

———— Green Bond Evaluation by Japan Credit Rating Agency, Ltd. ————

Japan Credit Rating Agency, Ltd. (JCR) announces the following Green Bond Evaluation Results.

JCR Assigned Green 1 to Class A Senior Beneficial Interest, Mezzanine I-1 Beneficial Interest, Mezzanine I-2 Beneficial Interest, Mezzanine II Beneficial Interest and Subordinated Beneficial Interest of Reform Loan/Solar Loan Receivable Beneficial Interest 201812 (Contract No. 00012883)

	Reform Loan/Solar Loan Receivable Beneficial Interest 201812 (Contract No. 00012883)
Subject	: Class A Senior Beneficial Interest, Mezzanine I-1 Beneficial Interest, Mezzanine I-2 Beneficial Interest Mezzanine II Beneficial Interest and Subordinated Beneficial Interest
Type	: Beneficial Interests
Issue amount	: Class A Senior Beneficial Interest: JPY 8,610,000,000 Mezzanine I-1 Beneficial Interest: JPY 805,000,000 Mezzanine I-2 Beneficial Interest: JPY 525,000,000 Mezzanine II Beneficial Interest: JPY 1,435,000,000 Subordinated Beneficiary Interest: JPY 958,037,618
Date of transfer of Beneficial Interest	: December 28, 2018
Expiration date of the trust term	: December 30, 2039
Method of repayment	: Monthly pass-through redemption, sequential payment
Use of proceeds	: Acquisition of renovation loans for the main purpose of installing solar power generation systems, etc.

<Green Bond Evaluation Results>

Overall evaluation	Green 1
Evaluation of Greenness (use of proceeds)	g1
Evaluation on Management, Operation and Transparency	m1

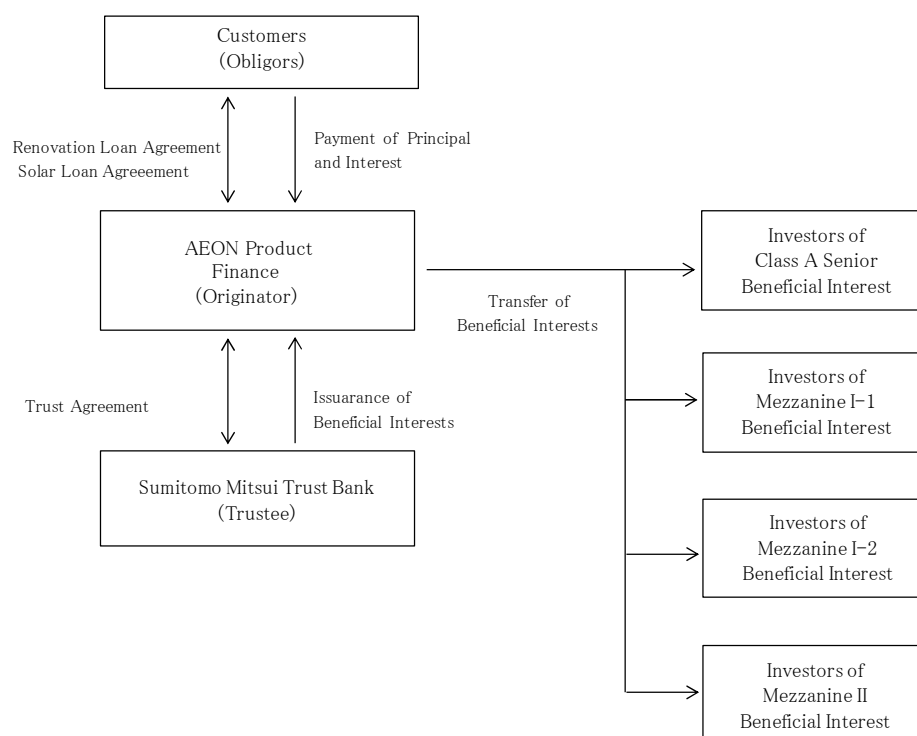
Chapter 1: Evaluation Overview

The originator, AEON Product Finance Co., Ltd., is a consolidated subsidiary of AEON Financial Services Co., Ltd. In May 2013, the company became a member of AEON Financial Services Group. Within the group, the company handles installment sales.

