



April 24, 2026

## Consolidated Financial Results

### For the Fiscal Year Ended March 31, 2026

<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 principles generally accepted in Japan.

Name of company listed:	Nomura Real Estate Holdings, Inc.
Shares traded:	TSE
Code number:	3231
URL:	<a href="https://www.nomura-re-hd.co.jp/english/">https://www.nomura-re-hd.co.jp/english/</a>
Representative:	Satoshi Arai, President and Representative Director
Inquiries:	Yoshiro Arima, General Manager, Corporate Communications Dept.
Email:	nrehd-ir@nomura-re.co.jp
Scheduled date of Ordinary General Meeting of Shareholders:	June 25, 2026
Scheduled starting date for dividend payments:	June 4, 2026
Scheduled submitting date of securities report:	June 23, 2026
Preparation of explanatory materials for financial results:	No
Information meetings arranged related to financial results:	Yes (for institutional investors and analysts)

(Values of less than one million yen rounded down)

### I. I. Consolidated operating results for the fiscal year from April 1, 2025 to March 31, 2026

#### (1) Consolidated business results

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

	Operating revenue		Operating profit		Business profit		Ordinary profit		Profit attributable to owners of parent	
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
Fiscal year ended										
Mar. 31, 2026	942,505	24.4	138,242	16.2	147,384	17.8	124,807	16.9	82,880	10.8
Mar. 31, 2025	757,638	3.1	118,958	6.1	125,104	10.1	106,740	8.6	74,835	9.8

(Note) Comprehensive income: Fiscal year ended March 31, 2026 : 88,206 million yen (down 3.0%)

Fiscal year ended March 31, 2025 : 90,944 million yen (up 36.7%)

(Note) Business profit = operating profit + share of profit (loss) of entities accounted for using equity method + amortization of intangible assets associated with corporate acquisitions + gain or loss on sale of equity interest in project companies (\*1) in the Overseas Business Unit (\*2)

\*1 They refer to SPCs, etc. which are mainly engaged in holding/development of real estate.

\*2 "Gain or loss on sale of equity interest in project companies in the Overseas Business Unit" has been added to the definition of business profit. The change to this definition has been applied from the fiscal year ended March 31, 2025.

(Note) The rate of changes from previous fiscal year in business profit for the previous fiscal year has also been calculated based on this definition.

	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, 2026	96.69	96.67	10.7	4.5	14.7
Mar. 31, 2025	86.77	86.69	10.4	4.3	15.7

(Reference) Share of profit (loss) of entities accounted for using equity method: Fiscal year ended March 31, 2026 : 6,877 million yen

Fiscal year ended March 31, 2025 : 5,008 million yen

(Note) Nomura Real Estate Holdings, Inc. (the “Company”) conducted a stock split at a ratio of five shares for every one share of common stock on April 1, 2025. “Basic earnings per share” and “Diluted earnings per share” have been calculated based on the assumption that the stock split was conducted at the beginning of the previous fiscal year.

(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, 2026	2,811,989	802,729	28.5	938.08
Mar. 31, 2025	2,686,569	751,439	27.9	873.40

(Reference) Shareholders' equity: As of March 31, 2026 : 801,312 million yen As of March 31, 2025 : 750,048 million yen

(Note) The Company conducted a stock split at a ratio of five shares for every one share of common stock on April 1, 2025. “Net assets per share” has been calculated based on the assumption that the stock split was conducted at the beginning of the previous fiscal year.

(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, 2026	44,906	(59,067)	15,643	36,842
Mar. 31, 2025	(133,793)	(203,364)	318,459	35,894

## 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, 2025	-	82.50	-	87.50	170.00	29,777	39.2	4.1
Mar. 31, 2026	-	18.00	-	22.00	40.00	34,929	41.4	4.5
Mar. 31, 2027 (Forecast)	-	22.00	-	22.00	44.00		43.7	

(Notes) 1. The total amount of dividends includes the amount of dividends paid to BIP (Board Incentive Plan) trust and the ESOP (Employee Stock Ownership Plan) trust for granting stock (472 million yen in the fiscal year ended March 31, 2025 and 703 million yen in the fiscal year ended March 31, 2026)

2. The Company conducted a stock split at a ratio of five shares for every one share of common stock on April 1, 2025. The amounts shown for the fiscal year ended March 31, 2025 are the actual amount of dividends paid before the stock split.

## III. Forecasts of consolidated operating results for the fiscal year from April 1, 2026 to March 31, 2027

(% 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	%	
Fiscal year ending											Yen
Mar. 31, 2027	1,080,000	14.6	140,000	1.3	150,000	1.8	125,000	0.2	86,000	3.8	100.68

**\* Notes**

- (1) Significant changes in the scope of consolidation during the period: 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
	2026	2025
1) Number of shares issued at end of period (including treasury shares)	917,927,685	917,388,185
2) Treasury shares at end of period	63,725,878	58,618,355
	Fiscal year ended	Fiscal year ended
	March 31, 2026	March 31, 2025
3) Average number of shares outstanding during the period	857,167,445	862,447,528

(Note) 1. The Company conducted a stock split at a ratio of five shares for every one share of common stock on April 1, 2025. The number of shares issued (common stock) has been calculated based on the assumption that the stock split was conducted at the beginning of the previous fiscal year.

