



December 24, 2009

To whom it may concern:

Name of the issuer of the real estate investment fund:
Nippon Commercial Investment Corporation
Name of the representative:
Tomohiro Makino, Executive Director
(Securities Identification Code: 3229)
Asset Manager:
Pacific Commercial Corporation
Name of the representative:
Tetsuya Saito
Chief Executive Officer and President
Inquiries:
Yutaka Nakamura
Financial Planning Division
Tel: 03-3518-0288

Notice of Borrowings (Borrowing of Funds and Repayment of Existing Loan)

Nippon Commercial Investment Corporation (the "Investment Corporation") hereby informs you that the following decisions have been made today with respect to the borrowing of funds and the repayment of an existing loan.

1. Purpose of the Borrowing

The Investment Corporation will borrow funds to repay the existing loan (approximately 53,485 million yen) described in 3. below, the principal repayment of which is to become due.

A portion (approximately 672 million yen) of the repayment will be funded by cash reserves.

2. Details of the Borrowing

Term Loan 35 (term: 3 months)

(1) Lending financial institutions: Sumitomo Mitsui Banking Corporation
The Norinchukin Bank

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.

- Shinsei Bank, Limited
The Chuo Mitsui Trust and Banking Company, Limited
Mizuho Corporate Bank, Ltd.
Aozora Bank, Ltd.
The Sumitomo Trust and Banking Co., Ltd.
The Bank of Tokyo-Mitsubishi UFJ, Ltd.
Mitsubishi UFJ Trust and Banking Corporation
Resona Bank, Ltd.
- (2) Loan amount: 52,812,577,000 yen
(3) Interest rate: JBA 1-month yen TIBOR + 1.80%.
The rate applicable for the period between December 28, 2009 (inclusive) and January 27, 2010 (inclusive) is 2.07364%.
The rate applicable on and after January 28, 2010 is yet to be determined and will be announced once it has been determined.
- (4) Agreement execution date: December 24, 2009
(5) Scheduled drawdown date: December 28, 2009
(6) Interest payment dates: The first payment shall be due on January 28, 2010 and subsequent payments shall be due on the 28th day of every month thereafter (or the next business day when the payment date is not a business day, unless the next business day is in the following month in which case payment shall be due on the business day immediately preceding the payment date).
- (7) Principal repayment date: March 29, 2010
(8) Principal repayment method: Lump-sum repayment on the principal repayment date.
(9) Collateral/Guarantee: Secured and non-guaranteed.

3. Details of the Repayment of Existing Loan

Term Loan 34 (term: 3 months)

- (1) Lending financial institutions: Sumitomo Mitsui Banking Corporation
The Norinchukin Bank
Shinsei Bank, Limited
The Chuo Mitsui Trust and Banking Company, Limited
Mizuho Corporate Bank, Ltd.
Aozora Bank, Ltd.

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.

- The Sumitomo Trust and Banking Co., Ltd.
The Bank of Tokyo-Mitsubishi UFJ, Ltd.
Mitsubishi UFJ Trust and Banking Corporation
Resona Bank, Ltd.
Mitsui Sumitomo Insurance Company, Limited
- (2) Repayment amount: 53,485,135,890 yen
(3) Repayment date: December 28, 2009
(4) Principal repayment method: Lump-sum repayment on the principal repayment date.

4. Status of Borrowings After the Drawdown and Repayment

Set forth below is the status of interest-bearing debt after the drawdown and repayment discussed above.

(in millions of yen)

	Before the Drawdown and Repayment	After the Drawdown and Repayment	Increase (Decrease)
Short-term loans (Note 1)	53,485	52,812	(672)
Current portion of long-term loans	48,708	48,708	—
Long-term loans (excluding current portion)	13,486	13,486	—
Current portion of investment corporation bonds	10,000	10,000	—
Investment corporation bonds (excluding current portion)	17,000	17,000	—
Total interest-bearing debt	142,680	142,007	(672)

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

(Note 2) Amounts are rounded down to the nearest million yen. Accordingly, additions or subtractions of the entered interest-bearing debt amounts do not necessarily equal the total value or the value of increase or decrease.

5. Debt Ratios

Debt ratios as of the end of December 2009, which are calculated by using the below formula, will be announced once the figures for total assets and total liabilities have been determined.

The following formula is used in calculating the debt ratio set forth in the loan agreements.

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.

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

6. Future Refinancing

As mentioned in the “Notice of Selection of Final New Sponsor Candidate,” dated November 30, 2009, the Investment Corporation selected, from among the several Japanese candidates, one company as the final candidate (the “Final Candidate”) and has been pursuing talks on the refinancing with the lending financial institutions by working together with the Final Candidate.

The Investment Corporation will strive to realize refinancing of the above borrowing, which is due for repayment by the end of March 2010, and smooth redemption of the First Series Unsecured Investment Corporation Bonds in the amount of 10.0 billion yen, which is due for redemption on April 13, 2010, through dedicated efforts to establish a structure of ongoing support from the Investment Corporation’s main financial institutions by continuing to work together with the Final Candidate and advancing the transfer of asset manager shares and other processes of the selection of a new sponsor.

At the same time, the Investment Corporation will remain committed to extending loan terms in view of promoting a stable financial standing for the Investment Corporation.

7. Future Prospects

The impact of the above borrowing and repayment on its performance for the fiscal period ending February 2010 (from September 1, 2009 to February 28, 2010) is immaterial, and therefore the Investment Corporation has not made any changes to its performance forecasts.

8. Other

Concerning the risks of the concerned loan repayment, etc., there are no significant changes from the “Investment Risks” presented in the most recent periodic securities report (*Yuuka Shouken Houkokusho*) (submitted on November 24, 2009).

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.