

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

## <Asset Securitization Products> ABL 21-04

<Affirmation>

ABL: BBB

ABL 21-04 is a real estate securitization instrument, on which JCR has affirmed the BBB rating, as detailed hereunder.

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### Rating

<Affirmation>

Instrument Name:	Mezzanine Loan
Loan Amount (mn):	JPY 470
Subordination Ratio:	40.7%
Final Maturity Date:	April 30, 2027
Coupon Type:	Floating
Rating:	BBB

Subordination Ratio =  $1 - \text{LTV ratio}$ , which is calculated by the ABL divided by JCR's appraised value of property

<Information on Outline of Issue>

Execution Date:	April 30, 2021
Scheduled Principal Repayment Date:	April 30, 2026
Interest Payment Dates:	Last day of February, May, August and November every year
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>

Borrower SPC:	Hirakawamonkanri GK
Arranger:	Mizuho Securities Principal Investment Co., Ltd.
Originator:	Undisclosed

<Information on Underlying Assets>

Outline of Underlying Assets:	Real estate beneficial interest in six hotels (gross floor space between approximately 1,900 m <sup>2</sup> and 4,140 m <sup>2</sup> ) located in Sendai City in Miyagi Prefecture and other areas.
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Rating Assignment Date: July 8, 2022

The assumptions for the credit ratings and the definitions of the rating symbols 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 the rating methodology is shown as "Real Estate (Securitization)" (August 2, 2021) 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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