

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

## **The Mortgage Corporation of Japan, Limited (security code: -)**

### <Affirmation>

Long-term Issuer Rating:	A+
Outlook:	Stable
Bonds:	A+
CP:	J-1

### *Rationale*

- (1) The Mortgage Corporation of Japan, Limited ("MCJ") is a mortgage bank offering Japan Housing Finance Agency ("JHF")'s "Flat 35" loans, housing loans not guaranteed by credit guarantee corporations and the like. Aiming for business expansion, it shifted to a holding company structure in November 2025 by establishing holding company The Mortgage Corporation of Japan Group, Inc. ("MCJG"). As with MCJ prior to the grouping, MCJG is owned 26% each by Sekisui House Ltd. ("SHL") and DAIWA HOUSE INDUSTRY CO., LTD. ("DHI"), 19% each by Sumitomo Forestry Co., Ltd. and Sekisui Chemical Co., Ltd. and 10% by Mitsubishi HC Capital Inc. and is an equity-method affiliated of SHL and DHI. The MCJ Group (the "Group") has under MCJG's umbrella MCJ, as well as The Mortgage Corporation of Japan Realty, Limited ("MCJR"), which was established in January 2026. MCJR is currently preparing to begin operations as an entity responsible for real estate sales and so forth but does not intend to significantly expand business. Hence, MCJ will continue to account for the bulk of the Group's assets and earnings for the time being.
- (2) JCR deems the Group's creditworthiness to be equivalent to the rating of A+ in light of the strong market position and competitiveness, a certain level of earnings capacity, capital adequacy, etc. of MCJ as the core company. MCJ's long-term issuer rating is at the same level as the Group's creditworthiness. Earnings capacity and capital adequacy, which previously underpinned the rating, are now at lower levels than before because of a decline in the execution amount of Flat 35 loans and increase in floating-rate loans with credit risk. However, demand for Flat 35 loans is showing signs of recovery on the back of changes in the interest rate environment; accordingly, MCJ is turning its attention back to Flat 35 loans. JCR retains the Stable outlook for the rating, on the grounds that, once the execution amount of Flat 35 loans picks up, the earnings capacity and capital adequacy are likely to start improving gradually. While closely watching trends in the execution of Flat 35 loans, JCR will monitor the pace of improvement in the earnings capacity and capital adequacy.
- (3) MCJ enjoys a strong market position and competitiveness for housing loans, especially for Flat 35 loans. It has competitive advantages in its sales channel comprising homebuilder shareholders with strong brand power and IT-based rapid and sophisticated screening system. Affected by lingering severe business conditions, including soaring housing prices, weak demand for fixed-interest loans and intensifying competition for floating-interest loans, the amount of housing loans executed has declined. That said, as the number of applications for Flat 35 loans is beginning to pick up, MCJ is launching highly competitive products, and thus JCR assumes that the execution amount will remain steady. Because demand for Flat 35 loans is susceptible to changes in the environment, JCR will closely watch whether MCJ can accurately capture needs and steadily restore the execution amount.
- (4) Earnings capacity is somewhat low. Recurring revenue including servicing fees proportionate to outstanding entrusted claims serves as a stable earnings source. On the other hand, profitability is low because of the small profit size and operating assets mainly comprising low-interest housing loans. Moreover, with growth in financing and system costs, along with other factors, pushing down profits, profit improvement is expected to be slow for a while. JCR will monitor whether MCJ can maintain a certain level of profits by appropriately controlling expenses while further strengthening stable earnings with a turnaround in Flat 35 loans.
- (5) Assets remain sound, by and large. Receivables of the purchase-type Flat 35 loans are transferred to JHF upon execution of housing loans and become off-balance sheet assets. The guarantee-type Flat 35 loans are insured by specified housing loan insurance by JHF. However, as MCJ takes credit risk for floating-rate loans, the risk amount has been growing with an increase in loans in recent years. Delinquent receivables ratio and default rate are kept at certain levels thanks to strict credit

management, enhanced debt collection system and so forth but are now rising gradually, requiring attention to future developments. Because the period to the securitization of the guarantee-type Flat 35 loans is short, interest rate risk is limited.

