

**FINANCIAL REPORT
FOR THE
SECOND FISCAL PERIOD
(September 1, 2005 – February 28, 2006)**

New City Residence Investment Corporation is listed on the Tokyo Stock Exchange with the securities code number 8965.

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Board of Directors meeting for approval of financial results: April 25, 2006

Planned start of dividend payments: May 19, 2006

This financial report has been prepared in accordance with Japanese accounting standards and Japanese law. Figures have been rounded down to eliminate amounts of less than one million yen.

PERFORMANCE FOR THE SECOND FISCAL PERIOD

(1) Business Results

(Millions of yen; %)

	Operating Revenues	Percentage Change	Operating Income	Percentage Change	Ordinary Income	Percentage Change	Net Income	Percentage Change
Second Fiscal Period	¥3,346	3.8%	¥1,739	0.0%	¥1,435	24.7%	¥1,433	25.0%
First Fiscal Period	¥3,224	–%	¥1,738	–%	¥1,151	–%	¥1,146	–%

(Yen; %)

	Net Income per Unit	Return on Unitholders' Equity (ROE)	(Reference) Annualized	Ordinary Income to Total Assets	(Reference) Annualized	Ordinary Income to Operating Revenues
Second Fiscal Period	¥12,027	2.7%	5.4%	1.2%	2.4%	42.9%
First Fiscal Period	¥19,997 (¥15,413)	2.9%	4.1%	1.6%	2.2%	35.7%

Notes:

- First Fiscal Period: September 27, 2004 – August 31, 2005
Second Fiscal Period: September 1, 2005 – February 28, 2006
- Net income per unit was calculated using the following average number of investment units outstanding (weighted average).
Average number of investment units for the Second Fiscal Period: 119,193 units
Average number of investment units for the First Fiscal Period: 57,346 units
Actual investment management for the First Fiscal Period commenced on December 15, 2004. The figure for net income per unit in parentheses represents net income per unit calculated using the average number of investment units outstanding for the period commenced December 15, 2004 through August 31, 2005: 74,399 units.
- Changes in accounting policies: Yes
- Percentage changes compared to the previous period are not shown for operating revenues, operating income, ordinary income and net income for the First Fiscal Period as it is New City Residence Investment Corporation's first fiscal period.
- Annualized percentage figures for the Second Fiscal Period = Percentage figures for the fiscal period under review / number of days in the actual period of investment management (181 days) × 365 days
Annualized percentage figures for the First Fiscal Period = Percentage figures for the fiscal period under review / number of days in the actual period of investment management (260 days) × 365 days

6. Return on unitholders' equity, total asset and unitholders' equity figures used in ordinary income to total assets were calculated using the averages of these amounts at the beginning of the fiscal period and the end of the fiscal period. For the First Fiscal Period, the beginning of the fiscal period is defined as the actual date on which investment management commenced, namely December 15, 2004.

(2) Distributions

(Millions of yen; Yen; %)

	Distribution per Unit (Yen) Excluding excess of earnings	Total Distributions (Millions of yen)	Distribution in Excess of Earnings per Unit (Yen)	Total Distributions in Excess of Earnings (Millions of yen)	Payout Ratio (%)	Distribution Ratio to Unitholders' Equity (%)
Second Fiscal Period	¥11,692	¥1,433	–	–	99.9%	2.2%
First Fiscal Period	¥15,381	¥1,146	–	–	99.9%	2.8%

Note:

The payout ratio is rounded down to the nearest first decimal place.

(3) Financial Position

(Millions of yen; Yen; %)

	Total Assets (Millions of yen)	Unitholders' Equity (Millions of yen)	Unitholders' Equity to Total Assets (%)	Unitholders' Equity per Unit (Yen)
Second Fiscal Period	¥135,663	¥66,539	49.0%	¥542,687
First Fiscal Period	¥104,678	¥40,503	38.7%	¥543,268

Note:

The number of investment units outstanding as of February 28, 2006 totaled 122,612 units.

The number of investment units outstanding as of August 31, 2005 totaled 74,556 units.

FORECAST OF RESULTS FOR THE THIRD FISCAL PERIOD

(Millions of yen; Yen)

	Operating Revenues (Millions of yen)	Ordinary Income (Millions of yen)	Net Income (Millions of yen)	Distribution per Unit (Yen) Excluding excess of earnings	Distribution in Excess of Earnings per Unit (Yen)
Third Fiscal Period	¥3,944	¥1,440	¥1,438	¥11,730	–

Reference:

Estimated net income per unit for the Third Fiscal Period: ¥11,730

Notes:

1. Third Fiscal Period: March 1, 2006 – August 31, 2006
2. Forecasts presented above are based on "Assumptions for Operating Forecasts for the Third Fiscal Period (from March 1, 2006 to August 31, 2006)" identified in a separate reference. Forecasts for operating revenues, ordinary income, net income, distribution per unit and distribution in excess of earnings per unit may differ significantly from actual results due to changes in operating conditions and a variety of factors including the acquisition and sales of investment properties and changes in real estate markets. Accordingly, New City Residence Investment Corporation does not guarantee any distribution amount.

1. Affiliate Corporations of the Investment Corporation

See page 110, “Affiliate Corporations of the Investment Corporation” for this information.

2. Management Policy and Conditions

(1) Management Policy

The basic policy of New City Residence Investment Corporation (hereafter, NCRI) is to secure steady growth and stable revenues through investment in and management of real estate assets from a medium- to long-term perspective (Article 27 of the Articles of Incorporation).

(2) Operating Conditions

① Conditions during This Fiscal Period

NCRI was founded on September 27, 2004 based on the Investment Trusts and Investment Corporations Law (including Law No. 198 in 1951 and the revisions thereafter) and listed on the Tokyo Stock Exchange’s REIT market (securities code: 8965) on December 15, 2004 through the additional issuance of 72,800 investment units in a public offering. The initial public offering was followed by the issuance of 1,456 units in a third party allotment on January 12, 2005, the public offering of 46,600 units on September 13, 2005 and the issuance of 1,456 units of new investment units in a third party offering on October 12, 2005. As a result, the number of outstanding investment units as of the end of this fiscal period is 122,612 units and the total unitholders’ equity is 65,106,293,640 yen. Asset management is contracted out to the asset management company of NCRI, CBRE Residential Management K.K. (hereafter, Asset Management Company), while working to improve the management efficiency by focusing exclusively on the managing of residential assets. On the other hand, efforts are also focused on reducing risk through the diversification of tenants, residence types and investment regions. NCRI conducts “asset management with the goal to secure steady growth and stable revenues through investment in and management of real estate assets from a medium- to long-term perspective” based on the “basic policy” designated in NCRI’s Articles of Incorporation (hereafter, AIC).

(A) Management Environment

a. Rental Housing Market

The Asset Management Company recognizes a trend of increasing demand for rental housing due to a change in values regarding the owning of real estate among individuals following the collapse of the bubble economy and the abolition of corporate dormitories and housing at many companies. In addition, a trend is particularly recognizable in Tokyo of growing demand to rent superior housing, an area remarkably low in supply traditionally, as a result of diversifying lifestyles leading to interest in rental housing. There is also solid demand for superior rental housing in some areas of major local cities. These trends are expected to continue in part because of the recovery tone in general consumption activities.

As for supply, although the number of new rental properties being developed and supplied is increasing, NCRI judges that the supply of superior properties is still inadequate due to the solid demand for these units.

b. Market for buying and selling rental housing

A real estate valuation standard based on earnings was established after the collapse of the bubble and investment into rental housing has continued to increase centering on properties in the downtown area where demand is great and primarily through real estate funds including real estate investment trusts (hereafter, J-REIT) that were introduced through the revision of the Investment Trusts Law. In particular, recently companies are consigning the management and operation of many properties as a portfolio to dedicated management companies. This has led to increased demand for investment into real estate by real estate funds conducting efficient and organizational asset management. Condominium developers have responded by supplying good quality rental housing as investment real estate and this has led to the tendency of an increase in the supply of rental housing. On the other hand, it appears that this supply of good quality rental housing is also drumming up new rental demand. Within the announcement of economic indices indicating the end of deflation, there are signs of demand for superior investment real estate beginning to feel a crunch.

(B) Operating conditions as of the end of the second fiscal period

a. Acquisition of additional properties and expansion of portfolio

(i) Acquisition of Additional Properties in the Second Fiscal Period

NCRI began management of its second fiscal period assets with a total of 77 properties beginning in September 2005 (96.81 billion yen on an acquisition price base and 3,766 leasable units). NCRI continued to make additional investments of carefully selected assets in accordance with the basic policy and its objective of securing steady growth and stable revenue from a medium to long-term perspective. NCRI not only attained its long-standing objective of having a 100 billion yen portfolio by the end of the fiscal period at the beginning of the period, but actually made additional asset acquisitions of 50.16 billion yen, including those scheduled for acquisition. As a result, the portfolio size has grown on an acquisition price basis to 146.98 billion yen, 2.4 times that at listing.

As for the additional properties obtained this fiscal year, NCRI focused on investing in the five central wards of Tokyo where a rise in rental rates can be expected due to the economic recovery (six properties including those scheduled for acquisition) and a further expansion of our diversified investment strategy into local areas where a greater return can be expected was pursued (5 properties including assets scheduled for acquisition).

The following table presents a summary of the managed assets obtained by NCRI during this fiscal period. In addition to the properties entered below, there are seven assets we plan on acquiring as of the end of the second period and the total scheduled acquisition amount of these is 24.59 billion yen. When these are included, NCRI's portfolio totals 93 properties worth 146.98 billion yen on an acquisition price basis and has 5,221 leasable units.

	Properties Acquired During the Concerned Month (No. of Properties / Total Acquisition Price) (Note 1)	Total at End of Month (based on acquired properties) (Note 2)	Total Leasable Units (based on acquired properties) (Note 3)
September 2005	3 properties 5.59 billion yen	80 properties 102.40 billion yen	3,917 units
October 2005		80 properties 102.40 billion yen	3,917 units
November 2005		80 properties 102.40 billion yen	3,917 units
December 2005	3 properties 4.64 billion yen	83 properties 107.04 billion yen	4,182 units
January 2006	2 properties 12.35 billion yen	85 properties 119.40 billion yen	4,424 units
February 2006	1 property 2.99 billion yen	86 properties 122.39 billion yen	4,526 units

(Note 1) "Properties Acquired During the Concerned Month" represents the properties for which trust beneficiary interests in real estate were acquired by NCRI during the month under review.

(Note 2) "Total at End of Month (based on acquired properties)" represents the total number of properties and sum total of the acquisition price for the trust beneficiary interests in real estate already owned by NCRI at the end of the month under review.

(Note 3) "Total Leasable Units (based on acquired properties)" represents the total leasable units in real estate for which NCRI already owns the trust beneficiary interests at the end of the month under review.

(Note 4) Of the seven properties NCRI was scheduled to acquire as of the end of the Second Fiscal Period, New City Residence Shizuoka Takajo was acquired on March 30, 2006. In addition, NCRI is scheduled to acquire New City Residence Shinagawa Seaside Tower, New City Residence Ginza, New City Residence Nihonbashi Suitengu, New City Residence Abeno, New City Residence Otedori and New City Residence Sakae. Please refer to the "(Reference) Overview of Assets Acquired After the End of the Second Fiscal Period and Assets Scheduled to be Acquired" section of this report for details.

(ii) Avoiding the Leasing Up Risk

NCRI continues to focus on acquiring "young" properties. Generally when acquiring young properties there is the risk of being unable to secure tenants (leasing up risk) at the time when the investment corporation acquires it, because the property has only just recently been placed on the rental market. In order to avoid this risk, NCRI sometimes concludes sales and

purchase agreements with termination terms in them that enables achievement of a certain occupancy rate (the percentage the gross leased area for which lease contracts are concluded comprises of the gross leasable area; hereafter, occupancy) to be a condition for acquisition. This has been done when necessary with some of the relatively young properties. In fact, three of the properties for which sales and purchase agreements were concluded during this term had terms for terminating the contract included and one other property that had a sales and purchase agreement concluded after the end of this fiscal term also had such a contractual term. Of these four properties, one acquisition term in the case of three of them was an occupancy of at least 50% and the last property had the term of an occupancy of at least 70%. In this way, NCRI takes the step of acquiring a property after it is steadily operating so that the profitability doesn't drop when acquiring a relatively new property.

(iii) Improvement of occupancy

The occupancy as of the end of the second period is 94.6% (area base) on a national average, a 2.9% increase over the 91.7% occupancy at the end of the first fiscal period.

b. Capital Procurement Conditions

NCRI set several focuses for this fiscal period including maintaining stable finances including a sound debt ratio and suppressing capital procurement costs as much as possible. NCRI also focused on diversifying fund procurement methods and promoting the fixing of interest rates with an eye on future interest trends.

In addition in September 2005, NCRI issued additional investment units with the objective for obtaining qualified assets (the meaning as stipulated in Article 2-1 of the Investment Trusts and Investment Corporations Law; hereafter, the same) and repaying debts. As a result, NCRI had 122,612 outstanding investment units and total unitholders' equity of 65.1 billion yen as of the end of this fiscal period. NCRI also took out short and long-term borrowings with the objective of applying those funds to obtaining qualified assets and repaying borrowings. NCRI also issued its first unsecured investment corporation bonds (ranking pari passu at least equally in right of payment with all other unsecured indebtedness and restricted to qualified institutional investors) in February 2006 with the aim of further diversifying capital procurement methods and securing long-term fixed interest. As a result, NCRI's interest bearing debt as of the end of this fiscal period is 66.9 billion yen (of which short-term borrowings are 16.0 billion yen (including 10.2 billion yen in long-term borrowings scheduled for repayment within a year), 36.9 billion yen in long-term borrowings and 14.0 billion yen in investment corporation bonds). This led the ratio of interest bearing liabilities to total unitholders' equity to be 49.3% as of the end of the fiscal period and the ratio of long-term interest bearing debt to be 76.1%. The percentage of long-term fixed interest debt (percentage that fixed interest debt comprises of total interest being debt) totaled 36.2%.

The following is the rating NCRI has obtained as of the end of this fiscal period.

Rating Agency	Rating
Moody's Investors Service, Inc.	Issuer rating: A3 Outlook: Stable

(Note) Moody's issuer ratings are opinions of Moody's Investors Service, Inc. of the ability of entities to honor senior unsecured financial obligations and contracts. The outlook is an opinion of Moody's Investors Service, Inc. of the likely direction of a rating over the medium term and is expressed as either "Positive," "Negative," "Stable" or other expression.

c. Measures taken regarding the falsification of structure calculation documents

NCRI has always contracted with a third party specialist (OYO RMS K.K.) for earthquake risk investigation in the due diligence process upon acquiring properties and made our property acquisition decision after assessing and analyzing the earthquake resistance of the property. In addition, following the revelation of the falsification structural calculation document by a Chiba Prefecture architectural design office in December 2005, we have obtained results from a third party professional investigatory body (Index Consulting Co., Ltd.) when acquiring new properties. We acquire the properties after receiving investigatory results that have found no willful falsification of structural calculation documents or any illegal modifications, etc. for the concerned properties and judge that legally compliant structural calculations have been made. In

addition, since December 2005 we have obtained declarations within the sales and purchase agreements for properties we plan to acquire that say the owner to its knowledge believes that there are no violations to the Building Standards Law or other applicable laws and ordinances and that the property has the earthquake resistance demanded of said property by laws and ordinances. Further, the declaration calls for the seller to compensate NCRI for any damages it incurs when the above representation is violated. Also, when necessary, NCRI does obtain the right to demand liability for defects from the seller regarding the former owner of the property.

d. Operating and Managing Assets Owned by NCRI

The Asset Management Company newly established an office responsible for information planning within the Investment Asset Management Department as a means to build the latest in asset management techniques. This office will manage and analyze various statistical information on managed assets, manage information on asset management, develop, operate, maintain and manage the asset management system; and handle items concerning the management and building of the IT infrastructure among other things. The Asset Management Company has installed Management Reports International (MRI) as the operation and management tool for its assets. This software is made by Intuit Inc. (U.S.) and has been installed by real estate companies in forty countries around the world. The information planning staff will build a customized system unique to the Asset Management Company using MRI and use this to analyze the performance of asset management and accumulate a track record while also feeding back the results to asset operation and management as investment decision data. Sharing this data with the property management company responsible for property management (PM) of portfolio assets will speed up the management and operation work and enable NCRI and the PM firm to focus on maintaining and improving the competitiveness of properties while conducting effective tenant solicitation activities based on the local property characteristics.

e. Overview of Performance and Distribution

As a result of the above management, NCRI posted the following performance in the second Fiscal period: 3,346 million yen in operating revenues, 1,739 million yen in operating income, 1,435 million yen in ordinary income and 1,433 million yen in net income.

As for distributions, as a result of the application of Article 67-15 of the Special Taxation Measures Law (Law No. 26 in 1957, including revisions thereafter), NCRI is distributing the entire unappropriated income, excluding fractions below one yen, as distributions per unit with the intent of recording profit distributions as losses. Consequently, the distribution per unit has been set at 11,692 yen.

② Forecast for Next Fiscal Period

(A) Management Policy and Issues

a. Future Investment Environment

NCRI specializes in rental housing as its managed asset. It is becoming more difficult to acquire superior development sites centering on central Tokyo and this trend is expected to continue. Real estate funds, including J-REITs, are feeling a greater need to spread their pipeline to central local cities and to build networks in these areas in order to secure new superior investment real estate, the key to their management success. There is also a need for a concrete strategy for the efficient operation of secured assets.

b. Management Policy and Issues

(i) External growth strategy

Pipeline Strategy

NCRI will continue in the third fiscal period to pursue a property acquisition strategy in cooperation with New City Corporation (hereafter, NCC), one of the sponsors of the Asset Management Company, and special purpose corporations established at its intent (sometimes referred to as NCC, etc.) and based on the broker information on real estate from The Chuo

Mitsui Trust and Banking Co., Ltd., Sumitomo Real Estate Sales Co., Ltd., Tokyu Livable Inc. and Mitsui Real Estate Sales Co., Ltd. (hereafter, “Property Information Providers”).

NCRI and its Asset Management Company have concluded a “Basic Agreement on Real Estate Information Provision and Work Support” with NCC regarding information on real estate owned by NCC or a third party and the provision of information and work support related to real estate acquisition. NCRI has also positioned the pipeline strategy with NCC as a material pillar in our future external growth. NCRI acquired two properties from NCC, etc. in the second fiscal period and combined with the first fiscal period NCRI has acquired 61 properties from NCC, etc. (70.9% of the acquired properties that NCRI owns or is scheduled to own as of the end of the second fiscal period). Additionally, NCRI acquired five properties through the brokering of NCC, etc. during this fiscal period, which combined with the first period totals 21 properties (or 24.4%). As for properties we plan to acquire from NCC, etc. as a rule they will be acquired by NCRI after a certain occupancy has been reached after conclusion of the Sales and Purchase Agreement. This is a contractual strategy that reduces the leasing up risk and enables acquisition at a stage where the new property has secured stable operations. Further, NCRI plans to proactively acquire properties developed by NCC, etc., which are condominium developers, which fall within the scope of NCRI’s investment policy. NCRI is often able to acquire properties developed by NCC, etc. that were developed according to property specifications NCRI desires and this leads NCRI to expect positive effects in integrating specifications of New City Residence in the future.

NCRI and its Asset Management Company have also concluded individual “Basic Agreements on the Provision of Real Estate Brokering Information” with each of the Property Information Providers and regarding real estate information. The Asset Management Company grasps information on real estate, etc. in the market by arranging periodic opportunities with the Property Information Providers to obtain information. NCRI plans to continue utilizing the broad network that the Property Information Providers have and use this to discover investment opportunities.

Diversification of Property Acquisition Methods (Acquisition of Development Properties)

Within the increasingly severe investment environment, we will continue to focus on acquiring new development properties as a means to diversify our acquisition strategies that seek to avoid this overheating property acquisition competition while also aiming to acquire young properties. NCRI does not conduct the development of new properties, but there are circumstances where properties can be acquired at comparatively advantageous terms by concluding sales and purchase agreements at the initial development stage that have stop terms that engage upon the completion of construction of said property. Consequently, NCRI plans to build new networks with major real estate companies and developers and acquire new development properties that match the concept of “New City Residence.”

On the other hand, when acquiring new development properties, NCRI will comprehensively consider the geographic environment and future potential of said land, appeal of the property as a residence, access to schools, stations, hospitals and other public facilities; convenience of work and school commutes and other location factors; the past performance of the developers and contractors and the quality of their properties developed in the past; the level of development risk related to said development and the impact of such on said development work. Furthermore, in the process up to acquisition, the Asset Management Company or specialists consigned with such assignments shall meet and discuss with the developers the unit layouts and specifications as much as possible and work to acquire properties that match rental demand. In addition, the Asset Management Company will monitor the construction content during the construction period to check the quality of the property being developed as much as possible.

NCRI plans to continue its external growth through the aforementioned pipeline strategy and diversification of property acquisition methods and the acquisition of properties through networks newly built with major real estate companies and developers.

(ii) Internal Growth Strategy

The Asset Management Company concluded a basic agreement concerning the basic agreement on consigned property management work related to assets acquired by NCRI (hereafter, Basic Agreement) with NCRI and New City Estate Service K.K. (hereafter, NCES) on October 29, 2004 and continued to consign property management work thereafter to NCES. However, NCES ceased to exist with the April 14, 2006 merger between it and New City Living (hereafter, NCL). Consequently, NCL has assumed the position previously held by NCES in the Basic Agreement. Furthermore, NCL changed its trade name after the merger to New City Property Services (hereafter, NCPS). In principle, the Asset Management Company will continue to consign property management work to NCPS, which has assumed the position of NCES in the Basic Agreement. In addition to utilizing the operation and management know-how concerning rental housing that is possessed by NCPS, the building management work and tenant management work for the portfolio owned by NCRI will be centralized as much as possible at NCPS and target that the earnings from the asset management be maximized based on the strategy indicated below.

- ① NCRI will reduce and heighten the efficiency of operation and management costs and realize uniform quality by utilizing the operation and management resources on rental housing possessed by NCPS at maximum and centralizing the building management and rental marketing and sales work. This is being done to maintain and improve property values, maintain and raise occupancy and rents through increasing efficiency of rental marketing and sales.
- ② NCRI will realize greater satisfaction of its tenants by providing good quality and uniform services, and differentiate itself from competing rental housing and obtain and maintain tenants by introducing the tenant service program entered below.

Brand Strategy – Providing High Quality Rental Housing

The Asset Management Company has devoted itself to establishing a luxury rental condominium brand – “New City Residence” – that is the uniform name of assets managed by the Asset Management Company (brand strategy) and only some partially owned properties, properties rented as master leases, etc. are exempted from this. The brand recognition of the “New City Residence” brand is growing in Tokyo along with the increase in its properties. NCRI plans to differentiate New City Residence from other rental housing by nurturing a sense of luxury and trust via the continued provision of high quality rental housing and the provision of various service programs for tenants (residents).

In addition to making high spec facilities and specifications for luxury rental condominiums the standard spec for “New City Residence” rental housing, NCRI has also promoted the provision of rental housing with very advanced security systems, an area of great concern among residents in recent years. In addition, we will continue to provide “soft” management services to the common space such as renewing the interior coordination of the entrances and putting up Christmas trees in season. We also believe that running surveys of on-site managers and building a system that regularly checks the building management quality contribute to maintaining and improving the competitiveness of the portfolio.

Brand Strategy – Introduction of a Service Program for Tenants

NCRI has begun implementing programs providing various services to residents gradually as a means to improve the convenience and satisfaction of residents, differentiate our properties from the competing rental housing and customer retention – the residents. We are also expanding gradually the properties at which these services are provided. In order to support residents’ rental lives with convenient, secure and high quality, we are providing these service programs through NCPS.

In addition, NCRI has commenced a resident monitor system to study proprietary services that fit the residents. We plan to solicit monitors from among our residents and conduct surveys and roundtable discussions. As we verify the satisfaction of our residents concerning the content of building management, use status of resident services, etc., we will use these venues to promote mutual communication and provide services that accurately meet their needs.

< Content of Service Program >

- (a) Living Option is comprised of the following various paid services provided by vendors that NCPS has independently selected and with whom NCPS has agreed to the content of services for residents with. These services are introduced to residents via the Living Handbook, which is distributed to residents, and the “Exclusive Tenant Website” that is opened on the website of NCPS.

Service description: Home delivery of food and beverages, dry cleaning of clothes, house cleaning, use of self-storage, rental of furniture and appliances, service to do daily housework and shopping for residents, PC support, etc.

- (b) A 24-hour telephone support service through a 24-hour call center that handles emergency repairs and troubles and emergency dispatch service.

A service member will be sent 24 hours a day with only a call to service troubles with common facilities, water leaking in one’s room, clogged kitchen sinks, toilets and baths; broken down hot water heaters and air conditioners, power outages, water suspension, blown breaker fuses and other problems. We believe this is an effective service for providing support so residents can always live in comfort.

- (c) Issuing the New City Residence Card

This is issued to residents who want to have resident exclusive credit card that comes with various benefits. When a resident acquires a New City Residence Card, he or she no longer needs to have a guarantor when renting the property and it is possible to automatically withdraw the rent from one’s bank account using the payment function of the above card. The credit card holder also accumulates points in line with the amount of rent paid with the card and when said points reach a certain standard they can be applied to a portion of the contract renewal fee when renewing a rental contract at the property you reside at, converted to mileage provided by the JAL Group and exchanged for products you like from among the choices that are available. As of April 14, 2006, about 19% of our residents have subscribed to this card service.

- (d) Distribution of the Living Handbook, a good living guide, to residents and the opening of an exclusive website for residents

The Living Handbook, which presents the content of the service program and information on the peripheral environment in an easy to understand manner, is distributed to each resident. The same content is also available for viewing on the exclusive resident website.

- (e) Open the Living Desk, a dedicated customer service window for residents

NCRI has opened the Living Desk, a contact to handle inquiries on various services as a means to improve the convenience for residents. NCRI will use Living Desk to provide our residents with information on services for providing a more convenient and comfortable life.

In the above manner, NCRI manages the properties comprising its portfolio in a manner that centralizes the property management work and organizationally manages the properties. Various exclusive services for residents are introduced while taking advantage of economies of scale to heighten the attraction of the properties and consequently heighten the competitiveness of properties and improve and stabilize earnings. NCRI will strive to further heighten the use of the service program by residents and use the communication window with residents (Living Desk) to meet the various needs of residents. In this manner, NCRI will pursue its New City Residence brand strategy even further.

NCRI believes that these differentiation measures will contribute to maintaining and improving the competitiveness of our properties and prolonging the period of residency. Thus NCRI is convinced they will help us realize the creation of long-term stable cash flow from our portfolio.

- (iii) Financial Strategy, etc.

In order to handle the expansion of our portfolio size, NCRI will further diversify the capital procurement means and further heighten the flexibility and dynamism of our efforts by taking out unsecured loans that reflect our credibility as a rated institution, etc. In addition, NCRI will pursue a conversion from short-term to long-term and from variable to fixed interest as a means to hedge against rising interest rates and refinancing risk. NCRI will also keep in mind the smoothing of the refinancing period while borrowing funds and issuing investment corporation bonds.

Further, the maximum LTV comprised of investment corporation bonds and borrowings combined for NCRI has been set as 60% as a general rule in the management guidelines of the

Asset Management Company.

(B) Forecasts for Operating Conditions

a. NCRI anticipates the following operating conditions in the third fiscal period (March 1, 2006 – August 31, 2006): Operating revenues 3,944 million yen, ordinary income 1,440 million yen, net income 1,438 million yen and distributions per unit 11,730 yen. Further, please see Assumptions for Operating Forecasts for the Third Fiscal Period (March 1, 2006 – August 31, 2006) on page 11 for the assumptions to this forecast.

(Note) The above forecasts were calculated as of today based on certain assumptions and the actual operating revenues, ordinary income, net income and distribution per unit may change as a result of the future acquisition or sale of real estate, fluctuations in the real estate market, etc., other changes in the conditions surrounding NCRI. These forecasts also do not guarantee the amount of distributions.

b. Material facts that developed after the accounts settlement

No applicable items

Assumptions for Operating Forecasts for the Third Fiscal Period (March 1, 2006 – August 31, 2006)

Item	Assumptions
Fiscal Period	<ul style="list-style-type: none"> • Third Fiscal Period: March 1, 2006 – August 31, 2006 (184 days)
Investment Assets	<ul style="list-style-type: none"> • Forecasts are based on the assumption that the investment portfolio comprises the 86 properties owned by NCRI as of February 28, 2006 plus one property acquired on March 30, 2006 and four properties on April 27, 2006 to total 91 properties. However, it does not include New City Residence Shinagawa Seaside Tower that was announced in “Notice Concerning the Proposed Acquisition of Investment Asset” dated March 14, 2006. In actuality, the investment portfolio may change (due to the acquisition of new properties, sale of existing properties, etc.).
No. of Investment Units Outstanding	<ul style="list-style-type: none"> • The number of investment units outstanding as of February 28, 2006 was 122,612 units. Forecasts are based on the assumption that this number of investment units outstanding will not change through to the end of the Third Fiscal Period.
Interest-bearing Liabilities Ratio	<ul style="list-style-type: none"> • The interest-bearing liabilities ratio stood at approximately 51% as of February 28, 2006. Forecasts are based on the assumption that the interest-bearing liabilities ratio will increase to about 56% at the end of the Third Fiscal Period in consideration of such factors as additional debt financing to fund the settlement of properties that are scheduled to be acquired. • The interest-bearing liabilities ratio is calculated using the following formula: Interest-bearing liabilities ratio = Interest-bearing liabilities ÷ (Interest-bearing liabilities + Unitholders’ equity) × 100
Operating Expenses	<ul style="list-style-type: none"> • In general, property tax, city planning tax and other related taxes applicable to the sale and purchase of real estate, etc. are calculated on a pro rata basis as of the date of acquisition and shared accordingly with the prior owner and pay when acquisition is conducted. NCRI includes that amount in the acquisition cost and does not record it as rental expenses. The amount of property tax, city planning tax and other related taxes included in the acquisition cost is assumed to be about ¥5 million in the Third Fiscal Period. • As for repairs and maintenance, we estimate the needed amount for each fiscal year and allocate it to expenses. However, emergency situations requiring repairs and maintenance costs for damaged buildings, etc. may arise owing to unforeseeable circumstances.
Distribution per Unit	<ul style="list-style-type: none"> • Distributions are calculated based on the assumption that 100% of earnings are distributed in accordance with the cash distribution policy stipulated in NCRI’s AIC.
Distribution in Excess of Earnings per Unit	<ul style="list-style-type: none"> • NCRI does not currently anticipate distributions in excess of earnings.

3. Financial Statements, etc.

(1) Financial Statements

1. Balance Sheets

Item	Second Fiscal Period (as of February 28, 2006)		First Fiscal Period (as of August 31, 2005)		Change	
	Amount (thousand yen)	Ratio (%)	Amount (thousand yen)	Ratio (%)	Amount (thousand yen)	YoY (%)
Assets						
I. Current Assets						
Cash and deposits		3,909,741		1,895,063	2,014,678	
Cash and deposits held in trust *1		3,493,129		2,465,081	1,028,047	
Accounts receivable – trade		103,816		117,176	(13,359)	
Prepaid expenses		21,871		39,342	(17,471)	
Advances paid		1,733,200		-	1,733,200	
Consumption tax receivable		31,125		194,788	(163,663)	
Deferred tax assets		42		207	(165)	
Other current assets		16,516		20,575	(4,059)	
Allowance for doubtful accounts		(1,571)		(2,455)	884	
Total current assets		9,307,871	6.9	4,729,780	4,578,090	96.8
II. Fixed assets						
1. Property and equipment						
Buildings held in trust *1	44,896,117		36,658,816			
Accumulated depreciation	969,895	43,926,221	490,227	36,168,589	7,757,632	
Structures held in trust *1	413,737		350,889			
Accumulated depreciation	5,927	407,809	2,780	348,108	59,700	
Machinery and equipment held in trust *1	537,463		379,525			
Accumulated depreciation	14,827	522,635	8,076	371,448	151,186	
Tools, furniture and fixtures held in trust *1	281,521		178,568			
Accumulated depreciation	20,669	260,851	9,662	168,906	91,945	
Land held in trust *1		80,036,383		62,548,638	17,487,744	
Property and equipment, net		125,153,901	92.2	99,605,692	25,548,209	25.6
2. Intangible assets						
Leasehold rights held in trust *1		913,996		155,099	758,896	
Other intangible assets		3,496		3,511	(15)	
Total intangible assets		917,492	0.7	158,611	758,881	478.5
3. Investments and other assets						
Guarantee deposits		10,173		10,039	134	
Long-term prepaid expenses		131,146		72,706	58,439	
Reserve for repairs and maintenance		61,999		58,352	3,646	
Deferred hedge losses		-		43,528	(43,528)	
Derivative assets		19,407		-	19,407	
Total investments and other assets		222,726	0.2	184,627	38,099	20.6
Total fixed assets		126,294,120	93.1	99,948,931	26,345,189	26.4
III. Deferred assets						
Investment corporation bond issuance costs		61,008		-	61,008	
Total deferred assets		61,008	0.0	-	61,008	
Total assets		135,663,000	100.0	104,678,712	30,984,287	29.6

Item	Second Fiscal Period (as of February 28, 2006)		First Fiscal Period (as of August 31, 2005)		Change		
	Amount (thousand yen)	Ratio (%)	Amount (thousand yen)	Ratio (%)	Amount (thousand yen)	YoY (%)	
Liabilities							
I. Current liabilities							
Accounts payable – trade	175,166		119,424		55,741		
Short-term borrowings *1	5,800,000		36,700,000		(30,900,000)		
Current portion of long-term borrowings *1	10,200,000		-		10,200,000		
Accounts payable – other	256,809		390,290		(133,480)		
Accrued expenses	56,984		81,789		(24,804)		
Accrued income taxes	1,445		4,567		(3,122)		
Advances received	265,609		139,785		125,823		
Other current liabilities	25,047		4,252		20,795		
Total current liabilities	16,781,063	12.4	37,440,109	35.8	(20,659,046)	(55.2)	
II. Long-term liabilities							
Investment corporation bonds	14,000,000		-		14,000,000		
Long-term borrowings *1	36,900,000		25,500,000		11,400,000		
Leasehold and security deposits held in trust	1,422,588		1,191,131		231,457		
Deferred hedge income	19,407		-		19,407		
Derivative liabilities	-		43,528		(43,528)		
Total long-term liabilities	52,341,996	38.6	26,734,659	25.5	25,607,336	95.8	
Total liabilities	69,123,059	51.0	64,174,769	61.3	4,948,290	7.7	
Unitholders' Equity *3							
I. Unitholders' capital							
Unitholders' capital *2	65,106,293	48.0	39,357,168	37.6	25,749,125	65.4	
II. Retained earnings							
Unappropriated retained earnings at end of period	1,433,646		1,146,774		286,872		
Total retained earnings	1,433,646	1.0	1,146,774	1.1	286,872	25.0	
Total unitholders' equity	66,539,940	49.0	40,503,942	38.7	26,035,997	64.3	
Total liabilities and unitholders' equity	135,663,000	100.0	104,678,712	100.0	30,984,287	29.6	

2. Statements of Income

Item	Second Fiscal Period From: September 1, 2005 To: February 28, 2006			Third Fiscal Period From: September 27, 2004 To: August 31, 2005			Change	
	Amount (thousand yen)		Ratio (%)	Amount (thousand yen)		Ratio (%)	Amount (thousand yen)	YoY (%)
Ordinary Income (Loss)								
I. Operating income (loss)								
1. Operating revenues								
Real estate rental revenues *1	3,346,597	3,346,597	100.0	3,224,553	3,224,553	100.0	122,043	3.8
2. Operating expenses								
Real estate rental expenses *1	1,209,413			1,143,376				
Asset management fees	231,461			217,966				
Asset custodian fees	7,438			10,982				
General administration fees	29,012			31,749				
Directors' salaries	3,906			7,360				
Other operating expenses	125,930	1,607,163	48.0	74,538	1,485,974	46.1	121,189	8.2
Operating income		1,739,433	52.0		1,738,579	53.9	853	0.0
II. Non-operating income (loss)								
1. Non-operating revenues								
Interest income	9			20				
Miscellaneous revenues	4,222	4,231	0.1	824	845	0.0	3,386	400.8
2. Non-operating expenses								
Interest expense	162,545			199,282				
Financing expenses	86,165			49,229				
Investment corporation bond interest expense	3,087			-				
New investment unit issuance costs	41,702			227,775				
New investment unit IPO expenses	-			33,584				
Amortization of organization costs	-			63,608				
Amortization of investment corporation bond issuance costs	12,201							
Other non-operating expenses	2,729	308,432	9.2	14,810	588,290	18.2	(279,858)	(47.6)
Ordinary income		1,435,233	42.9		1,151,134	35.7	284,099	24.7
Income before income taxes		1,435,233	42.9		1,151,134	35.7	284,099	24.7
Current income taxes	1,449			4,567				
Deferred income taxes	165	1,615	0.0	(207)	4,359	0.1	(2,744)	(62.9)
Net income		1,433,617	42.8		1,146,774	35.6	286,843	25.0
Retained earnings brought forward from previous period		28			-			
Unappropriated retained earnings at end of period		1,433,646			1,146,774		286,872	

3. Cash Distribution Statements

Item	Second Fiscal Period From: September 1, 2005 To: February 28, 2006	First Fiscal Period From: September 27, 2004 To: August 31, 2005
I. Unappropriated retained earnings at end of period II. Amount of distributions (Amount of distribution per unit) III. Retained earnings carried forward to next period	(unit: yen) ¥1,433,646,637 1,433,579,504 (11,692) 67,133	(unit: yen) ¥1,146,774,606 1,146,745,836 (15,381) 28,770
Calculating the amount of distributions	<p>Based on the cash distribution policy designated in Article 35-1 of the AIC for NCRI the ceiling on the amount of the distribution shall be the profit and the distribution shall also surpass an amount equal to 90% of the “income amount payable as dividends” that is regulated in Article 67-15 of the Special Taxation Measures Law. Based on this policy, the distribution for this period shall be an amount that doesn’t surpass the net unappropriated profit of this fiscal period and is the maximum value of double the integer for the outstanding investment units (122,612 units) or 1,433,579,504 yen. Further, the amount surpassing the profit designated in Article 35-1-(2) of NCRI’s AIC shall not be distributed.</p>	<p>Based on the cash distribution policy designated in Article 35-1 of the AIC for NCRI the ceiling on the amount of the distribution shall be the profit and the distribution shall also surpass an amount equal to 90% of the “income amount payable as dividends” that is regulated in Article 67-15 of the Special Taxation Measures Law. Based on this policy, the distribution for this period shall be an amount that doesn’t surpass the net unappropriated profit of this fiscal period and is the maximum value of double the integer for the outstanding investment units (74,556 units) or 1,146,745,836 yen. Further, the amount surpassing the profit designated in Article 35-1-(2) of NCRI’s AIC shall not be distributed.</p>

4. Statements of Cash Flows

Item	Notes	Second Fiscal Period	First Fiscal Period
		From: September 1, 2005 To: February 28, 2006	From: September 27, 2004 To: August 31, 2005
		Amount (thousand yen)	Amount (thousand yen)
I. Cash flows from operating activities			
Income before income taxes		1,435,233	1,151,134
Depreciation and amortization		500,778	510,959
Amortization of long-term prepaid expenses		34,708	28,028
Amortization of investment corporation bond issuance costs		12,201	-
Provision for doubtful accounts		-	2,455
Interest income		(9)	(20)
Interest expense		165,633	199,282
New investment unit issuance costs		41,702	227,775
Decrease (Increase) in accounts receivable – trade		11,706	(117,176)
Decrease (Increase) in consumption tax receivable		163,663	(194,788)
Increase (Decrease) in accounts payable – trade		55,741	119,424
Increase (Decrease) in accounts payable – other		(188,285)	390,290
Increase (Decrease) in advances received		125,823	139,785
Long-term prepaid expenses paid		(93,147)	(100,735)
Other		40,228	(39,569)
Subtotal		2,305,978	2,316,847
Interest received		9	20
Interest paid		(190,437)	(117,493)
Income taxes paid		(4,571)	-
Net cash provided by operating activities		2,110,978	2,199,374
II. Cash flows from investing activities			
Payments for purchases of property and equipment held in trust		(25,993,311)	(100,116,437)
Payments for advances paid		(1,733,200)	-
Payments for purchases of intangible assets held in trust		(758,896)	(155,099)
Payments for purchases of intangible assets		(180)	(3,726)
Payments for guarantee deposits		(134)	(10,039)
Proceeds from leasehold and security deposits held in trust		338,399	1,274,984
Payments for leasehold and security deposits held in trust		(111,440)	(99,951)
Payments for depositing deposits held in trust for leasehold and security deposits held in trust		(399,433)	(1,359,905)
Proceeds from withdrawal of deposits held in trust for leasehold and security deposits held in trust		173,358	99,951
Payments for reserve for repairs and maintenance		(3,646)	(58,352)
Net cash used in investing activities		(28,488,485)	(100,428,576)
III. Cash flows from financing activities			
Proceeds from short-term borrowings		17,300,000	36,700,000
Repayments of short-term borrowings		(48,200,000)	-
Proceeds from long-term borrowings		21,600,000	25,500,000
Proceeds from issuance of investment units		25,749,125	39,357,168
Payments for investment unit issuance costs		(41,702)	(227,775)
Proceeds from issuance of investment corporation bonds		14,000,000	-
Investment corporation bond issuance costs paid		(70,409)	-
Dividends paid		(1,142,855)	-
Net cash provided by financing activities		29,194,157	101,329,392
IV. Net increase (decrease) in cash and cash equivalents		2,816,650	3,100,191
V. Cash and cash equivalents at beginning of period		3,100,191	—
VI. Cash and cash equivalents at end of period	*1	5,916,841	3,100,191

Significant Accounting Policies

Item	Second Fiscal Period From: September 1, 2005 To: February 28, 2006	First Fiscal Period From: September 27, 2004 To: August 31, 2005																
1. Accumulated depreciation method for fixed assets	<p>(1) Property and equipment (including assets held in trust) The straight-line method is adopted. The useful life of primary property and equipment are as follows...</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding-left: 20px;">Buildings held in trust</td> <td style="text-align: right;">2 – 65 years</td> </tr> <tr> <td style="padding-left: 20px;">Structures held in trust</td> <td style="text-align: right;">10 – 65 years</td> </tr> <tr> <td style="padding-left: 20px;">Machinery and equipment held in trust</td> <td style="text-align: right;">17 – 30 years</td> </tr> <tr> <td style="padding-left: 40px;">Tools, furniture and fixtures held in trust</td> <td style="text-align: right;">2 – 15 years</td> </tr> </table> <p>(2) Intangible assets Other intangible assets The straight-line method is adopted.</p> <p>(3) Long-term prepaid expenses The straight-line method is adopted.</p>	Buildings held in trust	2 – 65 years	Structures held in trust	10 – 65 years	Machinery and equipment held in trust	17 – 30 years	Tools, furniture and fixtures held in trust	2 – 15 years	<p>(1) Property and equipment (including assets held in trust) Same as left</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding-left: 20px;">Buildings held in trust</td> <td style="text-align: right;">2 – 65 years</td> </tr> <tr> <td style="padding-left: 20px;">Structures held in trust</td> <td style="text-align: right;">30 – 65 years</td> </tr> <tr> <td style="padding-left: 20px;">Machinery and equipment held in trust</td> <td style="text-align: right;">17 – 30 years</td> </tr> <tr> <td style="padding-left: 40px;">Tools, furniture and fixtures held in trust</td> <td style="text-align: right;">2 – 15 years</td> </tr> </table> <p>(2) Intangible assets Other intangible assets Same as left</p> <p>(3) Long-term prepaid expenses Same as left</p>	Buildings held in trust	2 – 65 years	Structures held in trust	30 – 65 years	Machinery and equipment held in trust	17 – 30 years	Tools, furniture and fixtures held in trust	2 – 15 years
Buildings held in trust	2 – 65 years																	
Structures held in trust	10 – 65 years																	
Machinery and equipment held in trust	17 – 30 years																	
Tools, furniture and fixtures held in trust	2 – 15 years																	
Buildings held in trust	2 – 65 years																	
Structures held in trust	30 – 65 years																	
Machinery and equipment held in trust	17 – 30 years																	
Tools, furniture and fixtures held in trust	2 – 15 years																	
2. Accounting for deferred assets	<p>(1) Organization costs —</p> <p>(2) New investment unit issuance costs The expenses are all treated as expenses at the time of expenditure. Further, the issuance of new investment units through a public offering on September 13, 2005 was conducted through an acquisition underwriting contract in which the underwriting security company underwrites the shares at an issue price and then resells the shares to general investors at an offer price different from the issue price (spread method). In the spread method, the difference between the issue price and offer price is the proceeds of the underwriting securities company and is in fact the underwriting commission paid to the underwriting securities company. Thus NCRI doesn't pay the underwriting securities company an underwriting commission. In the event of the issuance of new investment units through public offering on September 13, 2005, the difference between the issue price and offer price was 924,777,000 yen. If the acquisition underwriting contract was such that the securities underwriter conducts the underwriting at the issue price and the new investment units were offered to general investors at an identical offer price (traditional method) than this amount would be treated as the expense for issuing new investment units. Consequently, with the spread method an issuing cost for new investment units was recorded that is lower by 924,777,000 yen than the traditional method. In addition, an ordinary income and income before taxes greater by said amount was recorded.</p> <p>(3) Investment corporation bond issuance costs An equivalent amount is being depreciated over three years.</p>	<p>(1) Organization costs The entire amount was treated as an expense at the time of payment.</p> <p>(2) New investment unit issuance costs The expenses are all treated as expenses at the time of expenditure. Further, the issuance of new investment units through a public offering on December 14, 2004 was conducted through an acquisition underwriting contract in which the underwriting security company underwrites the shares at an issue price and then resells the shares to general investors at an offer price different from the issue price (spread method). In the spread method, the difference between the issue price and offer price is the proceeds of the underwriting securities company and is in fact the underwriting commission paid to the underwriting securities company. Thus NCRI doesn't pay the underwriting securities company an underwriting commission. In the event of the issuance of new investment units through public offering on December 14, 2004, the difference between the issue price and offer price was 1,601,600,000 yen. If the acquisition underwriting contract was such that the securities underwriter conducts the underwriting at the issue price and the new investment units were offered to general investors at an identical offer price (traditional method) than this amount would be treated as the expense for issuing new investment units. Consequently, with the spread method an issuing cost for new investment units was recorded that is lower by 1,601,600,000 yen than the traditional method. In addition, an ordinary income and income before taxes greater by said amount was recorded.</p> <p>(3) Investment corporation bond issuance costs —</p>																

