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For Immediate Release



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Notification of Loans

Nippon Residential Investment Corporation (NRIC) announces the decision made today to borrow funds as detailed below.

1. Purpose of Loans

The funds will be allocated to the purchase of real estate and payment of the associated costs.

2. Details of Loans

The loans (1) and (2) below are syndicated loans with Sumitomo Mitsui Banking Corporation as the arranger. Through the forming of a syndicate, Sumitomo Mitsui Banking Corporation is scheduled to assign loan obligations to several financial institutions.

Furthermore, NRIC shall release an announcement promptly when the decision is made to approve the concerned assignment of loan obligations.

(1) Short-Term Loan

- (i) Lender: Sumitomo Mitsui Banking Corporation
- (ii) Loan amount: 2,000 million yen
- (iii) Interest rate: TBD
- (iv) Drawdown date: November 30, 2007
- (v) Loan method: NRIC concluded a loan agreement on November 28, 2007 with the lender described in (i) above.
- (vi) Interest payment dates: The first payment shall be made on December 28, 2007, the second payment on January 29, 2008, the third payment on February 29, 2008, and the ensuing payments on the last day of each of May and August thereafter as well as the date of discharge of principal (the next banking day when the concerned date is not a banking day, unless said next banking day falls in the next month in which case the banking day immediately preceding the concerned date shall be the interest payment date).
- (vii) Principal repayment date: November 28, 2008
(the next banking day when the concerned date is not a banking day, unless said next banking day falls in the next month in which case the banking day immediately preceding the concerned date shall be the date of discharge of principal)
- (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) Long-Term Loan

- (i) Lender: Sumitomo Mitsui Banking Corporation
- (ii) Loan amount: 2,000 million yen

- (iii) Interest rate: TBD
 - (iv) Drawdown date: November 30, 2007
 - (v) Loan method: NRIC concluded a loan agreement on November 28, 2007 with the lender described in (i) above.
 - (vi) Interest payment dates: The first payment shall be made on February 29, 2008, and the ensuing payments on the last day of each of February, May, August and November of every year thereafter as well as the date of discharge of principal (the next banking day when the concerned date is not a banking day, unless said next banking day falls in the next month in which case the banking day immediately preceding the concerned date shall be the interest payment date).
 - (vii) Principal repayment date: November 30, 2010
(the next banking day when the concerned date is not a banking day, unless said next banking day falls in the next month in which case the banking day immediately preceding the concerned date shall be the date of discharge of principal)
 - (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
- (3) Long-Term Loan
- (i) Lender: Development Bank of Japan
 - (ii) Loan amount: 2,000 million yen
 - (iii) Interest rate: 1.74375%
 - (iv) Drawdown date: November 30, 2007
 - (v) Loan method: NRIC concluded a loan agreement on November 28, 2007 with the lender described in (i) above.

- (vi) Interest payment dates: The first payment shall be made on February 29, 2008, and the ensuing payments on the last day of each of February, May, August and November of every year thereafter as well as the date of discharge of principal (the next banking day when the concerned date is not a banking day, unless said next banking day falls in the next month in which case the banking day immediately preceding the concerned date shall be the interest payment date).
- (vii) Principal repayment date: November 30, 2012
(the next banking day when the concerned date is not a banking day, unless said next banking day falls in the next month in which case the banking day immediately preceding the concerned date shall be the date of discharge of principal)
- (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 rates shall be announced at a later date, as soon as they are 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 Loans

	Before Drawdown	After Drawdown	Increase (Decrease)
(Unit: million yen)			
Short-term loans	5,400	7,400	2,000
Long-term loans	46,400	50,400	4,000
Investment corporation bonds	90,000	90,000	–
Total interest-bearing debt	141,800	147,800	6,000
(Unit: %)			
Interest-bearing debt ratio	48.9	49.9	1.0

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 November 28, 2007.

This English language notice is a translation of the Japanese language notice dated November 28, 2007 and was prepared solely for the convenience of, and reference by, overseas investors. NRIC makes no warranties as to its accuracy or completeness.