2. The number of treasury shares at end of each period includes the Company's shares owned by BIP trust and ESOP trust (19,062,378 shares as of March 31, 2026 and 13,955,135 shares as of March 31, 2025). The Company's shares owned by BIP trust and ESOP trust are included in the number of treasury shares deducted in the calculation of average number of shares outstanding during the period (15,956,184 shares in the fiscal year ended March 31, 2026 and 14,206,752 shares in the fiscal year ended March 31, 2025).

\* 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

- 1. 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 due to various factors. For matters related to the forecasts of financial results, please refer to "1. Business Results and Financial Position (3) Consolidated Operating Result Forecasts" on page 4 of the Attachments.

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## 1. Business Results and Financial Position

### (1) Overview of the Current Business Results

The Nomura Real Estate Group (the “Group”) posted the following consolidated performance for the fiscal year ended March 31, 2026: Operating revenue of 942,505 million yen, which represents an increase of 184,866 million yen, or 24.4% year on year; operating profit of 138,242 million yen, an increase of 19,284 million yen, or 16.2%; business profit of 147,384 million yen, an increase of 22,280 million yen, or 17.8%; ordinary profit of 124,807 million yen, an increase of 18,067 million yen, or 16.9%; and profit attributable to owners of parent of 82,880 million yen, an increase of 8,045 million yen, or 10.8%.

(Note) Business profit = operating profit + share of profit (loss) of entities accounted for using equity method + amortization of intangible assets associated with corporate acquisitions + gain or loss on sale of equity interest in project companies (\*1) in the Overseas Business Unit

\*1 They refer to SPCs, etc. which are mainly engaged in holding/development of real estate.

An overview of business unit achievements is given below:

(Notes) 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. On September 1, 2025, a merger was completed between Nomura Real Estate Partners Co., Ltd., which became the surviving company, and Nomura Real Estate Amenity Service Co., Ltd., which became the dissolving company.

#### 1) Residential Development Business Unit

Operating revenue in this Business Unit totaled 433,408 million yen, which represents an increase of 64,951 million yen, or 17.6% year on year, and business profit totaled 61,736 million yen, an increase of 12,953 million yen, or 26.6%, resulting in increases in both operating revenue and business profit compared with the financial results of the fiscal year ended March 31, 2025.

#### 2) Commercial Real Estate Business Unit

Operating revenue in this Business Unit totaled 324,789 million yen, which represents an increase of 111,439 million yen, or 52.2% year on year, and business profit totaled 53,987 million yen, an increase of 12,373 million yen, or 29.7%, resulting in increases in both operating revenue and business profit compared with the financial results of the fiscal year ended March 31, 2025.

#### 3) Overseas Business Unit

Operating revenue in this Business Unit totaled 3,718 million yen, which represents a decrease of 5,683 million, or 60.5% year on year, and business profit totaled 2,792 million yen, a decrease of 3,827 million yen, or 57.8% year on year, resulting in decreases in both operating revenue and business profit compared with the financial results of the fiscal year ended March 31, 2025. Share of profit of entities accounted for using equity method included in the business profit in this Business Unit was 6,616 million yen and gain on sale of equity interest in project companies was 858 million yen.

#### 4) Investment Management Business Unit

Operating revenue in this Business Unit totaled 16,340 million yen, which represents an increase of 746 million yen, or 4.8% year on year, and business profit totaled 10,575 million yen, an increase of 718 million yen, or 7.3%, resulting in increases in both operating revenue and business profit compared with the financial results of the fiscal year ended March 31, 2025.

#### 5) Property Brokerage & CRE Business Unit

Operating revenue in this Business Unit totaled 64,363 million yen, which represents an increase of 7,175 million yen, or 12.5% year on year, and business profit totaled 18,994 million yen, an increase of 2,421 million yen, or 14.6%, resulting in increases in both operating revenue and business profit compared with the financial results of the fiscal year ended March 31, 2025.

#### 6) Property & Facility Management Business Unit

Operating revenue in this Business Unit totaled 129,869 million yen, which represents an increase of 15,980 million yen, or 14.0% year on year, and business profit totaled 13,526 million yen, an increase of 1,585 million yen, or 13.3%, resulting in increases in both operating revenue and business profit compared with the financial results of the fiscal year ended March 31, 2025.

#### 7) Other

Operating revenue totaled 280 million yen, which represents a decrease of 1 million yen, or 0.7% year on year, and business profit totaled 94 million yen, which represents a decrease of 41 million yen, or 30.7% year on year.

## (2) Overview of the Current Financial Position

	As of March 31, 2025 (Millions of yen)	As of March 31, 2026 (Millions of yen)	Changes (Millions of yen)	Changes
Total assets	2,686,569	2,811,989	125,419	4.7%
Total liabilities	1,935,129	2,009,259	74,130	3.8%
[Of which, Interest-bearing debt]	[1,545,305]	[1,599,365]	[54,059]	3.5%
Net assets	751,439	802,729	51,289	6.8%
Shareholders' equity ratio	27.9%	28.5%	–	–
D/E ratio	2.1	2.0	–	–

(Note) D/E (Debt-to-Equity) ratio = Interest-bearing debt / Shareholders' equity

### 1) Total Assets

Total assets were 2,811,989 million yen, which represents an increase of 125,419 million yen compared to the end of the previous fiscal year. This increase was mainly because real estate for sale increased by 134,178 million yen and investment securities by 56,379 million yen, while land decreased by 90,536 million yen.

