NIPPON
COMMERCIAL
INVESTMENT
CORPORATION

June 11, 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
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Notice of Borrowing (Determination of Interest Rate)

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

1. Details of the Change

Term Loan 37 (term: about 2 years and 5 months)

(1) Loan amount:	8,000,000,000 yen (Note 1)
(2) Lending financial institution:	[Trustee] The Sumitomo Trust and Banking Co., Ltd. (Real Estate Market Stabilization Fund Account)
(3) Interest rate before change:	4.31645%
(4) Interest rate after change:	JBA 3-month yen TIBOR + 3.96984% (Note 2). (The rate applicable for the period between April 8, 2010 (inclusive) and June 15, 2010 (inclusive) is the rate reasonably determined by the lending financial institution + 3.96984%.)

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.

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	The rate applicable for the period between June 16, 2010 (inclusive) and September 15, 2010 (inclusive) is 4.35984%. The rate applicable on and after September 16, 2010 is yet to be determined and will be announced once it has been determined.
(5) Other:	Other provisions of the agreements remain unchanged.

(Note 1) As announced in the "Notice of Borrowings (Borrowing of Funds and Redemption of Investment Corporation Bonds)," dated April 6, 2010, 20 million yen of the principal will be repaid on June 15, 2010 in accordance with the loan agreement. Consequently, the loan amount on and after June 16, 2010 on which the interest rate after change is to be applicable will be 7,980,000,000 yen.

(Note 2) The initial spread is 3.96984% (p.a.). The spread applicable to the interest payment that first becomes due on or after April 8, 2011 and subsequent interest payments is set for periods of 3 months at 0.05% over the spread of the interest calculation period immediately preceding the concerned 3-month period.

2. Future Prospects

The impact of the above change in interest rate 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.

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