

April 21, 2008

**For Immediate Release**

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(Securities Code: 8965)

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**Notice Concerning Debt Financing Interest Rate and Swap Agreements**

New City Residence Investment Corporation (“NCRI”) today announced details of interest rates applicable to debt financing and swap agreements, which was disclosed in the previous press release dated April 18, 2007. Brief details are as follows:

**1. Debt Financing Interest Rate**

NCRI today announced details of interest rates applicable to debt financing (Note 1), of which brief details are as follows:

Loan Type	Lender	Drawdown Date	Amount	Interest Period	Interest Rate (Annualized)
Collateral Free Loan (Note 2)	The Development Bank of Japan (Note 3)	April 23, 2008	¥ 1,700 million	April 23, 2008 to June 24, 2008	1.30422%

(Note 1) For details of debt financing listed in the table above, please refer to NCRI’s press release “Notice Concerning Debt Financing” dated April 18, 2008.

(Note 2) A mortgage will be placed when one of the certain reasons designated in this Basic Agreement occur after the loan is executed.

(Note 3) In regards to this Basic Agreement, NCRI concluded an agreement on adding the lender on April 21, 2008 with the aforementioned lenders and the Chuo Mitsui Trust and Banking Co.

**2. Overview of Swap Agreements**

NCRI today announced details of swap agreements, of which brief details are as follows:

(1) Swap Agreement A

- 1 Counterparty : Aozora Bank, Ltd.
- 2 Notional principal : ¥ 900 million
- 3 Interest rate : Fixed interest payable: 1.77500%  
Variable interest receivable: 3-month Japanese Yen TIBOR+0.55%

*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.*

(2) Swap Agreement B

- 1 Counterparty : The Sumitomo Trust & Banking, Co., Ltd.
- 2 Notional principal : ¥ 500 million
- 3 Interest rate : Fixed interest payable: 1.78000%  
: Variable interest receivable: 3-month Japanese Yen TIBOR+0.55%

(3) Swap Agreement C

- 1 Counterparty : The Chuo Mitsui Trust and Banking Co., Ltd.
- 2 Notional principal : ¥ 300 million
- 3 Interest rate : Fixed interest payable: 1.78346%  
: Variable interest receivable: 3-month Japanese Yen TIBOR+0.55%

- 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, Transport and Tourism.
- URL: <http://www.ncrinv.co.jp/eng/>