

August 29, 2008

For Immediate Release

New City Residence Investment Corporation
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Jun Arai, Executive Director
(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 Monzennakacho East. NCRI’s intention to acquire the property was disclosed in the previous press release, the “Notice Concerning the Proposed Acquisition of Investment Asset,” dated December 13, 2007 and “Notice Concerning Change of Planned Acquisition Date and Seller” dated March 26, 2008. Brief details are as follows.

1. Acquisition Details

Name: New City Residence Monzennakacho East
Acquisition Price: ¥2,965,000,000 (Note)
Acquisition Date: August 29, 2008

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 December 13, 2007. This is to reinform on the property profile.

Unit Type: Single Type 54%, Urban Family Type 36%, Premium Type 3%, Other 6%
Floor Plan: 12 units 1R (one room) apartments
53 units 1K (one bedroom with kitchen) apartments
24 units 1LDK (one bedroom with dining, kitchen, lounge) apartments
2 units 1LDK+S (one bedroom with dining, kitchen, lounge, service room) apartments
2 units 2LDK (two bedrooms with dining, kitchen, lounge) apartments
1 unit Retail

Note: Figures are rounded to the nearest whole number.

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 Name		New City Residence Monzennakacho East	
Type of Acquisition		Real Estate	
Address (Note 1)		Residential	2-2-9, Tomioka, Koto-ku, Tokyo
		Lot	2-5-4, Tomioka, Koto-ku, Tokyo
Access		Approximately 6 minutes walk from Monzennakacho station on Tokyo Metro Tozai line, Toei Subway Ohedo line.	
Use (Note 1)		Apartment complex, Retail	
Site Area (Note 1)		Land	811.66 m ²
		Building	3,913.46 m ²
Construction (Note 1)		RC, 10F	
Probable maximum loss (Note 2)		6.2%	
Type of Ownership		Proprietary ownership	
Completion (Note 1)		February 20, 2008	
Acquisition Price		¥2,965,000,000	
Appraisal Firm		Japan Real Estate Institute	
Appraisal Value		¥2,970,000,000	
Base Date for Survey		February 1, 2008	
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 3)		1
	Rent (Note 4)		¥10,491,300
	Deposit (Note 4)		¥1,165,000
	Total No. of Leasable Apartments		94
	Total No. of Leased Apartments (Note 4)		92
	Total Leasable Floor Space (Note 5)		3,038.98 m ²
	Total Leased Floor Space (Note 4)		2,824.35 m ²
	Occupancy Rate Based on Floor Space (Note 4)		92.9%

Notes:

1. "Address (Lot)," "Use," "Site Area," "Construction," and "Completion Date" are as per register.
2. 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)
3. 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 Property Service K.K. (NCPS). The number indicated above is the number of tenant after the master lease agreement is executed. NCPS plans to operate the property under the so-called sublease operation form whereby the subject property (excluding Retail and room 1003) is leased to Leavelife21 (monthly rent:¥9,998,550) and then each rental apartment sublet to third parties.
4. Data as of August 29, 2008.
5. As mentioned, total leasable floor space was confirmed.

For other details of the above property, please refer to the press releases "Notice Concerning the Proposed Acquisition of Investment Asset" dated December 13, 2007 (Excluding 2.Property Details, Property 3: New City Residence Monzennakacho East (tentative name), (2) Property Profile (Scheduled for Acquisition)) and "Notice Concerning Change of Planned Acquisition Date and Seller" dated March 26, 2008..

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[Attachments]

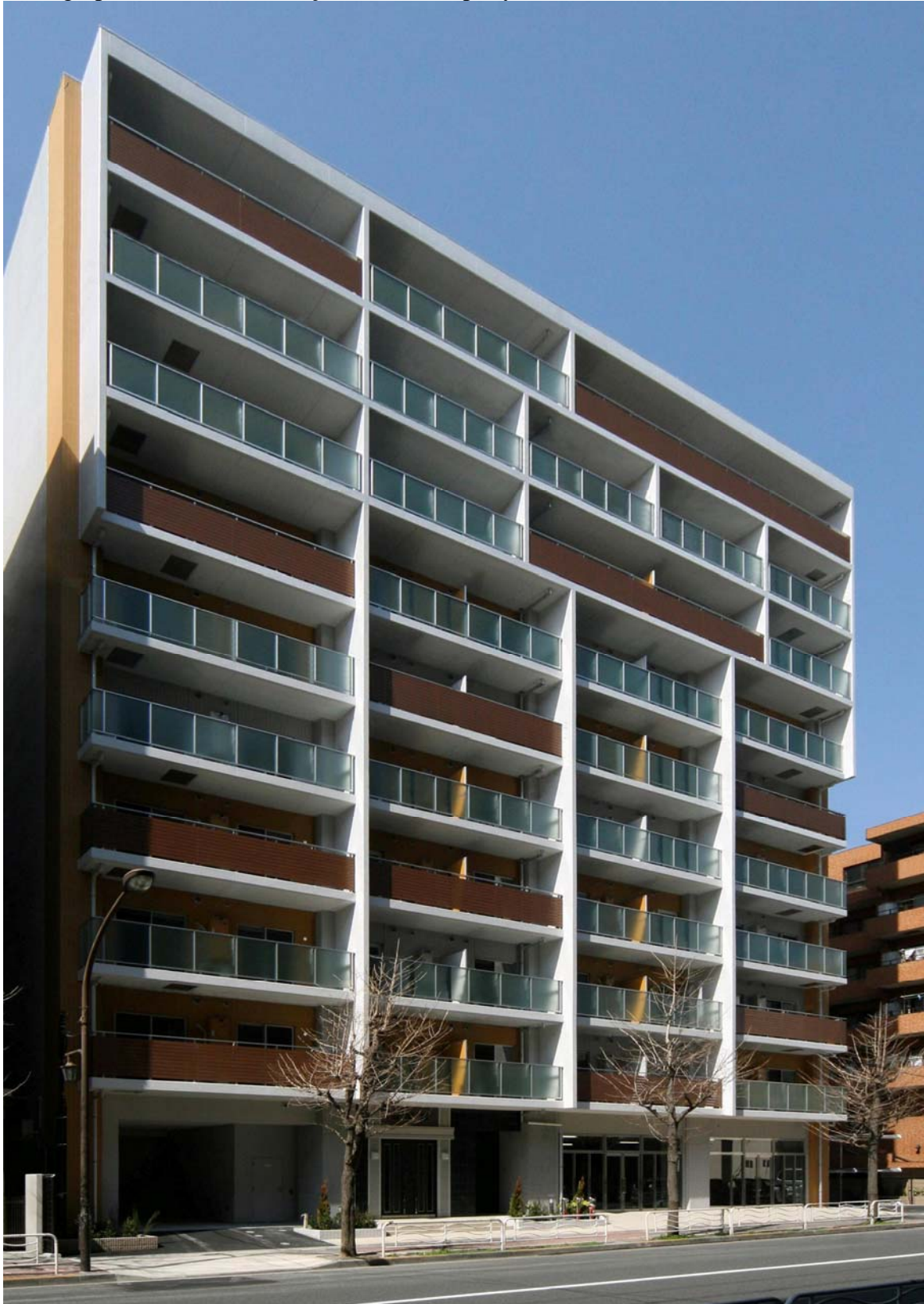
Photograph of the External Façade of the Property

- 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/eng/>

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Attachment

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