Exhibit 99.1



# Monthly/Quarterly Reporting Package

February 2023



For additional information, please contact: Investor Relations at (310) 526-1707 Distribution Date: 3/10/2023 Record Date: 3/09/2023 Determination Date: 2/28/2022

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For additional information, please contact: Investor Relations at (310) 526-1707 Distribution Date: 3/10/2023 Record Date: 3/09/2023 Determination Date: 2/28/2022

# Forward-Looking Statements & Non-GAAP Presentation

This distribution statement contains "forward-looking statements" within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended. These forward-looking statements include, among others, statements of expectations, beliefs, future plans and strategies, anticipated results from operations and developments and other matters that are not historical facts. The forward-looking statements are based on our beliefs as well as on a number of assumptions concerning future events. Readers of these materials are cautioned not to put undue reliance on these forward-looking statements, which are not a guarantee of performance and are subject to a number of uncertainties and other factors that could cause actual events or results to differ materially from those expressed or implied by the forward-looking statements.

Certain of the financial measures presented in this distribution statement are non-GAAP financial measures, other metrics and other information. We believe that non-GAAP financial measures, other metrics and other information provide useful information to investors regarding our financial condition, result of operations and other matters. The non-GAAP financial measures, other metrics and information as presented in this distribution statement may be adjusted in management's reasonable judgment as appropriate, taking into account a variety of circumstances, facts and conditions. These adjustments may be material and may or may not be specifically identified in footnotes or otherwise. Our measures, metrics and other information (and the methodologies used to derive them) may not be comparable to those used by other companies.

Please refer to Section V of this distribution statement, titled "Disclaimer", for additional information.



For additional information, please contact: Investor Relations at (310) 526-1707 Distribution Date: 3/10/2023 Record Date: 3/09/2023 Determination Date: 2/28/2022

# SECTION I

Monthly Reporting Schedules



For additional information, please contact: Investor Relations at (310) 526-1707 Distribution Date: 3/10/2023 Record Date: 3/09/2023 Determination Date: 2/28/2022

# **Monthly Certificate Distribution Detail**

CUSIP	Aggregate Certificates Outstanding	Aggregate Net Sales Proceeds Distribution	Aggregate Net Operations Distribution	Aggregate Total Distribution
217519107	75,000,000	\$260,495.31	\$7,741,916.88	\$8,002,412.19

Per Certificate				
CUSIP	Aggregate Certificates Outstanding	Aggregate Net Sales Proceeds Distribution	Aggregate Net Operations Distribution	Aggregate Total Distribution
217519107	75,000,000	\$0.003473	\$0.103226	\$0.106699

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# **Monthly Cash Sources and Uses**

Sources of Cash from Operations					
Distribution Center Master Lease Rent	\$	_			
Retail Master Lease Rent		8,555,094.33			
Total Rent	\$	8,555,094.33			
Sales & Use Tax Recovery	\$	61,073.64			
Other		100,085.71			
Total Other Sources of Cash	\$	161,159.35			
Total Sources of Cash from Operation	s \$	8,716,253.68			

<b>Uses of Cash from Operations</b>						
Accounting and Financial Reporting	\$	283,716.95				
Investor Relations		21,176.30				
Legal		110,700.00				
Insurance		_				
Management Fees -Operations and		401 010 00				
Other Professional Fees		491,918.00				
BOV's and Other		4,843.00				
Total Operating Expenses	\$	912,354.25				
Taxes to be Recovered from Tenant	\$	61,982.55				
Formation, Closing & Related Costs						
Total Other Uses of Cash	\$	61,982.55				
<b>Total Uses of Cash from Operations</b>	\$	974,336.80				

Sources of Cash from Sales / Capital A	Activi	ity
Distribution Center Gross Sales Proceed	s \$	_
Retail Master Lease Gross Sales		
Proceeds		
Total Gross Sales Proceeds	\$	_
Other		120,000.00
Total Other	\$	120,000.00
Total Sources of Cash from Sales / Capital Activity	\$	120,000.00

Uses of Cash from Sales / Capital Activity						
Management Fees -Sales	\$	_				
Third Party Expenses: Distribution						
Center Sales						
Third Party Expenses: Retail Sales		(167,567.81)				
Prepaid Sales Expenses		27,072.50				
Other		_				
Total Expenses of Sales	\$	(140,495.31)				
Other		_				
Total Other Uses of Cash						
Total Uses of Cash from Sales / Capital Activity	\$	(140,495.31)				



