

December 21, 2007

For Immediate Release



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Notification of Loan

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

1. Purpose of Loan

The funds will be allocated to the purchase of real estate, leasehold rights for the real estate (Pacific Royal Court Minato Mirai) and payment of the associated costs.

2. Details of Loan

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|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (1) Lenders: | The Bank of Tokyo-Mitsubishi UFJ, Ltd.
Mitsubishi UFJ Trust and Banking Corporation
The Sumitomo Trust & Banking Co., Ltd.
The Chuo Mitsui Trust and Banking Co., Ltd.
Mizuho Corporate Bank, Ltd.
Shinkin Central Bank |
| (2) Loan amount: | 15,200 million yen |
| (3) Interest rate: | TBD |
| (4) Drawdown date: | December 26, 2007 |
| (5) Loan method: | NRIC concluded a loan agreement on September 21, 2007 with the lenders described in (1) above. |

- (6) Interest payment dates: The first payment shall be made on the last day of February 2008, and the ensuing payments on the last day of May, August and November thereafter, 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: December 26, 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)
(Unit: million yen)			
Short-term loans	7,400	24,580	17,180
Long-term loans	50,400	50,400	—
Investment corporation bonds	90,000	90,000	—
Total interest-bearing debt	147,800	164,980	17,180

(Unit: %)

Interest-bearing debt ratio	49.9	52.6	2.7
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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 December 18, 2007.

Note 4) Loan amount after drawdown includes 1,980 million yen of short-term loan to be executed on December 26, 2007. Please refer to "Notification of Loan" dated December 18, 2007 for details of the concerned loan.

This English language notice is a translation of the Japanese language notice dated December 21, 2007 and was prepared solely for the convenience of, and reference by, overseas investors. NRIC makes no warranties as to its accuracy or completeness.