

April 19, 2007

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 on Loan Repayment

Nippon Residential Investment Corporation (NRIC) announces the decision made today to repay the following loans and cancel part of an interest rate swap agreement.

1. Details of Repayment

- (1) Term Loan Agreement (borrowed on March 3, 2004)
 - (i) Lenders: The Bank of Tokyo-Mitsubishi UFJ, Ltd.
The Chuo Mitsui Trust and Banking Co., Ltd.
The Sumitomo Trust & Banking Co., Ltd.
Mitsubishi UFJ Trust and Banking Corporation
Resona Bank, Ltd.
Aozora Bank, Ltd.
 - (ii) Loan amount: 9,300 million yen
 - (iii) Repayment amount: 1,400 million yen
 - (iv) Interest rate: 1.40636% p.a.
 - (v) Drawdown date: March 3, 2004
 - (vi) Principal repayment deadline: February 28, 2009
 - (vii) Date repayment to be executed: May 10, 2007 (scheduled)
 - (viii) Collateral: Unsecured

(2) Short-Term Loan (borrowed on August 29, 2006)

- (i) Lender: Aozora Bank, Ltd.
- (ii) Loan amount: 1,500 million yen
- (iii) Repayment amount: 1,500 million yen
- (iv) Interest rate: 1.10909% p.a.
- (v) Drawdown date: August 29, 2006
- (vi) Principal repayment deadline: August 29, 2007
- (vii) Date repayment to be executed: May 10, 2007 (scheduled)
- (viii) Collateral: Unsecured

2. Details of Interest Rate Swap Due to be Cancelled

○ Interest Rate Swap Agreement

- (1) Counterparty: The Bank of Tokyo-Mitsubishi UFJ, Ltd.
- (2) Scheduled date of partial cancellation: May 10, 2007
- (3) Notional principal before cancellation: 9,300 million yen
- (4) Amount of partial cancellation: 1,400 million yen
- (5) Interest rate: Fixed payment 1.42400% p.a.
Variable receipt 6-mth LIBOR+0.70000%
- (6) Calculation commencement date: March 8, 2004
- (7) Calculation termination date: February 27, 2009

Furthermore, the adjusted amount in correlation with this cancellation is scheduled to be determined on May 8, 2007. Another announcement will be made when the amount 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 Execution

	Before Execution	After Execution	Increase (Decrease)
(Unit: million yen)			
Short-term loans	23,670	22,170	(1,500)
Long-term loans	45,900	44,500	(1,400)
Investment corporation bonds	69,000	69,000	–
Total interest-bearing debt	138,570	135,670	(2,900)
(Unit: %)			
Interest-bearing debt ratio	56.8	56.2	(0.6)

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 April 19, 2007.

- 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 April 19, 2007 and was prepared solely for the convenience of, and reference by, overseas investors. NRIC makes no warranties as to its accuracy or completeness.