US Regulatory Disclosure

Connecticut Hlth & Educl Facs Auth

Regulatory Disclosure

Issue: US$25.5 mil rev bnds (University of Hartford) ser P dtd 07/20/2022 due 07/01/2052

S&P Global Ratings' regulatory disclosures (PCRs) are published as of a point-in-time, which is current as of the date a Credit Rating Action was last published. S&P Global Ratings updates the PCR for a given Credit Rating to include any changes to PCR disclosures only when a subsequent Credit Rating Action is published. Thus, disclosure information in this PCR may not reflect changes to data within PCR disclosures that can occur over time subsequent to the publication of a PCR but that are not otherwise associated with a Credit Rating Action. Note that there may be instances where the PCR reflects an updated Ratings Model version in business use as of the date of the last Credit Rating Action although use of the updated Ratings Model was deemed unnecessary to produce that Credit Rating Action. For example, this may occur in the case of event-driven reviews where the event being assessed is considered to be not relevant to running the updated Ratings Model version. Note also that, in accordance with applicable regulatory requirements, S&P Global Ratings evaluates the impact of material changes to Ratings Models and, where appropriate, issues revised Credit Ratings where necessitated by the updated Ratings Model.

CLASS/MATURITY DATE	RATING TYPE	PUBLICATION DATE
P/01-Jul-2052	Local Currency LT	21-Jun-2022 13:01 EDT

Symbol, Number, or Score in the Rating Scale Used to Denote Credit Rating Categories and Notches as Required by Paragraph (a)(1)(ii)(A)of Rule 17g-7

Rating Information

RATING	RATING DATE	CREDITWATCH / OUTLOOK	CREDITWATCH/ OUTLOOK DATE
BBB-	21-Jun-2022	Negative	21-Jun-2022

Procedure or Methodology Used to Determine the Credit Rating as required by Paragraph (a)(1)(ii)(B)of Rule 17g-7

The following criteria were used in determining this credit rating:

General Criteria: Methodology: Not-For-Profit Public And Private Colleges And Universities

Criteria | Governments | U.S. Public Finance: Assigning Issue Credit Ratings Of Operating Entities

General Criteria: Environmental, Social, And Governance Principles In Credit Ratings

The following Models were used in preparing this rating

Criteria Evaluation Engine -- RS-PUB-USA-R-000332-V008

Higher Education Credit Scoring -- RS-GOV-GLB-R-000392-V006

Main Assumptions and Principles Used to Construct the Rating Methodology Used to Determine the Credit Rating as required by Paragraph (a)(1)(ii)(C) of Rule 17g-7

Industry Risk

- The volatility of an entity's cash flow and earnings and how that volatility correlates with the cash flow and earnings volatility of its industry is a main assumption used to determine the credit rating.

Country Risk

- Economic, institutional and governance effectiveness, financial system, and payment culture/rule of law risks are factors that could influence overall credit risks for every rated entity.

Economic Fundamentals

- The health of the asset base relied upon to generate revenues and changes in economic conditions that can affect those revenues are key assumptions used to determine the credit rating.

Market Position

- The essentiality of the service provided and any monopoly characteristics embedded in law or regulation, the competitive strengths and weaknesses of the institution, pricing flexibility, and historical and projected demand are factors that could affect an entity's overall essentiality, competitiveness, and risk in growth on an institution-specific level and therefore are main assumptions used to determine the credit rating.

Financial Management, Performance, and Flexibility; Liquidity; and Debt/Contingent Liabilities

- Financial management policies, practices, and risk tolerances; historical and projected financial performance; the level of regulatory, competitive, or legal restrictions on revenue and expenditure flexibility; the level and liquidity of reserves; and current and future debt, debt service, debt structure, and contingent liability exposure could affect the organization's historical and future financial performance and its ability to service current and future debt and contingencies are main assumptions used to determine the credit rating.

