

August 18, 2005

For Immediate Release



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### Notification of Loan

Nippon Residential Investment Corporation (NRI) announces its decision to borrow funds as detailed below based on the commitment line agreement that was concluded on August 10, 2005.

1. Purpose of Loan

The funds shall be allocated to the purchase of real estate beneficiary interests in trust (Pacific Residence Yoyogikoen) and payment of the associated costs.

2. Details of Loan

(1) Lender

The Bank of Tokyo-Mitsubishi, Ltd.  
The Mitsubishi Trust and Banking Corporation  
The Sumitomo Trust & Banking Co., Ltd.  
The Chuo Mitsui Trust and Banking Co., Ltd.

(2) Loan amount

1,370 million yen

- (3) Interest rate 0.70230%  
(August 19, 2005 ~ August 31, 2005)
- (4) Drawdown date August 19, 2005
- (5) Interest payment dates  
The first payment shall be made on August 31, 2005 and be the last day of each month thereafter (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 August 18, 2006.
- (6) Principal repayment date  
August 18, 2006
- (7) Principal repayment terms  
Lump-sum repayment on the principal repayment date described in (6) above. However, early repayment is accepted.
- (8) Collateral Unsecured and non-guaranteed

Furthermore, the interest rate applicable from September 1, 2005 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 NRI After Borrowing

	Before Borrowing	After Borrowing	Increase (Decrease)
(Unit: million yen)			
Short-term loans	10,000	11,370	1,370
Long-term loans	42,300	42,300	–
Investment corporation bonds	10,000	10,000	–
Total interest-bearing debt	62,300	63,670	1,370
(Unit: %)			
Interest-bearing debt ratio	42.9	43.4	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) Calculations use 82,936 million yen for unitholders' capital, which is the unitholders' capital as of August 18, 2005.