April 24, 2025

Consolidated Financial Results

For the Fiscal Year Ended March 31, 2025
<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 :	https://www.nomura-re-hd.co.jp/english/
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 26, 2025
Scheduled starting date for dividend payments:	June 5, 2025
Scheduled submitting date of securities report:	June 25, 2025
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. Consolidated operating results for the fiscal year from April 1, 2024 to March 31, 2025

(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, 2025	757,638	3.1	118,958	6.1	125,104	10.1	106,740	8.6	74,835	9.8
Mar. 31, 2024	734,715	12.2	112,114	12.6	113,665	8.1	98,248	4.4	68,164	5.6

(Note) Comprehensive income: Fiscal year ended March 31, 2025 : 90,944 million yen (up 36.7%)
Fiscal year ended March 31, 2024 : 66,548 million yen (down 1.1%)

(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, 2025	86.77	86.69	10.4	4.3	15.7
Mar. 31, 2024	78.46	78.31	10.1	4.5	15.3

(Reference) Share of profit (loss) of entities accounted for using equity method: Fiscal year ended March 31, 2025 : 5,008 million yen
Fiscal year ended March 31, 2024 : 1,035 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, 2025	2,686,569	751,439	27.9	873.40
Mar. 31, 2024	2,251,456	692,440	30.7	800.56

(Reference) Shareholders' equity: As of March 31, 2025 : 750,048 million yen As of March 31, 2024 : 690,930 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, 2025	(133,793)	(203,364)	318,459	35,894
Mar. 31, 2024	70,878	(83,638)	39,921	53,811

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, 2024	-	65.00	-	75.00	140.00	24,707	35.7	3.6
Mar. 31, 2025	-	82.50	-	87.50	170.00	29,777	39.2	4.1
Mar. 31, 2026 (Forecast)	-	18.00	-	18.00	36.00		41.2	

(Note) 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 (428 million yen in the fiscal year ended March 31, 2024 and 472 million yen in the fiscal year ended March 31, 2025).

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 years ended March 31, 2024 and 2025 are the actual amount of dividends paid before the stock split. The amounts shown for the fiscal year ending March 31, 2026 (forecast) are the figures after the stock split. The annual dividend per share for the fiscal year ending March 31, 2026 (forecast) without considering the stock split would be 180 yen.

III. Forecasts of consolidated operating results for the fiscal year from April 1, 2025 to March 31, 2026

(% 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
Fiscal year ending	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%	Yen
Mar. 31, 2026	940,000	24.1	122,000	2.6	135,000	7.9	108,000	1.2	75,000	0.2	87.33

(Note) The Company conducted a stock split at a ratio of five shares for every one share of common stock on April 1, 2025. The impact of the stock split has been considered in calculating "Basic earnings per share" in the forecasts of consolidated operating results for the fiscal year ending March 31, 2026.

*** 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. : Yes
2) Changes in accounting policies other than the above : None
3) Changes in accounting estimates : None
4) Restatements : None

(Note) For details, please see "4. Consolidated Financial Statements and Notes (5) Notes to Consolidated Financial Statements, (Notes to Changes in Accounting Policies)" on page 17 of the Attachments.

(3) Number of shares issued (common stock)

	As of Mar. 31 2025	As of Mar. 31 2024
1) Number of shares issued at end of period (including treasury shares)	917,388,185	916,341,185
2) Treasury shares at end of period	58,618,355	53,280,215

	Fiscal year ended March 31, 2025	Fiscal year ended March 31, 2024
3) Average number of shares outstanding during the period	862,447,528	868,799,700

(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 (13,955,135 shares as of March 31, 2025 and 15,266,255 shares as of March 31, 2024). 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 (14,206,752 shares in the fiscal year ended March 31, 2025 and 15,959,235 shares in the fiscal year ended March 31, 2024).

* 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.
2. From the fiscal year ended March 31, 2025, the breakdown of business results for each business unit, etc. in the "Business Results and Financial Position" section of the Attachments of this Consolidated Financial Results report, and the information presented in the Fact Sheets have been moved to the Presentation Materials disclosed on the Company's website (https://www.nomura-re-hd.co.jp/english/ir/ir-library/).

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1. Business Results and Financial Position

(1) Business Results

During this fiscal year, the Japanese economy remained on a gradual recovery trend mainly due to a recovery in corporate capital investment and exports, an improvement in the employment/personal income environment and effects of various policies. On the other hand, there are mounting concerns regarding the risk that changes in the international situation, including in trade policies, may impact the global economy. In addition, it will continue to be necessary to closely monitor the impacts of persistent price increases and any gradual raising of the policy interest rate in Japan.

In this business environment, the Nomura Real Estate Group (the "Group") posted the following business results for this fiscal year: Operating revenue of 757,638 million yen, which represents an increase of 22,923 million yen, or 3.1% year on year; operating profit of 118,958 million yen, an increase of 6,843 million yen, or 6.1%; business profit of 125,104 million yen, an increase of 11,438 million yen, or 10.1%; ordinary profit of 106,740 million yen, an increase of 8,491 million yen, or 8.6%; and profit attributable to owners of parent of 74,835 million yen, an increase of 6,670 million yen, or 9.8%.

