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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 repayment of an existing short-term loan of which the principal repayment is due on December 26, 2008 (total amount: 15,700 million yen).

2. Details of Loan

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|----------------------|--|
| (i) 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.
Sumitomo Mitsui Banking Corporation |
| (ii) Loan amount: | 13,100 million yen |
| (iii) Interest rate: | TBD |

- (iv) Drawdown date: December 26, 2008
- (v) Loan method: NRIC concluded a loan agreement on December 24, 2008 with the lenders described in (i) above.
- (vi) Interest payment date: The first payment shall be made on the last day of January 2009, and the ensuing payments on the last day of each month thereafter until the date of discharge of principal as well as the date of discharge of principal (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 (Note)

Furthermore, the interest rate shall be announced at a later date, as soon as it is finalized.

(Note) This short-term loan will be an unsecured borrowing as at the date the loan agreement was concluded. However, as announced in the "Notification of Proposal on Provision of Collateral" dated November 18, 2008, collateral may possibly be provided for the concerned loan in the future.

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

	Before Drawdown	After Drawdown	Increase (Decrease)
(Unit: million yen)			
Short-term loans	20,700	20,100	(600)
Long-term loans	59,653	59,653	—
Investment corporation bonds	90,000	90,000	—
Total interest-bearing debt	170,353	169,753	(600)
(Unit: %)			
Interest-bearing debt ratio	53.4	53.4	—

Note 1) $\text{Interest-bearing debt ratio} = \frac{\text{Total interest-bearing debt}}{\text{Total interest-bearing debt} + \text{unitholders' capital}} \times 100\%$

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 24, 2008.

Note 4) The 600 million yen difference arrived at when the sum total of the concerned loan (13,100 million yen) and the loan announced in the "Notification of Loan" dated December 18, 2008 (2,000 million yen) [total amount: 15,100 yen] is subtracted from the existing short-term loan of which the principal repayment is due on December 26, 2008 [total amount: 15,700 million yen] will be repaid using cash on hand.

- This document was distributed to the press clubs within the Tokyo Stock Exchange, Ministry of Land, Infrastructure, Transport and Tourism 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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