



Equitable School Revolving Fund

Investor Briefing

July 8, 2021



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Presentation Agenda

- I. Presentation Participants and ESRF Overview
- II. Recap of ESRF's Structure, Mission, and Lending Process
- III. ESRF's Program/Portfolio, Pipeline, and 2021 Financing Plans
- IV. Q&A

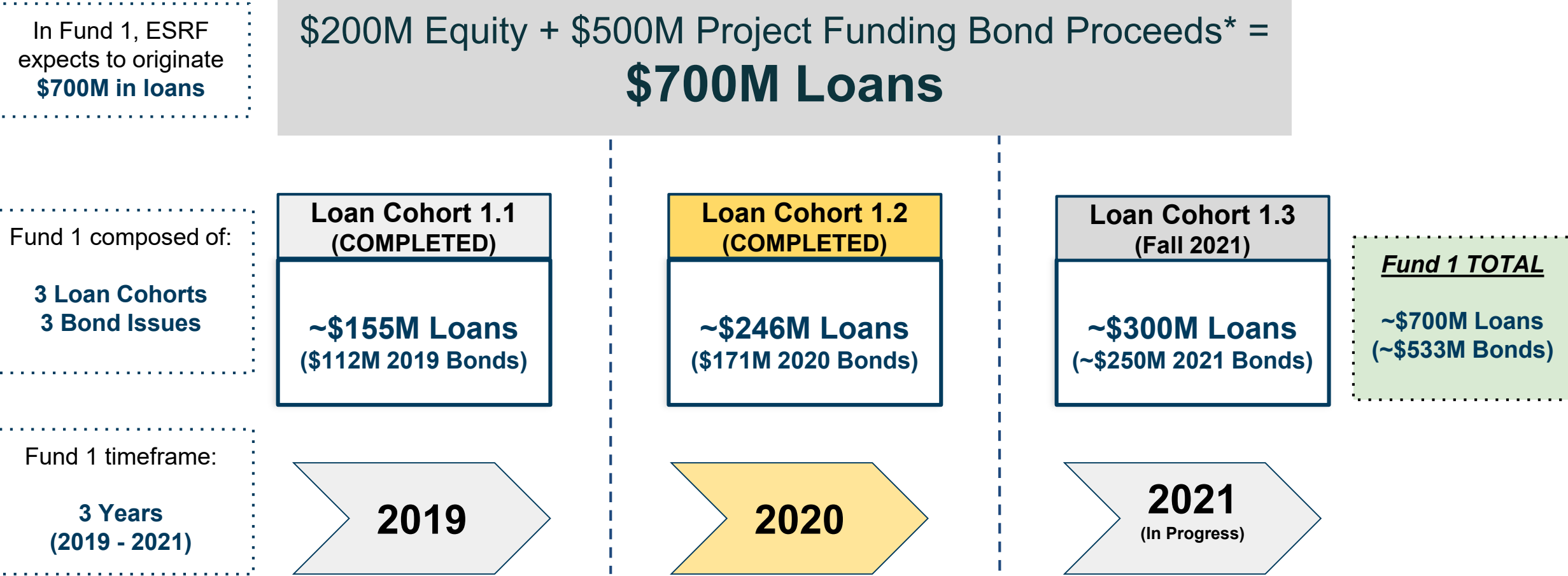


Section I: Presentation Participants and ESRF Overview

Presentation Participants

EQUITABLE FACILITIES FUND				
Anand Kesavan Founder and CEO	Michelle Getz Partner, Chief Credit Officer	Wendy Berry Investment Principal Lending & Research	Mike McGregor Chief of Staff	Drew Marlar General Counsel
INVESTMENT BANKING RBC Capital Markets		BOND COUNSEL Orrick		UW'S COUNSEL Squire Patton Boggs
Tim Williams Managing Director Revolving Loan Funds	John Snider Managing Director Charter Schools	Eugene Clark-Herrera Partner	Ryan Callender Partner	
Tom Banerjee Director Quantitative Structuring	Robert Wong Vice President Execution Support	Grace Chen Associate Execution Support	MUNICIPAL ADVISOR Lamont Financial	
			Bob Lamb President	Ching Yin Vice President

Overview – ESRF is on track with its Overcollateralization Plan



Note: For illustrative purposes only. Numbers are tentative and subject to change. *Bond proceeds also funded reserves and transaction costs

KEY TAKEAWAY: Strong demand from schools for long-term, low-cost financing and deep investor interest continue to align for \$700M in loans overcollateralizing \$533M in bonds creating a high default tolerance.

Looking Back – Key Updates Since 2020 Offering Disclosure

Awards & Recognition

- Recipient of the 2021 Social Bond of the Year award by *Environmental Finance*



In Depth Portfolio Evaluation

- Finalized second surveillance cycle (Q2 2021)
- Completed portfolio deep-dive for COVID effects (2020)
- Raised bar on academic performance evaluation
- Overall school financials have improved, e.g., average DCOH is higher
- Underlying charter school borrowers expected to improve in credit strength with one of the schools in the portfolio upgraded from BB+ to BBB-

Growing Stronger

- Concluded Cohort 1.2 loans, closed initial Cohort 1.3 loans, and built a robust forward school pipeline
- Expanded staff including legal, loans, & strategy
- Established and successfully launched the Education Finance Analyst Program, a collaborative effort with Civic Builders to recruit and train early-stage professionals for mission-oriented financial services roles
- Secured **\$100M additional philanthropic funder commitment** to further capitalize the fund (\$300M total funder equity)
- To date, ESRF has received all loan payments due and projects collecting 100% of loan payments due in the coming year



Alma del Mar charter school facilities in Massachusetts, part of Cohort 1.2.



Alma del Mar students.



