

February 17, 2006

For Immediate Release

New City Residence Investment Corporation
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Tetsuya Fujita, Executive Officer
(Securities Code: 8965)

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Notice Concerning the Issue of Investment Corporation Bonds

New City Residence Investment Corporation (“NCRI” or “the Investment Corporation”) today announced that it has authorized the offering of the Investment Corporation Bonds at its Board of Directors’ meeting held on February 17, 2006. Brief details are as follows.

1. Name of the Investment Corporation Bonds

New City Residence Investment Corporation First Series Unsecured Investment Corporation Bonds (Raking *Pari Passu* among the Investment Corporation Bonds and for Qualified Institutional Investors only)

2. Aggregate Amount of the Investment Corporation Bonds

¥14,000,000,000

3. Issue Price

¥100 per par value of ¥100 of each bond

4. Redemption Price

¥100 per par value of ¥100 of each bond

5. Interest Rate

1.61% per annum

6. Denomination of Each Bond

¥100,000,000, one (1) type only

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7. Offering Method

Private Placement (for the qualified institutional investors only)

8. Application Period

February 17, 2006 (Friday)

9. Payment date

February 24, 2006 (Friday)

10. Security or Guarantee

No security or guarantee shall be created on any Bonds and no fund shall be reserved specifically for the Bonds.

11. Method of Redemption and Maturity

The aggregate amount of the First Series Bonds shall be redeemed on February 24, 2011. The fund may, at any time on and after the date following the issue date, purchase and cancel any such bond except as otherwise required by law or the depository.

12. Interest Payment Date

February 24 and August 24, every year.

13. Financial Covenants

The “Negative pledge”, “Limitation on offering of retained funds”, “Maintenance of the Funds’ debt ratio” and “Switchover to secured bonds” are applicable to the Bonds.

14. Ratings

A3 (Moody’s Investors Services, Inc.)

15. Commissioned Company for Bondholders

The Chuo Mitsui Trust and Banking Company, Limited

16. Depository Trust Company

Japan Securities Depository Center Inc.

17. Arrangers for Private Placement

Mizuho Securities Co., Ltd.

Nikko Citigroup Limited

18. Use of Proceeds

To be applied to the repayment of debt financing and acquisition funds of property.

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