AEON Product Finance, together with AEON Financial Services, plans to strengthen its CSR-related business as a member of AEON Group. AEON is working to realize a decarbonized society in the AEON Sustainability Basic Policy, and is carrying out activities that can contribute to the environment with specific targets such as AEON Decarbonization Vision 2050.

The scope of the evaluation is a part of beneficiary interests issued by Sumitomo Mitsui Trust Bank, Limited as the trustee, backed by renovation loans and solar loans executed by AEON Product Finance to customers.

[Scheme Diagram]



AEON Product Finance entrusts renovation loans, solar loans, and money to Sumitomo Mitsui Trust Bank and receives Class A Senior Beneficial Interests, Class B Senior Beneficial Interests, Mezzanine I-1 Beneficial Interests, Mezzanine I-2 Beneficial Interests, Mezzanine II Beneficial Interests, and Subordinated Beneficial Interests. These beneficiary interests, except for subordinated beneficiary interests, will be transferred to investors and will be securitized accordingly.

During the securitization period, the principal and interest of the loans to be repaid by the customers are used to pay dividends and redeem the principal to each beneficiary interest in a manner predetermined by the trust agreement.

Among the underlying assets, Solar Loans are loan receivables executed by AEON Product Finance to individual and corporate customers for the purpose of installing solar power generation systems, storage batteries, all-electric facilities, etc. All the facilities to be installed are energy efficient facilities. JCR confirmed the following regarding the target facilities: (1) small-scale solar power generation systems are mainly installed, and no serious negative environmental impact is anticipated, (2) Construction is carried out by the member stores selected in the screening process of AEON Product Finance, and the customers confirm that the construction completed before the loan is executed. Due to the above reasons, JCR found that it is highly probable that environmental improvement effects will

be appropriately materialized. JCR also confirmed that the possible environmental risks are appropriately avoided. JCR evaluates that the use of proceeds is considered as a green project that will contribute to environmental improvement as a renewable energy project. In this securitization, a total of approximately JPY 17.6 billion of beneficiary interests were issued. Among this securitization, Class A Senior Beneficiary Interests, Mezzanine I-1 Beneficiary Interests, Mezzanine I-2 Beneficiary Interests, Mezzanine II Beneficiary Interests, and Subordinated Beneficiary Interests (approximately JPY 12.33 billion in total) are the subject of this green bond evaluation, and its use of proceeds is the acquisition of solar loan receivables.

JCR confirms that the proceeds have been properly paid in accordance with the methodologies set forth in the trust agreement and other agreements relating to the securitization. JCR also confirms that AEON Product Finance, as a member of AEON Group, recognizes that environmental problems are important to tackle with clear targets.

Based on the JCR Green Finance Evaluation Methodology, JCR assigned "g1" for the "Green Evaluation (Use of Funds)" and "m1" for the "Management, Operating System and Transparency Evaluation." As a result, the JCR assigned "Green 1" for the overall evaluation of "JCR Green Bonds." Detailed rationale for evaluation results are discussed in detail in the next chapter. In conclusion, the beneficial interests are considered to meet the standards for the items required by the Green Bond Principles and the Green Bond Guideline of the Ministry of the Environment of Japan.¹²

Chapter 2: Current Status of the project on each evaluation factor and JCR's evaluations

Evaluation Phase 1: Greenness Evaluation

Based on the current situation described in detail below and JCR's evaluation of the subject, JCR evaluated 100% of use of proceeds are allocated to the green project. and assigned "g1" for Phase 1: Green Evaluation, which is the highest.

(1) JCR's key consideration in this factor

In this section, JCR first assesses whether the proceeds will be allocated to green projects that have explicit improvement effects on environment. Next, JCR assesses whether an internal department/division which is exclusively in charge of environment issues or a third party agency prove it sufficiently and have taken necessarily workaround or mitigation measures, in case of possibility on use of proceeds have negative impact on the environment. Finally, JCR confirms consistency with the Sustainable Development Goals (SDGs).

