

March 23, 2007

**For Immediate Release**

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

Asset Management Company of Investment Trusts:  
CBRE Residential Management K.K.  
Tetsuya Fujita, President

Inquiries:  
Jun Arai, Director and Chief Investment Officer  
TEL: +81-3-6229-3860

**Notice Concerning Investment Asset Acquisition Settlement**

New City Residence Investment Corporation (“NCRI”) today announced its acquisition of real estate in New City Residence Sakae. NCRI’s intention to acquire the properties was first disclosed in the previous press release, the “Notice Concerning the Proposed Acquisition of Investment Asset,” dated March 31, 2006. Brief details are as follows.

**1. Acquisition Details**

Property

Name: New City Residence Sakae  
Acquisition Price: ¥1,360,800,000 (Note)  
Acquisition Date: March 23, 2007

Note: The acquisition prices are exclusive of property tax, urban planning tax, consumption tax, and local consumption tax.

**2. Property Profile**

In regard to the acquisition of the subject property, NCRI disclosed the “Notice Concerning the Proposed Acquisition of Investment Asset,” dated March 31, 2006. This is to reconfirm on the property profile with completion of construction.

Property Name	New City Residence Sakae	
Type of Acquisition	Real Estate	
Address (Note 1)	Residential	4-16-10 Sakae, Naka-ku, Nagoya-shi, Aichi Prefecture
	Lot	4-1610 Sakae, Naka-ku, Nagoya-shi, Aichi Prefecture
Access	Approximately 5 minutes walk from Sakae station on Higashiyama line and Meijo line	
Use (Note 2)	Apartment complex and retail	
Site Area (Note 1)	Land	497.65m <sup>2</sup>
	Building	3,040.01m <sup>2</sup>
Construction (Note 1)	RC 13F	
Probable maximum loss (Note 3)	6.1%	

*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.*

Type of Ownership	Proprietary ownership	
Completion Date (Note 1)	February 19, 2007	
Appraisal Firm	Tokyo Kantei Co., Ltd.	
Assessed Value	¥ 1,410,000,000	
Base Date for Survey	March 10, 2007	
Collateral	None	
Special Considerations	The building coverage ratio for the land of the real estate, which was originally 80%, is 100% due to deregulations on commercial zones and fire-resistant buildings in fire zones.	
Tenant Details	Number of Tenants (Note 4)	1
	Total No. of Leasable Apartments	73
	Total No. of Leased Apartments (Notes 5)	0
	Total Leasable Floor Space	2,836.00 m <sup>2</sup>
	Total Leased Floor Space (Note 5)	0 m <sup>2</sup>
	Occupancy Ratio Based on Floor Space (Note 5)	0%

Notes:

1. "Address," "Site Area," "Construction," and "Completion Date" are as per report by the assessor. Furthermore, in addition to the building outlined above, there is a parking lot (one-story SC structure with shingle roofing; area: 45.15 m<sup>2</sup>)
2. The principal use has been identified.
3. The probable maximum loss refers to the probability of the maximum loss from an earthquake. The probable maximum loss is based on the content of the earthquake risk analysis report prepared by OYO RMS and is the probability of the maximum loss that may result from an earthquake computed by OYO RMS using the natural disaster risk analysis software RiskLink® as having about a 0.21% annual exceedance probability of occurring (occurrence once every 475 years is equivalent to a 10% exceedance probability of occurring within 50 years)
4. The "Number of Tenants" is recorded as "1" where a single master lease has been executed with a sublessor company. Master lease agreements will be concluded in which the sublessor company to be the New City Leasing One Y.K. (NCL1). The number indicated above is the number of tenant after the master lease agreement is executed.
5. Data as of March 22, 2007.

### 3. Related-Party Transactions

In connection with the aforementioned property, NCRI plans to execute a property management agreement with New City Property Service (NCPS) and a sublease agreement with NCL1. The NCPS and NCL1 are defined as interested party (Note). Furthermore, in accordance with the internal rules of NCRI as they relate to asset management, it is intended that the following entities discuss and determine matters in connection with the property management agreement, the master lease agreement:

- The Compliance Committee of the CBRE Residential Management (Asset Management Company)
- The Investment Committee of the Asset Management Company
- The Board of Directors of the Asset Management Company

(Note) Interested party is defined as the related-party, etc. defined in Article 15-2 of the Investment Trust Law, a shareholder with at least 10% share in the asset manager and an SPC established at the will of said party (SPCs as regulated under the Asset Liquidation Law, special limited company (tokurei yugen kaisha) or joint stock corporation (kabushiki kaisha) as regulated in the Law on Preparing Laws Related to the Implementation of the Company Law, etc. are included).

### 4. Broker Details

NCRI and the Asset Management Company have determined the following commission to be paid to A.D. Works Co., the broker in the purchase and sale of property, for its brokerage services.

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A.D. Works Co., has no interest in NCRI or the Asset Management Company:

Commission: ¥15,000,000 (excluding consumption tax)

For details of the above properties, please refer to the press releases “Notice Concerning the Proposed Acquisition of Investment Asset” dated March 31, 2006. (Excluding 2.Property Details (2)Property Profile (Scheduled for Acquisition)).

**[Attachments]**

Photograph of the External Façade of the Property

- This document is released to media organizations through the “Kabuto Club” (the press club of the Tokyo Stock Exchange), the Ministry of Land, Infrastructure and Transport Press Club, and the Press Club for the Ministry of Land, Infrastructure and Transport Construction Paper.
- URL: <http://www.ncrinv.co.jp>

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#### **Attachment 4**

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