

June 29, 2007

**For Immediate Release**

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(Securities Code: 8965)

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**Notice Concerning Investment Asset Acquisition Settlement**

New City Residence Investment Corporation (“NCRI”) today announced its acquisition of real estate in New City Residence Morishita West. 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 June 29, 2006. Brief details are as follows.

**1. Acquisition Details**

Property

Name: New City Residence Morishita West  
Acquisition Price: ¥810,000,000 (Note)  
Acquisition Date: June 29, 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 June 29, 2006. This is to reconfirm on the property profile with completion of construction.

Property Name	New City Residence Morishita West	
Type of Acquisition	Real Estate	
Address (Note 1)	Residential	2-12-11, Shin-Ohashi, Koto-ku, Tokyo
	Lot	2-9-7, Shin-Ohashi, Koto-ku, Tokyo
Access	Approximately 3 minutes walk from Morishita station on Toei Shinjuku line and Toei Ohedo line.	
Use (Note 2)	Apartment complex	
Site Area (Note 1)	Land	340.57m <sup>2</sup>
	Building	1,407.63m <sup>2</sup>
Construction (Note 1)	RC 11F	
Probable maximum loss (Note 3)	17.0%	

*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)	May 28, 2007	
Acquisition Price	¥ 810,000,000	
Appraisal Firm	Mitsui Real Estate Sales Co., Ltd.	
Assessed Value	¥ 837,000,000	
Base Date for Survey	June 15, 2007	
Collateral	None	
Special Considerations	<p>1. The building coverage ratio for the land of the real estate, which was 60%, is 70% due to deregulations on quasi industrial zones and fire-resistant buildings in fire zones.</p> <p>2. Soil contamination by a specified toxic substance regulated in the Soil Contamination Countermeasures Law was found in the land of the property, but the study report concludes with an entry that the June 25, 2007 building condition assessment report found that appropriate measures had been taken including excavating and removing the soil, including that scope, and transferring such to a purification facility.</p> <p>3. Outside walls and gutters of the neighboring land encroaches upon the property's land in some places and a memorandum has been concluded concerning said encroachment.</p>	
Tenant Details	Number of Tenants (Note 4)	1
	Total No. of Leasable Apartments	40
	Total No. of Leased Apartments (Notes 5)	-
	Total Leasable Floor Space	1,275.60 m <sup>2</sup>
	Total Leased Floor Space (Note 5)	-
	Occupancy Ratio Based on Floor Space (Note 5)	-

Notes:

1. "Address," "Site Area," "Construction," and "Completion Date" are as per register.
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 June 28, 2007.

For details of the above properties, please refer to the press releases "Notice Concerning the Proposed Acquisition of Investment Asset" dated June 29, 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.
- URL: <http://www.ncrinv.co.jp>

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#### **Attachment 4**

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