(2) Current status of evaluation targets and JCR's evaluation

Overview of Use of Proceeds

a. On the environmental improvement effects of the project

i. 100% of the use of proceeds is used for renovation loan receivables aimed at installing solar power generation systems and ancillary facilities, which can be expected to reduce CO2.

The proceeds of the beneficial interests are used to acquire solar loan receivables executed by AEON Product Finance to individuals and corporate customers.

Solar loan receivables are loan receivables for installing solar power generation systems, storage batteries, or all-electric equipment among the renovation loans and ECO equipment loans provided by AEON Product Finance to customers. Renovation loans and ECO equipment loans are advances paid to individual and

¹ ICMA(International Capital Market Association) Green Bond Principles 2018

² Ministry of the Environment Green Bond Guidelines 2017

corporate customers through the member stores under AEON Product Finance's franchise agreements. If a customer wants to pay in installments for renovation work, the company pays the refurbishing fee to the member stores in a lump sum.

AEON Product Finance began offering renovation loans in 2003 and ECO Equipment Loans in 2008. As of September 2018, the cumulative total of the two types of renovation loans was JPY 37.4bn.

The breakdown of solar loans backed by securitization by installed facility is as follows. For solar power generation systems, the most frequent value is between JPY 2 million and JPY 3 million, and the average rated output for installed solar panels is 5.91 kW. For storage batteries, the rated capacity installed by average construction is 9.8 kW. Solar power generation systems are installed with all-electric equipment and storage batteries, enabling the efficient use of energy by storing daytime energy and using it at night. Since the amount of electricity generated by solar and other renewable energies depends on the natural environment, such as the amount of sunlight, it is extremely important to improve the performance and diffuse storage batteries in order to provide a stable supply. In addition, all-electric facilities are effective as facilities for household use of electricity from storage batteries.

[Number of Assets by Type of Installation]

	Number
Solar power generation systems	2,557
Storage batteries	1,385
All-electric facilities	2,317

*: Includes renovations, including solar power generation systems.

Some of the principal amount of subordinated beneficiary interest includes cash which AEON Product Finance entrusted to Sumitomo Mitsui Trust Bank. The cash, as well as solar loans, is expected to contribute to this green project because it is pooled in the trust account as a cash reserve required to implement the mechanism.

ii. The use of proceeds falls under the category of "renewable energy and energy conservation (energy efficiency)" among the green projects defined in the Green Bond Principles or the Ministry of the Environment's Green Bond Guidelines. The Government's Basic Energy Plan promotes the improvement and diffusion of distributed energy systems as one of the technological innovations toward 2050.

Among renewable energies, residential solar power generation systems are important from the viewpoint of a stable and risk diversified tool for the supply of electric power in Japan as one of the distributed power sources located adjacent to demand areas. There are also moves to shift the form of future electricity supply from large-scale centralized to small-scale decentralized. Under the Fifth Energy Basic Plan, in Japan, where domestic resources are limited and natural disasters are frequent, small-scale solar power generation systems close to individual users are also available as emergency power sources, and further diffusion is expected in the future. In addition, it is expected that these power supply system will mature as a long-term stable power source by installing it with storage batteries, etc., considering the oversupply at peak times,

A ten-year purchase period of residential solar power generation systems that were introduced under the feed-in tariff program, which began in 2009, will begin to expire in 2019. The government intends to promote the sale of surplus power through two party agreements with retail electric utilities after the termination of the purchase period, the diffusion of electric vehicles, and the self-consumption associated with the increase in all-electric housing. Demand may decline temporarily after the termination of the purchase period in short term. However, continued demand for financing residential solar power generation systems is expected due to penetration of self-consumption-oriented lifestyles and diffusion of relative agreements due to expansion of

business operation of retail electric utilities, etc. in the mid-term. The Basic Energy Plan sets out the development of technology-backed, economical and stable distributed energy systems as one of the long-term visions through 2050 and proposes it to the world, from both regional and energy security perspectives. The green project is consistent with the government's renewable energy and energy efficiency measures.

