

May 31, 2006

For Immediate Release

New City Residence Investment Corporation
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Notice Concerning the Proposed Acquisition of Investment Asset

New City Residence Investment Corporation (“NCRI” or “the Investment Corporation”) today announced its plan to acquire the following investment asset.

1. Acquisition Details

(1) Real Estate Property (Note 1)

		(Unit Million Yen)
Property Name (Note2)		Projected Acquisition Price (Note 3)
1	New City Residence Nipponbashi Kouzu	4,780
2	New City Residence Higashi-Nihonbashi	4,930
3	New City Residence Yakumo	1,160

Notes:

1. The real estate managed disposal trust agreement that places Properties 1, 2 and 3(hereafter, “Three Properties Scheduled for Acquisition”) in trust shall respectively be mutual rescinded after the acquisitions of the Three Properties Scheduled for Acquisition are completed and NCRI plans to acquire proprietary ownerships of these Three Properties Scheduled for Acquisition.
2. The current names of properties identified in the table above are New City Apartments Nipponbashi, New City Apartments Higashi-Nihonbashi and New City Apartments Yakumo respectively. The Investment Corporation intends to change the names of the buildings to those identified in the above table shortly after acquisition.
3. 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) Acquisition terms for the properties to be acquired

In regards to the properties scheduled to be acquired, the following termination conditions were established in consideration of the need to conduct due diligence of the managed property and NCRI intends to conclude a reservation agreement to purchase the trust beneficiary interests on May 31, 2006. There is no such term set as for the property one because its occupancy rate has been already reached to 91.8% of total leasable floor space as of May 24, 2006. In addition, the leasing expenses from the date the agreement was concluded to the property acquisition shall be borne by the seller.

[Acquisition Terms]

Acquisition of each property is subject to due diligence and the absence of substantial matters that may affect projected acquisition prices.

(3) Scheduled Acquisition Date

Properties 1, 2 and 3:

- i) The date of trust beneficiary interests (conditions precedent) purchase agreement execution is scheduled for May 31, 2006.
- ii) The acquisition (settlement) date is subject to fulfillment of the conditions precedent.

Properties 1 :

June 30, 2006 (planned)

Properties 2 and 3

September 20, 2006 (planned)

The Investment Corporation maintains a separate agreement with the seller to acquire the subject properties on a date on which lease contracts in hand, including applications to occupy the subject property, exceed 50% of total leasable floor space, whichever is the earlier.

(4) Seller

Properties 1 : New City Fund One Residential Yugengaisha
Properties 2 and 3: New City Real Estate Trading 7 Yugengaisha
(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 1 : New City Residence Nipponbashi Kouzu

(1) Reason for Acquisition

(i) Property Features

This property is situated within a three-minute walk of Nipponbashi Station on the Osaka Municipal Transportation Bureau's Sakaisuji Subway Line and is a condominium with fourteen floors above ground and one floor below ground primarily consisting of Single Type units. The commercial area where this property is located is lined with medium- and high-rise condominiums (where the lower floors are used as stores and offices), stores, office buildings, etc. and cultural facilities such as the National Bunraku Theatre can be found nearby.

The property boasts excellent access to central Osaka with Nipponbashi Station, which is the nearest station to the property, being only one station or about two minutes from Namba Station and about twenty minutes from Shin-Osaka Station. Thus, NCRI anticipates this property will have strong demand centering on singles and DINKs who focus on transportation convenience.

Moreover, as this is a brand new property featuring specifications for both the interiors and equipment and facilities focused on luxury, NCRI anticipates this property will be able to maintain property competitiveness over the medium- and long-term.

(ii) Housing Type and Floor Plan

Single Type:	54.5%
Urban Family Type:	12.7%
Family Type:	12.3%
Premium Type:	20.5%

Floor Plan:	91 1R (one bedroom) apartments, 120 1DK (one bedroom with dining and kitchen) apartments, 15 1LDK (one bedroom with dining, kitchen and lounge) apartments, 25 2LDK (two bedrooms with dining, kitchen and lounge) apartments, 5 2LDK+S (two bedrooms with dining, kitchen, lounge and service room) apartments, and 6 3LDK(three bedrooms with dining, kitchen and lounge) apartments.
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Note: For further details, please refer to Attachment 3., "Composition by Housing Type."