Section II:

Recap of ESRF's Structure, Mission, and Lending Process

Who We Are

- ESRF is a 501(c)(3) organization that believes all students deserve equal access to high quality education and affordable schools and classrooms
- The ESRF team includes charter sector credit and finance experts; ESRF has deep ties to partners who have committed \$2+ billion in philanthropy to charter schools
- In 2017, ESRF established a pooled, revolving loan fund with \$200 million in philanthropic capitalization monies that serve to over-collateralize bonds with an 'A' rating from S&P
- In 2021, ESRF secured an additional \$100 million commitment to enable the revolving loan fund to continue its growth to fund future loans
- Bond proceeds and philanthropic capitalization monies are loaned to qualifying public charter schools at lower rates than they would achieve on their own
- **ALL cumulative loan repayments combine to secure ALL outstanding bonds regardless of bond series, conduit issuer or year issued**

Program Objectives, Fund Structure, & Credit Highlights

Program Objectives

- Maximize resources for students
- Provide charter schools with 'A' rated market access
- Establish scalable / long-term investor product
- Enhanced portfolio management

ESRF Program & Fund Structure

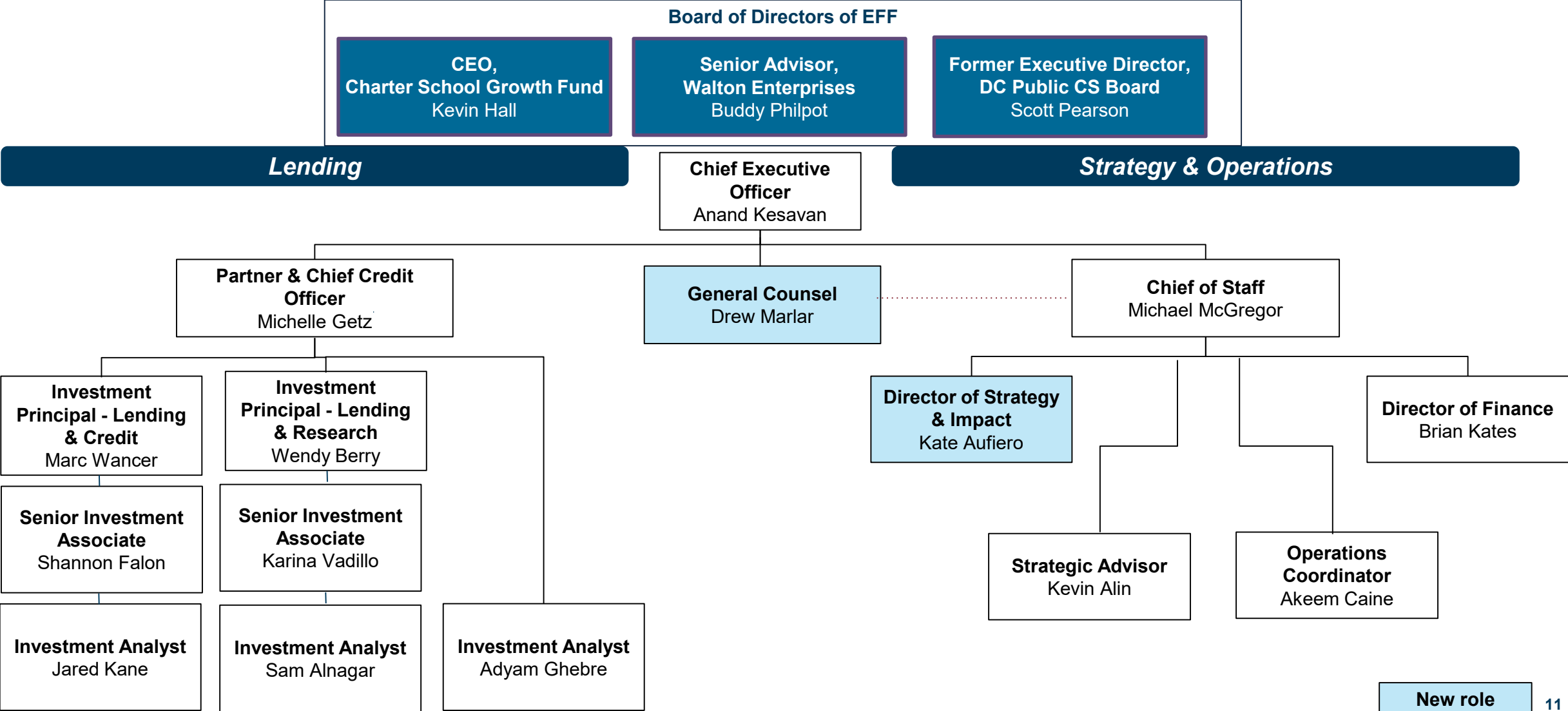
- Pooled, over-collateralized structure
- Rigorous diligence = Portfolio quality
- Geographic diversification of schools funded
- School loan repayments greater than bond debt service
- Fund recycles / scales over time

Credit Highlights

- 'A' rated pooled credit with strong financial risk profile
- Substantial excess coverage of loans to debt service
- Significant loan default tolerance
- Expanding, diverse pool (expected 45 school loans with 40 obligors in 17 different states, serving ~50,000 students)