Item	Second Fiscal Period From: September 1, 2005 To: February 28, 2006	First Fiscal Period From: September 27, 2004 To: August 31, 2005
3. Standards for recording allowances	<p>Allowance for doubtful accounts</p> <p>Doubtful accounts are provided for by recording an amount of expected uncollectible debts sufficient to cover possible losses on the collection of debt, which is determined based on the rate of past bad debts in the case of general debts and which is determined based on a review of the collectibility of individual debts in the case of certain debts such as those for which there are fears of bad debts.</p>	<p>Allowance for doubtful accounts</p> <p>Same as left</p>
4. Standards for recording revenues and expenses	<p>Method for treating property tax, etc. expenses</p> <p>As for the property tax, city planning tax, depreciated asset tax, etc. related to owned real estate, of the tax amount that has been broken down into installments, the method is used that treats the amount corresponding to said calculation period as a real estate rental expense.</p> <p>Further, the property tax, etc. and other settled expenses paid to the transferor in correlation with the acquisition of real estate, etc. was not recorded as real estate rental expense and is included as part of the acquisition value of said real estate, etc. The amount equivalent to the property tax, etc. that was recorded as an acquisition cost of real estate, etc. this term is 3,702,000 yen.</p>	<p>Method for treating property tax, etc. expenses</p> <p>Same as left</p> <p>Further, the property tax, etc. and other settled expenses paid to the transferor in correlation with the acquisition of real estate, etc. was not recorded as real estate rental expense and is included as part of the acquisition value of said real estate, etc. The amount equivalent to the property tax, etc. that was recorded as an acquisition cost of real estate, etc. this term is 44,862,000 yen.</p>
5. Hedge accounting approaches	<p>(1) Deferral hedge and other hedge accounting approaches</p> <p>Deferral hedge accounting is adopted.</p> <p>(2) Hedging instruments and hedged items</p> <p>Hedging instruments: Interest rate swap transactions</p> <p>Hedged items: Borrowings</p> <p>(3) Hedging policy</p> <p>NCRI conducts derivative transactions to hedge risks stipulated in NCRI's AIC based on internal financial policy.</p> <p>(4) Method for assessing the effectiveness of hedging</p> <p>NCRI evaluates the effectiveness of hedging activities by comparing the cumulative changes in cash flows of the hedged items with the corresponding cumulative changes in cash flows of hedging instruments, and examining the ratio of the change in both. However, the effectiveness is not evaluated for interest rate swap transactions that meet certain requirements for special treatment.</p>	<p>(1) Deferral hedge and other hedge accounting approaches</p> <p>Same as left</p> <p>(2) Hedging instruments and hedged items</p> <p>Same as left</p> <p>(3) Hedging policy</p> <p>Same as left</p> <p>(4) Method for assessing the effectiveness of hedging</p> <p>Same as left</p>
6. Accounting treatment method for beneficiary interests in trust with real estate, etc. as their trust property	<p>As for beneficiary interests in trust with owned real estate, etc. as the trust asset, all asset and liability accounts within the trust property and all income and expense accounts generated by the trust property have been recorded in the concerned account category of the balance sheet and its statements of income.</p> <p>Further, with regard to the following material categories of the trust property recorded in concerned account categories, they are separately listed on the balance sheet.</p> <ul style="list-style-type: none"> a. Cash and deposits held in trust b. Buildings; structures; machinery and equipment; tools, furniture and fixtures; land; and leasehold rights held in trust c. Leasehold and security deposits held in trust 	<p>Same as left</p>

Item	Second Fiscal Period From: September 1, 2005 To: February 28, 2006	First Fiscal Period From: September 27, 2004 To: August 31, 2005
7. Accounting for consumption tax, etc.	The accounting procedure taken for consumption tax and local consumption tax is the tax-exclusion method. However, non-deductible consumption tax on fixed assets are included in the acquisition costs of the respective assets.	Same as left
8. Scope of cash and cash equivalents in statements of cash flows	Cash and cash equivalents in the statements of cash flows consist of cash on hand and cash held in trust; deposits that can be withdrawn at any time and deposits held in trust; and short-term investments with a maturity of three months or less from the date of acquisition, which are readily convertible and represent only an insignificant risk of any change in value.	Same as left

Changes in Accounting Procedures

Item	Second Fiscal Period From: September 1, 2005 To: February 28, 2006	First Fiscal Period From: September 27, 2004 To: August 31, 2005
Impairment accounting for fixed assets	<p>Impairment accounting for fixed assets was introduced in the Second Fiscal Period based on the “Fixed Asset Impairment Accounting Standards” (“Opinion on Establishment of Fixed Asset Impairment Accounting Standards” (by the Business Accounting Council on August 9, 2002)) and “Implementation Guidance for Accounting Standards on Impairment of Fixed Assets” (Financial Accounting Standards Implementation Guidance No. 6 issued on October 31, 2003).</p> <p>This does not impact income/loss.</p>	—

Supplementary Notes
Notes to Balance Sheets

Second Fiscal Period (as of February 28, 2006)	First Fiscal Period (as of August 31, 2005)																																														
<p>*1. Pledged assets and secured loans There are pledges set on the beneficiary interests in trust of the following assets as trust property.</p> <p style="text-align: right;">(Unit: thousand yen)</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Cash and deposits held in trust</td> <td style="text-align: right;">¥3,320,391</td> </tr> <tr> <td>Buildings held in trust</td> <td style="text-align: right;">41,179,527</td> </tr> <tr> <td>Structures held in trust</td> <td style="text-align: right;">390,080</td> </tr> <tr> <td>Machinery and equipment held in trust</td> <td style="text-align: right;">423,700</td> </tr> <tr> <td>Tools, furniture and fixtures held in trust</td> <td style="text-align: right;">222,783</td> </tr> <tr> <td>Land held in trust</td> <td style="text-align: right;">72,249,660</td> </tr> <tr> <td>Leasehold rights held in trust</td> <td style="text-align: right;"><u>155,199</u></td> </tr> <tr> <td style="text-align: right;">Total</td> <td style="text-align: right;">¥117,941,345</td> </tr> </table> <p>The following debt is secured.</p> <p style="text-align: right;">(Unit: thousand yen)</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Short-term borrowings</td> <td style="text-align: right;">¥5,800,000</td> </tr> <tr> <td>Current portion of long-term borrowings</td> <td style="text-align: right;">10,200,000</td> </tr> <tr> <td>Long-term borrowings</td> <td style="text-align: right;"><u>36,900,000</u></td> </tr> <tr> <td style="text-align: right;">Total</td> <td style="text-align: right;">¥52,900,000</td> </tr> </table>	Cash and deposits held in trust	¥3,320,391	Buildings held in trust	41,179,527	Structures held in trust	390,080	Machinery and equipment held in trust	423,700	Tools, furniture and fixtures held in trust	222,783	Land held in trust	72,249,660	Leasehold rights held in trust	<u>155,199</u>	Total	¥117,941,345	Short-term borrowings	¥5,800,000	Current portion of long-term borrowings	10,200,000	Long-term borrowings	<u>36,900,000</u>	Total	¥52,900,000	<p>*1. Pledged assets and secured loans There are pledges set on the beneficiary interests in trust of the following assets as trust property.</p> <p style="text-align: right;">(Unit: thousand yen)</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Cash and deposits held in trust</td> <td style="text-align: right;">¥2,465,081</td> </tr> <tr> <td>Buildings held in trust</td> <td style="text-align: right;">36,168,589</td> </tr> <tr> <td>Structures held in trust</td> <td style="text-align: right;">348,108</td> </tr> <tr> <td>Machinery and equipment held in trust</td> <td style="text-align: right;">371,448</td> </tr> <tr> <td>Tools, furniture and fixtures held in trust</td> <td style="text-align: right;">168,906</td> </tr> <tr> <td>Land held in trust</td> <td style="text-align: right;">62,548,638</td> </tr> <tr> <td>Leasehold rights held in trust</td> <td style="text-align: right;"><u>155,099</u></td> </tr> <tr> <td style="text-align: right;">Total</td> <td style="text-align: right;">¥102,225,873</td> </tr> </table> <p>The following debt is secured.</p> <p style="text-align: right;">(Unit: thousand yen)</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Short-term borrowings</td> <td style="text-align: right;">¥36,700,000</td> </tr> <tr> <td>Long-term borrowings</td> <td style="text-align: right;"><u>25,500,000</u></td> </tr> <tr> <td style="text-align: right;">Total</td> <td style="text-align: right;">¥62,200,000</td> </tr> </table>	Cash and deposits held in trust	¥2,465,081	Buildings held in trust	36,168,589	Structures held in trust	348,108	Machinery and equipment held in trust	371,448	Tools, furniture and fixtures held in trust	168,906	Land held in trust	62,548,638	Leasehold rights held in trust	<u>155,099</u>	Total	¥102,225,873	Short-term borrowings	¥36,700,000	Long-term borrowings	<u>25,500,000</u>	Total	¥62,200,000
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Notes to Statements of Income

Second Fiscal Period From: September 1, 2005 To: February 28, 2006	First Fiscal Period From: September 27, 2004 To: August 31, 2005																																																																
<p>1. Breakdown of profit and loss from real estate rental business</p> <p>A. Real estate rental revenues</p> <p style="text-align: right;">(Unit: thousand yen)</p> <p>Real estate rental revenues</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Rent</td> <td style="text-align: right;">¥3,084,468</td> </tr> <tr> <td>Parking lot income</td> <td style="text-align: right;">89,967</td> </tr> <tr> <td>Incidental income</td> <td style="text-align: right;">13,754</td> </tr> <tr> <td>Other rental revenues</td> <td style="text-align: right;"><u>158,407</u></td> </tr> <tr> <td style="text-align: right;">Total</td> <td style="text-align: right;">¥3,346,597</td> </tr> </table> <p>B. Real estate rental expenses</p> <p style="text-align: right;">(Unit: thousand yen)</p> <p>Real estate rental expenses</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Repairs and maintenance</td> <td style="text-align: right;">¥177,336</td> </tr> <tr> <td>Utilities</td> <td style="text-align: right;">53,676</td> </tr> <tr> <td>Property management fee</td> <td style="text-align: right;">98,767</td> </tr> <tr> <td>Property tax, etc.</td> <td style="text-align: right;">75,296</td> </tr> <tr> <td>Insurance</td> <td style="text-align: right;">9,620</td> </tr> <tr> <td>Broker fee, advertising fee, etc.</td> <td style="text-align: right;">209,471</td> </tr> <tr> <td>Trust compensation</td> <td style="text-align: right;">41,106</td> </tr> <tr> <td>Depreciation and amortization</td> <td style="text-align: right;">500,581</td> </tr> <tr> <td>Provision for doubtful accounts</td> <td style="text-align: right;">-</td> </tr> <tr> <td>Other rental expenses</td> <td style="text-align: right;"><u>43,556</u></td> </tr> <tr> <td style="text-align: right;">Total</td> <td style="text-align: right;">¥1,209,413</td> </tr> </table> <p>C. Real estate rental business profit (loss) (A – B)</p> <p style="text-align: right;">(Unit: thousand yen)</p> <p style="text-align: right;">¥2,137,183</p>	Rent	¥3,084,468	Parking lot income	89,967	Incidental income	13,754	Other rental revenues	<u>158,407</u>	Total	¥3,346,597	Repairs and maintenance	¥177,336	Utilities	53,676	Property management fee	98,767	Property tax, etc.	75,296	Insurance	9,620	Broker fee, advertising fee, etc.	209,471	Trust compensation	41,106	Depreciation and amortization	500,581	Provision for doubtful accounts	-	Other rental expenses	<u>43,556</u>	Total	¥1,209,413	<p>1. Breakdown of profit and loss from real estate rental business</p> <p>A. Real estate rental revenues</p> <p style="text-align: right;">(Unit: thousand yen)</p> <p>Real estate rental revenues</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Rent</td> <td style="text-align: right;">¥2,948,238</td> </tr> <tr> <td>Parking lot income</td> <td style="text-align: right;">89,447</td> </tr> <tr> <td>Incidental income</td> <td style="text-align: right;">15,869</td> </tr> <tr> <td>Other rental revenues</td> <td style="text-align: right;"><u>170,998</u></td> </tr> <tr> <td style="text-align: right;">Total</td> <td style="text-align: right;">¥3,224,553</td> </tr> </table> <p>B. Real estate rental expenses</p> <p style="text-align: right;">(Unit: thousand yen)</p> <p>Real estate rental expenses</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Repairs and maintenance</td> <td style="text-align: right;">¥170,386</td> </tr> <tr> <td>Utilities</td> <td style="text-align: right;">45,637</td> </tr> <tr> <td>Property management fee</td> <td style="text-align: right;">93,357</td> </tr> <tr> <td>Property tax, etc.</td> <td style="text-align: right;">74,731</td> </tr> <tr> <td>Insurance</td> <td style="text-align: right;">11,261</td> </tr> <tr> <td>Broker fee, advertising fee, etc.</td> <td style="text-align: right;">155,998</td> </tr> <tr> <td>Trust fee</td> <td style="text-align: right;">41,279</td> </tr> <tr> <td>Depreciation and amortization</td> <td style="text-align: right;">510,745</td> </tr> <tr> <td>Provision for doubtful accounts</td> <td style="text-align: right;">2,455</td> </tr> <tr> <td>Other rental expenses</td> <td style="text-align: right;"><u>37,521</u></td> </tr> <tr> <td style="text-align: right;">Total</td> <td style="text-align: right;">¥1,143,376</td> </tr> </table> <p>C. Real estate rental business profit (loss) (A – B)</p> <p style="text-align: right;">(Unit: thousand yen)</p> <p style="text-align: right;">¥ 2,081,177</p>	Rent	¥2,948,238	Parking lot income	89,447	Incidental income	15,869	Other rental revenues	<u>170,998</u>	Total	¥3,224,553	Repairs and maintenance	¥170,386	Utilities	45,637	Property management fee	93,357	Property tax, etc.	74,731	Insurance	11,261	Broker fee, advertising fee, etc.	155,998	Trust fee	41,279	Depreciation and amortization	510,745	Provision for doubtful accounts	2,455	Other rental expenses	<u>37,521</u>	Total	¥1,143,376
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Notes to Statements of Cash Flows

Second Fiscal Period From: September 1, 2005 To: February 28, 2006	First Fiscal Period From: September 27, 2004 To: August 31, 2005																
<p>1. Reconciliation between cash and cash equivalents at end of period and the amounts shown on balance sheets</p> <p style="text-align: right;">(as of February 28, 2006)</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Cash and deposits account</td> <td style="text-align: right;">¥3,909,741 thousand</td> </tr> <tr> <td>Cash and deposits held in trust account</td> <td style="text-align: right;">¥3,493,129 thousand</td> </tr> <tr> <td>Deposits held in trust for leasehold and security deposits held in trust (Note)</td> <td style="text-align: right;"><u>(¥1,486,029 thousand)</u></td> </tr> <tr> <td>Cash and cash equivalents</td> <td style="text-align: right;"><u>¥5,916,841 thousand</u></td> </tr> </table> <p>(Note) Trust deposits on reserve as leasehold and security deposits.</p>	Cash and deposits account	¥3,909,741 thousand	Cash and deposits held in trust account	¥3,493,129 thousand	Deposits held in trust for leasehold and security deposits held in trust (Note)	<u>(¥1,486,029 thousand)</u>	Cash and cash equivalents	<u>¥5,916,841 thousand</u>	<p>1. Reconciliation between cash and cash equivalents at end of period and the amounts shown on balance sheets</p> <p style="text-align: right;">(as of August 31, 2005)</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Cash and deposits account</td> <td style="text-align: right;">¥1,895,063 thousand</td> </tr> <tr> <td>Cash and deposits held in trust account</td> <td style="text-align: right;">¥2,465,081 thousand</td> </tr> <tr> <td>Deposits held in trust for leasehold and security deposits held in trust (Note)</td> <td style="text-align: right;"><u>(¥1,259,954 thousand)</u></td> </tr> <tr> <td>Cash and cash equivalents</td> <td style="text-align: right;"><u>¥3,100,191 thousand</u></td> </tr> </table> <p>(Note) Trust deposits on reserve as leasehold and security deposits.</p>	Cash and deposits account	¥1,895,063 thousand	Cash and deposits held in trust account	¥2,465,081 thousand	Deposits held in trust for leasehold and security deposits held in trust (Note)	<u>(¥1,259,954 thousand)</u>	Cash and cash equivalents	<u>¥3,100,191 thousand</u>
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Lease Transactions

Second Fiscal Period From: September 1, 2005 To: February 28, 2006	First Fiscal Period From: September 27, 2004 To: August 31, 2005
Operating lease transactions (as lessor) Future lease revenues Due within 1 year ¥493,434 thousand <u>Due after 1 year 962,435 thousand</u> Total ¥1,455,870 thousand	Operating lease transactions (as lessor) Future lease revenues Due within 1 year ¥563,935 thousand <u>Due after 1 year 1,206,833 thousand</u> Total ¥1,770,768 thousand

(Investment Securities Related)

Second Fiscal Period (September 1, 2005 – February 28, 2006)

Not applicable as investment securities transactions were not conducted.

First Fiscal Period (September 27, 2004 – August 31, 2005)

Not applicable as investment securities transactions were not conducted.

Derivative Transactions

Second Fiscal Period From: September 1, 2005 To: February 28, 2006	First Fiscal Period From: September 27, 2004 To: August 31, 2005
<p>1. Matters concerning transaction conditions</p> <p>(1) Details of transactions The derivative transactions used by NCRI are interest rate swap transactions when related to interest rates.</p> <p>(2) Policy on approaching transactions The derivative transactions of NCRI are aimed at mitigating risks arising from future fluctuations in interest rates, and adopt the policy of not engaging in speculative transactions.</p> <p>(3) Purpose of utilizing transactions NCRI utilize derivative transactions for the purpose of mitigating volatility risks arising from rising interest rates in future interest rate markets of interest rates for borrowings, etc. when related to interest rates.</p> <p>Further, hedge accounting is conducted utilizing derivative transactions.</p> <p>(i) Method of hedge accounting Deferral hedge accounting is adopted.</p> <p>(ii) Hedging instruments and hedged items Hedging instruments: interest rate swap transactions Hedged items: interest rate on borrowings</p> <p>(iii) Hedging policy NCRI conducts derivative transactions to hedge risks stipulated in NCRI's AIC based on internal financial policy.</p> <p>(iv) Method for assessing the effectiveness of hedging NCRI evaluates the effectiveness of hedging activities by comparing the cumulative changes in cash flows of the hedged items with the corresponding cumulative changes in cash flows of hedging instruments, and examining the ratio of the change in both. However, the effectiveness is not evaluated for interest rate swap transactions that meet certain requirements for special treatment.</p> <p>(4) Details of risks on transactions The interest rate swap transactions are exposed to risks of fluctuations in the market interest rate.</p> <p>Further, credit risk is recognized to be immaterial because these transactions are entered into with only financial institutions that have high credit ratings.</p> <p>(5) Structure of managing risks on transactions Risk management is conducted based on the asset management procedures of the Asset Management Company.</p> <p>2. Matters concerning fair value, etc. of transactions Not applicable as hedge accounting is applied to all transactions.</p>	<p>1. Matters concerning transaction conditions</p> <p>(1) Details of transactions Same as left</p> <p>(2) Policy on approaching transactions Same as left</p> <p>(3) Purpose of utilizing transactions Same as left</p> <p>(4) Details of risks on transactions Same as left</p> <p>(5) Structure of managing risks on transactions Same as left</p> <p>2. Matters concerning fair value, etc. of transactions Same as left</p>

(Retirement Benefits Related)

Second Fiscal Period (September 1, 2005 – February 28, 2006)

Not applicable as NCRI has no retirement benefits system.

First Fiscal Period (September 27, 2004 – August 31, 2005)

Not applicable as NCRI has no retirement benefits system.

Tax-Effect Accounting

Second Fiscal Period From: September 1, 2005 To: February 28, 2006	First Fiscal Period From: September 27, 2004 To: August 31, 2005
<p>1. Significant components of deferred tax assets and liabilities (Unit: thousand yen)</p> <p>(Deferred tax assets)</p> <p>Accrued enterprise taxes excluded from expenses ¥42</p> <p>Amount in excess of allowance for doubtful accounts <u>619</u></p> <p>Gross deferred tax assets ¥661</p> <p>Valuation allowance <u>(619)</u></p> <p>Total deferred tax assets <u>¥42</u></p> <p>(Net deferred tax assets) <u>¥42</u></p> <p>2. Breakdown of the main items that caused differences between the statutory effective tax rate and the burden rate for income taxes, etc. after application of tax-effect accounting (Unit: %)</p> <p>Statutory effective tax rate 39.39</p> <p>(Adjustments)</p> <p>Deductible dividend payments (39.34)</p> <p>Other <u>0.06</u></p> <p>Burden rate for income taxes after application of tax-effect accounting <u>0.11</u></p>	<p>1. Significant components of deferred tax assets and liabilities (Unit: thousand yen)</p> <p>(Deferred tax assets)</p> <p>Accrued enterprise taxes excluded from expenses ¥207</p> <p>Amount in excess of allowance for doubtful accounts <u>967</u></p> <p>Gross deferred tax assets ¥1,174</p> <p>Valuation allowance <u>(967)</u></p> <p>Total deferred tax assets <u>¥207</u></p> <p>(Net deferred tax assets) <u>¥207</u></p> <p>2. Breakdown of the main items that caused differences between the statutory effective tax rate and the burden rate for income taxes, etc. after application of tax-effect accounting (Unit: %)</p> <p>Statutory effective tax rate 39.39</p> <p>(Adjustments)</p> <p>Deductible dividend payments (39.24)</p> <p>Other <u>0.23</u></p> <p>Burden rate for income taxes after application of tax-effect accounting <u>0.38</u></p>

(Equity Method Profit (Loss), etc.)

Second Fiscal Period (September 1, 2005 – February 28, 2006)

Not applicable as NCRI has no affiliates.

First Fiscal Period (September 27, 2004 – August 31, 2005)

Not applicable as NCRI has no affiliates.

Related Party Transactions

Second Fiscal Period (September 1, 2005 – February 28, 2006)

1. Parent company, primary corporate investors, etc.
Not applicable
2. Officers, primary individual investors, etc.

Attribute	Name	Title	Ownership (owned by) ratio of voting rights, etc.	Description of transaction	Transaction amount (thousand yen)	Account	Balance at end of fiscal period (thousand yen)
Officer or close relative	Tetsuya Fujita	Executive Officer, NCRI Representative Director, CBRE Residential Management K.K.	(Owned by) Indirect 0.0%	Payment of asset management fees to CBRE Residential Management K.K. (Note 1) (Note 2)	¥487,281	Accounts payable – other	¥149,603

(Note 1) This is a transaction conducted by Tetsuya Fujita as the representative of a third party (CBRE Residential Management K.K.). The compensation amount is in compliance with the terms designated in the AIC of NCRI.

(Note 2) Asset management fees include 255,820,000 yen in management fees related to the acquisition of properties that were entered into the book prices of individual properties.

(Note 3) Of the amounts above, transaction prices do not include consumption tax, etc. and the end-of-term balance includes consumption tax, etc.

3. Subsidiary, etc.
Not applicable
4. Sibling Company, etc.
Not applicable

First Fiscal Period (September 27, 2004 – August 31, 2005)

1. Parent company, primary corporate investors, etc.
Not applicable
2. Officers, primary individual investors, etc.

Attribute	Name	Title	Ownership (owned by) ratio of voting rights, etc.	Description of transaction	Transaction amount (thousand yen)	Account	Balance at end of fiscal period (thousand yen)
Officer or close relative	Tetsuya Fujita	Executive Officer, NCRI Representative Director, CBRE Residential Management K.K.	(Owned by) Indirect 0.0%	Payment of foundation promoter compensation to CBRE Residential Management K.K. (Note 1)	¥50,000	Accounts payable – other	¥117,234
				Payment of asset management fees to CBRE Residential Management K.K. (Note 1) (Note 2)	¥1,186,052		

(Note 1) This is a transaction conducted by Tetsuya Fujita as a representative of a third party (CBRE Residential Management K.K.) and the compensation amount is in compliance with the terms designated in the articles of incorporation of NCRI.

(Note 2) Asset management fees include 968,086,000 yen in management fees related to the acquisition of properties that were entered into the book prices of individual properties.

(Note 3) Of the amounts above, transaction prices do not include consumption tax, etc., and the end-of-term balance includes consumption tax, etc.

3. Subsidiary, etc.
Not applicable
4. Sibling Company, etc.
Not applicable

Per Unit Data

Second Fiscal Period From: September 1, 2005 To: February 28, 2006		First Fiscal Period From: September 27, 2004 To: August 31, 2005	
Unitholders' equity per unit	¥542,687	Unitholders' equity per unit	¥543,268
Net income per unit	¥12,027	Net income per unit	¥19,997 (¥15,413)
<p>The net income per unit is calculated by dividing the net income for this period by the weighted daily average for the number of investment units.</p> <p>NCRI does not enter the net income per unit after adjustment for potential investment units as it does not have any potential investment units.</p>		<p>The net income per unit is calculated by dividing the total net income for this period by the weighted daily average for the number of investment units. NCRI has also written in parentheses the net income per unit using a weighted daily average that has December 15, 2004 the actual day management started, as the start of the fiscal period.</p> <p>NCRI does not enter the net income per unit after adjustment for potential investment units as it does not have any potential investment units.</p>	

	Second Fiscal Period From: September 1, 2005 To: February 28, 2006	First Fiscal Period From: September 27, 2004 To: August 31, 2005
Net income (thousand yen)	¥1,433,617	¥1,146,774
Amounts not attributable to common unitholders (thousand yen)	—	—
Net income attributable to common investment units (thousand yen)	¥1,433,617	¥1,146,774
Average number of investment units for fiscal period (Note) (units)	119,193	57,346 (74,399)

(Note) Concerning the First Fiscal Period, the figure in parentheses represents the average number of investment units calculated with December 15, 2004, which was the date when actual investment management began, as the beginning of the fiscal period.

Significant Subsequent Events

Second Fiscal Period From: September 1, 2005 To: February 28, 2006	First Fiscal Period From: September 27, 2004 To: August 31, 2005																						
—	<p>1. Additional issuance of investment units</p> <p>NCRI's board of officers resolved at a meeting held on August 18, 2005 to issue new investment units as outlined below for the acquisition of real estate, etc. (specified assets) and repayment of debt financing among other reasons. The investment units were issued under the following conditions and payment completed on October 12, 2005.</p> <p>Consequently, total unitholders' equity increased to ¥65,106,293,640 and the number of investment units outstanding to 122,612 units.</p> <p>(1) Issue of new investment units through public offering (primary offering)</p> <ul style="list-style-type: none"> • No. of investment units issued: 46,600 units • Gross proceeds (offer price): ¥25,893,756,000 (¥555,660 per unit) • Gross proceeds (issue price): ¥24,968,979,000 (¥535,815 per unit) • Payment date: September 13, 2005 • Commencement date of distribution calculation: September 1, 2005 <p>(2) Additional issue of new investment units through third-party allotment</p> <ul style="list-style-type: none"> • No. of investment units issued: 1,456 units • Gross proceeds (issue price): ¥780,146,640 (¥535,815 per unit) • Payment date: October 12, 2005 • Commencement date of distribution calculation: September 1, 2005 • Third party: Mizuho Securities Co., Ltd. <p>2. Debt financing</p> <p>Since the end of the First Fiscal Period, NCRI has undertaken the following debt financing to be allocated to the repayment of debt financing, acquisition of specified assets, etc.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Lender</th> <th style="text-align: center;">Debt Financing Amount (million yen) (Note 2)</th> <th style="text-align: center;">Debt Financing Method</th> <th style="text-align: center;">Repayment Date</th> </tr> </thead> <tbody> <tr> <td>The Chuo Mitsui Trust and Banking Co., Ltd.</td> <td style="text-align: center;">5,800</td> <td rowspan="6" style="text-align: center; vertical-align: middle;">0.51161% (variable interest rate) Principal repayment in full on maturity Secured</td> <td rowspan="6" style="text-align: center; vertical-align: middle;">September 21, 2008</td> </tr> <tr> <td>Aozora Bank, Ltd.</td> <td style="text-align: center;">5,700</td> </tr> <tr> <td>The Sumitomo Trust & Banking Co., Ltd.</td> <td style="text-align: center;">3,100</td> </tr> <tr> <td>UFJ Trust Bank Ltd. (Note 1)</td> <td style="text-align: center;">3,000</td> </tr> <tr> <td>Resona Bank, Ltd.</td> <td style="text-align: center;">3,000</td> </tr> <tr> <td>The Hyakugo Bank, Ltd.</td> <td style="text-align: center;">1,000</td> </tr> <tr> <td style="text-align: center;">Total</td> <td style="text-align: center;">21,600</td> <td></td> <td></td> </tr> </tbody> </table> <p>(Note 1) UFJ Trust Bank Ltd. and The Mitsubishi Trust and Banking Corporation merged on October 1, 2005 to form Mitsubishi UFJ Trust and Banking Corporation.</p> <p>(Note 2) NCRI plans to drawdown ¥18 billion on September 21, 2005 and the remaining ¥3.6 billion on December 1, 2005.</p>	Lender	Debt Financing Amount (million yen) (Note 2)	Debt Financing Method	Repayment Date	The Chuo Mitsui Trust and Banking Co., Ltd.	5,800	0.51161% (variable interest rate) Principal repayment in full on maturity Secured	September 21, 2008	Aozora Bank, Ltd.	5,700	The Sumitomo Trust & Banking Co., Ltd.	3,100	UFJ Trust Bank Ltd. (Note 1)	3,000	Resona Bank, Ltd.	3,000	The Hyakugo Bank, Ltd.	1,000	Total	21,600		
Lender	Debt Financing Amount (million yen) (Note 2)	Debt Financing Method	Repayment Date																				
The Chuo Mitsui Trust and Banking Co., Ltd.	5,800	0.51161% (variable interest rate) Principal repayment in full on maturity Secured	September 21, 2008																				
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Total	21,600																						

Second Fiscal Period From: September 1, 2005 To: February 28, 2006	First Fiscal Period From: September 27, 2004 To: August 31, 2005																																									
	<p>3. Repayment of debt financing Since the end of the First Fiscal Period, NCRI has undertaken early repayment of the following debt financing.</p> <table border="1" data-bbox="703 416 1398 1357"> <thead> <tr> <th>Lender</th> <th>Repayment Amount (million yen)</th> <th>Debt Financing Method</th> <th>Repayment Date</th> </tr> </thead> <tbody> <tr> <td>The Chuo Mitsui Trust and Banking Co., Ltd.</td> <td>11,300</td> <td rowspan="7">Variable interest rate Secured</td> <td rowspan="7">September 14, 2005</td> </tr> <tr> <td>The Norinchukin Bank</td> <td>3,000</td> </tr> <tr> <td>The Sumitomo Trust & Banking Corporation</td> <td>2,700</td> </tr> <tr> <td>The Mitsubishi Trust and Banking Corporation (Note)</td> <td>1,000</td> </tr> <tr> <td>The Bank of Fukuoka, Ltd.</td> <td>1,000</td> </tr> <tr> <td>Aozora Bank, Ltd.</td> <td>1,000</td> </tr> <tr> <td>Subtotal</td> <td>20,000</td> </tr> <tr> <td>The Chuo Mitsui Trust and Banking Co., Ltd.</td> <td>10,000</td> <td rowspan="5">Variable interest rate Secured</td> <td rowspan="5">September 21, 2005</td> </tr> <tr> <td>UFJ Trust Bank Ltd. (Note)</td> <td>4,200</td> </tr> <tr> <td>Aozora Bank, Ltd.</td> <td>1,000</td> </tr> <tr> <td>The Hachijuni Bank, Ltd.</td> <td>1,000</td> </tr> <tr> <td>The Hyakugo Bank, Ltd.</td> <td>500</td> </tr> <tr> <td>Subtotal</td> <td>16,700</td> </tr> <tr> <td>Total</td> <td>36,700</td> <td></td> <td></td> </tr> </tbody> </table> <p>(Note) UFJ Trust Bank Ltd. and The Mitsubishi Trust and Banking Corporation merged on October 1, 2005 to form Mitsubishi UFJ Trust and Banking Corporation.</p>				Lender	Repayment Amount (million yen)	Debt Financing Method	Repayment Date	The Chuo Mitsui Trust and Banking Co., Ltd.	11,300	Variable interest rate Secured	September 14, 2005	The Norinchukin Bank	3,000	The Sumitomo Trust & Banking Corporation	2,700	The Mitsubishi Trust and Banking Corporation (Note)	1,000	The Bank of Fukuoka, Ltd.	1,000	Aozora Bank, Ltd.	1,000	Subtotal	20,000	The Chuo Mitsui Trust and Banking Co., Ltd.	10,000	Variable interest rate Secured	September 21, 2005	UFJ Trust Bank Ltd. (Note)	4,200	Aozora Bank, Ltd.	1,000	The Hachijuni Bank, Ltd.	1,000	The Hyakugo Bank, Ltd.	500	Subtotal	16,700	Total	36,700		
Lender	Repayment Amount (million yen)	Debt Financing Method	Repayment Date																																							
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(2) Change in No. of Investment Units Outstanding

Increases or decreases in total unitholders' equity and the number of investment units outstanding over the past five years are summarized as follows:

Date	Remarks	Total Unitholders' Equity		No. of Investment Units Outstanding		Notes
		Increase (Decrease)	Balance	Increase (Decrease)	Balance	
Sept. 27, 2004	Incorporation through private placement	¥150,000,000	¥150,000,000	300 units	300 units	(Note 1)
Dec. 14, 2004	Capital increase through public offering	¥38,438,400,000	¥38,588,400,000	72,800 units	73,100 units	(Note 2)
Jan. 12, 2005	Third-party allotment	¥768,768,000	¥39,357,168,000	1,456 units	74,556 units	(Note 3)
Sept. 13, 2005	Capital increase through public offering	¥24,968,979,000	¥64,326,147,000	46,600 units	121,156 units	(Note 4)
Oct. 12, 2005	Third-party allotment	¥780,146,640	¥65,106,293,640	1,456 units	122,612 units	(Note 5)

(Note 1) NCRI was established on September 27, 2004.

(Note 2) NCRI additionally issued new investment units through a public offering at an offer price of ¥550,000 (underwritten price: ¥528,000) per unit under the objective of procuring funds to acquire new properties.

(Note 3) In correlation with the capital increase through a public offering (payment date: December 14, 2004), NCRI issued investment units through a third-party allotment to Mizuho Securities Co., Ltd. at an issue price of ¥528,000 per unit.

(Note 4) NCRI additionally issued new investment units through a public offering at an offer price of ¥555,660 (underwritten price: ¥535,815) per unit under the objective of procuring funds to acquire new properties, undertake repayment of debt financing, etc.

(Note 5) In correlation with the capital increase through a public offering (payment date: September 13, 2005), NCRI issued investment units through a third-party allotment to Mizuho Securities Co., Ltd. at an issue price of ¥535,815 per unit.

4. Transfers of Officers

There are no transfers of officers during this fiscal period. Further, the following is a summation of the officers of NCRI as of February 28, 2006.

Title	Name	Biography		No. of Investment Units Held
Executive Officer (Note 1)	Tetsuya Fujita	Apr. 1984	Joined Sumitomo Realty & Development Co., Ltd. and assigned to Head Office Residential Department	0
		Nov. 1988	Appointed Executive Vice President, Sumitomo Realty & Development (N.Y.), Inc., and Executive Vice President, La Solana N.Y., Inc. (concurrent position)	
		Aug. 2000	Appointed President, Sumitomo Realty & Development (N.Y.), Inc., and President, SRD America, Inc. (concurrent position)	
		Jan. 2001	While still holding the above positions, appointed President, Sumitomo Realty & Development CA, Inc. (concurrent position)	
		Apr. 2002	Assigned to Head Office Building Department, Sumitomo Realty & Development Co., Ltd.	
		July 2002	Appointed Senior Vice President and Managing Director, CB Richard Ellis Investors K.K.	
		Apr. 2004	Appointed President and Representative Director, CBRE Residential Management K.K. (current position)	
		Sept. 2004	Appointed Executive Office, NCRI (current position)	
Supervisory Officer (Note 2)	Koichi Shimada	Apr. 1984	Joined Sumitomo Realty & Development Co., Ltd. and assigned to General Affairs Division	0
		Apr. 1991	Entered the Legal Training and Research Institute of the Supreme Court of Japan	
		Apr. 1993	Admitted to Japanese bar (Dai-ichi Tokyo Bar Association) and entered Yamawaki Sakae Law Office (current position)	
		Sept. 2004	Appointed Supervisory Office, NCRI (current position)	
Supervisory Officer (Note 2)	Rika Nakamura	Oct. 1986	Entered Chuo Accounting Office (currently, ChuoAoyama PricewaterhouseCoopers)	0
		Feb. 1990	Registered as certified public accountant	
		Apr. 1999	Joined Sakura & Co. (current position)	
		Sept. 2004	Appointed Supervisory Officer, NCRI (current position)	

(Note 1) The Executive Officer of NCRI holds the concurrent position of President and Representative Director of CBRE Residential Management K.K., NCRI's Asset Management Company. Based on Article 13 of the Investment Trust and Investment Corporation Law, approval to hold concurrent positions was obtained from the Commissioner of the Financial Services Agency on September 17, 2004.

(Note 2) Officers of other corporations aside from the individuals mentioned above may at times assume the role of Supervisory Officer. Neither of such officers or the abovementioned individuals are interested parties of NCRI.

5. Reference Information

(1) Investment Conditions

The following is a summary of the investment conditions as of the end of the second fiscal period of NCRI (February 28, 2006).

Asset Type	Use	Region	Gross Portfolio Amount (million yen) (Note 1)	Percentage of Gross Assets (%)
Trust beneficiary interests in real estate	Rental housing	Central Tokyo (Five Central Tokyo Wards)	63,468	46.8
		23 Wards of Tokyo (Excluding the Five Central Tokyo Wards)	31,481	23.2
		Tokyo Metropolitan Area Excluding the 23 Wards of Tokyo	18,316	13.5
		Other Regions	12,797	9.4
Total			126,064	92.9
Deposits and other assets			9,598	7.1
Gross assets			135,663	100.0

	Amount (million yen)	Percentage of Gross Assets (%)
Total liabilities	69,123	51.0
Total unitholders' equity	66,539	49.0

(Note 1) The gross portfolio amount uses the amount recorded in the balance sheet (in the case of properties in trust, the total book value after depreciation is used).

(Note 2) The hundredth figures have been rounded to the first decimal place for the Percentage of Gross Assets.

(Note 3) "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 aforementioned five wards. The "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) Investment Real-Estate Properties

The following is an overview of the real estate, etc. (86 properties) owned by NCRI as of February 28, 2006 (the end of the Second Fiscal Period) (hereafter, the “Assets Owned at the End of the Second Fiscal Period”). Further, each figure in the table below is as of February 28, 2006 unless otherwise noted. In addition, please refer to “III. Overview of Individual Trust Real Estate (Reference)” below for an overview of the assets that NCRI plans to acquire after the end of the Second Fiscal Period.