### 2) Total liabilities

Total liabilities were 2,009,259 million yen, which represents an increase of 74,130 million yen compared to the end of the previous fiscal year. This increase was mainly because long-term borrowings increased by 160,226 million yen, while short-term borrowings decreased by 69,166 million yen and commercial papers by 34,000 million yen.

### 3) Net assets

Net assets were 802,729 million yen, which represents an increase of 51,289 million yen compared to the end of the previous fiscal year. This increase was mainly because retained earnings increased by 51,889 million yen and remeasurements of defined benefit plans by 4,658 million yen, while treasury shares decreased by 6,137 million yen.

The shareholders' equity ratio was 28.5%, an increase of 0.6 percentage point from the end of the previous fiscal year.

### 4) Cash Flows

Cash and cash equivalents as of March 31, 2026 totaled 36,842 million yen, which represents an increase of 947 million yen compared to the end of the previous fiscal year.

Net cash provided by operating activities amounted to 44,906 million yen. This was mainly due to an increase in cash inflow from profit before income taxes (109,478 million yen), despite increases in cash outflows from inventories (40,354 million yen) and income taxes paid (37,718 million yen).

Net cash used in investing activities amounted to 59,067 million yen. This was mainly due to cash outflows from purchase of property, plant and equipment and intangible assets (69,165 million yen) and purchase of investment securities (48,673 million yen), despite an increase in a cash inflow from proceeds from sale of property, plant and equipment and intangible assets (39,147 million yen).

Net cash provided by financing activities amounted to 15,643 million yen. This was mainly due to a cash inflow from proceeds from long-term borrowings (239,824 million yen), despite cash outflows mainly from repayments of long-term borrowings (124,139 million yen) and decrease of commercial papers (34,000 million yen).

(3) Consolidated Operating Results Forecasts

1) Consolidated Forecasts

Forecasts of consolidated operating results for the fiscal year ending March 31, 2027 are as follows:

	FY2026/3 (From April 1, 2025 to March 31, 2026)	FY2027/3 (From April 1, 2026 to March 31, 2027) forecast	Changes
Operating revenue (Millions of yen)	942,505	1,080,000	137,494
Operating profit (Millions of yen)	138,242	140,000	1,757
Business profit (Millions of yen)	147,384	150,000	2,615
Ordinary profit (Millions of yen)	124,807	125,000	192
Profit attributable to owners of parent (Millions of yen)	82,880	86,000	3,119
Basic earnings per share (Yen)	96.69	100.68	3.99

2) By segment

Forecasts for the fiscal year ending March 31, 2027 by segment are as follows:

Operating revenue

	FY2026/3 (From April 1, 2025 to March 31, 2026) (Millions of yen)	FY2027/3 (From April 1, 2026 to March 31, 2027) forecast (Millions of yen)	Changes (Millions of yen)
Residential Development	433,408	500,000	66,591
Commercial Real Estate	324,789	370,000	45,210
Overseas	3,718	4,000	281
Investment Management	16,340	25,000	8,659
Property Brokerage & CRE	64,363	68,000	3,636
Property & Facility Management	129,869	133,000	3,130
Other	280	0	(280)
Adjustments	(30,264)	(20,000)	10,264
Total	942,505	1,080,000	137,494

Business profit

	FY2026/3 (From April 1, 2025 to March 31, 2026) (Millions of yen)	FY2027/3 (From April 1, 2026 to March 31, 2027) forecast (Millions of yen)	Changes (Millions of yen)
Residential Development	61,736	69,000	7,263
Commercial Real Estate	53,987	52,000	(1,987)
Overseas	2,792	0	(2,792)
Investment Management	10,575	11,500	924
Property Brokerage & CRE	18,994	19,000	5
Property & Facility Management	13,526	9,500	(4,026)
Other	94	0	(94)
Adjustments	(14,323)	(11,000)	3,323
Total	147,384	150,000	2,615

(4) Basic Policy regarding Profit Distribution and Dividends for the Current and Next Fiscal Years

The Group has set the year-end dividend for the fiscal year ended March 31, 2026 at 22.0 yen per share, as announced on January 28, 2026. Combined with the interim dividend already paid, the annual dividend will be 40.0 yen per share. As a result, the dividend payout ratio for this fiscal year is 41.4%

Under the Long-term Management Policy, which was formulated in April 2025, the Company set financial policies of the total return ratio to be 40-50% and of setting a level that meets DOE of 4% as the lower limit for annual dividend. Based on these policies, the Company intends to set both the interim dividend and the year-end dividend for the next fiscal year ending March 31, 2027 at 22.0 yen per share; therefore, the annual dividend is expected to be 44.0 yen per share.

(Note) DOE = annual dividend / average shareholders' equity during the period

## 2. Group Companies

As of the end of this fiscal year, the Group comprises the Company and 112 affiliated companies (44 consolidated subsidiaries, and 68 unconsolidated subsidiaries accounted for using the equity method and affiliates). The main businesses of the major 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, the development of senior housing, and the development of hotels.
- Nomura Real Estate Wellness Co., Ltd. is engaged in the planning and operation of senior housing.
- Nomura Real Estate Hotels Co., Ltd. is engaged in the planning and operation of hotels.
- UDS Ltd. is engaged in the planning, design and construction of real estates, and the operation of hotels and other properties.
- OKINAWA UDS Ltd. is engaged in the operation of hotels.
- PRIME X Co., Ltd. operates as an internet advertising agency.
- First Living Assistance Co., Ltd. provides emergency response services for homes and buildings.