(2) Property Profile (Scheduled for Acquisition)

Property Name		NCR Nipponbashi Kouzu
Type of Acquisition		Real Estate
Acquisition Date (Note 1)		June 30, 2006
Address (Note 2)	Residential	2-4-6 Kouzu, Chuo-ku, Osaka-shi, Osaka-fu
	Lot	2-19-8 Kouzu, Chuo-ku, Osaka-shi, Osaka-fu
Access		Approximately 4minutes walk from Nipponbashi station on Midosuji line.
Use (Note 3)		Apartment complex
Site Area (Note 2)	Land	1,413.07m ²
	Building	13,340.10m ²
Construction (Note)		RC 14F/B1F
Probable maximum loss(Note 4)		9.5%
Completion		January 2006
Type of Ownership (Note 1)		Proprietary ownership
Acquisition Price		¥ 4,780,000,000
Appraisal Method		Appraisal by Mitsui Fudosan Hanbai
Assessed Value		¥ 4,780,000,000
Collateral		None
Special Considerations		None
Tenant Details	Number of Tenants (Note 5)	1
	Total No. of Leasable Apartments (Notes 6)	262
	Total No. of Leased Apartments (Notes 6 & 7)	247
	Total Leasable Floor Space (Note 6)	9,334.47 m ²
	Total Leased Floor Space (Note 5)	8,567.24 m ²
	Occupancy Ratio Based on Floor Space (Note 6)	91.8%

1) Property 2 : New City Residence Higashi-Nihonbashi

(1) Reason for Acquisition

(i) Property Features

This property is situated within a two-minute walk of Higashi-Nihombashi Station on the Toei Asakusa Subway Line and is a condominium with sixteen floors above ground and one floor below ground primarily consisting of Family Type units. The property is located in a commercial area that has medium-rise condominiums, stores and offices. The area used to be home to a concentration of textile-related wholesalers, but recent years have seen many new condominiums establish in the area due to the excellent access to the city center.

Aside from Higashi-Nihombashi Station, which is the nearest station to the property, Bakuroyokoyama Station on the Toei Shinjuku Subway Line and Bakurocho Station on the JR Sobu Rapid Line are also accessible in about three minutes on foot. Furthermore, Tokyo Station is about five minutes from Bakurocho Station. These factors mean the property boasts a high level of convenience and access to the city center. Thus, strong rental demand can be anticipated primarily of commuters to the city center. Moreover, as this is a brand new property featuring specifications for both the interiors and equipment and facilities focused on luxury, NCRI anticipates this property will be able to maintain property competitiveness over the medium- and long-term.

(ii) Housing Type and Floor Plan

Family Type:	62.6%
Urban Family Type:	36.6%
Other Type:	0.8%

Floor Plan:	12 1LDK (one bedroom with dining, kitchen and lounge) apartments, 38 2LDK (two bedrooms with dining, kitchen and lounge) apartments, 48 3LDK (three bedrooms with dining, kitchen and lounge) apartments, and 3 4LDK (Four bedrooms with dining, kitchen and lounge) apartments and 2 retails.
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Note: For further details, please refer to Attachment 3., “Composition by Housing Type.”

Property Name		NCR Higashi Nihonbashi
Type of Acquisition		Real Estate
Acquisition Date (Note 1)		September 20, 2006
Address (Note 2)		Residential 9-14 Yokoyama-cho, Nihonbashi, Chuo-ku, Tokyo
		Lot 10-7 Yokoyama-cho, Nihonbashi, Chuo-ku, Tokyo
Access		Approximately 2 minutes walk from Higashi Nihonbashi station on Tokyo metro line.
Use (Note 3)		Apartment complex and retails
Site Area (Note 2)		Land 815.57m ²
		Building 8,639.91m ²
Construction (Note 2)		RC 16F/B1F
Probable maximum loss(Note 4)		11.5%
Completion(Note2)		February 2006
Type of Ownership (Note 1)		Proprietary ownership
Acquisition Price		¥ 4,930,000,000
Appraisal Method		Appraisal by Tokyo Tatemono
Assessed Value		¥ 4,930,000,000
Collateral		None
Special Considerations		None
Tenant Details	Number of Tenants (Note 5)	1
	Total No. of Leasable Apartments (Notes 6)	103
	Total No. of Leased Apartments (Notes 6 & 7)	24
	Total Leasable Floor Space (Note 6)	6,442.28 m ²
	Total Leased Floor Space (Note 5)	1,702.39 m ²
	Occupancy Ratio Based on Floor Space (Note 6)	26.4%

1) Property Name: New City Residence Yakumo

(1) Reason for Acquisition

(i) Property Features

This property is situated within a thirteen-minute walk of Toritsudaigaku Station on the Tokyu Toyoko Line and is a condominium with three floors above ground and one floor below ground primarily consisting of Family Type units. The property is located in one of the top downtown neighborhoods of luxurious homes lined with low-rise luxury condominiums and mansions. Retail facilities such as Queen's Isetan can also be found in the area.