ESRF Management and Organization

- ESRF’s staff and governance have remained stable for the last four years



New role



Section III: ESRF's Program/Portfolio, Pipeline, and 2021 Financing Plans

ESRF Update

- Equitable School Revolving Fund (“ESRF”) expects to issue its Series 2021ABCDE (Senior) and Series 2021A (Subordinate) Bonds in the amount of \$250M* in Fall 2021, with five different conduit issuers
- The Series 2021 issuance will be the third series of bonds for ESRF – initially capitalized with a \$200M irrevocable, philanthropic contribution
- The initial philanthropic contribution combined with bond proceeds, will fund an expected \$700M* of charter school project loans through an over-collateralized, pooled revolving loan fund structure
- The \$700M* in charter school loans and reserve assets will continue to be structured to provide significant collateralization for the expected \$533M* in total bonds issued using the initial \$200M philanthropic contribution, structured to provide significant collateralization and loan default tolerance for the expected \$533M* in total bonds
- ESRF’s current closed loan portfolio comprises 33 loans through 29 different obligors representing just over \$488M of outstanding par– all pledged to previously issued \$112M of Series 2019 A&B Bonds and \$171M of Series 2020 A&B Bonds. All current & future ESRF loans are pledged to all ESRF Bonds
- The combined \$533M* of Series 2019, 2020, and 2021 bonds will be collateralized by \$700M* in charter school loans and \$33M* in reserve funds. In addition to this loan and reserve collateral, ESRF holds additional surplus balances, unspent philanthropic monies, and a deposits into a 1/6 1/12 Debt Service Fund
- ESRF’s “A” bond rating driven by high loan default tolerances and a larger, increasingly diverse pool of charter school assets
- **ESRF’s borrower pool can withstand a 46% loan default rate and still pay debt service on the bonds according to S&P’s pooled, revolving loan fund criteria**

**Preliminary, subject to change*



COVID-19 Update

- ESRF took significant steps to mitigate and handle the COVID-19 crisis

ESRF's Actions & Reflections on COVID

- Increased interaction with schools to monitor response and intervene early in case of any pandemic related financial, academic, or enrollment issues
- Conducted a full portfolio & geographic review in 2020 to evaluate COVID effects on our portfolio. In general, our portfolio of schools has remained strong in enrollment, PPR, and financials
- Liquidity position at many of our schools has increased due to stimulus funding
- Academic measurement will be a sector challenge through 2021

ESRF Additional Diligence during COVID

- PPR sensitivity and state economies and working with schools on adjusting forward budgets
- Enrollment sensitivity
- Cash & Liquidity planning
- Additional academic diligence

Cohorts 1.1, 1.2, and 1.3

Cohort 1.1

#	School	Original Par (\$MM)	Outstanding Par (\$MM)	State	Rating
1	Soulsville	10.3	9.9	TN	NR
2	Village Tech	8.4	8.3	TX	BB
3	ASA	10.6	10.2	AZ	BB+
4	Choices in Learning	9.2	8.7	FL	BBB-
5	KIPP Bay Area Schools	16.0	15.4	CA	BBB
6	Arlington Classics	15.6	14.6	TX	BBB-
7	Blackstone Valley Prep	16.0	15.5	RI	BB+
8	KIPP Nashville	10.5	10.2	TN	BBB-
9	Rocketship United	7.3	7.1	TN	NR
10	James Irwin	24.6	23.9	CO	BBB
11	Alliance for College	26.9	26.3	CA	BBB
Subtotal Cohort Loans: \$155.4 MM					
Cumulative Total: \$155.4 MM					

Cohort 1.2

#	School	Original Par (\$MM)	Outstanding Par (\$MM)	State	Rating
12	Itineris	8.0	7.8	UT	BB
13	Caliber Schools	14.2	13.9	CA	BB+
14	TEAM - KIPP NJ	21.5	21.5	NJ	BBB
15	Rennaisance Arts	16.1	15.9	CA	BBB-
16	NYOS	25.3	25.3	TX	BB
17	Scuola Vita Nouva	8.9	8.9	MO	BB+
18	KIPP Nashville #2	17.0	17.0	TN	BBB-
19	ASA	8.5	8.3	AZ	BB+
20	Brookside Academy	5.7	5.6	MO	BB
21	Sarasota Arts	8.9	8.7	FL	BBB-
22	Dayspring Academy	10.7	10.7	FL	BB
23	Public Prep: Boys Prep	7.0	6.9	NY	BB+
24	Alma	21.0	21.0	MA	BB
25	IDEA Baton Rouge	17.5	17.4	LA	NR
26	KIPP Albany	24.5	24.4	NY	BBB-
27	Equitas	30.8	30.8	CA	BB+
Subtotal Cohort Loans: \$245.7MM					
Cumulative Total: \$401.1MM					

Expected Cohort 1.3

#	School	Original Par (\$MM)	Amount Outstanding (\$MM)	State	Rating
28	KIPP Bay Area #2	11.7	11.7	CA	BBB
29	Austin Achieve	29.8	29.8	TX	BBB-
30	Blackstone Valley Prep #2	16.0	15.9	RI	BB+
31	Great Oaks	14.9	14.9	NJ	BB+
32	Impact	10.1	10.1	WA	NR
33	Paramount	11.5	11.5	IN	BB
34	Memphis Rise	11.6	n/a	TN	BB+
35	LISA Academy	18.5	n/a	AR	BB
36	TBD	8.3	n/a	CA	TBD
37	TBD	16.1	n/a	FL	TBD
38	TBD	32.0	n/a	NM	TBD
39	TBD	25.2	n/a	CA	TBD
40	TBD	25.7	n/a	FL	TBD
41	TBD	22.0	n/a	TN	TBD
42	TBD	12.0	n/a	CO	TBD
43	TBD	10.0	n/a	AR	TBD
44	TBD	12.0	n/a	RI	TBD
45	TBD	13.0	n/a	CA	TBD
Subtotal Cohort Loans: \$300.4MM					
Cumulative Total: ~\$700MM					