### < 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 Life & Sports Co., Ltd. is engaged in the management of fitness club business.
- Nomura Real Estate Retail Properties Co., Ltd. provides contract services for planning and operation of retail facilities.

### <Overseas Business Unit>

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

### < Investment Management Business Unit >

- Nomura Real Estate Asset Management Co., Ltd. provides asset 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 funds managed by Nomura Real Estate Asset Management Co., Ltd.

### <Property Brokerage & CRE Business Unit>

- Nomura Real Estate Solutions Co., Ltd. is engaged in real estate brokerage and consulting business, as well as the insurance agency business.

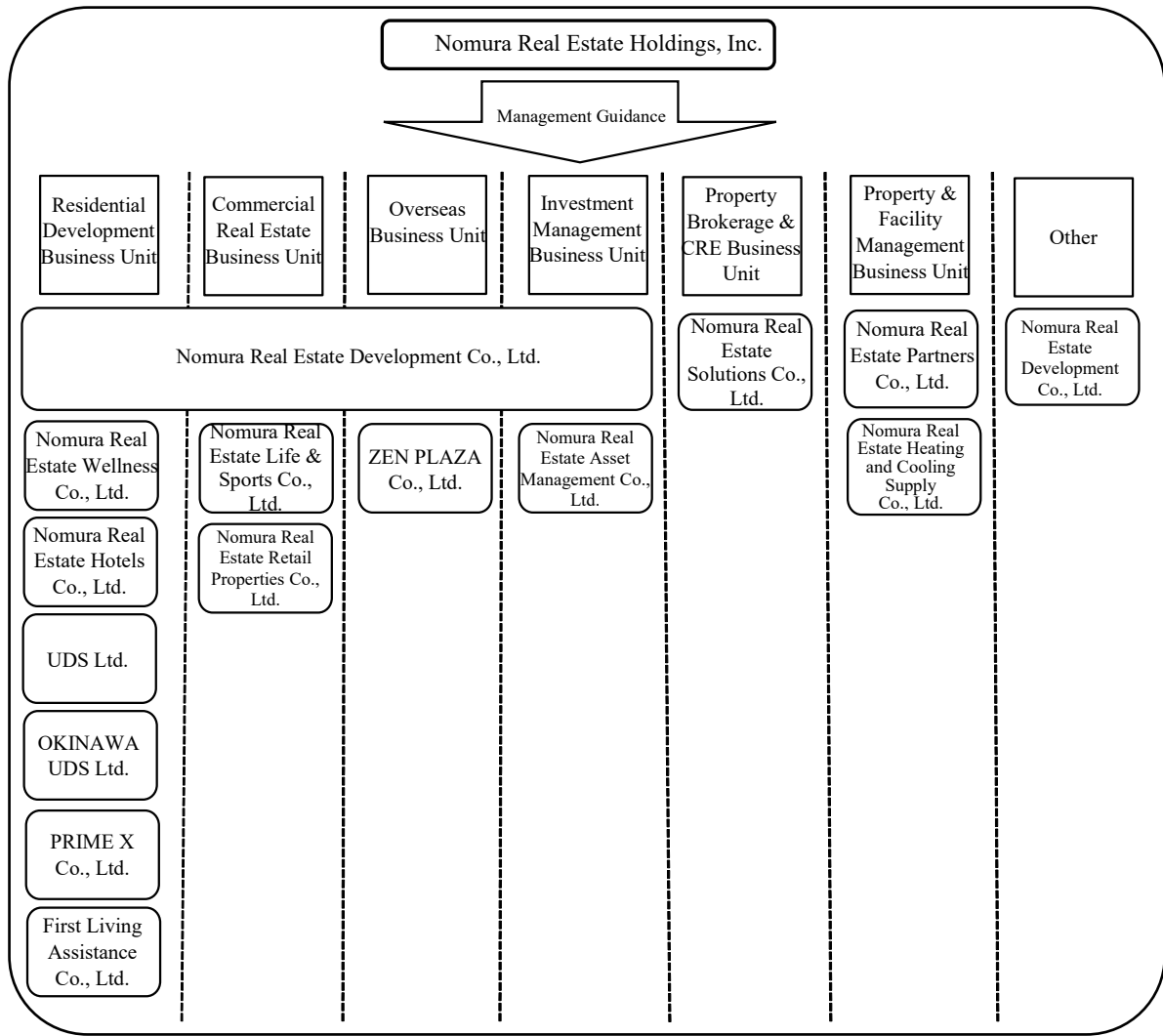
### <Property & Facility Management Business Unit>

- Nomura Real Estate Partners Co., Ltd. is engaged in the operation and management of condominiums and office buildings, as well as contract work for repair and tenant constructions associated with management, and is also engaged 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 City, Kanagawa) and a solar power generation business utilizing logistics facilities managed by the Group.

### <Other>

- Nomura Real Estate Development Co., Ltd. is engaged in the sale and leasing of land and buildings.

