

UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549

FORM 8-K

CURRENT REPORT
PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934

December 16, 2024
Date of Report (date of earliest event reported)

Copper Property CTL Pass Through Trust
(Exact name of registrant as specified in its charter)

New York
(State or other jurisdiction of incorporation)

000-56236
(Commission File Number)

85-6822811
(IRS Employer Identification No.)

3 Second Street, Suite 206
Jersey City, NJ
(Address of Principal Executive Offices)

07311-4056
(Zip Code)

(201) 839-2200
Registrant's telephone number, including area code

Not Applicable
(Former name or former address, if changed since last report.)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

- ☐ Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
- ☐ Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
- ☐ Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
- ☐ Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))
Securities registered pursuant to Section 12(b) of the Act:

Title of each class	Trading Symbol(s)	Name of each exchange on which registered
N/A	N/A	N/A

Indicate by check mark whether the registrant is an emerging growth company as defined in Rule 405 of the Securities Act of 1933 (§230.405 of this chapter) or Rule 12b-2 of the Securities Exchange Act of 1934 (§240.12b-2 of this chapter).

Emerging growth company ☒

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act. ☐

Item 7.01 Regulation FD Disclosure

On December 16, 2024, Copper Property CTL Pass Through Trust (the “Trust”) made available on its investor website the Q3 2024 Consolidated Financial Statements of Penney Intermediate Holdings LLC for the three months ended November 2, 2024 and October 28, 2023, respectively, and related Q3 2024 Master Lease required store performance disclosures. Such information is available at: www.ctltrust.net.

A copy of the financial statements and additional information is attached as Exhibit 99.1 to this Current Report on Form 8-K and incorporated herein by reference.

The information furnished pursuant to this Item 7.01, including Exhibit 99.1, shall not be deemed “filed” for purposes of Section 18 of the Securities Exchange Act of 1934 (the “Exchange Act”) or otherwise subject to the liabilities under that Section and shall not be deemed to be incorporated by reference into any filing of the Company under the Securities Act of 1933, as amended, or the Exchange Act.

Item 8.01. Other Events.

On December 16, 2024, the Trust issued a press release announcing that it had released the Q3 2024 Consolidated Financial Statements of Penney Intermediate Holdings LLC for the three months ended November 2, 2024 and October 28, 2023, respectively, and related Q3 2024 Master Lease required store performance disclosures.

A copy of the press release is attached as Exhibit 99.2 to this Current Report on Form 8-K and incorporated herein by reference.

Item 9.01. Financial Statements and Exhibits.

(d) [Exhibits.](#)

<u>Number</u>	
99.1	Quarterly Reporting Package for Penney Intermediate Holdings LLC
99.2	Press Release, dated December 16, 2024.

* Certain schedules and similar attachments have been omitted. The Company agrees to furnish a supplemental copy of any omitted schedule or attachment to the SEC upon request.

SIGNATURE

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

COPPER PROPERTY CTL PASS THROUGH TRUST

By: /s/ Larry Finger

Larry Finger

Principal Financial Officer

Date: December 16, 2024

PENNEY INTERMEDIATE HOLDINGS LLC

Consolidated Financial Statements (Unaudited)
November 2, 2024 and October 28, 2023

NARRATIVE REPORT & FINANCIALS
(follows this page)

Penney Intermediate Holdings LLC
Narrative Report

The following discussion, which presents results for the third quarter, should be read in conjunction with the accompanying Consolidated Financial Statements. Unless otherwise indicated, all references in Narrative are as of the date presented and the Company does not undertake any obligation to update these numbers, or to revise or update any statement being made related thereto.