Property No.	Area (Note 1)	Property Name (Note 2)	Acquisition Price (million yen)	Share (Note 3)	Appraisal Value (Note 4)	Acquisition Date	
C-1	Central Tokyo (Five Central Tokyo Wards)	NCR Minami Aoyama	3,783	3.09%	3,820	Dec. 15, 2004	
C-2		NCR Nishi Azabu Twin Tower	3,315	2.71%	3,317	Dec. 17, 2004	
C-3		NCR Nishi Azabu	3,143	2.57%	3,160	Dec. 15, 2004	
C-4		NCR Ochanomizu	2,300	1.88%	2,300	Dec. 17, 2004	
C-5		NCR Sangubashi	1,734	1.42%	1,744	Dec. 15, 2004	
C-6		NCR Shinjyuku Ichibankan	1,978	1.62%	1,998	Dec. 15, 2004	
C-7		NCR Shinjyuku Nibankan	889	0.73%	897	Dec. 15, 2004	
C-8		NCR Nihonbashi East	1,622	1.33%	1,623	Dec. 15, 2004	
C-9		NCR Nihonbashi West	1,480	1.21%	1,482	Dec. 15, 2004	
C-10		NCR Ginza Twin I	1,133	0.93%	1,148	Dec. 15, 2004	
C-11		NCR Ginza Twin II	968	0.79%	973	Dec. 15, 2004	
C-12		NCR Harajyuku	1,220	1.00%	1,220	Dec. 17, 2004	
C-13		NCR Mita	986	0.81%	998	Dec. 15, 2004	
C-14		NCR Yoyogi Uehara	765	0.63%	765	Dec. 17, 2004	
C-15		NCR Sendagaya	695	0.57%	695	Dec. 17, 2004	
C-16		NCR Shinjyuku 7 Chome	626	0.51%	626	Dec. 17, 2004	
C-17		NCR Ichigaya Sanaicho	577	0.47%	577	Dec. 17, 2004	
C-18		NCR Nihonbashi Ningyocho I	1,230	1.00%	1,250	Feb. 25, 2005	
C-19		NCR Nihonbashi Ningyocho II	1,290	1.05%	1,310	Feb. 25, 2005	
C-20		NCR Shin-Ochanomizu	1,160	0.95%	1,160	Feb. 25, 2005	
C-21		NCR Jinbocho	2,803	2.29%	3,000	June 10, 2005	
C-22		NCR Nihonbashi Ningyocho III	1,662	1.36%	1,690	June 10, 2005	
C-23		NCR Jinbocho II	1,470	1.20%	1,470	July 5, 2005	
C-24		NCR Ginza East III	841	0.69%	872	July 5, 2005	
C-25		NCR Shinjuku Gyoen I	3,140	2.57%	3,180	July 28, 2005	
C-26		NCR Sasazuka	3,050	2.49%	3,070	July 28, 2005	
C-27		NCR Takanawadai	1,180	0.96%	1,180	July 28, 2005	
C-28		NCR Nihonbashi Ningyocho IV	842	0.69%	842	July 28, 2005	
C-29		NCR Shinjuku Gyoen II	580	0.47%	599	July 28, 2005	
C-30		NCR Ginza East IV	510	0.42%	511	July 28, 2005	
C-31		NCR Takanawadai II	1,530	1.25%	1,530	Sept. 21, 2005	
C-32		NCR Minami Azabu	840	0.69%	840	Sept. 21, 2005	
C-33		NCR Minami Azabu East	1,260	1.03%	1,262	Dec. 26, 2005	
C-36		NCR Takanawa	10,995	8.98%	11,000	Jan. 11, 2006	
M-1		23 Wards of Tokyo (Excluding the Five Central Tokyo Wards)	NCR Meguro Mita	6,066	4.96%	6,070	Dec. 17, 2004
M-2			NCR Todoroki	1,850	1.51%	1,850	Dec. 15, 2004
M-3	NCR Honjo Azumabashi		1,122	0.92%	1,150	Dec. 15, 2004	
M-4	NCR Kitazawa		1,070	0.87%	1,080	Dec. 17, 2004	
M-5	NCR Meguro		1,050	0.86%	1,050	Dec. 17, 2004	
M-6	NCR Senzokukoen		921	0.75%	921	Dec. 17, 2004	
M-7	NCR Kyodo		715	0.58%	716	Dec. 15, 2004	
M-8	NCR Monzennakacho		524	0.43%	538	Dec. 15, 2004	
M-9	NCR Denenchofu		511	0.42%	511	Dec. 17, 2004	
M-10	NCR Negishi		356	0.29%	356	Dec. 17, 2004	
M-11	NCR Kamiikedai		238	0.19%	238	Dec. 17, 2004	
M-12	NCR Otsuka		1,290	1.05%	1,290	Feb. 25, 2005	
M-13	NCR Morishita		985	0.80%	985	Feb. 25, 2005	
M-14	NCR Wakabayashi Koen		970	0.79%	976	Apr. 21, 2005	
M-15	NCR Asakusabashi		870	0.71%	891	Apr. 19, 2005	
M-16	NCR Gakugeidaigaku		1,210	0.99%	1,290	May 31, 2005	
M-17	NCR Jiyugaoka		1,470	1.20%	1,470	July 28, 2005	
M-18	NCR Mejiro East		1,080	0.88%	1,110	July 29, 2005	
M-19	NCR Iriya		675	0.55%	688	July 29, 2005	
M-20	NCR Ikebukuro		3,227	2.64%	3,300	Sept. 21, 2005	
M-21	NCR Kaname-cho		1,360	1.11%	1,360	Jan. 11, 2006	

Property No.	Area (Note 1)	Property Name (Note 2)	Acquisition Price (million yen)	Share (Note 3)	Appraisal Value (Note 4)	Acquisition Date
M-22		NCR Ueno Tower	2,990	2.44%	3,063	Feb.1, 2006
G-1	Tokyo Metropolitan Area Excluding the 23 Wards of Tokyo	NCR Yokohama East	6,753	5.52%	6,753	Dec. 15, 2004
G-2		NCR Funabashi Honcho	1,083	0.88%	1,084	Dec. 17, 2004
G-3		SH Motosumiyoshi	1,058	0.86%	1,092	Dec. 15, 2004
G-4		NCR Toyoda	1,053	0.86%	1,077	Dec. 15, 2004
G-5		NCR Nishi Funabashi	997	0.81%	997	Dec. 17, 2004
G-6		NCR Maihama	844	0.69%	844	Dec. 17, 2004
G-7		NCR Ichikawamyoden	769	0.63%	770	Dec. 17, 2004
G-8		NCR Kumegawa	715	0.58%	715	Dec. 17, 2004
G-9		NCR Urayasu	653	0.53%	655	Dec. 17, 2004
G-10		NCR Minamigyotoku I	648	0.53%	649	Dec. 17, 2004
G-11		NCR Minamigyotoku II	447	0.37%	448	Dec. 17, 2004
G-12		NCR NogeYama	469	0.38%	469	Dec. 17, 2004
G-13		NCR Minamirinkan	456	0.37%	456	Dec. 17, 2004
G-14		NCR Shonan	445	0.36%	445	Dec. 17, 2004
G-15		LM Fuchinobe Honcho	222	0.18%	222	Dec. 17, 2004
G-16		LM Higashi Oume Daisan	175	0.14%	175	Dec. 17, 2004
G-17		PT Ichikawa	620	0.51%	634	July 28, 2005
G-18		PT Shioyaki	310	0.25%	355	July 28, 2005
G-19		PT Horie	193	0.16%	226	July 28, 2005
R-1	Other Regions	NCR Ohdori-koen	726	0.59%	727	Dec. 17, 2004
R-2		Goshikiyama Heights	720	0.59%	678	Dec. 15, 2004
R-3		NCR Nishikoen	379	0.31%	380	Dec. 17, 2004
R-4		NCR Nishi Ohori	258	0.21%	260	Dec. 17, 2004
R-5		NCR Kakogawa	274	0.22%	282	Dec. 17, 2004
R-6		LM Maebashi Nishikatakai	202	0.17%	202	Dec. 17, 2004
R-7		Aprile Tarumi	1,710	1.40%	1,710	Feb. 25, 2005
R-8		NCR Uehonmachi	855	0.70%	855	Feb. 25, 2005
R-9		Crest Kusatsu	3,830	3.13%	3,846	June 28, 2005
R-10		NCR Honmachi East	1,740	1.42%	1,750	Dec.1, 2005
R-11		NCR Shin-Umeda	1,640	1.34%	1,693	Dec.1, 2005
Total			122,391	100.0%	123,461	

(Note 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. The “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.

(Note 2) Under “Property Name,” “NCR” is the acronym for New City Residence, “LM” for Lions Mansion, “SH” for Sonnen Heim and “PT” for Park Terrace.

(Note 3) “Share” is the acquisition price of each of the Assets Owned at the End of the Second Fiscal Period as a percentage of the total acquisition value for NCRI’s aggregate real estate portfolio. Figures are rounded to the second decimal point.

(Note 4) The appraisal value is no more than an opinion concerning the price on the appraisal date of the real estate that is being assessed by the real-estate appraiser that conducted the appraisal in accordance with the Law Relating to Appraisal of Real Estate (Law No. 152 of 1963 including amendments thereto) and Japanese Real Estate Appraisal Standards, etc.

Of the abovementioned real estate held in trust, in the case the seller is an interested party or in the case New City Estate Service K.K. (Note 1) (deemed an interested party, etc. as defined in Article 15-2 of the Investment Trust and Investment Corporation Law) is the property management company or sublease firm (Note 2), the necessary approval is obtained through the following deliberations and resolutions for related agreements in accordance with NCRI’s self-imposed rules on asset management concerning transactions with interested parties.

(Note 1) New City Estate Service K.K. ceased to exist with the April 14, 2006 merger between it and New City Living K.K. In line with this, New City Living K.K. has assumed the position previously held by New City Estate Service K.K. in the Basic Agreement. Furthermore, New City Living K.K. changed its trade name after the merger to New City Property Services K.K.

(Note 2) Refers to a lessee that has concluded a lease agreement with a trustee under the objective of subleasing to a third party.

- Deliberation and resolution by the Compliance Committee of the Asset Management Company
- Deliberation and resolution by the Investment Committee of the Asset Management Company
- Deliberation and resolution by the Board of Directors of the Asset Management Company

I. Overview of Trust Real Estate

The name, leasable floor space, leased floor space, number of leasable apartments, number of leased apartments, occupancy, housing type ratio and number of apartments by floor plan are as outlined below for the real estate that are assets held in trust (hereafter, "Trust Real Estate") among the Assets Owned at the End of the Second Fiscal Period.

<Overview of Trust Real Estate>

Property No.	Name (Note 1)	Leasable Floor Space (m ²) (Note 2)	Leased Floor Space (m ²) (Note 3)	No. of Leasable Apartments (apartments) (Note 4)	No. of Leased Apartments (apartments) (Note 5)	Occupancy (Note 6)	Housing Type Ratio (Note 7)					No. of Apartments By Floor Plan (apartments) (Note 8)
							S	UF	F	P	Other	
C-1	NCR Minami Aoyama	3,473.28	3,127.73	62	56	90.1%		100%				1DK (2); 1LDK (60)
C-2	NCR Nishi Azabu Twin Tower	3,296.44	3,024.9	60	57	91.8%	27%	50%		11%	12%	1R (24); 1LDK (28); 2LDK (4); Other (4)
C-3	NCR Nishi Azabu	2,802.62	2,291.31	37	31	81.8%		33%		67%		1LDK (28); 1LDK+S (1); 2LDK (7); 2LDK+S (1)
C-4	NCR Ochanomizu	2,507.30	2,295.49	44	41	91.6%	1%	86%	5%		8%	1R (1); 1LDK (38); 2LDK (2); Other (3)
C-5	NCR Sangubashi	1,898.47	1,898.47	26	26	100.0%		12%	71%	17%		1LDK (5); 2LDK (12); 2LDK+S (2); 3LDK (7)
C-6	NCR Shinjyuku Ichibankan	2,235.58	2,109.58	105	99	94.4%	100%					1K (105)
C-7	NCR Shinjyuku Njibankan	1,024.49	999.37	41	40	97.5%	100%					1K (41)
C-8	NCR Nihonbashi East	1,940.94	1,910.58	62	61	98.4%	60%	40%				1K (43); 1LDK (19)
C-9	NCR Nihonbashi West	1,858.34	1,858.34	55	55	100.0%	75%	25%				1K (44); 1LDK (11)
C-10	NCR Ginza Twin I	1,444.52	1,240.18	40	35	85.9%	12%	86%			2%	1K (6); 1DK (29); 2DK (4); Other (1)
C-11	NCR Ginza Twin II	1,244.54	1,165.59	33	31	93.7%		100%				1DK (22); 2DK (11)
C-12	NCR Harajyuku	1,225.26	1,225.26	21	21	100.0%		89%	11%			1LDK (5); 1LDK+S (11); 2LDK (5)
C-13	NCR Mita	1,128.80	983.33	30	26	87.1%		100%				1LDK (20); 2DK (10);
C-14	NCR Yoyogi Uehara	811.95	811.95	25	25	100.0%	9%	83%			8%	1K (3); 1DK (16); 1LDK (4); Other (2)
C-15	NCR Sendagaya	803.03	610.28	21	17	76.0%	8%	68%	24%			1K (2); 1DK (11); 1LDK (5); 2LDK (3)
C-16	NCR Shinjyuku 7 Chome	957.60	957.60	23	23	100.0%	19%	81%				1K (2); 1DK (8); 2DK (13)
C-17	NCR Ichigaya Sanaicho	694.16	589.85	21	18	85.0%	100%					1R (19); 1K (2)
C-18	NCR Nihonbashi Ningyocho I	1,747.90	1,747.90	32	32	100.0%		66%	34%			1LDK (8); 1LDK+S (16); 2LDK (2); 3LDK (6)
C-19	NCR Nihonbashi Ningyocho II	1,826.80	1,731.18	38	36	94.8%		65%	35%			1DK (14); 1LDK (16); 3LDK (8)

Property No.	Name (Note 1)	Leasable Floor Space (m ²) (Note 2)	Leased Floor Space (m ²) (Note 3)	No. of Leasable Apartments (apartments) (Note 4)	No. of Leased Apartments (apartments) (Note 5)	Occupancy (Note 6)	Housing Type Ratio (Note 7)					No. of Apartments By Floor Plan (apartments) (Note 8)
							S	UF	F	P	Other	
C-20	NCR Shin-Ochanomizu	1,308.38	1,198.08	32	29	91.6%		78%	22%			1DK (21); 1LDK+S (7); 2LDK+S (2); 3LDK (2)
C-21	NCR Jinbocho	3,201.83	3,161.47	65	64	98.7%		100%				1DK (22); 1LDK+S (11); 2LDK (32)
C-22	NCR Nihonbashi Ningyocho III	2,117.46	2,006.43	63	60	94.8%	65%	35%				1K (48); 1LDK (6); 2DK (3); 2LDK (6)
C-23	NCR Jinbocho II	1,628.80	1,628.80	60	60	100.0%	100%					1K (60)
C-24	NCR Ginza East III	972.51	887.98	41	38	91.3%	87%	13%				1K (38); 1DK (3)
C-25	NCR Shinjuku Gyoen I	3,594.16	3,594.16	108	108	100.0%	57%	43%				1R (43); 1K (22); 1DK (38); 1LDK (3); 2LDK (2)
C-26	NCR Sasazuka	3,701.70	3,701.70	90	90	100.0%	18%	82%				1K (18); 1LDK (54); 2LDK (18)
C-27	NCR Takanawadai	1,147.44	1,147.44	32	32	100.0%	22%	78%				1R (8); 1DK (8); 1LDK (16)
C-28	NCR Nihonbashi	1,105.20	1,105.20	48	48	100.0%	100%					1K (48)

Ningyocho IV												
Property No.	Name (Note 1)	Leasable Floor Space (m ²) (Note 2)	Leased Floor Space (m ²) (Note 3)	No. of Leasable Apartments (apartments) (Note 4)	No. of Leased Apartments (apartments) (Note 5)	Occupancy (Note 6)	Housing Type Ratio (Note 7)					No. of Apartments By Floor Plan (apartments) (Note 8)
							S	UF	F	P	Other	
C-29	NCR Shinjuku Gyoen II	668.79	668.79	27	27	100.0%	100%					1R (27)
C-30	NCR Ginza East IV	681.00	499.36	20	15	73.3%	7%	93%				1K (2); 1DK (16); 1LDK (2)
C-31	NCR Takanawadai II	1,567.84	1,567.84	40	40	100.0%	23%	77%				1R (11); 1DK (9); 1LDK (16); 2DK (1); 2LDK (3)
C-32	NCR Minami Azabu	882.67		24	22	92.3%	24%	76%				1R (8); 1K+S (1); 1DK+S (5); 1DK (6); 1LDK (4); 2DK (2)
C-33	NCR Minami Azabu East	1,217.92	1,217.92	40	40	100.0%	100%					1R (40)
C-36	NCR Takanawa	10408.26	6,876.01	169	107	66.1%	8%	53%	32%	7%		1K (20); 1K+S (2); 1LDK (97); 1LDK+S (2); 2LDK (41); 2LDK+S (6); 3LDK (1)
M-1	NCR Meguro Mita	5,264.94	5,062.67	41	40	96.2%	13%	17%		13%	57%	1K (16); 1LDK (21); 2LDK (3); Other (1)
M-2	NCR Todoroki	2,863.78	2,759.70	22	21	96.4%				100%		2LDK (5); 3LDK (14); 4LDK (3)
M-3	NCR Honjo Azumabashi	2,255.87	2,177.41	35	34	96.5%		33%	63%	4%		1LDK (4); 1LDK+S (2); 2LDK (10); 3LDK (18); 4LDK (1)
M-4	NCR Kitazawa	1,220.16	1,051.64	15	13	86.2%			100%			2LDK (3); 3LDK (12)
M-5	NCR Meguro	1,414.73	1,299.78	26	24	91.9%		95%	5%			1LDK (11); 1LDK+S (11); 2LDK (3); 2LDK+S (1)
M-6	NCR Senzokukoen	1,608.40	1,527.80	19	18	95.0%			70%	30%		3LDK (19)
M-7	NCR Kyodo	1,621.24	1,446.77	24	21	89.2%			87%		13%	2LDK (1); 3LDK (18); Other (5)
M-8	NCR Monzennakacho	887.94	887.94	31	31	100.0%	100%					1R (15); 1K (16)
M-9	NCR Denenchofu	1,066.08	1,066.08	17	17	100.0%		34%	66%			2LDK (6); 3LDK (11)
M-10	NCR Negishi	594.79	594.79	12	12	100.0%		100%				1LDK (6); 2LDK (6)
M-11	NCR Kamiikedai	414.45	385.12	12	11	92.9%	57%	43%				1R (8); 1LDK (4)
M-12	NCR Otsuka	1,784.50	1,747.54	54	53	97.9%	81%	19%				1R (2); 1K (43); 1K+S (9)
M-13	NCR Morishita	1,383.90	1,383.90	38	38	100.0%		100%				1DK (18); 1LDK (18); 2LDK (2)
M-14	NCR Wakabayashi Koen	1,425.43	1,425.43	23	23	100.0%		35%	65%			1LDK (2); 2LDK (17); 3LDK (4)
M-15	NCR Asakusabashi	1,537.84	1,482.30	32	31	96.4%		100%				1DK (8); 2DK (8); 2LDK (16)
M-16	NCR Gakugeidaigaku	1,602.88	1,602.88	38	38	100.0%	27%	73%				1R (12); 1LDK (10); 1DK+S (4); 1LDK+S (4); 2LDK (8)
M-17	NCR Jiyugaoka	1,472.47	1,427.70	40	39	97.0%	15%	85%				1R (6); 1K (1); 1DK (20); 1LDK (11); 2LDK (2)
M-18	NCR Mejiro East	1,658.90	1,658.90	29	29	100.0%		38%	62%			1DK (4); 1LDK+S (10); 2DK (3); 1DK+S (1); 2LDK (2); 3LDK (9)
M-19	NCR Iriya	1,415.15	1,415.15	22	22	100.0%		44%	56%			1LDK (11); 2LDK (11)
M-20	NCR Ikebukuro	3,644.35	3,514.57	87	84	96.4%	85%	5%				1K (12); 1DK (48); 1LDK (13); 2DK (11); 2LDK (1); 2LDK+S (1); 3LDK (1)
M-21	NCR Kaname-cho	1,624.06	1,624.06	73	73	100.0%	100%					1K (73)
M-22	NCR Ueno Tower	4,197.66	4,197.66	102	102	100.0%	21%	77%			2%	1R (26); 1LDK (48); 1LDK+S (13); 2LDK (13); Other (2)

G-1	NCR Yokohama East	12,349.46	12,169.54	228	225	98.5%	15%	8%	77%			1R (72); 1LDK (18); 1LDK+S (5); 2LDK (77); 2LDK+S (8); 3LDK (43); 4LDK (4); Other (1)
G-2	NCR Funabashi Honcho	1,496.40	1,496.40	86	86	100.0%	100%					1K (86)
G-3	SH Motosumiyoshi	2,910.25	2,707.93	57 (73) (Note 9)	55	93.0%	8%	34%	37%	15%	6%	1R (10); 1LDK (22); 2LDK (3); 3LDK (14); 4LDK (1); Other (7)
G-4	NCR Toyoda	3,630.55	3,580.39	67	66	98.6%			100%			2DK (36); 3DK (26); 3LDK (5)
G-5	NCR Nishi Funabashi	1,597.32	1,518.44	81	77	95.1%	100%					1R (81)
G-6	NCR Maihama	1,287.72	1,266.72	61	60	98.4%	100%					1K (61)
G-7	NCR Ichikawamyoden	1,218.00	1,218	58	58	100.0%	100%					1K (58)
G-8	NCR Kumegawa	2,013.93	2,013.93	31	31	100.0%			100%			2LDK+S (16); 3LDK (12); 4LDK (3)
G-9	NCR Urayasu	1,074.53	1,074.53	51	51	100.0%	100%					1K (51)
G-10	NCR Minamigyotoku I	1,031.81	905.38	49	43	87.7%	100%					1K (49)
G-11	NCR Minamigyotoku II	724.63	559.19	35	27	77.2%	100%					1K (35)
G-12	NCR Nogeeyama	744.90	744.90	30	30	100.0%	100%					1K (30)
G-13	NCR Minamirinkan	1,489.44	1,339.10	29	26	89.9%		2%	91%		7%	1DK (1); 1LDK+S (18); 2DK (1); 2LDK (8); Other (1)
G-14	NCR Shonan	1,082.28	1,025.28	19	18	94.7%			100%			2LDK (19)
G-15	LM Fuchinobe Honcho	997.92	997.92	15 (26) (Note 9)	15	100.0%			100%			3LDK (15)
G-16	LM Higashi Oume Daisan	659.03	579.16	33 (61) (Note 9)	29	87.9%	100%					1R (33)
G-17	PT Ichikawa	876.89	876.89	40	36	100.0%	93%				7%	1K (39); Other (1)
Property No.	Name (Note 1)	Leasable Floor Space (m ²) (Note 2)	Leased Floor Space (m ²) (Note 3)	No. of Leasable Apartments (apartments) (Note 4)	No. of Leased Apartments (apartments) (Note 5)	Occupancy (Note 6)	Housing Type Ratio (Note 7)					No. of Apartments By Floor Plan (apartments) (Note 8)
							S	UF	F	P	Other	
G-18	PT Shioyaki	583.76	567.56	36	33	97.2%	100%					1K (36)
G-19	PT Horie	374.33	358.31	22	28	95.7%	100%					1K (22)
R-1	NCR Ohdori-koen	2,996.24	2,694.02	40	36	89.9%			100%			2LDK (8); 3LDK (32)
R-2	Goshikiyama Heights	2,253.34	2,253.34	33	33	100.0%			100%			3LDK (28); 4LDK (5)
R-3	NCR Nishikoen	1,483.50	1,384.6	30	28	93.3%			100%			2LDK (30)
R-4	NCR Nishi Ohori	1,013.22	1,013.22	17	17	100.0%			100%			2LDK (15); 4LDK (2)
R-5	NCR Kakogawa	1,888.02	1,832.49	34	33	97.1%			100%			2LDK (34)
R-6	LM Maebashi Nishikatakai	1,284.45	1,239.90	23 (40) (Note 9)	22	96.5%		3%	97%			1DK (1); 2DK (3); 2DK+S (4); 2LDK+S (1); 3DK (2); 3LDK (12)
R-7	Aprile Tarumi	6,545.25	6,545.25	99	99	100.0%			100%			3LDK (99)
R-8	NCR Uehonmachi	1,826.30	1,656.35	30	27	90.7%		26%	74%			1LDK (10); 1LDK+S (4); 2LDK (6); 3LDK (10)
R-9	Crest Kusatsu	13,452.80	13,452.80	540	540	100.0%	100%					1R (540)
R-10	NCR Honmachi East	3,471.39	3,186.30	117	108	91.8%	85%	15%				1K (105); 1LDK (12)
R-11	NCR Shin-Umeda	3,279.36	3,137.60	108	104	95.7%	75%	25%				1K (88); 1DK (20)
	Total	183,722.52	173,790.16	4,526	4,322	94.6%	32%	32%	29%	4%	2%	

(Note 1) Under "Property Name," "NCR" is the acronym for New City Residence, "LM" for Lions Mansion, "SH" for Sonnen Heim and "PT" for Park Terrace.

(Note 2) "Leasable Floor Space" is the leasable floor space for each portion of Trust Real Estate owned by NCRI.

(Note 3) "Leased Floor Space" is, out of the leasable floor space, the floor space actually leased for which a lease contract has been concluded with an end tenant (defined under "III. Overview of Individual Trust Real Estate B. Descriptions concerning "Address," "Land" and "Building"" later) as of February 28, 2006. In principle, the figure entered is the leased floor space indicated in the lease contract between the trustee or sublease firm (defined under "III. Overview of Individual Trust Real Estate B. Descriptions concerning Address," "Land" and "Building"" later) and the end tenant. However, when there is a clear mistake in the entry in the lease contract, a figure based on information, completed construction drawings, etc. from the former owner of the Assets Owned at the End of the Second Fiscal Period shall be entered.

(Note 4) "No. of Leasable Apartments" is the number of leasable apartments for each Trust Real Estate as of February 28, 2006.

(Note 5) "No. of Leased Apartments" is the number of apartments leased to end tenants as of February 28, 2006.

(Note 6) "Occupancy" is the leased floor space as a percentage of the leasable floor space of each Trust Real Estate.

(Note 7) "Housing Type Ratio" is the leasable floor space for residence of each housing type as a percentage of the total leasable floor space of each Trust Real Estate. Figures are rounded to the nearest whole percentage. Under "Housing Type Ratio," "S" is the acronym for Single Type, "UF" for Urban Family Type, "F" for Family Type and "P" for Premium Type. "Other" is the percentage of floor space that are used as stores, offices and other usages

- aside from residential purposes.
- (Note 8) "No. of Apartments By Floor Plan" is the number of leasable apartments for each floor plan. The floor plans indicated for "No. of Apartments By Floor Plan" are indicated according to the following classifications.
- 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 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.
 Other: Use as store, office or other use aside from residential purposes.
 * "Jo" is a Japanese unit of floor space representing one tatami mat, or about two square meters.
- (Note 9) Under "No. of Leasable Apartments" for the following properties that are under compartmentalized ownership, the number of apartments included in the Assets Owned at the End of the Second Fiscal Period is indicated and the number of apartments in the entire building indicated in parentheses. SH Motosumiyoshi, LM Fuchinobe Honcho, LM Higashi Oume Daisan and LM Maebashi Nishikatakai

II. Revenue Status of Trust Real Estate

The revenue status of monthly rent, rental revenues, etc. of each Trust Real Estate are given below.

Figures concerning revenue status are calculated in accordance with the following.

- Amounts other than acquisition prices are rounded down to the nearest thousand yen. Therefore, the indicated figures may not necessarily sum up to the total.
- Acquisition prices are rounded to the nearest million yen.
- "Monthly Rent," "Deposits, Guarantees, etc." and "Occupancy" are as of February 28, 2006.
- "Monthly Rent" as a rule is the total monthly rent indicated in the lease contracts concluded between the trustee or sublease firm and the end tenant as of February 28, 2006 (excluding the monthly parking fee, and use fees for storage facilities and other incidental facilities).
- "Deposits, Guarantees, etc." as a rule is the total balance of deposits, guarantees, etc. from each lessee as of February 28, 2006 (when there is a portion that need not be returned, the amount after this portion is deducted) for the portions related to use as stores, offices and residences (excluding parking lots, etc.) based on lease contracts concluded between the trustee or sublease firm and the end tenant as of February 28, 2006.
- "Rent income" includes rent and parking lot income.
- "Other revenues" includes incidental income and other rental revenues.

<Revenue Status of Trust Real Estate>

Property No.	C-1	C-2	C-3	C-4
Property Name	NCR Minami Aoyama	NCR Nishi Azabu Twin Tower	NCR Nishi Azabu	NCR Ochanomizu
Management Period	From: Sept. 1, 2005 To: Feb. 28, 2006	From: Sept. 1, 2005 To: Feb. 28, 2006	From: Sept. 1, 2005 To: Feb. 28, 2006	From: Sept. 1, 2005 To: Feb. 28, 2006
Monthly Rent	17,013	14,393	12,205	9,433
Deposits, Guarantees, etc.	38,450	48,536	21,433	27,246
Occupancy	90.1%	91.8%	81.8%	91.6%
Profit/Loss Information				
(A) Rental Revenues Subtotal	114,470	88,652	84,917	57,158
Rent income	103,886	80,179	76,516	55,131
Other revenues	10,583	8,472	8,400	2,026
(B) Rental Expenses Subtotal	28,725	20,030	19,961	9,241
Repairs and maintenance	5,694	3,741	4,440	1,339
Utilities	1,363	1,143	3,804	688
Property management fee	3,250	2,506	2,370	1,680
Property tax, etc.	659	1,549	1,377	1,037
Insurance	208	186	190	148
Broker fee, advertising fee, etc.	11,586	9,333	5,965	3,025
Trust compensation	945	1,160	1,100	805
Other expenses	5,015	409	712	516
(C) NOI = (A) – (B)	85,745	68,622	64,955	47,917
(D) Depreciation and Amortization	9,441	8,682	9,400	8,177
(E) Rental Business Profit (Loss) = (C) – (D)	76,303	59,939	55,555	39,740
(F) Capital Expenditures	162	-	961	543
(G) NCF = (C) – (F)	85,583	68,622	63,994	47,373
Acquisition Price (million yen)	3,783	3,315	3,143	2,300

Property No.	C-5	C-6	C-7	C-8
Property Name	NCR Sangubashi	NCR Shinjyuku Ichibankan	NCR Shinjyuku Nibankan	NCR Nihonbashi East
Management Period	From: Sept. 1, 2005 To: Feb. 28, 2006	From: Sept. 1, 2005 To: Feb. 28, 2006	From: Sept. 1, 2005 To: Feb. 28, 2006	From: Sept. 1, 2005 To: Feb. 28, 2006
Monthly Rent	7,636	9,443	4,529	8,115
Deposits, Guarantees, etc.	15,739	18,489	8,157	16,010
Occupancy	100.0%	94.4%	97.5%	98.4%
Profit/Loss Information				
(A) Rental Revenues Subtotal	50,187	58,474	27,489	51,779
Rent income	44,473	56,785	26,785	46,477
Other revenues	5,713	1,688	703	5,302
(B) Rental Expenses Subtotal	9,940	10,719	5,308	11,711
Repairs and maintenance	2,753	2,622	1,513	2,117
Utilities	586	773	518	1,930
Property management fee	1,503	1,691	792	1,449
Property tax, etc.	2,565	1,703	862	1,053
Insurance	113	129	61	117
Broker fee, advertising fee, etc.	1,266	2,289	826	3,741
Trust compensation	606	692	311	405
Other expenses	545	816	422	897
(C) NOI = (A) – (B)	40,246	47,755	22,181	40,068
(D) Depreciation and Amortization	4,990	6,428	2,939	5,635
(E) Rental Business Profit (Loss) = (C) – (D)	35,255	41,326	19,241	34,433
(F) Capital Expenditures	-	-	-	-
(G) NCF = (C) – (F)	40,246	47,755	22,181	40,068
Acquisition Price (million yen)	1,734	1,978	889	1,622

Property No.	C-9	C-10	C-11	C-12
Property Name	NCR Nihonbashi West	NCR Ginza Twin I	NCR Ginza Twin II	NCR Harajyuku
Management Period	From: Sept. 1, 2005 To: Feb. 28, 2006	From: Sept. 1, 2005 To: Feb. 28, 2006	From: Sept. 1, 2005 To: Feb. 28, 2006	From: Sept. 1, 2005 To: Feb. 28, 2006
Monthly Rent	7,331	4,975	4,716	5,308
Deposits, Guarantees, etc.	14,303	11,291	9,573	12,181
Occupancy	100.0%	85.9%	93.7%	100.0%
Profit/Loss Information				
(A) Rental Revenues Subtotal	44,392	32,275	31,477	30,745
Rent income	41,714	30,786	29,738	28,634
Other revenues	2,677	1,489	1,738	2,111
(B) Rental Expenses Subtotal	10,868	6,798	4,471	7,260
Repairs and maintenance	1,992	1,658	1,008	1,605
Utilities	1,455	690	580	469
Property management fee	1,312	920	874	946
Property tax, etc.	271	365	297	1,119
Insurance	117	96	84	78
Broker fee, advertising fee, etc.	4,301	2,610	1,158	2,276
Trust compensation	400	200	200	400
Other expenses	1,018	256	268	365
(C) NOI = (A) – (B)	33,524	25,477	27,006	23,484
(D) Depreciation and Amortization	5,793	4,918	4,305	3,784
(E) Rental Business Profit (Loss) = (C) – (D)	27,730	20,559	22,700	19,700
(F) Capital Expenditures	-	-	-	850
(G) NCF = (C) – (F)	33,524	25,477	27,006	22,634
Acquisition Price (million yen)	1,480	1,133	968	1,220

Property No.	C-13	C-14	C-15	C-16
Property Name	NCR Mita	NCR Yoyogi Uehara	NCR Sendagaya	NCR Shinjyuku 7 Chome
Management Period	From: Sept. 1, 2005 To: Feb. 28, 2006	From: Sept. 1, 2005 To: Feb. 28, 2006	From: Sept. 1, 2005 To: Feb. 28, 2006	From: Sept. 1, 2005 To: Feb. 28, 2006
Monthly Rent	4,586	3,645	2,538	3,050
Deposits, Guarantees, etc.	9,172	7,614	6,367	6,100
Occupancy	87.1%	100.0%	76.0%	100.0%
Profit/Loss Information				
(A) Rental Revenues Subtotal	30,349	23,380	17,295	18,217
Rent income	29,035	21,641	15,734	17,891
Other revenues	1,314	1,738	1,561	326
(B) Rental Expenses Subtotal	6,166	5,490	5,750	5,045
Repairs and maintenance	1,455	2,037	1,902	1,196
Utilities	549	217	303	445
Property management fee	859	630	482	533
Property tax, etc.	356	732	796	1,044
Insurance	79	53	47	59
Broker fee, advertising fee, etc.	1,698	1,123	1,684	1,039
Trust compensation	400	400	400	400
Other expenses	767	295	134	326
(C) NOI = (A) – (B)	24,182	17,890	11,544	13,172
(D) Depreciation and Amortization	3,752	2,446	2,145	2,755
(E) Rental Business Profit (Loss) = (C) – (D)	20,429	15,443	9,398	10,416
(F) Capital Expenditures	104	-	134	684
(G) NCF = (C) – (F)	24,077	17,890	11,410	12,488
Acquisition Price (million yen)	986	765	695	626

Property No.	C-17	C-18	C-19	C-20
Property Name	NCR Ichigaya Sanaicho	NCR Nihonbashi Ningyocho I	NCR Nihonbashi Ningyocho II	NCR Shin-Ochanomizu
Management Period	From: Sept. 1, 2005 To: Feb. 28, 2006	From: Sept. 1, 2005 To: Feb. 28, 2006	From: Sept. 1, 2005 To: Feb. 28, 2006	From: Sept. 1, 2005 To: Feb. 28, 2006
Monthly Rent	2,410	6,179	6,224	5,140
Deposits, Guarantees, etc.	4,820	14,128	14,126	12,717
Occupancy	85.0%	100.0%	94.8%	91.6%
Profit/Loss Information				
(A) Rental Revenues Subtotal	15,431	35,076	38,758	33,448
Rent income	14,417	34,086	36,879	33,070
Other revenues	1,014	989	1,878	378
(B) Rental Expenses Subtotal	5,024	7,084	7,316	4,327
Repairs and maintenance	1,245	1,670	2,061	1,315
Utilities	248	630	655	474
Property management fee	519	1,056	1,158	1,010
Property tax, etc.	677	-	-	-
Insurance	48	111	109	90
Broker fee, advertising fee, etc.	1,743	2,396	2,083	415
Trust compensation	400	400	400	400
Other expenses	141	818	847	620
(C) NOI = (A) – (B)	10,407	27,991	31,441	29,121
(D) Depreciation and Amortization	2,250	5,521	5,740	4,628
(E) Rental Business Profit (Loss) = (C) – (D)	8,156	22,470	25,701	24,492
(F) Capital Expenditures	1,493	-	-	-
(G) NCF = (C) – (F)	8,914	27,991	31,441	29,121
Acquisition Price (million yen)	577	1,230	1,290	1,160

Property No.	C-21	C-22	C-23	C-24
Property Name	NCR Jinbocho	NCR Nihonbashi Ningyocho III	NCR Jinbocho II	NCR Ginza East III
Management Period	From: Sept. 1, 2005 To: Feb. 28, 2006	From: Sept. 1, 2005 To: Feb. 28, 2006	From: Sept. 1, 2005 To: Feb. 28, 2006	From: Sept. 1, 2005 To: Feb. 28, 2006
Monthly Rent	14,311	7,859	6,910	3,963
Deposits, Guarantees, etc.	29,481	15,224	4,218	2,026
Occupancy	98.7%	94.8%	100.0%	91.3%
Profit/Loss Information				
(A) Rental Revenues Subtotal	87,077	45,619	41,965	24,338
Rent income	82,185	42,340	40,763	23,314
Other revenues	4,891	3,279	1,202	1,024
(B) Rental Expenses Subtotal	10,673	10,166	5,859	5,465
Repairs and maintenance	2,071	2,306	1,440	1,471
Utilities	1,331	616	549	487
Property management fee	2,576	1,311	1,274	727
Property tax, etc.	-	-	-	-
Insurance	164	135	99	76
Broker fee, advertising fee, etc.	2,979	4,091	1,253	1,772
Trust compensation	400	400	514	294
Other expenses	1,149	1,304	727	633
(C) NOI = (A) – (B)	76,403	35,452	36,106	18,873
(D) Depreciation and Amortization	10,941	6,766	4,987	4,026
(E) Rental Business Profit (Loss) = (C) – (D)	65,462	28,686	31,118	14,847
(F) Capital Expenditures	-	1,722	-	-
(G) NCF = (C) – (F)	76,403	33,730	36,106	18,873
Acquisition Price (million yen)	2,803	1,662	1,470	841

Property No.	C-25	C-26	C-27	C-28
Property Name	NCR Shinjuku Gyoen I	NCR Sasazuka	NCR Takanawadai	NCR Nihonbashi Ningyocho IV
Management Period	From: Sept. 1, 2005 To: Feb. 28, 2006	From: Sept. 1, 2005 To: Feb. 28, 2006	From: Sept. 1, 2005 To: Feb. 28, 2006	From: Sept. 1, 2005 To: Feb. 28, 2006
Monthly Rent	16,000	15,265	5,350	4,638
Deposits, Guarantees, etc.	20,162	33,087	11,383	9,277
Occupancy	100.0%	100.0%	100.0%	100.0%
Profit/Loss Information				
(A) Rental Revenues Subtotal	96,062	93,366	30,446	27,833
Rent income	96,000	83,194	28,702	27,833
Other revenues	62	10,172	1,743	-
(B) Rental Expenses Subtotal	11,940	17,998	7,809	3,805
Repairs and maintenance	3,543	4,367	1,255	814
Utilities	701	793	369	446
Property management fee	4,193	3,040	920	989
Property tax, etc.	-	-	-	-
Insurance	251	238	79	72
Broker fee, advertising fee, etc.	526	8,528	3,788	127
Trust compensation	1,000	400	400	400
Other expenses	1,724	630	995	955
(C) NOI = (A) – (B)	84,121	75,368	22,636	24,027
(D) Depreciation and Amortization	13,143	11,338	3,849	4,099
(E) Rental Business Profit (Loss) = (C) – (D)	70,977	64,029	18,786	19,928
(F) Capital Expenditures	383	306	202	239
(G) NCF = (C) – (F)	83,737	75,061	22,434	23,788
Acquisition Price (million yen)	3,140	3,050	1,180	842

Property No.	C-29	C-30	C-31	C-32
Property Name	NCR Shinjuku Gyoen II	NCR Ginza East IV	NCR Takanawadai II	NCR Minami Azabu
Management Period	From: Sept. 1, 2005 To: Feb. 28, 2006	From: Sept. 1, 2005 To: Feb. 28, 2006	From: Sept. 21, 2005 To: Feb. 28, 2006	From: Sept. 21, 2005 To: Feb. 28, 2006
Monthly Rent	2,835	2,111	7,015	3,645
Deposits, Guarantees, etc.	-	4,703	15,082	7,457
Occupancy	100.0%	73.3%	100.0%	92.3%
Profit/Loss Information				
(A) Rental Revenues Subtotal	17,010	15,144	34,732	18,148
Rent income	17,010	14,682	32,568	17,347
Other revenues	-	462	2,164	800
(B) Rental Expenses Subtotal	2,599	3,705	8,266	5,467
Repairs and maintenance	802	1,228	1,182	981
Utilities	173	406	339	167
Property management fee	804	479	1,120	584
Property tax, etc.	-	-	-	-
Insurance	49	46	85	45
Broker fee, advertising fee, etc.	185	643	4,436	2,945
Trust compensation	400	400	476	261
Other expenses	184	501	625	482
(C) NOI = (A) – (B)	14,410	11,439	26,466	12,680
(D) Depreciation and Amortization	2,728	2,490	4,794	2,622
(E) Rental Business Profit (Loss) = (C) – (D)	11,681	8,948	21,671	10,057
(F) Capital Expenditures	167	191	270	237
(G) NCF = (C) – (F)	14,242	11,247	26,196	12,442
Acquisition Price (million yen)	580	510	1,530	840

Property No.	C-33	C-36	M-1	M-2
Property Name	NCR Minami Azabu East	NCR Takanawa	NCR Meguro Mita	NCR Todoroki
Management Period	From: Dec. 26, 2005 To: Feb. 28, 2006	From: Jan. 11, 2006 To: Feb. 28, 2006	From: Sept. 1, 2005 To: Feb. 28, 2006	From: Sept. 1, 2005 To: Feb. 28, 2006
Monthly Rent	5,940	30,117	29,059	9,095
Deposits, Guarantees, etc.	6,684	61,305	196,308	26,746
Occupancy	100.0%	66.1%	96.2%	96.4%
Profit/Loss Information				
(A) Rental Revenues Subtotal	14,957	46,019	189,009	59,970
Rent income	12,256	42,481	172,703	54,268
Other revenues	2,701	3,538	16,305	5,702
(B) Rental Expenses Subtotal	2,668	21,847	34,810	16,108
Repairs and maintenance	585	1,964	6,535	5,379
Utilities	87	690	7,870	843
Property management fee	199	1,455	5,685	1,764
Property tax, etc.	-	-	5,643	4,668
Insurance	24	147	297	177
Broker fee, advertising fee, etc.	1,427	14,884	5,422	2,328
Trust compensation	157	1,033	2,123	647
Other expenses	188	1,672	1,232	300
(C) NOI = (A) – (B)	12,289	24,172	154,198	43,861
(D) Depreciation and Amortization	2,106	11,225	22,933	7,245
(E) Rental Business Profit (Loss) = (C) – (D)	10,182	12,947	131,265	36,615
(F) Capital Expenditures	238	570	1,567	1,069
(G) NCF = (C) – (F)	12,050	23,602	152,631	42,792
Acquisition Price (million yen)	1,260	10,995	6,066	1,850

Property No.	M-3	M-4	M-5	M-6
Property Name	NCR Honjo Azumabashi	NCR Kitazawa	NCR Meguro	NCR Senzokukoen
Management Period	From: Sept. 1, 2005 To: Feb. 28, 2006	From: Sept. 1, 2005 To: Feb. 28, 2006	From: Sept. 1, 2005 To: Feb. 28, 2006	From: Sept. 1, 2005 To: Feb. 28, 2006
Monthly Rent	5,762	4,378	4,541	4,682
Deposits, Guarantees, etc.	11,524	11,900	9,082	9,364
Occupancy	96.5%	86.2%	91.9%	95.0%
Profit/Loss Information				
(A) Rental Revenues Subtotal	38,584	29,524	30,614	27,725
Rent income	33,682	26,526	27,924	23,959
Other revenues	4,902	2,998	2,689	3,765
(B) Rental Expenses Subtotal	7,451	6,929	6,260	7,062
Repairs and maintenance	1,795	1,437	1,511	2,131
Utilities	604	721	376	528
Property management fee	1,045	907	877	792
Property tax, etc.	276	1,304	1,021	2,022
Insurance	122	74	81	85
Broker fee, advertising fee, etc.	2,961	1,771	1,758	826
Trust compensation	400	374	400	400
Other expenses	244	337	234	275
(C) NOI = (A) – (B)	31,133	22,595	24,353	20,662
(D) Depreciation and Amortization	6,141	3,557	3,933	3,071
(E) Rental Business Profit (Loss) = (C) – (D)	24,991	19,037	20,419	17,590
(F) Capital Expenditures	-	-	-	584
(G) NCF = (C) – (F)	31,133	22,595	24,353	20,078
Acquisition Price (million yen)	1,122	1,070	1,050	921

Property No.	M-7	M-8	M-9	M-10
Property Name	NCR Kyodo	NCR Monzennakacho	NCR Denenchofu	NCR Negishi
Management Period	From: Sept. 1, 2005 To: Feb. 28, 2006	From: Sept. 1, 2005 To: Feb. 28, 2006	From: Sept. 1, 2005 To: Feb. 28, 2006	From: Sept. 1, 2005 To: Feb. 28, 2006
Monthly Rent	4,246	2,952	2,813	1,672
Deposits, Guarantees, etc.	9,883	8,856	5,930	3,074
Occupancy	89.2%	100.0%	100.0%	100.0%
Profit/Loss Information				
(A) Rental Revenues Subtotal	28,945	17,922	18,032	11,090
Rent income	25,155	17,712	11,679	9,813
Other revenues	3,790	210	6,352	1,277
(B) Rental Expenses Subtotal	8,605	3,471	5,881	3,096
Repairs and maintenance	2,093	1,191	1,533	1,231
Utilities	1,229	387	497	241
Property management fee	831	537	477	313
Property tax, etc.	1,663	709	1,181	460
Insurance	104	55	59	39
Broker fee, advertising fee, etc.	2,184	58	1,586	274
Trust compensation	250	400	400	400
Other expenses	246	133	145	134
(C) NOI = (A) – (B)	20,340	14,450	12,151	7,994
(D) Depreciation and Amortization	4,019	2,818	1,846	1,853
(E) Rental Business Profit (Loss) = (C) – (D)	16,321	11,632	10,305	6,140
(F) Capital Expenditures	23,980	-	-	-
(G) NCF = (C) – (F)	(3,639)	14,450	12,151	7,994
Acquisition Price (million yen)	715	524	511	356

