

November 1, 2005

**For Immediate Release**

New City Residence Investment Corporation  
1-10-6 Roppongi, Minato-ku, Tokyo  
Tetsuya Fujita, Executive Officer  
(Securities Code: 8965)

Inquiries:  
CBRE Residential Management K.K.  
Yoetsu Takizawa,  
General Manager Planning & Administration  
TEL: +81-3-6229-3860

**Notice Concerning the Proposed Acquisition of Investment Asset**

New City Residence Investment Corporation (“NCRI” or “the Investment Corporation”) has announced its plan to acquire the following investment asset on October 31, 2005.

**1. Acquisition Details**

(1) Trust Beneficiary Interest in Real Estate Property Trust Asset

Property Name	Projected Acquisition Price (Note 1) (Millions of yen)
New City Residence Shizuoka Takasho	790

Notes:

1. The projected acquisition price is exclusive of property tax, urban planning tax, consumption tax, and local consumption tax. Figures less than million yen are rounded.
2. The current name of property identified in the table above is tentatively called Enble-stage Takasho. The Investment Corporation intends to change the name of the building to the one identified in the above table shortly after acquisition.

(2) Trust Beneficiary Interest Agreement Execution Date (Planned)

Property 1 : October 31, 2005

(3) Acquisition Date (Planned)

Property 1 : March 31, 2006

(4) Seller

Property 1 : Yoshikon K.K.  
(Please refer to 3. “Seller Profile” below for details)

(5) Financing Details

The Investment Corporation intends to acquire the investment property utilizing cash on hand and debt financing.

## 2. Property Details

1) Property Name: New City Residence Shizuoka Takasho

(1) Reason for Acquisition

(i) Property Features

The property is located eight minutes on foot from Shizuoka Station serviced by the JR Tokaido Line and the JR Tokaido Shinkansen Line. The area surrounding the station is comprised of retail facilities including department stores as well as recreational, public service and cultural facilities such as Sunpu Park, local government municipal offices and a community center. With convenient access to transport and amenities, this property offers significant competitive advantage. The property itself is situated near Sunpu Castle in close proximity to Yashikimachi, an area comprised of old, large and peaceful residences. The complex is comprised of urban family type one-bedroom apartments and targets working people on transfer living away from their families and single people. Each apartment is furnished with a sofa, table and bed, and other essential as well as convenience items such as television, DVD player, microwave oven and refrigerator. Apartments also boast a slightly larger than normal bathroom and have been designed with comfort and space as key criteria. Based on the aforementioned location, specifications and facilities, this property offers significant competitive advantage and is expected to attract strong demand and appeal from tenants.

(ii) Housing Type and Floor Plan

Urban Family Type: 100%  
Floor Plan: Planned; 45 1LDK (one bedroom with lounge, dining and kitchen) apartments

Note: For further details, please refer to Attachment 1., “Composition by Housing Type.”

(2) Property Profile (Scheduled for Acquisition)

Property Name	NCR Shizuoka Takasho
Type of Acquisition (Note 1)	Trust beneficiary interest
Trustee (Note 1)	TBD

Trust Maturity Date	TBD	
Acquisition Date (Planned)	March 31, 2006	
Address (Note 2)	Residential	2-14 Takasho, Aoi-ku, Shizuoka-shi, Shizuoka-ken
	Lot	2-14-4 Takasho, Aoi-ku, Shizuoka-shi, Shizuoka-ken
Access	Approximately 8 minutes on foot from Shizuoka station, JR Tokaido Line and the New Tokaido Line (bullet train.)	
Use (Note 3)	Apartment complex	
Site Area (Note 2)	Land	511.80m <sup>2</sup>
	Building	2,111.51 m <sup>2</sup> (Proposed)
Construction (Note 2)	RC 12F	
Direct Capitalization Yield		
Type of Ownership	Proprietary ownership	
Completion Date (Note 2)	March 2006 (Planned)	
Acquisition Price	¥790million	
Appraisal Method	Surveyed by Tokyo Godo Kantei, Japan(Note7)	
Survey Price (Note 8)	¥790 million	
Collateral	None	
Special Considerations	None	
Tenant Details	Number of Tenants (Note 4)	n/a
	Total No. of Leasable Apartments (Note 4)	45(Planned)
	Total No. of Leased Apartments (Notes 4 & 5)	n/a
	Forecast Annual Rental Revenue (Note 6)	¥64,795,000
	Direct CAP Rate(Note 9)	6.3%
	Total Leasable Floor Space	1,731.52 m <sup>2</sup> (Planned)
	Total Leased Floor Space (Note 4)	n/a
Occupancy Ratio Based on Floor Space (Note 4)	n/a	

