

February 25, 2010

For Immediate Release



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Notification of Early Repayment Charge Concerning Loan Repayment

Nippon Residential Investment Corporation (NRIC) announces the following partial early repayment charges (total amount :5,303,504 yen) that have been finalized for the repayment of loans announced on February 22, 2010.

1.Details of Repayment

<Long-Term Loan >

- | | | |
|--|---|--|
| (1) Early repayment charge | : | 235,936 yen |
| (2) Date repayment to be executed | : | February 26, 2010 (scheduled) |
| (3) Repayment amount | : | 16,150,000 yen |
| (4) Details of loan subject to repayment | | |
| (i) Lender | : | The Dai-ichi Mutual Life Insurance Company |
| (ii) Loan amount | : | 994,950,000 yen |
| (iii) Drawdown date | : | August 29, 2006 |
| (iv) Principal repayment deadline | : | August 31, 2011 |

<Long-Term Loan >

- | | | |
|-----------------------------------|---|-------------------------------|
| (1) Early repayment charge | : | 939,295 yen |
| (2) Date repayment to be executed | : | February 26, 2010 (scheduled) |
| (3) Repayment amount | : | 25,830,000 yen |

- (4) Details of loan subject to repayment
- (i) Lender : Daido Life Insurance Company
 - (ii) Loan amount : 1,591,920,000 yen
 - (iii) Drawdown date : November 17, 2006
 - (iv) Principal repayment deadline : November 17, 2013

<Long-Term Loan >

- (1) Early repayment charge : 1,441,943 yen
- (2) Date repayment to be executed : February 26, 2010 (scheduled)
- (3) Repayment amount : 88,810,000 yen
- (4) Details of loan subject to repayment
 - (i) Lenders : National Mutual Insurance Federation of Agricultural Cooperatives,
Taiyo Life Insurance Company,
The Dai-ichi Mutual Life Insurance Company,
Mitsui Sumitomo Insurance Co. Ltd.,
 - (ii) Loan amount : 5,472,226,000 yen
 - (iii) Drawdown date : December 26, 2006
 - (iv) Principal repayment deadline : December 26, 2011

<Long-Term Loan >

- (1) Early repayment charge : 473,876 yen
- (2) Date repayment to be executed : February 26, 2010 (scheduled)
- (3) Repayment amount : 16,150,000 yen
- (4) Details of loan subject to repayment
 - (i) Lender : Taiyo Life Insurance Company
 - (ii) Loan amount : 994,950,000 yen
 - (iii) Drawdown date : September 19, 2007
 - (iv) Principal repayment deadline : September 19, 2012

<Long-Term Loan >

- (1) Early repayment charge : 411,074 yen
- (2) Date repayment to be executed : February 26, 2010 (scheduled)

- (3) Repayment amount : 14,530,000 yen
- (4) Details of loan subject to repayment
 - (i) Lender : Daido Life Insurance Company
 - (ii) Loan amount : 895,455,000 yen
 - (iii) Drawdown date : September 19, 2007
 - (iv) Principal repayment deadline : September 19, 2013

<Long-Term Loan >

- (1) Early repayment charge : 736,750 yen
- (2) Date repayment to be executed : February 26, 2010 (scheduled)
- (3) Repayment amount : 32,290,000 yen
- (4) Details of loan subject to repayment
 - (i) Lender : Development Bank of Japan Inc.
 - (ii) Loan amount : 1,989,900,000 yen
 - (iii) Drawdown date : November 30, 2007
 - (iv) Principal repayment deadline : November 30, 2012

<Long-Term Loan >

- (1) Early repayment charge : 646,630 yen
- (2) Date repayment to be executed : February 26, 2010 (scheduled)
- (3) Repayment amount : 80,100,000 yen
- (4) Details of loan subject to repayment
 - (i) Lender : Development Bank of Japan Inc.
 - (ii) Loan amount : 4,937,500,000 yen
 - (iii) Drawdown date : October 22, 2009
 - (iv) Principal repayment deadline : September 30, 2014

2.Details of Interest Rate Swap Due to be Cancelled

< Interest Rate Swap Agreement >

- (1) Amount to be received upon partial cancellation : 418,000 yen
- (2) Date partial cancellation to be executed : February 26, 2010 (scheduled)
- (3) Notional principal subject to partial cancellation : 32,290,000 yen
- (4) Details of interest rate swap agreement due to be partially cancelled

- (i) Counterparty : Mitsubishi UFJ Trust & Banking Corporation
- (ii) Notional principal : 1,989,900,000 yen
- (iii) Calculation commencement date : November 30, 2007
- (iv) Calculation termination date : November 30, 2010

(Note) The amount outstanding after execution of the agreed repayment scheduled for February 26, 2010 (62,500,000 yen) is shown.

3. Outlook

The impact of this matter on NRIC's management performance is minimal. Accordingly, there is no change to the management performance outlook for NRIC for the fiscal period ending in February 28, 2010 (Thirteenth Fiscal Period: December 1, 2009 – February 28, 2010).

- 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>

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.