

February 17, 2010

For Immediate Release



Nippon Residential Investment Corporation  
3-26 Kanda Nishiki-cho, Chiyoda-ku, Tokyo  
Masaru Nishimura  
Chief Executive Officer  
(Securities Code: 8962)

Asset Management Company:  
Pacific Residential Corporation  
3-26 Kanda Nishiki-cho, Chiyoda-ku, Tokyo  
Takeshi Takano  
President and Chairman of the Board

Inquiries:  
Kazuhito Akamatsu  
Director  
Phone: +81-(0)3-3518-0480

#### Notification of Loans

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 long-term loan (total amount:10,944,450,000 yen) of which the principal repayment is due on February 19, 2010.

##### 2. Details of Loan

###### <Long-Term Loan>

- |                             |  |
|-----------------------------|--|
| (i) Lender:                 | The Sumitomo Trust & Banking Co., Ltd.   |
| (ii) Loan amount:           | 984,850,000 yen  |
| (iii) Interest rate:        | TBD  |
| (iv) Drawdown date:         | February 19, 2010  |
| (v) Loan method:            | NRIC concluded a loan agreement on February 17, 2010 with the lender described in (i) above. |
| (vi) Interest payment date: | The first payment shall be made on the last day  |

of February 2010, 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: June 30, 2011  
(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: Secured and non-guaranteed.

<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) Loan amount: 9,959,600,000 yen
- (iii) Interest rate: TBD
- (iv) Drawdown date: February 19, 2010
- (v) Loan method: NRIC concluded a loan agreement on February 17, 2010 with the lenders described in (i) above.
- (vi) Interest payment date: The first payment shall be made on the last day of February 2010, 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: January 25, 2013  
(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: Secured and non-guaranteed.

Furthermore, the interest rates shall be announced at a later date, as soon as they are finalized.

### 3. Interest-Bearing Debt of NRIC After Drawdown of Loans

	Before Drawdown	After Drawdown	Increase (Decrease)
(Unit: million yen)			
Short-term loans	6,000	6,000	—
Long-term loans	91,400	91,400	—
Investment corporation bonds	71,500	71,500	—
Total interest-bearing debt	168,900	168,900	—
(Unit: %)			
Interest-bearing debt ratio	53.2	53.2	—

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 February 17, 2010.

#### 4. Other

Concerning the risks of repayment, etc. of the concerned loan, there are no significant changes from the "Investment Risks" presented in the Semiannual Securities Report (Yukashoken Hokokusho) submitted on August 31, 2009.

- 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>

*This English language notice is a translation of the Japanese language notice dated February 17, 2010 and was prepared solely for the convenience of, and reference by, overseas investors. NRIC makes no warranties as to its accuracy or completeness.*