

July 27, 2007

For Immediate Release

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

Asset Management Company of Investment Trusts:
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Notice Concerning the Proposed Acquisition of Investment Asset

New City Residence Investment Corporation (“NCRI”) today announced its plan to acquire the following investment assets.

1. Acquisition Details

(1) Real Estate Property

(Unit: Thousand Yen)

	Property Name (Note1)	Projected Acquisition Price (Note2)
Property 1	New City Residence Nakano (tentative name)	1,250,000
Property 2	New City Residence Yoga (tentative name)	1,305,000
Property 3	New City Residence Sumiyoshi (tentative name)	1,170,000

Notes:

1. Property 1 and 2 are brand new properties, Property 3 is preconstruction. NCRI intends to use the name of the property that identified in the above table shortly after acquisition.
2. The projected acquisition price is exclusive of property tax, urban planning tax, consumption tax, and local consumption tax.

(2) Acquisition terms for the property to be acquired

In acquiring Property 1, Property 2 and Property 3, in consideration of the need to conduct a detailed investigation (due diligence) of the managed real estate, a real estate sales and purchase agreement for Property 1 is scheduled to be executed on August 3, 2007, a real estate sales and purchase agreement for Property 2 is scheduled to be executed on August 1, 2007, a real estate sales and purchase reservation agreement for Property 3 is scheduled to be executed on July 30, 2007 in order to secure investment opportunities while setting the terms and conditions

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described below as conditions precedent to the fulfillment of obligations to pay sales proceeds.

[Acquisition Terms]

Acquisition of property is subject to due diligence and the absence of substantial matters that may affect projected acquisition price.

(3) Agreement execution Date (planned)

Property 1 (Real Estate Sales and Purchase Agreement): August 3, 2007

Property 2 (Real Estate Sales and Purchase Agreement): August 1, 2007

Property 3 (Real Estate Sales and Purchase Reservation Agreement): July 30, 2007

(4) Acquisition Date (planned)

Property 1: From agreement execution date to August 31, 2007, on a date separately agreed upon by the seller and NCRI

Property 2: October 19, 2007

Property 3: October 31, 2007

(5) Seller

Property 1: Nihon Housing Co., Ltd.

Property 2 and Property 3: Noel Co., Ltd.

(Please refer to 3. "Seller Profile" below for details)

(6) Financing Details

Date of payment for Property 1: From agreement execution date to August 31, 2007, on a date separately agreed upon by the seller and NCRI

Date of payment for Property 2: October 19, 2007 (planned)

Date of payment for Property 3: October 31, 2007 (planned)

NCRI intends to acquire the investment property utilizing cash on hand and debt financing.

2. Property Details

New City Residence Nakano (tentative name)

(1) Reason for Acquisition

(i) Property Features

New City Residence Nakano (tentative name) is a twelve-story condominium complex comprised primarily of 1K units located approximately nine minutes on foot from Arai-yakushi-mae Station on the Seibu Shinjuku Line and approximately eleven minutes on foot from Nakano Station on the JR Chuo/Sobu Line. With Shinjuku Station being one station (required time: about six minutes) and Kichijoji Station being four stations (required time: about ten minutes) from Nakano Station, the property boasts convenience in terms of transportation. In addition, the property is situated in a location that is convenient in terms of lifestyle in that there are the Seiyu, Life and Marusho supermarkets in the surrounding area. Therefore, strong rental demand can be anticipated from mainly singles and students who want their work/school and home to be in close proximity and convenience in terms of lifestyle.

(ii) Housing Type and Floor Plan (42 units)

Unit Type: Single Type 100%

Floor Plan: 42 1K (one bedrooms with kitchen) apartments

Note: For further details, please refer to Attachment 3., "Composition by Housing Type."

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(2) Property Profile (Scheduled for Acquisition)

Property Name	New City Residence Nakano (tentative name)	
Type of Acquisition (Note 1)	Real Estate	
Acquisition Date (planned)	From agreement execution date to August 31, 2007, on a date separately agreed upon by the seller and NCRI	
Address (Note 2)	Residential	2-12-13, Arai, Nakano-ku, Tokyo
	Lot	2-54-2, 2-54-3, Arai, Nakano-ku, Tokyo
Access	Approximately 9 minutes walk from Arai-yakushi-mae station on Seibu Shinjyuku line Approximately 11 minutes walk from Nakano station on JR line	
Use (Note 2)	Apartment complex	
Site Area (Note 2)	Land	452.98 m ²
	Building	1,823.11 m ²
Construction (Note 2)	RC 12F	
Probable maximum loss (Note 3)	5.9%	
Type of Ownership	Proprietary ownership	
Completion (Note 2)	March 8, 2007	
Acquisition Price (planned)	¥1,250,000,000	
Appraisal Firm	Japan Real Estate Institute	
Appraisal Value	¥1,250,000,000	
Base Date for Survey	July 1, 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 (planned)
	Rent (Note 5)	¥0
	Deposit (Note 5)	¥0
	Total No. of Leasable Apartments	42
	Total No. of Leased Apartments (Note 5)	0
	Total Leasable Floor Space	1,613.86 m ²
	Total Leased Floor Space (Note 5)	0 m ²
	Occupancy Rate Based on Floor Space (Note 5)	0%

Notes:

- No trust contract for real-estate management and disposal agreement that places the subject property in trust asset will be executed since the subject asset is a real estate.
- “Address (Lot),” “Use,” “Site Area,” “Construction,” and “Completion Date” are as per register.
- 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)
- 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 before the settlement 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.
- Data as of July 27, 2007.

