

Rating Object:

Bearer Notes with the ISIN XS2131169596 issued by Real Assets Holding S.C.S. SICAV-RAIF, Sub-Fund IV

Rating:

BBB-

Rating Outlook / Addition:

Outlook stable

Rating Information:

Initial Issue Date	12/15/2020
Jurisdiction Rating Object	German law
Exchange	---
Legal Form	Société d'investissement à capital variable
Volume	USD 48,000,000
Seniority	Non-subordinated
Collateralisation	Unsecured
Credit Enhancement	Available
Legal Maturity	12/1/2036
Coupon	1.0% p.a.
Coupon Period	Annually
Coupon Type	Fix, non-deferrable
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Rating Rationale:

The investment vehicle has still made no distributions to the borrower. Consequently, no credit enhancement in the form of early amortization payments has been realized. Also, in terms of unrealized valuation gains, the investment vehicle recently could not report an expansion of valuation gains, as these were diluted by follow-on investments into the existing assets. At the same time, CRA sees an increasing concentration risk in the portfolio. The two largest assets currently account for about 40% of the portfolio volume and additionally come from the same sector. However, improvement of the portfolio's average credit quality had positive effects on the quantitative analyses when compared with last year's results and confirmed our most recent monitoring results. Since CRA assesses the qualitative risk drivers as unchanged, the rating is confirmed with BBB-/stable.

Primary Key Rating Factors:

- (+) Initial equity loss buffer of at least 20%
- (+) Conditional equity commitment reducing liquidity shortfall risks is still available
- (+) Improvement in assets' credit qualities
- (+) Asset manager's track record
- (+/-) Valuation gains on the portfolio level
- (-) Lack of sufficient flow of information by the AIFM of the issuer
- (-) High and increasing sector concentration within the portfolio
- (-) Increase in single asset concentration within the portfolio

Ratings Sensitivities:

Best-case scenario: In this scenario, we stressed (ceteris paribus) the expected return and credit quality of the portfolio assets by an amount of +1%-point and +1 notch respectively, resulting in a rating of AA-. This results in a rating of BBB+, taking into account both qualitative and quantitative aspects.

Worst-case scenario: In this scenario, we stressed (ceteris paribus) the expected return and credit quality of the portfolio assets by an amount of -1%-point and -1 notch respectively, resulting in a rating of BBB+. This results in a rating of BB, taking into account both qualitative and quantitative aspects.

ESG-Criteria:

CRA generally takes ESG-relevant factors (environmental, social and governance) into account when assessing the rating object. In the present case, ESG criteria had no comprehensive impact to the rating.

The subsequent ESG factors had had been considered:

- Previous level of data transparency and accuracy: material negative influence due to lack of sufficient flow of information

Latest Rating Date / Disclosure to Rated Entity / Maximum Validity:

2/28/2024 / 2/28/2024 / 12/1/2036

Between the disclosure of the credit rating to the rated entity and the public disclosure, no amendments were made to the credit rating.

Initial Rating Date:

4/29/2020 / BBB / Outlook stable

Status of Solicitation:

The rating is a solicited rating. The degree of participation was as follows:

With Rated Entity or Related Third Party Participation: Yes

With Access to Internal Documents: Yes

With Access to Management: Yes

Notes:

This document is a CRA Press Release. The CRA Press Release outlines significant rating-relevant changes compared to CRA's most recent rating action. It immediately follows that the assigned rating must not be limited to the motivators mentioned in the CRA Press Release. Instead, a comprehensive acknowledgement of all explanations provided in previous reports, other forms of documentation, rating updates and, in particular, the CRA initial rating report is indispensable. At this point, CRA refers the reader to these forms of documentation, rating updates and reports.

Regulatory Requirements and Legal Disclosures :

Creditreform Rating AG was mandated on 2/24/2020 by Real Assets Holding S.C.S. SICAV-RAIF, Sub-Fund IV to conduct a rating for the bearer notes under German law, issued by Real Assets Holding S.C.S. SICAV-RAIF, Sub-Fund IV. This is a public rating which is regulatory applicable according to EU Regulation 1060/2009 (CRA-Regulation).

The rating was conducted on the basis of Creditreform Rating's "Issue Ratings" and "Technical Documentation - Portfolio Loss Distribution" in conjunction with Creditreform's basic document "Rating Criteria and Definitions".

Important sources of information in the context of the rating were, in addition to the submitted documents, due diligence meetings via conference calls in 2022. The submitted documents and information provided by Macquarie or rather the Issuer were sufficient to meet the requirements of Creditreform Rating AG's rating methodology.