- (6) Capital adequacy has declined to a level that pales compared to the rating. Because of a sharp increase in MCJ Floating-rate Loan carrying credit risk, capital margin relative the rating is lower than before. Looking ahead, as the increase in MCJ Floating-rate Loan is expected to be curbed, capital adequacy is not likely to keep declining but will probably require some time before it can return to the previous level. There is little concern about liquidity. MCJ has good relations with many financial institutions, especially with Mizuho Bank, Ltd., thereby establishing a stable financing base. By working with leading financial institutions, it is steadily securitizing the guarantee-type Flat 35 loans, floating-rate loans, etc., and thus JCR finds no concerns.

Hidekazu Sakai, Kyohei Yamamoto

## Rating

Issuer: The Mortgage Corporation of Japan, Limited

### <Affirmation>

Long-term Issuer Rating: A+ Outlook: Stable

Issue	Amount (bn)	Issue Date	Due Date	Coupon	Rating
Bonds no. 3	JPY 3	Apr. 30, 2021	Apr. 30, 2026	0.170%	A+
Bonds no. 4	JPY 2	Apr. 30, 2021	Apr. 30, 2031	0.400%	A+

CP: J-1

Maximum: JPY 100 billion

Rating Assignment Date: March 23, 2026

The assumptions for the credit ratings and the definitions of the rating symbols 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 the rating methodology is shown as "JCR's Rating Methodology" (October 1, 2024) in Information about JCR Ratings on JCR's website (<https://www.jcr.co.jp/en/>).

The rating stakeholder participated in the rating process of the aforementioned credit ratings.

## Japan Credit Rating Agency, Ltd.

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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.)



## INFORMATION DISCLOSURE FORM

Japan Credit Rating Agency, Ltd.

### Disclosure Required by Paragraph (a)(1)(ii) of Rule 17g-7

Issuer:	The Mortgage Corporation of Japan, Limited.
Rating Publication Date:	March 26, 2026

1

The Symbol, Number, or Score in the Rating Scale used to Denote Credit Rating Categories and Notches and, the Identity of the Obligor or the Identity and a Description of the Security or Money Market Instrument as Required by Paragraph (a)(1)(ii)(A) of Rule 17g-7

- Please see the news release. If the credit rating is a private rating, please see the report for private rating.

2

The version of the procedure or methodology used to determine the credit rating; as Required by Paragraph (a)(1)(ii)(B) of Rule 17g-7

- Please see the news release. If the credit rating is a private rating, please see the report for private rating.

3

The Main Assumptions and Principles used in Constructing the Procedures and Methodologies used to Determine the Credit Rating as Required by Paragraph (a)(1)(ii)(C) of Rule 17g-7

- The credit rating methodology assumes, in principle, to be applied to assess the likelihood of a given debt payment in light of its issuer's condition and business environment, etc. in the relevant future. There is certain limitation, however, in the time horizon that the rating foresees.
- The credit rating methodology assumes, in principle, that the factors posted in the below are particularly important for such likelihood to be determined, and that the rating determination is made by evaluating each of them not only quantitatively but also employing qualitative analyses.

#### A) Business Bases

The likelihood of a given debt payment is highly conditional to its issuer's business bases - how they can be maintained/ expanded into the future and thereby secure earnings and cash flows in adequacy and in a sustainable way.

#### B) Financial Grounds and Asset Quality

The likelihood of debt payment is highly dependent on the degree of the issuer's indebtedness and loss absorption capacity in terms of equity capital. Also notable is that a financial institution might see a significant loss of financial grounds as a result of changes in value of the assets under its possession.

#### C) Liquidity Positions

The likelihood of debt payment is highly dependent on the adequacy of the issuer's cash and other sources of repayment (liquidity positions).

D) Related Parties' Status and Stance of Support/ Assistance for the Issuer

The likelihood of debt payment is affected one way or the other by the issuer's related parties such as parent company, subsidiary, guarantor, and the government of the issuer's business domicile, etc. - by their own conditions and/ or position of support/ assistance for the issuer.

E) Order of Seniority in Debt Payment

The likelihood of debt payment can be different between given debts of the same issuer. The likelihood of debt payment for an individual debt is dependent on the issuer's discretion, and/ or its rank relative to other debts of the same issuer in the order of seniority in principal/ interest payment which is determined by design as financial product or by laws, etc.

4 The Potential Limitations of the Credit Rating as Required by Paragraph (a)(1)(ii)(D) of Rule 17g-7

- The credit rating herewith presented by JCR is its summary opinion with regard to the likelihood of given debt payment and hence not necessarily a perfect representation of such likelihood. The credit rating is not intended to estimate the probability of default or the loss on given default, either.
- The objective of the credit rating herewith presented does not include any concerns other than the likelihood of debt payment, such as risks of price changes, market liquidity, etc.
- The credit rating herewith presented is necessary to be reviewed along with possible changes of the issuer of rated objects in its business performance and/ or circumstances which include regulatory environment, and hence subject to possible alteration.

