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SHERYL A. STITT
Executive Director

MINUTES OF THE MEETING OF THE NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY HELD REMOTELY ON TUESDAY, JULY 28, 2026

The meeting was called to order at 10:03 a.m. by Board Chair Joshua Hodes. The New Jersey Educational Facilities Authority gave notice of the time, place and date of this meeting via email on June 5, 2026 to *The Asbury Park Press* and *The Record* and by posting the notice at the offices of the Authority in Princeton, New Jersey and on the Authority website's Legal Notices tab, which link is included in the Secretary of State's central legal notice hyperlink webpage. The Authority also published notice on NJAdvanceMedia.com with hyperlinks to access the complete text of the legal notice. Pursuant to the New Jersey Open Public Meetings Act, a resolution must be passed by the New Jersey Educational Facilities Authority in order to hold a session from which the public is excluded.

AUTHORITY MEMBERS PRESENT (VIA ZOOM):

Joshua Hodes, Chair
Louis Rodriguez, Vice-Chair
Erik Yngstrom, Esq., Authority Treasurer
Aaron Binder, State Treasurer (represented by Ryan Feeney)
Margo Chaly, Esq., Acting Secretary of Higher Education

AUTHORITY MEMBERS ABSENT:

None

STAFF PRESENT (VIA ZOOM):

Sheryl Stitt, Executive Director
Steven Nelson, Deputy Executive Director
Ellen Yang, Esq., Director of Compliance Management
Brian Sootkoos, Director of Finance/Controller
Edward DiFiglia, Senior Communications and Legislative Affairs Manager
Carl MacDonald, Senior Project Manager
Rebecca Crespo, Project Manager
Kristen Middleton, Assistant Controller
Jamie O'Donnell, Senior Grant Compliance Manager
Sheila Toles, Senior Human Resources Manager

Gary Vencius, Accounting Manager
Lynne Accisano, Confidential Executive Assistant

ALSO PRESENT (VIA ZOOM):

Sam Kovach-Orr, Esq., Senior Special Counsel, Governor's Authorities Unit
Brian McGarry, Esq., Deputy Attorney General
Bernard Davis, Esq., Assistant Attorney General
Angela Bethea, Assistant Secretary and Chief Financial Officer, Office of the Secretary of Higher Education
Kevin Kobylowski, Director of Finance, Office of the Secretary of Higher Education
Ellen Bailey, Esq., General Counsel, Stockton University
Kevin Quinn, Esq., Counsel to Stockton University, McCarter & English, LLP
James Still, Managing Director, Financial Advisor to Stockton University, Echo Financial Products
Dorit Kressel, Esq., Authority Bond Counsel, Chiesa, Shahnian & Giantomasi PC
Andrew Lee, Principal Auditor, Clifton Larson Allen LLP

ITEMS OF DISCUSSION

1. Approval of the Minutes of the Meeting of May 19, 2026

The minutes of the meeting of May 19, 2026 were sent electronically and via FedEx to Governor Mikie Sherrill under the date of May 20, 2026. Ms. Chaly moved that the minutes of the meeting be approved as presented. The motion was seconded by Mr. Yngstrom. The motion passed unanimously.

2. Executive Director's Report

Ms. Stitt updated the Members on the status of Board appointments. Ms. Stitt reminded the Members that Governor Sherrill had nominated two individuals. The nominees had completed all necessary steps in the process and were awaiting consideration by the Senate Judiciary Committee and then the full Senate. With the Legislature on break, it was anticipated that the nominations would be taken up in the fall.

Regarding the Higher Education Capital Grants and the Summer and Fall 2025 Cycles, Ms. Stitt reminded Members that at the Authority's October 28, 2025 meeting, the Board had adopted a Resolution approving a Memorandum of Understanding with the Office of the Secretary of Higher Education relating to bonds to be issued and grants to be funded pursuant to the Higher Education Capital Improvement Fund Act (CIF) and the Higher Education Facilities Trust Fund Act (HEFT).

Since then, for the Summer 2025 Cycle, a total of nearly \$109 million in CIF funding and \$135.5 million in HEFT funding had been approved for deferred maintenance type projects. For the Fall 2025 Cycle, an additional \$1.1 million in CIF funding and nearly \$4.5 million in HEFT funding had been awarded to New Jersey City University (which had also received grant awards in the Summer 2025 Cycle). NJCU merged with Kean University on July 1, 2026, and these grant awards have been assigned to Kean.

Ms. Stitt further explained that it is anticipated that bonds will be issued in the Fall of 2026 to fund these grant projects. Authority staff and a working group of professionals consisting of the Department of Treasury, Office of Public Finance, the Attorney General's Office, OSHE, Bond Counsel, financial advisors, and underwriters have been meeting bi-weekly since June. Authority staff and CSG Law, bond counsel to the Authority, have been engaged in a due diligence process with institutions in preparation for the issuance of bonds. It is expected that bond resolutions will be brought to the Board for consideration in early fall.

Chair Hodes recused himself from the next matter due to his firm's business relationship with Stockton University. Vice-Chair Rodriguez presided over this item.

3. Resolution Authorizing the Issuance of New Jersey Educational Facilities Authority Revenue Refunding Bonds, Stockton University Issue, Series 2026, and Other Actions in Connection Therewith

Mr. MacDonald reported that the Members were being asked to approve a Resolution authorizing the issuance of New Jersey Educational Facilities Authority Revenue Refunding Bonds, Stockton University Issue, Series 2026 C in an amount not to exceed \$160,000,000.

The Series 2026 C Bonds were being issued to pay the cost of refunding and/or the defeasing of all or part of the principal, sinking fund installment and/or interest requirements in respect of any or all of the outstanding Series 2016 A Bonds as well as to pay certain costs incidental to the issuance, sale and delivery of the Bonds.

Mr. MacDonald explained that as of July 14, 2026, the estimated present value savings on the Bonds was approximately \$8.2 million, or approximately 6.5% of the refunded bonds.

Mr. MacDonald continued by reporting that in accordance with its policies and procedures, the Authority had distributed and evaluated an RFP for Underwriter Services. Based on the results of the evaluation, the Authority recommended appointing Morgan Stanley to serve as Senior Manager. The Bank of New York Mellon would serve as Trustee, and U.S. Bank Trust Company would serve as Escrow Agent.

Mr. MacDonald introduced Dorit Kressel of Chiesa Shahinian & Giantomasi, Bond Counsel to the Authority, who formally presented the resolution.

Mr. MacDonald then introduced Ellen Bailey from the University who thanked the Board and explained that the savings would provide a substantial benefit to the institution.

Mr. Yngstrom moved the adoption of the following entitled resolution:

RESOLUTION AUTHORIZING THE ISSUANCE OF NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY REVENUE REFUNDING BONDS, STOCKTON UNIVERSITY ISSUE, SERIES 2026, AND OTHER ACTIONS IN CONNECTION THEREWITH

The motion was seconded by Mr. Feeney. Mr. Hodes recused himself from the vote. Mr. Rodriguez, Ms. Chaly, Mr. Yngstrom, and Mr. Feeney voted aye. The motion passed.

The adopted resolution is appended as Exhibit I.

Vice-Chair Rodriguez turned the meeting back over to Chair Hodes.

4. Report on the Sale of NJEFA Revenue and Refunding Bonds, Kean University Issue, Series 2026B

Ms. Crespo reported that on July 1, 2026, the Authority had closed its \$224,270,000 Kean University Series 2026 B issue. This transaction closed simultaneously with the successful merger of Kean University and New Jersey City University. The bonds were issued to (i) finance the refunding of the Authority's outstanding Series 2015 H and Series 2017 C Bonds issued on behalf of Kean University and the Authority's outstanding Series 2007 F, Series 2010 G, Series 2015 A, Series 2016 D, Series 2021 A and B Bonds issued on behalf of New Jersey City University; and (ii) pay the costs of issuing the Series 2026 B Bonds.

Ms. Crespo further reported that the bonds had been priced on June 10, 2026, and had achieved a true interest cost of 4.64%. This refunding was completed for debt restructuring purposes related to the merger which did not yield savings. RBC served as Senior Manager, Morgan Stanley served as Co-Senior manager and

Blaylock Van, Ramirez, and BofA served as Co-Managers. The Series 2026 B Bonds have a final maturity of July 1, 2056. The bonds are rated A2 by Moody's and A- by S&P. Other financing professionals included Dilworth Paxson, who served as Bond Counsel, and Echo Financial, who served as Financial Advisor to the University.

The report is appended as Exhibit II.

5. **Resolution of the New Jersey Educational Facilities Authority Accepting and Adopting the Financial Statements and Independent Auditors' Report for 2025**

Mr. Yngstrom reported that a copy of the Financial Statements and Supplementary Information and the Independent Auditors' Report for the year ended December 31, 2025 had been included in the members' meeting materials.

Mr. Yngstrom continued by reporting that the Audit Committee, consisting of himself, New Jersey Educational Facilities Authority Vice Chair, Louis Rodriguez, and Ryan Feeney, representing State Treasurer Binder, met on July 16, 2026 with Andrew Lee, Principal Auditor at CliftonLarsonAllen (CLA) to discuss the annual audit.

Mr. Yngstrom introduced Mr. Lee, who presented the external audit results for the year ended December 31, 2025. Mr. Lee discussed the audit scope CLA was engaged to do which included the audit of the Authority's financial statements for the year ended December 31, 2025, an opinion on internal controls over financial reporting and compliance in accordance with *Government Auditing Standards*, required communications letter to governance, and the report on bond resolution compliance letter. He also discussed the audit process for this year's audit that included internal controls, revenue testing, significant estimates, pension and OPEB and related liabilities, and capital assets including leases and SBITAS. Mr. Lee then presented the audit results and noted that the audit opinion on financial statements was an unmodified opinion which is the highest level of assurance that can be provided. He also noted no material weaknesses nor significant deficiencies.

Mr. Yngstrom then announced that the Audit Committee recommended Board approval of the 2025 Financial Statements and the Independent Auditors' Report.

Ms. Chaly moved the adoption of the following entitled resolution:

RESOLUTION OF THE NEW JERSEY EDUCATIONAL FACILITIES
AUTHORITY ACCEPTING AND ADOPTING THE FINANCIAL
STATEMENTS AND INDEPENDENT AUDITORS' REPORT FOR 2025

The motion was seconded by Mr. Rodriguez and passed unanimously.

The adopted resolution is appended as Exhibit III.

6. **Report on Operating Fund and Construction Fund Statements and Disbursements for May 2026 and June 2026**

Mr. Sootkoos reviewed the Results of Operations and Budget Variance Analysis and reported on the status of construction funds and related investments for May 2026 and June 2026.

Mr. Yngstrom moved that the reports be accepted as presented; the motion was seconded by Mr. Hodes and passed unanimously.

The reports are appended as Exhibit IV.

7. **Next Meeting Date**

Mr. Hodes reminded everyone that the next regular meeting was scheduled for Tuesday, August 25, 2026 at 10:00 a.m. and requested a motion to adjourn.

Mr. Rodriguez moved that the meeting be adjourned at 10:26 a.m. The motion was seconded by Mr. Hodes and passed unanimously.

Respectfully submitted,



Sheryl A. Stitt
Secretary

Exhibit I



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TERM SHEET

Borrower:	Stockton University, Galloway, New Jersey
Issue:	Series 2026 C
Amount:	Not to Exceed \$160,000,000
Purpose:	To provide funds for the following purposes: (i) pay the cost of refunding and/or the defeasing of all or part of the principal, sinking fund installment and/or interest requirements in respect of any or all of the outstanding Series 2016 A Bonds, and (ii) pay certain costs incidental to the issuance, sale and delivery of the Bonds.
Security:	General Obligation of the University
Structure:	Negotiated Sale, Fixed Rate
Term:	No later than July 1, 2041
True Interest Cost:	Tax- Exempt: Not to Exceed 6.00% Taxable: Not to Exceed 6.00%
Current Bond Ratings:	A3 (Moody's) A (Fitch)
Tentative Sale Date:	August 2026
Tentative Closing Date:	September 2026

The Authority Members will be asked to adopt the Series 2026 C Resolution pertaining to the Bonds which outlines the various parameters of the financing; authorizes the issuance of the Bonds; authorizes and approves the form of and entry into all legal documents necessary for the financing; and delegates to any Authorized Officer of the Authority the ability to take all actions as may be necessary to sell, award and issue the Bonds and execute all necessary bond documents to finalize this transaction.

Professionals on the Transaction:

Bond Counsel:	Chiesa Shahinian & Giantomasi PC
Authority's Counsel:	Attorney General of the State of New Jersey
University's Counsel:	McCarter & English, LLP
University's Financial Advisor:	Echo Financial
Senior Manager:	Morgan Stanley & Co. LLC
Underwriter's Counsel:	Hawkins Delafield & Wood LLP
Trustee:	The Bank of New York Mellon
Trustee's Counsel:	Paparone Law PLLC
Escrow Agent:	U.S. Bank Trust Company, National Association
Escrow Agent's Counsel:	Tanenbaum Keale LLP
Verification Agent:	TBD
Printer:	ImageMaster, LLC



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Date: July 28, 2026

To: Members of the Authority

Issue: Stockton University Issue, Series 2026 C

Below please find the procurement procedures that were undertaken with respect to the various professional appointments in connection with Stockton University, Series 2026 C transaction, and staff's recommendations with respect thereto.

Bond Counsel

In accordance with Executive Order No. 26 (1994), the Attorney General's office has selected Chiesa Shahnian & Giantomasi PC to serve as bond counsel for this transaction.

Trustee, Bond Registrar and Paying Agent

On April 22, 2026, the Authority requested proposals from our Trustee Pool. We received one response from The Bank of New York Mellon seeking appointment as Trustee for this transaction. Their fees may be found below:

Firm	Acceptance Fee	Annual Fee	Counsel
The Bank of New York Mellon	Waived	\$750 or one-time fee (life of bond) of \$1,275	\$5,000

It is the Authority's recommendation to select The Bank of New York Mellon to serve as Trustee, Bond Registrar and Paying Agent for this transaction.

Escrow Agent

The Escrow Agent is the Trustee on the bonds being refunded. The Escrow Agent for this transaction is U.S. Bank Trust Company, N.A. This role is not subject to an RFP process.

Senior Manager, Co-Senior Manager and Co-Manager(s)

On March 23, 2026, the staff of the Authority distributed a Request for Proposals ("RFP") for Investment Banking Services to a distribution list of thirteen (13) firms which were members of the

Authority's Senior Manager Pool and fourteen (14) firms which were members of the Authority's Co-Manager Pool. As of July 1, 2026, the Authority's Pools have been terminated.

From the Senior Manager Pool, the Authority received responses from eight (8) firms seeking appointment as Senior Manager and one (1) firm seeking appointment as Co-Manager. One (1) response was received late and was therefore not reviewed. From the Co-Manager Pool, the Authority received responses from nine (9) firms seeking appointment as Co-Manager.

Senior Manager

In accordance with the Authority's procurement procedures, the evaluation of the Senior Manager responses was performed by three evaluators: one staff member from the Authority, one staff member from the Office of Public Finance, and one staff member from the University. In accordance with the Authority's evaluation process, the highest ranked firm is recommended as Senior Manager. The responsive firms and their respective scores are as follows:

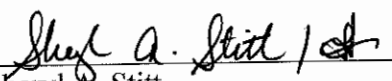
Firm	Evaluator #1	Evaluator #2	Evaluator #3	Total	Rank	Proposed Fee
Morgan Stanley & Co. LLC	92.94	89.44	84.69	267.07	1	\$3.14
Barclays Capital, Inc.	77.50	86.50	81.50	245.50	2	\$2.93
BofA Securities, Inc.	81.17	84.67	72.42	238.26	3	\$3.59
RBC Capital Markets, LLC	77.22	78.72	77.47	233.41	4	\$3.38
Siebert Williams Shank & Co., LLC	61.92	85.92	73.92	221.76	5	\$2.94
Loop Capital Markets LLC	60.38	81.88	75.88	218.14	6	\$2.95
Samuel A. Ramirez & Co., Inc.	56.28	78.28	67.28	201.84	7	\$3.44

Recommendation for Senior Manager: Morgan Stanley & Co. LLC

Co-Managers

The Authority requests that the Board delegate to the Executive Director, Deputy Executive Director or any such officer designated "acting" or "interim" the ability to designate additional Co-Managers, if necessary, in accordance with the Authority's standard procurement policies and procedures.

The Authority's staff involvement in the procurement processes related to the above referenced professionals was completed as of the 20th day of July 2026.

By: 
Sheryl A. Stitt
Executive Director

NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY

**RESOLUTION AUTHORIZING THE ISSUANCE OF NEW JERSEY
EDUCATIONAL FACILITIES AUTHORITY REVENUE REFUNDING
BONDS, STOCKTON UNIVERSITY ISSUE, SERIES 2026, AND
OTHER ACTIONS IN CONNECTION THEREWITH**

Adopted: July 28, 2026

**RESOLUTION AUTHORIZING THE ISSUANCE OF NEW JERSEY
EDUCATIONAL FACILITIES AUTHORITY REVENUE REFUNDING
BONDS, STOCKTON UNIVERSITY ISSUE, SERIES 2026, AND
OTHER ACTIONS IN CONNECTION THEREWITH**

WHEREAS, the New Jersey Educational Facilities Authority (the “Authority”) was created as a public body corporate and politic of the State of New Jersey (the “State”) pursuant to the New Jersey Educational Facilities Authority Law (being Chapter 72A of Title 18A of the New Jersey Statutes, as amended and supplemented), *N.J.S.A.* 18A:72A-1 *et seq.* (the “Act”); and

WHEREAS, the Authority has heretofore issued, *inter alia*, its \$202,445,000 Revenue and Refunding Bonds, Stockton University Issue, Series 2016 A, currently outstanding in the aggregate principal amount of \$152,440,000 (the “Series 2016 A Bonds”) on behalf of Stockton University (the “University”); and

WHEREAS, the Series 2016 A Bonds were issued under the terms and provisions of a bond resolution of the Authority adopted on February 23, 2016 and a Trust Indenture, dated as of July 1, 2016 (the “Prior Indenture”), between the Authority and U.S. Bank National Association, as predecessor to U.S. Bank Trust Company, National Association, as Trustee (the “Prior Trustee”); and

WHEREAS, the Series 2016 A Bonds were issued, *inter alia*, to (i) refund a portion of the Authority’s (a) Revenue Bonds, The Richard Stockton College of New Jersey Issue, Series 2006 F (the “Series 2006 F Bonds”), (b) Revenue Bonds, The Richard Stockton College of New Jersey Issue, Series 2007 G (the “Series 2007 G Bonds”) and (c) Revenue Bonds, The Richard Stockton College of New Jersey Issue, Series 2008 A (the “Series 2008 A Bonds”) and (ii) finance all or a portion of a capital project consisting of the renovation, acquisition, installation and construction of a new Unified Science Center, a new Classroom Building, and a new Quadrangle Project, and the associated construction, backfill of vacated academic space and equipment on its campus in Galloway, New Jersey (collectively, the “Series 2016 A Project”); and

WHEREAS, the Series 2006 F Bonds were issued, *inter alia*, to finance the cost of various capital projects, including the acquisition, construction and equipping of Housing V – Phase I, including surface parking, energy conservation projects, land acquisitions, Holocaust Resource Center renovation, Alton Auditorium renovation, and electrical upgrades (collectively, the “Original Series 2006 F Project”), which Original Series 2006 F Project was subsequently amended to include (i) certain expenses to be incurred on the Housing I and Housing V, Phase II projects and (ii) the replacement of roofs on academic buildings A through M (collectively with the Original Series 2006 F Project, the “Series 2006 F Project”); and

WHEREAS, the Series 2007 G Bonds were issued, *inter alia*, to (i) finance various capital projects consisting of all or a portion of the renovation and/or construction of Student Housing V Phase II, safety and infrastructure improvements, heat pump replacement, Arts and Science Building exterior, fire safety upgrades and replacement, geothermal infrastructure, F-Wing rooftop units, Campus Center, College Walk, and site and roadway improvements (collectively, the “Original Series 2007 G Project”), which Original Series 2007 G Project was subsequently amended to also include certain expenses to be incurred on the Unified Science Center, L Wing adaptation, Nacote Creek renovation, renovation of the atrium connection C Wing and D Wing, renovation of G Wing, daycare center renovations and upgrades, campus

signage, HVAC upgrades, deferred maintenance, a new swimming pool, athletic fields, parking facilities, computer system infrastructure, hardware and software, and costs relating to the design and construction of a Unified Science Center (collectively with the Original Series 2007 G Project, the “Series 2007 G Project”); and

WHEREAS, the Series 2008 A Bonds were issued, *inter alia*, to (i) currently refund all of the Authority’s Revenue Bonds, The Richard Stockton College of New Jersey Issue, Series 2005 C (the “Series 2005 C Bonds”) and (ii) finance the costs of the construction, furnishing and equipping of a new Campus Center, the renovation of College Walk, various site and roadway improvements, and all or a portion of the cost of constructing, furnishing and equipping a new Unified Science Center (collectively, the “Series 2008 A Project”)

WHEREAS, the Series 2005 C Bonds were issued, *inter alia*, to (i) currently refund all of the Authority’s Revenue Bonds, Richard Stockton State College Issue, Series 1993 F (the “Series 1993 F Bonds”) and (ii) finance the costs of various capital projects and renovations to the F-Wing Building, certain renovations to the J-Wing Building, certain interior renovations to the Housing I buildings, certain electrical power improvements at various campus facilities, and the acquisition and renovation of an office building located in the Township of Galloway (collectively, the “Original Series 2005 C Project”), which Original Series 2005 C Project was subsequently amended to include certain expenses to be incurred on the Housing V, Phase I project (collectively with the Original Series 2005 C Project, the “Series 2005 C Project”); and

WHEREAS, the Series 1993 F Bonds were issued, *inter alia*, to finance the costs of construction of an Arts and Sciences Building and an addition to the library (collectively, the “Series 1993 F Project”); and

WHEREAS, the University has requested that the Authority issue one or more series of tax-exempt and/or taxable bonds at the same time or at different times as separate transactions as described herein (collectively, the “Bonds”), for the purpose of providing funds to (i) pay the cost of refunding and/or the defeasing of all or part of the principal, sinking fund installment and/or interest requirements in respect of any or all of the outstanding Series 2016 A Bonds (the bonds so selected, the “Bonds to be Refunded”), thereby refinancing the respective projects described above, and (ii) pay certain costs incidental to the issuance, sale and delivery of the Bonds (collectively, the “Refunding Project”); and

WHEREAS, the repayment of the Bonds will be provided by a Loan Agreement between the Authority and the University (the “Loan Agreement”), pursuant to which the Authority will loan the proceeds of the Bonds to the University, and the University will agree to make certain loan repayments to the Authority; and

WHEREAS, the repayment obligations of the University under the Loan Agreement will be evidenced by a Note to be issued by the University (the “Note”); and

WHEREAS, the Bonds will be issued under and secured by a Trust Indenture (the “Trust Indenture”) to be entered into by and between the Authority and the financial institution named herein, as trustee (together with its successors in trust, the “Trustee”); and

WHEREAS, a portion of the proceeds of the Bonds, together with other available funds, if any, will be deposited with the hereinafter-defined Escrow Agent, to be held in trust for the

benefit of the holders of the Bonds to be Refunded, all in accordance with the provisions of the Prior Indenture; and

WHEREAS, the Authority deems it necessary and in keeping with its purposes to issue the Bonds under the Trust Indenture herein authorized for the purpose of financing the Refunding Project and all or any combination of the purposes enumerated above, and to authorize certain actions and the execution and delivery of certain documents in connection therewith; and

WHEREAS, the Authority has undertaken procedures to procure professionals in connection with the issuance of the Bonds, and the members of the Authority have been provided with a memorandum summarizing the procurement procedures of the Authority staff's recommendations with respect thereto; and

WHEREAS, pursuant to Section 8(c) of the Act, the bonds of the Authority shall be authorized by resolution of the members of the Authority;

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY, AS FOLLOWS:

ARTICLE I AUTHORIZATION OF BONDS; APPROVAL OF DOCUMENTS

1.1 Purpose and Issuance of the Bonds.

The recitals set forth above are incorporated herein by reference as if set forth at length herein. The Authority hereby declares the Refunding Project to be an authorized undertaking of the Authority and authorizes and directs the Chair, Vice Chair, Executive Director, Deputy Executive Director, Treasurer, Director of Project Management, Director of Compliance Management, Secretary, Assistant Treasurer or any Assistant Secretary of the Authority, and any other person authorized by resolution of the Authority, and any such officers designated as "acting" or "interim" (each an "Authorized Officer"), to execute and deliver all documents necessary to enable the Authority, as permitted by the Act, to finance, on behalf of the University, the costs of the Refunding Project, in whole or in part.

1.2 Authorization of the Bonds.

(a) The Authority hereby authorizes the issuance of the Bonds, in an aggregate principal amount not to exceed \$160,000,000, in one or more series, in order to finance, on behalf of the University, the costs of the Refunding Project, in whole or in part; *provided, however*, that prior to the issuance and delivery of the Bonds, the Board of Trustees of the University shall have adopted a resolution authorizing the execution of the Loan Agreement, the Note, the hereinafter-defined Purchase Contract and any commitment for a financial guaranty insurance policy insuring payment of principal of and interest on all or part of the Bonds when due, and the consummation of the transactions contemplated thereby and by this resolution. The Bonds (which may consist of one or more series of tax-exempt and/or taxable Bonds issued at the same time or at different times as separate transactions) shall be designated "New Jersey Educational Facilities Authority Revenue Refunding Bonds, Stockton University Issue, Series 2026 C" or such other or additional designation or designations as shall be set forth in the Trust Indenture approved pursuant to Section

1.7 hereof (the “Trust Indenture”) or as an Authorized Officer may determine.

(b) The Authority hereby finds and determines that the issuance of the Bonds involves certain circumstances under which a negotiated bond sale is permissible as outlined in Executive Order No. 26 (Whitman 1994) (“Executive Order No. 26”), namely, volatile market conditions and a complex financing structure, and that a competitive sale of the Bonds is not in the best interest of the Authority and the University.

(c) Based upon the Authority’s competitive request for proposal process under its standard procurement process and procedures and in accordance with Executive Order No. 26 and Executive Order No. 37 (Corzine 2006) (“Executive Order No. 37”), the Authority hereby selects Morgan Stanley & Co. LLC as the senior managing underwriter for the Bonds. Any Authorized Officer is hereby authorized to execute and deliver on behalf of the Authority one or more contracts of purchase (collectively, the “Purchase Contract”) by and among the Authority, the University and Morgan Stanley & Co. LLC (the “Underwriter”), in substantially the form presented to this meeting with such changes as shall be approved by any Authorized Officer, with the advice of Bond Counsel (as hereinafter defined) and the Attorney General of the State (such approval to be evidenced conclusively by such Authorized Officer’s execution thereof), for the purchase of the Bonds at the price or prices to be agreed upon; provided, however, that the Underwriter’s discount for the Bonds shall not exceed \$3.50 per \$1,000 of principal amount. A copy of the Purchase Contract as executed shall be filed with the records of the Authority.

(d) The Chair, Vice-Chair, the Executive Director, the Deputy Executive Director or the Director of Project Management or any such officer designated as “acting” or “interim” are hereby authorized to select and appoint a co-senior and/or one or more co-managing underwriters, if necessary, in connection with the financing and in accordance with Executive Order No. 26 and Executive Order No. 37 and the Authority’s competitive request for proposal process under its standard procurement policies and procedures, to purchase the Bonds as members of an underwriting syndicate headed by Morgan Stanley & Co. LLC.

(e) The Bonds shall be issued in fully registered form, shall be in the denominations, and shall be numbered as shall be provided in the Trust Indenture. The Bonds shall be dated initially, bear interest from the date of issuance thereof at the rates set forth in the Trust Indenture, mature and be executed and authenticated as shall be set forth in the Trust Indenture; *provided, however*, that the final maturity date of the Bonds will be no later than July 1, 2041. The Bonds shall bear interest at one or more fixed interest rates as set forth in the Trust Indenture, with a true interest cost not to exceed 6.00%, for Bonds issued on a tax-exempt basis, and a true interest cost of not to exceed 6.00%, for Bonds issued on a taxable basis. The Bonds shall be subject to redemption as provided in the Trust Indenture; *provided, however*, the redemption premium, if any, on the Bonds issued as tax-exempt bonds shall not exceed 105%, and the redemption premium, if any, on the Bonds issued as taxable bonds shall be without limitation and may be in the form of a “make-whole” redemption.

1.3 Form of Bonds.

The Bonds shall be in substantially the form set forth in Exhibit B to the Trust Indenture, with such insertions, omissions or variations as may be necessary or appropriate, as approved by an Authorized Officer with the advice of Bond Counsel and the Attorney General of the State, such execution and attestation to be conclusive evidence of the approval thereof.

1.4 Delivery of the Bonds.

The Bonds shall be executed in the name of the Authority by the manual or facsimile signature of its Chair, Vice Chair, Executive Director or Deputy Executive Director, and any such officers designated as “acting” or “interim”, and its official common seal (or a facsimile thereof) shall be thereunto affixed, imprinted, engraved or otherwise reproduced and attested by the manual or facsimile signature of its Executive Director, Deputy Executive Director, Secretary or any Assistant Secretary or Assistant Treasurer, and any such officers designated as “acting” or “interim”, or in such other manner as may be provided by law; *provided*, the Bonds may not be attested by the party executing the Bonds. Following the execution of the Bonds, any Authorized Officer is hereby authorized to deliver the Bonds to the Trustee appointed pursuant to Section 1.9 hereof (the “Trustee”) for authentication and, after authentication, to deliver the Bonds to the Underwriter or its agent against receipt of the purchase price or unpaid balance thereof.

Following the execution of the Bonds, any Authorized Officer is hereby authorized to deliver the executed Bonds to the Trustee for authentication and, after authentication, to cause the delivery of such Bonds to the Underwriter or its agent against receipt of the purchase price or unpaid balance thereof.

1.5 Approval of Preliminary Official Statement and Official Statement.

The distribution of one or more Preliminary Official Statements relating to the Bonds (a draft of which is presented to this meeting and shall be filed with the records of the Authority) (collectively, the “Preliminary Official Statement”) is hereby approved in substantially such form, with such insertions, deletions and changes therein and any supplements thereto as approved by any Authorized Officer with the advice of Bond Counsel and the Attorney General of the State. Any Authorized Officer is hereby authorized to “deem final” the Preliminary Official Statement in accordance with Rule 15c2-12 of the Securities and Exchange Commission, if applicable.

Any Authorized Officer is hereby authorized and directed to execute and deliver one or more final Official Statements (collectively, the “Official Statement”), in substantially the form of the Preliminary Official Statement, with such changes, insertions and alterations as the Authorized Officer executing same shall approve with the advice of Bond Counsel and the Attorney General of the State, such approval to be evidenced conclusively by the execution thereof by such Authorized Officer.

1.6. Approval of Loan Agreement.

The form of the Loan Agreement (including the form of the Note contained therein) presented to the meeting at which this Resolution is adopted (a copy or copies of which shall be filed with the records of the Authority) is hereby approved. Any Authorized Officer is hereby authorized and directed to execute, acknowledge and deliver the Loan Agreement, and any other Authorized Officer is hereby authorized and directed to affix and attest the official common seal of the Authority to the Loan Agreement in substantially such form, with such changes therein (including, without limitation, the date thereof, and any acceptable covenants or provisions that may be required by the Underwriter or the bond insurer, if any) and any supplements thereto as the Authorized Officer executing the same may approve with the advice of Bond Counsel and the Attorney General of the State, such approval to be evidenced by such Authorized Officer’s execution thereof.

1.7 Approval of Trust Indenture.

The form of the Trust Indenture presented to the meeting at which this Resolution is adopted (a copy or copies of which shall be filed with the records of the Authority) is hereby approved. Any Authorized Officer is hereby authorized and directed to execute, acknowledge and deliver the Trust Indenture, and any other Authorized Officer is hereby authorized and directed to affix and attest the official common seal of the Authority to the Trust Indenture in substantially such form, with such insertions and changes therein (including, without limitation, the date thereof and the initial Interest Payment Date contained therein, provisions relating to a policy of bond insurance, if any, any covenants or provisions that may be required by the Underwriter or the bond insurer, if any, and modifications to the permitted investments so as to be consistent with the Authority's investment policies as in effect from time to time) and any supplements thereto as the Authorized Officer executing the same may approve with the advice of Bond Counsel and the Attorney General of the State, such approval to be evidenced by such Authorized Officer's execution thereof.

1.8 Approval of Escrow Deposit Agreement.

The form of the Escrow Deposit Agreement presented to the meeting at which this Resolution is adopted (a copy of which shall be filed with the records of the Authority) is hereby approved. Any Authorized Officer is hereby authorized and directed to execute, acknowledge and deliver one or more such Escrow Deposit Agreements, and any other Authorized Officer is hereby authorized and directed to affix and attest the official common seal of the Authority to the Escrow Deposit Agreement(s) in substantially such form, with such insertions and changes therein and any supplements thereto as the Authorized Officer executing the same may approve with the advice of Bond Counsel and the Attorney General of the State, such approval to be evidenced by such Authorized Officer's execution thereof. In lieu of executing one or more Escrow Deposit Agreements, if an Authorized Officer so determines, with the advice of Bond Counsel and the Attorney General of the State, any Authorized Officer is hereby authorized and directed to execute, acknowledge and deliver one or more letters of instructions. As used herein, the term "Escrow Deposit Agreement" shall include any letter(s) of instructions executed and delivered in connection with the refunding, redemption and/or defeasance of the Bonds to be Refunded.

1.9 Appointments.

(a) An Authorized Officer is hereby authorized and directed to appoint The Bank of New York Mellon, to act as the initial Trustee, Bond Registrar and Paying Agent for the Bonds under the Trust Indenture. The Trustee shall signify its acceptance of the duties and obligations imposed upon it by the Trust Indenture by the Trustee's execution and delivery thereof.

(b) An Authorized Officer is hereby authorized and directed to appoint U.S. Bank Trust Company, National Association, as successor to U.S. Bank National Association, to act as Escrow Agent in respect of the Bonds to be Refunded (the "Escrow Agent"). Such Escrow Agent shall signify its acceptance of the duties and obligations imposed upon it by the Escrow Deposit Agreement by such Escrow Agent's execution and delivery thereof.

1.10 Book-Entry-Only System for the Bonds.

(a) Except as provided in the Trust Indenture, the registered owner of all of the Bonds shall be The Depository Trust Company (“DTC”), and the Bonds shall be registered in the name of Cede & Co., as nominee of DTC.

(b) Unless a blanket DTC Representation Letter has theretofore been executed by the Authority and filed with DTC, at or prior to settlement for the Bonds, the Authority and the Trustee shall execute or signify their approval of a DTC Representation Letter. Any Authorized Officer is hereby authorized to execute and deliver a DTC Representation Letter to DTC.

1.11 Bond Insurance Authorized.

Any Authorized Officer is hereby authorized to: (i) select a municipal bond insurer (the “Bond Insurer”) for the Bonds pursuant to a competitive solicitation process and in accordance with applicable law, to the extent that such Authorized Officer, with the advice of the Underwriter, the Attorney General of the State and the University’s financial advisor, Echo Financial Products, LLC (“Echo Financial”), and with the approval of the University, determines that the bond insurance or a surety for the debt service reserve fund, if any, is necessary or desirable in order to market the Bonds, *provided*, that the Underwriter will be able to certify substantially to the effect that the present value of the premium for the bond insurance is less than the present value of the interest reasonably expected to be saved as a result of obtaining the bond insurance; (ii) execute a commitment letter for the issuance of a bond insurance and surety policy or policies (collectively, the “Policy”) by such Bond Insurer (or a certificate evidencing selection of the Bond Insurer); (iii) carry out the Authority’s obligations thereunder (including payment of the premium for the Policy); and (iv) accept the terms and conditions relating to the Bonds required by the Bond Insurer as a condition to the issuance of the Policy and to incorporate such terms and conditions into the Trust Indenture, the Loan Agreement, the Note, the Escrow Deposit Agreement, the Preliminary Official Statement and the Official Statement as such Authorized Officer deems necessary and appropriate, with the advice of Bond Counsel and the Attorney General of the State.

1.12 Continuing Disclosure.

Pursuant to the Loan Agreement, the University will undertake all responsibility for compliance with continuing disclosure requirements, and the Authority shall have no liability to the holders of the Bonds or any other person with respect to such disclosure matters. The form of the Continuing Disclosure Agreement presented to the meeting at which this Resolution is adopted (a copy or copies of which shall be filed with the records of the Authority), is hereby approved. The Trustee shall be appointed to act as Dissemination Agent under the Continuing Disclosure Agreement, and shall comply with and carry out all of the obligations imposed on the Dissemination Agent under the Continuing Disclosure Agreement; provided, however, that any Authorized Officer is hereby authorized and directed to approve a change in the dissemination agent under the Continuing Disclosure Agreement as requested by the University. Notwithstanding any other provision of this Resolution, the Trust Indenture or the Loan Agreement, failure of the University or the Dissemination Agent to comply with the Continuing Disclosure Agreement shall not be considered an event of default under this Resolution, the Trust Indenture or the Loan Agreement.

1.13 Conformance of Documents.

Any Authorized Officer is hereby authorized and directed to approve, as Bond Counsel and/or the Attorney General of the State may advise, such changes to the forms of the Preliminary Official Statement, the Official Statement, the Purchase Contract, the Loan Agreement, the Note, the Trust Indenture, the Escrow Deposit Agreement, the Continuing Disclosure Agreement and such other agreements, documents or certificates as may be necessary and appropriate to conform same to the bond insurance requirements of the issuer of a financial guaranty insurance policy insuring payment of principal of and interest on the Bonds when due, if any, and modifications to the permitted investments so as to be consistent with the Authority's investment policies as in effect from time to time, with the advice of Bond Counsel and the Attorney General of the State, such approval to be evidenced conclusively by such Authorized Officer's execution thereof.

ARTICLE II

MISCELLANEOUS

2.1 Authorization to Invest Bond Proceeds and Certain Funds.

(a) The Authority's Director of Finance, or any such officer designated as "acting" or "interim", and any other person designated by the Executive Director pursuant to the Authority's Investment Policy (the "Investment Officer") is hereby authorized to enter into or direct the Trustee to enter into one or more agreements to invest the proceeds of the Bonds as permitted by the Trust Indenture (the "Eligible Investments"), which may include investment agreements and repurchase agreements, in the event that such Investment Officer determines, in consultation with and with the consent of the University and Echo Financial, that it is advantageous to the University for the Authority to invest any proceeds of the Bonds in Eligible Investments. The form of any such investment agreement or repurchase agreement shall be as approved by an Authorized Officer, with the advice of Bond Counsel and the Attorney General of the State.

(b) Any Authorized Officer is hereby authorized to utilize the proceeds of the Bonds, other available moneys provided by the University, if any, or other available moneys held pursuant to the Prior Indenture either (a) to purchase United States Treasury Obligations, State and Local Government Series ("SLGS") or (b) to select a firm to act as the Authority's broker or to select a bidding agent to solicit bids pursuant to a competitive solicitation process to purchase open market U.S. Treasury Obligations (which qualify as permissible defeasance obligations pursuant to the Prior Indenture), in the event that such Authorized Officer of the Authority determines, in consultation with the University and Echo Financial and with the consent of the University, that it is necessary or advantageous to the Authority to purchase such open market U.S. Treasury Obligations. In connection with the purchase of open market U.S. Treasury Obligations, any Authorized Officer of the Authority is further authorized to solicit bids for one or more float forward or escrow reinvestment agreements (a "Float Forward Agreement") and to direct the Escrow Agent pursuant to the Escrow Deposit Agreement to enter into any such Float Forward Agreement with the successful bidder or bidders thereof. Pursuant to the terms of any Float Forward Agreement, the provider, in consideration of an upfront payment to the Escrow Agent, shall have the right to sell U.S. Treasury Obligations to the Escrow Agent, at the times and in the amounts set forth in the Float Forward Agreement at an aggregate purchase price not exceeding the maturity value thereof. Such U.S. Treasury Obligations shall mature on or before the dates when the proceeds thereof are needed to make payments in accordance with the Escrow Deposit Agreement. Each Float Forward Agreement shall be awarded to the bidder offering to pay the highest upfront payment therefor. The form of any Float Forward Agreement shall be approved by an Authorized Officer of the Authority, in consultation with Chiesa Shahinian & Giantomasi PC, as bond counsel ("Bond Counsel") and the Attorney General of the State. An Authorized Officer of the Authority is further authorized to execute and deliver any such Float Forward Agreement and/or any certificates or other documents required in connection therewith. Notwithstanding the foregoing, nothing contained herein shall prohibit an Authorized Officer of the Authority from purchasing both SLGS and open market U.S. Treasury Obligations, to the extent permitted by law. Bond Counsel, the Escrow Agent and the Authority's financial advisor are each

hereby authorized to act as agent(s), if so directed by an Authorized Officer, on behalf of the Authority for the subscription of SLGS via SLGSafe pursuant to the regulations promulgated therefor set forth in 31 C.F.R. Part 344.

2.2 Incidental Actions.

(a) The Authorized Officers are hereby authorized to cause the refunding and/or defeasance of the Bonds to be Refunded as selected by the University, in consultation with the Authority, Echo Financial and the Underwriter.

(b) The Authorized Officers are hereby authorized and directed to execute and deliver such other documents, certificates, directions and notices, and to take such other action as may be necessary or appropriate in order: (i) to effectuate the financing of the Refunding Project and the refunding, redemption and/or defeasance of the Bonds to be Refunded; (ii) to effectuate the execution and delivery of the Purchase Contract, the Loan Agreement, the Trust Indenture, the Escrow Deposit Agreement and the Official Statement, and the issuance, sale and delivery of the Bonds, including, without limitation, documents necessary to effectuate the issuance, sale and delivery of the Bonds; (iii) to implement the DTC book-entry only system for the Bonds; (iv) to maintain the tax-exempt status of the interest on the Bonds (to the extent such Bonds are to be issued on a tax-exempt basis) and the Bonds to be Refunded (including the preparation and filing of any information reports or other documents with respect to the Bonds as may at any time be required under Section 149 of the Internal Revenue Code of 1986, as amended, and any regulations thereunder); and (v) to effectuate the execution and delivery of any Float Forward Agreement.

2.3 Prior Resolutions.

All prior resolutions of the Authority or portions thereof inconsistent herewith are hereby repealed.

2.4 Effective Date.

This Resolution shall take effect as provided for under the Act.

Mr. Feeney moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Ms. Chaly and upon roll call the following members voted:

AYE: Louis Rodriguez
Aaron Binder (represented by Ryan Feeney)
Margo Chaly
Erik Yngstrom

NAY: None

ABSTAIN: None

RECUSED: Joshua Hodes

ABSENT: None

The Chair thereupon declared said motion carried and said resolution adopted.

In the opinion of Chiesa Shahinian & Giantomasi PC, Bond Counsel to the Authority ("Bond Counsel"), under existing law, and assuming continuing compliance by the Authority and Stockton University (the "University") with certain requirements described in "TAX MATTERS" herein, interest on the Series 2026 Bonds is excluded from gross income of the owners thereof for federal income tax purposes pursuant to Section 103 of the Internal Revenue Code of 1986, as amended (the "Code"), and is not treated as a preference item for purposes of calculating the alternative minimum tax under Section 57 of the Code. However, interest on the Series 2026 Bonds is taken into account in determining the "adjusted financial statement income" (as defined in Section 56A of the Code) of certain corporations that are subject to the alternative minimum tax under Section 55 of the Code. Bond Counsel is also of the opinion that, under existing law, interest on the Series 2026 Bonds and any gain realized on the sale thereof are not included in gross income under the New Jersey Gross Income Tax Act. See "TAX MATTERS" herein.



\$ _____ *

**NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY
REVENUE REFUNDING BONDS,
STOCKTON UNIVERSITY ISSUE, SERIES 2026 C**

[Stockton
Logo]

Due: July 1, as shown on the inside cover hereof

The New Jersey Educational Facilities Authority (the "Authority") \$ _____ * Revenue Refunding Bonds, Stockton University Issue, Series 2026 C (the "Series 2026 Bonds") are issuable only as fully registered bonds and, when issued, will be registered in the name of Cede & Co., as nominee for The Depository Trust Company ("DTC"), New York, New York. DTC will act as securities depository for the Series 2026 Bonds. Individual purchases of the Series 2026 Bonds will be made in book-entry form, in denominations of \$5,000 and any integral multiple thereof. Purchasers ("Beneficial Owners") will not receive certificates representing their interest in Series 2026 Bonds purchased. So long as DTC or its nominee is the registered owner of the Series 2026 Bonds, payments of principal of, redemption premium, if any, and interest on the Series 2026 Bonds will be made by The Bank of New York Mellon, as trustee (the "Trustee"), directly to DTC. Disbursements of such payments to the DTC participants is the responsibility of DTC and disbursements of such payments to the Beneficial Owners is the responsibility of the DTC participants and the indirect participants. See "DESCRIPTION OF THE SERIES 2026 BONDS - Book-Entry-Only System" herein.

Interest on the Series 2026 Bonds will be payable on January 1 and July 1 of each year until maturity or earlier redemption, commencing on January 1, 2027.

The Series 2026 Bonds are subject to redemption prior to maturity as described herein.

The Series 2026 Bonds are being issued pursuant to the New Jersey Educational Facilities Authority Law (N.J.S.A. 18A:72A-1 et seq.), as amended and supplemented, a resolution of the Authority adopted on July 28, 2026 (the "Resolution") and a Trust Indenture, dated as of August 1, 2026, by and between the Authority and the Trustee (the "Indenture"). The Series 2026 Bonds are being issued to finance, [together with other available funds of the University]: (i) the current refunding and defeasance of all or a portion of the Authority's outstanding Revenue and Refunding Bonds, Stockton University Issue, Series 2016 A; and (ii) the payment of certain costs incidental to the issuance and sale of the Series 2026 Bonds. See "INTRODUCTORY STATEMENT - Plan of Refunding" herein.

The principal of, redemption premium, if any, and interest on the Series 2026 Bonds are payable solely from payments to be received by the Authority from the University pursuant to a Loan Agreement, dated as of August 1, 2026 (the "Loan Agreement"), by and between the Authority and the University.

[The scheduled payment of principal of and interest on the Series 2026 Bonds when due will be guaranteed under a municipal bond insurance policy to be issued concurrently with the delivery of the Series 2026 Bonds by _____.]

[INSURER LOGO]

THE SERIES 2026 BONDS ARE SPECIAL AND LIMITED OBLIGATIONS OF THE AUTHORITY, AND ARE NOT A DEBT OR LIABILITY OF THE STATE OF NEW JERSEY OR OF ANY POLITICAL SUBDIVISION HEREOF, OTHER THAN THE AUTHORITY (TO THE LIMITED EXTENT SET FORTH IN THE INDENTURE), OR A PLEDGE OF THE FAITH AND CREDIT OR TAXING POWER OF THE STATE OF NEW JERSEY OR OF ANY POLITICAL SUBDIVISION THEREOF, OTHER THAN THE AUTHORITY (TO THE LIMITED EXTENT SET FORTH IN THE INDENTURE). THE AUTHORITY HAS NO TAXING POWER. SEE "SECURITY FOR THE SERIES 2026 BONDS" HEREIN FOR A DESCRIPTION OF THE SECURITY FOR THE SERIES 2026 BONDS.

This cover page, including the inside cover page, contains certain information for quick reference only. It is not intended to be a summary of this issue or of all factors relevant to an investment in the Series 2026 Bonds. For a discussion of certain factors that should be considered, in addition to the other matters set forth on this cover page, in evaluating the investment quality of the Series 2026 Bonds, investors must read the entire Official Statement, including, without limitation, Appendix A and Appendix B, to obtain information essential to the making of an informed investment decision on the Series 2026 Bonds.

The Series 2026 Bonds are offered when, as and if issued by the Authority and subject to the approval of their legality by Chiesa Shahinian & Giantomasi PC, Roseland, New Jersey, Bond Counsel to the Authority. Certain legal matters will be passed upon for the University by McCarter & English, LLP, Newark, New Jersey, and for the [Underwriters by their counsel][**Authority to confirm co-managers**], Hawkins Delafield & Wood LLP, Newark, New Jersey. The Series 2026 Bonds are expected to be available for delivery through the facilities of DTC on or about August __, 2026.

Morgan Stanley

Dated: _____, 2026

* Preliminary, subject to change.

\$ _____ *

**NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY
REVENUE REFUNDING BONDS,
STOCKTON UNIVERSITY ISSUE, SERIES 2026 C**

<u>Maturity</u> <u>July 1</u>	<u>Principal</u> <u>Amount</u>	<u>Interest</u> <u>Rate</u>	<u>Yield</u>	<u>CUSIP**</u>
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* Preliminary, subject to change.

** CUSIP is a registered trademark of American Bankers Association. CUSIP numbers are provided by CUSIP Global Services, which is managed by FactSet Research Systems, Inc., on behalf of the American Bankers Association. The CUSIP numbers listed above are being provided solely for the convenience of bondholders only at the time of issuance of the Series 2026 Bonds and the Authority does not make any representation with respect to such numbers or undertake any responsibility for their accuracy now or at any time in the future. The CUSIP number for a specific maturity is subject to being changed after the issuance of the Series 2026 Bonds as a result of various subsequent actions including, but not limited to, a refunding in whole or in part of such maturity or as a result of the procurement of secondary market portfolio insurance or other similar enhancement by investors that is applicable to all or a portion of certain maturities of the Series 2026 Bonds.

THE ORDER AND PLACEMENT OF MATERIALS IN THIS OFFICIAL STATEMENT, INCLUDING THE APPENDICES, ARE NOT TO BE DEEMED TO BE A DETERMINATION OF RELEVANCE, MATERIALITY OR IMPORTANCE, AND THIS OFFICIAL STATEMENT, INCLUDING THE APPENDICES, MUST BE CONSIDERED IN ITS ENTIRETY. THE OFFERING OF THE SERIES 2026 BONDS IS MADE ONLY BY MEANS OF THIS ENTIRE OFFICIAL STATEMENT.

The purchase of the Series 2026 Bonds involves certain investment risks. Accordingly, each prospective purchaser of the Series 2026 Bonds should make an independent evaluation of the entirety of the information presented in this Official Statement, including its Appendices, to obtain information essential to the making of an informed investment decision in the Series 2026 Bonds.

The information contained herein relating to the New Jersey Educational Facilities Authority (the "Authority") under the headings "THE AUTHORITY" and "LITIGATION — The Authority" has been obtained from the Authority. Certain information contained herein has been obtained from Stockton University (the "University") and other sources that are believed to be reliable, but it is not guaranteed as to accuracy or completeness, and it is not to be construed as a representation of the Authority or the Underwriters. The Authority has not participated in the making of the statements contained in this Official Statement other than the information under the headings, "THE AUTHORITY" and "LITIGATION — The Authority", and does not represent that any such statements are accurate or complete for purposes of investors making investment decisions with respect to the Series 2026 Bonds.

The University, in Appendix A, has provided a description of the University and certain relevant financial and operating data with respect thereto. It is noted that some of the financial information has been derived from the audited financial statements of the University. This information should be read in conjunction with the audited financial statements and the related notes that are included as Appendix B to this Official Statement.

No dealer, broker, salesperson or other person has been authorized by the Authority or the University to give any information or to make any representations with respect to the Series 2026 Bonds other than those contained in this Official Statement, and, if given or made, such other information or representations must not be relied upon as having been authorized by either of the foregoing. This Official Statement does not constitute an offer to sell or the solicitation of any offer to buy, nor shall there be any sale of the Series 2026 Bonds by any person in any such jurisdiction in which it is unlawful for such person to make such offer, solicitation or sale.

The information herein is subject to change without notice, and neither the delivery of this Official Statement nor any sale made hereunder shall, under any circumstances, create any implication that there has been no change in the affairs of the Authority or the University since the date hereof.

The information set forth herein relative to The Depository Trust Company, Brooklyn, New York ("DTC"), and DTC's book-entry-only system has been supplied to the Authority by DTC for inclusion herein, and none of the Authority, the Underwriters or the University takes any responsibility for the accuracy thereof. Such information has not been independently verified by the Authority, the University or the Underwriters, and none of the Authority, the Underwriters or the University makes any representation as to the accuracy or completeness of such information.

The Series 2026 Bonds have not been registered under the Securities Act of 1933, as amended, and the Indenture (as hereinafter defined) has not been qualified under the Trust Indenture Act of 1939, as amended, in reliance upon certain exemptions contained in such federal laws. In making an investment decision, investors must rely upon their own examination of the Series 2026 Bonds and the security therefor, including an analysis of the risk involved. The Series 2026 Bonds have not been recommended by any federal or state securities commission or regulatory authority. The registration, qualification or exemption of the Series 2026 Bonds in accordance with applicable provisions of securities laws of the various jurisdictions in which the Series 2026 Bonds have been registered, qualified or exempted cannot be regarded as a recommendation thereof. Neither such jurisdictions nor any of their agencies have passed upon the merits of the Series 2026 Bonds or the adequacy, accuracy or completeness of this Official Statement. Any representation to the contrary may be a criminal offense.

References in this Official Statement to statutes, laws, rules, regulations, resolutions (including the Resolution), agreements (including the Loan Agreement, the Indenture and the Continuing Disclosure Agreement) (as each such term is hereinafter defined), reports and documents do not purport to be comprehensive or definitive, and

all such references are qualified in their entirety by reference to the particular document, the full text of which may contain qualifications of and exceptions to statements made herein. This Official Statement is submitted in connection with the sale of the Series 2026 Bonds referred to herein and may not be reproduced or used, in the whole or in part, for any other purpose.

If and when included in this Official Statement, the words “expects”, “forecasts”, “projects”, “intends”, “anticipates”, “estimates”, “will” and analogous expressions are intended to identify forward-looking statements. Any such statements inherently are subject to a variety of risks and uncertainties that could cause actual results to differ materially from those projected. Such risks and uncertainties include, among others, general economic and business conditions, changes in political, social and economic conditions, regulatory initiatives and compliance, governmental regulations, litigation and various other events, conditions and circumstances many of which are beyond the control of the Authority and the University. These forward-looking statements speak only as of the date of this Official Statement. The Authority and the University disclaim any obligation or agreement to release publicly any update or revision to any forward-looking statement contained herein to reflect any change in the Authority's or the University's expectation with regard thereto to any change in events, conditions or circumstances on which any such statement is based.

[The Bond Insurer] makes no representation regarding the Series 2026 Bonds or the advisability of investing in the Series 2026 Bonds. In addition, [the Bond Insurer] has not independently verified, makes no representation regarding, and does not accept any responsibility for the accuracy or completeness of this Official Statement or any information or disclosure contained herein, or omitted herefrom, other than with respect to the accuracy of the information regarding [the Bond Insurer], supplied by [the Bond Insurer] and presented under the heading “BOND INSURANCE” and “APPENDIX G - SPECIMEN MUNICIPAL BOND INSURANCE POLICY”.]

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**NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY
5 VAUGHN DRIVE, SUITE 300
PRINCETON, NEW JERSEY 08540-6313**

**OFFICIAL STATEMENT
RELATING TO**

NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY

\$ _____ *
Revenue Refunding Bonds, Stockton University Issue, Series 2026 C

INTRODUCTORY STATEMENT

General

The purpose of this Official Statement, which includes the cover page, the inside cover page and the Appendices hereto, is to furnish information concerning the New Jersey Educational Facilities Authority (the “Authority”) and its \$ _____ * Revenue Refunding Bonds, Stockton University Issue, Series 2026 C (the “Series 2026 Bonds”). Capitalized terms used but not defined in this Official Statement shall have the respective meanings assigned to such terms in the Indenture. The Series 2026 Bonds are being issued pursuant to (i) the Act (as defined herein); (ii) a Resolution adopted by the Authority on July 28, 2026 (the “Resolution”); and (iii) a Trust Indenture, dated as of August 1, 2026 (the “Indenture”), by and between the Authority and The Bank of New York Mellon, as trustee for the Series 2026 Bonds (the “Trustee”). The Series 2026 Bonds are being issued and will bear interest at the rates set forth on the inside front cover hereof and shall be payable as set forth herein. See “SECURITY FOR THE SERIES 2026 BONDS” herein. The Series 2026 Bonds will be subject to redemption prior to maturity as described herein. See “DESCRIPTION OF THE SERIES 2026 BONDS — Redemption Provisions” herein. Capitalized terms used herein but not defined herein shall have the terms ascribed to them in APPENDIX C — “FORM OF CERTAIN LEGAL DOCUMENTS” attached hereto.

Authority for Issuance

The Series 2026 Bonds are being issued pursuant to the New Jersey Educational Facilities Authority Law, constituting Chapter 72A of Title 18A of the New Jersey Statutes as enacted by Chapter 271 of the Laws of 1967, as amended and supplemented (the “Act”).

The Act, among other things, empowers the Authority to issue its bonds, notes and other obligations to obtain funds to finance and refinance an eligible project as such may be required or convenient for the purpose of a public or private participating institution of higher education, such as Stockton University located in Galloway, New Jersey, organized and existing under and by virtue of the laws of the State of New Jersey (the “University”). For information concerning the University, see APPENDIX A — “CERTAIN INFORMATION REGARDING STOCKTON UNIVERSITY” and APPENDIX B — “FINANCIAL STATEMENTS AS OF AND FOR THE YEARS ENDED JUNE 30, 2025 AND 2024, AND REPORT OF INDEPENDENT CERTIFIED PUBLIC ACCOUNTANTS” hereto.

Plan of Refunding

The Series 2026 Bonds are being issued to provide funds to be loaned to the University, which, [together with other available funds of the University][**Confirm if University is providing additional funds or just available funds under prior indenture**], will be used to: (i) finance the current refunding and defeasance of all or a portion of the Authority’s outstanding Revenue and Refunding Bonds, Stockton University Issue, Series 2016 A (the “Bonds to be Refunded”); and (ii) pay certain costs incidental to the sale and issuance of the Series 2026 Bonds (collectively, the “Series 2026 Project”). See APPENDIX F — “DESCRIPTION OF BONDS TO BE REFUNDED” hereto. In order to effect the refunding and defeasance of the Bonds to be Refunded, on the date of issuance and delivery of the Series 2026 Bonds, a portion of the proceeds of the Series 2026 Bonds, [together with the available funds provided by the

* Preliminary, subject to change.

University], will be deposited in a special and irrevocable escrow fund (the “Escrow Fund”) to be held by U.S. Bank Trust Company, National Association, as Escrow Agent, for the benefit of the holders of the Bonds to be Refunded, pursuant to an Escrow Deposit Agreement between the Authority and the Trustee (the “Escrow Deposit Agreement”). The amounts on deposit in the Escrow Fund, together with investment earnings thereon, will be sufficient to pay when due the [principal or][**Confirm whether there will be a principal payment prior to the redemption date**] redemption price of and interest on the Bonds to be Refunded, on their [respective payment and] redemption date. See “VERIFICATION OF MATHEMATICAL CALCULATIONS” herein. Upon deposit of such funds in the Escrow Fund, the Bonds to be Refunded will be deemed paid under the prior trust indenture pursuant to which the Bonds to be Refunded were issued and will no longer be Outstanding thereunder.

Certain Outstanding Obligations

The University has repayment obligations in respect of various bonds of the Authority issued for the benefit of the University, and certain other obligations and capital leases. [All of such repayment obligations are general obligations of the University payable from any legally available funds of the University.] The Authority may from time to time in the future issue other series of its revenue bonds to finance or refinance projects of the University. See “SECURITY FOR THE SERIES 2026 BONDS” herein and APPENDIX A — “CERTAIN INFORMATION REGARDING STOCKTON UNIVERSITY” hereto.

Security

The Series 2026 Bonds are special and limited obligations of the Authority payable solely from the Revenues (as defined in the Indenture) and secured by the Pledged Property (as defined in the Indenture). See “SECURITY FOR THE SERIES 2026 BONDS — General” herein.

The Revenues include, among other things, Basic Loan Payments to be made by the University under the Loan Agreement, dated as of August 1, 2026 (the “Loan Agreement”), by and between the Authority and the University. The Board of Trustees of the University has, by resolution, authorized the execution and performance on behalf of the University of the Loan Agreement. The obligation of the University to pay Basic Loan Payments is enforceable regardless of whether Basic Loan Payments have been budgeted for by the University. The Loan Agreement is a valid and enforceable general obligation of the University payable from moneys legally available to the University. Pursuant to the Indenture, the Authority will assign (with certain reservations) its rights and benefits under the Loan Agreement to the Trustee as security for the Series 2026 Bonds. The repayment obligations of the University under the Loan Agreement will be evidenced by a Note dated the date of issuance of the Series 2026 Bonds to be issued by the University (the “Note”).

The Basic Loan Payments to be made by the University pursuant to the Loan Agreement are equal to the amount of the principal or redemption price of and interest on the Series 2026 Bonds when due, from any moneys legally available to the University. See “SECURITY FOR THE SERIES 2026 BONDS — Loan Agreement” herein.

THE SERIES 2026 BONDS ARE SPECIAL AND LIMITED OBLIGATIONS OF THE AUTHORITY AND ARE NOT A DEBT OR LIABILITY OF THE STATE OF NEW JERSEY (THE “STATE”) OR OF ANY POLITICAL SUBDIVISION THEREOF, OTHER THAN THE AUTHORITY (TO THE LIMITED EXTENT SET FORTH IN THE INDENTURE), OR A PLEDGE OF THE FAITH AND CREDIT OR TAXING POWER OF THE STATE OR OF ANY POLITICAL SUBDIVISION THEREOF, OTHER THAN THE AUTHORITY (TO THE LIMITED EXTENT SET FORTH IN THE INDENTURE). THE AUTHORITY HAS NO TAXING POWER. SEE “SECURITY FOR THE SERIES 2026 BONDS” HEREIN FOR A DESCRIPTION OF THE SECURITY FOR THE SERIES 2026 BONDS.

THE AUTHORITY

Powers of the Authority

The Authority was duly created under the Act (N.J.S.A. 18A:72A-1 et seq.) as a public body corporate and politic constituting an instrumentality exercising public and essential governmental functions of the State of New Jersey. The Act empowers the Authority, among other things, to make loans to public and private colleges and

universities for the construction, improvement, acquisition and refinancing of eligible projects in accordance with a lease agreement, a loan agreement or a mortgage approved by the Authority. The Authority is also authorized to provide financing for capital improvements at qualified public libraries.