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



### 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.

2. Consolidated Financial Statements and Notes

(1) Consolidated Balance Sheets

(Millions of yen)

	As of March 31, 2025	As of March 31, 2026
<b>Assets</b>		
Current assets		
Cash and deposits	37,265	38,288
Notes and accounts receivable - trade, and contract assets	32,432	38,199
Real estate for sale	527,417	661,595
Real estate for sale in process	370,730	376,640
Land held for development	264,096	272,873
Equity investments	103,060	131,545
Other	149,582	128,386
Allowance for doubtful accounts	(22)	(16)
<b>Total current assets</b>	<b>1,484,563</b>	<b>1,647,512</b>
Non-current assets		
Property, plant and equipment		
Buildings and structures	546,472	501,265
Accumulated depreciation	(225,717)	(211,543)
Buildings and structures, net	320,755	289,722
Land	513,933	423,396
Other	78,126	80,680
Accumulated depreciation	(22,565)	(21,493)
Other, net	55,561	59,186
<b>Total property, plant and equipment</b>	<b>890,250</b>	<b>772,305</b>
Intangible assets	36,278	38,815
Investments and other assets		
Investment securities	189,916	246,296
Leasehold and guarantee deposits	36,880	41,892
Deferred tax assets	21,666	21,602
Retirement benefit asset	—	13,700
Other	27,624	30,645
Allowance for doubtful accounts	(611)	(782)
<b>Total investments and other assets</b>	<b>275,476</b>	<b>353,355</b>
<b>Total non-current assets</b>	<b>1,202,005</b>	<b>1,164,476</b>
<b>Total assets</b>	<b>2,686,569</b>	<b>2,811,989</b>

(Millions of yen)

	As of March 31, 2025	As of March 31, 2026
<b>Liabilities</b>		
Current liabilities		
Notes and accounts payable - trade	94,382	87,759
Short-term borrowings	211,799	142,632
Commercial papers	110,000	76,000
Current portion of bonds payable	30,000	—
Income taxes payable	19,733	20,550
Deposits received	21,330	32,427
Provision for bonuses	15,829	17,486
Provision for bonuses for directors (and other officers)	656	803
Other	96,890	79,541
Total current liabilities	600,622	457,202
Non-current liabilities		
Bonds payable	140,000	167,000
Long-term borrowings	1,053,505	1,213,732
Leasehold and guarantee deposits received	63,338	70,034
Deferred tax liabilities	43,497	34,763
Deferred tax liabilities for land revaluation	4,021	4,021
Provision for share awards	6,624	7,293
Retirement benefit liability	5,848	12,089
Other	17,671	43,121
Total non-current liabilities	1,334,506	1,552,056
Total liabilities	1,935,129	2,009,259
Net assets		
Shareholders' equity		
Share capital	119,706	119,836
Capital surplus	115,712	115,843
Retained earnings	519,307	571,197
Treasury shares	(36,220)	(42,357)
Total shareholders' equity	718,506	764,519
Accumulated other comprehensive income		
Valuation difference on available-for-sale securities	4,038	8,268
Deferred gains or losses on hedges	2,822	911
Revaluation reserve for land	7,761	7,761
Foreign currency translation adjustment	10,658	8,932
Remeasurements of defined benefit plans	6,260	10,918
Total accumulated other comprehensive income	31,542	36,792
Share acquisition rights	130	6
Non-controlling interests	1,260	1,411
Total net assets	751,439	802,729
Total liabilities and net assets	2,686,569	2,811,989

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

(Millions of yen)

	Fiscal year ended March 31, 2025	Fiscal year ended March 31, 2026
Operating revenue	757,638	942,505
Operating costs	※ 1 491,037	※ 1 639,923
Operating gross profit	266,601	302,581
Selling, general and administrative expenses	147,643	164,339
Operating profit	118,958	138,242
Non-operating income		
Interest income	195	236
Dividend income	137	131
Share of profit of entities accounted for using equity method	5,008	6,877
Other	558	914
Total non-operating income	5,899	8,160
Non-operating expenses		
Interest expenses	15,851	18,856
Other	2,265	2,738
Total non-operating expenses	18,117	21,595
Ordinary profit	106,740	124,807
Extraordinary income		
Gain on sale of non-current assets	—	17,351
Gain on sale of investment securities	—	858
Other	—	1,287
Total extraordinary income	—	19,497
Extraordinary losses		
Impairment losses	417	20,073
Loss on building reconstruction	2,033	14,753
Total extraordinary losses	2,450	34,826
Profit before income taxes	104,289	109,478
Income taxes - current	33,682	37,874
Income taxes - deferred	(4,344)	(11,352)
Total income taxes	29,337	26,521
Profit	74,951	82,956
Profit attributable to non-controlling interests	116	75
Profit attributable to owners of parent	74,835	82,880

## (Consolidated Statements of Comprehensive Income)

(Millions of yen)

	Fiscal year ended March 31, 2025	Fiscal year ended March 31, 2026
Profit	74,951	82,956
Other comprehensive income		
Valuation difference on available-for-sale securities	(1,271)	4,230
Deferred gains or losses on hedges	7,116	(1,911)
Revaluation reserve for land	(114)	(0)
Foreign currency translation adjustment	6,759	(43)
Remeasurements of defined benefit plans, net of tax	4,181	4,658
Share of other comprehensive income of entities accounted for using equity method	(678)	(1,683)
Total other comprehensive income	15,992	5,250
Comprehensive income	90,944	88,206
Comprehensive income attributable to		
Comprehensive income attributable to owners of parent	90,828	88,130
Comprehensive income attributable to non-controlling interests	115	75

(3) Consolidated Statements of Changes in Shareholders' Equity  
FY2025/3 (From April 1, 2024 to March 31, 2025)

