

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

## <Asset Securitization Products> Grass Park Beneficial Interest Series 2

### <Assignment>

Beneficial Interest: Preliminary AAA  
ABL: Preliminary AAA

### Rationale

Grass Park Beneficial Interest Series 2 is an asset securitization product with loans receivable on condominium properties for investment as underlying assets. JCR assigned a preliminary AAA rating to the senior beneficial interest and ABL, respectively, as detailed hereunder.

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### Rating

#### <Assignment>

Instrument Name	Issue/ Execution Amount*	Subordination Ratio	Final Trust Calculation Date**	Coupon Type	Preliminary Rating
Senior Beneficial Interest	TBD	12.0%	March 15, 2048	Fixed	AAA
ABL	TBD	12.0%	March 15, 2048	Fixed	AAA

\* Undetermined items in the above are to be determined by December 27, 2019. Total amount of senior beneficial interest and ABL is less than or equal to balance of receivables x (1 – 12.0%).

#### <Information on Outline of Issue>

Trust Establishment Date: December 20, 2019  
Beneficial Interest Assignment/ ABL Execution Date\*\*\*: December 27, 2019  
Redemption Method: Monthly Pro-Rata Redemption, Change to Monthly Pass-through Redemption and Sequential Payment after occurrence of an Early Redemption Event  
Cleanup call provision in cases where the loans receivable on condominium properties for investment become less than or equal to 5% of the original principal balance  
Credit Enhancement & Liquidity Facility: Senior-subordinated Structure, Cash Reserve Subordination Ratio = 1 – (Senior beneficial Interest + ABL)/ Original principal amount of loans receivable

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-scale finance company in Tokyo  
Arranger: ORIX Bank Corporation  
Backup Servicer: Initial setup reserved

#### <Information on Underlying Assets>

Outline of Underlying Assets: Originator's loans receivable on condominium properties for investment

Rating Assignment Date: September 25, 2019

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.

**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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