The Act provides that the Authority shall not be required to pay taxes or assessments upon any of the property acquired or used by it or under its jurisdiction, control, possession or supervision, or upon its activities in the operation and maintenance of the facilities acquired or constructed for any participating college or university or upon any moneys, revenues or other income received therefrom by the Authority.

Authority Organization and Membership

Under the Act and pursuant to Reorganization Plan 005-2011, the Authority membership consists of the State Treasurer, the Secretary of Higher Education, both ex officio, and five citizen members appointed by the Governor of the State (the “Governor”) with the advice and consent of the Senate for terms of five years each. The Act provides that deputies of the ex officio members may be designated to act on their behalf. Members of the Authority whose terms have expired continue to serve on the Authority until their successors are appointed and qualified. The members of the Authority serve without compensation, but are entitled to reimbursement of actual and necessary expenses incurred in the discharge of their official duties.

The present members and officers of the Authority, the dates of expiration of their terms as members and their business affiliations are as follows:

Joshua E. Hodes, Chair; term as a member expires April 30, 2029; Partner, Public Strategies Impact; Trenton, New Jersey.

Louis A. Rodriguez, P.E., Vice Chair; term as a member expired April 30, 2016; Retired; Marlboro, New Jersey.

The Honorable Aaron Binder; Treasurer, State of New Jersey, ex officio.

The Honorable Margo Chaly, Esq., Member; Acting Secretary of Higher Education, ex officio.

Erik K. Yngstrom, Esq., Authority Treasurer; term as a member expires April 30, 2027; Co-Managing Partner, Lomurro Munson, LLC; Freehold, New Jersey.

Sheryl A. Stitt, Executive Director, serves as the Secretary to the Authority.

Steven P. Nelson, Deputy Executive Director, serves as an Assistant Secretary to the Authority.

Brian Sootkoos, Director of Finance/Controller, serves as the Assistant Treasurer to the Authority.

Ellen L. Yang, Esq., Director of Compliance Management, serves as an Assistant Secretary to the Authority.

Outstanding Obligations of the Authority

As of December 31, 2025, the Authority has heretofore authorized and issued its obligations in a total outstanding amount of \$6,393,863,456 to finance and refinance eligible projects at certain of the participating public and private colleges and universities and public libraries located in the State.

The Authority has never defaulted in the payment of the maturing principal of or interest on any of its obligations.

STATE OF NEW JERSEY HIGHER EDUCATION

The New Jersey Office of the Secretary of Higher Education (“OSHE”) is the leading state agency for higher education policy development and statewide program coordination. Under the leadership of the Secretary of Higher Education, a cabinet-level position within the executive branch, OSHE works to enhance post-secondary opportunity with a focus on access and affordability for students from all backgrounds. OSHE is dedicated to shaping a strong and inclusive higher education landscape and strategically collaborates with partners to inform evidence-based practices and student-centered strategies to empower academic and career success.

As of July 2026, New Jersey institutions of higher education licensed by OSHE include twenty-eight (28) public colleges and universities and fifty-eight (58) independent (not-for-profit and for-profit) institutions and, as of the 2024-2025 fiscal year, enrolls over 514,265 full-time and part-time credit-seeking students statewide. OSHE licenses out-of-state institutions of higher education that have physical presence in New Jersey at one or more locations within the State. There are approximately twelve (12) additional out-of-state institutions licensed to offer one or more degrees in the State.

The twenty-eight (28) public colleges and universities are comprised of four (4) public research universities (Rutgers, The State University of New Jersey; Rowan University; New Jersey Institute of Technology; and Montclair State University), one (1) public urban research university (Kean University), two (2) state colleges (The College of New Jersey and Ramapo College of New Jersey), three (3) state universities (Stockton University; Thomas Edison State University and William Paterson University) and eighteen (18) community colleges. The fifty-eight (58) independent, non-profit and for-profit institutions consist of fourteen (14) public-mission four-year colleges and universities, one (1) stand-alone medical school, one (1) graduate education only institution, thirty-one (31) yeshiva/rabbinical and/or theological seminaries, one (1) two-year religious college and ten (10) proprietary institutions with degree-granting authority.

DESCRIPTION OF THE SERIES 2026 BONDS

General

The Series 2026 Bonds will initially be dated and will bear interest from the date of delivery. Interest will be payable on January 1 and July 1 of each year, commencing January 1, 2027, until maturity or earlier redemption. The Series 2026 Bonds will bear interest at the interest rates per annum and will mature on July 1 in each of the years and in the principal amounts shown on the inside cover of this Official Statement.

The Series 2026 Bonds will be issued in fully registered form, without coupons, in the denomination of \$5,000 or any integral multiple thereof. In the event that the Series 2026 Bonds are no longer held in book-entry form (as described in “Book-Entry-Only System” below), (i) the principal or redemption price of the Series 2026 Bonds shall be payable upon surrender at a designated corporate trust office of the Trustee, and (ii) interest on the Series 2026 Bonds will be paid by check or draft mailed by the Trustee to Holders thereof at their addresses as it appears on the registration books of the Authority, or upon the written request of any Holder of at least \$1,000,000 in aggregate principal amount of Bonds [submitted to the Trustee at least ten (10) business days prior to the record date of such interest,] by wire transfer in immediately available funds to an account in the continental United States of America.

Book-Entry-Only System

This section describes how ownership of the Series 2026 Bonds is to be transferred and how the principal of and interest on the Series 2026 Bonds are to be paid to and credited by The Depository Trust Company (“DTC”) while the Series 2026 Bonds are registered in the name of Cede & Co., DTC's partnership nominee. Certain information in this section concerning DTC and the Book-Entry-Only-System has been provided by DTC for use in disclosure documents such as this Official Statement. The Authority believes the source of such information to be reliable, but takes no responsibility for the accuracy or completeness thereof, and neither the DTC Participants nor the Beneficial Owners should rely on such information with respect to such matters but should instead confirm the same with DTC or the DTC Participants, as the case may be.

DTC will act as Securities Depository for the Series 2026 Bonds. The Series 2026 Bonds will be issued as fully-registered securities registered in the name of Cede & Co. or such other name as may be requested by an authorized representative of DTC. One fully registered certificate will be issued for each maturity and, if applicable, interest rate within a maturity of the Series 2026 Bonds in the aggregate principal amount of each such maturity, and will be deposited with DTC.

The Authority, the Trustee and the Paying Agent cannot and do not give any assurances that (1) DTC will distribute payments of principal or redemption price of or interest on the Series 2026 Bonds, or distribute redemption notices or other notices, to DTC Participants, or that it will do so on a timely basis, (2) DTC Participants or Indirect Participants will distribute such payments paid to DTC or its nominee (as the registered owner of the Series 2026 Bonds), or distribute redemption notices or other notices, to the Beneficial Owners, or that they will do so on a timely basis, or (3) DTC or DTC Participants or Indirect Participants will serve and act in the manner described in this Official Statement. The current rules applicable to DTC are on file with the Securities and Exchange Commission, and the current procedures of DTC to be followed in dealing with DTC Participants are on file with DTC.

DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues and money market instruments (from over 100 countries) that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has a Standard & Poor's rating of AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

Purchases of the Series 2026 Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Series 2026 Bonds on DTC's records. The ownership interest of each actual purchaser of each Series 2026 Bond ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Series 2026 Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in the Series 2026 Bonds, except in the event that use of the book-entry system for the Series 2026 Bonds is discontinued.

To facilitate subsequent transfers, all Series 2026 Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of the Series 2026 Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Series 2026 Bonds. DTC's records reflect only the identity of the Direct Participants to whose accounts such Series 2026 Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by

arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of the Series 2026 Bonds may wish to take certain steps to augment transmission to them of notices of significant events with respect to the Series 2026 Bonds, such as redemptions, defaults and proposed amendments to the security documents. For example, Beneficial Owners of the Series 2026 Bonds may wish to ascertain that the nominee holding the Series 2026 Bonds for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of the notices be provided directly to them.

Redemption notices shall be sent to DTC. If less than all of a maturity of the Series 2026 Bonds within a series or sub-series are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such maturity to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to the Series 2026 Bonds unless authorized by a Direct Participant in accordance with DTC's Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the Authority as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts the Series 2026 Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Redemption proceeds and principal and interest payments on the Series 2026 Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the Authority or the Trustee on the payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name", and will be the responsibility of such Participant and not of DTC (nor its nominee), the Trustee or the Authority, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds and principal and interest payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the Authority or the Trustee, disbursement of such payments to the Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of the Direct and Indirect Participants.

DTC may discontinue providing its services as depository with respect to the Series 2026 Bonds at any time by giving reasonable notice to the Authority or the Trustee. Under such circumstances, in the event that a successor depository is not obtained, certificated bonds are required to be printed and delivered.

The Authority may decide to discontinue use of the system of book-entry transfers through DTC (or a successor securities depository). In such event, certificated bonds will be printed and delivered.

NEITHER THE AUTHORITY, THE TRUSTEE NOR THE PAYING AGENT WILL HAVE ANY RESPONSIBILITY OR OBLIGATION, EITHER SINGULARLY OR JOINTLY, TO DIRECT PARTICIPANTS, TO INDIRECT PARTICIPANTS, OR TO ANY BENEFICIAL OWNER, WITH RESPECT TO (I) THE ACCURACY OF ANY RECORDS MAINTAINED BY DTC, ANY DIRECT PARTICIPANT, OR ANY INDIRECT PARTICIPANT; (II) ANY NOTICE THAT IS PERMITTED OR REQUIRED TO BE GIVEN TO THE OWNERS OF THE SERIES 2026 BONDS UNDER THE INDENTURE; (III) THE SELECTION BY DTC OR ANY DIRECT PARTICIPANT OF ANY PERSON TO RECEIVE PAYMENT IN THE EVENT OF A PARTIAL REDEMPTION OF THE SERIES 2026 BONDS; (IV) THE PAYMENT BY DTC OR ANY DIRECT PARTICIPANT OR INDIRECT PARTICIPANT OF ANY AMOUNT WITH RESPECT TO THE PRINCIPAL OR REDEMPTION PREMIUM, IF ANY, OR INTEREST DUE WITH RESPECT TO THE SERIES 2026 BONDS; (V) ANY CONSENT GIVEN OR OTHER ACTION TAKEN BY DTC AS THE OWNER OF SERIES 2026 BONDS; OR (VI) ANY OTHER MATTER.

SO LONG AS CEDE & CO., AS NOMINEE OF DTC, IS THE REGISTERED OWNER OF ALL OF THE SERIES 2026 BONDS, REFERENCES HEREIN TO THE OWNERS, HOLDERS, OR REGISTERED OWNERS OF THE SERIES 2026 BONDS (OTHER THAN UNDER THE CAPTION "TAX MATTERS" HEREIN) SHALL MEAN CEDE & CO. AND SHALL NOT MEAN THE BENEFICIAL OWNERS OF THE SERIES 2026 BONDS.

Redemption Provisions

Optional Redemption. The Series 2026 Bonds maturing on or prior to July 1, ____ are not subject to optional redemption prior to maturity. The Series 2026 Bonds maturing on or after July 1, ____ are subject to redemption prior to maturity on or after July 1, ____ at the option of the Authority upon written direction from the University, in whole or in part at any time or from time to time at a redemption price equal to 100% of the principal amount to be redeemed, together with accrued interest to the date of redemption.

Extraordinary Optional Redemption. If all or a substantial portion of the 2026 Project Facilities (as defined in the Loan Agreement) are damaged or destroyed by fire or other casualty, or title to or the temporary use of all or a substantial portion of such facilities is condemned or taken for any public or quasi-public use by any governmental entity exercising or threatening the exercise of the power of eminent domain, or title thereto is found to be deficient, to such extent that in the determination of the University (A) such facilities cannot be reasonably restored or replaced to the condition thereof preceding such event, or (B) the University is thereby prevented from carrying on its normal operations, or (C) the cost of restoration or replacement thereof would exceed the Net Proceeds of any casualty insurance, title insurance, condemnation awards or sale under threat of condemnation with respect thereto, the Series 2026 Bonds shall be subject to extraordinary optional redemption prior to maturity, in whole or in part at any time or from time to time, from and to the extent of any condemnation or insurance proceeds deposited in the Debt Service Fund pursuant to the Loan Agreement, at the election of the Authority upon the written direction of the University. Any such redemption shall be made on the earliest practicable date at a redemption price equal to 100% of the principal amount to be redeemed, plus accrued interest to the date of redemption.

Selection of Bonds to be Redeemed. In the case of any redemption in part of the Series 2026 Bonds, the Series 2026 Bonds to be redeemed shall be selected by the Trustee, subject to any requirements of the Indenture. A redemption of Series 2026 Bonds shall be a redemption of the whole or of any part of the Series 2026 Bonds, provided, that there shall be no partial redemption of less than \$5,000. If less than all the maturities of the Series 2026 Bonds shall be called for redemption under any provision of the Indenture permitting such partial redemption, the particular maturity or maturities of the Series 2026 Bonds to be redeemed shall be selected by the Authority upon the written consent of the University. If less than all of the Series 2026 Bonds Outstanding of any maturity shall be called for redemption, such Series 2026 Bonds shall be selected by the Trustee, in such manner as the Trustee in its discretion may deem fair and appropriate consistent with industry standards; provided, however, (a) that the portion of any Series 2026 Bond to be redeemed under any provision of the Indenture shall be in the principal amount of \$5,000 or any multiple thereof, (b) that, in selecting Series 2026 Bonds for redemption, the Trustee shall treat each Series 2026 Bond as representing that number of Series 2026 Bonds which is obtained by dividing the principal amount of such Bond by \$5,000, and (c) that, to the extent practicable, the Trustee will not select any Bond for partial redemption if the amount of such Series 2026 Bond remaining Outstanding would be reduced by such partial redemption to less than the Authorized Denomination. If there shall be called for redemption less than all of a Bond, the Authority shall execute and deliver and the Trustee shall authenticate, upon surrender of such Bond, and at the expense of the University and without charge to the owner thereof, a replacement Bond in the principal amount of the unredeemed balance of the Bond so surrendered.

Notice of Redemption

Notice of redemption will be mailed by the Trustee to DTC, as the registered owner of the Series 2026 Bonds, and such mailing shall be a condition precedent to such redemption; provided, however, that the failure of any holder to receive any such notice, or any defect therein, shall not affect the validity of any proceedings for the redemption of any Series 2026 Bonds. If less than all of the Series 2026 Bonds of a maturity shall be called for redemption, the Trustee, at the direction of the Authority, shall notify DTC not less than twenty-five (25) nor more than sixty (60) days prior to the date fixed for redemption of the particular amount of such maturity to be redeemed. Any notice of optional redemption of any Series 2026 Bonds may specify that the redemption is contingent upon the deposit of moneys with the Trustee in an amount sufficient to pay the Redemption Price of all the Series 2026 Bonds or portions thereof that are to be redeemed on that date.

Negotiable Instruments

The Series 2026 Bonds will be fully negotiable within the meaning of the Uniform Commercial Code of the State, subject only to the provisions for registration contained in the Series 2026 Bonds.

ESTIMATED SOURCES AND USES OF FUNDS

The proceeds to be received from the sale of the Series 2026 Bonds, along with other available moneys of the University, will be applied approximately as follows:

Sources:

Principal Amount of the Series 2026 Bonds

[Net] Original Issue [premium/discount]

[Other Available Funds]

TOTAL SOURCES:

Uses:

Deposit to Escrow Fund

Underwriters' Discount

Costs of Issuance Expenses¹

TOTAL USES:

¹ Includes fees and expenses of Bond Counsel, the Authority, the Trustee, the Escrow Agent, the Verification Agent, financial advisors, [bond insurance premium,] and other issuance costs associated with the Series 2026 Bonds.

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ANNUAL DEBT SERVICE REQUIREMENTS¹

Year Ending <u>June 30</u> ²	Series 2026 <u>Bonds Principal</u>	Series 2026 <u>Bonds Interest</u>	Series 2026 <u>Bonds</u> <u>Debt Service</u>	Other Existing Debt Service of the University ³	Total <u>Debt Service</u>
2027				\$27,115,119	
2028				27,257,760	
2029				26,053,759	
2030				27,211,343	
2031				27,273,147	
2032				27,398,363	
2033				27,468,193	
2034				27,559,131	
2035				29,919,390	
2036				26,841,943	
2037				24,681,257	
2038				22,994,301	
2039				21,255,483	
2040				15,865,511	
2041				15,873,101	
2042				15,870,388	
2043				9,900,314	
2044				9,899,820	
2045				9,908,740	
2046				9,916,666	
2047				9,917,881	
2048				9,926,027	
2049				4,292,394	
2050				4,292,511	
2051				4,288,271	
2052				4,289,659	
2053				4,291,260	
2054				657,060	
Totals ⁴	\$ _____			<u>\$472,218,795</u>	

¹ Debt Service as of the date of issuance of the Series 2026 Bonds.

² Principal and interest payable on July 1 of each year is included in the preceding year ending June 30.

³ Existing debt service of the University includes (i) the Authority's outstanding (a) Revenue Refunding Bonds, Stockton University Issue, Series 2015 E, (b) Revenue and Refunding Bonds, Stockton University Issue, Series 2016 A, and (c) Revenue Bonds, Stockton University Issue, Series 2020 A, each issued on behalf of the University; (ii) the University's portion of debt service for the following outstanding State Contract Bonds: New Jersey Educational Facilities Authority, Higher Education Capital Improvement Fund Issue, Series 2016 B, Series 2023 A and Series 2024 A and New Jersey Educational Facilities Authority Higher Education Equipment Leasing Fund Program Issue, Series 2023 A; (iii) the Atlantic County Improvement Authority's outstanding (a) Stockton University General Obligation Lease Revenue Bonds (Atlantic City Campus Project), Series 2016A and (b) Stockton University General Obligation Lease Revenue Bonds (Atlantic City Campus Phase II Project), Series 2021A, each issued on behalf of the University and (iv) the Dam Restoration Loan. Does not include line of credit or other lease liabilities. See APPENDIX B — "FINANCIAL STATEMENTS AS OF AND FOR THE YEARS ENDED JUNE 30, 2025 AND 2024, AND REPORT OF INDEPENDENT CERTIFIED PUBLIC ACCOUNTANTS" for more information.

⁴ Totals may not add due to rounding.

SECURITY FOR THE SERIES 2026 BONDS

General

The Series 2026 Bonds constitute special and limited obligations of the Authority and are payable solely from Revenues (as defined in the Indenture and as described herein) and secured by the Pledged Property (as defined in the Indenture and described herein).

“Revenues” means (i) all Basic Loan Payments; (ii) any amount directed to be transferred to or deposited in the Project Fund and the Debt Service Fund pursuant to the Indenture; (iii) all other moneys when received by the Trustee for deposit into the Project Fund and the Debt Service Fund including prepayments, insurance proceeds and condemnation proceeds; and (iv) all interest, profits or other income derived from the investment of amounts in any fund or account established pursuant to the Indenture, but not including any administrative fees or expenses or any moneys required to be deposited in the Rebate Fund, the Additional Loan Payments Fund or the Project Loan Fund, which amounts are not pledged to the Bondholders.

“Pledged Property” means all Revenues and the monies and earnings held in the Funds and accounts created under the Indenture (except the Rebate Fund, the Project Loan Fund and the Additional Loan Payments Fund) and the right to receive the same (except amounts in respect of administrative expenses in whatever Fund held); and all right, title and interest of the Authority in and to the foregoing; and all right, title and interest of the Authority in and to, and the remedies under the Loan Agreement (but excluding the Reserved Rights of the Authority described in the Indenture).

Pursuant to the Indenture, the Authority has transferred in trust and pledged and assigned to the Trustee, for the benefit of the Holders from time to time of the Series 2026 Bonds, and has granted a security interest in all of the Pledged Property, specifically excluding therefrom the following rights reserved to the Authority (collectively, the “Reserved Rights”); (i) rights to indemnification; (ii) rights of inspection and consent; (iii) rights to payment of its fees and expenses; and (iv) all rights, title and interest in any and all provisions of the Note, the Loan Agreement relating to the Note (except for the right of the Authority to receive Basic Loan Payments pursuant to the Loan Agreement as described in Section 2.17 of the Loan Agreement), including without limitation, its rights to exercise remedies as provided by the Note and the Loan Agreement.

Basic Loan Payments to be made by the University pursuant to the Loan Agreement are equal to the amount of the principal or redemption price of and interest on the Series 2026 Bonds when due, payable from any moneys legally available to the University. See “SECURITY FOR THE SERIES 2026 BONDS — LOAN AGREEMENT” herein.

The Indenture establishes various funds and accounts and provides for the application of the proceeds of the Series 2026 Bonds, the loan payments received pursuant to the Loan Agreement, and other moneys which, by any of the provisions of the Indenture, are required to be deposited in such funds and accounts. For a further description of the Indenture, see APPENDIX C — “FORM OF CERTAIN LEGAL DOCUMENTS” hereto.

THE SERIES 2026 BONDS ARE SPECIAL AND LIMITED OBLIGATIONS OF THE AUTHORITY AND ARE NOT A DEBT OR LIABILITY OF THE STATE OF NEW JERSEY OR OF ANY POLITICAL SUBDIVISION THEREOF, OTHER THAN THE AUTHORITY (TO THE LIMITED EXTENT SET FORTH IN THE INDENTURE), OR A PLEDGE OF THE FAITH AND CREDIT OR THE TAXING POWER OF THE STATE OF NEW JERSEY OR OF ANY POLITICAL SUBDIVISION THEREOF, OTHER THAN THE AUTHORITY (TO THE LIMITED EXTENT SET FORTH IN THE INDENTURE). THE AUTHORITY HAS NO TAXING POWER. THE SERIES 2026 BONDS ARE PAYABLE SOLELY FROM AND SECURED BY A PLEDGE OF THE PLEDGED PROPERTY OF THE AUTHORITY PLEDGED UNDER THE INDENTURE AND FROM ANY AMOUNTS OTHERWISE AVAILABLE UNDER THE INDENTURE FOR THE PAYMENT OF THE SERIES 2026 BONDS.

See APPENDIX C — “FORM OF CERTAIN LEGAL DOCUMENTS” for a more complete description of the provisions of the Indenture and Loan Agreement.

Loan Agreement

The Authority and the University have entered into the Loan Agreement in order to secure the payment of the principal or Redemption Price of and interest on the Series 2026 Bonds. Pursuant to the Loan Agreement, the University has covenanted and agreed to impose such fees and other charges sufficient at all times to generate revenues, which together with the other legally available moneys of the University will be sufficient to pay, among other things, the amounts required to satisfy Basic Loan Payments due under the Loan Agreement in amounts and at the times sufficient to assure that the Authority will not be in default in the payment of the principal of, redemption premium, if any, and interest on the Series 2026 Bonds and to pay all other obligations of the University as they become due and payable. In addition, the University is required to make Additional Loan Payments to cover certain administrative expenses of the Trustee and the Authority and other professional fees and the Rebate Amount, if any. The obligation of the University to pay Basic Loan Payments provided for in the Loan Agreement and to perform its obligations under the Loan Agreement is absolute and unconditional. The obligation of the University to pay Basic Loan Payments is enforceable regardless of whether Basic Loan Payments have been budgeted for by the University. The Loan Agreement is a valid and enforceable general obligation of the University payable from any moneys legally available to the University.

See APPENDIX C — “FORM OF CERTAIN LEGAL DOCUMENTS” for a more complete description of the provisions of the Loan Agreement.

Certain Outstanding Obligations

The Authority has previously issued other series of its revenue bonds to finance and refinance projects for the University, each of which projects is leased to the University pursuant to a separate lease and agreement with the Authority. Lease payments under each existing lease and agreement constitutes a general obligation of the University, payable from moneys legally available to the University.

In addition, the University has repayment obligations in respect of various bonds of the Authority issued for the benefit of the University, and certain other obligations and capital leases, all as more fully described in APPENDIX A — “CERTAIN INFORMATION REGARDING STOCKTON UNIVERSITY —Outstanding Indebtedness”. See also APPENDIX B — “FINANCIAL STATEMENTS AS OF AND FOR THE YEARS ENDED JUNE 30, 2025 AND 2024, AND REPORT OF INDEPENDENT CERTIFIED PUBLIC ACCOUNTANTS.”

The Authority may from time to time in the future issue other series of its revenue bonds to finance or refinance projects for the University, each of which is to be financed pursuant to a separate loan agreement with the Authority.

Additional Bonds and Other Obligations

The repayment obligation of the University with respect to the Series 2026 Bonds pursuant to the Loan Agreement is a general obligation of the University, and no specific revenues of the University are pledged as additional security for such repayment obligation. Payments by the University under the Loan Agreement do not secure any other obligations of the University.

Although additional bonds may not be issued under the Indenture on parity with the Series 2026 Bonds, the Indenture permits the University to enter into Swap Agreements (as defined in the Loan Agreement) with respect to the Series 2026 Bonds. As of the date of issuance of the Series 2026 Bonds, the University has not entered into, and is not currently contemplating entering into, any Swap Agreement with respect to the Series 2026 Bonds.

In the event that any parity Swap Agreement is hereafter entered into, the Indenture and the Loan Agreement may each be amended, without notice to or consent by the holders of the Series 2026 Bonds, to effectuate such parity Swap Agreement, including (but not limited to) providing that the Trust Estate shall also secure the counterparties to any such Swap Agreement on a parity with the Series 2026 Bonds. However, the University shall not incur obligations pursuant to one or more Swaps which are secured on parity with the University's payment obligations under the Loan Agreement, without the Authority's prior written consent.

Further, although additional bonds may not be issued on a parity with the Series 2026 Bonds under the Indenture, there are no covenants or restrictions which prohibit or limit the incurrence of debt or additional obligations by the University. Accordingly, the Authority may from time to time issue bonds or other obligations on behalf of the University, and the University may from time to time incur additional obligations (whether to the Authority or otherwise). In addition, the Loan Agreement does not impose any restrictions or limitations on the granting of liens by the University on any of its property.

Payments by the University under the Loan Agreement do not secure any other obligations of the University.

[BOND INSURANCE]

BONDHOLDERS' RISKS

Purchase of the Series 2026 Bonds involves a degree of risk. In order to identify risk factors and make an informed investment decision, potential investors should be thoroughly familiar with this entire Official Statement, including the Appendices hereto, in order to make a judgment as to whether the Series 2026 Bonds are an appropriate investment. Certain risks associated with the purchase of the Series 2026 Bonds are described below. Such lists of possible factors, while not setting forth all the factors that must be considered, contain some of the factors that should be considered prior to purchasing the Series 2026 Bonds. The discussion of risk factors is not, and is not intended to be, comprehensive or exhaustive. Prospective purchasers of the Series 2026 Bonds should give careful consideration to the matters referred to in the following summary.

Payment of Debt Service; Limitation on Revenues

The principal of, redemption premium, if any, and interest on the Series 2026 Bonds are payable solely from the amounts paid by the University to the Authority under the Loan Agreement. No representation can be made and no assurance can be given that revenues will be realized by the University in the amounts necessary to make payments at the times and in the amounts sufficient to pay the debt service on the Series 2026 Bonds. The obligations of the University under the Loan Agreement are unsecured, general obligations of the University.

Future revenues and expenses of the University will be affected by events and conditions relating generally to, among other things, demand for the University's education services, the ability of the University to provide the educational services required, management capabilities, the University's ability to control expenses, competition, tuition costs, legislation and governmental regulation. Unanticipated events and circumstances may occur that cause variations from the University's expectations, and the variations may be material. For more information concerning the University, see APPENDIX A — "CERTAIN INFORMATION REGARDING STOCKTON UNIVERSITY" The audited financial statements of the University are included as APPENDIX B — "FINANCIAL STATEMENTS AS OF AND FOR THE YEARS ENDED JUNE 30, 2025 AND 2024, AND REPORT OF INDEPENDENT CERTIFIED PUBLIC ACCOUNTANTS".

Uncertainties of Federal and State Legislation and Policy

Federal and State policies involving education, taxation, federal and State appropriations, borrowing (including the U.S. debt ceiling), trade (including tariffs), immigration (and its impact on foreign students and faculty) and other topics can shift, sometimes dramatically, with changes at the executive and legislative level. From time to time, such shifts can result in reductions to the level of federal and State funding for a variety of policy priorities, including education and other programs. Recently, several such federal policy shifts have been proposed or promulgated through presidential executive orders and other official and unofficial actions at the federal level, including proposed delays, reductions and potential eliminations in grants, federal funding and other appropriations, the substantial reduction of the federal Department of Education, the imposition of tariffs and immigration policies and actions. The University cannot predict the outcome of such proposals and other actions, nor the potential impacts of any future changes in federal or State policies affecting higher educational institutions. However, such changes

could in the future have adverse effects on University revenues, operation and maintenance costs or capital funding requirements.

Enforceability of Remedies

The remedies granted to the Trustee or the owners of the Series 2026 Bonds upon an Event of Default under the Indenture or the Loan Agreement may be dependent upon judicial actions, which are often subject to discretion and delay. Under existing law, the remedies specified in the Indenture and the Loan Agreement may not be readily available or may be limited. The various legal opinions to be delivered concurrently with the delivery of the Series 2026 Bonds will be qualified as to the enforceability of the provisions of the Indenture and the Loan Agreement by limitations imposed by state and federal laws, rulings and decisions affecting equitable remedies regardless of whether enforceability is sought in a proceeding at law or in equity and by bankruptcy, reorganization, insolvency, receivership or other similar laws affecting the rights of creditors generally.

Risk of Redemption

The Series 2026 Bonds are subject to redemption prior to maturity in certain circumstances. Bondholders may not realize their anticipated yield on investment to maturity because the Series 2026 Bonds may be redeemed prior to maturity at par or at a redemption price that results in the realization of less than the anticipated yield to maturity.

Event of Taxability

If the University does not comply with certain covenants of the University in the Loan Agreement or Tax Certificate, or if certain representations by the University in the Loan Agreement or Tax Certificate, or certain certificates of the University are false or misleading, or in the event of a change in federal tax law, the interest payable on the Series 2026 Bonds may become subject to federal income taxation retroactive to the date of issuance of the Series 2026 Bonds, regardless of the date on which noncompliance or misrepresentation is ascertained. In the event that interest on the Series 2026 Bonds should become subject to federal income taxation, the Loan Agreement does not provide for the redemption of Series 2026 Bonds, or an increase in interest on the Series 2026 Bonds, although such action could constitute an Event of Default under the Loan Agreement.

Bankruptcy

The Loan Agreement provides that the University shall make payments to the Trustee sufficient to pay the principal of the Series 2026 Bonds (including any premium) and the interest thereon as the same become due.

Bankruptcy proceedings by the University could have adverse effects on holders of the Series 2026 Bonds, including (1) delay in the enforcement of their remedies, (2) subordination of their claims to claims of those supplying goods and services to the University after the initiation of bankruptcy proceedings and to the administrative expenses of bankruptcy proceeds, and (3) imposition without their consent of a plan of reorganization reducing or delaying payment of the Series 2026 Bonds. The United States Bankruptcy Code contains provisions intended to ensure that, in any plan or reorganization not accepted by at least a majority of any class of creditors such as the holders of the Series 2026 Bonds, such class of creditors will have the benefit of their original claim or the “indubitable equivalent” of it, although the plan may not provide for payment in full of the Series 2026 Bonds. The effect of these and other provisions of the United States Bankruptcy Code cannot be predicted and may be affected significantly by judicial interpretation.

Restrictions on Endowment Funds

Certain endowment funds are restricted by donors for specific purposes. Neither principal of nor income from funds restricted to purposes other than general purposes may be used to make payments to the Authority in accordance with the Loan Agreement or to meet claims of general creditors.

Cybersecurity

Like all institutions of higher education, the University relies on electronic systems and technologies to conduct various operations including its finances, research and educational activities. In the past several years, universities and other institutions have seen an increase in the number and sophistication of cyber-attacks. These cyber-attacks have various goals but often seek to gain unauthorized access to electronic systems for the purposes of misappropriating assets or personal, operational, financial or other sensitive information, or causing operational disruption. The University is committed to deterring attacks on its electronic systems and vigorously responding to such attacks to minimize their impact on operations.

While the University has implemented several risk mitigation protocols, including additional network segmentation, which should operate to confine the effects of any future attack, no assurances can be given that its security measures will be able to prevent future cyber-attacks on its electronic systems, and no assurances can be given that any cyber-attacks, if successful, will not have a material adverse effect on the operations or financial condition of the University.

Public Health Emergencies

Although the global COVID-19 pandemic has abated, there can be no assurance that additional public health emergencies will not occur in the future. If and to the extent that any such public health emergency occurs, no assurances can be given as to the economic or operational effects of such public health emergency on the University and its enrollment or operations. Any such future public health emergency could materially adversely affect the financial condition of the University.

[Bond Insurance Risk Factors

The University has obtained a commitment from _____ to provide a municipal bond insurance policy relating to the Series 2026 Bonds. See “BOND INSURANCE” above.

In the event of a failure of the University to make a scheduled payment of principal or interest with respect to the Series 2026 Bonds when all or some becomes due, the Trustee on behalf of any owner of the Series 2026 Bonds shall have a claim under the Policy for such payments. However, in the event of any acceleration of the due date of such principal by reason of mandatory or optional redemption or acceleration resulting from default or otherwise, the payments are to be made in such amounts and at such times as such payments would have been due had there not been any such acceleration. The Policy does not insure the payment of redemption premium, if any. The payment of principal and interest in connection with mandatory or optional prepayment of the Series 2026 Bonds by the University which is recovered by the University from the bond owner as a voidable preference under applicable bankruptcy law is insured by the Policy, however, such payments will be made by the Bond Insurer at such time and in such amounts as would have been due absent such prepayment by the University unless the Bond Insurer in its discretion chooses to pay such amounts at an earlier date.

Under most circumstances, default of payment of principal and interest does not obligate acceleration of the obligations of the Bond Insurer without appropriate consent. The Bond Insurer may direct and must consent to any remedies and the Bond Insurer’s consent may be required in connection with amendments to any applicable bond documents.

In the event the Bond Insurer is unable to make payment of scheduled principal and interest as such payments become due under the Policy, the Series 2026 Bonds are payable solely from the payments to be made by the University received pursuant to the Indenture and secured by a pledge of moneys, securities, and funds held or set aside by the Trustee under the Indenture. In the event the Bond Insurer becomes obligated to make payments with respect to the Series 2026 Bonds, no assurance is given that such event will not adversely affect the market price of the Series 2026 Bonds or the marketability (liquidity) of the Series 2026 Bonds.

The long-term ratings on the Series 2026 Bonds are dependent in part on the financial strength of the Bond Insurer and its claim paying ability. The Bond Insurer’s financial strength and claims paying ability are predicated

upon a number of factors which could change over time. No assurance is given that the long-term ratings of the Bond Insurer and of the ratings on the Series 2026 Bonds insured by the Bond Insurer will not be subject to downgrade and such event could adversely affect the market price of the Series 2026 Bonds or the marketability (liquidity) for the Series 2026 Bonds. For a description of the ratings on the Series 2026 Bonds, see “RATINGS” herein.

The obligations of the Bond Insurer are unsecured contractual obligations of the Bond Insurer and in an event of a failure to pay by the Bond Insurer, the remedies available may be limited by applicable bankruptcy or insurance law or other similar laws related to insolvency.

None of the Authority, the University or the Underwriters have made an independent investigation into the claims paying ability of the Bond Insurer and no assurance or representation regarding the financial strength or projected financial strength of the Bond Insurer is given. Thus, when making an investment decision, potential investors should carefully consider the ability of the University to pay principal and interest on the Series 2026 Bonds and the claims paying ability of the Bond Insurer, particularly over the life of the investment. See “BOND INSURANCE” herein for further information provided by the Bond Insurer and APPENDIX G – “SPECIMEN MUNICIPAL BOND INSURANCE POLICY”, which includes further instructions for obtaining current financial information concerning the Bond Insurer.]

CONTINUING DISCLOSURE [COMPLIANCE UNDER REVIEW]

Pursuant to the requirements of paragraph (b)(5) of Rule 15c2-12 adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as amended, on the date of delivery of the Series 2026 Bonds, the University will enter into a Continuing Disclosure Agreement with the Trustee, as Dissemination Agent, substantially in the form included as Appendix D to this Official Statement for the benefit of the holders of the Series 2026 Bonds.

The University will covenant in the Continuing Disclosure Agreement to provide or cause the Dissemination Agent to provide certain financial information and operating data relating to the University not later than December 27th following the end of each fiscal year, commencing with the fiscal year of the University ending June 30, 2026, and to provide notice of certain enumerated events to the MSRB (as such term is defined in the Continuing Disclosure Agreement) through its electronic data program, Electronic Municipal Markets Access (“EMMA”), or such other electronic municipal securities information access system designated by the MSRB. The financial information and operating data to be provided will be substantially similar to the general information and statistical data set forth in APPENDIX A — “CERTAIN INFORMATION REGARDING STOCKTON UNIVERSITY” and “APPENDIX B — “FINANCIAL STATEMENTS AS OF AND FOR THE YEARS ENDED JUNE 30, 2025 AND 2024, AND REPORT OF INDEPENDENT CERTIFIED PUBLIC ACCOUNTANTS” hereto. The operating data to be provided will be the financial and statistical information set forth in the Continuing Disclosure Agreement under the definition “Operating Data”.

The Underwriters’ obligation to purchase and accept delivery of the Series 2026 Bonds is conditioned upon receiving, at or prior to the delivery of the Series 2026 Bonds, evidence that the University has made the continuing disclosure undertaking set forth in the Continuing Disclosure Agreement for the Series 2026 Bonds.

A failure by the University to observe, perform or comply with any covenant, condition or agreement on its part to be observed or performed in the Continuing Disclosure Agreement will not constitute an Event of Default under either the Resolution or the Loan Agreement, and the holders of the Series 2026 Bonds are limited to the remedies set forth in the Continuing Disclosure Agreement for the Series 2026 Bonds.

The Authority and the holders of the Series 2026 Bonds are third-party beneficiaries under the Continuing Disclosure Agreement and may enforce any such right, remedy or claim conferred, given or granted thereunder in favor of the Trustee or the holders of the Series 2026 Bonds, as the case may be.

RATINGS

Moody's Ratings ("Moody's") and Fitch Ratings ("Fitch") have assigned the Series 2026 Bonds ratings of "____" and "____", respectively. The ratings represent the respective rating agency's evaluation of debt service repayment capacity of the University. [S&P is expected to assign a rating of "____" to the Series 2026 Bonds, conditioned upon the issuance of the Policy by [the Bond Insurer] for the Series 2026 Bonds at the time of delivery of the Series 2026 Bonds.]

Such ratings reflect the views of [Moody's, Fitch and S&P] at the time such ratings were given and the Authority makes no representation as to the appropriateness of the ratings. Any explanation of the significance of the ratings may be obtained from [Moody's, Fitch and S&P]. There is no assurance that the ratings will continue for any given period of time or that they will not be revised downward or withdrawn entirely by [Moody's, Fitch and/or S&P] if, in the judgment of [Moody's, Fitch and/or S&P], circumstances so warrant. Any such downward revision, qualification or withdrawal of the ratings can be expected to have an adverse effect on the market price or marketability of the Series 2026 Bonds.

TAX MATTERS

Federal Income Taxation

The Internal Revenue Code of 1986, as amended (the "Code"), imposes certain requirements that must be met on a continuing basis subsequent to the issuance and delivery of the Series 2026 Bonds for interest thereon to be and remain excluded from gross income of the owners thereof for federal income tax purposes under Section 103 of the Code. Failure of the Authority or the University to comply with such requirements may cause interest on the Series 2026 Bonds to be included in gross income for federal income tax purposes, retroactive to the date of issuance of the Series 2026 Bonds. The Authority and the University have each covenanted to comply with the provisions of the Code applicable to the Series 2026 Bonds and have covenanted not to take any action or permit any action that would cause interest on the Series 2026 Bonds to be included in gross income under Section 103 of the Code or cause interest on the Series 2026 Bonds to be treated as an item of tax preference for purposes of the alternative minimum tax imposed by the Code on individuals.

Assuming that the Authority and the University observe their respective covenants with respect to compliance with the Code, Chiesa Shahinian & Giantomasi PC, Bond Counsel to the Authority ("Bond Counsel"), is of the opinion that, under laws, regulations, rulings and judicial decisions existing on the date of issuance and delivery of the Series 2026 Bonds, interest on the Series 2026 Bonds is excluded from gross income of the owners thereof for federal income tax purposes pursuant to Section 103 of the Code, and interest on the Series 2026 Bonds is not treated as an item of tax preference under Section 57 of the Code for purposes of calculating the alternative minimum tax; however, interest on the Series 2026 Bonds is included in the "adjusted financial statement income" of certain corporations that are subject to alternative minimum tax under Section 55 of the Code.

In rendering its opinion as to the tax-exempt status of interest on the Series 2026 Bonds, Bond Counsel has relied on the representations, statements of reasonable expectations, certifications of fact, and covenants by the Authority and the University made in connection with the issuance of the Series 2026 Bonds, and Bond Counsel has assumed continuing compliance by the Authority and the University with certain ongoing requirements of the Code to the extent necessary to effect or maintain the exclusion of interest on the Series 2026 Bonds from gross income under Section 103 of the Code.

The opinion of Bond Counsel is based on current legal authority and covers certain matters not directly addressed by such authority. It represents Bond Counsel's legal judgment as to exclusion of interest on the Series 2026 Bonds from gross income for federal income tax purposes but is not a guaranty of that conclusion. The opinion is not binding on the Internal Revenue Service ("IRS") or any court. Bond Counsel expresses no opinion about (i) the effect of future changes in the Code and the applicable regulations under the Code or (ii) the interpretation and enforcement of the Code or those regulations by the IRS.

Bond Counsel's engagement with respect to the Series 2026 Bonds ends with the issuance of the Series 2026 Bonds, and, unless separately engaged, Bond Counsel is not obligated to defend the Authority or the owners of the Series 2026 Bonds regarding the tax status of interest thereon in the event of an audit examination by the IRS. The IRS has a program to audit tax-exempt obligations to determine whether the interest thereon is includible in gross income for federal income tax purposes. If the IRS does audit the Series 2026 Bonds, under current IRS procedures, the IRS will treat the Authority as the taxpayer and the beneficial owners of the Series 2026 Bonds will have only limited rights, if any, to obtain and participate in judicial review of such audit. Any action of the IRS, including, but not limited to, selection of the Series 2026 Bonds for audit, or the course or result of such audit, or an audit of other obligations presenting similar tax issues, may affect the market value of the Series 2026 Bonds.

Payments of interest on tax-exempt obligations, including the Series 2026 Bonds, are generally subject to IRS Form 1099-INT information reporting requirements. If an owner of a Series 2026 Bond is subject to backup withholding under those requirements, then payments of interest will also be subject to backup withholding. Those requirements do not affect the exclusion of such interest from gross income for federal income tax purposes.

Original Issue Premium

The initial public offering price of each maturity of the Series 2026 Bonds is greater than the stated redemption price thereof at maturity (each, a "Premium Bond"). The difference between the initial public offering price of a Premium Bond and its stated redemption price at maturity is "original issue premium", which is not deductible from gross income for federal income tax purposes. As original issue premium amortizes over the term of the Premium Bond, it will reduce the holder's tax basis for the Premium Bond used to determine, for federal income tax purposes, the amount of gain or loss upon the sale, redemption at maturity or other disposition of the Premium Bond. Accordingly, a purchaser of a Premium Bond may have taxable gain from the disposition of the Premium Bond, even though the Premium Bond is sold, or disposed of, for a price equal to the owner's original cost of acquiring the Premium Bond. Bond premium amortizes over the term of a Premium Bond under the "constant yield method" described in regulations interpreting Section 1272 of the Code. Purchasers of Premium Bonds should consult their own tax advisors with respect to the calculation of the amount of bond premium that will be treated for federal income tax purposes as having amortized for any taxable year (or portion thereof) of the purchaser and with respect to other federal, state and local tax consequences of purchasing and disposing of Premium Bonds.

Original Issue Discount

The initial public offering price of certain Series 2026 Bonds may be less than the stated redemption price thereof at maturity (each a "Discount Bond"). The difference between the initial public offering price for any such Discount Bond and its stated redemption price at maturity is "original issue discount." For federal income tax purposes, original issue discount accrues to the original holder of the Discount Bond over the period of its maturity based on the constant yield method compounded annually as interest with the same tax exemption and alternative minimum tax status (if applicable) as regular interest. The accrual of original issue discount increases the holder's tax basis in the Discount Bond for determining taxable gain or loss on the maturity, redemption, prior sale or other disposition of a Discount Bond. Purchasers of the Series 2026 Bonds should consult their own tax advisors for an explanation of the accrual rules for original issue discount and any other federal, state or local tax consequences of the purchase of Discount Bonds.

Certain Federal Tax Considerations

Prospective purchasers of the Series 2026 Bonds should be aware that ownership of, accrual or receipt of interest on or disposition of tax-exempt obligations, such as the Series 2026 Bonds, may have additional federal income tax consequences for certain taxpayers, including, without limitation, taxpayers eligible for the earned income credit, recipients of certain Social Security and certain Railroad Retirement benefits, taxpayers that may be deemed to have incurred or continued indebtedness to purchase or carry tax-exempt obligations, financial institutions, property and casualty companies, foreign corporations and certain S corporations.

Bond Counsel expresses no opinion regarding any federal tax consequences other than its opinion with respect to the exclusion of interest on the Series 2026 Bonds from gross income pursuant to Section 103 of the Code and interest on the Series 2026 Bonds not constituting an item of tax preference under Section 57 of the Code.

Prospective purchasers of the Series 2026 Bonds should consult their own tax advisors with respect to all other tax consequences (including, but not limited to, those listed above) of holding the Series 2026 Bonds.

State Taxation

Bond Counsel is of the opinion that, based upon existing law, interest on the Series 2026 Bonds and any gain on the sale thereof are not included in gross income under the New Jersey Gross Income Tax Act, as enacted and construed on the date of original delivery of the Series 2026 Bonds.

Changes in Law and Post-Issuance Events

Legislative or administrative actions and court decisions, at either the federal or state level, could have an adverse impact on the potential benefits of the exclusion from gross income of the interest on the Series 2026 Bonds for federal or state income tax purposes, and thus on the value or marketability of the Series 2026 Bonds. This impact could result from changes to federal or state income tax rates, changes in the structure of federal or state income taxes (including replacement with another type of tax), repeal of the exclusion of interest on the Series 2026 Bonds from gross income of the owners thereof for federal or state income tax purposes, or otherwise. It is not possible to predict whether any legislative or administrative actions or court decisions having an adverse impact on the federal or state income tax treatment of holders of the Series 2026 Bonds may occur. Prospective purchasers of the Series 2026 Bonds should consult their own tax advisors regarding such matters.

Bond Counsel has not undertaken to advise in the future whether any events after the date of issuance and delivery of the Series 2026 Bonds may affect the tax status of interest on the Series 2026 Bonds. Bond Counsel expresses no opinion as to any federal, state or local tax law consequences with respect to the Series 2026 Bonds, or the interest thereon, if any action is taken with respect to the Series 2026 Bonds or the proceeds thereof upon the advice or approval of counsel other than Bond Counsel.

General

THE OPINIONS EXPRESSED BY BOND COUNSEL WITH RESPECT TO THE SERIES 2026 BONDS ARE BASED UPON EXISTING LAWS AND REGULATIONS AS INTERPRETED BY RELEVANT JUDICIAL DECISIONS AND REGULATORY BODIES AS OF THE DATE OF ISSUANCE OF THE SERIES 2026 BONDS, AND BOND COUNSEL EXPRESSES NO OPINION WITH RESPECT TO ANY LEGISLATION, REGULATION, OR LITIGATION ENACTED, ADOPTED, AMENDED OR DECIDED SUBSEQUENT THERETO. PROSPECTIVE PURCHASERS OF THE SERIES 2026 BONDS SHOULD CONSULT THEIR OWN TAX ADVISORS REGARDING THE POTENTIAL IMPACT OF ANY PENDING OR PROPOSED FEDERAL, STATE, OR LOCAL TAX LEGISLATION, REGULATIONS OR LITIGATION.

PROSPECTIVE PURCHASERS OF THE SERIES 2026 BONDS SHOULD CONSULT THEIR OWN TAX ADVISORS WITH RESPECT TO THE FEDERAL, STATE AND LOCAL TAX CONSEQUENCES OF OWNERSHIP OF THE SERIES 2026 BONDS.

THE FOREGOING IS NOT INTENDED AS AN EXHAUSTIVE RECITAL OF THE POTENTIAL TAX CONSEQUENCES OF HOLDING THE SERIES 2026 BONDS.

LEGALITY FOR INVESTMENT

Pursuant to the Act, all bonds, notes and other obligations issued by the Authority under the provisions of the Act, including the Series 2026 Bonds, are securities in which the State and all political subdivisions of the State, their officers, boards, commissions, departments or other agencies, all banks, bankers, savings banks, trust companies, savings and loan associations, investment companies and other persons carrying on a banking business, all insurance companies, insurance associations and other persons carrying on an insurance business, all administrators, executors, guardians, trustees and other fiduciaries, and all other persons whatsoever who now or hereafter may be authorized to invest in bonds or other obligations of the State, may properly and legally invest any funds, including capital belonging to them or within their control. Bonds, notes or other securities or obligations of the Authority are also securities that

may properly and legally be deposited with and received by any State or municipal officer or agency of the State for any purpose for which the deposit of bonds or other obligations of the State are authorized by law.

PLEDGE OF STATE NOT TO AFFECT RIGHTS OF BONDHOLDERS

Pursuant to the provisions of the Act, the State has pledged to and agrees with the holders of the Series 2026 Bonds issued pursuant to authority contained in the Act, and with those parties who may enter into contracts with the Authority pursuant to the provisions of the Act, that the State will not limit, alter or restrict the rights vested by the Act in the Authority and the participating colleges (as defined in the Act) to maintain, construct, reconstruct and operate any project (as defined in the Act) or to establish and collect such rents, fees, receipts or other charges as may be convenient or necessary to produce sufficient revenues to meet the expenses of maintenance and operation thereof and to fulfill the terms of any agreements made with the holders of the Series 2026 Bonds authorized by the Act, and with the parties who may enter into contracts with the Authority pursuant to the provisions of the Act, or in any way impair the rights or remedies of such holders or such parties until the Series 2026 Bonds, together with interest thereon, are fully paid and discharged and such other contracts are fully performed on the part of the Authority.

LEGAL MATTERS SUBJECT TO APPROVAL OF COUNSEL

All legal matters incident to the authorization and issuance of the Series 2026 Bonds are subject to the unqualified approving opinion of Chiesa Shahinian & Giantomasi PC, Roseland, New Jersey, Bond Counsel to the Authority. Copies of said approving opinion, in substantially the form included as Appendix E to this Official Statement, will be available at the time of delivery of the Series 2026 Bonds. Certain legal matters will be passed upon for the Underwriters by Hawkins Delafield & Wood LLP, Newark, New Jersey. Certain legal matters will be passed upon for the University by McCarter & English, LLP, Newark, New Jersey.

LITIGATION

The Authority

There is not now pending or, to the knowledge of the Authority, threatened any proceeding or litigation restraining or enjoining the issuance or delivery of the Series 2026 Bonds or questioning or affecting the validity of the Series 2026 Bonds or the proceedings or authority under which the Series 2026 Bonds are to be issued. There is no litigation pending or, to the knowledge of the Authority, threatened that in any manner questions the right of the Authority to adopt the Resolution, to enter into the Loan Agreement or to secure the Series 2026 Bonds in the manner herein described.

The University

There is not now pending or, to the knowledge of the University, threatened any proceeding or litigation contesting the Series 2026 Project, the Loan Agreement or the Series 2026 Bonds or the ability of the University to perform its obligations under the Loan Agreement.

MUNICIPAL ADVISOR TO THE AUTHORITY

The Authority has engaged Hilltop Securities Inc. ("Hilltop") to act as its municipal advisor for this issue and as its Independent Registered Municipal Advisor for purposes of SEC Rule 15B1-1(d)(3)(vi). Hilltop's role has been limited to advice regarding the final structuring and pricing of the Series 2026 Bonds. Hilltop did not participate in the preparation of this Official Statement. Hilltop's fee is not contingent upon the sale and closing of the Series 2026 Bonds.

FINANCIAL ADVISOR TO THE UNIVERSITY

Echo Financial Products LLC ("Echo") has been retained by the University to act as its financial advisor in connection with the issuance of the Series 2026 Bonds. In serving as financial advisor to the University, Echo has relied upon University officials and other sources who have access to relevant data to provide accurate information

for this Official Statement and Echo has not been engaged, nor has it undertaken, to independently verify the accuracy of such information. Echo is not a public accounting firm and has not been engaged by the University to compile, review, examine, or audit any information in this Official Statement in accordance with accounting standards. Echo is an independent financial advisory firm and is not engaged in the business of underwriting, trading, or distribution of municipal or other public securities. The fees paid to Echo for services rendered in connection with the issuance and sale of the Series 2026 Bonds are contingent on the sale and delivery of the Series 2026 Bonds.

INDEPENDENT CERTIFIED PUBLIC ACCOUNTANTS

The financial statements of the University as of June 30, 2025 and 2024 and for the years then ended, included in Appendix B to this Official Statement, have been audited by Grant Thornton LLP, independent certified public accountants, as stated in their report appearing therein.

UNDERWRITING

Morgan Stanley & Co. LLC, as representative of the Underwriters of the Series 2026 Bonds (the “Underwriters”), has agreed to purchase the Series 2026 Bonds pursuant to the terms of a contract of purchase (the “Purchase Contract”) by and among the Authority, the University and the Underwriters, at an aggregate purchase price of \$_____ (said aggregate purchase price reflecting the par amount of the Series 2026 Bonds, [plus/less] [net] original issue [premium/discount] of \$_____,) and minus an Underwriters’ discount of \$_____). The Purchase Contract provides that the Underwriters will be obligated to purchase all of the Series 2026 Bonds if any Series 2026 Bonds are purchased. The Underwriters intend to offer the Series 2026 Bonds to the public initially at the offering yields set forth on the inside front cover page of this Official Statement, which may subsequently change without any requirement of prior notice. The Underwriters may offer and sell the Series 2026 Bonds to certain dealers (including dealers depositing the Series 2026 Bonds into investment trusts) at yields higher than the public offering yields set forth on the inside front cover page, and such public offering yields may be changed, from time to time, by the Underwriters without prior notice.

Morgan Stanley & Co. LLC, one of the Underwriters of the Series 2026 Bonds, has provided the following three sentences for inclusion in the Official Statement.

Morgan Stanley & Co. LLC has entered into a retail distribution arrangement with its affiliate, Morgan Stanley Smith Barney LLC. As part of this arrangement, Morgan Stanley & Co. LLC may distribute municipal securities to retail investors through the financial advisor network of Morgan Stanley Smith Barney LLC. As part of this arrangement, Morgan Stanley & Co. LLC may compensate Morgan Stanley Smith Barney LLC for its selling efforts with respect to the Series 2026 Bonds.

Neither the Authority nor the University has been furnished with any documents relating to the Morgan Stanley Smith Barney LLC retail distribution agreement referenced above and make no representations of any kind with respect thereto. Neither the Authority nor the University is a party to such distribution agreement and has not entered into any agreement or arrangement with Morgan Stanley Smith Barney LLC with respect to the offering and sale of the Series 2026 Bonds.

VERIFICATION OF MATHEMATICAL CALCULATIONS

_____ (the “Verification Agent”), will verify from the information provided to it the mathematical accuracy, as of the date of delivery of the Series 2026 Bonds, of the computations contained in the provided schedules to determine that the anticipated receipts from the securities and cash deposits listed in such schedules, to be held in escrow pursuant to the Escrow Deposit Agreement, will be sufficient to pay when due the principal or redemption price of and interest on the Bonds to be Refunded. The Verification Agent will express no opinion on the assumptions provided to it.

MISCELLANEOUS

The references herein to the provisions of the Act, the Indenture, the Resolution, the Series 2026 Bonds, the Loan Agreement, the Escrow Deposit Agreement and the Continuing Disclosure Agreement, and the summaries of the Indenture and the Loan Agreement, do not purport to be complete and are made subject to the detailed provisions thereof to which reference is hereby made. Copies of the above and of the most recent financial statements of the Authority are available for inspection at the office of the Authority. So far as any statements are made in this Official Statement involving estimates, projections or matters of opinion, whether or not expressly so stated, such statements are intended as such and not as representations of fact.

The information contained herein relating to the Authority under the headings, “THE AUTHORITY” and “LITIGATION — The Authority”, has been obtained from the Authority. All other information herein has been obtained by the Underwriters from the University and other sources deemed by the Underwriters to be reliable and is not to be construed as a representation of the Authority or the Underwriters. The Authority has not reviewed or approved any information in this Official Statement except the information under the headings, “THE AUTHORITY” and “LITIGATION — The Authority.”

Any statements made in this Official Statement involving matters of opinion, whether or not expressly so stated, are intended merely as opinions and not as representations of fact. The information and expressions of opinion herein are subject to change without notice, and neither the delivery of this Official Statement nor any sale made hereunder shall, under any circumstances, create any implication that there have been no changes in the affairs of the University or the Authority since the date hereof.

Appendices A, B, C, D, E, F and G attached to this Official Statement are hereby expressly incorporated as a part hereof. The Authority has not participated in the making of statements contained within this Official Statement other than the information under the headings “THE AUTHORITY” and “LITIGATION — The Authority”, and the Authority does not represent that any such statements are accurate or complete for purposes of investors making an investment decision with respect to the Series 2026 Bonds. Except as otherwise stated, the Authority makes no representations or warranties whatsoever with respect to the information contained herein. This Official Statement is not to be construed as a contract or agreement between or among the Authority, the University, the Underwriters or the Beneficial Owners of any of the Series 2026 Bonds.

The description of the University contained in Appendix A to this Official Statement, the information contained in Appendix B to this Official Statement and the information under the headings “LITIGATION — The University” and “CONTINUING DISCLOSURE” have all been provided by the University.

The information herein regarding DTC has been provided by DTC and is not to be construed as a representation of either the Authority or the University.

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The execution and delivery of this Official Statement have been duly authorized by the Authority and approved by the University.

**NEW JERSEY EDUCATIONAL FACILITIES
AUTHORITY**

By: _____
Sheryl A. Stitt Executive Director

Approved:

STOCKTON UNIVERSITY

By: _____
Name: _____
Title: _____

Dated: _____, 2026

APPENDIX A

CERTAIN INFORMATION REGARDING STOCKTON UNIVERSITY

APPENDIX B

FINANCIAL STATEMENTS AS OF AND FOR THE YEARS ENDED JUNE 30, 2025 AND 2024, AND REPORT
OF INDEPENDENT CERTIFIED PUBLIC ACCOUNTANTS

APPENDIX C
FORM OF CERTAIN LEGAL DOCUMENTS

APPENDIX D

FORM OF CONTINUING DISCLOSURE AGREEMENT

APPENDIX E

FORM OF OPINION OF BOND COUNSEL

APPENDIX F

DESCRIPTION OF BONDS TO BE REFUNDED

[APPENDIX G

SPECIMEN MUNICIPAL BOND INSURANCE POLICY

CONTINUING DISCLOSURE AGREEMENT

BY AND BETWEEN

STOCKTON UNIVERSITY

AND

**THE BANK OF NEW YORK MELLON,
AS DISSEMINATION AGENT**

Dated August [__], 2026

Entered into with respect to the

New Jersey Educational Facilities Authority
\$[_____] Revenue Refunding Bonds,
Stockton University Issue,
Series 2026 C

CONTINUING DISCLOSURE AGREEMENT

THIS CONTINUING DISCLOSURE AGREEMENT (the “Agreement”), made and entered into on August [], 2026 by and between **STOCKTON UNIVERSITY**, a public institution of higher education located in the State of New Jersey (the “University”), and **THE BANK OF NEW YORK MELLON**, a New York State banking corporation with fiduciary and trust powers in the State of New Jersey (the “Dissemination Agent” or “Trustee”).

W I T N E S S E T H :

WHEREAS, on the date hereof, the New Jersey Educational Facilities Authority, a body corporate and politic with corporate succession, constituting a political subdivision organized and existing under and by virtue of the laws of the State of New Jersey (hereinafter referred to as the “Authority”) is issuing its Revenue Refunding Bonds, Stockton University Issue, Series 2026 C, dated August [], 2026, in the aggregate principal amount of \$[] (the “Bonds”); and

WHEREAS, the Bonds are being issued pursuant to the Authority’s Bond Resolution adopted on July 28, 2026 (the “Resolution”), and a Trust Indenture, dated as of August 1, 2026 (the “Trust Indenture”), by and between the Authority and the Trustee; and

WHEREAS, the University and the Authority have entered into a Loan Agreement, dated as of August 1, 2026 (the “Loan Agreement”), whereby the Authority has loaned the proceeds of the Bonds to the University and the University has agreed to make loan repayments to the Authority; and

WHEREAS, the Trustee has duly accepted the trusts imposed upon it by the Trust Indenture as Trustee for the Holders (as defined herein) from time to time of the Bonds; and

WHEREAS, the Securities and Exchange Commission (the “SEC”) pursuant to the Securities Exchange Act of 1934, as amended and supplemented (codified as of the date hereof at 15 U.S.C. 77 et seq.) (the “Securities Exchange Act”), has adopted amendments effective July 3, 1995 to its Rule 15c2-12 (codified at 17 C.F.R. §240.15c2-12) (“Rule 15c2-12”) that generally prohibit a broker, dealer or municipal securities dealer from purchasing or selling municipal securities, such as the Bonds, unless such broker, dealer or municipal securities dealer has reasonably determined that an issuer of municipal securities or an obligated person has undertaken in a written agreement or contract for the benefit of holders of such securities to provide certain annual financial information and operating data, notices of the occurrence of certain disclosure events and notices of the failure to make a submission required by a continuing disclosure agreement to various information repositories; and

WHEREAS, the Authority and the University have determined that the University is an “obligated person” with respect to the Bonds within the meaning of Rule 15c2-12 and, in order to enable a “participating underwriter” (as such term is defined in Rule 15c2-12) to purchase the Bonds, is therefore required to cause the delivery of the information described in this Agreement to the municipal securities marketplace for the period of time specified in this Agreement; and

WHEREAS, the SEC has adopted amendments, effective July 1, 2009, to Rule 15c2-12 requiring that the annual financial information and operating data, notices of the occurrence of

certain disclosure events and notices of the failure to make a submission required by a continuing disclosure agreement be provided to the Municipal Securities Rulemaking Board (the “MSRB”) and not to the various information repositories, and requiring that such information be provided in an electronic format and accompanied by identifying information as prescribed by the MSRB; and

WHEREAS, the SEC has adopted amendments, effective December 1, 2010, to Rule 15c2-12 revising the list of disclosure events and requiring that notices of such disclosure events be provided within ten (10) business days after the occurrence of the event; and

WHEREAS, the SEC has adopted amendments, effective February 27, 2019, to Rule 15c2-12 revising the list of disclosure events to include two (2) additional disclosure events that must be included in any continuing disclosure agreements entered into on or after February 27, 2019, and requiring that notices of such additional disclosure events be provided within ten (10) business days after the occurrence of the event; and

WHEREAS, on August [], 2026, the Authority and the University entered into a Contract of Purchase with Morgan Stanley & Co. LLC (the “Underwriter”), for the purchase of the Bonds; and

WHEREAS, the execution and delivery of this Agreement has been duly authorized by the University and the Dissemination Agent, respectively, and all conditions, acts and things necessary and required to exist, to have happened or to have been performed precedent to and in the execution and delivery of this Agreement, do exist, have happened and have been performed in regular form, time and manner; and

WHEREAS, the University and the Dissemination Agent are entering into this Agreement for the benefit of the Holders of the Bonds.