With the municipal Nomikawa Komazawa path lined with cherry blossom trees in front of the property, the living environment is also favorable. The Yakumo bus stop, which is the bus stop closest to the property, is a two-minute walk. This bus facilitates access to Toritsudaigaku Station, which is the station closest to the property, as well as Komazawadaigaku Station on the Tokyu Denentoshi Line and Denenchofu Station on the Tokyu Meguro Line. Furthermore, from Toritsudaigaku Station, Shibuya is about ten minutes and Shinjuku about twenty minutes. These factors mean the property boasts favorable access to the city center. Thus, NCRI anticipates solid rental demand primarily from DINKs and family segments that demand proximity to the city center and a residential environment. Moreover, as this is a brand new property featuring specifications for both the interiors and equipment and facilities focused on luxury, NCRI anticipates this property will be able to maintain property competitiveness over the medium- and long-term.

(ii) Housing Type and Floor Plan

Family Type:	86.6%
Urban Family Type:	13.4%

Floor Plan:	1 1LDK (one bedroom with dining, kitchen and lounge) apartment, 2 1LDK+S (one bedroom with dining, kitchen, lounge and a service room) apartments, 10 2LDK (two bedrooms with dining, kitchen and lounge) apartments, 4 3LDK(three bedrooms with dining, kitchen and lounge) apartments and 1 3LDK+S(three bedrooms with dining, kitchen, lounge and a service room) apartment.
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Note: For further details, please refer to Attachment 3., "Composition by Housing Type."

Property Name		NCR Yakumo
Type of Acquisition		Real Estate
Acquisition Date (Note 1)		September 20, 2006
Address (Note 2)		Residential 2-20-5 Yakumo, Meguro-ku, Tokyo
		Lot 2-43-1, 2-44-19 Yakumo, Meguro-ku, Tokyo
Access		Approximately 13 minutes walk from Toritsu Daigaku station on Tokyu Toyoko line.
Use (Note 3)		Apartment complex
Site Area (Note 2)		Land 756.54m ²
		Building 1,486.54m ²
Construction (Note 2)		RC 3F/B1F
Probable maximum loss(Note 4)		6.8%
Type of Ownership (Note 1)		Proprietary ownership
Completion (Note 2)		November 2005
Acquisition Price		¥ 1,160,000,000
Appraisal Method		Appraisal by Mitsui Fudosan Hanbai
Assessed Value		¥ 1,160,000,000
Collateral		None
Special Considerations		None
Tenant Details	Number of Tenants (Note 5)	1
	Total No. of Leasable Apartments (Notes 6)	18
	Total No. of Leased Apartments (Notes 6 & 7)	12
	Total Leasable Floor Space (Note 6)	1,276,91 m ²
	Total Leased Floor Space (Note 5)	892.50 m ²
	Occupancy Ratio Based on Floor Space (Note 6)	69.9%

Notes:

1. The real estate managed disposal trust agreement that places Properties 1, 2 and 3(hereafter, “Three Properties Scheduled for Acquisition”) in trust shall respectively be mutual rescinded after the acquisitions of the Three Properties Scheduled for Acquisition are completed and NCRI plans to acquire proprietary ownerships of these Three Properties Scheduled for Acquisition.
2. “Address,” “Site Area,” “Construction,” and “Completion Date” are as per report by the assessor.
3. The principal use has been identified.
4. The probable maximum loss refers to the probability of the maximum loss from an earthquake. The probable maximum loss is based on the content of the earthquake risk analysis report prepared by OYO RMS and is the probability of the maximum loss that may result from an earthquake computed by OYO RMS using the natural disaster risk analysis software RiskLink® as having about a 0.21% annual exceedance probability of occurring (occurrence once every 475 years is equivalent to a 10% exceedance probability of occurring within 50 years)
5. The “Number of Tenants” is recorded as “1” where a single master lease has been executed with a sublessor company. Master lease agreements will be concluded before the settlement of each property in which the sublessor company to be the New City Property Services K.K. The number indicated above is the number of tenant after the master lease agreement is executed.
6. Data as of May 24, 2006.
7. The “Total No. of Leased Apartments” noted above represents the number of apartments leased to end tenants.