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New City Residence Yoga (tentative name)

(1) Reason for Acquisition

(iii) Property Features

New City Residence Yoga (tentative name) is a nine-story condominium complex comprised primarily of 1K through 1LDK units located approximately six minutes on foot from Yoga Station on the Tokyu Denentoshi Line. As Shibuya Station is four stations (required time: about ten minutes) and Futakotamagawa Station is one station (required time: about two minutes) from the property's nearest station, Yoga Station, the property boasts outstanding transportation convenience. Furthermore, the surrounding area is home to the Takashimaya high-end department store and the OK Store supermarket, and is also blessed with nature, such as the Komazawa Olympic Park and Kinuta Park. Thus, the property is in a location that features convenience in terms of lifestyle combined with an excellent living environment. Therefore, strong rental demand can be anticipated from mainly singles and DINKs that desire such features.

(iv) Housing Type and Floor Plan (45 units)

Unit Type: Single Type 47%, Urban Family Type 53%

Floor Plan: 28 1K (one bedroom with kitchen) apartments,
 1 1DK (one bedroom with dining, kitchen) apartments,
 3 1DK+S (one bedroom with dining, kitchen, service room) apartments,
 12 1LDK (one bedroom with dining, kitchen, lounge) apartments,
 1 2LDK (two bedrooms with dining, kitchen, lounge) apartments.

Note: For further details, please refer to Attachment 3., "Composition by Housing Type."

(2) Property Profile (Scheduled for Acquisition)

Property Name		New City Residence Yoga (tentative name)	
Type of Acquisition (Note 1)		Real Estate	
Acquisition Date (planned)		October 19, 2007	
Address (Note 2)		Residential	1-3-12, Tamagawadai, Setagaya-ku, Tokyo
		Lot	1-754-4, Tamagawadai, Setagaya-ku, Tokyo
Access		Approximately 6 minutes walk from Yoga station on Tokyu Denentoshi line	
Use (Note 2)		Apartment complex	
Site Area (Note 2)		Land	527.27 m ²
		Building	1,574.26 m ²
Construction (Note 2)		RC 9F	
Probable maximum loss (Note 3)		15.4%	
Type of Ownership		Proprietary ownership	
Completion (Note 2)		June 20, 2007	
Acquisition Price (planned)		¥1,305,000,000	
Appraisal Firm		Tanizawa Sogo Appraisal Co., Ltd.	
Appraisal Value		¥1,310,000,000	
Base Date for Survey		July 20, 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 (planned)	
	Rent (Note 5)	¥0	
	Deposit (Note 5)	¥0	
	Total No. of Leasable Apartments	45	

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Total No. of Leased Apartments (Note 5)	0
Total Leasable Floor Space	1,472.38 m ²
Total Leased Floor Space (Note 5)	0 m ²
Occupancy Rate Based on Floor Space (Note 5)	0%

Notes:

- No trust contract for real-estate management and disposal agreement that places the subject property in trust asset will be executed since the subject asset is a real estate.
- “Address (Lot),” “Use,” “Site Area,” “Construction,” and “Completion Date” are as per register.
- 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)
- 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 before the settlement 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.
- Data as of July 27, 2007.

New City Residence Sumiyoshi (tentative name)

(1) Reason for Acquisition

(v) Property Features

New City Residence Sumiyoshi (tentative name) is an eleven-story condominium complex comprised mainly of 1K units located approximately one minute on foot from Sumiyoshi Station on the Tokyo Metro Hanzomon Line and Toei Subway Shinjuku Line. The convenience of the property in terms of transportation is excellent, with Otemachi Station three stations (required time: about eleven minutes) from the property’s nearest station, Sumiyoshi Station. Moreover, the surrounding area is outstanding in terms of convenience in that the Life and Shimachu supermarkets among other facilities can be found in the area. Therefore, strong rental demand can be anticipated from mainly singles and students who want their work/school and home to be in close proximity and convenience in terms of lifestyle.

(vi) Housing Type and Floor Plan (60 units) (planned)

Unit Type: Single Type 100%

Floor Plan: 60 1K (one bedroom with kitchen) apartments

Note: For further details, please refer to Attachment 3., “Composition by Housing Type.”

(2) Property Profile (Scheduled for Acquisition)

Property Name	New City Residence Sumiyoshi (tentative name)	
Type of Acquisition (Note 1)	Real Estate	
Acquisition Date (planned)	October 31, 2007	
Address (Note 2)	Residential	2-chome, Sumiyoshi, Koto-ku, Tokyo
	Lot	2-7-24, 2-7-36, Sumiyoshi, Koto-ku, Tokyo
Access	Approximately 1 minute walk from Sumiyoshi station on Toei Subway Shinjyuku line, Tokyo Metro Hanzomon line	
Use (Note 3)	Apartment complex	
Site Area (Note 2) (Note 3)	Land	299.72 m ²
	Building	1,982.49 m ²
Construction (Note 3)	SRC 11F	