(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 (*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) In the calculation of the rate of changes from previous fiscal year in business profit, business profit for the previous fiscal year has also been calculated based on this definition.

An overview of business unit achievements is given below:

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 the fiscal year ended March 31, 2025, hotel businesses of Nomura Real Estate Development Co., Ltd. and Nomura Real Estate Hotels Co., Ltd., etc., which had been classified under "Commercial Real Estate Business Unit," have been reclassified as "Residential Development Business Unit." In conjunction with these changes, the figures for the fiscal year ended March 31, 2024 have been presented based on the aforementioned changes to the segments. In addition, as of April 1, 2024, the Company acquired all the shares of UDS Ltd. and classified it under "Residential Development Business Unit."

1) Residential Development Business Unit

Operating revenue in this Business Unit totaled 368,456 million yen, which represents an increase of 9,276 million yen, or 2.6% year on year, and business profit totaled 48,782 million yen, an increase of 7,283 million yen, or 17.6%, resulting in increases in both operating revenue and business profit compared with the financial results of the fiscal year ended March 31, 2024.

2) Commercial Real Estate Business Unit

Operating revenue in this Business Unit totaled 213,349 million yen, which represents a decrease of 3,034 million yen, or 1.4% year on year, and business profit totaled 41,614 million yen, a decrease of 7,711 million yen, or 15.6%, resulting in decreases in both operating revenue and business profit compared with the financial results of the fiscal year ended March 31, 2024.

3) Overseas Business Unit

Operating revenue in this Business Unit totaled 9,401 million yen, which represents an increase of 4,784 million yen year on year, and business profit totaled 6,620 million yen (business loss of the previous fiscal year was 357 million yen), resulting in increases in both operating revenue and business profit compared with the financial results of the fiscal year ended March 31, 2024. Share of profit of entities accounted for using equity method included in the business profit in this Business Unit was 4,840 million yen.

4) Investment Management Business Unit

Operating revenue in this Business Unit totaled 15,593 million yen, which represents an increase of 1,237 million yen, or 8.6% year on year, and business profit totaled 9,856 million yen, an increase of 1,284 million yen, or 15.0%, resulting in increases in both operating revenue and business profit compared with the financial results of the fiscal year ended March 31, 2024.

5) Property Brokerage & CRE Business Unit

Operating revenue in this Business Unit totaled 57,188 million yen, which represents an increase of 7,599 million yen, or 15.3% year on year, and business profit totaled 16,573 million yen, an increase of 3,125 million yen, or 23.3%, resulting in increases both in operating revenue and business profit compared with the financial results of the fiscal year ended March 31, 2024.

6) Property & Facility Management Business Unit

Operating revenue in this Business Unit totaled 113,889 million yen, which represents an increase of 5,699 million yen, or 5.3% year on year, and business profit totaled 11,941 million yen, an increase of 1,853 million yen, or 18.4%, resulting in increases in both operating revenue and business profit compared with the financial results of the fiscal year ended March 31, 2024.

7) Other

Operating revenue totaled 281 million yen, which represents an increase of 1 million yen, or 0.4% year on year, and business profit totaled 136 million yen, which represents a decrease of 25 million yen, or 15.5% year on year.

(2) Financial Position

	As of March 31, 2024 (Millions of yen)	As of March 31, 2025 (Millions of yen)	Changes (Millions of yen)	Changes
Total assets	2,251,456	2,686,569	435,112	19.3%
Total liabilities	1,559,015	1,935,129	376,113	24.1%
(Of which, Interest-bearing debt)	(1,192,728)	(1,545,305)	(352,577)	29.6%
Net assets	692,440	751,439	58,999	8.5%
Shareholders' equity ratio	30.7%	27.9%	-	-
Debt / equity ratio	1.7	2.1	-	-

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

1) Total Assets

Total assets were 2,686,569 million yen, which represents an increase of 435,112 million yen compared to the end of the previous fiscal year. This increase was mainly because buildings and structures increased by 154,361 million yen, land held for development increased by 92,695 million yen and equity investments increased by 55,046 million yen.

2) Total liabilities

Total liabilities were 1,935,129 million yen, which represents an increase of 376,113 million yen compared to the end of the previous fiscal year. This increase was mainly because short-term borrowings increased by 114,111 million yen, commercial papers increased by 110,000 million yen and long-term borrowings increased by 108,465 million yen.

3) Net assets

Net assets were 751,439 million yen, which represents an increase of 58,999 million yen compared to the end of the previous fiscal year. This increase was mainly because retained earnings increased by 47,155 million yen, deferred gains or losses on hedges increased by 7,116 million yen and foreign currency translation adjustment increased by 6,082 million yen.

The shareholders' equity ratio was 27.9%, a decrease of 2.8 percentage point from the end of the previous fiscal year.

4) Cash Flows

Cash and cash equivalents as of the end of this fiscal year totaled 35,894 million yen, which represents a decrease of 17,916 million yen compared to the end of the previous fiscal year.