3. Seller Profiles

Property 1 and Property 3

Company Name	New City Fund One Residential Yugengaisha
Head Office Address	1-6-1 Izumi Garden Tower 29F, Roppongi, Minato-ku ,Tokyo, Japan
Representative	Suzuki, Takeo
Capital	JPY 3 Million
Principal Activities	1. Acquisition of real estate trust beneficiary rights, development and sales 2. Buying and selling, rental, development and property management of real estates. 3. Related project proposals.
Relationship with NCRI	This company is a special purpose company(SPC) established under the guidance of New City Corporation K.K

Property 2

Company Name	New City Real Estate Trading Seven Yugengaisha
Head Office Address	1-6-1 Izumi Garden Tower 29F, Roppongi, Minato-ku ,Tokyo, Japan
Representative	Suzuki, Takeo
Capital	JPY 3 Million
Principal Activities	4. Acquisition of real estate trust beneficiary rights, development and sales 5. Buying and selling, rental, development and property management of real estates. 6. Related project proposals.
Relationship with NCRI	This company is a special purpose company(SPC) established under the guidance of New City Corporation K.K

4. Design and Other Matters concerning the Scheduled Acquisition Properties

The Ministry of Land, Infrastructure and Transport (MLIT) has announced the architect, designer, contractor, and construction auditor's names and the names of properties with falsified structural calculations concerning the structural calculation falsification problems.

NCRI has verified the architects, contractors, building designers, structural design companies and construction appraisers of the subject property NCRI is scheduled to acquire. The details are as indicated in the table below.

Concerning the structural calculation falsification problems, NCRI also requested reinvestigations of structural calculations with specialist third party inspection agencies (Index Consulting, Inc. for Properties 1 and 3 and Just Co., Ltd. for Property 2) for due diligence regarding acquisition of the properties. As a result, NCRI has obtained investigation results that report no willful falsification, fabrication or other illegal acts concerning outlines, structural calculation documents and other documents and that judge the structural calculations to be compliant with laws for the three properties that are to be acquired.

In addition, properties owned by NCRI have due diligence conducted in the acquisition process. Earthquake risk analyses are conducted by a third-party specialist organization (OYO RMS Corporation) and earthquake resistance assessed during this process. OYO RMS implements earthquake risk analyses based on materials provided by the building owners and managers. Its

analyses include a design drawing review and refer to ground survey data in assessing the earthquake resistance. NCRI made the final decision to acquire a property after appropriate structural verifications and earthquake risk analyses are conducted.

Name of Property	NCR Nipponbashi Kouzu	NCR Higashi Nihonbashi	NCR Yakumo
Architects	Ka)Nissho Esutemu	Sumitomo Realty&Development Co.,Ltd.	Shin Nihon Corporation
Contractors	Ohbayashi Corporation	Nichiken	
Building designers	Plus PM Co., Ltd.	Ataka Sekkei Co.,Ltd.	
Structural design companies	Ka) TM Rich	Masuda Sekkei	
Construction appraisers	CIAS	Urban Housing Evaluation Center	E-Homes

Reference: Specialist Organizations

Name of Company : Index Consulting, Inc.
 Headquarter : 1-25-5 Toranomom 34MT Bldg., Toranomom, Minato-ku, Tokyo, Japan
 Representative : Kouichi Uemura
 Capital : JPY 30 million
 Principal Activities : 1) Construction Project Management
 2) Real Estate Solutions
 3) Business Support Re-Engineering

Name of Company : Ka) Jasuto
 Headquarter : 2-4-1 Minami, Azamino, Aoba-ku, Yokohama-shi, Kanagawa-ken
 Representative : Junji Ando
 Capital : JPY 16 million
 Principal Activities :
 1. Investigations on construction quality
 2. Investigations on deterioration
 3. Earthquake resistance analysis
 4. Inspection for defects
 5. Long-term repair and maintenance plans
 6. Investigations on wooden housing
 7. Investigations on environment measurement
 8. Investigations on objects buried in concrete
 9. Search of objects buried in the ground
 10. Agent for management of steel-frame work
 11. Tests on bolt joints

Name of Company : OYO Corporation
 Headquarter : 3-11-15 Akasaka Kikyo Bldg. 4F, Akasaka, Minato-ku, Tokyo, Japan
 Representative : Takashi Kanemori
 Capital : JPY 475 million
 Principal Activities : 1) Risk analysis for natural disasters
 2) Risk assessments for Risk Securitization
 3) Provision of Advisory services for corporate risk management
 4) Provision of software licenses for risk analysis

5. Acquisition of Right to Demand Collateral for Defects and Reparations by Seller

(1) Acquisition of Right to Demand Collateral for Defects from Seller

In regards to subject properties, the content of the trust beneficiary interest sales and purchase agreement with termination conditions stipulates that the seller shall transfer the right to demand collateral for defects of the former owner, which is defined in the said agreement, to NCRI or anyone designated by NCRI.