b. Negative impact on the environment

AEON Product Finance confirms the terms of contracts with customers so that renovation projects are executed properly before implementing renovation loans and solar loans. Once the completion of the renovation work has been confirmed by the customer, the company is to receive notification, therefore it has secured a framework to ensure the operation of solar power generation systems and other systems. JCR confirms that there is little negative impact on renovation loans and solar loans.

c. Consistency with SDGs goals and Targets

JCR considers that the solar loan receivables which is the use of proceeds this time, are the projects which are categorized as renewable energy and will contribute to the following SDGs objectives and targets in light of ICMA's SDGs mapping:



Objective 3: Health and Welfare for All

Target 3.9. By 2030 substantially reduce the number of deaths and illnesses from hazardous chemicals and air, water and soil contamination.



Goal 7: Ensure access to affordable, reliable, sustainable, and modern energy for all.

Target 7.2. By 2030, increase substantially the share of renewable energy in the global energy mix.

Target 7.3. By 2030, double the global rate of improvement in energy efficiency.



Goal 8: Job satisfaction and economic growth

Target 8.2. Achieve high levels of economic productivity through diversification, technology improvement and innovation, including through a focus on high-value added and labor-intensive sectors.



Goal 9: Build resilient infrastructure, promote inclusive and sustainable industrialization and foster innovation.

Target 9.1. Develop quality, reliable, sustainable and resilient infrastructure, including regional and transboundary infrastructure, to support economic development and human welfare with a focus on affordable and equitable access for all.

Target 9.4. By 2030, upgrade infrastructure and retrofit industries to make them sustainable, with increased resource-use efficiency and greater adoption of clean and environmentally sound technologies and industrial processes, with all countries taking action in accordance with their respective capabilities



Goal 11: Make cities and human settlements inclusive, safe, resilient and sustainable.

Target 11.3. By 2030, enhance inclusive and sustainable urbanization and capacity for participatory, integrated and sustainable human settlement planning and management in all countries.



Goal 12: Responsibility to create and use

Target 12.4. By 2020, achieve the environmentally sound management of chemicals and all wastes throughout their life cycle, in accordance with agreed international frameworks, and significantly reduce their release to air, water, and soil in order to minimize their adverse impacts on human health and the environment.



Objective 13: Specific measures for climate change

Target 13.1. Strengthen resilience and adaptive capacity to climate-related hazards and natural disasters in all countries.

Evaluation Phase 2: Evaluation on Management, Operational system and Transparency

Based on the current status detailed below and JCR's evaluation of the status, JCR assessed that the management and business system was well developed, transparency was extremely high, and that the planned implementation of the project and the appropriation of the proceeds could be sufficiently expected. JCR assigned “m1” to Phase 2: Management and operation system and transparency, which is the highest.

1. Appropriateness and Transparency concerning selection standard and processes of the use of proceeds

(1) JCR's key consideration in this factor

In this section, JCR evaluates that the objectives to be achieved through the green bond, the criteria for selecting green projects, the appropriateness of the process, and the series of processes are appropriately disclosed to investors.

(2) Current status of evaluation targets and JCR's evaluation

a. Goal

The use of proceeds of the beneficial interests is acquisition of solar loan receivables executed by AEON Product Finance. The environmental initiatives of AEON Product Finance are carried out in accordance with the policies of AEON Financial Services, its parent company. The implementation of solar loans is considered to be one of the four CSR themes of AEON Financial Services to contribute to the realization of a sustainable environment and society.

Four CSR Themes

- 1) To pursue customer-oriented financial services
- 2) To realize a sustainable environment and society
- 3) To contribute to local societies
- 4) Robust corporate governance

b. Selection standard

Solar loan receivables, the underlying assets, are renovation loans executed by AEON Product Finance to individual and corporate customers, which are intended to install solar power generation systems, storage batteries, or all-electric appliances and meet the predetermined eligibility criteria.