Property No.	M-11	M-12	M-13	M-14
Property Name	NCR Kamiikedai	NCR Otsuka	NCR Morishita	NCR Wakabayashi Koen
Management Period	From: Sept. 1, 2005 To: Feb. 28, 2006	From: Sept. 1, 2005 To: Feb. 28, 2006	From: Sept. 1, 2005 To: Feb. 28, 2006	From: Sept. 1, 2005 To: Feb. 28, 2006
Monthly Rent	1,360	6,337	5,050	4,710
Deposits, Guarantees, etc.	2,720	13,640	11,408	9,368
Occupancy	92.9%	97.9%	100.0%	100.0%
Profit/Loss Information				
(A) Rental Revenues Subtotal	8,651	39,607	31,757	29,888
Rent income	7,502	36,920	29,668	27,633
Other revenues	1,148	2,687	2,088	2,255
(B) Rental Expenses Subtotal	3,109	7,881	5,404	4,922
Repairs and maintenance	385	2,850	2,155	1,621
Utilities	53	529	474	543
Property management fee	237	1,155	939	862
Property tax, etc.	106	-	-	-
Insurance	25	125	97	91
Broker fee, advertising fee, etc.	1,241	2,356	844	1,296
Trust compensation	400	400	400	339
Other expenses	659	462	492	169
(C) NOI = (A) – (B)	5,541	31,726	26,352	24,965
(D) Depreciation and Amortization	1,365	6,187	4,829	4,529
(E) Rental Business Profit (Loss) = (C) – (D)	4,175	25,538	21,522	20,435
(F) Capital Expenditures	585	-	-	-
(G) NCF = (C) – (F)	4,956	31,726	26,352	24,965
Acquisition Price (million yen)	238	1,290	985	970

Property No.	M-15	M-16	M-17	M-18
Property Name	NCR Asakusabashi	NCR Gakugeidaigaku	NCR Jiyugaoka	NCR Mejiro East
Management Period	From: Sept. 1, 2005 To: Feb. 28, 2006	From: Sept. 1, 2005 To: Feb. 28, 2006	From: Sept. 1, 2005 To: Feb. 28, 2006	From: Sept. 1, 2005 To: Feb. 28, 2006
Monthly Rent	4,912	6,403	6,724	5,694
Deposits, Guarantees, etc.	10,658	12,886	14,866	13,060
Occupancy	96.4%	100.0%	97.0%	100.0%
Profit/Loss Information				
(A) Rental Revenues Subtotal	29,609	40,192	42,314	24,818
Rent income	29,064	37,855	36,868	22,103
Other revenues	545	2,337	5,445	2,714
(B) Rental Expenses Subtotal	4,995	4,591	10,027	19,303
Repairs and maintenance	2,325	1,310	2,166	1,462
Utilities	483	403	366	375
Property management fee	875	1,181	1,304	814
Property tax, etc.	-	-	-	-
Insurance	95	94	94	86
Broker fee, advertising fee, etc.	404	886	4,599	15,840
Trust compensation	304	400	400	378
Other expenses	505	315	1,095	345
(C) NOI = (A) – (B)	24,614	35,600	32,286	5,514
(D) Depreciation and Amortization	4,823	5,220	4,468	4,360
(E) Rental Business Profit (Loss) = (C) – (D)	19,790	30,380	27,817	1,154
(F) Capital Expenditures	-	-	376	-
(G) NCF = (C) – (F)	24,614	35,600	31,910	5,514
Acquisition Price (million yen)	870	1,210	1,470	1,080

Property No.	M-19	M-20	M-21	M-22
Property Name	NCR Iriya	NCR Ikebukuro	NCR Kaname-cho	NCR Ueno Tower
Management Period	From: Sept. 1, 2005 To: Feb. 28, 2006	From: Sept. 21, 2005 To: Feb. 28, 2006	From: Jan. 11, 2006 To: Feb. 28, 2006	From: Feb. 1, 2006 To: Feb. 28, 2006
Monthly Rent	3,756	14,930	6,500	15,321
Deposits, Guarantees, etc.	7,681	31,023	13,737	20,524
Occupancy	100.0%	96.4%	100.0%	100.0%
Profit/Loss Information				
(A) Rental Revenues Subtotal	19,402	61,906	10,895	26,401
Rent income	16,902	59,209	10,717	7,934
Other revenues	2,500	2,697	178	18,466
(B) Rental Expenses Subtotal	10,022	25,330	1,317	6,542
Repairs and maintenance	1,235	3,053	355	2,368
Utilities	696	1,154	6	46
Property management fee	567	2,095	284	90
Property tax, etc.	-	-	-	-
Insurance	75	213	21	36
Broker fee, advertising fee, etc.	6,882	17,326	319	3,848
Trust compensation	236	1,004	201	115
Other expenses	328	482	128	37
(C) NOI = (A) – (B)	9,380	36,576	9,577	19,858
(D) Depreciation and Amortization	3,831	12,089	1,654	2,482
(E) Rental Business Profit (Loss) = (C) – (D)	5,549	24,487	7,923	17,375
(F) Capital Expenditures	-	321	195	371
(G) NCF = (C) – (F)	9,380	36,254	9,382	19,486
Acquisition Price (million yen)	675	3,227	1,360	2,990

Property No.	G-1	G-2	G-3	G-4
Property Name	NCR Yokohama East	NCR Funabashi Honcho	SH Motosumiyoshi	NCR Toyoda
Management Period	From: Sept. 1, 2005 To: Feb. 28, 2006	From: Sept. 1, 2005 To: Feb. 28, 2006	From: Sept. 1, 2005 To: Feb. 28, 2006	From: Sept. 1, 2005 To: Feb. 28, 2006
Monthly Rent	33,081	6,622	7,107	7,048
Deposits, Guarantees, etc.	67,184	12,384	14,822	14,611
Occupancy	98.5%	100.0%	93.0%	98.6%
Profit/Loss Information				
(A) Rental Revenues Subtotal	227,070	39,732	45,640	46,428
Rent income	197,310	39,732	41,402	38,790
Other revenues	29,760	-	4,237	7,637
(B) Rental Expenses Subtotal	41,602	6,364	15,342	18,095
Repairs and maintenance	10,167	1,763	7,214	6,572
Utilities	2,856	14	3	961
Property management fee	6,478	1,986	1,233	1,306
Property tax, etc.	12,042	1,952	3,464	2,954
Insurance	742	89	206	187
Broker fee, advertising fee, etc.	5,995	-	2,729	4,803
Trust compensation	1,688	400	370	400
Other expenses	1,631	158	119	909
(C) NOI = (A) - (B)	185,467	33,367	30,297	28,332
(D) Depreciation and Amortization	44,025	4,760	6,038	9,488
(E) Rental Business Profit (Loss) = (C) - (D)	141,441	28,606	24,259	18,844
(F) Capital Expenditures	-	708	696	1,848
(G) NCF = (C) - (F)	185,467	32,658	29,601	26,484
Acquisition Price (million yen)	6,753	1,083	1,058	1,053

Property No.	G-5	G-6	G-7	G-8
Property Name	NCR Nishi Funabashi	NCR Maihama	NCR Ichikawamyoden	NCR Kumegawa
Management Period	From: Sept. 1, 2005 To: Feb. 28, 2006	From: Sept. 1, 2005 To: Feb. 28, 2006	From: Sept. 1, 2005 To: Feb. 28, 2006	From: Sept. 1, 2005 To: Feb. 28, 2006
Monthly Rent	5,115	4,557	4,466	3,855
Deposits, Guarantees, etc.	10,230	8,611	8,367	7,468
Occupancy	95.1%	98.4%	100.0%	100.0%
Profit/Loss Information				
(A) Rental Revenues Subtotal	34,169	28,268	26,871	22,574
Rent income	31,783	27,353	26,796	20,490
Other revenues	2,386	915	75	2,084
(B) Rental Expenses Subtotal	6,953	4,937	4,226	6,437
Repairs and maintenance	1,660	968	789	2,277
Utilities	613	408	205	322
Property management fee	967	1,381	1,344	633
Property tax, etc.	1,739	1,357	1,282	1,057
Insurance	91	78	67	101
Broker fee, advertising fee, etc.	967	192	-	1,469
Trust compensation	400	400	400	400
Other expenses	511	151	136	175
(C) NOI = (A) - (B)	27,216	23,331	22,644	16,137
(D) Depreciation and Amortization	4,538	3,829	3,106	4,784
(E) Rental Business Profit (Loss) = (C) - (D)	22,678	19,501	19,537	11,353
(F) Capital Expenditures	-	-	-	325
(G) NCF = (C) - (F)	27,216	23,331	22,644	15,811
Acquisition Price (million yen)	997	844	769	715

Property No.	G-9	G-10	G-11	G-12
Property Name	NCR Urayasu	NCR Minamigyotoku I	NCR Minamigyotoku II	NCR Nogyama
Management Period	From: Sept. 1, 2005 To: Feb. 28, 2006	From: Sept. 1, 2005 To: Feb. 28, 2006	From: Sept. 1, 2005 To: Feb. 28, 2006	From: Sept. 1, 2005 To: Feb. 28, 2006
Monthly Rent	3,825	3,177	2,105	2,339
Deposits, Guarantees, etc.	7,140	5,932	3,653	4,678
Occupancy	100.0%	87.7%	77.2%	100.0%
Profit/Loss Information				
(A) Rental Revenues Subtotal	22,941	18,961	11,689	14,717
Rent income	22,761	16,880	10,529	13,761
Other revenues	180	2,080	1,159	955
(B) Rental Expenses Subtotal	3,802	8,236	4,499	3,847
Repairs and maintenance	742	3,226	1,744	1,218
Utilities	192	199	186	359
Property management fee	1,147	864	534	426
Property tax, etc.	1,144	1,086	812	859
Insurance	63	62	46	48
Broker fee, advertising fee, etc.	-	2,260	648	343
Trust compensation	400	400	400	400
Other expenses	112	136	127	191
(C) NOI = (A) – (B)	19,138	10,724	7,190	10,869
(D) Depreciation and Amortization	2,960	2,946	2,124	2,386
(E) Rental Business Profit (Loss) = (C) – (D)	16,178	7,777	5,065	8,483
(F) Capital Expenditures	484	-	-	570
(G) NCF = (C) – (F)	18,653	10,724	7,190	10,299
Acquisition Price (million yen)	653	648	447	469

Property No.	G-13	G-14	G-15	G-16
Property Name	NCR Minamirinkan	NCR Shonan	LM Fuchinobe Honcho	LM Higashi Oume Daisan
Management Period	From: Sept. 1, 2005 To: Feb. 28, 2006	From: Sept. 1, 2005 To: Feb. 28, 2006	From: Sept. 1, 2005 To: Feb. 28, 2006	From: Sept. 1, 2005 To: Feb. 28, 2006
Monthly Rent	2,471	2,226	1,520	1,163
Deposits, Guarantees, etc.	5,862	4,424	3,040	2,326
Occupancy	89.9%	94.7%	100.0%	87.9%
Profit/Loss Information				
(A) Rental Revenues Subtotal	15,984	14,399	9,301	7,800
Rent income	15,652	13,154	7,611	7,318
Other revenues	332	1,245	1,689	481
(B) Rental Expenses Subtotal	3,799	3,580	4,881	3,627
Repairs and maintenance	1,310	1,330	2,166	1,623
Utilities	296	137	-	-
Property management fee	463	415	226	221
Property tax, etc.	921	711	787	602
Insurance	76	56	78	89
Broker fee, advertising fee, etc.	101	396	1,166	629
Trust compensation	400	400	400	400
Other expenses	230	132	56	62
(C) NOI = (A) – (B)	12,185	10,819	4,419	4,172
(D) Depreciation and Amortization	3,874	2,270	1,762	1,547
(E) Rental Business Profit (Loss) = (C) – (D)	8,310	8,548	2,657	2,625
(F) Capital Expenditures	-	753	238	-
(G) NCF = (C) – (F)	12,185	10,066	4,180	4,172
Acquisition Price (million yen)	456	445	222	175

Property No.	G-17	G-18	G-19	R-1
Property Name	PT Ichikawa	PT Shioyaki	PT Horie	NCR Ohdori-koen
Management Period	From: Sept. 1, 2005 To: Feb. 28, 2006	From: Sept. 1, 2005 To: Feb. 28, 2006	From: Sept. 1, 2005 To: Feb. 28, 2006	From: Sept. 1, 2005 To: Feb. 28, 2006
Monthly Rent	3,299	2,382	1,469	4,153
Deposits, Guarantees, etc.	7,314	4,530	2,632	8,130
Occupancy	100.0%	97.2%	95.7%	89.9%
Profit/Loss Information				
(A) Rental Revenues Subtotal	19,689	14,140	8,581	27,749
Rent income	19,585	13,215	8,357	25,638
Other revenues	104	925	224	2,110
(B) Rental Expenses Subtotal	2,640	3,759	2,513	7,060
Repairs and maintenance	853	1,686	1,009	2,656
Utilities	234	226	341	433
Property management fee	992	770	449	785
Property tax, etc.	-	-	-	1,539
Insurance	58	51	25	141
Broker fee, advertising fee, etc.	0	521	187	368
Trust compensation	400	400	400	400
Other expenses	102	103	100	735
(C) NOI = (A) - (B)	17,049	10,380	6,067	20,689
(D) Depreciation and Amortization	3,202	2,838	1,757	7,482
(E) Rental Business Profit (Loss) = (C) - (D)	13,846	7,541	4,309	13,206
(F) Capital Expenditures	-	-	-	0
(G) NCF = (C) - (F)	17,049	10,380	6,067	20,689
Acquisition Price (million yen)	620	310	193	726

Property No.	R-2	R-3	R-4	R-5
Property Name	Goshikiyama Heights	NCR Nishikoen	NCR Nishi Ohori	NCR Kakogawa
Management Period	From: Sept. 1, 2005 To: Feb. 28, 2006	From: Sept. 1, 2005 To: Feb. 28, 2006	From: Sept. 1, 2005 To: Feb. 28, 2006	From: Sept. 1, 2005 To: Feb. 28, 2006
Monthly Rent	4,331	2,293	1,675	2,495
Deposits, Guarantees, etc.	71,280	3,333	2,823	5,700
Occupancy	100.0%	93.3%	100.0%	97.1%
Profit/Loss Information				
(A) Rental Revenues Subtotal	28,287	16,244	11,777	16,797
Rent income	25,987	14,637	9,703	14,687
Other revenues	2,300	1,607	2,074	2,109
(B) Rental Expenses Subtotal	4,560	3,660	3,907	4,789
Repairs and maintenance	987	965	1,440	1,614
Utilities	56	364	321	157
Property management fee	1,013	451	336	476
Property tax, etc.	1,958	863	663	1,148
Insurance	105	68	52	83
Broker fee, advertising fee, etc.	80	217	416	578
Trust compensation	252	400	400	400
Other expenses	108	329	276	330
(C) NOI = (A) - (B)	23,726	12,584	7,869	12,007
(D) Depreciation and Amortization	6,472	3,142	1,892	1,707
(E) Rental Business Profit (Loss) = (C) - (D)	17,253	9,441	5,977	10,300
(F) Capital Expenditures	224	-	-	839
(G) NCF = (C) - (F)	23,501	12,584	7,869	11,167
Acquisition Price (million yen)	720	379	258	274

Property No.	R-6	R-7	R-8	R-9
Property Name	LM Maebashi Nishikataikai	Aprile Tarumi	NCR Uehonmachi	Crest Kusatsu
Management Period	From: Sept. 1, 2005 To: Feb. 28, 2006	From: Sept. 1, 2005 To: Feb. 28, 2006	From: Sept. 1, 2005 To: Feb. 28, 2006	From: Sept. 1, 2005 To: Feb. 28, 2006
Monthly Rent	1,586	10,358	4,544	25,920
Deposits, Guarantees, etc.	3,172	31,074	13,777	27,000
Occupancy	96.5%	100.0%	90.7%	100.0%
Profit/Loss Information				
(A) Rental Revenues Subtotal	9,622	62,316	30,669	158,398
Rent income	9,117	62,148	27,757	155,520
Other revenues	504	168	2,911	2,878
(B) Rental Expenses Subtotal	4,043	713	5,561	5,482
Repairs and maintenance	2,055	50	2,466	1,210
Utilities	-	-	431	-
Property management fee	275	-	918	1,583
Property tax, etc.	820	-	-	-
Insurance	100	231	97	538
Broker fee, advertising fee, etc.	331	-	829	425
Trust compensation	400	427	299	1,340
Other expenses	61	4	518	382
(C) NOI = (A) - (B)	5,578	61,602	25,108	152,915
(D) Depreciation and Amortization	2,330	10,888	4,932	40,119
(E) Rental Business Profit (Loss) = (C) - (D)	3,248	50,713	20,175	112,796
(F) Capital Expenditures	-	-	-	907
(G) NCF = (C) - (F)	5,578	61,602	25,108	152,008
Acquisition Price (million yen)	202	1,710	855	3,830

Property No.	R-10	R-11
Property Name	NCR Honmachi East	NCR Shin-Umeda
Management Period	From: Dec. 1, 2005 To: Feb. 28, 2006	From: Dec. 1, 2005 To: Feb. 28, 2006
Monthly Rent	9,172	8,970
Deposits, Guarantees, etc.	10,400	10,750
Occupancy	91.8%	95.7%
Profit/Loss Information		
(A) Rental Revenues Subtotal	30,961	31,245
Rent income	28,678	27,752
Other revenues	2,282	3,492
(B) Rental Expenses Subtotal	3,487	3,771
Repairs and maintenance	782	1,261
Utilities	844	381
Property management fee	1,099	1,111
Property tax, etc.	-	-
Insurance	86	85
Broker fee, advertising fee, etc.	64	570
Trust compensation	304	287
Other expenses	305	74
(C) NOI = (A) - (B)	27,473	27,473
(D) Depreciation and Amortization	5,342	5,452
(E) Rental Business Profit (Loss) = (C) - (D)	22,130	22,021
(F) Capital Expenditures	417	403
(G) NCF = (C) - (F)	27,056	27,070
Acquisition Price (million yen)	1,740	1,640

III. Overview of Individual Trust Real Estate

The following is an overview of individual Trust Real Estate of the Assets Owned at the End of the Second Fiscal Period.

A. Descriptions concerning “Property Features”

- a. Descriptions under “Property Features” are, in principle, prepared based on the descriptions in appraisal reports prepared for each Trust Real Estate by Tanizawa Sogo Appraisal Co., Ltd., Tokyo Godo Kantei, Japan, Chuo Real Estate Appraisal Co., Ltd., Daiwa Real Estate Appraisal Co., Ltd., Tokyo Kantei Co., Ltd. or Mitsui Real Estate Sales Co., Ltd.
- b. The time required to walk to the property from the station indicates the figure calculated estimating that it takes one minute to walk a road distance of 80 meters in accordance with the Code of Fair Competition concerning Representations for Real Estate (Fair Trade Commission of Japan Notification No. 23 of 2005) and Enforcement Regulations for the Code of Fair Competition concerning Representations for Real Estate (Fair Trade Commission of Japan Approval No. 107 of 2005).

B. Descriptions concerning “Address,” “Land” and “Building”

- a. “Address (Lot)” is the lot number that appears on the registry.
- b. “Type of Ownership” is the type of rights held by the trustee of the real estate trust for the Trust Real Estate.
- c. “Site Area” of the land is the land area that appears on the registry.
- d. “Zoning” is the type of zoning indicated under Article 8-8-1 of the City Planning Law (Law No. 100 of 1968 including amendments thereto; hereafter, the “City Planning Law”)
- e. “FAR” is the ratio of the total floor space of the building versus the site area as designated in Article 52 of the Building Standards Law and is the figure decided by city planning in accordance with the zoning, etc.
- f. “Building Coverage Ratio” is the ratio of the building area of the building versus the site area as designated in Article 53 of the Building Standards Law and is the figure decided by city planning in accordance with the zoning, etc.
- g. “Use” of the building is the principal use from among the types that appear on the registry.
- h. “Construction/No. of Floors” of the building is the structure that appears on the registry. Further, the abbreviations under “Construction/No. of Floors” represent the following;
RC: Reinforced concrete structure
SRC: Steel-framed reinforced concrete structure
S: Steel-framed structure
F: Floor(s)
B: Basement level
- i. “Total Floor Space” of the building is the sum total of the floor space of each floor of the building that appears on the registry.
- j. “Completion Date” of the building is the date when the very first construction to newly erect the building was completed that appears on the registry.
- k. “PM Company” is the property management company that currently undertakes property management services for NCRI or will undertake such services after the concerned trust beneficiary interests are acquired for the respective Trust Real Estate as of February 28, 2006.

- l. "Sublease Firm" is the sublease firm as of February 28, 2006.
- m. "Sublease Firm" is the lessee that has concluded a lease agreement with a trustee under the objective of subleasing to a third party (hereafter, the "Sublease Firm"). Aside from New City Estate Service K.K. and New City Living K.K. (Note), each of the following six companies indicated under "Sublease Firm" is a special purpose company established at the will of NCC.

New City Leasing One Y.K.
New City Leasing Two Y.K.
New City Residence Four Y.K.
New City Leasing Four Y.K.
New City Leasing Five Y.K.
New City Leasing Six Y.K.

For each of the properties that are Trust Real Estate as of the end of February 2006, one of the above six companies, New City Estate Service K.K. or New City Living K.K. has concluded a master lease contract as the Sublease Firm. NCRI intends to manage assets by leasing all of the apartments in the Trust Real Estate (excluding Aprile Tarumi) to Sublease Firms using a master lease contract and then having the Sublease Firms sublease the apartments to each of the end tenants (with the agreement of the end tenants). With regards to the end tenants that have concluded lease contracts with the previous owner (or lessor), NCRI has not obtained agreement regarding a change in the lessor. Therefore, the lease contract is not a sublease between the above Sublease Firm and the concerned end tenant but a direct lease contract between the trustee and concerned end tenant as of the end of February 2006. Furthermore, an "end tenant" in this document refers to both the sublessee to whom the Sublease Firm is subleasing to and the lessee that has concluded a direct lease contract with the trustee (excluding Sublease Firms). Under the master lease contracts with the above Sublease Firms, the rents the trustees receive from Sublease Firms are virtually the same as the rents received by the Sublease Firms from end tenants and there are no rent guarantees.

(Note) New City Estate Service K.K. ceased to exist with the April 14, 2006 merger between it and New City Living K.K. In line with this, New City Living K.K. has assumed the position previously held by New City Estate Service K.K. in the Basic Agreement. Furthermore, New City Living K.K. changed its trade name after the merger to New City Property Services K.K.

C. Descriptions concerning "Acquisition Price"

Amounts are rounded to the nearest million yen.

D. Descriptions concerning "Special Considerations"

"Special Considerations" describes matters deemed material in rights titles, use, etc. of the concerned asset as well as matters deemed material in view of the degree of impact on the assessed value, profitability or disposition of the concerned asset. Such matters include the following;

- a. Major restrictions or regulations of various laws and ordinances
- b. Major burdens or restrictions relating to rights titles, etc.
- c. Major related items and arrangements in the case there is a building, etc. that exceeds the boundaries of the property or in the case there is a problem with confirmation of boundaries, etc.
- d. Major items, arrangements, etc. agreed with co-owners.

<Overview of Individual Trust Real Estate>

Property No.: C-1 Property Name: New City Residence Minami Aoyama					
Property Features	The property is situated thirteen minutes on foot from Omotesando Station on the Tokyo Metro Ginza, Chiyoda and Hanzomon Lines. The building is a tower condominium complex that has fourteen floors above ground. The complex is comprised of apartments that face either south, east or west. Nearby are shopping streets of Kotto Dori, etc. The property is approximately 1,500 meters from the Roppongi area where redevelopment projects are underway.				
Address	(Residential) 6-10-9 Minami Aoyama, Minato-ku, Tokyo		(Lot) 6-319-1 Minami Aoyama, Minato-ku, Tokyo		
Land	Type of Ownership	Proprietary ownership	Building	Type of Ownership	Compartmentalized ownership
	Site Area	453.88m ²		Use	Apartment complex and garage
	Zoning	Commercial zone		Construction/No. of Floors	RC 14F
	FAR/Building Coverage Ratio	500%/80%		Total Floor Space	4,091.22m ²
Trustee		Mitsubishi UFJ Trust and Banking Corporation		Leasable Floor Space	3,473.28m ²
Trust Maturity Date		July 30, 2008		No. of Leasable Apartments	62
Acquisition Price (million yen)		3,783		Completion Date	August 28, 2002
PM Company	New City Estate Service K.K.			Sublease Firm	New City Residence Four Y.K.
Special Considerations	<ol style="list-style-type: none"> The building of the trust real estate is a building under compartmentalized ownership, but the trustee owns the entire exclusive portion and there are no other owners to the compartmentalized ownership. A plan for a road authorized under the City Planning Law was approved for a portion of the land of the trust real estate and land expropriated based on it. As a result, the building is currently a Kizon Futekikaku Kenchikubutsu (structures that conformed to the law when it was constructed but no longer conform to the law as a result of subsequent laws or amendments, but is not categorized as an illegal structure) that exceeds the standard FAR. 				

Property No.: C-2 Property Name: New City Residence Nishi Azabu Twin Tower					
Property Features	The property is situated eleven minutes on foot from each of Roppongi Station on the Tokyo Metro Hibiya Line and Toei Subway Oedo Line and Nogizaka Station on the Tokyo Metro Chiyoda Line. The building is a tower condominium complex that has fifteen floors above ground and one floor below ground with a layout that places due consideration for privacy and natural lighting by having two residences per floor. With the opening of Roppongi Hills as well as the commencement of redevelopment on the former site of the Defense Agency among other projects around Roppongi, the area is expected to see an increase in the employed and resident population.				
Address	(Residential) 2-26-20 Nishi Azabu, Minato-ku, Tokyo		(Lot) 2-110-1 Nishi Azabu, Minato-ku, Tokyo		
Land	Type of Ownership	Proprietary ownership	Building	Type of Ownership	Proprietary ownership
	Site Area	619.39m ²		Use	Apartment complex and retail
	Zoning	Commercial zone		Construction/No. of Floors	SRC 15F/B1F
	FAR/Building Coverage Ratio	600%/80%		Total Floor Space	3,649.41m ²
Trustee		Mizuho Trust & Banking Co., Ltd.		Leasable Floor Space	3,296.44m ²
Trust Maturity Date		March 10, 2009		No. of Leasable Apartments	60
Acquisition Price (million yen)		3,315		Completion Date	March 28, 2003
PM Company	New City Estate Service K.K.			Sublease Firm	New City Leasing Five Y.K.
Special Considerations	None				

Property No.: C-3 Property Name: New City Residence Nishi Azabu						
Property Features	The property is situated five minutes on foot from Roppongi Station on the Tokyo Metro Hibiya Line and Toei Subway Oedo Line. The complex is comprised of apartments that face south. With the opening of Roppongi Hills as well as the commencement of redevelopment on the former site of the Defense Agency among other projects around Roppongi, the area is expected to see an increase in the employed and resident population.					
Address	(Residential) 1-3-12 Nishi Azabu, Minato-ku, Tokyo		(Lot) 1-3-19 Nishi Azabu, Minato-ku, Tokyo, and one other address			
Land	Type of Ownership	Proprietary ownership		Building	Type of Ownership	Proprietary ownership
	Site Area	1,410.40m ²			Use	Apartment complex and parking lot
	Zoning	Class 2 exclusive residential zone for medium- and high-rise buildings			Construction/No. of Floors	RC 5F/B1F
	FAR/Building Coverage Ratio	300%/60%			Total Floor Space	3,980.68m ²
Trustee		Mizuho Trust & Banking Co., Ltd.		Leasable Floor Space		2,802.62m ²
Trust Maturity Date		January 20, 2009		No. of Leasable Apartments		37
Acquisition Price (million yen)		3,143		Completion Date		March 14, 2002
PM Company	New City Estate Service K.K.		Sublease Firm	New City Leasing Four Y.K.		
Special Considerations	The FAR for the land of the trust real estate, which was originally 300%, is 215% due to regulations on road frontage.					

Property No.: C-4 Property Name: New City Residence Ochanomizu						
Property Features	The property is situated five minutes and six minutes on foot from Shin-ochanomizu Station on the Tokyo Metro Chiyoda Line and Jinbocho Station on the Tokyo Metro Hanzomon Line, respectively, and seven minutes on foot from Ochanomizu Station on the JR Chuo Main and Sobu Lines. The complex is comprised of apartments that face southwest, and to the southwest is Ogawa Hiroba (park). An area traditionally renowned for its many secondhand bookstores, Jinbocho has recently undergone significant development, particularly with the completion of the Jinbocho 1-Chome South District Urban Redevelopment Project.					
Address	(Residential) 3-24-1 Kanda-Ogawamachi, Chiyoda-ku, Tokyo		(Lot) 3-24-1 Kanda-Ogawamachi, Chiyoda-ku, Tokyo, and four other addresses			
Land	Type of Ownership	Proprietary ownership		Building	Type of Ownership	Proprietary ownership
	Site Area	593.61m ²			Use	Apartment complex and retail
	Zoning	Commercial zone			Construction/No. of Floors	RC 8F
	FAR/Building Coverage Ratio	500%/80%			Total Floor Space	3,242.08m ²
Trustee		Mizuho Trust & Banking Co., Ltd.		Leasable Floor Space		2,507.30m ²
Trust Maturity Date		March 10, 2009		No. of Leasable Apartments		44
Acquisition Price (million yen)		2,300		Completion Date		August 30, 2002
PM Company	New City Estate Service K.K.		Sublease Firm	New City Leasing Five Y.K.		
Special Considerations	The FAR for the land of the trust real estate, which was originally 500%, is 480% due to regulations on road frontage.					

Property No.: C-5 Property Name: New City Residence Sangubashi						
Property Features	The property is situated five minutes on foot from Sangubashi Station on the Odakyu Line. The complex is comprised of apartments that face southwest. The surrounding area has been designated a Class 2 exclusive residential zone for low-rise buildings. The new urban center, Shinjuku Station, is two stations from Sangubashi Station. The high-rise office area of Nishi-shinjuku, which is home to the Tokyo Metropolitan Government, is approximately 1,800 meters away by road. In addition, Yoyogi Park and Meiji Jingu Shrine are nearby.					
Address	(Residential) 4-52-12 Yoyogi, Shibuya-ku, Tokyo		(Lot) 4-52-16 Yoyogi, Shibuya-ku, Tokyo, and one other address			
Land	Type of Ownership	Proprietary ownership		Building	Type of Ownership	Proprietary ownership
	Site Area	1,652.90m ²			Use	Apartment complex
	Zoning	Class 2 exclusive residential zone for low-rise buildings			Construction/No. of Floors	RC 4F/B1F
	FAR/Building Coverage Ratio	200%/60%			Total Floor Space	2,369.00m ²
Trustee		Mizuho Trust & Banking Co., Ltd.			Leasable Floor Space	1,898.47m ²
Trust Maturity Date		February 19, 2009			No. of Leasable Apartments	26
Acquisition Price (million yen)		1,734			Completion Date	October 2, 1998
PM Company	New City Estate Service K.K.		Sublease Firm		New City Leasing Four Y.K.	
Special Considerations	None					

Property No.: C-6 Property Name: New City Residence Shinjuku Ichibankan						
Property Features	The property is situated six minutes on foot from Nishi-shinjuku Station on the Tokyo Metro Marunouchi Line, seven minutes on foot from Okubo Station on the JR Chuo Main Line and fifteen minutes on foot from Shinjuku Station, which is the terminal station in the new urban center of Shinjuku. The complex is comprised of apartments that face west. The surrounding area is a quiet residential block lined with medium-scale condominium complexes and general housing, and the North-Shinjuku redevelopment zone is in the neighborhood.					
Address	(Residential) 1-19-12 Kita Shinjuku, Shinjuku-ku, Tokyo		(Lot) 1-301-52 Kita Shinjuku, Shinjuku-ku, Tokyo			
Land	Type of Ownership	Proprietary ownership		Building	Type of Ownership	Compartmentalized ownership
	Site Area	1,018.29m ²			Use	Apartment complex
	Zoning	Class 1 residential zone			Construction/No. of Floors	RC 7F
	FAR/Building Coverage Ratio	300%/60%			Total Floor Space	2,558.28m ²
Trustee		Mizuho Trust & Banking Co., Ltd.			Leasable Floor Space	2,235.58m ²
Trust Maturity Date		July 22, 2008			No. of Leasable Apartments	105
Acquisition Price (million yen)		1,978			Completion Date	May 28, 2002
PM Company	New City Estate Service K.K.		Sublease Firm		New City Leasing One Y.K.	
Special Considerations	<ol style="list-style-type: none"> The building of the trust real estate is a building under compartmentalized ownership, but the trustee owns the entire exclusive portion and there are no other owners to the compartmentalized ownership. The building coverage ratio for the land of the trust real estate, which was originally 60%, is 70% as it is designated as a corner plot. The FAR for the land of the trust real estate, which was originally 300%, is 229.2% due to regulations on road frontage. 					

Property No.: C-7 Property Name: New City Residence Shinjuku Nibankan					
Property Features	The property is situated six minutes on foot from Nishi-shinjuku Station on the Tokyo Metro Marunouchi Line, seven minutes on foot from Okubo Station on the JR Chuo Main Line and fifteen minutes on foot from Shinjuku Station, which is the terminal station in the new urban center of Shinjuku. The complex is comprised of apartments that face east. The surrounding area is a quiet residential block, and the North-Shinjuku redevelopment zone is in the neighborhood.				
Address	(Residential) 1-21-16 Kita Shinjuku, Shinjuku-ku, Tokyo		(Lot) 1-301-2 Kita Shinjuku, Shinjuku-ku, Tokyo, and one other address		
Land	Type of Ownership	Proprietary ownership	Building	Type of Ownership	Compartmentalized ownership
	Site Area	779.81m ²		Use	Apartment complex
	Zoning	Class 1 residential zone		Construction/No. of Floors	RC 6F
	FAR/Building Coverage Ratio	300%/60%		Total Floor Space	1,129.86m ²
Trustee	Mizuho Trust & Banking Co., Ltd.		Leasable Floor Space	1,024.49m ²	
Trust Maturity Date	July 22, 2008		No. of Leasable Apartments	41	
Acquisition Price (million yen)	889		Completion Date	April 24, 2002	
PM Company	New City Estate Service K.K.		Sublease Firm	New City Leasing One Y.K.	
Special Considerations	<ol style="list-style-type: none"> The building of the trust real estate is a building under compartmentalized ownership, but the trustee owns the entire exclusive portion and there are no other owners to the compartmentalized ownership. A portion (lot number 301-2) of the land of the trust real estate is a road based on Article 42-1-3 of the Building Standards Law (roads that were already in existence at the time Chapter 3 of the Building Standards Law became applicable and Kizon Doro (roads that are deemed as roads under the Building Standards Law because it was already in existence when the Law came into effect)). While there are no right-of-ways or other arrangements based on positive rights for the concerned road, the road has been traditionally used as a road for the lifestyle of the neighborhood residents. With traffic signs and utility poles being installed on the road and vehicles passing by, parking, etc., the road is still used by the neighborhood residents today. The building coverage ratio for the land of the trust real estate, which was originally 60%, is 70% due to deregulations as it is designated as a corner plot. The FAR for the land of the trust real estate, which was originally 300%, is 200.8% due to regulations on road frontage. 				

Property No.: C-8 Property Name: New City Residence Nihonbashi East					
Property Features	The property is situated two minutes on foot from Suitengumae Station on the Tokyo Metro Hanzomon Line and five minutes on foot from Ningyocho Station on the Hibiya Line. Otemachi Station is two stations from Suitengumae Station, and Nihombashi Station is one station from Ningyocho Station. The complex is comprised of apartments that face either southeast or northeast. In front of Suitengumae Station is the gateway to Narita Airport, Tokyo City Air Terminal, and Royal Park Hotel.				
Address	(Residential) 2-8-13 Nihonbashi Kakigaracho, Chuo-ku, Tokyo		(Lot) 2-8-20 Nihonbashi Kakigaracho, Chuo-ku, Tokyo, and five other addresses		
Land	Type of Ownership	Proprietary ownership	Building	Type of Ownership	Compartmentalized ownership
	Site Area	343.01m ²		Use	Apartment complex
	Zoning	Commercial zone		Construction/No. of Floors	RC 10F
	FAR/Building Coverage Ratio	500%/80%		Total Floor Space	2,370.62m ²
Trustee	Mitsubishi UFJ Trust and Banking Corporation		Leasable Floor Space	1,940.94m ²	
Trust Maturity Date	July 30, 2008		No. of Leasable Apartments	62	
Acquisition Price (million yen)	1,622		Completion Date	April 25, 2003	
PM Company	New City Estate Service K.K.		Sublease Firm	New City Residence Four Y.K.	
Special Considerations	<ol style="list-style-type: none"> The building of the trust real estate is a building under compartmentalized ownership, but the trustee owns the entire exclusive portion and there are no other owners to the compartmentalized ownership. The FAR for the land of the trust real estate was deregulated in the case of certain building construction pursuant to the urban planning inducements applicable to Chuo Ward. However, due to the extent of deregulations being reduced in April 2004, the building of the trust real estate is in a state that makes it a Kizon Futekikaku Kenchikubutsu (structures that conformed to the law when it was constructed but no longer conform to the law as a result of subsequent laws or amendments, but is not categorized as an illegal structure). 				

Property No.: C-9 Property Name: New City Residence Nihonbashi West					
Property Features	The property is situated two minutes on foot from Suitengumae Station on the Tokyo Metro Hanzomon Line and five minutes on foot from Ningyocho Station on the Hibiya Line. The complex is comprised of apartments that face either southeast or northeast. Otemachi Station is two stations from Suitengumae Station, and Nihombashi Station is one station from Ningyocho Station. In front of Suitengumae Station is the gateway to Narita Airport, Tokyo City Air Terminal, and Royal Park Hotel.				
Address	(Residential) 1-38-16 Nihonbashi Kakigaracho, Chuo-ku, Tokyo		(Lot) 1-38-26 Nihonbashi Kakigaracho, Chuo-ku, Tokyo, and five other addresses		
Land	Type of Ownership	Proprietary ownership	Building	Type of Ownership	Compartmentalized ownership
	Site Area	354.16m ²		Use	Apartment complex
	Zoning	Commercial zone		Construction/No. of Floors	SRC 12F
	FAR/Building Coverage Ratio	700%/80%		Total Floor Space	2,374.79m ²
Trustee	Mitsubishi UFJ Trust and Banking Corporation		Leasable Floor Space	1,858.34m ²	
Trust Maturity Date	July 30, 2008		No. of Leasable Apartments	55	
Acquisition Price (million yen)	1,480		Completion Date	April 30, 2003	
PM Company	New City Estate Service K.K.		Sublease Firm	New City Residence Four Y.K.	
Special Considerations	<ol style="list-style-type: none"> The FAR for the land of the trust real estate, which was originally 700%, is 693% due to regulations on road frontage. A portion of the road (private road) on the northeast side of the land of the trust real estate has street lights managed and owned by the neighborhood association in charge of Kakigara-cho 1-chome. 				

Property No.: C-10 Property Name: New City Residence Ginza Twin I					
Property Features	The property is situated two minutes on foot from Shintomicho Station on the Tokyo Metro Yurakucho Line and six minutes on foot from Hatchobori Station on the JR Keiyo and Tokyo Metro Hibiya Lines. The complex is comprised of apartments that face south. The surrounding area is an area lined with medium- and high-rise office buildings and condominium complexes where the ratio of condominium complexes is on an upward trend due to new supply in recent years.				
Address	(Residential) 3-10-10 Irifune, Chuo-ku, Tokyo		(Lot) 3-19-1 Irifune, Chuo-ku, Tokyo		
Land	Type of Ownership	Proprietary ownership	Building	Type of Ownership	Proprietary ownership
	Site Area	242.21m ²		Use	Apartment complex and retail
	Zoning	Commercial zone		Construction/No. of Floors	RC 12F
	FAR/Building Coverage Ratio	500%/80%		Total Floor Space	1,915.85m ²
Trustee	Mitsubishi UFJ Trust and Banking Corporation		Leasable Floor Space	1,444.52m ²	
Trust Maturity Date	November 20, 2008		No. of Leasable Apartments	40	
Acquisition Price (million yen)	1,133		Completion Date	September 18, 2003	
PM Company	New City Estate Service K.K.		Sublease Firm	New City Leasing Four Y.K.	
Special Considerations	The FAR for the land of the trust real estate was deregulated in the case of certain building construction pursuant to the urban planning inducements applicable to Chuo Ward. However, due to the extent of deregulations being reduced in April 2004, the building of the trust real estate is in a state that makes it a Kizon Futekikaku Kenchikubutsu (structures that conformed to the law when it was constructed but no longer conform to the law as a result of subsequent laws or amendments, but is not categorized as an illegal structure).				

Property No.: C-11 Property Name: New City Residence Ginza Twin II					
Property Features	The property is situated five minutes on foot from Shintomicho Station on the Tokyo Metro Yurakucho Line and four minutes on foot from Hatchobori Station on the JR Keiyo and Tokyo Metro Hibiya Lines. The complex is comprised of apartments that face east. The surrounding area is an area lined with medium- and high-rise office buildings and condominium complexes where the ratio of condominium complexes is on an upward trend due to new supply in recent years.				
Address	(Residential) 2-6-4 Irifune, Chuo-ku, Tokyo		(Lot) 2-11-10 Irifune, Chuo-ku, Tokyo		
Land	Type of Ownership	Proprietary ownership	Building	Type of Ownership	Proprietary ownership
	Site Area	212.30m ²		Use	Apartment complex
	Zoning	Commercial zone		Construction/No. of Floors	SRC 12F
	FAR/Building Coverage Ratio	500%/80%		Total Floor Space	1,419.05m ²
Trustee	Mitsubishi UFJ Trust and Banking Corporation		Leasable Floor Space	1,244.54m ²	
Trust Maturity Date	November 20, 2008		No. of Leasable Apartments	33	
Acquisition Price (million yen)	968		Completion Date	September 18, 2003	
PM Company	New City Estate Service K.K.		Sublease Firm	New City Leasing Four Y.K.	
Special Considerations	The FAR for the land of the trust real estate was deregulated in the case of certain building construction pursuant to the urban planning inducements applicable to Chuo Ward. However, due to the extent of deregulations being reduced in April 2004, the building of the trust real estate is in a state that makes it a Kizon Futekikaku Kenchikubutsu (structures that conformed to the law when it was constructed but no longer conform to the law as a result of subsequent laws or amendments, but is not categorized as an illegal structure).				

Property No.: C-12 Property Name: New City Residence Harajyuku					
Property Features	The property is situated eight minutes on foot from Harajuku Station on the JR Yamanote Line and twelve minutes on foot from Meiji-jingumae on the Tokyo Metro Chiyoda Line. The surrounding environment is comprised of a relatively quiet residential block. The complex is comprised of apartments that face east. In addition to the shopping streets that make up the area surrounding Harajuku Station, which is the closest station to the property, the environment features Shibuya, Shinjuku and other terminals as well as greenery close by such as Meiji Jingu Shrine, Yoyogi Park and Jingu Gaien.				
Address	(Residential) 3-55-3 Sendagaya, Shibuya-ku, Tokyo		(Lot) 3-303-17 Sendagaya, Shibuya-ku, Tokyo		
Land	Type of Ownership	Proprietary ownership	Building	Type of Ownership	Proprietary ownership
	Site Area	633.60m ²		Use	Apartment complex
	Zoning	Class 2 exclusive residential zone for medium- and high-rise buildings		Construction/No. of Floors	RC 5F
	FAR/Building Coverage Ratio	300%/60%		Total Floor Space	1,314.24m ²
Trustee	Mitsubishi UFJ Trust and Banking Corporation		Leasable Floor Space	1,225.26m ²	
Trust Maturity Date	July 24, 2008		No. of Leasable Apartments	21	
Acquisition Price (million yen)	1,220		Completion Date	September 12, 2000	
PM Company	New City Estate Service K.K.		Sublease Firm	New City Leasing Two Y.K.	
Special Considerations	<ol style="list-style-type: none"> Confirmation on part of the boundary with the owner of the adjacent land is incomplete. The FAR for the land of the trust real estate, which was originally 300%, is 288% due to regulations on road frontage. 				