Management and Governance

- Strategic competence, operational effectiveness, and the ability to identify and manage risks are key factors that encompass the broad oversight and direction of an organization's owners, board representatives, executives, and functional managers. Managerial decisions, policies, and practices apply directly to an organization's financial condition, operations, and other key credit factors.

The Potential Limitations of the Credit Rating, including Types of Risk Excluded from the Credit Rating as Required by Paragraph (a)(1)(ii)(D) of Rule 17g-7

S&P Global Ratings' credit ratings:

- Are not exact measures of the probability that a certain issuer or issue will default but are instead expressions of the relative credit risk of rated issuers and debt instruments;
- Are not intended to indicate the value, suitability, or merit of an investment;
- Do not measure performance factors, such as market value or price fluctuations.;
- Do not address investment merit;
- Do not address whether a particular rated security is suitable for a particular investor or group of investors;
- Do not address whether a security is appropriate for an investor's risk tolerance;
- Do not address whether the expected return of a particular investment is adequate compensation for the risk it poses;
- Do not address whether the price of a security is appropriate;
- Do not address whether there is, or will be, a ready liquid market in which the security may be bought or sold; and
- Do not address whether the market value of the security will remain stable over time.

Information on the Uncertainty of the Credit Ratings as Required by Paragraph (a)(1)(ii)(E) of Rule 17g-7

S&P Global Ratings uses information in its credit rating analyses from sources it believes to be reliable, including from the issuer. S&P Global Ratings neither audits nor undertakes due diligence on the information it receives from the issuer, its agents or third parties in connection with its credit rating and surveillance processes. Nevertheless, when assessing the quality of information as required by

regulation, S&P Global Ratings will consider and take into account, among other factors, whether the information it receives from the issuer, its agents or other third parties is: a) subject to external verification; b) published by official sources S&P Global Ratings considers to be reliable; c) submitted to regulatory bodies pursuant to applicable securities laws or d) provided by parties that S&P Global Ratings has assessed as having a history of providing reliable information to it or to the public. In the course of its assessment on the quality of information received, S&P Global Ratings identified no material issues (such as a lack of historical data, documentation or other material information) thereby leading S&P Global Ratings to conclude that it had sufficient information of satisfactory quality on which to base its credit rating opinion.

The assignment of a credit rating to an issuer or issue by S&P Global Ratings is not a warranty of the accuracy, completeness or timeliness of (a) the information S&P Global Ratings used in connection with the credit rating or (b) the results which may be obtained from the use of the credit rating or the related information.

Use of Third Party Due Diligence Services in Taking the Rating Action as Required by Paragraph (a)(1)(ii)(F) of Rule 17g-7

This Credit Rating Action does not involve U.S. Securities Exchange Act- ABS.

Use of Servicer or Remittance Reports to Conduct Surveillance of the Credit Rating as Required by Paragraph (a)(1)(ii)(G) of Rule 17g-7

This is not applicable to new issue ratings.

Types of Data Relied Upon for the Purpose of Determining the Credit Rating as Required by Paragraph (a)(1)(ii)(H) of Rule 17g-7

- Economic fundamentals such as data pertaining to the population, property values, income levels, location and participation in a broader and more diversified economy, presence of stabilizing institutions, and unemployment rates.