5 Information on the Uncertainty of the Credit Rating as Required by Paragraph (a)(1)(ii)(E) of Rule 17g-7

- The information used for the determination of credit rating as herewith presented is obtained by JCR from the issuer of rated objects and other sources that JCR trusts in terms of accuracy and reliability but possibly contains errors due to human, non-human or other causes. Consequently, the credit rating determined on the grounds of such information does not constitute, explicitly or implicitly, any representation or warrant of JCR on the information itself or any consequences of its use in terms of accuracy, relevance, timeliness, wholeness, market value, or usefulness for any specific purposes.

6 Use of Due Diligence Services of a Third Party in Taking the Rating Action as Required by Paragraph (a)(1)(ii)(F) of Rule 17g-7

- There is no use of any third-party due diligence service in the determination of the credit rating herewith presented.

7 Use of Servicer or Remittance Reports to Conduct Surveillance of the Credit Rating Required by Paragraph (a)(1)(ii)(G) of Rule 17g-7

- There is no use of any servicer or remittance report to conduct surveillance of the credit rating herewith presented.

8 The Types of Data Relied Upon for the Purpose of Determining the Credit Rating as Required by Paragraph (a)(1)(ii)(H) of Rule 17g-7

- The information posted in the below, which includes data, is used for the determination of the credit rating herewith presented.

- A) Audited financial statements presented by the rating stakeholders
- B) Explanations of business performance, management plans, etc. presented by the rating stakeholders

## 9 Overall assessment of the Quality of Information Available and Considered in Determining the Credit Rating as Required by Paragraph (a)(1)(ii)(I) of Rule 17g-7

- JCR holds its basic policies for securing the quality of information as a base of due diligence for the determination of credit ratings. The information used as a base for the determination of credit rating herewith presented satisfies such policies, which include the audit by an independent auditor, the warranty made by the issuer, the publication by the issuer, some independent media or, otherwise, JCR analyst's scrutiny, etc.
- JCR sees no particular weakness in the quality of information used for the determination of the credit rating herewith presented as compared to the information used in other cases of the credit rating for comparable issuers or ratable objects.
- If the credit rating is an Indication, please see the report for Indication.

## 10 Information Relating to Conflicts of Interest as Required by Paragraph (a)(1)(ii)(J) of Rule 17g-7

- JCR receives payment of compensation for the determination of the credit rating herewith presented from either one of those parties who are issuer, underwriter, depositor or sponsor.
- JCR did not receive in the last fiscal year in the past payment of compensation from the same party for any kind of JCR's service other than the determination of public or private credit rating, such as one in the ancillary business.

## 11 Explanation or Measure of the Potential Volatility of the Credit Rating as Required by Paragraph (a)(1)(ii)(K) of Rule 17g-7

### A) Business Bases

The credit rating is subject to alteration if there is improvement or deterioration of the issuer's business bases, since its revenue, etc. may improve or deteriorate by the change in its business management policies, clients' preferences, competitive situation, or a technological innovation. The resultant alteration of the credit rating is usually by a notch, with possibility of a few notches if and when the change in the business bases is large.

### B) Financial Grounds and Asset Quality

The credit rating is subject to alteration if the issuer increases/ decreases its debt/ capital or vice versa and thereby makes its individual debt payment liability less or more bearable and its loss absorption capacity into the future decreased or increased. Also, the changes in the quality of asset under the issuer's holding may affect the credit rating, since such changes could raise or lower the likelihood of future loss of the issuer's financial grounds. The resultant alteration of the credit rating is usually by a notch, with possibility of a few notches if and when the change in the financial grounds and/ or asset quality is large.

### C) Liquidity Positions

The credit rating is subject to alteration if there is a change in the issuer's financial management policy or in the relations with fund procurement sources and the change thereby makes its liquidity positions improve or deteriorate. The resultant alteration of the credit rating is usually by a notch, with possibility of a few notches if and when the change is large.

**D) Related Parties' Status and Stance of Support/ Assistance for the Issuer**

The credit rating is subject to alteration if there is a change in the issuer's parent company or subsidiary, guarantor or other provider of credit enhancement, or the government of the issuer's business domicile, or other related parties' own conditions and/ or position of support/ assistance for the issuer, and the change thereby makes its business bases, financial grounds and/ or liquidity positions improve or deteriorate, and/ or making the effectiveness of guarantee and other credit enhancement improve or deteriorate. The resultant alteration of the credit rating is usually a notch, with possibility of a few notches if and when the change is large.

