

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

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Determination of Fixed-Interest Rate for Debt Financing

On April 25, 2008, the fixed-interest rate was determined for existing debt financing (bank borrowings) of Prospect Residential Investment Corporation (PRI) as follows:

1. Long-term borrowings

Lender	Borrowing date	Maturity / Repayment date	Debt amount (JPY million)	Applicable period for fixed-interest rate	New fixed- interest rate per annum
Aozora Bank, Ltd., Sumitomo Mitsui Banking Corporation, The Sumitomo Trust & Banking Corporation, The Norinchukin Trust & Banking Co., Ltd., The Musashino Bank, Ltd., NTT Finance Corp.	March 15, 2007	March 15, 2010	17,470	May 1 to July 31, 2008	1.58667%
The Norinchukin Bank	June 28, 2007	July 31, 2012	2,634	May 1 to July 31, 2008	1.78667%
Lehman Brothers Japan Inc.	September 7, 2007	October 31, 2012	2,924	May 1 to July 31, 2008	1.83667%

2. Short-term borrowings

Lender	Borrowing date	Maturity / Repayment date	Debt amount (JPY million)	Applicable period for fixed-interest rate	New fixed-inter est rate per annum
The Tokyo Star Bank, Ltd.	May 31, 2007	May 30, 2008	2,000	May 1 to May 30, 2008	1.36917%
Aozora Bank, Ltd., The Norinchukin Bank	May 31, 2007	May 30, 2008	1,600	May 1 to May 30, 2008	1.66917%
Aozora Bank, Ltd., The Norinchukin Bank	June 28, 2007	June 27, 2008	2,000	May 1 to June 27, 2008	1.74667%
Aozora Bank, Ltd., The Norinchukin Bank	September 7, 2007	September 5, 2008	2,400	May 1 to July 31, 2008	1.83667%

April 25, 2008

[Disclaimer]

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