

December 15, 2004

## For Immediate Release

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## Notice Concerning Debt Financing

New City Residence Investment Corporation (“NCRI” or “the Investment Corporation”) today announced its agreement with certain financial institutions to undertake debt financing, of which brief details are as follows.

### 1. Rationale

NCRI has agreed to undertake debt financing to support the acquisition of trust beneficiary interests in certain investment assets in line with the Investment Corporation’s Prospectus for the Issue of New Investment Units, published in November 2004.

### 2. Details of Debt Financing

#### (1) Term Loan (A)

1	Lenders	:	The Chuo Mitsui Trust and Banking Company, Limited, The Sumitomo Trust & Banking Co., Ltd., The Norinchukin Bank, Mizuho Bank, Ltd., The Mitsubishi Trust and Banking Corporation, The Bank of Tokyo-Mitsubishi, Ltd., and Shinsei Bank, Limited
2	Maximum Amount	:	¥10,200 million
3	Interest Rate	:	0.45272% (Floating rate of interest for three months) (Note)
4	Drawdown Date (Planned)	:	December 17, 2004
5	Debt Financing Method	:	Pursuant to the Term Loan Agreement (Tranche A) executed with the financial institutions identified above on December 15, 2004.
6	Repayment Method	:	Principal repayment in full on maturity
7	Repayment Date	:	December 17, 2006 (Planned principal repayment) December 17, 2008 (Final principal repayment)
8	Collateral	:	Secured

Note: The Investment Corporation shall disclose all and any changes in interest rates as

they occur.

## (2) Term Loan (B)

1	Lenders	:	The Chuo Mitsui Trust and Banking Company, Limited, The Sumitomo Trust & Banking Co., Ltd., UFJ Trust Bank Limited, and The Mitsubishi Trust and Banking Corporation
2	Maximum Amount	:	¥15,300 million
3	Interest Rate	:	0.53772% (Floating rate of interest for three months, ¥5,100 million) (Note), 0.86% (Fixed rate of interests, ¥10,200 million)
4	Drawdown Date (Planned)	:	December 17, 2004
5	Debt Financing Method	:	Pursuant to the Term Loan Agreement (Tranche B) executed with the financial institutions identified above on December 15, 2004.
6	Repayment Method	:	Principal repayment in full on maturity
7	Repayment Date	:	December 17, 2007 (Planned principal repayment) December 17, 2009 (Final principal repayment)
8	Collateral	:	Secured

Note: The Investment Corporation shall disclose all and any changes in interest rates as they occur.

## 3. Use of Funds

NCRI intends to utilize approximately ¥61,000 million of the total ¥25,500 million in debt financing outlined above for the acquisition of certain investment assets and associated costs identified in the Investment Corporation's Prospectus for the Issue of New Investment Units, published in November 2004.

## 4. Commitment Line of Credit Loan Agreement

In addition to the aforementioned, and to assist in the acquisition of future investment assets and payment of associated costs, the Investment Corporation contracted with certain financial institutions in connection with a commitment line of credit on December 15, 2004. Brief details are as follows:

### (1) Commitment Line of Credit (A)

1	Lenders	:	The Chuo Mitsui Trust and Banking Company, Limited, The Sumitomo Trust & Banking Co., Ltd., The Mitsubishi Trust and Banking Corporation, and The Bank of Tokyo-Mitsubishi, Ltd.
2	Maximum Amount	:	Maximum limit calculated using a fixed formula. (Note)
3	Interest Rate	:	Interest rate to be determined at the time of individual loan agreement execution
4	Term	:	December 15, 2004 through December 15, 2005 (inclusive). In principle, automatic annual renewal, through December 15, 2006
5	Collateral	:	Secured

Note: The maximum line of credit is calculated using a fixed formula based on the appraisal value of certain investment assets held by the Investment Corporation at the time of each loan drawdown.

(2) Commitment Line of Credit (B)

1	Lenders	:	The Chuo Mitsui Trust and Banking Company, Limited, The Sumitomo Trust & Banking Co., Ltd., UFJ Trust Bank Limited, and The Mitsubishi Trust and Banking Corporation
2	Maximum Amount	:	Maximum limit calculated using a fixed formula. (Note)
3	Interest Rate	:	Interest rate to be determined at the time of individual loan agreement execution
4	Term	:	December 15, 2004 through December 15, 2005 (inclusive). In principle, automatic annual renewal, through December 15, 2007
5	Collateral	:	Secured

Note: The maximum line of credit is calculated using a fixed formula based on the appraisal value of certain investment assets held by the Investment Corporation at the time of each loan drawdown.

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