Net cash used in operating activities amounted to 133,793 million yen. This was mainly due to cash outflow from an increase in inventories (cash outflow of 149,959 million yen) and an increase in equity investments (cash outflow of 49,703 million yen), despite cash inflow from profit before income taxes (cash inflow of 104,289 million yen).

Net cash used in investing activities amounted to 203,364 million yen. This was mainly due to cash outflow from the purchase of property, plant and equipment and intangible assets (cash outflow of 167,343 million yen), the purchase of shares of subsidiaries and investments in capital resulting in change in scope of consolidation (cash outflow of 20,963 million yen) and purchase of investment securities (cash outflow of 8,637 million yen).

Net cash provided by financing activities amounted to 318,459 million yen. This was mainly due to cash inflow from proceeds from long-term borrowings (cash inflow of 254,505 million yen) and issuance of commercial papers (cash inflow of 110,000 million yen), despite cash outflow from the repayments of long-term borrowings (cash outflow of 90,344 million yen).

(3) Consolidated Operating Result Forecasts

1) Consolidated Forecasts

The Group expects the following consolidated operating results for the fiscal year ending March 31, 2026: Operating revenue of 940,000 million yen; operating profit of 122,000 million yen; business profit of 135,000 million yen; ordinary profit of 108,000 million yen; and profit attributable to owners of parent of 75,000 million yen.

	FY2025 (From April 1, 2025 to March 31, 2026) forecast	FY2024 (From April 1, 2024 to March 31, 2025)	Changes
Operating revenue (Millions of yen)	940,000	757,638	182,361
Operating profit (Millions of yen)	122,000	118,958	3,041
Business profit (Millions of yen)	135,000	125,104	9,895
Ordinary profit (Millions of yen)	108,000	106,740	1,259
Profit attributable to owners of parent (Millions of yen)	75,000	74,835	164
Basic earnings per share (Yen)	87.33	86.77	0.56

(Note) The Company conducted a stock split at a ratio of five shares for every one share of common stock on April 1, 2025. The figures for "Basic earnings per share" for the fiscal year ended March 31, 2025 and in the forecasts of consolidated operating results for the fiscal year ending March 31, 2026 have been calculated based on the assumption that the stock split was conducted at the beginning of the this fiscal year.

2) By Business Unit

Forecasts for the fiscal year ending March 31, 2026 by business unit are as follows:

Operating revenue

	FY2025 (From April 1, 2025 to March 31, 2026) forecast (Millions of yen)	FY2024 (From April 1, 2024 to March 31, 2025) (Millions of yen)	Changes (Millions of yen)
Residential Development	440,000	368,456	71,543
Commercial Real Estate	320,000	213,349	106,650
Overseas	3,000	9,401	(6,401)
Investment Management	16,000	15,593	406
Property Brokerage & CRE	60,000	57,188	2,811
Property & Facility Management	120,000	113,889	6,110
Other	0	281	(281)
Adjustments	(19,000)	(20,523)	1,523
Total	940,000	757,638	182,361

Business profit

	FY2025 (From April 1, 2025 to March 31, 2026) forecast (Millions of yen)	FY2024 (From April 1, 2024 to March 31, 2025) (Millions of yen)	Changes (Millions of yen)
Residential Development	54,000	48,782	5,217
Commercial Real Estate	49,000	41,614	7,385
Overseas	5,000	6,620	(1,620)
Investment Management	10,000	9,856	143
Property Brokerage & CRE	17,000	16,573	426
Property & Facility Management	10,000	11,941	(1,941)
Other	0	136	(136)
Adjustments	(10,000)	(10,420)	420
Total	135,000	125,104	9,895

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

As for dividend, the Company set the year-end dividend for the fiscal year ended March 31, 2025 at 87.5 yen per share, as previously forecasted. Combined with the second quarter-end dividend, the annual dividend per share is 170.0 yen. As a result, total return ratio during this fiscal year, which included the acquisition of treasury shares, is 45.9%.

Under the Long-term Management Policy, which was formulated in April 2025, the Company set a financial policy 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, in regard to the dividend for the next fiscal year, the Company intends to set both the second quarter-end and the year-end dividend for the fiscal year ending March 31, 2026 at 18.0 yen per share, therefore the annual dividend per share is expected to be 36.0 yen.

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

(Note) 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 for the fiscal year ended March 31, 2025 are the actual amount of dividends paid before the stock split. The amounts for the fiscal year ending March 31, 2026 are the figures after the stock split. The forecast of annual dividend per share for the fiscal year ending March 31, 2026 without considering the stock split would be 180 yen.

2. Group Companies

As of the end of this fiscal year, the Group comprises the Company and 113 affiliated companies (52 consolidated subsidiaries, and 61 unconsolidated subsidiaries accounted for using the equity method and affiliates), and the major business contents 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 housings for the elderly.

・Nomura Real Estate Hotels Co., Ltd. is engaged in the planning and operation of hotels.

・UDS Ltd. is engaged in a real estate planning, design and construction business, and operation of hotels, etc.

・Okinawa UDS Ltd. is engaged in operation of hotels.

・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 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.

<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 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 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 contracting for repair and tenant works associated with management, and also engages in operations in renovation business.

