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For Immediate Release



**NIPPON
RESIDENTIAL
INVESTMENT
CORPORATION**

Nippon Residential Investment
Corporation
2-11-1 Nagata-cho, Chiyoda-ku, Tokyo
Akira Yamanouchi
Executive Officer
(Securities Code: 8962)

Inquiries:
Pacific Investment Advisors Corporation
Takeshi Takano
Director
TEL: +81-(0)3-5251-8528

Notification on Acquisition of Pacific Residence Yoyogikoen and Completion of
Acquisitions

Nippon Residential Investment Corporation (NRI) announces the decision to acquire the following asset. NRI additionally notifies completion of the acquisition of the following assets announced in the “Notification on Acquisition of Assets” dated July 29, 2005.

I. Acquisition of Pacific Residence Yoyogikoen

1. Overview of Acquisition

(1) Property Name	Pacific Residence Yoyogikoen (Note) (hereafter, the “Property”)
(2) Asset Type	Beneficiary interests in trust (real estate)
(3) Acquisition Value	1,310,000,000 yen (excluding acquisition costs, real property tax, city planning tax, consumption tax and local consumption tax)
(4) Beneficiary Interest Transfer Agreement Date	August 12, 2005
(5) Scheduled Acquisition Date	August 19, 2005 (execute acquisition based on the beneficiary interest transfer agreement date)
(6) Seller	S Condo Property Y.K.
(7) Financing	Debt financing

(Note) The present name is Camellia Way, but the name will be changed promptly to the name given above after NRI acquires the Property.

2. Purpose of Acquisition

The Property will be acquired under the following objective based on NRI's regulations and investment policy.

(1) Objective	To heighten the portfolio share in the 5 central wards of Tokyo (Note) and thereby enhance the diversification effect of the entire portfolio.
(2) Property Characteristics	<p>The Property is a luxury rental condominium that was built seven years ago and has a total of 6 units on 1 floor below ground and 4 floors above ground. It is situated in a quiet neighborhood within a 7-minute walk from Yoyogi-Hachiman Station on the Odakyu Odawara Line and within an 8-minute walk from Yoyogi-Koen Station on the Tokyo Metro Chiyoda Line.</p> <p>The interior and exterior finish, etc. and facilities within the rental units equal or exceed the standard level of luxury rental housing.</p> <p>In addition, to the east of the Yoyogi 5-chome area where the Property is situated is the expansive Yoyogi Park and Meiji Jingu Shrine, and to the south is Yoyogi Hachiman Shrine. Low- and medium-rise rental housing in the city center and in a region with such a good living environment is scarce. Thus, we believe the competitiveness of the Property to be relatively high and anticipate demand from households that emphasize on the living environment and convenience of the city center.</p>

(Note) The 5 central wards of Tokyo refer to the Minato, Shibuya, Shinjuku, Meguro and Chiyoda Wards.

3. Details of Acquired Asset

Details of Trust Property		Real estate
Trustee		The Chuo Mitsui Trust and Banking Co., Ltd.
Name Identifying Concerned Trust		Pacific Residence Yoyogikoen
Trust Period		From: March 18, 2004 To: March 31, 2006
Location (Note 1)		Land: 5-34-25 Yoyogi, Shibuya-ku, Tokyo (lot number) Building: 5-34-24 Yoyogi, Shibuya-ku, Tokyo (residential)
Access		7-minute walk from Yoyogi-Hachiman Station on the Odakyu Odawara Line 8-minute walk from Yoyogi-Koen Station on the Tokyo Metro Chiyoda Line
Land	Ownership	Proprietary ownership
	Zoning (Note 2)	Class 2 exclusive residential zone for low-rise buildings
	Lot Size (Note 1)	894.46m ²

