



A Guide to Investment Grade Private Credit

With attractive yields, robust covenant protection, and ample liquidity, investment grade private credit is a growing favorite of both investors and borrowers. Here's what you need to know.

Chris Lyons, CFA

Head of Private Fixed
Income & Alternatives

Justin Stach

Head of Private Credit

Paul Aronson

Head of Portfolio Strategy,
Private Credit

Virginia O'Kelley, CFA

Private Credit Portfolio
Manager

Lawrence Halliday, CFA

Private Credit Portfolio
Manager



INVESTMENT
MANAGEMENT

Table of contents

What is private credit?	03
How do private placements differ from public bonds?	04
Characteristics of borrowers	07
Private credit placement types	08
Deal sourcing in private credit	09
The private placement investment process	11
Liquidity in the investment grade private credit market	11
Conclusion	12

Executive summary

Private credit is a \$1 trillion, primarily investment grade fixed income asset class used by nearly all life insurers and about half of pension funds as a substitute for investment grade corporate bonds to enhance portfolio diversification and yield. There are three main types of private credit transactions: corporate, infrastructure and asset-based finance (ABF).

As the #1 private placement manager for external clients for three years in a row, Voya is highly experienced in helping new clients navigate this rapidly evolving asset class successfully.¹

Private credit by the numbers:



\$150 billion

Private credit issuance in 2024



114 bp

Total return advantage to equivalent corporate bonds



\$375 million

Average placement size



12

Average number of deal participants



23 bp

Average non-coupon income from covenants



7-10 years

Weighted average life



2-30 years

Maturity range



BBB+

Weighted average quality



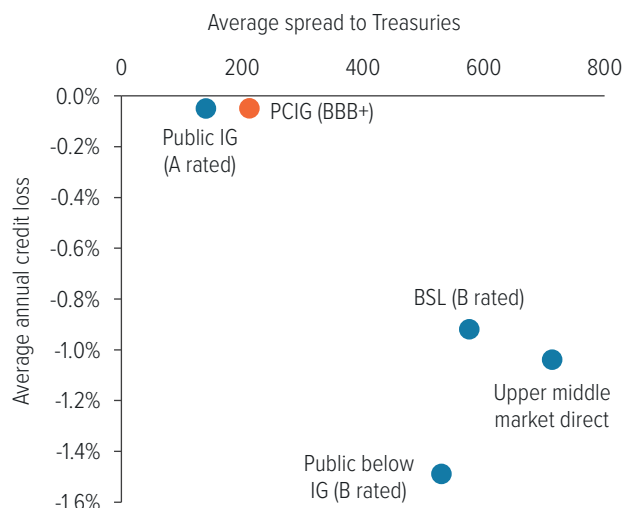
\$4-5 billion

Annual secondary market trading

As of 05/31/25. Source: Voya IM estimates, Reg D filings, StoneCastle, BofA. Spreads calculated from the Voya Private Credit Strategy and General Account total production, 01/01/03-03/31/25.

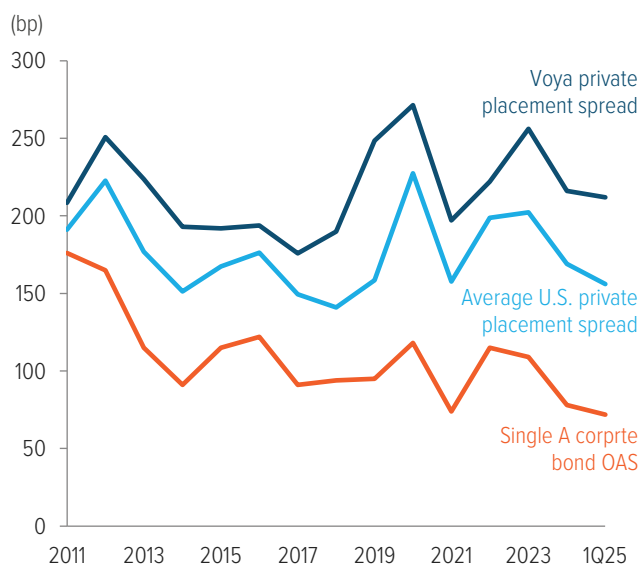
¹ Voya was ranked #1 private placement manager by third party assets under management in Clearwater's Insurance Investment Outsourcing Report in 2023, 2024, and 2025. Voya did not pay a fee to be included in the report.

Exhibit 1: Private credit offers higher yield and a better historical loss rating than equivalent corporate bonds



As of 03/31/25. Source: Standard & Poor's, Morningstar, BoA, CDLI, Society of Actuaries, Voya IM estimates. Average annual credit loss and average spread over risk free are measured over the 18-year period 01/01/05-12/31/22.

Exhibit 2: Private placement spreads to Treasuries have remained wide, especially for Tier One managers like Voya



As of 03/31/25. Source: Voya IM, BofA, FRED. Private credit spreads based on a BBB+/A- portfolio, 66% NAIC 2 assets and 33% NAIC 1 assets.

What is private credit?

There are several types of private credit, including private placements, senior loans, distressed debt and mezzanine finance. Our focus here is on private placements, which are essentially long-term loans to corporations, 90% of which are investment grade.²

Functionally, private placements are **a hybrid of a public bond and a traditional bank loan**. They share characteristics with public bonds, including a fixed rate structure and term length. Similarities with bank loans include greater upfront due diligence, priority debt and financial covenant protection, and a more engaged relationship with borrowers.

