

February 25, 2010

For Immediate Release



Nippon Residential Investment Corporation  
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Pacific Residential Corporation  
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#### Notification of Loan Interest Rates

Nippon Residential Investment Corporation (NRIC) announces the interest rates applicable to the period stated below for the loans executed on December 26, 2006, November 30, 2007, February 29, 2008, June 27, 2008, June 30, 2009, August 31, 2009, September 10, 2009, October 22, 2009, November 30, 2009 and February 19, 2010.

##### <Short-Term Loan>

- (i) Lenders: The Bank of Tokyo-Mitsubishi UFJ, Ltd.  
The Sumitomo Trust & Banking Co., Ltd.
- (ii) Interest rate: 1.65545%  
(February 27, 2010 through March 31, 2010)
- (iii) Loan amount (Note): 5,902 million yen
- (iv) Drawdown date: September 10, 2009
- (v) Principal repayment date: March 31, 2010

##### <Long-Term Loan>

- (i) Lenders: The Norinchukin Bank  
The Hachijuni Bank, Ltd.
- (ii) Interest rate: 0.99636%  
(February 27, 2010 through May 31, 2010)
- (iii) Loan amount (Note): 5,872 million yen
- (iv) Drawdown date: December 26, 2006
- (v) Principal repayment date: December 26, 2011

##### <Long-Term Loan>

- (i) Lender: Sumitomo Mitsui Banking Corporation  
(ii) Interest rate: 0.79636%  
(February 27, 2010 through May 31, 2010)  
(iii) Loan amount (Note): 1,957 million yen  
(iv) Drawdown date: November 30, 2007  
(v) Principal repayment date: November 30, 2010

<Long-Term Loan>

- (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 Company, Limited  
(ii) Interest rate: 0.84636%  
(February 27, 2010 through May 31, 2010)  
(iii) Loan amount (Note): 6,753 million yen  
(iv) Drawdown date: February 29, 2008  
(v) Principal repayment date: May 31, 2010

<Long-Term Loan>

- (i) Lender: Sumitomo Mitsui Banking Corporation  
(ii) Interest rate: 0.84636%  
(February 27, 2010 through May 31, 2010)  
(iii) Loan amount (Note): 1,957 million yen  
(iv) Drawdown date: February 29, 2008  
(v) Principal repayment date: May 31, 2010

<Long-Term Loan>

- (i) Lender: Development Bank of Japan Inc.  
(ii) Interest rate: 0.96636%  
(February 27, 2010 through May 31, 2010)  
(iii) Loan amount (Note): 1,957 million yen  
(iv) Drawdown date: June 27, 2008  
(v) Principal repayment date: November 30, 2012

<Long-Term Loan>

- (i) Lender: Sumitomo Mitsui Banking Corporation  
(ii) Interest rate: 1.85545%  
(February 27, 2010 through March 31, 2010)

- (iii) Loan amount (Note): 2,936 million yen
- (iv) Drawdown date: June 30, 2009
- (v) Principal repayment date: June 30, 2011

< Long-Term Loan >

- (i) Lenders: The Bank of Tokyo-Mitsubishi UFJ, Ltd.  
Aozora Bank, Ltd.
- (ii) Interest rate: 2.00545%  
(February 27, 2010 through March 31, 2010)
- (iii) Loan amount (Note): 3,518 million yen
- (iv) Drawdown date: June 30, 2009
- (v) Principal repayment date: June 29, 2012

< Long-Term Loan >

- (i) Lenders: The Bank of Tokyo-Mitsubishi UFJ, Ltd.  
The Chuo Mitsui Trust and Banking Co., Ltd.  
Mitsubishi UFJ Trust and Banking Corporation
- (ii) Interest rate: 1.75545%  
(February 27, 2010 through March 31, 2010)
- (iii) Loan amount (Note): 9,973 million yen
- (iv) Drawdown date: August 31, 2009
- (v) Principal repayment date: April 28, 2011

< Long-Term Loan >

- (i) Lenders: The Bank of Tokyo-Mitsubishi UFJ, Ltd.  
The Sumitomo Trust & Banking Co., Ltd.  
Sumitomo Mitsui Banking Corporation
- (ii) Interest rate: 2.25545%  
(February 27, 2010 through March 31, 2010)
- (iii) Loan amount (Note): 9,973 million yen
- (iv) Drawdown date: August 31, 2009
- (v) Principal repayment date: April 30, 2013

< Long-Term Loan >

- (i) Lenders: The Bank of Tokyo-Mitsubishi UFJ, Ltd.  
The Sumitomo Trust & Banking Co., Ltd.  
Sumitomo Mitsui Banking Corporation

- (ii) Interest rate: 2.05545%  
(February 27, 2010 through March 31, 2010)
- (iii) Loan amount (Note): 5,902 million yen
- (iv) Drawdown date: October 22, 2009
- (v) Principal repayment date: April 27, 2012

<Long-Term Loan>

- (i) Lender: The Bank of Tokyo-Mitsubishi UFJ, Ltd.
- (ii) Interest rate: 2.65545%  
(February 27, 2010 through March 31, 2010)
- (iii) Loan amount (Note): 983 million yen
- (iv) Drawdown date: October 22, 2009
- (v) Principal repayment date: September 30, 2014

<Long-Term Loan>

- (i) Lenders: The Bank of Tokyo-Mitsubishi UFJ, Ltd.  
The Chuo Mitsui Trust and Banking Co., Ltd.  
Mitsubishi UFJ Trust and Banking Corporation  
The Sumitomo Trust & Banking Co., Ltd.  
Resona Bank, Ltd.  
Aozora Bank, Ltd.  
The Norinchukin Bank  
The Shizuoka Bank, Ltd.
- (ii) Interest rate: 1.55545%  
(February 27, 2010 through March 31, 2010)
- (iii) Loan amount (Note): 10,699 million yen
- (iv) Drawdown date: November 30, 2009
- (v) Principal repayment date: August 31, 2011

<Long-Term Loan>

- (i) Lender: The Sumitomo Trust & Banking Co., Ltd.
- (ii) Interest rate: 1.35545%  
(February 27, 2010 through March 31, 2010)
- (iii) Loan amount (Note): 968 million yen
- (iv) Drawdown date: February 19, 2010
- (v) Principal repayment date: June 30, 2011

<Long-Term Loan>

- (i) Lenders: The Bank of Tokyo-Mitsubishi UFJ, Ltd.  
The Chuo Mitsui Trust and Banking Co., Ltd.  
Mitsubishi UFJ Trust and Banking Corporation  
The Sumitomo Trust & Banking Co., Ltd.  
Aozora Bank, Ltd.
- (ii) Interest rate: 1.60545%  
(February 27, 2010 through March 31, 2010)
- (iii) Loan amount (Note): 9,797 million yen
- (iv) Drawdown date: February 19, 2010
- (v) Principal repayment date: January 25, 2013

(Note): Loan amount shows the amount after loan repayment announced in the “Notification on Loan Repayment (Partial Early Performance of Obligations) and Partial Cancellation of Interest Rate Swap Agreement” dated February 22, 2010.

Furthermore, the interest rates applicable from April 1, 2010 and June 1, 2010 shall be announced at a later date, as soon as they are 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, Transport and Tourism.
- Nippon Residential Investment Corporation’s website is <http://www.nric.co.jp>

*This English language notice is a translation of the Japanese language notice dated, February 25, 2010 and was prepared solely for the convenience of, and reference by, overseas investors. NRIC makes no warranties as to its accuracy or completeness.*