(2) Reparations by the Seller

In regards to the properties, the seller has provided declarations and guarantees in the trust beneficiary interest sales and purchase agreement with termination conditions that a valid building construction evaluations are assessed and construction undertaken has been conducted under such authorized evaluation; that no falsifications contravening the Building Standard Law and related laws and regulations as far as known to the seller; and that each of the properties satisfy the anti-earthquake standards designated in the Building Standard Law. When the above declarations and guarantees prove to be inaccurate, the seller shall provide reparations to NCRI for the damages it incurs.

(3) Reparations by New City Corporation

New City Corporation, an affiliate of the seller, has stipulated in the reparations pledge with NCRI dated May 31, 2006 that it declares and guarantees that the three properties that are to be acquired each comply with the Building Standard Law and related laws and regulations; that the structural calculations and structural calculation documents have been prepared in compliance with the applicable laws and regulations and contain no falsifications; and that each of the properties satisfy the anti-earthquake standards designated in the Building Standard Law. When said warranty is violated, New City Corporation pledges reparations for damages incurred by NCRI.

6. Related-Party Transactions

(1) New City Property Services K.K. (“NCPS”), the seller, is defined as 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 discussed and determined matters in connection with the trust beneficiary interests (conditions precedent) purchase agreements:

- 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

(2) In connection with the aforementioned three properties, the Investment Corporation plans to execute a property management agreement and a master lease agreement with NCPS. The NCPS is defined as 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, it is intended that the following entities discuss and determine matters in connection with the property management agreement and the sublease agreement before the Investment Corporation acquires the planned properties:

- 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

(2) New City Corporation K.K., acting as broker in the purchase and sale of the aforementioned properties, is defined as an Interested Party. Accordingly, the Investment Corporation and the Asset Management Company have adopted the following commission and other terms and conditions in connection with property acquisition based on each company's internal rules and regulations:

Commission: ¥190,000 (excluding consumption tax)

7. Acquisition Schedule

Please refer to Item 1. (3) preceding.

8. Outlook

As stated in the press release "Notice Concerning Revisions to Operating Forecasts for the Fiscal Period Ending August 31, 2006" dated May 31, 2006, the NCRI makes revisions to the operating forecasts. This is mainly due to the acquisition of the property 1. Please refer to the press release "Notice Concerning Revisions to Operating Forecasts for the Fiscal Period Ending August 31, 2006" dated May 31, 2006 for brief details.

[Attachments]

- Attachment 1: Projected Cash Flow Based on Appraisal Reports
- Attachment 2: Real Estate Portfolio after Planned Property Acquisition
- Attachment 3: Composition by Housing Type
- Attachment 4: Photograph of the External Façade and Maps 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 of the Construction Papers for the Ministry of Land, Infrastructure and Transport.
- URL: <http://www.ncrinv.co.jp>

Attachment 1

Projected Cash Flow Based on Appraisal Reports

Property 1: NCR Nipponbashi Kouzu

Unit: Thousand yen

Appraisal Company	Mitsui Fudosan Hanbai	
Base Date for Survey	2006/5/15	
Assessed Value	4,780,000	
Value Calculated Using the Direct Capitalization Method	4,800,000	
Gross Operating Revenue	Rent/Common Area Fee based on an estimated occupancy ratio of 95%.	289,936
	Gain on Guarantee Deposit Investment	654
	Other Revenues	18,259
	Total Gross Operating Revenue	308,849
Gross Operating Expenses	Administrative and Maintenance Expense	20,529
	Management Fees	9,060
	Taxes and Dues	23,085
	Insurances	1,889
	Other Expenses	-
	Profit and Loss from Leasing	54,563
	Capital Expenditures	3,778
	Leasing Commissions	5,857
	Total Gross Operating Expenses	64,198
Net Operating Income (NOI)	-	254,286
Net Cash Flow	-	244,652
Overall Capitalization Rate	5.1%	
Value Calculated Using the Discounted Cash Flow Method	4,750,000	
	Discount Rate	5.0%
	Terminal Capitalization Rate	5.3%
Value Calculated Using the Cost Method	3,760,000	

- (1) The above values are the assumed annual income and expenditure based on the direct cap rate entered in the Real Estate Appraisal Value and are not the projected figures of this term. The same applies to each property on the pages to follow.
- (2) There are times when the above total values do not match the totals arrived at by summing each value since each value below one thousand yen has been rounded from the values indicated in the real estate appraisal. The above total values are arrived at by summing each value indicated in the real-estate appraisal and then rounding the values below 1,000 yen of that sum. The same applies to each property on the pages to follow.