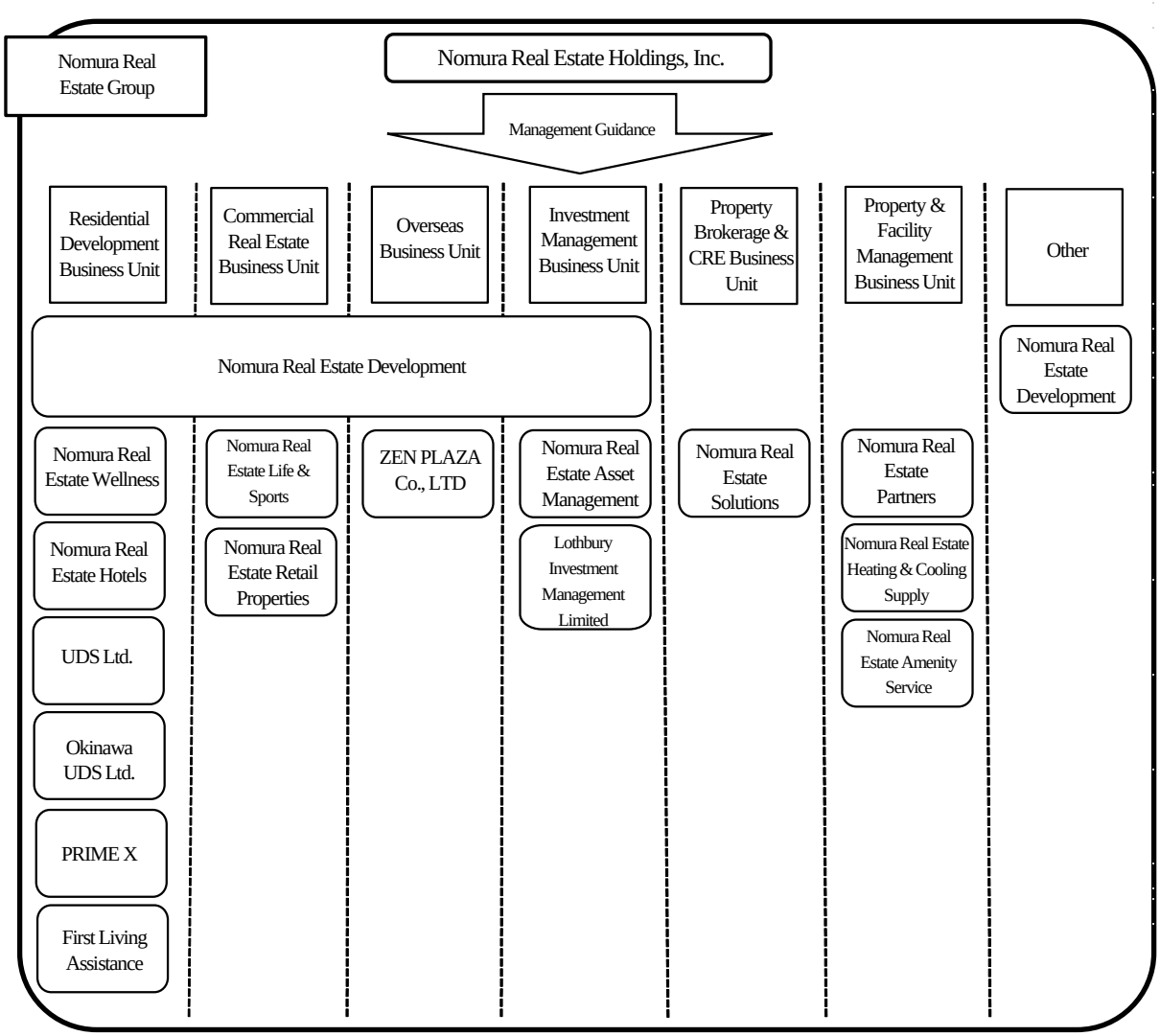
・Nomura Real Estate Heating and Cooling Supply Co., Ltd. operates a local cooling and heat supply business in Yokohama Business Park (Hodogaya-ku, Yokohama, Kanagawa) and a solar power generation business utilizing logistics facilities managed by the Group.

・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 sale and leasing of land and buildings.

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


Nomura Real Estate Group
Nomura Real Estate Holdings, Inc.
Management Guidance
Residential Development Business Unit
Commercial Real Estate Business Unit
Overseas Business Unit
Investment Management Business Unit
Property Brokerage & CRE Business Unit
Property & Facility Management Business Unit
Other
Nomura Real Estate Development
Nomura Real Estate Development
Nomura Real Estate Wellness
Nomura Real Estate Hotels
UDS Ltd.
Okinawa UDS Ltd.
PRIME X
First Living Assistance
Nomura Real Estate Life & Sports
Nomura Real Estate Retail Properties
ZEN PLAZA Co., LTD
Nomura Real Estate Asset Management
Lothbury Investment Management Limited
Nomura Real Estate Solutions
Nomura Real Estate Partners
Nomura Real Estate Heating & Cooling Supply
Nomura Real Estate Amenity Service

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 and Notes

(1) Consolidated Balance Sheets

(Millions of yen)

