



July 28, 2009

To whom it may concern:

Name of the issuer of the real estate investment fund:
Nippon Commercial Investment Corporation
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Notice of Borrowing (Status of Interest-Bearing Debt)

Nippon Commercial Investment Corporation (the "Investment Corporation") hereby informs you of the status of interest-bearing debt for its existing borrowings as follows:

[Status of Interest-Bearing Debt]

The figures for total assets and total liabilities as of the end of June 2009 have been ascertained. Accordingly, the Investment Corporation hereby informs you of the status of its interest-bearing debt as set forth in the attachment.

The Investment Corporation will continue to inform you of changes in the interest-bearing debt figures, if any, once the figures for total assets and total liabilities as of the end of the relevant month have been ascertained.

<Attachment>

Status of Interest-Bearing Debt

DISCLAIMER: This English language press release is a translation of the original Japanese language press release dated the date hereof. In the event of any ambiguities contained in the English translation, the Japanese language press release shall govern, and any ambiguities should be resolved based on the Japanese language press release. Accordingly, investors are urged to review the original Japanese language press release together with this English translation.

In addition, this English translation is being made available in the interest of providing prompt and timely disclosure even though this translation still constitutes a provisional translation subject to change. While the Investment Corporation does not expect the substance of this translation to change materially, the Investment Corporation reserves the right to revise this English translation to the extent it deems necessary or appropriate.

[Attachment]

<Status of Interest-Bearing Debt>

(in millions of yen)

	As of the end of March 2009	As of the end of June 2009	Increase (Decrease)
Short-term loans (Note 1)	13,700	11,888	(1,812)
Current portion of long-term loans	42,097	48,744	6,646
Long-term loans (excluding current portion)	60,881	55,547	(5,333)
Current portion of Investment corporation bonds	–	10,000	10,000
Investment corporation bonds (excluding current portion)	27,000	17,000	(10,000)
Total interest-bearing debt	143,679	143,180	(499)
Debt ratio (Note 2)	55.9 %	56.1 %	0.2 %

(Note 1) Loans with a loan term of one year or less are treated as short-term loans.

(Note 2) About the Debt Ratio

The debt ratio as of the end of each month is calculated based on the following method.

- The following formula is used in calculating the debt ratio set forth in the loan agreements. The debt ratio is rounded down to the first decimal place.

$$\text{Debt ratio} = (\text{Total liabilities} - \text{Deposits, guarantees, etc. held in reserve}) \div (\text{Total assets} \pm \text{Difference between appraised value and acquisition price} - \text{Deposits, guarantees, etc. held in reserve}) \times 100$$

- In calculating the debt ratio set forth in the loan agreements, the figures shown below are used as the figures for the respective items of the above-mentioned formula. Although figures shown below are rounded down to the nearest million yen, figures in units of 1 yen are used in the calculation.

(in millions of yen)

	As of the end of March 2009	As of the end of June 2009
Total liabilities	158,507	157,696
Deposits, guarantees, etc. held in reserve	11,010 (*1)	10,916 (*2)
Total assets	277,996	276,094
Difference between appraised value and acquisition price	(3,498)	(3,498)

(*1) The total amount of deposits, guarantees, etc. as of the end of March 2009 was 12,810 million yen. However, 1,800 million yen of such amount was used for the management of principal-guaranteed yen-denominated deposits such as negotiable deposits, etc. or government bonds and government-guaranteed bonds.

(*2) The total amount of deposits, guarantees, etc. as of the end of June 2009 was 12,616 million yen. However, 1,700 million yen of such amount was used for the management of principal-guaranteed yen-denominated deposits such as negotiable deposits, etc. or government bonds and government-guaranteed bonds.

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