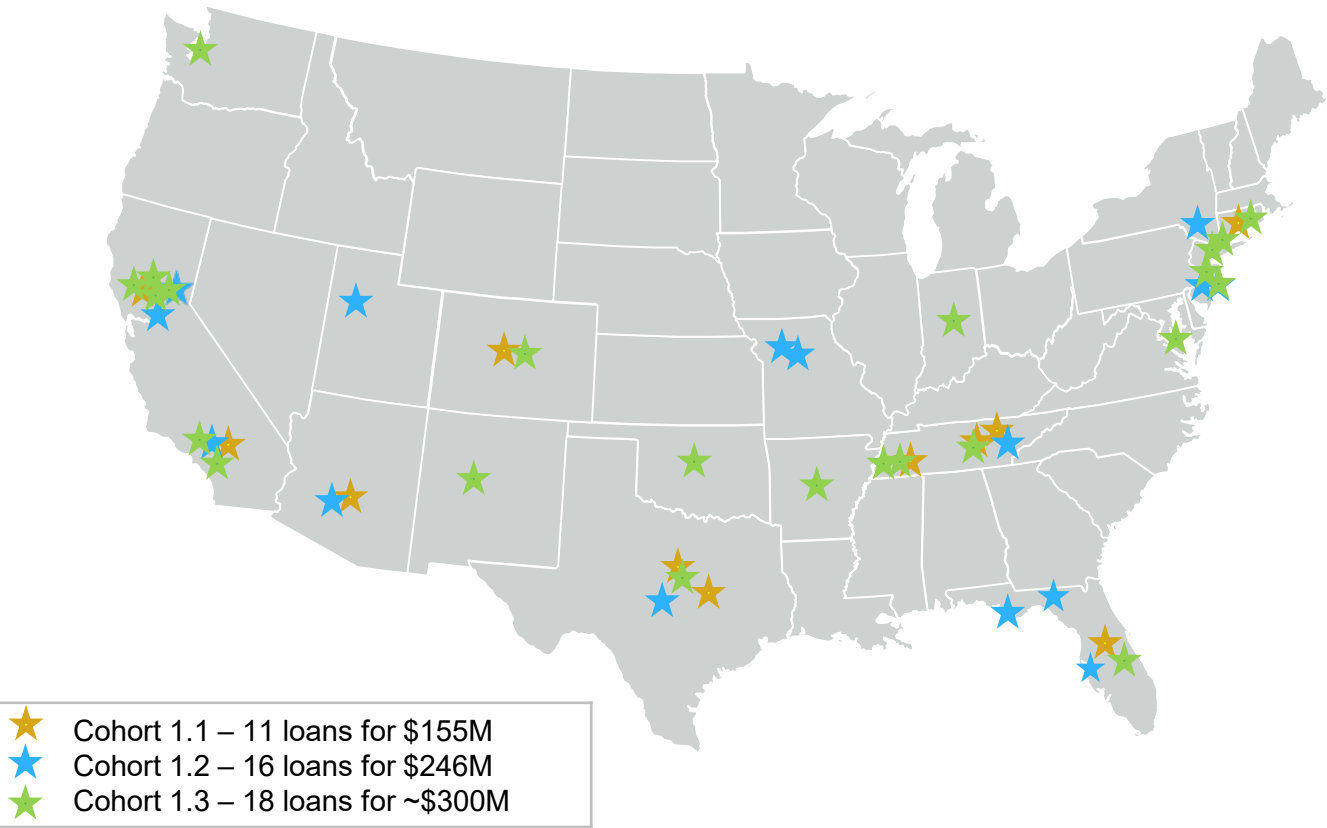
Note: Loans 28-33 have closed; 34-45 are expected to close.

These loans were closed and included in the Cohort 1.1 ratings simulation in 2019.

These loans were closed and included in the Cohort 1.2 ratings simulation in 2020.

Cohort 1.3 loans will add to the Cohort 1.1 and 1.2 loans to secure all ESRF bonds.

ESRF's Portfolio is Nationally Diversified



1.1 States Represented	11 loans in 7 states (AZ, CA, CO, FL, RI, TN, TX)
1.2 States Represented	16 loans in 11 states (AZ, CA, FL, LA, MA, MO, NJ, NY, TN, TX, UT)
1.3 States Represented	18 additional loans in 11 states (AR, CA, CO, FL, IN, NJ, NM, RI, TN, TX, WA)

ESRF Current Portfolio: 33 loans for ~\$495M

- **Cohort 1.1:** ~\$155M, 11 loans
- **Cohort 1.2:** ~\$246M, 16 loans
- **Cohort 1.3:** ~\$94 million, 6 closed loans
- Loans closed in 24 Cities & 15 States
- Schools serving over 44,000 students
- 91% outperform districts in Math and ELA
- ~78% economically disadvantaged students