	As of March 31, 2024	As of March 31, 2025
Assets		
Current assets		
Cash and deposits	54,942	37,265
Notes and accounts receivable - trade, and contract assets	27,534	32,432
Real estate for sale	499,137	527,417
Real estate for sale in process	340,601	370,730
Land held for development	171,401	264,096
Equity investments	48,014	103,060
Other	115,155	149,582
Allowance for doubtful accounts	(10)	(22)
Total current assets	1,256,777	1,484,563
Non-current assets		
Property, plant and equipment		
Buildings and structures	392,111	546,472
Accumulated depreciation	(217,310)	(225,717)
Buildings and structures, net	174,801	320,755
Land	490,547	513,933
Other	93,927	78,126
Accumulated depreciation	(18,974)	(22,565)
Other, net	74,953	55,561
Total property, plant and equipment	740,301	890,250
Intangible assets	17,336	36,278
Investments and other assets		
Investment securities	178,949	189,916
Leasehold and guarantee deposits	32,467	36,880
Deferred tax assets	19,367	21,666
Other	6,255	27,624
Allowance for doubtful accounts	(0)	(611)
Total investments and other assets	237,039	275,476
Total non-current assets	994,678	1,202,005
Total assets	2,251,456	2,686,569

(Millions of yen)

	As of March 31, 2024	As of March 31, 2025
Liabilities		
Current liabilities		
Notes and accounts payable - trade	78,651	94,382
Short-term borrowings	97,688	211,799
Commercial papers	—	110,000
Current portion of bonds payable	10,000	30,000
Income taxes payable	17,467	19,733
Deposits received	29,983	21,330
Provision for bonuses	12,667	15,829
Provision for bonuses for directors (and other officers)	564	656
Other	84,041	96,890
Total current liabilities	331,064	600,622
Non-current liabilities		
Bonds payable	140,000	140,000
Long-term borrowings	945,040	1,053,505
Leasehold and guarantee deposits received	60,057	63,338
Deferred tax liabilities	42,240	43,497
Deferred tax liabilities for land revaluation	3,906	4,021
Provision for share awards	5,016	6,624
Retirement benefit liability	12,798	5,848
Other	18,892	17,671
Total non-current liabilities	1,227,951	1,334,506
Total liabilities	1,559,015	1,935,129
Net assets		
Shareholders' equity		
Share capital	119,479	119,706
Capital surplus	115,653	115,712
Retained earnings	472,152	519,307
Treasury shares	(31,903)	(36,220)
Total shareholders' equity	675,381	718,506
Accumulated other comprehensive income		
Valuation difference on available-for-sale securities	5,309	4,038
Deferred gains or losses on hedges	(4,293)	2,822
Revaluation reserve for land	7,876	7,761
Foreign currency translation adjustment	4,576	10,658
Remeasurements of defined benefit plans	2,079	6,260
Total accumulated other comprehensive income	15,548	31,542
Share acquisition rights	355	130
Non-controlling interests	1,154	1,260
Total net assets	692,440	751,439
Total liabilities and net assets	2,251,456	2,686,569

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

(Consolidated Statements of Income)

(Millions of yen)

	Fiscal year ended March 31, 2024	Fiscal year ended March 31, 2025
Operating revenue	734,715	757,638
Operating costs	*1 490,250	*1 491,037
Operating gross profit	244,464	266,601
Selling, general and administrative expenses	132,349	147,643
Operating profit	112,114	118,958
Non-operating income		
Interest income	136	195
Dividend income	78	137
Share of profit of entities accounted for using equity method	1,035	5,008
Other	661	558
Total non-operating income	1,911	5,899
Non-operating expenses		
Interest expenses	14,093	15,851
Other	1,684	2,265
Total non-operating expenses	15,777	18,117
Ordinary profit	98,248	106,740
Extraordinary income		
Gain on sale of non-current assets	5,983	—
Total extraordinary income	5,983	—
Extraordinary losses		
Impairment losses	6,537	417
Loss on building reconstruction	1,041	2,033
Total extraordinary losses	7,578	2,450
Profit before income taxes	96,653	104,289
Income taxes - current	31,280	33,682
Income taxes - deferred	(2,811)	(4,344)
Total income taxes	28,469	29,337
Profit	68,184	74,951
Profit attributable to non-controlling interests	19	116
Profit attributable to owners of parent	68,164	74,835

(Consolidated Statements of Comprehensive Income)

(Millions of yen)

	Fiscal year ended March 31, 2024	Fiscal year ended March 31, 2025
Profit	68,184	74,951
Other comprehensive income		
Valuation difference on available-for-sale securities	(446)	(1,271)
Deferred gains or losses on hedges	(4,333)	7,116
Revaluation reserve for land	(0)	(114)
Foreign currency translation adjustment	393	6,759
Remeasurements of defined benefit plans, net of tax	1,892	4,181
Share of other comprehensive income of entities accounted for using equity method	858	(678)
Total other comprehensive income	(1,635)	15,992
Comprehensive income	66,548	90,944
Comprehensive income attributable to		
Comprehensive income attributable to owners of parent	66,505	90,828
Comprehensive income attributable to non-controlling interests	43	115