(Millions of yen)

	Shareholders' equity				
	Share capital	Capital surplus	Retained earnings	Treasury shares	Total shareholders' equity
Balance at beginning of period	119,479	115,653	472,152	(31,903)	675,381
Changes during period					
Issuance of new shares	226	226			453
Dividends of surplus			(27,680)		(27,680)
Profit attributable to owners of parent			74,835		74,835
Purchase of treasury shares				(4,999)	(4,999)
Disposal of treasury shares				683	683
Change in ownership interest of parent due to transactions with non-controlling interests		(166)			(166)
Net changes in items other than shareholders' equity					—
Total changes during period	226	59	47,155	(4,316)	43,125
Balance at end of period	119,706	115,712	519,307	(36,220)	718,506

	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 period	5,309	(4,293)	7,876	4,576	2,079	15,548	355	1,154	692,440
Changes during period									
Issuance of new shares									453
Dividends of surplus									(27,680)
Profit attributable to owners of parent									74,835
Purchase of treasury shares									(4,999)
Disposal of treasury shares									683
Change in ownership interest of parent due to transactions with non-controlling interests									(166)
Net changes in items other than shareholders' equity	(1,271)	7,116	(114)	6,082	4,181	15,993	(224)	105	15,874
Total changes during period	(1,271)	7,116	(114)	6,082	4,181	15,993	(224)	105	58,999
Balance at end of period	4,038	2,822	7,761	10,658	6,260	31,542	130	1,260	751,439

FY2026/3 (From April 1, 2025 to March 31, 2026)

(Millions of yen)

	Shareholders' equity				
	Share capital	Capital surplus	Retained earnings	Treasury shares	Total shareholders' equity
Balance at beginning of period	119,706	115,712	519,307	(36,220)	718,506
Changes during period					
Issuance of new shares	130	130			260
Dividends of surplus			(30,990)		(30,990)
Profit attributable to owners of parent			82,880		82,880
Purchase of treasury shares				(8,197)	(8,197)
Disposal of treasury shares				2,060	2,060
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	130	130	51,889	(6,137)	46,012
Balance at end of period	119,836	115,843	571,197	(42,357)	764,519

	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 period	4,038	2,822	7,761	10,658	6,260	31,542	130	1,260	751,439
Changes during period									
Issuance of new shares									260
Dividends of surplus									(30,990)
Profit attributable to owners of parent									82,880
Purchase of treasury shares									(8,197)
Disposal of treasury shares									2,060
Change in ownership interest of parent due to transactions with non-controlling interests									—
Net changes in items other than shareholders' equity	4,230	(1,911)	(0)	(1,726)	4,658	5,250	(124)	151	5,276
Total changes during period	4,230	(1,911)	(0)	(1,726)	4,658	5,250	(124)	151	51,289
Balance at end of period	8,268	911	7,761	8,932	10,918	36,792	6	1,411	802,729

## (4) Consolidated Statements of Cash Flows

(Millions of yen)

	Fiscal year ended March 31, 2025	Fiscal year ended March 31, 2026
<b>Cash flows from operating activities</b>		
Profit before income taxes	104,289	109,478
Depreciation	20,888	29,366
Impairment losses	417	20,073
Gain on sale of non-current assets	—	(17,351)
Loss (gain) on sale of investment securities	—	(858)
Share of loss (profit) of entities accounted for using equity method	(5,008)	(6,877)
Increase (decrease) in allowance for doubtful accounts	208	164
Decrease (increase) in retirement benefit asset	—	(13,700)
Increase (decrease) in retirement benefit liability	(6,951)	6,242
Interest and dividend income	(332)	(367)
Interest expenses	15,851	18,856
Decrease (increase) in trade receivables	(3,090)	(5,872)
Decrease (increase) in inventories	(149,959)	(40,354)
Decrease (increase) in equity investments	(49,703)	(27,661)
Increase (decrease) in trade payables	15,319	(6,446)
Increase (decrease) in deposits received	(8,779)	11,095
Other, net	(28,229)	16,774
Subtotal	(95,078)	92,558
Interest and dividends received	2,271	9,510
Interest paid	(15,355)	(19,443)
Income taxes refund (paid)	(25,630)	(37,718)
Net cash provided by (used in) operating activities	(133,793)	44,906
<b>Cash flows from investing activities</b>		
Purchase of investment securities	(8,637)	(48,673)
Proceeds from sales and liquidation of investment securities	619	15,303
Purchase of shares of subsidiaries resulting in change in scope of consolidation	(20,963)	—
Purchase of property, plant and equipment and intangible assets	(167,343)	(69,165)
Proceeds from sale of property, plant and equipment and intangible assets	99	39,147
Payments of leasehold and guarantee deposits	(4,234)	(4,539)
Proceeds from refund of leasehold and guarantee deposits	3,581	5,326
Repayments of lease and guarantee deposits received	(3,846)	(11,609)
Proceeds from lease and guarantee deposits received	5,204	15,979
Other, net	(7,843)	(835)
Net cash provided by (used in) investing activities	(203,364)	(59,067)

(Millions of yen)

