

December 22, 2006

For Immediate Release



**NIPPON
RESIDENTIAL
INVESTMENT
CORPORATION**

Nippon Residential Investment Corporation
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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

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| (1) Lender: | SUMITOMO MITSUI BANKING CORPORATION |
| (2) Loan amount: | 2,000 million yen |
| (3) Interest rate: | TBD |
| (4) Drawdown date: | December 26, 2006 |
| (5) Loan method: | NRIC concluded a loan agreement on December 22, 2006 with the lender described in (1) above. |
| (6) Interest payment dates: | Payments shall be made on the last day of February 2007, on the last day of May 2007, on the last day of August 2007, on the last day of November 2007, and on the principal repayment |

- date (the banking day immediately preceding the concerned date when the concerned date is not a banking day)
- (7) Principal repayment date: December 26, 2007 (the banking day immediately preceding the concerned date when the concerned 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)
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(Unit: million yen)

Short-term loans	3,200	5,200	2,000
Long-term loans	46,400	46,400	—
Investment corporation bonds	57,000	57,000	—
Total interest-bearing debt	106,600	108,600	2,000

(Unit: %)

Interest-bearing debt ratio	50.2	50.7	0.5
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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 22, 2006.

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