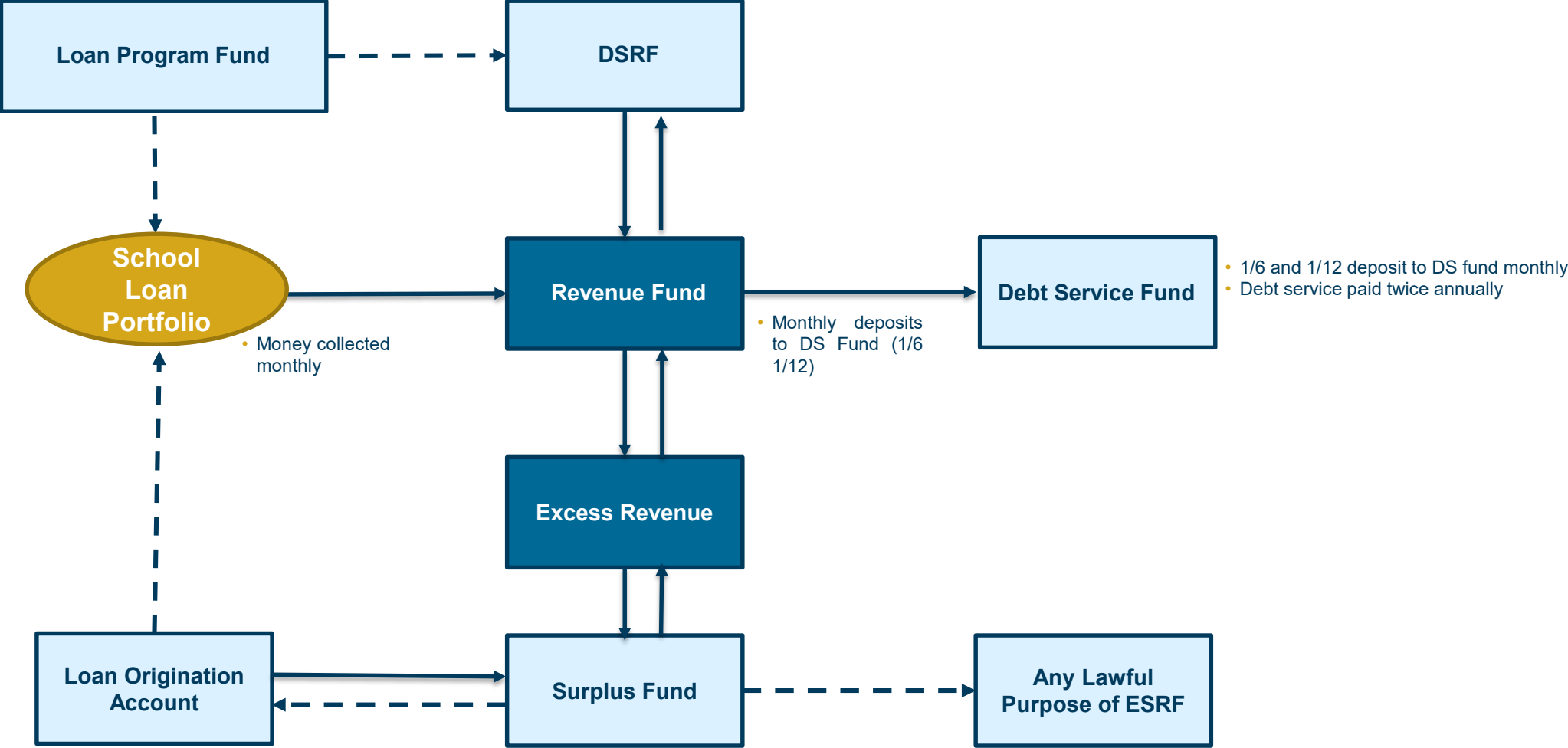
A High Bar for Portfolio Membership

- Credit team has screened over 150 loans
- Most do not meet rigorous ESRF standards
 - *Must have excellent operations & academics*
- Continued diligence collaboration with partners (WFF, CSGF, Authorizers, State Associations) to evaluate high-quality schools across the US
- Currently \$256M+ potential loans in pipeline

Issuance of Subordinate Obligations

- The Master Trust Indenture authorizes the issuance of additional Indebtedness that is subordinate to the Series 2019, Series 2020, and Series 2021 Obligations and future Obligations
- Two new classes of Obligations have been created, such that the Amended MTI provides for the issuance of: (1) Senior Obligations, (2) Subordinate Obligations, and (3) Second Subordinate Obligations
- ESRF plans to issue approximately \$25 million in 2021 and may or may not seek a rating on the Subordinate Bonds
- Proceeds from Subordinate Bonds combine with Senior Bond proceeds to fund School Loans that are pledged to the Senior Obligations first
- Issuance of Subordinate Bonds enhances the credit of Senior Bonds because more School Loans are funded and pledged to the Senior Bonds while the associated bond debt service is subordinated
- Subordinate debt is paid from excess surplus, as available, with no effect on senior debt service
- Subordinate bonds are expected to strong coverage and default tolerance levels

