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For Immediate Release

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Notice Concerning Related-Party Transactions

New City Residence Investment Corporation (“NCRI” or “the Investment Corporation”) announces as outlined below that, of the trust beneficiary interests held by NCRI, the following discussions and resolutions regarding “Related-Party Transactions” were made today for New City Residence Shinjuku Gyoen I, which is an asset held in trust with Shinsei Trust & Banking Co., Ltd. as the trustee. These discussions and resolutions regarding “Related-Party Transactions” come in connection with the change in the trustee from Shinsei Trust & Banking Co., Ltd. to Mitsubishi UFJ Trust and Banking Corporation.

Related-Party Transactions

New City Property Services K.K. (“NCPS”) has been serving and will continue to serve as the property management company and sublessee for New City Residence Shinjuku Gyoen I that is owned by NCRI. However, in correlation with the signing of an agreement on change of trustee, which involves changing the trustee of New City Residence Shinjuku Gyoen I to Mitsubishi UFJ Trust and Banking Corporation, a property management agreement and master lease agreement were again concluded with NCPS. NCPS is defined as a related party pursuant to Article 15.2 of the Investment Trust and Investment Corporation Law. Thus, in accordance with the internal rules of the Investment Corporation for asset management concerning related-party transactions, the following entities have today discussed and resolved matters in connection with the signing of the property management and master lease agreements.

- The Compliance Committee of the Asset Management Company (CBRE Residential Management K.K.)
 - The Investment Committee of the Asset Management Company
 - The Board of Directors of the Asset Management Company
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 - URL: <http://www.ncrinv.co.jp>