[Eligibility Criteria] (excerpt)

- Not applicable to default debts or delinquent debts
- The payment method, excluding the initial, final and bonus monthly payments, is a monthly payment.
- The date of execution of the agreement is on or before November 30, 2018;
- At least one repayment history as of the trust commencement date (December 27, 2018);
- The number of remaining payments shall be two or more and 240 or less as of the trust commencement date.

When selecting the target for the use of proceeds of the beneficiary interests, the person in charge in the Finance Department investigates the feature of the solar loan and confirms its greenness. The selection criteria are approved by management through the process described in c. below.

c. Process

A person in charge of the Finance Department propose the use of proceeds of this beneficiary interests as the acquisition of the solar loan receivables after judging the eligibility for greenness. This proposal was approved by the Management Committee and the Board of Directors, which consists of the President and Representative Director, Directors, and Division General Managers.

The selection criteria and processes described above are outlined in this report to ensure transparency to investors.

2. Appropriateness and Transparency of management of the proceeds

(1) JCR's key consideration in this factor

The management method of the proceeds is usually assumed to be diverse by the issuer. JCR assesses whether the proceeds firmly allocated to the green project, the project have internal systems to easily track the allocation of the proceeds and the money funded by the bond will be allocated to the green project at once.

JCR also considers the evaluation of asset management of unallocated money. It also attaches importance to evaluating the management and operation of the unallocated funds, as well as to confirming that the funds procured from the bond will be allocated to the green projects at an early stage.

(2) Current status of evaluation targets and JCR's evaluation

The proceeds of the trust beneficiary interests will be effectively used to acquire the underlying assets. JCR confirms through the trust agreement that the outstanding balance of the underlying assets will be reduced by the repayment of principal and interest from the obligors, but that the principal of the beneficiary interests will also be redeemed and reduced accordingly .

In addition, tracking the proceeds is not required, since the trust agreement and the beneficial interest transfer agreement clearly stipulate that the proceeds of the beneficiary interests are effectively used for the acquisition of the underlying assets.

Transactions until the beneficiary interests are delivered and transferred to investors for the acquisition of underlying assets are clearly stipulated in the agreements. Therefore, it is considered that internal controls are ensured as long as businesses are conducted in accordance with the agreements.

The proceeds of the beneficiary interests will be paid to AEON Product Finance on the date of transfer of the beneficiary interests, and will be effectively used to acquire underlying assets. So, there will be no unappropriated funds. Therefore, it is not necessary to determine the management method of unappropriated funds. If the underlying assets are prepaid, it is determined that the beneficiary interests will also be redeemed in accordance with the waterfall predetermined in the trust agreement, so there is no need to be redistributed.

3. Reporting

(1) JCR's key consideration in this factor

In this section, JCR evaluates whether the disclosure system for investors, etc. before and after the issuance of green bonds is planned in a detailed and effective manner at the time of the issuance of green bonds

(2) Current status of evaluation targets and JCR's evaluation

a. Reporting on the funds allocation

As confirmed in the previous section, the entire amount of the proceeds of the beneficiary interests is deemed to be substantially used for the acquisition of the underlying assets, so it is not assumed that the reporting about unallocated proceeds will be made until the redemption period. AEON Product Finance is scheduled to report that there are no unallocated funds through the trust fund status report made by Sumitomo Mitsui Trust Bank, the trustee to investors on a monthly basis to investors on the date of transfer of beneficiary interests and during the securitization period.

b. Reporting on environmental improvement effects

An overview of the solar loan receivables is provided in Evaluation Phase 1 of this report. In the future, AEON Product Finance plans to regularly disclose the environmental improvement effects (estimated power generation and estimated CO2 reductions, etc.) of installing solar power generation systems, etc., which are eligible for solar loans, in the trust fund status report.