(3) Consolidated Statements of Changes in Shareholders' Equity

FY2023 (From April 1, 2023 to March 31, 2024)

(Millions of yen)

	Shareholders' equity				
	Share capital	Capital surplus	Retained earnings	Treasury shares	Total shareholders' equity
Balance at beginning of period	119,054	115,444	427,064	(25,456)	636,107
Changes during period					
Issuance of new shares	424	424			849
Dividends of surplus			(23,068)		(23,068)
Profit attributable to owners of parent			68,164		68,164
Purchase of treasury shares				(7,822)	(7,822)
Disposal of treasury shares				1,374	1,374
Change in ownership interest of parent due to transactions with non-controlling interests		(216)			(216)
Reversal of revaluation reserve for land			(8)		(8)
Net changes in items other than shareholders' equity					—
Total changes during period	424	208	45,088	(6,447)	39,273
Balance at end of period	119,479	115,653	472,152	(31,903)	675,381

	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	5,755	40	7,868	3,348	186	17,199	658	1,772	655,737
Changes during period									
Issuance of new shares									849
Dividends of surplus									(23,068)
Profit attributable to owners of parent									68,164
Purchase of treasury shares									(7,822)
Disposal of treasury shares									1,374
Change in ownership interest of parent due to transactions with non-controlling interests									(216)
Reversal of revaluation reserve for land									(8)
Net changes in items other than shareholders' equity	(446)	(4,333)	8	1,227	1,892	(1,650)	(302)	(617)	(2,570)
Total changes during period	(446)	(4,333)	8	1,227	1,892	(1,650)	(302)	(617)	36,702
Balance at end of period	5,309	(4,293)	7,876	4,576	2,079	15,548	355	1,154	692,440

FY2024 (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)
Reversal of revaluation reserve for land					—
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)
Reversal of revaluation reserve for land									—
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

(4) Consolidated Statements of Cash Flows

(Millions of yen)

	Fiscal year ended March 31, 2024	Fiscal year ended March 31, 2025
Cash flows from operating activities		
Profit before income taxes	96,653	104,289
Depreciation	20,445	20,888
Impairment losses	6,537	417
Gain on sale of non-current assets	(5,983)	—
Share of loss (profit) of entities accounted for using equity method	(1,035)	(5,008)
Increase (decrease) in allowance for doubtful accounts	(3)	208
Increase (decrease) in retirement benefit liability	(2,318)	(6,951)
Interest and dividend income	(214)	(332)
Interest expenses	14,093	15,851
Decrease (increase) in trade receivables	13,434	(3,090)
Decrease (increase) in inventories	(10,901)	(149,959)
Decrease (increase) in equity investments	(14,658)	(49,703)
Increase (decrease) in trade payables	12,765	15,319
Increase (decrease) in deposits received	10,268	(8,779)
Other, net	(30,980)	(28,229)
Subtotal	108,103	(95,078)
Interest and dividends received	3,627	2,271
Interest paid	(11,992)	(15,355)
Income taxes refund (paid)	(28,860)	(25,630)
Net cash provided by (used in) operating activities	70,878	(133,793)
Cash flows from investing activities		
Purchase of investment securities	(43,273)	(8,637)
Proceeds from sales and liquidation of investment securities	10,662	619
Purchase of shares of subsidiaries resulting in change in scope of consolidation	—	(20,963)
Purchase of property, plant and equipment and intangible assets	(66,013)	(167,343)
Proceeds from sale of property, plant and equipment and intangible assets	13,888	99
Payments of leasehold and guarantee deposits	(2,838)	(4,234)
Proceeds from refund of leasehold and guarantee deposits	3,325	3,581
Repayments of lease and guarantee deposits received	(3,856)	(3,846)
Proceeds from lease and guarantee deposits received	4,563	5,204
Other, net	(96)	(7,843)
Net cash provided by (used in) investing activities	(83,638)	(203,364)

(Millions of yen)

	Fiscal year ended March 31, 2024	Fiscal year ended March 31, 2025
Cash flows from financing activities		
Net increase (decrease) in short-term borrowings	(8,374)	57,067
Repayments of finance lease liabilities	(178)	(394)
Net increase (decrease) in commercial papers	—	110,000
Proceeds from long-term borrowings	157,148	254,505
Repayments of long-term borrowings	(78,159)	(90,344)
Proceeds from issuance of shares	573	237
Proceeds from issuance of bonds	19,892	29,858
Redemption of bonds	(20,000)	(10,000)
Proceeds from sale of treasury shares	757	436
Purchase of treasury shares	(7,860)	(5,143)
Dividends paid	(23,068)	(27,680)
Dividends paid to non-controlling interests	(38)	(30)
Proceeds from investments in silent partnerships	210	—
Purchase of shares of subsidiaries not resulting in change in scope of consolidation	(979)	(53)
Net cash provided by (used in) financing activities	39,921	318,459
Effect of exchange rate change on cash and cash equivalents	(1,119)	782
Net increase (decrease) in cash and cash equivalents	26,041	(17,916)
Cash and cash equivalents at beginning of period	27,770	53,811
Cash and cash equivalents at end of period	53,811	35,894

(5) Notes to Consolidated Financial Statements

(Notes to Changes in Accounting Policies)

1) Application of the "Accounting Standard for Current Income Taxes" and other relevant Accounting Standards Board of Japan (ASBJ) regulations

The Company has applied the "Accounting Standard for Current Income Taxes" (ASBJ Statement No. 27, October 28, 2022; the "Revised Accounting Standard of 2022") and other relevant ASBJ regulations from the beginning of the fiscal year ended March 31, 2025.