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Probable maximum loss (Note 4)	To be calculated by acquisition date	
Type of Ownership	Proprietary ownership	
Completion (planned)	September 14, 2007	
Acquisition Price (planned)	¥1,170,000,000	
Appraisal Firm	Mitsui Real Estate Sales Co., Ltd.	
Appraisal Value	¥1,170,000,000	
Base Date for Survey	July 20, 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 5)	1 (planned)
	Rent (Note 6)	N/A
	Deposit (Note 6)	N/A
	Total No. of Leasable Apartments	60 (planned)
	Total No. of Leased Apartments (Note 6)	N/A
	Total Leasable Floor Space	1,362.60 m ² (planned)
	Total Leased Floor Space (Note 6)	N/A
	Occupancy Rate Based on Floor Space (Note 6)	N/A

Notes:

- No trust contract for real-estate management and disposal agreement that places the subject property in trust asset will be executed since the subject asset is a real estate.
- “Address (Lot),” “Site Area (Land),” are as per register.
- “Use,” “Site Area (Building),” “Construction” are as per building certification confirmed form.
- 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)
- 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 before the settlement 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.
- N/A, since the subject property is preconstruction.

3. Seller Profiles

Company Name	Nihon Housing Co., Ltd.
Head Office Address	1-31-12, Shinjyuku, Shinjyuku-ku, Tokyo
Major Shareholder	K.K. Catherina Finance
Representative	President Dai Osano
Capital	JPY1,529,000,000
Principal Activities	1. Managing, condominiums, buildings 2. Managing, real estate 3. Development and construction
Relationship with NCRI and Asset Management Company (Note)	Nil

(Note) Asset Management Company: CBRE Residential Management K.K.

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Company Name	Noel Co., Ltd.
Head Office Address	5-1-1, Futago, Takatsu-ku, Kawasaki-shi, Kanagawa Prefecture
Major Shareholder	Masatoshi Kaneko
Representative	Masatoshi Kaneko
Capital	JPY1,536,000,000 (Note 1)
Principal Activities	<ol style="list-style-type: none"> 1. Buying, selling and brokering land and buildings, and related consulting work 2. Leasing, managing and operating apartments, condominiums, buildings and other land and buildings, and related consulting work 3. Planning, designing, constructing, managing and contracting building construction and civil engineering construction, and work related to consulting and introducing such 4. Insurance agency and nonlife insurance agency work in accordance with the Automobile Liability Security Law 5. Soliciting life insurance policies 6. Work related to developing and forming residential land, resort land, building sites, etc. 7. Creating advertisements and advertising agency work 8. Selling general daily sundry goods and clothing, and work related to agency, brokering and importing/exporting of such
Relationship with NCRI and Asset Management Company (Note 2)	Nil

(Note 1) Entered based on the seller's certificate of total historical records dated June 14, 2007 and rounded less than one million yen.

4. Design and Other Matters concerning the Scheduled Acquisition Properties

The Ministry of Land, Infrastructure and Transport (MLIT) has announced the architect, contractor, developer, structural engineer and construction appraiser's names and the names of properties with falsified structural calculations concerning the structural calculation falsification problems.

NCRI has verified the architects, contractors, developers, structural engineers and construction appraisers of the subject property NCRI is scheduled to acquire. The details are as indicated in the table below.

NCRI has verified that neither the architects, contractors, developers or structural engineers and construction appraisers for the property that is scheduled to be acquired is a company announced by MLIT as of July 20, 2007.

	Property 1	Property 2	Property 3
Name of Property	NCR Nakano (tentative name)	NCR Yoga (tentative name)	NCR Sumiyoshi (tentative name)
Developer	Nihon Housing Co., Ltd.	Noel Co., Ltd.	Noel Co., Ltd.
Contractor	Sumitomo Mitsui Construction Co., Ltd.	Kyoritsu Construction Co., Ltd.	Ohmoto Gumi Co., Ltd.
Architect	Space Design Architects & Associates	Freeecs Co., Ltd.	K.K. Kouken Sekkei
Structural engineer	K.K. Sebtech Kenchiku Kenkyusho	SD Sekkei Shitsu	Matsuo Sekkei
Construction appraiser	Good-eyes Kenchiku Kensa Kikou	Setagaya-ku Kenchiku Shuji	Koto-ku Kenchiku Shuji

Concerning the structural calculation falsification problems, NCRI requests a reinvestigation with a specialist third party inspection agency (Property 1: Takenaka Corporation, Property 2 and Property 3: Index Consulting, Inc.) for due diligence regarding acquisition of the property. As a result, for *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.*

Property 1, a general study of the content of structural calculation documents and structural drawings was conducted and NCRI has obtained investigation results that report no illegal calculation document falsifications were found within the scope of that study. For Property 2, NCRI has obtained investigation results that report no willful falsification, fabrication or other illegal acts concerning outlines, structural calculation documents and other documents and that judge the structural calculations to be compliant with laws. For Property 3, NCRI plans to acquire after inspection results have been obtained that must specifically state that there has been no willful alteration of structural calculation documents, etc.; that no falsification or other illegal acts have been conducted and that structural calculations that are compliant with laws have been conducted.

In addition, properties owned by NCRI have due diligence conducted in the acquisition process. Earthquake risk analyses are conducted by a third-party specialist organization (OYO RMS Corporation) and earthquake resistance assessed during this process. OYO RMS implements earthquake risk analyses based on materials provided by the building owners and managers. Its analyses include a design drawing review and refer to ground survey data in assessing the earthquake resistance. NCRI makes the final decision to acquire a property after appropriate structural verifications and earthquake risk analyses are conducted.

