

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

<Asset Securitization Products> ABL 19-06

<Affirmation>

ABL: BBB

ABL 19-06 is a real estate securitization product, for which JCR has affirmed the rating of BBB, as detailed hereunder.

Shigeo Sugiyama, Riho Saiki

Rating

<Affirmation>

Instrument Name:	Class B
Execution Amount:	JPY 1,615,750,000
Subordination Ratio:	33.7%
Final Repayment Date:	June 13, 2025
Coupon Type:	Floating
Rating:	BBB
Subordination Ratio =	1 – LTV ratio, which is calculated by the ABL divided by JCR's appraised value of property (based on the SPC's pledged assets)

<Information on Outline of Issue>

Loan Execution Date:	June 14, 2019
Scheduled Repayment Date:	June 14, 2024
Interest Payment Dates:	Every last day of January, April, July and October
Repayment Method:	Bullet Repayment
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>

SPC:	TFJ2 GK
Originator:	Undisclosed
Arranger:	Shinhan Bank Japan

<Information on Underlying Assets>

Outline of Underlying Assets:	Beneficial interest in an office building in Tokyo, and others
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Rating Assignment Date: June 26, 2020

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)" (August 1, 2018) 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.



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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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