For additional information, please contact: Investor Relations at (310) 526-1707 Distribution Date: 3/10/2023 Record Date: 3/09/2023 Determination Date: 2/28/2022

Net Cash Available for Distribution						
Total Sources of Cash from Operations	\$	8,716,253.68				
Total Uses of Cash from Operations		(974,336.80)				
Net Cash Provided by Operations	\$	7,741,916.88				
Total Sources of Cash from Sales /	\$	120,000.00				
Total Uses of Cash from Sales / Capital Activity		140,495.31				
Net Cash Provided by Sales / Capital Activity	\$	260,495.31				
Net Cash Available for Distribution	\$	8,002,412.19				

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# **Monthly Cash Distributions**

Distribution	Net Rental Income	Sales and Capital Activity	Total
Date	Distribution	Distribution	Distributions
10-Mar-23	\$7,741,916.88	\$260,495.31	\$8,002,412.19
10-Feb-23	6,333,130.14	(8,329.16)	6,324,800.98
10-Jan-23	7,839,196.38	15,104,853.45	22,944,049.83
12-Dec-22	8,037,103.24	12,728,197.95	20,765,301.19
10-Nov-22	8,063,892.38	21,253,282.93	29,317,175.31
11-Oct-22	7,444,533.92	49,351,438.54	56,795,972.46
12-Sept-22	8,338,775.46	11,804,871.00	20,143,646.46
10-Aug-22	7,986,801.25	21,331,160.06	29,317,961.31
11-July-22	8,454,826.40	(229,546.50)	8,225,279.90
10-June-22	8,359,779.68	(228,529.50)	8,131,250.18
10-May-22	8,127,488.95	1,820,977.00	9,948,465.95
11-Apr-22	8,249,305.19	(186,837.75)	8,062,467.44
Trailing 12 mos.	\$94,976,749.87	\$133,002,033.33	\$227,978,783.20
Inception to Date	\$173,845,396.60	\$949,107,447.24	\$1,122,952,843.84



For additional information, please contact: Investor Relations at (310) 526-1707 Distribution Date: 3/10/2023 Record Date: 3/09/2023 Determination Date: 2/28/2022

# **Property Sales This Month**



For additional information, please contact: Investor Relations at (310) 526-1707

Distribution Date: 3/10/2023
ease contact: Record Date: 3/09/2023
526-1707 Determination Date: 2/28/2022

Sale Date	Proper ty ID	Property Name	Square Feet	Rent for Lease Year at Closing Date <sup>1</sup>	Gross GAAP Basis <sup>2</sup>	Gross Sales Price	Net Sales Price <sup>3</sup>	Net Sales Price Per Squar	Implied Cap. Rate/ Rent Yield at Closing <sup>4</sup>	Selling Cost	Selling Costs as Percentage of Gross Sales Price <sup>5</sup>	Selling Broker
Retail Prop	erty Sales	This Month										
Total Retai	1											
Property				<b>s</b> —	<b>\$</b> —	<b>\$</b> —	<b>s</b> —	<b>\$</b> —	<b>-</b> %	<b>\$</b> —	<b>_%</b>	
				Ψ	Ψ	J)	Ψ	Ψ	70	Ф	70	
Distribution	Center F	Property Sales T	This Month									
D ISTITUTE WITCH		Toperty Sales !										
Total Distr	ibution											
Center			_	<b>\$</b> —	<b>\$</b> —	<b>\$</b> —	<b>\$</b> —	<b>\$</b> —	<b>_%</b>	<b>\$</b> —	<b>%</b>	
Total Prop												
Sales thi	is		_	<b>\$</b> —	<b>\$</b> —	<b>\$</b> —	<b>\$</b> —	<b>\$</b> —	<b>_%</b>	<b>\$</b> —	<b>_%</b>	
Property S	ales this											
Month A	verage		_	<b>\$</b> —	<b>\$</b> —	<b>\$</b> —	<b>\$</b> —	<b>\$</b> —	<b>_%</b>	<b>\$</b> —	<b>%</b>	
L			<u>.</u>									
Retail			4,120,73	\$18,566,	\$324 500 0	\$415.76	\$415,760,1	\$100.8				
Properties			3	250	00	0.100	00	9	4.47%	\$17,390,792	4.18%	
Distributi			10,108,	35,380,0	497,900,00		557,165,35	\$55.12	6.35%	7,872,941	1.41%	
on Previous			611	00	0	.354	4	\$33.12	0.5570	7,672,941	1.41/0	
Distrib			14,229, 344	\$53,946, 250	\$822,400,0 00		\$972,925,4 54	\$68.37	5.54%	\$25 262 722	2.60%	
Previous			344			5,454		308.37	5.54%	\$25,263,733	2.00%	
Distributi			431,192	\$1,634,7 35	\$24,921,21 2	\$29,482	\$29,482,59	\$68.37	5.54%	97 <i>(5 5(</i> 9	2.60%	
Distributi			431,192	35	2	,590	0	\$68.37	5.54%	\$765,568	2.60%	
Retail			4 120 7	¢10.566	£224 500 0	041576	04157601	£100 0				
Properties			4,120,7	\$18,566, 250	\$324,500,0	\$415,76 0.100	\$415,760,1 00	\$100.8 9	4.47%	\$17,390,792	4.18%	
Distributi			10,108,	35,380,0	497,900,0	557,16	557,165,3		( 250/	7.072.041	1.410/	
on			611	00	00	5,354	54	55.12	6.35%	7,872,941	1.41%	
Cumulati ve			14,229,	\$53,946,	\$822,400,0	\$972,92	\$972,925,4					
D			344	250	00	5,454	54	\$68.37	5.54%	\$25,263,733	2.60%	
Cumulati				\$1,634,7	\$24,921,21	\$29,482	\$29,482,59					
ve			431,192	35	2	,590	0	\$68.37	5.54%	\$765,568	2.60%	