NOW, THEREFORE, for and in consideration of the promises and of the mutual representations, covenants and agreements herein set forth, the University and the Dissemination Agent, each binding itself, its successors and assigns, do mutually promise, covenant and agree as follows:

ARTICLE I

DEFINITIONS

Section 1.1. Terms Defined in Recitals. All capitalized terms in the preambles hereof shall have the meanings set forth therein for all purposes of this Agreement.

Section 1.2. Additional Definitions. The following additional terms shall have the meanings specified below:

“Annual Report” means Financial Statements and Operating Data provided at least annually.

“Bondholder” or “Holder” or any similar term, when used with reference to a Bond or Bonds, means any person who shall be the registered owner of any Outstanding Bond, including holders of beneficial interests in the Bonds.

“Business Day” means any day other than (a) a Saturday or Sunday, (b) a day on which commercial banks in New York, New York, the State or in the city or cities in which the designated corporate trust office of the Dissemination Agent is located are authorized or required by law to close or (c) a day on which the New York Stock Exchange is closed.

“Disclosure Event” means any event described in subsection 2.1(d) of this Agreement.

“Disclosure Event Notice” means the notice to the MSRB, as provided in subsection 2.1(d).

“Dissemination Agent” means The Bank of New York Mellon, acting in its capacity as Dissemination Agent under this Agreement, or any successor Dissemination Agent designated in writing by the University and which has filed a written acceptance of such designation.

“Electronic Means” shall mean the following communications methods: e-mail, facsimile transmission, secure electronic transmission containing applicable authorization codes, passwords and/or authentication keys issued by the Trustee or Dissemination Agent, or another method or system specified by the Trustee or Dissemination Agent, as available for use in connection with its services hereunder.

“EMMA” means the MSRB’s Electronic Municipal Markets Access System, or any other electronic municipal securities information access system designated by the MSRB for collecting and disseminating primary offering documents and certain other information.

“Final Official Statement” means the final Official Statement of the Authority dated August [], 2026 pertaining to the Bonds.

“Financial Obligation” means a (i) debt obligation, (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation or (iii) guarantee of (i) or (ii); provided, however, that the term “Financial Obligation” shall not include municipal securities as to which a final official statement has been provided to the MSRB consistent with Rule 15c2-12.

“Financial Statements” means the basic financial statements of the University (including its component units, if any) for each Fiscal Year and includes statements of net assets, statements of revenues, expenses, and changes in net assets and statements of cash flows or statements which convey similar information. The Annual Report shall contain audited Financial Statements, if audited Financial Statements are then available. If audited Financial Statements are not available at the time the Annual Report is filed, then the Annual Report shall contain unaudited Financial Statements, and audited Financial Statements shall thereafter be provided as required by Section 2.1(c) hereof.

“Fiscal Year” means the fiscal year of the University. As of the date of this Agreement, the Fiscal Year of the University begins on July 1 of each calendar year and closes on June 30 of the next succeeding calendar year.

“GAAP” means generally accepted accounting principles as in effect from time to time in the United States of America, consistently applied.

“GAAS” means generally accepted auditing standards as in effect from time to time in the United States of America, consistently applied.

“Operating Data” means the financial and statistical information of the University of the type included in Appendix A to the Final Official Statement under the headings “Faculty Data”, “Enrollment Management”, “Admissions Data”, “Total Student Charges”, “Student Aid”, “State Appropriations”, “Summary of Statement of Revenue, Expenses and Changes in Net Position”, “Cash and Cash Equivalents and Investments and Endowment Investments”, “Outstanding Indebtedness” and “Stockton University Foundation.”

“Opinion of Counsel” means a written opinion of counsel who is an expert in federal securities law and acceptable to the University.

“State” means the State of New Jersey.

Section 1.3. Capitalized Terms Not Defined Herein. Capitalized terms not defined herein shall have the meanings assigned to them in Section 1.01 of the Trust Indenture or Article I of the Loan Agreement, as the case may be.

Section 1.4. Interpretation. Words of masculine gender include correlative words of the feminine and neuter genders. Unless the context shall otherwise indicate, words importing Persons include corporations, associations, partnerships (including limited partnerships), trusts, firms and other legal entities, including public bodies, as well as natural persons. Articles and Sections referred to by number mean the corresponding Articles and Sections of this Agreement.

The terms “hereby”, “hereof”, “hereto”, “herein”, “hereunder” and any similar terms as used in this Agreement, refer to this Agreement as a whole unless otherwise expressly stated.

As the context shall require, all words importing the singular number shall include the plural number; the disjunctive term “or” shall be interpreted conjunctively as required to insure that the University performs any obligations, mentioned in the passage in which such term appears.

The headings of this Agreement are for convenience only and shall not define or limit the provisions hereof.

ARTICLE II

CONTINUING DISCLOSURE COVENANTS AND REPRESENTATIONS

Section 2.1. Continuing Disclosure Covenants of the University. The University agrees that it will provide, or shall cause the Dissemination Agent to provide:

(a) Not later than December 27th following the end of each Fiscal Year, commencing with the Fiscal Year of the University ending June 30, 2026, an Annual Report to the MSRB through EMMA, to the Trustee and to the Authority. If the Fiscal Year of the University

should change, then the Annual Report shall be due not later than one hundred eighty (180) days after the end of each Fiscal Year;

(b) Not later than fifteen (15) days prior to the date of each year specified in subsection 2.1(a) as the date by which the Annual Report must be provided to the MSRB, a copy of the Annual Report to the Dissemination Agent;

(c) If not submitted as part of the Annual Report, then when and if available, to the MSRB through EMMA, to the Trustee and to the Authority, audited Financial Statements for the University;

(d) In a timely manner not in excess of ten (10) Business Days after the occurrence of the Disclosure Event (as defined herein), to the MSRB through EMMA, to the Trustee and to the Authority, notice of any of the following events with respect to the Bonds (each, a “Disclosure Event”):

- (i) Principal and interest payment delinquencies;
- (ii) Non-payment related defaults, if material;
- (iii) Unscheduled draws on debt service reserves reflecting financial difficulties;
- (iv) Unscheduled draws on credit enhancements reflecting financial difficulties;
- (v) Substitution of credit or liquidity providers or their failure to perform;
- (vi) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds;
- (vii) Modifications to rights of Holders of the Bonds, if material;
- (viii) Bond calls, if material, and tender offers;
- (ix) Defeasances of the Bonds;
- (x) Release, substitution or sale of property securing repayment of the Bonds, if material;
- (xi) Rating changes relating to the Bonds;
- (xii) Bankruptcy, insolvency, receivership or similar events of the University, which shall be considered to occur when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for the University in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has

assumed jurisdiction over substantially all of the assets or business of the University, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the University;

- (xiii) The consummation of a merger, consolidation, or acquisition involving the University or the sale of all or substantially all of the assets of the University, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;
- (xiv) Appointment of a successor or additional trustee for the Bonds, or the change of name of a trustee for the Bonds, if material;
- (xv) Incurrence of a Financial Obligation of the University, if material, or agreement to covenants, events of default, remedies, priority rights or other similar terms of a Financial Obligation, any of which affect Holders of the Bonds, if material; and
- (xvi) Default, event of acceleration, termination event, modification of terms or other similar events under a Financial Obligation of the University, if any such event reflects financial difficulties.

(e) In a timely manner, to the MSRB through EMMA, to the Trustee and to the Authority, notice of a failure by the University to provide the Annual Report within the period described in subsection 2.1(a) hereof.

Section 2.2. Continuing Disclosure Representations. The University represents and warrants that:

- (a) Financial Statements shall be prepared according to GAAP.
- (b) Any Financial Statements that are audited shall be audited by an independent certified public accountant in accordance with GAAS.

Section 2.3. Form of Annual Report. (a) The Annual Report may be submitted as a single document or as separate documents comprising a package.

(b) Any or all of the items which must be included in the Annual Report may be incorporated by reference from other documents, including official statements delivered in connection with other financings issued on behalf of the University or related public entities which are available to the public on the MSRB's Internet Web site or filed with the SEC. If the document incorporated by reference is a final official statement, it must be available from the MSRB through

EMMA. The University shall clearly identify each such other document so incorporated by reference.

(c) The Annual Report for any Fiscal Year containing any modified Operating Data or financial information (as contemplated by Sections 4.9 and 4.10 hereof) for such Fiscal Year shall explain, in narrative form, the reasons for such modification and the effect of such modification on the Annual Report being provided for such Fiscal Year.

Section 2.4. Documents to be Provided in Electronic Format and Accompanied by Identifying Information. The University agrees that each Annual Report, each Disclosure Event Notice and each notice pursuant to subsections 2.1(a), 2.1(c), 2.1(d) and 2.1(e) hereof shall be provided to the MSRB in an electronic format as prescribed by the MSRB, and that all documents provided to the MSRB shall be accompanied by identifying information as prescribed by the MSRB.

Section 2.5. Responsibilities, Duties, Immunities and Liabilities of the Dissemination Agent.

(a) If the University has determined it necessary to report the occurrence of a Disclosure Event, the University or Dissemination Agent (if the Dissemination Agent has received notice from the University of a Disclosure Event) shall in a timely manner not in excess of ten business days after the occurrence of the event, file a Disclosure Event Notice of such occurrence with the MSRB in an electronic format as prescribed by the MSRB. The obligations of the University or the Dissemination Agent to provide the notices to the MSRB under this Agreement are in addition to, and not in substitution of, any of the obligations of the Trustee to provide notices of events of default to Holders under Section 7.01 of the Trust Indenture. The University or the Dissemination Agent shall file a copy of each Disclosure Event Notice with the Authority and the Trustee (if the Dissemination Agent is not the Trustee), for informational purposes only.

(b) If an Annual Report is received by it, the Dissemination Agent shall file a written report with the University, with a copy to the Authority, certifying that the Annual Report has been provided to the MSRB pursuant to this Agreement, stating the date it was provided to the MSRB.

(c) The Dissemination Agent (i) shall have no duty to review any Financial Statements or Annual Reports, (ii) is not considered to have notice of (A) the content of such Financial Statements or Annual Reports or (B) a default or Event of Default based on the content of such Financial Statements or Annual Reports, (iii) shall have no duty to verify the accuracy of such Financial Statements or Annual Reports, and (iv) so long as the Trustee is not the Dissemination Agent, the Dissemination Agent shall not be deemed to be acting in any fiduciary capacity for the Authority, the Holders of the Bonds or any other party.

(d) In the event the Trustee shall serve as Dissemination Agent under this Agreement, then Article VIII of the Indenture, as it relates to the Trustee, is hereby made applicable to the responsibilities, duties, immunities and liabilities of the Trustee, in its capacity as Dissemination Agent, under this Agreement.

Section 2.6. Appointment, Removal and Resignation of Dissemination Agent.

(a) The University may, from time to time, appoint or engage a Dissemination Agent to assist it in carrying out its obligations under this Agreement, and may discharge any such Dissemination Agent, and appoint a successor Dissemination Agent, with written notice to the Authority, such discharge to be effective on the date of the appointment of a successor Dissemination Agent. The University hereby appoints The Bank of New York Mellon as Dissemination Agent and The Bank of New York Mellon hereby accepts such appointment.

(b) The Dissemination Agent shall have only such duties as are specifically set forth in this Agreement, and, to the extent permitted by law, the University agrees to indemnify and hold the Dissemination Agent and its officers, directors, employees and agents harmless against any loss, expense or liability it may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the costs and expenses (including reasonable attorneys' fees) of defending against any claim of liability, but excluding liability due to the Dissemination Agent's negligence or willful misconduct. The obligations of the University under this Section 2.6(b) shall survive resignation or removal of the Dissemination Agent and payment of the Bonds.

(c) The Dissemination Agent, or any successor thereto, may at any time resign and be discharged of its duties and obligations hereunder by giving not less than thirty (30) days written notice to the University and the Authority. Such resignation shall take effect on the date specified in such notice.

ARTICLE III

DEFAULTS AND REMEDIES

Section 3.1. Disclosure Default. The occurrence and continuation of a failure by the University to observe, perform or comply with any covenant, condition or agreement on its part to be observed or performed in this Agreement and such failure shall remain uncured for a period of thirty (30) days after written notice thereof has been given to the University by the Trustee or any Bondholder shall constitute a disclosure default hereunder.

Section 3.2. Remedies on Default.

(a) The Trustee may (and shall, at the request of the Underwriter or the Holders of at least twenty-five percent (25%) in aggregate principal amount of Outstanding Bonds, and after provision of indemnity satisfactory to it), or any Bondholder, for the equal benefit and protection of all Bondholders similarly situated, may, take whatever action at law or in equity against the University and any of the officers, agents and employees of the University which is necessary or desirable to enforce the specific performance and observance of any obligation, agreement or covenant of the University under this Agreement and may compel the University or any such officers, agents or employees, except for the Dissemination Agent, to perform and carry out their duties under this Agreement; provided, that no person or entity shall be entitled to recover monetary damages hereunder under any circumstances.

(b) In case the Trustee or any Bondholder shall have proceeded to enforce its rights under this Agreement and such proceedings shall have been discontinued or abandoned for

any reason or shall have been determined adversely to the Trustee or any Bondholder, as the case may be, then and in every such case the University, the Trustee and any Bondholder, as the case may be, shall be restored respectively to their several positions and rights hereunder, and all rights, remedies and powers of the University, the Trustee and any Bondholder shall continue as though no such proceeding had been taken.

(c) A default under this Agreement shall not be deemed an event of default under either the Trust Indenture or the Loan Agreement, and the sole remedy under this Agreement in the event of any failure by the University to comply with this Agreement shall be as set forth in subsection 3.2(a) of this Agreement.

ARTICLE IV

MISCELLANEOUS

Section 4.1. Purposes of this Agreement. This Agreement is being executed and delivered by the University and the Dissemination Agent for the benefit of the Bondholders and in order to assist the Underwriter in complying with clause (b)(5) of Rule 15c2-12.

Section 4.2. Third-Party Beneficiaries; Authority and Bondholders.

(a) The Authority is hereby recognized as being a third-party beneficiary hereunder and may enforce any such right, remedy or claim conferred, given or granted hereunder in favor of the Trustee or the Holders of the Bonds.

(b) Each Bondholder is hereby recognized as being a third-party beneficiary hereunder and each may enforce, for the equal benefit and protection of all Bondholders similarly situated, any such right, remedy or claim conferred, given or granted hereunder in favor of the Trustee.

Section 4.3. No Recourse to Authority; Indemnified Parties. No recourse shall be had for the performance of any obligation, agreement or covenant of the University or the Dissemination Agent under this Agreement against the Authority or against any member, official, officer, employee, counsel, consultant and agent of the Authority or any person executing the Bonds.

To the extent permitted by law, the University agrees to indemnify and hold harmless the Authority, any member, officer, official, employee, counsel, consultant and agent of the Authority (collectively called the "Indemnified Parties"), against any and all losses, claims, damages, liabilities or expenses whatsoever caused by the University's failure to perform or observe any of its obligations, agreements or covenants under the terms of this Agreement but only if and insofar as such losses, claims, damages, liabilities or expenses are caused by any such failure of the University to perform. In case any action shall be brought against the Indemnified Parties based upon this Agreement and in respect of which indemnity may be sought against the University, the Indemnified Parties shall promptly notify the University in writing; provided, however, that the failure on the part of the Indemnified Party to give such notification shall not relieve the University from its obligation under this Section 4.3. Upon receipt of such notification, the University shall promptly assume the defense of such action, including the retention of counsel, the payment of all

expenses in connection with such action, including any expenses incurred prior to such notification, and the right to negotiate and settle any such action on behalf of such party. Any Indemnified Party shall have the right to employ separate counsel in any such action and to participate in the defense thereof, but the fees and expenses of such counsel shall be at the expense of such Indemnified Party unless the employment of such counsel has been specifically authorized by the University, or unless by reason of conflict of interest determined by the written opinion of counsel to any such Indemnified Party, in which case the fees and expenses of such separate counsel shall be borne by the University. The University shall not be liable for any settlement of any such action effected without its written consent, but if settled with the written consent of the University or if there be a final judgment for the plaintiff in any such action with or without written consent, the University agrees to indemnify and hold harmless the Indemnified Parties from and against any loss or liability by reason of such settlement or judgment. Nothing in this paragraph shall require or obligate the University to indemnify or hold harmless the Indemnified Parties from or against any loss, claim, damage, liability or expense caused by any negligence, recklessness or intentional misconduct of the Indemnified Parties in connection with the University's performance of its obligations, agreements and covenants under this Agreement; and further provided, with respect to the Dissemination Agent, that the foregoing is subject to the limitations of the provisions of the New Jersey Tort Claims Act, N.J.S.A. 59:2-1 et seq. and the New Jersey Contractual Liability Act, N.J.S.A. 59:13-1 et seq.

Section 4.4. Additional Information. Nothing in this Agreement shall be deemed to prevent the University from (a) disseminating any other information, using the means of dissemination set forth in this Agreement or any other means of communication, or (b) including any other information in any Annual Report or any Disclosure Event Notice, in addition to that which is required by this Agreement. If the University chooses to include any information in any Annual Report or any Disclosure Event Notice in addition to that which is specifically required by this Agreement, the University shall have no obligation under this Agreement to update such information or include it in any future Annual Report or any future Disclosure Event Notice. The University shall reimburse the Dissemination Agent for any expenses incurred by the Dissemination Agent in providing such additional information pursuant to this Section 4.4.

Section 4.5. Notices. All notices required to be given or authorized to be given by either party pursuant to this Agreement shall be in writing and shall be sent by registered or certified mail (as well as by Electronic Means, in the case of the Trustee or Dissemination Agent) to, in the case of the University, addressed to it at the office of the Senior Vice President for Finance and Administration and Chief Financial Officer, 101 Vera King Farris Drive, Galloway, New Jersey 08205; and in the case of the Trustee or Dissemination Agent, addressed to it at its designated corporate trust office at BNY Corporate Trust, c/o Corporate Trust, 1 Pershing Plaza – 4th Floor, Jersey City, New Jersey 07399; and in the case of the Authority, addressed to it at its offices at 5 Vaughn Drive, Suite 300, Princeton, New Jersey 08540-6313 or such other address as the Authority may direct upon notice given to the parties named in this Section.

Section 4.6. Assignments. This Agreement may not be assigned by either party without the written consent of the other and, as a condition to any such assignment, only upon the assumption in writing of all of the obligations imposed upon such party by this Agreement.

Section 4.7. Severability. If any provision of this Agreement shall be held or deemed to be or shall, in fact, be illegal, inoperative or unenforceable, the same shall not affect any other provision or provisions herein contained or render the same invalid, inoperative or unenforceable to any extent whatsoever.

Section 4.8. Execution of Counterparts. This Agreement may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument. Both parties hereto may sign the same counterpart or each party hereto may sign a separate counterpart.

Section 4.9. Amendments, Changes and Modifications.

(a) Except as otherwise provided in this Agreement, subsequent to the initial issuance of the Bonds and prior to their payment in full (or provision for payment thereof having been made in accordance with the provisions of the Trust Indenture), this Agreement may not be effectively amended, changed, modified, altered or terminated without the written consent of the Trustee or Dissemination Agent (with written notice to the Authority).

(b) Without the consent of any Bondholders, the University and the Dissemination Agent at any time and from time to time may enter into any amendments or modifications to this Agreement for any of the following purposes:

- (i) to add to covenants and agreements of the University hereunder for the benefit of the Bondholders, or to surrender any right or power conferred upon the University by this Agreement;
- (ii) to modify the contents, presentation and format of the Annual Report from time to time to conform to changes in accounting or disclosure principles or practices and legal requirements followed by or applicable to the University or to reflect changes in the identity, nature or status of the University or in the business, structure or operations of the University or any mergers, consolidations, acquisitions or dispositions made by or affecting the University; provided that any such modification shall comply with the requirements of Rule 15c2-12 as then in effect at the time of such modification; or
- (iii) to cure any ambiguity, to correct or supplement any provision hereof which may be inconsistent with any other provision hereof, or to include any other provisions with respect to matters or questions arising under this Agreement which, in each case, comply with Rule 15c2-12 as then in effect at the time of such modification; provided, however, that prior to approving any such amendment or modification, the University determines that such amendment or modification does not adversely affect the interests of the Holders of the Bonds in any material respect.

(c) Upon entering into any amendment or modification required or permitted by this Agreement, the University shall provide, or cause the Dissemination Agent to provide, to the MSRB through EMMA, written notice of any such amendment or modification.

(d) The University and the Dissemination Agent shall be entitled to rely exclusively upon an Opinion of Counsel to the effect that such amendments or modifications comply with the conditions and provisions of this Section.

Section 4.10. Amendments Required by Rule 15c2-12. The University and the Dissemination Agent each recognize that the provisions of this Agreement are intended to enable the Underwriter to comply with Rule 15c2-12. If, as a result of a change in Rule 15c2-12 or in the interpretation thereof, a change in this Agreement shall be permitted or necessary to assure continued compliance with Rule 15c2-12 and upon delivery by the Underwriter of an Opinion of Counsel to the effect that such amendments shall be permitted or necessary to assure continued compliance by the Underwriter with Rule 15c2-12 as so amended or interpreted, then the University and the Dissemination Agent shall amend this Agreement to comply with and be bound by any such amendment to this Agreement to the extent necessary or desirable to assure compliance with the provisions of Rule 15c2-12 and provide the written notice of such amendment as required by subsection 4.9(c) hereof.

Section 4.11. Governing Law. This Agreement shall be governed exclusively by and construed in accordance with the applicable laws of the State. The parties agree that the University may be sued, pursuant to Section 3.2 hereof, only in a State court in the County of Mercer in the State.

Section 4.12. Termination of the University's Continuing Disclosure Obligations. The continuing obligation of the University under Section 2.1 hereof to provide the Annual Report and any Disclosure Event Notice and to comply with the other requirements of said Section shall terminate if and when either (a) the Bonds are no longer Outstanding in accordance with the terms of the Trust Indenture or (b) the University no longer remains an "obligated person" (as defined in Rule 15c2-12(f)(10)) with respect to the Bonds and, in either event, only after the University provides, or causes the Dissemination Agent to provide, to the MSRB through EMMA written notice to such effect. This Agreement shall be in full force and effect from the date hereof and shall continue in effect so long as any Bonds are Outstanding.

Section 4.13. Compliance with P.L. 2005,c. 271 Reporting Requirements. The Dissemination Agent hereby acknowledges that it has been advised of its responsibility to file an annual disclosure statement on political contributions with the New Jersey Election Law Enforcement Commission ("ELEC") pursuant to N.J.S.A. 19:44A-20.13 (P.L. 2005, c. 271, section 3) if the Dissemination Agent enters into agreements or contracts, such as this Agreement, with a New Jersey public entity, and receives compensation or fees in excess of \$50,000 or more in the aggregate from New Jersey public entities, in a calendar year. It is the Dissemination Agent's responsibility to determine if filing is necessary. Failure to do so can result in the imposition of financial penalties by ELEC. Additional information about this requirement is available from ELEC at 888-313-3532 or at www.elec.state.nj.us.

Section 4.14. Binding Effect. This Agreement shall inure to the benefit of and shall be binding upon the University and the Dissemination Agent and their respective successors and assigns.

Section 4.15. Prior Undertakings. Except as otherwise described in the Final Official Statement, the University has not failed during the previous five (5) years to comply in any material respect with any prior continuing disclosure undertaking made by it in accordance with Rule 15c2-12.

Section 4.16. Covenant. In accordance with P.L. 2005, c. 92, the Dissemination Agent covenants and agrees that all services performed under this Agreement shall be performed within the United States of America.

Section 4.17. Headings for Convenience Only. The descriptive headings in this Agreement are inserted for convenience only and shall not control or affect the meaning or construction of any of the provisions hereof.

(THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK)

IN WITNESS WHEREOF, STOCKTON UNIVERSITY and THE BANK OF NEW YORK MELLON have caused this Agreement to be executed in their respective names by their duly authorized officers, all as of the date first above written.

STOCKTON UNIVERSITY

By: _____
Jennifer Potter
Senior Vice President for Finance and
Administration and Chief Financial Officer

THE BANK OF NEW YORK MELLON,
as Dissemination Agent

By: _____

[Signature Page to Continuing Disclosure Agreement]

\$[_____]
NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY
Revenue Refunding Bonds,
Stockton University Issue,
Series 2026 C

CONTRACT OF PURCHASE

August [___], 2026

New Jersey Educational Facilities Authority
5 Vaughn Drive, Suite 300
Princeton, New Jersey 08540

Stockton University
101 Vera King Farris Drive
Galloway, NJ 08205-9441

Ladies and Gentlemen:

Morgan Stanley & Co. LLC (the “Underwriter”), hereby offers to enter into this Contract of Purchase (this “Purchase Contract”) with the New Jersey Educational Facilities Authority (the “Authority”) and Stockton University (the “University”), which, upon your acceptance of this offer and upon execution hereof by the Authority and the University, will be binding upon the Authority, the University and the Underwriter. This offer is made subject to the acceptance by the Authority and the University at or prior to 7:00 P.M., prevailing Eastern time, on August [___], 2026, and, if not so accepted, will be subject to withdrawal by the Underwriter upon written notice delivered to the Authority and the University at any time prior to acceptance hereof by the Authority and the University. Certain capitalized terms used herein and not otherwise defined shall have the meanings ascribed to them in the Trust Indenture (as defined herein).

1. **Purchase and Sale of the Bonds and Payment of Underwriter’s Discount.** On the basis of the representations, warranties, covenants and agreements herein contained or referred to, but subject to the terms and conditions herein set forth, the Underwriter hereby agrees to purchase from the Authority for offering to the public, and the Authority hereby agrees to sell to the Underwriter, all (but not less than all) of its \$[_____] New Jersey Educational Facilities Authority Revenue Refunding Bonds, Stockton University Issue, Series 2026 C, which are fixed rate, tax-exempt bonds (the “Bonds”) to be issued under and pursuant to a Resolution adopted by the Authority on July 28, 2026 (the “Resolution”), and a Trust Indenture, dated as of August 1, 2026 (the “Trust Indenture”), by and between the Authority and The Bank of New York Mellon, as trustee (the “Trustee”), at an aggregate purchase price equal to \$[_____] (such purchase price reflecting Underwriter’s discount of \$[_____] and a [net] original issue [premium/discount] of \$[_____] in connection with the Bonds). The Bonds will be dated the date of issuance thereof and will be issued in the principal amounts, at interest rates and maturing on the dates specified on the Pricing Summary attached as Exhibit A hereto and having the redemption provisions as set forth in the Trust Indenture. [Payment of the principal of and interest

on the Bonds will be secured by a bond insurance policy (the “Bond Insurance Policy”) issued by _____ (the “Bond Insurer”)].

2. **Purpose of Bonds.** The proceeds of the Bonds, together with other available funds, will be used to provide funds to (i) refund, redeem, retire and/or legally defease all or a portion of the Authority’s Revenue and Refunding Bonds, Stockton University Issue, Series 2016 A (the “Bonds to be Refunded”) and (ii) pay certain costs incidental to the issuance and sale of the Bonds (collectively, the “Series 2026 Project”).

The Bonds shall be issued pursuant to and in accordance with the provisions of the New Jersey Educational Facilities Authority Law, being Chapter 72A of Title 18A of the New Jersey Statutes, as enacted by Chapter 271 of the Laws of 1967, as amended and supplemented (the “Act”), the Resolution and the Trust Indenture. The Bonds will be issued in authorized denominations of \$5,000 or any integral multiple of \$1,000 in excess thereof, and shall be fully registered in the forms authorized by the Trust Indenture.

Pursuant to Executive Order No. 9 (Codey 2004)(“Executive Order No. 9”), dated and effective as of December 6, 2004, it is the policy of the State of New Jersey (the “State”) that in all cases where bond underwriting services are or may be required by the State or any of its departments, agencies or independent authorities, including the Authority, such department, agency or independent authority shall deal directly with the principals of the underwriting firms or their registered lobbyists. The department, agency or independent authority shall not discuss, negotiate or otherwise interact with any third-party consultant, other than principals of underwriting firms and their registered lobbyists, with respect to the possible engagement of the firm to provide bond underwriting services. Compliance with Executive Order No. 9 is a material term and condition of this Purchase Contract and binding upon the parties hereto, including the Underwriter.

Each of the Authority, the University and the Underwriter is acting for its own account and has made its own independent decision to enter into this Purchase Contract, and this Purchase Contract is appropriate and proper for it based upon its own judgment and upon advice from such advisors as it has deemed necessary. None of the Authority, the University or the Underwriter is acting as a fiduciary for, or as a municipal advisor or a financial advisor to, the other in respect of this Purchase Contract. The Underwriter has financial and other interests that differ from the Authority and the University. The only obligations of the Underwriter to the University and the Authority with respect to the transactions contemplated hereby are as expressly set forth herein.

3. **Delivery of the Bonds; Public Offering of the Bonds.** The Underwriter hereby agrees to make a bona fide public offering of all the Bonds at prices no higher than, or yields no lower than, those shown on the inside cover page of the Official Statement, but the Underwriter reserves the right to lower such initial prices as they shall deem necessary in connection with the marketing of the Bonds. The Underwriter may offer and sell the Bonds to certain dealers (including dealers depositing the Bonds into investment trusts) and others at prices lower than the initial public offering price or prices set forth on the inside cover page of the Official Statement. The Underwriter reserves the right: (i) to over-allot or effect transactions which stabilize or maintain

the market price of the Bonds at levels above those which might otherwise prevail in the open market, and (ii) to discontinue such stabilizing, if commenced, at any time without prior notice.

Delivery of the Bonds in definitive registered form, duly executed and authenticated, bearing CUSIP numbers without coupons with one Bond for each maturity registered in the name of The Depository Trust Company (“DTC”), or its nominee, Cede & Co., shall be made to the Trustee as custodian for DTC at the Closing Time (as hereinafter defined), at such address as the Underwriter shall direct. Delivery of related documentation shall be made at the offices of Chiesa Shahinian & Giantomasi PC, Roseland, New Jersey (“Bond Counsel”), at the Closing Time.

Payment of the purchase price for the Bonds shall be made in Federal Reserve Funds or other immediately available funds at 10:00 a.m. prevailing Eastern time, on [August 31], 2026, or such other time or date as shall be mutually agreed upon by the Authority and the Underwriter. The delivery of and payment for the Bonds are herein called the “Closing”, the date of such delivery and payment is herein called the “Closing Date”, and the hour and date of such delivery and payment is herein called the “Closing Time”. The Bonds shall be available for examination by the Underwriter at least 24 hours prior to the Closing Time.

The Authority has previously authorized the distribution of the Preliminary Official Statement, dated [August __], 2026 (the “Preliminary Official Statement”), relating to the Bonds, which, by execution of this Purchase Contract, it “deems final” within the meaning of Rule 15c2-12 promulgated under the provisions of the Securities Exchange Act of 1934, as amended (“Rule 15c2-12”). The Official Statement dated the date hereof relating to the Bonds, as executed by an Authorized Officer of each of the Authority and the University (including the cover page, any and all appendices, exhibits, reports and summaries included therein or attached thereto), is herein called the “Official Statement”. The Authority shall deliver or cause to be delivered to the Underwriter within seven (7) business days after the date of this Purchase Contract (but in no event later than two (2) business days prior to the Closing), an electronic copy, subject to customary disclaimers regarding the transmission of electronic copies, of the Official Statement in the currently required designated format stated in the Municipal Securities Rulemaking Board (the “MSRB”) Rule G-32 and the EMMA Dataport Manual (as hereinafter defined). By acceptance of this Purchase Contract, the Authority authorizes the use by the Underwriter of the Official Statement in connection with the public offering and sale of the Bonds. Within one (1) business day after the receipt of the Official Statement from the Authority, but in no event later than the date of the Closing, the Underwriter shall, at its own expense, submit the Official Statement to EMMA (as hereinafter defined). The Underwriter will comply with the provisions of MSRB Rule G-32 as in effect on the date hereof, including without limitation the submission of Form G-32 and the Official Statement and notify the Authority of the date on which the Official Statement has been filed with EMMA.

“EMMA” shall mean the MSRB’s Electronic Municipal Market Access system, or any other electronic municipal securities information access system designated by the MSRB for collecting and disseminating primary offering documents and information.

“EMMA Dataport Manual” shall mean the document(s) designated as such published in the MSRB from time to time setting forth the processes and procedures with respect to submissions

to be made to the primary market disclosure service of EMMA by underwriters under MSRB Rule G-32.

In addition, the Underwriter will provide notice to all purchasers of the Bonds advising them as to the manner pursuant to which such purchasers can obtain a copy of the Official Statement from EMMA and indicating to them that a printed copy of the Official Statement will be provided to them upon their request. Within seven (7) business days after the date of this Purchase Contract (but in no event later than the Closing), the Authority shall deliver or cause to be delivered to the Underwriter an amount of printed Official Statements in such quantities that the Underwriter may reasonably request, provided, that the number of copies the cost for which the Authority is responsible will not exceed 250 copies. Should the Underwriter require additional copies of the Official Statement, the Authority agrees to cooperate with the Underwriter in obtaining such copies; provided, that the cost of such additional copies will be borne by the Underwriter.

4. **Representations, Warranties and Agreements of the Authority.** By its acceptance hereof the Authority hereby represents and warrants to, and agrees with, the Underwriter:

(a) The Authority is a public body corporate and politic constituting a political subdivision of the State, established as an instrumentality, created by and organized pursuant to the Act.

(b) The Authority has complied with all provisions of the laws of the State pertaining to the authorization, sale and issuance of the Bonds, including the Act, and no further approvals are necessary to be obtained prior to the issuance of the Bonds and the Authority has full power and authority to: (i) finance the Series 2026 Project; (ii) execute and deliver the Official Statement; (iii) execute, issue, sell, deliver and perform its obligations under the Bonds; (iv) adopt the Resolution and execute, deliver and perform its obligations under the Trust Indenture, a Loan Agreement, dated as of August 1, 2026 by and between the Authority and the University relating to the Series 2026 Project (the "Agreement"), the Escrow Deposit Agreement (the "Escrow Deposit Agreement") dated the Closing Date by and between the Authority and the escrow agent (the "Escrow Agent") and this Purchase Contract; (v) apply and will apply or cause to be applied the proceeds from the sale of the Bonds as provided in and subject to all of the terms and provisions of the Resolution and the Trust Indenture; and (vi) carry out and consummate all transactions contemplated by the Bonds, the Resolution, the Trust Indenture, the Agreement, the Escrow Deposit Agreement, the Official Statement and this Purchase Contract and any and all other agreements relating thereto.

(c) The information and statements in the Preliminary Official Statement and the Official Statement relating to the Authority under the captions "INTRODUCTORY STATEMENT", "THE AUTHORITY" and "LITIGATION - The Authority" were, as of the date of the Preliminary Official Statement and are, as of the date hereof, true and correct in all material respects and do not contain any untrue statement of a material fact or omit to state any material fact necessary to make statements therein, in light of the circumstances under which they were made, not misleading.

(d) The Authority will advise the Underwriter and the University promptly of any proposal to amend or supplement the Official Statement pursuant to Section 8 hereof. The Authority will advise the Underwriter promptly of the institution of any proceedings known to it by any governmental agency prohibiting or otherwise affecting the use of the Official Statement in connection with the offering, sale or distribution of the Bonds.

(e) The Bonds, the Resolution, the Trust Indenture, the Agreement, the Escrow Deposit Agreement and this Purchase Contract constitute, or upon execution or adoption, as applicable, will constitute, legal, valid and binding obligations of the Authority enforceable in accordance with their respective terms except to the extent that (i) the enforcement thereof may be limited or affected by bankruptcy, insolvency, reorganization or other laws or equitable principles affecting creditors' rights generally; and (ii) equitable remedies, such as specific performance and injunctive relief, being discretionary, may be denied in a particular instance, and the Bonds, when delivered to and paid for by the Underwriter at the Closing will be in conformity with the description thereof in the Official Statement and will be in conformance with, and entitled to the benefits of the provisions of the Act, the Resolution, the Trust Indenture and the Agreement.

(f) Except as set forth in the Preliminary Official Statement and the Official Statement, to the knowledge of the Authority, as of the date hereof, there is not any action, suit, proceeding, inquiry or investigation, at law or in equity, or before or by any court, public board, governmental agency or body pending against the Authority, and, to the knowledge of the Authority, no such action is threatened against the Authority, in any way contesting or questioning the due organization and lawful existence of the Authority or the title of any of the officers or members of the Authority to their offices, or seeking to restrain or to enjoin the sale, issuance or delivery of the Bonds, or pledging of revenues and other funds of the Authority referred to in the Trust Indenture thereto, or in any way contesting or affecting the validity or enforceability of the Bonds, the Resolution, the Trust Indenture, the Agreement, the Escrow Deposit Agreement or this Purchase Contract or contesting in any way the completeness or accuracy of the Official Statement, or contesting the powers of the Authority or its authority with respect to the Bonds, the Resolution, the Trust Indenture, the Agreement, the Escrow Deposit Agreement or this Purchase Contract.

(g) The execution or adoption, as applicable, and delivery of, and performance of the Authority's obligations under the Resolution, the Trust Indenture, the Agreement, the Escrow Deposit Agreement and this Purchase Contract and the other agreements contemplated thereby; the execution and delivery of the Official Statement, the sale, execution, issuance and delivery of the Bonds; and the consummation of all transactions to which the Authority is a party contemplated by the Bonds, the Resolution, the Trust Indenture, the Agreement, the Escrow Deposit Agreement, this Purchase Contract, and the Official Statement have been duly authorized by all necessary action on the part of the Authority and do not and will not conflict with the Act or constitute on the Authority's part a breach of or a default under any existing law or administrative regulation, decree or order or any agreement, indenture, mortgage, loan or other instrument to which the Authority is subject or by which the Authority is or may be bound.

(h) Any certificate signed by any of the Authority's Authorized Officers and delivered to the Underwriter shall be deemed a representation and warranty by the Authority to the Underwriter as to the statements made therein with the same effect as if such representation or warranty was set forth herein.

(i) The Authority will pay or cause to be paid only from the proceeds of the Bonds, other available funds or other moneys provided by the University, all expenses incident to the performance of its obligations under this Purchase Contract and the fulfillment of the conditions imposed hereunder, including but not limited to, the cost of preparing, executing, printing, engraving, photocopying, mailing and delivery of the Bonds in the form required hereby, the Preliminary Official Statement, the Official Statement (not to exceed 250 copies) and the Trust Indenture; the fees and disbursements of the Escrow Agents; the fees and disbursements of the Trustee, and its counsel in connection with the issuance of the Bonds; the fees and expenses of Bond Counsel and the fees and expenses of obtaining credit ratings, [municipal bond insurance], if any, or any attorneys, financial advisors, if any, auditors, verification agent, consultants or other parties retained by the Authority or University in connection with the transactions contemplated herein and all other expenses relating to the sale and delivery of the Bonds, except those expressly provided for in the following sentence. The Authority shall be under no obligation to pay any expenses incident to the performance of the obligations of the Underwriter hereunder, including fees and disbursements of Underwriter's Counsel, "Blue Sky" filing fees or advertising expenses in connection with the public offering of the Bonds. If the Closing does not occur as a result of the failure of the University to meet its obligations under this Purchase Contract, the University shall pay all expenses incurred by the Authority and the Underwriter.

(j) None of the officers, members, agents or employees of the Authority shall be personally liable for the performance of any obligation under this Purchase Contract.

5. **Representations, Warranties and Agreements of the University.** By its acceptance hereof the University hereby represents and warrants to, and agrees with, the Authority and the Underwriter that:

(a) The University is a public institution of higher education validly existing and in good standing under the laws of the State.

(b) No authorization, consent, approval or review of any court or public or governmental body or regulatory authority is required for the authorization, execution and delivery by the University of the Agreement, the Continuing Disclosure Agreement, dated the date of Closing, by and between the University and The Bank of New York Mellon, as Dissemination Agent with respect to the Bonds (the "Continuing Disclosure Agreement"), this Purchase Contract and the Official Statement, or for any action by the University taken in connection with the transactions contemplated thereby, which has not been obtained or effected to the extent such may be presently obtained or effected.

(c) The University hereby ratifies and consents to the use by the Underwriter, prior to the date hereof, of the Preliminary Official Statement in connection with the public offering of the Bonds and confirms that it deems the Preliminary Official Statement to be "final" as of its date for purposes of Rule 15c2-12, except for the information not required to be included therein under Rule 15c2-12.

(d) (i) The University hereby authorizes the use and distribution of the Official Statement by the Underwriter in connection with the public offering and sale of the Bonds.

(ii) If, during the period from the date hereof, to and including the date which is twenty-five (25) days from the “end of the underwriting period” (as such term is defined in section 8 hereof), there shall exist any event which, in the opinion of the Underwriter or in the opinion of the Authority or the University, requires a supplement or amendment to the Official Statement so that it will not contain an untrue statement of a material fact or omit to state a material fact necessary in order to make the statements therein, in light of the circumstances under which they were made, not misleading, or it is necessary to amend or supplement the Official Statement to comply with law, the University will cooperate with the Authority and the Underwriter, at the University’s expense, to supplement or amend the Official Statement, in a form and in a manner approved by the Underwriter and the Authority, so that the statements in the Official Statement as so amended and supplemented will not, in light of the circumstances when the Official Statement is delivered to a prospective purchaser of the Bonds, contain an untrue statement of a material fact or omit to state a material fact necessary in order to make the statements therein, in light of the circumstances under which they were made, not misleading or so that the Official Statement will comply with law.

(e) The information and statements in the Preliminary Official Statement and the Official Statement relating to the University and the Plan of Refunding under the captions “INTRODUCTORY STATEMENT”, “ESTIMATED SOURCES AND USES OF FUNDS”, “DESCRIPTION OF THE SERIES 2026 BONDS” (excluding the subsection “Book-Entry-Only System”), “SECURITY FOR THE SERIES 2026 BONDS”, “CONTINUING DISCLOSURE”, “LITIGATION – The University”, and in APPENDIX A and APPENDIX B, as of their respective dates and as of the date hereof, were accurate in all material respects and did not contain any untrue statement of a material fact or omit to state any material fact necessary in order to make the statements therein, in light of the circumstances under which they were made, not misleading, and as of the date hereof and at all times subsequent thereto during the period up to and including the twenty-five (25) days subsequent to the end of the underwriting period, the information and statements in the Official Statement relating to the University and the Plan of Refunding under the captions “INTRODUCTORY STATEMENT”, “ESTIMATED SOURCES AND USES OF FUNDS”, “DESCRIPTION OF THE SERIES 2026 BONDS”, “SECURITY FOR THE SERIES 2026 BONDS” (excluding the subsection “Book-Entry-Only System”), “CONTINUING DISCLOSURE”, “LITIGATION - The University”, and in APPENDIX A and APPENDIX B will be true and correct in all material respects and will not contain any untrue statement of a material fact or omit to state any material fact which should be included therein which is necessary in order to make the statements therein, in light of the circumstances under which they were made, not misleading.

(f) The University will advise the Underwriter and the Authority promptly of the institution of any proceedings known to it by any governmental agency relating to the existence of legal powers of the University, affecting in any way the Agreement, or the Continuing Disclosure Agreement or in which the result may materially adversely affect the financial condition or operation of the University

(g) The University has complied with all applicable laws of the State in connection with, and has full power and authority to carry out and to consummate, all transactions contemplated to be performed by it pursuant to the Agreement, the Note evidencing the repayment obligations of the University under the Agreement, dated the Closing Date (the “Note”), the Tax

Representation Letter of the University, dated the date of Closing (the “University’s Tax Certificate”), the Continuing Disclosure Agreement, this Purchase Contract, and any and all other agreements relating hereto and thereto (collectively, the “University Documents” and collectively with the Authority Documents, the “Bond Financing Documents”) and the Official Statement.

(h) The University Documents constitute, or upon execution will constitute, legal, valid and binding obligations of the University enforceable in accordance with their respective terms except to the extent that (i) the enforcement thereof may be limited or affected by bankruptcy, insolvency, reorganization or other laws or equitable principles affecting creditors’ rights generally, and (ii) equitable remedies, such as specific performance and injunctive relief, being discretionary, may be denied in a particular instance.

(i) Except as set forth in the Preliminary Official Statement and the Official Statement, there is not any action, suit, proceeding, inquiry or investigation, at law or in equity, or before or by any court, public board, governmental agency or body pending against the University, and, to the knowledge of the University, no such action is threatened against the University, in any way contesting or questioning the due organization and lawful existence of the University or the title of any of the officers or members of the University to their offices, or seeking to restrain or to enjoin the sale, issuance or delivery of the Bonds, or pledging of revenues and other funds of the University referred to in the Trust Indenture, or in any way contesting or affecting the validity or enforceability of the Agreement and the Bond Financing Documents or contesting in any way the completeness or accuracy of the Official Statement, or contesting the powers of the University or its authority with respect to the University Documents.

(j) The execution and delivery of, and performance of the University’s obligations under University Documents and the other agreements contemplated thereby, and the consummation of all transactions to which the University is a party as contemplated by the Bond Financing Documents and as described in the Official Statement have been duly authorized by all necessary action on the part of the University, will not violate any provision of the Charter or By-Laws of the University, or constitute, on the University’s part, a breach of or a default under any existing law, court or administrative regulation, decree or order or any agreement, indenture, mortgage, loan or other instrument to which the University is subject or by which the University is or may be bound.

(k) To the best knowledge of the officers of the University, there has been no material adverse change in the financial condition and affairs of the University since the end of the fiscal year of the University ended June 30, 2025 as shown in the Official Statement in APPENDIX B – “CONSOLIDATED FINANCIAL STATEMENTS AS OF AND FOR THE YEARS ENDED JUNE 30, 2025 AND 2024, AND REPORT OF INDEPENDENT AUDITORS”.

(l) To the best knowledge of the undersigned officer of the University, there has been no default on the part of the University within the last ten (10) years under any material contract, loan, agreement, indenture, resolution regarding any indebtedness or financial obligation.

(m) The financial statements of, and other financial information regarding the University in the Preliminary Official Statement and in the Official Statement fairly present the financial position and results of the University as of the dates and for the periods therein set forth.

The financial statements of the University have been prepared in accordance with generally accepted accounting principles consistently applied, and except as noted in the Preliminary Official Statement and in the Official Statement, the other historical financial information set forth in the Preliminary Official Statement and in the Official Statement has been presented on a basis consistent with that of the University's audited financial statements included in the Preliminary Official Statement and in the Official Statement.

(n) Prior to the Closing Date, the University will not, without prior written notice to the Underwriter, offer or issue any obligations except as described in or contemplated by the Official Statement.

(o) Any certificate signed by any of the University's Authorized Officers and delivered to the Underwriter and the Authority shall be deemed a representation and warranty by the University to the Underwriter and the Authority as to the statements made therein with the same effect as if such representation or warranty was set forth herein.

(p) As of the date hereof and as of the Closing Date, (i) the University has and will have good and marketable fee simple title, leasehold title, or the right to use of lands titled in the State of New Jersey (as the case may be) to its properties, subject only to such liens and encumbrances as do not and will not have a material adverse effect on the ability of the University to use such properties for their intended purposes and to collect revenues therefrom, and (ii) the University has and will have good and marketable title to its revenues.

(q) To the best knowledge of the undersigned officer of the University, the University has all necessary licenses and permits, if any, required to carry on its business and operate the 2026 Project Facilities (as defined in the Agreement). To the best knowledge of the officers of the University, the University has not received any notice of an alleged violation and, to the best knowledge of the officers of the University, it is not in violation of any zoning, land use or other similar law or regulation applicable to the 2026 Project Facilities which could materially adversely affect the operations or financial condition of the University.

(r) If the Closing shall not occur as a result of the failure of the University to meet its obligations under this Purchase Contract, the University shall pay all of the expenses of the Authority as described in Section 4(i) above.

(s) None of the officers, members, agents or employees of the University shall personally be liable for the performance of any obligation under this Purchase Contract.

(t) In order to assist the Underwriter in complying with Rule 15c2-12, the University will undertake, pursuant to the Continuing Disclosure Agreement to provide annual financial information and notice of certain specified events. A description of the Continuing Disclosure Agreement is contained in the Preliminary Official Statement and the Official Statement. Except as described in the Official Statement, the University has not failed during the previous five years to comply in any material respect with any previous undertakings in a written continuing disclosure agreement entered into pursuant to Rule 15c2-12.

(u) The University has the legal authority to apply and will apply, or cause to be applied, the proceeds from the sale of the Bonds as provided in and subject to all of the terms

and provisions of the Agreement and will not take or omit to take any action which action or omission will adversely affect the exclusion from gross income for federal income tax purposes of the interest on the Bonds.

(v) Prior to the Closing, the University will not take any action within or under its control that will cause any adverse change of a material nature in such financial position, results of operations or condition, financial or otherwise, of the University.

(w) The University shall neither issue, nor participate in another governmental issuer's issuance of, any tax-exempt bonds or other debt instruments, within fifteen (15) days following the date of this Purchase Contract.

6. **Representations, Warranties and Agreements of the Underwriter.** By its acceptance hereof, the Underwriter hereby represents and warrants to, and agrees with, the Authority and the University that:

(a) The Underwriter is a corporation duly organized, validly existing and in good standing under the laws of the jurisdiction of its organization, having all requisite corporate power and authority to carry on its business as now constituted and has been duly authorized to execute this Purchase Contract and to act hereunder by and on behalf of the Underwriter;

(b) The Resolution, the Trust Indenture, the Agreement, the Escrow Deposit Agreement, the Continuing Disclosure Agreement and this Purchase Contract have been reviewed by the Underwriter and contain terms acceptable to, and agreed to by, the Underwriter.

(c) The Underwriter has the requisite authority to enter into this Purchase Contract and this Purchase Contract has been duly authorized, executed and delivered by the Underwriter, assuming the due authorization, execution and delivery by the Authority, is the legal, binding and valid obligation of the Underwriter, enforceable against the Underwriter in accordance with its terms, except that the enforceability thereof may be limited by applicable bankruptcy, insolvency, moratorium or other similar laws or equitable principles affecting creditors' rights or remedies generally;

(d) The Underwriter has not entered into, any undisclosed financial or business relationships, arrangements or practices required to be disclosed in the Official Statement pursuant to Securities and Exchange Commission Release No. 33-7049; 3433741; FR-42; File No. S7-4-94 (March 9, 1994) or required to be disclosed in the Official Statement pursuant to MSRB rules;

(e) The Underwriter represents and warrants that it is in compliance with the provisions of Rules G-37 and G-38 of the MSRB;

(f) The Underwriter represents and warrants that (i) all information, certifications and disclosure statements previously provided in connection with P.L. 2005, c. 51, as amended by P.L. 2023, c. 30 (codified at N.J.S.A. 19:44A-20.13 to -20.25) ("Chapter 51") and Executive Order No. 333 (Murphy 333) ("Executive Order No. 333") and as required by law, are true and correct as of the date hereof, and (ii) all such statements have been made with full knowledge that the Authority shall rely upon the truth of the statements contained therein in engaging the Underwriter in connection with this transaction. The Underwriter agrees to execute

and deliver at the Closing a “Chapter 51 and Executive Order No. 333 Certification of No Change” in the form attached hereto as Exhibit B;

(g) In accordance with Executive Order No. 9, the Underwriter certifies that it has not employed or retained, directly or indirectly, any consultant who will be paid on a contingency basis if the Authority engages such firm to provide such underwriting services in connection with the Bonds;

(h) The Underwriter, at or prior to the Closing, shall deliver to the Authority certificates stating the “issue price” and “yield” for the Bonds, as such terms are defined in the Internal Revenue Code of 1986, as amended (the “Code”), and such other information reasonably requested by Bond Counsel in the form attached hereto as Exhibit C;

(i) The Underwriter represents and warrants that it has not entered into any financial or business relationships, arrangements or practices with the Authority’s financial advisor or any other participant concerning or relating to the Bonds.

(j) The Underwriter represents and warrants that in accordance with L. 2005, c. 92, all services provided under this Purchase Contract will be performed in the United States of America.

(k) The Underwriter represents and warrants it has complied with the requirements of N.J.S.A. 52:32-58 and has filed a certification with the Authority that it is not identified on the list of persons engaging in investment activities in Iran.

(l) The Underwriter represents and warrants that in accordance with N.J.S.A. 52:32-60.1 et seq. (P.L. 2022, c. 3) it has executed and delivered to the Issuer a “Certification of Non-Involvement in Prohibited Activities in Russia or Belarus” in the form available at www.nj.gov/treasury/administration/pdf/DisclosureofProhibitedActivitiesinRussiaBelarus.pdf

(m) Any certificate signed by an officer of the Underwriter and delivered to the Authority shall be deemed a representation and warranty by the Underwriter to the Authority as to the statements made therein.

7. **Conditions to the Underwriter’s Obligations.** The Underwriter’s obligations hereunder shall be subject to the due performance by the Authority and the University of their obligations and agreements to be performed hereunder at or prior to the Closing Time and to the accuracy of and compliance with the Authority’s and the University’s representations and warranties contained herein, as of the date hereof and as of the Closing Time, and are also subject to the following conditions:

(a) On the Closing Date, (i) the Resolution, the Trust Indenture, the Agreement, the Escrow Deposit Agreement, the Continuing Disclosure Agreement, the Official Statement and this Purchase Contract shall have been duly authorized, executed, as appropriate, and delivered by the Authority and by the University, as appropriate, and each of the foregoing and all related official action of the Authority and of the University necessary to issue the Bonds shall be in full force and effect and shall not have been amended, modified or supplemented, except as may have been agreed to in writing by the Underwriter; (ii) the Authority and the University shall have duly

adopted and there shall be in full force and effect such additional acts or agreements as shall, in the opinion of Bond Counsel, be necessary in connection with the transactions contemplated thereby; (iii) the Authority shall perform or have performed all of its obligations required under or specified in the Act to be performed at or prior to the Closing; (iv) the Official Statement shall not have been amended or supplemented, except in such manner as may have been agreed to by the Underwriter, the Authority and the University; (v) no Event of Default (as defined in the Trust Indenture or in the Agreement) or event which, with the lapse of time or the giving of notice or both would constitute such an Event of Default, shall have occurred and be continuing; and (vi) the Resolution, the Trust Indenture, the Agreement, the Escrow Deposit Agreement and the Continuing Disclosure Agreement shall be fully enforceable in accordance with their terms.

(b) The Underwriter shall not have elected to cancel its obligation hereunder to purchase the Bonds, which election shall be made by written notice by the Underwriter to the Authority only if between the date hereof and the Closing: (i) any event shall have occurred that, in the reasonable judgment of the Underwriter, either (A) makes untrue or incorrect in any materially adverse respect any statement or information contained in the Official Statement (or in the Preliminary Official Statement if the Official Statement is not yet available for distribution) or (B) is not reflected in the Official Statement (or in the Preliminary Official Statement if the Official Statement is not yet available for distribution) but should be reflected therein in order to make the statements and information contained therein not misleading in any materially adverse respect and such event, in the reasonable judgment of the Underwriter, is such as to materially and adversely affect (x) the marketability of the Bonds, or (y) the ability of the Underwriter to enforce confirmations of or contracts for the sale of the Bonds; or (ii) there shall have occurred any new outbreak of hostilities or other national or international calamity or crisis, the effect of which on the financial markets of the United States of America, in the reasonable judgment of the Underwriter, is such as to materially and adversely affect the ability of the Underwriter to enforce confirmations of or contracts for the sale of the Bonds; or (iii) there shall be in force a general suspension of trading on the New York Stock Exchange the effect of which on the financial markets is such as to materially and adversely affect the marketability of the Bonds; or (iv) a general banking moratorium shall have been declared by either federal or State authorities having jurisdiction and shall be in force; or (v) legislation shall have been enacted by the Congress of the United States or a final decision by a court of the United States of America shall be rendered, that has the effect of requiring the Bonds to be registered under the Securities Act of 1933, as amended, or requiring the Resolution or the Trust Indenture to be qualified under the Trust Indenture Act of 1939, as amended; or (vi) a stop order, ruling or regulation by or on behalf of the Securities and Exchange Commission or any other governmental agency having jurisdiction of the subject matter shall have been issued or made (which is beyond the control of the Underwriter or the Authority to prevent or avoid) to the effect that the issuance, offering or sale of the Bonds, as contemplated hereby or as described in the Official Statement, or any document relating to the issuance, offering or sale of the Bonds is or would be in violation of any provision of the Federal securities laws at Closing, including the Securities Act of 1933, as amended, or of the Trust Indenture Act of 1939, as amended; or (vii) legislation shall be enacted by the Congress of the United States or any legislation, ordinance, rule or regulation shall be enacted by any governmental body, department or agency of the State or a final decision by a federal court (including the Tax Court of the United States) or a court of the State shall be rendered, or a final ruling, regulation or release or official statement by or on behalf of the President, the Treasury Department of the United States, the Internal Revenue Service or other federal or State agency shall be made, with respect to federal or

State taxation upon revenues or other income of the general character of interest on the Bonds, or which would have the effect of changing directly or indirectly the federal or State income tax consequences of interest on bonds of the general character of the Bonds in the hands of the holders thereof and which, in the Underwriter's reasonable opinion, materially and adversely affects the marketability of the Bonds; or (viii) there shall have occurred since the date of this Purchase Contract any materially adverse change in the affairs or financial condition of the University, except for changes which the Official Statement (or the Preliminary Official Statement if the Official Statement is not yet available for distribution) discloses are expected to occur; or (ix) there shall have occurred any downgrading from a rating agency that, at the date of this Purchase Contract, has published a rating (or has been asked to furnish a rating on the Bonds) on any of the University's debt obligations, which action reflects a change in the ratings accorded any such obligations of the University (including any rating to be accorded the Bonds).

(c) At the time of the Closing, there shall not have occurred any change or any development involving a prospective change, in the condition, financial or otherwise, of the University from that set forth in the Official Statement (or the Preliminary Official Statement if the Official Statement is not yet available for distribution) that in the reasonable judgment of the Underwriter, is material and adverse and that makes it, in the reasonable judgment of the Underwriter, impracticable to market the Bonds on the terms and in the manner contemplated in the Official Statement.

(d) The Authority shall have received the unqualified approving opinion of Bond Counsel, dated the Closing Date, substantially in the form set forth in APPENDIX E to the Official Statement, except as may be approved by the Underwriter and the Authority; and the Underwriter and the Trustee shall have received a letter from Bond Counsel, dated the Closing Date, authorizing them to rely on such unqualified approving opinion of Bond Counsel.

(e) Bond Counsel shall have delivered a supplementary opinion or opinions dated the Closing Date (addressed to the Authority, the University, the Underwriter and the Trustee in the form satisfactory to the Authority and the Underwriter, to the effect that:

(i) the statements contained in the Official Statement in the sections captioned "INTRODUCTORY STATEMENT", "THE AUTHORITY", "DESCRIPTION OF THE SERIES 2026 BONDS" (excluding the subsection "Book-Entry-Only System"), "SECURITY FOR THE SERIES 2026 BONDS," "STATE OF NEW JERSEY HIGHER EDUCATION," ["CONTINUING DISCLOSURE" [(excluding the last paragraph thereof),]] "LEGALITY FOR INVESTMENT", "PLEDGE OF STATE NOT TO AFFECT RIGHTS OF BONDHOLDERS", and in [APPENDIX C – "FORM OF CERTAIN LEGAL DOCUMENTS" and [APPENDIX D – "FORM OF CONTINUING DISCLOSURE AGREEMENT"] attached thereto, insofar as such statements purport to summarize certain provisions of the Act, the Bonds, the Resolution, the Trust Indenture, the Agreement, the Escrow Deposit Agreement and the Continuing Disclosure Agreement are reasonable summaries of such provisions. The statements on the cover page of the Official Statement relating to tax matters and under the section in the Official Statement captioned "TAX MATTERS" and in APPENDIX E – "FORM OF OPINION OF BOND COUNSEL", insofar as such statements purport to summarize certain provisions of tax law, regulations and rulings, are reasonable summaries of the provisions so summarized;

(ii) based upon the participation of Bond Counsel in the preparation of the Official Statement and without having undertaken to determine independently the accuracy or completeness of the statements contained in the Official Statement (except for the sections referred to specifically in clause (i) above), Bond Counsel has no reason to believe that, the Preliminary Official Statement, as of its date and as of the date of this Purchase Contract, and the Official Statement, as of its date and as of the date of Closing, (except for the financial, tabular and other statistical information included therein and except for the information under the headings “DESCRIPTION OF THE SERIES 2026 BONDS - Book-Entry-Only Bonds”, “LITIGATION” and in “APPENDIX A – CERTAIN INFORMATION REGARDING STOCKTON UNIVERSITY” and “APPENDIX B – CONSOLIDATED FINANCIAL STATEMENTS AS OF AND FOR THE YEARS ENDED JUNE 30, 2025 AND 2024, AND REPORT OF INDEPENDENT AUDITORS”, as to which no view need be expressed) contained or contains any untrue statement of a material fact or omitted or omits to state a material fact necessary to make the statements contained therein, in light of the circumstances under which they were made, not misleading;

(iii) the Bonds are not required to be registered under the Securities Act of 1933, as amended, and neither the Resolution nor the Trust Indenture is required to be qualified under the Trust Indenture Act of 1939, as amended;

(iv) this Purchase Contract has been duly authorized, executed and delivered by the Authority, is a legal, valid and binding obligation of the Authority, and is enforceable in accordance with its terms except to the extent that the enforceability thereof may be limited by any applicable bankruptcy, moratorium or similar laws or equitable principles relating to the enforcement of creditors’ rights; and

(v) the Official Statement and the distribution thereof has been approved by the Authority and the Official Statement has been duly approved and executed by the Authority and the University.