Reference: Specialist Organizations

Name of Company : Index Consulting, Inc.
Headquarter : 1-25-5 Toranomom 34MT Bldg., Toranomom, Minato-ku, Tokyo
Representative : Kouichi Uemura
Capital : JPY 30 million
Principal Activities :
1) Construction Project Management
2) Real Estate Solutions
3) Business Support Re-Engineering

Name of Company : Takenaka Corporation
Headquarter : 4-1-13, Hommachi, Chuo-ku, Osaka
Representative : CEO Toichi Takenaka
Capital : JPY 50 billion
Principal Activities:
1) Contracting, designing and supervising building construction and civil engineering construction
2) Investigating, researching, surveying, planning, assessing, diagnosing and other engineering and management work relating to construction work, regional development, urban development, ocean development, space development, energy supply, environmental improvement and other projects
3) Forming land and constructing housing
4) Buying, selling, leasing, brokering, mediating, maintaining, managing and appraising real estate, and conducting management on real estate investment

Name of Company : OYO Corporation
Headquarter : 3-11-15 Akasaka Kikyo Bldg. 4F, Akasaka, Minato-ku, Tokyo
Representative : Takashi Kanemori
Capital : JPY 475 million
Principal Activities :
1) Risk analysis for natural disasters
2) Risk assessments for Risk Securitization
3) Provision of Advisory services for corporate risk management
4) Provision of software licenses for risk analysis

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5. Acquisition of Right to Demand Collateral for Defects and Reparations by Seller

(1) Acquisition of Right to Demand Collateral for Defects by Seller

The real estate sale and purchase agreement for Property 2 and the real estate sale and purchase reservation agreement for Property 3 are each scheduled to contain provisions stating that the seller shall, by the planned acquisition date and without objection, obtain consent from the construction company of the buildings of Property 2 and Property 3 that the construction company will be directly liable in relation to NCRI for all rights (includes the right to demand collateral for defects and right to demand after-service) that the construction company is liable to the seller for at present and in the future based on the agreement on construction contract concluded between the seller and the construction company (includes the terms and conditions of the agreement on construction contract that is attached to the agreement) and applicable laws and regulations (includes the Civil Code and Housing Quality Assurance Law).

(2) Reparations by the Seller

In regard to the acquisition of the properties, in the real estate sales and purchase agreement and the real estate sales and purchase reservation agreement, the seller has provided declarations and guarantees that, to the best of its knowledge, building construction was conducted legally and appropriately based on laws and regulations that were current at the time of construction and actual building construction practices that were current at the time of construction, structural calculation documents for the properties were prepared in a manner that is legally compliant and have not been fabricated, the building was constructed in accordance with the building construction confirmation notice, Building Standards Law and other laws and regulations, and the properties satisfies the earthquake-resistance standards stipulated by law. When the above declarations are violated, the seller shall provide reparations to NCRI for the damages and losses NCRI incurs as a result of or in connection with the concerned violations.

6. Related-Party Transactions

In connection with the aforementioned properties, the Investment Corporation plans to execute a property management agreement with New City Property Services K.K. (NCPS) and a master lease agreement with New City Leasing One Y.K. (NCL1). The NCPS and NCL1 are defined as interested party (Note). Furthermore, in accordance with the internal rules of the Investment Corporation as they relate to asset management, it is intended that the following entities discuss and determine matters in connection with the property management agreement and the sublease agreement before the Investment Corporation acquires the planned properties:

- The Compliance Committee of the 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).

7. Broker Details

NCRI and the Asset Management Company have determined the following commission to be paid to Cherub Co., Ltd. the broker in the purchase and sale of the Property 2 and Property 3, for its brokerage services. Cherub Co., Ltd. has no interest in NCRI or the Asset Management Company:

Commission:	Property 2	¥26,000,000 (excluding consumption tax)
	Property 3	¥23,400,000 (excluding consumption tax)

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8. Settlement Method (Payment Period and Acquired Funds)

Please refer to Item 1. (6) preceding.

9. Acquisition Schedule

Please refer to Item 1. (3) and (4) preceding.

10. Outlook

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

[Attachments]

Attachment 1:	Projected Cash Flow Based on Appraisal Reports
Attachment 2:	Real Estate Portfolio after Planned Property Acquisition
Attachment 3:	Composition by Housing Type
Attachment 4:	Photograph of the External Façade of the Property Planned for Acquisition

- 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>

Attachment 1

Projected Cash Flow Based on Appraisal Reports

Property 1: New City Residence Nakano (tentative name)

(Unit: Thousand yen)

Appraisal Company:	Japan Real Estate Institute		
Base Date for Survey:	July 1, 2007		
Assessed Value	1,250,000		
Value Calculated Using the Direct Capitalization Method	1,260,000		
Gross Operating Revenue	Rent/Common Area Fee based on an estimated occupancy ratio of 95%.	71,786	
	Parking/Based on an estimated occupancy ratio of 95%.	1,140	
	Other Revenues	5,243	
	Total Gross Operating Revenue ①		78,169
	Gross Operating Expenses	Administrative and Maintenance Expense	4,546
		Utilities	630
		Management Fees	2,297
		Taxes and Dues	4,899
		Insurances	160
		Leasing Commissions	2,748
		Other Expenses	—
		Profit and Loss from Leasing ②	
	Capital Expenditures		2,499
	Total Gross Operating Expenses ③		17,779
	Net Operating Income (NOI) ①－②		62,889
Gain on Guarantee Deposit Investment ④		241	
Net Cash Flow ①＋④－③		60,631	
Overall Capitalization Rate		4.8%	
Value Calculated Using the Discounted Cash Flow Method	1,240,000		
Discount Rate	4.6%		
Terminal Capitalization Rate	5.0%		
Value Calculated Using the Cost Method	1,070,000		