<sup>&</sup>lt;sup>1</sup> Annualized Monthly Rent (e.g. Monthly Rent due for in Sale Period X 12). Rental Abatement shall be disregarded.

<sup>&</sup>lt;sup>2</sup> GAAP Basis before depreciation and amortization. The Trust determined that fresh start accounting fair value (not cost) of the investment properties based upon the fair value of the individual assets and liabilities assumed as of the Effective Date (1/31/21). The total fair Value of the properties acquired was \$1.935 Billion.

<sup>&</sup>lt;sup>3</sup> Net of credits provided to Buyer other than pro-rations. Selling costs are not netted in Net Sales Price

<sup>&</sup>lt;sup>4</sup> Gross Sales Price divided by the Annual Rent as defined above

<sup>&</sup>lt;sup>5</sup> Selling Costs as percentage of Gross Sales Price. Selling costs may not tie into the Total Expenses of Sale as reported on the Monthly Sources and Uses Report.



For additional information, please contact: Investor Relations at (310) 526-1707 Distribution Date: 3/10/2023 Record Date: 3/09/2023 Determination Date: 2/28/2022

For additional information, please contact: Investor Relations at (310) 526-1707 Distribution Date: 3/10/2023 Record Date: 3/09/2023 Determination Date: 2/28/2022

# Retail Portfolio as of Determination Date

By Current Lease Year Rent Per Square Foot Tier:

= ,							
Tier	Properties	Square	<b>Current Lease</b>				
Tier 1 -\$9.00	32	3,987,421	\$35,886,789.00				
Tier 2 -\$6.00	71	9,178,310	55,069,860.00				
Tier 3 -\$3.50	12	1,902,343	6,658,203.00				
Tier 4 -\$2.00	18	2,523,140	5,046,280.00				
Total:	133	17,591,214	\$102,661,132.00				

By Property Ownership Type:

Ownership	Properties	Square	<b>Current Lease</b>
Owned	112	14,626,528	\$85,414,737.00
Ground Lease	21	2,964,686	17,246,395.00
Total:	133	17,591,214	\$102,661,132.00

By Current Lease Year Rent Per Property:

Tier	Properties	Square Feet	Current Lease Year Rent <sup>1</sup>
>=\$950,000	33	5,600,167	\$41,095,686.00
>=\$700,000 & <\$950,000	37	4,819,400	31,783,735.00
>=\$500,000 & <\$700,000	35	3,774,929	20,623,645.00
<=\$500,000	28	3,396,718	9,158,066.00
Total:	133	17,591,214	\$102,661,132.00

By Property Type:

Property Type	Properties Square Feet		Current Lease Year Rent <sup>1</sup>
Shopping Center	31	3,122,003	\$19,909,290.00
Freestanding	4	372,420	2,533,116.00
Mall	98	14,096,791	80,218,726.00
Total:	133	17,591,214	\$102,661,132.00

<sup>&</sup>lt;sup>1</sup>Current Lease Year Rent = Monthly Rent X 12, excluding rental abatement.

