

News Release

March 9, 2026

Nomura Real Estate Development Co., Ltd.

Release category : Global

**Participating in “Alta Preserve,” Rental Housing Project within  
a Large-Scale 54-Hectare Mixed-Use Development Site in Dallas, Texas**  
- Relocating US Office to Dallas for Mid- to Long-Term Growth -

**Key points in this release**

1. NRE’s second rental housing development project in US, Dallas, Texas, with total 311 units
2. Contributing to a new urban district within a mixed-use development expected to accommodate about 4,000 residents and provide workplaces for around 6,000 people
3. Relocating the local base from San Francisco to Dallas for mid- to long-term expansion

Nomura Real Estate Development Co., Ltd. (“Nomura Real Estate”, Head office: Minato-ku, Tokyo; President and Representative Director: Daisaku Matsuo) is pleased to announce our participation in “Alta Preserve” (“the Project”), a rental housing development comprising 311 units in total, as our second project in Dallas, Texas.

Going forward, we will further deepen our local expertise, strengthen and expand our business platform, and strive to achieve sustainable growth in the US market by providing higher-quality residential environments.



[Alta Preserve Rendering Image]

## **1 Participation in “Alta Preserve”, rental housing development**

The Project is being developed by Wood Partners, a US local developer headquartered in Atlanta, Georgia, with operations across 18 states. Located within “THE FARM in Allen,” a large-scale mixed-use development of approximately 54 hectares that offers a diverse array of functions including commercial facilities, offices, hotels, parks, and recreational amenities, the project will play a key role in shaping the new community.

Dallas, the metropolitan area for this development, is one of the fastest-growing cities in the United States, driven by a favorable business environment and a stable cost of living that continue to attract both companies and residents. The project also benefits from an excellent location, situated about 15 minutes by car from the Legacy area, a hub for many global companies, and roughly 25 minutes from Dallas Fort Worth International Airport, which ranks second among the busiest airports in the world in terms of passenger traffic<sup>\*1</sup>. Upon completion of the overall mixed-use development, approximately 4,000 people are expected to live and about 6,000 people are expected to work within the site. By participating in this rental housing development, Nomura Real Estate aim to contribute to the creation of a comfortable and high-quality residential environment.

\*1 Reference: Airports Council International

## **2 Overview of “Alta Preserve” Rental Housing Development**

Location	City of Allen, Texas (Dallas metropolitan area), 1245 Blue Tractor Ln, Allen, TX
Site area	24,300 m <sup>2</sup>
Scale	4 stories above ground
Use	Rental multi-family residential
Leasable floor area (planned)	Approx. 25,100 m <sup>2</sup>
Total units	311 units
Start of construction (planned)	March 2026
Completion (planned)	2027

### **Reference: Overview of Partner Company**

Company name	Wood Partners
Headquarters	Atlanta, Georgia, USA
Website	<a href="https://www.woodpartners.com/">https://www.woodpartners.com/</a>
Business description	Development, investment, and management of rental multi-family residential properties

### **3 Relocation of Our US Base, Nomura Real Estate US, LLC**

Through our participation in the Alta Preserve project, our multifamily rental housing business in the United States has grown to a cumulative total of over 2,000 units. Building on this track record, and as part of efforts to strengthen our business platform for further expansion in the United States, we have relocated our US base, originally established in San Francisco in September 2022, to Dallas, which offers excellent access to major metropolitan areas across the country. Dallas has seen a surge in corporate headquarters and large office relocations in recent years and continues to experience strong population inflows driven by increasing employment opportunities, making it a city with abundant business potential.

Going forward, using Dallas as our base, we will further deepen relationships with local partners and actively pursue business opportunities in the market. At the same time, we will enhance the structure of both expatriate and locally hired personnel to reinforce our business foundation in the United States, while further expanding our operations centered on the multifamily rental housing business.

#### ■ Dallas Office Overview

Name	Nomura Real Estate US, LLC
Address	5700 Granite Parkway, Suite 310, Plano, TX 75024
Representative	Yuichi Takeuchi, Executive Vice President
Schedule	January 2026: Closure of San Francisco office February 2026: Opening of Dallas office

### **Existing Projects in US**

#### ■ Press Blocks (Portland, Oregon)

Location	Portland, Oregon, 1640 SW Yamhill Street
Scale	[Residential building] 24 stories above ground, 5 below ground [Commercial and office building] 4 stories above ground, 4 below ground
Use	Rental residential, commercial, and office
Leasable floor area	[Residential building] Approx. 25,700 m <sup>2</sup> [Commercial and office building] Retail: Approx. 1,100m <sup>2</sup> , Office: Approx. 1,800 m <sup>2</sup>
Total units	341 units (residential building)
Completion	2025



## ■ Junction at Vinings (Atlanta, Georgia)

Location	Atlanta, Georgia, 2101 Paces Ferry Rd SE, Smyrna
Scale	2 - 3 stories above ground
Use	Existing rental multi-family residential
Leasable floor area	Approx. 34,700 m <sup>2</sup>
Total units	35 buildings, 360 units in total
Completion	1983



## ■ Jefferson Morningstar (Dallas, Texas) *planned*

Location	Dallas, Texas, 121 & S Colony Blvd (NEQ), The Colony, TX 75056
Planned site area	Approx. 40,000 m <sup>2</sup>
Scale	4 stories above ground
Use	Rental multi-family residential
Leasable floor area	Approx. 30,000 m <sup>2</sup>
Total units	373 units
Completion	2027



## ■ Seattle Project (Seattle, Washington) *planned*

Location	Seattle, Washington, 3020 NE 45th Street, Seattle, WA
Planned site area	Approx. 16,700 m <sup>2</sup>
Scale	3 buildings; Phase I & II: 1 basement and 7 above-ground floors, Phase III: 1 basement and 8 above-ground floors
Use	Rental multi-family residential / commercial facilities
Leasable floor area	Approx. 56,000 m <sup>2</sup>
Total units	796 units
Completion	Fiscal year 2028



## [Reference2 : ]

In pursuit of our 2030 Vision, "Be a 'Life & Time Developer' as never seen before", the Nomura Real Estate Group has announced a new management plan in April 2025. This group-wide initiative reflects our unwavering commitment to maximizing both happiness among people and abundance for society.

### <Overview of the three-year plan>

<b>Basic policy</b>		We will establish both high profit growth and high asset and capital efficiency by appropriately managing our balance sheet while realizing sustainable growth and striving to expand business volume across the entire Group.	
<b>Business policy</b>	<b>Mainstay business</b>	In the housing sales and office businesses, we will enhance our product planning capabilities and service capabilities while further strengthening alliances in the development, service, and management sectors as well as build a robust position.	
	<b>Focus areas</b>	We will focus on the following five businesses to achieve sustainable growth.	
		<b>1</b>	Focus investment in growth businesses (rental housing, hotels, senior housing, logistics facilities)
		<b>2</b>	Introduce investor funding in the development and leasing businesses
		<b>3</b>	Strengthen collaboration within the Group and with the Nomura Group
		<b>4</b>	Take measures aimed at expanding the future profit of the overseas business
<b>5</b>	Accelerating growth through strategic investment (M&A)		

\*3 The three-year plan is based on our long-term management policy, outlining the key business initiatives and strategies we will focus on.

Note: For details on the management plan, please see the following section.

[https://www.nomura-re-hd.co.jp/english/ir/pdf/plan2025\\_presen\\_en.pdf](https://www.nomura-re-hd.co.jp/english/ir/pdf/plan2025_presen_en.pdf)