These debt offerings are private because **the notes are sold only to qualified institutional buyers (QIBs³)** and, as such, do not have to be registered with the U.S. Securities and Exchange Commission (SEC). For purposes of this paper, the terms “private credit” and “private placements” refer to Regulation D securities⁴ and do not include securities issued under Rule 144A.⁵

At over \$1 trillion, the aggregate market for private placements is significantly smaller than the U.S. public corporate bond market.⁶

However, the private placement market is **currently in a dynamic growth phase**, thanks to an influx of new originators, evolving investor demand, and a pullback in bank lending.

As well as overall market volume increasing, the private credit market is also seeing **noticeable increases in average transaction size** over the past few years, along with **greater diversification of collateral, duration, and deal structure**.

The majority of deals (85%) are marketed by intermediaries to either the entire market or a subset of the market. Only 10-15% of deal volume in the investment grade private credit market is direct, as few investors have the scale to commit to direct transactions when the average deal size is in the hundreds of millions.⁷

² Voya IM estimates, based on Regulation D filings.

³ Qualified institutional buyers are large institutional investors, e.g., insurance companies with at least \$100 million of investable assets.

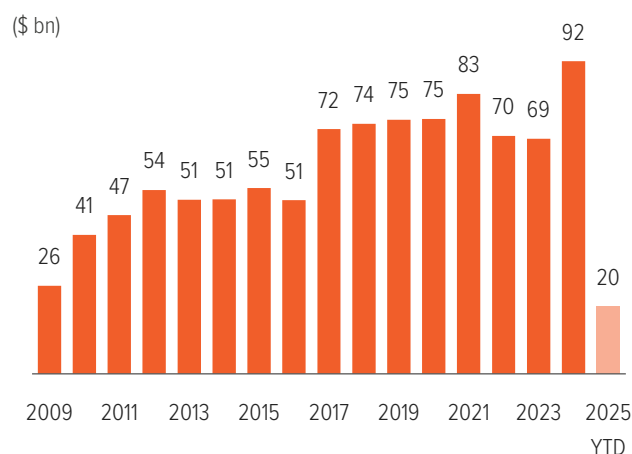
⁴ The Securities Act of 1933 (“Securities Act”) requires that all securities must be registered with the SEC unless covered by an exemption to Regulation D. The exemptions allow issuers to borrow an unlimited amount of debt without registration. Generally, in these types of transactions, issuers provide audited financial statements, are responsive to potential investors’ questions, and restrict trading the offerings to “accredited investors” as defined under Reg D. The investors directly negotiate the terms of the transaction with the issuer.

⁵ Rule 144A securities are also sold to QIBs and are exempt from registration under the Securities Act. But unlike traditional Reg D securities, there is less access to information, less time to review the transaction, and less opportunity to influence term.

⁶ Voya IM estimates, based on Bank of America private placement data plus Regulation D filings.

⁷ Deal type percentages: Voya IM estimates, based on Bank of America private placement data plus public and private communications from major investment grade private credit direct investors.

Exhibit 3: Bank-agented issuance of private credit has doubled in the past decade



As of 03/31/25. Source: Bank of America U.S. Private Placement Market Snapshot.

Prior to 2000, the vast majority of investments were in small transactions of less than \$100 million. **Since 2000, deal sizes have almost quadrupled**, with most now averaging about \$375 million.

Issuance slowed in 2022 and 2023 as some borrowers tried to wait out U.S. interest rate increases, and then **hit an all-time high of \$150 bn in 2024** thanks to a combination of new originators entering the market, investors eager for better spreads than the public markets could offer, and a pullback in bank lending after the failures of Signature and Silicon Valley Bank in 2023. 2024's total was also boosted by **a record pair of \$11 bn placements** from a single large corporation.

We expect private credit issuance to continue to grow in the next few years due to:

- A wider range of duration, coupon, and collateral options driven by new originators' push into the ABF market.
- Muted growth in some bank commercial lending areas thanks to Basel III.
- An influx of new institutional investors and the rise of retail-oriented investment products and secondaries funds.
- Increasing inclusion of private credit in defined contribution pension plans from managers offering daily pricing.

How do private placements differ from public bonds?

Private placements are debt offerings similar to public bonds. In both asset classes, companies pay a fixed (or, less commonly, floating) rate of interest over a set period of time.

However, privates achieve additional yield and total return compared to corporate public bonds of similar credit quality and duration due to **higher up-front yields, prepayment and amendment/waiver fees, and lower actual credit losses** in the event of default.

This has led Voya private credit to have **an average total return advantage of 114 bp** over comparable public corporate bonds since 2001: 81 bp of spread, plus 23 bp of non-coupon income, plus 11 bp of lower losses.⁸

Spread

The interest rate on a private placement is expressed as a nominal spread over a base rate, namely, the comparable maturity U.S. Treasury. Borrowers choose a wide variety of maturities, including five, seven, ten, 12, 15 and 30 years. Borrowers sometimes will also offer unique maturities (e.g., 22 years or amortizing schedules) depending on their borrowing needs.

The nominal spread is the amount of interest that a borrower will pay in addition to the base rate. This spread is typically a fixed amount, and it is expressed in basis points. The spread differs across industries depending on the creditworthiness of the particular borrower.

To understand the interest rate locked in by a borrower on a private placement, if the ten-year U.S. Treasury was currently at 4%, a borrower whose spread was 200 bp above the ten-year rate would pay interest at a rate of 6%. **The spread is higher than a similarly-rated public bond due to an illiquidity premium.** Top-tier investors such as Voya generally achieve a higher average spread to publics than the overall market (Exhibit 2).

