

**Investor Relations Office* of Prospect Residential Investment Corporation (“PRI”)
Listed on the Tokyo Stock Exchange under securities code 8969
*Please see the disclaimer at the bottom of the text**

Determination of Fixed-Interest Rate for Debt Financing

On July 27, 2007, the fixed-interest rate was determined for existing debt financing (bank borrowings) of Prospect Residential Investment Corporation (PRI) as follows:

A.

1. Debt amount: Long-term borrowings of JPY19,500,000,000
2. Borrowing date: March 15, 2007
3. Repayment date: July 31, 2010
4. New fixed-interest rate: 1.51500%
5. Applicable period for fixed-interest rate: August 1 to October 31, 2007

B.

1. Debt amount: Short-term borrowings of JPY1,500,000,000
2. Borrowing date: March 30, 2007
3. Repayment date: September 28, 2007
4. New fixed-interest rate: 1.39083%
5. Applicable period for fixed-interest rate: August 1 to September 28, 2007

C.

1. Debt amount: Short-term borrowings of JPY1,700,000,000
2. Borrowing date: April 16, 2007
3. Repayment date: September 28, 2007
4. New fixed-interest rate: 1.69083%
5. Applicable period for fixed-interest rate: August 1 to September 28, 2007

D.

1. Debt amount: Short-term borrowings of JPY2,000,000,000
2. Borrowing date: May 31, 2007
3. Repayment date: May 30, 2008
4. New fixed-interest rate: 1.46500%
5. Applicable period for fixed-interest rate: August 1 to October 31, 2007

E.

1. Debt amount: Short-term borrowings of JPY1,600,000,000
2. Borrowing date: May 31, 2007
3. Repayment date: May 30, 2008
4. New fixed-interest rate: 1.76500%
5. Applicable period for fixed-interest rate: August 1 to October 31, 2007

F.

1. Debt amount: Short-term borrowings of JPY2,000,000,000
2. Borrowing date: June 28, 2007
3. Repayment date: June 27, 2008
4. New fixed-interest rate: 1.76500%
5. Applicable period for fixed-interest rate: August 1 to October 31, 2007

July 27, 2007

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