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For Immediate Release



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### Notification of Loan

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

#### 1. Purpose of Loan

The funds shall be allocated to the purchase of real estate and leasehold rights for real estate (Windsor House Hiroo), purchase of specified assets, and payment of the associated costs.

#### 2. Details of Loan

(1) Lender	The Chiba Bank, Ltd. The Bank of Fukuoka, Ltd.
(2) Loan amount	3,250 million yen
(3) Interest rate	To be determined
(4) Drawdown date	September 1, 2005

(5) Loan terms

NRIC concluded a loan agreement on August 30, 2005 with the lender described in (1) above.

(6) Interest payment dates

The first payment shall be made on November 30, 2005 and the following payments shall be made on the last day of each ensuing three month period (the banking day immediately preceding the last day of the month when the last day of the month is not a banking day).

However, the final interest payment date shall be September 1, 2006.

(7) Principal repayment date

September 1, 2006

(8) Principal repayment terms

Lump-sum payment 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]

Outstanding Loans of NRIC After Borrowing

	Before Borrowing	After Borrowing	Increase (Decrease)
(Unit: million yen)			
Short-term loans	11,370	14,620	3,250
Long-term loans	42,300	42,300	–
Investment corporation bonds	10,000	10,000	–
Total interest-bearing debt	63,670	66,920	3,250
(Unit: %)			
Interest-bearing debt ratio	43.4	44.7	1.2

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) Calculations use 82,936 million yen for unitholders' capital, which is the unitholders' capital as of August 30, 2005.