Notes:

1. The seller and trustee intend to execute a real estate investment trust agreement in connection with the subject property prior to the scheduled date of acquisition. The Investment Corporation intends to acquire a trust beneficiary interest in the aforementioned trust agreement.
2. "Address," "Site Area," "Construction," and "Completion Date" are as per registered details.
3. The principal use has been identified.
4. Numbers are not available at this point due to the subject building is currently under construction.
5. The "Total No. of Leased Apartments" noted above represents the number of apartments leased to end tenants.
6. The "Forecast Annual Rental Revenue" comprises forecast annual rental revenue, common service fees, key money, parking and other related facility fee income. The appraisal value is calculated using the direct capitalization method applied to the earnings taken from gross revenue, assuming an occupancy ratio of 95%, less earnings from security deposits and other.
7. The difference between the survey price and the appraisal value as defined under Article 2.1 of the Law Relating to Appraisal of Real Estate is attributed to the uncompleted state of the property and difficulties associated in confirming an appraisal value. The survey price is based on an appraisal method that assumes construction of the property was duly completed according to plans.
8. Reflecting the uncompleted status of the property, the aforementioned survey price also

assumes construction of the property was duly completed according to original design specifications and is an approximate measure of the return on investment. On this basis, an appraisal value shall be taken on completion of the property. Accordingly, the appraisal value and the aforementioned survey price may differ.

9. "Direct Capitalization Yield" is the figure calculated by the appraiser.

### 3. Seller Profile

Property 1

Company Name	Yoshikon K.K.
Head Office Address	2622 Riemon, Ohikawamachi, Shita-gun, Shizuoka-ken
Representative	T. Yoshida
Capital	JPY1,652,060,000
Principal Activities	Real Estate and Environment businesses
Relationship with NCRI	None

### 4. Acquisition Schedule

Please refer to Item 1. (3) preceding.

### 5. Outlook

The impact of the acquisition of the aforementioned property on the Investment Corporation's operating conditions for the fiscal period ending February 28, 2006 is considered to be immaterial. Accordingly, there are no revisions to its previously announced operating forecasts.

### [Attachments]

- Attachment 1: Composition by Housing Type
- Attachment 2: Real Estate Portfolio after Planned Property Acquisition
- Attachment 3: Photograph of the External Façade of the Property Planned for Acquisition.

- 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.
- URL: <http://www.ncrinv.co.jp>

## Attachment 1

### Composition by Housing Type

The Investment Corporation's Asset Management Company has classified investment properties into the following housing types.

Housing Type	Housing Type Classification
Single Type (S)	<p>&lt;Projected Tenant Profile&gt; Single residents</p> <p>&lt;Principal Geographic Region&gt; Tokyo Metropolitan Area and principal provincial cities</p> <p>&lt;Preferred Location and Environment&gt; Convenient rail access and close to commercial districts and workplaces</p> <p>&lt;Floor Plan and Area&gt; 1R, 1K(+S), or 1DK (Note 1)</p>
Urban Family Type (UF)	<p>&lt;Projected Tenant Profile&gt; Those who prefer urban life and value convenience such as families comprising one to three persons, couples with no children (DINKS), single parent and child, and persons managing a small home office (SOHO)</p> <p>&lt;Principal Geographic Region&gt; The 23 wards of Tokyo and central areas in each principal provincial city</p> <p>&lt;Preferred Location and Environment&gt; Close to workplaces with convenient access to shopping, leisure, and cultural facilities</p> <p>&lt;Floor Plan and Area&gt; 1K(+S), 1DK(+S), LDK+S, 1LDK(+S), 2DK, or 2LDK (Note 1)</p>
Family Type (F)	<p>&lt;Projected Tenant Profile&gt; The typical family comprising approximately two to four persons</p> <p>&lt;Principal Geographic Region&gt; Tokyo Metropolitan Area and principal provincial cities</p> <p>&lt;Preferred Location and Environment&gt; A pleasant environment, with convenient rail access close proximity to workplaces</p> <p>&lt;Floor Plan and Area&gt; 1DK+S, 1LDK+S, 2DK(+S), 2LDK(+S), 3DK, 3LDK(+S) or 4LDK (Note 1) 1DK+S, 1LDK+S, 2DK or 2LDK apartments of more than 40 square meters but less than 60 square meters located in the 23 wards of Tokyo are classified as Urban Family Type (Note 2).</p>
Premium Type (P)	<p>&lt;Projected Tenant Profile&gt; Business entrepreneurs or specialists with a family structure comprising approximately one to four persons</p> <p>&lt;Principal Geographic Region&gt; The 23 wards of Tokyo</p> <p>&lt;Preferred Location and Environment&gt; High-quality residence located in a pleasant and upscale environment</p> <p>&lt;Floor Plan and Area&gt; LDK+S, 1LDK(+S), 2LDK(+S), 3LDK(+S), or 4LDK (Note 1)</p>