We measure our spreads via reference to a basket of individual public bonds of equivalent term, credit rating, and sector. This reflects **the matrix pricing methodology most commonly used to price new private placements**. However, this method tends to slightly subdue yield spreads compared to the simpler option of calculating them against an index.

⁸ Calculated from the Voya Private Credit Strategy and General Account total production, 01/01/03-03/31/25.

Exhibit 4: Private credit offers more flexible tenor and higher protection than public bonds

	Investment grade private credit	Investment grade public bonds
Income	Fixed	Fixed
Security	Secured/Unsecured	Unsecured
Ranking	Senior and cannot be subordinated	Can be subordinated
Covenants	Maintenance/comprehensive	None
Prepayment	Callable with Treasury +50 basis points make whole premium	Some callable at par
Tenor	Flexible 2–30 years	3, 5, 7, 10, 20 and 30 yrs
Liquidity	Actively traded private market	Actively traded public market
Recoveries	91%*	47%

As of 06/30/23. Source: Moody's Default Trends and Rating Transitions report. The investment grade public bond recovery rate is measured by the ultimate recovery, the long-term average recovery rate from 1987 through 2020. Investment grade private credit recovery rate is based on Voya Private Credit Strategy.

For example, over the past five years, Voya averaged a 95 bp spread over equivalent public bonds, but it inflates to 108 bp when measured against the ICE BofA U.S. Corporate Bond Index.⁹

Tenor

Issuers in the private placement market typically issue notes with maturities between three and thirty years; the most common maturities are seven, ten and twelve years. Historically, **the attainable spread to public bonds is higher in the shorter tranches** due to 1) demand for longer-duration product from many investors and 2) the lower absolute level of interest rates. Private investors have held to minimum yield hurdles more stringently than their public counterparts.

Contractual protections

Private placements are made under the terms of a written contract—the note purchase agreement—which sets the interest rate to be paid by the borrower. It also **sets limitations on a borrower's business operations designed to enhance the probability that the lenders will be repaid**. Such limitations, called covenants, are designed to monitor the financial health of a borrower and limit the ability of the borrower to incur additional debt.

If the borrower violates these restrictions, the note purchase agreement gives lenders an option to take certain actions against the borrower, ranging from increasing the interest rate on the note to calling the notes and requiring the immediate repayment in full.

Covenants

Covenants are unique to each transaction, can vary widely depending on circumstances and **are virtually nonexistent among investment grade public bonds**. The covenants are designed to maintain *pari passu* (or equal) treatment with other senior creditors, and to force prepayment while the credit is still financeable by its banks or other lenders. When an exit is not possible, terms can be renegotiated to improve recovery rates if payment default ultimately occurs, or to increase the yield via fees and coupon rate increases.

Generally, there are three types of covenants:

1. Those that protect the note holder's position in the capital structure
2. Those that protect against credit deterioration, and
3. Those that protect against "event risk," such as the company favoring equity holders over creditors.

Private placements are callable at any time; however, the call is at a "make-whole" price. While technically complex, **the make-whole concept allows the investor to maintain the initial yield of the investment** over the remaining term, regardless of whether interest rates have increased or decreased since funding. Hence, while privates are fully callable, they are not negatively convex.

We estimate **the long-term excess value of covenants to be approximately 34 bp** versus non-covenanted public bonds. Value comes from amendment and waiver fees, pre-payment fees, and coupon increases (23 bp) and lower losses in the event of default (11 bp).

⁹ Voya Private Credit Strategy and General Account total production, spread against selected public bonds of equivalent term, sector, and credit rating, 01/01/20-03/31/25.

Exhibit 5: Investment grade private credit carries an extensive array of protective covenants

Covenant types	Private credit covenants	Protects	Examples	Likelihood in a deal
Capital structure protection	Liens	Restricts future borrowing with assets and preserves location in the capital structure.	Permitted liens defined.	Frequent—nearly always present but dependent upon industry
	Priority debt	This limits all types of claims that can rank ahead of the private credit holders. These types of claims generally include liens and debt at subsidiaries.	Basket = 5% total assets	Frequent—nearly always present but dependent upon industry
	Sale of assets	This type of covenants limits the ability of the company to sell revenue-generating assets. Generally, there is a level of asset sales permitted, after which, the company must use proceeds for replacement assets or to pay down debt.	Basket = net book value of dispositions <15% total assets	Frequent—nearly always present but dependent upon industry
	Most favored lender	This type of covenant assures that if the company's main bank facility gets a different or more favorable covenant, the private credit lenders will receive the benefit of that as well.	MFL	Semi-frequent—present depending upon the industry
Financial	Leverage or DSCR test	Ensures repayment of debt relative to cash flows of the Company.	Debt/EBITDA < 3.5x Debt service coverage ratio (DSCR) > 1.5x	Frequent—nearly always present but dependent upon industry
	Interest/ fixed coverage	Ensures limitation of interest relative to cash flows of the Company.	EBITDA/Net finance charges ≥ 4x	Frequent—nearly always present but dependent upon industry
	Net worth	Ensures repayment of debt relative to value of the Company	Net worth > \$1 billion	Semi-frequent—present depending upon the industry
Event risk	Merger	This type of covenant limits the types of mergers and restructuring transactions that the company may undertake.	Certain restrictions on company, parent guarantor and subsidiary guarantor mergers.	Frequent—nearly always present but dependent upon industry
	Restrictions on distributions	This type of covenant will limit the distributions the company may make to its shareholders.	Distributions limited if DSCR < 1.3x or upon an event of default	Less frequent—present typically in tighter credit markets
	Change of control	This type of covenant generally states that if a third party purchases a majority of the equity of the issuer, the lenders will be able to exit the transaction.	Offer to prepay at par upon change of control	Frequent—nearly always present but dependent upon industry
	Non-payment cross default or acceleration	This provision provides that if the company does not pay another source of debt or is in default with another source of debt, our facility will also be in default.	Cross-default for non-payment defaults	Frequent—nearly always present but dependent upon industry

As of 03/31/25. Source: Voya IM.

