

Research Update:

# Millerful No.1 Real Estate Investment Trust Ratings Affirmed At 'twA+/twA-1'; Outlook Stable

December 9, 2020

## Rating Action

Taiwan Ratings Corp. today affirmed its 'twA+' long-term and 'twA-1' short-term issuer credit ratings on **Millerful No.1 Real Estate Investment Trust**. The outlook on the long-term rating is stable. The ratings on the REIT reflect the trust's satisfactory asset quality and diversification. The trust's relatively small asset portfolio compared with that of its global peers and higher rental volatility associated with Taimall temper these strengths.

We view the trust's management and governance as satisfactory. This assessment reflects its forward looking strategic planning, which sets clear and specific growth target for the REIT. In addition, the management team has deep experience in Taiwan's REIT industry, which helped it to convert its strategies into constructive actions that led to elevation in rental income. Governance risk is limited, in our view, as the REIT's trustee, King's Town Bank is independent from the management of the REIT and is responsible for all major final decisions.

## Related Criteria & Research

### Related Criteria

- General Criteria: Group Rating Methodology - July 01, 2019
- Criteria | Corporates | General: Corporate Methodology: Ratios And Adjustments - April 01, 2019
- Criteria | Corporates | Industrials: Key Credit Factors For The Real Estate Industry - February 26, 2018
- Criteria | Corporates | General: Methodology And Assumptions: Liquidity Descriptors For Global Corporate Issuers - December 16, 2014
- General Criteria: Country Risk Assessment Methodology And Assumptions - November 19, 2013
- General Criteria: Methodology: Industry Risk - November 19, 2013
- Criteria | Corporates | General: Corporate Methodology - November 19, 2013
- General Criteria: Methodology: Management And Governance Credit Factors For Corporate Entities - November 13, 2012
- General Criteria: Principles Of Credit Ratings - February 16, 2011

### Related Research

- Taiwan Ratings' Ratings Definitions – August 10, 2020

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## Ratings List

### Ratings Affirmed

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#### Millerful No.1 Real Estate Investment Trust

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Issuer Credit Rating	twA+/Stable/twA-1
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