Flow of Funds – MTI Balances are Healthy



Appendix A and Underlying Loan Update

Portfolio Table by Origination Date

Loan #	Loan Origination Date	Obligor Name	Location	Obligor Description	Year Founded	Original EFF Loan \$	Outstanding EFF Loan(s) (6/30/2021)	Obligor % of ESRF Portfolio	Loan Maturity Date	Loan Payment Current?	S&P Rating
1	10/12/2018	The Soulsville Charter School	Memphis, TN	Single campus school	2005	\$10,330,106	\$9,909,798	2.0%	10/01/2048	Yes	NR
2	12/20/2018	Village Tech Academy	Duncanville, TX	Single campus school	2013	\$8,385,000	\$8,255,000	1.7%	08/15/2048	Yes	BB
3	02/12/2019	Arizona School for the Arts	Phoenix, AZ	Single campus school	1995	\$10,620,000	\$10,200,742	3.8% ¹	07/01/2048	Yes	BB+
4	02/25/2019	Choices in Learning Academy	Winter Springs, FL	Single campus school	2001	\$9,199,407	\$8,706,842	1.8%	11/01/2043	Yes	BBB-
5	03/14/2019	KIPP Northern California Public Schools (formerly KIPP Bay Area)	Northern California	3 school Obligated Group (16 school network)	2002	\$16,000,000	\$15,387,062	5.6% ¹	04/01/2049	Yes	BBB
6	03/21/2019	Arlington Classics Academy	Arlington, TX	Single school, 2 campuses	1999	\$15,635,234	\$14,543,412	3.0%	08/01/2040	Yes	BBB-
7	04/26/2019	Blackstone Valley Preparatory Academy	Providence, RI Region	6 school network	2009	\$16,000,000	\$15,433,910	6.4% ¹	05/01/2049	Yes	BB+
8	05/31/2019	Rocketship United Academy	Nashville, TN	Single school Obligated Group (2 school network)	2015	\$7,282,964	\$7,032,908	1.4%	06/01/2049	Yes	NR
9	06/05/2019	KIPP Nashville	Nashville, TN	7 school network	2005	\$10,500,000	\$10,124,370	5.6% ¹	06/01/2049	Yes	BBB-
10	08/30/2019	James Irwin Charter Schools	Colorado Springs, CO	5 school network	1999	\$24,580,313	\$23,803,624	4.9%	08/01/2049	Yes	BBB
11	10/17/2019	Itineris Early College High School	West Jordan, UT	Single campus school	2004	\$7,965,982	\$7,749,766	1.6%	12/01/2049	Yes	BB
12	12/05/2019	Alliance for College-Ready Public Schools	Los Angeles, CA	15 school Obligated Group (23 school network) ²	2003	\$26,916,709	\$26,180,334	5.4%	07/01/2049	Yes	BBB
13	02/27/2020	Caliber: ChangeMakers Academy	Vallejo, CA	Single school Obligated Group (2 school network)	2014	\$14,219,046	\$13,886,344	2.8%	02/01/2050	Yes	BBB- ³
14	03/19/2020	TEAM Academy: KIPP NJ	Newark, NJ	11 School network	2001	\$21,500,000	\$21,500,000	4.4%	09/01/2050	Yes	BBB
15	03/31/2020	Renaissance Arts Academy	Los Angeles, CA	Single campus school	2003	\$16,121,412	\$15,909,595	3.3%	05/01/2056	Yes	BBB-
16	05/14/2020	Not Your Ordinary School (NYOS)	Austin, TX	Single school, 2 campuses	1998	\$25,295,892	\$25,295,892	5.2%	06/01/2050	Yes	BB
17	05/29/2020	Scuola Vita Nuova	Kansas City, MO	Single campus school	1999	\$8,885,903	\$8,885,903	1.8%	06/01/2050	Yes	BB+
18	06/22/2020	KIPP Nashville	2nd Loan for Obligor - See Loan #9 for school information			\$16,991,883	\$16,991,883	See Loan #9 ¹	07/01/2050	See Loan #9	
19	06/29/2020	Arizona School for the Arts	2nd Loan for Obligor - See Loan #3 for school information			\$8,536,764	\$8,287,644	See Loan #3 ¹	07/01/2041	See Loan #3	
20	06/30/2020	Brookside	Kansas City, MO	Single campus school	2002	\$5,655,705	\$5,558,594	1.1%	07/01/2050	Yes	BB

Appendix A and Underlying Loan Update (cont.)

Portfolio Table by Origination Date

Loan #	Loan Origination Date	Obligor Name	Location	Obligor Description	Year Founded	Original EFF Loan \$	Outstanding EFF Loan(s) (6/30/2021)	Obligor % of ESRF Portfolio	Loan Maturity Date	Loan Payment Current?	S&P Rating
21	07/22/2020	Sarasota School for the Arts	Sarasota, FL	Single campus school	1997	\$8,935,316	\$8,683,362	1.8%	07/01/2040	Yes	BBB-
22	07/24/2020	Dayspring Academy	New Port Richey, FL	Single school, 6 campuses	2000	\$10,682,688	\$10,682,688	2.2%	08/01/2050	Yes	BB
23	07/31/2020	Public Prep: Boys Prep	Bronx, NY	Singel School Obligated Group (4 charter network on 5 campuses)	2005	\$7,029,431	\$6,921,834	1.4%	08/01/2050	Yes	BB+
24	10/02/2020	Alma del Mar Charter School	New Bedford, MA	2 schools, two campuses	2011	\$21,000,000	\$21,000,000	4.3%	08/01/2050	Yes	BB
25	10/30/2020	IDEA Louisiana	Baton Rouge, LA	Single School Obligated Group (2 school network)	2018	\$17,500,000	\$17,344,876	3.6%	11/01/2050	Yes	NR
26	12/04/2020	KIPP Albany	Albany, NY	2 charter network (4 campuses)	2005	\$24,537,152	\$24,348,296	5.0%	12/01/2050	Yes	BBB-
27	12/22/2020	Equitas	Los Angeles, CA	Six schools, five campuses	2009	\$30,811,625	\$30,811,625	6.3%	12/01/2055	Yes	BB+
28	03/05/2021	Blackstone Valley Preparatory Academy	2nd Loan for Obligor - See Loan #7 for school information			\$15,955,000	\$15,880,519	See Loan #7 ¹	03/01/2051	See Loan #7	
29	03/05/2021	Austin Achieve	Austin, TX	3 schools, 2 campuses	2012	\$29,756,423	\$29,740,100	6.1%	06/01/2048	Yes	BBB-
30	03/19/2021	Impact Public Schools	Seattle, WA	2 school, 2 campus network	2016	\$10,102,561	\$10,093,579	2.1%	03/01/2056	Yes	NR
31	04/16/2021	Great Oaks Legacy	Newark, NJ	4 campus network	2011	\$14,897,472	\$14,897,472	3.1%	04/01/2051	Yes	BB+
32	04/28/2021	KIPP Northern California Public Schools (formerly KIPP Bay Area)	2nd Loan for Obligor - See Loan #5 for school information			\$11,733,266	\$11,724,213	See Loan #5 ¹	03/01/2056	See Loan #5	
33	06/24/2021	Paramount School of Excellence	Indianapolis, IN	3 school network	2010	\$11,521,111	\$11,521,111	2.4%	07/01/2051	Yes	BB+
Total:						\$495,084,366	\$487,293,300	100%			
mean			NA	NA	2006	\$15,002,557	\$14,766,464	3%	54696.1515	NA	NA
median			NA	NA	2005	\$14,219,046	\$13,886,344	3%	54940	NA	BB+