4. Organization's environmental activities

(1) JCR's key consideration in this factor

This section evaluates whether the management of the issuer considers environmental issues to be a high priority issue for management, whether the green bond issuance policy, process, and green project selection criteria are clearly positioned through the establishment of a department specializing in environmental issues or cooperation with external organizations, etc.

(2) Current status of evaluation targets and JCR's evaluation

AEON Product Finance is part of AEON Group's comprehensive financial services business, and the company is working on CSR in accordance with the policies of AEON and its parent company, AEON Financial Services.

a. AEON's environmental activities

AEON, which AEON Product Finance belongs to, has been developing a system for systematically implementing CSR activities since the late 1980s. In 1989, AEON established the AEON Group 1% Club (now AEON One Percent Club) and established the JUSCO Committee and the AEON Group Environmental Foundation (now AEON Environmental Foundation) to address environmental and social issues.

In September 2018, AEON revised its "AEON Sustainability Policy" and revised the "Big Challenge 2020" set in 2014 to further advance sustainable management. In particular, the company has set medium- to long-term Objectives for three key environmental challenges: AEON Decarbonization Vision 2050, AEON Sustainable Procurement Policy and 2020 Targets, and the AEON Group Food Waste Reduction Targets (2025).

<Key Environmental Issues>

- 1) To realize a decarbonisation society
- 2) To conserve biodiversity
- 3) To promote resource recycling

<Key Social Issues>

- 1) To create products and stores that meet society's expectations
 - 2) To conduct business activities with respect for human rights
 - 3) To collaborate with communities
-

The purpose of this vision is to reduce emissions from stores to zero by 2050 and to contribute to the realization of decarbonization through efforts to reduce greenhouse gas emissions from the three perspectives of "Stores," "Products and Logistics," and "Working with Customers." Since 2012, the AEON Eco Project has been working to reduce energy consumption and CO₂ emissions. In order to achieve stronger commitments, the AEON Group has formulated specific plans for its activities in all directions, indicating that the AEON Group is responding to environmental issues with a strong awareness.

In March 2018, AEON became the first major Japanese retailer to participate in RE100 (Renewable Energy 100, the initiative which the The Climate Group, an international environmental NGO began in 2014. As of the end of September 2018, 152 companies had joined it). AEON is stepping up its efforts with the goal of "business management with 100% renewable energy."

b. Environmental Activities of AEON Financial Services

AEON Financial Services will promote businesses that contribute to the sustainable development of society based on its management policy of "providing financial services to support customers' lives by leveraging their future and trust." The Basic CSR policy states that AEON Financial Service will participate in the AEON Group's CSR activities, so it is considered that it will tackle environmental issues together as a member of the AEON Group.

For more specific CSR policies in AEON Financial Services, the CSR Committee has a system in place to change and improve the CSR initiatives of the entire AEON Financial Service Group.

Based on the above, JCR considers environmental issues to be important to AEON and AEON Financial Services.

■ Assessment result

Based on the JCR Green Finance Evaluation Methodology, JCR assigned "g1" for the "Green Evaluation (Use of Funds)" and "m1" for the "Management, Operating System and Transparency Evaluation" to the beneficial interests. As a result, JCR assigned "Green 1" for the overall evaluation of "JCR Green Bonds." The beneficial interests are considered to meet the standards for the items required by the Green Bond Principles and the Green Bond Guideline of the Ministry of the Environment of Japan.

[JCR green bonds assessment matrix]

		Management, operation system and transparency assessment				
		m1	m2	m3	m4	m5
Greenness evaluation	g1	Green 1	Green 2	Green 3	Green 4	Green 5
	g2	Green 2	Green 2	Green 3	Green 4	Green 5
	g3	Green 3	Green 3	Green 4	Green 5	Not qualified
	g4	Green 4	Green 4	Green 5	Not qualified	Not qualified
	g5	Green 5	Green 5	Not qualified	Not qualified	Not qualified

※For a description of the credit ratings on the beneficial interests, see News Release 18-p-0261 dated December 28, 2018.