(Note)

- (1) The above values are the assumed annual income and expenditure based on the direct cap rate entered in the Real Estate Appraisal Value and are not the projected figures of this term.
- (2) There are times when the above total values do not match the totals arrived at by summing each value since each value below one thousand yen has been rounded from the values indicated in the real estate appraisal. The above total values are arrived at by summing each value indicated in the real-estate appraisal and then rounding the values below 1,000 yen of that sum.

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Property 2: New City Residence Yoga (tentative name)

(Unit: Thousand yen)

Appraisal Company:		Tanizawa Sogo Appraisal Co., Ltd.	
Base Date for Survey:		July 20, 2007	
Assessed Value		1,310,000	
Value Calculated Using the Direct Capitalization Method		1,340,000	
Gross Operating Revenue	Rent/Common Area Fee based on an estimated occupancy ratio of 95%.	71,617	
	Parking/Based on an estimated occupancy ratio of 90%.	1,620	
	Other Revenues	4,592	
	Total Gross Operating Revenue ①		77,829
	Gross Operating Expenses	Administrative and Maintenance Expense	2,475
		Utilities	530
		Management Fees	2,197
		Taxes and Dues	4,354
		Insurances	303
		Leasing Commissions	2,296
Other Expenses		377	
Profit and Loss from Leasing ②		12,532	
Capital Expenditures		1,137	
Total Gross Operating Expenses ③		13,669	
Net Operating Income (NOI) ① - ②		65,297	
Gain on Guarantee Deposit Investment ④		241	
Net Cash Flow ① + ④ - ③		64,402	
Overall Capitalization Rate		4.8%	
Value Calculated Using the Discounted Cash Flow Method		1,290,000	
Discount Rate		5.0%	
Terminal Capitalization Rate		5.1%	
Value Calculated Using the Cost Method		1,070,000	

(Note)

- (1) The above values are the assumed annual income and expenditure based on the direct cap rate entered in the Real Estate Appraisal Value and are not the projected figures of this term.
- (2) There are times when the above total values do not match the totals arrived at by summing each value since each value below one thousand yen has been rounded from the values indicated in the real estate appraisal. The above total values are arrived at by summing each value indicated in the real-estate appraisal and then rounding the values below 1,000 yen of that sum.

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Property 3: New City Residence Sumiyoshi (tentative name)

(Unit: Thousand yen)

Appraisal Company:		Mitsui Real Estate Sales Co., Ltd.	
Base Date for Survey:		July 20, 2007	
Assessed Value		1,170,000	
Value Calculated Using the Direct Capitalization Method		1,173,000	
Gross Operating Revenue	Rent/Common Area Fee based on an estimated occupancy ratio of 95%.	63,623	
	Parking/Based on an estimated occupancy ratio of 95%.	342	
	Other Revenues	3,314	
	Total Gross Operating Revenue ①		67,279
	Gross Operating Expenses	Administrative and Maintenance Expense	2,804
		Utilities	761
		Management Fees	1,919
		Taxes and Dues	4,380
		Insurances	474
		Leasing Commissions	1,395
Other Expenses		—	
Profit and Loss from Leasing ②		11,733	
Capital Expenditures		648	
Total Gross Operating Expenses ③		12,381	
Net Operating Income (NOI) ① – ②		55,546	
	Gain on Guarantee Deposit Investment ④	212	
Net Cash Flow ① + ④ – ③		55,111	
Overall Capitalization Rate		4.7%	
Value Calculated Using the Discounted Cash Flow Method		1,161,000	
	Discount Rate	4.5%	
	Terminal Capitalization Rate	4.8%	
Value Calculated Using the Cost Method		1,066,000	

(Note)

- (1) The above values are the assumed annual income and expenditure based on the direct cap rate entered in the Real Estate Appraisal Value and are not the projected figures of this term.
- (2) There are times when the above total values do not match the totals arrived at by summing each value since each value below one thousand yen has been rounded from the values indicated in the real estate appraisal. The above total values are arrived at by summing each value indicated in the real-estate appraisal and then rounding the values below 1,000 yen of that sum.