A complete description of Creditreform Rating's rating methodologies and Creditreform's basic document "Rating Criteria and Definitions" is published on the following internet page:

<https://creditreform-rating.de/en/about-us/regulatory-requirements.html>

On the subject of ESG (environment, social and governance), Creditreform Rating AG has published the basic document "The Impact of ESG Factors on Credit Ratings", which is available on the homepage under the following link:

<https://creditreform-rating.de/en/about-us/regulatory-requirements.html>

This rating was carried out by analysts Christian Schönherr (Lead) and Qinghang Lin, all located in Neuss/Germany. The function of Person Approving Credit Ratings (PAC) was performed by Sascha Pomorin.

Closing of the transaction occurred on 3/1/2021. The rating is based on the portfolio information and transaction documentation as of 2/23/2024, as provided by Macquarie or the Issuer.

The issuer or all relevant parties have examined the rating report prior to publication and were provided with at least one full working day to appeal the rating committee decision and provide additional information. The rating decision was not amended following this examination.

In 2011 Creditreform Rating AG was registered within the European Union according to EU Regulation 1060/2009 (CRA-Regulation). Based on the registration Creditreform Rating AG (CRA) is allowed to issue credit ratings within the EU and is bound to comply with the provisions of the CRA-Regulation.

Conflicts of Interest

No conflicts of interest were identified during the rating process that might influence the analyses and judgements of the rating analysts involved or any other natural person whose services are placed at the disposal or under the control of Creditreform Rating AG and who are directly involved in credit rating activities or approving credit ratings and rating outlooks.

Creditreform Rating AG ensures that the provision of ancillary services does not present conflicts of interest with its credit rating activities and discloses in the final ratings reports any ancillary services provided for the rated entity or any related third party. The following ancillary services were provided for the rated entity or for third parties associated with the rated entity:

- Rating ancillary service(s) for the rated entity.

For the complete list of provided rating and credit service ancillaries please refer to the Creditreform Rating AG's website: <https://www.creditreform-rating.de/en/about-us/regulatory-requirements.html#non-core-business-activities>.

Rules on the Presentation of Credit Ratings and Rating Outlooks

The approval of credit ratings and rating outlooks follows our internal policies and procedures. In line with our "Rating Committee" policy, all credit ratings and rating outlooks are approved by a rating committee based on the principle of unanimity.

To prepare this credit rating, CRA has used following substantially material sources:

1. Transaction structure and participants
2. Transaction documents
3. Issuance documents

There are no other attributes and limitations of the credit rating or rating outlook other than those displayed on the CRA website. Furthermore CRA considers satisfactory the quality and extent of information available on the rated entity. In regard to the rated entity Creditreform Rating AG regarded available historical data as sufficient.

Between the time of disclosure of the credit rating to the rated entity and the public disclosure, no amendments were made to the credit rating.

This rating was not endorsed by Creditreform Rating AG from a third country as defined in Article 4 (3) of the CRA-Regulation.

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In cases where the credit rating is based on more than one methodology or where reference only to the principal methodology might cause investors to overlook other important aspects of the credit rating, including any significant adjustments and deviations, Creditreform Rating AG explains this fact in the credit rating report and indicates how the different methodologies or other aspects are taken into account in the credit rating. This information is integrated in the credit rating report.

The meaning of each rating category, the definition of default or recovery and any appropriate risk warning, including a sensitivity analysis of the relevant key rating assumptions, such as mathematical or correlation assumptions, accompanied by worst-case scenario credit ratings and best-case scenario credit ratings are explained.

The date at which the credit rating was initially released for distribution and the date when it was last updated including any rating outlooks is indicated clearly and prominently in the “Basic Data” card or in the press release published on Creditreform Rating’s website as a “rating action”; first release is indicated as “initial rating”, other updates are indicated as an “update”, “upgrade or downgrade”, “not rated”, “confirmed”, “selective default” or “default”.

In the case of a rating outlook, the time horizon is provided during which a change in the credit rating is expected. This information is available within „Basic data” information card in Creditreform’s basic document “Rating Criteria and Definitions”.

In accordance to Article 11 (2) EU-Regulation (EC) No 1060/2009 registered or certified credit rating agency shall make available in a central repository established by ESMA information on its historical performance data, including the ratings transition frequency, and information about credit ratings issued in the past and on their changes. Requested data are available at the ESMA website:

<https://cerep.esma.europa.eu/cerep-web/statistics/defaults.xhtml>.

An explanatory statement of the meaning of Creditreform’s default rates are available in the credit rating methodologies disclosed on the website. Further information can also be found on the CRA website in the document “Rating Criteria and Definitions”.

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