Prepayment

The standard provision in the U.S. private placement market is that notes are callable at the greater of the “make-whole” premium or par. The make-whole premium is calculated as the value of the notes being prepaid discounted at a rate equal to the sum of (a) the current rate of the U.S. Treasury with the same average life as the notes and (b) 50 bp. This formulation protects the note holders during times of declining interest rates.

The note holder can take the returned principal, interest and make-whole premium and invest it in a security with the same average life as the prepaid notes, yielding U.S. Treasuries plus 50 bp and remain “whole” with respect to the original yield on the investment. In rising interest rate conditions, note holders can “sell” the notes at par, which still provides a premium (as the make-whole reinvestment rate is less than 50 bp and the bond is worth less in the higher interest rate environment) and then reinvest at higher yields.

Private placement notes are callable at any time, but because of the make-whole provision they are not negatively convex. Make-whole fees as a percentage of the total portfolio will vary, because companies may choose to prepay loans on an ad hoc basis.

Recoveries

The private credit asset class has an inherent advantage over public bonds due to its negotiated covenant structures that are tailored to each credit. Private placements generally are *pari passu* with bank loans and ahead of unsecured bondholders. As a result, if a company becomes distressed and falls into bankruptcy, **private placements are in line to be repaid with the banks and typically get paid back before public bondholders**, preferred shareholders or holders of a company's equity. This has led to significantly higher recoveries on defaulted private placements in comparison to recoveries on defaulted public bonds.

From 2003 to 2022 at Voya, **private placements demonstrated a recovery rate of 91%** compared to unsecured public bonds, which have historically recovered approximately 47% (see Exhibit 4). This compares to industry average recovery rates of 63.4% for investment-grade private credit as a whole, according to a 2019 Society of Actuaries study.¹⁰

Characteristics of borrowers

Borrowers are willing to pay more to issue private debt for a variety of reasons: to maintain confidentiality of their financials, to obtain more flexible funding and maturity tenors than offered by

the public market, or to borrow money when their credit histories are more complex in nature. Non-U.S. issuers tend to be larger-capitalized firms, which may or may not be rated and do not want to undergo SEC registration.

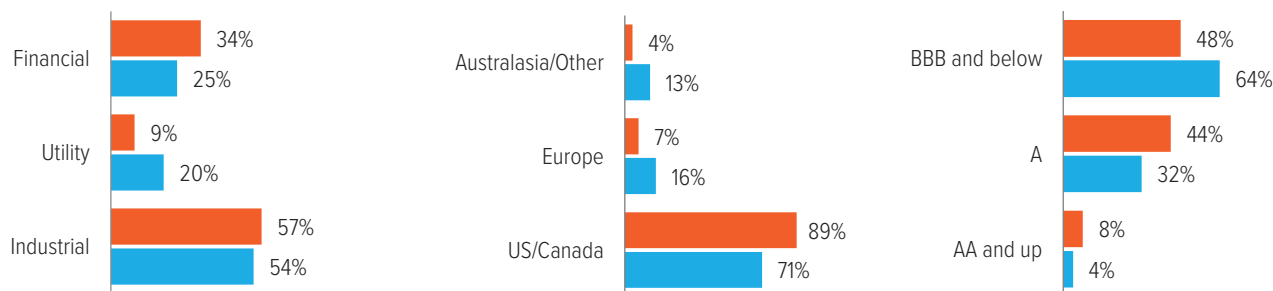
Customization is a key appeal of the private credit market. For example, **privately-issued investment-grade debt has a variety of unique characteristics that are valuable to issuers**, including tenures not issued in the public market (e.g., 12 or 15 year), customization of tranche sizes (e.g., \$120 million, \$50 million, and \$100 million issued in different tranches), amortizing bonds, floating-rate notes, delayed draws, non-USD swapped offerings, etc.

At 2–30 years, private credit deals are typically longer than bank loans, but require similar structural protections in order to stay *pari passu*. Covenants can provide non-coupon income and are crucial to avoiding and minimizing loss when defaults do occur. Broadly speaking, the **covenants provide the lender with the ability to re-price or put back the loan to the company** if risk in the company changes substantially.

The average size of a private placement issue is approximately \$375 million, but it can range from \$50 million to as much as \$11 billion.¹¹ The private placement space is diversified across industries and geographies. While private placements are available in all rating categories, the **majority of issuance is done by borrowers with credit quality between A- and BBB-.**¹² The size of the borrowers varies, with revenue of issuing companies generally ranging from \$250 million to over \$10 billion.

Exhibit 6: Investment-grade private credit skews more towards utilities and non-U.S. borrowers

■ Publics ■ Privates



As of 03/31/25. Source: Voya IM; Bank of America. Quality distribution is the GAAP book value of the U.S. general account and third-party clients. Public is based on the Bloomberg Barclays U.S. Corporate Bond Index; Privates represents Voya Private Credit portfolio.