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Attachment 2

Real Estate Portfolio after Planned Property Acquisition

Area	Property No.	Property Name	Acquisition Date	Acquisition Price (Millions of yen)	Percent of Total
Central Tokyo (Five Central Tokyo Wards)	C-1	NCR Minami Aoyama	Dec. 15, 2004	3,783	2.01%
	C-2	NCR Nishi Azabu Twin Tower	Dec. 17, 2004	3,315	1.76%
	C-3	NCR Nishi Azabu	Dec. 15, 2004	3,143	1.67%
	C-4	NCR Ochanomizu	Dec. 17, 2004	2,300	1.22%
	C-5	NCR Sangubashi	Dec. 15, 2004	1,734	0.92%
	C-6	NCR Shinjyuku Ichibankan	Dec. 15, 2004	1,978	1.05%
	C-7	NCR Shinujyuku Nibankan	Dec. 15, 2004	889	0.47%
	C-8	NCR Nihonbashi East	Dec. 15, 2004	1,622	0.86%
	C-9	NCR Nihonbashi West	Dec. 15, 2004	1,480	0.79%
	C-10	NCR Ginza Twin I	Dec. 15, 2004	1,133	0.60%
	C-11	NCR Ginza Twin II	Dec. 15, 2004	968	0.51%
	C-12	NCR Harajuku	Dec. 17, 2004	1,220	0.65%
	C-13	NCR Mita	Dec. 15, 2004	986	0.52%
	C-14	NCR Yoyogi Uehara	Dec. 17, 2004	765	0.41%
	C-15	NCR Sendagaya	Dec. 17, 2004	695	0.37%
	C-16	NCR Shinjyuku 7 Chome	Dec. 17, 2004	626	0.33%
	C-17	NCR Ichigaya Sanaicho	Dec. 17, 2004	577	0.31%
	C-18	NCR Ningyocho I	Feb. 25, 2005	1,230	0.65%
	C-19	NCR Ningyocho II	Feb. 25, 2005	1,290	0.69%
	C-20	NCR Shin Ochanomizu	Feb. 25, 2005	1,160	0.62%
	C-22	NCR Ningyocho III	Jun. 10, 2005	1,662	0.88%
	C-23	NCR Jinbocho II	Jul. 5, 2005	1,470	0.78%
	C-24	NCR Ginza East III	Jul. 5, 2005	841	0.45%
	C-25	NCR Shinjyuku Gyoen I	Jul. 28, 2005	3,140	1.67%
	C-26	NCR Sasazuka	Jul. 28, 2005	3,050	1.62%
	C-27	NCR Takawadai	Jul. 28, 2005	1,180	0.63%
	C-28	NCR Nihonbashi Ningyocho IV	Jul. 28, 2005	842	0.45%
	C-29	NCR Shinjyuku Gyoen II	Jul. 28, 2005	580	0.31%
	C-30	NCR Ginza East IV	Jul. 28, 2005	510	0.27%
	C-31	NCR Takawadai II	Sep. 21, 2005	1,530	0.81%
	C-32	NCR Minami Azabu	Sep. 21, 2005	840	0.45%
	C-33	NCR Minami Azabu East	Dec. 26, 2005	1,260	0.67%
	C-34	NCR Ginza	Apr. 27, 2006	4,000	2.13%
	C-35	NCR Nihonbashi Suitengu	Apr. 27, 2006	3,332	1.77%
	C-36	NCR Takawawa	Jan. 11, 2006	10,995	5.84%
	C-37	NCR Higashi Nihonbashi	Dec. 1, 2006	4,930	2.62%
	C-38	Catherina Mita Towersuite (New City Residence)	Dec. 22, 2006	16,200	8.61%
		Subtotal		-	87,256

	M-2	NCR Todoroki	Dec. 15, 2004	1,850	0.98%
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23 Wards of Tokyo
Excluding the Five Central
Tokyo Wards

M-3	NCR Honjo Azumabashi	Dec. 15, 2004	1,122	0.60%
M-4	NCR Kitazawa	Dec. 17, 2004	1,070	0.57%
M-5	NCR Meguro	Dec. 17, 2004	1,050	0.56%
M-6	NCR Senzokukoen	Dec. 17, 2004	921	0.49%
M-8	NCR Monzennakacho	Dec. 15, 2004	524	0.28%
M-9	NCR Denenchofu	Dec. 17, 2004	511	0.27%
M-10	NCR Negishi	Dec. 17, 2004	356	0.19%
M-11	NCR Kamiikedai	Dec. 17, 2004	238	0.13%
M-12	NCR Otsuka	Feb. 25, 2005	1,290	0.69%
M-13	NCR Morishita	Feb. 25, 2005	985	0.52%
M-14	NCR Wakabayashi Koen	Apr. 21, 2005	970	0.52%
M-15	NCR Asakusabashi	Apr. 19, 2005	870	0.46%
M-16	NCR Gakugei Daigaku	May 31, 2005	1,210	0.64%
M-17	NCR Jiyugaoka	Jul 28, 2005	1,470	0.78%
M-18	NCR Mejiro East	Jul 29, 2005	1,080	0.57%
M-19	NCR Iriya	Jul 29, 2005	675	0.36%
M-20	NCR Ikebukuro	Sep. 21, 2005	3,227	1.71%
M-21	NCR Kanamecho	Jan. 11, 2006	1,360	0.72%
M-22	NCR Ueno Tower	Feb.1, 2006	2,990	1.59%
M-23	NCR Shinagawa Seaside Tower	Jun. 30, 2006	9,350	4.97%
M-24	NCR Yakumo	Dec. 1, 2006	1,160	0.62%
M-25	NCR Morishita West	Jun. 29, 2007	810	0.43%
M-26	NCR Togoshiginza	Dec. 13, 2006	1,960	1.04%
M-27	NCR Minowa (tentative name)	Aug. 21, 2007 (planned)	1,720	0.91%
M-28	NCR Jiyugaoka West (tentative name)	Aug. 21, 2007 (planned)	720	0.38%
M-29	NCR Nakano (tentative name)	From agreement execution date to August 31, 2007, on a date separately agreed upon by the seller and NCRI	1,250	0.66%
M-30	NCR Yoga (tentative name)	Oct. 19, 2007 (planned)	1,305	0.69%
M-31	NCR Sumiyoshi (tentative name)	Oct. 31, 2007 (planned)	1,170	0.62%
Subtotal		-	43,209	22.97%