Third Quarter Update

Throughout the third quarter of Fiscal 2024, JCPenney continued to serve families across America as they went back to school and began preparations for the holiday season. The Company showed improvements in traffic trends in the back-to-school selling period. New customer acquisition and traffic trend gains created additional momentum in September with the launch of the “Really Big Deal” promotions on Thursday Night Football. Leveraging celebrity partnerships with Shaquille O’Neal, Gabrielle Union, Walker Hays, Martha Stewart and Jenny Martinez, the “Really Big Deal” offers exceeded the Company’s expectations for top line sales impact. Additionally, the program is expected to yield more than 2 million new customers, higher shopping trip frequency and significant increases in brand awareness as measured by social media impressions and engagement. In the quarter, the Company’s Rewards program signups increased by nearly 25% year-over-year with customers earning and redeeming rewards at much faster rates. Store Net Promoter Scores demonstrated customers’ positive sentiment during the period with the Company earning NPS scores that once again reflect improvement over the same period last year.

In keeping with typical peak season trends, the Company made strategic investments in inventory to support the back-to-school and holiday selling season. The Kids and Home divisions were both strong performers during the back-to-school period. The company improved in-stock rates and merchandise assortments that included a greater offering of national brands supported by enhanced value messaging. An initiative focused on increasing sales with the Company’s target customers resulted in outperformance in core markets due to assortment expansion and improved size offerings. Private label brands were critical to Company success driven by the quarter’s strongest performing brands, Liz Claiborne and Stafford, both of which grew both sales and margin over last year. In national brands, better than expected performance came from partner brands like Adidas, Carter’s, Haggar, Levi’s and Van Heusen. Overall, the Company’s gross profit rates improved slightly to 38.7% when compared to 38.5% last year. As expected, with additional investments in assortment and improved basic in-stocks, total inventory was flat to last year.

Selling, general, and administrative costs decreased when compared to last year primarily due to targeted cost savings in store-related expenses, marketing expenses, and administrative costs as well as reductions in eCommerce expenses. Credit income saw meaningful improvement during the period primarily due to gains recorded with the extension of its private label credit card partnership agreement with Synchrony.

The Company reported EBITDA of \$50 million reflecting the improvement in credit income and ongoing cost saving efforts offset by the impact of the sales declines. During the quarter, the Company made capital investments totaling \$51 million to fund projects designed to improve operations and the customer experience.

After making the additional investments in inventory and capital projects, the Company ended the period with approximately \$1.4B in liquidity. The balance on the Company’s ABL reported at the end of the period was used to temporarily fund the additional investments in seasonal inventory. As of the issuance of these financial statements, the Company’s ABL was fully repaid.

PENNEY INTERMEDIATE HOLDINGS LLC
Consolidated Statements of Comprehensive Income
(Unaudited)

<i>(In millions)</i>	Three Months Ended November 2, 2024	Three Months Ended October 28, 2023
Total net sales	\$ 1,410	\$ 1,533
Credit income	93	70
Total revenues	1,503	1,603
Costs and expenses/(income):		
Cost of goods sold (exclusive of depreciation and amortization shown separately below)	865	943
Selling, general and administrative	601	626
Depreciation and amortization	47	43
Real estate and other, net	(17)	—
Restructuring, impairment, store closing and other costs	5	1
Total costs and expenses	1,501	1,613
Operating income (loss)	2	(10)
Net interest expense	17	18
Loss before income taxes	(15)	(28)
Income tax expense	2	2
Net loss	\$ (17)	\$ (30)
Other comprehensive income (loss):		
Currency translation adjustment	—	—
Comprehensive loss	\$ (17)	\$ (30)

See accompanying Notes to Consolidated Financial Statements (Unaudited).