¹ Obligor's multiple loans are combined for total % of portfolio

² Alliance announced in September 2020 the closing of two schools at the end of SY20-21 due to limited demand; neither is part of the Obligated Group

³ Upgraded to "BBB-" from "BB+" in 2021



Appendix A and Underlying Loan Update

Borrower Metrics¹

Loan #	Obligor Name	Grades Served	Obligor Reported Enrollment (91 campuses)	Reported Enrollment Change from Prior Year ²	Reported Wait List As % Of Enrollment	Charter Expiration Date	State/Authorizer Rating (if applicable) ³	ELA Proficiency Relative to District ³	Math Proficiency Relative to District ³	Obligor Total Revenue	Annual DSC	Debt Burden (as % of total revenue)	Days Cash on Hand
1	The Soulsville Charter School	6-12	655	0.5%	22.6%	06/30/2030	State: Level 3 (TVAAS) ⁴ Authorizer: 4.0 (SCPF) ⁵	102.6%	99.4%	\$7,754,162	1.34	9.2%	196.9
2	Village Tech Academy	PK-12	1,207	-1.0%	27.1%	07/31/2028	B	112.1%	102.1%	\$11,126,237	1.19	23.7%	88.4
3	Arizona School for the Arts	5-12	843	-0.5%	45.9%	06/30/2031	A	238.0% ⁶	185.0% ⁶	\$9,084,415	1.38	16.1%	116.0
4	Choices in Learning Academy	K-5	620	-9.8%	32.1%	06/30/2024	A	139.3%	148.2%	\$5,923,755	1.54	10.2%	181.5
6	KIPP Northern California Public Schools (formerly KIPP Bay Area)	K-9	1121	12.2%	31.3%	Multiple	NA	122.4%	131.1%	\$13,516,119	1.70 ⁷	9.5%	115.7
5	Arlington Classics Academy	K-8	1,553	-0.6%	44.0%	07/31/2023	A	174.4%	129.8%	\$15,191,710	2.12	10.5%	298.8
7	Blackstone Valley Preparatory Academy	K-12	2,112	0.4%	93.2%	06/30/2024	Multiple	151.8%	196.9%	\$32,217,070	1.14	9.5%	114.0
8	Rocketship United Academy	K-4	573	4.4%	2.6%	06/30/2025	Level 3	108.8%	183.9%	\$6,897,430	3.11	7.3%	67.9
9	KIPP Nashville	K-12	2,840	21.5%	29.2%	Multiple	Multiple	97.7%	271.2%	\$31,606,599	2.44	6.4%	206.5
10	James Irwin Charter Schools	K-12	2,041	-2.3%	28.6%	Multiple	Multiple	123.0%	173.0%	\$20,577,628	6.53	6.3%	448.6
11	Itineris Early College High School	10-12	395	-4.6%	4.3%	Evergreen	Exemplary	133.3%	203.3%	\$4,102,936	1.24	14.1%	126.8
12	Alliance for College-Ready Public Schools	6-12	8,405	3.1%	14.7%	Multiple	NA	119.8%	144.0%	\$121,260,707	1.6 ⁷	8.3%	146.0
13	Caliber: ChangeMakers Academy	TK-8	825	9.9%	48.0%	06/30/2026	NA	146.3%	192.7%	\$9,024,453	1.15	11.2%	41.4
14	TEAM: KIPP NJ	K-12	5,222	10.3%	32.1%	06/30/2026	Lighthouse District	113.7%	153.0%	\$100,622,379	2.02 ⁸	4.2% ⁸	111.6
15	Renaissance Arts Academy	TK-12	527	-2.4%	63.8%	06/30/2023	NA	169.1%	138.4%	\$7,029,425	1.16	23.9%	375.2
16	Not Your Ordinary School (NYOS)	PK-12	1,082	0.7%	232.0%	07/31/2023	A	123.6%	111.3%	\$10,833,182	1.29	8.9%	147.2
17	Scuola Vita Nuova	K-8	339	8.0%	7.3%	06/30/2028	NA	185.3%	339.8%	\$5,198,897	12.8	1.9%	239.7
18	KIPP Nashville	2nd Loan for Obligor - See Loan #9 for school information											
19	Arizona School for the Arts	2nd Loan for Obligor - See Loan #3 for school information											
20	Brookside Charter School	PK-8	732	-1.8%	29.3%	06/30/2022	NA	186.1%	227.3%	\$12,695,519	8.53	3.3%	109.4

Appendix A and Underlying Loan Update (cont.)