	Fiscal year ended March 31, 2025	Fiscal year ended March 31, 2026
<b>Cash flows from financing activities</b>		
Net increase (decrease) in short-term borrowings	57,067	(25,162)
Repayments of finance lease liabilities	(394)	(327)
Net increase (decrease) in commercial papers	110,000	(34,000)
Proceeds from long-term borrowings	254,505	239,824
Repayments of long-term borrowings	(90,344)	(124,139)
Proceeds from issuance of shares	237	151
Proceeds from share issuance to non-controlling shareholders	—	100
Proceeds from issuance of bonds	29,858	26,858
Redemption of bonds	(10,000)	(30,000)
Proceeds from sale of treasury shares	436	1,454
Purchase of treasury shares	(5,143)	(8,197)
Dividends paid	(27,680)	(30,990)
Dividends paid to non-controlling interests	(30)	(35)
Proceeds from investments in silent partnerships	—	107
Purchase of shares of subsidiaries not resulting in change in scope of consolidation	(53)	—
Net cash provided by (used in) financing activities	318,459	15,643
Effect of exchange rate change on cash and cash equivalents	782	81
Net increase (decrease) in cash and cash equivalents	(17,916)	1,565
Cash and cash equivalents at beginning of period	53,811	35,894
Increase (decrease) in cash and cash equivalents resulting from change in scope of consolidation	—	(617)
Cash and cash equivalents at end of period	35,894	36,842

(5) Notes to Consolidated Financial Statements  
 (Going Concern Assumptions)  
 Not applicable.

(Notes to Consolidated Statements of Income)

\*1 Inventory at the end of the fiscal year 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)	
	FY2025/3 (From April 1, 2024 to March 31, 2025)	FY2026/3 (From April 1, 2025 to March 31, 2026)
	1,123	2,577

(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 real estate for rent since they are used by the Company and certain consolidated subsidiaries.

The book values in the Consolidated Balance Sheets, 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)	
	FY2025/3 (From April 1, 2024 to March 31, 2025)	FY2026/3 (From April 1, 2025 to March 31, 2026)
Real estate for rent		
Book value in the consolidated balance sheets		
Balance at the beginning of the fiscal year	644,362	473,378
Changes during the fiscal year	(Notes) 2 (170,984)	(44,700)
Balance at the end of the fiscal year	473,378	428,678
Fair value at the end of the fiscal year	677,140	643,840
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	24,953	328,324
Changes during the fiscal year	(Notes) 3 303,371	(29,157)
Balance at the end of the fiscal year	328,324	299,167
Fair value at the end of the fiscal year	448,445	401,274

- (Notes) 1. Book values in the consolidated balance sheets are the amounts determined by deducting accumulated depreciation from the acquisition cost.
2. From the fiscal year ended March 31, 2025, due to the completion of BLUE FRONT SHIBAURA TOWER S, the amounts recorded on the consolidated balance sheet for Hamamatsucho Building and other properties have been reclassified from "Real estate for rent" to "Properties including the portion used as real estate for rent." The change from this reclassification is a deduction of 189,494 million yen.
3. Among the changes for the fiscal year ended March 31, 2025, the main increase relates to completion of BLUE FRONT SHIBAURA TOWER S and reclassification from "Real estate for rent" (total of 303,361 million yen).
4. Fair values as of March 31, 2025 and 2026 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, etc.)

1) FY2025/3 (From April 1, 2024 to March 31, 2025)

a. Information regarding sales, gains or losses, assets, liabilities and others, by reportable segment

(Millions of yen)

	Reportable segments							Other (Note) 1	Total	Adjustments (Note) 2	Amount recorded in consolidated financial statements (Note) 3
	Residential Develop- ment	Commercial Real Estate	Overseas	Investment Manage- ment	Property Brokerage & CRE	Property & Facility Manage- ment	Subtotal				
Operating revenue											
External customers	367,087	210,447	9,401	15,354	55,840	99,230	757,361	276	757,638	-	757,638
Internal sales and transfer amount among segments	1,369	2,902	-	239	1,347	14,659	20,518	4	20,523	(20,523)	-
Subtotal	368,456	213,349	9,401	15,593	57,188	113,889	777,880	281	778,161	(20,523)	757,638
Operating profit (Note) 3	47,894	41,326	1,736	9,757	16,575	11,952	129,242	136	129,379	(10,420)	118,958
Share of profit (loss) of entities accounted for using equity method (Note) 3	29	52	4,840	98	(1)	(11)	5,008	-	5,008	-	5,008
Amortization of intangible assets associated with corporate acquisitions (Note) 3	859	235	42	-	-	-	1,137	-	1,137	-	1,137
Gain or loss on sale of equity interest in project companies in the Overseas Business Unit (Note) 3	-	-	-	-	-	-	-	-	-	-	-
Segment profit or loss (Business profit or loss) (Note) 3	48,782	41,614	6,620	9,856	16,573	11,941	135,388	136	135,524	(10,420)	125,104
Segment assets	784,460	1,454,584	296,730	59,851	36,484	53,104	2,685,216	1,295	2,686,511	57	2,686,569
Other items											
Depreciation	2,451	15,064	357	57	628	789	19,350	9	19,359	1,529	20,888
Investment in affiliates accounted for using equity method	608	1,083	230,145	628	146	382	232,995	-	232,995	451	233,446
Increase in property, plant and equipment and intangible assets	9,860	145,757	4,346	11	2,211	1,372	163,560	0	163,561	10,857	174,419

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

2. (1) The deduction of 10,420 million yen shown in the adjustments column for segment profit or loss (business profit or loss) includes elimination of intersegment transactions of 3,095 million yen and a deduction of 13,516 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 57 million yen shown in the adjustments column for segment assets includes a deduction of 65,692 million yen for the elimination of inter-segment transactions and an addition of 65,749 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 + gain or loss on sale of equity interest in project companies (\*1) in the Overseas Business Unit

\*1 They refer to SPCs, etc. which are mainly engaged in holding/development of real estate.

