

September 9, 2005

For Immediate Release



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#### Notification on Issuance of Investment Corporation Bonds

Nippon Residential Investment Corporation (NRIC) decided to issue investment corporation bonds through a public offering based on the “comprehensive resolution to issue unsecured domestic investment corporation bonds” adopted at the Board of Directors’ Meeting held on June 24, 2005 and resolutions of the Board of Directors’ Meeting held today.

##### 1. Name of Investment Corporation Bonds

Nippon Residential Investment Corporation Second Unsecured Investment Corporation Bond  
(ranking pari passu with designated investment corporation bonds)  
(hereafter, the “Second Bond”)

Nippon Residential Investment Corporation Third Unsecured Investment Corporation Bond  
(ranking pari passu with designated investment corporation bonds)  
(hereafter, the “Third Bond”)

2. Total Amount of Investment Corporation Bonds

Second Bond            10 billion yen

Third Bond             10 billion yen

3. Form of Investment Corporation Bond

Bearer bonds with coupons

(Concerning items common to both the Second Bond and the Third Bond, the names of the respective bonds and provisions to the effect that the items are common are omitted from each of the following items that are common)

4. Issue Price

100 yen per par value of 100 yen

5. Redemption Price

100 yen per par value of 100 yen

6. Yield

Second Bond            0.84% per annum

Third Bond             1.28% per annum

7. Denomination of Each Investment Corporation Bond

100 million yen (1 amount only)

8. Offering Method

Public offering

9. Application Period

September 9 (Friday), 2005

10. Payment Date

September 26 (Monday), 2005

11. Collateral

No secured mortgage or guarantee is on the bond and no assets reserved as security specifically for the bond.

12. Redemption Method and Maturity

For the Second Bond, the entire principal shall be redeemed on September 24, 2010.

For the Third Bond, the entire principal shall be redeemed on September 24, 2012.

The bonds may be purchased and cancelled at any time on and after the date following the issue date.

13. Interest Payment Dates

March 24 and September 24 every year

14. Financial Covenants

A negative pledge is attached

15. Ratings

A3 (Moody's Investors Service, Inc.)

16. Fiscal Agent

Mizuho Corporate Bank, Ltd.

17. Registration Agent

Mizuho Corporate Bank, Ltd.

18. Underwriting Securities Companies

Second Bond

Daiwa Securities SMBC Co. Ltd.

Mitsubishi Securities Co., Ltd.

Morgan Stanley Japan Ltd., Tokyo Branch

Third Bond

Mizuho Securities Co., Ltd.

J.P. Morgan Securities Asia Pte. Ltd., Tokyo Branch

Daiwa Securities SMBC Co. Ltd.

19. Fund Usage

Acquisition costs for specified assets and repayment of borrowings

- 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>