Property 2: NCR Higashi Nipponbashi

Unit: Thousand yen

Appraisal Company	Tokyo Tatemono	
Base Date for Survey	2006/5/16	
Assessed Value	4,930,000	
Value Calculated Using the Direct Capitalization Method	5,000,000	
Gross Operating Revenue	Rent/Common Area Fee based on an estimated occupancy ratio of 95.8%.	258,680
	Gain on Guarantee Deposit Investment	18,250
	Other Revenues	12,300
	Total Gross Operating Revenue	289,230
Gross Operating Expenses	Administrative and Maintenance Expense	15,960
	Management Fees	8,130
	Taxes and Dues	20,070
	Insurances	1,510
	Other Expenses	-
	Profit and Loss from Leasing	45,670
	Capital Expenditures	5,160
	Leasing Commissions	4,490
	Total Gross Operating Expenses	55,320
Net Operating Income (NOI)	-	243,560
Net Cash Flow	-	233,910
Overall Capitalization Rate		4.7%
Value Calculated Using the Discounted Cash Flow Method	4,890,000	
	Discount Rate	4.5%
	Terminal Capitalization Rate	4.8%
Value Calculated Using the Cost Method	3,700,000	

Property 3: NCR Yakumo

Unit: Thousand yen

Appraisal Company	Mitsui Fudosan Hanbai	
Base Date for Survey	2006/5/1	
Assessed Value	1,160,000	
Value Calculated Using the Direct Capitalization Method	1,180,000	
Gross Operating Revenue	Rent/Common Area Fee based on an estimated occupancy ratio of 95%.	57,821
	Gain on Guarantee Deposit Investment	193
	Other Revenues	5,960
	Total Gross Operating Revenue	63,974
Gross Operating Expenses	Administrative and Maintenance Expense	3,185
	Management Fees	1,819
	Taxes and Dues	3,591
	Insurances	321
	Other Expenses	-
	Profit and Loss from Leasing	-
	Capital Expenditures	641
	Leasing Commissions	1,268
	Total Gross Operating Expenses	10,825
Net Operating Income (NOI)	-	55,057
Net Cash Flow	-	53,149
Overall Capitalization Rate		4.5%
Value Calculated Using the Discounted Cash Flow Method	1,140,000	
	Discount Rate	4.4%
	Terminal Capitalization Rate	4.7%
Value Calculated Using the Cost Method	900,000	

