

June 28, 2006

For Immediate Release



Nippon Residential Investment Corporation
2-11-1 Nagata-cho
Chiyoda-ku, Tokyo
Akira Yamanouchi
Chief Executive Officer
(Securities Code: 8962)

Inquiries:
Pacific Investment Advisors Corporation
Takeshi Takano
Director
Phone: +81-(0)3-5251-8528

Notification of Loan

Nippon Residential Investment Corporation (NRIC) announces the borrowing of funds as detailed below.

1. Purpose of Loan

The funds will be allocated to the repayment of borrowings.

2. Details of Loan

- | | |
|---------------------------------|---|
| (1) Lender: | SUMITOMO MITSUI BANKING CORPORATION |
| (2) Loan amount: | 4,000 million yen |
| (3) Interest rate: | TBD |
| (4) Drawdown date: | June 30, 2006 |
| (5) Loan method: | NRIC concluded a loan agreement on June 28, 2006 with the lender described in (1) above. |
| (6) Interest payment dates: | The payment shall be made on the last day of July 2006 and on August 4, 2006 (the banking day immediately preceding the last day of the month when the last day of the month is not a banking day). |
| (7) Principal repayment date: | August 4, 2006 |
| (8) Principal repayment method: | Lump-sum repayment on the principal |

repayment date described in (7) above.

However, early repayment is accepted.

(9) Collateral:

Unsecured and non-guaranteed

Furthermore, the interest rate shall be announced at a later date, as soon as it is finalized.

- 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>

[Reference]

Interest-Bearing Debt of NRIC After Drawdown of Loan

	Before Drawdown	After Drawdown	Increase (Decrease)
(Unit: million yen)			
Short-term loans	13,250	13,250	—
Long-term loans	32,300	32,300	—
Investment corporation bonds	45,000	45,000	—
Total interest-bearing debt	90,550	90,550	—
(Unit: %)			
Interest-bearing debt ratio	46.2	46.2	—

Note 1) Interest-bearing debt ratio = Total interest-bearing debt ÷ (Total interest-bearing debt + unitholders' capital) × 100%
The interest-bearing debt ratio is rounded to one decimal place.

Note 2) Short-term loans are loans where the period from the borrowing date until the repayment date (loan period) is one year or less. Long-term loans are loans with loan periods that exceed one year.

Note 3) Calculations use 105,593 million yen for unitholders' capital, which is the unitholders' capital as of June 28, 2006.

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