

April 25, 2007

To All Concerned Parties

REIT Issuer:
re-plus residential investment inc.
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Notice of Borrowing of Funds and Repayment of Borrowing

re-plus residential investment inc. (“the Investment Corporation”) is pleased to announce a borrowing of funds (the “Loan”). Details are provided as follows.

Details

I. Concerning the Loan

1. Reason for the Loan

Funds from the Loan will be used for the acquisition of new assets (26 properties) scheduled on May 1, 2007, as well as associated costs. Please refer to the press release dated April 3, 2007 regarding the details of the acquisition of the new assets.

2. Details of the Loan

(1) Term loan (B)

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|-------------------------|--|
| a. Lenders | : The Bank of Tokyo-Mitsubishi UFJ,Ltd., Aozora Bank, Ltd., The Chuo-Mitsui Trust and Banking Company, Limited., Resona Bank, Limited., Mitsui Sumitomo Insurance Company, Limited |
| b. Amount of borrowings | : The 1 st term loan JPY4,500 Million
: The 2 nd term loan JPY2,000 Million |
| c. Interest rate | : TBD |
| d. Drawdown date | : May 1, 2007 |
| e. Borrowing method | : Term loan agreement (B) dated April 25, 2007, with the above mentioned lenders and the agents, The Bank of Tokyo-Mitsubishi UFJ,Ltd. |
| f. Due date | : 1 st term loan April 30, 2010
: 2 nd term loan April 30, 2012 |
| g. Repayment conditions | : Lump-sum repayment on due date |
| h. Collateral | : Secured |

Note: This press release provides information regarding re-plus residential investment inc.’s Borrowing of Funds and Repayment of Borrowing, and is not provided as an inducement or invitation for investment. We caution readers to refer to the Investment Corporation’s Prospectus and Notice of Amendments thereto and to undertake investment decisions subject to individual determination. Furthermore, this press release is not intended to be, and is not, an offer of investment units for sale in the United States. Investment units may not be offered or sold in the United States without registration or an exemption from registration under the United States Securities Act of 1933. Any public offering of investment units to be made in the United-States shall be made by means of an English language prospectus prepared in accordance with the United States Securities Act of 1933. The Prospectus to be obtained from the issuer of investment units shall contain detailed information about the Investment Corporation and its management as well as the Investment Corporation’s financial statements. In connection with the aforementioned, the Investment Corporation will not undertake a public offering and sale of investment units in the United States.

II. Repayment of the borrowing (Uncommitment line (A-2))

(1) Details of repayment

Lenders : Aozora Bank, Ltd. The Norinchukin Bank
 Amount of borrowing : JPY 3,160 Million
 Drawdown date : October 5, 2006
 Repayment conditions : Lump-sum repayment on due date
 Maturity date : October 4, 2007

(2) Date of repayment : May 1, 2007

【Reference】

Outstanding balance of borrowing after the above mentioned borrowing and repayment (currency : million yen)

		Current balance	Balance as of May 1, 2007.	Increase (Decrease)
Short term borrowing	Term Loan (A)	15,400	15,400	-
	Loan (A-2)	3,160	-	(3,160)
	Sub-total	18,560	15,400	(3,160)
Long term borrowing	Term Loan (A)	9,960	9,960	-
	Term Loan (B)	-	6,500	6,500
	Sub-total	9,960	16,460	6,500
Total amount of borrowing		28,520	31,860	3,340

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