

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

## <Asset Securitization Products> Jupiter Investment Purpose Condominium Loan Backed Beneficial Interests 2013

### <Rating Change>

Beneficial Interest:

Class A Beneficial Interest: from AA to AA+

### <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 AA+ rating owing to the senior-subordinated structure and legal measures, JCR upgraded the rating on Class A Beneficial Interest to AA+. 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	Y10,425,000,000	10.5%	Sept. 27, 2050	Floating	AA+

#### <Affirmation>

Instrument Name	Initial Issue Amount	Initial Subordination Ratio	Final Trust Calculation Date*	Coupon Type	Rating
Class B Beneficial Interest	Y1,223,226,398	-	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: 10.5% (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 financial company 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: March 31, 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.

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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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