

August 27, 2008



**NIPPON
RESIDENTIAL
INVESTMENT
CORPORATION**

For Immediate Release Nippon Residential
Investment Corporation
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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 repayment of borrowings.

2. Details of Loan

Short-Term Loan

- | | |
|------------------------------|--|
| (i) Lender: | Sumitomo Mitsui Banking Corporation |
| (ii) Loan amount: | 2,000 million yen |
| (iii) Interest rate: | TBD |
| (iv) Drawdown date: | August 29, 2008 |
| (v) Loan method: | NRIC concluded a loan agreement on August 27, 2008 with the lender described in (i) above. |
| (vi) Interest payment dates: | The first payment shall be made on the last day of September 2008, and the ensuing |

payments on the last day of each month thereafter, and on the principal repayment date (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: August 31, 2009
(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 rate shall be announced at a later date, as soon as it is finalized.

3. Interest-Bearing Debt of NRIC After Drawdown of Loan

	Before Drawdown	After Drawdown	Increase (Decrease)
(Unit: million yen)			
Short-term loans	25,600	22,200	(3,400)
Long-term loans	61,300	61,300	—
Investment corporation bonds	90,000	90,000	—
Total interest-bearing debt	176,900	173,500	(3,400)
(Unit: %)			
Interest-bearing debt ratio	54.4	53.9	(0.5)

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 August 27, 2008.

- 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>

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