#### Notes:

1. The Investment Corporation's Asset Management Company has determined the floor plan for each residence. Based on each floor plan and residence area, the Asset Management

Company has further classified each residence by type, set forth in the table as follows.

- 1R : Single room with combined kitchen residence.  
 1K : Single room with separate kitchen residence.  
 1K+S : Single room with separate kitchen and service room residence  
 1 (2 or 3) DK : One, two or three bedroom with separate combined dining room and kitchen residence. Dining room and kitchen area of more than 4.5 jo\*.  
 1 (2 or 3) DK+S : One, two or three bedroom with separate combined dining room and kitchen, and service room residence.  
 LDK+S : Combined lounge, dining, kitchen residence with separate service room. Combined lounge, dining and kitchen area of more than 10 jo\*.  
 1 (2, 3 or 4) LDK : One, two, three, or four bedroom with combined lounge, dining and kitchen residence. Combined lounge, dining and kitchen area of more than 10 jo\*. Alternatively, one, two, three or four bedroom with combined lounge and dining room residence and separate kitchen. Combined lounge and dining room area of more than 8 jo\*.  
 1 (2 or 3) LDK+S : One, two or three bedroom with combined lounge, dining and kitchen residence and separate service room.

\* "Jo" is a Japanese unit of floor space representing one tatami mat, or about two square meters.

Area Type	Max. 30m <sup>2</sup>	Max. 40m <sup>2</sup>	Max. 50m <sup>2</sup>	Max. 60m <sup>2</sup>	Max. 70m <sup>2</sup>	Max. 80m <sup>2</sup>	Max. 90m <sup>2</sup>	Max. 100m <sup>2</sup>	More than 100m <sup>2</sup>
1R or 1K	S	S	S	S	—	—	—	—	—
1DK or 1K+S	S	UF	UF	UF	UF	—	—	—	—
1LDK or LDK+S	—	UF	UF	UF	UF	P	P	P	P
2DK or 1DK+S	—	UF	UF/F	UF/F	F	—	—	—	—
2LDK or 1LDK+S	—	UF	UF/F	UF/F	F	F	P	P	P
3DK or 2DK+S	—	—	F	F	F	—	—	—	—
3LDK or 2LDK+S	—	—	—	F	F	F	F	P	P
4LDK or 3LDK+S	—	—	—	—	—	F	F	F	P

2. Based on anticipated tenant groups and lifestyles, the Asset Management Company has classified residences with a 1DK+S, 1LDK+S, 2DK or 2LDK floor plan and an area of more than 40 m<sup>2</sup> but less than 60 m<sup>2</sup> into Urban Family Type if the residence is located in the 23 wards of Tokyo, and into Family Type if the residence is located in areas other than the 23 wards of Tokyo.

