

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

<Asset Securitization Products> Sakura Investment Purpose Condominium Loan Securitization Series 1

<Rating Change>

Beneficial Interest:

Class A Beneficial Interest: from AA+ to AAA

<Affirmation>

Beneficial Interest:

Class B Beneficial Interest: A-

Rationale

This is a rating on investment purpose condominium loan RMBS under captive loan scheme. While Mitsubishi UFJ Morgan Stanley Securities Co., Ltd. sets up a monetary trust other than specified money trusts with Mitsubishi UFJ Trust and Banking Corporation, the Originator assigns the investment purpose condominium loans receivables under captive loan scheme to the Trustee, which then establishes Class A Beneficial Interest and Class B Beneficial Interest backed by the investment purpose condominium loans receivables. Joint and several guarantee by the Servicer is attached to all assigned receivables. The Servicer delivers the collected money from the Debtors or payment in subrogation through the Originator to the Trustee every month.

Considering Class A Beneficial Interest has reached to a level equivalent to AAA rating owing to the senior-subordinated structure and legal measures, JCR upgraded the rating on Class A Beneficial Interest to AAA. Considering the rating on Class B Beneficial Interest is converged and linked to creditworthiness of the Servicer, JCR affirmed the A- rating.

Hideyuki Shoji, Rieko Kikuchi

Rating

<Rating Change>

Instrument Name	Initial Issue Amount	Initial Subordination Ratio	Final Trust Calculation Date*	Coupon Type	Rating
Class A Beneficial Interest	JPY 13,658,000,000	11.4%	Sept. 27, 2050	Floating	AAA

<Affirmation>

Instrument Name	Initial Issue Amount	Initial Subordination Ratio	Final Trust Calculation Date*	Coupon Type	Rating
Class B Beneficial Interest	JPY 1,758,117,138	-	Sept. 27, 2050	Based on Performance	A-

<Information on Outline of Issue>

Trust Establishment Date:	December 18, 2013
Receivables Assignment Date:	December 19, 2013
Beneficial Interests Assignment Date**:	December 20, 2013
Repayment Method:	Monthly Pass-through Repayment, Sequential Pay Cleanup call clause in cases where the assigned receivables become below 10% of the initial principal balance.
Credit Enhancement & Liquidity Facility:	Class A Beneficial Interest: Senior-subordinated structure, Reserve Savings Account Initial Subordination Ratio: 11.4% (1 - Class A Beneficial)

Interests/ Initial Loans Receivables Principal Balance)
Class B Beneficial Interest: 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 company in financing business in Tokyo
Entrustor:	Mitsubishi UFJ Morgan Stanley Securities Co., Ltd.
Trustee:	Mitsubishi UFJ Trust and Banking Corporation
Arranger:	Mitsubishi UFJ Morgan Stanley Securities Co., Ltd.
Servicer:	Undisclosed
Backup Servicer:	Initial setup withheld

Rating Assignment Date: April 25, 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 "Housing Loans" (June 2, 2014) 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.

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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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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