Tokyo Metropolitan Area
Excluding the 23 Wards of
Tokyo

G-1	NCR Yokohama East	Dec. 15, 2004	6,753	3.59%
G-2	NCR Funabashi Honcho	Dec. 17, 2004	1,083	0.58%
G-3	SH Motosumiyoshi	Dec. 15, 2004	1,058	0.56%
G-4	NCR Toyoda	Dec. 15, 2004	1,053	0.56%
G-5	NCR Nishi Funabashi	Dec. 17, 2004	997	0.53%
G-6	NCR Maihama	Dec. 17, 2004	844	0.45%
G-7	NCR Ichikawa Myoden	Dec. 17, 2004	769	0.41%
G-8	NCR Kumegawa	Dec. 17, 2004	715	0.38%
G-9	NCR Urayasu	Dec. 17, 2004	653	0.35%
G-10	NCR Minami Gyotoku I	Dec. 17, 2004	648	0.34%
G-11	NCR Minami Gyotoku II	Dec. 17, 2004	447	0.24%

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G-12	NCR Nogeeyama	Dec. 17, 2004	469	0.25%
G-13	NCR Minamirinkan	Dec. 17, 2004	456	0.24%
G-14	NCR Shonan	Dec. 17, 2004	445	0.24%
G-15	LM Fuchinobe Honcho	Dec. 17, 2004	222	0.12%
G-16	LM Higashi Ome Daisan	Dec. 17, 2004	175	0.09%
G-17	PT Ichikawa	Jul. 28, 2005	620	0.33%
G-18	PT Shioyaki	Jul. 28, 2005	310	0.16%
G-19	PT Horie	Jul. 28, 2005	193	0.10%
Subtotal		-	17,910	9.52%

Other Regions	R-1	NCR Ohdori-koen	Dec. 17, 2004	726	0.39%
	R-2	Goshikiyama Heights	Dec. 15, 2004	720	0.38%
	R-3	NCR Nishikoen	Dec. 17, 2004	379	0.20%
	R-4	NCR Nishi Ohori	Dec. 17, 2004	258	0.14%
	R-5	NCR Kakogawa	Dec. 17, 2004	274	0.15%
	R-6	LM Maebashi Nishikatakai	Dec. 17, 2004	202	0.11%
	R-7	Aprire Tarumi	Feb. 25, 2005	1,710	0.91%
	R-9	Crest Kusatsu	Jun. 28, 2005	3,830	2.04%
	R-10	NCR Honmachi East	Dec 1, 2005	1,740	0.92%
	R-11	NCR Shin-Umeda	Dec.1, 2005	1,640	0.87%
	R-12	NCR Shizuoka Takasho	Mar. 30, 2006	770	0.41%
	R-13	NCR Abeno	Apr. 27, 2006	5,400	2.87%
	R-14	NCR Ohtedori	Apr. 27, 2006	382	0.20%
	R-15	NCR Sakae	Mar. 23, 2007	1,361	0.72%
	R-16	NCR Nipponbashi Kouzu	Jun. 30, 2006	4,780	2.54%
	R-17	NCR Maruyama Urasando (tentative name)	By Sep. 2007 (planned)	486	0.26%
	R-18	NCR Maruyama Omotesando (tentative name)	By Mar. 2008 (planned)	2,045	1.09%
	R-19	NCR Higashihie (tentative name)	By Nov. 2007 (planned)	1,230	0.65%
	R-20	NCR Shinsaibashi East Tower	Mar. 27, 2007	4,693	2.49%
	R-21	NCR Sannomiya	Mar. 27, 2007	1,485	0.79%
	R-22	NCR Kotodaikoen	Apr. 26, 2007	655	0.35%
	R-23	NCR Ichibancho (tentative name)	Jul. 31, 2007 (planned)	965	0.51%
	R-24	NCR Omachi (tentative name)	Aug. 15, 2007 (planned)	841	0.45%
	R-25	NCR Uemachidai (tentative name)	Aug. 20, 2007 (planned)	841	1.71%
	Subtotal		-	39,786	21.14%
Total		-	188,161	100.00%	

Notes:

1. "Central Tokyo (Five Central Tokyo Wards)" comprises Minato Ward, Shibuya Ward, Shinjuku Ward, Chiyoda Ward, and Chuo Ward. The "23 Wards of Tokyo Excluding the Five Central Tokyo Wards" comprises all 23 wards of Tokyo excluding the aforementioned five wards. "Tokyo Metropolitan Area Excluding the 23 Wards of Tokyo" comprises Tokyo Prefecture excluding the 23 wards of Tokyo, and Kanagawa, Chiba, and Saitama prefectures. "Other Regions" comprises all other areas excluding the aforementioned.
2. In the Property Name column above, "NCR" is the acronym for "New City Residence," "LM" for "Lions

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Mansion,” and “SH” for “Sonnen Heim.” Above “Catherina Mita Towersuite (New City Residence)”, the name of the building in its registry is “Catherina Mita Towersuite,” but NCRI operate the tenants of the 264 units of the property that NCRI is acquiring under the name of “Catherina Mita Towersuite (New City Residence)”.

