

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

<Asset Securitization Products> Beneficial Interest (220104)

<Affirmation>

Beneficial Interest

2nd Trust Senior Beneficial Interest: AAA

2nd Trust Subordinated Beneficial Interest: A-

Beneficial Interest (220104) is an asset securitization product with underlying assets of loans receivable on the condominium properties for investment. JCR affirmed the ratings of AAA and A- for its tranches of Senior and Subordinated Beneficial Interest, respectively, as detailed hereunder.

Hideyuki Shoji, Seito Achiha

Rating

<Affirmation>

| Instrument Name | Issue Amount | Subordination Ratio | Final Calculation Date* | Coupon Type | Rating |
|------------------|-----------------|---------------------|-------------------------|----------------------------|--------|
| 2nd Trust Sr.BI | Y15,480,000,000 | 15.6% | Nov. 25, 2048 | Floating | AAA |
| 2nd Trust Sub.BI | Y2,864,985,591 | - | Nov. 25, 2048 | Performance-based dividend | A- |

<Information on Outline of Issue>

Trust Establishment Date: Feb. 25, 2015

Beneficial Interest Assignment Date**: Feb. 27, 2015

Repayment Method: Monthly Pass-through Repayment, Sequential Pay Cleanup call provision in cases where the principal outstanding is less than 10% of the original receivables amount

Credit Enhancement & Liquidity Facility: Senior: Senior-subordinated Structure, Reserve Account

Initial Subordination Ratio: 15.6%

Subordination Ratio = $1 - \frac{\text{Senior beneficial Interest}}{\text{Original principal amount of the loans receivable}}$

Sub.: NA

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

*Legal Final Maturity Date

**Issue Date

<Information on Structure and Stakeholders>

Originator: A large-scale financier in Tokyo

Entrustor: A large-scale financier in Tokyo

Trustee: Mitsubishi UFJ Trust and Banking Corporation

Arranger: Mitsubishi UFJ Trust and Banking Corporation

Servicer: A large-scale financier in Tokyo

Backup Servicer: Initial setup reserved

Rating Assignment Date: May 26, 2017

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 (<http://www.jcr.co.jp/en/>).

Outline of methodology for determination of the credit rating is shown as "Housing Loans" (June 2, 2014) in Information about JCR Ratings on JCR's website (<http://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.

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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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