




Credit Tenant Lease (CTL) Financing

Leading capital provider for CTL financings

For nearly twenty years, we have been providing customised, long-term, fixed-rate lease financing alternatives at competitive rates for tenants and owners around the globe. Our partners use funds for sale & leaseback opportunities, capital leases, acquisitions, and construction-to-permanent financing for corporate and government credit tenants.

Representative Existing Relationships

 new balance. Construction-to-Permanent Financing	KEURIG DR PEPPER Sale/Leaseback Financing	DEPARTMENT OF VETERAN AFFAIRS / GSA Construction-to-Permanent Financings and/or Forward Take-Outs	HENRY FORD HEALTH SYSTEM Construction-to-Permanent Financing	HOME DEPOT, INC. Construction-to-Permanent Financing
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Structural characteristics

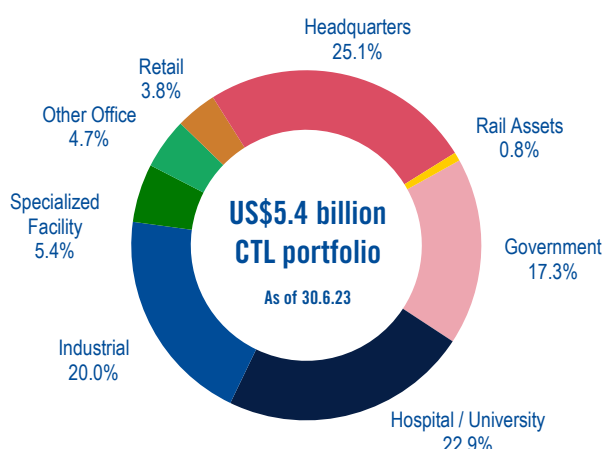
- Investment grade long-term, fixed-rate debt
- Typical size of US\$20 -US\$200+ million
- Typical uses include financing operationally essential assets (headquarters, office buildings, manufacturing plants, and distribution centers) and the sale & leaseback of such assets, with construction-to-permanent financing options
- Maturities of up to 20+ years with custom amortisation schedules
- Below investment grade on a case-by-case basis

Structural benefits

- Ability to provide capital and structure complex transactions for corporate and government credit tenants
- Higher proceeds with up to 100% loan-to-value and 1.0x debt service coverage for bondable & triple-net leases
- One-stop-shop capability for construction-to-permanent financing
- No requirement for ratings
- Quick and efficient execution
- No fees

Benefits of partnering with us

- We partner with more than 1,200 of our portfolio companies around the world to provide valuable insights, guidance, and customised capital solutions
- We follow a “buy-and-hold” investment philosophy
- Regional office network provides access to seasoned finance professionals with decision-making at a local level
- With senior team members based in regional offices around the world, we understand local markets and are dedicated to getting to know our partners and their businesses deeply
- We manage a US\$98.0 billion portfolio of debt and equity investments for our partners, of which US\$5.4 billion is in CTL investments (as of 30.6.23)



Pricoa Private Capital



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