(f) The Underwriter shall have received an opinion of special financing counsel to the University (“University Counsel”), dated the Closing Date, and addressed to the Authority, the Underwriter and the Trustee, to the effect that: (i) the University is a public institution, validly existing and in good standing under the laws of the State; (ii) the University has the power and authority to execute the Official Statement and to execute, deliver and perform its obligations under the University Documents and to incur the obligations provided therein, and has taken all corporate action necessary to authorize the execution, delivery and performance thereof, and such agreements have been duly authorized, executed and delivered by the University and constitute the legal, valid and binding obligations of the University enforceable against the University in accordance with their respective terms; (iii) no consent or approval of, or notice to or filing with, any federal or state regulatory authority of the United States or the State is required by the University in connection with the execution of the Official Statement and the execution or delivery by the University of any of the University Documents or the payment or performance of the University’s obligations under the University Documents; (iv) the execution and delivery by the University of the University Documents do not and the performance of the obligations thereunder will not (a) violate the University’s By-Laws, (b) violate any present statute, rule or regulation promulgated by the United States or the State which in the experience of University Counsel is

normally applicable both to entities similar to the University and to transactions of the type contemplated by the University Documents, or (c) to the knowledge of University Counsel, breach or result in a default under any agreement or other instrument to which the University is a party or by which it or its property is bound or any existing court order or consent decree to which the University is subject; (v) the University has duly authorized the taking of any and all actions necessary to be performed on its part to carry out and give effect to the transactions contemplated by the University Documents and the Official Statement; (vi) to the best of University Counsel's knowledge, there is no action, suit, proceeding, inquiry, or investigation at law or in equity before or by any court, regulatory agency, public board or body pending wherein the University is named as a party or threatened in writing against the University, that challenges the validity or enforceability of, or seeks to enjoin the performance of, the University Documents or the Bonds or seeks to restrain or to enjoin the issuance, sale or delivery of the Bonds or the execution and delivery of the University Documents, the application of the proceeds of the Bonds in accordance with the Trust Indenture or the collection or application of the revenues and assets of the University pledged or to be pledged to pay the principal of, premium, if any, and interest on the Bonds, or which would reasonably be expected to have a material adverse effect on the operations or financial condition of the University; (vii) the information set forth in the Preliminary Official Statement, and as of the date of the Purchase Contract, and the Official Statement, as of its date of and as of the Closing Date, under the caption "LITIGATION – The University" is accurate and fairly presents the information intended to be shown with respect thereto; and (viii) based upon University Counsel's participation in the preparation of the Preliminary Official Statement and the Official Statement and without having undertaken to determine independently the accuracy, the completeness or the adequacy of the statements contained in the Preliminary Official Statement or the Official Statement, except as noted in clause (vii) above, nothing has come to the attention of University Counsel that would lead University Counsel to believe that the Preliminary Official Statement as of its date, and as of the date of the Purchase Contract, and the Official Statement, as of its date of and as of the Closing Date (except for the information contained under the headings "THE AUTHORITY," "TAX MATTERS," "LITIGATION – The Authority," Appendices B, E and [G] and any information or statements relating to the book-entry-only system and The Depository Trust Company and the financial and statistical data included therein, as to which no opinion need be expressed) contained or contains any untrue statement of a material fact or omitted or omits to state a material fact required to be stated therein or necessary in order to make the statements therein, in light of the circumstances under which they were made, not misleading.

(g) The Underwriter shall have received a certificate, dated the Closing Date, signed by an Authorized Officer of the Authority, to the effect that, except as disclosed in the Official Statement, no litigation is pending or, to the knowledge of the signer of such certificate, threatened (i) in any way attempting to restrain or enjoin the sale, issuance, execution or delivery of any of the Bonds, the application of the proceeds thereof, the payment, collection or application of payments under the Agreement or the pledge thereof, or of the other moneys, rights and interest pledged pursuant to the Resolution, the execution, delivery or performance of the Resolution, the Trust Indenture, the Agreement, the Escrow Deposit Agreement or this Purchase Contract; (ii) in any way contesting or otherwise affecting the authority for or the validity of the Bonds, the Resolution, the Trust Indenture, the Agreement, the Escrow Deposit Agreement or this Purchase Contract, any of the matters referred to in clause (i) above or any other proceedings of the Authority taken with respect to the sale or issuance of the Bonds; (iii) in any way contesting the powers of

the Authority; or (iv) in any way contesting the payment, collection or application of payments under the Agreement or the pledge thereof pursuant to the Trust Indenture.

(h) The Underwriter shall have received a certificate, dated the Closing Date, signed by an Authorized Officer of the Authority, to the effect that: (i) each of the representations and warranties of the Authority contained in this Purchase Contract has remained true and correct from the date hereof through the Closing Date and is true and correct as of the Closing Date as though made at the Closing Time, the Authority has duly complied with all agreements and satisfied all conditions on its part to be performed or satisfied at or prior to the Closing Date, no Event of Default (as defined in each of the Trust Indenture and in the Agreement) or event which with the lapse of time or the giving of notice or both, would constitute such an Event of Default has occurred and is continuing; and (ii) there has been no material adverse change in the condition and affairs of the Authority, financial or otherwise, during the period from the date of the Official Statement to the Closing Date which was not disclosed in or contemplated by the Official Statement, such certificate being in form and substance satisfactory to the Underwriter.

(i) The Underwriter shall have received a certificate, dated the Closing Date, signed by the Senior Vice President for Finance and Administration and Chief Financial Officer of the University, to the effect (i) that each of the representations and warranties of the University contained in this Purchase Contract has remained true and correct from the date thereof through the Closing Date and is true and correct as of Closing Date as though made at the Closing Time, (ii) the University has duly complied with all agreements and satisfied all conditions of its part to be performed or satisfied at or prior to the Closing Date, (iii) no Event of Default (as defined in the Agreement) has occurred and is continuing and no event has occurred and is continuing which with the lapse of time or the giving of notice or both would constitute such an Event of Default, (iv) to the best of his knowledge and belief, the information contained in the Official Statement did not and, as of the date of such certificate, does not contain any untrue statement of a material fact or omit any material fact necessary to make the statements contained therein, in light of the circumstances under which they were made, not misleading, (v) and there has been no material adverse change in the condition and affairs of the University, financial or otherwise, during the period from the date of the Official Statement to the Closing Date which was not disclosed in or contemplated by the Official Statement, such certificate being in form and substance satisfactory to the Underwriter.

(j) The Underwriter shall have received an Arbitrage Certificate of the Authority and a Tax Letter of Representation from the University in form and substance satisfactory to the Underwriter and to Bond Counsel.

(k) The Underwriter shall have received evidence of either (i) the approval by the Governor of the State (the "Governor") of the minutes of the Authority authorizing the adoption of the Resolution by the Authority and the sale of the Bonds pursuant hereto and the transactions contemplated hereby and/or (ii) expiration of the period during which the Governor may veto such action by the Authority and the absence of such veto.

(l) The Underwriter shall have received ratings letters or other documents providing evidence of the ratings on the Bonds of "[]" and "[]" from Fitch Ratings and Moody's Ratings respectively, and "[]" from [Standard & Poor's Financial Services LLC

(“S&P”)] conditioned on the Policy by [the Bond Insurer], on or prior to the Closing Date, which ratings shall not have been suspended, lowered or withdrawn prior to the Closing Date.

(m) The Underwriter shall have received certified copies of the resolutions of the Authority and of the University relating to the Bonds (including the Resolution), executed copies of the Trust Indenture, the Agreement, the Escrow Deposit Agreement, the Continuing Disclosure Agreement and the Official Statement, all in form and substance satisfactory to the Underwriter.

(n) (i) The Authority shall have received (1) a certificate of the Trustee, in its capacities as trustee, paying agent and bond registrar in form and substance satisfactory to the Authority and the Underwriter; and (2) an opinion of Trustee’s counsel with respect to the Bonds dated the Closing Date stating that (A) the Trustee is duly organized and validly existing as a banking corporation under the laws of the State of New York with trust powers, authorized to conduct business and serve as a trustee, paying agent, bond registrar, dissemination agent and fiduciary under the laws of the State; (B) the Trustee has duly accepted its appointment as Trustee under the Trust Indenture, and as dissemination agent under the Continuing Disclosure Agreement, and possesses all necessary trust, fiduciary and other powers to carry out the duties and obligations imposed, respectively, by the Trust Indenture and Continuing Disclosure Agreement; (C) the Trustee has duly authenticated the Bonds and has duly executed and delivered the Trust Indenture and the Continuing Disclosure Agreement; (D) the duties and responsibilities created by the Trust Indenture and the Continuing Disclosure Agreement constitute the valid, legal and binding obligations of the Trustee, enforceable against the Trustee in accordance with their respective terms; (E) the acceptance, execution, delivery and performance by the Trustee of the duties and obligations of the Trustee under the Trust Indenture and as dissemination agent under the Continuing Disclosure Agreement will not conflict with or constitute a breach of or default under the Trustee’s charter, by-laws or other authorizing documents or any law, administrative regulation or consent decree to which the Trustee is subject; (F) the execution and delivery of the Trust Indenture and the Continuing Disclosure Agreement and the due performance by the Trustee as trustee and dissemination agent, respectively, of its obligations thereunder have been duly authorized by all necessary corporate actions on the part of the Trustee; and (G) all approvals, consents and orders of any governmental authority or agency having jurisdiction in the matter, if any, which would constitute a condition precedent to the performance by the Trustee as trustee and dissemination agent, respectively, of its obligations under the terms of the Trust Indenture and the Continuing Disclosure Agreement have been obtained and are in full force and effect.

(ii) The Authority shall have received (1) a certificate of the Escrow Agent in its capacity as Escrow Agent in form and substance satisfactory to the Authority and the Underwriter; and (2) an opinion of Escrow Agent’s counsel with respect to the Bonds dated the Closing Date stating that (A) the Escrow Agent is duly organized and validly existing as a national banking association or banking corporation under the laws of the United States of America with trust powers, authorized to conduct business and serve as Escrow Agent and fiduciary under the laws of the United States; (B) such Escrow Agent has duly accepted its appointment as Escrow Agent under the Escrow Deposit Agreement and possesses all necessary trust, fiduciary and other powers to carry out the duties and obligations imposed by the Escrow Deposit Agreement; (C) such Escrow Agent has duly executed and delivered the Escrow Deposit Agreement; (D) the duties and responsibilities created by the Escrow Deposit Agreement constitutes the valid, legal and

binding obligations of such Escrow Agent, enforceable against such Escrow Agent in accordance with its terms; (E) the acceptance, execution, delivery and performance by such Escrow Agent of the duties and obligations of such Escrow Agent under the Escrow Deposit Agreement will not conflict with or constitute a breach of or default under the Escrow Agent's charter, by-laws or other authorizing documents or any law, administrative regulation or consent decree to which the Escrow Agent is subject; (F) the execution and delivery of the Escrow Deposit Agreement and the due performance by such Escrow Agent of its obligations thereunder have been duly authorized by all necessary corporate actions on the part of the Escrow Agent; and (G) all approvals, consents and orders of any governmental authority or agency having jurisdiction in the matter, if any, which would constitute a condition precedent to the performance by such Escrow Agent of its obligations under the terms of the Escrow Deposit Agreement, have been obtained and are in full force and effect.

(o) [The Underwriters shall have received a copy of the Bond Insurance Policy with respect to the Bonds and any other documents executed in connection therewith, including any certificates of the Bond Insurer required by Bond Counsel or counsel to the Underwriter.]

(p) Certificates, dated the Closing Date, executed by Authorized Officers of the Trustee, the University and the Authority and such additional documentation of organization, authority and incumbency as may be reasonably satisfactory to the Underwriter and to Bond Counsel.

(q) The Underwriter shall have received an opinion of Hawkins Delafield & Wood LLP, Underwriter's Counsel, dated the Closing Date, in form and substance satisfactory to the Underwriter in substantially the form attached hereto as Exhibit D.

(r) The Authority shall have received: (i) consent letters from the University's auditor, Grant Thornton LLP (the "Auditor"), stating that the Auditor consents to the inclusion of its report regarding the financial statements of the University in the Preliminary Official Statement and Official Statement, respectively and stating that the Auditor consents to the use of its name in the Preliminary Official Statement and the Official Statement, respectively; and (ii) a privity letter from the Auditor in a form acceptable to the Attorney General of the State and Bond Counsel, addressed to the University and copied to the Authority, which acknowledges that the Authority intends to rely on its financial statements in connection with the issuance of the Bonds and waiving the provisions of N.J.S.A. 2A:53A-25 with respect to its professional accounting services.

(s) The Authority and the University shall have received the verification report of [____], verifying the mathematical accuracy, as of the date of delivery of the Bonds, of the computations contained in the provided schedules to determine that the amount to be deposited pursuant to the Escrow Deposit Agreement will be sufficient to pay, when due, the principal or redemption price of and interest on the respective Bonds to be Refunded.

(t) The Underwriter shall have received such additional certificates, opinions and other documents as the Underwriter or Bond Counsel may reasonably request to evidence performance of or compliance with the provisions of this Purchase Contract and the transactions contemplated hereby and by the Official Statement; all such certificates, opinions and other documents to be in form and substance satisfactory to the Underwriter.

If the Authority shall be unable to satisfy or cause to be satisfied any condition of the obligations of the Authority contained in this Purchase Contract and the satisfaction of such condition shall not be waived by the Underwriter or if the obligations of the Underwriter shall be terminated for any reason permitted by this Purchase Contract, this Purchase Contract shall terminate and neither the Underwriter nor the Authority nor the University shall have any further obligations or liabilities hereunder.

8. **Amendments and Supplements to the Official Statement.** The “end of the underwriting period” for the Bonds for all purposes of Rule 15c2-12 is the Closing Date. During the period from the date hereof to and including a date which is twenty-five (25) days following the end of the underwriting period for the Bonds (as determined in accordance with this Section 8), the Authority will (a) not adopt any amendment of or supplement to the Official Statement to which, after having been furnished with a copy, the University or the Underwriter shall reasonably object in writing, unless the Authority has obtained the written opinion of Bond Counsel, stating that such amendment or supplement is necessary in order to make the Official Statement not misleading in the light of the circumstances existing at the time that it is delivered to the Underwriter, and (b) if any event relating to or affecting the Authority, the University or the Bonds shall occur as a result of which it is necessary, in the written opinion of Bond Counsel, to amend or to supplement the Official Statement in order to make the Official Statement not misleading in the light of the circumstances existing at the time it is delivered to the Underwriter, forthwith prepare and furnish to the Underwriter (at the expense of the University) up to 250 copies of an amendment of or supplement to the Official Statement (in form and substance satisfactory to the Authority, the Attorney General of the State, Bond Counsel and the Underwriter) which will amend or supplement the Official Statement so that the Official Statement, as amended or supplemented, will not contain an untrue statement of a material fact or omit to state a material fact necessary in order to make the statements therein, in the light of the circumstances existing at the time the Official Statement is delivered to the Underwriter, not misleading. The cost of any copies of such amendment or supplement to the Official Statement in excess of 250 shall be borne by the Underwriter. In addition, the Authority will provide, subject to customary disclaimers regarding the transmission of electronic copies, an electronic copy of the amendment or supplement to the Official Statement to the Underwriter in the currently required designated electronic format stated in Rule G-32. The Underwriter shall comply with the provisions of Rule G-32 as in effect on the date hereof, with respect to the filing of such amendment or supplement to the Official Statement with the MSRB and to notify the Authority of the date on which such amendment or supplement to the Official Statement is filed with the MSRB. For the purpose of this Section 8, the Authority will furnish such information with respect to itself or the University as the Underwriter may from time to time reasonably request.

9. **Indemnification and Contribution.** The University agrees to indemnify and hold harmless, to the extent permitted by law, the Authority, the Trustee, each Underwriter and each person, if any, who controls an Underwriter within the meaning of either Section 15 of the Securities Act of 1933, as amended, or Section 20 of the Securities Exchange Act of 1934, as amended, from and against any and all losses, claims, damages, liabilities and expenses caused by any untrue or misleading statement or alleged untrue or misleading statement of a material fact contained in the Official Statement or any amendment or supplement thereto, or caused by any omission or alleged omission to state therein a material fact required to be stated therein or necessary to make the statements therein, in light of the circumstances under which they were

made, not misleading, and will reimburse each Indemnified Party (as defined herein) for any legal or other expenses incurred by such Indemnified Party in connection with investigating or defending any such action or claim as such expenses are incurred, except, with respect to each Indemnified Party, insofar as such losses, claims, damages, liabilities or expenses are caused by any such untrue or misleading statement or omission or alleged untrue or misleading statement or omission based upon information relating to an Indemnified Party provided to the University in writing by such Indemnified Party expressly for use therein. For the sake of clarity, the only information relating to the Underwriter expressly for inclusion in the Official Statement (or any amendment or supplement thereto) is the information under the heading “UNDERWRITING”.

In case any proceeding shall be instituted involving any person in respect of which indemnity may be sought pursuant to the preceding paragraph, such person (each, an “Indemnified Party”) shall, if a claim in respect thereof is to be made against the University pursuant to the immediately preceding paragraph, promptly notify the University in writing and the University shall promptly assume the defense of such action, including the retention of counsel reasonably acceptable to such Indemnified Party, and the payment of all expenses in connection with such action. However, failure on the part of the Authority to give such notification shall not relieve the University from its obligation under this Section 9 to the Authority. For any Indemnified Party other than the Authority, to the extent the University suffers actual prejudice as a result of any such failure to give such notification, such failure shall relieve the University from its indemnification obligation under this Section 9 to the extent of such prejudice or loss. Any Indemnified Party shall have the right to employ separate counsel in any such action and to participate in the defense thereof, but the fees and expenses of such counsel shall be at the expense of such Indemnified Party, unless the employment of such counsel has been specifically authorized by the University or unless by reason of conflict of interest (determined by such Indemnified Party in consultation with counsel to the University or any Indemnified Party) it is advisable for such Indemnified Party to be represented by separate counsel, in which case the fees and expenses of such separate counsel shall be borne by the University. The University shall not be liable for any settlement of any such action effected without its written consent (such consent not to be unreasonably withheld), but if settled with the written consent of the University or if there be a final judgment for the plaintiff in any such action with or without written consent, the University agrees to indemnify and hold harmless the Indemnified Parties from and against any loss or liability by reason of such settlement or judgment. The University shall not, without the written consent of the Indemnified Party, effect the settlement or compromise of, or consent to the entry of any judgment with respect to, any pending or threatened action or claim in respect of which indemnification or contribution may be sought hereunder (whether or not such Indemnified Party is an actual or potential party to such action or claim) unless such settlement, compromise or judgment (i) includes an unconditional release of the Indemnified Party from all liability arising out of such action or claim and (ii) does not include a statement as to, or an admission of, fault, culpability or a failure to act, by or on behalf of any Indemnified Party.

If the indemnification provided for in the first paragraph of this Section 9 is unavailable to an Underwriter Indemnified Party in respect of any losses, claims, damages, liabilities or expenses referred to therein, the University shall contribute to the amount paid or payable by such Indemnified Party as a result of such losses, claims, damages, liabilities or expenses (i) in such proportion as is appropriate to reflect the relative benefits received by the University and the Underwriter from the offering of the Bonds, or (ii) if the allocation provided by clause (i) is not

permitted by applicable law, in such proportion as is appropriate to reflect not only the relative benefits referred to in clause (i) but also the relative fault of the University and of the Underwriter in connection with the statements or omissions that resulted in such losses, claims, damages, liabilities or expenses, as well as any other relevant equitable considerations. The relative benefits received by the University and the Underwriter shall be deemed to be in the same respective proportions as the net proceeds from the offering (before deducting expenses) received by the University and the total underwriting discounts and commissions received by the Underwriter, in each case as set forth in the Official Statement. The relative fault of the University and the Underwriter shall be determined by reference to, among other things, whether the untrue or alleged untrue statement of a material fact or the omission or alleged omission to state a material fact relates to information supplied by the University or by the Underwriter and the parties' relative intent, knowledge, access to information and opportunity to correct or prevent such statement or omission.

The University, the Authority and the Underwriter agree that it would not be just and equitable if contribution pursuant to the immediately preceding paragraph were determined by pro rata allocation or by any other method of allocation that does not take account of the equitable considerations referred to in the immediately preceding paragraph. The amount paid or payable by any Underwriter Indemnified Party as a result of the losses, claims, damages and liabilities referred to in the immediately preceding paragraph shall be deemed to include, subject to the limitations set forth above, any legal or other expenses reasonably incurred by such Indemnified Party in connection with investigating or defending any such action or claim. Notwithstanding the provisions of this Section 9, the Underwriter shall not be required to contribute any amount in excess of the amount by which the total price at which the securities underwritten by it and distributed to the public were offered to the public exceeds the amount of any damages that such Underwriter has otherwise been required to pay by reason of such untrue or alleged untrue statement or omission or alleged omission. No person guilty of fraudulent misrepresentation shall be entitled to contribution from any person who was not guilty of such fraudulent misrepresentation. The Underwriter's obligations in this Section 9 to contribute are several in proportion to their respective underwriting obligations and not joint.

The indemnity and contribution agreements contained in this Section 9 and the representations and warranties of the University contained in this Purchase Contract shall remain operative and in full force and effect regardless of (i) any termination of this Purchase Contract, (ii) any investigation made by or on behalf of the Underwriter or any person controlling an Underwriter or by or on behalf of the University, its officers or directors or any other person controlling the University, and (iii) acceptance of and payment for any of the Bonds.

10. **Survival of Certain Representations and Obligations.** After the Closing, the respective agreements, representations, warranties and other statements of the Authority, the University and the Underwriter set forth in or made pursuant to this Purchase Contract shall remain in full force and effect, regardless of any investigation or statement as to the results thereof, made

by the Underwriter, the University, or the Authority and will survive delivery of and payment for the Bonds.

11. **Notices.** Any notice or other communication to be given to the Underwriter pursuant to this Purchase Contract may be given by mailing or delivering the same in writing to:

Morgan Stanley & Co. LLC
1585 Broadway
New York, NY 10036
Attention: Oliver Zlomislic, Executive Director

Any notice or other communication to be given to the Authority under this Purchase Contract may be given by mailing or delivering the same in writing to:

New Jersey Educational Facilities Authority
5 Vaughn Drive, Suite 300
Princeton, New Jersey 08540
Attention: Sheryl A. Stitt, Executive Director

Any notice or other communication to be given to the University under this Purchase Contract may be given by mailing or delivering the same in writing to:

Stockton University
101 Vera King Farris Drive
Galloway, New Jersey 08205-9441
Attention: Jennifer Potter, Senior Vice President for Finance
and Administration and Chief Financial Officer

12. **Governing Law.** This Purchase Contract shall be governed by and enforced in accordance with the laws of the State of New Jersey without regard for conflict of law principles.

13. **Successors.** This Purchase Contract will inure to the benefit of and be binding upon the parties hereto and their respective successors and no other person will have any right or obligation hereunder.

14. **Execution of Counterparts.** This Purchase Contract may be executed in several counterparts, any of which may be in facsimile form and each of which shall be regarded as an original and all of which shall constitute one and the same document.

15. **Assignment.** This Purchase Contract may not be assigned by any of the parties without the written consent of the other parties hereto.

16. **Benefit.** This Purchase Contract is made solely for the benefit of the Authority, the University and the Underwriter (including the successors or assigns of any of said parties) and no other person, partnership, association or corporation shall acquire or have any right hereunder or by virtue hereof. The terms “successors” and “assigns” as used herein shall not include any purchaser, as such purchaser, of any of the Bonds from the Underwriter. All representations and agreements of the Authority, the University and the Underwriter in this Purchase Contract shall

remain operative and in full force and effect regardless of any investigation made by the Underwriter and shall survive the delivery of and payment for the Bonds.

17. **Compliance with L. 2005, c. 271 Reporting Requirements.** The Underwriter is advised of its responsibility to file an annual disclosure statement on political contributions with the New Jersey Election Law Enforcement Commission (“ELEC”) pursuant to N.J.S.A. 19:44A-20.13 (L. 2005, c. 271, section 3) if the Underwriter enters into agreements or contracts such as this Purchase Contract, with a public entity, such as the Authority, and receive compensation or fees in excess of \$50,000 or more in the aggregate from public entities, such as the Authority, in a calendar year. It is the Underwriter’s responsibility to determine if filing is necessary. Failure to so file can result in the imposition of financial penalties by ELEC. Additional information about this requirement is available from ELEC at 609-292-8700 or at www.elec.nj.gov.

18. **Establishment of Issue Price.**

The Underwriter agrees to assist the Authority in establishing the issue price of the Bonds and shall execute and deliver to the Authority at Closing an “issue price” or similar certificate substantially in the form attached hereto as Exhibit C, together with the supporting pricing wires or equivalent communications, with modifications to such certificate as may be deemed appropriate or necessary, in the reasonable judgment of the Underwriter, the Authority and Bond Counsel, to accurately reflect, as applicable, the sales price or prices or the initial offering price or prices to the public of the Bonds.

[Except as otherwise set forth in Exhibit A attached hereto,] the Authority will treat the first price at which 10% of each maturity of the Bonds (the “10% test”) is sold to the public as the issue price of that maturity. At or promptly after the execution of this Purchase Contract, the Underwriter shall report to the Authority the price or prices at which it has sold to the public each maturity of the Bonds. If at that time the 10% test has not been satisfied as to any maturity of the Bonds, the Underwriter agrees to promptly report to the Authority the prices at which it sells the unsold Bonds of that maturity to the public. That reporting obligation shall continue, whether or not the date of Closing has occurred, until either (i) the Underwriter has sold all Bonds of that maturity or (ii) the 10% test has been satisfied as to the Bonds of that maturity, provided that, the Underwriter’s reporting obligation after the date of Closing shall be at reasonable periodic intervals and upon request of Authority or Bond Counsel. For purposes of this Section, if the Bonds mature on the same date but have different interest rates, each separate CUSIP number within that maturity will be treated as a separate maturity of the Bonds.

The Underwriter confirms that the Underwriter has offered the Bonds to the public on or before the date of this Purchase Contract at the offering price or prices (the “initial offering price”), or at the corresponding yield or yields, set forth in Exhibit A attached hereto. Exhibit A also sets forth, as of the date of this Purchase Contract, the maturities, if any, of the Bonds for which the 10% test has not been satisfied and for which the Authority and the Underwriter agree that the restrictions set forth in the next sentence shall apply, which will allow the Authority to treat the initial offering price to the public of each such maturity as of the sale date as the issue price of that maturity (the “hold-the-offering-price rule”). So long as the hold-the-offering-price rule remains applicable to any maturity of the Bonds, the Underwriter will neither offer nor sell unsold Bonds

of that maturity to any person at a price that is higher than the initial offering price to the public during the period starting on the sale date and ending on the earlier of the following:

- (i) the close of the fifth (5th) business day after the sale date; or
- (ii) the date on which the Underwriter has sold at least 10% of that maturity of the Bonds to the public at a price that is no higher than the initial offering price to the public.

The Underwriter will advise the Authority promptly after the close of the fifth (5th) business day after the sale date whether it has sold 10% of that maturity of Bonds to the public at a price that is no higher than the initial offering price to the public.

The Underwriter confirms that:

- (i) any selling group agreement and any third-party distribution agreement relating to the initial sale of the Bonds to the public, together with the related pricing wires, contains or will contain language obligating each dealer who is a member of the selling group and each broker-dealer that is a party to such third-party distribution agreement, as applicable:

- (A) (i) to report the prices at which it sells to the public the unsold Bonds of each maturity allocated to it, whether or not the applicable date of Closing has occurred, until either all Bonds of that maturity allocated to it have been sold or it is notified by the Underwriter that the 10% test has been satisfied as to the Bonds of that maturity, provided that, the reporting obligation after the date of Closing shall be at reasonable periodic intervals and upon request of the Underwriter, and (ii) to comply with the hold-the-offering-price rule, if applicable, if and for so long as directed by the Underwriter;

- (B) to promptly notify the Underwriter of any sales of Bonds that, to its knowledge, are made to a purchaser who is a related party to an underwriter participating in the initial sale of the Bonds to the public (each such term being used as defined below); and

- (C) to acknowledge that, unless otherwise advised by the dealer or broker-dealer, the Underwriter shall assume that each order submitted by the dealer or broker-dealer is a sale to the public.

- (ii) any selling group agreement relating to the initial sale of the Bonds to the public, together with the related pricing wires, contains or will contain language obligating each dealer that is a party to a third-party distribution agreement to be employed in connection with the initial sale of the Bonds to the public to require each broker-dealer that is a party to such third-party distribution agreement to (A) report the prices at which it sells to the public the unsold Bonds of each maturity allocated to it, whether or not the date of Closing has occurred, until either all Bonds of that maturity allocated to it have been sold or it is notified

by the Underwriter or the dealer that the 10% test has been satisfied as to the Bonds of that maturity, provided that, the reporting obligation after the date of Closing shall be at reasonable periodic intervals and upon request of the Underwriter or the dealer, and (B) comply with the hold-the-offering-price rule, if applicable, if and for so long as directed by the Underwriter or the dealer and as set forth in the related pricing wires.

The Authority acknowledges that, in making the representations set forth in this Section, the Underwriter will rely on (i) in the event a selling group has been created in connection with the initial sale of the Bonds to the public, the agreement of each dealer who is a member of the selling group to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Bonds, as set forth in a selling group agreement and the related pricing wires, and (ii) in the event that a third-party distribution agreement was employed in connection with the initial sale of the Bonds to the public, the agreement of each broker-dealer that is a party to such agreement to comply with the requirements for establishing the issue price of the Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Bonds, as set forth in the third-party distribution agreement and the related pricing wires. The Authority further acknowledges that the Underwriter shall not be liable for the failure of any dealer who is a member of a selling group, or of any broker-dealer that is a party to a third-party distribution agreement, to comply with its corresponding agreement to comply with the requirements for establishing the issue price of the Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule as applicable to the Bonds.

The Underwriter acknowledges that sales of any Bonds to any person that is a related party to an underwriter participating in the initial sale of the Bonds to the public (each such term being used as defined below) shall not constitute sales to the public for purposes of this Section. Further, for purposes of this Section:

(i) “public” means any person other than an underwriter or a related party,

(ii) “underwriter” means (A) any person that agrees pursuant to a written contract with the University (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the public and (B) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (A) to participate in the initial sale of the Bonds to the public (including a member of a selling group or a party to a third-party distribution agreement participating in the initial sale of the Bonds to the public),

(iii) a purchaser of any of the Bonds is a “related party” to an underwriter if the underwriter and the purchaser are subject, directly or indirectly, to (A) more than 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (B) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (C) more than 50% common ownership of the value of

the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other), and

(iv) “sale date” means the date of execution of this Purchase Contract by all parties.

19. **Cooperation.** The Authority and the University agree to reasonably cooperate with the Underwriter and Counsel to the Underwriter in any endeavor to qualify the Bonds for offering and sale under the securities or “Blue Sky” laws of such states as the Underwriter may request and will assist, if necessary, in continuing the effectiveness of such qualification so long as required for the distribution of the Bonds. The Authority and the University consent to the use of the Official Statement by the Underwriter in obtaining such qualifications; provided, however, that the Authority and the University shall not be required to consent to service of process or to file a written consent to suit or service of process. The Authority’s and the University’s failure to consent to service of process or to file a written consent to suit or service of process shall not relieve the Underwriter of its obligation to purchase the Bonds under this Purchase Contract.

20. **Entire Agreement.** This Purchase Contract constitutes the entire agreement between the parties hereto with respect to the matters covered hereby and supersedes all prior agreements and understandings between the parties. This Purchase Contract shall only be amended, supplemented or modified in a writing signed by all of the parties hereto.

21. **Effect.** The performance of obligations of the Authority and the University hereunder is subject to the performance by the Underwriter of its obligations hereunder.

Very truly yours,

Morgan Stanley & Co. LLC

By: _____
Name: Oliver Zlomislic
Title: Executive Director

Accepted as of the date first written above:

NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY

By: _____
Name: Sheryl A. Stitt
Title: Executive Director

STOCKTON UNIVERSITY

By: _____
Name: Jennifer Potter
Title: Senior Vice President for Finance and
Administration and Chief Financial Officer

EXHIBIT A

PRICING SUMMARY

\$[_____] Serial Bonds

Year [(____)]	Principal <u>Amount</u>	<u>Interest Rate</u>	<u>Yield</u>	<u>Price</u>
	\$	%	%	\$

Redemption Provisions

Optional Redemption.

The Series 2026 Bonds maturing on or prior to [____ _ ____], are not subject to optional redemption prior to maturity. The Series 2026 Bonds maturing on or after [____ _ ____] are subject to redemption prior to maturity on or [____ _ ____] at the option of the Authority upon written direction from the University, in whole or in part at any time or from time to time at a redemption price equal to 100% of the principal amount to be redeemed, together with accrued interest to the date of redemption.

EXHIBIT B

CHAPTER 51 AND EXECUTIVE ORDER NO. 333 CERTIFICATION OF NO CHANGE

I, Oliver Zlomislic, Executive Director of Morgan Stanley & Co. LLC. (the “Underwriter”), relating to the Authority’s \$[_____] Revenue Refunding Bonds, Stockton University Issue, Series 2026 C (the “Bonds”), do hereby certify that all information, certifications and disclosure statements previously provided in connection with P.L. 2005, c. 51, as amended by P.L. 2023, c. 30 (codified at N.J.S.A. 19:44A-20.13 to -20.25) (“Chapter 51”) and Executive Order No. 333 (Murphy 2023) (“Executive Order No.333”), are true and correct as of the date hereof, and that all such statements have been made with full knowledge that the Authority and the State of New Jersey shall rely upon the truth of the statements contained herein and in the Purchase Contract in engaging the Underwriter in connection with the sale and issuance of the Bonds.

IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of August, 2026.

Morgan Stanley & Co. LLC

By: _____
Name: Oliver Zlomislic
Title: Executive Director

EXHIBIT C

FORM OF ISSUE PRICE CERTIFICATE

_____, __, 2026

New Jersey Educational Facilities Authority
5 Vaughn Drive, Suite 300
Princeton, New Jersey 08540

Chiesa Shahinian & Giantomasi PC
105 Eisenhower Parkway
Roseland, New Jersey 07068

**Re: \$[_____] New Jersey Educational Facilities Authority
Revenue Refunding Bonds,
Stockton University Issue, Series 2026 C**

Ladies and Gentlemen:

The undersigned, as the underwriter (the “Underwriter”) for the above captioned bonds (the “Bonds”), pursuant to the Contract of Purchase (the “Purchase Contract”), dated August [____], 2026 (the “Sale Date”), by and among the New Jersey Educational Facilities Authority (the “Authority”), Stockton University (the “University”) and the Underwriter, being issued on the date hereof, represents as follows:

1. Sale of the Bonds.

(a) *The General Rule Maturities.* As of the date of this certificate, for each Maturity of the General Rule Maturities, the first price at which at least 10% of such Maturity of the Bonds was sold to the Public is the respective price listed in Schedule A attached hereto (“Schedule A”).

(b) *The Hold-the-Offering Price Maturities.* The Underwriter has offered the Hold-the-Offering Price Maturities to the Public for purchase at the respective initial offering prices listed in Schedule A (the “Initial Offering Prices”) on or before the Sale Date. A copy of the pricing wire or equivalent communication for the Bonds is attached to this certificate as Schedule B (“Schedule B”). As set forth in Section 18 of the Purchase Contract, the Underwriter has agreed to comply with the hold-the-offering-price rule, which requires that (i) for each Maturity of the Hold-the-Offering-Price Maturities, the Underwriter will neither offer nor sell any of the Bonds of such Maturity to any person at a price that is higher than the Initial Offering Price for such Maturity during the Holding Period for such Maturity (the “hold-the-offering-price rule”), and (ii) any selling group agreement shall contain the agreement of each dealer who is a member of the selling group, and any retail distribution agreement shall contain the agreement of each broker-dealer who is a party to the retail distribution agreement, to comply with the hold-the-offering-price rule. Pursuant to such agreement, no Underwriter (as defined below) has offered or sold any Maturity of the Hold-the-Offering-Price Maturities at a price that is higher than the respective Initial Offering Price for that Maturity of the Bonds during the Holding Period.

2. **Defined Terms.** Capitalized terms used but not defined in this Certificate shall have the meanings given such terms in the Purchase Contract. The following terms shall have the following meanings for the purposes of this Certificate:

(a) *General Rule Maturities* means those Maturities of the Bonds listed in Schedule A hereto as the “General Rule Maturities.”

(b) *Hold-the-Offering-Price Maturities* means those Maturities of the Bonds listed in Schedule A hereto as the “Hold-the-Offering-Price Maturities.”

(c) *Holding Period* means, with respect to a Hold-the-Offering-Price Maturity, the period starting on the Sale Date and ending on the earlier of (i) the close of the fifth business day after the Sale Date, or (ii) the date on which the Underwriter has sold at least 10% of such Hold-the-Offering-Price Maturity to the Public at prices that are no higher than the Initial Offering Price for such Hold-the-Offering-Price Maturity.

(d) *Maturity* means Bonds with the same credit and payment terms. Bonds with different maturity dates, or Bonds with the same maturity date but different stated interest rates, are treated as separate maturities.

(e) *Public* means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term “related party” for purposes of this certificate means any two or more persons who have greater than 50 percent common ownership, directly or indirectly.

(f) *Sale Date* means the first day on which there is a binding contract in writing for the sale of a Maturity of the Bonds. The Sale Date of the Bonds is August [], 2026.

(g) *Underwriter* means (i) the Underwriter (as defined above), and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a third-party distribution agreement participating in the initial sale of the Bonds to the Public).

3. **Yield.**

(a) We have been advised by Chiesa Shahinian & Giantomasi PC, as Bond Counsel, that, as used in this certificate, the term “yield” refers to that discount rate calculated on the basis of a 360 day year consisting of twelve months of thirty days each and assuming semiannual compounding which, when used in computing the present value as of the date hereof of all expected payments of the principal of and interest on the Bonds produces an amount equal to the Aggregate Issue Price of the Bonds. The Bonds include substantially identical callable bonds maturing on [] of the years [] through and including [], which are issued at respective Initial Public Offering Prices that exceed the stated redemption price at maturity by more than one-fourth of one percent (.25%) multiplied by the product of the stated redemption price at maturity and the number of complete years to the first optional redemption date of the bond (the “Premium Bonds”). In such case, Bond Counsel has advised that the yield on the issue must be calculated by treating such Premium Bonds as redeemed at their stated redemption price

on the optional redemption date that would produce the lowest yield on the issue, in accordance with Treasury Regulations Section 1.148-4(b)(3). Accordingly, Bond Counsel has advised that each of the Premium Bonds shall be treated as redeemed at their stated redemption price on the optional redemption date that would produce the lowest yield on the issue. Such date has been determined to be [_____, ____]. The Bonds do not include any term bonds sold at a discount.

(b) The arbitrage yield on the Bonds, calculated in the manner described in Section 2(a), and truncated at four (4) decimal places, is [_____] %.

4. **Weighted Average Maturity.** We have been advised by Bond Counsel that the weighted average maturity of bonds shall be computed by calculating the sum of the products of the initial public offering price of each maturity of the bonds and the number of periods to maturity for each maturity of the bonds (determined separately for each maturity and taking into account mandatory sinking fund redemptions, if any), divided by the aggregate of the initial public offering prices. To the extent any bonds of the same maturity are sold at different interest rates, such bonds shall be treated as separate maturities for purposes of the foregoing. Based upon such methodology, the weighted average maturity of the Bonds is [_____] years, and the weighted average maturity of the Refunded Bonds (as defined in the Authority's Certificate as to Arbitrage) is [_____] years.

5. **[Bond Insurance Policy.** The University has obtained a bond insurance policy from _____ (the "Bond Insurer") in respect of the Bonds. Based on our experience with bonds similar to the Bonds, the bond insurance was an important factor in the marketing of the Bonds. The insurance policy will be issued for a premium of \$_____. The present value of the insurance is less than the present value of the interest reasonably expected to be saved as a result of using the insurance to secure the Bonds, using as a discount rate the yield on the Bonds, calculated with treating the premium as interest.]

We are aware that the Authority may rely on the foregoing certifications in connection with the delivery of its Certificate as to Arbitrage for the Bonds under the Internal Revenue Code of 1986, as amended (the "Code"), and Bond Counsel may rely on the foregoing certifications in rendering its opinion on the exclusion from federal and state gross income of the interest on the Bonds. The undersigned is certifying only as to facts in existence on the date hereof. Since we are not engaged in the practice of law, nothing herein represents the undersigned's interpretation of any laws, including in particular the regulations under the Code, or the application of any laws to these facts. In addition, we are not accountants or actuaries, and, although we believe the calculations above are correct, we do not warrant their validity. The certifications contained herein are not necessarily based on personal knowledge, but may instead be based on either inquiry deemed adequate by the undersigned or institutional knowledge (or both) regarding the matters set forth herein. Although certain information furnished in this Certificate has been derived from other purchasers, bond houses and brokers and cannot be independently verified by us, we have no reason to believe it to be untrue in any material respect.

Very truly yours,

Morgan Stanley & Co. LLC, the Underwriter

By: _____
Name: Oliver Zlomislic
Title: Executive Director

Schedule A

General Rule Maturities

Year <u>[()]</u>	<u>Principal</u> <u>Amount</u>	<u>Interest Rate</u>	<u>Yield</u>	<u>Price</u>
	\$	%	%	\$

Hold-the-Price Maturities

Year <u>[()]</u>	<u>Principal</u> <u>Amount</u>	<u>Interest Rate</u>	<u>Yield</u>	<u>Price</u>
	\$	%	%	\$

Schedule B
Pricing Wire or Equivalent

EXHIBIT D

FORM OF UNDERWRITER'S COUNSEL OPINION

NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY

\$[_____] Revenue Refunding Bonds, Stockton University Issue, Series 2026 C

Ladies and Gentlemen:

We have acted as counsel to you, Morgan Stanley & Co. LLC, as underwriter (the “Underwriter”) under the Contract of Purchase dated August [___], 2026 (the “Purchase Contract”), in connection with the sale and issuance by the New Jersey Educational Facilities Authority (the “Authority”) of the above-mentioned Bonds (the “Bonds”). The Bonds are being issued pursuant to the New Jersey Educational Facilities Authority Law, being Chapter 72A of Title 18A of the New Jersey Statutes as enacted by Chapter 271 of the Laws of 1967, as amended and supplemented (the “Act”), a Resolution adopted by the Authority on July 28, 2026 (the “Resolution”), and a Trust Indenture, dated as of August 1, 2026 (the “Trust Indenture”), by and between the Authority and The Bank of New York Mellon, as trustee (the “Trustee”). This opinion is being delivered to you pursuant to Section 7(q) of the Purchase Contract. Capitalized terms used in this opinion and not otherwise specifically defined herein have the meanings assigned to them in the Purchase Contract or the Official Statement (as hereinafter defined), as the case may be, unless the context clearly indicates otherwise.

In our capacity as your counsel, we have examined and relied upon originals or copies, certified or otherwise identified to our satisfaction, of a record of proceedings with respect to the issuance of the Bonds including, but not limited to (i) the Resolution; (2) the Trust Indenture; (3) the Agreement; (4) the Preliminary Official Statement relating to Bonds dated August __, 2026 (the “Preliminary Official Statement”); (5) the Official Statement relating to the Bonds dated August __, 2026 (the “Official Statement”); (6) executed copies of certificates delivered to you pursuant to the Purchase Contract, (7) the opinion letters of Chiesa Shahinian & Giantomasi PC, Bond Counsel; (8) an executed copy of the Purchase Contract and (9) the other documents delivered at the Closing as listed in the closing memorandum for the Bonds (collectively, the “Closing Documents”).

In addition, we have examined and relied upon such other documents, instruments, records of proceedings and corporate and public records, and have made such investigations of law, as we have considered necessary or appropriate for the purpose of the opinions set forth below. In our examination, we have assumed the legal capacity of all natural persons, the genuineness of all signatures, the authenticity of all documents submitted to us as originals, the conformity to the originals of all documents submitted to us as certified, photostatic or conformed copies thereof and the authenticity of the originals of all such documents.

Based on the foregoing, and subject to the limitations and qualifications below, we are of the opinion that:

1. The Bonds are exempted securities described in Section 3(a)(2) of the Securities Act of 1933, as amended. No registration with the Securities and Exchange Commission under the Securities Act of 1933, as amended, need be made in connection with the offering and sale of the Bonds.
2. The Trust Indenture is exempt from qualification as an indenture under the Trust Indenture Act of 1939, as amended.
3. Assuming, with your permission, that the parties thereto comply on a continuing basis with the terms and provisions thereof, the Continuing Disclosure Agreement satisfies Section (b)(5)(i) of Rule 15c2-12 of the Securities and Exchange Commission (the “Rule”), which requires an undertaking for the benefit of the holders, including beneficial owners, of the Bonds to provide certain annual financial information and event notices to Municipal Securities Rulemaking Board at the time and in the manner required by the Rule.

In accordance with our understanding with you, we rendered legal advice and assistance to you in the course of your investigation pertaining to, and your participation in the preparation of, the Preliminary Official Statement, the Official Statement and the issuance and sale of the Bonds. Rendering such assistance involved, among other things, discussions and inquiries concerning various legal and related subjects, and reviews of certain documents with your representatives, representatives of the Authority and its bond counsel and financial advisor, and the University and its auditors and financial advisors, and counsel to the University during which the contents of the Official Statement and related matters were discussed and reviewed.

In the course of our participation in the preparation of the Preliminary Official Statement, and the Official Statement and our role as counsel to the Underwriter, and without having undertaken to determine independently the accuracy or completeness of the statements contained in the Preliminary Official Statement, and the Official Statement, nothing has come to our attention that would lead us to believe that the Preliminary Official Statement, as of its date and as of the date of the Purchase Contract, and the Official Statement, as of its date and as of the date hereof (except for information permitted to be omitted from the Preliminary Official Statement pursuant to the Rule, and except for the financial, tabular and statistical data included therein, information contained under the headings “DESCRIPTION OF THE SERIES 2026 BONDS – Book-Entry-Only System”, “THE BOND INSURANCE POLICY”, “RATINGS”, “TAX MATTERS”, and “LITIGATION”, and the corresponding provisions in “INTRODUCTORY STATEMENT”, and information contained in the Appendices to the Official Statement, as to all of which we express no view), contained or contains any untrue statement of a material fact or omitted or omits to state a material fact required to be stated therein or necessary in order to make the statements made therein, in light of the circumstances under which they were made, not misleading.

We are authorized to practice law in the State of New Jersey, and we do not purport to be experts on, or to express any opinion herein concerning, any law, other than the laws of the State of New Jersey, and the applicable laws of the United States of America.

The opinions expressed herein are solely for the benefit of, and may only be relied upon by, the Underwriter. This opinion may not be relied upon by any other person or entity. The opinions expressed herein are as of the date hereof, and we make no undertaking to amend or supplement such opinions as facts and circumstances come to our attention or changes in the law occur which could affect such opinions.

Notwithstanding anything to the contrary contained herein, the undersigned acknowledges that this opinion is a government record subject to release under the Open Public Records Act (N.J.S.A. 47:1A-1 et seq.).

NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY

AND

STOCKTON UNIVERSITY

LOAN AGREEMENT

Dated as of _____ 1, 2026

**relating to
New Jersey Educational Facilities Authority
Revenue Refunding Bonds, Stockton University Issue,
Series 2026 C**

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This **LOAN AGREEMENT**, dated as of _____ 1, 2026, by and between the **NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY** (hereinafter called the “**Authority**”), a body corporate and politic with corporate succession, constituting a political subdivision organized and existing under and by virtue of the laws of the State of New Jersey (the “**State**”), created and established by the New Jersey Educational Facilities Authority Law, being Chapter 72A of Title 18A of the New Jersey Statutes as enacted by Chapter 271 of the Laws of 1967, as amended and supplemented, having its principal place of business at 5 Vaughn Drive, Suite 300, Princeton, New Jersey 08540-6313, and **STOCKTON UNIVERSITY**, a public institution of higher education, organized and established pursuant to the Public Higher Education Act, *N.J.S.A. 18A:62-1 et seq.* and the State College Act, *N.J.S.A. 18A:64-1 et seq.* (together with its successors and assigns, hereinafter called the “**University**”), located at 101 Vera King Farris Dr., Galloway, New Jersey 08205.

The Authority and the University hereby mutually covenant and agree as follows:

ARTICLE I

1.1. Definitions.

As used in this Agreement, unless the context shall otherwise require, all capitalized terms shall have the meanings set forth in Section 1.01 of the Trust Indenture, dated as of _____ 1, 2026 (the “**Indenture**”), by and between the Authority and The Bank of New York Mellon, as Trustee. The following terms shall have the meanings given:

“**Act**” means the New Jersey Educational Facilities Authority Law, being Chapter 72A of Title 18A of the New Jersey Statutes as enacted by Chapter 271 of the Laws of 1967, as amended and supplemented.

“**Agreement**” means this Loan Agreement dated as of _____ 1, 2026, by and between the Authority and the University, and any amendments hereto.

“**Annual Administrative Fee**” means the annual fee for the general administrative services of the Authority including without limitation, the cost of attendance at Authority events, in an amount equal to 7/100 of 1% of the Outstanding aggregate principal amount of each series of Bonds to commence on the Closing Date.

“**Bond Resolution**” means the resolution of the Authority adopted on [July 28, 2026] authorizing the issuance and delivery of the Bonds, as the same may be amended and supplemented.

“**Bonds**” means the \$_____ principal amount of New Jersey Educational Facilities Authority Revenue Refunding Bonds, Stockton University Issue, Series 2026 C, dated _____, 2026.

“**Default**” means any event or condition that, with the giving of notice, the passing of time, or both, would be an Event of Default.

“**Event of Default**” has the meaning provided in Section 2.5.

“Fiscal Year” shall mean twelve (12) months ending June 30 or such other twelve month period as the University should determine.

“Initial Fee” means the per series fee paid or payable to the Authority for its services in connection with the issuance of the Bonds, calculated at the rate of 1/5 of 1% of the aggregate principal amount of each series of Bonds, with a maximum initial fee of \$125,000 payable by the University on the Closing Date.

“Insured Bonds” means the Bonds.

“Loan” means the loan made pursuant to this Agreement.

“Note” means the Note evidencing the repayment obligations of the University under this Loan Agreement, dated _____ 1, 2026, from the University to the Authority in substantially the form set forth in Exhibit A hereto.

“Opinion of Bond Counsel” means an opinion in writing signed by nationally recognized bond counsel acceptable to the University and the Authority.

“Project Loan Fund” means the fund described in Section 3.5 hereof.

“Swap” or **“Swap Agreement”** means any agreement between the University and a Swap Provider confirming a transaction which is a rate swap transaction, basis swap, forward rate transaction, bond option, interest rate option, foreign exchange transaction, cap transaction, floor transaction, collar transaction, corridor transaction, currency swap transaction, cross-currency rate swap transaction, currency option or other similar transaction (including any option with respect to any of the foregoing transactions) or any combination of these transactions and any related agreements.

“Swap Payment Obligations” means all net amounts payable, respectively, by the University or the Swap Provider under any Swap.

“Swap Provider” means the University’s counterparty under a Swap Agreement.

“Swap Revenues” means all amounts received by the Trustee on behalf of the University pursuant to any Swap, including without limitation any Swap Termination Payment.

“Swap Termination Payment” means, with respect to any Swap, any settlement amount payable by the applicable Swap Provider or the University by reason or on account of the early termination of such Swap either in whole or in part.

“Tax Certificate” means the Tax Representation Letter, dated the date of issuance of the Bonds, provided by the University with respect to, among other things, the nature and use of the 2026 Project Facilities.

“2026 Project Facilities” means the facilities refinanced with the proceeds of the Bonds, which the University hereby represents as consisting of the facilities described in Exhibit B hereto.

Words importing persons, include firms, associations and corporations and words importing the singular number include the plural number and vice versa.

ARTICLE II

2.1. Term of Agreement; Benefits.

This Agreement shall remain in full force and effect until the date on which the principal of, redemption premium, if any, and interest on the Bonds and all other payment obligations of the University owing to the Authority, to the Trustee and to the Insurer (as defined in Section 5.14 hereof) under this Agreement shall have been fully paid or provision for the payment thereof shall have been made as provided by the Indenture and any other documents related thereto, at which time the Authority shall release and cancel this Agreement.

This Agreement is executed in part to induce the purchase by others of the Bonds, and, accordingly, all covenants and agreements on the part of the University and the Authority as set forth in this Agreement are hereby declared to be for the benefit of the Holders from time to time of the Bonds, reserving always the right of the Authority to amend and supplement this Agreement, with the written consent of the University as set forth in Section 2.9 hereof.

2.2. Agreements of the University.

The University agrees to do all things within its power in order to enable the Authority to comply with all requirements and to fulfill all covenants of the Indenture including, but not limited to, making all payments due from the University under this Agreement including, without limitation, the Initial Fee, and all payments to the Authority described in Section 2.10 and Section 2.12 of this Agreement.

2.3. Agreements of the Authority.

The Authority agrees that upon the issuance of the Bonds and execution and delivery of this Agreement and the Note, it will lend the proceeds of the Bonds to the University and cause same to be deposited with the Trustee and applied in accordance with the provisions of the Indenture to finance the Refunding Project (as defined in the Indenture).

2.4. Authority's Right to Inspect.

The Authority may make inspections of the 2026 Project Facilities and obtain or require the production of sworn statements. Any action taken by the Authority in regard to the foregoing will be taken by the Authority and its agents, servants and employees for their own protection only, and neither the Authority nor its agents, servants and employees shall be deemed to have assumed any responsibility to the University or to any third-party for any such action with respect to proper construction of improvements, or performance of contracts or subcontracts by any contractors or subcontractors.

2.5 Events of Default; Remedies.

(a) As used herein the term "Event of Default" shall mean (after any applicable notice or cure periods):

(1) If payment of any amount due under Section 2.10 of this Agreement is not made when it becomes due and payable;

(2) If payment of any amount due under Section 2.12 of this Agreement is not made when it becomes due and payable and if such amount remains unpaid for a period of thirty (30) days after receipt by the University of the bills required to be paid by Section 2.12 of this Agreement;

(3) If the University shall: (A) admit in writing its inability to pay its debts generally as they become due, or (B) file a petition to be adjudicated a voluntary bankrupt in bankruptcy or a petition to otherwise take advantage of any State or federal bankruptcy or insolvency law, or (C) make an assignment for the benefit of its creditors or seek a composition with its creditors, or (D) consent to the appointment of a receiver of itself, or its fees or charges;

(4) If the University shall, upon an involuntary petition under any section or chapter of the federal bankruptcy laws filed against it, be adjudicated a bankrupt or if a court of competent jurisdiction shall enter an order or decree appointing a trustee or receiver (interim or permanent) or appointing the University a debtor-in-possession, with or without the consent of the University, or approving a petition filed against it seeking reorganization or an arrangement of the University under the federal bankruptcy laws or any other applicable law or statute of the United States of America or any state thereof;

(5) If final judgment for the payment of money in excess of \$250,000 that, in the judgment of the Authority, will adversely affect the rights of Holders of the Bond and that is not covered by adequate insurance shall be rendered against the University and at any time after thirty (30) days from the entry thereof (A) such judgment shall not have been discharged, or (B) the University shall not have taken and be diligently prosecuting an appeal therefrom or from the order, decree or process upon which or pursuant to which such judgment shall have been granted or entered, and shall not have caused, within thirty (30) days, the execution of or levy under such judgment, order, decree or process or the enforcement thereof to have been stayed pending determination of such appeal;

(6) If the University defaults in the due and punctual performance of any other covenant in this Agreement (including, without limitation, failure of the University to comply with its covenant that it will operate or use the 2026 Project Facilities and each portion thereof as educational facilities constituting an authorized "project" under the Act) and such default continues for thirty (30) days after written notice requiring the same to be remedied shall have been given by the Authority; or

(7) If any representation or warranty made by the University herein shall prove to be untrue in any material respect when made.

(b) The University agrees that it shall notify the Authority, in writing, of an Event of Default described in Sections 2.5(a)(2) through (7). The Authority agrees that it shall notify the Trustee, in writing, of the occurrence of an Event of Default hereunder other than an Event of Default described in Section 2.5(a)(1) or with respect to an Event of Default described in Section 2.5(a)(2) with respect to fees or payments which are made directly to the Trustee by or on behalf

of the University. The Authority and the University agree that, upon the occurrence of an Event of Default, the Authority may, by notice in writing to the University, declare all, including future, payments under this Agreement to be due and payable immediately. At any time after such payments shall have been so declared to be due and payable and before the entry of a final judgment or decree in any suit, action or proceeding instituted on account of such default or before the completion of the enforcement of any other remedies under this Agreement, the Authority may annul such declaration and its consequences if moneys shall have accumulated in any fund created or held under the Indenture sufficient to pay all arrears of such payments under this Agreement other than payments due only because of such declaration. No such annulment shall extend to or affect any subsequent default or impair any right consequent thereon.

The Authority and the University further agree that, upon the occurrence of an Event of Default, the Authority and/or the Trustee may exercise, with respect to any amount in any Fund under the Indenture (other than the Rebate Fund, the Project Loan Fund and the Additional Loan Payments Fund), all the rights of a secured party under the New Jersey Uniform Commercial Code.

2.6. Application of this Agreement.

The Note to be delivered pursuant to this Agreement shall be made subject to all the provisions of this Agreement to the same extent and effect as if the provisions of this Agreement were fully set forth and made a part thereof, and if the University shall fail to keep, observe or perform any of the provisions of the Note or of this Agreement or if the University under the Note shall fail to keep, observe or perform any of the provisions thereof, the amount secured thereby shall, at the option of the Authority, become immediately due and payable; provided, however, that the Authority shall give thirty (30) days' written notice to the University in order to remedy any such default or defaults.

2.7. Operation and Maintenance of 2026 Project Facilities.

The University agrees that sufficient funds are and shall be available for the effective use of the 2026 Project Facilities for the purposes for which they were acquired, constructed, renovated and improved and for educational purposes within the meaning of the Act. The University further agrees to pay all costs of operating and maintaining the 2026 Project Facilities.

The University covenants and agrees that the 2026 Project Facilities shall be used solely for the purposes for which they were acquired, constructed, renovated and improved and for education purposes within the meaning of the Act. The University further covenants and agrees that at no time shall the 2026 Project Facilities, or any part thereof, be used or be allowed to be used for religious instruction or as a place for religious worship even after the Bonds or any refunding bonds are no longer outstanding.

The University shall, at its own expense, hold, operate and maintain the 2026 Project Facilities and any equipment related thereto in a careful and prudent manner, and shall keep the 2026 Project Facilities and any equipment related thereto in a good, clean and orderly fashion.

2.8 Insurance.

All policies of insurance shall be payable to the University and to the Authority, as their interests may appear, and, subject to the terms of any lease(s) with the Authority encumbering the affected component(s) of the 2026 Project Facilities (which lease(s) shall govern until expressly terminated by the parties thereto), the University shall have the sole right to receive the proceeds of such policy or policies affecting the 2026 Project Facilities and receipt of claims thereunder. All insurance prescribed by this Section 2.8 and Section 4.1 shall be procured from financially sound and reputable insurers qualified to do business in the State or otherwise approved by the Authority.

2.9 Amendments to this Agreement.

The Authority and the University may, without the consent of or notice to the Bondholders, amend this Agreement as may be required or permitted (i) by the provisions of this Agreement, (ii) for the purpose of curing any ambiguity or formal defect or omission in this Agreement, (iii) so as to more precisely identify the 2026 Project Facilities, (iv) to enter into an indenture or indentures supplemental to the Indenture as provided in Section 9.01 of the Indenture, (v) to make any revisions that shall be required by a Rating Agency in order to obtain or maintain an investment grade rating on the Bonds or (vi) in connection with any other change therein which, in the opinion of Bond Counsel, neither adversely affects the security pledged to repay the Bondholders nor adversely affects the exclusion of interest on the Bonds from gross income for federal income tax purposes, provided that no such amendment may modify the rights or obligations of the Trustee without the written consent of the Trustee.

2.10 Basic Loan Payments.

The obligation of the University to pay or cause to be paid the amounts payable under this Agreement shall be absolute and unconditional, and the amount, manner and time of payment of such amounts shall not be decreased, abated, postponed, delayed for any cause or by reason of the happening of any event. The amounts payable by the University shall equal the sums necessary for the payment of the principal and redemption premium, if any, of and interest on the Bonds, and all amounts required to be deposited in the Funds established under the Indenture.

The University agrees to pay from any legally available funds of the University "Basic Loan Payments," in immediately available funds, at the times set forth below, and in amounts sufficient to enable the Trustee to make the transfers and deposits required at the times and in the amounts pursuant to Article V of the Indenture. Each payment shall be made in immediately available funds.

Notwithstanding the foregoing, the University agrees to make payments, or cause payments to be made, in the amounts required to be paid as principal or redemption price of and interest on the Bonds from time to time Outstanding under the Indenture and other amounts required to be paid under the Indenture as the same shall become due, whether at maturity, upon redemption, by declaration of acceleration or otherwise.

All Basic Loan Payments required under this Agreement shall be made at the times required by Section 3.5 hereof.