	FAR/Building Coverage Ratio (Note 3)	200%/60%
Building	Ownership	Proprietary ownership
	Type (Note 2)	Apartment
	Floor Space (Note 1)	2,155.28m ²
	Construction Completion (Note 1)	July 1998
	Structure (Note 1)	Reinforced concrete structure with flat roof; 1 floor below ground and 4 floors above ground
Acquisition Value		1,310,000,000 yen (excluding acquisition costs, real property tax, city planning tax, consumption tax and local consumption tax)
Appraisal Method	Method	Appraisal by Daiwa Real Estate Appraisal Co., Ltd.
	Appraised Value	1,310,000,000 yen
	Appraised Date	July 1, 2005
Overview of Lease (Note 4)	No. of Tenants (Note 5)	1
	Leasable Units (Note 9)	6 units in total, of which 3LDK: 2 units; 4LDK: 3 units; and 3LDK+2S: 1 unit
	Leased Units	3 units
	Total Leasable Area	1,545.36m ²
	Total Leased Area	844.32m ²
	Monthly Rent (Note 6)	4,318 thousand yen
	Deposit, etc. (Note 7)	17,280 thousand yen
	Occupancy Rate (based on no. of units)	50.00% (Note 8)
	Occupancy Rate (based on area)	54.64% (Note 8)
Other Special Notations		None

(Note 1) Information that appears on the registry was used for the location (excluding residential indication), lot size, floor space, construction completion date and structure.

(Note 2) The entry for the zoning is from the zoning type indicated in Article 8-1-1 of the City Planning Law. Of all types that appear on the registry, the main type is indicated.

(Note 3) The FAR uses the ratio of the floor area of the building versus the lot area as designated in the Building Standards Law Article 52 and the building coverage ratio uses the building area versus the lot area as designated in Article 53 of the Building Standards Law.

(Note 4) The overview of the lease lists figures as of July 31, 2005.

(Note 5) The total number of tenants is entered as one tenant when a single tenant leases multiple rental units. As for sub-leased properties where a single sublessor subleases the property to multiple subtenants, the number of tenants is treated as one tenant.

(Note 6) The monthly rent indicated is the total sum of the monthly rent (includes common expenses, monthly parking space usage fees, etc.) of each of the tenants with whom lease agreements have been concluded as of July 31, 2005. The amount has been rounded down to the nearest thousand yen and excludes consumption tax, etc.

(Note 7) The deposit, etc. indicates the total sum of the deposit, etc. of each of the tenants with whom lease agreements have been concluded as of July 31,

2005. The amount has been rounded down to the nearest thousand yen.
- (Note 8) The occupancy rate is rounded to two decimal places.
- (Note 9) The following abbreviations have been used for leasable units.
- 3 (or 4) LDK: 3 (or 4) bedrooms + Living room, dining room and kitchen
- 3LDK+2S: 3 bedrooms + Living room, dining room and kitchen + 2 service rooms (studies)

Investigation of Building Conditions	Investigator	Tokyo Bldg-Tech Center Co., Ltd.
	Emergency Repairs	No (urgent repairs)
	Near-term Repairs	No (repairs needed within a year)
	Repairs and Upkeep Thought to be Needed Over Next 12 Years	41,730,000 yen
	Replacement Price	850,000,000 yen
	Date of Building Condition Report	July 19, 2005
Earthquake Risk Analysis	PML Value	10.0%
		This PML value was calculated based on the earthquake risk analysis report issued by InterRisk Research Institute & Consulting, Inc. However, this report is no more than the viewpoint of InterRisk and the content is not guaranteed. PML, or probable maximum loss, refers to the probability of the maximum loss from an earthquake and in this case the level of damage that may result from the assumed maximum earthquake size (large earthquake that occurs once every 475 years = large earthquake with 10% or greater probability of occurring within 50 years) assumed for the assumed scheduled use period expressed as a percentage (%) of the replacement cost of the expenses expected to be required to restore the damages.

4. Seller Profile

Company Name	S Condo Property Y.K.
Head Office Address	Akasaka Chuo Bldg, 3-2-6 Akasaka, Minato-ku, Tokyo
Representative	Naoto Kasuya, Director
Paid-In Capital	3,000,000 yen
Line of Business	1. Acquiring, owning, selling and other handling of real estate beneficiary interests in trust 2. Selling, purchasing, owning, leasing and managing real estate 3. All work incidental or related to the above
Relationship with NRI	None

5. Outlook

The management performance outlook for NRI for the fiscal period ending in November 2005 (June 1, 2005 – November 30, 2005) does not change as a result of acquisition of the Property.