Property No.: C-13 Property Name: New City Residence Mita					
Property Features	The property is situated ten minutes on foot from Tamachi Station on the JR Yamanote Line and eight minutes on foot from Mita Station on the Toei Subway Mita Line, access to Akabanebashi Station on the Toei Subway Oedo Line is also available being six minutes on foot. The complex is comprised of apartments that face either east or south. The surrounding area has a mix of condominium complexes and office buildings. In addition, the Mita area is an area scattered with various embassies, including Italy and Australia, and is also home to Keio University.				
Address	(Residential) 2-7-16 Mita, Minato-ku, Tokyo		(Lot) 2-6-5 Mita, Minato-ku, Tokyo		
Land	Type of Ownership	Proprietary ownership	Building	Type of Ownership	Compartmentalized ownership
	Site Area	205.11m ²		Use	Apartment complex
	Zoning	Commercial zone		Construction/No. of Floors	SRC 11F
	FAR/Building Coverage Ratio	600%/80%		Total Floor Space	1,257.94m ²
Trustee	Mitsubishi UFJ Trust and Banking Corporation		Leasable Floor Space	1,128.80m ²	
Trust Maturity Date	April 27, 2009		No. of Leasable Apartments	30	
Acquisition Price (million yen)	986		Completion Date	February 20, 2003	
PM Company	New City Estate Service K.K.		Sublease Firm	New City Leasing One Y.K.	
Special Considerations	<ol style="list-style-type: none"> The building of the trust real estate is a building under compartmentalized ownership, but the trustee owns the entire exclusive portion and there are no other owners to the compartmentalized ownership. The building coverage ratio for the land of the trust real estate, which was originally 80%, is 100% due to deregulations on commercial zones and fire-resistant buildings in fire zones. 				

Property No.: C-14 Property Name: New City Residence Yoyogi Uehara					
Property Features	The property is situated four minutes on foot from Yoyogi-uehara Station, which is a stop on the express trains on the Odakyu Line and the first station on the Tokyo Metro Chiyoda Line. The complex is comprised of apartments that face northwest. The surrounding area is a residential area lined with general housing and housing with offices centered on medium-rise condominium complexes. In addition, Yoyogi Park is in the area.				
Address	(Residential) 1-17-16 Uehara, Shibuya-ku, Tokyo		(Lot) 1-1338-17 Uehara, Shibuya-ku, Tokyo, and five other addresses		
Land	Type of Ownership	Proprietary ownership	Building	Type of Ownership	Proprietary ownership
	Site Area	486.70m ²		Use	Apartment complex and office
	Zoning	Class 2 exclusive residential zone for medium- and high-rise buildings		Construction/No. of Floors	RC 4F/B1F
	FAR/Building Coverage Ratio	300%/60%		Total Floor Space	1,051.36m ²
Trustee	Mitsubishi UFJ Trust and Banking Corporation		Leasable Floor Space	811.95m ²	
Trust Maturity Date	July 24, 2008		No. of Leasable Apartments	25	
Acquisition Price (million yen)	765		Completion Date	October 25, 2000	
PM Company	New City Estate Service K.K.		Sublease Firm	New City Leasing Two Y.K.	
Special Considerations	<ol style="list-style-type: none"> The information that appears on the public drawing kept at the registry office for the legal boundary between the land of this property and the adjacent land (lot number 1340-6) differs to the actual state (the drawing shows there is a part where the two lands are connected, but it is not connected in actuality). Confirmation on part of the boundary with the owner of the adjacent land is incomplete. A 4.8m² garbage disposal area is included in the total floor space for the building. The FAR for the land of the trust real estate, which was originally 300%, is 208% due to regulations on road frontage. 				

Property No.: C-15 Property Name: New City Residence Sendagaya					
Property Features	The property is situated nine minutes on foot from Sendagaya Station on the JR Chuo Main Line. The complex is comprised of apartments that face southeast. Jingu Gaien stands in the area. In addition, Gaienmae Station on the Tokyo Metro Ginza Line is fifteen minutes on foot via the street known as Killer Dori.				
Address	(Residential) 2-9-10 Sendagaya, Shibuya-ku, Tokyo		(Lot) 2-9-6 Sendagaya, Shibuya-ku, Tokyo, and one other address		
Land	Type of Ownership	Proprietary ownership	Building	Type of Ownership	Proprietary ownership
	Site Area	544.06m ²		Use	Apartment complex
	Zoning	Class 2 exclusive residential zone for medium- and high-rise buildings		Construction/No. of Floors	RC 4F
	FAR/Building Coverage Ratio	300%/60%		Total Floor Space	885.63m ²
Trustee	Mitsubishi UFJ Trust and Banking Corporation			Leasable Floor Space	803.03m ²
Trust Maturity Date	July 24, 2008			No. of Leasable Apartments	21
Acquisition Price (million yen)	695			Completion Date	March 15, 2000
PM Company	New City Estate Service K.K.			Sublease Firm	New City Leasing Two Y.K.
Special Considerations	The FAR for the land of the trust real estate, which was originally 300%, is 164% due to regulations on road frontage.				

Property No.: C-16 Property Name: New City Residence Shinjuku 7 Chome					
Property Features	The property is situated eight minutes on foot from Higashi-shinjuku Station on the Toei Subway Oedo Line. The complex is comprised of apartments that face either east or west. In the area are Waseda University and Tokyo Women's Medical University Hospital. In addition, Shin-okubo Station on the JR Yamanote Line, which is one station from Shinjuku, is thirteen minutes on foot.				
Address	(Residential) 7-17-16 Shinjuku, Shinjuku-ku, Tokyo		(Lot) 7-83 Shinjuku, Shinjuku-ku, Tokyo, and one other address		
Land	Type of Ownership	Proprietary ownership	Building	Type of Ownership	Proprietary ownership
	Site Area	638.08m ²		Use	Apartment complex
	Zoning	Class 1 exclusive residential zone for medium- and high-rise buildings		Construction/No. of Floors	RC 5F/B1F
	FAR/Building Coverage Ratio	300%/60%		Total Floor Space	1,113.08m ²
Trustee	Mitsubishi UFJ Trust and Banking Corporation			Leasable Floor Space	957.60m ²
Trust Maturity Date	July 24, 2008			No. of Leasable Apartments	23
Acquisition Price (million yen)	626			Completion Date	January 30, 1995
PM Company	New City Estate Service K.K.			Sublease Firm	New City Residence Two Y.K.
Special Considerations	The FAR for the land of the trust real estate, which was originally 300%, is 218.4% due to regulations on road frontage.				

Property No.: C-17 Property Name: New City Residence Ichigaya Sanaicho						
Property Features	The property is situated five minutes on foot from Ichigaya Station, which is serviced by a total of four lines: the JR Chuo Main Line, the Tokyo Metro Namboku and Yurakucho Lines, and the Toei Subway Shinjuku Line. The complex is comprised of apartments that face northwest. Despite being in central Tokyo, the area is a relatively quiet place.					
Address	(Residential) 21 Ichigaya Sanaicho, Shinjuku-ku, Tokyo		(Lot) 21-23 Ichigaya Sanaicho, Shinjuku-ku, Tokyo, and one other address			
Land	Type of Ownership	Proprietary ownership (Note)		Building	Type of Ownership	Proprietary ownership
	Site Area	427.61m ²			Use	Apartment complex
	Zoning	Class 1 residential zone			Construction/No. of Floors	RC 4F/B1F
	FAR/Building Coverage Ratio	300%/60%			Total Floor Space	978.63m ²
Trustee		Mitsubishi UFJ Trust and Banking Corporation		Leasable Floor Space	694.16m ²	
Trust Maturity Date		July 24, 2008		No. of Leasable Apartments	21	
Acquisition Price (million yen)		577		Completion Date	September 29, 2000	
PM Company	New City Estate Service K.K.		Sublease Firm	New City Leasing Two Y.K.		
Special Considerations	<ol style="list-style-type: none"> The land of the trust real estate includes a private road portion (2,333.53m²) that is under co-ownership (ratio of co-ownership: 2/31), but the portion under co-ownership of the concerned private road portion is not included in the above site area of the land. As the site of the building of the trust real estate does not pass through a public road, access to public roads is possible only via use of the private road. An agreement was entered into on March 15, 2006 to exchange part of the private road with other adjacent land and this led to a change in the shape of the concerned private road. However, there are no material negative effects on the trust real estate. 					

Property No.: C-18 Property Name: New City Residence Nihonbashi Ningyocho I						
Property Features	The property is situated approximately four minutes on foot from Ningyocho Station on the Tokyo Metro Hibiya Line, and approximately five to six minutes on foot from each of Bakurocho Station on the JR Sobu Line, Bakuro-yokoyama Station on the Toei Subway Shinjuku Line, and Higashi-nihombashi Station on the Toei Subway Asakusa Line. In addition to the convenience of quick access to four railway stations serviced by four railway lines, the building is located approximately 1.7 kilometers in direct distance from Tokyo's central business district, including Marunouchi, Otemachi, and Nihombashi, thereby providing excellent convenience. The complex is comprised of apartments that face southeast and is seen as a suitable property for business people who emphasize convenience.					
Address	(Residential) 7-15 Nihonbashi-Tomizawacho, Chuo-ku, Tokyo		(Lot) 10-19 Nihonbashi-Tomisawacho, Chuo-ku, Tokyo, and one other address			
Land	Type of Ownership	Proprietary ownership		Building	Type of Ownership	Proprietary ownership
	Site Area	245.67m ²			Use	Apartment complex
	Zoning	Commercial zone			Construction/No. of Floors	SRC 13F
	FAR/Building Coverage Ratio	600%/80%			Total Floor Space	1,923.30m ²
Trustee		Mitsubishi UFJ Trust and Banking Corporation		Leasable Floor Space	1,747.90m ²	
Trust Maturity Date		December 10, 2010		No. of Leasable Apartments	32	
Acquisition Price (million yen)		1,230		Completion Date	August 25, 2004	
PM Company	New City Estate Service K.K.		Sublease Firm	New City Leasing Six Y.K.		
Special Considerations	<ol style="list-style-type: none"> The building coverage ratio for the land of the trust real estate, which was originally 80%, is 100% due to deregulations on commercial zones and fire-resistant buildings in fire zones. The FAR for the land of the trust real estate was deregulated in the case of certain building construction pursuant to the urban planning inducements applicable to Chuo Ward. However, due to the extent of deregulations being reduced in April 2004, the building of the trust real estate is in a state that makes it a Kizon Futetikaku Kenchikubutsu (structures that conformed to the law when it was constructed but no longer conform to the law as a result of subsequent laws or amendments, but is not categorized as an illegal structure). 					

Property No.: C-19 Property Name: New City Residence Nihonbashi Ningyocho II						
Property Features	The property is situated approximately four minutes on foot from Bakuro-yokoyama Station on the Toei Subway Shinjuku Line, which is the closest station to the property, and approximately five to six minutes on foot from each of Bakurocho Station on the JR Sobu Line, Ningyocho Station on the Tokyo Metro Hibiya Line and Higashi-nihombashi Station on the Toei Subway Asakusa Line. In addition to the convenience of quick access to four railway stations serviced by four railway lines, the building is located approximately 1.7 kilometers in direct distance from Tokyo's central business district, including Marunouchi, Otemachi, and Nihombashi, thereby providing extremely high convenience. The complex is comprised of apartments that face northeast and is seen as a suitable property for business people who emphasize convenience.					
Address	(Residential) 8-12 Nohonashi Tomisawa-cho, Chuo-ku, Tokyo		(Lot) 8-13 Nohonashi Tomisawa-cho, Chuo-ku, Tokyo			
Land	Type of Ownership	Proprietary ownership		Building	Type of Ownership	Proprietary ownership
	Site Area	276.99m ²			Use	Apartment complex
	Zoning	Commercial zone			Construction/No. of Floors	SRC 12F
	FAR/Building Coverage Ratio	600%/80%			Total Floor Space	1,970.14m ²
Trustee	Mitsubishi UFJ Trust and Banking Corporation			Leasable Floor Space	1,826.80m ²	
Trust Maturity Date	December 10, 2010			No. of Leasable Apartments	38	
Acquisition Price (million yen)	1,290			Completion Date	August 18, 2004	
PM Company	New City Estate Service K.K.		Sublease Firm	New City Leasing Six Y.K.		
Special Considerations	<ol style="list-style-type: none"> The building coverage ratio for the land of the trust real estate, which was originally 80%, is 100% due to deregulations on commercial zones and fire-resistant buildings in fire zones. The FAR for the land of the trust real estate was deregulated in the case of certain building construction pursuant to the urban planning inducements applicable to Chuo Ward. However, due to the extent of deregulations being reduced in April 2004, the building of the trust real estate is in a state that makes it a Kizon Futekikaku Kenchikubutsu (structures that conformed to the law when it was constructed but no longer conform to the law as a result of subsequent laws or amendments, but is not categorized as an illegal structure). 					

Property No.: C-20 Property Name: New City Residence Shin-Ochanomizu						
Property Features	The property is situated in the Kanda Awajicho district, an area traditionally renowned for its many secondhand bookstores and high student population. In addition, the area is home to the headquarters of some of Japan's leading companies. In recent times, the Kanda Awajicho district has undergone significant development, particularly with the completion of the Jinbocho 1-Chome South District Urban Redevelopment Project. From Awajicho Station on the Tokyo Metro Marunouchi Line, which is two minutes on foot from the property and is the closest station to the property, it is one stop by rail to Otemachi Station and two stops to Tokyo Station. The complex is comprised of apartments that face either southeast or northwest.					
Address	(Residential) 2-3-4 Kanda Awajicho, Chiyoda-ku, Tokyo		(Lot) 2-3-3 Kanda Awajicho, Chiyoda-ku, Tokyo, and two other addresses			
Land	Type of Ownership	Proprietary ownership		Building	Type of Ownership	Proprietary ownership
	Site Area	237.73m ²			Use	Apartment complex
	Zoning	Commercial zone			Construction/No. of Floors	SRC 10F/B1F
	FAR/Building Coverage Ratio	600%/80% 500%/80%			Total Floor Space	1,497.01m ²
Trustee	Mitsubishi UFJ Trust and Banking Corporation			Leasable Floor Space	1,308.38m ²	
Trust Maturity Date	September 30, 2010			No. of Leasable Apartments	32	
Acquisition Price (million yen)	1,160			Completion Date	July 27, 2004	
PM Company	New City Estate Service K.K.		Sublease Firm	New City Leasing Six Y.K.		
Special Considerations	<ol style="list-style-type: none"> The building coverage ratio for the land of the trust real estate, which was originally 80%, is 100% due to deregulations on commercial zones and fire-resistant buildings in fire zones. The FAR for the land of the trust real estate varies due to differences in zoning, but the weighted average of the subject site area is 566.95% (figures are from the structural engineering report). 					

Property No.: C-21 Property Name: New City Residence Jinbocho					
Property Features	The property is situated in the Jinbocho district, which was traditionally renowned for its many secondhand bookstores and high student population, but has recently undergone significant development, particularly with the completion of the Jinbocho 1-Chome South District Urban Redevelopment Project. All apartments of the property, which is situated to the east of the development area, faces south. Otemachi Station in the central business district is one stop from Jinbocho Station on the Toei Subway Mita Line and Tokyo Metro Hanzomon Line, which is three minutes on foot from the property.				
Address	(Residential) 3-7-4 Kanda-Ogawamachi, Chiyoda-ku, Tokyo		(Lot) 3-7-4 Kanda-Ogawamachi, Chiyoda-ku, Tokyo		
Land	Type of Ownership	Proprietary ownership		Type of Ownership	Proprietary ownership
	Site Area	554.26m ²		Use	Apartment complex
	Zoning	Commercial zone		Construction/No. of Floors	SRC 12F
	FAR/Building Coverage Ratio	600%/80%		Total Floor Space	3,612.36m ²
Trustee	Mitsubishi UFJ Trust and Banking Corporation		Building	Leasable Floor Space	3,201.83m ²
Trust Maturity Date	October 28, 2010			No. of Leasable Apartments	65
Acquisition Price (million yen)	2,803			Completion Date	September 7, 2004
PM Company	New City Estate Service K.K.			Sublease Firm	New City Estate Service K.K.
Special Considerations	The building coverage ratio for the land of the trust real estate, which was originally 80%, is 100% due to deregulations on commercial zones and fire-resistant buildings in fire zones.				

Property No.: C-22 Property Name: New City Residence Nihonbashi Ningyocho III					
Property Features	The property is situated approximately three to four minutes on foot from each of Bakuro-yokoyama Station on the Toei Subway Shinjuku Line, Higashi-nihombashi Station on the Toei Subway Asakusa Line and Bakurocho Station on the JR Sobu Line, and approximately seven minutes on foot from Ningyocho Station on the Tokyo Metro Hibiya Line. The complex is comprised of apartments that face northeast. In addition to the convenience of quick access to four railway stations serviced by four railway lines, the property is located approximately 1.7 kilometers in direct distance from Tokyo's central business district including Marunouchi, Otemachi, and Nihombashi, thereby providing significant convenience.				
Address	(Residential) 12-11 Nihonbashi-Tomisawacho, Chuo-ku, Tokyo		(Lot) 7-11 Nihonbashi-Tomisawacho, Chuo-ku, Tokyo, and three other addresses		
Land	Type of Ownership	Proprietary ownership		Type of Ownership	Proprietary ownership
	Site Area	387.12m ²		Use	Apartment complex
	Zoning	Commercial zone		Construction/No. of Floors	RC 10F
	FAR/Building Coverage Ratio	480%/80%		Total Floor Space	2,539.30m ²
Trustee	Mitsubishi UFJ Trust and Banking Corporation		Building	Leasable Floor Space	2,117.46m ²
Trust Maturity Date	February 3, 2011			No. of Leasable Apartments	63
Acquisition Price (million yen)	1,662			Completion Date	December 20, 2004
PM Company	New City Estate Service K.K.			Sublease Firm	New City Estate Service K.K.
Special Considerations	The FAR for the land of the trust real estate, which was originally 480%, is 576.00% due to deregulations pursuant to the urban planning inducements applicable to Chuo Ward.				

Property No.: C-23 Property Name: New City Residence Jinbocho II					
Property Features	The property is a condominium complex comprised of Single Type units that face south with Jinbocho Station on the Tokyo Metro Hanzomon Line and the Toei Subway Shinjuku Line as its closest station (approximately four minutes on foot). Despite being located in the downtown area, the property offers considerable lifestyle convenience, situated in close proximity to shops, hospitals, and government offices. This is an area that provides functional urban living ideal for primarily singles and DINKs.				
Address	(Residential) 2-40-8 Kanda Jinbocho, Chiyoda-ku, Tokyo		(Lot) 2-40-8 Kanda Jinbocho, Chiyoda-ku, Tokyo		
Land	Type of Ownership	Proprietary ownership	Building	Type of Ownership	Proprietary ownership
	Site Area	340.26m ²		Use	Apartment complex
	Zoning	Commercial zone		Construction/No. of Floors	RC 11F
	FAR/Building Coverage Ratio	500%/80%		Total Floor Space	1,830.23m ²
Trustee	Mizuho Trust & Banking Co., Ltd.			Leasable Floor Space	1,628.80m ²
Trust Maturity Date	June 30, 2013			No. of Leasable Apartments	60
Acquisition Price (million yen)	1,470			Completion Date	May 7, 2004
PM Company	New City Estate Service K.K.			Sublease Firm	New City Estate Service K.K.
Special Considerations	The building coverage ratio for the land of the trust real estate, which was originally 80%, is 100% due to deregulations on commercial zones and fire-resistant buildings in fire zones.				

Property No.: C-24 Property Name: New City Residence Ginza East III					
Property Features	The property is a condominium complex comprised primarily of Single Type units that face either northeast or southwest with Shintomicho Station on the Tokyo Metro Yurakucho Line and Hatchobori Station on the Tokyo Metro Hibiya Line and the JR Keiyo Line as its closest stations (approximately four minutes on foot). The property is situated in an area that maintains much of its old town feel, while also offering excellent access to various places in the city. The surrounding area is home to lifestyle convenience facilities such as shops, hospitals, and government offices.				
Address	(Residential) 2-8-8 Irfune, Chuo-ku, Tokyo		(Lot) 2-15-2 Irfune, Chuo-ku, Tokyo, and two other addresses		
Land	Type of Ownership	Proprietary ownership	Building	Type of Ownership	Proprietary ownership
	Site Area	189.01m ²		Use	Apartment complex
	Zoning	Commercial zone		Construction/No. of Floors	SRC 12F
	FAR/Building Coverage Ratio	500%/80%		Total Floor Space	1,116.75m ²
Trustee	Mizuho Trust & Banking Co., Ltd.			Leasable Floor Space	972.51m ²
Trust Maturity Date	June 30, 2013			No. of Leasable Apartments	41
Acquisition Price (million yen)	841			Completion Date	June 1, 2004
PM Company	New City Estate Service K.K.			Sublease Firm	New City Estate Service K.K.
Special Considerations	<ol style="list-style-type: none"> The building coverage ratio for the land of the trust real estate, which was originally 80%, is 100% due to deregulations on commercial zones and fire-resistant buildings in fire zones. The FAR for the land of the trust real estate was deregulated in the case of certain building construction pursuant to the urban planning inducements applicable to Chuo Ward. However, due to the extent of deregulations being reduced in April 2004, the building of the trust real estate is in a state that makes it a Kizon Futekikaku Kenchikubutsu (structures that conformed to the law when it was constructed but no longer conform to the law as a result of subsequent laws or amendments, but is not categorized as an illegal structure). 				

Property No.: C-25 Property Name: New City Residence Shinjuku Gyoen I					
Property Features	The property is a condominium complex comprised of Single Type and Urban Family Type units that face southwest located approximately three minutes on foot from Shinjuku-sanchome Station on the Toei Subway Shinjuku Line, approximately four minutes on foot from Shinjuku-gyoenmae Station on the Tokyo Metro Marunouchi Line, and approximately ten minutes on foot from Shinjuku Station on the JR, Odakyu, and Tokyo Metro Marunouchi Lines. The area is comprised of a mix of retail and residential facilities, including condominium complexes, shops, and office buildings. The property is under a master lease agreement over the entire building with DYNACITY Corporation, ensuring a guaranteed rent income to NCRI.				
Address	(Residential) 2-14-4 Shinjuku, Shinjuku-ku, Tokyo		(Lot) 2-14-3 Shinjuku, Shinjuku-ku, Tokyo		
Land	Type of Ownership	Proprietary ownership	Building	Type of Ownership	Compartmentalized ownership
	Site Area	643.53m ²		Use	Apartment complex
	Zoning	Commercial zone		Construction/No. of Floors	SRC 15F
	FAR/Building Coverage Ratio	700%/80%		Total Floor Space	3,891.30m ²
Trustee	Shinsei Trust & Banking Co., Ltd.		Leasable Floor Space	3,594.16m ²	
Trust Maturity Date	July 31, 2013		No. of Leasable Apartments	108	
Acquisition Price (million yen)	3,140		Completion Date	September 3, 2003	
PM Company	New City Estate Service K.K.		Sublease Firm	New City Estate Service K.K.	
Special Considerations	<ol style="list-style-type: none"> The building of the trust real estate is a building under compartmentalized ownership, but the trustee owns the entire exclusive portion and there are no other owners to the compartmentalized ownership. The building coverage ratio for the land of the trust real estate, which was originally 80%, is 100% due to deregulations on commercial zones and fire-resistant buildings in fire zones. 				

Property No.: C-26 Property Name: New City Residence Sasazuka					
Property Features	The property is a condominium complex comprised primarily of Urban Family Type units that face either west or south located approximately four minutes on foot from Sasazuka Station on the Keio Line. The building offers lifestyle conveniences and easy access to various modes of transportation. Demand is expected from businesspeople who emphasize close proximity to Shinjuku and other urban centers, and from students who commute to and from the universities, technical schools and other educational facilities.				
Address	(Residential) 1-61-17 Sasazuka, Shibuya-ku, Tokyo		(Lot) 1-61-7 Sasazuka, Shibuya-ku, Tokyo, and one other address		
Land	Type of Ownership	Proprietary ownership	Building	Type of Ownership	Proprietary ownership
	Site Area	909.33m ²		Use	Apartment complex
	Zoning	Commercial zone		Construction/No. of Floors	RC 10F
	FAR/Building Coverage Ratio (designated zoning)	500%/80% 400%/80%		Total Floor Space	4,263.10m ²
Trustee	Mitsubishi UFJ Trust and Banking Corporation		Leasable Floor Space	3,701.70m ²	
Trust Maturity Date	July 31, 2013		No. of Leasable Apartments	90	
Acquisition Price (million yen)	3,050		Completion Date	September 7, 2004	
PM Company	New City Estate Service K.K.		Sublease Firm	New City Estate Service K.K.	
Special Considerations	<ol style="list-style-type: none"> The building coverage ratio for the land of the trust real estate, which was originally 80%, is 100% due to deregulations on commercial zones and fire-resistant buildings in fire zones. The FAR for the land of the trust real estate varies due to differences in zoning, but the weighted average of the subject site area is 445.18% (figures are from the structural engineering report). 				

Property No.: C-27 Property Name: New City Residence Takanawadai					
Property Features	The property is a condominium complex comprised primarily of Urban Family Type units that face south located approximately four minutes on foot from Takanawadai Station on the Toei Subway Asakusa Line. With the presence of the Takanawa Prince Hotel and Meiji Gakuin University, the area boasts a relaxed environment with an air of academia. In the surrounding area are educational facilities, including elementary and junior high schools, and a neighborhood-shopping district near Takanawadai Station, offering convenience for commuting to work/school, shopping and other lifestyle conveniences.				
Address	(Residential) 3-4-12 Takanawa, Minato-ku, Tokyo		(Lot) 3-2-14 Takanawa, Minato-ku, Tokyo		
Land	Type of Ownership	Proprietary ownership	Building	Type of Ownership	Proprietary ownership
	Site Area	242.9m ²		Use	Apartment complex
	Zoning	Commercial zone		Construction/No. of Floors	RC 9F
	FAR/Building Coverage Ratio	500%/80%		Total Floor Space	1,506.50m ²
Trustee	Mitsubishi UFJ Trust and Banking Corporation			Leasable Floor Space	1,147.44m ²
Trust Maturity Date	July 31, 2013			No. of Leasable Apartments	32
Acquisition Price (million yen)	1,180			Completion Date	February 23, 2004
PM Company	New City Estate Service K.K.			Sublease Firm	New City Estate Service K.K.
Special Considerations	The building coverage ratio for the land of the trust real estate, which was originally 80%, is 100% due to deregulations on commercial zones and fire-resistant buildings in fire zones.				

Property No.: C-28 Property Name: New City Residence Nihonbashi Ningyocho IV					
Property Features	The property is a condominium complex comprised of Single Type units that face northwest located approximately two minutes on foot from Bakuro-yokoyama Station on the Toei Subway Shinjuku Line, approximately four minutes on foot from Bakurocho Station on the JR Sobu Line, and approximately three minutes on foot from Higashi-nihombashi Station on the Toei Subway Asakusa Line. With access to three stations serviced by three railway lines, the location offers considerable convenience in terms of transportation and other lifestyle amenities. Demand is expected from businesspeople, working households and other individuals with preferences for convenience and easy access to the downtown. The property is currently rented en bloc as a corporate residence.				
Address	(Residential) 3-5-6 Higashi-Nihonbashi, Chuo-ku, Tokyo		(Lot) 3-4-3 Higashi-Nihonbashi, Chuo-ku, Tokyo		
Land	Type of Ownership	Proprietary ownership	Building	Type of Ownership	Compartmentalized ownership
	Site Area	204.92m ²		Use	Apartment complex
	Zoning	Commercial zone		Construction/No. of Floors	SRC 13F
	FAR/Building Coverage Ratio	600%/80%		Total Floor Space	1,232.04m ²
Trustee	Mitsubishi UFJ Trust and Banking Corporation			Leasable Floor Space	1,105.20m ²
Trust Maturity Date	July 31, 2013			No. of Leasable Apartments	48
Acquisition Price (million yen)	842			Completion Date	April 22, 2003
PM Company	New City Estate Service K.K.			Sublease Firm	New City Estate Service K.K.
Special Considerations	<ol style="list-style-type: none"> The building of the trust real estate is a building under compartmentalized ownership, but the trustee owns the entire exclusive portion and there are no other owners to the compartmentalized ownership. The building coverage ratio for the land of the trust real estate, which was originally 80%, is 100% due to deregulations on commercial zones and fire-resistant buildings in fire zones. 				

Property No.: C-29 Property Name: New City Residence Shinjuku Gyoen II					
Property Features	The property is a condominium complex comprised of Single Type units that face southeast located in the eastern part of Shinjuku Ward approximately five minutes on foot to Shinjuku-gyoen Station on the Tokyo Metro Marunouchi Line, nine minutes on foot to Shinjuku-sancho Station on the Toei Subway Shinjuku Line, and sixteen minutes on foot to Shinjuku Station on JR and numerous other subway and train lines. While being in an area where the surrounding area is lined with condominium complexes, etc. and an area that is within walking distance of Shinjuku Station, the area has a lively residential environment. The property is under a master lease agreement over the entire building with Joint Rent Co., Ltd., ensuring a guaranteed income to NCRI.				
Address	(Residential) 1-29-15 Shinjuku, Shinjuku-ku, Tokyo		(Lot) 1-29-23 Shinjuku, Shinjuku-ku, Tokyo		
Land	Type of Ownership	Proprietary ownership	Building	Type of Ownership	Proprietary ownership
	Site Area	152.72m ²		Use	Apartment complex
	Zoning	Commercial zone		Construction/No. of Floors	RC 10F
	FAR/Building Coverage Ratio	600%/80%		Total Floor Space	943.62m ²
Trustee	Mitsubishi UFJ Trust and Banking Corporation		Leasable Floor Space	668.79m ²	
Trust Maturity Date	July 31, 2013		No. of Leasable Apartments	27	
Acquisition Price (million yen)	580		Completion Date	March 26, 2004	
PM Company	New City Estate Service K.K.		Sublease Firm	New City Estate Service K.K.	
Special Considerations	<ol style="list-style-type: none"> The building coverage ratio for the land of the trust real estate, which was originally 80%, is 100% due to deregulations on commercial zones and fire-resistant buildings in fire zones. The FAR for the land of the trust real estate, which was originally 600%, is 482% due to regulations on road frontage and deregulations on Tokutei Doro (roads with widths of 15 meters or more). 				

Property No.: C-30 Property Name: New City Residence Ginza East IV					
Property Features	The property is a condominium complex comprised of Single Type units that face south located approximately two minutes on foot from Shintomicho Station on the Tokyo Metro Yurakucho Line and approximately eight minutes on foot from Hatchobori Station on the JR Keiyo Line and Tokyo Metro Hibiya Line. With access to the two stations among other factors, the property boasts favorable convenience in terms of lifestyle and transportation. Demand is expected from businesspeople, working households and other individuals with preferences for convenience and easy access to the downtown.				
Address	(Residential) 3-10-8 Irifune, Chuo-ku, Tokyo		(Lot) 3-19-13 Irifune, Chuo-ku, Tokyo		
Land	Type of Ownership	Proprietary ownership	Building	Type of Ownership	Compartmentalized ownership
	Site Area	132.24m ²		Use	Apartment complex
	Zoning	Commercial zone		Construction/No. of Floors	SRC 11F
	FAR/Building Coverage Ratio	500%/80%		Total Floor Space	788.96m ²
Trustee	Mitsubishi UFJ Trust and Banking Corporation		Leasable Floor Space	681.00m ²	
Trust Maturity Date	July 31, 2013		No. of Leasable Apartments	20	
Acquisition Price (million yen)	510		Completion Date	December 8, 2003	
PM Company	New City Estate Service K.K.		Sublease Firm	New City Estate Service K.K.	
Special Considerations	<ol style="list-style-type: none"> The building of the trust real estate is a building under compartmentalized ownership, but the trustee owns the entire exclusive portion and there are no other owners to the compartmentalized ownership. The building coverage ratio for the land of the trust real estate, which was originally 80%, is 100% due to deregulations on commercial zones and fire-resistant buildings in fire zones. The FAR for the land of the trust real estate was deregulated in the case of certain building construction pursuant to the urban planning inducements applicable to Chuo Ward. However, due to the extent of deregulations being reduced in April 2004, the building of the trust real estate is in a state that makes it a Kizon Futekikaku Kenchikubutsu (structures that conformed to the law when it was constructed but no longer conform to the law as a result of subsequent laws or amendments, but is not categorized as an illegal structure). 				

Property No.: C-31 Property Name: New City Residence Takanawadai II					
Property Features	The property is a condominium complex comprised primarily of Urban Family Type units that face either east or west located approximately four-minutes on foot from Takanawadai Station on the Toei Subway Asakusa Line. The surrounding area is a residential area that can trace their roots back to Edo-era samurai residences. Nearby are Takanawa Prince Hotel and Meiji Gakuin University, creating a relaxed environment with an air of academia. Within walking distance of the property are educational facilities, including elementary and junior high schools, and a neighborhood-shopping district near Takanawadai Station, offering convenience for commuting to work/school, shopping and other lifestyle conveniences.				
Address	(Residential) 3-5-6 Takanawa, Minato-ku, Tokyo		(Lot) 3-2-59 Takanawa, Minato-ku, Tokyo		
Land	Type of Ownership	Proprietary ownership	Building	Type of Ownership	Proprietary ownership
	Site Area	545.68m ²		Use	Apartment complex and parking lot
	Zoning	Class 1 residential zone		Construction/No. of Floors	RC 6F/B1F
	FAR/Building Coverage Ratio	300%/60%		Total Floor Space	1,881.63m ²
Trustee	Mizuho Trust & Banking Co., Ltd.		Leasable Floor Space	1,567.84m ²	
Trust Maturity Date	September 30, 2013		No. of Leasable Apartments	40	
Acquisition Price (million yen)	1,530		Completion Date	September 7, 2004	
PM Company	New City Estate Service K.K.		Sublease Firm	New City Estate Service K.K.	
Special Considerations	The FAR for the land of the trust real estate, which was originally 300%, is 237.2% due to regulations on road frontage.				

Property No.: C-32 Property Name: New City Residence Minami Azabu					
Property Features	The property is a condominium complex comprised primarily of Urban Family Type units that face south located approximately eight minutes on foot from Azabu-juban Station on the Tokyo Metro Namboku Line and the Toei Subway Oedo Line. Convenience in terms of transportation is favorable with Roppongi Station reachable in one stop or two minutes and Shinjuku Station in approximately twelve minutes from Azabu-juban Station. The Minami Azabu area where the property stands is known as one of the city's leading luxury residential areas with a number of luxury residences that cater to the wealthy and foreign clientele. The area also has prestigious restaurant retreats.				
Address	(Residential) 2-2-27 Minami-Azabu, Minato-ku, Tokyo		(Lot) 2-3-18 Minami-Azabu, Minato-ku, Tokyo		
Land	Type of Ownership	Proprietary ownership	Building	Type of Ownership	Proprietary ownership
	Site Area	304.80m ²		Use	Apartment complex
	Zoning	Quasi industrial zone		Construction/No. of Floors	RC 6F
	FAR/Building Coverage Ratio	400%/60%		Total Floor Space	962.57m ²
Trustee	Mizuho Trust & Banking Co., Ltd.		Leasable Floor Space	882.67m ²	
Trust Maturity Date	September 30, 2013		No. of Leasable Apartments	24	
Acquisition Price (million yen)	840		Completion Date	July 27, 2004	
PM Company	New City Estate Service K.K.		Sublease Firm	New City Estate Service K.K.	
Special Considerations	<ol style="list-style-type: none"> Confirmation on part of the boundary with the owner of the adjacent land is incomplete. The building coverage ratio for the land of the trust real estate, which was originally 60%, is 80% due to deregulations as it is designated as a corner plot and for fire-resistant buildings in a fire zone. The FAR for the land of the trust real estate, which was originally 400%, is 330.36% due to regulations on road frontage. 				

Property No.: C-33 Property Name: New City Residence Minami Azabu East					
Property Features	The property is a condominium complex comprised of Single Type units located approximately six minutes on foot from Azabu-juban Station on the Tokyo Metro Namboku Line and Toei Subway Oedo Line. The district the property is located in is about the center of Minato Ward, which is comprised of Minami Azabu and Moto Azabu centering on Azabu Juban 1-4 chome. The commercial arcade developed from the Edo era and it was the most prosperous town to the south of Edo Castle at the time. When the country was opened to the outside at the end of the Shogunate, the American Consulate was located here and in the Meiji era the consulates and embassies of many other countries were built here. As a result, there are still many foreign residents and it is a truly international town. The Azabu-juban Station was opened a few years ago, which enabled the use of two subway routes. This added transport convenience to the traditional district images and reputation and presently it has become a highly preferred residential area.				
Address	(Residential) 1-5-31 Minami-Azabu, Minato-ku, Tokyo		(Lot) 1-41-1 Minami-Azabu, Minato-ku, Tokyo		
Land	Type of Ownership	Proprietary ownership	Building	Type of Ownership	Proprietary ownership
	Site Area	389.48m ²		Use	Apartment complex
	Zoning	Quasi industrial zone		Construction/No. of Floors	RC 9F
	FAR/Building Coverage Ratio	400%/60%		Total Floor Space	1,641.85m ²
Trustee	Mizuho Trust & Banking Co., Ltd.		Leasable Floor Space	1,217.92m ²	
Trust Maturity Date	December 31, 2015		No. of Leasable Apartments	40	
Acquisition Price (million yen)	1,260		Completion Date	September 28, 2005	
PM Company	New City Estate Service K.K.		Sublease Firm	New City Living K.K.	
Special Considerations	<ol style="list-style-type: none"> The building coverage ratio for the land of the trust real estate, which was originally 60%, is 70% as it is a fire-resistant building in a fire zone. The FAR for the land of the trust real estate, which was originally 400%, is 330.36% due to regulations on the width of the road to the west of the property. 				

Property No.: C-36 Property Name: New City Residence Takanawa					
Property Features	The property is a condominium complex comprised primarily of Urban Family Type units located approximately one minute on foot from Sengakuji Station on the Toei Subway Asakusa Line. The property is located in a district along National Route No. 15 (Dai-Ichi Keihin) where there is a mixture of medium- to high-rise buildings that include office and retail buildings as well as condominium complexes and such. This property was recently built and constructed with so-called "for-sale specifications," meaning that both the design and quality are good. The size and facilities of each apartment surpass the standard level for rental properties. The property is expected to enjoy strong rental demand among business people who emphasize access convenience and other location factors, and the DINKs and family segments that desire proximity to the center of Tokyo and a good living environment. These factors convince NCRI that the property will be able to maintain its competitiveness in the medium- to long-term.				
Address	(Residential) 2-17-12 Takanawa, Minato-ku, Tokyo		(Lot) 2-147 Takanawa, Minato-ku, Tokyo, and nine other addresses		
Land	Type of Ownership	Proprietary ownership and leasehold rights	Building	Type of Ownership	Proprietary ownership
	Site Area	2,814.14m ²		Use	Apartment complex
	Zoning	Commercial zone, fire zone and class 1 residential zone		Construction/No. of Floors	SRC 12F/B1F
	FAR/Building Coverage Ratio	600%/80% 400%/60% 300%/60%		Total Floor Space	14,216.78m ²
Trustee	Mizuho Trust & Banking Co., Ltd.		Leasable Floor Space	10,408.26m ²	
Trust Maturity Date	January 31, 2014		No. of Leasable Apartments	169	
Acquisition Price (million yen)	10,995		Completion Date	August 4, 2005	
PM Company	New City Estate Service K.K.		Sublease Firm	New City Living K.K.	
Special Considerations	<ol style="list-style-type: none"> The building coverage ratio for the land of the trust real estate varies due to differences in zoning, but is 73.78% based on a weighted average of the subject site area coupled with deregulation measures (figures are from the structural engineering report). The FAR for the land of the trust real estate varies due to differences in zoning, but the weighted average of the subject site area is 382.79% (figures are from the structural engineering report). The initial consignor has already agreed to the public-private boundary with the road to the north of the property, but the owner of the adjacent land to the east of the property (Hotel Tokyo K.K.) has not agreed to the public-private boundary. Thus, a part of the public-private boundary of the property is incomplete. 				

Property No.: M-1 Property Name: New City Residence Meguro Mita					
Property Features	The property is situated seven minutes on foot from Meguro Station and ten minutes on foot from Ebisu Station, which is serviced by a total of four railway lines, including the JR Yamanote Line and Tokyu Meguro Line. The complex is comprised of apartments that face either southwest or northeast. The surrounding area has large-scale buildings like the redevelopment project Yebisu Garden Place and Arco Tower with Meguro Gajoen on the one hand, while nature remains on the other with Rinshi No Mori Park, the Institute for Nature Study, etc.				
Address	(Residential) 1-7-13 Mita, Meguro-ku, Tokyo		(Lot) 1-55-1 Mita, Meguro-ku, Tokyo, and two other addresses		
Land	Type of Ownership	Proprietary ownership	Building	Type of Ownership	Proprietary ownership
	Site Area	1,866.39m ²		Use	Office, apartment complex and parking lot
	Zoning	Class 1 residential zone		Construction/No. of Floors	RC 6F/B1F
	FAR/Building Coverage Ratio	300%/60%		Total Floor Space	7,347.97m ²
Trustee		Mizuho Trust & Banking Co., Ltd.		Leasable Floor Space	5,264.94m ²
Trust Maturity Date		March 10, 2009		No. of Leasable Apartments	41
Acquisition Price (million yen)		6,066		Completion Date	September 30, 2002
PM Company	New City Estate Service K.K.			Sublease Firm	New City Leasing Five Y.K.
Special Considerations	None				

Property No.: M-2 Property Name: New City Residence Todoroki					
Property Features	The property is situated seven minutes on foot from Todoroki Station on the Tokyu Oimachi Line, which is a railway line that also stops at Futako-tamagawa Station, which is also serviced by the Tokyu Denentoshi Line, and Jiyugaoka Station, which is also serviced by the Tokyu Toyoko Line. Much of the surrounding environment has been designated a class 1 exclusive residential zone for low-rise buildings and maintains a relatively favorable residential environment. The complex is comprised of apartments that face southwest. The Yazawa River that is known for the Todoroki Valley flows to the north of the property.				
Address	(Residential) 1-16-7 Nakamachi, Setagaya-ku, Tokyo		(Lot) 1-40-3 Nakamachi, Setagaya-ku, Tokyo, and one other address		
Land	Type of Ownership	Proprietary ownership	Building	Type of Ownership	Compartmentalized ownership
	Site Area	3,660.77m ²		Use	Apartment complex
	Zoning	Class 1 exclusive residential zone for low-rise buildings		Construction/No. of Floors	RC 3F/B2F
	FAR/Building Coverage Ratio	100%/50%		Total Floor Space	3,905.32m ²
Trustee		Mizuho Trust & Banking Co., Ltd.		Leasable Floor Space	2,863.78m ²
Trust Maturity Date		July 22, 2008		No. of Leasable Apartments	22
Acquisition Price (million yen)		1,850		Completion Date	March 29, 1993
PM Company	New City Estate Service K.K.			Sublease Firm	New City Leasing One Y.K.
Special Considerations	<ol style="list-style-type: none"> The building of the trust real estate is a building under compartmentalized ownership, but the trustee owns the entire exclusive portion and there are no other owners to the compartmentalized ownership. The building coverage ratio for the land of the trust real estate, which was originally 50%, is 40% due to regulations related to being designated a class 2 nature preservation zone. A portion (lot number 40-3; 802.89m²) of the land of the trust real estate is being used gratis as a park by Setagaya Ward based on an agreement with the Ward for use and lease of the land. In addition, the Ward is able to set up facilities the Ward requires for the portion of the land to be used as a park. Lot number 40-3 that is the land of the trust real estate is a Mudoro Chi (land that is not directly connected to a road) and thus, in principle, is not considered to be the site of the building. However, based on certain conditions such as the use and lease of the land mentioned in 3. above, the establishment of a river bridge and the setting of a road for the purpose of managing the park mentioned in 3. above, the building was constructed having obtained the approval of Setagaya Ward for application of the building coverage ratio and FAR that includes lot number 40-3 as part of the site of the building. Consequently, discussions will need to be held with Setagaya Ward once again when reconstruction is to be conducted in the future. 				

Property No.: M-3 Property Name: New City Residence Honjo Azumabashi					
Property Features	The property is situated nine minutes on foot from Honjo-azumabashi Station on the Toei Subway Asakusa Line and eighteen minutes on foot from Kinshicho Station on the JR Sobu Line and Tokyo Metro Hanzomon Line. The complex is comprised of apartments that face either east or west. The property is blessed with excellent access to Nihombashi, Shimbashi, Shiodome and other business districts from the station closest to the property. The area is lined with educational facilities, including elementary and junior high schools, supermarkets and banks among other facilities and thus the land can be said to be relatively convenient in terms of access and lifestyle.				
Address	(Residential) 3-7-11 Honjo, Sumida-ku, Tokyo		(Lot) 3-18-4 Honjo, Sumida-ku, Tokyo, and one other address		
Land	Type of Ownership	Proprietary ownership	Building	Type of Ownership	Proprietary ownership
	Site Area	545.83m ²		Use	Apartment complex
	Zoning	Commercial zone and quasi industrial zone		Construction/No. of Floors	SRC RC 14F
	FAR/Building Coverage Ratio	500%/80% 300%/60%		Total Floor Space	2,540.32m ²
Trustee	Mitsubishi UFJ Trust and Banking Corporation		Leasable Floor Space	2,255.87m ²	
Trust Maturity Date	January 19, 2009		No. of Leasable Apartments	35	
Acquisition Price (million yen)	1,122		Completion Date	September 30, 2003	
PM Company	New City Estate Service K.K.		Sublease Firm	New City Leasing Four Y.K.	
Special Considerations	<ol style="list-style-type: none"> The FAR/building coverage ratio for the land of the trust real estate varies due to differences in zoning, but the weighted average of the subject site area is 431.51% and 89.72%, respectively (figures are from the structural engineering report). The road facing to the east of the land of the trust real estate has been designated a road authorized under the City Planning Law and a portion (103.23m²) of the land is located within the road authorized under the City Planning Law. 				

