



# NEWS RELEASE

No.2006-C-073

Feb 8, 2005

## R&I Assigns A+: Nippon Residential Investment Corp.

Rating and Investment Information, Inc. (R&I), has assigned the following preliminary rating.

ISSUER: Nippon Residential Investment Corp. (Sec. Code: 8962)  
Preliminary Rating for the Shelf Registration scheme

### R&I RATING: A+

#### **RATIONALE:**

Nippon Residential Investment Corp. (NRI) is a real estate investment trust (J-REIT) listed on the Tokyo Stock Exchange in March 2004. Assets held by the trust included 95 properties with a total acquisition value of 159.9 billion yen. The trust specializes in investment in residential properties and its main sponsor is major real estate fund manager Pacific Management Corporation.

The portfolio of NRI is composed of comparatively new, good quality residential buildings predominantly in the heart of metropolitan Tokyo. The fund is well diversified in terms of its properties and the composition of tenants. NRI has a high-standard expertise in the acquisition of properties and their management. It also maintains relatively conservative financial strategies.

#### **R&I RATINGS:**

ISSUER: Nippon Residential Investment Corp. (Sec. Code: 8962)  
Preliminary Rating for the Shelf Registration scheme

ISSUE: Bonds to be Rated: Corporate Bonds  
Issue Amount: Yen 100,000 million (Shelf Amount)  
Issue Period: Two years from Jul 02, 2005

R&I RATING: A+

The following ratings have been assigned to bonds to be issued under the shelf registration scheme rated above:

LONG-TERM ISSUE RATING:	Issue Date	Redemption	Issue Amount (mn)
Unsec. Str. Bonds No. 4	Feb 20, 2006	Feb 18, 2011	Yen 15,000

#### **Notes/Financial covenants:**

1) negative pledge clause, which covers other unsecured domestic bonds the firm issued or may issue in the future, except those with a change of security status clause

R&I RATING: A+

ISSUER RATING: A+

RATING OUTLOOK: Stable

Issuer Rating is an R&I's opinion regarding an issuer's overall capacity to repay its entire financial obligation, and it will be assigned to all issuers. The rating of individual obligations (i.e. bonds and loans etc.) includes the prospect of recovery and reflects the terms and conditions of the agreement and it may be lower or higher than Issuer Rating.

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Ratings are statements of R&I's opinion shown in certain symbols regarding an Issuer's general capacity (credit quality) to repay its financial obligation and individual debts (bonds and loans, etc.) and it is not a statement of recommendations to buy, hold, or sell any securities. Information has been obtained by R&I from sources believed to be reliable, however, its accuracy, adequacy, or completeness is not guaranteed. Therefore, R&I is not responsible for any errors or omissions or the result obtained from the use of the rating. As a general rule, R&I provides the rating services for a rating fee paid by the Issuer.

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