For additional information, please contact: Investor Relations at (310) 526-1707 Distribution Date: 3/10/2023 Record Date: 3/09/2023 Determination Date: 2/28/2022

# Retail Portfolio as of Determination Date (Cont'd)

By Geography:

by Geograph	T		Current Lease			
State	Properties	Square Feet	Year Rent <sup>1</sup>			
AR	2	186,745	\$1,120,470.00	MS	1	
ΑZ	4	492,446	3,530,733.00	NC	1	
CA	22	3,228,474	19,641,916.00	NH	1	
CO	3	361,775	1,376,834.00	NJ	5	
CT	3	464,682	929,364.00	NM	2	
FL	9	1,292,316	9,874,971.00	NV	3	
GA	2	204,634	1,143,372.00	NY	3	
IA	1	85,278	298,473.00	ОН	5	
ID	1	151,985	1,367,865.00	OK	3	
IL	5	845,224	4,414,248.00	OR	1	
IN	1	99,317	893,853.00	PA	4	
KS	2	316,856	1,471,852.00	PR	2	
KY	2	251,289	1,821,111.00	TN	2	
LA	1	124,656	1,121,904.00	TX	22	
MA	1	141,692	495,922.00	UT	1	
MD	2	261,580	1,065,284.00	VA	2	
MI	6	863,012	3,699,718.00	WA	4	
MN	1	173,968	1,043,808.00	WI	1	
MO	2	229,828	1,378,968.00	Total:	133	

 $<sup>{}^{1}\</sup>text{Current Lease Year Rent} = \text{Monthly Rent X 12, excluding rental abatement.}$ 

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For additional information, please contact: Investor Relations at (310) 526-1707 Distribution Date: 3/10/2023 Record Date: 3/09/2023 Determination Date: 2/28/2022

# **Distribution Center Portfolio as of Determination Date**

(All Distribution Centers sold in December 2021)

<b>Property ID</b>		9005	9130	9132	9316	9435	9486
Location		Statesville, NC	Columbus, OH	Lenexa, KS	Reno, NV	Haslet, TX	Forest Park, GA
	New JCP						_
Square Feet	Other Tenants			_			_
Square rect	Vacant			_			_
	Total						_
Current	New JCP						_
Lease Year	Other Tenants	_	_		_	_	_
Rent 1	Total	1					_
Lease Year Rent -	New JCP						_
	Other Tenants		_		_	_	_
	Total	_	_	_	_	_	_

<sup>&</sup>lt;sup>1</sup>Current Lease Year Rent = Monthly Rent X 12

 $<sup>^{2}</sup>$ Current Lease Year Rent PSF = (Monthly Rent X 12) / Square Feet

For additional information, please contact: Investor Relations at (310) 526-1707 Distribution Date: 3/10/2023 Record Date: 3/09/2023 Determination Date: 2/28/2022

**Landlord and Tenant Option Properties as of Determination Date** 



For additional information, please contact: Investor Relations at (310) 526-1707 Distribution Date: 3/10/2023 Record Date: 3/09/2023 Determination Date: 2/28/2022

