April 1, 2020 to March 31, 2021)
Real estate for rent		
Book value in the consolidated balance sheets		
Balance at the beginning of the fiscal year	703,232	681,101
Changes during the fiscal year	(22,130)	(44,148)
Balance at the end of the fiscal year	681,101	636,953
Fair value at the end of the fiscal year	859,620	815,677
Properties including the portion used as real estate for rent		
Book value in the consolidated balance sheets		
Balance at the beginning of the fiscal year	26,125	25,867
Changes during the fiscal year	(258)	(35)
Balance at the end of the fiscal year	25,867	25,831
Fair value at the end of the fiscal year	57,030	56,730

- (Notes) 1. Book values in the consolidated balance sheet are the amounts determined by deducting accumulated depreciation from the acquisition cost.
2. Fair values as of March 31, 2020 and 2021 are determined based primarily on values according to Real Estate Appraisal Standards (including adjustments based on certain indexes). However, if no significant fluctuations in certain appraisal values or indexes considered to appropriately reflected market values have occurred since the time of acquisition from third party or the time of the most recent appraisal, the Group bases the fair value on an amount that has been adjusted using the aforesaid values or indexes.

(Segment Information)

【Segment information】

Information regarding sales, gains or losses and others, by reportable segment

FY2019 (From April 1, 2019 to March 31, 2020)

(Millions of yen)

	Reportable segments						Other (Note) 1	Total	Adjustments (Note) 2	Amount recorded in consolidated financial statements (Note) 3
	Residential Development	Commercial Real Estate	Investment Management	Property Brokerage & CRE	Property & Facility Management	Subtotal				
Operating revenue										
External customers	333,170	208,895	12,058	37,229	83,996	675,352	1,143	676,495	-	676,495
Internal sales and transfer amount among segments	795	3,237	0	1,880	14,278	20,193	0	20,193	(20,193)	-
Subtotal	333,966	212,133	12,059	39,110	98,274	695,545	1,143	696,688	(20,193)	676,495
Operating profit (Note) 3	25,351	38,941	6,853	9,097	8,474	88,718	(1,267)	87,451	(5,545)	81,905
Share of profit (loss) of entities accounted for using equity method (Note) 3	(11)	32	-	(8)	62	74	239	313	-	313
Amortization of intangible assets associated with corporate acquisitions (Note) 3	-	273	296	-	29	599	15	614	-	614
Segment profit or loss (Business profit or loss) (Note) 3	25,339	39,247	7,149	9,088	8,566	89,392	(1,012)	88,379	(5,545)	82,833
Segment assets	457,505	1,112,664	43,053	19,240	47,106	1,679,570	61,730	1,741,300	59,972	1,801,273
Other items										
Depreciation	531	16,661	297	529	674	18,695	64	18,760	1,044	19,805
Investment in affiliates accounted for using equity method	546	927	-	75	98	1,648	54,463	56,111	315	56,427
Increase in property, plant and equipment and intangible assets	714	16,249	181	405	1,774	19,325	311	19,637	722	20,360

(Notes)1. The “Other” category represents operating segments that are not included in reportable segments.

2. (1) The deduction of 5,545 million yen shown in the adjustments column for segment profit or loss (business profit or loss) includes elimination of intersegment transactions of 2,119 million yen and a deduction of 7,664 million yen for corporate expenses not allocated to each reportable segment. These corporate expenses mainly consist of general and administrative expenses not attributable to reportable segments.
- (2) The addition of 59,972 million yen shown in the adjustments column for segment assets includes a deduction of 46,119 million yen for the elimination of inter-segment transactions and an addition of 106,092 million yen for corporate assets not allocated to each reportable segment.
3. Segment profit or loss (Business profit or loss) = operating profit + share of profit (loss) of entities accounted for using equity method + amortization of intangible assets associated with corporate acquisitions

	Reportable segments						Other (Note) 1	Total	Adjustments (Note) 2	Amount recorded in consolidated financial statements (Note) 3
	Residential Development	Commercial Real Estate	Investment Management	Property Brokerage & CRE	Property & Facility Management	Subtotal				
Operating revenue										
External customers	271,767	173,851	12,456	36,611	83,929	578,616	2,043	580,660	-	580,660
Internal sales and transfer amount among segments	809	5,376	-	2,824	14,455	23,466	26	23,492	(23,492)	-
Subtotal	272,577	179,227	12,456	39,436	98,384	602,083	2,070	604,153	(23,492)	580,660
Operating profit (Note) 3	22,421	35,138	7,296	8,962	9,089	82,908	(798)	82,110	(5,776)	76,333
Share of profit (loss) of entities accounted for using equity method (Note) 3	(16)	57	-	13	163	217	(727)	(510)	-	(510)
Amortization of intangible assets associated with corporate acquisitions (Note) 3	-	273	291	-	29	594	30	624	-	624
Segment profit or loss (Business profit or loss) (Note) 3	22,404	35,469	7,587	8,976	9,281	83,720	(1,495)	82,224	(5,776)	76,448
Segment assets	505,976	1,160,805	42,868	25,201	50,095	1,784,946	89,237	1,874,184	47,122	1,921,306
Other items										
Depreciation	516	16,892	300	496	745	18,950	112	19,063	958	20,021
Investment in affiliates accounted for using equity method	529	973	-	87	262	1,852	72,638	74,490	576	75,067
Increase in property, plant and equipment and intangible assets	541	43,776	42	534	304	45,200	210	45,410	165	45,575

(Notes) 1. The "Other" category represents operating segments that are not included in reportable segments.