Except as otherwise expressly provided herein, all amounts payable hereunder by the University to the Authority shall be paid to the Trustee or other parties entitled thereto as assignee of the Authority and this Agreement and all right, title and interest of the Authority in any such payments are hereby assigned and pledged to the Trustee or other parties entitled thereto as assignee of the Authority so long as any Bonds remain Outstanding.

Notwithstanding anything to the contrary contained herein, the University covenants and agrees that it will pay the Basic Loan Payments at such times and in such amounts as to assure that the Authority will not be in default in the payment of the principal of, redemption premium, if any, and interest on the Bonds.

2.11. Swap Payments.

The University further covenants and agrees that, in the case of any Swap which the University enters into in connection with the Bonds, that the University will pay to any applicable Swap Provider all of the University's Swap Payment Obligations and may pay or cause each Swap Provider of such Swap to pay the Swap Provider's Swap Payment Obligations to the Trustee for deposit in the Interest Account of the Debt Service Fund.

2.12. Additional Loan Payments.

In addition to the Basic Loan Payments, the University shall also pay to the Authority and the Trustee, "Additional Loan Payments," as follows:

(a) all reasonable fees, charges, expenses and indemnities of the Authority and the Trustee as and when the same become due and payable, including reasonable attorneys' fees;

(b) the reasonable fees and expenses of such accountants, consultants, attorneys and other experts as may be engaged by the Authority or the Trustee to prepare audits, financial statements, reports, opinions or provide such other services required under this Agreement or the Indenture;

(c) the Annual Administrative Fee of the Authority and any other expenditures for insurance, fees and expenses of auditing, and fees and expenses as required by the Indenture and not otherwise paid or provided for by the University and all other expenditures reasonably and necessarily incurred by the Authority by reason of the financing of the Refunding Project, including expenses incurred by the Authority to compel full and punctual performance of all of the provisions of this Agreement in accordance with the terms hereof; and

(d) all other reasonable and necessary fees and expenses attributable to the Bonds and this Agreement, including without limitation all payments required pursuant to the Indenture and the Tax Certificate (including payments of all amounts required to be deposited in the Rebate Fund and any fees of the Authority in connection with any arbitrage compliance services, including rebate calculations performed by or at the direction of the Authority).

Such Additional Loan Payments shall be billed to the University by the Authority or the Trustee, from time to time. After such a demand, amounts so billed shall be paid by the University within thirty (30) days after receipt of the bill by the University. Payment of the initial Annual Administrative Fee shall be made in the Bond Year ending June 30, 2027 and in each Bond Year thereafter.

Additional Loan Payments shall include payments required under Sections 5.14(c) and 5.14(d) hereof, which payments shall be made at the times and in the manner specified therein.

Payments required to be made under this Section 2.12 shall be made in legally available funds to the Trustee unless otherwise directed in an agreement pursuant to which such payments are required.

2.13. Credits for Payments.

The University shall receive credit against its payments required to be made under Section 2.10, in addition to any credits resulting from payment or repayment from other sources, as follows:

(a) on the portion of Basic Loan Payments allocable to interest, in an amount equal to moneys on deposit in the Interest Account of the Debt Service Fund, which amounts are available to pay interest on the Bonds, to the extent such amounts have not previously been credited against such payments. Amounts on deposit in the Interest Account of the Debt Service Fund which may be available for credit against the interest portion of Basic Loan Payments include, without limitation, payments made directly to the Trustee by a Swap Provider to satisfy the Swap Provider's Swap Payment Obligations on behalf of and at the direction of the University;

(b) on the portion of Basic Loan Payments allocable to installments of principal, in an amount equal to moneys deposited in the Principal Account of the Debt Service Fund, which amounts are available to pay principal of the Bonds, to the extent such amounts have not previously been credited against such payments. Amounts on deposit in the Principal Account of the Debt Service Fund which may be available for credit against the principal portion of Basic Loan Payments include, without limitation, payments made directly to the Trustee by a Swap Provider to satisfy the Swap Provider's Swap Payment Obligations on behalf of and at the direction of the University;

(c) on the portion of Basic Loan Payments representing installments of principal and interest, in an amount equal to the principal amount of the Bonds, and interest thereon, for the payment at maturity or redemption of which sufficient amounts (as determined by Section 2.01 of the Indenture) in cash or Government Obligations are on deposit as provided in Section 2.01 of the Indenture, to the extent such amounts have not previously been credited against such payments. Such credits shall be made against the installments of principal and interest, if any, which would have been used, but for such call for redemption, to pay principal of and interest on such Bonds when due; and

(d) on the portion of Basic Loan Payments allocable to installments of principal and interest, in an amount equal to the principal amount of the Bonds, and interest thereon, acquired

by the University and surrendered to the Trustee for cancellation. Such credits shall be made against the installments of principal and interest, if any, that would have been used, but for such cancellation, to pay principal of and interest on such Bonds when due.

2.14. Prepayment.

(a) The University shall have the right, so long as all amounts which have become due hereunder have been paid, at any time or from time to time to prepay all or any part of the Basic Loan Payments and the Authority agrees that the Trustee shall accept such prepayments when the same are tendered. Any partial prepayment shall be credited to the principal portion of Basic Loan Payments due from the University as determined by the Authority with the consent of the University as provided in Section 4.02 of the Indenture. The University is further hereby granted the option to prepay the Note in whole by paying to the Trustee the “**Prepayment Price,**” which for any date of calculation shall be equal to, or shall be the amount which, together with investment income pursuant to Section 2.01 of the Indenture (as verified pursuant to that Section 2.01 and paragraph (b) below), shall be equal to the sum of (i) the aggregate amount of unpaid principal of the Bonds to their redemption date under the terms of the Indenture and as set forth in the University’s notice to the Trustee of such prepayment, (ii) any interest to accrue on the Bonds from the last Interest Payment Date thereof on which interest thereon was paid to the redemption date set forth in clause (i) above, (iii) the redemption premium, if any, applicable to the payment of the Bonds on the redemption date set forth in clause (i) above, and (iv) any costs of redemption or defeasance or other expenses incurred in implementing such prepayment. The Prepayment Price shall be deposited in such Trustee escrow account as may be specified by the University and, at the request of and as determined by the University, credited against payments due hereunder or used for the redemption or purchase of Outstanding Bonds in the manner and subject to the terms and conditions set forth in the Indenture. Notwithstanding any such prepayment, as long as any Bonds remain Outstanding or any Additional Loan Payments required to be made hereunder remain unpaid, the University will not be relieved of its obligations hereunder.

(b) Said option may be exercised by the University at any time by (i) giving written notice to the Trustee and the Authority of the exercise of such option at least ninety (90) days prior to the redemption date set forth in such notice, and (ii) complying with any other requirements of the Indenture that may be required by the Trustee or the Authority to defease the Bonds in accordance with the terms of the Indenture, including, without limitation, a verification report from a firm of certified public accountants approved by the Authority or other verification agent acceptable to the Authority and the University to the effect that the amount so prepaid will equal the Prepayment Price (for a full prepayment) and will therefore be sufficient to defease the Bonds (in whole or in part, as the case may be) by paying all of the principal thereof and redemption premium, if any, thereon through and including the redemption date thereof, plus all interest accruing thereon to such redemption date. Such option shall be exercised by depositing with said notice cash and/or Government Obligations in such amount as shall be sufficient, together with interest to accrue thereon, to pay the Bonds to be defeased on said redemption date.

2.15. Indemnification.

(a) To the extent permitted by law, the University agrees to indemnify and hold harmless the Authority, any member, officer, official, employee, counsel, consultant or agent of the Authority, including the Trustee and the Underwriter, and each person, if any, who has the power, directly or indirectly, to direct or cause the direction of the management and policies of the Underwriter through the ownership of voting securities, by contract or otherwise (collectively, the “**Indemnified Parties**”), against any and all losses, claims, damages, liabilities or expenses whatsoever caused by any untrue statement or misleading statement or alleged untrue statement or misleading statement of a material fact contained in the official statement relating to the offer and sale of the Bonds (the “**Official Statement**”) or caused by any omission from the Official Statement of any material fact required to be stated therein or necessary in order to make the statements contained therein, in light of the circumstances under which they were made, not misleading, but only if and insofar as such losses, claims, damages, liabilities or expenses are caused by any such untrue or misleading statement or alleged untrue or misleading statement contained in the Official Statement or such omission or alleged omission from the Official Statement with respect to information contained in the Official Statement furnished by, or on behalf of, or relating to, the University or the 2026 Project Facilities. In case any action shall be brought against any Indemnified Party based upon the Official Statement and in respect of which indemnity may be sought against the University, the Indemnified Party shall promptly notify the University in writing. Failure on the part of any Indemnified Party to give such notification shall not relieve the University from its obligations under this Section 2.15 to the Indemnified Parties. Upon receipt of such notification, the University shall promptly assume the defense of such action, including the retention of counsel, the payment of all expenses in connection with such action, including any expenses incurred by the Indemnified Parties prior to such notification, and the right to negotiate and settle any such action on behalf of such Indemnified Parties with the Indemnified Parties' consent. Any Indemnified Party shall have the right to employ separate counsel in any such action and to participate in the defense thereof, but the fees and expenses of such counsel shall be at the expense of such Indemnified Party, unless the employment of such counsel has been specifically authorized by the University or unless by reason of conflict of interest determined by the written opinion of counsel to any such Indemnified Parties, it is advisable for such party to be represented by separate counsel to be retained by such Indemnified Party, in which case the fees and expenses of such separate counsel shall be borne by the University. The University shall not be liable for any settlement of any such action effected without its written consent, but if settled with the written consent of the University or if there be a final judgment for the plaintiff in any such action with or without its written consent, the University agrees to indemnify and hold harmless the Indemnified Parties from and against any loss or liability by reason of such settlement or judgment. Nothing in this Section 2.15 shall require or obligate the University to indemnify or hold harmless the Indemnified Parties from or against any loss, claim, damage, liability or expense caused by any gross negligence, or willful misconduct on the part of the Indemnified Parties in connection with the offer or sale of the Bonds.

The University releases the Authority and the Trustee from and agrees that the Authority and the Trustee shall not be liable for, and agrees to indemnify and hold the Authority and the Trustee harmless from, any liability for, or expense (including but not limited to reasonable attorneys' fees) resulting from, or any loss or damage that may be occasioned by any cause

whatsoever pertaining to the sale, issuance and delivery of the Bonds, or the actions taken or to be taken by the Authority or the Trustee under this Agreement or the Indenture or a Swap Agreement (if any), except for the gross negligence or willful misconduct of the Authority or the Trustee. The parties intend that no general obligation or liability or charge against the general credit of the Authority shall occur by reason of making this Agreement, the issuance of the Bonds, the entry into the Swap Agreement (if any) or performance of any act required of it by this Agreement or the Swap Agreement (if any). Nevertheless, if the Authority shall incur any such pecuniary liability, then in such event the University shall indemnify and hold the Authority harmless by reason thereof, to the extent permitted by law, unless such liability results from gross negligence or willful misconduct of the Authority.

(b) The University covenants that all actions heretofore taken by the University in connection with the 2026 Project Facilities, including the making of contracts, and all actions hereafter taken by the Authority in connection with the 2026 Project Facilities upon the recommendation or request of any authorized officer of the University have been and will be in full compliance with the Indenture, the Bond Resolution, this Agreement and all pertinent laws applicable to the University or the Authority. The University acknowledges that any review of any such action heretofore or hereafter taken by the Authority's staff or its counsel has been or will be solely for the protection of the Authority to carry out the financing and/or refinancing of the 2026 Project Facilities and shall not estop the Authority from enforcing the foregoing covenant.

The financing and/or refinancing of the 2026 Project Facilities shall not impose any liability on the members, officers, employees, consultants or agents of the Authority.

The University shall indemnify the Authority as follows:

(i) The University shall protect, exonerate, defend, indemnify and save the Authority and the Trustee and their respective members, directors, officers, officials, employees, agents, consultants and attorneys (collectively, the "**Authority and Trustee Indemnified Parties**") harmless from and against any and all losses, including, but not limited to, personal injury, death, loss or damage to property suffered or incurred by any person, entity, firm or corporation arising out of or attributable to the financing of the 2026 Project Facilities, the use, operation or maintenance of the 2026 Project Facilities, arising from the use or occupancy of the 2026 Project Facilities by the University, its agents, contractors, servants, employees, licensees, invitees or lessees, if any, and from and against any and all losses incurred in or about the defense of any such claims, actions or proceedings brought thereon.

(ii) The University shall release the Authority and Trustee Indemnified Parties from, agrees that the Authority and Trustee Indemnified Parties shall not be liable for, and agrees to hold the Authority and Trustee Indemnified Parties harmless against any losses because of any action taken by an Authority and Trustee Indemnified Party in good faith with respect to this Agreement and the 2026 Project Facilities.

(iii) The Authority and Trustee Indemnified Parties, respectively, will give prompt written notice to the University of any claim asserted against it or them, as the case may be, which claim, if sustained, may result in liability on the part of an Authority and Trustee

Indemnified Party which is indemnified hereunder; provided, however, that the failure on the part of the Authority Indemnified Party to give such notice shall not relieve the University from its obligation under this Section 2.15(b). Upon receipt of such notification, the University shall assume the defense thereof, with full power to litigate, compromise or settle the same in its sole discretion, all without cost to the Authority and Trustee Indemnified Parties. Any Authority Indemnified Party shall have the right to employ separate counsel in any such claim and to participate in the defense thereof.

(iv) The Authority shall be protected in acting upon any paper or documents believed by it to be genuine, and it may conclusively rely upon the advice of counsel and may (but need not) require further evidence of any fact or matter before taking any action.

(c) The provisions of this Section 2.15 shall survive the termination of this Agreement and the payment of the Bonds.

2.16. Consent to Authority's Use of Photographs and Videos.

The University agrees that the Authority may use photographs or videos taken on the University's campus (whether taken by the Authority or other person) in the Authority's newsletters, reports or other publications or materials (including PowerPoint presentations) in connection with the Authority's operations.

2.17. Consent to Assignment by Authority.

The University hereby consents to, and authorizes the assignment and the reservation of rights set forth therein, as provided in the Indenture, by the Authority to the Trustee of the Authority's rights to receive the payments required by Section 2.10 hereunder and upon such assignment the Trustee shall be fully vested with all of the rights of the Authority so assigned and may thereafter exercise or enforce, by any remedy provided therefor (subject to the reservations of rights) by law or by this Agreement, such right directly in its own name.

ARTICLE III

3.1. Nature of the Obligation.

The University agrees to make payments hereunder in the amounts, at the times and in the manner as set forth herein and in the Note. The University agrees that its obligations to make the payments required hereunder and under the Note and in the manner set forth herein and in the Note shall constitute a general obligation of the University payable from any moneys legally available to the University. The obligation of the University to pay Basic Loan Payments provided for in this Agreement and to perform its obligations under this Agreement is absolute and unconditional, and is enforceable regardless of whether Basic Loan Payments have been budgeted by the University.

3.2. Use of the Bond Proceeds.

The proceeds of the Bonds shall be used to make a Loan to the University to finance the Refunding Project.

3.3. Information to be Provided by the University.

Whenever requested by the Authority, the University shall within thirty (30) days provide and certify or cause to be provided and certified such information concerning the University, its finances, and other topics as the Authority considers necessary to enable it to complete and publish an official statement or other offering or disclosure document, or any supplement or amendment thereto, relating to the Bonds at the time when the Bonds are to be offered for sale, at other times upon the reasonable request of the Authority or to enable it to make any reports required by law, or the Indenture.

3.4. Security for the Loan; Rate Covenant.

As security for its obligation to make the payments required under this Agreement and the Note, the University agrees to pay to the Authority sufficient moneys to pay, when due, the principal of and redemption premium, if any, on the Bonds, and the interest thereon, upon maturity, redemption, acceleration or otherwise, and to pay all other amounts due hereunder and under the Note from any moneys legally available to the University in the manner and at the times provided by this Agreement and the Note.

As additional security for the payment of the principal of, redemption premium, if any, and interest on the Bonds, and such other payments required by Note or this Agreement, the University hereby covenants and agrees to impose such fees and other charges sufficient at all times to generate revenues, which together with the other legally available moneys of the University, will be sufficient to pay the cost of operating and maintaining the 2026 Project Facilities, to pay all payments required hereunder and under the Note and to pay all other obligations of the University as they become due and payable. The aggregate of the amounts comprising the annual payments due under this Agreement and the Note shall be equal at least to one hundred percent (100%) of the amount of principal and interest becoming due in the then current year on the Bonds Outstanding, plus all amounts as set forth in Section 2.15 hereof, and for which provision for payment has not been made.

3.5. Project Loan Fund.

To secure payment of the amounts required hereunder and under the Note, the University agrees that it shall create a special account (the “**Project Loan Fund**”) to be maintained with the Trustee separate and apart from the other funds of the University. Except for the payments on account of rebate required by Section 2.12(d) hereof, the University covenants and agrees that it will deposit or cause to be deposited in the Project Loan Fund held with the Trustee:

(i) on the first day of December in each Bond Year, one hundred percent (100%) of the interest payments due pursuant to this Agreement and the Note on the immediately succeeding January 1 and one-half (1/2) of the principal payments due pursuant to this Agreement and the Note on the immediately succeeding July 1; and

(ii) on the first day of June in each Bond Year, one hundred percent (100%) of the interest payments due pursuant to this Agreement and the Note on the immediately succeeding July 1 and one-half (1/2) of the principal payments due pursuant to this Agreement and the Note on the immediately succeeding July 1.

Moneys in the Project Loan Fund deposited pursuant to this Section 3.5 shall be transferred by the Trustee without further direction by the Authority to the applicable account of the Debt Service Fund as set forth in the Indenture on June 20 and December 20 of each year.

Any balances remaining in the Project Loan Fund on June 30 of each Bond Year, after payment of all amounts due hereunder and under the Note, shall be returned to the University.

The moneys in the Project Loan Fund may be invested at the direction of the University and with the approval of an Authorized Officer of the Authority, in obligations described in clauses (A) and/or (K) of the definition of Investment Obligations, provided, however, that moneys shall be available in the Project Loan Fund in the appropriate amounts on each respective payment date to make the payments required by Sections 2.10, 2.11 and 2.12 of this Agreement.

3.6. Taxes and Other Charges.

(a) The University shall pay when due at its own expense all taxes, assessments, utilities, water and sewer charges and other impositions thereon, if any, that may be levied or assessed upon the 2026 Project Facilities, to the extent any such component of the 2026 Project Facilities is then owned by the Authority. The University shall file exemption certificates as required by law. The University agrees to provide to the Authority, within ten (10) days after demand, certificates or receipts issued by the appropriate authority showing full payment of all such impositions; provided, however, that the good faith contest of such impositions and deposit with the Authority of the full amount of such impositions shall be deemed to be complete compliance with the requirement.

(b) The University agrees to pay, or cause to be paid, any and all local municipal assessments for property taxes, including farmland rollback assessments, directly related to the

2026 Project Facilities, to the extent any such component of the 2026 Project Facilities is then owned by the Authority (or, in the case of farmland rollback assessments, has been owned by the Authority during the applicable rollback period). The University, if applicable, shall provide the Authority with copies of all applications for exemption from municipal property taxes filed with the local municipality.

(c) The provisions of this Section 3.6 shall survive the termination of this Agreement and the payment of the Bonds.

3.7. Compliance With Applicable Law.

In connection with the operation, maintenance, repair and replacement of the 2026 Project Facilities, the University shall comply with all applicable ordinances and laws of the government of the United States, the State, and the municipality in which the 2026 Project Facilities or any part thereof is located.

In connection with any improvements to the 2026 Project Facilities, the University hereby acknowledges that the provisions of N.J.S.A. 18A:72A-5.1 - 5.4 relating to payment of the prevailing wage rate determined by the Commissioner of Labor and Workforce Development pursuant to the Prevailing Wage Act (N.J.S.A. 34:11-56.25 *et seq.*) applies to construction and rehabilitation taken in connection with Authority financial assistance and the University covenants to comply with such provisions.

In accordance with L. 2005, c.92, the University covenants and agrees that all services performed under this Agreement by the University shall be performed within the United States of America.

3.8. Secondary Market Disclosure.

The University hereby covenants and agrees that it will comply with and carry out all of the provisions of the Continuing Disclosure Agreement. Notwithstanding Section 2.5 or any other provision of this Agreement, failure of the University to comply with or perform its obligations under this Section 3.8 or under the Continuing Disclosure Agreement shall not be considered an Event of Default hereunder; however, the Trustee may (and, at the written request of the Underwriter (as defined in the Continuing Disclosure Agreement) or the Holders of at least twenty-five percent (25%) in aggregate principal amount of Outstanding Bonds, shall), after provision of indemnity in accordance with Section 2.15 hereof, or any Holder of the Bonds may take such actions as may be necessary or desirable, including seeking specific performance by court order, to cause the University to comply with its obligations under this Section 3.8.

ARTICLE IV

4.1. Covenants as to Insurance.

On the Closing Date and thereafter during the term of this Agreement, the University shall, at the times specified in the following paragraphs, procure and maintain, or cause to be procured and maintained, such insurance as follows:

(a) General Insurer Requirements

- a. Qualified Insurers: All coverage required under this Section shall be placed with financially sound and reputable insurers authorized to do business in the State of New Jersey or eligible to write surplus lines insurance in the State, maintaining a minimum financial strength rating of "A-" and a financial size category of "VII or better by A.M. Best, or specifically approved in writing by the Authority.
- b. Unavailability of Coverage / Substitutions/ Premium Spikes: To the extent that any coverage, endorsement, or specific policy limit/sublimit required by this Section becomes unavailable or cannot be maintained on commercially reasonable terms or at a reasonable premium cost, the University shall provide prompt notice to the Authority. The Authority, in its reasonable discretion, may grant written exceptions or authorize substitutions of equivalent risk management mechanisms.

(b) Property Insurance, Loss Adjustments, and Proceeds

- a. The University shall maintain, or cause to be maintained, a property insurance program on an "All Risk" basis, or current equivalent, covering the plant, structure, machinery, equipment, contents, and apparatus comprising the 2026 Project Facilities, including comprehensive Boiler and Machinery / Equipment Breakdown coverage, subject to the following structural and administrative terms:
 - i. Valuation & Limits: Coverage shall be written for 100% of the Full Replacement Cost of the 2026 Project Facilities. The policy shall contain no co-insurance clause, or shall otherwise feature a waiver of co-insurance provisions, ensuring that no penalty shall apply in the settlement of any property loss. The policy shall be maintained on a blanket or loss-limit basis. Notwithstanding the foregoing requirement to maintain coverage at 100% of Full Replacement Cost, the Authority explicitly acknowledges and agrees that the property insurance program may feature specific policy sublimits for certain high-exposure perils (including, but not limited to, windstorm, hail, flood, or earthquake), or type of coverage (including, but not limited to, Time Element, Business

- Income or Extra Expense) based upon market availability and premium reasonability.
- ii. Deductibles & Self-Insured Retentions: The baseline policy deductible or Self-Insured Retention (SIR) shall not exceed one hundred thousand dollars (\$100,000) per occurrence, with the exception of flood insurance coverage, for which the deductible or SIR shall be permitted up to five hundred thousand dollars (\$500,000) per occurrence without requiring further approval from the Authority. Any other program deductibles or SIRs must be reviewed and approved in writing by the Authority, which approval shall not be unreasonably withheld, conditioned, or delayed upon review of the University's property program and financial capacity.
 - iii. Ordinance or Law Coverage: The policy must include Ordinance or Law endorsements (encompassing Demolition, Increased Cost of Construction, and Loss to the Undamaged Portion of the Property) to cover losses resulting from enforcement of building laws, codes, or zoning ordinances.
 - iv. Time Element Coverage (Business Income and Extra Expense): The University shall maintain Time Element coverage under its property insurance policy covering the Actual Loss Sustained by the University during the Period of Liability resulting from necessary interruption of business, suspension of operations, or tenant untenability, caused by direct physical loss or damage to the 2026 Project Facilities by a peril insured against under the policy.
 - v. Period of Liability: The Period of Liability shall extend from the date of the physical damage to the date when the property could be repaired, rebuilt, or replaced with the exercise of due diligence and dispatch, and shall include an Extended Period of Liability/Indemnity endorsement to cover operational ramp-up and revenue stabilization delays, including delays caused directly by the enforcement of ordinance or building laws.
 - vi. Flood Insurance: If any portion of the 2026 Project Facilities is determined to sit within a Special Flood Hazard Area (SFHA), the University shall maintain flood insurance coverage. Such coverage may be provided under the University's property insurance program, provided that the applicable flood deductible for the affected Project Facilities does not exceed \$500,000 per occurrence. The University shall not be obligated to purchase separate coverage under the National Flood Insurance Program (NFIP) if the flood coverage maintained under its property insurance program satisfies the deductible threshold set forth

herein. In the event that commercial flood insurance coverage is unavailable or excluded under the University's master property program for a specific property or facility, compliance with this Section may be satisfied by procuring and maintaining a separate policy under the NFIP up to the maximum available limits.

- vii. Builder's Risk (Course of Construction): If the project involves new construction or substantial renovations, coverage may be fulfilled via an "All Risk" Builder's Risk policy. Such policy must provide limits equal to the full completed value of the project, include full coverage for Soft Costs and Time Element / Delay in Start-Up (written on an Actual Loss Sustained basis for the projected construction period delay), and grant Permission to Occupy pending final completion.
- viii. Terrorism: The property insurance program shall include coverage for acts of terrorism, which may be satisfied through coverage provided under the Terrorism Risk Insurance Act (TRIA), as amended or extended from time to time. To the extent that TRIA is no longer in effect or coverage thereunder becomes unavailable at a commercially reasonable cost, the University shall procure alternative terrorism insurance in such amounts and under such terms as are then customarily maintained by public higher institutions within the State; provided, however, that the University shall not be required to expend an annual premium for such alternative terrorism coverage greater than five percent (5%) of the total annual premium for the property insurance required by this Section.
- ix. Lenders Loss Payee Status: The Authority and the Trustee shall be formally designated as Lenders Loss Payees, as their respective interests may appear.
- x. Adjustment and Receipt of Proceeds: Subject to the terms of any underlying lease agreements with the Authority encumbering the 2026 Project Facilities, the University shall retain primary authorization to adjust property claims and receive insurance proceeds.
- xi. Mandatory Application of Proceeds: All property damage and asset recovery insurance proceeds shall be legally restricted to one of the following two pathways:
 - 1. Expended directly by the University to repair, rebuild, restore, or replace the damaged structures, plant, or equipment of the 2026 Project Facilities; or
 - 2. Deposited directly with the Trustee for payment into the Debt Service Fund, accompanied by an officer's certificate, to be applied toward paying the principal and

interest on the Bonds or to execute a corresponding optional redemption of the Bonds in accordance with the Indenture.

(c) Administrative Controls, Reporting, and Remedies

- a. Notice of Cancellation/Non-Renewal/Material Changes: The University shall promptly notify the Authority in writing in the event of the cancellation or non-renewal of the policy, and of any material change in the property insurance coverage being maintained by the University.
- b. Evidence of Coverage: At the closing of the Bonds, and within sixty (60) days following each subsequent policy or program renewal date, the University shall deliver to the Authority either full copies of the binder/policy documents (including declarations pages and endorsements) or a fully executed Certificate of Insurance detailing the blanket limits, excess coverages, and mandatory Lenders Loss Payee endorsements.
- c. Right of Inspection: All policies pertaining to the 2026 Project Facilities shall be open to inspection by the Authority and the Trustee at all reasonable times during normal business hours.
- d. Limitation of Trustee Responsibility: The Trustee's administrative obligations regarding insurance are strictly limited to receiving, recording, and holding the annual compliance certificates delivered by the University, making them available for inspection by any requesting Bondholder. The Trustee has no duty to verify the adequacy of coverage limits or the solvency of carriers.
- e. Authority's Right to Cure: If the University fails or refuses to obtain or maintain any aspect of the insurance program required under this Section, the Authority retains the right—but not the obligation—to procure such coverage independently. The Authority shall provide prompt notice of such action to the University, and the University shall immediately reimburse the Authority for all premium and placement costs. Any such unpaid balances shall be categorized as Additional Loan Payments due under Section 2.12 of this Agreement.

(d) Liability & State Statutory Programs

- a. New Jersey Tort Claims Act Status: The Authority explicitly recognizes that the University is a public institution of higher education of the State of New Jersey and that its liability exposures are governed, limited, and protected exclusively by the New Jersey Tort Claims Act (N.J.S.A. 59:1-1 et seq.) and the New Jersey Contractual Liability Act, (N.J.S.A. 59:13-1 et seq.); as a result of which the University acknowledges that the Authority shall maintain a separate policy of liability coverage, at the expense of the University.

- b. State Automobile Liability Program: In lieu of commercial automobile policies, third-party liability arising out of the operation of vehicles owned, leased, or rented by the University on or about the 2026 Project Facilities shall be managed and covered through the State of New Jersey Automobile Liability Program.

All capitalized terms in this Section 4.1 shall have the meanings customarily attributed to such terms in the insurance industry.

4.2. University Covenant as to Swap Agreements.

The University agrees that so long as the Bonds are Outstanding, it shall not enter into, amend, novate or terminate any Swap Agreement without prior notice being sent to the Authority so long as such Swap Agreement is with respect to or in connection with the Bonds. The University also agrees that in connection with any such Swap Agreement it shall cooperate with the Authority to take any actions deemed necessary by the Authority related to the Bonds and/or such Swap Agreement.

4.3. University Covenant as to Eminent Domain Awards.

The University agrees that moneys derived from any condemnation awards in respect of the 2026 Project Facilities shall be deposited by the University with the Trustee for payment into the applicable account of the Debt Service Fund accompanied by a certificate of the University stating that such deposit is being made pursuant to this Section 4.3 for the purpose of paying the principal of and interest on the Bonds or to redeem a corresponding portion of Bonds in accordance with Section 4.01(b) of the Indenture.

ARTICLE V

5.1. Termination of Agreement.

The Authority and the University agree that, upon sixty (60) days' written notice to the Authority and the Trustee, the University shall have the right to terminate this Agreement by paying to the Trustee, for the account of the Authority, an amount equal to the sum of: (i) the aggregate principal amount of the Bonds Outstanding on the date of such termination; (ii) accrued interest thereon to the date that the Bonds mature or are next redeemable; (iii) applicable redemption premium, if any, due thereon to the date of maturity or next applicable redemption date in accordance with the provisions of the Bonds and the Indenture; and (iv) all other costs and expenses of the Authority and the Trustee in connection therewith, including amounts presently due and amounts reasonably expected by the Authority and the Trustee to become due, all in accordance with the provisions of this Agreement, the Note, the Bonds and the Indenture.

The Authority and the University agree that if, at the time the moneys on deposit in the Debt Service Fund are at least equal to the sum of: (i) the aggregate principal amount of the Bonds then Outstanding; (ii) accrued interest thereon to the date that the Bonds are next redeemable; (iii) redemption premium, if any, due thereon to the next applicable redemption date all in accordance with the provisions of the Bonds and the Indenture; and (iv) all other costs and expenses of the Authority and the Trustee due and owing with respect to the Bonds or necessary in connection with such redemption, including amounts presently due and amounts reasonably expected by the Authority and the Trustee to become due, all in accordance with the provisions of this Agreement, the Note, the Bonds and the Indenture, the Authority, upon the written request of the University, shall give written notice to the Trustee of the Authority's election to redeem all of the Bonds Outstanding. The University understands and agrees that redemption premium, if any, and costs and expenses of the Authority and the Trustee in connection therewith will also be payable by the University as Additional Loan Payments pursuant to Section 2.12 of this Agreement.

The Authority agrees that after payment to it in trust by the Trustee of all moneys or securities held by the Trustee pursuant to the Indenture, the Authority shall pay the same to the University after first deducting any moneys due to the Authority for the Authority's reasonable expenses incurred or accruing relating to the 2026 Project Facilities.

5.2. Release of 2026 Project Facilities from Certain Covenants.

If at any time the University shall determine that it is in the best interests of the University to cause one or more components of the 2026 Project Facilities to be removed from any one or more of the restrictions imposed on such component(s) pursuant to this Agreement, other than the covenants set forth in Sections 2.7 (second paragraph only), 2.8, 2.15, 3.6(b), 4.1, 5.5 and 5.8(a), (b) and (c) hereof (all of which shall under all circumstances remain applicable to all 2026 Project Facilities), then the University may submit a written request to the Authority for its waiver of such particular covenant(s) and/or its consent to such proposed action(s), such waiver and/or consent not to be unreasonably withheld, conditioned or delayed; provided, that the Authority may condition such waiver and/or consent upon compliance with the provisions of Section 5.5(e) hereof, including delivery of an Opinion of Bond Counsel.

5.3. Rights and Remedies not Exclusive.

All rights and remedies herein given or granted to the Authority are cumulative, non-exclusive and in addition to any and all rights and remedies that the Authority may have or be given by reason of any law, statute, ordinance or otherwise.

5.4. Notices.

All notices required to be given or authorized to be given by either party pursuant to this Agreement shall be, in writing, and shall be sent by facsimile, electronic mail or registered or certified mail to the Notice Address (as defined in the Indenture) of the other party. All notices required to be given to the Trustee by either party pursuant to this Agreement shall be, in writing, and shall be sent by registered or certified mail to the Notice Address of the Trustee.

The University agrees that it shall send to the Authority a duplicate copy or executed copy of all certificates, notices, correspondence or other data and materials sent to or received from the Trustee under the Indenture as may be required by the Authority.

5.5. Tax Covenants.

(a) The Authority and the University covenant that they will take no action which would cause the Bonds to be “private activity bonds” within the meaning of Section 141 of the Internal Revenue Code of 1986, as amended (the “Code”). Accordingly, not more than ten percent (10%) of the proceeds of the Bonds will be used directly or indirectly in any trade or business carried on by any person other than a state or local governmental unit or instrumentality thereof (within the meaning of Section 141 of the Code). Not more than five percent (5%) of the proceeds of the Bonds will be used directly or indirectly in any trade or business carried on by any person other than a state or local governmental unit or instrumentality thereof (within the meaning of Section 141 of the Code) for any use unrelated to any governmental use of such proceeds or used or to be used in any “disproportionate related business use” (as defined in Section 141 of the Code). Not more than the lesser of five percent (5%) of the proceeds of the Bonds or \$5,000,000 of the Bonds will be used directly or indirectly to make or finance loans to any person other than a state or local governmental unit or instrumentality thereof (within the meaning of Section 141 of the Code). Not more than ten percent (10%) of the proceeds of the Bonds will be (i) secured directly or indirectly by any interest in property used or to be used for a private business use (within the meaning of Section 141(b) of the Code) or by payments in respect of such property, or (ii) derived directly or indirectly from payments (whether or not to the Authority) in respect of property, or borrowed money, used or to be used for a private business use.

(b) The University covenants to create and maintain records which, in the judgment of the Authority, are sufficient to determine the compliance of the Bonds with the requirements of Section 141 of the Code, including but not limited to (i) the allocation and use of the proceeds of the Bonds and (ii) the ownership and use of all the property financed with proceeds of the Bonds, as such records are further described in the Tax Certificate. The Authority covenants to create and retain records with respect to: (x) all investments made with gross proceeds of the

Bonds (including without limitation records required under Treasury Regulations Section 1.148-5(d)(6)); (y) all information necessary to compute the yield on the Bonds, including the information necessary to establish the existence of any qualified guarantee or qualified hedge (within the meaning of Treasury Regulations Section 1.148-4(f) and (h)) with respect to the Bonds, the amount and date of payments for a qualified guarantee or qualified hedge with respect to the Bonds, and the issue price of the Bonds; and (z) all information necessary to establish any exception to arbitrage rebate (within the meaning of Treasury Regulations Section 1.148-7) has been met with respect to proceeds of the Bonds, as such records are further described in the Authority's Tax Certificate with respect to the Bonds. The Authority covenants to retain all such records until three years after the last scheduled maturity date of the Bonds, or in the event the Bonds are retired early, three years after the final retirement of the Bonds.

(c) The Authority and the University covenant that they will take no action which would cause the Bonds to be federally guaranteed (within the meaning of Section 149(b) of the Code).

(d) The Authority and the University covenant to comply with the provisions of the Code applicable to the Bonds and covenant that they will not take any action or fail to take any action which would cause the interest on the Bonds to lose the exclusion from gross income for purposes of federal income taxation under Section 103 of the Code.

(e) The University acknowledges and agrees that the Authority has adopted written Post-Issuance Compliance Procedures intended to meet the guidelines set forth in Internal Revenue Manual Section 7.2.3.4.4 (the "Authority Written Procedures"). Within 60 days of the issuance of the Bonds, the University shall adopt written Post-Issuance Compliance Procedures intended to meet the guidelines set forth in Internal Revenue Manual Section 7.2.3.4.4 (the "University Written Procedures" and, together with the Authority Written Procedures, the "Written Procedures"). The University agrees to comply with the Written Procedures and at least once a year review the use of the Bonds and any other outstanding bonds of the Authority that have financed facilities for the University (together with the Bonds, the "Authority's Bonds") in order to determine whether such bonds meet all federal tax law conditions applicable to such bonds and certify its findings in writing to the Authority. In addition, the University shall, with respect to any of the Authority's Bonds, provide prompt written notice to the Authority of any of the acts or events listed on Exhibit C that may jeopardize the tax-exempt status of the Bonds, attached hereto and made a part hereof (a "Special Notice Event"). The University will use its best efforts to provide advance notice, but will in any event provide notice no later than thirty (30) days after the occurrence of such Special Notice Event, whether the University is on notice of such Special Notice Event by its diligence or internal procedures or its own filing of any statement, tax schedule, return or document with the Internal Revenue Service which discloses that a Special Notice Event shall have occurred, by its receipt of any oral or written advice from the Internal Revenue Service that a Special Notice Event has occurred, or otherwise. The University agrees that, in consultation with the Authority, at the expense of the University, it shall take such actions, if any, as may be necessary or appropriate to remediate such Special Notice Event, including without limitation such actions required under Section 1.141-12 of the Treasury Regulations or a closing agreement with the Internal Revenue Service and provide to the Authority an Opinion of Bond Counsel outlining the plan of remediation and whether or not the tax-exempt status of the Bonds will be preserved. In the event the Authority

becomes aware of a Special Notice Event, the Authority shall have the right, upon prior written notice to the University, to conduct its own investigation and at the sole cost of expense of the University, retain Bond Counsel to determine any and all actions required to remediate such Special Notice Event. Upon request of the Authority, the University shall adopt and follow its own written post-issuance compliance procedures to supplement the foregoing.

5.6. Covenant as to Arbitrage; Rebate Requirement.

(a) The Authority and the University hereby covenant that they will make no use of the proceeds of the Bonds which would cause the Bonds to be “arbitrage bonds” within the meaning of Section 148 of the Code, Treasury Regulations Sections 1.148-0 through 1.148-11 and 1.149(d)-1, and all other applicable regulations of the Internal Revenue Service.

(b) The Authority and the University covenant and agree that the Authority shall calculate or cause to be calculated the Rebate Amount at the times and in the manner set forth in the Tax Certificate and shall pay or direct in writing the Trustee to pay (but only from amounts received from the University under this Agreement) the Rebate Amount from the Rebate Fund to the United States, in the percentage, at the times and in the manner set forth in the Tax Certificate.

(c) Notwithstanding any other provision of this Agreement, to the extent that funds and accounts held by the Trustee are less than the amount required to be deposited by the Authority in the Rebate Fund for the Bonds, the University will pay to the Authority the amount equal to the Rebate Amount.

5.7. Additional Representation and Warranties.

The University hereby makes the following representations and warranties to the Authority:

(a) Uniform Commercial Code. If revisions to Article 9 of the Uniform Commercial Code are enacted by the State Legislature or by any other jurisdiction whose laws govern the perfection and enforceability of any security for the Bonds, the University covenants and agrees to cooperate with the Authority in taking all steps necessary to perfect and maintain the priority and enforceability of the security for the Bonds.

(b) Financial Statements. The audited financial statements of the University for the most recent Fiscal Year, including its balance sheets as of such date, as heretofore delivered to the Underwriter, correctly and fairly present, in all material respects, the financial condition of the University as of said dates and the results of the operations of the University for such period, and have been prepared in accordance with generally accepted accounting principles consistently applied except as stated in the notes thereto; and there has been no material adverse change in the condition, financial or otherwise, of the University since the date of such financial statements, from that set forth in said financial statements as of, and for the period ended on that date.

(c) Existence and Standing. The University is a public institution for higher education existing under the laws of the State and has the necessary power and authority to

execute and deliver this Agreement and any other Documents (as defined in Section 5.12 hereof) to which the University is a party, and to perform its obligations hereunder and thereunder.

(d) Authorization and Validity. The execution and delivery by the University of this Agreement and any other Documents to which the University is a party have been duly authorized by proper proceedings of the University, and no further approval, authorization or consents are required by law or otherwise. This Agreement and such other Documents constitute the legal, valid and binding obligations of the University enforceable in accordance with their respective terms, except as future enforceability may be limited by bankruptcy, insolvency, or similar laws affecting the rights of creditors, and by general equitable principles.

(e) Compliance With Laws and Contracts. Neither the execution and delivery by the University of this Agreement or any of the other Documents to which the University is a party, nor the consummation of the transactions herein or therein contemplated, nor compliance with the provisions hereof or thereof will violate any law, rule, regulation, order, writ, judgment, injunction, decree or award binding on the University, the University's organization documents or the provisions of any indenture, instrument or agreement to which the University is a party or is subject, or by which it or its property is bound, or conflict with or constitute a default under or result in the creation or imposition of any lien pursuant to the terms of any such indenture, instrument or agreement.

(f) Litigation. There is no action, suit, proceeding, inquiry or investigation at law or in equity or before or by any court, public board or body pending or, to the knowledge of the University, threatened against or affecting the University (i) wherein an unfavorable decision, ruling or finding would materially adversely affect (A) the transactions contemplated by or the validity of this Agreement or any other Documents to which the University is a party, (B) the tax-exempt status of the University or of the interest on the Bonds, or (C) the University's property, assets, operations or condition, financial or otherwise, or its ability to perform its obligations hereunder or under such other Documents or (ii) which in any way contests the existence, organization or powers of the University or the titles of the officers of the University to their respective offices, except as described in the Official Statement relating to the Bonds.

5.8. Additional Covenants.

During the term of this Agreement and until the University has paid in full all of its obligations hereunder, the University hereby covenants and agrees as follows:

(a) Existence. The University shall maintain its existence as a public institution of higher education formed under the laws of the State, and shall not liquidate or sell substantially all of its assets.

(b) Compliance With Laws. The University shall comply with all laws, rules and regulations, and with all final orders, writs, judgments, injunctions, decrees or awards to which it may be subject and which are material to the Bonds, this Agreement or any other Documents to which the University is a party, or the operations, affairs, properties or condition (financial or otherwise) of the University; provided, however, that the University may contest the validity or application thereof and appeal or otherwise seek relief therefrom, and exercise any and all of the

rights and remedies which it may have with regard thereto, so long as such acts do not affect the University's power and authority to execute and deliver this Agreement and such other Documents, and to perform its obligations and pay all amounts payable by it hereunder and thereunder.

(c) Maintain Existence of Authority "Project". The University shall operate and use or cause the 2026 Project Facilities and each portion thereof to be operated and used as educational facilities constituting an authorized "project" under the Act.

(d) Ownership of 2026 Project Facilities. All of the 2026 Project Facilities shall be and remain owned solely either (i) by the University or (ii) by the Authority, subject to a lease in favor of the University.

(e) Prohibition of Certain Payments. Throughout the term of the Bonds, the University shall not accept any payments to, or for the benefit of, the University, nor shall it engage in any action or course of conduct, such as would result in a determination that such payments, actions or course of conduct would result in or constitute "private payments" to the University within the meaning of the provisions of the Code pertaining to "private activity bonds".

5.9. Alternate Dates for Payment.

If the date for making any payment or the last date for performance of any act or the exercising of any right, as provided herein, is not a Business Day, such payment may be made or act performed or right exercised on the next succeeding day that is a Business Day with the same force and effect as if done on the day provided herein, and no interest shall accrue for the period from such day to the next Business Day authorized herein.

5.10. Agreement for the Benefit of the Bondholders.

This Agreement is executed in part to induce the purchase by others of the Bonds, and, accordingly, all covenants and agreements on the part of the University and the Authority as set forth in this Agreement are hereby declared to be for the benefit of the Holders from time to time of the Bonds, reserving always the right of the Authority to amend and supplement this Agreement, with the written consent of the University, in accordance with Section 2.9 hereof.

The University agrees to do all things within its power in order to enable the Authority to comply with all requirements and to fulfill all covenants of the Indenture.

5.11. Reports Furnished by the University.

The University shall, if and when requested by the Authority, render such other reports to the Trustee and the Authority concerning the condition of the University as the Authority reasonably requests. The University also shall furnish annually to the Trustee and the Authority and such other parties as the Authority may designate, copies of (i) its audited financial statements not later than December 27th following the end of each Fiscal Year, commencing with the Fiscal Year of the University ending June 30, 2026, provided, that if the Fiscal Year of the University should change, then the audited financial statements shall be due not later than one

hundred eighty (180) days after the end of each Fiscal Year, and (ii) such other reports and such other information as may be reasonably requested by the Authority, as soon as practicable.

5.12. Review and Execution of the Documents.

The University hereby represents and warrants to the Authority that the University has reviewed and has a full understanding of all the terms, conditions and risks (economic and otherwise) of this Agreement, the Indenture, the Note, the Contract of Purchase, the Swap Agreement, if any, and any of the other documents or instruments executed in connection the issuance of the Bonds and herewith (collectively, the “**Documents**”), that it is capable of assuming and willing to assume (financially and otherwise) all such risks, that it has consulted with its own legal and financial advisors (to the extent it has deemed necessary) and is not relying upon any advice, counsel or representations (whether written or oral) of the Authority or the Authority’s legal and financial advisors, and that it has made its own investment, hedging and trading decisions (including decisions relating to the suitability of each of the Documents) based upon its own judgment and upon any advice from its own legal and financial advisors as it has deemed necessary. The University hereby acknowledges that the Authority is entering into certain of the Documents at the request of, and as an accommodation to, the University, and that the terms of the Documents have been negotiated by, and are acceptable to, the University.

5.13. Multiple Counterparts.

This Agreement may be executed in multiple counterparts, each of which shall be regarded for all purposes as an original and such counterparts shall constitute but one and the same instrument.

5.14 [Reserved.] [Provisions Relating to Bond Insurance.

The provisions of this Section 5.14 shall govern notwithstanding anything to the contrary set forth in this Agreement. As used herein, (i) “**Insurer**” means _____ or any successor thereto or assignee thereof, (ii) “**Insured Bonds**” means the Bonds, and (iii) “**Insurance Policy**” means the insurance policy issued by the Insurer guaranteeing the scheduled payment of principal of and interest on the Insured Bonds when due. The provisions of Appendix I attached to the Indenture (the “**Insurer Provisions**”) are incorporated herein by reference, and the Insurer Provisions shall apply with respect to the Insured Bonds for so long as the Insured Bonds are Outstanding and the Insurance Policy is in effect and the Insurer is not in default under the Insurance Policy, and shall control and supersede any conflicting or inconsistent provisions contained in this Agreement. This Agreement is a “**Security Document**” as defined in the Insurer Provisions, and the Insurer is a third-party beneficiary of this Agreement. Notwithstanding anything to the contrary contained herein or in the Indenture, this Agreement shall not be amended or supplemented without the prior written consent of the Insurer.]

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed by their proper respective Authorized Officer and Borrower Representative.

ATTEST:

NEW JERSEY EDUCATIONAL
FACILITIES AUTHORITY

Steven P. Nelson
Assistant Secretary

By: _____
Sheryl A. Stitt
Executive Director

ATTEST:

STOCKTON UNIVERSITY

Name:

By: _____
Jennifer Potter
Senior Vice President for Administration
& Finance and Chief Financial Officer

EXHIBIT A

FORM OF NOTE

\$ _____ 1, 2026

STOCKTON UNIVERSITY (the “Borrower”) acknowledges itself indebted to, and for value received hereby promises to pay to the order of, the NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY (the “Authority”) the sum of _____ and 00/100 DOLLARS and to pay interest on the unpaid principal amount from the date of this Note on the same basis as interest is calculated on the Bonds (as hereinafter defined). The unpaid principal amount hereof shall be equal to the outstanding aggregate principal amount of the Bonds.

This Note is issued to evidence the obligation of the Borrower pursuant to, and shall be governed by and construed in accordance with, the terms and conditions of the Loan Agreement, dated as of _____ 1, 2026 (the “Loan Agreement”), by and between the Authority and the Borrower, and for the repayment of the Loan made by the Authority to the Borrower thereunder in the amount of \$ _____ from the proceeds of the Authority’s Revenue Refunding Bonds, Stockton University Issue, Series 2026 C (the “Bonds”), and the payment of the principal and redemption price, if any, thereof and interest thereon, including provision for repayment of the Loan in certain cases. All capitalized words and terms used by not defined herein shall have the respective meanings and be construed herein as provided in the Loan Agreement.

Pursuant to the Trust Indenture, dated as of _____ 1, 2026 (the “Indenture”), by and between the Authority and The Bank of New York Mellon, as trustee (the “Trustee”), the Authority has assigned to the Trustee all of the Authority’s rights, title and interest in and to the Loan Agreement and this Note, including, but not limited to, its right to receive payments thereunder and hereunder (but subject to the reservation of certain rights by the Authority), to the Trustee.

In satisfaction of the repayment obligations of the Borrower pursuant to the Loan Agreement, as evidenced by this Note, the Borrower shall pay, or cause to be paid, the principal or applicable redemption price, if any, of and interest on this Note, at such times and in such amounts that will permit the Authority to make timely payments of the principal or applicable redemption price, if any, of and interest on the Bonds.

This Note is entitled to all of the benefits and is subject to all of the provisions of the Loan Agreement and the Loan documents (including, without limitation, the benefits of all collateral security provided therein), which provisions are hereby incorporated herein by reference thereto. Subject to the provisions hereof, the obligations of the Borrower to make, or cause to be made, the payments required hereunder shall be absolute and unconditional without defense or set-off, as more fully set forth in the Loan Agreement.

This Note is subject to mandatory prepayment, in whole or in part, as provided in the Loan Agreement and may be prepaid to the extent the Bonds may be optionally redeemed as provided therein.

If an Event of Default occurs under the Loan Agreement, the principal of this Note may be declared due and payable in the manner and with the effect provided in the Loan Agreement and the other Loan documents.

Whenever payment or provision thereof has been made in respect of the principal of or redemption premium, if any, and interest on the Bonds in accordance with the Indenture, this Note shall be deemed to be paid in full and shall be canceled and returned to the Borrower.

All payments of principal or redemption price, if any, of and interest on this Note shall be made to the Trustee at its principal office in such coin or currency of the United States of America as at the time of payment shall be legal tender for the payment of public and private debts. All payments shall be in the full amount required hereunder, unless and to the extent the Borrower is entitled to a credit under the Loan Agreement.

All amounts due and payable or to become due and payable under or pursuant to the Bonds, including, without limitation, principal, interest, prepayment premiums, late charges and default interest, shall be deemed to be amounts due and payable under this Note, and shall be due and payable hereunder at the same times, and in the same manner, as set forth in the Bonds.

Payment of the redemption price of the Bonds pursuant to the provisions for redemption in the Indenture shall constitute payment of principal, or any portion thereof, any premium thereon and accrued interest thereon due on this Note. Any payment of principal of or interest on the Bonds pursuant to the Indenture shall constitute a corresponding payment of principal of or interest on this Note.

In case the Trustee or the Authority shall have proceeded to enforce its rights under this Note, the Indenture or the Loan Agreement and such proceedings shall have been discontinued or abandoned for any reason or shall have been determined adversely to the Trustee or the Authority, then in every case the Borrower and the Trustee or the Authority, as the case may be, shall be restored respectively to their respective positions and rights hereunder, and all right, remedies and powers of the Borrower and the Trustee or the Authority, as the case may be, shall continue as though no such proceedings had been taken.

In case there shall be pending proceedings for the bankruptcy or reorganization of the Borrower under federal bankruptcy laws or any other applicable law, or in case a receiver or trustee shall have been appointed for the property of the Borrower or in the case of any other similar judicial proceedings relating to the Borrower, or to the creditors or property of the Borrower, the Trustee and the Authority shall be entitled and empowered, by intervention in such proceedings or otherwise, to file and provide a claim or claims for the amounts owing and unpaid in respect of this Note, and, in case of any judicial proceedings relative to the Borrower, its creditors, or its property, and to collect and receive any moneys or other property payable or deliverable on any such claims, and to distribute the same after the deduction of its charges and

expenses; and any receiver, assignee or trustee in bankruptcy or reorganization is hereby authorized to make such payments to the Trustee or the Authority, as the case may be, and to pay to the Trustee and the Authority any amount due it for compensation and expenses, including counsel fees incurred by it up to the date of such distribution.

THE UNDERSIGNED AND ALL ENDORSERS, SURETIES AND GUARANTORS HEREOF, JOINTLY, SEVERALLY AND INDIVIDUALLY, WAIVE PRESENTMENT, DEMAND FOR PAYMENT, NOTICE OF DISHONOR, NOTICE OF PROTEST AND ALL OTHER NOTICES AND DEMANDS IN CONNECTION WITH THE DELIVERY, ACCEPTANCE, PAYMENT, PERFORMANCE, DEFAULT, ENDORSEMENT OR GUARANTEE OF THIS NOTE, AND HEREBY AUTHORIZE THE HOLDER, WITHOUT NOTICE, TO GRANT EXTENSIONS IN THE TIME OF PAYMENT HEREOF OR CHANGES IN THE RATE OF INTEREST ON ANY MONEYS OWING ON THIS NOTE.

This Note shall be governed by the laws of the State of New Jersey applicable to contracts made and performed wholly within the State of New Jersey.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Borrower has caused this Note to be executed as of the date set forth above.

ATTEST:

STOCKTON UNIVERSITY

Name:

By: _____
Jennifer Potter
Senior Vice President for Administration
& Finance and Chief Financial Officer

Pay to The Bank of New York Mellon, as Trustee, without recourse.

ATTEST:

NEW JERSEY EDUCATIONAL
FACILITIES AUTHORITY

Steven P. Nelson
Assistant Secretary

By: _____
Sheryl A. Stitt
Executive Director

EXHIBIT B

2026 PROJECT FACILITIES

Series 2016 A Project

The Capital Project financed by the Series 2016 A Bonds consists of the renovation, acquisition, installation and construction of a new Unified Science Center, a new Classroom Building, and a new Quadrangle Project, and the associated construction, backfill of vacated academic space and equipment on its campus in Galloway, New Jersey.

Series 2008 A Project

The Capital Project financed by the Series 2008 A Bonds consists of the construction, furnishing and equipping of a new Campus Center, the renovation of College Walk, various site and roadway improvements, and all or a portion of the cost of constructing, furnishing and equipping a new Unified Science Center.

Series 2007 G Project

The Capital Project financed by the Series 2007 G Bonds consists of the renovation and/or construction of Student Housing V Phase II, safety and infrastructure improvements, heat pump replacement, Arts and Science Building exterior, fire safety upgrades and replacement, geothermal infrastructure, F-Wing rooftop units, Campus Center, College Walk, and site and roadway improvements, certain expenses to be incurred on the Unified Science Center, L Wing adaptation, Nacote Creek renovation, renovation of the atrium connection C Wing and D Wing, renovation of G Wing, daycare center renovations and upgrades, campus signage, HVAC upgrades, deferred maintenance, a new swimming pool, athletic fields, parking facilities, computer system infrastructure, hardware and software, and costs relating to the design and construction of a Unified Science Center.

Series 2006 F Project

The Capital Project financed by the Series 2006 F Bonds consists of the acquisition, construction and equipping of Housing V – Phase I, including surface parking, energy conservation projects, land acquisitions, Holocaust Resource Center renovation, Alton Auditorium renovation, and electrical and certain expenses to be incurred on the Housing I and Housing V, Phase II projects and the replacement of roofs on academic buildings A through M.

Series 2005 C Project

The Capital Project financed by the Series 2005 C Bonds consists of various capital projects and renovations to the F-Wing Building, certain renovations to the J-Wing Building, certain interior renovations to the Housing I buildings, certain electrical power improvements at various campus facilities, and the acquisition and renovation of an office building located in the Township of Galloway and certain expenses to be incurred on the Housing V, Phase I project.

Series 1993 F Bonds

The Capital Project financed by the Series 1993 F Bonds consists of the construction of an Arts and Sciences Building and an addition to the library.

EXHIBIT C

SPECIAL NOTICE EVENTS

1. **Private business use of Bond financed property** – if any portion of the financed projects will be used by anyone other than a State or local governmental unit or members of the general public who are not using the property in the conduct of a trade or business (e.g., use by a person as an owner, lessee, purchaser of the output of facilities under a “take and pay” or “take or pay” contract, purchaser or licensee of research, a manager or independent contractor under certain management or professional service contracts or any other arrangement that conveys special legal entitlements, including an arrangement that conveys priority rights to the use or capacity of the financed property, for beneficial use of the property financed with proceeds of tax-exempt debt or an arrangement that conveys a special economic benefit). Use of bond financed facilities by the federal government or a 501(c)(3) corporation, or with respect to solar facilities, or a cell tower by a private entity are considered private business use;
2. **Private loan of Bond proceeds** – if any portion of the proceeds of the Bonds (including any investment earnings) thereon are to be loaned by the University;
3. **Naming rights agreements for Bond financed property** – if any portion of the financed projects will become subject to a naming rights agreement, other than a “brass plaque” dedication;
4. **Research using Bond financed property** – if any portion of the financed projects has been or will be used for the conduct of research under the sponsorship, or for the benefit of, any entity other than a State or local governmental unit, other than a qualified research contract described in Rev. Proc. 2007-47;
5. **Management agreement or service agreement** – if any portion of the financed projects is to be used under a management contract (e.g., food service, bookstore, or parking management) or service contract, other than (i) a contract for services that are solely incidental to the primary function of financed projects, such as janitorial services or office equipment repair, or (ii) a qualified management contract described in Rev. Proc. 2017-13 (Note: a contract that results in the payment of a concession or similar fee to the University is not a qualified contract);
6. **Joint Ventures** – if any portion of the financed projects will be or has been used in any joint venture arrangement with any person other than a State or local governmental unit;
7. **Sinking fund or pledge fund** – if the University, or any organization related to the University, identifies funds which are expected to be used to pay debt service on the Bonds or secure the payment of debt service on the Bonds, other than those funds or accounts described in the bond documents for the Bonds; or

8. **Unexpected Payments or Proceeds** – if the University receives funds related to Bond financed property or the Bonds, including without limitation, charitable gifts, insurance payments and settlements of litigation or other disputes.

9. **Sale or Transfer, Cessation of Use, Demolition, Liens or Leases** – if the University wishes to (i) sell or otherwise transfer ownership of any of the financed projects, (ii) cease using for a time any of the financed projects, (iii) demolish any of the financed projects, (iv) place or permit the existence of any lien against any of the financed projects, or (v) lease any portion of the financed projects (except to students enrolled in the University, or leases for short periods of time for educational, cultural or public activities).

TRUST INDENTURE

By and Between

NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY

and

**THE BANK OF NEW YORK MELLON,
as Trustee**

Dated as of _____ 1, 2026

\$ _____

**New Jersey Educational Facilities Authority
Revenue Refunding Bonds, Stockton University Issue,
Series 2026 C**

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TRUST INDENTURE

THIS TRUST INDENTURE, dated as of _____ 1, 2026, by and between the NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY (the “**Authority**”), and THE BANK OF NEW YORK MELLON, a New York state banking corporation with trust and fiduciary powers in the State of New Jersey being qualified to accept and administer the trusts hereby created (the “**Trustee**”);

W I T N E S S E T H:

WHEREAS, the Authority was created as a public body corporate and politic of the State of New Jersey pursuant to the New Jersey Educational Facilities Authority Law (being Chapter 72A of Title 18A of the New Jersey Statutes, as amended and supplemented), *N.J.S.A. 18A:72A-1 et seq.* (the “**Act**”); and

WHEREAS, the Authority has heretofore issued its \$202,445,000 Revenue and Refunding Bonds, Stockton University Issue, Series 2016 A (the “**2016 A Bonds**”), the proceeds of which were used to undertake a project consisting of (i) the current refunding of the Authority’s Revenue Bonds, The Richard Stockton College of New Jersey Issue, Series 2006 F (the “**Series 2006 F Bonds**”), the advance refunding of the Authority’s Revenue Bonds, The Richard Stockton College of New Jersey Issue, Series 2007 G (the “**Series 2007 G Bonds**”) and advance refunding of all or a portion of the Authority’s Revenue Bonds, The Richard Stockton College of New Jersey, Series 2008 A (the “**Series 2008 A Bonds**”) and (ii) the financing of various capital projects on behalf of Stockton University (the “**Borrower**”), and (iii) paying costs of issuance of the 2016 A Bonds; and

WHEREAS, the Borrower has requested that the Authority issue, and the Authority has determined that it is necessary and in keeping with its authorized purposes to issue, one or more series of bonds as described herein for the purpose of providing funds to pay the cost of [defeasance and/or] refunding of all or a portion of the outstanding callable 2016 A Bonds, as described on Schedule I hereto (the “**Bonds to be Refunded**”), hereinafter referred to as the “**Refunding Project**”; and

WHEREAS, the Authority has determined that it is necessary and in keeping with its authorized purposes to issue a series of bonds to be designated “New Jersey Educational Facilities Authority Revenue Refunding Bonds, Stockton University Issue, Series 2026 C (the “**Bonds**”) for the purpose of providing funds to finance the Refunding Project; and

WHEREAS, pursuant to a resolution of the Authority adopted on July 28, 2026, the Bonds will be issued under and secured by this Trust Indenture (as amended and supplemented from time to time as permitted herein, this “**Indenture**”) to be entered into by and between the Trustee and the Authority; and

WHEREAS, in order to provide for the financing of the Refunding Project and to secure repayment of the Bonds, it is necessary and desirable to enter into a Loan Agreement, dated as of _____ 1, 2026, by and between the Authority and the Borrower (as amended and supplemented from time to time as permitted therein, the “**Loan Agreement**”); and

WHEREAS, in order to provide for the authentication and delivery of the Bonds, to establish and declare the terms and conditions upon which the Bonds are to be issued and secured and to secure the payment of the principal thereof and redemption premium, if any, and interest thereon, the Authority has authorized the execution and delivery of this Indenture; and

WHEREAS, all acts and proceedings required by law necessary to make the Bonds, when executed by the Authority, authenticated and delivered by the Trustee and duly issued, the valid, binding and legal, special and limited obligations of the Authority, and to constitute this Indenture a valid and binding agreement for the uses and purposes herein set forth in accordance with its terms, have been done and taken, and the execution and delivery of this Indenture have been in all respects duly authorized;

NOW, THEREFORE, THIS INDENTURE WITNESSETH, that in order to secure the payment of the principal of and redemption premium, if any, and the interest on the Bonds at any time issued and Outstanding under this Indenture, according to their tenor, and to secure the performance and observance of all the covenants and conditions therein and herein set forth, the payment of all other amounts due under this Indenture, and to declare the terms and conditions upon and subject to which the Bonds are to be issued and received, and in consideration of the promises and of the mutual covenants herein contained and of the purchase and acceptance of the Bonds by the Holders thereof, and for other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Authority does hereby covenant with the Trustee for the benefit of the respective Holders from time to time of the Bonds, as their respective interests may appear, as follows:

DEFINITIONS

Section 1.01. Definitions.