II. Completion of Asset Acquisitions

Acquired Assets (beneficiary interests in trust for real estate)

	Property Name	Acquisition Price (Note 1) (million yen)
Property 1	Pacific Livew Chojoyamaru	3,338
Property 2	Pacific Livew Ginzahigashi	2,348
Property 3	Pacific Livew Tamagawa	1,514
Property 4	No. 6 Zelkova Mansion	609
Property 5	Maison Korakuen	710
Property 6	Relation Oji	1,027
	Total	9,548

(Note 1) Excluding acquisition costs, real property tax, city planning tax, consumption tax and local consumption tax.

(Note 2) The present names of Properties 1, 2 and 3 are Telestal Ebisu, Avantique Ginzahigashi Nibankan and Toshin Phoenix Tamagawa respectively, but the names will be promptly changed to the names given above.

Please refer to “Notification on Acquisition of Assets” dated July 29, 2005 for an overview of the acquisition of the abovementioned acquired assets, purpose of acquisition, details of the acquired asset, overview of the seller and outlook.

- 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>

[Attachment 1] NRI's Real Estate Portfolio Following Acquisition of the Property

Property No. (Note 1)	Location	Property Name	(Planned) Acquisition Date	(Planned) Acquisition Price (million yen)	Portfolio Share (%) (Note 2)
S-1	23 wards of Tokyo	Glenpark Shinkawa	March 2, 2004	2,050	1.26
S-2	5 central wards of Tokyo	Maison de Ville Shiba Daimon II	March 30, 2004	1,900	1.17
S-3	5 central wards of Tokyo	Glenpark Sangubashi	March 2, 2004	1,040	0.64
S-4	5 central wards of Tokyo	Fresca Yoyogiuehara II	March 3, 2004	524	0.32
S-5	5 central wards of Tokyo	Leopalace Udagawacho Mansion	March 3, 2004	569	0.35
S-6	5 central wards of Tokyo	Veil Kikuicho	March 2, 2004	520	0.32
S-7	23 wards of Tokyo	Escort Kami-Ikebukuro	March 2, 2004	644	0.40
S-8	23 wards of Tokyo	Pacific Residence Shin-Nakano	March 3, 2004	448	0.28
S-9	Tokyo metropolitan area	Dormitory Haramachida	March 2, 2004	490	0.30
S-10	Tokyo metropolitan area	J Stage Minami-Urawa	March 2, 2004	700	0.43
S-11	Tokyo metropolitan area	City Forum Kami-Hongo	March 3, 2004	1,140	0.70
S-12	Ordinance designated city, etc.	Bonne Uji I and II	March 3, 2004	1,260	0.77
S-13	Ordinance designated city, etc.	Yoshizuka AG Building 6 and 7	March 3, 2004	428	0.26
S-14	23 wards of Tokyo	Apartments Shirokanedai	December 2, 2004	1,250	0.77
S-15	Ordinance designated city, etc.	Grand Blue Hakata	September 17, 2004	1,582	0.97
S-16	23 wards of Tokyo	J Stage Honancho	December 2, 2004	952	0.59
S-17	23 wards of Tokyo	Park Habio Kyobashi	December 2, 2004	2,725	1.67
S-18	Ordinance designated city, etc.	Crystate Tenjinbashi	December 3, 2004	970	0.60
S-19	23 wards of Tokyo	Pacific Residence Yushimasanhome	December 3, 2004	1,020	0.63
S-20	5 central wards of Tokyo	Pacific Residence Shinjuku East	December 3, 2004	1,397	0.86
S-21	5 central wards of Tokyo	Shu Shinjuku	December 3, 2004	854	0.52
S-22	5 central wards of Tokyo	Pacific Residence Kanda Iwamotocho	December 3, 2004	1,657	1.02
S-23	Ordinance designated city, etc.	Umeda Excelheights	January 31, 2005	5,250	3.23
S-24	23 wards of Tokyo	Pacific Residence Tsukiji (planned acquisition)	(Note 3)	1,320	0.81
S-25	23 wards of Tokyo	Pacific Residence Sasaduka	March 25, 2005	1,950	1.20
S-26	5 central wards of Tokyo	Pacific Residence Minamiazabu	March 25, 2005	1,060	0.65
S-27	5 central wards of Tokyo	Pacific Residence Ebisuhighashi	March 25, 2005	660	0.41
S-28	23 wards of Tokyo	Pacific Residence Meguronishi	March 25, 2005	800	0.49
S-29	5 central wards of Tokyo	Pacific Residence Hiroo Sanhome	March 25, 2005	850	0.52
S-30	5 central wards of Tokyo	Pacific Residence Akasaka II	March 15, 2005	1,567	0.96
S-31	23 wards of Tokyo	Pacific Livew Kyobashi	March 31, 2005	1,401	0.86
S-32	Ordinance designated city, etc.	Pacific Residence Sannomiya Higashi (planned acquisition)	(Note 4)	2,247	1.38