¹⁰ The investment grade public bond recovery rate is measured by the ultimate recovery, the long-term average recovery rate from 1987 through 2020, from Moody's Default Trends and Rating Transition reports. Investment grade private credit recovery rate is based on Voya Private Credit Strategy. Private placement market recovery rate, Society of Actuaries, 2003-2015 Credit Risk Loss Experience Study: Private Placement Bonds, 04/01/2019.

¹¹ Voya IM estimates; Bank of America U.S. Private Placement Market Snapshot reports, and industry newsletters and press releases. The largest deal announced to date was a pair of \$11 billion placements by a large listed tech company in 2024.

¹² Bank of America U.S. Private Placement Market Snapshot reports.

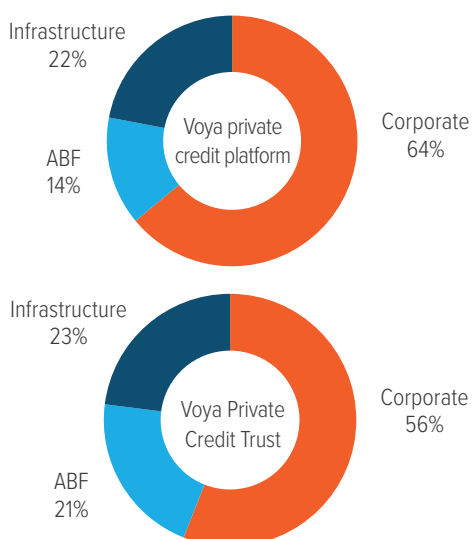
Private credit placement types

Private credit placements generally fall into one of three main categories: **corporate, infrastructure, or asset-based finance (ABF)**.

There is no broadly accepted market rule for how to categorize transactions, and lenders have considerable leeway to call a deal what they want. In part, this is because the higher-spread corporate and infrastructure placements in any particular rating class tend to be structurally complex in ways that mimic ABF (Exhibit 9).

Most private credit portfolios contain a mix of ABF, infrastructure, and corporate placements; exact allocation depends on the portfolio's goal and position within a wider investment mandate (Exhibit 7).

Exhibit 7: Allocations to different placement types vary even within Voya



As at 03/31/25. Voya private credit platform represents all assets under management and has been active since 2001. Voya Private Credit Trust maintains the same investment philosophy in a trust fund vehicle, making it easier to buy and sell for its primarily pension clients, and has been active since 2020.

ABF placements are secured by the contractual future cash flows of a pool of financial assets, such as aircraft leases, media rights, royalties, private equity portfolios, and commercial receivables.

Characteristics: Maturities of 2-30 years, spread to Treasuries around 290 bp, primarily floating rate.

Liquidity: Low to medium; secondary pricing can be difficult due to unpredictable prepayment options such as cash sweeps.

Investment rationale: High end of the private credit spread spectrum (due to structural complexity), collateral diversification from public securitized credit, preference for shorter-dated and/or floating rate paper.

Infrastructure placements are secured by the cash flows from one or a portfolio of immovable physical assets, such as electricity generation and transmission assets, toll roads, ports, oil and natural gas pipelines, chemical plants, railroads, and sports stadiums.

Characteristics: Duration around 10-14 years, spread to Treasuries around 240 bp, primarily fixed rate.

Liquidity: High; positions can usually be sold within three weeks at full price.

Investment rationale: Lowest historical losses; tendency to be non-cyclical; yield advantage.

Corporate is the broadest category of private credit transaction and covers everything from general corporate lending/refinancing to highly structured asset-based transactions with an overall corporate guarantee.

Characteristics: Duration around 7-11 years, spread to Treasuries around 210 bp, primarily fixed rate.

Liquidity: High; positions can usually be sold within three weeks at full price.

Investment rationale: Name-level, industry, and geographic diversification from corporate bonds; yield advantage

Deal sourcing in private credit

Private credit deal sourcing has traditionally been described as bank intermediated vs. direct, but this is evolving due to **the expanding definition of “intermediary”**, which has grown in the past couple years from primarily investment banks acting as syndication agents to include large private equity-linked originators.

Second, there are actually **four distinct types of investment grade private credit deals from a sourcing perspective**: Fully Distributed, Limited Distribution, Direct, and Club. There are significant trade-offs to investors in each of the four classifications (Exhibit 8).

A **fully distributed deal** is a transaction sourced by an intermediary that is marketed to all participants in the private credit market. Such deals comprise about 50% of all investment grade transactions. Fully distributed agented deals are the most liquid, but the overall percentage allocations to individual investors are smaller since more investors participate.

A **limited distribution deal** is sourced by an intermediary but marketed to only a subset of participants in the market (typically 5-15 investors). These deals make up about another 35% of the market.

Club deals are sourced by a handful (typically 3-5 investors) of the largest market participants and comprise about 5% of the market. Participants are limited to Tier One investors such as Voya. A good example of this deal type is a recent \$100 million transaction sourced by Voya where we brought three other investors into the transaction.

Direct deals are sourced and funded by a single private investor and make up about 10% of the market. For both club and direct deals, there is no direct fee paid to an intermediary; however, it is Voya’s experience that an agent is contacted to verify pricing and terms relative to market. The agent may then be compensated for this service indirectly (e.g., awarded the swap that the borrower uses to convert loan proceeds to a needed currency).