Revisions to categories for recording current income taxes (taxation on other comprehensive income) conform to the transitional treatment in the proviso of paragraph 20-3 of the Revised Accounting Standard of 2022 and the transitional treatment in the proviso of paragraph 65-2 (2) of the "Guidance on Accounting Standard for Tax Effect Accounting" (ASBJ Guidance No. 28, October 28, 2022, Accounting Standards Board of Japan). These changes to our accounting policy do not affect our consolidated financial statements.

(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)

	FY2023 (From April 1, 2023 to March 31, 2024)	FY2024 (From April 1, 2024 to March 31, 2025)
	715	1,123

(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)

		FY2023 (From April 1, 2023 to March 31, 2024)	FY2024 (From April 1, 2024 to March 31, 2025)
Real estate for rent			
Book value in the consolidated balance sheets			
	Balance at the beginning of the fiscal year	618,122	644,362
	Changes during the fiscal year	26,240	(Notes) 2 (170,984)
	Balance at the end of the fiscal year	644,362	473,378
Fair value at the end of the fiscal year		878,097	677,140
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	25,340	24,953
	Changes during the fiscal year	(387)	(Notes) 3 303,371
	Balance at the end of the fiscal year	24,953	328,324
Fair value at the end of the fiscal year		58,010	448,445

(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, 2024 and 2025 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)

1) FY2023 (From April 1, 2023 to March 31, 2024)

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

(Millions of yen)

	Reportable segments							Other (Note) 1	Total	Adjust-ments (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	357,990	213,868	4,616	14,157	48,252	95,554	734,439	275	734,715	-	734,715
Internal sales and transfer amount among segments	1,189	2,515	-	199	1,336	12,636	17,877	5	17,882	(17,882)	-
Subtotal	359,180	216,384	4,616	14,356	49,588	108,190	752,317	280	752,598	(17,882)	734,715
Operating profit (Note) 3	41,416	49,055	(1,248)	8,303	13,444	10,050	121,023	161	121,184	(9,070)	112,114
Share of profit (loss) of entities accounted for using equity method (Note) 3	28	34	851	81	2	37	1,035	-	1,035	-	1,035
Amortization of intangible assets associated with corporate acquisitions (Note) 3	53	235	39	186	-	-	515	-	515	-	515
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	41,499	49,325	(357)	8,571	13,447	10,088	122,574	161	122,735	(9,070)	113,665
Segment assets	661,363	1,221,842	216,896	58,865	29,091	49,920	2,237,979	1,310	2,239,290	12,166	2,251,456
Other items											
Depreciation	1,817	15,157	142	226	635	742	18,721	9	18,730	1,714	20,445
Investment in affiliates accounted for using equity method	578	1,046	162,488	530	144	393	165,183	-	165,183	703	165,886
Increase in property, plant and equipment and intangible assets	11,970	35,317	14,987	4	1,575	961	64,816	2	64,818	1,241	66,059

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

2. (1) The deduction of 9,070 million yen shown in the adjustments column for segment profit or loss (business profit or loss) includes elimination of intersegment transactions of 2,979 million yen and a deduction of 12,049 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 12,166 million yen shown in the adjustments column for segment assets includes a deduction of 55,160 million yen for the elimination of inter-segment transactions and an addition of 67,327 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) FY2024 (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	Adjust-ments (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.

b. Information regarding changes in reportable segments etc.

From the fiscal year ended March 31, 2025, hotel businesses of Nomura Real Estate Development Co., Ltd. and Nomura Real Estate Hotels Co., Ltd., etc., which had been classified under "Commercial Real Estate Business Unit," have been reclassified as "Residential Development Business Unit" to promote businesses in an integrated manner with the residential development business.

The figures by reportable segment for the fiscal year ended March 31, 2024 are classified under the new reportable segments.

c. Notes relating to changes in profit or loss calculation methods for each reportable segment

From the fiscal year ended March 31, 2025, having considered the gain and loss of the Overseas Business Unit, the Company has added "gain or loss on sale of equity interest in project companies in the Overseas Business Unit" to the definition of business profit. The aforementioned change will not have an impact on the segment profit or loss (business profit or loss) for the fiscal year ended March 31, 2025.

The figures by reportable segment for the fiscal year ended March 31, 2024 are classified under the new calculation methods.

3) Impairment losses on non-current assets by reportable segment

FY2023 (From April 1, 2023 to March 31, 2024)

(Millions of yen)

	Residential Development	Commercial Real Estate	Overseas	Investment Management	Property Brokerage & CRE	Property & Facility Management	Other	Adjustment amount	Total
Impairment losses	-	775	-	5,762	-	-	-	-	6,537

For the fiscal year ended March 31, 2024, impairment losses of 5,762 million yen were recorded as extraordinary losses for intangible assets and goodwill associated with an asset group to which a UK subsidiary of the Investment Management Business Unit belongs. This was because that requests for cancellation from investors of real estate funds managed by that subsidiary were confirmed and the book value of the intangible assets and goodwill, which were recorded on the date of the business combination of that subsidiary, was written down to a recoverable amount.

