

September 14, 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 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 Sangen-jaya I) and payment of the associated costs.

2. Details of Loan

(1) Long-Term Loan

- | | |
|------------------------------|---|
| (i) Lender: | Taiyo Life Insurance Company |
| (ii) Loan amount: | 1,000 million yen |
| (iii) Interest rate: | 1.78500% |
| (iv) Drawdown date: | September 19, 2007 |
| (v) Loan method: | NRIC concluded a loan agreement on September 14, 2007 with the lender described in (i) above. |
| (vi) Interest payment dates: | The first payment shall be made on November 30 2007, and the ensuing payments on the last day of every February, May, August and November thereafter (the banking day preceding |

- the concerned date when the concerned date is not a banking day).
- (vii) Principal repayment date: September 19, 2012 (the banking day 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) Lender: Daido Life Insurance Company
- (ii) Loan amount: 900 million yen
- (iii) Interest rate: 1.89250%
- (iv) Drawdown date: September 19, 2007
- (v) Loan method: NRIC concluded a loan agreement on September 14, 2007 with the lender described in (i) above.
- (vi) Interest payment dates: The first payment shall be made on November 30 2007, and the ensuing payments on the last day of every February, May, August and November thereafter (the banking day preceding the concerned date when the concerned date is not a banking day).
- (vii) Principal repayment date: September 19, 2013 (the banking day 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

- 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	18,660	18,660	–
Long-term loans	44,500	46,400	1,900
Investment corporation bonds	90,000	90,000	–
Total interest-bearing debt	153,160	155,060	1,900

(Unit: million yen)

Interest-bearing debt ratio	50.8	51.1	0.3
-----------------------------	------	------	-----

(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 148,417 million yen for unitholders' capital, which is the unitholders' capital as of September 14, 2007.

This English language notice is a translation of the Japanese language notice dated September 14, 2007 and was prepared solely for the convenience of, and reference by, overseas investors. NRIC makes no warranties as to its accuracy or completeness.