The following terms as used in this Indenture, the Bonds and any certificate or document executed in connection therewith shall have the following meanings (or are defined elsewhere in this Indenture as indicated below) unless the context otherwise indicates:

“Additional Loan Payments” means those payments so designated and required to be made by the Borrower pursuant to Section 2.12 of the Loan Agreement.

“Authority” means the New Jersey Educational Facilities Authority.

“Authorized Denominations” means \$5,000 or any integral multiple thereof.

“Authorized Officer” means the Chair, Vice Chair, Treasurer, Executive Director, Deputy Executive Director, Director of Project Management, Director of Compliance Management, Secretary, Assistant Treasurer or any Assistant Secretary of the Authority, and when used with reference to any act or document also means any other person authorized by resolution of the Authority to perform such act or execute such document and shall also include any such officers designated as “acting” or “interim”.

“Basic Agreements” means each of this Indenture, the Bonds and the Borrower Security Instruments.

“Basic Loan Payments” means those payments so designated and required to be made by the Borrower pursuant to Section 2.10 of the Loan Agreement.

“Beneficial Owner” means any Person which (a) has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Bond (including any Person holding a Bond through nominees, depositories or other intermediaries), or (b) is treated as the owner of any Bond for federal income tax purposes.

“Bond Counsel” means any attorney or firm of attorneys of nationally recognized standing in matters pertaining to the validity of and the tax-exempt nature of interest on bonds issued by states and their political subdivisions acceptable to the Authority.

“Bond Year” means each twelve (12) month period beginning July 1 and ending the following June 30; except that the initial Bond Year shall commence on the date of issuance of the Bonds and shall end on June 30, 2027.

“Bondholder” or “Holder” means, as of any time, the registered owner of any Bond as shown in the register kept by the Trustee as bond registrar.

“Bonds” means the Bonds issued hereunder in the original aggregate principal amount of \$_____ and from time to time Outstanding under this Indenture.

“Borrower” means Stockton University and its successors and assigns.

“Borrower Representative” means the person or each alternate designated to act for the Borrower by written certificate furnished to the Authority and the Trustee, containing the specimen signature of such person and signed on behalf of the Borrower by the Chair or Vice Chair of the Board of Trustees, the President or Senior Vice President for Administration and Finance and Chief Financial Officer of the Borrower.

“Borrower Security Instruments” means each of (a) the Loan Agreement, (b) the Note, and (c) such additional or supplemental notes and other instruments as the Borrower, from time to time may enter into for the purpose of securing or supporting the obligations of the Borrower to pay all or any portion of the Basic Loan Payments or for the purpose of securing all or any portion of the Bonds and as shall be identified as a “Borrower Security Instrument” for the purpose of this Indenture by written agreement of the Borrower and the Trustee, each as from time to time in effect.

“Business Day” means any day other than a Saturday, Sunday or other day on which the New York Stock Exchange is closed or on which banks are authorized or required to be closed in any of the State of New Jersey, the City of New York, New York or any other municipalities in which the principal offices of the Trustee are located.

“Closing Date” means the date of delivery of the Bonds to the Underwriter against payment therefor.

“Code” means the Internal Revenue Code of 1986, as from time to time amended, and any regulations promulgated thereunder which are applicable to the Bonds, including without limitation any Treasury Regulations or Temporary or Proposed Regulations, as the same shall from time to time be amended including (until modified, amended or superseded) Treasury Regulations or Temporary or Proposed Regulations under the Internal Revenue Code of 1954, as amended, as applicable to the Bonds.

“Continuing Disclosure Agreement” means the Continuing Disclosure Agreement, dated the Closing Date, by and between the Borrower and the Trustee, acting as Dissemination Agent, as amended or supplemented from time to time.

“Counsel” means an attorney or a firm of attorneys (which may include counsel to the Borrower) satisfactory to the Authority, duly admitted to practice law in the highest court of any state in the United States of America or in the District of Columbia.

“Default” means any Event of Default or any event or condition which, with the passage of time or giving of notice or both, would constitute an Event of Default.

“DTC” means The Depository Trust Company, Jersey City, New Jersey.

“Electronic Means” means facsimile transmission (other than to the Trustee), email transmission, or other similar electronic means of communication providing evidence of transmission, including a telephone communication confirmed by any other method set forth in this definition.

“Event of Default” means any of the events listed in Section 7.01 hereof.

“Favorable Opinion of Bond Counsel” means, with respect to any action relating to the Bonds, the occurrence of which requires such an opinion, a written legal opinion of Bond Counsel addressed to the Trustee, the Authority and the Borrower to the effect that such action is permitted under this Indenture and will not impair the exclusion of interest on the Bonds from gross income for purposes of federal income taxation or the exemption of interest on the Bonds from personal income taxation under the laws of the State (subject to customary exceptions).

“Fitch” means Fitch Ratings, a corporation organized and existing under the laws of the State of New York, its successors and assigns.

“Fund” means any of the Project Fund, the Debt Service Fund, the Rebate Fund, the Additional Loan Payments Fund and the Project Loan Fund.

“Government Obligations” means the investment types identified in paragraphs A, B and C of the “List of Investment Obligations”, as contained in Exhibit A attached hereto.

“Indenture” means this Trust Indenture as originally executed by the Authority and the Trustee, as from time to time amended and supplemented by Supplemental Indentures.

“Independent Counsel” means an attorney or firm of attorneys satisfactory to the Authority, duly admitted to practice law before the highest court of any state in the United States or in the

District of Columbia and who is not a full-time employee of the Authority, the Borrower or the Trustee.

“Independent CPA Firm” means a licensed certified public accounting firm or a firm of certified public accountants acting at arms-length of the transaction. It may not be the underwriter, bond counsel or financial advisor for the refunding issue. The Independent CPA Firm must carry errors and omissions insurance.

“Interest Payment Date” means each January 1 and July 1, commencing January 1, 2027, or if any January 1 or July 1 is not a Business Day, the next succeeding Business Day, through and including the maturity date for the Bonds.

“Interest Accrual Date” means the dated date of the Bonds.

“Investment Obligations” means any of the permissible investment types identified and invested in accordance with the Authority’s Investment Policy, adopted July 25, 2017, as amended, including the investment types listed in Exhibit A attached hereto.

“Loan Agreement” means the Loan Agreement, dated as of _____ 1, 2026, by and between the Authority and the Borrower, and any amendments thereto.

“Majority of the Bondholders” means the Holders of more than fifty percent (50%) of the aggregate principal amount of Outstanding Bonds.

“Maturity Date” shall have the meaning set forth in the Bonds.

“Moody’s” means Moody’s Investors Service, Inc., a corporation organized and existing under the laws of the State of Delaware, its successors and assigns.

“Net Proceeds” when used with respect to any insurance proceeds or any condemnation award, means the amount remaining after deducting all expenses (including attorneys’ fees and disbursements) incurred in the collection of such proceeds or award from the gross proceeds thereof.

“Note” means the Note evidencing the repayment obligations of the Borrower under the Loan Agreement, dated the Closing Date, from the Borrower to the Authority.

“Notice Address” means:

- (a) As to the Borrower: STOCKTON UNIVERSITY
101 Vera King Farris Drive
Galloway, New Jersey 08205
Attention: Senior Vice President for Administration
and Finance and Chief Financial Officer
- (b) As to the Authority: NEW JERSEY EDUCATIONAL FACILITIES
AUTHORITY
5 Vaughn Drive, Suite 300

Princeton, New Jersey 08540
Attention: Executive Director

- (c) As to the Trustee: THE BANK OF NEW YORK MELLON
BNY Corporate Trust
1 Pershing Plaza – 4th Floor
Jersey City, New Jersey 07399
Attention: Corporate Trust
- (d) As to DTC: THE DEPOSITORY TRUST COMPANY
570 Washington Blvd.
Jersey City, New Jersey 07310
Attention: Announcements
(facsimile 212-855-4566); and
Attention: Reorganization
(facsimile 813-470-1109)

or, in each case, such other address or addresses as any such Person shall designate by notice actually received by the addressor.

“Official Statement” means the Official Statement, dated _____, 2026, relating to the Bonds, including all Appendices thereto.

“Outstanding” means the amount of principal of the Bonds which has not at the time been paid, exclusive of (a) Bonds in lieu of which others have been authenticated under Section 3.06 hereof, (b) principal of any Bond which has become due (whether by maturity, call for redemption or otherwise) and for which provision for payment as required herein has been made or deemed made, and (c) for purposes of any direction, consent or waiver under this Indenture, Bonds deemed not to be outstanding pursuant to Section 10.07 hereof.

“Participant” means, with respect to DTC or another Securities Depository, a member of or participant in DTC or such other Securities Depository, respectively.

“Paying Agent” means the Trustee or any other paying agent appointed in accordance with Section 8.09 hereof.

“Payment Date” means each Interest Payment Date or any other date on which any principal of, redemption premium, if any, or interest on any Bond is due and payable for any reason, including without limitation upon any redemption of Bonds pursuant to Section 4.01 hereof.

“Person” means a corporation, association, partnership, limited liability company, joint venture, trust, organization, business, individual or government or any governmental agency or political subdivision thereof.

“Pledged Property” means all Revenues and the monies and earnings held in the Funds and accounts created hereunder (except the Rebate Fund, the Project Loan Fund and the Additional Loan Payments Fund) and the right to receive the same (except amounts in respect of

administrative expenses in whatever Fund held); and all right, title and interest of the Authority in and to the foregoing; and all right, title and interest of the Authority in and to, and the remedies under the Loan Agreement (but excluding the Reserved Rights of the Authority described in Section 5.01(b) of this Indenture).

“Principal Office” means, with respect to the Trustee, the address of such Person identified as its Notice Address in this Indenture or otherwise notified in writing by such Person to the Authority and the Borrower.

“Project Loan Fund” means the Fund created pursuant to Section 3.5 of the Loan Agreement and held under this Indenture.

“Purchase Contract” means, the Contract of Purchase by and among the Borrower, the Authority and the Underwriter relating to the Bonds.

“Rating Agency” means, as of any date, each of Fitch, if the Bonds are then rated by Fitch, Moody’s, if the Bonds are then rated by Moody’s, and S&P, if the Bonds are then rated by S&P.

“Rebate Amount” means the amount to be rebated to the United States of America on a periodic basis in accordance with the terms of the Tax Certificate.

“Record Date” with respect to any Interest Payment Date, the fifteenth day of the month immediately preceding that Interest Payment Date.

“Reserved Rights” shall have the meaning set forth in Section 5.01(b) hereof.

“Responsible Officer” means, with respect to the Trustee, any officer or authorized representative in its Principal Office or similar group administering the trusts hereunder or any other officer of the Trustee customarily performing functions similar to those performed by any of the above designated officers to whom a particular matter is referred by the Trustee because of such officer’s or authorized representative’s knowledge of and familiarity with the particular subject.

“Revenues” means (i) all Basic Loan Payments; (ii) any amount directed to be transferred to or deposited in the Project Fund and the Debt Service Fund pursuant to this Indenture; (iii) all other moneys when received by the Trustee for deposit into the Project Fund and the Debt Service Fund including prepayments, insurance proceeds and condemnation proceeds; and (iv) all interest, profits or other income derived from the investment of amounts in any fund or account established pursuant to this Indenture, but not including any administrative fees or expenses or any moneys required to be deposited in the Rebate Fund, the Additional Loan Payments Fund or the Project Loan Fund, which amounts are not pledged to the Bondholders.

“S&P” means S&P Global Ratings, acting through Standard & Poor’s Financial Services LLC, its successors and assigns.

“Securities Act” means the Securities Act of 1933, as amended.

“Securities Depository” means DTC or, if applicable, any successor securities depository appointed pursuant to the last paragraph of Section 3.06 of this Indenture.

“Securities Exchange Act” means the Securities Exchange Act of 1934, as amended.

“State” means the State of New Jersey.

“Tax Certificate” means, collectively, the Certificate as to Arbitrage of the Authority and the Tax Representation Letter of the Borrower, each dated the Closing Date, as amended or supplemented from time to time.

“Trust Indenture Act” means the Trust Indenture Act of 1939, as amended, and any successor thereto.

“Trustee” means The Bank of New York Mellon, a New York state banking corporation with trust and fiduciary powers in the State, and its successors and assigns.

“2026 C Additional Loan Payments Fund” or “Additional Loan Payments Fund” means the fund so designated, created and established pursuant to Section 5.05 hereof.

“2026 C Costs of Issuance Account” or “Costs of Issuance Account” means the account within the 2026 C Project Fund so designated, created and established pursuant to Section 5.02 hereof.

“2026 C Debt Service Fund” or “Debt Service Fund” means the fund so designated, created and established pursuant to Section 5.03 hereof.

“2026 C Project Fund” or “Project Fund” means the fund so designated, created and established pursuant to Section 5.02 hereof.

“2026 C Rebate Fund” or “Rebate Fund” means the fund so designated, created and established pursuant to Section 5.04 hereof.

“Underwriter” means Morgan Stanley & Co. LLC and such other firms, if any, named in the Purchase Contract.

Section 1.02. Certain References.

Any reference in this Indenture to the Borrower, the Authority or the Trustee shall include those Persons which succeed to their functions, duties or responsibilities pursuant to or by operation of law or who are lawfully performing their functions. Any reference in this Indenture to any statute or law or chapter or section thereof shall include all amendments, supplements or successor provisions thereto.

Section 1.03. Timing of Actions.

In this Indenture, whenever there is specified a time of day at or by which a certain action must be taken, such time shall be prevailing Eastern time, except as otherwise specifically provided

in this Indenture. If the date for making any payment or the last day for the performance of any act or the exercise of any right provided in this Indenture shall not be a Business Day, such payment may be made or act performed or right exercised on the next succeeding Business Day with the same force and effect as if done on the nominal date provided in this Indenture, except as otherwise specifically provided herein.

DEFEASANCE OF LIEN; ADDITIONAL OBLIGATIONS

Section 2.01. Defeasance of Lien.

When the Authority has paid or has been deemed to have paid, within the meaning of this Section 2.01, to the Holders of all of the Bonds the principal and interest and redemption premium, if any, due or to become due thereon at the times and in the manner stipulated therein and herein, and all other obligations owing to the Trustee and the Insurer (as defined in Section 10.12 hereof) hereunder or under the Loan Agreement have been paid or provided for, the lien of this Indenture on the Pledged Property shall terminate. Upon the written request of the Authority or the Borrower, the Trustee shall, upon the termination of the lien hereof, promptly execute and deliver to the Authority, with a copy to the Borrower, an appropriate discharge hereof except that, subject to the provisions of this Indenture, the Trustee shall continue to hold in trust amounts held pursuant to Section 5.07 hereof for the payment of the principal of, redemption premium, if any, and interest on the Bonds.

Outstanding Bonds shall be deemed to have been paid within the meaning of this Section 2.01 if the Trustee shall be holding in trust for, and shall have irrevocably committed to the payment of, such Outstanding Bonds, cash and/or Government Obligations the payments on which when due, without reinvestment, will be, in the opinion of a firm of certified public accountants or other verification agent acceptable to the Authority and the Borrower, with a report addressed to the Trustee, sufficient for the payment of all principal of and interest and redemption premium, if any, on such Bonds to the date of maturity or redemption, as the case may be; provided, however, that if any such Bonds are to be redeemed prior to the maturity thereof, notice of such redemption shall have been duly given to the Bondholders or irrevocable provision shall have been duly made for the giving of such notice to the Bondholders.

Limitations set forth elsewhere in this Indenture regarding the investment of moneys held by the Trustee in the Debt Service Fund shall not be construed to prevent the depositing and holding in the Debt Service Fund of the Government Obligations described in the preceding paragraph of this Section 2.01 for the purpose of defeasing the lien of this Indenture as to Outstanding Bonds which have not yet become due and payable. Notwithstanding any other provision of this Indenture to the contrary, all moneys deposited with the Trustee as provided in this Section 2.01 and held in the Debt Service Fund or a separate escrow may be invested and reinvested, at the written direction of the Authority, in Government Obligations maturing in the amounts and times as hereinbefore set forth, and all income from all Government Obligations in the hands of the Trustee pursuant to this Section 2.01 which is not required for the payment of the Bonds and interest and redemption premium, if any, thereon with respect to which such moneys shall have been so deposited shall be deposited in the Debt Service Fund or such separate escrow

as and when realized and collected for use and application as are other moneys deposited in the Debt Service Fund or such separate escrow.

After all of the Outstanding Bonds shall be deemed to have been paid and all other amounts required to be paid under this Indenture shall have been paid, then upon the termination of this Indenture any amounts in the Funds held under this Indenture (other than the Rebate Fund and the Project Loan Fund) shall be paid first to the Trustee and then to the Authority to the extent necessary to repay any unpaid obligations owing to the Trustee and/or the Authority hereunder or under the Loan Agreement, and thereafter the remainder, if any, shall be paid to the Borrower.

Section 2.02. Additional Parity Obligations.

The Borrower shall not incur obligations pursuant to one or more Swaps (as defined in the Loan Agreement) which are secured on parity with the Borrower's payment obligations under the Loan Agreement, without the Authority's prior written consent.

THE BONDS

Section 3.01. Issuance of Bonds, Dates, Maturities and Interest.

(a) Issuance. The Bonds shall be designated "New Jersey Educational Facilities Authority, Revenue Refunding Bonds, Stockton University Issue, Series 2026 C," shall be issued in the original aggregate principal amount of \$ _____ and shall be substantially in the form set forth in Exhibit B attached hereto, with such variations, omissions and insertions as are permitted or required hereby. Except to the extent otherwise provided in Section 3.06 hereof or made necessary as a result of a partial redemption, the Bonds shall be issued in fully registered form, without coupons, numbered from R-1 upwards and in Authorized Denominations.

(b) Date. The Bonds shall bear the date of authentication thereof.

(c) Maturities. The Bonds shall bear interest and mature on July 1 in each of the years set forth in the chart below, and shall be subject to redemption prior to stated maturity as and to the extent provided in Section 4.01 hereof.

Maturity Date (July 1)	Principal Amount	Interest Rate
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(d) Interest. The provisions of Section 3.08 hereof shall govern the interest rates per annum and the payment terms of the Bonds.

Section 3.02. Authentication and Delivery of Bonds.

Prior to the authentication and delivery by the Trustee of the Bonds, there shall be filed or deposited with the Trustee:

- (a) A copy, certified by the Secretary or Assistant Secretary of the Authority, of all resolutions adopted and proceedings had by the Authority authorizing the issuance of the Bonds, including the resolution authorizing the execution, delivery and performance of this Indenture and the Loan Agreement;
- (b) Executed counterparts of this Indenture, the Loan Agreement and the Note;
- (c) The opinion of Bond Counsel approving the validity of the Bonds and confirming the exclusion from gross income of interest on the Bonds, subject to customary qualifications and assumptions;
- (d) A request and authorization to the Trustee on behalf of the Authority and signed by an Authorized Officer of the Authority to authenticate and deliver the Bonds in such specified denominations as permitted herein to purchasers thereof upon payment to the Trustee, but for the account of the Authority, of a specified sum of money. Upon payment of the proceeds to the Trustee, the Trustee shall deposit the proceeds pursuant to Article V hereof; and
- (e) An executed counterpart of the Tax Certificate.

Section 3.03. Execution; Authentication; Special and Limited Obligations.

The Bonds shall be executed on behalf of the Authority with the manual or facsimile signature of its Chair, Vice Chair, Executive Director or Deputy Executive Director, or any of such officers designated as “acting” or “interim”, and the Authority’s official common seal (or facsimile thereof) shall be affixed thereto or printed or otherwise reproduced thereon and attested by the manual or facsimile signature of its Executive Director, Deputy Executive Director, Secretary, Assistant Treasurer or any Assistant Secretary, including those serving in an interim or acting capacity; provided, that the person executing any Bond may not also make its attestation. All authorized facsimile signatures shall have the same force and effect as if manually signed.

No Bond shall be valid or obligatory for any purpose or entitled to any security or benefit under this Indenture unless and until a certificate of authentication on such Bond substantially in the form set forth in the form of Bonds attached hereto as Exhibit B shall have been duly executed by the Trustee, and such executed certificate of authentication upon any such Bond shall be conclusive evidence that such Bond has been authenticated and delivered under this Indenture. The certificate of authentication on any Bond shall be deemed to have been executed by the Trustee if signed by an authorized signatory of the Trustee but it shall not be necessary that the same signatory execute the certificate of authentication on all of the Bonds.

THE BONDS ARE SPECIAL AND LIMITED OBLIGATIONS OF THE AUTHORITY, AND ARE NOT A DEBT OR LIABILITY OF THE STATE OR OF ANY POLITICAL SUBDIVISION THEREOF, OTHER THAN THE AUTHORITY (TO THE LIMITED EXTENT SET FORTH IN THIS INDENTURE), OR A PLEDGE OF THE FAITH AND CREDIT OR

TAXING POWER OF THE STATE OR OF ANY POLITICAL SUBDIVISION THEREOF, OTHER THAN THE AUTHORITY (TO THE LIMITED EXTENT SET FORTH IN THIS INDENTURE). THE AUTHORITY HAS NO TAXING POWER.

Section 3.04. Mutilated, Lost, Stolen or Destroyed Bonds.

In the event any Bond is mutilated, lost, stolen, or destroyed, the Authority shall execute and the Trustee shall authenticate a new Bond of like date and denomination as that mutilated, lost, stolen or destroyed, provided that, in the case of any mutilated Bond, such mutilated Bond shall first be surrendered to the Authority or the Trustee, and in the case of any lost, stolen, or destroyed Bond, there first shall be furnished to the Authority and the Trustee evidence of such loss, theft or destruction satisfactory to the Authority and the Trustee, together with an indemnity satisfactory to them. In the event any such Bond shall have matured, the Trustee, instead of issuing a duplicate Bond, may pay the same without surrender thereof, making such requirements as it deems fit for its protection, including a lost instrument bond. The Authority and the Trustee may charge the Owner of such Bond with their reasonable fees and expenses for such service. In executing a new Bond, the Authority may rely conclusively upon a representation by the Trustee that the Trustee is satisfied with the adequacy of the evidence presented concerning the mutilation, loss, theft or destruction of any Bond.

Section 3.05. Cancellation and Destruction of Bonds Upon Payment.

All Bonds which have been paid or redeemed or which the Trustee has purchased or which have otherwise been surrendered by the Trustee under this Indenture, either at or before maturity, shall be canceled and destroyed by the Trustee in compliance with all applicable laws and regulations and the record retention requirements of the Trustee upon payment, redemption or purchase of such Bonds and the surrender thereof to the Trustee. The Trustee shall execute a certificate in triplicate describing the Bonds so canceled and destroyed, and shall file executed counterparts of such certificate with the Authority and the Borrower.

Section 3.06. Exchange and Transfer of Bonds; Book-Entry System.

Upon surrender of a Bond or Bonds at the Principal Office of the Trustee, as bond registrar, together with an assignment duly executed by the Bondholder or his attorney or legal representative in such form and with such guaranty of signature as shall be satisfactory to the Trustee, a Bond or the Bonds may be exchanged for fully registered Bonds of the same maturity, aggregating in amount the then unpaid principal amount of the Bond or Bonds surrendered, of Authorized Denominations.

As to any Bond, the Bondholder shall be deemed and regarded as the absolute owner thereof for all purposes and none of the Authority, the Borrower or the Trustee shall be affected by any notice, actual or constructive, to the contrary.

Any Bond may be registered as transferred upon the books kept for the registration and transfer of Bonds only upon surrender thereof to the Trustee, as bond registrar, together with an assignment duly executed by the Bondholder or his attorney or legal representative in such form and with such guaranty of signature as shall be satisfactory to the Trustee. Upon the registration of transfer of any such Bond and on request of the Trustee, the Authority shall execute, and the

Trustee shall authenticate and deliver, a new Bond or Bonds, registered in the name of the transferee or transferees, of the same maturity, aggregating in amount the then unpaid principal amount of the Bond or Bonds surrendered, of Authorized Denominations.

In all cases in which Bonds shall be issued in exchange for or in replacement of other Bonds, the Bonds to be issued shall be signed and sealed on behalf of the Authority and authenticated by the Trustee, and shall have attached thereto an executed validation certificate, all as provided in Section 3.04 hereof. The obligation of the Authority and the rights of the Bondholders with respect to such Bonds shall be the same as with respect to the Bonds being exchanged or replaced. Such registrations of transfers or exchanges of Bonds shall be without charge to the Bondholders, except that any taxes or other governmental charges required to be paid with respect to the same shall be paid by the Bondholder requesting such registration of transfer or exchange as a condition precedent to the exercise of such privilege. Any service charge made by the Trustee for any such registration of transfer or exchange shall be paid by the Borrower.

Whenever any Outstanding Bond shall be delivered to the Trustee for cancellation pursuant to this Indenture, or for exchange or registration of transfer pursuant to this Section 3.06, such Bond shall be promptly canceled and destroyed by the Trustee (subject to applicable record retention requirements) and counterparts of a certificate of destruction evidencing such destruction shall be retained by the Trustee and, if requested by the Authority or the Borrower, shall be furnished by the Trustee to the Authority or the Borrower, as the case may be.

The foregoing provisions of this Section 3.06 to the contrary notwithstanding, the Bonds will be issued initially as one fully registered bond for each maturity in the name of Cede & Co., as nominee of DTC, and deposited in the custody of DTC. The Beneficial Owners will not receive physical delivery of the Bonds. Individual purchases of the Bonds may be made in book-entry form only in principal amounts equal to Authorized Denominations thereof. Payments of principal and redemption premium, if any, and interest on the Bonds will be made to DTC or its nominee as Bondholder.

DTC shall pay interest to the Beneficial Owners of record through its Participants as of the close of business on the Record Date. DTC shall pay the redemption price of the Bonds called for redemption to the Beneficial Owners of record through its Participants in accordance with its customary procedures.

Transfer of ownership interests in the Bonds shall be made by DTC and its Participants, acting as nominees of the Beneficial Owners, in accordance with rules specified by DTC and its Participants.

Bond certificates will be issued directly to Holders of the Bonds other than DTC, or its nominee, upon the occurrence of the following events (subject, however, to operation of the two sentences following clause (c) below):

(a) DTC determines not to continue to act as securities depository for the Bonds; or

(b) the Borrower, with the consent of the Authority and the Trustee, has advised DTC of its determination that DTC is incapable of discharging its duties; or

(c) the Borrower, with the consent of the Authority and the Trustee, has determined that it is in the best interest of the Bondholders not to continue the book-entry system of transfer or that interests of the Beneficial Owners of the Bonds might be adversely affected if the book-entry system of transfer is continued.

Upon occurrence of the event described in clause (a) or (b) above, the Borrower shall attempt to locate another qualified Securities Depository. If the Borrower fails to locate another qualified Securities Depository to replace DTC, the Trustee shall authenticate and deliver Bonds in certificated form. In the event the Borrower makes the determination noted in clauses (b) or (c) above (as to which the Borrower undertakes no obligation to make any investigation to determine the occurrence of any events that would permit the Borrower to make any such determination), and has made provisions to notify the Beneficial Owners of the Bonds of the availability of Bond certificates by mailing an appropriate notice to DTC, the Authority shall cause the Trustee to authenticate and deliver Bonds in certificated form pursuant to Exhibit B to DTC's Participants (as requested by DTC) in appropriate amounts. Principal of and interest on the Bonds shall be payable as otherwise provided in this Article III.

Section 3.07. Temporary Bonds.

Until Bonds in definitive form are ready for delivery, the Authority may execute, and upon the request of the Authority, the Trustee shall authenticate and deliver, subject to the provisions, limitations and conditions set forth above, one or more Bonds in temporary form, whether printed, typewritten, lithographed or otherwise produced, substantially in the form of the definitive Bonds, with appropriate omissions, variations and insertions, and in authorized denominations. Until exchanged for Bonds in definitive form, such Bonds in temporary form shall be entitled to the liens and benefits of this Indenture.

Section 3.08. Interest on Bonds.

General. Interest on the Bonds shall be payable initially on January 1, 2027 and semi-annually thereafter on January 1 and July 1 of each year at the interest rates set forth in Section 3.01 hereof.

(a) Payment of Interest. Interest on the Bonds shall be paid on each Interest Payment Date, and any redemption date therefor.

(b) Interest Accrual and Payment. Interest on the Bonds shall accrue on the basis of a 360 day year based on twelve 30 day months.

Interest shall be paid on the Bonds on each Interest Payment Date. Each Bond shall bear interest from and including the Interest Accrual Date immediately preceding the date of authentication thereof or, if such date of authentication is an Interest Accrual Date to which interest on such Bond has been paid in full or duly provided for, from such date of authentication or, if it is the first payment of interest on such Bond, the date thereof. However, if, as shown by the records of the Trustee, interest on the Bonds is in default, Bonds issued in exchange for Bonds surrendered for registration of transfer or exchange shall bear interest from the date to which interest has been paid in full on the Bonds so surrendered or, if no interest has been paid on such Bonds, from the date thereof.

Section 3.09. Method and Place of Payment.

The principal and redemption premium, if any, and interest on the Bonds shall be payable in lawful money of the United States of America. Principal and redemption premium, if any, on the Bonds are payable upon presentation of the Bonds to the Trustee. Interest on the Bonds shall be paid by the Trustee on the applicable Payment Dates, by check mailed by the Trustee to the respective Holders thereof on the applicable Record Date at their addresses as they appear as of the close of business on the applicable Record Date in the books kept by the Trustee, as bond registrar, except that in the case of such a Holder of \$1,000,000 or more in aggregate principal amount of such Bonds, upon the written request of such Holder to the Trustee, specifying the account or accounts (within the continental United States) to which such payment shall be made, such payments shall be made by wire transfer of immediately available funds on the applicable Interest Payment Date following such Record Date. Any request referred to in the preceding sentence shall remain in effect until revoked or revised by such Holder by an instrument in writing delivered to the Trustee.

REDEMPTION OF BONDS BEFORE MATURITY

Section 4.01. Redemption of Bonds.

(a) Optional Redemption. The Bonds maturing on or prior to July 1, 203_ are not subject to optional redemption prior to maturity. The Bonds maturing on or after July 1, 203_ are subject to redemption prior to maturity on or after July 1, 203_ at the option of the Authority upon written direction from the Borrower, in whole or in part at any time or from time to time at a redemption price equal to 100% of the principal amount to be redeemed, together with accrued interest to the date of redemption.

(b) Extraordinary Optional Redemption. If all or a substantial portion of the 2026 Project Facilities (as defined in the Loan Agreement) are damaged or destroyed by fire or other casualty, or title to or the temporary use of all or a substantial portion of such facilities is condemned or taken for any public or quasi-public use by any governmental entity exercising or threatening the exercise of the power of eminent domain, or title thereto is found to be deficient, to such extent that in the determination of the Borrower (A) such facilities cannot be reasonably restored or replaced to the condition thereof preceding such event, or (B) the Borrower is thereby prevented from carrying on its normal operations, or (C) the cost of restoration or replacement thereof would exceed the Net Proceeds of any casualty insurance, title insurance, condemnation awards or sale under threat of condemnation with respect thereto, the Bonds shall be subject to extraordinary optional redemption prior to maturity, in whole or in part at any time or from time to time, from and to the extent of any condemnation or insurance proceeds deposited in the Debt Service Fund pursuant to the Loan Agreement, at the election of the Authority upon the written direction of the Borrower. Any such redemption shall be made on the earliest practicable date at a redemption price equal to 100% of the principal amount to be redeemed, plus accrued interest to the date of redemption

Section 4.02. Selection of Bonds to be Redeemed.

In the case of any redemption in part of the Bonds, the Bonds to be redeemed under Section 4.01 hereof shall be selected by the Trustee, subject to any requirements of this Section 4.02. A redemption of Bonds shall be a redemption of the whole or of any part of the Bonds, provided, that there shall be no partial redemption of less than \$5,000. If less than all the maturities of the Bonds shall be called for redemption under any provision of this Indenture permitting such partial redemption, the particular maturity or maturities of the Bonds to be redeemed shall be selected by the Authority upon the written consent of the Borrower, and in the case of any Bonds subject to mandatory sinking fund redemption, the Authority may designate, with the consent of the Borrower, whether such partial redemption shall be credited against the principal amount due at maturity or against particular scheduled Sinking Fund Installments with respect to such Bonds. If less than all of the Bonds Outstanding of any maturity shall be called for redemption, such Bonds shall be selected by the Trustee, in such manner as the Trustee in its discretion may deem fair and appropriate consistent with industry standards; provided, however, (a) that the portion of any Bond to be redeemed under any provision of this Indenture shall be in the principal amount of \$5,000 or any multiple thereof, (b) that, in selecting Bonds for redemption, the Trustee shall treat each Bond as representing that number of Bonds which is obtained by dividing the principal amount of such Bond by \$5,000, and (c) that, to the extent practicable, the Trustee will not select any Bond for partial redemption if the amount of such Bond remaining Outstanding would be reduced by such partial redemption to less than the Authorized Denomination. If there shall be called for redemption less than all of a Bond, the Authority shall execute and deliver and the Trustee shall authenticate, upon surrender of such Bond, and at the expense of the Borrower and without charge to the owner thereof, a replacement Bond in the principal amount of the unredeemed balance of the Bond so surrendered.

Section 4.03. Procedure for Redemption.

(a) In the event any of the Bonds are called for redemption, the Trustee shall give notice, in the name of the Authority, of the redemption of such Bonds, which notice shall (i) specify the Bonds to be redeemed, the redemption date, the redemption price, and the place or places where amounts due upon such redemption will be payable (which shall be the Principal Office of the Trustee) and, if less than all of the Bonds are to be redeemed, the numbers of the Bonds, and the portions of the Bonds, so to be redeemed, (ii) state any condition to such redemption, and (iii) state that on the redemption date, and upon the satisfaction of any such condition, the Bonds to be redeemed shall cease to bear interest. CUSIP number identification shall accompany all redemption notices. Such notice may set forth any additional information relating to such redemption.

(b) Such notice shall be given by mail, postage prepaid, at least twenty-five (25) days (or, in the case of acceleration of the Bonds pursuant to Section 7.02 hereof, seven (7) days) but not more than sixty (60) days prior to the date fixed for redemption to each Holder of Bonds to be redeemed at its address shown on the registration books kept by the Trustee; provided, however, that failure to give such notice to any Bondholder or any defect in such notice shall not affect the validity of the proceedings for the redemption of any of the other Bonds.

(c) Any notice of redemption of any Bonds pursuant to Section 4.01(a) or (b) may be conditional and may specify that the redemption is contingent upon the deposit of moneys with the Trustee in an amount sufficient to pay the redemption price of all the Bonds or portions

thereof which are to be redeemed on that date. If at the time of the mailing of notice of redemption, the Authority shall not have deposited with the Trustee or the Paying Agent, as applicable, moneys sufficient to redeem all the Bonds called for redemption, such notice shall state that it is conditional and subject to the deposit of the redemption moneys with the Trustee or the Paying Agent, as applicable, on the redemption date, and such notice shall be of no effect unless such moneys are so deposited. If said moneys shall not be so available on the redemption date, such Bonds or portions thereof shall continue to bear interest until paid at the same rate as they would have borne had they not been called for redemption.

(d) Official notice of redemption having been given as aforesaid, the Bonds or portions thereof so to be redeemed shall, on the redemption date, become due and payable at the redemption price therein specified, and from and after such date (unless the Authority shall default in the payment of the redemption price, or sufficient funds for the redemption of the Bonds pursuant to Section 4.01(a) or (b) above are otherwise not on deposit with the Trustee on the redemption date), such Bonds or portions thereof shall cease to bear interest. Upon surrender of such Bonds for redemption in accordance with said notice, such Bonds shall be paid by the Trustee at the redemption price. Installments of interest due on or prior to the redemption date shall be payable as herein provided for payment of interest. Upon surrender for any partial redemption of any Bond, there shall be prepared for the Holder a new Bond or Bonds of the same maturity in the amount of the unpaid principal. All Bonds which have been redeemed shall be canceled and destroyed by the Trustee in accordance with this Indenture and shall not be reissued.

(e) In the event any term Bonds for which Sinking Fund Installments have been established are to be called for mandatory sinking fund redemption and redemption other than by mandatory sinking fund redemption, the Trustee shall identify Bonds to their respective Sinking Fund Installments or maturity dates prior to making such other redemption.

(f) For so long as a Securities Depository is effecting book-entry transfers of the Bonds, the Trustee shall provide the notices specified in this Section only to the Securities Depository. It is expected that the Securities Depository shall, in turn, notify its Participants and that the Participants, in turn, will notify or cause to be notified the Beneficial Owners. Any failure on the part of the Securities Depository or a Participant, or failure on the part of a nominee of a Beneficial Owner of a Bond (having been mailed notice from the Trustee, a Participant or otherwise) to notify the Beneficial Owner of the Bond so affected, shall not affect the validity of the redemption of such Bond.

(g) Failure of any Owner to receive a copy of such notice, or any defect therein, shall not affect the validity of any proceedings for the redemption of any Bonds. Any notice mailed shall be conclusively presumed to have been duly given and shall become effective upon mailing, whether or not any Owner receives the notice.

SOURCE AND APPLICATION OF FUNDS

Section 5.01. Pledge and Assignment.

(a) The Bonds are payable solely from and secured by a pledge of the Pledged Property of the Authority pledged hereunder and from any amounts otherwise available hereunder for the payment of the Bonds. Subject only to the provisions of this Indenture permitting the application thereof for the purposes and on the terms and conditions set forth herein, all of the Pledged Property is hereby pledged to secure the payment of the Bonds[, including any [Insurer] Reimbursement Amounts (as defined in Appendix I attached hereto)]. Said pledge shall constitute a lien on and security interest in such assets and shall attach, be perfected and be valid and binding from and after delivery by the Trustee of the Bonds, without any physical delivery thereof or further act. Notwithstanding anything to the contrary in this Indenture or the Bonds, the Bonds do not and shall not represent or constitute a debt or pledge of the faith and credit of the Authority, the State or of any political subdivision thereof, and the Holders have no right to have taxes levied by the State or the taxing authority of any political subdivision of the State for the payment of the Bonds. The Authority has no taxing power.

(b) The Authority hereby transfers in trust, pledges and assigns to the Trustee, for the benefit of the Holders from time to time of the Bonds, and grants a security interest in all of the Pledged Property, specifically excluding therefrom the following rights reserved to the Authority (collectively, the **“Reserved Rights”**): (i) rights to indemnification; (ii) rights of inspection and consent; (iii) rights to payment of its fees and expenses; and (iv) all rights, title and interest in any and all provisions of the Note and the Loan Agreement relating to the Note (except for the right of the Authority to receive Basic Loan Payments pursuant to Section 2.10 of the Loan Agreement as described in Section 2.17 of the Loan Agreement), including without limitation, its rights to exercise remedies as provided by the Note and the Loan Agreement. The Trustee shall be entitled to and shall collect and receive all of the Revenues, and any Revenues collected or received by the Authority shall be deemed to be held, and to have been collected or received, by the Authority as the agent of the Trustee and shall forthwith be paid by the Authority to the Trustee. The Trustee also shall be entitled to and shall take all steps, actions and proceedings reasonably necessary in its judgment to enforce, either jointly with the Authority or separately, all of the rights of the Authority that have been assigned to the Trustee and all of the obligations of the Borrower under the Loan Agreement other than the Reserved Rights of the Authority. All Revenues deposited with the Trustee shall be held, disbursed, allocated and applied by the Trustee only as provided in this Indenture. If on the day on which a payment of Basic Loan Payments is required to be made, the Trustee has not received the full amount of such Basic Loan Payments, the Trustee shall immediately notify the Authority and the Borrower of such insufficiency by Electronic Means and confirm such notification as soon as possible thereafter by written notice.

Section 5.02. Project Fund; Deposit of Bond Proceeds.

There is hereby created and established with the Trustee a trust fund to be designated “2026 C Project Fund,” which shall be funded from the proceeds of the Series 2026 C Bonds, and from which moneys deposited therein shall be expended in accordance with the provisions of this Section 5.02 and as otherwise provided in the Loan Agreement, which 2026 C Project Fund shall have a Refunding Account and a Costs of Issuance Account.

(a) The sum of \$ _____, representing the aggregate principal amount of the Bonds, plus an aggregate original issue premium of \$ _____, less an underwriter’s

discount of \$ _____, shall be applied, together with \$ _____ in available funds provided by the Borrower, as follows:

(i) \$ _____ shall be deposited in the Refunding Account of the Project Fund;

(ii) [\$ _____ shall be paid over to the Insurer in respect of the premium for the Insurance Policy (as defined in Section 10.12 hereof), which amount may, at the option of the Authority, be paid directly by the Underwriter to the Insurer;] and

(iii) \$ _____ shall be deposited in the Costs of Issuance Account of the Project Fund.

(b) As soon as practicable on the date of delivery of the Bonds, the Trustee shall cause the amount in the Refunding Account to be paid over to U.S. Bank Trust Company, National Association, as Escrow Agent for the Bonds to be Refunded (the “**Escrow Agent**”), which amount shall thereupon be deposited in the Escrow Fund established under the Escrow Deposit Agreement dated as of _____, 2026 between the Authority and the Escrow Agent, whereupon the Bonds to be Refunded shall no longer be legally outstanding under the respective trust indenture pursuant to which they were issued.

(c) As soon as practicable after the delivery of the Bonds, at the written direction of the Authority, the Trustee shall pay from the Costs of Issuance Account to the firms, corporations or Persons entitled thereto the legal, administrative, financing and incidental expenses of the Authority relating to the issuance of the Bonds. At the written request of the Authority, the Trustee shall transfer any remaining balance in the Costs of Issuance Account to the Debt Service Fund.

(d) Payments from the Costs of Issuance Account pursuant to this Section 5.02 shall be made in accordance with a certificate or certificates signed by an Authorized Officer of the Authority stating the names of the payees, the purpose of each payment in terms sufficient for identification and the respective amounts of each such payment. If the Borrower requests a copy of any certificate issued by the Authority pursuant to this Section 5.02, the Authority shall comply with such request.

(e) Upon the occurrence of an Event of Default hereunder as result of which the Bonds shall be accelerated pursuant to Section 7.02 hereof, any balance remaining in the Costs of Issuance Account shall, without further authorization, be transferred into the Debt Service Fund.

Section 5.03. Debt Service Fund.

There is hereby created and established with the Trustee a trust fund to be designated “2026 C Debt Service Fund,” which shall be used to pay when due the principal of, redemption premium, if any, and interest on the Bonds and is pledged for the benefit of the Bondholders. Within such Debt Service Fund there shall be created an Interest Account and a Principal Account. Moneys shall be deposited in the Debt Service Fund from time to time and shall be applied solely as follows:

(a) At the written direction of the Authority, funds (if any) shall be transferred from the Costs of Issuance Account to the Debt Service Fund and applied in accordance with this Section 5.03.

(b) Basic Loan Payments constituting interest due on the Bonds shall be deposited into the Interest Account of the Debt Service Fund in the amounts required to pay the interest next coming due on the Bonds (including accrued interest on any Bonds redeemed prior to maturity pursuant hereto).

(c) Basic Loan Payments constituting principal of and redemption premium, if any, due on the Bonds (including Sinking Fund Installments) shall be deposited into the Principal Account of the Debt Service Fund in the amounts required to pay the principal of and redemption premium on, if any, next coming due on the Bonds (including principal on and redemption premium of any Bonds redeemed prior to maturity pursuant hereto).

(d) Sums received upon exercise of remedies by the Trustee or the Authority after an Event of Default shall be deposited in the Debt Service Fund. Such monies shall be applied in accordance with the provisions of Section 7.05 hereof.

(e) Any payments made by the provider of any Swap entered into by the Borrower which payments have been assigned by the Borrower to the Trustee shall be deposited in the Interest Account of the Debt Service Fund and applied to the payment of interest on the Bonds when due.

(f) In order to make the payments set forth in (b) and (c) above, moneys in the Project Loan Fund deposited pursuant to Section 3.5 of the Loan Agreement shall be transferred by the Trustee without further direction by the Authority to the applicable account of the Debt Service Fund on June 20 and December 20 of each year.

The Authority hereby authorizes and directs the Trustee, and the Trustee hereby agrees, to withdraw from the Funds or accounts described in (A) and (B) below, and make available at the Principal Office of the Trustee sufficient funds (to the extent available) to pay the principal of, redemption premium, if any, and interest on the Bonds as the same become due and payable, whether due by maturity, acceleration, redemption or otherwise, only in the following order of priority:

(A) Amounts on deposit in the Debt Service Fund.

(B) Any other amounts in such other Funds or accounts (other than the Rebate Fund, the Additional Loan Payments Fund and the Project Loan Fund), including but not limited to moneys obtained from the Borrower.

Section 5.04. Rebate Fund.

There is hereby created and established with the Trustee a trust fund to be designated “2026 C Rebate Fund” which shall be funded and expended in accordance with this Section 5.04. It shall be held by the Trustee separate and apart from the other Funds held under this Indenture and shall not be part of the Pledged Property.

(a) An amount shall be deposited to the Rebate Fund by the Borrower from amounts paid by the Borrower pursuant to the Loan Agreement or from interest earnings, if and to the extent required, so that the balance in the Rebate Fund shall equal the Rebate Amount. Computations of the Rebate Amount shall be furnished to the Trustee by or on behalf of the Authority in accordance with the Tax Certificate.

(b) The Trustee shall have no obligation to rebate any amounts required to be rebated pursuant to this Section 5.04, other than from moneys held in the Rebate Fund or provided to it for such purpose by the Borrower.

(c) At the written direction of the Authority, the Trustee shall invest all amounts in the Rebate Fund in Investment Obligations, subject to any restrictions set forth in the Tax Certificate. The Trustee shall not be liable for any consequences arising from such investment and shall not be required to review the Tax Certificate to determine compliance with the preceding sentence. Money shall not be transferred from the Rebate Fund except as provided in subsection (d) below.

(d) Upon receipt of the Authority’s written direction, the Trustee shall remit part or all of the balance in the Rebate Fund to the United States of America, as so directed. In addition, if the Authority so directs, the Trustee will deposit money into or transfer money out of the Rebate Fund from or into such accounts or funds as directed by the Authority’s written directions. Any funds remaining in the Rebate Fund after redemption and payment of the Bonds and payment and satisfaction of any Rebate Amount, or provision made therefor satisfactory to the Trustee, and payment of any amount then owed to the Trustee, shall be withdrawn and remitted to the Borrower.

Notwithstanding any other provision of this Indenture, the obligation to remit Rebate Amounts to the United States of America and to comply with all other requirements of this Section 5.04 and the Tax Certificate shall survive the defeasance or payment in full of the Bonds.

Any provision hereof to the contrary notwithstanding, amounts credited to the Rebate Fund shall be free and clear of any lien hereunder and the Holders of the Bonds shall not have any claim or right thereto. The provisions concerning the calculation and payment of the required rebate amount are set forth in the Tax Certificate.

Section 5.05. Additional Loan Payments Fund.

There is hereby created and established with the Trustee a trust fund to be designated “2026 C Additional Loan Payments Fund” which shall be funded and expended in accordance with this Section 5.05. It shall be held by the Trustee separate and apart from the other Funds held under this Indenture and shall not be part of the Pledged Property.

In addition to making the deposits and payments required by the preceding sections, the Trustee shall deposit all Additional Loan Payments received pursuant to the terms of Section 2.12 of the Loan Agreement into the Additional Loan Payments Fund and shall pay such fees and expenses for which such Additional Loan Payments were made when due at the written direction of the Authority.

Any provision hereof to the contrary notwithstanding, amounts credited to the Additional Loan Payments Fund shall be free and clear of any lien hereunder and the Holders of the Bonds shall not have any claim or right thereto.

Section 5.06. Investment of Moneys in Funds.

(a) Investment. All moneys in any of the Funds and accounts created or established hereunder shall be invested or reinvested by the Trustee in Investment Obligations at the written direction of the Authority. In the event no such direction is given to the Trustee, such moneys shall be held uninvested in cash, and the Trustee shall not be responsible for any interest earnings thereon. Moneys shall be invested in Investment Obligations maturing or redeemable at the written direction of the Authority at the times and in the amounts necessary for the purposes specified in this Indenture. Investment Obligations purchased under a repurchase agreement may be deemed to mature on the date or dates on which the Trustee may deliver such Investment Obligations for repurchase pursuant to such agreement.

All interest, profit and other income received from the investment of moneys in any Fund or account established hereunder shall be deposited when received in such Fund or account. Notwithstanding anything herein to the contrary, an amount of interest received with respect to any Investment Obligation equal to the amount of accrued interest, if any, paid as part of the purchase price of such Investment Obligation shall be credited to the Fund or account for the credit of which such Investment Obligation was acquired.

Pursuant to any written directions from the Authority with respect thereto, from time to time, the Trustee shall sell those investments and reinvest the proceeds therefrom in Investment Obligations maturing or redeemable as aforesaid. Any of those investments may be purchased from or sold to the Trustee, or a Paying Agent, or any bank, trust company, savings and loan association or broker/dealer affiliated with any of the foregoing. The Trustee shall sell or redeem investments credited to the Debt Service Fund as necessary to produce sufficient money applicable hereunder to and at the times required for the purposes of paying interest on, principal of or the redemption price of the Bonds when due as aforesaid.

The Trustee may commingle any of the Funds or accounts established pursuant to this Indenture (other than the Rebate Fund) into a separate fund or funds for investment purposes only, provided that all Funds or accounts held by the Trustee hereunder shall be accounted for separately as required by this Indenture.

The Trustee shall not be required to provide brokerage confirmations so long as the Trustee provides periodic statements that include investment activity to the Authority.

The Trustee shall not be responsible or liable for any loss or decrease in value of the investments made pursuant this Article V.

(b) Valuation. For the purpose of determining the amount on deposit to the credit of any Fund or account, the value of obligations in which money in such Fund or account shall have been invested shall be computed at the lower of cost or market value, exclusive of accrued interest, with the market value determined by the Trustee and as set forth in statements provided by the Trustee for such purpose.

So long as the Bonds are then Outstanding, the Trustee shall value the Funds and accounts established and held by the Trustee hereunder on June 30 of each year and at such other times as requested by the Authority.

Section 5.07. Moneys to be Held in Trust.

Except where money has been deposited with or paid to the Trustee pursuant to an instrument restricting its application to particular Bonds, all money required or permitted to be deposited with or paid to the Trustee or any Paying Agent under any provision of this Indenture and the Loan Agreement, and any investments thereof, shall be held by the Trustee (or any of its affiliates) or any Paying Agent in trust for all Bonds. Except for (i) money deposited with or paid to the Trustee or any Paying Agent for the redemption of Bonds, notice of the redemption of which shall have been duly given, and (ii) money in the Rebate Fund, the Project Loan Fund and the Additional Loan Payments Fund, all money described in the preceding sentence held by the Trustee or any Paying Agent shall be subject to the lien hereof while so held.

Section 5.08. Nonpresentment of Bonds.

In the event any Bonds shall not be presented for payment when the principal thereof becomes due, either at maturity, or at the date fixed for redemption thereof, or otherwise, if moneys sufficient to pay any such Bonds shall have been deposited with the Trustee for the benefit of the Holder thereof, all liability of the Authority to the Holder thereof for the payment of such Bonds shall forthwith cease, terminate and be completely discharged, and thereupon it shall be the duty of the Trustee to hold such funds, uninvested or invested in non-callable Government Obligations maturing overnight, but in any event without liability for interest thereon, for the benefit of the Holder of such Bonds which shall thereafter be restricted exclusively to such funds for any claim of whatever nature on its part under this Indenture with respect to such Bonds.

If any Bond or evidence of beneficial ownership of such Bond shall not be presented for payment when the principal thereof becomes due (whether at maturity, by acceleration, upon call for redemption or otherwise), all liability of the Authority to the Holder thereof for the payment of such Bond, shall forthwith cease, terminate and be completely discharged if funds sufficient to pay such Bond and interest due thereon, if any, are held by the Trustee uninvested for the benefit of the Holder thereof. Thereupon it shall be the duty of the Trustee to comply with the Uniform Unclaimed Property Act, *N.J.S.A. 46:30B-1 et seq.* with respect to such funds. The Holder shall

thereafter be restricted exclusively to such funds for any claim of whatever nature on its part under this Indenture or on, or with respect to such Bond.

Section 5.09. Project Loan Fund.

The Project Loan Fund created pursuant to Section 3.5 of the Loan Agreement shall be held by the Trustee pursuant to this Indenture. It shall be held by the Trustee separate and apart from the other Funds held under this Indenture and shall not be part of the Pledged Property. Moneys shall be deposited in the Project Loan Fund, applied to the payment of debt service on the Bonds and returned to the Borrower at the times and as set forth in Section 3.5 of the Loan Agreement. At the written direction of the Borrower or the Authority, the Trustee shall invest all amounts in the Project Loan Fund in obligations described in clauses (A) and/or (K) of the definition of Investment Obligations, provided, however, that moneys shall be available in the Project Loan Fund in the appropriate amounts on each respective payment date to make the payments required by Sections 2.10, 2.11 and 2.12 of the Loan Agreement. If the investment instructions of the Authority and the Borrower, given pursuant to this Section 5.09, conflict, then the Borrower's instructions shall control.

Any funds remaining in the Project Loan Fund after redemption and payment of the Bonds, and payment of all amounts due under the Loan Agreement and under the Note, shall be withdrawn and remitted to the Borrower.

Any provision hereof to the contrary notwithstanding, amounts credited to the Project Loan Fund shall be free and clear of any lien hereunder and the Holders of the Bonds shall not have any claim or right thereto.

Section 5.10. Additional Funds, Accounts and Sub-accounts.

The Trustee shall establish any additional Funds, accounts or sub-accounts within any Fund as directed by the Authority, in writing.

REPRESENTATIONS, WARRANTIES AND COVENANTS

Section 6.01. Payment of Principal, Redemption Premium, if any, and Interest.

Except as permitted herein, the Authority covenants that it will promptly pay, or cause to be paid, the principal of, redemption premium (if any), and the interest on the Bonds, at the places, on the dates and in the manner provided herein and, in the Bonds, according to the true intent and meaning thereof, but only from the Pledged Property. The Authority further covenants that it will faithfully perform at all times all of its covenants, undertakings and agreements contained in this Indenture, the Loan Agreement, in the Bonds or in any proceedings of the Authority pertaining thereto. The Authority represents and warrants that it is duly authorized under the Constitution and laws of the State, particularly the Act, to issue the Bonds and to enter into this Indenture and the Loan Agreement and to pledge the Pledged Property in the manner and to the extent herein set forth; that all action on its part for the issuance of the Bonds initially issued hereunder and the adoption of this Indenture has been duly and effectively taken; and that the Bonds in the hands of

the Holders thereof are and will be valid and enforceable, special and limited obligations of the Authority according to their terms.

The Bonds shall not be general obligations of the Authority but special and limited obligations payable solely from the Pledged Property. No Holder of any Bonds has the right to compel any exercise of taxing power (if any) of the State or any political subdivision thereof, including the Authority, to pay the Bonds or the interest thereon, and the Bonds do not constitute an indebtedness or a loan of credit of the State or any political subdivision thereof, including the Authority, within the meaning of any constitutional or statutory provisions. The Authority has no taxing power.

Section 6.02. Extension of Payment of Bonds.

The Authority shall not directly or indirectly extend or assent to the extension of the maturity of any of the Bonds or the time of payment of any claims for interest by the purchase or funding of such Bonds or claims for interest or by any other arrangement and in case the maturity of any of the Bonds or the time of payment of any such claims for interest shall be extended, such Bonds or claims for interest shall not be entitled, in case of any default hereunder, to the benefits of this Indenture, except subject to the prior payment in full of the principal of all of the Bonds then Outstanding and of all claims for interest thereon that shall not have been so extended. Nothing in this Section 6.02 shall be deemed to limit the right of the Authority to issue bonds for the purpose of refunding any Outstanding Bonds, and such issuance shall not be deemed to constitute an extension of maturity of the Bonds.

Section 6.03. Against Encumbrances.

Except as permitted herein, the Authority shall not create, or permit the creation of, any pledge, lien, charge or other encumbrance upon the Revenues and other assets pledged or assigned under this Indenture while any of the Bonds are Outstanding, except the pledge and assignment created by this Indenture. Subject to this limitation, the Authority expressly reserves the right to enter into one or more other indentures for any of its corporate purposes, including other programs under the Act, and reserves the right to issue other obligations for such purposes.

Section 6.04. Power to Issue Bonds and Make Pledge and Assignment.

The Authority is duly authorized pursuant to law to issue the Bonds and to enter into this Indenture and to pledge and assign the Revenues and other assets purported to be pledged and assigned, respectively, under this Indenture in the manner and to the extent provided in this Indenture. The Bonds and the provisions of this Indenture are and will be the legal, valid and binding special and limited obligations of the Authority in accordance with their terms, and the Authority and Trustee shall at all times, to the extent permitted by law, defend, preserve and protect said pledge and assignment of Revenues and other assets and all the rights of the Bondholders under this Indenture against all claims and demands of all persons whomsoever.

Section 6.05. Accounting Records and Financial Statements.

(a) The Trustee shall at all times keep, or cause to be kept, proper books of record and account, prepared in accordance with the Trustee's accounting practices for books of

record and account relating to similar trust accounts, in which complete and accurate entries shall be made of all transactions relating to the proceeds of the Bonds, the Revenues, the Loan Agreement and all Funds and accounts established pursuant to this Indenture. Such books of record and account shall be available for inspection by the Authority, the Borrower and any Bondholder, or his agent or representative duly authorized in writing, at reasonable hours and under reasonable circumstances.

(b) The Trustee shall file and furnish on or before the fifteenth (15th) day of each month to the Authority, the Borrower and each Bondholder who shall have filed his or her name and address with the Trustee for such purpose a complete financial statement (which need not be audited) covering receipts, disbursements, allocation and application of Revenues and any other moneys (including proceeds of the Bonds) in any of the Funds and accounts established pursuant to this Indenture for the preceding month.

Section 6.06. Tax Covenants.

The Authority shall at all times do and perform all acts and things required by law and require the Borrower at all times to do and perform all acts and things required by law and this Indenture that are necessary or desirable in order to assure that interest paid on the Bonds will be excluded from gross income for purposes of federal income taxes and shall neither take action nor permit any other person to take any action that would result in such interest not being excluded from gross income for federal income tax purposes.

Section 6.07. Waiver of Laws.

The Authority shall not at any time insist upon or plead in any manner whatsoever, or claim or take the benefit or advantage of, any stay or extension law now or at any time hereafter in force that may affect the covenants and agreements contained in this Indenture or in the Bonds, and all benefit or advantage of any such law or laws is hereby expressly waived by the Authority to the extent permitted by law.

Section 6.08. Continuing Disclosure.

Pursuant to Section 3.8 of the Loan Agreement, the Borrower has covenanted to comply with and carry out all of the provisions of a disclosure agreement with respect to the Bonds that complies with the provisions of Rule 15c2-12 promulgated by the Securities and Exchange Commission (as amended from time to time, the “**Rule**”), in form and substance satisfactory to the Participating Underwriters (as defined in the Rule). Notwithstanding any other provision of this Indenture, failure of the Borrower to enter into and comply with such a disclosure agreement shall not be considered an Event of Default; however, any Bondholder or beneficial owner may and the Trustee, at the written request of any Participating Underwriter or the Holders of at least 25% aggregate principal amount of Outstanding Bonds, shall, take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the Borrower to comply with its obligations under Section 3.8 of the Loan Agreement.

DEFAULT PROVISIONS AND REMEDIES.

Section 7.01. Events of Default; Defaults.

The occurrence of any one or more of the following events shall constitute an “Event of Default” hereunder:

- (a) Failure to pay interest on any Bond when due and payable;
- (b) Failure to pay any principal of or redemption premium on any Bond when due and payable, whether at stated maturity or pursuant to any redemption requirement under Section 4.01 hereof;
- (c) Failure by the Authority to observe or perform any other covenant, condition or agreement on its part to be observed or performed in this Indenture or the Bonds, for a period of thirty (30) days after written notice of such failure shall have been given to the Borrower and the Authority by the Trustee; provided, however, that if such observance or performance requires work to be done, actions to be taken or conditions to be remedied which by its or their nature cannot reasonably be done, taken or remedied, as the case may be, within such 30-day period, no Event of Default under this subsection (c) shall be deemed to have occurred or to exist if and so long as the Authority or the Borrower, as the case may be, shall have commenced such work, action or remediation within such 30-day period and provided written notice thereof to the Trustee and shall diligently and continuously prosecute the same to completion; and
- (d) The occurrence of an Event of Default under the Loan Agreement as defined in Section 2.5 thereof, which Event of Default has not been waived pursuant to Section 7.08 hereof.

Within five (5) Business Days after actual knowledge by a Responsible Officer of the Trustee of an Event of Default, the Trustee shall give written notice, by registered or certified mail, to the Authority, the Borrower and the Bondholders, and upon notice as provided in Section 8.01(h) hereof, shall give similar notice of any other Event of Default.

Section 7.02. Acceleration.

