

**Investor Relations Office* of Prospect Residential Investment Corporation (“PRI”)
Listed on the Tokyo Stock Exchange under securities code 8969
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Acquisition of Asset (Exceria Monzenkacho II)

On May 28, 2007, Prospect Residential Investment Corporation (PRI) decided to purchase the following asset. After reviewing its Investment Policies and Investment Stance and Criteria, PRI judged that the acquisition will contribute to enhancing the quality of its portfolio, particularly by reducing the average age of properties, as this acquisition is a newly built property.

Major details of the acquisition are as follows:

1. Name and type of asset: Exceria Monzenkacho II); trust beneficiary interest in real estate
2. Purchase price: ¥1,272,000,000 (excluding fixed-asset tax, city planning tax, and consumption taxes)
3. Contract date: May 28, 2007
4. Scheduled date of asset transfer: June 20, 2007
5. Seller: Shin-ai Co., Ltd.

May 28, 2007

[Disclaimer]

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