

Japan Credit Rating Agency, Ltd. (JCR) announces the following credit rating.

<Asset Securitization Products> 2141031_Trust ABL Mezzanine Loan

<Affirmation>

ABL: Preliminary BB-

Rationale

2141031_Trust ABL Mezzanine Loan is a real estate securitization instrument, for which JCR has affirmed the preliminary rating of BB-, as detailed hereunder.

Takanori Akiyama, Tetsuya Nakagawa

Rating

<Affirmation>

Instrument Name	Execution Amount (mn)	Subordination Ratio	Final Repayment Date	Coupon Type	Preliminary Rating
Trust ABL Mezzanine Loan	JPY 420	22.9%	Corresponding day after a lapse of 6 years from execution	Floating	BB-

Subordination Ratio = $1 - \text{LTV ratio}$, which is calculated by the ABL divided by JCR's appraised value of property (based on the SPC's pledged assets)

<Information on Outline of Issue>

Execution Date: September 30, 2019
Scheduled Repayment Date: Corresponding day after a lapse of 5 years from execution
Interest Payment Dates: Every last day of February, May, August and November
Repayment Method: Repayment on every interest payment date till the Scheduled Repayment Date by the agreed amount. The balance is paid in full on maturity.
Credit Enhancement & Liquidity Facility: Senior-subordinated Structure, Reserve

Disclosure Requirements for Securitization Transaction Ratings with respect to Basel II have been met.

<Information on Structure and Stakeholders>

Arranger: Mizuho Securities Principal Investment Co., Ltd.
Originator: Undisclosed

<Information on Underlying Assets>

Outline of Underlying Assets: Real estate beneficial interest in the following and others:
A hotel to be developed in Tokyo (gross floor area: approx. 3 thousand square meters)

Rating Assignment Date: July 30, 2019

The criteria used for identifying matters which serve as assumptions for the assessment of the credit status, and the criteria used for setting of grades indicating the results of the assessments of the credit status are published as "Types of Credit Ratings and Definitions of Rating Symbols" (January 6, 2014) in Information about JCR Ratings on JCR's website (<https://www.jcr.co.jp/en/>).

Outline of methodology for determination of the credit rating is shown as "Real Estate (Securitization)" (August 1, 2018) in Information about JCR Ratings on JCR's website (<https://www.jcr.co.jp/en/>). Rating methodologies for other ancillary points such as eligible deposit accounts and bankruptcy remoteness are also shown within the same page.

Glossary:

A preliminary rating is a credit rating assigned as a preliminary evaluation while material terms for issue to be rated are not yet finalized. When the issuing terms are finalized, JCR will confirm them and will assign a credit rating anew. The rating level of the final rating may be different from that of the preliminary rating, depending on the final content of the terms, etc.



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JCR publishes its press releases regarding the rating actions both in Japanese and in English on the same day. In case that it takes time to translate rating rationale, JCR may publicize the summary version, which will be replaced by the full translated version within three business days. (Regarding Structured Finance products, JCR only publicize the summary version in English.)

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