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For Immediate Release



**NIPPON
RESIDENTIAL
INVESTMENT
CORPORATION**

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Notification on Completion of Transfer of
Veil Kikuicho, Bonne Uji I and II and Crane Mansion Tsurumi
and
Completion of Acquisition of Pacific Residence Sannomiya Higashi

Nippon Residential Investment Corporation (NRIC) announces the completion today of the transfer of the following assets decided on November 9, 2005 and announced in the “Notification on Transfer of Assets and Change to Transferee of Assets” issued on the same date. NRIC additionally notifies of the completion today of the acquisition of the following asset announced in “Notification on Acquisition of Pacific Tower Meguroyamate and Pacific Residence Sannomiya Higashi” issued on March 31, 2005.

- I. Transfer of Assets
1. Overview of Transfer
(A) Veil Kikuicho

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| (1) | Asset | Beneficiary interests in trust (real estate) |
| (2) | Name of Asset | Veil Kikuicho |
| (3) | Acquisition Date of Asset | March 2, 2004 |
| (4) | Transfer Value | 636,000,000 yen (excluding adjusted amount of real property tax and city planning tax, as well as consumption tax and local consumption tax) |
| (5) | Book Value | 536,740,154 yen (as of May 31, 2005) |
| (6) | Difference between Transfer Value and Book Value | 99,259,846 yen (difference between (4) and (5) above) |

| | | |
|------|-----------------|---|
| (7) | Contract Date | November 9, 2005 |
| (8) | Delivery Date | December 21, 2005 |
| (9) | Transferee | SBIP Hybrid Y.K. |
| (10) | Transfer Method | Transfer of beneficiary interests in trust (real estate) to the abovementioned transferee |

(B) Bonne Uji I and II

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|------|--|--|
| (1) | Asset | Beneficiary interests in trust (real estate) |
| (2) | Name of Asset | Bonne Uji I and II |
| (3) | Acquisition Date of Asset | March 3, 2004 |
| (4) | Transfer Value | 1,502,000,000 yen (excluding adjusted amount of real property tax and city planning tax, as well as consumption tax and local consumption tax) |
| (5) | Book Value | 1,299,427,692 yen (as of May 31, 2005) |
| (6) | Difference between Transfer Value and Book Value | 202,572,308 yen (difference between (4) and (5) above) |
| (7) | Contract Date | November 9, 2005 |
| (8) | Delivery Date | December 21, 2005 |
| (9) | Transferee | SBIP Hybrid Y.K. |
| (10) | Transfer Method | Transfer of beneficiary interests in trust (real estate) to the abovementioned transferee |

(C) Crane Mansion Tsurumi

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| (1) | Asset | Beneficiary interests in trust (real estate) |
| (2) | Name of Asset | Crane Mansion Tsurumi |
| (3) | Acquisition Date of Asset | March 3, 2004 |
| (4) | Transfer Value | 1,308,000,000 yen (excluding adjusted amount of real property tax and city planning tax, as well as consumption tax and local consumption tax) |
| (5) | Book Value | 1,095,496,757 yen (as of May 31, 2005) |
| (6) | Difference between Transfer Value and Book Value | 212,503,243 yen (difference between (4) and (5) above) |
| (7) | Contract Date | November 9, 2005 |
| (8) | Delivery Date | December 21, 2005 |
| (9) | Transferee | SBIP Hybrid Y.K. |
| (10) | Transfer Method | Transfer of beneficiary interests in trust (real estate) to the abovementioned transferee |

Please refer to “Notification on Transfer of Assets and Change to Transferee of Assets” dated November 9, 2005 and “Notification of Management Performance Forecasts for Fiscal Period Ending in May 2006” dated November 17, 2005 for details on the abovementioned transferred assets.

II. Completion of Asset Acquisition

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|--------------------------------|-------------------------------------|
| (1) Property Name | Pacific Residence Sannomiya Higashi |
| (2) Acquired Asset | Real estate |
| (3) Acquisition Value (Note 1) | 2,247,200,000 yen |

(Note 1) Excluding acquisition costs, real property tax, city planning tax, consumption tax and local consumption tax.

Please refer to “Notification on Acquisition of Pacific Tower Meguroyamate and Pacific Residence Sannomiya Higashi” dated March 31, 2005 for details on the abovementioned acquired asset.

- This document was distributed to the press clubs within the Tokyo Stock Exchange, Ministry of Land, Infrastructure and Transport and construction trade newspaper of the Ministry of Land, Infrastructure and Transport.
- Nippon Residential Investment Corporation’s website is <http://www.nric.co.jp>

This English language notice is a translation of the Japanese language notice dated December 21, 2005 and was prepared solely for the convenience of, and reference by, overseas investors. NRIC makes no warranties as to its accuracy or completeness.