**E) Order of Seniority in Debt Payment and Non-Payment Forgiven by Contract**

The credit rating is subject to alteration if there is a change in the rated debt's status in the order of seniority relative to other debts caused by the improvement/ deterioration of the issuer's financial condition. The resultant alteration of the credit rating is usually a notch, with possibility of a few notches if and when the change is large. Also, in case of the financial products for which non-payment of interest/ principal is contractually permissible, the credit rating is subject to alteration if and when the likelihood of such non-payment is projected to increase or decrease. The resultant alteration of the credit rating could be by a notch but often as much as a few notches.

**F) Rise and Fall in General Economy and Markets**

The credit rating is subject to alteration if there is a rise/ fall in the general economy and/ or the markets inducing the issuer's revenues/ expenses to increase/ decrease and vice versa, etc. The resultant alteration of the credit rating is usually by a notch, with possibility of a few notches if and when the change is exceptionally large.

**G) Various Events**

The credit rating is subject to alteration on occurrence of various events, such as change in the issuer's major shareholders, M&A and other organizational change, accident, violation of the law, litigation, legal/ regulatory change, natural disaster, etc., which are unforeseeable at the time when the credit rating is determined, causing a significant change on the issuer's business bases, financial grounds, etc. The resultant alteration of the credit rating could be by a notch but more often than not as much as a few notches.

**12**

Information on the Content of the Credit Rating, Including the Historical Performance of the Credit Rating and the Expected Probability of Default and the Expected Loss in the Event of Default as Required by Paragraph (a)(1)(ii)(L) of Rule 17g-7

- Historical records of the credit rating herewith presented are posted in the end of this paper.
- The credit rating herewith presented by JCR is its summary opinion with regard to the likelihood of given debt payment and hence not necessarily a perfect representation of such likelihood. The credit rating is not intended to estimate the probability of default or the loss on given default, either.
- Facts of the probability of default are posted as Form NRSRO Exhibit 1 on the JCR website under the URL:

<https://www.jcr.co.jp/en/service/company/regu/nrsro/>

**13**

Information on the Sensitivity of the Credit Rating to Assumptions Made as Required by Paragraph (a)(1)(ii)(M) of Rule 17g-7

**A) Business Bases**

The credit rating herewith presented could be changed if and when the assumptions made at the time of its determination turn out to be inaccurate with regard to the issuer's business bases and powers of earning or cash flow generation, etc. The resultant change of the credit rating is most likely by a notch, as JCR speculates, but possibly as much as a few notches if the development is rapid in improvement or deterioration of the issuer's business bases on some drastic change in the operational environments, etc.

**B) Financial Grounds and Asset Quality**

The credit rating herewith presented could be changed if and when the assumptions made at the time of its determination turn out to be inaccurate with regard to the issuer's financial grounds and asset quality. The resultant change of the credit rating is most likely by a notch, as JCR speculates, but

possibly as much as a few notches if the development is rapid in improvement or deterioration of the issuer's financial grounds and/ or asset quality on some drastic change in its business bases.

C) Liquidity Risks

The credit rating herewith presented could be changed if and when the assumptions made at the time of its determination turn out to be inaccurate with regard to the issuer's liquidity positions. The resultant change of the credit rating is most likely by a notch, as JCR speculates, but possibly as much as a few notches if the development is rapid in improvement or deterioration of the issuer's liquidity positions on some drastic change in its financial management policy or relations with fund procurement sources, etc.

D) Related Parties' Status and Stance of Support/ Assistance for the Issuer

The credit rating herewith presented could be changed if and when the assumptions made at the time of its determination turn out to be inaccurate with regard to the issuer's parent company or subsidiaries, guarantor or other providers of credit enhancement, the government of the issuer's business domicile or other related parties' status and stance of support/ assistance for the issuer. The resultant change of the credit rating is most likely by a notch, as JCR speculates, but possibly as much as a few notches if there is a major change on the part of related parties, such as replacement, disappearance, some drastic improvement/ deterioration of financial grounds/ balances, etc.

E) Rise and Fall in General Economy and Markets

The credit rating herewith presented could be changed if and when the assumptions made at the time of its determination turn out to be inaccurate with regard to the prospects of general economy and markets. JCR expects the change should be most likely by a notch but could be as much as a few notches, should the economy or the markets change so greatly.