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	2.40%
	C-2	NCR Nishi Azabu Twin Tower	Dec. 17, 2004	3,315	2.10%
	C-3	NCR Nishi Azabu	Dec. 15, 2004	3,143	1.99%
	C-4	NCR Ochanomizu	Dec. 17, 2004	2,300	1.46%
	C-5	NCR Sangubashi	Dec. 15, 2004	1,734	1.10%
	C-6	NCR Shinjyuku Ichibankan	Dec. 15, 2004	1,978	1.25%
	C-7	NCR Shinujyuku Nibankan	Dec. 15, 2004	889	0.56%
	C-8	NCR Nihonbashi East	Dec. 15, 2004	1,622	1.03%
	C-9	NCR Nihonbashi West	Dec. 15, 2004	1,480	0.94%
	C-10	NCR Ginza Twin I	Dec. 15, 2004	1,133	0.72%
	C-11	NCR Ginza Twin II	Dec. 15, 2004	968	0.61%
	C-12	NCR Harajuku	Dec. 17, 2004	1,220	0.77%
	C-13	NCR Mita	Dec. 15, 2004	986	0.62%
	C-14	NCR Yoyogi Uehara	Dec. 17, 2004	765	0.48%
	C-15	NCR Sendagaya	Dec. 17, 2004	695	0.44%
	C-16	NCR Shinjyuku 7 Chome	Dec. 17, 2004	626	0.40%
	C-17	NCR Ichigaya Sanaicho	Dec. 17, 2004	577	0.37%
	C-18	NCR Ningyocho I	Feb. 25, 2005	1,230	0.78%
	C-19	NCR Ningyocho II	Feb. 25, 2005	1,290	0.82%
	C-20	NCR Shin Ochanomizu	Feb. 25, 2005	1,160	0.73%
	C-21	NCR Jinbocho	Jul. 29, 2005	2,803	1.78%
	C-22	NCR Ningyocho III	Jul. 29, 2005	1,662	1.05%
	C-23	NCR Jinbocho II	Jul. 5, 2005	1,470	0.93%
	C-24	NCR Ginza East III	Jul. 5, 2005	841	0.53%
	C-25	NCR Shinjyuku Gyoen I	Jul. 28, 2005	3,140	1.99%
	C-26	NCR Sasazuka	Jul. 28, 2005	3,050	1.93%
	C-27	NCR Takanawadai	Jul. 28, 2005	1,180	0.75%
	C-28	NCR Nihonbashi Ningyocho IV	Jul. 28, 2005	842	0.53%
	C-29	NCR Shinjyuku Gyoen II	Jul. 28, 2005	580	0.37%
	C-30	NCR Ginza East IV	Jul. 28, 2005	510	0.32%
	C-31	NCR Takanawadai II	Sep. 21, 2005	1,530	0.97%
	C-32	NCR Minami Azabu	Sep. 21, 2005	840	0.53%
	C-33	NCR Minami Azabu East	Dec. 26, 2005	1,260	0.80%
	C-34	NCR Ginza	By Jun. 22, 2006	4,000	2.53%
	C-35	NCR Nihonbashi Suitengu	By Jun. 22, 2006	3,332	2.11%
	C-36	NCR Takanawa	Jan. 11, 2006	10,995	6.97%
	C-37	NCR Higashi Nihonbashi	Sep. 20, 2006	4,930	3.12%
	Subtotal		—	73,859	46.79%
23 Wards of Tokyo Excluding the Five Central Tokyo Wards	M-1	NCR Meguro Mita	Dec. 17, 2004	6,066	3.84%
	M-2	NCR Todoroki	Dec. 15, 2004	1,850	1.17%
	M-3	NCR Honjo Azumabashi	Dec. 15, 2004	1,122	0.71%
	M-4	NCR Kitazawa	Dec. 17, 2004	1,070	0.68%
	M-5	NCR Meguro	Dec. 17, 2004	1,050	0.67%
	M-6	NCR Senzokukoen	Dec. 17, 2004	921	0.58%
	M-7	NCR Kyodo	Dec. 15, 2004	715	0.45%
	M-8	NCR Monzennakacho	Dec. 15, 2004	524	0.33%
	M-9	NCR Denenchofu	Dec. 17, 2004	511	0.32%
	M-10	NCR Negishi	Dec. 17, 2004	356	0.23%
	M-11	NCR Kamiikedai	Dec. 17, 2004	238	0.15%
	M-12	NCR Otsuka	Feb. 25, 2005	1,290	0.82%
	M-13	NCR Morishita	Feb. 25, 2005	985	0.62%
	M-14	NCR Wakabayashi Koen	Apr. 21, 2005	970	0.61%
	M-15	NCR Asakusabashi	Apr. 19, 2005	870	0.55%
	M-16	NCR Gakugei Daigaku	May 31, 2005	1,210	0.77%