- Financial performance data such as, but not limited to: (1) major operating fund revenues, fund expenditures, operating surpluses and deficits, liquidity, ending cash, cash flow analysis, access to external liquidity, audited financial statements, one-time positive or negative adjustments to operating results, financial forecasts (if available); and (2) S&P Global Ratings' generated financial ratios and reports.
- Debt related data such as the amount of debt issued, the annual debt service schedule, pro forma combined debt service, future debt plans, unfunded pension and other postemployment benefits and other contingent liabilities, capital lease obligations, and other leases.
- Organization structure-related data and/or support such as subsidiary structure and support from third parties.
- Management information and related data such as information gathered from meetings with management, S&P Global Ratings' generated Financial Management Assessment Scores, management depth and tenure, the ability to increase taxes or revenues or implement spending cuts, budget flexibility, and willingness and ability to pay debt service or lease payments regardless of negative financial events.
- Market position/strategy-related data such as demand data, statistics, and information that establishes market or business position for the sector.
- Event-related information and associated data such as changes to financial structure, material actions, the political and regulatory environment, other market events, and news related to the issuer that has credit implications, including any discussion of bankruptcy or default.
- Other data as relevant on a case-by-case basis that may include S&P Global Ratings' assessment of the sector's overall cyclicality and competitive risk and growth, peer analysis using public information and S&P Global Ratings' internal information on rated peers, information gathered from third parties, information requested by S&P Global Ratings through its generated questionnaires, and S&P Global Ratings' credit ratings on other entities and government-related entities.

- Data gathered from legal documents that may include those authorizing and governing documents, and/or legal opinions, such as:
    - Applicable legal authorization documents including statutes, bylaws, and amendments to legal authorization documents;
    - Continuing disclosure document(s);
    - Enhancement documents including standby agreement(s), letter(s) of credit, credit agreement(s), revolving credit agreement(s), lines of credit/liquidity, SWAP(s), and guarantee agreement(s);
    - Legal documents governing the transaction(s) including bond indenture(s), bond counsel opinion(s), supplemental indenture(s), resolution(s), and any financing agreements such as supplemental resolutions, leases, and supplemental leases;
    - Official statement/offering documents;
    - State or local laws/statutes; and
    - Other legal documents that implement changes to the structure of the bonds.

Overall Assessment of the Quality of Information Considered in Determining the Credit Rating as Required by Paragraph (a)(1)(ii)(I) of Rule 17g-7

S&P Global Ratings believes that the information received and considered in determining this credit rating was of comparable quality to that received and considered in determining the credit ratings of similar obligors or obligations.

Information Relating to Conflicts of Interest as Required by Paragraph (a)(1)(ii)(J) of Rule 17g-7

S&P Global Ratings was paid to determine the credit rating either by the rated entity, or by the issuer, underwriter, depositor, or sponsor of the obligation, being rated.

S&P Global Ratings was not paid for services other than determining credit ratings during the most recently ended fiscal year by the entity that paid it to determine the credit rating.

Explanation or Measure of the Potential Volatility of the Credit Rating as Required by Paragraph (a)(1)(ii)(K) of Rule 17g-7

Economic Conditions

- Changes in economic conditions--including GDP, unemployment, local employment diversity, population, and income levels--typically happen relatively slowly and usually result in relatively small rating changes.

Debt Level and Structure

- Changes in debt level can result in rating changes of small or large magnitude, determined on a case-by-case basis, depending on the size of the change, whether it was previously known and factored into the rating, and our view of the organization's debt capacity.

Regulation and Unfunded Mandates

- Unexpected changes in financial performance, if dramatic, sometimes result in multiple-notch rating changes, determined on a case-by-case basis.

Unusually Large Legal Settlement or Lawsuit

- Multiple-notch rating changes, determined on a case-by-case basis, can occur due to unusual or highly unpredictable risks that result in dramatic changes to the organization's credit factors. These unpredictable events can include sizable and unexpected legal settlements or lawsuits, in excess of insurance coverage.

Unpredictable Risks

- Larger rating changes, determined on a case-by-case basis, are often the result of unusual or highly unpredictable risks that result in dramatic changes to the organization's credit factors. These unpredictable events can include revelations of illegal activity, including fraud or embezzlement; dramatic changes in management; or triggering of contingent liabilities.

Likelihood of Government or Group Support

- If the organization is a government-related entity or a member of a group, changes in likelihood of support from a government or group members do not generally affect the rating by more than one notch, determined on a case-by-case basis. However, multiple-notch rating changes can occur depending upon the significance of the increase or decrease in the likely support level.