■ Scope of Evaluation

[Assignment]

Subject	Issue amount	Date of transfer of beneficial interest	Expiration date of the trust term	Evaluation
Class A Senior Beneficial Interest	JPY 8,610,000,000	December 28, 2018	December 30, 2039	Green Bond Evaluation :Green1 Greenness evaluation :g1 Management, operation system and transparency assessment :m1
Mezzanine I-1 Beneficial Interest	JPY 805,000,000			
Mezzanine I-2 Beneficial Interest	JPY 525,000,000			
Mezzanine II Beneficial Interest	JPY 1,435,000,000			
Subordinated Beneficiary Interest	JPY 958,037,618			

(Analysts responsible for this evaluation) Atsuko Kajiwara and Rieko Kikuchi

Important explanation of the Green Bond Evaluation

1. Assumptions, meaning and limits of JCR Green Bond Evaluation

JCR Green Bond Evaluation, which is granted and provided by the Japan Credit Rating Agency (JCR), is a comprehensive expression of JCR's current opinion on the extent to which the funds procured from the issuance of green bonds, which are subject to evaluation, are allocated to green projects defined by JCR and the extent to which the management, operation, and transparency of the use of green bonds are ensured. JCR Green Bond Evaluation does not fully indicate the extent to which the funds procured from such green bonds are allocated and the management, operation, and transparency of the use of the funds are ensured.

JCR Green Bond Evaluation assesses the plan or status of the appropriation of funds at the time of the green bond issuance plan or at the time of issuance, and does not guarantee the status of the appropriation of funds in the future. In addition, JCR Green Bond Evaluation does not prove the environmental effects of green bonds and is not responsible for their environmental effects. JCR confirms that the effects of the funds procured from the issuance of green bonds on the environment are measured quantitatively and qualitatively by the borrower or by a third party requested by the borrower, but in principle it does not directly measure the effects.

2. Methods used in the conduct of this evaluation

The methods used in this evaluation are listed on JCR website (Green Finance & ESG in <https://www.jcr.co.jp/en>) as JCR Green Finance Evaluation Method.

3. Relationship with Acts Related to Credit Rating Business

JCR Green Bond Evaluation is determined and provided by JCR as a related business, which is different from the activities related to the credit rating business.

4. Relationship with Credit Ratings

The Assessment differs from the Credit Rating and does not promise to provide or make available for inspection a predetermined Credit Rating.

5. Third-party character of JCR

There is no conflicts of interest related to capital or human resources relationships between the subject of this evaluation and JCR. .

■Disclaimers

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■Glossary

JCR Green Bond Evaluation: JCR Green Bond Evaluation evaluates the extent to which the funds procured from the Green bond are allocated to the Green Project as defined by JCR, and the extent to which the management, operation, and transparency of the Green Loan are ensured. Evaluations are graded on a scale of 5, beginning with the top, using the Green1, Green2, Green3, Green4, and Green5 symbols.

■Status of registration as an external assessor of green finance

- Ministry of the Environment's external green bond reviewer registration
- ICMA (registered as an observer with the International Capital Markets Association)

■Status of registration as a credit rating agency, etc.

- Credit Rating Agency: the Commissioner of the Financial Services Agency (Rating) No.1
- EU Certified Credit Rating Agency
- NRSRO: JCR has registered with the following four of the five credit rating classes of the Securities and Exchange Commission's NRSRO(Nationally Recognized Statistical Rating Organization. (1)Financial institutions, broker dealers, (2) insurance companies, (3) general business corporations, and (4) government and local governments. If the disclosure is subject to Section 17g-7(a) of the Securities and Exchange Commission Rule, such disclosure is attached to the news releases posted on the JCR website (<https://www.jcr.co.jp/en/>).

■ For further information, contact

Information Service Dept. TEL: :03-3544-7013 FAX: :03-3544-7026

Japan Credit Rating Agency, Ltd.

Jiji Press Building, 5-15-8 Ginza, Chuo-ku, Tokyo 104-0061, Japan
Tel. +81 3 3544 7013, Fax. +81 3 3544 7026

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