

February 16, 2007

For Immediate Release



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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 (Pacific Tower Meguro-Fudomae) and payment of the associated costs.

#### 2. Details of Loan

##### (1) Long-Term Loan

##### (i) Lenders:

The Bank of Tokyo-Mitsubishi UFJ, Ltd.,  
The Sumitomo Trust & Banking Co., Ltd.,  
Mitsubishi UFJ Trust and Banking Corporation,  
The Chuo Mitsui Trust and Banking Company,  
Limited,  
The Chiba Bank Limited,  
Shinkin Central Bank

##### (ii) Loan amount:

11,000 million yen

##### (iii) Interest rate:

TBD

- (iv) Drawdown date: February 20, 2007
- (v) Loan method: NRIC concluded a loan agreement on February 16, 2007 with the lenders described in (i) above.
- (vi) Interest payment dates: The first payment shall be made on May 20, 2007, and the ensuing payments on the 20th of every third month thereafter (the banking day immediately preceding the concerned date when the concerned date is not a banking day).  
However, the final interest payment date shall be the principal repayment date.
- (vii) Principal repayment date: February 19, 2010 (the banking day immediately preceding the concerned date when the concerned date is not a banking day)
- (viii) Principal repayment method: Lump-sum repayment on the principal repayment date described in (vii) above.  
However, early repayment is accepted.
- (ix) Collateral: Unsecured and non-guaranteed

(2) Short-Term Loan

- (i) Lenders: Mitsubishi UFJ Trust and Banking Corporation,  
The Chuo Mitsui Trust and Banking Company,  
Limited,  
Shinkin Central Bank,  
The Bank of Tokyo-Mitsubishi UFJ, Ltd.,  
The Sumitomo Trust & Banking Co., Ltd.
- (ii) Loan amount: 4,700 million yen
- (iii) Interest rate: TBD
- (iv) Drawdown date: February 20, 2007
- (v) Loan method: NRIC concluded a loan agreement on February 16, 2007 with the lenders described in (i) above.
- (vi) Interest payment dates: Payments shall be made 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).
- (vii) Principal repayment date: February 20, 2008 (the banking day immediately

- preceding the concerned date when the concerned date is not a banking day)
- (viii) Principal repayment method: Lump-sum repayment on the principal repayment date described in (vii) above. However, early repayment is accepted.
- (ix) 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)
Short-term loans	6,200	10,900	4,700
Long-term loans	46,400	57,400	11,000
Investment corporation bonds	69,000	69,000	–
Total interest-bearing debt	121,600	137,300	15,700

(Unit: million yen)

Interest-bearing debt ratio	53.5	56.5	3.0
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(Unit: %)

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 February 16, 2007.

*This English language notice is a translation of the Japanese language notice dated February 16, 2007 and was prepared solely for the convenience of, and reference by, overseas investors. NRIC makes no warranties as to its accuracy or completeness.*