2) FY2026/3 (From April 1, 2025 to March 31, 2026)

a. Information regarding sales, gains or losses, assets, liabilities and others, by reportable segment

(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	Overseas	Investment Management	Property Brokerage & CRE	Property & Facility Management	Subtotal				
Operating revenue											
External customers	431,723	318,711	3,718	16,102	62,322	109,653	942,230	275	942,505	-	942,505
Internal sales and transfer amount among segments	1,685	6,078	-	238	2,040	20,216	30,259	4	30,264	(30,264)	-
Subtotal	433,408	324,789	3,718	16,340	64,363	129,869	972,489	280	972,769	(30,264)	942,505
Operating profit (Note) 3	60,588	53,710	(4,723)	10,421	18,982	13,493	152,472	94	152,566	(14,323)	138,242
Share of profit (loss) of entities accounted for using equity method (Note) 3	20	42	6,616	153	12	33	6,877	-	6,877	-	6,877
Amortization of intangible assets associated with corporate acquisitions (Note) 3	1,127	235	42	-	-	-	1,405	-	1,405	-	1,405
Gain or loss on sale of equity interest in project companies in the Overseas Business Unit (Note) 3	-	-	858	-	-	-	858	-	858	-	858
Segment profit or loss (Business profit or loss) (Note) 3	61,736	53,987	2,792	10,575	18,994	13,526	161,613	94	161,708	(14,323)	147,384
Segment assets	824,225	1,470,334	343,962	65,494	37,698	58,262	2,799,977	2,118	2,802,096	9,893	2,811,989
Other items											
Depreciation	2,622	21,555	787	96	1,121	1,111	27,295	8	27,303	2,062	29,366
Investment in affiliates accounted for using equity method	1,100	11,005	289,793	1,399	164	416	303,881	-	303,881	470	304,351
Increase in property, plant and equipment and intangible assets	11,694	41,532	870	55	1,305	1,614	57,072	33	57,105	6,332	63,438

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

2. (1) The deduction of 14,323 million yen shown in the adjustments column for segment profit or loss (business profit or loss) includes elimination of intersegment transactions of 5,068 million yen and a deduction of 19,392 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 9,893 million yen shown in the adjustments column for segment assets includes a deduction of 68,604 million yen for the elimination of inter-segment transactions and an addition of 78,497 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 + gain or loss on sale of equity interest in project companies (\*1) in the Overseas Business Unit

\*1 They refer to SPCs, etc. which are mainly engaged in holding/development of real estate.

3) Information regarding impairment losses on non-current assets by reportable segment

FY2025/3 (From April 1, 2024 to March 31, 2025)

(Millions of yen)

	Residential Development	Commercial Real Estate	Overseas	Investment Management	Property Brokerage & CRE	Property & Facility Management	Other	Adjustment amount	Total
Impairment losses	-	417	-	-	-	-	-	-	417

FY2026/3 (From April 1, 2025 to March 31, 2026)

(Millions of yen)

	Residential Development	Commercial Real Estate	Overseas	Investment Management	Property Brokerage & CRE	Property & Facility Management	Other	Adjustment amount	Total
Impairment losses	163	19,909	-	-	-	-	-	-	20,073

(Per Share Information)

	FY2025/3 (From April 1, 2024 to March 31, 2025)	FY2026/3 (From April 1, 2025 to March 31, 2026)
Net assets per share	873.40 yen	938.08 yen
Basic earnings per share	86.77 yen	96.69 yen
Diluted earnings per share	86.69 yen	96.67 yen

(Notes) 1. The Company conducted a stock split at a ratio of five shares for every one share of common stock on April 1, 2025. "Net assets per share," "Basic earnings per share" and "Diluted earnings per share" have been calculated based on the assumption that the stock split was conducted at the beginning of the previous fiscal year.

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

	FY2025/3 (From April 1, 2024 to March 31, 2025)	FY2026/3 (From April 1, 2025 to March 31, 2026)
Basic earnings per share		
Profit attributable to owners of parent (Millions of yen)	74,835	82,880
Profit not attributed to common shareholders (Millions of yen)	-	-
Profit attributable to owners of parent available to common stock (Millions of yen)	74,835	82,880
Average number of shares of common stock outstanding during the period (Thousand shares)	862,447	857,167
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)	761	142
Of which, stock acquisition rights (Thousand shares)	(761)	(142)
Description of potentially dilutive common shares not	-	-

included in the computation of diluted earnings per share because of their anti-dilutive effect		
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(Note) For the purposes of calculating net assets per share, the Company's shares owned by BIP trust and ESOP trust 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. The number of the treasury shares at the end of period deducted in calculating net assets per share was 13,955 thousand shares for the fiscal year ended March 31, 2025 and 19,062 thousand shares for the fiscal year ended March 31, 2026, and the average number of treasury shares during the period deducted in calculating the basic earnings per share and diluted earnings per share was 14,206 thousand shares for the fiscal year ended March 31, 2025 and 15,956 thousand shares for the fiscal year ended March 31, 2026.

(Significant Subsequent Events)

Not applicable.