Upon the occurrence of any Event of Default known to a Responsible Officer of the Trustee, subject to Section 10.12 hereof, the Trustee may, and shall upon the written request of a Majority of the Bondholders, declare all Bonds then Outstanding to be due and payable immediately, and, upon such declaration, all principal and interest accrued thereon shall become immediately due and payable, and there shall be an automatic corresponding acceleration of the Borrower’s obligation to make all payments required to be made under the Loan Agreement in an amount sufficient to pay immediately all principal of and accrued and unpaid interest on the accelerated Bonds. Interest shall accrue on the Bonds to the date of payment (even if after the date of acceleration).

The provisions of the preceding paragraph, however, are subject to the condition that if, after the principal of the Bonds shall have been so declared to be due and payable, and before any judgment or decree for the payment of the moneys due shall have been obtained or entered as hereinafter provided, there shall be deposited with the Trustee a sum sufficient to pay all matured installments of interest upon all Bonds and the principal of any and all Bonds which shall have become due otherwise than by reason of such declaration and such amount as shall be sufficient

to cover reasonable compensation and reimbursement of expenses payable to the Trustee and each Paying Agent, and all Events of Default hereunder other than nonpayment of the principal of Bonds which shall have become due by such declaration shall have been remedied, then, in every such case, such Event of Default shall be deemed waived and such declaration and its consequences rescinded or annulled, and the Trustee shall promptly give written notice of such waiver, rescission or annulment to the Authority, each Paying Agent and the Borrower and shall give notice thereof to all Holders of Outstanding Bonds; but no such waiver, rescission or annulment shall extend to or affect any subsequent Event of Default or impair any right or remedy consequent thereon.

Section 7.03. Other Remedies; Rights of Bondholders.

Upon the continuance of an Event of Default, if so requested, in writing, by a Majority of the Bondholders, and if satisfactory indemnity has been furnished to it, the Trustee shall exercise such of the rights and powers conferred by this Indenture, the Borrower Security Instruments or any other Basic Agreement as the Trustee, being advised by counsel, shall deem most effective to enforce and protect the interests of the Bondholders; provided that the Trustee may take action with respect to the Loan Agreement only to enforce the rights expressly and specifically assigned to the Trustee under Section 5.01 of this Indenture.

No remedy under this Indenture is intended to be exclusive, and to the extent permitted by law each remedy shall be cumulative and in addition to any other remedy hereunder or now or hereafter existing. No delay or omission to exercise any right or power shall impair such right or power or constitute a waiver of any Default or Event of Default or acquiescence therein; and each such right and power may be exercised as often as deemed expedient. No waiver by the Trustee or the Bondholders of any Default or Event of Default shall extend to any subsequent Default or Event of Default.

Section 7.04. Right of Bondholders to Direct Proceedings.

A Majority of the Bondholders shall have the right at any time, by an instrument or instruments in writing executed and delivered to the Trustee, to direct the method and place of conducting all proceedings to be taken in connection with the enforcement of the terms and conditions of this Indenture, the Borrower Security Instruments, or any other Basic Agreement or for the appointment of a receiver or any other proceedings hereunder or thereunder; provided that such direction shall be in accordance with applicable law and this Indenture and, if applicable, the Borrower Security Instruments, or such other Basic Agreement, and provided that the Trustee shall be indemnified to its satisfaction.

Section 7.05. Application of Moneys.

All moneys received by the Trustee pursuant to any right given or action taken under the provisions of this Article VII shall, after payment of the costs and expenses of the proceedings resulting in the collection of such moneys and of the expenses (including reasonable attorneys' fees and expenses), liabilities and advances owing to or incurred or made by the Trustee, be deposited in the Debt Service Fund and the moneys in the Debt Service Fund shall be applied as follows:

(a) Unless the principal of all the Bonds shall have become or shall have been declared due and payable, all such moneys shall be applied in the following order of priority:

(A) – To the payment to the persons entitled thereto of all installments of interest then due on the Bonds, in the order of the maturity of the installments of such interest (with interest on overdue installments of such interest, to the extent permitted by law, at the rate of interest borne by the Bonds) and, if the amount available shall not be sufficient to pay in full any particular installment, then to the payment ratably, according to the amounts due on such installment, to the persons entitled thereto, without any discrimination or privilege; and

(B) – To the payment to the persons entitled thereto of the unpaid principal of and redemption premium, if any, on any of the Bonds which shall have become due (other than Bonds matured or called for redemption for the payment of which moneys are held pursuant to the provisions of this Indenture), (with interest on overdue installments of principal and redemption premium, if any, to the extent permitted by law, at the rate of interest borne by the Bonds) and, if the amount available shall not be sufficient to pay in full all Bonds due on any particular date, then to the payment ratably according to the amount of principal due on such date, to the persons entitled thereto without any discrimination or privilege; and

(C) – To the payment to the persons entitled thereto as the same shall become due of the principal of and redemption premium, if any, and interest on the Bonds which may thereafter become due and, if the amount available shall not be sufficient to pay in full Bonds due on any particular date, together with interest and redemption premium, if any, then due and owing thereon, payment shall be made ratably according to the amount of interest, principal and redemption premium, if any, due on such date to the persons entitled thereto without any discrimination or privilege.

(D) To the extent not otherwise paid under (A) through (C) above, to the payment of any amounts owing to the Insurer.

(b) If the principal of all the Bonds shall have become due or shall have been declared due and payable, all such moneys shall be applied to the payment of the principal and interest then due and unpaid upon the Bonds, without preference or priority of principal over interest or of interest over principal, or of any installment of interest over any other installment of interest, or of any Bond over any other Bond, ratably, according to the amounts due, respectively,

for principal and interest, to the persons entitled thereto without any discrimination or privilege, with interest on overdue installments of interest or principal, to the extent permitted by law, at the rate of interest borne by the Bonds.

(c) If the principal of all the Bonds shall have been declared due and payable and if such declaration shall thereafter have been rescinded and annulled under the provisions of this Article VII, then, subject to the provisions of paragraph (b) above, in the event that the principal of all the Bonds shall later become due or be declared due and payable, the moneys shall be applied in accordance with the provisions of paragraph (a) above.

Whenever moneys are to be applied pursuant to the provisions of this Section 7.05, such moneys shall be applied at such times, and from time to time, as the Trustee shall determine, having due regard to the amount of such moneys available for application and the likelihood of additional moneys becoming available for such application in the future. Whenever the Trustee shall apply such funds, it shall fix the date (which shall be an Interest Payment Date unless it shall deem another date more suitable) upon which such application is to be made and upon such date interest on the amounts of principal to be paid on such dates shall cease to accrue; provided, that upon an acceleration of Bonds pursuant to Section 7.02 hereof, interest shall cease to accrue on the Bonds on and after the date of actual payment. The Trustee shall give such notice as it may deem appropriate of the deposit with it of any such moneys and of the fixing of any such date, and shall not be required to make payment to the Owner of any Bond until such Bond shall be presented to the Trustee for appropriate endorsement or for cancellation if fully paid.

Section 7.06. Remedies Vested in Trustee.

All rights of action (including the right to file proof of claims) under this Indenture or under any of the Bonds may be enforced by the Trustee without the possession of any of the Bonds or the production thereof in any trial or other proceeding relating thereto, and any such suit or proceeding instituted by the Trustee shall be brought in its name as Trustee without the necessity of joining as plaintiffs or defendants any Bondholders, and any recovery of judgment shall be for the equal and ratable benefit of the Holders of the Outstanding Bonds.

Section 7.07. Rights and Remedies of Bondholders.

No Bondholder shall have any right to institute any proceeding for the enforcement of this Indenture or any right or remedy granted hereby unless (i) an Event of Default is continuing, (ii) a Responsible Officer of the Trustee is deemed to have notice or knowledge thereof or has been notified as provided in Section 8.01(h) hereof, (iii) a Majority of the Bondholders shall have made written request to the Trustee and shall have afforded the Trustee reasonable opportunity to exercise its powers or to institute such proceeding in its own name, and have offered to the Trustee indemnity satisfactory to it, and (iv) the Trustee shall have failed or refused to exercise its power or to institute such proceeding. Such notice, request, offer of indemnity and failure or refusal shall at the option of the Trustee be conditions precedent to the execution of the powers and trusts of this Indenture, and to any action for the enforcement of this Indenture or of any right or remedy granted hereby; the Holders of the Bonds shall have no right to affect or prejudice the lien of this Indenture by their action or to enforce any right hereunder except in the manner herein provided and that proceedings shall be instituted and maintained in the manner herein provided and for the

benefit of the Holders of all Bonds then Outstanding. Notwithstanding the foregoing, each Bondholder shall have a right of action to enforce the payment of the principal of and redemption premium, if any, and interest on any Bond held by it at and after the maturity thereof, from the sources and in the manner expressed in such Bond.

Section 7.08. Waivers of Events of Default.

The Trustee shall waive any Event of Default hereunder and its consequences and rescind any declaration of acceleration of principal upon the written request of (1) at least a Majority of the Bondholders in respect of which default in the payment of principal or interest, or both, exists or (2) at least a Majority of the Bondholders in the case of any other Event of Default; and provided that there shall not be waived any Event of Default specified in subsection (a) or (b) of Section 7.01 hereof unless prior to such waiver or rescission, the Borrower shall have caused to be paid to the Trustee (i) all arrears of principal and interest (other than principal of or interest on the Bonds which became due and payable by declaration of acceleration), with interest at the rate then borne by the Bonds on overdue installments, to the extent permitted by law, and (ii) all expenses of the Trustee in connection with such Event of Default. In case of any waiver or rescission described above, or in case any proceeding taken by the Trustee on account of any such Event of Default shall have been discontinued or concluded or determined adversely, then and in every such case the Authority, the Trustee and the Holders of Bonds shall be restored to their former positions and rights hereunder, respectively, but no such waiver or rescission shall extend to any subsequent or other Event of Default, or impair any right consequent thereon.

Section 7.09. Intervention by Trustee.

In any judicial proceeding which the Trustee believes has a substantial bearing on the interests of the Bondholders, the Trustee may intervene on behalf of the Bondholders.

Section 7.10. Remedies of Authority on Event of Default.

Upon the occurrence and continuance of an Event of Default, neither the Authority nor the Trustee shall be required to take any action which in its respective opinion might cause it to expend time or money or otherwise incur any liability unless satisfactory indemnity has been furnished to it.

THE TRUSTEE

Section 8.01. Acceptance of Trusts.

The Trustee hereby accepts the trusts imposed upon it by this Indenture, and agrees to perform said trusts, but only upon and subject to the following express terms and conditions:

(a) The Trustee, prior to the occurrence of a Default and after the curing of all Defaults which may have occurred, undertakes to perform such duties and only such duties as are specifically set forth in this Indenture and the Loan Agreement. In case a Default has occurred (which has not been cured or waived), the Trustee shall exercise such of the rights and powers

vested in it by this Indenture, and use the same degree of care and skill in the exercise of such rights and powers as an ordinary, prudent trustee would exercise or use in the conduct of his own affairs.

(b) The Trustee may execute any of the trusts or powers hereof and perform any of its duties by or through attorneys, agents, receivers or employees, but shall not be answerable for the conduct of the same if appointed with due care and the Trustee shall be entitled to advice of counsel concerning its duties hereunder, and may in all cases pay such reasonable compensation to all such attorneys, agents, receivers and employees as may reasonably be employed in connection with the trusts hereof. The Trustee may act upon the opinion or advice of any attorney (who may be the attorney or attorneys for the Authority or the Borrower) selected by the Trustee in the exercise of reasonable care. The Trustee shall not be responsible for any loss or damage resulting from any action or inaction taken or not taken, as the case may be, in good faith in reliance upon such opinion or advice.

(c) The Trustee shall not be responsible for any recital herein or in the Bonds (except with respect to the certificate of authentication endorsed on the Bonds), or for insuring the 2026 Project Facilities, or for collecting any insurance moneys, or for the validity of the execution by the Authority of this Indenture or of any supplements hereto or instruments of further assurance, or for the sufficiency of the security for the Bonds issued hereunder or intended to be secured hereby, or for the value or title of the 2026 Project Facilities or any lien waivers with respect to the 2026 Project Facilities, and the Trustee shall not be bound to ascertain or inquire as to the performance or observance of any covenants, conditions or agreements on the part of the Borrower under the Loan Agreement except as hereinafter set forth; but the Trustee may require of the Authority and the Borrower full information and advice as to the performance of the aforesaid covenants, conditions and agreements. The Trustee shall have no obligation to perform any of the duties of the Authority under the Loan Agreement.

(d) The Trustee shall not be accountable for the use of any Bonds authenticated or delivered hereunder or for the use of any Bond proceeds applied as directed by the Authority. The Trustee may become the Owner of Bonds secured hereby with the same rights which it would have if not the Trustee hereunder.

(e) The Trustee shall be protected in acting upon any notice, request, consent, certificate, order, affidavit, letter, telegram or other paper or document believed to be genuine and correct and to have been signed or sent by the proper person or persons. Any action taken by the Trustee pursuant to this Indenture upon the request or authority or consent of any person who at the time of making such request or giving such authority or consent is the Owner of any Bond shall be conclusive and binding upon all future owners of the same Bond and upon Bonds issued in exchange therefor or in place thereof.

(f) As to the existence or nonexistence of any fact or as to the sufficiency or validity of any instrument, paper or proceeding, the Trustee shall be entitled to conclusively rely upon a certificate signed by an Authorized Officer or an Borrower Representative as sufficient evidence of the facts therein contained and prior to the occurrence of a Default of which the Trustee has been notified as provided in Section 8.01(h) hereof, or of which by said subsection the Trustee is deemed to have notice, shall also be at liberty to accept a similar certificate to the effect that any

particular dealing, transaction or action is necessary or expedient, but may at its discretion secure such further evidence deemed by it to be necessary or advisable, but shall in no case be bound to secure the same. The Trustee may accept a certificate of an Authorized Officer to the effect that a resolution in the form therein set forth has been adopted by the Authority as conclusive evidence that such resolution has been duly adopted and is in full force and effect.

(g) The permissive right of the Trustee to do things enumerated in this Indenture shall not be construed as a duty, and the Trustee shall not be answerable for other than its negligence or willful misconduct.

(h) The Trustee shall not be required to take notice or be deemed to have notice of any Default hereunder except for Defaults specified in subsections (a) or (b) of Section 7.01 hereof, unless a Responsible Officer of the Trustee shall be specifically notified in writing at its Principal Office of such Default by the Authority or by the Holders of at least 50% in aggregate principal amount of Outstanding Bonds, and all notices or other instruments required by this Indenture to be delivered to the Trustee, must, in order to be effective, be received by a Responsible Officer at the Principal Office of the Trustee, and in the absence of such notice so delivered the Trustee may conclusively assume there is no Default except as aforesaid.

(i) At any and all reasonable times the Trustee, and its duly authorized agents, attorneys, experts, engineers, accountants and representatives, shall have the right fully to inspect all books and records of the Authority pertaining to the 2026 Project Facilities and the Bonds, and to make such copies and memoranda from and with regard thereto as may be desired.

(j) The Trustee shall not be required to give any bond or surety in respect of the execution of this Indenture or otherwise in respect of the premises.

(k) Notwithstanding anything elsewhere in this Indenture with respect to the authentication of any Bonds, the withdrawal of any cash, the release of any property or any action whatsoever within the purview of this Indenture, the Trustee shall have the right, but shall not be required, to demand any showings, certificates, opinions, appraisals or other information, or corporate action or evidence thereof, in addition to that by the terms hereof required as a condition of such action, deemed desirable by the Trustee for the purpose of establishing the right of the Authority to the authentication of any Bonds, the withdrawal of any cash or the taking of any other action.

(l) Before taking any action under this Indenture or under the Loan Agreement (other than accelerating the Bonds as required under Section 7.02 hereof and paying the principal of, redemption premium (if any) and interest on the Bonds as the same shall become due and payable), the Trustee may require that a satisfactory indemnity bond be furnished for the reimbursement of any expenses to which it may be put and to protect it against all liability, except liability which is adjudicated to have resulted from its negligence or willful misconduct in connection with any such action.

(m) All moneys received by the Trustee shall, until used or applied or invested as herein provided, be held in trust for the purposes for which they were received but need not be segregated from other funds except to the extent otherwise required herein or required by law.

(n) The Trustee's immunities and protections from liability and its right to compensation and indemnification in connection with the performance of its duties under this Indenture shall extend to the Trustee's officers, directors, agents and employees. Notwithstanding anything else contained herein or in any other document or instrument executed by or on behalf of the Trustee in connection herewith, no stipulation, covenant, agreement or obligation contained herein or therein shall be deemed or construed to be a stipulation, covenant, agreement or obligation of any present or future officer, director, employee, or agent of the Trustee in any such person's individual capacity and no such person, in his individual capacity shall be liable personally for any breach or non-observance of or for any failure to perform, fulfill or comply with any such stipulation, covenant, agreement or obligation. All immunities and protections and rights to indemnification of the Trustee and its officers, directors, employees and agents, together with the Trustee's rights to compensation, shall survive the Trustee's resignation or removal and final payment of the Bonds.

(o) Notwithstanding anything else herein contained, (i) the Trustee shall not be liable for any error or judgment made in good faith unless it is proven that the Trustee was negligent in ascertaining the pertinent facts, and (ii) no provisions of this Indenture shall require the Trustee to expend or risk its own funds or otherwise incur any financial liability in the performance of any of its duties hereunder, or in the exercise of any of its rights or powers, if it believes the repayment of such funds or adequate indemnity against such risk or liability is not reasonably assured to it.

(p) In the event the Trustee receives inconsistent or conflicting requests and indemnity from two or more groups of Holders of the Bonds, each representing less than a majority in aggregate principal amount of the Bonds Outstanding, the Trustee, in its sole discretion, may determine what action, if any, shall be taken.

(q) The Trustee shall have no responsibility for any registration, filing, recording, registration, refiling or rerecording of this Indenture or any other document or instrument executed in connection with this Indenture and the issuance and sale of the Bonds, including without limitation, any financing statements or continuation statements with respect thereto.

(r) To the extent that it is necessary for the Trustee to determine whether any Person is a Beneficial Owner, the Trustee shall make such determination based on a certification of such Person (on which the Trustee may conclusively rely) setting forth in satisfactory detail the principal balance and bond certificate owned and any intermediaries through which such bond certificate is held. The Trustee shall be entitled to rely conclusively on information it receives from DTC or other applicable Securities Depository, its direct participants and the indirect participating brokerage firms for such participants with respect to the identity of a Beneficial Owner. The Trustee shall not be deemed to have actual or constructive knowledge of the books and records of DTC or its participants.

(s) The Trustee shall have no obligation or duty to review any financial statements (audited or otherwise) filed with it and shall not be deemed to have notice of the content of such statements or a default based on such content and shall have no obligation or duty to verify the accuracy of such statements.

(t) The Trustee shall have no responsibility with respect to any information in any offering memorandum or document or disclosure material relating to the Bonds or for compliance with securities laws in connection with the issuance and sale of the Bonds.

(u) The Trustee shall have the right to accept and act upon instructions, including funds transfer instructions (“Instructions”) given pursuant to this Indenture and delivered using Electronic Means; provided, however, that the Authority shall provide to the Trustee an incumbency certificate listing officers with the authority to provide such Instructions (“Authorized Officers”) and containing specimen signatures of such Authorized Officers, which incumbency certificate shall be amended by the Authority whenever a person is to be added or deleted from the listing. If the Authority elects to give the Trustee Instructions using Electronic Means and the Trustee in its discretion elects to act upon such Instructions, the Trustee’s understanding of such Instructions shall be deemed controlling. The Authority understands and agrees that the Trustee cannot determine the identity of the actual sender of such Instructions and that the Trustee shall conclusively presume that directions that purport to have been sent by an Authorized Officer listed on the incumbency certificate provided to the Trustee have been sent by such Authorized Officer. The Authority shall be responsible for ensuring that only Authorized Officers transmit such Instructions to the Trustee and that the Authority and all Authorized Officers are solely responsible to safeguard the use and confidentiality of applicable user and authorization codes, passwords and/or authentication keys upon receipt by the Authority.

Section 8.02. Merger, Consolidation and Succession to Business.

Any corporation or association into which the Trustee may be merged with or with which it may be consolidated, or any corporation or association resulting from any such merger or consolidation to which the Trustee shall be a party, or any corporation or association succeeding to all or substantially all of the corporate trust business of the Trustee, shall be the successor of the Trustee hereunder, provided such corporation or association shall be otherwise qualified and eligible under this Article VIII, and shall be vested with all of the title to the whole property or Pledged Property and all the trusts, powers, discretions, immunities, privileges and all other matters as was its predecessor, without the execution or filing of any paper or any further act on the part of any of the parties hereto. In case any Bonds shall have been authenticated, but not delivered, by the Trustee then in office, any successor by merger or consolidation to such authenticating Trustee may adopt such authentication and deliver such Bonds so authenticated with the same effect as if such successor Trustee had itself authenticated such Bonds.

No successor Trustee shall accept its appointment unless at the time of such acceptance such successor shall be qualified and eligible under this Article VIII.

Section 8.03. Resignation by Trustee; Removal.

The Trustee may at any time resign from the trusts hereby created by giving sixty (60) days written notice to the Authority, to the Borrower and to each Bondholder, but such resignation shall not take effect until the appointment of a successor Trustee, acceptance by the successor Trustee of such trusts and assignment to such successor Trustee of the rights of the predecessor Trustee under the Borrower Security Instruments. The Trustee may be removed at any time by an instrument or concurrent instruments in writing delivered to the Trustee, the Authority and the

Borrower and signed by the Authority or a Majority of the Bondholders, but such removal shall not take effect until the appointment of a successor Trustee and acceptance by the successor Trustee of such trusts. The Trustee may also be removed at any time for any breach of trust, or for acting or proceeding in violation of, or for failing to act or proceeding in accordance with, any provision of this Indenture or any other Basic Agreement with respect to the duties and obligations of the Trustee, by any State court of competent jurisdiction upon the application of the Authority, the Borrower or a Majority of the Bondholders.

Section 8.04. Appointment of Successor Trustee.

If the Trustee hereunder shall resign or be removed, or be dissolved, or otherwise become incapable of acting hereunder, or in case it shall be taken under the control of any public officer or officers, or of a receiver appointed by a court, a successor shall be appointed by the Authority with the consent of the Borrower. If the Authority does not appoint a successor Trustee within forty-five (45) days of the Trustee providing notice of its resignation, the Trustee may petition a State court of competent jurisdiction to appoint a successor Trustee. At any time within one (1) year after any such vacancy shall have occurred and provided a court has not appointed a successor Trustee as provided above, a Majority of the Bondholders may appoint a successor Trustee by an instrument or concurrent instruments in writing signed by or on behalf of such Holders, which appointment shall supersede any Trustee theretofore appointed by the Authority. Each successor Trustee shall be a trust company or bank having the powers of a trust company which is in good standing and has a reported capital, surplus and undivided profits of not less than \$100,000,000. Any such successor Trustee shall become Trustee upon giving notice to the Borrower, the Authority and the Bondholders, if any, of its acceptance of the appointment, vested with all the property, rights and powers of the Trustee hereunder, without any further act or conveyance. Any predecessor Trustee shall execute, deliver and record and file such instruments as the Trustee may reasonably require to confirm or perfect any such succession.

Section 8.05. Dealing in Bonds.

The Trustee and any of its directors, officers, employees or agents may become the owners of any or all of the Bonds secured hereby with the same rights as if such owner were not the Trustee or an affiliate of the Trustee.

Section 8.06. Trustee as Bond Registrar; List of Bondholders.

The Trustee is hereby designated as bond registrar for the Bonds and, as such, will keep on file a list of names and addresses of the Holders of all Bonds; provided, however, that the Trustee shall be under no responsibility with regard to the accuracy of the address of any Bondholder. At reasonable times and under reasonable regulations established by the Trustee, such list may be inspected and copied by the Authority or by owners (or a designated representative thereof) of Bonds then Outstanding, such ownership and the authority of any such designated representative to be evidenced to the satisfaction of the Trustee.

Section 8.07. Successor Trustee as Custodian of Funds, Bond Registrar and Paying Agent.

In the event of a change in the office of Trustee, the predecessor Trustee which has resigned or been removed shall cease to be custodian of any funds it may hold pursuant to this Indenture, and cease to be the bond registrar and Paying Agent for any of the Bonds, and the successor trustee shall become such custodian, bond registrar and Paying Agent.

Section 8.08. Adoption of Authentication.

In case any Bonds shall have been authenticated but not delivered, any successor Trustee may adopt the certificate of authentication of the predecessor Trustee and deliver the Bonds as so authenticated.

Section 8.09. Designation and Succession of Paying Agents.

After thirty (30) days written notice to the Authority and subject to the Authority's approval (which shall not unreasonably be withheld or delayed), the Trustee may designate any other banks or trust companies as Paying Agent. Any bank or trust company with or into which any Paying Agent other than the Trustee may be merged or consolidated, or to which the assets and business of such Paying Agent may be sold, shall be deemed the successor to such Paying Agent for the purposes of this Indenture. If the position of such Paying Agent shall become vacant for any reason, the Trustee shall, within thirty (30) days thereafter, appoint a bank or trust company located in the same state as such Paying Agent to fill such vacancy, subject to the Authority's approval (which shall not unreasonably be withheld or delayed). The Paying Agents shall enjoy the same protective provisions in the performance of their duties hereunder as are specified in Section 8.01 hereof with respect to the Trustee, insofar as such provisions may be applicable.

Section 8.10. Trustee to Retain Information; No Responsibility.

So long as any of the Bonds shall be Outstanding, the Trustee shall retain all certificates, all financial statements and all other written information furnished to it by or on behalf of the Authority, the Borrower or any other Person under this Indenture, the Loan Agreement and the other Basic Agreements and shall make such documentation available for review after reasonable notice during regular business hours at the Principal Office of the Trustee to the Authority, the Borrower and any Bondholder and, so long as the Bonds are held by DTC or other Securities Depository or its nominee, any Beneficial Owner of Bonds presenting evidence of such ownership reasonably satisfactory to the Trustee. The Trustee shall permit such reviewers to take copies of all or any part of such documentation, subject to their payment of such reasonable copying and handling charges as the Trustee may impose. Unless otherwise expressly provided, the Trustee shall not have any responsibility with respect to any such reports, notices, certificates, financial statements and other written information furnished to it hereunder, except to make them available for inspection, at reasonable times, as provided above.

Section 8.11. Certain Notices to Rating Agencies and Bondholders.

The Trustee shall give or cause to be given to each Rating Agency then rating the Bonds notice of (i) any change in the identity of the Trustee, (ii) any amendment to this Indenture, (iii) any optional redemption, defeasance or acceleration of Bonds, and (iv) the occurrence of any Event of Default under this Indenture. For the purpose of this paragraph, the addresses of the Rating

Agencies shall be the following (or in each case such other address as the Rating Agency has specified to the parties hereto):

Moody's Investors Service
7 World Trade Center at 250 Greenwich Street
Municipal Structured Product Group – 23rd Floor
New York, New York 10007
Fax: 212-553-1066
MSPGSurveillanceGroup@Moody's.com

S&P Global Ratings
55 Water Street, 38th Floor
New York, New York 10041
Attention: Public Finance Department
Structured Finance Group

Fitch Ratings
One State Street Plaza
New York, New York 10004
Attention: Municipal Structured Finance

Section 8.12. Compensation and Reimbursement.

The Authority shall pay to the Trustee (solely from Additional Loan Payments) from time to time reasonable compensation for all services rendered under this Indenture, and also all reasonable expenses, charges, legal and consulting fees and other disbursements and those of their attorneys, agents and employees, incurred in and about the performance of their powers and duties under this Indenture. All moneys received by the Trustee pursuant to any right given or action taken under the provisions of Article VII hereof shall first be applied to payment of the costs and expenses of the proceedings resulting in the collection of such moneys and of the expenses (including reasonable attorneys' fees and expenses), liabilities and advances owing to or incurred or made by the Trustee and, thereafter, shall be deposited and applied as set forth in Section 7.05 hereof. The Trustee agrees that the Authority shall have no liability for any fees, charges, and expenses of the Trustee, except to the extent provided in this Section 8.12.

No provision of this Indenture shall require the Trustee to expend or risk its own funds or otherwise incur any financial liability in the performance of any of its duties hereunder, or in the exercise of its rights or powers, if it has not received the agreed compensation for such services or, in cases where the Trustee has a right to reimbursement for such performance or exercise, if it shall have reasonable grounds for believing that repayment of such funds or adequate indemnity against such risk or liability is not reasonably assured to it.

The Authority hereby agrees, to the extent permitted by law, but solely from the sources described in the first paragraph of this Section 8.12, to reimburse for any costs or reasonable expenses which the Trustee may incur in connection with the performance by the Trustee of its obligations under this Indenture; provided, however, that the Authority shall not be required to reimburse the Trustee for any costs or expenses caused in whole or in part by the Trustee's

negligence, bad faith, breach of contract or willful misconduct arising out of or as a result of the Trustee's performing its obligations hereunder or undertaking any transaction contemplated hereby; and further provided, that the foregoing is subject to the limitations of the provisions of the New Jersey Tort Claims Act, N.J.S.A. 59:2-1 *et seq.* and the New Jersey Contractual Liability Act, N.J.S.A. 59:13-1 *et seq.* While the New Jersey Contractual Liability Act, N.J.S.A. 59:13-1 *et seq.* is not applicable by its terms to claims arising under contracts with the Authority, the Trustee, by accepting their appointments as such hereunder, agrees that such statute (except N.J.S.A. 59:13-9) shall be applicable to all claims against the Authority arising under this Section 8.12.

SUPPLEMENTAL INDENTURES AND WAIVERS; AMENDMENT OF LOAN AGREEMENT

Section 9.01. Supplemental Indentures Not Requiring Consent of Bondholders.

The Authority and the Trustee may, without consent of, or notice to, any of the Bondholders, enter into an indenture or indentures supplemental to this Indenture for any one or more of the following purposes:

- (a) To cure any ambiguity or formal defect or omission in this Indenture;
- (b) To grant to or confer upon the Trustee for the benefit of the Bondholders any additional rights, remedies, powers or authorities that may lawfully be granted to or conferred upon the Bondholders or the Trustee;
- (c) To subject to this Indenture additional revenues, properties or collateral;
- (d) To modify, amend or supplement this Indenture or any indenture supplemental hereof in such manner as to permit the qualification hereof and thereof under the Trust Indenture Act of 1939, as amended, or any similar federal statute hereafter in effect or to permit the qualification of the Bonds for sale under the securities laws of any of the states of the United States of America;
- (e) To evidence the appointment of a successor Trustee or a new Trustee hereunder;
- (f) To correct any description of, or to reflect changes in, any of the properties comprising the Pledged Property;
- (g) To make any revisions of this Indenture that shall be required by Moody's, Fitch or S&P in order to obtain or maintain an investment grade rating on the Bonds;
- (h) To provide for an uncertificated system of registering the Bonds or to provide for changes to or from the book-entry system;

(i) To effect any other change herein which, in the judgment of the Trustee, is not to the prejudice of the Trustee or the Bondholders (in making such determination, the Trustee shall be entitled to rely conclusively upon an opinion of Bond Counsel); or

(j) To conform to the terms and provisions of a Swap which is to be secured on parity with the Bonds.

In the event any Rating Agency has issued a rating which is outstanding on any of the Bonds, such Rating Agency or Rating Agencies, as the case may be, shall receive prior written notice from the Trustee of the proposed amendment but such notice shall not be a condition of the effectiveness of such amendment.

Section 9.02. Supplemental Indentures Requiring Consent of Bondholders.

Exclusive of supplemental indentures permitted by Section 9.01 hereof and subject to the terms and provisions contained in this Section 9.02, and not otherwise, a Majority of Bondholders shall have the right, from time to time, anything contained in this Indenture to the contrary notwithstanding, to consent to and approve the execution by the Authority and the Trustee of such other indenture or indentures supplemental hereto as shall be deemed necessary and desirable for the purpose of modifying, altering, amending, adding to or rescinding, in any particular, any of the terms or provisions contained in this Indenture or in any supplemental indenture; provided, however, that nothing in this Section 9.02 or in Section 9.01 hereof contained shall permit, or be construed as permitting, without the consent of the Holders of 100% of the Outstanding Bonds affected thereby, any amendment permitting or providing for (a) an extension of the maturity of the principal of, or the interest on, any Bond issued hereunder, or (b) a reduction in the principal amount of, or redemption premium on, any Bond or the rate of interest thereon, or (c) a privilege or priority of any Bond or Bonds over any other Bond or Bonds, or (d) a reduction in the aggregate principal amount of the Bonds required for consent to such supplemental indentures or any modifications or waivers of the provisions of this Indenture or the Loan Agreement, or (e) the creation of any lien ranking prior to or on a parity with the lien of this Indenture on the Pledged Property or any part thereof, except as hereinbefore expressly permitted, (f) the deprivation of the Owner of any Outstanding Bond of the lien hereby created on the Pledged Property, or (g) any change in the redemption price of any Bonds subject to redemption pursuant to Section 4.01(a) hereof, or the time for giving of notice of redemption pursuant to Section 4.03 hereof.

If at any time the Authority shall request the Trustee, in writing, to enter into any such supplemental indenture for any of the purposes of this Section 9.02, the Trustee shall, upon being satisfactorily indemnified with respect to expenses, cause notice of the proposed execution of such supplemental indenture to be given to the Bondholders in the same manner as provided in Section 4.03 of this Indenture for the giving of notices of redemption; provided, that prior to the delivery of such notice, the Trustee shall receive an opinion of Bond Counsel to the effect that the supplemental indenture complies with the provisions of this Indenture and will not adversely affect the exclusion of interest on the Bonds from gross income for federal income tax purposes. Such notice shall briefly set forth the nature of the proposed supplemental indenture and shall state that copies thereof are on file at the Principal Office of the Trustee for inspection by all Bondholders. If, within sixty (60) days or such longer period as shall be prescribed by the Authority following such notice, the Holders of not less than a majority in aggregate principal amount of the Bonds

Outstanding at the time of the execution of any such supplemental indenture shall have consented to and approved the execution thereof as herein provided, no Bondholder shall have any right to object to any of the terms and provisions contained therein, or the operation thereof, or in any manner to question the propriety of the execution thereof, or to enjoin or restrain the Trustee or the Authority from executing the same or from taking any action pursuant to the provisions thereof. Upon the execution of any such supplemental indenture as in this Section 9.02 permitted and provided, this Indenture shall be and be deemed to be modified and amended in accordance therewith.

In the event S&P, Fitch or Moody's has issued a rating of any of the Bonds, the Trustee shall mail to each such Rating Agency prior written notice of the proposed amendment but such notice shall not be a condition of the effectiveness of such amendment.

Section 9.03. Borrower Consent.

Anything herein to the contrary notwithstanding, a supplemental indenture under this Article IX shall not become effective unless and until the Borrower shall have consented to the execution and delivery of such supplemental indenture. In this regard, the Trustee shall cause notice of the proposed execution of any such supplemental indenture together with a copy of the proposed supplemental indenture to be mailed to the Borrower at least fifteen (15) Business Days prior to the proposed date of execution and delivery of any such supplemental indenture.

Section 9.04. Opinion of Counsel.

The Trustee and the Authority shall be entitled to receive, and shall be fully protected in conclusively relying upon, the opinion of any Counsel approved by it, who may be counsel for the Authority, as conclusive evidence that a proposed supplemental indenture complies with the provisions of this Indenture, and that it is proper for the Trustee and the Authority, respectively, under the provisions of this Article IX, to join in the execution of such supplemental indenture.

Section 9.05. Modification by Unanimous Consent.

Notwithstanding anything contained elsewhere in this Indenture, the rights and obligations of the Borrower, the Authority, the Trustee and the Holders of the Bonds, and the terms and provisions of the Bonds and this Indenture, any other Basic Agreement or any supplemental agreement may be modified or altered in any respect with the consent of the Borrower, the Authority, the Trustee, and the Holders of all of the Bonds then Outstanding.

Section 9.06. Execution of Amendments and Supplements by Trustee.

The Trustee shall not be obligated to sign any amendment or supplement to this Indenture, the Loan Agreement or the Bonds pursuant to this Article IX if the amendment or supplement, in the judgment of the Trustee, could adversely affect the rights, duties, liabilities, protections, privileges, indemnities or immunities of the Trustee. In signing an amendment or supplement, the Trustee (subject to Section 8.01 hereof) shall be fully protected in conclusively relying on an opinion of Bond Counsel stating that such amendment or supplement is authorized by this Indenture and will not adversely affect the exclusion from gross income for federal income tax purposes of interest on the Bonds.

Section 9.07. **Amendments to Loan Agreement Not Requiring Consent of Bondholders.**

The Authority and the Trustee may, without the consent of or notice to the Bondholders, consent to any amendment, change or modification of the Loan Agreement as may be required or permitted (i) by the provisions of the Loan Agreement, (ii) for the purpose of curing any ambiguity or formal defect or omission in the Loan Agreement, (iii) so as to more precisely identify the 2026 Project Facilities, (iv) to enter into an indenture or indentures supplemental hereto as provided in Section 9.01 hereof, (v) to make any revisions that shall be required by a Rating Agency in order to obtain or maintain an investment grade rating on the Bonds, or (vi) in connection with any other change therein which, in the opinion of Bond Counsel, neither adversely affects the security pledged to repay the Bondholders nor adversely affects the exclusion of interest on the Bonds from gross income for federal income tax purposes, provided that no such amendment may modify the rights or obligations of the Trustee without the written consent of the Trustee.

Section 9.08. **Amendments to Loan Agreement Requiring Consent of Bondholders.**

Except for the amendments, changes or modifications as provided in Section 9.07 hereof, neither the Authority nor the Trustee shall consent to any other amendment, change or modification of the Loan Agreement without mailing of notice and the written approval or consent of a Majority of Bondholders, provided that the written consent of the Holders of all Bonds Outstanding is required for any amendment, change or modification of the Loan Agreement that would permit the termination or cancellation of the Loan Agreement or a reduction in or postponement of the payments under the Loan Agreement or any change in the provisions relating to payment thereunder except as provided in Section 9.01 hereof. If at any time the Authority and the Borrower shall request the consent of the Trustee to any such proposed amendment, change or modification of the Loan Agreement, the Trustee shall, upon being satisfactorily indemnified with respect to expenses, cause notice of such proposed amendment, change or modification to be given in the same manner as provided by Section 9.02 hereof with respect to supplemental indentures; provided, that prior to the delivery of such notice or request, the Trustee or the Authority may require that an opinion of Bond Counsel be furnished to the effect that such amendment, change or modification complies with the provisions of this Indenture and will not adversely affect the exclusion of interest on the Bonds from gross income for federal income tax purposes. Such notice shall briefly set forth the nature of such proposed amendment, change or modification and shall state that copies of the instrument embodying the same are on file at the Principal Office of the Trustee for inspection by all Bondholders.

MISCELLANEOUS

Section 10.01. **Consents, etc., of Bondholders.**

Any consent, request, direction, approval, objection or other instrument required by this Indenture to be signed and executed by the Bondholders may be in any number of concurrent documents and may be executed by such Bondholders in person or by agent appointed in writing. Proof of the execution of any such consent, request, direction, approval, objection or other

instrument or of the written appointment of any such agent or of the ownership of Bonds, if made in the following manner, shall be sufficient for any of the purposes of this Indenture, and shall be conclusive in favor of the Trustee with regard to any action taken by it under such request or other instrument. The fact and date of the execution by any person of any such instrument or writing may be proved by the affidavit of a witness of such execution or by an officer authorized by law to take acknowledgments of deeds certifying that the person signing such instrument or writing acknowledged to him the execution thereof. The fact of ownership of Bonds and the amount or amounts, numbers and other identification of such Bonds, and the date of owning the same shall be proved by the registration books of the Authority maintained by the Trustee pursuant to Section 3.06 hereof. The fact of beneficial ownership of Bonds in book-entry form, when required, shall be determined as provided in Section 8.01(r).

Section 10.02. Limitation of Rights.

With the exception of any rights herein expressly conferred, nothing expressed or mentioned in or to be implied from this Indenture or the Bonds is intended or shall be construed to give to any person or company other than the parties hereto, the Paying Agent, the Bond Registrar, the Insurer, the provider of any Swap and the Bondholders, any legal or equitable right, remedy or claim under or with respect to this Indenture or any covenants, conditions and provisions herein contained; this Indenture and all of the covenants, conditions and provisions hereof being intended to be and being for the sole and exclusive benefit of the parties hereto, the Insurer, the provider of any Swap and the Bondholders as herein provided.

Section 10.03. Severability.

If any provision of this Indenture shall be held or deemed to be or shall, in fact, be illegal, inoperative or unenforceable, the same shall not affect any other provision or provisions herein contained or render the same invalid, inoperative or unenforceable to any extent whatever.

Section 10.04. Notices.

All notices, certificates or other communications hereunder shall be given, and deemed received, if given in the manner provided in Section 5.4 of the Loan Agreement. A copy of each notice, certificate or other communication given by any party hereto shall also be given to the other party hereto and to the Borrower in the manner provided for in this Section 10.04.

A duplicate copy of each notice required to be given hereunder by any person listed above shall also be given to the others. The Authority, the Borrower and the Trustee, may designate any further or different addresses to which subsequent notices, certificates or other communications shall be sent.

Unless expressly set forth herein, all notices, certificates or other communications hereunder shall be in writing.

Section 10.05. Payments Due on Saturdays, Sundays and Holidays.

In any case where a Payment Date is not a Business Day, then payment of interest or principal and any redemption premium due on the Bonds on such day need not be made by the

Trustee on such date but may be made on the next succeeding Business Day with the same force and effect as if made on the Payment Date.

*Section 10.06. **Extent of Authority Covenants; No Personal Liability.***

No covenant, stipulation, obligation or agreement of the Authority contained in this Indenture or any other Basic Agreement shall be deemed to be a covenant, stipulation, obligation or agreement of any present or future member, director, officer, employee, counsel or agent of the Authority in his or her individual capacity; and no such person (including any such person executing the Bonds) shall be liable personally on the Bonds or be subject to any personal liability by reason of their issuance. No recourse shall be had by the Borrower, the Trustee or any Bondholder for any claim based on any Basic Agreement against any member, director, officer, employee, counsel or agent of the Authority alleging personal liability on the part of such person unless such claim is based upon the willful dishonesty of or intentional violation of law by such person.

*Section 10.07. **Bonds Owned by Authority or Borrower.***

In determining whether Holders of the requisite aggregate principal amount of the Bonds have concurred in any direction, consent or waiver under this Indenture or any other Basic Agreement, Bonds which are owned by the Authority or the Borrower (unless one or more of such Persons own all of the Bonds which are then Outstanding, determined without regard to this Section 10.07) shall be disregarded and deemed not to be Outstanding for the purpose of any such determination, except that, for the purpose of determining whether the Trustee shall be protected in relying on any such direction, consent or waiver, only Bonds which the Trustee knows are so owned shall be so disregarded. Bonds so owned which have been pledged in good faith may be regarded as Outstanding if the pledgee establishes to the satisfaction of the Trustee the pledgee's right so to act with respect to such Bonds and that the pledgee is not the Authority or the Borrower (unless one or more of such Persons own all of the Bonds which are then Outstanding, determined without regard to this Section 10.07). In case of a dispute as to such right, any decision by the Trustee taken in good faith upon the advice of counsel shall be full protection to the Trustee in accordance with its standards of performance hereunder.

*Section 10.08. **Captions; Index.***

The captions, headings and index in this Indenture are for convenience only and in no way define or describe the scope or content of any provision of this Indenture.

*Section 10.09. **Counterparts.***

This Indenture may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same agreement.

*Section 10.10. **Governing Law.***

This Indenture and the Bonds shall be governed by the laws of the State.

*Section 10.11. **Compliance With Certain State Law Provisions.***

(a) In accordance with L. 2005, c.92, the Trustee covenants and agrees that all services performed under this Indenture and any supplemental indenture shall be performed within the United States of America.

(b) The Trustee hereby acknowledges that it has been advised of its responsibility to file an annual disclosure statement on political contributions with the New Jersey Election Law Enforcement Commission (“ELEC”) pursuant to *N.J.S.A.* 19:44A-20.13 (P.L. 2005, c.271, Section 3) if the Trustee enters into agreements or contracts, such as this Indenture, with a New Jersey public entity, such as the Authority, and receives compensation or fees in excess of \$50,000 or more in the aggregate from New Jersey public entities, such as the Authority, in a calendar year. It is the Trustee’s responsibility to determine if filing is necessary. Failure to so file can result in the imposition of financial penalties by ELEC. Additional information about this requirement is available from ELEC at 888-313-3532 or at www.elec.state.nj.us.

(c) The Trustee represents and warrants that all information, certifications and disclosure statements previously provided in connection with P.L. 2005, c.51, as amended by P.L. 2023, c.30 (codified at *N.J.S.A.* 19:44A 20.13 to 20.25 (“**Chapter 51**”) and Executive Order 333 (Murphy, 2023) (“**Executive Order 333**”), are true and correct as of the date hereof and that all such statements have been made with full knowledge that the Authority has relied upon the truth of the statements contained therein in engaging the Trustee in connection with the Bonds. The Trustee agrees that it will maintain continued compliance with Chapter 51, Executive Order 333 and any regulations pertaining thereto. The Trustee acknowledges that upon its failure to make required filings thereunder or the making of a contribution prohibited thereunder, the Authority may remove the Trustee as trustee under this Indenture and may exercise any remedies afforded to it at law or in equity.

(d) The Trustee represents and warrants that it has complied with the requirements of N.J.S.A. 52:32-58 and has filed a certification with the Authority that it is not identified on the list of persons engaging in investment activities in Iran.

(e) The Trustee represents and warrants that in accordance with N.J.S.A. 52:32-60.1 et seq. (P.L. 2022, c. 3), the Trustee has executed and delivered to the Authority a “Certification of Non-Involvement in Prohibited Activities in Russia or Belarus” in the form available at www.nj.gov/treasury/administration/pdf/DisclosureofProhibitedActivitesinRussiaBelarus.pdf certifying that it is not identified on the list of persons or entities engaging in prohibited activities in Russia or Belarus.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, each of the Authority and the Trustee has caused this Indenture to be executed and delivered in its name and behalf by its authorized officer or authorized agent, all as of the date appearing on page 1.

NEW JERSEY EDUCATIONAL FACILITIES
AUTHORITY

By: _____
Sheryl A. Stitt
Executive Director

Attest:

Steven P. Nelson
Assistant Secretary

THE BANK OF NEW YORK MELLON

By: _____
Glenn Kunak
Vice President

[Signature Page to Trust Indenture]

SCHEDULE I
BONDS TO BE REFUNDED

EXHIBIT A
LIST OF INVESTMENT OBLIGATIONS

Investment Types

- A. U.S. Treasury and other government obligations that carry the full faith and credit guarantee of the United States for the payment of principal and interest.
- B. Federal Agency or U.S. government sponsored enterprises (GSE) obligations, participations or other instruments.
- C. Bonds or notes issued by any state or municipality.
- D. Negotiable bank certificates of deposit, deposit notes or other deposit obligations issued by a nationally or state chartered bank, credit union or savings association, or by a federally or state-licensed branch of a foreign bank or financial institution.
- E. Commercial paper.
- F. Corporate bonds and medium term notes.
- G. Asset-backed securities.
- H. Investment agreements or guaranteed investment contracts (GICs).
- I. Certificates of deposit of any bank, savings and loan or trust company organized under the laws of the United States or any state thereof, including the trustee or any Holder of the Bonds, provided that such certificates of deposit shall be fully collateralized (with a prior perfected security interest), to the extent they are not insured by the Federal Deposit Insurance Corporation (FDIC), by Investment Obligations described in (A) and (B) above having a market value at all times equal to the uninsured amount of such deposit.
- J. Repurchase agreements that meet the following requirements:
 - a. Must be governed by a written SIFMA Master Repurchase Agreement which specifies securities eligible for purchase and resale, and which provides the unconditional right to liquidate the underlying securities should the counterparty default or fail to provide full timely repayment.
 - b. Counterparty must be a Federal Reserve Bank, a Primary Dealer as designated by the Federal Reserve Bank of New York, or a nationally chartered commercial bank.
 - c. Securities underlying repurchase agreements must be delivered to a third party custodian under a written custodial agreement that may be of deliverable or tri-party form. Securities must be held in the Authority's custodial account or in a separate account in the name of the Authority.

- d. Acceptable underlying securities include only securities that are direct obligations of, or that are fully guaranteed by, the United States or any agency of the United States, including U.S. Agency-issued mortgage-backed securities.
 - e. Underlying securities must have an aggregate current market value, including accrued interest, of at least 102% (or 100% if the counterparty is a Federal Reserve Bank) of the purchase price plus current accrued price differential at the close of each business day.
- K. Shares in open-end and no-load money market mutual funds that are backed by U.S. government securities, provided such funds are registered under the Investment Company Act of 1940 and operate in accordance with Rule 2a-7.
- L. New Jersey Cash Management Fund.

Collateralization

All demand deposits, time deposits, and certificates of deposit shall be collateralized for amounts over and above Federal Deposit Insurance Corporation coverage. All collateral shall be permitted investments as set out in the below chart. There shall be a written custodial agreement that, among other things, specifies the circumstances under which collateral may be substituted. The Authority should not accept a pledge of a proportionate interest in a pool of collateral. The market value and accrued interest of collateral should, at least, equal the value of the investment and any accrued interest at all times. The recorded value of collateral backing any investment should be compared with current market values (mark- to-market) at the time of the initial investment and monthly thereafter to be certain that it continues to be at least equal to the value of the investment plus accrued interest. The mark-to-market reviews should use “bid” prices from a constant source.

Investment Parameters

Sector Type	Sector Max (%)	Issuer Max (%)	Minimum Ratings Requirement ¹	Max Maturity
US Treasury	100%	N/A	N/A	10 Years
Federal Agency	25%	5%	N/A	10 Years
Municipals	25%	5%	Two Highest LT Rating Categories (AA-/Aa3/AA-)	10 Years
Negotiable CDs	50% in aggregate ²	5%	Highest ST or Three Highest LT Rating Categories (A-1/P-1/F-1; A-/A3/A-)	10 Years
Commercial Paper		5%	Highest ST Rating Category (A-1/P-1/F-1)	270 Days
Corporate Bonds & Medium Term Notes		5%	Highest ST or Three Highest LT Rating Categories (A-1/P-1/F-1; A-/A3/A-)	10 Years
Asset Backed Securities	20%	5%	Highest LT Rating (AAA/Aaa/AAA)	10 Year Avg. Life

Certificates of Deposit	25%	5%	Highest ST or Three Highest LT Rating Categories (A-1/P-1/F-1; A-/A3/A-)	10 Years
Repurchase Agreements	20%	5%	Counterparty (or if the counterparty is not rated by an NRSRO, then the counterparty's parent) must be rated in the highest ST Rating category (A-1/P-1/F-1). If the counterparty is a Federal Reserve Bank, no rating is required.	90 Days
Government Money Market Funds	100%	25%	Highest rating by all NRSROs who rated the fund (AAAm or equivalent)	N/A
New Jersey Cash Management Fund	100%	N/A	N/A	N/A
¹ Rating by at least one SEC-registered Nationally Recognized Statistical Rating Organization ("NRSRO"), unless otherwise noted. In the case of split-rated issuers, the lowest rating shall prevail. ST= Short-term; LT=Long-term. ² Funds invested in the credit sector may exceed the 50% target only with the written permission of NJEFA and the borrowing institution.				

In addition, the diversification parameters for investment agreements or guaranteed investment contracts ("GICs") are as follows:

- Investment agreements or GICs with any financial institution whose senior long term debt obligations, or whose obligations under such an investment agreement or GIC are guaranteed by a financial institution whose senior long term debt obligations, have a rating (at the time the agreement or contract is entered into) of "Aa3" or higher by Moody's and "AA-" or higher by S&P.

EXHIBIT B

[FORM OF BOND]

THE STATE OF NEW JERSEY IS NOT OBLIGATED TO PAY, AND NEITHER THE FAITH AND CREDIT NOR TAXING POWER OF THE STATE OF NEW JERSEY IS PLEDGED TO THE PAYMENT OF, THE PRINCIPAL OR REDEMPTION PREMIUM, IF ANY, OF OR INTEREST ON THIS BOND. THIS BOND IS A SPECIAL AND LIMITED OBLIGATION OF THE AUTHORITY, PAYABLE SOLELY FROM PLEDGED PROPERTY UNDER THE TRUST INDENTURE AND FROM ANY AMOUNTS OTHERWISE AVAILABLE UNDER THE TRUST INDENTURE FOR THE PAYMENT OF THE BONDS. THIS BOND DOES NOT NOW AND SHALL NEVER CONSTITUTE A CHARGE AGAINST THE GENERAL CREDIT OF THE AUTHORITY. THE AUTHORITY HAS NO TAXING POWER.

Registered

\$_____

R-1

**NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY,
REVENUE REFUNDING BONDS,
STOCKTON UNIVERSITY ISSUE,
SERIES 2026 C**

<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Dated Date</u>	<u>CUSIP</u>
____%	July 1, 20__	_____, 2026	_____

REGISTERED OWNER: CEDE & CO.

PRINCIPAL AMOUNT: _____ DOLLARS

NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY, a body politic and corporate and a public instrumentality of the State of New Jersey (herein called the “Authority”), for value received, promises to pay, but solely from the sources hereinafter referred to, to the REGISTERED OWNER specified above, or registered assigns, the PRINCIPAL AMOUNT specified above on the MATURITY DATE specified above, except as the provisions hereinafter set forth with respect to redemption prior to maturity may become applicable hereto, and in like manner to pay interest on the portion of said PRINCIPAL AMOUNT from time to time Outstanding at the INTEREST RATE per annum specified above from the DATED DATE specified above or from the most recent Interest Payment Date to which interest has been paid or duly provided for, payable on each Interest Payment Date as described in the Trust Indenture, dated as of _____ 1, 2026 (the “Trust Indenture”), by and between the Authority and The Bank of New York Mellon, Jersey City, New Jersey, as Trustee (the

“Trustee”), until said PRINCIPAL AMOUNT is paid. Capitalized terms used herein and not otherwise defined have the meaning given to such terms in the Trust Indenture.

Method of Payment. The principal and redemption premium, if any, and interest on this Bond shall be payable in lawful money of the United States of America. Principal and redemption premium, if any, on this Bond are payable upon presentation of this Bond to the Trustee. Interest on the Bonds shall be paid by the Trustee on the applicable Interest Payment Dates, by check mailed by the Trustee to the respective Holders thereof on the applicable Record Date at their addresses as they appear as of the close of business on the applicable Record Date in the books kept by the Trustee, as bond registrar, except that in the case of such a Holder of \$1,000,000 or more in aggregate principal amount of such Bonds, upon the written request of such Holder to the Trustee, specifying the account or accounts (within the continental United States) to which such payment shall be made, such payments shall be made by the wire transfer of immediately available funds on the applicable Interest Payment Date following such Record Date. Any request referred to in the preceding sentence shall remain in effect until revoked or revised by such Holder by an instrument in writing delivered to the Trustee.

Authorization. This Bond is one of a duly authorized series of bonds of the Authority designated “Revenue Refunding Bonds, Stockton University Issue, Series 2026 C” (the “Bonds”), issued for the purpose of making a loan to Stockton University (the “Borrower”) to undertake a project consisting of the (i) refunding of a portion of the Authority’s outstanding callable Revenue and Refunding Bonds, Stockton University Issue, Series 2016 A and (ii) the paying of costs of issuance of the Bonds. The loan will be made pursuant to the Loan Agreement, dated as of _____ 1, 2026 (the “Loan Agreement”), by and between the Authority and the Borrower.

Security. The Bonds are all issued under and are equally and ratably secured by and entitled to the protection of the Trust Indenture, pursuant to which the Pledged Property, including all payments due from the Borrower to the Authority under the Loan Agreement (other than certain indemnification payments and the payment of certain fees and expenses of the Authority), are pledged to the payment of the Bonds. Reference is hereby made to the Trust Indenture for a description of the Pledged Property, the provisions, among others, with respect to the nature and extent of the security, the rights, duties and obligations of the Authority, the Trustee and the REGISTERED OWNERS of the Bonds, the terms upon which the Bonds are issued and secured and the terms upon which the Trust Indenture and the Loan Agreement may be amended or supplemented.

Interest. Interest shall be paid on the Bonds on each Interest Payment Date. Each Bond shall bear interest from and including the Interest Accrual Date immediately preceding the date of authentication thereof or, if such date of authentication is an Interest Accrual Date to which interest on such Bond has been paid in full or duly provided for, from such date of authentication or, if it is the first payment of interest on such Bond, the date thereof. However, if, as shown by the records of the Trustee, interest on the Bonds is in default, Bonds issued in exchange for Bonds surrendered for registration of transfer or exchange shall bear interest from the date to which interest has been paid in full on the Bonds on surrendered or, if no interest has been paid on such Bonds, from the date thereof.

Interest on the Bonds shall accrue on the basis of a 360-day year based on twelve 30-day months.

Redemption. The Bonds are subject to optional, extraordinary optional and mandatory sinking fund redemption prior to their stated maturity as provided in the Trust Indenture.

Limitation on Rights; Acceleration; Modifications. The REGISTERED OWNER of this Bond shall have no right to enforce the Trust Indenture or to institute action to enforce the covenants therein, or to take any action with respect to any event of default under the Trust Indenture, or to institute, appear in or defend any suit or other proceeding with respect thereto, except as provided in the Trust Indenture. In certain events, on the conditions, in the manner and with the effect set forth in the Trust Indenture, the principal of all the Bonds issued under the Trust Indenture and then Outstanding may become or may be declared due and payable before the stated maturity thereof, together with interest accrued thereon. Modifications or alterations of the Bonds or the Trust Indenture may be made only to the extent and in the circumstances permitted by the Trust Indenture.

Special and Limited Obligations. The Bonds are not general obligations of the Authority, but special and limited obligations payable solely from the Pledged Property. No Owner of any Bonds has the right to compel any exercise of taxing power (if any) of the State of New Jersey or any political subdivision thereof, including the Authority, to pay the Bonds or the interest thereon, and the Bonds do not constitute and indebtedness or a loan of credit of the State of New Jersey or any political subdivision thereof including the Authority, within the meaning of any constitutional or statutory provisions. The Authority has no taxing power.

Additional Provisions. Reference is hereby made to the Trust Indenture and the Loan Agreement, each of which is on file and may be inspected during regular business hours at the principal corporate trust office of the Trustee, for a description of the security for the Bonds and for the provisions thereof with respect to the rights, limitations of rights, duties, obligations and immunities of the Authority, the Borrower, the Trustee and the REGISTERED OWNER hereof.

This Bond shall not constitute the personal obligation, either jointly or severally, of any member, director, officer, employee or agent of the Authority.

The Bonds are issued pursuant to and in full compliance with the Constitution and laws of the State of New Jersey, including, particularly, the New Jersey Educational Facilities Authority Law, P.L. 1967, c.271, as amended and supplemented (the “Act”), and pursuant to a resolution adopted by the Authority on July 28, 2026 (the “Bond Resolution”), which authorizes, among other things, the execution and delivery of the Loan Agreement and the Trust Indenture.

The REGISTERED OWNER of this Bond shall have no right to enforce the provisions of the Trust Indenture or to institute action to enforce the covenants therein, or to take any action with respect to any default under the Trust Indenture, or to institute, appear in or defend any suit or other proceedings with respect thereto, unless certain circumstances described in the Trust Indenture shall have occurred. In certain events, on the conditions, in the manner and with the effect set forth in the Trust Indenture, the principal of all the Bonds issued under the Trust

Indenture and then Outstanding, may become or may be declared due and payable before the stated maturity thereof, together with interest accrued thereon.

It is hereby certified, recited and declared that all acts, conditions and things required to exist, happen and be performed precedent to and in the execution and delivery of the Trust Indenture and the issuance of this Bond do exist, have happened and have been performed in due time, form and manner as required by law; that the issuance of this Bond and the issue of which it forms a part, together with all other obligations of the Authority, does not exceed or violate any constitutional or statutory limitation; and that the amounts payable under the Loan Agreement and the Note and pledged to the payment of the principal of and redemption premium, if any, and interest on Bond and the issue of which it forms a part, as the same become due, will be sufficient in amount for that purpose.

Authentication. This Bond shall not be valid or become obligatory for any purpose or be entitled to any security or benefit under the Trust Indenture until the Certificate of Authentication hereon shall have been executed by the Trustee.

IT IS HEREBY CERTIFIED AND DECLARED that all acts, conditions and things required to exist, happen and be performed precedent to and in the execution and delivery of the Trust Indenture and the issuance of this Bond do exist, have happened and have been performed in due time, form and manner as required by law.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the New Jersey Educational Facilities Authority has caused this Bond to be executed in its name by the manual or facsimile signature of its Executive Director, and its official common seal to be impressed or printed hereon and attested by the manual or facsimile signature of [its] [an Assistant] Secretary.

NEW JERSEY EDUCATIONAL FACILITIES
AUTHORITY

By: _____
Sheryl A. Stitt, Executive Director

(SEAL)

ATTEST:

Steven P. Nelson
Deputy Executive Director, Assistant Secretary

CERTIFICATE OF AUTHENTICATION

This Bond is one of the Bonds described in the within mentioned Trust Indenture.

THE BANK OF NEW YORK MELLON, as
Trustee

By: _____
Authorized Signatory

Date of Authentication: _____, 2026

[STATEMENT OF INSURANCE]

(FORM OF ASSIGNMENT)

FOR VALUE RECEIVED the undersigned hereby sells, assigns and transfers unto

*(Please Print or Typewrite Name, Address and Social Security
Number or Taxpayer Identification Number of Transferee)*

the within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints

Attorney

To transfer the within Bond on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____

NOTICES: This signature to this assignment must correspond with the name as it appears upon the face of the within Bond in every particular, without alteration or enlargement or any change whatever.

Signature Guaranteed By:

(Name of Eligible Guarantor Institution as defined by SEC Rule 17Ad-15 (12 *CFR* 240.17Ad-15) or any similar rule which the Trustee deems applicable)

By _____

Title _____

**[APPENDIX I
INSURER PROVISIONS]**

ESCROW DEPOSIT AGREEMENT

Dated as of _____, 2026

by and between

NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY

and

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, as Escrow Agent

ESCROW DEPOSIT AGREEMENT

THIS ESCROW DEPOSIT AGREEMENT (this “Agreement”) is dated as of _____, 2026 by and between NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY (the “Authority”) and U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, a national banking association organized and existing under the laws of the United States of America, as Escrow Agent (the “Escrow Agent”).

