

**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 July 29, 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	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	August 1 to October 31, 2008	1.60500%
The Norinchukin Bank	June 28, 2007	July 31, 2012	2,634	August 1 to October 31, 2008	1.80500%
Lehman Brothers Japan Inc.	September 7, 2007	October 31, 2012	2,924	August 1 to October 31, 2008	1.85500%

2. Short-term borrowings

Lender	Borrowing date	Maturity / Repayment date	Debt amount (JPY million)	Applicable period for fixed-interest rate	Fixed- interest rate per annum
Aozora Bank, Ltd.	May 30, 2008	May 29, 2009	4,000	August 1 to October 31, 2008	1.70500%
Aozora Bank, Ltd.	May 30, 2008	August 29, 2008	4,000	August 1 to August 29, 2008	1.45250%

July 29, 2008

[Disclaimer]

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