S-33	23 wards of Tokyo	Pacific Livew Tamagawa	August 12, 2005	1,514	0.93
S-34	23 wards of Tokyo	Maison Korakuen	August 12, 2005	710	0.44
S-35	23 wards of Tokyo	Pacific Livew Ginzahigashi	August 12, 2005	2,348	1.44
S-36	23 wards of Tokyo	Relation Oji	August 12, 2005	1,027	0.63
S-37	Tokyo metropolitan area	No. 6 Zelkova Mansion	August 12, 2005	609	0.37
C-1	23 wards of Tokyo	Pacific Residence Bunkyo Otowa	March 3, 2004	3,590	2.21
C-2	23 wards of Tokyo	Pacific Residence Sengoku	March 3, 2004	760	0.47
C-3	5 central wards of Tokyo	Joanna Jiyugaoka	March 3, 2004	1,080	0.66
C-4	23 wards of Tokyo	Pacific Residence Yushima	March 3, 2004	1,110	0.68
C-6	23 wards of Tokyo	Zesty Ikegami A and B	March 3, 2004	381	0.23
C-7	23 wards of Tokyo	Wakohre Higashi-Nippori II	March 2, 2004	972	0.60
C-8	Tokyo metropolitan area	Pacific Livew Hachioji	March 3, 2004	700	0.43
C-9	Ordinance designated city, etc.	Grand Heights Hibino	March 3, 2004	1,230	0.76
C-10	Ordinance designated city, etc.	Veil Koyo	March 2, 2004	454	0.28
C-11	5 central wards of Tokyo	J Park Nagatacho	June 24, 2004	1,000	0.61
C-12	5 central wards of Tokyo	Pacific Residence Suidobashi	February 25, 2005	2,330	1.43
C-13	5 central wards of Tokyo	Pacific Tower Nogizaka	September 30, 2004	3,900	2.40
C-14	5 central wards of Tokyo	Pacific Residence Akasaka I	June 30, 2004	1,300	0.80
C-15	5 central wards of Tokyo	Apartments Nishi-Azabu	December 2, 2004	7,920	4.87
C-16	Ordinance designated city, etc.	Sereno Tenjin Minami	December 3, 2004	1,200	0.74
C-17	Ordinance designated city, etc.	Common House Hakataeki-Minami	December 3, 2004	420	0.26
C-18	23 wards of Tokyo	Pacific Residence Ningyocho	December 3, 2004	572	0.35
C-19	5 central wards of Tokyo	Pacific Residence Daikanyama	December 3, 2004	2,180	1.34
C-20	5 central wards of Tokyo	Pacific Residence Ichigaya	December 3, 2004	2,580	1.59
C-21	Tokyo metropolitan area	Espacio Kichijoji	January 31, 2005	1,445	0.89
C-22	23 wards of Tokyo	Pacific Residence Bunkyo-sengoku	May 18, 2005	1,557	0.96
C-23	5 central wards of Tokyo	Pacific Residence Akasaka Hinokicho	March 25, 2005	4,710	2.89
C-24	5 central wards of Tokyo	Pacific Residence Takanawa	March 30, 2005	1,550	0.95
C-25	23 wards of Tokyo	Pacific Tower Meguroyamate (planned acquisition)	(Note 5)	14,507	8.92
C-26	23 wards of Tokyo	Storia SANGEN-JAYA	April 26, 2005	3,311	2.03
C-27	23 wards of Tokyo	Pacific Livew Chojyamaru	August 12, 2005	3,338	2.05
F-1	5 central wards of Tokyo	Glenpark Sakuragaoka	March 2, 2004	3,960	2.43
F-2	5 central wards of Tokyo	Mejiro Otomeyama Duplex R's	March 3, 2004	1,100	0.68
F-3	23 wards of Tokyo	Pacific Residence Shinkawa	March 3, 2004	1,420	0.87
F-4	23 wards of Tokyo	Setagaya Sun Heights	March 3, 2004	982	0.60

