

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

Loan Note Instrument (RTL Mortgage Super Senior Note Series II)

<Assignment>

Loan Note Instrument: AA-

Rationale

This is an investment project through Churchill Real Estate SPC for loans collateralized by residential properties, land, etc. in the U.S. ("real estate collateralized loan"), to which JCR has assigned a rating to the facility to issue the Notes to be issued by Churchill Real Estate SPC. Churchill Investment Management LLC, the investment manager, has a good track record of management and appropriate management system. As for an impact of falling real estate prices, JCR ensured that the Notes can be still redeemed under the stress scenarios, which assumed a strong stress referring to the past real estate market price trend, etc., due to the positive effects of the conservative LTV level and various security packages.

Kiichi Sugiura, Hiroki Ishizaki

Rating

<Assignment>

Instrument Name	Facility Amount (bn)	Establishment Date	Coupon	Rating
Loan Note Instrument (RTL Note Series SS II)	USD 3	February 15, 2022	Based on Performance	AA-

<Information on Outline of Issue>

Maturity Date:

Date when 3 years have passed from the issue

Final Redemption Date:

Scheduled Final Amortization Date(*) or Early Redemption Date, whichever comes first

(*) Date when 4 years have passed from the issue (however, it can be extended for additional 6 months by agreement)

Redemption Method:

Lump-sum cash settlement or amortization method for the given period

Credit Enhancement & Liquidity Facility:

Reserve

<Information on Structure and Stakeholders>

Issuer:

Churchill Real Estate SPC

Arranger:

Churchill Finance LLC,
Simplex Asset Management Co., Ltd.

Investment Manager:

Churchill Investment Management LLC

<Information on Underlying Assets>

Outline of Underlying Assets:

Loans Receivables

Rating Assignment Date: February 15, 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), "ABL (Asset-based Lending)" (February 22, 2018) and "Investment Funds" (November 22, 2019) 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.



Japan Credit Rating Agency, Ltd.

Jiji Press Building, 5-15-8 Ginza, Chuo-ku, Tokyo 104-0061, Japan
Tel. +81 3 3544 7013, Fax. +81 3 3544 7026

Information herein has been obtained by JCR from the issuers and other sources believed to be accurate and reliable. However, because of the possibility of human or mechanical error as well as other factors, JCR makes no representation or warranty, express or implied, as to accuracy, results, adequacy, timeliness, completeness or merchantability, or fitness for any particular purpose, with respect to any such information, and is not responsible for any errors or omissions, or for results obtained from the use of such information. Under no circumstances will JCR be liable for any special, indirect, incidental or consequential damages of any kind caused by the use of any such information, including but not limited to, lost opportunity or lost money, whether in contract, tort, strict liability or otherwise, and whether such damages are foreseeable or unforeseeable. JCR's ratings and credit assessments are statements of JCR's current and comprehensive opinion regarding redemption possibility, etc. of financial obligations assumed by the issuers or financial products, and not statements of opinion regarding any risk other than credit risk, such as market liquidity risk or price fluctuation risk. JCR's ratings and credit assessments are statements of opinion, and not statements of fact as to credit risk decisions or recommendations regarding decisions to purchase, sell or hold any securities such as individual bonds or commercial paper. The ratings and credit assessments may be changed, suspended or withdrawn as a result of changes in or unavailability of information as well as other factors. JCR receives a rating fee paid by issuers for conducting rating services in principle. JCR retains all rights pertaining to this document, including JCR's rating data. Any reproduction, adaptation, alteration, etc. of this document, including such rating data, is prohibited, whether or not wholly or partly, without prior consent of JCR.

JCR is registered as a "Nationally Recognized Statistical Rating Organization" with the U.S. Securities and Exchange Commission with respect to the following four classes. (1) Financial institutions, brokers and dealers, (2) Insurance Companies, (3) Corporate Issuers, (4) Issuers of government securities, municipal securities and foreign government securities.

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.)