The IG private credit market has a completely different dynamic than below investment grade (BIG) private credit: **the structure, pricing, and liquidity in intermediated distribution is the same or better than direct deal flow**. In addition, the IG private credit market consists of larger issuers than those found in BIG private credit, with revenue of IG private credit issuing companies generally ranging from \$250 million to over \$10 billion. The average size of a private placement issue is approximately \$375 million, but it can range from \$50 million in direct transactions to over \$10 billion in fully distributed deals.¹³

Exhibit 8: 85% of the investment grade private credit market is intermediated deals

	Intermediary deals		Direct or proprietary deals	
	Fully distributed deals	Limited distribution deals	Club deals	Direct deals
Description	A transaction sourced by an intermediary that is marketed to all participants in the private credit market.	A transaction sourced by an intermediary that is marketed to a subset of participants in the private credit market.	Sourced by one or more private investors and participated in by only a handful of market participants. Limited to Tier 1 investors.	Sourced and funded by a single private investor.
Market Size (%)	50% of investment grade production	35% of investment grade production	5% of investment grade production	10% of investment grade production
Agent Involvement	Direct fee for transaction	Direct fee for transaction	No direct fee for transaction; however, it is Voya’s experience that an agent is contacted to verify pricing and terms relative to market. The agent is then compensated for this service indirectly (i.e. award the swap that the borrowers uses to convert loan process to needed currency).	
Allocation	Medium/Low	High	High	High
Liquidity	High	High/Medium	Medium/Low	Low

Source: Voya IM.

¹³ Voya IM; Bank of America U.S. Private Placement Market Snapshot reports; industry newsletters and deal announcements.

Exhibit 9: Unlike middle market, investment-grade direct deals offer no yield advantages

Intermediated deals				
	Infrastructure	Corporate	Corporate	ABF
Industry	Midstream energy	Metals & mining	Oilfield services	Airlines
Rating	Voya IM: BBB- (Moody's: Baa3)	Voya IM: BBB- (Egan-Jones: BBB+)	Voya IM: BBB- (Fitch: BBB-)	Voya IM: A (class A); BBB (class B)
Size; tranches	\$1,077.8mn; 11.5-year series A & series B tranches	\$225mn; 7- and 10-year tranches	\$122mn; 3- and 7-year tranches	\$446mn; 7-year class A & class B tranches
Spread to Treasuries	230 bp; 425 bp	310 bp; 340 bp	320 bp; 360 bp	350 bp; 475 bp
Spread to public equivalent	56 bp; 217 bp	117 bp; 96 bp	196 bp; 169 bp	134 bp; 106 bp
Covenants	Change of control put at par, sale of assets limit, cross-default or cross acceleration for covenant default, debt service reserve account requirement, limit on indebtedness, restricted payments, and more.	Controls on debt/net worth, minimum net worth, a minimum current ratio, priority debt, an anti-Cookson provision, a cross default to other material financings, and a put option upon a change of control.	Interest coverage ratio test (>3.0x), total debt / distributed cash (<4.0x), minimum net worth test, and more.	Debt service coverage ratio test, overcollateralization test, look-through loan to value and concentration limits, and more.
Voya role; participants	Voya co-lead; 14 investors	Voya lead; 6 investors	Voya lead; 5 investors	Voya third largest investor; 12 investors
Direct and club deals				
	Corporate	Infrastructure	Corporate	Infrastructure
Industry	Transportation services	Midstream energy	Gaming	Midstream energy
Rating	Voya IM: BBB (Fitch & DBRS: BBB)	Voya IM: BBB	Voya IM: BBB- (S&P: BBB-)	Voya IM: BBB (Fitch: BBB+)
Size; tranches	\$500mn; 5-, 12-, 13-, and 15-year tranches	\$100mn; 15-year tranche	\$37.5mn; 7-year tranche	\$89.2mn; 29.6-year final/18.1-year WAL)
Spread to Treasuries	155b bp; 195 bp; 195 bp; 200 bp	290 bp	275 bp	247 bp
Spread to public equivalent	71 bp; 80 bp; 77 bp; 76 bp	69 bp	73 bp	59 bp
Covenants	Leverage test, EBITDAR/ fixed charge coverage test, priority debt test, sale of assets test, restrictions on acquisitions, standard T+50bps call provision.	Combined net leverage test, net leverage test inclusive of off-balance-sheet guarantees, interest coverage test, sale of assets test, restricted payments test, cross-default, and a two-way MFL.	Net debt/EBITDA test of 3.75x with incremental 75 bps coupon step-up above 3.5x, EBITDA/interest test of 3.0x, net debt/cap test of 75%, sale of assets test of 15% per year with a cumulative cap of 25%, a priority debt test of 10% of tangible assets, cross default, event of default if certain casino licenses ending have a material adverse effect, coupon step-up of 125 bps if downgraded to below investment grade, an MFL, standard T+50 bps call provision.	Debt incurrence limit, change of control put at par, 6-month debt service reserve, and more.
Participants	Voya lead; 11 investors	Direct	Voya co-lead; 2 investors	Club; agented

Source: Voya IM.

Rather than seeking better structure and pricing, direct investors in the investment grade market are primarily driven to satisfy significant internal investment demand for private credit assets. Their massive portfolios demand a steady and large amount of private deal placements regardless of market or credit conditions.

While Voya participates in all four channels, **our focus is to maximize fully distributed and limited distribution deals**, in order to achieve sufficient diversification of lenders for exit liquidity. We are active in club and direct deals, and access to these deals does increase deal flow. However, it is our experience that direct deals do not offer covenant or yield advantages over the agented deals (Exhibit 9).

The private placement investment process

Pricing in the investment grade private credit market is usually accomplished by **matrix pricing against equivalent public bonds** of similar term, rating, and sector.