Property No.: M-4 Property Name: New City Residence Kitazawa					
Property Features	The property is situated five minutes on foot from Ikenoue Station on the Keio Inokashira Line, seven minutes on foot from Higashi-kitazawa Station on the Odakyu Line and twelve minutes on foot from Shimo-kitazawa Station, which is a stop on the express trains on the Odakyu Line and Inokashira Line. Thus, the property is accessible via three stations serviced by two railway lines. The complex is comprised of apartments that face southwest. The area has been designated a class 1 exclusive residential zone for low-rise buildings and is a region that maintains a relatively favorable residential environment.				
Address	(Residential) 1-15-5 Kitazawa, Setagaya-ku, Tokyo		(Lot) 1-452-25 Kitazawa, Setagaya-ku, Tokyo		
Land	Type of Ownership	Proprietary ownership	Building	Type of Ownership	Proprietary ownership
	Site Area	888.67m ²		Use	Apartment complex and parking lot
	Zoning	Class 1 exclusive residential zone for low-rise buildings		Construction/No. of Floors	RC 4F
	FAR/Building Coverage Ratio	150%/50%		Total Floor Space	1,662.45m ²
Trustee	Mizuho Trust & Banking Co., Ltd.		Leasable Floor Space	1,220.16m ²	
Trust Maturity Date	March 10, 2009		No. of Leasable Apartments	15	
Acquisition Price (million yen)	1,070		Completion Date	January 8, 2002	
PM Company	New City Estate Service K.K.		Sublease Firm	New City Leasing Five Y.K.	
Special Considerations	None				

Property No.: M-5 Property Name: New City Residence Meguro						
Property Features	The property is situated fifteen minutes on foot from Meguro Station, which is serviced by a total of four railway lines, including the JR Yamanote Line. The complex is comprised of apartments that face west. Meguro River flows to the east of the property and along the river is a tree-lined street planted with about 830 cherry blossom trees.					
Address	(Residential) 2-1-13 Meguro, Meguro-ku, Tokyo		(Lot) 2-768-1 Meguro, Meguro-ku, Tokyo, and two other addresses			
Land	Type of Ownership	Proprietary ownership		Building	Type of Ownership	Proprietary ownership
	Site Area	565.45m ²			Use	Apartment complex
	Zoning	Class 1 residential zone			Construction/No. of Floors	RC 7F
	FAR/Building Coverage Ratio	300%/60%			Total Floor Space	1,518.00m ²
Trustee	Mitsubishi UFJ Trust and Banking Corporation		Leasable Floor Space		1,414.73m ²	
Trust Maturity Date	July 24, 2008		No. of Leasable Apartments		26	
Acquisition Price (million yen)	1,050		Completion Date		April 11, 2000	
PM Company	New City Estate Service K.K.		Sublease Firm	New City Leasing Two Y.K.		
Special Considerations	The FAR for the land of the trust real estate, which was originally 300%, is 290.8% due to regulations on road frontage.					

Property No.: M-6 Property Name: New City Residence Senzokukoen						
Property Features	The property is situated five minutes on foot from Kitasenzoku Station on the Tokyu Oimachi Line. The complex is comprised of apartments that face south. The area has been designated a class 1 exclusive residential zone for low-rise buildings and is a region that maintains a relatively favorable residential environment centered on stand-alone housing. Senzoku Pond Park is in the area.					
Address	(Residential) 2-11-1 Minami Senzoku, Ota-ku, Tokyo		(Lot) 2-200 Minami Senzoku, Ota-ku, Tokyo			
Land	Type of Ownership	Proprietary ownership		Building	Type of Ownership	Compartmentalized ownership
	Site Area	1,826.66m ²			Use	Apartment complex
	Zoning	Class 1 exclusive residential zone for low-rise buildings			Construction/No. of Floors	RC 3F
	FAR/Building Coverage Ratio	100%/50%			Total Floor Space	1,818.62m ²
Trustee	Mitsubishi UFJ Trust and Banking Corporation		Leasable Floor Space		1,608.40m ²	
Trust Maturity Date	July 24, 2008		No. of Leasable Apartments		19	
Acquisition Price (million yen)	921		Completion Date		April 12, 1995	
PM Company	New City Estate Service K.K.		Sublease Firm	New City Leasing Two Y.K.		
Special Considerations	<ol style="list-style-type: none"> 1. The building of the trust real estate is a building under compartmentalized ownership, but the trustee owns the entire exclusive portion and there are no other owners to the compartmentalized ownership. 2. The building coverage ratio for the land of the trust real estate, which was originally 50%, is 40% due to regulations related to being designated a class 2 nature preservation zone. 					

Property No.: M-7 Property Name: New City Residence Kyodo					
Property Features	The property is situated ten minutes on foot from Kyodo Station, which is a stop on the semi express trains on the Odakyu Line. The complex is comprised of apartments that face south. With the ward-run Minami Park, Minamidai Park, Karasuyamagawa Nature Path, etc. in the area, as well as other facilities like the Chitose Post Office and Kyodo store of the large supermarket Life, the area boasts outstanding convenience in terms of lifestyle.				
Address	(Residential) 5-33-13 Kyodo, Setagaya-ku, Tokyo		(Lot) 5-729-1 Kyodo, Setagaya-ku, Tokyo, and one other address		
Land	Type of Ownership	Proprietary ownership	Building	Type of Ownership	Proprietary ownership
	Site Area	1,056.06m ²		Use	Office and apartment complex
	Zoning	Quasi industrial zone		Construction/No. of Floors	RC 5F
	FAR/Building Coverage Ratio	200%/60%		Total Floor Space	1,941.93m ²
Trustee		Mizuho Trust & Banking Co., Ltd.		Leasable Floor Space	1,621.24m ²
Trust Maturity Date		February 19, 2009		No. of Leasable Apartments	24
Acquisition Price (million yen)		715		Completion Date	May 2, 1989
PM Company	New City Estate Service K.K.			Sublease Firm	New City Leasing Four Y.K.
Special Considerations	Concerning the entire land of lot number 729-9 of the trust real estate, an easement is in place, settled and registered gratis to provide access benefits to 5-729-5 and 5-729-6 Kyodo, Setagaya-ku that are owned by a third party. In addition, in regards to the concerned 5-729-5 and 5-729-6 Kyodo, Setagaya-ku that are owned by a third party, an easement is in place, settled and registered gratis to provide access benefits to the entire land of lot number 729-1 and 729-9 that are the land of the trust real estate.				

Property No.: M-8 Property Name: New City Residence Monzennakacho					
Property Features	The property is situated five or six minutes on foot from Mozen-nakacho Station on each of the Tokyo Metro Tozai Line and Toei Subway Oedo Line. The property is surrounded by a scattering of housing that are combined with retail portions as well as condominiums and office buildings that have retail portions centering on medium-rise condominium complexes. The property is currently rented en bloc as a corporate residence.				
Address	(Residential) 1-17-12 Fukuzumi, Koto-ku, Tokyo		(Lot) 1-2-1 Fukuzumi, Koto-ku, Tokyo, and two other addresses		
Land	Type of Ownership	Proprietary ownership	Building	Type of Ownership	Proprietary ownership
	Site Area	187.56m ²		Use	Apartment complex
	Zoning	Commercial zone		Construction/No. of Floors	RC 9F
	FAR/Building Coverage Ratio	500%/80%		Total Floor Space	1,212.17m ²
Trustee		Mitsubishi UFJ Trust and Banking Corporation		Leasable Floor Space	887.94m ²
Trust Maturity Date		April 27, 2009		No. of Leasable Apartments	31
Acquisition Price (million yen)		524		Completion Date	September 15, 2000
PM Company	New City Estate Service K.K.			Sublease Firm	New City Leasing One Y.K.
Special Considerations	The building coverage ratio for the land of the trust real estate, which was originally 80%, is 100% due to deregulations on commercial zones and fire-resistant buildings in fire zones.				

Property No.: M-9 Property Name: New City Residence Denenchofu					
Property Features	The property is situated fifteen minutes on foot from Denenchofu Station on the Tokyu Toyoko Line. The complex is comprised of apartments that face south. The area has been designated a class 1 exclusive residential zone and is a region that maintains a relatively favorable residential environment centered on stand-alone housing. The Tama River is also close by (approximately 300 meters to the south of the property). Parking spaces corresponding to the total number of apartments are secured on the premises.				
Address	(Residential) 5-35-15 Denenchofu, Ota-ku, Tokyo		(Lot) 5-35-31 Denenchofu, Ota-ku, Tokyo		
Land	Type of Ownership	Proprietary ownership	Building	Type of Ownership	Compartmentalized ownership
	Site Area	1,233.53m ²		Use	Apartment complex
	Zoning	Class 1 exclusive residential zone for low-rise buildings		Construction/No. of Floors	RC 3F
	FAR/Building Coverage Ratio	100%/50%		Total Floor Space	1,169.74m ²
Trustee		Mitsubishi UFJ Trust and Banking Corporation		Leasable Floor Space	1,066.08m ²
Trust Maturity Date		July 24, 2008		No. of Leasable Apartments	17
Acquisition Price (million yen)		511		Completion Date	July 17, 1995
PM Company	New City Estate Service K.K.		Sublease Firm	New City Leasing Two Y.K.	
Special Considerations	<ol style="list-style-type: none"> The building of the trust real estate is a building under compartmentalized ownership, but the trustee owns the entire exclusive portion and there are no other owners to the compartmentalized ownership. The building coverage ratio for the land of the trust real estate, which was originally 50%, is 40% due to regulations related to being designated a class 2 nature preservation zone. 				

Property No.: M-10 Property Name: New City Residence Negishi					
Property Features	The property is situated nine minutes on foot from Iriya Station on the Tokyo Metro Hibiya Line. Uguisudani Station on the JR Yamanote Line is also thirteen minutes on foot. The complex is comprised of apartments that face southeast. The surrounding area is a commercial zone with a mix of condominium complexes, retail facilities and offices.				
Address	(Residential) 4-15-16 Negishi, Taito-ku, Tokyo		(Lot) 4-57-7 Negishi, Taito-ku, Tokyo		
Land	Type of Ownership	Proprietary ownership	Building	Type of Ownership	Proprietary ownership
	Site Area	238.38m ²		Use	Apartment complex
	Zoning	Class 1 residential zone and commercial zone		Construction/No. of Floors	RC 8F
	FAR/Building Coverage Ratio	300%/60% 500%/80%		Total Floor Space	717.89m ²
Trustee		Mitsubishi UFJ Trust and Banking Corporation		Leasable Floor Space	594.79m ²
Trust Maturity Date		July 24, 2008		No. of Leasable Apartments	12
Acquisition Price (million yen)		356		Completion Date	July 5, 2000
PM Company	New City Estate Service K.K.		Sublease Firm	New City Leasing Two Y.K.	
Special Considerations	<ol style="list-style-type: none"> The FAR/building coverage ratio for the land of the trust real estate varies due to differences in zoning, but the weighted average of the subject site area is 499.52% and 99.95%, respectively (figures are from the structural engineering report). The building of the trust real estate was constructed subject to application of deregulations such as on corner plots for the building coverage ratio of the land of the trust real estate. 				

Property No.: M-11 Property Name: New City Residence Kamiikedai					
Property Features	The property is situated four minutes on foot from Nagahara Station on the Tokyu Ikegami Line. The complex is comprised of apartments that face southeast. Being a so-called designers condominium complex, the primary floor plan is an expansive studio type with high ceilings and large windows. Hatanodai Station, where Showa University Hospital is located, is also five minutes on foot.				
Address	(Residential) 1-4-15 Kamiikedai, Ota-ku, Tokyo		(Lot) 1-109-1 Kamiikedai, Ota-ku, Tokyo		
Land	Type of Ownership	Leasehold rights	Building	Type of Ownership	Proprietary ownership
	Site Area	242.73m ²		Use	Apartment complex
	Zoning	Class 1 exclusive residential zone for medium- and high-rise buildings		Construction/No. of Floors	S 4F
	FAR/Building Coverage Ratio	200%/60%		Total Floor Space	421.42m ²
Trustee	Mitsubishi UFJ Trust and Banking Corporation			Leasable Floor Space	414.45m ²
Trust Maturity Date	July 24, 2008			No. of Leasable Apartments	12
Acquisition Price (million yen)	238			Completion Date	March 15, 2002
PM Company	New City Estate Service K.K.			Sublease Firm	New City Leasing Two Y.K.
Special Considerations	<ol style="list-style-type: none"> The right to use the site of the building of the trust real estate is a leasehold right based on the lease agreement on the land. Although the registry comes with a special contract stating that the leasehold rights on the land "can be assigned or subleased," the lease agreement on the land and memorandum of understanding states that prior approval must be obtained from the land owner in order to "assign or sublease." The FAR for the land of the trust real estate, which was originally 200%, is approximately 160% due to regulations on road frontage. 				

Property No.: M-12 Property Name: New City Residence Otsuka					
Property Features	The property is situated approximately four minutes on foot from Otsuka Station on the JR Yamanote Line on an elevated plateau with gentle slopes to the east and south in a relatively quiet area with medium- and high-rise condominium complexes and office buildings to its south. As the station closest to the property is located along the JR Yamanote Line, the property targets workers who commute to places like Ikebukuro, Shinjuku and Shibuya. The complex is comprised of apartments that face either south or east. The property offers outstanding functionality as rental housing as it is equipped with superior facilities, particularly in terms of security. Features include a double auto-lock security system, TV security monitors, double-lock apartment entry, and window security sensors.				
Address	(Residential) 2-32-20 Higashi Ikebukuro, Toshima-ku, Tokyo		(Lot) 2-2421-1 Higashi Ikebukuro, Toshima-ku, Tokyo		
Land	Type of Ownership	Proprietary ownership	Building	Type of Ownership	Proprietary ownership
	Site Area	330.28m ²		Use	Apartment complex
	Zoning	Class 1 residential zone and commercial zone		Construction/No. of Floors	SRC 13F
	FAR/Building Coverage Ratio (designated zoning)	400%/60% 700%/80%		Total Floor Space	2,022.6m ²
Trustee	Mitsubishi UFJ Trust and Banking Corporation			Leasable Floor Space	1,784.50m ²
Trust Maturity Date	September 30, 2010			No. of Leasable Apartments	54
Acquisition Price (million yen)	1,290			Completion Date	September 1, 2004
PM Company	New City Estate Service K.K.			Sublease Firm	New City Leasing Six Y.K.
Special Considerations	<ol style="list-style-type: none"> The FAR/building coverage ratio for the land of the trust real estate varies due to differences in zoning, but the weighted average of the subject site area is 656.38% and 77.08%, respectively (figures are from the structural engineering report). The guidelines for the construction of medium- and high-rise housing complexes in Toshima Ward require a parking lot with the capacity to hold a certain number of vehicles to be secured. However, spaces for three vehicles are yet to be secured as of the end of February 2006. 				

Property No.: M-13 Property Name: New City Residence Morishita					
Property Features	The property is situated a short walk from Morishita Station on the Toei Subway Shinjuku Line, which is the station closest to the property. The property provides convenient access to Otemachi (transfer at Ogawamachi Station on the Toei Subway Shinjuku Line), Shinjuku, and the recently developed Shiodome area. All apartments within the complex face south. In addition to this favorable layout of the apartments, the property is well-equipped in terms of security. Features include a double auto-lock security system, TV security monitors, double-lock apartment entry, and window security sensors.				
Address	(Residential) 1-16-12 Morishita, Koto-ku, Tokyo		(Lot) 1-3-1 Morishita, Koto-ku, Tokyo		
Land	Type of Ownership	Proprietary ownership	Building	Type of Ownership	Proprietary ownership
	Site Area	299.09m ²		Use	Apartment complex
	Zoning	Commercial zone		Construction/No. of Floors	RC 11F
	FAR/Building Coverage Ratio	500%/80%		Total Floor Space	1,578.19m ²
Trustee	Mitsubishi UFJ Trust and Banking Corporation		Leasable Floor Space	1,383.90m ²	
Trust Maturity Date	October 15, 2010		No. of Leasable Apartments	38	
Acquisition Price (million yen)	985		Completion Date	September 6, 2004	
PM Company	New City Estate Service K.K.		Sublease Firm	New City Leasing Six Y.K.	
Special Considerations	None				

Property No.: M-14 Property Name: New City Residence Wakabayashi Koen					
Property Features	The property is located in close proximity to Wakabayashi Park and Karasuyama Nature Path, in a prime and quiet residential area. The building is situated on a corner plot with a southwest aspect. The majority of condominiums that comprise the complex favorably face southeast. Each condominium boasts a front aspect of more than 8.3 meters and is designed to promote a sense of space and freedom.				
Address	(Residential) 4-39-4 Wakabayashi, Setagaya-ku, Tokyo		(Lot) 4-334-1 Wakabayashi, Setagaya-ku, Tokyo		
Land	Type of Ownership	Proprietary ownership	Building	Type of Ownership	Compartmentalized ownership
	Site Area	800.22m ²		Use	Apartment complex
	Zoning	Class 1 exclusive residential zone for medium- and high-rise buildings		Construction/No. of Floors	RC 4F
	FAR/Building Coverage Ratio	200%/60%		Total Floor Space	1,809.79m ²
Trustee	Mizuho Trust & Banking Co., Ltd.		Leasable Floor Space	1,425.43m ²	
Trust Maturity Date	April 20, 2013		No. of Leasable Apartments	23	
Acquisition Price (million yen)	970		Completion Date	February 27, 2004	
PM Company	New City Estate Service K.K.		Sublease Firm	New City Estate Service K.K.	
Special Considerations	<ol style="list-style-type: none"> The building of the trust real estate is a building under compartmentalized ownership, but the trustee owns the entire exclusive portion and there are no other owners to the compartmentalized ownership. The building coverage ratio for the land of the trust real estate, which was originally 60%, is 70% due to deregulations as it is designated as a corner plot. Due to the setback distance of the external wall from the boundary with adjacent land being changed to one meter or more based on amendments to plans on development of the area surrounding the ward office, the building of the trust real estate is in a state that makes it a Kizon Futekikaku Kenchikubutsu (structures that conformed to the law when it was constructed but no longer conform to the law as a result of subsequent laws or amendments, but is not categorized as an illegal structure). 				

Property No.: M-15 Property Name: New City Residence Asakusabashi					
Property Features	The property is a condominium complex comprised of Urban Family Type units located approximately five minutes on foot from Asakusabashi Station on the JR Sobu Line and the Toei Subway Asakusa Line. All condominiums within the complex favorably face southeast and the property boasts convenient access to the downtown area from the station closest to the property. The property also offers outstanding specifications, including a standard ceiling height of about 2.8 meters and quality fittings and interior. All condominiums are fitted with air conditioning and Jacuzzi baths with built-in TV.				
Address	(Residential) 2-16-21 Yanagibashi, Taito-ku, Tokyo		(Lot) 2-11-7 Yanagibashi, Taito-ku, Tokyo		
Land	Type of Ownership	Proprietary ownership	Building	Type of Ownership	Compartmentalized ownership
	Site Area	447.57m ²		Use	Apartment complex
	Zoning	Commercial zone		Construction/No. of Floors	RC 9F
	FAR/Building Coverage Ratio	500%/80%		Total Floor Space	1,701.28m ²
Trustee	Mizuho Trust & Banking Co., Ltd.		Leasable Floor Space	1,537.84m ²	
Trust Maturity Date	April 18, 2013		No. of Leasable Apartments	32	
Acquisition Price (million yen)	870		Completion Date	January 15, 2005	
PM Company	New City Estate Service K.K.		Sublease Firm	New City Estate Service K.K.	
Special Considerations	<ol style="list-style-type: none"> The building of the trust real estate is a building under compartmentalized ownership, but the trustee owns the entire exclusive portion and there are no other owners to the compartmentalized ownership. The FAR for the land of the trust real estate, which was originally 500%, is approximately 360% due to regulations on road frontage. The guidelines for the construction of housing complexes in Taito Ward require a parking lot with the capacity to hold a certain number of vehicles to be secured. However, spaces for six vehicles are yet to be secured as of the end of February 2006. 				

Property No.: M-16 Property Name: New City Residence Gakugeidaigaku					
Property Features	The property is conveniently located eight minutes on foot to its nearest station, Gakugei-daigaku Station on the Tokyu Toyoko Line, in a quiet residential area. With Gakugei-daigaku Station being approximately eight minutes from Shibuya Station on the JR Yamanote Line by express train and within five minutes of each of Jiyugaoka and Daikanyama Stations, which are visited by a great many, by local train, the property is positioned in a place boasting excellent access. The property is a condominium complex comprised primarily of Urban Family Type units that face southeast.				
Address	(Residential) 6-46-6 Shimouma, Setagaya-ku, Tokyo		(Lot) 6-54-2 Shimouma, Setagaya-ku, Tokyo, and two other addresses		
Land	Type of Ownership	Proprietary ownership	Building	Type of Ownership	Proprietary ownership
	Site Area	970.73m ²		Use	Apartment complex
	Zoning	Class 1 exclusive residential zone for low-rise buildings		Construction/No. of Floors	RC 4F
	FAR/Building Coverage Ratio	150%/50%		Total Floor Space	1,919.59m ²
Trustee	Mitsubishi UFJ Trust and Banking Corporation		Leasable Floor Space	1,602.88m ²	
Trust Maturity Date	May 31, 2013		No. of Leasable Apartments	38	
Acquisition Price (million yen)	1,210		Completion Date	April 14, 2005	
PM Company	New City Estate Service K.K.		Sublease Firm	New City Estate Service K.K.	
Special Considerations	None				

Property No.: M-17 Property Name: New City Residence Jiyugaoka					
Property Features	The property is a condominium complex comprised primarily of Urban Family Type units that face either west or east located approximately eight minutes on foot from Jiyugaoka Station on the Tokyu Toyoko Line and the Tokyu Oimachi Line. The station closest to the property offers access to Shibuya Station and Meguro Station, which are approximately 15 minutes via the Tokyu Toyoko Line and the Tokyu Oimachi Line, respectively. The area is a quiet residential district home to a mix of relatively spacious luxury condominium complexes and distinguished stand-alone housing.				
Address	(Residential) 1-20-1 Jiyugaoka, Meguro-ku, Tokyo		(Lot) 1-330-1 Jiyugaoka, Meguro-ku, Tokyo		
Land	Type of Ownership	Proprietary ownership	Building	Type of Ownership	Proprietary ownership
	Site Area	857.39m ²		Use	Apartment complex
	Zoning	Class 1 exclusive residential zone for low-rise buildings and class 1 exclusive residential zone for medium- and high-rise buildings		Construction/No. of Floors	RC 5F
	FAR/Building Coverage Ratio	150%/60% 200%/60%		Total Floor Space	1,775.97m ²
Trustee	Mitsubishi UFJ Trust and Banking Corporation		Leasable Floor Space	1,472.47	
Trust Maturity Date	July 31, 2013		No. of Leasable Apartments	40	
Acquisition Price (million yen)	1,470		Completion Date	April 26, 2004	
PM Company	New City Estate Service K.K.		Sublease Firm	New City Estate Service K.K.	
Special Considerations	<ol style="list-style-type: none"> The FAR for the land of the trust real estate varies due to differences in zoning, but the weighted average of the subject site area is 180.51% (figures are from the structural engineering report). The building coverage ratio for the land of the trust real estate, which was originally 60%, is 70% due to deregulations as it is designated as a corner plot. 				

Property No.: M-18 Property Name: New City Residence Mejiro East					
Property Features	The property is a condominium complex comprised of Urban Family Type and Family Type units that all face east located approximately fourteen minutes on foot from each of Mejiro and Takadanobaba Stations on the JR Yamanote Line, approximately one minute on foot from Gakushuinshita Station on the Toei Streetcar Arakawa Line, and approximately six minutes on foot from the new station (tentative name: Soshigaya Station) on the Tokyo Metro Line No. 13 scheduled to open in 2007. In the vicinity of the property are Gakushuin University and Japan Women's University, offering the neighborhood a relaxed atmosphere with an air of academia.				
Address	(Residential) 2-8-16 Takada, Toshima-ku, Tokyo		(Lot) 2-519-7 Takada, Toshima-ku, Tokyo		
Land	Type of Ownership	Proprietary ownership	Building	Type of Ownership	Proprietary ownership
	Site Area	584.69m ²		Use	Apartment complex
	Zoning	Quasi industrial zone		Construction/No. of Floors	RC 8F
	FAR/Building Coverage Ratio	300%/60%		Total Floor Space	1,796.22m ²
Trustee	Mizuho Trust & Banking Co., Ltd.		Leasable Floor Space	1,658.90m ²	
Trust Maturity Date	July 31, 2013		No. of Leasable Apartments	29	
Acquisition Price (million yen)	1,080		Completion Date	April 23, 2005	
PM Company	New City Estate Service K.K.		Sublease Firm	New City Estate Service K.K.	
Special Considerations	The building coverage ratio for the land of the trust real estate, which was originally 60%, is 70% due to deregulations as it is designated as a corner plot.				

Property No.: M-19 Property Name: New City Residence Iriya					
Property Features	The property is a condominium complex comprised of Urban Family Type and Family Type units that all face southeast located approximately three minutes on foot from Iriya Station and approximately nine minutes from Minowa Station on the Tokyo Metro Hibiya Line. In addition to very good public transport access, the property is situated in an area that offers plenty of convenience in terms of lifestyle, including commuting to work, commuting to school and shopping.				
Address	(Residential) 3-1-28 Shimoya, Taito-ku, Tokyo		(Lot) 3-163-11 Shimoya, Taito-ku, Tokyo		
Land	Type of Ownership	Proprietary ownership	Building	Type of Ownership	Proprietary ownership
	Site Area	209.05m ²		Use	Apartment complex
	Zoning	Commercial zone		Construction/No. of Floors	SRC 12F
	FAR/Building Coverage Ratio	700%/80%		Total Floor Space	1,561.67m ²
Trustee		Mizuho Trust & Banking Co., Ltd.		Leasable Floor Space	1,415.15m ²
Trust Maturity Date		July 31, 2013		No. of Leasable Apartments	22
Acquisition Price (million yen)		675		Completion Date	June 15, 2005
PM Company	New City Estate Service K.K.			Sublease Firm	New City Estate Service K.K.
Special Considerations	None				

Property No.: M-20 Property Name: New City Residence Ikebukuro					
Property Features	The property is a condominium complex comprised primarily of Urban Family Type units that either face west or south located approximately five-minutes on foot from Ikebukuro Station, which is serviced by various JR Lines and the Tokyo Metro Yurakucho Line. The station closest to the property, Ikebukuro Station, is a major terminal served by numerous railway lines. Given the highly convenient public transport and large retail and commercial businesses concentrated around the station, demand is anticipated from singles and small household that place high value on land conditions such as convenience in terms of access and lifestyle.				
Address	(Residential) 3-1-12 Nishi-Ikebukuro, Toshima-ku, Tokyo		(Lot) 3-1-6 Nishi-Ikebukuro, Toshima-ku, Tokyo		
Land	Type of Ownership	Proprietary ownership	Building	Type of Ownership	Proprietary ownership
	Site Area	544.72m ²		Use	Apartment complex
	Zoning	Commercial zone		Construction/No. of Floors	SRC 14F
	FAR/Building Coverage Ratio (designated zoning)	800%/80% 600%/80%		Total Floor Space	4,386.18m ²
Trustee		Mizuho Trust & Banking Co., Ltd.		Leasable Floor Space	3,644.35m ²
Trust Maturity Date		September 30, 2013		No. of Leasable Apartments	87
Acquisition Price (million yen)		3,227		Completion Date	January 26, 2005
PM Company	New City Estate Service K.K.			Sublease Firm	New City Estate Service K.K.
Special Considerations	<ol style="list-style-type: none"> The building coverage ratio for the land of the trust real estate, which was originally 80%, is 100% due to deregulations on commercial zones and fire-resistant buildings in fire zones. The FAR for the land of the trust real estate varies due to differences in zoning, but the weighted average of the subject site area is 699.56% (figures are from the structural engineering report). 				

Property No.: M-21 Property Name: New City Residence Kaname-cho						
Property Features	The property is a condominium complex comprised primarily of Single Type units located approximately one minute on foot from Kanamecho Station on the Tokyo Metro Yurakucho Line. The property is located in a district with commercial and residential properties intermingled and there are many medium- to high-rise retail and office buildings and condominium complexes in the surrounding area. Use of the subway, etc. in the concerned area means that Ikebukuro Station can be accessed in about three minutes and Tokyo Station in about 25 minutes, proof of the excellent access to various places in the city center.					
Address	(Residential) 5-26-10 Nishi-Ikebukuro, Toshima-ku, Tokyo		(Lot) 5-6-17 Nishi-Ikebukuro, Toshima-ku, Tokyo			
Land	Type of Ownership	Proprietary ownership		Building	Type of Ownership	Proprietary ownership
	Site Area	407.54m ²			Use	Apartment complex
	Zoning	Commercial zone and class 1 residential zone			Construction/No. of Floors	RC 13F
	FAR/Building Coverage Ratio (designated zoning)	500%/80% 300%/60%			Total Floor Space	1,787.61m ²
Trustee	Mitsubishi UFJ Trust and Banking Corporation			Leasable Floor Space	1,624.06m ²	
Trust Maturity Date	January 31, 2014			No. of Leasable Apartments	73	
Acquisition Price (million yen)	1,360			Completion Date	August 4, 2005	
PM Company	New City Estate Service K.K.		Sublease Firm	New City Living K.K.		
Special Considerations	<ol style="list-style-type: none"> The building coverage ratio for the land of the trust real estate varies due to differences in zoning, but the weighted average of the subject site area is 83.48% (figures are from the structural engineering report). The FAR for the land of the trust real estate varies due to differences in zoning, but the weighted average of the subject site area 434.88% (figures are from the structural engineering report). 					

Property No.: M-22 Property Name: New City Residence Ueno Tower						
Property Features	The property is a condominium complex comprised primarily of Urban Family Type units located approximately two minute on foot from Iriya Station on the Tokyo Metro Hibiya Line. This property enjoys other favorable railway access including being within a ten-minute walk from Ueno Station on the JR Yamanote Line. The road access is also strong with the property fronting Showa Dori and being located near the trunk roads of Kokusai Dori and Kototoi Dori. Consequently, it enjoys excellent access to central Tokyo centering on Marunouchi and Otemachi, making it a very convenient area.					
Address	(Residential) 1-15-5 Kita-Ueno, Taito-ku, Tokyo		(Lot) 1-73-2, 73-12 Kita-Ueno, Taito-ku, Tokyo			
Land	Type of Ownership	Proprietary ownership		Building	Type of Ownership	Proprietary ownership
	Site Area	626.72m ²			Use	Apartment complex and retail
	Zoning	Commercial zone and fire zone			Construction/No. of Floors	RC 13F
	FAR/Building Coverage Ratio	700%/80%			Total Floor Space	6,050.41m ²
Trustee	Mitsubishi UFJ Trust and Banking Corporation			Leasable Floor Space	4,197.66m ²	
Trust Maturity Date	February 29, 2016			No. of Leasable Apartments	102	
Acquisition Price (million yen)	2,990			Completion Date	February 23, 2005	
PM Company	New City Estate Service K.K.		Sublease Firm	New City Living K.K.		
Special Considerations	<ol style="list-style-type: none"> The building coverage ratio for the land of the trust real estate, which was originally 80%, is 100% due to deregulations on commercial zones and fire-resistant buildings in fire zones. 					

Property No.: G-1 Property Name: New City Residence Yokohama East					
Property Features	The property is situated six minutes on foot from Yokohama Station. The complex is a super high-rise building (approximately 71.3 meters) with 21 floors above ground that is comprised of apartments that face southeast and has seismic isolators installed. Yokohama Station is a terminal station with the highest daily passenger count (1,922,000 passengers in 2002) in Kanagawa Prefecture. The vicinity is a region where offices intermingle with condominium complexes.				
Address	(Residential) 8-1 Kinkou-cho, Kanagawa-ku, Yokohama-shi, Kanagawa		(Lot) 8-1 Kinkou-cho, Kanagawa-ku, Yokohama-shi, Kanagawa		
Land	Type of Ownership	Proprietary ownership	Building	Type of Ownership	Proprietary ownership
	Site Area	2,342.18m ²		Use	Apartment complex
	Zoning	Commercial zone		Construction/No. of Floors	RC 21F
	FAR/Building Coverage Ratio	500%/80%		Total Floor Space	17,433.76m ²
Trustee	Mitsubishi UFJ Trust and Banking Corporation		Leasable Floor Space	12,349.46m ²	
Trust Maturity Date	April 27, 2009		No. of Leasable Apartments	228	
Acquisition Price (million yen)	6,753		Completion Date	March 13, 2003	
PM Company	New City Estate Service K.K.		Sublease Firm	New City Leasing One Y.K.	
Special Considerations	<ol style="list-style-type: none"> The FAR for the land of the trust real estate, which was originally 500%, is 579.96% due to deregulations resulting from urban area environmental design programs proposed by the City of Yokohama. A 218.72m² parking lot (one-storied steel-framed structure) is included in the total floor space for the building. 				

Property No.: G-2 Property Name: New City Residence Funabashi Honcho					
Property Features	The property is situated three to four minutes on foot from Funabashi Station on the JR Sobu Line and Tobu Noda Line and Keisei Funabashi Station on the Keisei Main Line. The complex is comprised of apartments that face south. Redevelopment projects are underway in the area around Funabashi Station, which is one of the most bustling areas serviced by the railway lines, and further development as a terminal city is expected. The property is currently rented en bloc as a corporate residence.				
Address	(Residential) 4-4-8 Honcho, Funabashi-shi, Chiba		(Lot) 4-1285-19 Honcho, Funabashi-shi, Chiba		
Land	Type of Ownership	Proprietary ownership	Building	Type of Ownership	Proprietary ownership
	Site Area	462.84m ²		Use	Apartment complex
	Zoning	Commercial zone		Construction/No. of Floors	SRC 10F/B1F
	FAR/Building Coverage Ratio	400%/80%		Total Floor Space	1,826.01m ²
Trustee	Mitsubishi UFJ Trust and Banking Corporation		Leasable Floor Space	1,496.40m ²	
Trust Maturity Date	March 21, 2009		No. of Leasable Apartments	86	
Acquisition Price (million yen)	1,083		Completion Date	March 21, 1997	
PM Company	Dainichi Co., Ltd.		Sublease Firm	New City Leasing Five Y.K.	
Special Considerations	<ol style="list-style-type: none"> A 5.31m² garbage disposal area (concrete block structure) is included in the total floor space for the building. The FAR for the land of the trust real estate, which was originally 400%, is 360% due to regulations on road frontage. 				

Property No.: G-3 Property Name: Sonnen Heim Motosumiyoshi						
Property Features	The property is situated twelve minutes on foot from Motosumiyoshi Station on the Tokyu Toyoko Line via an area known as the Bremen Street Shopping District. The complex is two L-shaped buildings comprised of apartments that face either south or east. The Nakahara Ward of Kawasaki City where the property is located is home to the offices of Fujitsu Ltd., NEC Corporation and Canon Inc. among other companies.					
Address	(Residential) 8-8 Ida Nakanomachi, Nakahara-ku, Kawasaki-shi, Kanagawa		(Lot) 164-2 Ida Nakanomachi, Nakahara-ku, Kawasaki-shi, Kanagawa, and one other address			
Land	Type of Ownership	Proprietary ownership (co-ownership)		Building	Type of Ownership	Compartmentalized ownership
	Site Area	1,706.37m ²			Use	Apartment complex and office
	Zoning	Class 1 exclusive residential zone for medium- and high-rise buildings, class 1 residential zone and neighborhood commercial zone			Construction/No. of Floors	RC 7F/B1F
	FAR/Building Coverage Ratio	300%/80% 200%/60%			Total Floor Space	4,775.59m ²
Trustee		Mizuho Trust & Banking Co., Ltd.		Leasable Floor Space	2,910.25m ²	
Trust Maturity Date		February 19, 2009		No. of Leasable Apartments	57	
Acquisition Price (million yen)		1,058		Completion Date	April 19, 1991	
PM Company	New City Estate Service K.K.		Sublease Firm	New City Leasing Four Y.K.		
Special Considerations	<ol style="list-style-type: none"> The building of the trust real estate is a building under compartmentalized ownership. According to the agreement for management of the trust real estate, the trustee has a majority vote at the management association's general meeting. Rights for the site have been registered. The FAR/building coverage ratio for the land of the trust real estate varies due to differences in zoning, but the weighted average of the subject site area is 257.63% and 76.52%, respectively (figures are from the structural engineering report). 					

Property No.: G-4 Property Name: New City Residence Toyoda						
Property Features	The property is situated thirteen minutes on foot from Toyoda Station on the JR Chuo Main Line. The complex is an L-shaped building comprised of apartments that face either south or east. Between Toyoda and Hachioji along the JR Chuo Main Line are the offices of Toshiba Corporation, Hino Motors, Ltd. and Olympus Corporation among other companies. In addition, Toyoda Station is two stops to Tachikawa Station, which is serviced by a total of four railway lines.					
Address	(Residential) 3-2-23 Asahigaoka, Hino-shi, Tokyo		(Lot) 3-2-23 Asahigaoka, Hino-shi, Tokyo			
Land	Type of Ownership	Proprietary ownership		Building	Type of Ownership	Compartmentalized ownership
	Site Area	1,904.85m ²			Use	Apartment complex
	Zoning	Industrial zone			Construction/No. of Floors	SRC 8F
	FAR/Building Coverage Ratio	200%/60%			Total Floor Space	3,878.99m ²
Trustee		Mitsubishi UFJ Trust and Banking Corporation		Leasable Floor Space	3,630.55m ²	
Trust Maturity Date		January 21, 2009		No. of Leasable Apartments	67	
Acquisition Price (million yen)		1,053		Completion Date	June 29, 1992	
PM Company	New City Estate Service K.K.		Sublease Firm	New City Leasing Four Y.K.		
Special Considerations	The building of the trust real estate is a building under compartmentalized ownership, but the trustee owns the entire exclusive portion and there are no other owners to the compartmentalized ownership.					

Property No.: G-5 Property Name: New City Residence Nishi Funabashi					
Property Features	The property is situated three minutes on foot from Nishi-funabashi Station, which is serviced by four railway lines including the JR Sobu Line and Tokyo Metro Tozai Line. The complex is comprised of apartments that face southeast. Medium- and high-rise condominium complexes along with offices, etc. can be found in the vicinity.				
Address	(Residential) 4-19-16 Nishi Funa, Funabashi-shi, Chiba		(Lot) 4-308-1 Nishi Funa, Funabashi-shi, Chiba		
Land	Type of Ownership	Proprietary ownership	Building	Type of Ownership	Proprietary ownership
	Site Area	657.99m ²		Use	Apartment complex
	Zoning	Commercial zone		Construction/No. of Floors	SRC 10F
	FAR/Building Coverage Ratio	400%/80%		Total Floor Space	1,869.09m ²
Trustee	Mitsubishi UFJ Trust and Banking Corporation			Leasable Floor Space	1,597.32m ²
Trust Maturity Date	July 24, 2008			No. of Leasable Apartments	81
Acquisition Price (million yen)	997			Completion Date	March 2, 2001
PM Company	New City Estate Service K.K.			Sublease Firm	New City Leasing Two Y.K.
Special Considerations	None				

Property No.: G-6 Property Name: New City Residence Maihama					
Property Features	The property is situated fifteen minutes on foot from Maihama Station on the JR Keiyo Line. The complex is comprised of apartments that face southwest. The area has streets that are partitioned in an orderly fashion along which are a line of relatively new buildings, creating a relatively favorable dwelling environment.				
Address	(Residential) 5-14-17 Fujimi, Urayasu-shi, Chiba		(Lot) 5-2405-1 Fujimi, Urayasu-shi, Chiba		
Land	Type of Ownership	Proprietary ownership	Building	Type of Ownership	Proprietary ownership
	Site Area	696.88m ²		Use	Apartment complex
	Zoning	Class 1 exclusive residential zone for medium- and high-rise buildings		Construction/No. of Floors	RC 6F
	FAR/Building Coverage Ratio	200%/60%		Total Floor Space	1,422.75m ²
Trustee	Mitsubishi UFJ Trust and Banking Corporation			Leasable Floor Space	1,287.72m ²
Trust Maturity Date	March 21, 2009			No. of Leasable Apartments	61
Acquisition Price (million yen)	844			Completion Date	March 28, 2003
PM Company	Dainichi Co., Ltd.			Sublease Firm	New City Leasing Five Y.K.
Special Considerations	None				

Property No.: G-7 Property Name: New City Residence Ichikawamyoden						
Property Features	The property is situated nine minutes on foot from Myoden Station on the Tokyo Metro Tozai Line. The complex is comprised of apartments that face southwest. The area is a residential district home to many large condominium complexes and schools. The property is currently rented en bloc as a corporate residence.					
Address	(Residential) 2-14-20 Shioyaki, Ichikawa-shi, Chiba		(Lot) 2-17-28 Shioyaki, Ichikawa-shi, Chiba			
Land	Type of Ownership	Proprietary ownership		Building	Type of Ownership	Proprietary ownership
	Site Area	635.21m ²			Use	Apartment complex
	Zoning	Class 1 residential zone			Construction/No. of Floors	RC 5F
	FAR/Building Coverage Ratio	200%/60%			Total Floor Space	1,284.11m ²
Trustee	Mitsubishi UFJ Trust and Banking Corporation			Leasable Floor Space	1,218.00m ²	
Trust Maturity Date	March 21, 2009			No. of Leasable Apartments	58	
Acquisition Price (million yen)	769			Completion Date	March 15, 2003	
PM Company	Dainichi Co., Ltd.		Sublease Firm	New City Leasing Five Y.K.		
Special Considerations	The building coverage ratio for the land of the asset held in trust, which was originally 60%, is 70% due to deregulations as it is designated as a corner plot.					

Property No.: G-8 Property Name: New City Residence Kumegawa						
Property Features	The property is situated nine minutes on foot from Kumegawa Station and twelve minutes on foot from Higashi-murayama Station on the Seibu Shinjuku Line. The complex is comprised of apartments that face southwest. Higashimurayama City Hall is in the neighborhood and large supermarkets like Ito-Yokado and Seiyu can be found at both the closest stations to the property.					
Address	(Residential) 1-12-1 Honcho, Higashi Murayama-shi, Tokyo		(Lot) 1-12-1 Honcho, Higashi Murayama-shi, Tokyo			
Land	Type of Ownership	Proprietary ownership		Building	Type of Ownership	Proprietary ownership
	Site Area	1,144.21m ²			Use	Apartment complex
	Zoning	Class 1 exclusive residential zone for medium- and high-rise buildings, class 1 residential zone and quasi residential zone			Construction/No. of Floors	SRC 7F
	FAR/Building Coverage Ratio	200%/60%			Total Floor Space	2,178.64m ²
Trustee	Mitsubishi UFJ Trust and Banking Corporation			Leasable Floor Space	2,013.93m ²	
Trust Maturity Date	July 24, 2008			No. of Leasable Apartments	31	
Acquisition Price (million yen)	715			Completion Date	December 6, 1999	
PM Company	New City Estate Service K.K.		Sublease Firm	New City Leasing Two Y.K.		
Special Considerations	<ol style="list-style-type: none"> The part measuring a width of about five meters along the boundary to the road to the east of the land of the trust real estate is scheduled to be the land for a road (east no. 3.3.8) authorized under the City Planning Law. Further, the agreement between the prior owner and the City of Higashimurayama requires the following: (1) To cooperate when the city planning project is being implemented, and (2) When subdividing the subject property, to notify the buyer that plans are in place to amend the future expansion plan for the road authorized under the City Planning Law. In the case that the project to build the road authorized under the City Planning Law is implemented and the FAR is not revised, the building volume portion used for the portion provided for the road may exceed the standard FAR and the building may become a Kizon Futekikaku Kenchikubutsu (structures that conformed to the law when it was constructed but no longer conform to the law as a result of subsequent laws or amendments, but is not categorized as an illegal structure). A switch room and pump room (21.36m²) are included in the total floor space for the building. 					

