

June 13, 2007

For Immediate Release



**NIPPON
RESIDENTIAL
INVESTMENT
CORPORATION**

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 Pricing for
Issuance of New Investment Units and Secondary Offering of Investment Units

Nippon Residential Investment Corporation (NRIC) announces that the offer price, secondary offer price and other details concerning the issuance of new investment units and secondary offering of investment units, which were resolved at a meeting of NRIC's Board of Directors held on May 31, 2007, were decided as follows by NRIC's Board of Directors at its meeting held on June 13, 2007.

1. Issuance of New Investment Units Through Public Offering (primary offering)
 - (1) Total number of units to be issued 60,000 units
 - (2) Offer price 734,020 yen per unit
 - (3) Issue price 709,677 yen per unit
 - (4) Total issue amount 42,508,620,000 yen
 - (5) Application period From June 14, 2007 (Thursday)
To June 18, 2007 (Monday)

Note: This document is a press release to publicly announce information on Nippon Residential Investment Corporation's issuance of new investment units and secondary offering of investment units, and has not been prepared as an inducement or invitation for investment. Before initiating investments, we caution investors to refer to the prospectus for the issue of new investment units and secondary offering of investment units (and notices of amendments thereto) prepared by Nippon Residential Investment Corporation and to undertake investment decisions at the discretion of the investor.

(6) Payment date June 21, 2007 (Thursday)

(Note) Underwriters purchase and underwrite at the issue price, and offer at the offer price.

2. Issuance of New Investment Units Through Third-Party Allotment (third-party allotment conducted in correlation with “3. Secondary Offering of Investment Units (secondary offering via over-allotment)”)

(1) Total number of units to be issued 1,482 units
(2) Issue price 709,677 yen per unit
(3) Total issue amount (ceiling) 1,051,741,314 yen
(4) Application deadline July 19, 2007 (Thursday)
(5) Payment date June 20, 2007 (Friday)
(6) Third party and allotted units Daiwa Securities SMBC Co. Ltd.
1,482 units

(Note) If no application is made by the allottee for all or a part of the units to be allotted, the investment units that were not applied for shall be forfeited.

3. Secondary Offering of Investment Units (secondary offering via over-allotment)

(1) Total number of units to be offered 1,482 units
(2) Secondary offer price 734,020 yen per unit
(3) Total secondary offer amount 1,087,817,640 yen
(4) Application period From June 14, 2007 (Thursday)
June 18, 2007 (Monday)
(5) Delivery date June 22, 2007 (Friday)

Note: This document is a press release to publicly announce information on Nippon Residential Investment Corporation's issuance of new investment units and secondary offering of investment units, and has not been prepared as an inducement or invitation for investment. Before initiating investments, we caution investors to refer to the prospectus for the issue of new investment units and secondary offering of investment units (and notices of amendments thereto) prepared by Nippon Residential Investment Corporation and to undertake investment decisions at the discretion of the investor.

<Reference>

1. Calculation of Offer Price and Secondary Offer Price

- | | |
|---|---------------|
| (1) Reference date for calculation | June 13, 2007 |
| (2) Closing investment unit price on reference date | 749,000 yen |
| (3) Discount rate | 2.00% |

2. Syndicate Covering Transaction Period

From June 19, 2007 (Tuesday) to July 18, 2007 (Wednesday)

3. Use of Procured Capital

NRIC's proceeds from the primary offering (42,580,620,000 yen) combined with the proceeds from the third-party allotment (up to 1,051,741,314 yen) shall be used as funds for NRIC to acquire specified assets (same meaning as defined in Article 2-1 of the Law Concerning Investment Trusts and Investment Corporations) (29,690 million yen) and the remaining amount used to repay short-term loans, etc.

- 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 June 13, 2007 and was prepared solely for the convenience of, and reference by, overseas investors. NRIC makes no warranties as to its accuracy or completeness.

Note: This document is a press release to publicly announce information on Nippon Residential Investment Corporation's issuance of new investment units and secondary offering of investment units, and has not been prepared as an inducement or invitation for investment. Before initiating investments, we caution investors to refer to the prospectus for the issue of new investment units and secondary offering of investment units (and notices of amendments thereto) prepared by Nippon Residential Investment Corporation and to undertake investment decisions at the discretion of the investor.