



Notice of Event of Default to Holders

\$227,640,000
CAPITAL TRUST AGENCY
STUDENT HOUSING REVENUE BONDS
(UNIVERSITY BRIDGE, LLC STUDENT HOUSING PROJECT)
Consisting of:
\$218,745,000 Series 2018A
\$8,895,000 Taxable Series 2018B (the “Bonds”)

CUSIPS:

140536AA1, 140536AC7, 140536AD5, 140536AE3¹

**ALL DEPOSITORIES, NOMINEES, BROKERS AND OTHERS:
PLEASE FACILITATE THE TRANSMISSION OF THIS NOTICE
TO ALL BENEFICIAL HOLDERS IMMEDIATELY**

The above captioned Bonds have been issued pursuant to a Trust Indenture dated as of September 1, 2018 (the “Indenture”) by and between Capitol Trust Agency, as (“Issuer”) and Regions Bank, as Trustee (the “Trustee”). Capitalized terms used herein, which are not otherwise defined, shall have the meaning assigned to the term in the Indenture.

NOTICE IS HEREBY GIVEN that pursuant to Section 8.01(e) of the Indenture, an Event of Default has occurred as a result of the Debt Service Coverage Ratio (“DSCR”) of less than 1.00:1 determined as of the end of Fiscal Year December 31, 2021. The Audited Financials provided by the Borrower reflected the DSCR as of 12/31/21 was .87:1.

Regions has notified the Borrower that pursuant to Section 4.5 of the Loan Agreement that Borrower is obligated to retain a Management Consultant, at the expense of the Borrower. The Management Consultant shall prepare recommendations with respect to the operations of Project and the sufficiency of rates, fees, and charges imposed by the Borrower. The Trustee has been informed that the Borrower will retain a Management Consultant to prepare said report in compliance with Section 4.5 of the Loan Agreement.

Regions Bank, as Trustee, expressly reserves all rights and remedies under the Indenture, and any related documents and at law and in equity with respect to the Event of

¹ CUSIP numbers appearing herein are included solely for the convenience of the holders of the Bonds. The Trustee makes no representation as to the correctness of such CUSIP numbers.

Default herein described and with respect to any other default that may now exist or may hereafter occur.

At this time, the Trustee will not take any action pertaining to the Event of Default, but may do so at its discretion or upon the written request of the Controlling Holders as provided in Section 8.02 of the Indenture and upon receipt of an adequate indemnity by the Controlling Holders as set forth in Paragraph 9.01(x) of the Indenture. The Trustee has not received such request.

The fees and expenses of the Trustee, including its extraordinary fees, attorney's fees, and any other fees associated with the Event of Default will be paid from Funds held or collected by the Trustee as provided under Section 9.04 of the Indenture.

Any additional material information that becomes available to the Trustee shall be designated to the Holders of the Bonds in accordance with this Notice.

The Holders may contact the Trustee, Craig Kaye, by email at craig.kaye@regions.com or by telephone at (904) 998-4995 and/or counsel to the Trustee, Debra Lewis, by email at dlewis@balch.com or by telephone at (205) 226-8706.

Dated this 9th day of May, 2022.

REGIONS BANK, as Trustee

cc: Capital Trust Agency
Greenberg Traurig P.A.
University Bridge, LLC
Stifel Nicolaus & Company, Inc
EMMA
DTC
Coats Rose, P.C.
Landmark Property Management, LLC
Moody's Investors Service