FY2024 (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

(Per Share Information)

	FY2023 (From April 1, 2023 to March 31, 2024)	FY2024 (From April 1, 2024 to March 31, 2025)
Net assets per share	800.56 yen	873.40 yen
Basic earnings per share	78.46 yen	86.77 yen
Diluted earnings per share	78.31 yen	86.69 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.

	FY2023 (From April 1, 2023 to March 31, 2024)	FY2024 (From April 1, 2024 to March 31, 2025)
Basic earnings per share		
Profit attributable to owners of parent (Millions of yen)	68,164	74,835
Profit not attributed to common shareholders (Millions of yen)	-	-
Profit attributable to owners of parent available to common stock (Millions of yen)	68,164	74,835
Average number of shares of common stock outstanding during the period (Thousand shares)	868,799	862,447
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)	1,608	761
Of which, stock acquisition rights (Thousand shares)	(1,608)	(761)
Description of potentially dilutive common shares not included in the computation of diluted earnings per share because of their anti-dilutive effect	-	-

(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 15,266 thousand shares for the fiscal year ended March 31, 2024 and 13,955 thousand shares for the fiscal year ended March 31, 2025, and the average number of treasury shares during the period deducted in calculating the basic earnings per share and diluted earnings per share was 15,959 thousand shares for the fiscal year ended March 31, 2024 and 14,206 thousand shares for the fiscal year ended March 31, 2025.

(Notes to Going Concern Assumptions)

Not applicable.

(Significant Subsequent Events)

1) Stock split and partial amendment to the Articles of Incorporation regarding the stock split

At the Board of Directors meeting held on October 25, 2024, the Company approved a resolution to conduct a stock split and partially amend the Articles of Incorporation in conjunction with the stock split.

a. Purpose of stock split

The purpose of the stock split is to expand its investor base and improve liquidity of the Company's shares by lowering the price per investment unit for its shares.

b. Overview of stock split

(i) Method of stock split

The Company shall conduct a stock split at a ratio of five shares for every one share of common stock held by shareholders listed or recorded on the final shareholder register on March 31, 2025, the record date.

(ii) Number of shares to be increased by stock split

Total number of outstanding shares before the stock split	:	183,477,637 shares
Number of shares to be increased by the stock split	:	733,910,548 shares
Total number of outstanding shares after the stock split	:	917,388,185 shares
Total number of shares authorized to be issued after the stock split	:	2,250,000,000 shares

(iii) Schedule

Date of public notice of record date	:	March 14, 2025
Record date	:	March 31, 2025
Effective date	:	April 1, 2025

(iv) Impact on per share information

The impact on per share information is presented in the relevant section.

c. Partial amendment to the Articles of Incorporation regarding stock split

(i) Reason for the amendment

In conjunction with the stock split, the Company will amend the total number of shares authorized to be issued stipulated in Article 6 of its Articles of Incorporation as follows to take effect on April 1, 2025, in accordance with the provisions in Article 184, Paragraph 2 of the Companies Act.

(ii) Details of the amendment

The proposed amendment is as follows.

(Underlined text indicates changes.)

Current Articles of Incorporation	Amendment
(Total number of authorized shares to be issued) Article 6 The total number of shares authorized to be issued by the Company shall be <u>450,000,000</u>.	(Total number of authorized shares to be issued) Article 6 The total number of shares authorized to be issued by the Company shall be <u>2,250,000,000</u>.

(iii) Schedule

Effective date: April 1, 2025

d. Other matters

(i) Change in the amount of share capital

There will be no change in the amount of share capital at the time of this stock split.

(ii) Adjustment of exercise price of share acquisition rights, etc.

In conjunction with this stock split, the exercise price per share of share acquisition rights issued by the Company will be adjusted on and after April 1, 2025, as follows. In addition, the number of shares to be issued upon the exercise of each unexercised share acquisition right will be adjusted from 100 shares to 500 shares.

	Date of resolution on issuance	Exercise price before adjustment (Yen)	Exercise price after adjustment (Yen)
First series of share acquisition rights in 2017	June 29, 2017	1	1
Second series share acquisition right in 2017	June 29, 2017	1	1
Third series share acquisition right in 2017	June 29, 2017	2,400	480
First series of share acquisition rights in 2018	June 26, 2018	1	1
Second series share acquisition right in 2018	June 26, 2018	1	1

2) Impact of the earthquake with epicenter in central Myanmar

Due to the "earthquake with epicenter in central Myanmar" that struck on March 28, 2025, in Thailand, properties that were developed and sold, or are currently under development or in the process of sale, or being held by affiliated companies accounted for using the equity method in which the Group has invested in, sustained damage. The impact of this disaster on the financial position, business results, and cash flows for the next fiscal year and beyond is under investigation, and at this point in time it is difficult to reasonably quantify.