

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

<Asset Securitization Products> REIT2024-001 Beneficial Interest

<Affirmation>

Beneficial Interest:

Class A Beneficial Interest:	AAA
Class B Beneficial Interest:	AA-

Rationale

This is a rating on a synthetic CLO whose reference obligation is loans to multiple Japanese corporations (debtors). The risks associated with the principal redemption and scheduled dividend payment of the Class A Beneficial Interest under the scheme are considered to have been reduced to a level equivalent to the rating through the credit enhancement and mechanisms under the structure, and therefore JCR has affirmed the rating of "AAA" on the Class A Beneficial Interest. JCR has also affirmed the rating of "AA-" on the Class B Beneficial Interest.

Hideyuki Shoji, Tatsuya Shimizu

Rating

<Affirmation>

Instrument Name	Issue Amount (bn)	Subordination Ratio	Scheduled Trust Expiration Date*	Coupon Type	Rating
Class A Beneficial Interest	JPY 30.1	14.00%	June 25, 2027	Floating	AAA
Class B Beneficial Interest	JPY 4.9	-	June 25, 2027	Fixed	AA-

<Information on Outline of Issue>

Trust Establishment Date: June 19, 2024

Beneficial Interest Assignment Date**: June 25, 2024

Redemption Method: Bullet Redemption

Credit Enhancement & Liquidity Facility:

Class A Beneficial Interest: Senior-subordinated Structure, Advance Payment of Loss Compensation Fee
Subordination Ratio: 1 - Class A Beneficial Interest / Initial Principal of Loans Receivables (amount of principal to be compensated)

Class B Beneficial Interest: Advance Payment of Loss Compensation Fee

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

* Legal Final Maturity Date. However, if the lender's obligation to deliver the refund to the Trustee exists on the Scheduled Trust Expiration Date, it will be the corresponding date 6 months after June 25, 2027.

**Issue Date

<Information on Structure and Stakeholders>

Entrustor: Mitsubishi UFJ Morgan Stanley Securities Co., Ltd.

Trustee/ Person Who Compensates Loss: Undisclosed

Arranger: Mitsubishi UFJ Morgan Stanley Securities Co., Ltd.

<Information on Underlying Assets and Reference Portfolio>

Outline of Underlying Assets: Time deposit with pledge

Rating Assignment Date: September 30, 2025

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 "Synthetic CDOs" (September 24, 2019) 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.

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

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

Information herein has been obtained by JCR from the issuers and other sources believed to be accurate and reliable. However, because of the possibility of human or mechanical error as well as other factors, JCR makes no representation or warranty, express or implied, as to accuracy, results, adequacy, timeliness, completeness or merchantability, or fitness for any particular purpose, with respect to any such information, and is not responsible for any errors or omissions, or for results obtained from the use of such information. Under no circumstances will JCR be liable for any special, indirect, incidental or consequential damages of any kind caused by the use of any such information, including but not limited to, lost opportunity or lost money, whether in contract, tort, strict liability or otherwise, and whether such damages are foreseeable or unforeseeable. JCR's ratings and credit assessments are statements of JCR's current and comprehensive opinion regarding redemption possibility, etc. of financial obligations assumed by the issuers or financial products, and not statements of opinion regarding any risk other than credit risk, such as market liquidity risk or price fluctuation risk. JCR's ratings and credit assessments are statements of opinion, and not statements of fact as to credit risk decisions or recommendations regarding decisions to purchase, sell or hold any securities such as individual bonds or commercial paper. The ratings and credit assessments may be changed, suspended or withdrawn as a result of changes in or unavailability of information as well as other factors. JCR receives a rating fee paid by issuers for conducting rating services in principle. JCR retains all rights pertaining to this document, including JCR's rating data. Any reproduction, adaptation, alteration, etc. of this document, including such rating data, is prohibited, whether or not wholly or partly, without prior consent of JCR.

JCR is registered as a "Nationally Recognized Statistical Rating Organization" with the U.S. Securities and Exchange Commission with respect to the following four classes. (1) Financial institutions, brokers and dealers, (2) Insurance Companies, (3) Corporate Issuers, (4) Issuers of government securities, municipal securities and foreign government securities.

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.)
