NIPPON
COMMERCIAL
INVESTMENT
CORPORATION

April 27, 2010

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 (Determination of Interest Rates)

Nippon Commercial Investment Corporation (the "Investment Corporation") hereby informs you that a decision has been made to change the interest rates of its existing borrowings as follows:

1. Details of the Changes

(a) Term Loan T (term: 2 years)

(1) Loan amount:	5,972,352,122 yen
(2) Lending financial institution:	Sumitomo Mitsui Banking Corporation
(3) Interest rate before change:	1.54636%
(4) Interest rate after change:	JBA 6-month yen TIBOR + 0.90%. The rate applicable for the period between April 30, 2010 (inclusive) and October 28, 2010 (inclusive) is 1.41769%.
(5) Other:	Other provisions of the agreements remain unchanged.

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.

NIPPON COMMERCIAL INVESTMENT CORPORATION

(b) Term Loan 36 (term: 3 months)

(1) Loan amount:	50,300,001,000 yen
(2) 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. The Sumitomo Trust and Banking Co., Ltd. The Bank of Tokyo-Mitsubishi UFJ, Ltd. Mitsubishi UFJ Trust and Banking Corporation Resona Bank, Ltd.
(3) Interest rate before change:	2.05545%
(4) Interest rate after change:	JBA 1-month yen TIBOR + 1.80%. The rate applicable for the period between April 30, 2010 (inclusive) and May 30, 2010 (inclusive) is 2.03385%. The rate applicable on and after May 31, 2010 is yet to be determined and will be announced once it has been determined.
(5) Other:	Other provisions of the agreements remain unchanged.

2. Future Prospects

The impact of the above changes in interest rates on its performance for the fiscal period ending August 2010 (from March 1, 2010 to August 31, 2010) is immaterial, and therefore the Investment Corporation has not made any changes to its performance forecasts.

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.