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For Immediate Release

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Notice Concerning Related-Party Transactions

New City Residence Investment Corporation (“NCRI” or “the Investment Corporation”) today announced that matters relating to “4.Related-Party Transactions” prescribed in the press release “Notice Concerning the Proposed Acquisition of Investment Asset,” dated March 23rd, 2005, have been discussed and resolved, of which brief details are as follows:

The Investment Corporation plans to execute a property management agreement with New City Estate Service K.K. (“NCES”) which will also be a sublessee for both properties; the New City Residence Wakabayashi koen and the New City Residence Asakusabashi. The NCES is defined as a third-party pursuant to Article 15.2 of the Investment Trust and Investment Corporation Law relating to third-party transactions. Furthermore, and in accordance with the internal rules of the Investment Corporation as they relate to asset management, the following entities have discussed and determined matters in connection with the property management agreement and the sublease agreement:

- The Compliance Committee of the Asset Management Company (CBRE Residential Management K.K.)
- The Investment Committee of the Asset Management Company
- The Board of Directors of the Asset Management Company

Please refer to the press release “Notice Concerning the Proposed Acquisition of Investment Asset,” dated March 23rd, 2005, for property details.

- 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 of the Construction Papers for the Ministry of Land, Infrastructure and Transport.
- URL: <http://www.ncrinv.co.jp>