Propert y ID	Option Type	Property Name	Location	Square Feet	Current Lease	Optio n	Option Exercise / Closing Date
246	Landlord	SouthBay Pavilian at	20700 Avalon Boulevard, Carson, CA	N/A	N/A	N	Property Sold 09-
389	Landlord	Stoneridge S/C	1500 Stoneridge Mall Road,	N/A	N/A	N	Property Sold 07-
1229	Landlord	The Oaks	280 Hillcrest Drive W, Thousand Oaks,	144,959	289,918.00	N	
1572	Landlord	Westfield	6000 S Hannum Avenue, Culver City,	N/A	N/A	N	Property Sold 01-
1959	Landlord	The Shops at	1122 El Camino Real, San Bruno, CA	N/A	N/A	N	Property Sold 09-
1417	Landlord	Westfield Santa	400 S Baldwin Avenue, Arcadia, CA	204,563	715,971.00	N	
1950	Landlord	Fashion Valley	6987 Friars Road, San Diego, CA	N/A	N/A	N	Property Sold 07-
2649	Landlord	Westminster	400 Westminster Mall, Westminster,	N/A	N/A	N	Property Sold 10-
2757	Landlord	Park Meadows	8417 S Park Meadows Center Drive,	N/A	N/A	N	Property Sold 07-
2256	Landlord	Danbury Fair	7 Backus Avenue, Danbury, CT	136,375	272,750.00	N	
2102	Landlord	Westfield	1695 Annapolis Mall, Annapolis, MD	N/A	N/A	N	Property Sold 09-
1623	Landlord	Twelve Oaks	27150 Novi Road, Novi, MI	155,807	545,325.00	N	, ,
2247	Landlord	Pheasant Lane	310 Daniel Webster Highway, Suite	N/A	N/A	N	Property Sold 08-
2297	Landlord	Newport Centre	10 Mall Drive W, Jersey City, NJ	185,330	648,655.00	N	
2477	Landlord	Freehold	3710 Highway 9, Freehold, NJ	149,608	299,216.00	N	
2814	Landlord	Queens Center	92-59 59th Avenue. Elmhurst, NY	N/A	N/A	N	Property Sold 12-
197	Landlord	Gateway	II360 Gateway Drive, Brooklyn, NY	123,942	247,884.00	N	
2040	Landlord	Barton Creek	2901 S Capitol of Texas Highway,	N/A	N/A	N	Property Sold 11-
2763	Landlord	The Woodlands	1201 Lake Woodlands Drive, Suite 500,	N/A	N/A	N	Property Sold 12-
2795	Landlord	Stonebriar	2607 Preston Road, Frisco, TX	N/A	N/A	N	Property Sold 07-
2881	Landlord	Memorial City	300 Memorial City Way, Houston, TX	N/A	N/A	N	Property Sold 11-
192	Landlord	Fair Oaks Mall	11801 Fair Oaks Mall, Fairfax, VA	N/A	N/A	N	Property Sold 09-
1462	Landlord	Springfield	6699 Springfield Mall, Springfield, VA	N/A	N/A	N	Property Sold 09-
2865	Tenant	Tamarack	8348 Tamarack Village, Woodbury, MN	N/A	N/A	N	Property Sold 12-
2801	Tenant	Polaris Fashion	1450 Polaris Parkway, Columbus, OH	146,990	881,940.00	N	
2921	Tenant	Robertson's	5751 Long Prairie Road, Flower	N/A	N/A	N	Property Sold 11-
2934	Tenant	University Oaks	151 University Oaks, Round Rock, TX	N/A	N/A	N	Property Sold 11-
2982	Tenant	Village at	301 Stacy Road, Fairview, TX	N/A	N/A	N	Property Sold 11-
2749	Tenant	Dulles Town	21030 Dulles Town Circle, Sterling, VA	N/A	N/A	N	Property Sold 08-
Total:				1,247,574	\$3,901,659.0		

For additional information, please contact: Investor Relations at (310) 526-1707 Distribution Date: 3/10/2023 Record Date: 3/09/2023 Determination Date: 2/28/2022

 $^{1}$ Current Lease Year Rent = Monthly Rent X 12, excluding rental abatement.

For additional information, please contact: Investor Relations at (310) 526-1707 Distribution Date: 3/10/2023 Record Date: 3/09/2023 Determination Date: 2/28/2022

# **Substitution Properties as of Determination Date**

(No Substitution Properties February, 2023)

Property ID	Property Name	Property Location	Substitution Type (Outgoing /	Square Feet	Current Lease Year Rent <sup>1</sup>	Notice Date	Exercise Date
				_	\$		
Total:							

<sup>&</sup>lt;sup>1</sup>Current Lease Year Rent = Monthly Rent X 12

For additional information, please contact: Investor Relations at (310) 526-1707 Distribution Date: 3/10/2023 Record Date: 3/09/2023 Determination Date: 2/28/2022

# **Monthly Leasing Activity Retail Properties**

(No Leasing Activity February, 2023)

Property ID	Lease Start Date	Tenant Name	Square Feet	Current Lease Year Rent	Current Lease Year Rent <sup>2</sup>	Real Estate Operatin g	Initial Term (Months)	Extensio n Options (Years)	Tenant Business Descripti on	Manager Comment ary
			_	_	\$ —					
Total:			_	_	<b>s</b> —					

 $<sup>{}^{1}</sup>Current\ Lease\ Year\ Rent\ PSF = (Monthly\ Rent\ X\ 12)\ /\ Square\ Feet,\ excluding\ rental\ abatement.}$ 

 $<sup>^2</sup>$ Current Lease Year Rent = Monthly Rent X 12, excluding rental abatement.



