

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

## <Asset Securitization Products> Nomura Trust and Banking (1806-04)

### <Assignment>

ABL: Preliminary A  
Bonds: Preliminary A

### Rationale

Nomura Trust and Banking (1806-04) is a real estate securitization instrument, for which JCR has assigned a preliminary rating of A to Trust ABL and Corporate Bonds, as detailed hereunder.

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### Rating

#### <Assignment>

Instrument Name	Execution/ Issue Amount (mn)	Subordination Ratio*	Termination Date of Sale to Investors	Coupon Type	Preliminary Rating
Trust ABL	JPY 3,880	48.4%	September 2, 2024	Floating	A
Corporate Bonds	TOB			Floating	A

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

#### <Information on Outline of Issue>

Execution/ Issue Date: June 29, 2018  
 Repayment/ Redemption Date: March 2, 2023  
 Interest Payment Dates: Next business day of last day of every January, April, July, and October (next business day of last day of July 2018 as the first interest payment day)  
 Repayment/ Redemption Method: Repayment/ Redemption on every interest payment date till the Repayment/ Redemption Date by the agreed amount. The balance is paid in full on the Final Maturity Date.  
 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>

Originator: Undisclosed  
 SPC (newly established): Blue Lending Kashiwa GK  
 Arranger: Mizuho Securities Co., Ltd.

#### <Information on Underlying Assets>

Outline of Underlying Assets: Real estate beneficial interest in a complex building of offices and hotel in Kashiwa City, Chiba, and others

Rating Assignment Date: May 31, 2018

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)" (June 1, 2015) 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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