

November 8, 2006

**For Immediate Release**

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

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**(Revised) FINANCIAL REPORT FOR THE THIRD FISCAL PERIOD  
(March 1, 2006 – August 31, 2006)**

New City Residence Investment Corporation (“NCRI” or “the Investment Corporation”) today announced the correction for the captioned disclosure of October 27, 2006 as follows. (Revision was underscored.)

5. Reference Information

(2) Investment Real-Estate Properties

III. Overview of Individual Assets

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(Before revision)

<Overview of Individual Assets>

C-25 : New City Residence Shinjuku Gyoen I		Type of specified assets		Trust real estate		
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 <sup>2</sup>			Use	Apartment complex
	Zoning	Commercial zone			Construction/No. of Floors	SRC 15F
	FAR/Building Coverage Ratio	700%/80%			Total Floor Space	3,891.30m <sup>2</sup>

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

Trustee	Shinsei Trust & Banking Co., Ltd.		Leasable Floor Space	3,594.16m <sup>2</sup>
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 Property Service K.K.	Sublease Firm	New City Property Service K.K.	
Special Considerations	<ol style="list-style-type: none"> <li>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.</li> <li>2. 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.</li> </ol>			

(After revision)

<Overview of Individual Assets>

C-25 : New City Residence Shinjuku Gyoen I		Type of specified assets	Trust real estate		
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Note: Trustee was changed to Mitsubishi UFJ Trust and Banking Corporation as of September 20, 2006.

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#### IV. Overview of Appraisal Reports

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(Before revision)

##### <Overview of Appraisal Reports>

No.	Property Name (Note 1)	Acquisition Price (Note 2)	Overview									
			Appraisal Value (millions of yen)	Adjusted Cap Rate (Note 3)	Capitalization Method					Cost Method	Pricing Point	Appraisal Firm (Note 5)
					Direct Capitalization Price (millions of yen)	Direct Cap Rate (Note 4)	DCF Price (millions of yen)	Discount Rate (Note 4)	Terminal Cap Rate (Note 4)			
(snip)												
C-36	NCR Takanawa	10,995	11,000	4.6%	10,900	4.6%	11,000	4.4%	4.8%	8,600	August 31, 2006	<u>T</u>
(snip)												

(After revision)

##### <Overview of Appraisal Reports>

No.	Property Name (Note 1)	Acquisition Price (Note 2)	Overview									
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- URL: <http://www.ncrinv.co.jp>

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