Matrix pricing works best, of course, on private placements that fit neatly into sectors and shapes very similar to public bonds. More complex or unique investment grade private placements are still priced with reference to the nearest public bonds, but may carry more of a premium due to a lack of direct comparables. Even when third-party services are brought in to price a placement, such as when an intermediary consults on a direct deal, those third parties are themselves using matrix pricing.

Historically, nearly all participants in the investment grade private credit market mark their investments to market, re-comparing them against their matrix, on a monthly basis. This was originally driven by insurance companies' need to mark their investment grade private credit holdings (which could be thousands of CUSIPS in a single general account) to market so auditors could sign off on those values. In our experience, **pricing in the investment grade private credit market is accurate**, measured by the fact that investors are generally able to sell their holdings close to the price it's marked at.

The market is now in the midst of **a pronounced and widespread shift to daily pricing**. This is reflective of the medium-term trend of mainstreaming of private credit

away from its origins as primarily an investment vehicle for large life insurance companies. Specifically, daily pricing permits greater DB and DC involvement in the market and facilitates the use of duration overlays.

When an intermediary launches a new transaction into the marketplace, it is generally reviewed by the largest participants in the market. Each investor then places a bid on the transaction. If the borrower accepts the proposed pricing and terms submitted, the investors are included in the deal. **Often, investors will have comments on the legal documents or covenants, making each transaction a uniquely negotiated deal.** Each Tier One investor has minimum and maximum bid sizes allocated to them based on the overall deal size; Voya Investment Management is consistently ranked in the top tier of allocations versus peers.¹⁴

Once the various deal points are negotiated, the investors commit (or "circle") the transaction. After that, the investors conduct further due diligence—generally an on-site visit, touring key facilities of the company and meeting the next line of operational management. In certain cases (such as repeat issuers to the private market, a directly originated deal with an existing borrower, or a project finance deal that is not yet under construction), a conference call with senior management may suffice. With a project finance deal, an analyst will make an on-site review once significant construction progress is achieved. After due diligence is completed, investors will finalize the documentation.

Due to the unique nature of the asset class, **clients can invest in the market through portfolio mandates with the largest purchasers in the private placement market**. These direct mandates are flexible and can be tailored to specific client needs.

Liquidity in the investment grade private credit market

There is an active secondary market for investment grade private credit. Voya estimates that 0.5% of the market's total outstanding volume, or about \$4-5 billion, is traded in any given year. This is helped along by the fact that **85% of market deals involve an intermediary with knowledge of other participants** who may be wanting to increase allocations.

¹⁴ Voya IM; Crédit Agricole.

It is worth noting that **investment grade private credit is much more liquid to sell than buy** due to the seemingly bottomless appetite of investors for the asset class. This means that the time to ramp up a portfolio may vary depending on the portfolio guidelines. However, **sell-side liquidity is available, even in extreme markets.** We estimate that two-thirds of an investment grade private credit portfolio could be sold within three weeks at less than a 10% discount during an event like the global financial crisis.

This discount may even narrow over the next few years due to the market's move to daily pricing and the rising popularity of private credit secondaries funds among both retail and institutional investors.

Legally, a holder can sell its position in a private placement subject to the securities laws and any contractual limitations in the relevant note purchase agreement. **A majority of private placements do not have any contractual limitations on transfer;** the most common limitation is to limit sale of the notes to a competitor of the issuer, which as a practical matter generally is not much of a limitation.

Conclusion

With higher returns and a lower risk profile than public fixed income equivalents, investment grade private credit has seen tremendous growth as an asset class. **Private credit offers significant relative value; downside protection; and sector, country, and currency diversification benefits** when paired with a portfolio of public bonds.

The last decade has seen investment grade private credit grow from its origins as a mainstay of insurance company general accounts into a broader institutional investor base; the next decade is likely to continue or even accelerate this trend due to the switch to daily pricing driving increases in both the market's available portfolio data and its number of participants.

As the largest manager of third-party insurance assets in the investment grade private credit market,¹⁵ Voya has **helped dozens of new entrants to the market** build successful portfolios, as well as assisting investors with an existing portfolio to have **a more personalized experience along with better deal flow and allocations.** Please contact our team to learn more.

¹⁵ Clearwater Analytics, Insurance Investment Outsourcing Report 2023 (released 09/23), 2024 (released 05/24), and 2025 (released 05/25).

A note about risk

Private placements are generally investment grade assets, and like all investments, there are risks associated with investing in a portfolio of private placements. Risks described below are not all-inclusive, and before making an investment in a portfolio of private placements, investors should carefully consider such an investment.

The primary risk to an investment in private placements is credit risk. Credit risk is the risk of non-payment of scheduled interest or principal payments on a debt instrument. In the event a borrower fails to pay scheduled interest or principal payments on its debt, a portfolio of private placements would experience a reduction in its income and a decline in market value.

Private placements generally involve less risk than unsecured or subordinated debt and equity instruments of the same issuer because the payment of principal and interest on private placements is a contractual obligation of the issuer that, in most instances, takes precedence over the payment of dividends, or the return of capital to the borrower's shareholders and payments to public bond holders. In the event of the bankruptcy of a borrower, a creditor could experience delays in receiving regular payments of interest and principal and may not receive the full repayment of its principal.

Portfolios of private placements are also subject to interest rate risk. One risk related to interest rates is the potential for changes in the interest rate spreads for private placements in general. To the extent that changes in market rates of interest are reflected not in a change to the base rate, the U.S. Treasury, but in a change in the spread over the base rate which is payable on loans of the type and quality in which a portfolio invests, a portfolio of private placements could also be adversely affected. This is because the value of a debt is partially a function of whether it is paying what the market perceives to be a market rate of interest, given its individual credit profile and other characteristics.