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Information on the Representations, Warranties, and Enforcement Mechanisms of an Asset-backed Security as Required by Paragraph (a)(1)(ii)(N) of rule 17g-7

- The credit rating herewith presented is not for an ABS product, and hence no relevant issue.

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## The Historical Performance of the Credit Rating

Issuer Name	Issue Name	Publication Date	Rating	Outlook/Direction
The Mortgage Corporation of Japan, Limited	Issuer(Long-term)	March 10, 2014	A	Stable
The Mortgage Corporation of Japan, Limited	Issuer(Long-term)	March 26, 2015	A	Stable
The Mortgage Corporation of Japan, Limited	Issuer(Long-term)	March 18, 2016	A	Stable
The Mortgage Corporation of Japan, Limited	Issuer(Long-term)	February 24, 2017	A	Stable
The Mortgage Corporation of Japan, Limited	Issuer(Long-term)	March 19, 2018	A	Stable
The Mortgage Corporation of Japan, Limited	Issuer(Long-term)	March 25, 2019	A	Stable
The Mortgage Corporation of Japan, Limited	Issuer(Long-term)	March 23, 2020	A	Positive
The Mortgage Corporation of Japan, Limited	Issuer(Long-term)	March 23, 2021	A+	Stable
The Mortgage Corporation of Japan, Limited	Issuer(Long-term)	May 31, 2022	A+	Stable
The Mortgage Corporation of Japan, Limited	Issuer(Long-term)	March 30, 2023	A+	Stable
The Mortgage Corporation of Japan, Limited	Issuer(Long-term)	March 29, 2024	A+	Stable
The Mortgage Corporation of Japan, Limited	Issuer(Long-term)	March 25, 2025	A+	Stable
The Mortgage Corporation of Japan, Limited	CP	September 6, 2016	J-1	
The Mortgage Corporation of Japan, Limited	CP	February 24, 2017	J-1	
The Mortgage Corporation of Japan, Limited	CP	March 19, 2018	J-1	
The Mortgage Corporation of Japan, Limited	CP	March 25, 2019	J-1	
The Mortgage Corporation of Japan, Limited	CP	March 23, 2020	J-1	
The Mortgage Corporation of Japan, Limited	CP	March 23, 2021	J-1	
The Mortgage Corporation of Japan, Limited	CP	June 17, 2021	J-1	
The Mortgage Corporation of Japan, Limited	CP	May 31, 2022	J-1	
The Mortgage Corporation of Japan, Limited	CP	March 30, 2023	J-1	
The Mortgage Corporation of Japan, Limited	CP	March 29, 2024	J-1	
The Mortgage Corporation of Japan, Limited	CP	March 25, 2025	J-1	
The Mortgage Corporation of Japan, Limited	Bonds no.3	April 23, 2021	A+	
The Mortgage Corporation of Japan, Limited	Bonds no.3	May 31, 2022	A+	
The Mortgage Corporation of Japan, Limited	Bonds no.3	March 30, 2023	A+	
The Mortgage Corporation of Japan, Limited	Bonds no.3	March 29, 2024	A+	
The Mortgage Corporation of Japan, Limited	Bonds no.3	March 25, 2025	A+	
The Mortgage Corporation of Japan, Limited	Bonds no.4	April 23, 2021	A+	
The Mortgage Corporation of Japan, Limited	Bonds no.4	May 31, 2022	A+	
The Mortgage Corporation of Japan, Limited	Bonds no.4	March 30, 2023	A+	

## The Historical Performance of the Credit Rating

Issuer Name	Issue Name	Publication Date	Rating	Outlook/Direction
The Mortgage Corporation of Japan, Limited	Bonds no.4	March 29, 2024	A+	
The Mortgage Corporation of Japan, Limited	Bonds no.4	March 25, 2025	A+	

## Attestation Required by Paragraph (a)(1)(iii) of Rule 17g-7

I, Tomohiro Miyao, have responsibility to this Rating Action and to the best of my knowledge:

- A) No part of the credit rating was influenced by any other business activities.
- B) The credit rating was based solely upon the merits of the obligor, security, or money market instrument being rated.
- C) The credit rating was an independent evaluation of the credit risk of the obligor, security, or money market instrument.

宮尾 知浩

Tomohiro Miyao  
General Manager of Financial Institution Rating Department

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