

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

Green J-REIT Trust

<Assignment>

Fund Portfolio Rating: Preliminary AA (fp)

A Fund Portfolio Rating is an evaluation of the quality of a fund's assets and not an evaluation of the redeemability of its liabilities. An act to assign, provide or make available for inspection a fund portfolio rating is different from an act pertaining to JCR's credit rating business. The results of this evaluation do not promise to provide or make publicly available a predetermined credit rating. The results of this evaluation are also not intended to provide advice to the fund rated or its related parties regarding the organizational structure or the composition of the fund's major assets and liabilities.

Rationale

This is a preliminary fund portfolio rating for "Green J-REIT Trust" (the Fund), a performance-based dividend jointly-managed designated money trust, whose assets are managed and administered by Mitsubishi UFJ Trust and Banking Corporation (MUTB) as trustee. The preliminary rating will make a transition to a final rating at the commencement of the Fund's operation, provided that JCR confirms that the final investment policy and information to be provided before the final rating is assigned do not change the rating.

The Fund aims to achieve a yield higher than the interest rate on deposits in short-term investments by investing in long-term loan claims on J-REITs with high creditworthiness and continuously soliciting short-term (3 months) investment funds. In principle, principal redemption is funded by new trust funds, but if there is a shortage of trust funds, MUTB will provide liquidity facility under certain conditions.

In the fund portfolio rating, JCR conducts a risk assessment of individual investment targets scheduled to be included in the portfolio in a manner equivalent or similar to credit ratings, after confirming the management policy regarding the quality of investment assets.

First, under the investment policy stipulated by the trustee, it is required that JCR's fund portfolio rating of "AA (fp)" be maintained for inclusion in the portfolio. In addition, JCR has published credit ratings for 53 out of 60 J-REITs listed on the Tokyo Stock Exchange, and those credit ratings published by JCR are referred to in the risk assessment of individual investment targets. If there is any change in the JCR rating for any of the J-REITs included in the Fund during the management period of the Fund, the fund portfolio rating will also be reviewed accordingly.

As a result of the above evaluation, JCR assigned a preliminary rating of "AA (fp)" for the average asset quality of the Fund as a whole.

* JCR assigned a Green Finance Framework Evaluation "Green 1 (F)" to the framework for the Funds. For the details, please refer to JCR's press release 23-D-0264. JCR's sustainable finance evaluation is different from its credit rating and does not promise to provide or make publicly available a predetermined credit rating.

Yoshinori Namioka, Tetsuya Nakagawa

Rating

<Assignment>

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<Outline of Fund>

Name: Green J-REIT Trust
Scheduled Start Date: July 25, 2023
Scheme: Performance-based Dividend Jointly-Managed Designated Money Trust
Trustee: Mitsubishi UFJ Trust and Banking Corporation
Investment Target: Loan claims and cash assets mainly for J-REITs that meet the following conditions
(i) Loan period is 10 years or less in principle
(ii) Individual borrowers must have a JCR rating of AA (including AA-) or higher at the time of inclusion in the Fund



Credit Enhancement &

Liquidity Facility: Liquidity Facility provided by Mitsubishi UFJ Trust and Banking Corporation under certain conditions

A fund portfolio rating is an evaluation of average quality of fund investment target.

AAA (fp): Average quality of fund portfolio is equivalent to AAA Long-term Issue Rating

AA (fp): Average quality of fund portfolio is equivalent to AA Long-term Issue Rating

A (fp): Average quality of fund portfolio is equivalent to A Long-term Issue Rating

BBB (fp): Average quality of fund portfolio is equivalent to BBB Long-term Issue Rating

N (fp): Not included in any of the upper grades

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