PENNEY INTERMEDIATE HOLDINGS LLC
Consolidated Statements of Comprehensive Income (Continued)
(Unaudited)

<i>(In millions)</i>	Nine Months Ended November 2, 2024	Nine Months Ended October 28, 2023
Total net sales	\$ 4,245	\$ 4,632
Credit income	210	214
Total revenues	4,455	4,846
Costs and expenses/(income):		
Cost of goods sold (exclusive of depreciation and amortization shown separately below)	2,586	2,841
Selling, general and administrative	1,803	1,824
Depreciation and amortization	132	121
Real estate and other, net	(17)	(1)
Restructuring, impairment, store closing and other costs	8	15
Total costs and expenses	4,512	4,800
Operating income (loss)	(57)	46
Net interest expense	52	52
Loss before income taxes	(109)	(6)
Income tax expense	4	5
Net loss	\$ (113)	\$ (11)
Other comprehensive income (loss):		
Currency translation adjustment	(1)	(1)
Comprehensive loss	\$ (114)	\$ (12)

See accompanying Notes to Consolidated Financial Statements (Unaudited).

PENNEY INTERMEDIATE HOLDINGS LLC
Consolidated Balance Sheets
(Unaudited)

<i>(In millions)</i>	November 2, 2024	October 28, 2023
Assets		
Current assets:		
Cash and cash equivalents	\$ 118	\$ 106
Merchandise inventory	2,097	2,111
Prepaid expenses and other assets	241	194
Total current assets	2,456	2,411
Property and equipment, net	1,079	1,035
Operating lease assets	1,681	1,688
Financing lease assets	85	87
Other assets	322	258
Total assets	\$ 5,623	\$ 5,479
Liabilities and member's equity		
Current liabilities:		
Merchandise accounts payable	\$ 647	\$ 501
Other accounts payable and accrued expenses	468	528
Revolving credit facility borrowings	250	102
Current operating lease liabilities	81	71
Current financing lease liabilities	3	3
Current portion of long-term debt, net	9	11
Total current liabilities	1,458	1,216
Noncurrent operating lease liabilities	1,860	1,871
Noncurrent financing lease liabilities	92	96
Long-term debt	471	478
Other liabilities	92	97
Total liabilities	3,973	3,758
Member's equity		
Member's contributions	300	300
Profits interest plan	7	5
Accumulated other comprehensive loss	(6)	(5)
Reinvested earnings	1,349	1,421
Total member's equity	1,650	1,721
Total liabilities and member's equity	\$ 5,623	\$ 5,479

See accompanying Notes to Consolidated Financial Statements (Unaudited).

PENNEY INTERMEDIATE HOLDINGS LLC
Consolidated Statements of Member's Equity
(Unaudited)

Nine Months Ended October 28, 2023

<i>(In millions)</i>	Member's Contributions/ (Distributions)	Profits Interest Plan Grants/ (Distributions)	Accumulated Other Comprehensive Income/ (Loss)	Reinvested Earnings	Total Member's Equity
January 28, 2023	\$ 300	\$ 3	\$ (4)	\$ 1,440	\$ 1,739
Member tax distributions	—	—	—	(8)	(8)
Net loss	—	—	—	(11)	(11)
Currency translation adjustment	—	—	(1)	—	(1)
Profits interest plan grants	—	2	—	—	2
October 28, 2023	\$ 300	\$ 5	\$ (5)	\$ 1,421	\$ 1,721

Nine Months Ended November 2, 2024

<i>(In millions)</i>	Member's Contributions/ (Distributions)	Profits Interest Plan Grants/ (Distributions)	Accumulated Other Comprehensive Income/ (Loss)	Reinvested Earnings	Total Member's Equity
February 3, 2024	\$ 300	\$ 6	\$ (5)	\$ 1,462	\$ 1,763
Member tax distributions	—	—	—	—	—
Net loss	—	—	—	(113)	(113)
Currency translation adjustment	—	—	(1)	—	(1)
Profits interest plan grants	—	1	—	—	1
November 2, 2024	\$ 300	\$ 7	\$ (6)	\$ 1,349	\$ 1,650

See accompanying Notes to Consolidated Financial Statements (Unaudited).

