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For Immediate Release



**NIPPON  
RESIDENTIAL  
INVESTMENT  
CORPORATION**

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 on Submission Request for Improvement Report from TSE

Nippon Residential Investment Corporation (NRIC) announces that the Tokyo Stock Exchange (TSE) today ordered it to submit a “History and Improvement Report” (hereafter, Improvement Report). This order was made in accordance with the regulations in Article 7-4 of the Special Regulations of Security Listing Regulations concerning Real Estate Investment Trusts (hereafter, Special REIT Regulations) and based on the regulations in Article 22-1 of the Rules on Timely Disclosure of Corporate Information by Issuer of Listed Security and the Like (hereafter, Timely Disclosure Rules). The details are as follows.

#### Reasons for Submission of Improvement Report

Since listing on March 2, 2004, NRIC is recognized to have prepared disclosure materials in several instances in which the resolution dates for resolutions concerning the additional issuance of investment units and kessan tanshin (financial reports) among others differ from the actual resolution dates.

TSE made the judgment that there is a great need to improve the organization and system for providing timely disclosures appropriately at NRIC as a result of the present situation in which there has been repeated violations of the Timely Disclosure Rules over a lengthy period from the listing. Therefore, TSE has ordered the submission of a report detailing the history behind these violations and improvement measures in

correlation with the regulations of Article 7-4 of the Special REIT Regulations and based on Article 22-1 of the Timely Disclosure Rules.

NRIC solemnly receives this order for the submission of an Improvement Report from the TSE and will sincerely reply and implement measures concerning the order.

- 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 July 14 , 2006 and was prepared solely for the convenience of, and reference by, overseas investors. NRIC makes no warranties as to its accuracy or completeness.*