

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

<Asset Securitization Products> MMJ Mortgage Trust II Senior Beneficial Interest and ABL

<Affirmation>

Beneficial Interest:

Class A1 Senior Beneficial Interest: AAA

Class A2 Senior Beneficial Interest: AAA

Class A3 Senior Beneficial Interest: AAA

Mezzanine Beneficial Interest: BBB

Servicer Beneficial Interest: A

ABL: AAA

Rationale

The Momiji Bank, Ltd. assigns the housing loans receivable to a trust of Mizuho Trust & Banking Co., Ltd., which then sets up Class A1 Senior Beneficial Interest, Class A2 Senior Beneficial Interest, Class A3 Senior Beneficial Interest (collectively, "senior beneficial interests"), Mezzanine Beneficial Interest, Servicer Beneficial Interest and subordinated beneficial interest. Mizuho Securities Co., Ltd. underwrites the senior beneficial interests and assigns part of these senior beneficial interests to the investors for such senior beneficial interests. It assigns part of the remaining senior beneficial interests to a trust of Mizuho Trust & Banking (2nd Trustee) and receives beneficial interests in return. The 2nd Trustee redeems these beneficial interests by taking out ABL-2 from an ABL lender. Additionally, Daiwa Securities Co., Ltd. underwrites Class A1 Senior Beneficial Interest and assigns part of this beneficial interest to the investors for such senior beneficial interests. It assigns part of the remaining beneficial interest to a trust of Mizuho Trust & Banking (3rd Trustee) and receives beneficial interest in return. The 3rd Trustee redeems the beneficial interest by taking out Class A1 ABL-3 from an ABL lender.

JCR affirmed the ratings on senior beneficial interests/ABL at "AAA" because they are considered to have creditworthiness equivalent to "AAA" as a result of stress test for them. The ratings on the Mezzanine Beneficial Interest and Servicer Beneficial Interest are considered converged and linked to creditworthiness of the Guarantor and Originator, respectively. JCR evaluated these ratings to be affirmed at "BBB" and "A," respectively, as a result of analysis on creditworthiness for these entities.

Hideyuki Shoji, Yusuke Koguchi

Rating

<Affirmation>

Instrument Name	Initial Issue Amount	Initial Subordination Ratio	Trust Termination Date ^{*4}	Coupon Type	Rating
MMJ Mortgage Trust II Class A1 Senior Beneficial Interest	JPY 40.8 billion ^{*1} (JPY 25.3 billion)	42.73%	Dec. 31, 2047	Fixed	AAA
MMJ Mortgage Trust II-2 Class A1 ABL	JPY 3.5 billion ^{*1}		Dec. 31, 2047	Fixed	AAA
MMJ Mortgage Trust II-3 Class A1 ABL	JPY 12.0 billion ^{*1}		Dec. 31, 2047	Fixed	AAA
MMJ Mortgage Trust II Class A2 Senior Beneficial Interest	JPY 17.0 billion ^{*2} (JPY 16.0 billion)		Dec. 31, 2047	Floating	AAA
MMJ Mortgage Trust II-2 Class A2 ABL	JPY 1.0 billion ^{*2}		Dec. 31, 2047	Floating	AAA
MMJ Mortgage Trust II Class A3 Senior Beneficial Interest	JPY 21.0 billion ^{*3} (JPY 15.0 billion)	21.92%	Dec. 31, 2047	Fixed	AAA

Instrument Name	Initial Issue Amount	Initial Subordination Ratio	Trust Termination Date ^{*4}	Coupon Type	Rating
MMJ Mortgage Trust II-2 Class A3 ABL	JPY 6.0 billion ^{*3}	21.92%	Dec. 31, 2047	Fixed	AAA
Mezzanine Beneficial Interest	JPY 19.3 billion	2.79%	Dec. 31, 2047	Fixed	BBB
Servicer Beneficial Interest	JPY 0.249 billion	-	Dec. 31, 2047	OTC Ordinary Deposit Interest Rate	A

Total: JPY 98.349 billion (excluding overlapping portions with the 2nd Trust and 3rd Trust)

*1: JPY 15.5 billion out of JPY 40.8 billion MMJ Mortgage Trust II Class A1 Senior Beneficial Interest is repackaged by 2nd Trust and 3rd Trust, underlying MMJ Mortgage Trust II-2 Class A1 ABL and MMJ Mortgage Trust II-3 Class A1 ABL. Amount of MMJ Mortgage Trust II Class A1 Senior Beneficial Interest excluding this amount of JPY 15.5 billion is JPY 25.3 billion.

*2: JPY 1.0 billion out of JPY 17.0 billion MMJ Mortgage Trust II Class A2 Senior Beneficial Interest is repackaged by 2nd Trust, underlying MMJ Mortgage Trust II-2 Class A2 ABL. Amount of MMJ Mortgage Trust II Class A2 Senior Beneficial Interest excluding this amount of JPY 1.0 billion is JPY 16.0 billion.

*3: JPY 6.0 billion out of JPY 21.0 billion MMJ Mortgage Trust II Class A3 Senior Beneficial Interest is repackaged by 2nd Trust, underlying MMJ Mortgage Trust II-2 Class A3 ABL. Amount of MMJ Mortgage Trust II Class A3 Senior Beneficial Interest excluding this amount of JPY 6.0 billion is JPY 15.0 billion.

*4 Legal Final Maturity Date

<Information on Outline of Issue>

Housing Loans Receivable Trust Establishment Date: September 19, 2012

Senior Beneficial Interest Assignment Date**/ABL Execution Date: September 28, 2012

Redemption Method:

Monthly pass-through

(Suspension of Mezzanine Beneficial Interest, Servicer Beneficial Interest and subordinated beneficial interest dividend payments upon occurrence of accelerated redemption event)

(Cleanup call clause in cases where total principal balance of Class A1 through Class A3 senior beneficial interests & ABLs becomes below 10% of the initial total principal balance of Class A1 through Class A3 senior beneficial interests & ABLs is attached.)

Credit Enhancement and Liquidity Facility Measures:

- Class A1 through Class A3 Senior Beneficial Interests & ABLs:

Senior-subordinated structure (Subordination Ratio: 21.92%) and Cash Reserve

Subordination Ratio: 1 - (Class A1 through Class A3 Senior Beneficial Interest & ABL Principal) divided by Initial Trust Receivable Principal

- Mezzanine Beneficial Interest:

Senior-subordinated structure (Subordination Ratio: 2.79%)

Subordination Ratio: 1 - (Class A1 through Class A3 Senior Beneficial Interest & ABL Principal and Mezzanine Beneficial Interest Principal) divided by Initial Trust Receivable Principal

- Servicer Beneficial Interest: None

Disclosure Requirements for Securitization Transaction Ratings with respect to Basel II have been met.

**Issue Date

<Information on Structure and Stakeholders>

Originator: The Momiji Bank, Ltd.

1st, 2nd and 3rd Trustee: Mizuho Trust & Banking Co., Ltd.

Arranger: Mizuho Securities Co., Ltd.

Underwriters: Mizuho Securities Co., Ltd., Daiwa Securities Co., Ltd.

Backup Servicer: Japan Collection Service Co., Ltd.

Guarantor: CHUSOSHIN

<Information on Underlying Assets>

Outline of Underlying Assets: Housing loans receivable held by Originator

Rating Assignment Date: May 11, 2023

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 "Housing Loans" (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.

The rating stakeholder participated in the rating process of the aforementioned credit ratings.

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