For additional information, please contact: Investor Relations at (310) 526-1707 Distribution Date: 3/10/2023 Record Date: 3/09/2023 Determination Date: 2/28/2022

# **Summary Select Financial Information**

For copies of our most recent financial statements, including management's discussion and analysis of financial condition and results of operations, sales and capital activity, you can access our Annual Report on Form 10-K, Quarterly Reports on Form 10-Q, Current Reports on Form 8-K and amendments to those reports filed or furnished pursuant to Section 13(a) or 15(d) of the Exchange Act at www.ctltrust.net as soon as reasonably practicable after they are filed with, or furnished to, the SEC. You can also review these SEC filings and other information by accessing the SEC's website at http://www.sec.gov.

The SEC file number is 000-56236.



For additional information, please contact: Investor Relations at (310) 526-1707 Distribution Date: 3/10/2023 Record Date: 3/09/2023 Determination Date: 2/28/2022

SECTION II (Provided Quarterly)



For additional information, please contact: Investor Relations at (310) 526-1707 Distribution Date: 3/10/2023 Record Date: 3/09/2023 Determination Date: 2/28/2022

# **SECTION III**



For additional information, please contact: Investor Relations at (310) 526-1707 Distribution Date: 3/10/2023 Record Date: 3/09/2023 Determination Date: 2/28/2022

# **Management's Comments**

(Management Commentary will be provided in our 10Q's and 10K's)



For additional information, please contact: Investor Relations at (310) 526-1707 Distribution Date: 3/10/2023 Record Date: 3/09/2023 Determination Date: 2/28/2022

SECTION IV (Provided Quarterly)



For additional information, please contact: Investor Relations at (310) 526-1707 Distribution Date: 3/10/2023 Record Date: 3/09/2023 Determination Date: 2/28/2022

# SECTION V Definitions and Disclaimers



For additional information, please contact: Investor Relations at (310) 526-1707 Distribution Date: 3/10/2023 Record Date: 3/09/2023 Determination Date: 2/28/2022



For additional information, please contact: Investor Relations at (310) 526-1707 Distribution Date: 3/10/2023 Record Date: 3/09/2023 Determination Date: 2/28/2022

# **Monthly Distribution Date Statement**

#### **Definitions**

#### The following metrics apply to Quarterly Reporting only:

- (A) "Tenant's Sales per Square Foot" is not a measure of the Trust's financial performance and is provided solely for investors' informational purposes based on the information that the Trust receives from the Tenant. This measure of operations is derived from sales information reported to the Trust by the Tenant in accordance with the retail master lease and/or distribution center master lease (each, a "Master Lease"), as applicable. The Trust and the Manager do not have the ability to verify the calculation of this information. The calculation of this information by the tenant may be different than how similar measures of operations might be calculated by others. Finally, the Trust is unable to reconcile "Tenant's Sales per Square Foot" to a comparable GAAP financial measure because no reconciliation is provided for in the applicable Master Lease. Therefore, investors should be cautious about relying upon "Tenant's Sales per Square Foot."
- (B) "Tenant's Four-Wall EBITDAR" is not a measure of the Trust's financial performance and is provided solely for investors' informational purposes based on the information that the Trust receives from the Tenant. This measure of operations is calculated in accordance with the [Master Lease] and is reported to the Trust by the tenant in accordance therewith. The Trust and the Manager do not have the ability to verify the calculation of this measure of operations. In addition, the calculation of "Tenant's Four-Wall EBITDAR" in accordance with the applicable Master Lease may be different than how similar measures of operating statistic might be calculated by others. Finally, the Trust is unable to reconcile "Tenant's Four-Wall EBITDAR" to a comparable GAAP financial measure because no reconciliation is provided for in the applicable Master Lease. Therefore, investors should be cautious about relying upon "Tenant's Four-Wall EBITDAR."



