

Research Update:

Millerful Number One Real Estate Investment Trust Ratings Affirmed At 'twA+/twA-1'; Outlook Stable

December 13, 2023

Rating Action Rationale

Taiwan Ratings Corp. today affirmed its 'twA+' long-term and 'twA-1' short-term issuer credit ratings on **Millerful Number One Real Estate Investment Trust** (Millerful No.1 REIT). The outlook on the long-term rating is stable.

The ratings on Millerful No.1 REIT reflect the trust's satisfactory asset quality and diversification since acquiring Tainan Shinkong Mitsukoshi Building in August 2023, which was completed at the end of October 2023. The ratings also reflect the trust's disciplined financial policy that should maintain the trust's ratio of debt to EBITDA below 11x over the next one to two years. The REIT's smaller asset portfolio in a global context and potential volatility associated with rental collection from the Taimall property and overseas dividend income continue to temper these strengths. This is despite robust domestic demand continues to support strong growth in rental collections from Taimall, which is mostly turnover rent based. We project the contribution from the Taimall property and dividend income from overseas REITs will continue to represent more than 45% of the trust's total annual revenue in 2024-2025.

Related Criteria & Research

Related Criteria

- General Criteria: National And Regional Scale Credit Ratings Methodology - Jun 08, 2023
- General Criteria: Environmental, Social, And Governance Principles In Credit Ratings - Oct 10, 2021
- General Criteria: Group Rating Methodology - Jul 01, 2019
- Criteria | Corporates | General: Corporate Methodology: Ratios And Adjustments - Apr 01, 2019
- Criteria | Corporates | Industrials: Key Credit Factors For The Real Estate Industry - Feb 26, 2018
- Criteria | Corporates | General: Methodology And Assumptions: Liquidity Descriptors For Global Corporate Issuers - Dec 16, 2014
- General Criteria: Country Risk Assessment Methodology And Assumptions - Nov 19, 2013
- General Criteria: Methodology: Industry Risk - Nov 19, 2013
- Criteria | Corporates | General: Corporate Methodology - Nov 19, 2013
- General Criteria: Methodology: Management And Governance Credit Factors For Corporate Entities - Nov 13, 2012
- General Criteria: Principles Of Credit Ratings - Feb 16, 2011

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Related Research

– Taiwan Ratings' Ratings Definitions – November 11, 2021

(Unless otherwise stated, these articles are published on www.taiwanratings.com)

Ratings List

Ratings Affirmed

Millerful Number One Real Estate Investment Trust

Issuer Credit Rating	twA+/Stable/twA-1
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Certain terms used in this report, particularly certain adjectives used to express our view on rating relevant factors, have specific meanings ascribed to them in our criteria, and should therefore be read in conjunction with such criteria. Please see Ratings Criteria at www.taiwanratings.com for further information. Complete ratings information is available to subscribers of Rating Research Service at rrs.taiwanratings.com.tw. All ratings affected by this rating action can be found on Taiwan Ratings' public website at www.taiwanratings.com.

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