Property No.: G-9 Property Name: New City Residence Urayasu						
Property Features	The property is situated eight and seven minutes on foot from Urayasu Station and Minami-gyotoku Station, respectively, on the Tokyo Metro Tozai Line. The complex is comprised of apartments that face south. With the area in front of the two stations comprised of a commercial zone, convenience in term of lifestyle is relatively good. The property is currently rented en bloc as a corporate residence.					
Address	(Residential) 3-30-4 Arai, Ichikawa-shi, Chiba		(Lot) 3-30-3 Arai, Ichikawa-shi, Chiba, and one other address			
Land	Type of Ownership	Proprietary ownership		Building	Type of Ownership	Proprietary ownership
	Site Area	553.00m ²			Use	Apartment complex
	Zoning	Class 1 residential zone			Construction/No. of Floors	RC 5F
	FAR/Building Coverage Ratio	200%/60%			Total Floor Space	1,137.97m ²
Trustee	Mitsubishi UFJ Trust and Banking Corporation				Leasable Floor Space	1,074.53m ²
Trust Maturity Date	March 21, 2009				No. of Leasable Apartments	51
Acquisition Price (million yen)	653				Completion Date	February 14, 2003
PM Company	Dainichi Co., Ltd.		Sublease Firm	New City Leasing Five Y.K.		
Special Considerations	The building coverage ratio for the land of the trust real estate, which was originally 60%, is 70% due to deregulations as it is designated as a corner plot.					

Property No.: G-10 Property Name: New City Residence Minamigyotoku I						
Property Features	The property is situated thirteen minutes on foot from Minami-gyotoku Station on the Tokyo Metro Tozai Line. The complex is comprised of apartments that face southwest. In the area are large shopping center complexes, Daei and Yamada Denki being at the core.					
Address	(Residential) 4-1-26 Minami Gyotoku, Ichikawa-shi, Chiba		(Lot) 4-1-6 Minami Gyotoku, Ichikawa-shi, Chiba			
Land	Type of Ownership	Proprietary ownership		Building	Type of Ownership	Proprietary ownership
	Site Area	530.49m ²			Use	Apartment complex
	Zoning	Class 2 residential zone			Construction/No. of Floors	RC 5F
	FAR/Building Coverage Ratio	200%/60%			Total Floor Space	1,091.40m ²
Trustee	Mitsubishi UFJ Trust and Banking Corporation				Leasable Floor Space	1,031.81m ²
Trust Maturity Date	March 21, 2009				No. of Leasable Apartments	49
Acquisition Price (million yen)	648				Completion Date	March 14, 2003
PM Company	Dainichi Co., Ltd.		Sublease Firm	New City Leasing Five Y.K.		
Special Considerations	None					

Property No.: G-11 Property Name: New City Residence Minamigyotoku II					
Property Features	The property is situated twelve minutes on foot from Minami-gyotoku Station on the Tokyo Metro Tozai Line. The complex is comprised of apartments that face either southeast or northeast. In the area are large shopping center complexes, Daii and Yamada Denki being at the core.				
Address	(Residential) 4-1-5 Minami Gyotoku, Ichikawa-shi, Chiba		(Lot) 4-1-46 Minami Gyotoku, Ichikawa-shi, Chiba		
Land	Type of Ownership	Proprietary ownership	Building	Type of Ownership	Proprietary ownership
	Site Area	377.96m ²		Use	Apartment complex
	Zoning	Class 2 residential zone		Construction/No. of Floors	RC 6F
	FAR/Building Coverage Ratio	200%/60%		Total Floor Space	810.22m ²
Trustee	Mitsubishi UFJ Trust and Banking Corporation			Leasable Floor Space	724.63m ²
Trust Maturity Date	March 21, 2009			No. of Leasable Apartments	35
Acquisition Price (million yen)	447			Completion Date	March 14, 2003
PM Company	Dainichi Co., Ltd.		Sublease Firm	New City Leasing Five Y.K.	
Special Considerations	None				

Property No.: G-12 Property Name: New City Residence Nogeyama					
Property Features	The property is situated one minute on foot from Hinodecho Station on the Keihin Electric Express Railway Line. The complex is comprised of apartments that face southwest. Sakuragicho Station, which is the gateway to the Minato Mirai (MM) 21 District, and Kannai Station, which is the gateway to Chinatown and where Yokohama's government agencies and offices concentrate, on the JR Negishi Line are within 700 meters and 1,000 meters by road, respectively. Yokohama Station is two stops taking four minutes from Hinodecho Station.				
Address	(Residential) 1-6 Hinodecho, Naka-ku, Yokohama-shi, Kanagawa		(Lot) 1-6 Hinodecho, Naka-ku, Yokohama-shi, Kanagawa, and two other addresses		
Land	Type of Ownership	Proprietary ownership	Building	Type of Ownership	Proprietary ownership
	Site Area	626.99m ²		Use	Apartment complex
	Zoning	Commercial zone		Construction/No. of Floors	RC 6F
	FAR/Building Coverage Ratio	400%/80%		Total Floor Space	830.85m ²
Trustee	Mitsubishi UFJ Trust and Banking Corporation			Leasable Floor Space	744.90m ²
Trust Maturity Date	July 24, 2008			No. of Leasable Apartments	30
Acquisition Price (million yen)	469			Completion Date	September 7, 2000
PM Company	New City Estate Service K.K.		Sublease Firm	New City Leasing Two Y.K.	
Special Considerations	<ol style="list-style-type: none"> The shape of the land that appears on the public drawing kept at the registry office for the land around the boundary between the land of the trust real estate and the adjacent land to the west of the property (lot number 14) differs to the actual state. The FAR for the land of the trust real estate, which was originally 400%, is 324% due to regulations on road frontage. 				

Property No.: G-13 Property Name: New City Residence Minamirinkan						
Property Features	The property is situated two minutes on foot from Minami-rinkan Station on the Odakyu Enoshima Line. The complex is comprised of apartments that face southeast. The area is a commercial zone with a mix of medium-rise multi-tenant buildings, condominium complexes and restaurants.					
Address	(Residential) 2-11-16 Minamirinkan, Yamato-shi, Kanagawa		(Lot) 2-3343-49 Minamirinkan, Yamato-shi, Kanagawa, and one other address			
Land	Type of Ownership	Proprietary ownership		Building	Type of Ownership	Proprietary ownership
	Site Area	428.78m ²			Use	Apartment complex and retail
	Zoning	Commercial zone			Construction/No. of Floors	RC 8F
	FAR/Building Coverage Ratio	400%/80%			Total Floor Space	1,615.17m ²
Trustee	Mitsubishi UFJ Trust and Banking Corporation				Leasable Floor Space	1,489.44m ²
Trust Maturity Date	July 24, 2008				No. of Leasable Apartments	29
Acquisition Price (million yen)	456				Completion Date	April 16, 2002
PM Company	New City Estate Service K.K.		Sublease Firm	New City Leasing Two Y.K.		
Special Considerations	Confirmation on part of the boundary with the owner of the adjacent land is incomplete.					

Property No.: G-14 Property Name: New City Residence Shonan						
Property Features	The property is situated fourteen minutes on foot from Chigasaki Station on the JR Tokaido Main Line. The complex is comprised of apartments that face south. Chigasaki Beach is three minutes on foot from the property. The street to Chigasaki Station is a single flat street with bus access also available.					
Address	(Residential) 1-20-4 Higashi-Kaigan-Minami, Chigasaki-shi, Kanagawa		(Lot) 1-11323-34 Higashi-Kaigan-Minami, Chigasaki-shi, Kanagawa, and seven other addresses			
Land	Type of Ownership	Proprietary ownership		Building	Type of Ownership	Proprietary ownership
	Site Area	1,315.73m ²			Use	Apartment complex
	Zoning	Class 1 exclusive residential zone for low-rise buildings and class 1 residential zone			Construction/No. of Floors	RC 3F
	FAR/Building Coverage Ratio	100%/50% 200%/60%			Total Floor Space	1,121.98m ²
Trustee	Mitsubishi UFJ Trust and Banking Corporation				Leasable Floor Space	1,082.28m ²
Trust Maturity Date	July 24, 2008				No. of Leasable Apartments	19
Acquisition Price (million yen)	445				Completion Date	February 25, 2000
PM Company	New City Estate Service K.K.		Sublease Firm	New City Leasing Two Y.K.		
Special Considerations	<ol style="list-style-type: none"> The paved prefectural road adjacent to the east of the land of the trust real estate is a road authorized under the City Planning Law. The scheduled line of the road authorized under the City Planning Law passes through the site located about 5.7 meters to the west of the actual road boundary line. The FAR/building coverage ratio for the land of the trust real estate varies due to differences in zoning, but the weighted average of the subject site area is 153.15% and 55.31%, respectively (figures are from the structural engineering report). The agreement between the prior owner and the City of Chigasaki requires a parking lot with the capacity to hold a certain number of vehicles to be secured when constructing the building of the trust real estate. However, spaces for four vehicles are yet to be secured as of the end of February 2006. 					

Property No.: G-15 Property Name: Lions Mansion Fuchinobe Honcho					
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Property Features	The property is situated nineteen minutes on foot from Fuchinobe Station on the JR Yokohama Line. The complex is comprised of apartments that face southeast. Between Machida Station and Hashimoto Station along the JR Yokohama Line are the offices of NEC Corporation, Mitsubishi Heavy Industries, Ltd. and Nissan Motor Co., Ltd. among other companies, as well as Aoyama Gakuin University, which has Fuchinobe Station as its closest station.				
Address	(Residential) 4-38-13 Fuchinobe Honcho, Sagami-hara-shi, Kanagawa		(Lot) 4-1043-2 Fuchinobe Honcho, Sagami-hara-shi, Kanagawa		
Land	Type of Ownership	Proprietary ownership (co-ownership)	Building	Type of Ownership	Compartmentalized ownership
	Site Area	919.01m ²		Use	Apartment complex
	Zoning	Class 1 residential zone		Construction/No. of Floors	SRC RC 9F
	FAR/Building Coverage Ratio	200%/60%		Total Floor Space	1,788.58m ²
Trustee	Mitsubishi UFJ Trust and Banking Corporation		Leasable Floor Space	997.92m ²	
Trust Maturity Date	July 24, 2008		No. of Leasable Apartments	15	
Acquisition Price (million yen)	222		Completion Date	August 30, 1991	
PM Company	New City Estate Service K.K.		Sublease Firm	New City Leasing Two Y.K.	
Special Considerations	<ol style="list-style-type: none"> Confirmation on part of the boundary with the owner of the adjacent land is incomplete. The building of the trust real estate is a building under compartmentalized ownership. As the trustee owns fifteen of the 26 apartments, the trustee has a majority vote based on the agreement for management of the trust real estate. Rights for the site have been registered. 				

Property No.: G-16 Property Name: Lions Mansion Higashi Oume Daisan					
Property Features	The property is situated eight minutes on foot from Higashi-ome Station on the JR Ome Line. The complex is comprised of apartments that face east. Around Higashi-ome Station, which is the closest station to the property, are facilities associated with the city hall, supermarkets, financial institutions and other facilities, making it relatively convenient in terms of lifestyle.				
Address	(Residential) 6-10-2 Higashi Oume, Oume-shi, Tokyo		(Lot) 6-10-2 Higashi Oume, Oume-shi, Tokyo, and three other addresses		
Land	Type of Ownership	Proprietary ownership (co-ownership)	Building	Type of Ownership	Compartmentalized ownership
	Site Area	1,057.87m ²		Use	Apartment complex
	Zoning	Class 1 exclusive residential zone for medium- and high-rise buildings		Construction/No. of Floors	RC 7F
	FAR/Building Coverage Ratio	200%/60%		Total Floor Space	2,076.85m ²
Trustee	Mitsubishi UFJ Trust and Banking Corporation		Leasable Floor Space	659.03m ²	
Trust Maturity Date	July 24, 2008		No. of Leasable Apartments	33	
Acquisition Price (million yen)	175		Completion Date	May 12, 1992	
PM Company	New City Estate Service K.K.		Sublease Firm	New City Leasing Two Y.K.	
Special Considerations	<ol style="list-style-type: none"> Of the land of the trust real estate, an easement is in place for the land of 6-10-9, 6-10-10 and 6-10-12 Higashi Ome, Ome-shi, Tokyo with The Tokyo Electric Power Company, Inc. as the easement holder for installation of power lines. The construction, etc. of structures is prohibited within a certain range from the power line of the power line installed road. The building of the trust real estate is a building under compartmentalized ownership. As the trustee's co-ownership is 65,903 out of 197,666, the trustee does not have a majority vote based on the agreement for management of the trust real estate. However, concerning extraordinary resolution agendas, the sole objection of the trustee may block the passage of proposals. Rights for the site have been registered. Confirmation on part of the boundary with the owner of the adjacent land is incomplete. 				

Property No.: G-17 Property Name: Park Terrace Ichikawa					
Property Features	The property is a condominium complex comprised primarily of Single Type units that face either south or north located approximately four minutes on foot from Ichikawa Station on the JR Sobu Line and approximately six minutes on foot from Ichikawa-mama Station on the Keisei Electric Railway Main Line. With Tokyo Station about twenty minutes away by rapid train from Ichikawa Station, access to the city center is very convenient. In addition, educational facilities like elementary and junior high schools are within walking distance from the property, and a concentration of retail properties around the Ichikawa Station area, offering favorable conditions for commuting to work or school, shopping, and other daily life convenience. Aside from the first floor retail portion, all apartments of the property is currently rented en bloc as a corporate residence.				
Address	(Residential) 1-24-3 Ichikawa, Ichikawa-shi, Chiba		(Lot) 1-1045-4 Ichikawa, Ichikawa-shi, Chiba, and two other addresses		
Land	Type of Ownership	Proprietary ownership	Building	Type of Ownership	Proprietary ownership
	Site Area	228.63m ²		Use	Apartment complex and office
	Zoning	Commercial zone		Construction/No. of Floors	RC 9F
	FAR/Building Coverage Ratio	400%/80%		Total Floor Space	1,063.41m ²
Trustee		Mitsubishi UFJ Trust and Banking Corporation		Leasable Floor Space	876.89m ²
Trust Maturity Date		July 31, 2013		No. of Leasable Apartments	40
Acquisition Price (million yen)		620		Completion Date	April 15, 2004
PM Company	New City Estate Service K.K.		Sublease Firm	New City Estate Service K.K.	
Special Considerations	Confirmation on part of the boundary with the owner of the adjacent land is incomplete.				

Property No.: G-18 Property Name: Park Terrace Shioyaki					
Property Features	The property is a condominium complex comprised of Single Type units that face south located approximately thirteen minutes on foot from Myoden Station on the Tokyo Metro Tozai Line and approximately four minutes on foot from the Shioyaki Yon-chome bus stop. Otemachi Station is approximately 25 minutes from Myoden Station, offering favorable access to the center of Tokyo. With educational facilities like elementary and junior high schools in the neighboring area within walking distance from the property and large supermarkets, etc. around the Myoden Station area, the property is attractive in that it is convenient for commuting to work or school, shopping and other lifestyle amenities.				
Address	(Residential) 4-12-22 Shioyaki, Ichikawa-shi, Chiba		(Lot) 4-12-94 Shioyaki, Ichikawa-shi, Chiba, and four other addresses		
Land	Type of Ownership	Proprietary ownership	Building	Type of Ownership	Proprietary ownership
	Site Area	485.21m ²		Use	Apartment complex
	Zoning	Class 1 exclusive residential zone for medium- and high-rise buildings		Construction/No. of Floors	RC 3F
	FAR/Building Coverage Ratio	200%/60%		Total Floor Space	871.84m ²
Trustee		Mitsubishi UFJ Trust and Banking Corporation		Leasable Floor Space	583.76m ²
Trust Maturity Date		July 31, 2013		No. of Leasable Apartments	36
Acquisition Price (million yen)		310		Completion Date	April 30, 1993
PM Company	New City Estate Service K.K.		Sublease Firm	New City Estate Service K.K.	
Special Considerations	The building coverage ratio for the land of the trust real estate, which was originally 60%, is 70% due to deregulations as it is designated as a corner plot.				

Property No.: G-19 Property Name: Park Terrace Horie					
Property Features	The property is a condominium complex comprised of Single Type units that face south located approximately 22 minutes on foot from Shin-urayasu Station on the JR Keiyo Line and approximately two minutes on foot from the Higashino Ichome bus stop, which is the bus stop closest to the property. The property offers easy access to the city center as Tokyo Station is reachable within approximately fifteen minutes by rapid train from Shin-urayasu Station on the Keiyo Line. Within walking distance are educational facilities such as elementary and junior high schools, and a neighboring shopping district at the southwest of the property. These factors make the property attractive as it offers superb convenience for commuting to work or school, shopping and other aspects of everyday life.				
Address	(Residential) 1-2-14 Horie, Urayasu-shi, Chiba		(Lot) 1-1671 Horie, Urayasu-shi, Chiba, and one other address		
Land	Type of Ownership	Proprietary ownership	Building	Type of Ownership	Proprietary ownership
	Site Area	280.96m ²		Use	Apartment complex
	Zoning	Class 1 residential zone		Construction/No. of Floors	RC 3F
	FAR/Building Coverage Ratio	200%/60%		Total Floor Space	407.62m ²
Trustee	Mitsubishi UFJ Trust and Banking Corporation		Leasable Floor Space	374.33m ²	
Trust Maturity Date	July 31, 2013		No. of Leasable Apartments	22	
Acquisition Price (million yen)	193		Completion Date	March 7, 1991	
PM Company	New City Estate Service K.K.		Sublease Firm	New City Estate Service K.K.	
Special Considerations	None				

Property No.: R-1 Property Name: New City Residence Ohdori-koen					
Property Features	The property is situated five minutes on foot from Nishi-Juitchome Station on the Sapporo Municipal Subway Tozai Line. The complex is comprised of apartments that face south. The area is lined with common buildings, courts and other public facilities and offices, and is also home to large hospitals like Sapporo Medical University Hospital.				
Address	(Residential) 13-4-60 Minami Ichijo Nishi, Chuo-ku, Sapporo-shi, Hokkaido		(Lot) 13-4-60 Minami Ichijo Nishi, Chuo-ku, Sapporo-shi, Hokkaido		
Land	Type of Ownership	Proprietary ownership	Building	Type of Ownership	Proprietary ownership
	Site Area	804.79m ²		Use	Apartment complex
	Zoning	Commercial zone		Construction/No. of Floors	RC 9F/B1F
	FAR/Building Coverage Ratio	400%/80%		Total Floor Space	3,692.02m ²
Trustee	Mitsubishi UFJ Trust and Banking Corporation		Leasable Floor Space	2,996.24m ²	
Trust Maturity Date	July 24, 2008		No. of Leasable Apartments	40	
Acquisition Price (million yen)	726		Completion Date	October 13, 2000	
PM Company	New City Estate Service K.K.		Sublease Firm	New City Leasing Two Y.K.	
Special Considerations	Confirmation on part of the boundary with the owner of the adjacent land is incomplete.				

Property No.: R-2 Property Name: Goshikiyama Heights					
Property Features	The property is situated twelve minutes on foot from Tarumi Station on the JR Sanyo Main Line and six minutes on foot from Kasumigaoka Station on the Sanyo Electric Railway Main Line. The complex is comprised of apartments that face south and is founded on high land whose southern side is sloping down. Sannomiya Station, which is at the heart of Kobe, is five stations taking eighteen minutes (not including time required to transfer trains) from Kasumigaoka Station via Tarumi Station. Marine Pia Kobe (shopping center) has been developed on the sea side of Tarumi Station. The property is currently rented en bloc as a corporate residence.				
Address	(Residential) 4-20-18 Goshikiyama, Tarumi-ku, Kobe-shi, Hyogo		(Lot) 4-1508 Goshikiyama, Tarumi-ku, Kobe-shi, Hyogo		
Land	Type of Ownership	Proprietary ownership	Building	Type of Ownership	Proprietary ownership
	Site Area	1,923.14m ²		Use	Apartment complex
	Zoning	Class 1 residential zone		Construction/No. of Floors	RC 7F
	FAR/Building Coverage Ratio	200%/60%		Total Floor Space	2,470.13m ²
Trustee	Mizuho Trust & Banking Co., Ltd.		Leasable Floor Space	2,253.34m ²	
Trust Maturity Date	February 19, 2009		No. of Leasable Apartments	33	
Acquisition Price (million yen)	720		Completion Date	August 19, 1993	
PM Company	New City Estate Service K.K.		Sublease Firm	New City Leasing Four Y.K.	
Special Considerations	<ol style="list-style-type: none"> The road to the north of the land of the trust real estate is a road authorized under the City Planning Law and may be subject to use restrictions. A switch room (21m²), pump room (20.65m²) and bicycle parking lot (35.7m²) are included in the total floor space for the building. 				

Property No.: R-3 Property Name: New City Residence Nishikoen					
Property Features	The property is situated seven minutes on foot from Ohorikoen Station on the Fukuoka Municipal Subway Line No. 1. The complex is comprised of apartments that face south. The area between Nishijin Station and Meinohama Station has recently seen active residential development. Near the property are Nishi Park, Ohori Park and Maizuru Park.				
Address	(Residential) 2-5-6 Arato, Chuo-ku, Fukuoka-shi, Fukuoka		(Lot) 2-141 Arato, Chuo-ku, Fukuoka-shi, Fukuoka		
Land	Type of Ownership	Proprietary ownership	Building	Type of Ownership	Proprietary ownership
	Site Area	642.24m ²		Use	Apartment complex
	Zoning	Neighborhood commercial zone		Construction/No. of Floors	RC 11F
	FAR/Building Coverage Ratio	300%/80%		Total Floor Space	1,578.37m ²
Trustee	Mitsubishi UFJ Trust and Banking Corporation		Leasable Floor Space	1,483.50m ²	
Trust Maturity Date	July 24, 2008		No. of Leasable Apartments	30	
Acquisition Price (million yen)	379		Completion Date	October 12, 2000	
PM Company	New City Estate Service K.K.		Sublease Firm	New City Leasing Two Y.K.	
Special Considerations	None				

Property No.: R-4 Property Name: New City Residence Nishi Ohori					
Property Features	The property is situated eight and ten minutes on foot from Nishijin Station and Tojinmachi Station, respectively, on the Fukuoka Municipal Subway Line No. 1. The complex is comprised of apartments that face southwest. The area between Nishijin Station and Meinohama Station has recently seen active residential development. Near the property are Nishi Park, Ohori Park and Maizuru Park.				
Address	(Residential) 2-7-44 Imagawa, Chuo-ku, Fukuoka-shi, Fukuoka		(Lot) 2-7-365 Imagawa, Chuo-ku, Fukuoka-shi, Fukuoka		
Land	Type of Ownership	Proprietary ownership	Building	Type of Ownership	Proprietary ownership
	Site Area	763.49m ²		Use	Apartment complex
	Zoning	Class 1 residential zone		Construction/No. of Floors	RC 5F
	FAR/Building Coverage Ratio	200%/60%		Total Floor Space	1,099.47m ²
Trustee	Mitsubishi UFJ Trust and Banking Corporation		Leasable Floor Space	1,013.22m ²	
Trust Maturity Date	July 24, 2008		No. of Leasable Apartments	17	
Acquisition Price (million yen)	258		Completion Date	May 15, 2000	
PM Company	New City Estate Service K.K.		Sublease Firm	New City Leasing Two Y.K.	
Special Considerations	None				

Property No.: R-5 Property Name: New City Residence Kakogawa					
Property Features	The property is situated eighteen minutes on foot from Kakogawa Station on the JR Sanyo Main Line. The complex is comprised of the two buildings, Ichibankan and Nibankan, with apartments that face south and southeast, respectively. Sannomiya Station is approximately 29 minutes and Osaka Station fifty minutes by rapid train on the Sanyo Main Line. The area is a residential district centering on general housing with condominium complexes and retail facilities also in the area.				
Address	(Residential) 397-1, 380-1 Aza Minori Tomohara, Kakogawa-cho, Kakogawa-shi, Hyogo		(Lot) 380-1 Aza Minori Tomohara, Kakogawa-cho, Kakogawa-shi, Hyogo, and three other addresses		
Land	Type of Ownership	Proprietary ownership	Building	Type of Ownership	Proprietary ownership
	Site Area	5,833.65m ²		Use	Apartment complex
	Zoning	Class 1 exclusive residential zone for medium- and high-rise buildings		Construction/No. of Floors	RC 3F
	FAR/Building Coverage Ratio	200%/60%		Total Floor Space	1,918.62m ²
Trustee	Mitsubishi UFJ Trust and Banking Corporation		Leasable Floor Space	1,888.02m ²	
Trust Maturity Date	July 24, 2008		No. of Leasable Apartments	34	
Acquisition Price (million yen)	274		Completion Date	September 8, 2000	
PM Company	New City Estate Service K.K.		Sublease Firm	New City Leasing Two Y.K.	
Special Considerations	<ol style="list-style-type: none"> As there is a mis-description in part of the entry concerning each of the related boundaries on the written confirmation document, the existence of an agreement with owners of adjacent land over part of the boundaries may not necessarily be clear. The land of the trust real estate is land that is irregular in shape and includes a path, etc. that is concurrently a regulating reservoir in the event of a flood, etc. 				

Property No.: R-6 Property Name: Lions Mansion Maebashi Nishikatakai					
Property Features	The property is situated eight minutes on foot from each of Jomo Electric Railroad Mitsumata's Station and Katakai Station. The complex is a L-shaped building comprised of apartments that face either south or east. Chuo-maebashi Station is two stations taking three minutes from Mitsumata Station. In front of Katakai Station is Fressay, a supermarket that opens until midnight.				
Address	(Residential) 1-301-5 Nishikatakai-machi Maebashi-shi, Gunma		(Lot) 1-301-5 Nishikatakai-machi Maebashi-shi, Gunma		
Land	Type of Ownership	Proprietary ownership (co-ownership)	Building	Type of Ownership	Compartmentalized ownership
	Site Area	1,224.00m ²		Use	Apartment complex
	Zoning	-		Construction/No. of Floors	RC 6F
	FAR/Building Coverage Ratio	200%/70%		Total Floor Space	2,444.14m ²
Trustee	Mitsubishi UFJ Trust and Banking Corporation		Leasable Floor Space	1,284.45m ²	
Trust Maturity Date	July 24, 2008		No. of Leasable Apartments	23	
Acquisition Price (million yen)	202		Completion Date	February 19, 1992	
PM Company	New City Estate Service K.K.		Sublease Firm	New City Leasing Two Y.K.	
Special Considerations	<ol style="list-style-type: none"> Confirmation on part of the boundary with the owner of the adjacent land is incomplete. The building of the trust real estate is a building under compartmentalized ownership. As the trustee owns 23 of the forty apartments, the trustee has a majority vote based on the agreement for management of the trust real estate. Rights for the site have been registered. The region where the building of the trust real estate is located has been designated an urbanization control area of a city planning area. Further, the building was constructed having confirmed that the land of the trust real estate is a Kizon Takuchi (land in an urbanization control area that is exempt from regulations on urbanization control areas in a certain scope). 				

Property No.: R-7 Property Name: Aprile Tarumi					
Property Features	The property is situated in a satellite town on the outskirts of Kobe City in a quiet residential district mainly comprised of medium-and high-rise condominium complexes with standalone housing as well. The property is located approximately sixteen minutes on foot from the JR Tarumi Station, which is the station closest to the property. In addition, the area is serviced also by many buses. Building facilities include a flat parking lot for 102 vehicles, providing ample parking for those commuting to work by car. The complex is comprised of apartments that face southeast. All apartments are Family Type units, of which all are under a fixed leased housing contract as "corporate residences."				
Address	(Residential) 7-3-1 Takamaru, Tarumi-ku, Kobe-shi, Hyogo		(Lot) 7-2246-70 Takamaru, Tarumi-ku, Kobe-shi, Hyogo		
Land	Type of Ownership	Proprietary ownership	Building	Type of Ownership	Proprietary ownership
	Site Area	5708.48m ²		Use	Apartment complex
	Zoning	Class 1 exclusive residential zone for medium- and high-rise buildings		Construction/No. of Floors	RC 12F
	FAR/Building Coverage Ratio	200%/60%		Total Floor Space	6,989.53m ²
Trustee	Mitsubishi UFJ Trust and Banking Corporation		Leasable Floor Space	6,545.25m ²	
Trust Maturity Date	November 26, 2010		No. of Leasable Apartments	99	
Acquisition Price (million yen)	1,710		Completion Date	January 22, 2003	
PM Company	Kobe Steel, Ltd.		Sublease Firm	None	
Special Considerations	None				

Property No.: R-8 Property Name: New City Residence Uehonmachi					
Property Features	The property is located in Tennoji Ward, Osaka City, an established prime residential district, and is recently attracting considerable interest as use for housing, reflecting the highly-convenient access to the Osaka city center and the full cultural, social and educational benefits that the ward provides. The property is situated approximately two minutes from Uehonmachi Station on the Kintetsu Nara Line and is comprised of Family and Single Type units that face west.				
Address	(Residential) 5-3-17 Uehonmachi, Tennoji-ku, Osaka-shi, Osaka		(Lot) 5-2-10 Uehonmachi, Tennoji-ku, Osaka-shi, Osaka, and two other addresses		
Land	Type of Ownership	Proprietary ownership	Building	Type of Ownership	Proprietary ownership
	Site Area	424.21m ²		Use	Apartment complex
	Zoning	Commercial zone and class 2 residential zone		Construction/No. of Floors	RC 11F
	FAR/Building Coverage Ratio	600%/80% 400%/80% 300%/60%		Total Floor Space	2,163.23m ²
Trustee	Mizuho Trust & Banking Co., Ltd.		Leasable Floor Space	1,826.30m ²	
Trust Maturity Date	September 30, 2010		No. of Leasable Apartments	30	
Acquisition Price (million yen)	855		Completion Date	July 15, 2004	
PM Company	New City Estate Service K.K.		Sublease Firm	New City Leasing Six Y.K.	
Special Considerations	<ol style="list-style-type: none"> The FAR/building coverage ratio for the land of the trust real estate varies due to differences in zoning, but the weighted average of the subject site area is 533.54% and 76.01%, respectively (figures are from the structural engineering report). The guidelines for parking facilities of apartment complexes in Osaka City require a parking lot with the capacity to hold a certain number of vehicles to be secured. However, spaces for three vehicles are yet to be secured as of the end of February 2006. 				

Property No.: R-9 Property Name: Crest Kusatsu					
Property Features	The property is located in Kusatsu City, in close proximity to the major cities of Kyoto, Osaka and Kobe. Kusatsu City is also distinguished as a satellite town, industrial city, and a town home to many campuses, including the campuses of Ritsumeikan University and Ryukoku University. The property is a condominium complex for students comprised of apartments that primarily face southeast conveniently located approximately 3 kilometers from Minami-kusatsu Station, 2.4 kilometers from the Biwako-Kusatsu Campus of Ritsumeikan University, 3 kilometers from the Seta Campus of Ryukoku University, and 1.6 kilometers from the Shiga University of Medical Science. Stable demand is anticipated for the property. A master lease agreement over the entire building has been executed with Coop Sogo Living Corporation, ensuring a guaranteed income to NCRI.				
Address	(Residential) 5-3-27 Kasayama, Kusatsu-shi, Shiga		(Lot) 480 Sasanokuchi, Aza 5-chome, Kasayama, Kusatsu-shi, Shiga, and one other address		
Land	Type of Ownership	Proprietary ownership	Building	Type of Ownership	Proprietary ownership
	Site Area	7,615.08m ²		Use	Apartment complex
	Zoning	Industrial zone		Construction/No. of Floors	RC 11F/B2F
	FAR/Building Coverage Ratio	200%/60%		Total Floor Space	15,176.45m ²
Trustee	Mizuho Trust & Banking Co., Ltd.		Leasable Floor Space	13,452.80m ²	
Trust Maturity Date	June 30, 2013		No. of Leasable Apartments	540	
Acquisition Price (million yen)	3,830		Completion Date	February 4, 1999	
PM Company	New City Estate Service K.K.		Sublease Firm	New City Estate Service K.K.	
Special Considerations	None				

Property No.: R-10 Property Name: New City Residence Honmachi East					
Property Features	The property is a condominium complex comprised primarily of Single Type units that face either south or north located approximately three minutes on foot from Sakaisujihoncho Station on the Osaka Municipal Transportation Bureau's Subway Sakaisuji and Chuo Lines. Honcho Station is approximately one minute on the Osaka Municipal Transportation Bureau's Chuo Line from the station closest to the property, Sakaisujihoncho Station, and Umeda Station is approximately five minutes from Honcho Station on the Osaka Municipal Transportation Bureau's Midosuji Line. Being conveniently located in close proximity to central Osaka, the area attracts high condominium leasing demand from singles who focus on convenience.				
Address	(Residential) 1-3-7 Kyutaro-cho, Chuo-ku, Osaka-shi, Osaka		(Lot) 1-54 Kyutaro-cho, Chuo-ku, Osaka-shi, Osaka		
Land	Type of Ownership	Proprietary ownership	Building	Type of Ownership	Proprietary ownership
	Site Area	639.45m ²		Use	Apartment complex
	Zoning	Commercial zone		Construction/No. of Floors	RC 15F
	FAR/Building Coverage Ratio	600%/80%		Total Floor Space	4,402.21m ²
Trustee	Mizuho Trust & Banking Co., Ltd.		Leasable Floor Space	3,471.39m ²	
Trust Maturity Date	December 31, 2013		No. of Leasable Apartments	117	
Acquisition Price (million yen)	1,740		Completion Date	February 22, 2005	
PM Company	New City Estate Service K.K.		Sublease Firm	New City Estate Service K.K.	
Special Considerations	None				

Property No.: R-11 Property Name: New City Residence Shin-Umeda					
Property Features	The property is a condominium complex comprised primarily of Single Type units that face either west or south located approximately 480 meters (six minutes on foot) southwest of Nakatsu Station and approximately 1,300 meters northwest of Umeda Station, both on the Hankyu Line. The adjoining Umeda Ward is also a major commercial and retail area with a high concentration of large-scale retail complexes, hotels, as well as cultural and entertainment facilities. In addition, the area boasts an expansive underground shopping mall, and is commonly acknowledged as the largest retail district in western Japan. Being a region situated in close proximity to downtown Osaka and boasting a high level of convenience in terms of lifestyle, the region is in high demand by singles and families alike and attracts strong leasing demand.				
Address	(Residential) 6-8-21 Nakatsu, Kita-ku, Osaka-shi, Osaka		(Lot) 6-11-7 Nakatsu, Kita-ku, Osaka-shi, Osaka		
Land	Type of Ownership	Proprietary ownership	Building	Type of Ownership	Proprietary ownership
	Site Area	1,149.22m ²		Use	Apartment complex
	Zoning	Quasi industrial zone		Construction/No. of Floors	RC 11F
	FAR/Building Coverage Ratio	300%/60%		Total Floor Space	3,642.57m ²
Trustee	Mizuho Trust & Banking Co., Ltd.		Leasable Floor Space	3,279.90m ²	
Trust Maturity Date	December 31, 2013		No. of Leasable Apartments	108	
Acquisition Price (million yen)	1,640		Completion Date	February 14, 2005	
PM Company	New City Estate Service K.K.		Sublease Firm	New City Estate Service K.K.	
Special Considerations	None				

(Reference) Overview of Assets Acquired After the End of the Second Fiscal Period and Assets Scheduled to be Acquired

(1) NCRI acquired proprietary ownership of the real estate mentioned under (a) below after the end of the Second Fiscal Period (February 28, 2006).

(a) New City Residence Shizuoka Takajo (Acquisition Date: March 30, 2006)

Property No.: R-12 Property Name: New City Residence Shizuoka Takajo					
Property Features	The property is situated eight minutes on foot from the station closest to the property, Shizuoka Station, which is serviced by the JR Tokaido Line and the JR Tokaido Shinkansen Line. With the area surrounding the station 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, the area offers convenience in terms of lifestyle. In addition, being within walking distance of the station, the condominium complex is also convenient in terms of access to transport. The property is situated near Sunpu Castle and is fit to be called Yashikimachi, an area comprised of old, large and peaceful residences.				
Address	(Residential) 2-14-8 Takajo, Aoi-ku, Shizuoka-Shi, Shizuoka		(Lot) 2-14-4 Takajo, Aoi-ku, Shizuoka-Shi, Shizuoka		
Land	Type of Ownership	Proprietary ownership	Building	Type of Ownership	Proprietary ownership
	Site Area	511.80m ²		Use	Apartment complex
	Zoning	Commercial zone		Construction/No. of Floors	RC 12F
	FAR/Building Coverage Ratio	400%/60%		Total Floor Space	2,111.51m ²
Trustee	None		Leasable Floor Space	1,731.52m ²	
Trust Maturity Date	None		No. of Leasable Apartments	45	
Acquisition Price (million yen)	770		Completion Date	February 27, 2006	
PM Company	New City Estate Service K.K.		Sublease Firm	New City Living K.K.	
Special Considerations	None				

(2) In addition, NCRI decided on and announced the acquisition of proprietary ownership for the real estate and investment trust beneficiary interests in real estate mentioned under (b) through (g) below. Furthermore, concerning the properties under (c) and (f) below, each will be acquired as investment trust beneficiary interests in real estate, but the real estate managed disposal trust agreement that places each of the properties in trust will respectively be mutually rescinded after the acquisitions are completed and NCRI plans to acquire proprietary ownership of each of the properties.

(b) New City Residence Shinagawa Seaside Tower (Acquisition Date (Planned): On September 20, 2006 or on a date separately agreed to with the seller after NCRI confirms that the occupancy rate of the property is 50% or greater on the date of transfer execution)

Property No.: M-23 Property Name: New City Residence Shinagawa Seaside Tower						
Property Features	The property is a 25-story tower condominium complex primarily comprised of Family Type units that is located five minutes on foot from Shinagawa Seaside Station on the Tokyo Waterfront Area Rapid Transit Rinkai Line. The location of this property features many office buildings and condominium complexes along Kaigan Dori (road) and redevelopment in the surrounding areas is underway and building many new retail facilities, sports club, etc. The property boasts good access in the Shinagawa direction and is an approximately fifteen-minute bus ride to the Shinagawa Station East Exit bus stop from the bus stop in front of the property and an approximately five-minute train ride to Keihin Electric Express Railway Line's Shinagawa Station from the Aomono-yokocho Station on the same line, which is approximately five minutes on foot from the property. In addition, it is about twenty minutes to Haneda Airport from the above Aomono-yokocho Station and the property also boasts good access to downtown Tokyo with JR Shinjuku Station about an eighteen-minute train ride from Tokyo Waterfront Area Rapid Transit Rinkai Line's Shinagawa Seaside Station.					
Address	(Residential) 4-10-18 Higashi-Shinagawa, Shinagawa-ku, Tokyo		(Lot) 4-50-4 Higashi-Shinagawa, Shinagawa-ku, Tokyo			
Land	Type of Ownership	Proprietary ownership		Building	Type of Ownership	Proprietary ownership
	Site Area	2,523.55m ²			Use	Apartment complex
	Zoning	Quasi industrial zone			Construction/No. of Floors	RC 25F/B2F
	FAR/Building Coverage Ratio	300%/60%			Total Floor Space	17,509.66m ²
Trustee	Mitsubishi UFJ Trust and Banking Corporation			Leasable Floor Space	12,732.35m ²	
Trust Maturity Date	January 27, 2012			No. of Leasable Apartments	208	
Acquisition Price (million yen)	9,350			Completion Date	November 22, 2005	
PM Company	New City Estate Service K.K.		Sublease Firm	New City Living K.K.		
Special Considerations	None					

(c) New City Residence Ginza (Scheduled Acquisition Date: April 27, 2006)

Property No.: C-34 Property Name: New City Residence Ginza						
Property Features	The property is a condominium complex comprised primarily of Single and Urban Family Type units located approximately four minutes on foot from Tsukijishijo Station on the Toei Subway Oedo Line. The property is in the commercial district south of Chuo Avenue in the Ginza district. Aside from the closest station to the property, it is also approximately seven minutes on foot from Higashi-ginza Station on the Toei Subway Asakusa Line and Tokyo Metro Hibiya Line.					
Address	(Residential) 8-18-2 Ginza, Chuo-ku, Tokyo		(Lot) 8-215-4,25 Ginza, Chuo-ku, Tokyo			
Land	Type of Ownership	Proprietary ownership		Building	Type of Ownership	Proprietary ownership
	Site Area	491.03m ²			Use	Apartment complex
	Zoning	Commercial zone			Construction/No. of Floors	RC 14F
	FAR/Building Coverage Ratio	700%/80%			Total Floor Space	4,386.07m ²
Trustee	Mitsubishi UFJ Trust and Banking Corporation			Leasable Floor Space	3,494.42m ²	
Trust Maturity Date	January 31, 2014			No. of Leasable Apartments	96	
Acquisition Price (million yen)	4,000			Completion Date	October 20, 2005	
PM Company	New City Estate Service K.K.		Sublease Firm	New City Living K.K.		
Special Considerations	1. There is a private road (road as defined in Article 42-2 of the Building Standards Law) on the northwestern side of the site. The private road portion and road setback portion measuring 22.89m ² is not included in the site area for construction confirmation, making the site area subject to the construction confirmation 468.14m ² . There are buried water and gas pipes belonging to the user of the private road.					

(d) New City Residence Nihonbashi Suitengu (Scheduled Acquisition Date: April 27, 2006)

Property No.: C-35 Property Name: New City Residence Nihonbashi Suitengu						
Property Features	The property is a condominium complex comprised primarily of Urban Family Type units located approximately seven minutes on foot from Kayabacho Station on the Tokyo Metro Hibiya and Tozai Lines and approximately five minutes on foot from Suitengumae Station on the Tokyo Metro Hanzomon Line. This property is located in the northeastern part of Chuo Ward. This region is recognized to center on Nihonbashi Kakigaracho and Nihonbashi Koamicho within walking distance of Suitengumae Station on the Tokyo Metro Hanzomon Line.					
Address	(Residential) 2-1 Nihonbashi Koami-cho, Chuo-ku, Tokyo		(Lot) 2-8 Nihonbashi Koami-cho, Chuo-ku, Tokyo, and two other addresses			
Land	Type of Ownership	Proprietary ownership		Building	Type of Ownership	Proprietary ownership
	Site Area	693.38m ²			Use	Apartment complex
	Zoning	Commercial zone and fire zone			Construction/No. of Floors	SRC RC 12F
	FAR/Building Coverage Ratio	500%/80%			Total Floor Space	5,762.36m ²
Trustee	Mizuho Trust & Banking Co., Ltd.			Leasable Floor Space	4,602.95m ²	
Trust Maturity Date	January 31, 2014			No. of Leasable Apartments	88	
Acquisition Price (million yen)	3,332			Completion Date	July 25, 2005	
PM Company	New City Estate Service K.K.		Sublease Firm	New City Living K.K.		
Special Considerations	<ol style="list-style-type: none"> The building coverage ratio for the land of the trust real estate, which was originally 80%, is 100% due to deregulations on commercial zones and fire-resistant buildings in fire zones. The FAR for the land of the trust real estate was deregulated in the case of certain building construction pursuant to the urban planning inducements applicable to Chuo Ward. However, due to the extent of deregulations being reduced in April 2004, the building of the trust real estate is in a state that makes it a Kizon Futekikaku Kenchikubutsu (structures that conformed to the law when it was constructed but no longer conform to the law as a result of subsequent laws or amendments, but is not categorized as an illegal structure). 					