PENNEY INTERMEDIATE HOLDINGS LLC
Consolidated Statements of Cash Flows
(Unaudited)

<i>(In millions)</i>	Year-to-Date November 2, 2024	Year-to-Date October 28, 2023
Cash flows from operating activities:		
Net loss	\$ (113)	\$ (11)
Adjustments to reconcile net income (loss) to net cash provided (used) by operating activities:		
Gain on asset disposition	(17)	(1)
Restructuring, impairment, store closing and other costs, non-cash	(2)	4
Gain on insurance proceeds received for damage to property and equipment	(1)	—
Depreciation and amortization	132	121
Change in cash from operating assets and liabilities:		
Merchandise inventory	(505)	(271)
Prepaid expenses and other assets	(157)	15
Merchandise accounts payable	264	237
Other accounts payable, accrued expenses and other liabilities	50	6
Net cash provided (used) by operating activities	(349)	100
Cash flows from investing activities:		
Capital expenditures	(162)	(232)
Proceeds from sale of real estate assets	19	2
Insurance proceeds received for damage to property and equipment	1	—
Net cash used by investing activities	(142)	(230)
Cash flows from financing activities:		
Payments of long-term debt	(6)	(6)
Proceeds from borrowings under revolving credit facility	326	118
Payments of borrowings under revolving credit facility	(76)	(16)
Member tax distributions	—	(8)
Repayments of principal portion of finance leases	(3)	(3)
Net cash provided by financing activities	241	85
Net decrease in cash and cash equivalents	(250)	(45)
Cash and cash equivalents at beginning of period	368	151
Cash and cash equivalents at end of period	\$ 118	\$ 106

See accompanying Notes to Consolidated Financial Statements (Unaudited).

PENNEY INTERMEDIATE HOLDINGS LLC
Notes to Consolidated Financial Statements
(Unaudited)

1. Basis of Presentation and Consolidation

These Consolidated Financial Statements (Unaudited) have been prepared in accordance with generally accepted accounting principles in the United States. The accompanying Consolidated Financial Statements (Unaudited), in the Company's opinion, include all material adjustments necessary for a fair presentation and should be read in conjunction with the Audited Consolidated Financial Statements and notes thereto for the fiscal year ended February 3, 2024. The same accounting policies are followed to prepare quarterly financial statements as are followed in preparing annual financial statements. A description of such significant accounting policies is included in the notes to the Audited Consolidated Financial Statements.

The Consolidated Financial Statements (Unaudited) present the results of the Company and its subsidiaries. All significant inter-company transactions and balances have been eliminated in consolidation. Certain amounts may have been reclassified to conform with current year presentation, if necessary.

The company is currently impacted by uncertain economic conditions. Because of these uncertain economic conditions and the seasonal nature of the retail business, operating results for interim periods are not necessarily indicative of the results that may be expected for the full year.

Fiscal Year

The Company's fiscal year consists of the 52-week period ending on the Saturday closest to January 31. Every sixth year, the Company's fiscal year consists of 53 weeks ending on the Saturday closest to January 31. As used herein, "three months ended November 2, 2024" refers to the 13-week period ended November 2, 2024, and "three months ended October 28, 2023" refers to the 13-week period ended October 28, 2023. Fiscal 2024 and 2023 consist of the 52-week period ending February 1, 2025 and the 53-week period ending February 3, 2024, respectively.

2. Long-Term Debt

<i>(In millions)</i>	November 2, 2024	October 28, 2023
Issue:		
ABL Term Loan	323	334
ABL FILO Loan	160	160
Total debt	483	494
Unamortized debt issuance costs	(3)	(5)
Less: current maturities	(9)	(11)
Total long-term debt	\$ 471	\$ 478

3. Revolving Credit Facility

The Company is subject to a borrowing base under the \$1.75 billion senior secured asset-based revolving credit facility ("Revolving Credit Facility"). As of November 2, 2024, the Company had \$1.70 billion available for borrowing with \$0.25 billion outstanding and \$0.16 billion reserved for outstanding standby letters of credit. After taking into account minimum availability requirements, the Company had \$1.10 billion available for future borrowings. Subsequent to November 2, 2024, the \$0.25 billion borrowed under the revolving credit facility was repaid in full and there were no borrowings outstanding when the financial statements were issued.