For additional information, please contact: Investor Relations at (310) 526-1707 Distribution Date: 3/10/2023 Record Date: 3/09/2023 Determination Date: 2/28/2022

## **Monthly Distribution Date Statement**

#### Disclaimer

Forward-Looking Statements: This distribution statement contains "forward-looking statements" within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended. These forward-looking statements include, among others, statements of expectations, beliefs, future plans and strategies, anticipated results from operations and developments and other matters that are not historical facts. The forward-looking statements are based on our beliefs as well as on a number of assumptions concerning future events. Readers of these materials are cautioned not to put undue reliance on these forward-looking statements, which are not a guarantee of performance and are subject to a number of uncertainties and other factors that could cause actual events or results to differ materially from those expressed or implied by the forward-looking statements. We do not undertake a duty to update these forward-looking statements, which speak only as of the date on which they are made. The most important factors that could prevent us from achieving the stated goals include, but are not limited to: (a) the severity, duration and geographical scope of the COVID-19 pandemic and the effects of the pandemic and measures intended to prevent its spread on our business, results of operations, cash flows and financial condition, including declines in rental revenues and increases in operating costs in the portfolio, deterioration in the financial conditions of the tenants and their ability to satisfy their payment obligations, increased risk of claims, litigation and regulatory proceedings and the ability of federal, state and local governments to respond to and manage the pandemic effectively; (b) the ability and willingness of the tenants, operators, managers and other third parties to satisfy their obligations under their respective contractual arrangements, including, in some cases, their obligations to indemnify, defend and hold us harmless from and against various claims, litigation and liabilities; (c) the ability of the tenants, operators, borrowers and managers to maintain the financial strength and liquidity necessary to satisfy their respective obligations and liabilities to third parties; (d) macroeconomic conditions such as a disruption of or a lack of access to the capital markets, changes in the debt rating on U.S. government securities, default or delay in payment by the United States of its obligations; (e) the nature and extent of future competition, including new construction in the markets in which the our properties are located; (f) the ability of the tenants, operators and managers, as applicable, to comply with laws, rules and regulations in the operation of the properties; (g) the ability and willingness of the tenants to renew their leases upon expiration of the leases, the ability to reposition our properties on the same or better terms in the event of nonrenewal or in the event the we exercises our right to replace an existing tenant or manager; and (h) the other factors set forth in the our periodic filings with the Securities and Exchange Commission.

Non-GAAP Presentation: Certain of the financial measures presented in this distribution statement are non-GAAP financial measures, other metrics and other information. We believe that non-GAAP financial measures, other metrics and other information provide useful information to investors regarding our financial condition, result of operations and other matters. The non-GAAP financial measures, other metrics and information as presented in this distribution statement may be adjusted in management's reasonable judgment as appropriate, taking into account a variety of circumstances, facts and conditions. These adjustments may be material and may or may not be specifically identified in footnotes or otherwise. Our measures, metrics and other information (and the methodologies used to derive them) may not be comparable to those used by other companies. The foregoing language applies to (and supersedes if different from) the specific definitions contained herein. Readers are cautioned to refer to our periodic filings furnished to or filed with the SEC, including our Annual Report on Form 10-K, Quarterly Reports on Form 10-Q and Current Reports on Form 8-K, which are prepared in accordance with GAAP. This distribution statement and the information contained herein should be reviewed in conjunction with such filings.

SEC Reporting: The information in this distribution statement should be read in conjunction with our Annual Report on Form 10-K, Quarterly Reports on Form 10-Q, Current Reports on Form 8-K, our earnings press release and other information filed with, or furnished to, the SEC. You can access our Annual Report on Form 10-K, Quarterly Reports on Form 10-Q, Current Reports on Form 8-K and amendments to those reports filed or furnished pursuant to Section 13(a) or 15(d) of the Exchange



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Act at www.ctltrust.net as soon as reasonably practicable after they are filed with, or furnished to, the SEC. You can also review these SEC filings and other information by accessing the SEC's website at http://www.sec.gov. We routinely post important information on our website at www.ctltrust.net in the "Investors" section, including financial information. We intend to use our website as a means of disclosing material, non-public information and for complying with our disclosure obligations under Regulation FD. Such disclosures will be included on our website under the heading "Investors." Accordingly, investors should monitor such portion of our website in addition to following our press releases, public conference calls and filings with the SEC. The information on or connected to our website is not, and shall not be deemed to be, a part of, or incorporated into this distribution statement.