

December 20, 2006

For Immediate Release



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

Investment Trust Management Company:  
Pacific Investment Advisors Corporation  
2-11-1 Nagata-cho, Chiyoda-ku, Tokyo  
Akira Yamanouchi  
President and Chairman of the Board

Inquiries:  
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 purchase of real estate (Leaf Court Azabu and Pacific Residence Ebisu) and payment of the associated costs.

#### 2. Details of Loan

##### (1) Lenders:

- (i) National Mutual Insurance Federation of Agricultural Cooperatives,  
Taiyo Life Insurance Company,  
Mitsui Sumitomo Insurance Co. Ltd.,  
The Dai-ichi Mutual Life Insurance Company
- (ii) The Norinchukin Bank,  
The Hachijuni Bank, Ltd.

- (2) Loan amount: Total : 11,500 million yen  
(i) 5,500 million yen  
(ii) 6,000 million yen
- (3) Interest rates: (i) 1.84500 %  
(ii) TBD
- (4) Drawdown date: December 26, 2006
- (5) Loan method: NRIC concluded a loan agreement on December 20, 2006 with the lenders described in (1) above.
- (6) Interest payment dates: The first payment shall be made on the last day of February 2007 and the ensuing payments on the last day of each third month thereafter (the banking day immediately preceding the last day of the month when the last day of the month is not a banking day).  
However, the final interest payment date shall be the principal repayment date described in (7) below.
- (7) Principal repayment date: December 26, 2011  
(the banking day immediately preceding the said date when the said date is not a banking day).
- (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	3,200	3,200	—
Long-term loans	34,900	46,400	11,500
Investment corporation bonds	57,000	57,000	—
Total interest-bearing debt	95,100	106,600	11,500
(Unit: %)			
Interest-bearing debt ratio	47.4	50.2	2.8

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 December 20, 2006.

*This English language notice is a translation of the Japanese language notice dated December 20, 2006 and was prepared solely for the convenience of, and reference by, overseas investors. NRIC makes no warranties as to its accuracy or completeness.*