

April 6, 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

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**Notice Concerning the Issue of Investment Corporation Bonds**

New City Residence Investment Corporation (“NCRI”) today announces its decision to issue investment corporation bonds through a public offering based on a resolution of its board of directors in relation to the issuance of investment corporation bonds that was publicly announced in the “Notice Concerning Board of Directors Resolution related to Issuance of Investment Corporation Bonds and Submission of Issuance Registration” dated November 30, 2006.

**1. Name of the Investment Corporation Bonds**

New City Residence Investment Corporation Second Series Unsecured Investment Corporation Bonds  
(Raking *Pari Passu* among the Investment Corporation Bonds)  
(hereafter, “Second Series Bonds”)

New City Residence Investment Corporation Third Series Unsecured Investment Corporation Bonds  
(Raking *Pari Passu* among the Investment Corporation Bonds)  
(hereafter, the “Third Series Bonds;” hereafter, collectively referred to with the Second Series Bonds as the “Investment Corporation Bonds”)

Where matters are common for both the Second Series Bonds and Third Series Bonds in the items that follow, a statement to this effect will not be specifically provided.

**2. Aggregate Amount of the Investment Corporation Bonds**

Second Series Bonds	¥12,000,000,000
Third Series Bonds	¥5,000,000,000
Total	¥17,000,000,000

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**3. Issue Price**

¥100 per par value of ¥100 of each bond

**4. Redemption Price**

¥100 per par value of ¥100 of each bond

**5. Interest Rate**

Second Series Bonds 1.79% per annum

Third Series Bonds 2.15% per annum

**6. Denomination of Each Bond**

¥100,000,000

**7. Offering Method**

Public Offering

**8. Application Period**

April 6 (Friday), 2007

**9. Payment date**

April 12 (Thursday), 2007

**10. Security or Guarantee**

No security or guarantee shall be created on any Bonds and no fund shall be reserved specifically for the Bonds.

**11. Method of Redemption and Maturity**

(1) Second Series Bonds April 12, 2012 (5 years)

Third Series Bonds April 11, 2014 (7 years)

(2) The fund may, at any time on and after the date following the issue date, purchase and cancel any such bond except as otherwise required by the depository.

**12. Interest Payment Date**

April 12 and October 12, every year.

**13. Financial Covenants**

The “Negative pledge” is applicable to the Bonds.

**14. Ratings**

A+ (Rating and Investment Information, Inc.)

A3 (Moody’s Investors Services, Inc.)

**15. Depository Trust Company**

Japan Securities Depository Center Inc.

**16. Fiscal Agent, Issuing Agent and Paying Agent**

Second Series Bonds The Sumitomo Trust & Banking, Co., Ltd.

Third Series Bonds The Sumitomo Trust & Banking, Co., Ltd.

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## **17. Arrangers for Underwriting Securities Companies**

Second Series Bonds	Mizuho Securities Co., Ltd., Nikko Citigroup Limited
Third Series Bonds	Mizuho Securities Co., Ltd., Nikko Citigroup Limited

## **18. Use of Proceeds**

To be applied to the repayment of debt

## **19. Outlook**

The impact of the issuance of the subject Investment Corporation Bonds on the NCRI's operating conditions for the fiscal period ending August 31, 2007 is considered to be immaterial. Accordingly, there are no revisions to its previously announced operating forecasts.

For details of the issuance registration, please refer to the press releases "Notice Concerning Board of Directors Resolution related to Issuance of Investment Corporation Bonds and Submission of Issuance Registration" dated November 30, 2006.

- 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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