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For Immediate Release



**NIPPON  
RESIDENTIAL  
INVESTMENT  
CORPORATION**

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Notification on Revision of General Administration and  
Asset Custody Service Fee Structures

Nippon Residential Investment Corporation (NRIC) announces the agreement entered into with Mitsubishi UFJ Trust and Banking Corporation, which undertakes general administration (administration associated with accounting matters and administration associated with operating the organization) and asset custody services for NRIC, on revising the fee structures for entrustment of the concerned administration. The agreement is outlined as follows.

1. Overview

NRIC has hitherto entrusted the concerned administration to The Mitsubishi Trust and Banking Corporation (presently, Mitsubishi UFJ Trust and Banking Corporation) based on an agreement on entrustment of general administration (administration associated with issue of investment security certificates, administration associated with operating the organization that entrusts general administration, administration associated with accounting, administration associated with bookkeeping, and administration associated with tax payments) dated December 9, 2002 and an agreement on entrustment of asset custody services dated the same date.

Recently, the decision was made to revise the fee structures for the maximum burden of expenses on NRIC as set forth in the attached as of the following effective date.

2. Scheduled Agreement Execution Date

December 26, 2007

3. Effective Date

December 1, 2007

4. Outlook

NRIC plans to officially announce the impact of this revision of fee structures within the performance outlook for the fiscal period ending in May 2008 (December 1, 2007 to May 31, 2008) when NRIC announces the financial results for the fiscal period ended in November 2007 (June 1, 2007 to November 30, 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>

Maximum Fees for Entrustment of General Administration and Asset Custody Services  
Before and After Revision

<Before Revision>

1. Table of Base Amount of Fees for Entrustment of General Administration (administration associated with accounting matters and administration associated with operating the organization)

Total Assets	Method of Calculation (Annual)
No more than 5 billion yen (inclusive)	10,000,000 yen
Over 5 billion yen, but no more than 40 billion yen (inclusive)	$10,000,000 \text{ yen} + (\text{Total Assets} - 5 \text{ billion yen}) \times 0.06875\%$
Over 40 billion yen	$34,062,500 \text{ yen} + (\text{Total Assets} - 40 \text{ billion yen}) \times 0.06250\%$

(unit: yen; rounded down to the nearest whole yen)

2. Table of Base Amount of Fees for Entrustment of Asset Custody Services

Total Assets	Method of Calculation (Annual)
No more than 5 billion yen (inclusive)	5,000,000 yen
Over 5 billion yen, but no more than 40 billion yen (inclusive)	$5,000,000 \text{ yen} + (\text{Total Assets} - 5 \text{ billion yen}) \times 0.03125\%$
Over 40 billion yen	$15,937,500 \text{ yen} + (\text{Total Assets} - 40 \text{ billion yen}) \times 0.02500\%$

(unit: yen; rounded down to the nearest whole yen)

<After Revision>

\*The fees for entrustment of general administration shall be changed as follows.

- (1) Fees for administration associated with accounting (administration associated with accounting, bookkeeping, tax payments, etc.)
- (2) Fees for administration associated with operating the organization

1.-(1) Table of Base Amount of Fees for Entrustment of General Administration (administration associated with accounting)

	Method of Calculation (Annual)
Fixed fee	50,000,000 yen
Variable fee An amount calculated based on the formula to the right in accordance with the number of real estate properties, as at the end of the month preceding each month, that is owned by the organization entrusting the general administration and for which the organization entrusted with the general administration conducts the entrusted administration (hereafter, the "No. of Properties").	500,000 yen per Property × No. of Properties

1.-(2) Table of Base Amount of Fees for Entrustment of General Administration (administration associated with operating the organization)

	Method of Calculation (Annual)
Fixed fee	16,000,000 yen

2. Table of Base Amount of Fees for Entrustment of Asset Custody Services

Total Assets	Method of Calculation (Annual)
No more than 5 billion yen (inclusive)	5,000,000 yen
Over 5 billion yen, but no more than 40 billion yen (inclusive)	5,000,000 yen + (Total Assets – 5 billion yen) × 0.03125%
Over 40 billion yen, but no more than 100 billion yen (inclusive)	15,937,500 yen + (Total Assets – 40 billion yen) × 0.025%
Over 100 billion yen	30,937,500 yen + (Total Assets – 100 billion yen) × 0.01875%

*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.*