

March 27, 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 Residence Ebisu-Minami) and payment of the associated costs.

2. Details of Loan

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| (1) Lender: | Mizuho Corporate Bank, Ltd. |
| (2) Loan amount: | 1,600 million yen |
| (3) Interest rate: | TBD |
| (4) Drawdown date: | March 29, 2007 |
| (5) Loan method: | NRIC concluded a loan agreement on March 27, 2007 with the lender described in (1) above. |
| (6) 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, on the last day of February 2008, and on the principal repayment |

date (the banking day following the concerned date when the concerned date is not a banking day unless the following banking day falls in the next month, in which case it shall be the banking day immediately preceding the concerned date)

(7) Principal repayment date: March 28, 2008 (the banking day following the concerned date when the concerned date is not a banking day unless the following banking day falls in the next month, in which case it shall be the banking day immediately preceding the concerned date)

(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)
Short-term loans	17,120	18,720	1,600
Long-term loans	45,900	45,900	—
Investment corporation bonds	69,000	69,000	—
Total interest-bearing debt	132,020	133,620	1,600

(Unit: million yen)

Interest-bearing debt ratio	55.6	55.9	0.3
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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 March 27, 2007.

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