

December 7, 2004

**For Immediate Release**

New City Residence Investment Corporation  
1-6-1 Roppongi, Minato-ku, Tokyo  
Tetsuya Fujita, Executive Officer  
(Securities Code: 8965)

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**Notice Concerning Approval of Real Estate Investment Trust Listing  
on the Tokyo Stock Exchange**

Following detailed preparation toward public listing, New City Residence Investment Corporation (“NCRI” or “the Investment Corporation”) today announced it has received approval to list as a Real Estate Investment Trust on the Tokyo Stock Exchange.

NCRI was established in accordance with the provisions of the Investment Trust Law with the aim of investing in and managing specified real estate assets. The Investment Corporation has appointed CBRE Residential Management K.K. (“CBRE Residential Management” or “the Asset Management Company”) as its asset management company. Pursuant to the Investment Trust Law and the respective Articles of Incorporation of both the Investment Corporation and the Asset Management Company, CBRE Residential Management will formulate guidelines concerning investment and management policies that apply to NCRI’s investment assets.

The Investment Corporation is distinguished by the following five features:

1. **An Investment Portfolio Focusing Primarily on Rental Residential Properties**  
NCRI invests entirely or almost entirely in real estate-related assets comprised of residential properties for rental purposes.
2. **A Diverse Investment Portfolio Comprising a Large Number of Properties and Tenants**  
In contrast to real estate portfolios consisting mainly of office buildings, NCRI invests in

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property trusts comprised almost exclusively of rental residential properties. Accordingly, the value of each property and the impact of each individual tenant on the overall investment portfolio are nominal. The Investment Corporation's portfolio, therefore, is distinguished by the distribution of risk across a large number of properties and tenants.

### 3. A Diverse Investment Portfolio Comprising a Variety of Residential Property Types

The Investment Corporation's investment portfolio is comprised of a variety of residential property types catering to diverse household units, ranging from singles through to families. NCRI strives to develop and maintain a portfolio that adequately addresses changes in living styles and environments and the ever-evolving composition of the modern family unit.

### 4. A Diverse Investment Portfolio Spread Across a Wide Geographic Area

NCRI invests in properties located across a broad geographic area. While focusing on the Tokyo Metropolitan Area\*, investment properties are spread across other government-designated cities, prefectural capitals, and cities of similar status, all in close proximity to areas where workplaces are concentrated.

Note: The Tokyo Metropolitan Area comprises the Tokyo Metropolitan Area, as well as Kanagawa, Chiba, and Saitama prefectures.

### 5. Internal and External Growth

The Investment Corporation adopts the twin strategies of internal and external growth. Through the activities of the newly established Property Management Company, NCRI strives to promote internal growth through effective maintenance, management and administration of investment assets, increased tenant satisfaction, and greater recognition of the "New City Residence" brand. NCRI also works to expand its investment portfolio by developing an information network comprised mainly of subsidiaries and equity-affiliates of the Asset Management Company, major real estate companies, and residential property developers. Based on this information network and the opportunities to acquire prime properties, the Investment Corporation is well placed to realize external growth.

NCRI was established on September 27, 2004 under the guidance of CBRE Residential Management K.K., which undertook all necessary planning and preparations for incorporation. The Investment Corporation was then registered in accordance with Article 187 of the Investment Trust Law on October 27, 2004. Subsequent to its public listing, NCRI is working toward the scheduled acquisition of trust beneficiary interests in 50 investment properties. The acquisition will be funded from proceeds procured through the issue of new investment units and debt financing. The approximate total acquisition amount

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as identified in the Trust Beneficiary Interest Purchase Agreement (conditions precedent) is ¥61 billion, which is exclusive of associated acquisition costs and property, city planning and consumption taxes.

- This document is released to media organizations through the “Kabuto Club” (the press club of the Tokyo Stock Exchange), the Ministry of Land, Infrastructure and Transport Press Club, and the Press Club for the Ministry of Land, Infrastructure and Transport Construction Paper.

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## Investment Corporation and Asset Management Company Company Profiles

### 1. New City Residence Investment Corporation

1. Address : 1-6-1 Roppongi, Minato-ku, Tokyo
2. Advisor : CBRE Residential Management K.K.
3. Representative : Tetsuya Fujita, Executive Officer
4. Activities : Investment in and management of real estate-related assets including real estate and securities backed by real estate in accordance with the Investment Trust Law
5. History : Sep. 27, 2004 Established, registration of incorporation  
Oct. 27, 2004 Registered in accordance with Article 187 of the Investment Trust Law  
Dec. 15, 2004 Public listing (scheduled)

### 2. CBRE Residential Management K.K.

1. Address : 1-6-1 Roppongi, Minato-ku, Tokyo
2. Representative : Tetsuya Fujita, President and Representative Director
3. Capital : ¥210 million
4. Shareholders : CB Richard Ellis Investors K.K. 42.5%  
NCC Holdings (Delaware) LLC 42.5%  
CSK Corporation 10.0%  
Mizuho Trust & Banking Co., Ltd. 2.5%  
UFJ Trust Bank Limited 2.5%
5. Activities : Investment corporation asset management in accordance with the Investment Trust and Investment Corporation Law
6. History : May 27, 2003 Established  
Oct. 17, 2003 Acquired residential real estate brokerage license  
Aug. 5, 2004 Acquired discretionary transaction agent approval in accordance with the Building Lots and Buildings Transaction Business Law  
Sep. 17, 2004 Acquired license as a consigned investment trust manager

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