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For Immediate Release

New City Residence Investment Corporation
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(Securities Code: 8965)

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Notice Concerning Related-Party Transactions

New City Residence Investment Corporation (“NCRI” or “the Investment Corporation”) today announced that matters relating to Related-Party Transactions have been discussed and resolved.

1. Concerning New City Residence Ichibancho, which the Investment Corporation is scheduled to acquire, New City Property Service K.K. (“NCPS”) is planned to become the property management company. The NCPS is defined as interested party (Note). Furthermore, in accordance with the internal rules of the Investment Corporation as they relate to asset management on transactions with interested party, the following entities have discussed and determined matters in connection with the property management agreement:

- The Investment Committee of the Asset Management Company
- The Compliance 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).

For details of the above property, please refer to the press release “Notice Concerning the Proposed Acquisition of Investment Asset” dated April 24, 2007.

- 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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