Borrower Metrics¹

Loan #	Obligor Name	Grades Served	Obligor Reported Enrollment (91 campuses)	Reported Enrollment Change from Prior Year ²	Reported Wait List As % Of Enrollment	Charter Expiration Date	State/Authorizer Rating (if applicable) ³	ELA Proficiency Relative to District ³	Math Proficiency Relative to District ³	Obligor Total Revenue	Annual DSC	Debt Burden (as % of total revenue)	Days Cash on Hand
21	Sarasota School for the Arts	6-8	758	0.8%	45.8%	06/30/2028	A	118.2%	106.3%	\$6,966,415	1.20	13.1%	102.6
22	Dayspring Academy	PK-12	1,000	9.8%	106.7%	06/30/2033	A	172.0%	195.4%	\$7,816,108	2.32	3.9%	29.1
23	Public Prep: Boys Prep	PK-7	788	22.6%	75.4%	07/31/2024	NA	200.0% ⁹	298.9% ⁹	\$15,549,381	1.70	4.2% ¹⁰	102.8 ¹⁰
24	Alma del Mar	K-8	794	22.2%	52.3%	06/30/2026	NA	226.3%	300.0%	\$10,172,282	2.12	6.5%	136.9
25	IDEA Louisiana	K-8	728	26.0%	4.3%	07/01/2022	NA	77.1%	63.0%	\$8,441,287	0.28 ¹²	13.9%	13.8
26	KIPP Albany	K-8	1,536	10.7%	6.1%	Multiple	NA	264.6% ¹³	2133.4% ¹³	\$24,108,865	2.66	9.3%	173.8
27	Equitas	TK-8	1,962	26.1%	24.6%	Multiple	NA	148.0%	204.0%	\$29,608,426	1.64	15.1%	136.5
28	Blackstone Valley Preparatory Academy	2nd Loan for Obligor - please see Loan 7 for school information											
29	Austin Achieve	PK-12	2,187	15.7%	26.0%	07/31/2027	C	122.9%	111.7%	\$27,636,125	2.51	9.8%	146.5
30	Impact Public Schools	K-3	386	53.2%	44.0%	Multiple	NA	NA ¹⁴	NA ¹⁴	\$6,195,615	1.77	10.5%	81.7
31	Great Oaks Legacy	K-12	1,822	8.5%	0.0% ¹⁵	06/30/2026	NA	147.2%	357.1%	\$34,229,359	1.62	7.0%	91.4
32	KIPP Northern California Public Schools (formerly KIPP Bay Area)	2nd Loan for Obligor - please see Loan 6 for school information											
33	Paramount School of Excellence	K-8	1256	20.1%	NA ¹⁶	Multiple	A	414%	300%	\$13,118,251	1.54	6.8%	72.9
Total			44,309							\$608,504,737			
Mean ¹⁷		NA	1,528	9.1%	41.9%	NA	NA	158.5%	257.2%	\$20,982,922	2.47	9.8%	145.5
Median ¹⁷		NA	1,000	8.0%	30.3%	NA	NA	142.8%	184.5%	\$11,126,237	1.64	9.3%	116.0

¹ School data based on School Year 2020-21; financial data based on Fiscal Year 2020, unless otherwise noted

² School reporting dates may vary

³ Based on highest grade tested and SAT/ACT when necessary, e.g., insufficient test data; data is latest available as ratings and testing were suspended in 2020 due to COVID

⁴ Tennessee Value Added Assessment System - range is 1-5

⁵ Shelby County Academic Component of the School Performance Framework - range is 1-5

⁶ Comparison is to State of Arizona average rather than host district

⁷ Debt service coverage based on management fees as expenses; if these expenses are subordinated in accordance with MTI, coverage is 2.69x for KIPP NorCal and 2.80x for Alliance

⁸ Debt service coverage and debt burden net of QZAB-related revenue and expense

⁹ Comparison is with New York City Department of Education Community School District #7

¹⁰ Debt burden net of Rental Assistance payments

¹¹ Liquidity covenant is based on entire education corporation rather than single school. Boys Prep alone represented 24.8 DCOH

¹² Borrower not in violation of covenant; In FY20, IDEA Innovation completed its 2nd year of operations. As IDEA Innovation continues to increase its enrollment, coverage is projected to reach 1.1x by FY21 when borrower is subject to loan covenants

¹³ Academic results reflect average of two schools (KIPP Tech Valley and Albany Community Charter School) prior to merger that occurred on July 1, 2020. Individual 8th grade results for KTV: 358.3% (ELA) and 2966.7% (Math) and for ACCS 170.8% (ELA) and 1300.0% (Math).

¹⁴ School Year 20-21 was Impact's first year of students taking Washington State's standardized testing that begins in grade 3.

¹⁵ Great Oaks participates in Newark's online enrollment platform whereby families may rank up to eight school choices. Therefore, the School enrolls students based on the number of families that rank Great Oaks as their first choice.

¹⁶ Due to requirement of Paramount's authorizer to participate in a centralized enrollment system, Paramount does not keep a waitlist.

¹⁷ Portfolio statistical data is provided to indicate the general credit characteristics of the portfolio borrower. Note that while all of the loan payments are pledged to all of the ESRF bonds, the loan obligations of the individual borrowers are not cross-collateralized i.e., each borrower is responsible only for its repayment obligations.



Conclusion

Proven Revolving Loan Fund Model	Cohorts 1.1 and 1.2 are complete with equity recapitalized from successful Series 2019 and 2020 Bonds issuances. The equity recap was used to make new loans and build out a strong portfolio in terms of average credit rating and diversity
Cohort 1.3 Continues the Success of Cohorts 1.1 and 1.2	Cohort 1.3 will consist of the Series 2021 bonds that again recapitalize ESRF with additional loans pledged to make an even stronger combined loan portfolio
Exceptional Loan Underwriting, Servicing and Surveillance	ESRF's seasoned staff is finalizing its first surveillance cycle with all loans current and no known material credit issues. Surveillance continues to be based on extensive information flow and contact between ESRF and borrowers. Robust loan pipeline continues to build and is guided by stringent loan underwriting process
Solid Legal Structure	Legal structure provides for highly collateralized cash flows, debt service coverage, reserves, and additional bonds requirements that support a strong credit
ESRF Pool is Growing and Strengthening	The ESRF pool has expanded from 11 initial borrowers to an expected 45 borrowers after the 2021 bonds are issued. The pool of charter school borrowers is diverse, with strong performance and credit features and the pool cash flows provide for a high level of default tolerance
Series 2021 Bonds	ESRF is planning to issue approximately \$250M in bonds this fall



Q&A