4. Litigation and Other Contingencies

The Company is subject to various legal and governmental proceedings involving routine litigation incidental to its business. While no assurance can be given as to the ultimate outcome of these matters, the Company currently believes that the final resolution of these actions, individually or in the aggregate, will not have a material adverse effect on results of operations, financial position, liquidity or capital resources.

5. Subsequent Events

The Company has evaluated subsequent events from the balance sheet date through December 13, 2024, the date at which the financial statements were available to be issued.

STATEMENT OF CONSOLIDATED ADJUSTED EBITDA
(follows this page)

PENNEY INTERMEDIATE HOLDINGS LLC
Statement of Consolidated Adjusted EBITDA
For the Nine Months Ended November 2, 2024

(In millions)

Net loss	\$	(113)
Plus:		
Net interest expense		52
Income tax expense		4
Depreciation and amortization		132
Restructuring, impairment, store closing and other costs		8
Minus:		
Real estate and other, net		(17)
Consolidated adjusted EBITDA	\$	66

Prepared in accordance with the definition of Consolidated Adjusted EBITDA per Section 1.1 of the Credit and Guaranty Agreement dated December 7, 2020.

STORE REPORTING PACKAGE

(follows this page)

Quarterly Reporting Package

11/30/2024

Fiscal Quarter Ended November 2, 2024 ^(A)							
Property Ownership	# of Properties	Square Feet	Tenant's Sales per Square Foot	Tenant's Four-Wall EBITDAR	Rent	Tenant's Four Wall EBITDA	Tenant's Four-Wall EBITDAR / Rent
Fee	102	13,341,313	\$15				0.8
Ground Lease	21	2,964,686	\$20				0.9
Total	123	16,305,999	\$16	\$25,706,140	\$32,287,896	(\$6,581,756)	0.8

Fiscal Quarter Ended November 2, 2024 ^(A)		
Rent Tier ^(B)	# of Properties	Square Feet
1 > \$ 2.3	31	3,927,404
2 > \$ 1.9	31	4,090,245
3 > \$ 1.7	30	4,035,758
4 < \$ 1.7	31	4,252,592
Total	123	16,305,999

^(A) Reflects financial activity from August 4, 2024 through November 2, 2024 (Fiscal Q3 2024)

^(B) Rent tier determined based on book Occupancy Expense per square foot

Rent : includes book Rent, Ground Leases, Contingent Rent, CAM & accrued Real Estate Taxes

EBITDA : Tenant's Unallocated Store Contribution Profit, uses book rent

EBITDAR : excludes Occupancy included in calculation of EBITDA

Quarterly Reporting Package

11/30/2024

Fiscal Quarter Ended November 2, 2024 ^(A)							
Tenant's Sales per Square Foot Tier	# of Properties	Square Feet	Tenant's Sales per Square Foot	Tenant's Four-Wall EBITDAR	Tenant's Four-Wall EBITDAR to Sales	Tenant's Four Wall EBITDA	Tenant's Four-Wall EBITDAR / Rent
> \$18.9	31	3,632,263	\$25		13.4%		1.2
> \$15.9	31	3,941,199	\$17		10.9%		0.9
> \$12.7	30	4,088,313	\$14		8.0%		0.6
< \$12.7	31	4,644,224	\$10		2.8%		0.2
Total	123	16,305,999	\$16	\$25,706,140	9.7%	(6,581,756)	0.8

Fiscal Quarter Ended November 2, 2024 ^(A)							
EBITDAR / Rent Tier ^(B)	# of Properties	Square Feet	Tenant's Sales per Square Foot	Tenant's Four-Wall EBITDAR	Tenant's Four-Wall EBITDAR to Sales	Tenant's Four Wall EBITDA	Tenant's Four-Wall EBITDAR / Rent
>{1.0}x	46	5,252,180	\$20		15.3%		1.4
<= {1.0}x	77	11,053,819	\$15		6.1%		0.5
Total	123	16,305,999	\$16	\$25,706,140	9.7%	(6,581,756)	0.8