Sovereign Rating

- Changes in the rating on the sovereign can affect the rating if the sovereign rating is a constraining factor on the rating on the organization. Such changes are generally in line with the magnitude of the change in the sovereign rating.

Historical Performance of the Credit Rating as Required by Paragraph (a)(1)(ii)(L) of Rule 17g-7

Historical Performance of Credit Rating

An S&P Global Ratings credit rating is an opinion about the relative creditworthiness of an entity or an instrument. S&P Global Ratings credit ratings should not be viewed as assurances of credit quality or exact measures of the likelihood of default. Exhibit 1 of Form NRSRO provides information on S&P Global Ratings credit rating definitions, including the meaning of default, and observed default rates in credit ratings performance measurement statistics.

Default Studies, Credit & Economic Trends

Sensitivity of the Credit Rating to Assumptions Made as Required by Paragraph (a)(1)(ii)(M) of Rule 17g-7

Accuracy of Information

- The reasonable accuracy of information provided to us by management. We assume it is not intentionally or materially false and or omits material information relevant to the credit rating.

Current and Future Debt Levels

- We assume current and future debt levels will remain consistent with our expectation. For example, credit ratings incorporate an expectation about current and future debt levels. If the organization unexpectedly issues a significant amount of new debt that was not already anticipated in the credit rating, it could cause the rating to change, without accounting for any other factor.

Regulatory and Legal Environment

- We assume the regulatory and legal environment that the organization operates in will be consistent with our expectations. For example, every government or enterprise entity operates under a legal and regulatory framework that, in part, determines its revenue-raising ability, market position, and expense flexibility. Unexpected changes in the regulatory or legal environment could result in changes in these factors, which could affect the credit rating, without accounting for any other factor.

Economic, Institutional, Financial Market, and Legal Risks

- We assume the economic, institutional, financial market, and legal risks that arise from doing business in a specific country are consistent with our view of the country risk assessment (country risk). For example, unexpected changes in a country's economic, institutional, financial market, or legal environment could affect the credit ratings on organizations operating in that country, without accounting for any other factor.

Likelihood of Support

- We assume some ratings incorporate expectations about the likelihood of support to/from a government, or to/from other members of its group. For example, changes in assumptions about the likelihood of support can affect the rating positively or negatively. For example, if an organization whose rating was equalized with its parent because it is assumed to be a "core" entity was instead assessed to be "highly strategic," the rating would, without accounting for any other factor, be one notch lower. Similarly, if the entity is a government-related entity, changes in the likelihood of support, or negative intervention, from the government can affect the rating. Such changes are generally one notch. However, multiple-notch rating changes can occur depending upon the significance of the increase or decrease in the likely support level, without accounting for any other factor.

The Representations, Warranties, and Enforcement Mechanisms of an Asset-backed Security as Required by Paragraph (a)(1)(ii)(N) of Rule 17g-7

The Report of Representations, Warranties, and Enforcement Mechanisms is not required by regulation.

Attestation as Required by 17g-7 (a)(1)(iii)

I, Kevin Barry, have responsibility for this Rating Action and to the best of my knowledge:
(A) No part of the credit rating was influenced by any other business activities.
(B) The credit rating was based solely upon the merits of the obligor, security, or

money market instrument being rated.
(C) The credit rating was an independent evaluation of the credit risk of the obligor, security, or money market instrument.

AND

I, Ken Rodgers, have responsibility for this Rating Action and to the best of my knowledge:
(A) No part of the credit rating was influenced by any other business activities.
(B) The credit rating was based solely upon the merits of the obligor, security, or money market instrument being rated.
(C) The credit rating was an independent evaluation of the credit risk of the obligor, security, or money market instrument.

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*A description of each S&P Global Ratings' rating categories is contained in "**S&P Global Ratings Definitions**".*

The disclosures contained herein apply to the credit rating action as of the rating date listed above. If these disclosures require correction, such corrected disclosures will apply to this rating action as of the date of the rating action and replace the original disclosures.