2. (1) The deduction of 5,776 million yen shown in the adjustments column for segment profit or loss (business profit or loss) includes elimination of intersegment transactions of 1,730 million yen and a deduction of 7,507 million yen for corporate expenses not allocated to each reportable segment. These corporate expenses mainly consist of general and administrative expenses not attributable to reportable segments.
- (2) The addition of 47,122 million yen shown in the adjustments column for segment assets includes a deduction of 56,823 million yen for the elimination of inter-segment transactions and an addition of 103,946 million yen for corporate assets not allocated to each reportable segment.
3. Segment profit or loss (Business profit or loss) = operating profit + share of profit (loss) of entities accounted for using equity method + amortization of intangible assets associated with corporate acquisitions

【Notes relating to changes in reportable segments etc.】

From this consolidated fiscal year, in accordance with the review of the organizational structure, as of April 1, 2020, NREG TOSHIBA BUILDING FACILITIES Co., Ltd., which had been classified under the Commercial Real Estate Business Unit, had been an absorbed company in an absorption-type merger with Nomura Real Estate Partners Co., Ltd. being the surviving company, which is the Company's consolidated subsidiary and has been classified under the Property Management & Facility

Business Unit.

The overseas condominium development and sales business, which had been classified under the Residential Development Business Unit in Nomura Real Estate Development Co., Ltd. and the overseas offices and other properties development and leasing business, and ZEN PLAZA CO., LTD., which had been classified under the Commercial Real Estate Business Unit in Nomura Real Estate Development Co., Ltd., have been reclassified under the Other.

In line with this change, the segment information disclosed for the fiscal year ended March 31, 2020 is based on the changed classification.

【Impairment loss on noncurrent assets by reportable segment】

FY2019 (From April 1, 2019 to March 31, 2020)

(Millions of yen)

	Residential Development	Commercial Real Estate	Investment Management	Property Brokerage & CRE	Property & Facility Management	Total
Impairment loss	-	121	-	-	-	121

FY2020 (From April 1, 2020 to March 31, 2021)

(Millions of yen)

	Residential Development	Commercial Real Estate	Investment Management	Property Brokerage & CRE	Property & Facility Management	Total
Impairment loss	-	1,285	-	-	-	1,285

(Per Share Information)

	FY2019 (From April 1, 2019 to March 31, 2020)	FY2020 (From April 1, 2020 to March 31, 2021)
Net assets per share	3,031.15 yen	3,229.80 yen
Basic earnings per share	267.21 yen	232.53 yen
Diluted earnings per share	265.88 yen	231.73 yen

(Note) The basis for the calculation of basic earnings per share and diluted earnings per share is as follows.

	FY2019 (From April 1, 2019 to March 31, 2020)	FY2020 (From April 1, 2020 to March 31, 2021)
Basic earnings per share		
Profit attributable to owners of parent (Millions of yen)	48,886	42,198
Profit not attributed to common shareholders (Millions of yen)	-	-
Profit attributable to owners of parent available to common stock (Millions of yen)	48,886	42,198
Average number of shares of common stock outstanding during the period (Thousand shares)	182,954	181,479
Diluted earnings per share		
Adjustment for profit attributable to owners of parent (Millions of yen)	-	-
Increase in number of shares of common stock (Thousand shares)	913	622
Of which, stock acquisition rights (Thousand shares)	(913)	(622)
Description of potentially dilutive common shares not included in the computation of diluted earnings per share because of their anti-dilutive effect	Nomura Real Estate Holdings, Inc. the 3rd Stock Acquisition Rights in FY2013 (Number of rights: 1,664) Nomura Real Estate Holdings, Inc. the 3rd Stock Acquisition Rights in FY2015 (Number of rights: 3,283) Nomura Real Estate Holdings, Inc. the 3rd Stock Acquisition Rights in FY2017 (Number of rights: 4,418)	Nomura Real Estate Holdings, Inc. the 3rd Stock Acquisition Rights in FY2015 (Number of rights: 3,142) Nomura Real Estate Holdings, Inc. the 5th Stock Acquisition Rights in FY2015 (Number of rights: 220) Nomura Real Estate Holdings, Inc. the 3rd Stock Acquisition Rights in FY2017 (Number of rights: 4,356)

(Note) For the purposes of calculating net assets per share, the Company's shares owned by the executive compensation BIP (Board Incentive Plan) trust and ESOP (Employee Stock Ownership Plan) are included in the treasury shares deducted from the total number of shares issued at end of period. In calculating the basic earnings per share and diluted earnings per share, the said shares are included in the treasury shares deducted in the calculation of the average number of shares outstanding during the period. For the fiscal year ended March 31, 2020, the number of the treasury shares at the end of period deducted in calculating net assets per share was 1,968 thousand shares and 1,962 thousand shares for the fiscal year ended March 31, 2021, and the average number of treasury shares during the period deducted in calculating the basic earnings per share and diluted earnings per share was 1,937 thousand shares for the fiscal year ended March 31, 2020 and 1,964 thousand shares for the fiscal year ended March 31, 2021.

(Significant Subsequent Events)

Not applicable