^(A) Reflects financial activity from August 4, 2024 through November 2, 2024 (Fiscal Q3 2024)

^(B) Stratifications consolidated due to insufficient store count

Quarterly Reporting Package

11/30/2024

Trailing 12 Months ^(B)							
Property Ownership	# of Properties	Square Feet	Tenant's Sales per Square Foot	Tenant's Four-Wall EBITDAR	Rent	Tenant's Four Wall EBITDA	Tenant's Four-Wall EBITDAR / Rent
Fee	102	13,341,313	\$72				1.3
Ground Lease	21	2,964,686	\$93				1.4
Total	123	16,305,999	\$76	\$167,935,033	\$128,656,468	\$39,278,565	1.3

Trailing 12 Months ^(B)							
Rent Tier ^(A)	# of Properties	Square Feet	Tenant's Sales per Square Foot	Tenant's Four-Wall EBITDAR	Rent	Tenant's Four Wall EBITDA	Tenant's Four-Wall EBITDAR / Rent
1 > \$ 9.3	31	4,032,698	\$107				1.5
2 > \$ 7.4	31	4,171,477	\$75				1.3
3 > \$ 6.7	30	3,849,232	\$73				1.4
4 < \$ 6.7	31	4,252,592	\$49				0.8
Total	123	16,305,999	\$76	\$167,935,033	\$128,656,468	\$39,278,565	1.3

^(A) Rent tier determined based on book Occupancy Expense per square foot

^(B) Reflects financial activity from October 29, 2023 through November 2, 2024 (TTM October 2024)

Rent : includes book Rent, Ground Leases, Contingent Rent, CAM & accrued Real Estate Taxes

EBITDA : Tenant's Unallocated Store Contribution Profit, uses book rent

EBITDAR : excludes Occupancy included in calculation of EBITDA

Quarterly Reporting Package

11/30/2024

Trailing 12 Months ^(A)							
Tenant's Sales per Square Foot Tier	# of Properties	Square Feet	Tenant's Sales per Square Foot	Tenant's Four-Wall EBITDAR	Tenant's Four-Wall EBITDAR to Sales	Tenant's Four Wall EBITDA	Tenant's Four-Wall EBITDAR / Rent
> \$90.6	31	3,655,269	\$119		17.0%		1.8
> \$72.9	31	4,011,753	\$81		14.5%		1.4
> \$58	30	4,038,847	\$65		12.1%		1.1
< \$58	31	4,600,130	\$46		7.2%		0.6
Total	123	16,305,999	\$76	\$167,935,033	13.6%	\$39,278,565	1.3

Trailing 12 Months ^(A)							
EBITDAR / Rent Tier ^(B)	# of Properties	Square Feet	Tenant's Sales per Square Foot	Tenant's Four-Wall EBITDAR	Tenant's Four-Wall EBITDAR to Sales	Tenant's Four Wall EBITDA	Tenant's Four-Wall EBITDAR / Rent
> {1.0}x	80	9,736,996	\$88		16.1%		1.7
<= {1.0}x	43	6,569,003	\$57		8.0%		0.6
Total	123	16,305,999	\$76	\$167,935,033	13.6%	\$39,278,565	1.3

^(B) Reflects financial activity from October 29, 2023 through November 2, 2024 (TTM October 2024)

^(B) Stratifications consolidated due to insufficient store count

Quarterly Reporting Package

Master Lease Guarantor Operating Performance

Key Financial and Performance Metrics	Fiscal Quarter Ended November 2, 2024 ^(A)	Trailing 12 Months as of November 2, 2024 ^(C)
Comparable store sales percent increase/(decrease) for Master Lease Properties ^(B)	-5.4%	-5.5%
Liquid assets covenant compliance (as defined in the Master Leases)	Yes	N/A
Tangible net worth (as defined in the Master Leases - in millions) ^(B)	\$1,537	N/A