3. The “Acquisition Price” is the amount identified in the trust beneficiary interest purchase agreement with conditions precedent, and does not include related costs such as consumption tax.
4. The “Percent of Total” column details the acquisition price of each investment asset as a percentage of the total acquisition price for the Investment Corporation’s aggregate real estate portfolio. Figures are rounded to the nearest first decimal point.

Attachment 3

Composition by Housing Type

The Investment Corporation’s Asset Management Company has classified investment properties into the following housing types.

Housing Type	Housing Type Classification
Single Type (S)	<p><Projected Tenant Profile> Single residents</p> <p><Principal Geographic Region> Tokyo Metropolitan Area and principal provincial cities</p> <p><Preferred Location and Environment> Convenient rail access and close to commercial districts and workplaces</p> <p><Floor Plan and Area> 1R, 1K(+S), or 1DK (Note 1)</p>
Urban Family Type (UF)	<p><Projected Tenant Profile> Those who prefer urban life and value convenience such as families comprising one to three persons, couples with no children (DINKS), single parent and child, and persons managing a small home office (SOHO)</p> <p><Principal Geographic Region> The 23 wards of Tokyo and central areas in each principal provincial city</p> <p><Preferred Location and Environment> Close to workplaces with convenient access to shopping, leisure, and cultural facilities</p> <p><Floor Plan and Area> 1K(+S), 1DK(+S), LDK+S, 1LDK(+S), 2DK, or 2LDK (Note 1)</p>
Family Type (F)	<p><Projected Tenant Profile> The typical family comprising approximately two to four persons</p> <p><Principal Geographic Region> Tokyo Metropolitan Area and principal provincial cities</p> <p><Preferred Location and Environment> A pleasant environment, with convenient rail access close proximity to workplaces</p> <p><Floor Plan and Area> 1DK+S, 1LDK+S, 2DK(+S), 2LDK(+S), 3DK, 3LDK(+S) or 4LDK (Note 1) 1DK+S, 1LDK+S, 2DK or 2LDK apartments of more than 40 square meters but less than 60 square meters located in the 23 wards of Tokyo are classified as Urban Family Type (Note 2).</p>

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Premium Type (P)	<Projected Tenant Profile> Business entrepreneurs or specialists with a family structure comprising approximately one to four persons <Principal Geographic Region> The 23 wards of Tokyo <Preferred Location and Environment> High-quality residence located in a pleasant and upscale environment <Floor Plan and Area> LDK+S, 1LDK(+S), 2LDK(+S), 3LDK(+S), or 4LDK (Note 1)
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Notes:

1. The Investment Corporation's Asset Management Company has determined the floor plan for each residence. Based on each floor plan and residence area, the Asset Management Company has further classified each residence by type, set forth in the table as follows.

1R	: Single room with combined kitchen residence.
1K	: Single room with separate kitchen residence.
1K+S	: Single room with separate kitchen and service room residence
1 (2 or 3) DK	: One, two or three bedroom with separate combined dining room and kitchen residence. Dining room and kitchen area of more than 4.5 jo*.
1 (2 or 3) DK+S	: One, two or three bedroom with separate combined dining room and kitchen, and service room residence.
LDK+S	: Combined lounge, dining, kitchen residence with separate service room. Combined lounge, dining and kitchen area of more than 10 jo*.
1 (2, 3 or 4) LDK	: One, two, three, or four bedroom with combined lounge, dining and kitchen residence. Combined lounge, dining and kitchen area of more than 10 jo*. Alternatively, one, two, three or four bedroom with combined lounge and dining room residence and separate kitchen. Combined lounge and dining room area of more than 8 jo*.
1 (2 or 3) LDK+S	: One, two or three bedroom with combined lounge, dining and kitchen residence and separate service room.

* "Jo" is a Japanese unit of floor space representing one tatami mat, or about two square meters.

Area Type	Max. 30m ²	Max. 40m ²	Max. 50m ²	Max. 60m ²	Max. 70m ²	Max. 80m ²	Max. 90m ²	Max. 100m ²	More than 100m ²
1R or 1K	S	S	S	S	—	—	—	—	—
1DK or 1K+S	S	UF	UF	UF	UF	—	—	—	—
1LDK or LDK+S	—	UF	UF	UF	UF	P	P	P	P
2DK or 1DK+S	—	UF	UF/F	UF/F	F	—	—	—	—
2LDK or 1LDK+S	—	UF	UF/F	UF/F	F	F	P	P	P
3DK or 2DK+S	—	—	F	F	F	—	—	—	—
3LDK or 2LDK+S	—	—	—	F	F	F	F	P	P
4LDK or 3LDK+S	—	—	—	—	—	F	F	F	P

2. Based on anticipated tenant groups and lifestyles, the Asset Management Company has classified residences with a 1DK+S, 1LDK+S, 2DK or 2LDK floor plan and an area of more than 40 m² but less than 60 m² into Urban Family Type if the residence is located in the 23 wards of Tokyo, and into Family Type if the residence is located in areas other than the 23 wards of Tokyo.

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Attachment 4

Photograph of the External Façade of the Property Planned for Acquisition

Property 1: New City Residence Nakano (tentative name)



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Property 2: New City Residence Yoga (tentative name)



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Property 3: New City Residence Sumiyoshi (tentative name)



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