However, unlike changes in market rates of interest for which there is only a temporary lag before a portfolio reflects those changes, changes in a placement's value based on changes in the market spreads on loans may be of longer duration. If spreads rise as described above, for example, in response to deteriorating overall economic conditions and/or excess supply of new loans, the principal value of private placements

may decrease in response. On the other hand, if market spreads fall, the value of private placements may increase in response, but borrowers also may renegotiate lower interest rates on their debts or pay off their debts by refinancing at such lower rates. In that case, the borrowers would be required to pay a make-whole amount, which would mitigate the risk. Private placements trade in a private, unregulated market directly between loan market participants; although most transactions are facilitated by broker-dealers affiliated with large commercial and investment banks. As a result, purchases and sales of private placements typically take longer to settle than similar purchases of bonds and equity securities. In addition, because private placement transactions are directly between investors, there can be greater counterparty risk.

Moreover, despite the increase in the size and liquidity of the private placement market, the market is still relatively illiquid, particularly when compared to the markets for bonds and equities. As a result, portfolios invested in private placements may experience difficulties and delays in purchasing or selling private placements, with resulting adverse impacts upon the prices obtained. During periods of severe market dislocation, such as occurred at the end of 2007 and during 2008, the market can experience severe illiquidity and significantly depressed prices.

Finally, many borrowers are private companies and/or companies that have not issued other debt that is rated by rating agencies such as Moody's Investors Service, Standard & Poor's, or Fitch Ratings. As a result, investment decisions related to private placements may be based largely on the credit analysis performed by the adviser to the fund or portfolio making the investments, and not on rating agency evaluation. This analysis may be difficult to perform.

Information about a private placement and the related borrower generally is not in the public domain, since private companies and companies that have not issued public debt or securities are not subject to reporting requirements under federal securities laws. However, borrowers are required to regularly provide financial information to lenders, typically in much greater detail than is available in the public markets. Furthermore, information about borrowers may be available from other private placement participants or agents who originate or administer private placements.

This document has been prepared by Voya Investment Management for informational purposes. Nothing contained herein should be construed as (i) an offer to sell or solicitation of an offer to buy any security or (ii) a recommendation as to the advisability of investing in, purchasing or selling any security. The material presented is compiled from sources thought to be reliable, but accuracy and completeness cannot be guaranteed. Any opinions expressed herein reflect our judgment and are subject to change. Certain of the statements contained herein are statements of future expectations and other forward-looking statements that are based on management's current views and assumptions and involve known and unknown risks and uncertainties that could cause actual results, performance or events to differ materially from those expressed or implied in such statements. Actual results, performance or events may differ materially from those in such statements due to, without limitation, (1) general economic conditions, (2) performance of financial markets, (3) interest rate levels, (4) increasing defaults, (5) changes in laws and regulations, and (6) changes in the policies of governments and/or regulatory authorities.

This document is private and confidential and only for use by "permitted clients" in Canada. This document is for information purposes only and is not intended as an offer or solicitation to invest. This document does not constitute investment advice and should not be relied upon as such. In addition, please be advised that Voya Investment Management is a non-Canadian company. We are not registered as a dealer or adviser under Canadian securities legislation. Voya Alternative Asset Management LLC operates in the Provinces of Ontario and Quebec based on the international adviser registration exemption provided in National Instrument 31-103. Voya Investments Distributor, LLC operates in the Provinces of Alberta, British Columbia, Quebec, Manitoba, Ontario and Saskatchewan based on the international dealer registration exemption provided in National Instrument 31-103. Voya Investment Management Co. LLC operates in the Provinces of Nova Scotia, Ontario and Manitoba based on the international adviser registration exemption provided in National Instrument 31-103. As such, investors will have more limited rights and recourse than if the investment manager or broker-dealer were registered under applicable Canadian securities laws.

Notice to qualified Canadian recipients: Voya Investment Management Co. LLC ("Voya IM") is relying on an exemption from the adviser registration requirement contained in section 8.26 of NI 31-103 in the provinces of Ontario, Québec, and Nova Scotia. Please note that: (i) Voya IM is not registered in Ontario, Québec, or Nova Scotia to act as an adviser, (ii) Voya IM's principal place of business is located in the City of New York, NY, USA, (iii) all or substantially all of Voya IM's assets may be situated outside of Canada, (iv) there may be difficulty enforcing legal rights against Voya IM because of the above, and (v) Voya IM has appointed McMillan LLP as agent for service of process in Ontario (c/o Leila Rafi, Brookfield Place, 181 Bay Street, Suite 4400, Toronto, Ontario M5J 2T3) and Québec (c/o Enda Wong, 1000 Sherbrooke Street West, Suite 2700, Montreal, Québec H3A 3G4), and Stewart McKelvey as agent for service of process in Nova Scotia (c/o Marc Reardon, Queen's Marquee, 600-1741 Lower Water Street, Halifax, Nova Scotia B3J 0J2).

For financial professional or qualified institutional investor use only. Not for inspection by, distribution or quotation to, the general public.

Past performance does not guarantee future results.

©2025 Voya Investments Distributor, LLC • 200 Park Ave, New York, NY 10166
All rights reserved.

Not FDIC Insured | May Lose Value | No Bank Guarantee
IM4526836 / IM4563281 • 222977 • 052925