F-5	23 wards of Tokyo	Ars Shin-Otsuka	March 2, 2004	1,117	0.69
F-6	Tokyo metropolitan area	Crane Mansion Tsurumi	March 3, 2004	1,050	0.65
F-8	Tokyo metropolitan area	Maison Kashiwa	March 2, 2004	840	0.52
F-9	Ordinance designated city, etc.	Sky Heights Hirabari	March 3, 2004	554	0.34
F-10	23 wards of Tokyo	Solcher Mejiro	August 30, 2004	7,350	4.52
F-11	5 central wards of Tokyo	Pacific Residence Shibaura	December 3, 2004	4,900	3.01
F-12	Ordinance designated city, etc.	Pacific Residence Shirakabehigashi	August 5, 2005	1,070	0.66
L-1	23 wards of Tokyo	Manoa Okamoto	March 2, 2004	590	0.36
L-2	5 central wards of Tokyo	Bellwood	March 3, 2004	1,530	0.94
L-3	5 central wards of Tokyo	Grand Forme Ichigaya Haraikatamachi	March 3, 2004	970	0.60
L-4	5 central wards of Tokyo	Meguro Hillside Court	March 3, 2004	1,000	0.61
L-5	23 wards of Tokyo	Petit Cour Kinuta	March 2, 2004	684	0.42
L-6	23 wards of Tokyo	Nishi-Ogikubo Urbane Homes	March 2, 2004	1,050	0.65
L-7	5 central wards of Tokyo	Motoazabu Place	March 25, 2005	10,270	6.31
L-8	5 central wards of Tokyo	Pacific Tower Roppongi (planned acquisition)	(Note 6)	8,442	5.19
L-9	5 central wards of Tokyo	Pacific Residence Kamimeguro	June 20, 2005	1,000	0.61
L-10	5 central wards of Tokyo	Pacific Residence Yoyogikoen (planned acquisition)	August 19, 2005	1,310	0.81
Total	-	-	-	162,724	100.00

(Note 1) The properties managed by NRI are categorized into four property types – S (single type), C (compact type), F (family type) and L (large type) – and then assigned a number, which serves as the “Property No.” Further, properties that are comprised of several types are indicated by the type that comprises the greatest proportion of their area.

(Note 2) The “Portfolio Share” is the ratio of the acquisition price for each managed asset and each Property versus the acquisition price of the entire portfolio and the Property (rounded to two decimal places).

(Note 3) In principle, NRI plans to acquire this property by March 31, 2006 on a date separately agreed by NRI and the seller.

(Note 4) In principle, NRI plans to acquire this property by March 31, 2006 on a date separately agreed by NRI and the seller.

(Note 5) In principle, NRI plans to acquire this property by March 31, 2007 on a date separately agreed by NRI and the seller (planning to acquire around February 2007).

(Note 6) In principle, NRI plans to acquire this property by March 31, 2006 on a date separately agreed by NRI and the seller.

[Attachment 2] Outside View of the Property