## Attachment 2

### Real Estate Portfolio after Planned Property Acquisition

Area	Property No.	Property Name	Acquisition Date	Acquisition Price (Millions of yen)	Percent of Total
Central Tokyo (Five Central Tokyo Wards)	C-1	NCR Minami Aoyama	Dec. 15, 2004	3,783	3.55%
	C-2	NCR Nishi Azabu Twin Tower	Dec. 17, 2004	3,315	3.11%
	C-3	NCR Nishi Azabu	Dec. 15, 2004	3,143	2.95%
	C-4	NCR Ochanomizu	Dec. 17, 2004	2,300	2.16%
	C-5	NCR Sangubashi	Dec. 15, 2004	1,734	1.63%
	C-6	NCR Shinjyuku Ichibankan	Dec. 15, 2004	1,978	1.86%
	C-7	NCR Shinujyuku Nibankan	Dec. 15, 2004	889	0.83%
	C-8	NCR Nihonbashi East	Dec. 15, 2004	1,622	1.52%
	C-9	NCR Nihonbashi West	Dec. 15, 2004	1,480	1.39%
	C-10	NCR Ginza Twin I	Dec. 15, 2004	1,133	1.06%
	C-11	NCR Ginza Twin II	Dec. 15, 2004	968	0.91%
	C-12	NCR Harajuku	Dec. 17, 2004	1,220	1.14%
	C-13	NCR Mita	Dec. 15, 2004	986	0.93%
	C-14	NCR Yoyogi Uehara	Dec. 17, 2004	765	0.72%
	C-15	NCR Sendagaya	Dec. 17, 2004	695	0.65%
	C-16	NCR Shinjyuku 7 Chome	Dec. 17, 2004	626	0.59%
	C-17	NCR Ichigaya Sanaicho	Dec. 17, 2004	577	0.54%
	C-18	NCR Ningyocho I	Feb. 25, 2005	1,230	1.15%
	C-19	NCR Ningyocho II	Feb. 25, 2005	1,290	1.21%
	C-20	NCR Shin Ochanomizu	Feb. 25, 2005	1,160	1.09%
	C-21	NCR Jinbocho	Jul. 29, 2005	2,803	2.63%
	C-22	NCR Ningyocho III	Jul. 29, 2005	1,662	1.56%
	C-23	NCR Jinbocho II	Jul. 5, 2005	1,470	1.38%
	C-24	NCR Ginza East III	Jul. 5, 2005	841	0.79%
	C-25	NCR Shinjyuku Gyoen I	Jul. 28, 2005	3,140	2.95%
	C-26	NCR Sasazuka	Jul. 28, 2005	3,050	2.86%
	C-27	NCR Takanawadai	Jul. 28, 2005	1,180	1.11%
	C-28	NCR Nihonbashi Ningyocho IV	Jul. 28, 2005	842	0.79%
	C-29	NCR Shinjyuku Gyoen II	Jul. 28, 2005	580	0.54%
	C-30	NCR Ginza East IV	Jul. 28, 2005	510	0.48%
	C-31	NCR Takanawadai II	Sep. 21, 2005	1,530	1.44%
	C-32	NCR Minami Azabu	Sep. 21, 2005	840	0.79%
	Subtotal	—	49,342	46.30%	
23 Wards of Tokyo Excluding the Five Central Tokyo Wards	M-1	NCR Meguro Mita	Dec. 17, 2004	6,066	5.69%
	M-2	NCR Todoroki	Dec. 15, 2004	1,850	1.74%
	M-3	NCR Honjo Azumabashi	Dec. 15, 2004	1,122	1.05%
	M-4	NCR Kitazawa	Dec. 17, 2004	1,070	1.00%
	M-5	NCR Meguro	Dec. 17, 2004	1,050	0.99%
	M-6	NCR Senzokukoen	Dec. 17, 2004	921	0.86%
	M-7	NCR Kyodo	Dec. 15, 2004	715	0.67%
	M-8	NCR Monzennakacho	Dec. 15, 2004	524	0.49%
	M-9	NCR Denenchofu	Dec. 17, 2004	511	0.48%
	M-10	NCR Negishi	Dec. 17, 2004	356	0.33%
	M-11	NCR Kamiikedai	Dec. 17, 2004	238	0.22%
	M-12	NCR Otsuka	Feb. 25, 2005	1,290	1.21%
	M-13	NCR Morishita	Feb. 25, 2005	985	0.92%
	M-14	NCR Wakabayashi Koen	Apr. 21, 2005	970	0.91%
	M-15	NCR Asakusabashi	Apr. 19, 2005	870	0.82%
	M-16	NCR Gakugei Daigaku	May 31, 2005	1,210	1.14%
	M-17	NCR Jiyugaoka	July 28, 2005	1,470	1.38%
	M-18	NCR Mejiro East	July 28, 2005	1,080	0.63%
	M-19	NCR Iriya	July 28, 2005	675	1.01%
	M-20	NCR Ikebukuro	Sep. 29, 2005	3,227	3.03%

