

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

<Asset Securitization Products> Beneficial Interest (220124)

<Assignment>

Beneficial Interest

Senior Beneficial Interest: Preliminary AAA
Subordinated Beneficial Interest: Preliminary A-

Beneficial Interest (220124) is an asset securitization product with underlying assets of loans receivable on the condominium properties for investment. JCR assigned a preliminary AAA and A- rating to the Senior Beneficial Interest and Subordinated Beneficial Interest, respectively, as detailed hereunder.

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Rating

<Assignment>

Instrument Name	Issue Amount	Subordination Ratio	Final Calculation Date*	Coupon Type	Preliminary Rating
Senior Beneficial Interest (BI)	Y30,250,000,000	18.9%	Feb. 25, 2052	Floating	AAA
Subordinated BI	Y7,057,107,454	-	Feb. 25, 2052	Performance -based dividend	A-

<Information on Outline of Issue>

Trust Establishment Date: March 30, 2017
Beneficial Interest Assignment Date**: March 31, 2017
Repayment Method: Monthly Pass-through Repayment, Sequential Pay

Credit Enhancement & Liquidity Facility: Senior BI: Senior-subordinated Structure, Reserve Account
Subordination Ratio: 18.9%
(Subordination Ratio = 1 – Senior beneficial Interest/ Original principal amount of loans receivable)
Subordinated BI: Originator's Partial Support

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: Undisclosed
Trustee for the 1st & 2nd Trusts: Mitsubishi UFJ Trust and Banking Corporation
Arranger: Mitsubishi UFJ Trust and Banking Corporation
Backup Servicer: Initial setup reserved

<Information on Underlying Assets>

Outline of Underlying Assets: Undisclosed
Outline of Generation of Underlying Assets: Undisclosed
Attributes of Pool of Underlying Assets: Undisclosed
Eligibility Requirements (Abstract): Undisclosed
Weighted Average Net Interest Rate: Undisclosed

Rating Assignment Date: March 9, 2017

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 (<http://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 (<http://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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