	M-17	NCR Jiyugaoka	July 28, 2005	1,470	0.93%
	M-18	NCR Mejiro East	July 28, 2005	1,080	0.68%
	M-19	NCR Iriya	July 28, 2005	675	0.43%
	M-20	NCR Ikebukuro	Sep. 29, 2005	3,227	2.04%
	M-21	NCR Kanamecho	Jan. 11, 2006	1,360	0.86%
	M-22	NCR Ueno Tower	Feb.1, 2006	2,990	1.89%
	M-23	NCR Shinagawa Seaside Tower	Jun. 30, 2006	9,350	5.92%
	M-24	NCR Yakumo	Sep. 20, 2006	1,160	0.73%
	Subtotal		—	41,060	26.01%
Tokyo Metropolitan Area Excluding the 23 Wards of Tokyo	G-1	NCR Yokohama East	Dec. 15, 2004	6,753	4.28%
	G-2	NCR Funabashi Honcho	Dec. 17, 2004	1,083	0.69%
	G-3	SH Motosumiyoshi	Dec. 15, '004	1,058	0.67%
	G-4	NCR Toyoda	Dec. 15, 2004	1,053	0.67%
	G-5	NCR Nishi Funabashi	Dec. 17, 2004	997	0.63%
	G-6	NCR Maihama	Dec. 17, 2004	844	0.53%
	G-7	NCR Ichikawa Myoden	Dec. 17, 2004	769	0.49%
	G-8	NCR Kumegawa	Dec. 17, 2004	715	0.45%
	G-9	NCR Urayasu	Dec. 17, 2004	653	0.41%
	G-10	NCR Minami Gyotoku I	Dec. 17, 2004	648	0.41%
	G-11	NCR Minami Gyotoku II	Dec. 17, 2004	447	0.28%
	G-12	NCR Nogeiyama	Dec. 17, 2004	469	0.30%
	G-13	NCR Minamirinkan	Dec. 17, 2004	456	0.29%
	G-14	NCR Shonan	Dec. 17, 2004	445	0.28%
	G-15	LM Fuchinobe Honcho	Dec. 17, 2004	222	0.14%
	G-16	LM Higashi Ome Daisan	Dec. 17, 2004	175	0.11%
	G-17	PT Ichikawa	Jul. 28, 2005	620	0.39%
	G-18	PT Shioyaki	Jul. 28, 2005	310	0.20%
	G-19	PT Horie	Jul. 28, 2005	193	0.12%
	Subtotal		—	17,910	11.35%
Other Regions	R-1	NCR Ohdori-koen	Dec. 17, 2004	726	0.46%
	R-2	Goshikiyama Heights	Dec. 15, 2004	720	0.46%
	R-3	NCR Nishikoen	Dec. 17, 2004	379	0.24%
	R-4	NCR Nishi Ohori	Dec. 17, 2004	258	0.16%
	R-5	NCR Kakogawa	Dec. 17, 2004	274	0.17%
	R-6	LM Maebashi Nishikatakai	Dec. 17, 2004	202	0.13%
	R-7	Aprire Tarumi	Feb. 25, 2005	1,710	1.08%
	R-8	NCR Uehonmachi	Jul. 29, 2005	855	0.54%
	R-9	Crest Kusatsu	June 28, 2005	3,830	2.43%
	R-10	NCR Honmachi East	Dec.1, 2005	1,740	1.10%
	R-11	NCR Shin-Umeda	Dec.1, 2005	1,640	1.04%
	R-12	NCR Shizuoka Takasho	Mar.31, 2006	770	0.49%
	R-13	NCR Abeno	Apr.27, 2006	5,400	3.42%
	R-14	NCR Ohtedori	Apr.27, 2006	382	0.24%
	R-15	NCR Sakae	By Mar. 2007	1,361	0.86%
	R-16	NCR Nipponbashi Kouzu	Jun. 30, 2006	4,780	3.03%
	Subtotal		—	25,027	15.85%
Total			—	157,856	100.00%

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

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><Projected Tenant Profile> Single residents</p> <p><Principal Geographic Region> Tokyo Metropolitan Area and principal provincial cities</p> <p><Preferred Location and Environment> Convenient rail access and close to commercial districts and workplaces</p> <p><Floor Plan and Area> 1R, 1K(+S), or 1DK (Note 1)</p>
Urban Family Type (UF)	<p><Projected Tenant Profile> 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><Principal Geographic Region> The 23 wards of Tokyo and central areas in each principal provincial city</p> <p><Preferred Location and Environment> Close to workplaces with convenient access to shopping, leisure, and cultural facilities</p> <p><Floor Plan and Area> 1K(+S), 1DK(+S), LDK+S, 1LDK(+S), 2DK, or 2LDK (Note 1)</p>
Family Type (F)	<p><Projected Tenant Profile> The typical family comprising approximately two to four persons</p> <p><Principal Geographic Region> Tokyo Metropolitan Area and principal provincial cities</p> <p><Preferred Location and Environment> A pleasant environment, with convenient rail access close proximity to workplaces</p> <p><Floor Plan and Area> 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><Projected Tenant Profile> Business entrepreneurs or specialists with a family structure comprising approximately one to four persons</p> <p><Principal Geographic Region> The 23 wards of Tokyo</p> <p><Preferred Location and Environment> High-quality residence located in a pleasant and upscale environment</p> <p><Floor Plan and Area> 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 ²	Max. 40m ²	Max. 50m ²	Max. 60m ²	Max. 70m ²	Max. 80m ²	Max. 90m ²	Max. 100m ²	More than 100m ²
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 m² but less than 60 m² 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 4

Photograph of the External Façade of the Property Planned for Acquisition

Property 1: New City Residence Nipponbashi Kouzu



Property 2: New City Residence Higashi Nihonbashi



Property : New City Residence Yakumo



This English language notice is a translation of the Japanese language notice issued on May 31, 2006 and was prepared solely for the convenience of, and reference by, overseas investors. NCRI makes no warranties as to its accuracy or completeness.