	Subtotal		—	26,200	24.58%
Tokyo Metropolitan Area Excluding the 23 Wards of Tokyo	G-1	NCR Yokohama East	Dec. 15, 2004	6,753	6.34%
	G-2	NCR Funabashi Honcho	Dec. 17, 2004	1,083	1.02%
	G-3	SH Motosumiyoshi	Dec. 15, '004	1,058	0.99%
	G-4	NCR Toyoda	Dec. 15, 2004	1,053	0.99%
	G-5	NCR Nishi Funabashi	Dec. 17, 2004	997	0.94%
	G-6	NCR Maihama	Dec. 17, 2004	844	0.79%
	G-7	NCR Ichikawa Myoden	Dec. 17, 2004	769	0.72%
	G-8	NCR Kumegawa	Dec. 17, 2004	715	0.67%
	G-9	NCR Urayasu	Dec. 17, 2004	653	0.61%
	G-10	NCR Minami Gyotoku I	Dec. 17, 2004	648	0.61%
	G-11	NCR Minami Gyotoku II	Dec. 17, 2004	447	0.42%
	G-12	NCR Nogeyama	Dec. 17, 2004	469	0.44%
	G-13	NCR Minamirinkan	Dec. 17, 2004	456	0.43%
	G-14	NCR Shonan	Dec. 17, 2004	445	0.42%
	G-15	LM Fuchinobe Honcho	Dec. 17, 2004	222	0.21%
	G-16	LM Higashi Ome Daisan	Dec. 17, 2004	175	0.16%
	G-17	PT Ichikawa	Jul. 28, 2005	620	0.58%
	G-18	PT Shioyaki	Jul. 28, 2005	310	0.29%
	G-19	PT Horie	Jul. 28, 2005	193	0.18%
	Subtotal		—	17,910	16.80%
Other Regions	R-1	NCR Ohdori-koen	Dec. 17, 2004	726	0.68%
	R-2	Goshikiyama Heights	Dec. 15, 2004	720	0.68%
	R-3	NCR Nishikoen	Dec. 17, 2004	379	0.36%
	R-4	NCR Nishi Ohori	Dec. 17, 2004	258	0.24%
	R-5	NCR Kakogawa	Dec. 17, 2004	274	0.26%
	R-6	LM Maebashi Nishikatakai	Dec. 17, 2004	202	0.19%
	R-7	Aprire Tarumi	Feb. 25, 2005	1,710	1.60%
	R-8	NCR Uehonmachi	Jul. 29, 2005	855	0.80%
	R-9	Crest Kusatsu	June 28, 2005	3830	3.59%
	R-10	NCR Honmachi East	Dec.1, 2005	1,740	1.63%
	R-11	NCR Shin-Umeda	Dec.1, 2005	1,640	1.54%
	R-12	NCR Shizuoka Takasho	Mar. 31, 2006	790	0.74%
	Subtotal		—	13,124	12.31%
Total			—	106,576	100.0%

Notes:

1. “Central Tokyo (Five Central Tokyo Wards)” comprises Minato Ward, Shibuya Ward, Shinjuku Ward, Chiyoda Ward, and Chuo Ward. The “23 Wards of Tokyo Excluding the Five Central Tokyo Wards” comprises all 23 wards of Tokyo excluding the aforementioned five wards. “Tokyo Metropolitan Area Excluding the 23 Wards of Tokyo” comprises Tokyo Prefecture excluding the 23 wards of Tokyo, and Kanagawa, Chiba, and Saitama prefectures. “Other Regions” comprises all other areas excluding the aforementioned.
2. In the Property Name column above, “NCR” is the acronym for “New City Residence,” “LM” for “Lions Mansion,” and “SH” for “Sonnen Heim.”
3. The “Acquisition Price” is the amount identified in the trust beneficiary interest purchase agreement with conditions precedent, and does not include related costs such as consumption tax.
4. The “Percent of Total” column details the acquisition price of each investment asset as a percentage of the total acquisition price for the Investment Corporation’s aggregate real estate portfolio. Figures are rounded to the nearest first decimal point.



**Attachment 3**

**Photograph of the External Façade of the Property Planned for Acquisition**

Image of the external façade of the property



The computer graphic image is based on architectural plans and designs. Accordingly, there may be discrepancies with the actual property.