Key Portfolio Metrics	Fiscal Quarter Ended November 2, 2024 ^(A)	Trailing 12 Months as of November 2, 2024 ^(C)
End of period number of stores - fee owned and ground leased	203	203
End of period number of stores - space leased	455	455
Gross square footage of stores (in millions)	80.1	80.1

^(A) Reflects financial activity from August 4, 2024 through November 2, 2024 (Fiscal Q3 2024)

^(B) Per Consolidated Financial Statements of Penney Intermediate Holdings LLC as of November 2, 2024

^(C) Reflects financial activity from October 29, 2023 through November 2, 2024 (TTM October 2024)



FOR IMMEDIATE RELEASE

December 16, 2024

Copper Property CTL Pass Through Trust Releases Q3-2024 Penney Intermediate Holdings LLC Financial Statements and Master Lease Store Performance Disclosures

Jersey City, New Jersey – Copper Property CTL Pass Through Trust (“the Trust”) has filed a Form 8-K containing the Q3-2024 consolidated financial statements of Penney Intermediate Holdings LLC for the three months ended November 2, 2024 and October 28, 2023, respectively, and related Master Lease store performance disclosures.

A copy of the financial statements and additional information, including the Trust’s Monthly and Quarterly Reports, as well as other SEC filings can be accessed via the Trust’s website at www.ctltrust.net

About Copper Property CTL Pass Through Trust

Copper Property CTL Pass Through Trust (the “Trust”) was established to acquire 160 retail properties and 6 warehouse distribution centers (the “Properties”) from J.C. Penney as part of its Chapter 11 plan of reorganization. The Trust’s operations consist solely of owning, leasing and selling the Properties. The Trust’s objective is to sell the Properties to third-party purchasers as promptly as practicable. The Trustee of the trust is GLAS Trust Company LLC. The Trust is externally managed by an affiliate of Hilco Real Estate LLC. The Trust is intended to be treated, for tax purposes, as a liquidating trust within the meaning of United States Treasury Regulation Section 301.7701-4(d). For more information, please visit <https://www.ctltrust.net/>.

Forward Looking Statement

This news release contains certain “forward-looking statements”. All statements other than statements of historical fact are “forward-looking statements” within the meaning of the Private Securities Litigation Reform Act of 1995. These statements may be identified by the use of forward looking terminology such as “anticipate,” “believe,” “continue,” “could,” “estimate,” “expect,” “intend,” “may,” “might,” “our vision,” “plan,” “potential,” “preliminary,” “predict,” “should,” “will,” or “would” or the negative thereof or other variations thereof or comparable terminology and include, but are not limited to, the Trust’s expectations or beliefs concerning future events and stock price performance. The Trust has based these forward-looking statements on its current expectations, assumptions, estimates and projections. While the Trust believes these expectations, assumptions, estimates and projections are reasonable, such forward-looking statements are only predictions and involve known and unknown risks and uncertainties, many of which are beyond its control. These factors, including those discussed in the Trust’s Registration Statement on Form 10 filed with the Securities and Exchange Commission (the “SEC”), may cause its actual results, performance or achievements to differ materially from any future results, performance or achievements expressed or implied by these forward-looking statements. For a further list and description of such risks and uncertainties, please refer to the Trust’s filings with the SEC that are available at www.sec.gov. The Trust cautions you that the list of important factors included in the Trust’s SEC filings may not contain all of the material factors that are important to you. In addition, in light of these risks and uncertainties, the matters referred to in the forward-looking statements contained in this news release may not in fact occur. The Trust undertakes no obligation to publicly update or revise any forward-looking statement as a result of new information, future events or otherwise, except as otherwise required by law.

CONTACT

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