

October 31, 2008

For Immediate Release



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### Notification on Loan Repayment

Nippon Residential Investment Corporation (NRIC) announces the decision made today to repay the following loan and cancel part of an interest rate swap agreement.

#### 1.Details of Repayment

##### Term Loan (A)

- |                         |  |
|-------------------------|--|
| (i) Lenders:            | The Bank of Tokyo-Mitsubishi UFJ, Ltd.<br>The Chuo Mitsui Trust and Banking Co., Ltd.<br>Mitsubishi UFJ Trust & Banking Corporation<br>The Sumitomo Trust & Banking Co., Ltd.<br>Resona Bank, Ltd.<br>Aozora Bank, Ltd.<br>The Norinchukin Bank<br>The Shizuoka Bank, Ltd.<br>The Chiba Bank, Ltd. |
| (ii) Loan amount:       | 11,500 million yen   |
| (iii) Repayment amount: | 1,646 million yen  |
| (iv) Interest rate:     | 1.45167% p.a.  |
| (v) Drawdown date:      | December 3, 2004   |

(vi) Principal repayment deadline:	November 30, 2009
(vii) Date of repayment to be executed:	November 6, 2008 (scheduled)
(viii) Collateral:	Secured

## 2.Details of Interest Rate Swap Due to be Cancelled

### Interest Rate Swap Agreement

(i) Counterparty:	The Sumitomo Trust & Banking Co., Ltd.	
(ii) Date of partial cancellation:	November 6, 2008 (scheduled)	
(iii) Notional principal before cancellation:	11,500 million yen	
(iv) Amount of partial cancellation:	1,646 million yen	
(v) Interest rate:	Fixed payment	1.31650% p.a.
	Variable receipt	3-mth LIBOR+0.60000%
(vi) Calculation commencement date	December 3, 2004	
(vii) Calculation termination date	November 30, 2009	

Furthermore, the adjusted amount in correlation with this cancellation is scheduled to be determined on November 4, 2008. Another announcement will be made when the amount is finalized.

## 3.Interest-Bearing Debt of NRIC After Execution

	Before Execution	After Execution	Increase (Decrease)
(Unit: million yen)			
Short-term loans	22,200	22,200	—
Long-term loans	61,300	59,653	(1,646)
Investment corporation bonds	90,000	90,000	—
Total interest-bearing debt	173,500	171,853	(1,646)
(Unit: %)			
Interest-bearing debt ratio	53.9	53.7	(0.2)

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 October 31, 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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