(e) New City Residence Abeno (Scheduled Acquisition Date: April 27, 2006)

Property No.: R-13 Property Name: New City Residence Abeno					
Property Features	The property is a condominium complex comprised primarily of Family Type units located approximately two minutes on foot from Abeno Station on the Osaka Municipal Tanimachi Subway Line. The area this property is located in neighbors the Tennoji Terminal, which plays a central role in commerce and transit for southern Osaka City, and the property is not only close to the abovementioned Abeno Station on the Tanimachi Subway Line but is also within only approximately four minutes on foot from Tennoji Station on the JR Osaka Loop Line and Hanwa Line, Tennoji Station on the Osaka Municipal Midosuji Subway Line and Osaka Abenobashi Station on the Kintetsu Minami Osaka Line. This means that the property enjoys great transit access.				
Address	(Residential) 2-4-37 Abeno-Suji, Abeno-ku, Osaka-shi, Osaka		(Lot) 2-34-5 Abeno-Suji, Abeno-ku, Osaka-shi, Osaka		
Land	Type of Ownership	Proprietary ownership	Building	Type of Ownership	Proprietary ownership
	Site Area	2,174.13m ²		Use	Apartment complex and retail
	Zoning	Commercial zone and fire zone		Construction/No. of Floors	SRC 15F
	FAR/Building Coverage Ratio (designated zoning)	800%/80% 400%/80%		Total Floor Space	11,579.44m ²
Trustee	Mitsubishi UFJ Trust and Banking Corporation		Leasable Floor Space	10,832.11m ²	
Trust Maturity Date	February 16, 2012		No. of Leasable Apartments	153	
Acquisition Price (million yen)	5,400		Completion Date	January 17, 2006	
PM Company	New City Estate Service K.K.		Sublease Firm	New City Living K.K.	
Special Considerations	<ol style="list-style-type: none"> The building coverage ratio for the land of the trust real estate, which was originally 80%, is 100% due to deregulations on commercial zones and fire-resistant buildings in fire zones. The FAR for the land of the trust real estate varies due to differences in zoning, but the weighted average of the subject site area is 556.30% (figures are from the structural engineering report). The land of the trust real estate includes a private road (about 108m²) and is part of the road to the east. A building, etc. of the adjacent land crosses the boundary onto part of the land of the trust real estate. A memorandum of understanding has been concluded concerning this crossing of the boundary. A part of an arcade owned by a merchant association crosses the boundary onto the land of the trust real estate. No arrangements in writing have been made concerning this crossing of the boundary. A part of the land of the trust real estate has a drainage pipe from a building on the adjacent land and it is connected to a drainage tank. 				

(f) New City Residence Otedori (Scheduled Acquisition Date: April 27, 2006)

Property No.: R-14 Property Name: New City Residence Ohtedori					
Property Features	The property is a condominium complex comprised primarily of Single Type units located approximately nine minutes on foot from Osaka Municipal Sakaisuji Subway Line's Kitahama Station. The area this property is located in has supermarkets, restaurants, various financial institution branches and other facilities that help the area provide comfortable everyday lifestyle convenience. The area also boasts strong transit convenience being also roughly the same distance to Sakaisuji-honmachi Station on the Osaka Municipal Sakaisuji Subway Line and Tanimachi 4-chome Station and Tenmabashi Station on the Osaka Municipal Tanimachi Subway Line as the aforementioned Kitahama Station on the Sakaisuji Subway Line.				
Address	(Residential) 2-4-15 Ohtedori, Chuo-ku, Osaka-shi, Osaka		(Lot) 2-39-1 Ohtedori, Chuo-ku, Osaka-shi, Osaka		
Land	Type of Ownership	Proprietary ownership	Building	Type of Ownership	Proprietary ownership
	Site Area	139.33m ²		Use	Apartment complex and retail
	Zoning	Commercial zone and fire zone		Construction/No. of Floors	RC 11F
	FAR/Building Coverage Ratio	800%/80%		Total Floor Space	1,029.62m ²
Trustee	Mitsubishi UFJ Trust and Banking Corporation		Leasable Floor Space	860.48m ²	
Trust Maturity Date	February 9, 2012		No. of Leasable Apartments	31	
Acquisition Price (million yen)	382		Completion Date	January 17, 2006	
PM Company	New City Estate Service K.K.		Sublease Firm	New City Living K.K.	
Special Considerations	<ol style="list-style-type: none"> The building coverage ratio for the land of the trust real estate, which was originally 80%, is 100% due to deregulations on commercial zones and fire-resistant buildings in fire zones. A building, etc. of the adjacent land crosses the boundary onto part of the land of the trust real estate. A memorandum of understanding has been concluded concerning this crossing of the boundary. 				

(g) New City Residence Sakae (Scheduled Acquisition Date: March 23, 2007)

(Acquisition Details)

Address:	(Residential) 4-16 Sakae, Naka-ku, Nagoya-shi, Aichi (TBA) (Lot) 4-1610 Sakae, Naka-ku, Nagoya-shi, Aichi
Use:	Apartment complex
Site Area:	(Land) 497.65m ² (Building) 3,594.02m ² (planned)
Construction:	RC 13F
Completion Date:	March 2007 (planned)
Acquisition Price:	1,360 million yen

IV. Overview of Structural Engineering Report

NCRI obtains a structural engineering report (Note 1) concerning building inspection, building assessment, assessment of compliance with related laws and regulations, repair and maintenance fee assessment, environmental assessment and such for each Trust Real Estate from Bovis Lend Lease Japan, Inc. or Index Consulting, Inc. In addition, earthquake risk analysis reports are obtained from OYO RMS Corporation (Note 2).

(Note 1) The building deterioration diagnosis study, short and long-term repair plan establishment, legal compliance status study for the Building Standards Law, Study of toxic substances in buildings, study of soil pollution and other building condition assessment reported by specialists. The entries in the structural engineering report are limited to the opinions of the reporting party and NCRI doesn't guarantee the accuracy of said content.

(Note 2) The entries in the earthquake risk analysis report are limited to the opinions of the reporting party and NCRI doesn't guarantee the accuracy of said content.

<Overview of Structural Engineering Report>

Property No.	Name (Note 1)	Repairs and Maintenance (thousand yen) (Note 2)			Replacement Price (million yen)	PML (Note 3)	Date of Research	Research Agency
		Emergency	Within 1 Year	Over 12 Years After Acquisition				
C-1	NCR Minami Aoyama	0	0	18,471	787	9.7%	Sept. 2004	Bovis Lend Lease Japan Inc.
C-2	NCR Nishi Azabu Twin Tower	0	0	17,767	714	8.5%	Sept. 2004	Bovis Lend Lease Japan Inc.
C-3	NCR Nishi Azabu	0	0	17,550	736	6.6%	Sept. 2004	Bovis Lend Lease Japan Inc.
C-4	NCR Ochanomizu	0	0	9,811	586	12.7%	Sept. 2004	Bovis Lend Lease Japan Inc.
C-5	NCR Sangubashi	0	0	39,141	440	7.4%	Sept. 2004	Bovis Lend Lease Japan Inc.
C-6	NCR Shinjyuku Ichibankan	0	0	20,239	501	13.8%	Sept. 2004	Bovis Lend Lease Japan Inc.
C-7	NCR Shinjyuku Nibankan	0	0	9,660	228	11.0%	Sept. 2004	Bovis Lend Lease Japan Inc.
C-8	NCR Nihonbashi East	0	0	16,031	463	18.3%	Sept. 2004	Bovis Lend Lease Japan Inc.
C-9	NCR Nihonbashi West	0	0	12,815	470	18.0%	Sept. 2004	Bovis Lend Lease Japan Inc.
C-10	NCR Ginza Twin I	0	0	9,674	387	11.9%	Sept. 2004	Bovis Lend Lease Japan Inc.
C-11	NCR Ginza Twin II	0	0	15,306	338	10.1%	Sept. 2004	Bovis Lend Lease Japan Inc.
C-12	NCR Harajyuku	0	0	16,043	302	15.6%	Sept. 2004	Bovis Lend Lease Japan Inc.
C-13	NCR Mita	0	0	9,243	308	11.9%	Sept. 2004	Bovis Lend Lease Japan Inc.
C-14	NCR Yoyogi Uehara	0	0	15,898	198	16.4%	Sept. 2004	Bovis Lend Lease Japan Inc.
C-15	NCR Sendagaya	0	0	20,040	173	9.0%	Sept. 2004	Bovis Lend Lease Japan Inc.
C-16	NCR Shinjyuku 7 Chome	0	0	34,560	235	6.0%	Sept. 2004	Bovis Lend Lease Japan Inc.
C-17	NCR Ichigaya Sanaicho	0	0	13,954	181	6.3%	Sept. 2004	Bovis Lend Lease Japan Inc.
C-18	NCR Nihonbashi Ningyocho I	0	0	9,806	441	10.6%	Jan. 2005	Index Consulting, Inc.
C-19	NCR Nihonbashi Ningyocho II	0	0	10,195	453	13.2%	Jan. 2005	Index Consulting, Inc.
C-20	NCR Shin-Ochanomizu	0	0	8,968	366	12.1%	Jan. 2005	Index Consulting, Inc.
C-21	NCR Jinbocho	0	0	17,910	844	14.2%	Jan. 2005	Index Consulting, Inc.
C-22	NCR Nihonbashi Ningyocho III	0	0	11,360	539	12.9%	Jan. 2005	Index Consulting, Inc.
C-23	NCR Jinbocho II	0	0	13,690	383	12.6%	June 2005	Bovis Lend Lease Japan Inc.
C-24	NCR Ginza East III	0	0	14,070	307	13.7%	June 2005	Bovis Lend Lease Japan Inc.
C-25	NCR Shinjuku Gyoen I	0	0	21,864	998	12.4%	June 2005	Index Consulting, Inc.
C-26	NCR Sasazuka	0	0	27,980	928	8.1%	June 2005	Bovis Lend Lease Japan Inc.
C-27	NCR Takanawadai	0	0	10,807	307	13.8%	June 2005	Bovis Lend Lease Japan Inc.
C-28	NCR Nihonbashi Ningyocho IV	150	0	13,062	299	12.7%	June 2005	Bovis Lend Lease Japan Inc.
C-29	NCR Shinjuku Gyoen II	0	0	4,920	198	9.1%	June 2005	Index Consulting, Inc.
C-30	NCR Ginza East IV	0	0	3,890	184	12.8%	June 2005	Index Consulting, Inc.
C-31	NCR Takanawadai II	0	0	12,980	178	11.2%	Nov. 2005	Index Consulting, Inc.
C-32	NCR Minami Azabu	0	0	9,830	200	9.0%	June 2005	Bovis Lend Lease Japan Inc.
C-33	NCR Minami Azabu East	0	0	8,424	320	9.3%	Dec. 2005	Index Consulting, Inc.
C-36	NCR Takanawa	0	0	58,760	2,706	12.4%	Nov. 2005	Index Consulting, Inc.
M-1	NCR Meguro Mita	0	0	18,056	1,064	18.4%	Sept. 2004	Bovis Lend Lease Japan Inc.
M-2	NCR Todoroki	0	0	102,093	733	9.7%	Sept. 2004	Bovis Lend Lease Japan Inc.
M-3	NCR Honjo Azumabashi	0	0	12,140	512	12.6%	Sept. 2004	Bovis Lend Lease Japan Inc.
M-4	NCR Kitazawa	0	0	8,222	283	7.8%	Sept. 2004	Bovis Lend Lease Japan Inc.
M-5	NCR Meguro	0	0	18,803	320	9.7%	Sept. 2004	Bovis Lend Lease Japan Inc.
M-6	NCR Senzokuoen	0	0	66,742	342	12.5%	Sept. 2004	Bovis Lend Lease Japan Inc.
M-7	NCR Kyodo	0	0	46,170	439	7.0%	Sept. 2004	Bovis Lend Lease Japan Inc.
M-8	NCR Monzennakacho	0	0	15,962	213	18.5%	Sept. 2004	Bovis Lend Lease Japan Inc.
M-9	NCR Denenchofu	0	0	46,433	234	7.3%	Sept. 2004	Bovis Lend Lease Japan Inc.
M-10	NCR Negishi	0	0	16,771	148	19.8%	Sept. 2004	Bovis Lend Lease Japan Inc.

Property No.	Name (Note 1)	Repairs and Maintenance (thousand yen) (Note 2)			Replacement Price (million yen)	PML (Note 3)	Date of Research	Research Agency
		Emergency	Within 1 Year	Over 12 Years After Acquisition				
M-11	NCR Kamiikedai	0	0	13,665	86	15.0%	Sept. 2004	Bovis Lend Lease Japan Inc.
M-12	NCR Otsuka	0	0	11,470	520	13.6%	Jan. 2005	Bovis Lend Lease Japan Inc.
M-13	NCR Morishita	0	0	10,790	404	11.8%	Jan. 2005	Bovis Lend Lease Japan Inc.
M-14	NCR Wakabayashi Koen	0	0	9,260	364	4.7%	Mar. 2005	Index Consulting, Inc.
M-15	NCR Asakusabashi	0	0	9,280	360	5.8%	Mar. 2005	Index Consulting, Inc.
M-16	NCR Gakugeidaigaku	0	0	15,800	364	7.3%	May 2005	Bovis Lend Lease Japan Inc.
M-17	NCR Jiyugaoka	0	0	12,680	358	8.8%	July 2005	Bovis Lend Lease Japan Inc.
M-18	NCR Mejiro East	0	0	8,782	327	9.2%	June 2005	Index Consulting, Inc.
M-19	NCR Iriya	0	0	7,690	308	16.8%	June 2005	Index Consulting, Inc.
M-20	NCR Ikebukuro	0	0	25,850	977	20.7%	June 2005	Bovis Lend Lease Japan Inc.
M-21	NCR Kaname-cho	0	0	16,550	400	16.5%	Oct. 2005	Bovis Lend Lease Japan Inc.
M-22	NCR Ueno Tower	0	0	26,040	1,110	11.1%	Jan. 2006	Index Consulting, Inc.
G-1	NCR Yokohama East	0	0	184,671	3,187	2.4%	Sept. 2004	Bovis Lend Lease Japan Inc.
G-2	NCR Funabashi Honcho	0	0	52,117	342	26.8%	Sept. 2004	Bovis Lend Lease Japan Inc.
G-3	SH Motosumiyoshi	—	—	—	911	15.3%	Sept. 2004	Bovis Lend Lease Japan Inc.
G-4	NCR Toyoda	0	0	47,480	815	10.2%	Sept. 2004	Bovis Lend Lease Japan Inc.
G-5	NCR Nishi Funabashi	0	0	18,933	368	10.2%	Sept. 2004	Bovis Lend Lease Japan Inc.
G-6	NCR Maihama	0	0	9,948	311	18.1%	Sept. 2004	Bovis Lend Lease Japan Inc.
G-7	NCR Ichikawamyoden	0	0	6,617	257	18.2%	Sept. 2004	Bovis Lend Lease Japan Inc.
G-8	NCR Kumegawa	0	0	33,314	431	11.2%	Sept. 2004	Bovis Lend Lease Japan Inc.
G-9	NCR Urayasu	0	0	7,498	243	16.0%	Sept. 2004	Bovis Lend Lease Japan Inc.
G-10	NCR Minamigyotoku I	0	0	9,513	242	22.2%	Sept. 2004	Bovis Lend Lease Japan Inc.
G-11	NCR Minamigyotoku II	0	0	6,949	173	20.3%	Sept. 2004	Bovis Lend Lease Japan Inc.
G-12	NCR Nogeyama	0	0	11,073	187	11.9%	Sept. 2004	Bovis Lend Lease Japan Inc.
G-13	NCR Minamirinkan	0	0	6,411	323	15.3%	Sept. 2004	Bovis Lend Lease Japan Inc.
G-14	NCR Shonan	0	0	19,319	226	7.2%	Sept. 2004	Bovis Lend Lease Japan Inc.
G-15	LM Fuchinobe Honcho	—	—	—	344	6.8%	Sept. 2004	Bovis Lend Lease Japan Inc.
G-16	LM Higashi Oume Daisan	—	—	—	400	5.3%	Sept. 2004	Bovis Lend Lease Japan Inc.
G-17	PT Ichikawa	0	0	4,930	238	12.6%	June 2005	Index Consulting, Inc.
G-18	PT Shioyaki	400	5,470	38,000	210	10.5%	June 2005	Index Consulting, Inc.
G-19	PT Horie	0	1,466	23,446	98	12.3%	June 2005	Index Consulting, Inc.
R-1	NCR Ohdori-koen	0	0	22,562	620	2.7%	Sept. 2004	Bovis Lend Lease Japan Inc.
R-2	Goshikiyama Heights	0	0	31,245	438	4.1%	Sept. 2004	Bovis Lend Lease Japan Inc.
R-3	NCR Nishikoen	0	0	16,666	282	0.6%	Sept. 2004	Bovis Lend Lease Japan Inc.
R-4	NCR Nishi Ohori	0	0	15,923	212	0.5%	Sept. 2004	Bovis Lend Lease Japan Inc.
R-5	NCR Kakogawa	0	0	19,255	354	2.8%	Sept. 2004	Bovis Lend Lease Japan Inc.
R-6	LM Maebashi Nishikatakai	—	—	—	454	3.7%	Sept. 2004	Bovis Lend Lease Japan Inc.
R-7	Aprile Tarumi	0	0	30,836	903	4.4%	Jan. 2005	Bovis Lend Lease Japan Inc.
R-8	NCR Uehonmachi	0	0	15,103	398	6.1%	Jan. 2005	Index Consulting, Inc.
R-9	Crest Kusatsu	0	0	224,400	2,981	4.8%	June 2005	Index Consulting, Inc.
R-10	NCR Honmachi East	0	0	24,310	863	5.8%	July 2005	Index Consulting, Inc.
R-11	NCR Shin-Umeda	0	0	21,240	846	9.1%	July 2005	Index Consulting, Inc.

(Note 1) Under "Property Name," "NCR" is the acronym for New City Residence, "LM" for Lions Mansion, "SH" for Sonnen Heim and "PT" for Park Terrace.

(Note 2) "Repairs and Maintenance" and "Replacement Price" are rounded down to the nearest thousand yen and million yen respectively.

(Note 3) "PML," or probable maximum loss, is based on the content of the earthquake risk analysis report prepared by OYO RMS Corporation 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).

(Note 4) Repairs and maintenance have not been calculated for the following properties that are under compartmentalized ownership: SH Motosumiyoshi, LM Fuchinobe Honcho, LM Higashi Oume Daisan and LM Maebashi Nishikatakai

V. Distribution of Portfolio

The (a) geographic, (b) age and (c) housing type of the Trust Real Estate are distributed as indicated below.

(a) Geographic

(as of February 28, 2006)

Region (Note 1)	Acquisition Price (yen)	Share (Note 2)
Central Tokyo (Five Central Tokyo Wards)	61,597,000,000	50.3%
23 Wards of Tokyo (Excluding the Five Central Tokyo Wards)	30,550,000,000	25.0%
Tokyo Metropolitan Area Excluding the 23 Wards of Tokyo	17,910,000,000	14.6%
Other Regions	12,334,000,000	10.1%
Total	122,391,000,000	100.0%

(b) Age (※)

(as of February 28, 2006)

No. of Years	Acquisition Price (yen)	Share (Note 2)
2 years or less	48,723,000,000	39.8%
Over 2 years ~ 4 years	47,945,000,000	39.2%
Over 4 years ~ 6 years	9,360,000,000	7.6%
Over 6 years ~ 8 years	6,724,000,000	5.5%
Over 8 years	9,639,000,000	7.9%
Total	122,391,000,000	100.0%

(※) The average age of the portfolio based on a weighted average of the acquisition price is 3.5 years as of February 28, 2006 (rounded to the first decimal point).

(c) Housing Type

(as of February 28, 2006)

Housing Type (Note 3)	Leasable Floor Space (m ²) (Note 4)	Share (Note 2)
Single Type (S)	58,507.84	31.8%
Urban Family Type (UF)	59,090.03	32.2%
Family Type (F)	53,913.90	29.3%
Premium Type (P)	7,837.61	4.3%
Others	4,373.14	2.4%
Total	183,722.52	100.0%

(Note 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. The "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.

(Note 2) “Share” is the percentage of the total acquisition price for NCRI’s aggregate real estate portfolio or the percentage of the total leasable floor space for NCRI’s aggregate real estate portfolio. Figures are rounded to the first decimal point. Therefore, the indicated figures may not necessarily sum up to the total

(Note 3) “Other” is the leasable floor space and share for parts that are used as stores, offices and other usages aside from residential purposes.

(Note 4) “Leasable Floor Space” is the leasable floor space for each portion of Trust Real Estate owned by NCRI.

VI. Overview of Primary Tenants and Summary of Overall Tenants

A. Summary of Overall Tenants

a. List of Primary Tenants

The annual rent and leased floor space for each of the primary tenants for Trust Real Estate of the Assets Owned at the End of the Second Fiscal Period are as indicated in the table below. Further, primary tenants are the concerned tenants leasing at least 10% of the total leased floor space in our portfolio.

<List of Primary Tenants>

(as of February 28, 2006)

No.	Tenant Name (Note 1)	Business (Note 1)	Leased Floor Space (m ²) (Note 2)	Total Annual Rent (million yen) (Note 3)
1	New City Estate Service K.K. (Note 4)	Real estate management	54,890.42	2,258
2	New City Leasing Two Y.K.	SPC	25,451.47	754
3	New City Leasing One Y.K.	SPC	19,909.46	764
4	New City Leasing Four Y.K.	SPC	18,761.39	696
5	New City Living K.K. (Note 4)	Real estate management	13,915.65	694
6	New City Leasing Five Y.K.	SPC	17,954.92	984
7	New City Leasing Six Y.K.	SPC	9,464.95	401
8	New City Residence Four Y.K. (Note 5)	SPC	6,896.65	389
	Total for Primary Tenants		167,244.91	6,944
	Total for Overall Portfolio		173,790.16	7,068
	(Percentage of Overall Portfolio)		96.2%	98.2%

(Note 1) The six Sublease Firms of New City Leasing Two Y.K., New City Leasing One Y.K., New City Leasing Four Y.K., New City Leasing Five Y.K., New City Leasing Six Y.K. and New City Residence Four Y.K. are all special purpose companies (SPCs) established at the will of New City Corporation K.K. and are yugen kaisha that only provide real estate leasing and incidental services. Of the respective properties that are Trust Real Estate (excluding Aprile Tarumi) as of the end of February 2006, one of the above six companies, New City Estate Service K.K. or New City Living K.K. has concluded a master lease contract as the Sublease Firm. NCRI intends to manage assets by having the trustee lease all of the apartments in the Trust Real Estate to Sublease Firms using a master lease contract and then having the Sublease Firms sublease the apartments to each of the end tenants (with the agreement of the end tenants). However, with regards to the end tenants that have concluded direct lease contracts with the previous owner (or lessor), NCRI has not obtained agreement regarding a change in the lessor. Therefore, the lease contract is not a sublease between the above Sublease Firm and the end tenant but a direct lease contract between the trustee and concerned end tenant.

(Note 2) "Leased Floor Space" is the actual leased floor space for which a lease contract has been concluded. In principle, the figure entered is the leased floor space indicated in the lease contract between the trustee or Sublease Firm and the end tenant.

(Note 3) "Total Annual Rent" is the monthly rent as of February 28, 2006 multiplied by 12 with the figures are rounded to the nearest million yen. Therefore, there are cases where the grand total for the "Total Annual Rent" of the primary tenants does not match the grand total for the overall portfolio.

(Note 4) New City Estate Service K.K. ceased to exist with the April 14, 2006 merger between it and New City Living K.K. In line with this, New City Living K.K. has assumed the position previously held by New City Estate Service K.K. in the Basic Agreement. Furthermore, New City Living K.K. changed its trade name after the merger to New City Property Services K.K.

(Note 5) The concerned tenant does not fall under the "primary tenants" renting 10% or more of the total leased floor space of the overall portfolio but it has been listed here because it is one of the Sublease Firms entered in the above (Note 1).

b. Lease Terms for the Primary Tenants

The master lease contract with the Sublease Firms entered in the aforementioned a. are all lease agreements with the objective of subleasing the properties to a third party (Note 1). The rents received from these Sublease Firms are the same as the rents received by these Sublease Firms from their sublessees (end tenants) and there are no rent guarantees. In addition, the trustees have not received any deposits or guarantees from any of the Sublease Firms (Note 2). The property names and lease contract expiration dates for the properties leased to the Sublease Firms are as indicated below.

(as of February 28, 2006)

No.	Tenant Name	Property Name (Note 3)	Expiration of Contract (Note 4)
1	New City Leasing One Y.K.	NCR Yokohama East	Apr. 27, 2009
		NCR Mita	Apr. 27, 2009
		NCR Monzennakacho	Apr. 27, 2009
		NCR Shinjyuku Ichibankan	July 22, 2008
		NCR Shinjyuku Nibankan	July 22, 2008
		NCR Todoroki	July 22, 2008
2	New City Leasing Two Y.K.	NCR Harajyuku	July 24, 2008
		NCR Nishi Funabashi	July 24, 2008
		NCR Meguro	July 24, 2008
		NCR Senzokukoen	July 24, 2008
		NCR Kumegawa	July 24, 2008
		NCR Yoyogi Uehara	July 24, 2008
		NCR Sendagaya	July 24, 2008
		NCR Shinjyuku 7 Chome	July 24, 2008
		NCR Ichigaya Sanaicho	July 24, 2008
		NCR Denenchofu	July 24, 2008
		NCR Nogeyama	July 24, 2008
		NCR Shonan	July 24, 2008

No.	Tenant Name	Property Name (Note 3)	Expiration of Contract (Note 4)
2	New City Leasing Two Y.K.	NCR Negishi	July 24, 2008
		NCR Kamiikedai	July 24, 2008
		NCR Minamirinkan	July 24, 2008
		NCR Ohdori-koen	July 24, 2008
		NCR Kakogawa	July 24, 2008
		NCR Nishikoen	July 24, 2008
		NCR Nishi Oho	July 24, 2008
		LM Higashi Oume Daisan	July 24, 2008
		LM Maebashi Nishikatakai	July 24, 2008
		LM Fuchinobe Honcho	July 24, 2008
3	New City Residence Four Y.K.	NCR Nihonbashi East	July 30, 2008
		NCR Nihonbashi West	July 30, 2008
		NCR Minami Aoyama	July 30, 2008
4	New City Leasing Four Y.K.	NCR Ginza Twin I	Nov. 20, 2008
		NCR Ginza Twin II	Nov. 20, 2008
		NCR Honjo Azumabashi	Jan. 19, 2009
		NCR Toyoda	Jan. 21, 2009
		NCR Nishi Azabu	Jan. 20, 2009
		NCR Kyodo	Feb. 19, 2009
		SH Motosumiyoshi	Feb. 19, 2009
		NCR Sangubashi	Feb. 19, 2009
		Goshikiyama Heights	Feb. 19, 2009
5	New City Leasing Five Y.K.	NCR Meguro Mita	Mar. 10, 2009
		NCR Ochanomizu	Mar. 10, 2009
		NCR Kitazawa	Mar. 10, 2009
		NCR Nishi Azabu Twin Tower	Mar. 10, 2009
		NCR Urayasu	Mar. 21, 2009
		NCR Maihama	Mar. 21, 2009
		NCR Minamigyotoku I	Mar. 21, 2009
		NCR Minamigyotoku II	Mar. 21, 2009
		NCR Funabashi Honcho	Mar. 21, 2009
		NCR Ichikawamyoden	Mar. 21, 2009

No.	Tenant Name	Property Name (Note 3)	Expiration of Contract (Note 4)
6	New City Leasing Six Y.K.	NCR Nihonbashi Ningyocho I	Dec. 10, 2010
		NCR Nihonbashi Ningyocho II	Dec. 10, 2010
		NCR Shin-Ochanomizu	Sept. 30, 2010
		NCR Otsuka	Sept. 30, 2010
		NCR Morishita	Oct. 15, 2010
		NCR Uehonmachi	Sept. 30, 2010
7	New City Estate Service Y.K. (Note 5)	NCR Jinbocho	Oct. 28, 2010
		NCR Nihonbashi Ningyocho III	Feb. 3, 2011
		NCR Jinbocho II	June 30, 2013
		NCR Ginza East III	June 30, 2013
		NCR Shinjuku Gyoen I	July 31, 2013
		NCR Sasazuka	July 31, 2013
		NCR Takanawadai	July 31, 2013
		NCR Nihonbashi Ningyocho IV	July 31, 2013
		NCR Shinjuku Gyoen II	July 31, 2013
		NCR Ginza East IV	July 31, 2013
		NCR Wakabayashi Koen	Apr. 20, 2013
		NCR Asakusabashi	Apr. 18, 2013
		NCR Gakugeidaigaku	May 31, 2013
		NCR Jiyugaoka	July 31, 2013
		NCR Mejiro East	July 31, 2013
		NCR Iriya	July 31, 2013
		PT Ichikawa	July 31, 2013
		PT Shioyaki	July 31, 2013
		PT Horie	July 31, 2013
		Crest Kusatsu	June 30, 2013
NCR Takanawadai II	Sept. 30, 2013		
NCR Minami Azabu	Sept. 30, 2013		
NCR Ikebukuro	Sept. 30, 2013		
NCR Honmachi East	Dec. 31, 2013		
NCR Shin-Umeda	Dec. 31, 2013		
8	New City Living K.K. (Note 5)	NCR Minami Azabu East	Dec. 31, 2013
		NCR Takanawa	Jan. 31, 2014

No.	Tenant Name	Property Name (Note 3)	Expiration of Contract (Note 4)
	New City Living K.K.	NCR Kaname-cho	Jan. 31, 2014
		NCR Ueno Tower	Feb. 28, 2014

(Note 1) NCRI intends to manage assets by having the trustee lease all of the apartments in the Trust Real Estate (excluding Aprile Tarume) to the above Sublease Firms using a master lease contract and then having the Sublease Firms sublease the apartments to each of the end tenants (with the agreement of the end tenants). See (Note 1) in the table in the "a. List of Primary Tenants" for the present condition of said agreement.

(Note 2) As of the end of February 2006, no deposits or guarantees have been received from the above Sublease Firms by the trustee, but the Sublease Firms have received these deposits and guarantees from the end tenant and deposited these with the present beneficiary interests in trust holder (however, of the end tenants, the end tenants that have not given the agreement entered in the above (Note 1) continue to maintain lease contracts with the beneficiary interests in trust holder. Therefore, these end tenants have their deposits and guarantees kept in the account of the beneficiary interests in trust holder.)

(Note 3) Under "Property Name," "NCR" is the acronym for New City Residence, "LM" for Lions Mansion, "SH" for Sonnen Heim and "PT" for Park Terrace.

(Note 4) In the case of all of the above lease contracts, when the trust agreement ends or is extended for the subject Trust Real Estate, the concerned lease contract will also be ended or extended.

(Note 5) New City Estate Service K.K. ceased to exist with the April 14, 2006 merger between it and New City Living K.K. In line with this, New City Living K.K. has assumed the position previously held by New City Estate Service K.K. in the Basic Agreement. Furthermore, New City Living K.K. changed its trade name after the merger to New City Property Services K.K.

B. Summary of Overall Lease Conditions

The lease conditions concerning the overall portfolio of Assets Owned at the End of the Second Fiscal Period are as indicated below.

(as of February 28, 2006)

Total number of tenants (Note 1)	9
Total monthly rent (Note 2)	¥589,062,206
Total deposits and guarantees (Note 3)	¥1,384,940,175
Total leasable floor space (Note 4)	183,722.52m ²
Total leased floor space (Note 5)	173,790.16m ²
Occupancy (Note 6)	94.6%
Total leasable number of apartments (Note 7)	4,526
Leased number of apartments (Note 8)	4,322

(Note 1) "Total number of tenants" is the number of tenants entered as one when there is a master lease contract with a Sublease Firm. In this case, the number of tenants is calculated based on the assumption that the Sublease Firm has obtained the agreement of all end tenants that it will be the lessor. Also, when one tenant is renting several apartments, the tenant shall be listed as a single tenant.

(Note 2) "Total monthly rent" as a rule is the total monthly rent indicated in the lease contracts concluded between the trustee or Sublease Firm and the end tenant as of February 28, 2006 (excluding the monthly parking fee, and use fees for storage facilities and other incidental facilities).

(Note 3) "Total deposits and guarantees" as a rule is the total balance of deposits, guarantees, etc. from each lessee as of February 28, 2006 (when there is a portion that need not be returned, the amount after this portion is deducted) for the portions related to use as stores, offices and residences (excluding parking lots, etc.) for which there are lease contracts concluded between the trustee or Sublease Firm and the end tenant as of February 28, 2006. The figures are rounded down to the nearest thousand yen.

(Note 4) "Total leasable floor space" is the total leasable floor space for each portion of Trust Real Estate owned by NCRI.

(Note 5) "Total leased floor space" is, out of the leasable floor space, the total floor space actually leased for which a lease contract has been concluded with an end tenant. In principle, the figure entered is the leased floor space indicated in the lease contract between the trustee or Sublease Firm and the end tenant. However, when there is a clear mistake in the entry in the lease contract, a figure based on information, completed construction drawings, etc. from the former owner of the Assets Owned at the End of the Second Fiscal Period shall be entered.

(Note 6) "Occupancy" is the ratio of total leased floor space to total leasable floor space and rounded to the first decimal place.

(Note 7) "Total leasable number of apartments" is the total number of apartments that can be leased at each of the Trust Real Estate.

(Note 8) "Leased number of apartments" is the number of apartments that are leased to end tenants.

C. History of Occupancy

Item	Date Dec. 31, 2004	Jan. 31, 2005	Feb. 28, 2005	Mar. 31, 2005	Apr. 30, 2005	May 31, 2005	June 30, 2005	July 31, 2005	Aug. 31, 2005
Total Leasable Floor Space (m ²)	93,786.64	93,786.64	110,209.67	110,209.67	113,172.94	114,775.82	133,547.91	153,429.01	153,429.01
Leased Floor Space Under Contract (m ²)	86,421.24	86,438.52	101,081.13	101,745.56	103,624.89	104,086.50	123,410.73	140,342.51	140,713.59
Occupancy	92.1%	92.2%	91.7%	92.3%	91.6%	90.7%	92.4%	91.5%	91.7%
No. of Properties	50	50	57	57	59	60	63	77	77
Total No. of Leasable Apartments	2,067	2,067	2,390	2,390	2,445	2,483	3,151	3,766	3,766

Item	Date Sept. 30, 2005	Oct. 31, 2005	Nov. 30, 2005	Dec. 31, 2005	Jan. 31, 2006	Feb. 28, 2006
Total Leasable Floor Space (m ²)	159,523.87	159,523.87	159,523.87	167,492.54	179,524.86	183,722.52
Leased Floor Space Under Contract (m ²)	145,450.36	147,427.94	149,812.79	159,045.13	167,769.53	173,790.16
Occupancy	91.2%	92.4%	93.9%	95.0%	93.5%	94.6%
No. of Properties	80	80	80	83	85	86
Total No. of Leasable Apartments	3,917	3,917	3,917	4,182	4,424	4,526

(Note 1) "Total Leasable Floor Space" is the leasable floor space for each portion of Trust Real Estate owned by NCRI.

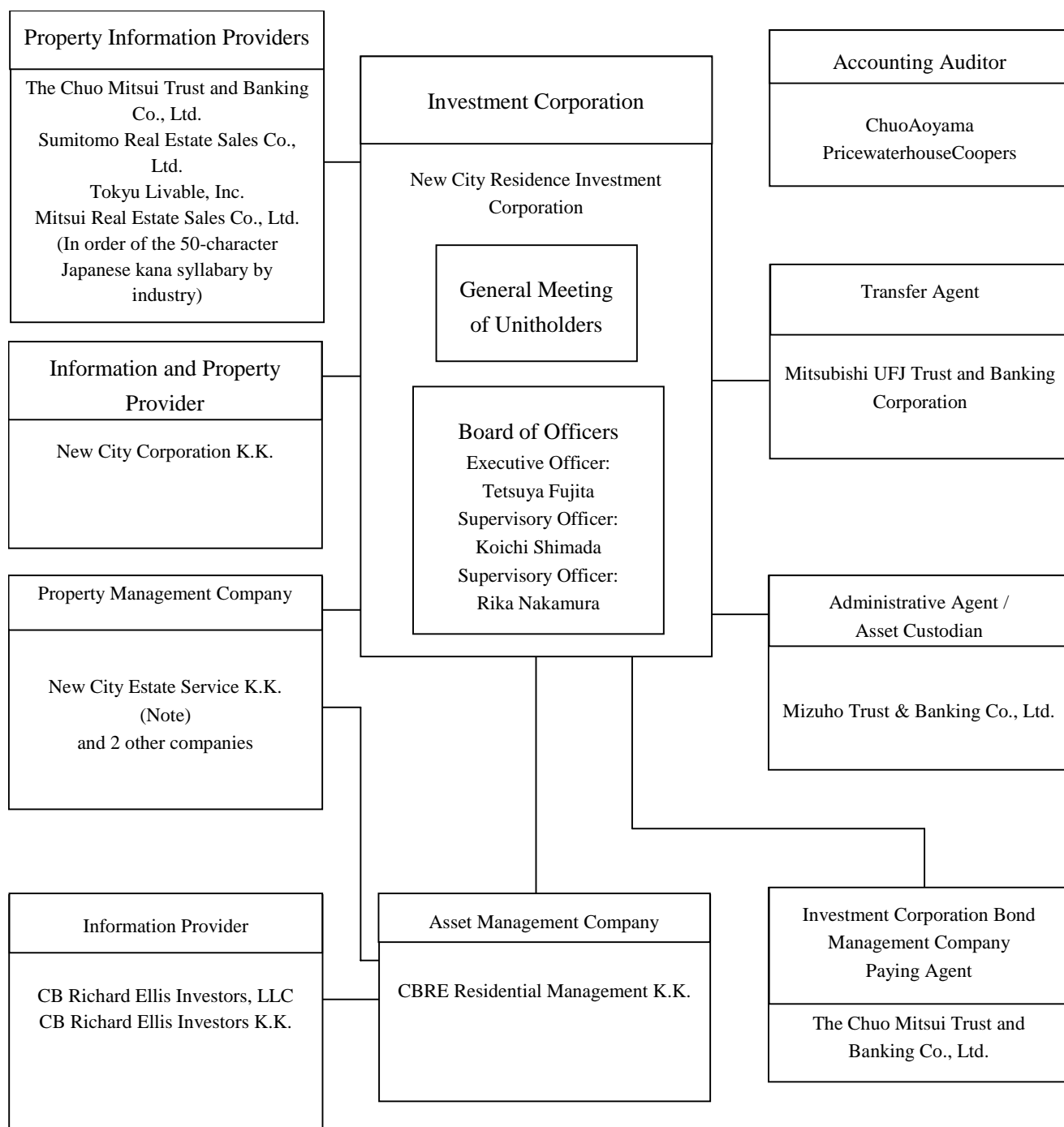
(Note 2) "Leased Floor Space Under Contract" is the floor space actually leased under the lease contract of the "Total Leasable Floor Space."

(3) Other Primary Investment Assets

Please see the aforementioned "(2) Investment Real-Estate Properties" concerning real estate beneficiary interests held in trust. There is nothing applicable other than this.

Related Parties of NCRI (see reference material, “1. Related Parties of NCRI”)

① Organizational Chart for NCRI



(Note) New City Estate Service K.K. ceased to exist with the April 14, 2006 merger between it and New City Living K.K. In line with this, New City Living K.K. has assumed the position previously held by New City Estate Service K.K. in the Basic Agreement. Furthermore, New City Living K.K. changed its trade name after the merger to New City Property Services K.K.

② Name, Role and Business Activity Overview of NCRI and Related Parties

Role	Name	Business Activity Overview
Investment Corporation	New City Residence Investment Corporation	Pursuant to its Articles of Incorporation, the Investment Corporation shall invest the funds procured from investors through public offerings of investment units, etc., to secure consistent growth and stable revenues from a medium to long-term perspective.
Asset Management Company	CBRE Residential Management K.K.	The Asset Management Company entered into an asset management agreement, on September 27, 2004, and provided the asset management services for the Investment Corporation as an asset management company licensed under the Investment Trust and Investment Corporation Law of Japan, pursuant to this agreement, the Articles of Incorporation of the Investment Company, and its own internal rules, as well as Management Guidelines. The services provided by the Asset Management Company include the following: (1) matters relating to the management of investment assets, (2) matters relating to the procurement of funds by the Investment Corporation, (3) submitting reports to the Investment Corporation on matters relating to the investment assets, (4) establishing asset management plans, and (5) matters relating to items (1) through (4) that will be requested by the Investment Corporation from time to time.
Administrative Agent / Asset Custodian	Mizuho Trust & Banking Co., Ltd.	Mizuho Trust & Banking Co., Ltd. executed an Administrative Agency Agreement and an Asset Custodian Agreement with the Investment Corporation on September 27, 2004. Pursuant to the Administrative Agency Agreement, the Administrative Agent, as defined under Articles 111.3 through 111.6 of the Investment Trust and Investment Corporation Law of Japan, undertakes the following duties on behalf of the Investment Corporation: (1) administration in connection with the issue of investment units, (2) certain administrative duties, (3) administration of accounting matters, (4) preparation of accounting records and financial statements, and (5) administration of tax payments. In addition, pursuant to the Asset Custodian Agreement, the Asset Custodian, as defined under the Investment Trust and Investment Corporation Law of Japan, provides services including custody of the Investment Corporation's assets and related matters such as administration of cash.

Transfer Agent	Mitsubishi UFJ Trust and Banking Corporation	<p>Mitsubishi UFJ Trust and Banking Corporation executed a Transfer Agency Services Agreement with the Investment Corporation on September 27, 2004.</p> <p>Pursuant to the Transfer Agency Services Agreement, the Transfer Agent, as defined under Articles 111.2 and 111.3 of the Investment Trust and Investment Corporation Law of Japan, undertakes the following duties on behalf of the Investment Corporation: (1) preparation of the register of unitholders, the register of beneficial unitholders under the storage transfer system of the Japan Securities Depository Center, Inc. and other books related thereto, (2) administration and safe keeping of the register of unitholders (including beneficial unitholders), (3) registration of the assignment of investment units, (4) administration relating to the issue of investment unit certificates, (5) certain services with regard to the management of general unitholders' meetings including service of convocation and proxy notices for the exercise of voting rights, and (6) payment of distributions to unitholders (including beneficial unitholders under the storage transfer system of the Japan Securities Depository Center, Inc.).</p>
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③ Primary Affiliates of NCRI Other than the Above

Role	Name	Business Activity Overview
Information and Property Provider	New City Corporation K.K.	On October 28, 2004, New City Corporation executed the Master Agreement Concerning Provision of Information on Real Estate and Support of Business with the Investment Corporation and the Asset Management Company. Pursuant to this agreement, New City Corporation shall provide the Investment Corporation with real estate information concerning properties for acquisition, as well as other business support.
Information Provider	CB Richard Ellis Investors, LLC CB Richard Ellis Investors K.K.	Each of CB Richard Ellis Investors, LLC and CB Richard Ellis Investors K.K. executed the Agreement Concerning Provision of Information and Advice with the Asset Management Company on October 28, 2004. Pursuant to these agreements, CB Richard Ellis Investors, LLC and CB Richard Ellis Investors K.K. shall provide certain information and advice in support of the Asset Management Company.

Role	Name	Business Activity Overview
Property Management Company	New City Estate Service K.K. (hereafter, NCES) (Note)	<p>On October 29, 2006, NCRI, the Asset Management Company and NCES concluded a basic agreement on the basic agreement concerning the consigning of property management (for example, maintenance, management, repair and beautification work; conclusion of contracts with third parties when such are necessary to manage, repair, maintain and inspect maintenance of the real estate or for these duties within the scope of this agreement; management related to purchasing of devices, equipment, materials and consumables necessary to manage and operate this real estate; measures to get real estate tenants to pay back rent on obligations limited to the lease contract; and all other work related to managing the leases of tenants. Hereafter, this work shall be referred to as property management.).</p> <p>As for real estate that NCRI (the beneficiary interest in trust holder when the real estate is planned to be owned in the form of a beneficiary interest in trust) directly or through a beneficiary interest in trust owns or plans to own, NCRI had taken the policy of consigning all property management necessary to operate the real estate to NCES. However, with the merger of NCES and New City Living K.K., New City Properties K.K. is assuming the position of NCES in the basic agreement and in principle the property management will continue to be consigned to it (NCPS).</p>
Property Information Provider	The Chuo Mitsui Trust and Banking Co., Ltd. Sumitomo Real Estate Sales Co., Ltd. Tokyu Livable, Inc. Mitsui Real Estate Sales Co., Ltd.	The Investment Corporation has executed the "Master Agreement Concerning Provision of Brokerage Information on Real Estate, etc." with the Property Information Providers. Pursuant to the agreement, the Property Information Providers shall provide information relating to real estate held by, or to be developed and held by third parties.

(Note) New City Estate Service K.K. ceased to exist with the April 14, 2006 merger between it and New City Living K.K. In line with this, New City Living K.K. has assumed the position previously held by New City Estate Service K.K. in the Basic Agreement. Furthermore, New City Living K.K. changed its trade name after the merger to New City Property Services K.K.

This is a translation of the original statements in Japanese language published on April 25, 2006 and was prepared solely for the convenience of readers outside Japan. In case of any discrepancies between this translation and the Japanese original, the later shall prevail. NCRI is not responsible nor does it assume any liability for the completeness, appropriateness and accuracy of this translation.