WITNESSETH:

WHEREAS, the Authority has previously issued and sold its Revenue and Refunding Bonds, Stockton University Issue, Series 2016 A (the “Prior Bonds”) on behalf of Stockton University (the “University”) pursuant to the terms and provisions of a bond resolution of the Authority adopted on February 23, 2016 and a Trust Indenture dated as of July 1, 2016 (the “Prior Indenture”) by and between the Authority and the Escrow Agent, as trustee (the “Trustee”); and

WHEREAS, the Prior Indenture provides, in substance, that if the Authority shall pay or cause to be paid to the holders of the Prior Bonds, the principal of and interest thereon, at the times and in the manner stipulated therein, then the pledge of the revenues or other moneys and securities pledged by the Prior Indenture to the Prior Bonds, and all other rights granted by the Prior Indenture to the Prior Bonds shall be discharged and satisfied; and

WHEREAS, the Authority is now issuing \$_____ principal amount of its Revenue Refunding Bonds, Stockton University Issue, Series 2026 C (the “Series 2026 C Bonds”), pursuant to a bond resolution adopted by the Authority on July 28, 2026 and a Trust Indenture dated as of _____ 1, 2026 by and between the Authority and The Bank of New York Mellon (the “Trust Indenture”) to provide, among other things, for the refunding and/or defeasance of certain of the outstanding Prior Bonds, as described in the attached Exhibit A (the “Bonds to be Refunded”); and

WHEREAS, pursuant to the Trust Indenture, the Authority has authorized the deposit with the Escrow Agent of amounts from the proceeds of the Series 2026 C Bonds which, together with [certain moneys of the University, and] the investment income to be earned on such proceeds [and other moneys], will be sufficient to pay the principal and redemption price, if any, of and interest on Bonds to be Refunded on the date shown on Exhibit A hereto (the “Redemption Date”); and

WHEREAS, upon the deposit with the Escrow Agent of moneys which, together with the investment income to be earned thereon, will be sufficient to pay the principal and redemption price, if any, of, interest on the Bonds to be Refunded on the Redemption Date, and the giving of certain irrevocable instructions by the Authority to the Escrow Agent as herein provided, the Bonds to be Refunded shall cease to be entitled to any lien, benefit or security under the Prior Indenture, and all obligations of the Authority to the holders of the Bonds to be Refunded shall thereupon be released, discharged and satisfied;

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the parties hereto, intending to be legally bound hereby, covenant and agree as follows:

SECTION 1. There is hereby created and established with the Escrow Agent a special and irrevocable escrow fund (the “Escrow Fund”) to be held by the Escrow Agent as a trust fund for the benefit of the holders of the Bonds to be Refunded. The Escrow Fund shall be held by the Escrow Agent separate and apart from all other funds of the Authority and the Escrow Agent.

SECTION 2. The Escrow Agent hereby acknowledges receipt of immediately available funds, consisting of proceeds of the Series 2026 C Bonds (“Bond Proceeds”), in the aggregate amount of \$_____, and other available funds of the University (“Other Available Funds”) in the amount of \$_____.

SECTION 3. The Escrow Agent shall immediately deposit the amounts set forth in Section 2 hereof in the Escrow Fund and shall apply such deposited amounts on _____, 2026 to the purchase of the securities listed on Exhibit B attached hereto, and shall retain \$____ uninvested in cash in the Escrow Fund.

The securities listed on Exhibits B consist entirely of direct obligations of the United States of America which are not subject to redemption prior to their maturity (“Defeasance Securities”). No investment whatsoever shall be made by the Escrow Agent with such cash amounts. In sole reliance on the computations prepared by Morgan Stanley & Co. LLC and verified by [VERIFICATION AGENT], as described in the verification report attached hereto as Exhibit C, the Authority represents that the amounts so deposited in each account of the Escrow Fund, together with income from the investment thereof to be retained therein pursuant to this Agreement, will provide sufficient funds to pay the principal and redemption price, if any, of, interest on the Bonds to be Refunded on the Redemption Date, as set forth on Exhibit A.

SECTION 4. The Escrow Agent agrees that the amounts deposited in each account of the Escrow Fund pursuant to Section 3 hereof and the interest income to be earned thereon and any other moneys and investments deposited in the Escrow Fund will be held in trust for the benefit of the holders of the respective series of Bonds to be Refunded. For the purposes of the immediately preceding sentence, “uninvested” shall mean held as a cash balance in the respective account of the Escrow Fund and not invested for any purpose. The Escrow Agent shall have no liability for the payment of the principal of and interest on the Bonds to be Refunded pursuant to this Section and the Prior Indenture, except for the application of moneys and obligations available for such purposes in the Escrow Fund. The Escrow Agent shall not be liable for any loss resulting from any investment made in accordance with the provisions of this Agreement, nor shall it be required to risk or expend its own funds hereunder.

SECTION 5. (a) Except as otherwise expressly provided herein, the Escrow Agent shall have no power or duty to invest any moneys held hereunder or to make substitutions of the Defeasance Securities held hereunder or to sell, transfer or otherwise dispose of the Defeasance Securities acquired hereunder, or to pay interest on any such moneys not required to be invested hereunder; provided however, that at the written direction of the Authority and upon compliance with the conditions hereinafter stated, the Escrow Agent shall have the power to sell, transfer, otherwise dispose of, or request the redemption of, the Defeasance Securities acquired hereunder, and to substitute therefor other Defeasance Securities which are non-callable. Any substituted

Defeasance Securities or cash shall be a part of and credited to the Escrow Fund. The Escrow Agent shall purchase such substitute Defeasance Securities with the proceeds derived from the sale, transfer, disposition or redemption of the Defeasance Securities and with any other funds available for such purpose. From time to time, Defeasance Securities may be sold, transferred, redeemed or otherwise disposed of and replaced by other Defeasance Securities subject to the same conditions. Any amounts received from the sale or redemption of Defeasance Securities and not needed or used to purchase substitute Defeasance Securities shall be transferred by the Escrow Agent as directed in writing by the Authority. The foregoing transactions may be effected only if: (i) a recognized firm of certified public accountants shall certify to the Authority and the Escrow Agent that after such transaction the principal amount of, and interest income on, the substituted Defeasance Securities or cash will, together with any moneys or securities in the Escrow Fund reserved for such purpose, be sufficient to pay when due (whether at stated maturity or at the optional redemption date, as applicable) the principal of, and interest and redemption premium on, the Bonds to be Refunded; (ii) the amounts and dates of the anticipated payments from the Escrow Fund to the holders of such Bonds to be Refunded in accordance with their terms will not be diminished or postponed thereby; (iii) the Escrow Agent shall receive an opinion of nationally recognized bond counsel to the effect that such disposition and substitution or purchase is permitted under the Indenture and this Agreement, and it would have no adverse effect on the exclusion from gross income for federal income tax purposes of the interest on the Bonds to be Refunded; (iv) in the event cash is provided, such cash shall, to the extent not insured by the Federal Deposit Insurance Corporation or other Federal agency, be continuously secured by the pledge of direct obligations of the United States of America; and (v) the Authority pays all costs incident to the transactions. If United States Treasury Securities, State and Local Government Series are to be purchased as substitute Defeasance Securities, the Escrow Agent, the Trustee, the Authority's financial advisor or Echo Financial Products, LLC, the University's financial advisor, at the request of the Authority and the University, shall prepare and file the appropriate application therefor. The Escrow Agent shall incur no liability for complying with the provisions of this Section except for its own negligence or willful misconduct.

(b) The Authority hereby covenants that it will not authorize or permit the Escrow Agent to use directly or indirectly any part of the moneys or funds at any time in the Escrow Fund to acquire any investment property, the acquisition of which would cause any Series 2026 C Bonds or Prior Bonds to be "arbitrage bonds" as defined in Section 148(a) of the Internal Revenue Code of 1986, as amended, as then in effect.

SECTION 6. The Authority hereby irrevocably instructs the Escrow Agent and the Escrow Agent hereby agrees to:

(a) Redeem the Bonds to be Refunded on the Redemption Date, in the amounts and at the Redemption prices set forth on Exhibit A, and to apply the principal of and interest earned on the Defeasance Securities, together with all other amounts in the Escrow Fund, to the payment of the principal and redemption price, if any, of, interest on the Bonds to be Refunded on the Redemption Date, as set forth on Exhibit A; and

(b) mail to the holders of the Bonds to be Refunded, not less than thirty (30) nor more than forty-five (45) days prior to the Redemption Date, a notice of refunding and optional

redemption substantially in the form attached hereto as Exhibit D in accordance with the Prior Indenture;

In addition, the Escrow Agent shall cause notice of such refunding and redemption to be provided to the Municipal Securities Rulemaking Board (the “MSRB”), in an electronic format as prescribed by the MSRB and accompanied by such identifying information as is prescribed by the MSRB. Notwithstanding anything herein to the contrary, the only remedy for the failure by the Escrow Agent to post any notice with the MSRB via its Electronic Municipal Marketplace Access system shall be an action by a holder of the Bonds to be Refunded in mandamus for specific performance or similar remedy to compel performance.

SECTION 7. On _____, 2026, after payment of principal and redemption price, if any, of and interest on the Bonds to be Refunded, all remaining moneys and securities in the Escrow Fund shall be transferred by the Escrow Agent to the Interest Account of the Debt Service Fund established pursuant to the Trust Indenture for application solely for the payment of the Series 2026 C Bonds.

SECTION 8. The Escrow Fund created hereby shall be irrevocable and the holders of the Bonds to be Refunded shall have an express lien on and security interest in all amounts deposited in the Escrow Fund, including all amounts representing principal of and interest on the Defeasance Securities on deposit in the Escrow Fund, until used and applied in accordance herewith.

SECTION 9. (a) Unless otherwise provided by contract, the Escrow Agent shall be compensated by the University for its reasonable fees, expenses and disbursements, including reasonable legal fees, incurred with respect to services rendered hereunder, based upon itemized invoices submitted to the Authority for payment. This right to receive compensation notwithstanding, the Escrow Agent acknowledges that it has no claim against or lien on the moneys or securities on deposit in the Escrow Fund for any such payment. The compensation of the Escrow Agent provided in this Section 9(a) shall survive termination of this Agreement pursuant to Section 10 hereof.

(b) The recitals of fact in this Agreement shall be taken as the statements of the Authority, and the Escrow Agent does not assume any responsibility for the correctness of the same. The Escrow Agent shall not be under any obligation or duty to perform any act which would involve it in any expense or liability or to institute or defend any suit in respect of this Agreement or to advance any of its own moneys unless properly indemnified to its satisfaction. The Escrow Agent shall not be liable in connection with the performance of its respective duties hereunder except for its own negligence or willful misconduct.

(c) The Escrow Agent shall be entitled to conclusively rely and act upon any notice, resolution, request, consent, order, certificate, report, opinion, bond or other paper or document reasonably believed by it to be genuine, and to have been signed and presented by the proper party or parties, and may consult with counsel, who may or may not be counsel to the University or the Authority, and the opinion of such counsel shall be full and complete authorization and protection in respect of any action taken or suffered by it in good faith and in accordance therewith. Whenever the Escrow Agent shall deem it necessary or desirable that a

matter be proved or established prior to taking or suffering any action under this Agreement, such matter (unless other evidence in respect thereof be herein specifically prescribed) may be deemed to be conclusively proved and established by a certificate signed by an Authorized Officer of the Authority (as defined in the Prior Indenture) and such certificate shall be full warrant for any action taken or suffered in good faith under the provisions of this Agreement, but in its discretion the Escrow Agent may in lieu thereof accept other evidence of such fact or matter or may require such further or additional evidence as it may deem reasonable. Except as otherwise expressly provided herein, any request, order, notice or other direction required or permitted to be furnished pursuant to any provision hereof by the Authority to the Escrow Agent shall be sufficiently executed if executed in the name of the Authority by an Authorized Officer thereof. The Escrow Agent may perform any duties hereunder either directly or, to the extent that it may reasonably determine is necessary or appropriate to the conduct of its duties hereunder, by or through agents or attorneys, and the Escrow Agent shall not be responsible for any misconduct or negligence on the part of any agent or attorney appointed by it with due care hereunder, taking into account the duties with respect to which such agent or attorney is appointed. The foregoing sentence shall not be interpreted as absolving the Escrow Agent of responsibility with respect to duties customarily performed by escrow agents in the ordinary course of business without the employment of agents or attorneys.

(d) The Escrow Agent may resign at any time and be discharged of its duties hereunder, provided that: (i) it has given not less than sixty (60) days written notice to the Authority of such resignation; (ii) it has given notice of resignation to the Holders of the Bonds to be Refunded in the manner prescribed in the Prior Indenture; (iii) the Authority has appointed a successor to the Escrow Agent hereunder; (iv) the Escrow Agent has received an instrument of acceptance executed by the successor to the Escrow Agent hereunder; and (v) the Escrow Agent has delivered to its successor hereunder all of the escrowed documents, the Defeasance Securities and moneys held by the Escrow Agent in the Escrow Fund. Such resignation shall take effect only upon the occurrence of all of the events listed in clauses (i) through (v) of this subsection (e) and only if the Escrow Agent has complied with and is not in default of any of its obligations hereunder, unless the Authority and the University consent to such resignation. Upon receipt by the Authority of the written notice described in clause (i) above, the Authority shall use its best efforts to obtain a successor to the Escrow Agent hereunder as soon as possible. If no appointment of a successor is made within sixty (60) days after the giving by the Escrow Agent of written notice of resignation in accordance with Section 9(e), the Escrow Agent may apply to any State court of competent jurisdiction for the appointment of such a successor, and the State court may thereupon, after such notice, if any, as the State court may deem proper, appoint a successor.

(e) The Escrow Agent may be removed at any time by the Authority by an instrument in writing signed and acknowledged by the Authority. A copy of such instrument shall be delivered by the Authority to the Escrow Agent at least thirty (30) days prior to the effective date of the removal of such Escrow Agent. Upon such effective date, the Escrow Agent shall deliver to the Escrow Agent's successor (at the direction of the Authority) all documents, instruments and moneys listed in clause (v) of subsection (e) of Section 9 above.

(f) Upon any removal or resignation of the Escrow Agent, the successor Escrow Agent shall provide written notice of such resignation or removal, and of the appointment

of a successor Escrow Agent, in the same manner as is prescribed in the Prior Indenture for the removal, resignation and appointment of a successor Trustee thereunder. Any bank that merges with or merges into the Escrow Agent or any corporation or association succeeding to the corporate trust business of the Escrow Agent shall be deemed the successor Escrow Agent without any further action hereunder.

SECTION 10. Except as provided in Section 9(a) hereof, this Agreement shall terminate when the principal or Redemption Price of and interest on all the Bonds to be Refunded have been fully paid; provided that moneys held by the Escrow Agent in the Escrow Fund for the payment and discharge of any of the Bonds to be Refunded which remain unclaimed shall be held in compliance with the Uniform Unclaimed Property Act, N.J.S.A. 46:30B-1 *et seq.* and in accordance with the Trustee's escheat policies and procedures, which must not be in conflict with the Uniform Unclaimed Property Act, N.J.S.A. 46:30B-1 *et seq.*

SECTION 11. This Agreement shall not be repealed, revoked, rescinded, altered, amended or supplemented in whole or in part without the written consent of the holders of one hundred percent (100%) in principal amount of the unpaid Bonds to be Refunded at the time such election is made; provided, however, that the Authority and the Escrow Agent may, without the consent of or notice to the holders of the unpaid Bonds to be Refunded, enter into such agreements supplemental to this Agreement as shall not adversely affect the rights of such holders and shall not be inconsistent with the terms and provisions of this Agreement, for any one or more of the following purposes:

- (a) to cure any ambiguity or formal defect or omission in this Agreement; or
- (b) to grant to or confer upon the Escrow Agent for the benefit of the holders of the Bonds to be Refunded any additional rights, remedies, powers or authority that may lawfully be granted to or conferred upon the Escrow Agent.

The Escrow Agent shall be entitled to rely conclusively upon an unqualified opinion of nationally recognized bond counsel with respect to the matters provided for in this Section 11, including the extent, if any, to which any change, modification, addition or elimination affects the rights of holders of the Bonds to be Refunded or that any instrument executed hereunder complies with the conditions or provisions of this Section 11. Notwithstanding anything in this paragraph to the contrary, no change shall be made to any provision of this Agreement regarding the investment or other use of the proceeds of the Series 2026 C Bonds without an unqualified opinion of nationally recognized bond counsel to the effect that such change and the investment or other use of the proceeds of the Series 2026 C Bonds in accordance with such change will not cause any of the Bonds to be Refunded to be deemed "Outstanding" within the meaning of Section 1.01 of the Prior Indenture.

SECTION 12. In accordance with P.L. 2005, c. 92, the Escrow Agent covenants and agrees that all services performed under this Agreement by the Escrow Agent shall be performed within the United States of America. The Escrow Agent represents that it has complied with the requirements of N.J.S.A. 52:32-58 and has filed a certification with the Authority that it is not identified on the list of persons engaging in investment activities in Iran.

SECTION 13. The Escrow Agent hereby acknowledges that it has been advised of its responsibility to file an annual disclosure statement on political contributions with the New Jersey Election Law Enforcement Commission (“ELEC”) pursuant to N.J.S.A. 19:44A-20.13 (P.L. 2005, c. 271, section 3) if the Escrow Agent enters into agreements or contracts such as this Agreement, with a public entity, such as the Authority, and receives compensation or fees in excess of \$50,000 or more in the aggregate from public entities, such as the Authority, in a calendar year. It is the Escrow Agent’s responsibility to determine if filing is necessary. Failure to so file can result in the imposition of financial penalties by ELEC. Additional information about this requirement is available from ELEC at 888-313-3532 or at www.elec.state.nj.us.

SECTION 14. The Escrow Agent represents and warrants that all information, certifications and disclosure statements previously provided in connection with P.L. 2005, c. 51, as amended by P.L. 2023, c.30 (codified at N.J.S.A. 19:44A-20.13 to 20.25) (“Chapter 51”) and Executive Order 333 (Murphy 2023) (“Executive Order 333”), are true and correct as of the date hereof and all such statements have been made with full knowledge that the Authority will rely upon the truth of the statements contained herein in engaging the Escrow Agent in connection with this Agreement. The Escrow Agent agrees that it shall maintain continued compliance with Chapter 51, Executive Order 333 and regulations promulgated thereunder during the term of this Agreement. The Escrow Agent acknowledges that upon its failure to make required filings thereunder or the making of a contribution prohibited thereunder, the Escrow Agent may be removed as Escrow Agent under this Agreement and any remedies available may be exercised against the Escrow Agent at law or in equity.

SECTION 15. This Agreement shall be governed by the laws of the State of New Jersey.

SECTION 16. The Escrow Agent agrees to accept and act upon instructions or directions (“Instructions”) given pursuant to this Agreement and delivered using Electronic Means (as defined below), provided, however, that the Authority shall provide to the Escrow Agent an incumbency certificate listing officers with the authority to provide such Instructions (“Authorized Officers”) and containing specimen signatures of such Authorized Officers, which incumbency certificate shall be amended by the Authority whenever a person is to be added or deleted from the listing. If the Authority elects to give the Escrow Agent Instructions using Electronic Means and the Escrow Agent in its discretion elects to act upon such Instructions, the Escrow Agent’s understanding of such Instructions shall be deemed controlling. The Authority understands and agrees that the Escrow Agent cannot determine the identity of the actual sender of such Instructions and that the Escrow Agent shall conclusively presume that directions that purport to have been sent by an Authorized Officer listed on the incumbency certificate provided to the Escrow Agent have been sent by such Authorized Officer. The Authority shall be responsible for ensuring that only Authorized Officers transmit such Instructions to the Escrow Agent and that the Authority and all Authorized Officers are solely responsible to safeguard the use and confidentiality of applicable user and authorization codes, passwords and/or authentication keys upon receipt by the Authority. “Electronic Means” shall mean the following communications methods: e-mail, facsimile transmission, secure electronic transmission containing applicable authorization codes, passwords and/or authentication keys issued by the Escrow Agent, or another method or system specified by the Escrow Agent as available for use in connection with its services hereunder.

SECTION 17. This Agreement may be executed in any number of counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have each caused this Agreement to be executed by their duly authorized officers as of the date first above written.

NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY

By: _____
Sheryl A. Stitt
Executive Director

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION,
as Escrow Agent

By: _____
Paul D. O'Brien
Vice President

EXHIBIT A

BONDS TO BE REFUNDED

Revenue and Refunding Bonds, Stockton University Issue, Series 2016 A

Redemption Date: _____, 2026

Maturity Date July 1	Principal Amount	Interest Rate	Redemption Price	CUSIP*

** Final maturity of term bond.

EXHIBIT B

DESCRIPTION OF SECURITIES

EXHIBIT C
VERIFICATION REPORT OF

See Closing Item No. ____

EXHIBIT D

NOTICE OF REFUNDING AND OPTIONAL REDEMPTION

NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY

Revenue and Refunding Bonds, Stockton University Issue, Series 2016 A, dated July 13, 2016 (the "Series 2016 A Bonds")

NOTICE IS HEREBY GIVEN that, pursuant to the provisions of a Trust Indenture dated as of July 1, 2016 (the "Prior Indenture") by and between the New Jersey Educational Facilities Authority (the "Authority") and U.S. Bank National Association, as trustee (the "Trustee"), there has been deposited with U.S. Bank Trust Company, National Association, as Escrow Agent (the "Escrow Agent"), moneys and/or direct obligations of the United States of America that are not subject to redemption prior to maturity, the principal of and interest when due will provide moneys which (together with the moneys, if any, deposited with the Escrow Agent at the same time) shall be sufficient to pay when due the principal of, interest on and redemption price of the bonds referenced below (collectively, the "Bonds") on the date set forth below (the "Redemption Date"), and that the Authority has given the Escrow Agent irrevocable instructions to call the Bonds for optional redemption on the Redemption Date at the redemption price set forth below (expressed as a percentage of the principal amount thereof), plus interest accrued to the Redemption Date:

Series 2016 A Bonds
Redemption Date: _____, 2026

Maturity Date July 1	Principal Amount	Interest Rate	Redemption Price	CUSIP

**Final maturity of term bond.

The Bonds have been called for redemption as aforesaid. On the Redemption Date set forth above, moneys will be available for the payment of the Redemption Price on said Bonds. Accordingly, said Bonds are deemed to have been paid in accordance with the Prior Indenture. You are hereby notified that the Bonds should be presented for payment at maturity at the corporate trust office of the Escrow Agent, U.S. Bank Trust Company, National Association, as follows:

U.S. Bank Global Corporate Trust
111 Fillmore Ave East
St. Paul, MN 55107

on or immediately prior to the Redemption Date. On the Redemption Date, the Bonds will become due and payable at the redemption price stated above, plus interest accrued to the Redemption Date, and interest on the Bonds shall cease to accrue and be payable from and after the Redemption Date.

No representation is made as to the correctness or accuracy of the CUSIP Numbers, either as printed on the Bonds or as contained in this Notice of Refunding and Optional Redemption. Reliance may only be placed on the identification numbers printed herein or on the Bonds.

NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY
By: U.S. Bank Trust Company, National Association, as Escrow Agent

Exhibit II



5 VAUGHN DRIVE, SUITE 300 • PRINCETON, NEW JERSEY 08540
PHONE 609-987-0880 • FAX 609-987-0850

BOND SALE SUMMARY

Borrower:	Kean University, Union, New Jersey
Issue:	Series 2026 B
Amount:	\$224,270,000
Purpose:	The Series 2026 B Bonds are being issued to provide funds to: (i) pay the cost of refunding all of the principal, sinking fund installment and/or interest requirements in respect of all or part of the outstanding Kean University Bonds (Series 2015 H and Series 2017 C) and New Jersey City University Bonds (Series 2007 F, Series 2010 G (Build America Bonds – Direct Payment), Series 2015 A, Series 2016 D, Series 2021 A (Tax-Exempt) and Series 2021 B (Federally Taxable)); and (ii) pay certain costs incidental to the issuance, sale and delivery of the Bonds.
Structure:	Negotiated Sale, Fixed Rate
Final Maturity:	July 1, 2056
True Interest Cost:	4.64%
Net Present Value Savings:	This refunding was completed for debt restructuring purposes which did not yield any savings.
Bond Ratings:	A2 (Moody's Ratings) A- (S&P)
Priced:	June 10, 2026
Closed:	July 1, 2026

Professionals on the Transaction:

Bond Counsel:	Dilworth Paxson LLP
Co-Bond Counsel:	TUS Advisory Group LLC
Authority's Counsel:	Attorney General of the State of New Jersey
University's Counsel:	Rogut McCarthy LLC
University's Financial Advisor:	Echo Financial
Senior Manager:	RBC Capital Markets, LLC
Co-Senior Manager:	Morgan Stanley & Co. LLC
Co-Managers:	Blaylock Van, LLC
	BofA Securities, Inc.
	Ramirez & Co., Inc.
Underwriter's Counsel:	Wilentz, Goldman & Spitzer, P.A.
Trustee/Escrow Agent*:	U.S. Bank Trust Company, NA
Trustee/Escrow Agent's Counsel:	Tanenbaum Keale, LLP
Escrow Agent**:	The Bank of New York Mellon
Escrow Agent's Counsel:	Hawkins Delafield & Wood LLP
Verification Agent:	Causey Public Finance, LLC
Printer:	ImageMaster, LLC

*Escrow agent for Kean University Series 2015 H and Series 2017 C and New Jersey City University Series 2015 A and Series 2016 D

**Escrow agent for New Jersey City University Series 2007 F, Series 2010 G, Series 2021 A and Series 2021 B

**RESOLUTION OF THE NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY
ACCEPTING AND ADOPTING THE FINANCIAL STATEMENTS AND
INDEPENDENT AUDITORS' REPORT FOR 2025**

Adopted: July 28, 2026

WHEREAS: The New Jersey Educational Facilities Authority (the "Authority") was duly created and now exists under the New Jersey Educational Facilities Authority Law, Public Laws of 1967, Chapter 271, N.J.S.A. 18A:72A-1 et seq., as amended (the "Act"); and

WHEREAS: The Authority annually prepares financial statements and this year engaged the independent auditing firm of CliftonLarsonAllen LLP (the "Independent Auditors") to perform an audit of the Authority's financial statements for the year ended December 31, 2025 (the "2025 Financial Statements") in accordance with N.J.S.A. 18A:72A-21; and

WHEREAS: In accordance with Executive Order #122 (McGreevey) ("EO 122"), and the Authority's By-Laws, the members of the Authority's Audit Committee have received and reviewed the 2025 Financial Statements and the unmodified Report of the Independent Auditors thereon dated July 26, 2026 (the "Independent Auditors' Report") and have held a private meeting with representatives of the Independent Auditors to discuss the 2025 Financial Statements and the Independent Auditors' Report; and

WHEREAS: The members of the Authority have received the 2025 Financial Statements and the Independent Auditors' Report; and

WHEREAS: The members of the Authority's Audit Committee have recommended that the members of the Authority accept the 2025 Financial Statements and the Independent Auditors' Report, attached hereto as **EXHIBIT A**; and

WHEREAS: The members of the Authority wish to accept and adopt the 2025 Financial Statements and the Independent Auditors' Report.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY AS FOLLOWS:

SECTION 1. The recitals set forth above are incorporated herein by reference as if set forth at length herein.

SECTION 2. The Authority hereby accepts and adopts the 2025 Financial Statements and the Independent Auditors' Report, as attached hereto as **EXHIBIT A** and incorporated by reference as if set forth in full herein.

SECTION 3. This resolution shall take effect in accordance with N.J.S.A. 18A:72A-4(i).

Ms. Chaly moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Mr. Rodriguez and upon roll call the following members voted:

AYE: Joshua Hodes
Louis Rodriguez
Aaron Binder (represented by Ryan Feeney)
Margo Chaly
Erik Yngstrom

NAY: None

ABSTAIN: None

RECUSED: None

ABSENT: None

The Chair thereupon declared said motion carried and said resolution adopted.

EXHIBIT A

**NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY
(A COMPONENT UNIT OF THE STATE OF NEW JERSEY)**

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION**

YEARS ENDED DECEMBER 31, 2025 AND 2024



CPAs | CONSULTANTS | WEALTH ADVISORS

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**NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY
(A COMPONENT UNIT OF THE STATE OF NEW JERSEY)
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5 Vaughn Drive, Suite 300 • Princeton, New Jersey 08540
phone 609-987-0880 • fax 609-987-0850

REPORT OF MANAGEMENT

Management of the Authority is responsible for the preparation, integrity, and fair presentation of these financial statements. The financial statements have been prepared in conformity with accounting principles generally accepted in the United States of America and, consequently, they reflect certain amounts based upon the best estimates and judgment of management.

The financial statements have been audited by the independent firm of CliftonLarsonAllen LLP, which was given unrestricted access to all financial records and related data, including minutes of all meetings of the Authority. The independent auditors' opinion is presented on page 2.

The Authority maintains a system of internal controls to provide reasonable assurance that transactions are executed in accordance with management's authorization, that financial statements are prepared in accordance with accounting principles generally accepted in the United States of America, that assets of the Authority are properly safeguarded, and that the covenants of all financing agreements are honored. There are, however, inherent limitations in the effectiveness of any system of internal control, including the possibility of human error and the circumvention of controls. Accordingly, even an effective internal control system can provide only reasonable assurance that its goals are achieved.

Consistent with Executive Order No. 122, the Authority, through its Audit and Evaluation Committees, engages the independent auditors. The Audit and Evaluation Committees comprise individuals who are not employees of the Authority, and who meet certain standards of independence and financial expertise. The Audit Committee periodically meets with the independent auditors and is responsible for assisting the Members of the Authority in overseeing the Authority's compliance with legal, regulatory and ethical requirements, as well as overseeing the integrity and quality of the Authority's financial statements. The independent auditors have unrestricted access to the Audit Committee.

Sheryl Stitt
Executive Director

Brian Sootkoos
Director of Finance

July 16, 2026



INDEPENDENT AUDITORS' REPORT

Management and Members
New Jersey Educational Facilities Authority
Princeton, New Jersey

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the business-type activities and fiduciary activities of the New Jersey Educational Facilities Authority (the Authority), a component unit of the state of New Jersey, as of and for the years ended December 31, 2025 and 2024, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities and fiduciary activities of the New Jersey Educational Facilities Authority as of December 31, 2025 and 2024 and the respective changes in financial position and, where applicable, cash flows thereof for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the New Jersey Educational Facilities Authority and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the New Jersey Educational Facilities Authority's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis and the schedules included under Required Supplementary Information in the accompanying table of contents be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context.

We have applied certain limited procedures to the required supplementary information in accordance with GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements as a whole. The supplementary financial information, as listed in the table of contents, which is the responsibility of management, is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statement and, accordingly, we do not express an opinion or provide any assurance on it.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the report of management but does not include the basic financial statements and our auditors' report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated July 16, 2026, on our consideration of the New Jersey Educational Facilities Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the New Jersey Educational Facilities Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the New Jersey Educational Facilities Authority's internal control over financial reporting and compliance.



CliftonLarsonAllen LLP

King of Prussia, Pennsylvania
July 16, 2026

**NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY
(A COMPONENT UNIT OF THE STATE OF NEW JERSEY)
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
YEAR ENDED DECEMBER 31, 2025**

Introduction

This section of the New Jersey Educational Facilities Authority's (NJEFA or the Authority) annual financial report presents management's discussion and analysis of the Authority's financial performance during the fiscal year ended December 31, 2025 and the two immediately preceding years. It should be read in conjunction with the Authority's financial statements and accompanying notes.

Background

The New Jersey Educational Facilities Authority ("NJEFA" or "Authority"), is an independent and self-supporting state entity created pursuant to Chapter 271 of the Public Laws of 1966, N.J.S.A. 18A:72A-1 et seq., as amended and supplemented (the "Act"), to provide a means for New Jersey public and private colleges and universities ("Institutions") to construct educational facilities through the financial resources of a public fiduciary empowered to sell tax-exempt and taxable bonds, notes and other obligations. NJEFA is New Jersey's primary issuer of higher education purpose municipal bonds to finance and refinance the construction and development of campus facilities at Institutions throughout the State.

The Authority finances and refinances various types of projects for approximately 50 public and private institutions of higher education in New Jersey. Projects include, but are not limited to, the construction, renovation and acquisition of residential, academic, and research facilities; libraries; technology infrastructures; student life and athletic facilities; parking structures; utilities-related projects; and refinancing of existing debt.

In conjunction with the Office of the Secretary of Higher Education, the Authority also administers the State of New Jersey's higher education capital facilities grant programs and from time to time, issues state-backed bonds under these programs to fund grants for their various purposes. These state-backed bonds are secured by a contract with the State Treasurer to pay principal of and interest on such bonds subject to appropriations being made, from time to time, by the New Jersey State Legislature (the "Legislature").

The obligations issued by the Authority are special and limited obligations of the Authority and are not a debt or liability of the State of New Jersey or of any political subdivision thereof other than the Authority and are not a pledge of the faith and credit of the State of New Jersey or of any such political subdivision thereof. The Authority has no taxing power. The obligations issued by the Authority are payable solely from amounts received from the borrowers by the Authority under the transaction documents and amounts on deposit in certain funds established under the transaction documents.

The Authority is governed by a seven-member board composed of five public, unsalaried members appointed by the Governor with confirmation by the New Jersey Senate. The State Treasurer and the Secretary of Higher Education serve as ex-officio members and by statute, the Governor has veto authority over all actions of the Authority members.

**NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY
(A COMPONENT UNIT OF THE STATE OF NEW JERSEY)
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
YEAR ENDED DECEMBER 31, 2025**

Business Overview

Today, the NJEFA offers colleges and universities a range of services and products to meet institution's financing objectives, including tax-exempt and taxable bond financings, direct bank placement/purchase transactions, and tax-exempt equipment leasing. Financing options include new money transactions, refunding transactions or a combination of the two. More than just financing a transaction, NJEFA remains involved with their clients from concept to closing and beyond. NJEFA provides its clients with in-house expertise in the financial markets, tax and securities law, and post-issuance matters, among others. In addition, the Authority assists in the processing of all requisitioning and bond fund accounting for Higher Education Institutional borrowers; manages the investment and reinvestment of bond funds; and manages all arbitrage compliance.

The Authority's operating revenue is derived from initial and annual fees related to the issuance and administration of stand-alone bond transactions, as well as the issuance and administration of state-backed bonds under the State's higher education capital facilities grant programs.

Stand-Alone Debt Transactions

The Authority's operating revenues primarily result from initial and annual financing fees related to stand-alone financing transactions. Generally, upon the closing of a transaction, higher education institutions pay an initial financing fee to cover the services provided by NJEFA to manage and complete the desired financing. The fee is calculated using a percentage of the total issuance amount. Annual financing fees are calculated using a percentage of the total outstanding par amount on the bonds. The annual financing fee, typically referred to as the annual administrative fee, covers ongoing bond fund administration and post issuance debt compliance, including: investment of bond funds; requisition review and payment; audit support as requested; arbitrage monitoring; real estate matters; and assisting institutions with continuing post-issuance compliance matters.

State Grant Administration

The Authority, in partnership with the Office of the Secretary of Higher Education, The New Jersey State Librarian and the Department of Treasury, administers the New Jersey Higher Education Capital Grant and Library Construction Bond Act Programs. Through NJEFA's issuance of state-backed bonds and the State's issuance of General Obligation bonds, New Jersey's institutions of higher education and public libraries are able to increase capacity, modernize facilities and equipment, expand access and provide state-of-the-art academic opportunity for New Jersey's students and constituents.

The Authority is highly involved in every aspect of the grant process and post issuance administration. During the solicitation process, the Authority assists in the development, distribution and review of applications for conformity to solicitation requirements. In consultation with the Office of the Secretary of Higher Education or the New Jersey State Librarian and the Attorney General's Office, the Authority develops grant and lease agreements in accordance with state law and regulations, reviews financing documents, and corresponds with institutions needing assistance throughout the process. The Authority receives and reviews all requisitions for approved projects. Requisitions are reviewed to ensure grant proceeds are expended only for costs of an approved project, that the institution has satisfied any obligation to match grant funding, and that reimbursement is permissible per the grant agreement and applicable IRS rules and regulations.

**NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY
(A COMPONENT UNIT OF THE STATE OF NEW JERSEY)
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
YEAR ENDED DECEMBER 31, 2025**

The Authority assists the Secretary of Higher Education and the New Jersey State Librarian in fulfilling obligations under the post-issuance compliance tax procedures and in addressing any tax issues that may arise when a contract or arrangement might create "private business use" of bond-financed facilities.

The Authority's operating revenues related to the administration of the Higher Education Capital Grant Programs and the Library Construction Bond Act are derived from initial fees on NJEFA issued State-backed bonds and State issued General Obligation bonds and annual fees for ongoing bond fund and grant management and debt compliance. Generally, the Authority collects an initial fee for each completed State-backed financing and annual fees for each grant, funded throughout the term of the bonds. Both the initial fee and the annual fee are based on a contracted amount as defined in the grant or lease agreements and/or memorandum of understandings with the Secretary of Higher Education and the New Jersey State Librarian.

Overview of Financial Statements

The Authority is a self-supporting, special purpose government entity supported entirely by fees charged for the services it provides. Accordingly, the Authority is considered an Enterprise Fund and utilizes the accrual basis of accounting. The basic financial statements provide information about the Authority's overall financial condition and operations. The notes provide explanations and more details about the content of the basic financial statements.

This report consists of three parts: management's discussion and analysis, financial statements and the accompanying notes and the required supplementary information. The three financial statements presented are as follows:

Statement of Net Position – The statement of net position presents information reflecting the Authority's assets, deferred outflow of resources, liabilities, deferred inflows of resources and net position. The Authority's net position represents the amount of total assets and deferred outflows of resources less liabilities and deferred inflows of resources and is one way to measure the Authority's financial position and operational solvency.

Statement of Revenues, Expenses, and Changes in Net Position – The statement reflects the Authority's operating and nonoperating revenues and expense for the fiscal year. Nonoperating activity primarily relates to investment income.

Statement of Cash Flows – The statement of cash flows is presented using the direct method which reflects cash flows from operating, investing and capital financing activities. Cash collections and payments are reflected in this statement to arrive at the net increase or decrease in cash for each year. The statement also includes a reconciliation between operating income or loss for the period per the statement of revenues, expenses and changes in net position to net cash provided or used from operating activities per the statement of cash flows.

**NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY
(A COMPONENT UNIT OF THE STATE OF NEW JERSEY)
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
YEAR ENDED DECEMBER 31, 2025**

Statement of Fiduciary Net Position – The statement of fiduciary net position presents information reflecting the Authority's trust fund for Other Postemployment Benefit (OPEB) assets, deferred outflow of resources, liabilities, deferred inflows of resources and net position. The Authority's fiduciary net position represents the amount of total assets and deferred outflows of resources less liabilities and deferred inflows of resources and is one way to measure the Authority's financial position and operational solvency for the OPEB plan.

Statement of Changes in Fiduciary Net Position – The statement reflects the Authority's additions and deductions to the OPEB trust during the fiscal year.

Financial Highlights 2025:

- The Authority issued \$706 million of conduit debt for educational institutions during 2025.
- Cash and Investments represent approximately 85% of Total Assets at the end of 2025.
- The Authority's 2025 operating margin (net operating income as a percentage of operating revenues) was 30%.
- Operating expenditures increased 45% in 2025 in comparison to the prior year.

During 2025, the Authority's volume of financing activity, excluding the state-backed bond programs, was approximately \$1.2 billion less than 2024. The decreased volume was due primarily to the result of a single large multi-series issuance in 2024 that included both new money and a refunding component. The Authority continued to work with the State's public and private institutions on their multi-year plans to invest in the upgrading of their capital facilities, technology infrastructures and capital equipment to accommodate growing demand for higher education. The Authority also helped New Jersey colleges and universities restructure outstanding issues for the greatest benefit to the institutions.

NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY
(A COMPONENT UNIT OF THE STATE OF NEW JERSEY)
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
YEAR ENDED DECEMBER 31, 2025

Condensed Financial Information

The following table presents condensed statement of net position information and changes between December 31, 2024 and December 31, 2025 and between December 31, 2023 and December 31, 2024.

	2025	2024	2023	Increase (Decrease) 2024 to 2025	Increase (Decrease) 2023 to 2024
Current Assets	\$ 4,362,455	\$ 3,706,382	\$ 12,405,523	17.70%	-70.12%
Noncurrent Investments	15,341,182	13,277,822	323,594	15.54%	4003.23%
Capital Assets, Net	1,709,244	7,240	453,367	23508.34%	-98.40%
Security Deposit	59,755	59,755	21,505	0.00%	177.87%
Net OPEB Asset	1,624,874	1,455,710	1,279,788	11.62%	13.75%
Total Assets	23,097,510	18,506,909	14,483,777	24.80%	27.78%
Deferred Outflows of Resources	958,808	849,662	1,630,148	12.85%	-47.88%
Current Liabilities	719,212	477,118	765,932	50.74%	-37.71%
Noncurrent Liabilities	3,778,561	2,471,967	3,420,007	52.86%	-27.72%
Total Liabilities	4,497,773	2,949,085	4,185,939	52.51%	-29.55%
Deferred Inflows of Resources	2,057,172	2,077,442	2,956,182	-0.98%	-29.73%
Total Net Position	\$ 17,501,373	\$ 14,330,044	\$ 8,971,804	22.13%	59.72%

The following table represents condensed information from the statements of revenues, expenses, and changes in net position, and changes between 2024 and 2025 and between 2023 and 2024:

	2025	2024	2023	Increase (Decrease) 2024 to 2025	Increase (Decrease) 2023 to 2024
Operating Revenues:					
Administrative Fees	\$ 4,593,961	\$ 4,634,791	\$ 3,413,305	-0.88%	35.79%
Total Operating Revenues	4,593,961	4,634,791	3,413,305	-0.88%	35.79%
Operating Expenses:					
Salaries and Related Expenses	2,472,439	1,552,204	1,774,649	59.29%	-12.53%
General and Administrative Expenses	472,916	331,815	299,179	42.52%	10.91%
Professional Fees	128,219	103,526	80,655	23.85%	28.36%
Depreciation/Amortization Expense	24,284	221,899	228,155	-89.06%	-2.74%
Total Operating Expenses	3,097,858	2,209,444	2,382,638	40.21%	-7.27%
Net Operating Income	1,496,103	2,425,347	1,030,667	-38.31%	135.32%
Nonoperating Revenues (Expenses):					
Gain on Settlement	-	292,819	-	-100.00%	0.00%
Investment Income/(Loss)	1,675,226	674,243	935,164	-148.46%	-27.90%
Change in Net Position	3,171,329	3,392,409	1,965,831	-6.52%	72.57%
Net Position - Beginning of Year	14,330,044	10,937,635	8,971,804	31.02%	21.91%
Net Position - End of Year	\$ 17,501,373	\$ 14,330,044	\$ 10,937,635	22.13%	31.02%

**NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY
(A COMPONENT UNIT OF THE STATE OF NEW JERSEY)
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
YEAR ENDED DECEMBER 31, 2025**

Analysis of Overall Financial Position and Results of Operations

The Authority's solid financial position and strong operating results continued.

Revenues

The Authority's revenues are derived primarily from two fees; annual fees charged with respect to existing bond issues, and initial fees charged with respect to the issuance of new debt. Total revenues for 2025 decreased by \$40,831 from 2024 and total revenues for 2024 increased approximately \$1,221,487 from 2023.

Expenses

Operating expenses increased in 2025 by 45% from 2024, and 2024 decreased 7.3% from 2023. Operating expenses increased as a result of the 2025 OPEB and Pension valuation adjustments.

Net Position

Net position increased \$3,074,474, or 21% from 2024 to 2025 and increased \$3,392,409, or 31% from 2023 to 2024. Net position increased in 2025 as a result of an increase in investment income and continued higher revenues.

Contacting the Authority's Financial Management

If you have questions about this report or need additional financial information, contact the Office of the Chief Finance Officer, New Jersey Educational Facilities Authority, 5 Vaughn Drive, Suite 300, Princeton, New Jersey 08540. Readers are invited to visit the Authority's website at www.njefa.com.

NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY
(A COMPONENT UNIT OF THE STATE OF NEW JERSEY)
STATEMENTS OF NET POSITION
DECEMBER 31, 2025 AND 2024

	2025	2024
ASSETS AND DEFERRED OUTFLOWS OF RESOURCES		
CURRENT ASSETS		
Cash	\$ 2,886,407	\$ 3,308,689
Investments	1,410,571	290,675
Prepaid Expenses and Other Assets	65,477	107,018
Total Current Assets	<u>4,362,455</u>	<u>3,706,382</u>
NONCURRENT ASSETS		
Investments	15,341,182	13,277,822
Capital Assets, at Cost, Less Accumulated Depreciation/Amortization of \$483,885 and \$1,323,930 During 2025 and 2024, Respectively	1,709,244	7,240
Security Deposit	59,755	59,755
Net OPEB Asset	1,624,874	1,455,710
Total Noncurrent Assets	<u>18,735,055</u>	<u>14,800,527</u>
DEFERRED OUTFLOWS OF RESOURCES		
Pension Deferrals	253,679	299,646
OPEB Deferrals	705,129	550,016
Total Deferred Outflows of Resources	<u>958,808</u>	<u>849,662</u>
Total Assets and Deferred Outflows of Resources	<u>\$ 24,056,318</u>	<u>\$ 19,356,571</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND NET POSITION		
CURRENT LIABILITIES		
Accounts Payable and Accrued Expenses	\$ 505,394	\$ 477,118
Lease Payable - Current Portion	213,818	-
Total Current Liabilities	<u>719,212</u>	<u>477,118</u>
NONCURRENT LIABILITIES		
Compensated Absences	209,087	189,765
Long-Term Lease Payable	1,487,725	-
Net Pension Liability	2,081,749	2,282,202
Total Noncurrent Liabilities	<u>3,778,561</u>	<u>2,471,967</u>
Total Liabilities	4,497,773	2,949,085
DEFERRED INFLOWS OF RESOURCES		
Pension Deferrals	496,973	540,400
OPEB Deferrals	1,560,199	1,537,042
Total Deferred Inflows of Resources	<u>2,057,172</u>	<u>2,077,442</u>
NET POSITION		
Investment in Capital Assets	7,701	7,240
Restricted - Net OPEB Asset	1,624,874	1,455,710
Unrestricted	15,868,798	12,867,094
Total Net Position	<u>17,501,373</u>	<u>14,330,044</u>
Total Liabilities, Deferred Inflows of Resources, and Net Position	<u>\$ 24,056,318</u>	<u>\$ 19,356,571</u>

See accompanying Notes to Financial Statements.

NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY
(A COMPONENT UNIT OF THE STATE OF NEW JERSEY)
STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
YEARS ENDED DECEMBER 31, 2025 AND 2024

	<u>2025</u>	<u>2024</u>
OPERATING REVENUES		
Administrative Fees	\$ 4,593,961	\$ 4,634,791
OPERATING EXPENSES		
Salaries and Related Expenses	2,472,439	1,552,204
General and Administrative Expenses	472,916	331,815
Professional Fees	128,219	103,526
Depreciation/Amortization Expense	24,284	221,899
Total Operating Expenses	<u>3,097,858</u>	<u>2,209,444</u>
NET OPERATING INCOME	1,496,103	2,425,347
NONOPERATING REVENUE		
Investment Income	1,675,226	674,243
Gain on Settlement	-	292,819
Total Nonoperating Revenue	<u>1,675,226</u>	<u>967,062</u>
CHANGES IN NET POSITION	3,171,329	3,392,409
Net Position - Beginning of Year	<u>14,330,044</u>	<u>10,937,635</u>
NET POSITION - END OF YEAR	<u><u>\$ 17,501,373</u></u>	<u><u>\$ 14,330,044</u></u>

See accompanying Notes to Financial Statements.

NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY
(A COMPONENT UNIT OF THE STATE OF NEW JERSEY)
STATEMENTS OF CASH FLOWS
YEARS ENDED DECEMBER 31, 2025 AND 2024

	<u>2025</u>	<u>2024</u>
CASH FLOWS FROM OPERATING ACTIVITIES		
Receipts from Administrative Fees	\$ 4,618,961	\$ 4,586,406
Payments to Employees	(2,952,147)	(1,806,203)
Payments to Suppliers	(556,318)	(699,928)
Net Cash Provided by Operating Activities	<u>1,110,496</u>	<u>2,080,275</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Investment Income	84,670	85,389
Purchase of Investments	(2,375,000)	(1,500,000)
Net Cash Used by Investing Activities	<u>(2,290,330)</u>	<u>(1,414,611)</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES		
Purchase of Capital Assets	(861,960)	(2,590)
Lease Activity	1,619,512	(252,865)
Net Cash Provided (Used) by Capital and Related Financing Activities	<u>757,552</u>	<u>(255,455)</u>
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES		
Gain on Settlement	-	292,819
Net Cash Provided by Non-Capital and Related Financing Activities	<u>-</u>	<u>292,819</u>
NET INCREASE (DECREASE) IN CASH	(422,282)	703,028
Cash - Beginning of Year	<u>3,308,689</u>	<u>2,605,661</u>
CASH - END OF YEAR	<u><u>\$ 2,886,407</u></u>	<u><u>\$ 3,308,689</u></u>
RECONCILIATION OF NET OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES		
Net Operating Income	\$ 1,496,103	\$ 2,425,347
Adjustments to Reconcile Operating Income to Net Cash Provided by Operating Activities:		
Depreciation/Amortization	24,284	221,899
Changes in Assets, Deferred Outflows of Resources, Liabilities, and Deferred Inflows of Resources:		
Prepaid Expenses and Other Assets	41,541	(59,734)
Accounts Payable and Accrued Expenses	28,276	(48,969)
Security Deposit	-	(38,250)
Unearned Revenue	-	(2,500)
Compensated Absences	19,322	9,248
Postemployment Benefits Other than Pension and Related Deferred Items	(301,120)	(201,372)
Net Pension Liability and Related Deferred Items	(197,910)	(225,394)
Net Cash Provided by Operating Activities	<u><u>\$ 1,110,496</u></u>	<u><u>\$ 2,080,275</u></u>
SUPPLEMENTAL DISCLOSURE OF NONCASH INVESTMENT ACTIVITIES		
Change in Fair Value of Investments	<u><u>\$ 379,542</u></u>	<u><u>\$ 227,504</u></u>

See accompanying Notes to Financial Statements.

**NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY
(A COMPONENT UNIT OF THE STATE OF NEW JERSEY)
STATEMENTS OF FIDUCIARY NET POSITION
DECEMBER 31, 2025 AND 2024**

	Other Employee Benefit Trust Fund	
	2025	2024
ASSETS		
Current Assets:		
Cash and Equivalents	\$ -	\$ -
Total Current Assets	-	-
Noncurrent Assets:		
Investments	4,131,334	3,349,034
Total Noncurrent Assets	4,131,334	3,349,034
Total Assets	<u>\$ 4,131,334</u>	<u>\$ 3,349,034</u>
NET POSITION		
Total Net Position - Restricted for Benefits	<u>\$ 4,131,334</u>	<u>\$ 3,349,034</u>

See accompanying Notes to Financial Statements.

**NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY
(A COMPONENT UNIT OF THE STATE OF NEW JERSEY)
STATEMENTS OF CHANGES IN FIDUCIARY NET POSITION
YEARS ENDED DECEMBER 31, 2025 AND 2024**

	Other Employee Benefit Trust Fund	
	2025	2024
ADDITIONS		
Contributions	\$ 58,527	\$ 51,805
Investment Income:		
Net Increase (Decrease) in Fair Value	264,554	(101,538)
Interest and Dividend Income	517,746	156,080
Net Investment Income	840,827	106,347
TOTAL ADDITIONS	840,827	106,347
DEDUCTIONS		
Benefit Payments	58,527	51,805
TOTAL DEDUCTIONS	58,527	51,805
CHANGES IN NET POSITION	782,300	54,542
Net Position - Beginning of Year	3,349,034	3,294,492
NET POSITION - END OF YEAR	<u>\$ 4,131,334</u>	<u>\$ 3,349,034</u>

See accompanying Notes to Financial Statements.

NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY
(A COMPONENT UNIT OF THE STATE OF NEW JERSEY)
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE 1 ORGANIZATION AND FUNCTION OF THE AUTHORITY

The New Jersey Educational Facilities Authority (the Authority), a component unit of the State of New Jersey, was created under the provisions of Chapter 106 of New Jersey Public Laws of 1966 as a public body corporate and politic. The powers of the Authority permit the sale of notes, bonds and other obligations to support the construction, acquisition and equipping of educational facilities for public and private institutions of higher education in the State of New Jersey. The Authority is also authorized, pursuant to statutory amendments, to issue State supported bonds to fund matching grants to qualified public libraries for capital improvements. The obligations issued by the Authority are conduit debt and are not guaranteed by, nor do they constitute a debt or obligation of, the State of New Jersey.

The Authority is exempt from both federal and state taxes.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounts are maintained on the accrual basis of accounting in conformity with accounting principles generally accepted in the United States of America.

In its accounting and financial reporting, the Authority follows the pronouncements of the Governmental Accounting Standards Board (GASB).

Administrative Fees

The Authority charges administrative fees to its client institutions for which bond and note sales have been completed. Such fees are considered operating revenue and are charged for services related to the structuring and administration of Authority financings, investment management of bond proceeds, monitoring of financial performance and other project costs and services. These fees are recognized as earned. The fees are used to provide sufficient funds to ensure that the Authority's operating expenses will be met, and that sufficient reserves will be available to provide for the Authority's needs.

Capital Assets

Capital assets, which consist of furniture and equipment and an office lease right-of-use asset, are carried at cost and depreciated/amortized over their useful lives using the straight-line method.

Conduit Debt

Due to the fact that the bonds and notes issued by the Authority are nonrecourse conduit debt obligations of the Authority, the Authority has, in effect, none of the risks and rewards of the related financings. Accordingly, with the exception of certain fees generated as a result of the financing transaction, the financing transaction is given no accounting recognition in the accompanying financial statements. At December 31, 2025 and 2024, the amount of conduit debt outstanding totaled \$6,426,299,456 and \$6,072,182,946, respectively.

**NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY
(A COMPONENT UNIT OF THE STATE OF NEW JERSEY)
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Deferred Inflows and Outflows of Resources

In addition to assets and liabilities, the statements of net position report separate sections of deferred outflows of resources and deferred inflows of resources. Deferred outflows of resources represent a consumption of net assets that applies to a future period which will not be recognized as an outflow of resources until that time. Deferred inflows of resources represent an acquisition of net assets that applies to a future period which will not be recognized as an inflow of resources until that time.

Deferred outflows and inflows of resources for defined benefit plans result from the difference between expected (actuarial) and actual experience, changes in actuarial assumptions, net difference between projected (actuarial) and actual earnings on pension plan and OPEB investments, changes in the Authority's proportion of expenses and liabilities to the pension and OPEB as a whole, differences between the Authority's pension and OPEB contributions and its proportionate share of contributions, and the Authority's pension and OPEB contributions subsequent to the pension and OPEB valuation measurement dates.

Adoption of New Accounting Standards

In 2025, the Authority adopted GASB Statement No. 102, *Certain Risk Disclosures*. This Statement did no affect the financial statements of the Authority.

NOTE 3 DEPOSITS AND INVESTMENTS

At December 31, 2025 and 2024, the Authority's bank balance excluding payments and deposits in transit was \$2,923,876, and \$3,317,473, respectively and are insured by the Federal Deposit Insurance Corporation (FDIC) in the amounts of \$250,000 for both 2025 and 2024.

The Authority categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

The types of securities which are permitted investments for Authority funds are established by New Jersey Statutes and the Authority's approved investment policy. All funds of the Authority may be invested in obligations of, or guaranteed by, the United States Government. In addition, certain funds of the Authority may be invested in: obligations of agencies of the U.S. government; obligations of, or guaranteed by, the State of New Jersey; collateralized certificates of deposit and repurchase agreements; commercial paper; and other securities which shall be authorized for the investment of funds in the custody of the Treasurer of the State of New Jersey.

NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY
(A COMPONENT UNIT OF THE STATE OF NEW JERSEY)
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE 3 DEPOSITS AND INVESTMENTS (CONTINUED)

The following is a description of the valuation methodologies used for instruments measured at fair value:

- U.S. treasuries and agencies are valued at quoted price reported on the active market.
- Municipal bonds, corporate bonds, mortgage securities, asset backed securities and other fixed income securities are valued using prices based on bid evaluations or quoted prices in an inactive market.
- Money market accounts are recorded at the quoted price which approximates fair value.

As of December 31, 2025 and 2024, the Authority had the following recurring fair value measurements using current sale prices (Level 1 inputs) or sale prices of comparable securities (Level 2 inputs) and using net asset value (NAV) per share valuation for Money Market Mutual Funds for investments and cash equivalents, and maturities:

Investment Type	Fair Value	2025		
		Level 1	Level 2	Level 3
Operating Fund:				
U.S. Treasury Note	\$ 8,182,200	\$ 8,182,200	\$ -	\$ -
Commercial Paper	839,933	-	839,933	-
Certificate of Deposit	4,406,195	-	4,406,195	-
Asset-Backed Security	3,193,435	-	3,193,435	-
Money Market Funds	129,990	129,990	-	-
Total Operating Fund	16,751,753	8,312,190	8,439,563	-
Fiduciary Fund:				
Money Market Funds	9,387	9,387	-	-
Blended Equity Mutual Funds	4,121,947	-	4,121,947	-
Total Fiduciary Fund	4,131,334	9,387	4,121,947	-
Total Investments	<u>\$ 20,883,087</u>	<u>\$ 8,321,577</u>	<u>\$ 12,561,510</u>	<u>\$ -</u>
Investment Type	Fair Value	2024		
		Level 1	Level 2	Level 3
Operating Fund:				
U.S. Treasury Note	\$ 11,953,637	\$ 11,953,637	\$ -	\$ -
Commercial Paper	290,615	-	290,615	-
Certificate of Deposit	1,094,095	-	1,094,095	-
Asset-Backed Security	177,877	-	177,877	-
Money Market Funds	52,273	52,273	-	-
Total Operating Fund	13,568,497	12,005,910	1,562,587	-
Fiduciary Fund:				
Money Market Funds	7,662	7,662	-	-
Blended Equity Mutual Funds	3,281,282	-	3,281,282	-
Real Assets Mutual Funds	60,090	60,090	-	-
Total Fiduciary Fund	3,349,034	67,752	3,281,282	-
Total Investments	<u>\$ 16,917,531</u>	<u>\$ 12,073,662</u>	<u>\$ 4,843,869</u>	<u>\$ -</u>

**NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY
(A COMPONENT UNIT OF THE STATE OF NEW JERSEY)
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024**

NOTE 3 DEPOSITS AND INVESTMENTS (CONTINUED)

In 2025 and 2024, the Authority had \$129,990 and \$52,273, respectively, invested in a money market mutual fund, which invests in short-term and other obligations of the U.S. Treasury.

In accordance with Governmental Accounting Standards Board Statement No. 40, *Deposit and Investment Risk Disclosures* (GASB 40), the Authority has assessed the Custodial Credit Risk, the Concentration of Credit Risk, Credit Risk and Interest Rate Risk of its Cash and Investments:

- (a) Custodial Credit Risk – The Authority’s deposits are exposed to custodial credit risk if they are not covered by depository insurance and the deposits are uncollateralized, collateralized with securities held by the pledging financial institution, or collateralized with securities held by the pledging financial institution’s trust department or agent but not in the depositor-government’s name. The deposit risk is that, in the event of the failure of a depository financial institution, the Authority will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. The Authority’s investment securities are exposed to custodial credit risk if the securities are uninsured, are not registered in the name of the Authority and are held by either: the counterparty or the counterparty’s trust department or agent but not in the Authority’s name. The risk is that, in the event of the failure of the counterparty to a transaction, the Authority will not be able to recover the value of the investment or collateral securities that are in the possession of an outside party.

As of December 31, 2025 and 2024, the Authority’s investments in the operating fund consisted of U.S. Treasury and Agency Obligations in the amount of \$8,182,200 and \$11,953,637, respectively, Investment Agreements in the amount of \$8,439,563 and \$1,562,587, respectively, and Money Market Mutual Funds in the amount of \$129,990 and \$52,273, respectively. As of December 31, 2025 and 2024, the Authority’s investments in the fiduciary activities consisted of Blended Equity Mutual Funds in the amount of \$4,121,946 and \$3,281,282, respectively and Real Assets Mutual Funds in the amount of \$9,387 and \$60,090, respectively. Since the investments are registered in the Authority’s name, they are not exposed to custodial credit risk.

- (b) Concentration of Credit Risk – This is the risk associated with the amount of investments the Authority has with any one issuer that exceed five percent of its total investments. Investments issued or explicitly guaranteed by the U.S. government and investments in mutual funds, external investment pools, and other pooled investments are excluded from this requirement. At December 31, 2025 and 2024, the Authority was not exposed to a concentration of credit risk.
- (c) Credit Risk – GASB 40 requires that disclosure be made as to the credit rating of all debt security investments except for obligations of the U.S. government or obligations explicitly guaranteed by the U.S. government. This is the risk that an issuer or other counterparty to an investment will not fulfill its obligations.

NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY
(A COMPONENT UNIT OF THE STATE OF NEW JERSEY)
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE 3 DEPOSITS AND INVESTMENTS (CONTINUED)

Securities must be rated investment grade or better by a nationally recognized credit rating agency at the time of purchase. Split rated credits will be considered to have the lower credit rating. Money market instruments must be rated AAA or better at the time of purchase. In the event that a security is downgraded below these credit quality guidelines, the investment manager(s) shall notify the Authority and provide an evaluation and plan of action.

Temporary cash balances may be invested in a money market instrument (AAAm).

The following table summarizes S&P's agency ratings of the Authority's investments at fair value as of December 31, 2025 and 2024:

Investment Type	Quality Rating	2025	2024
Operating Fund:			
U.S. Treasury Note	AA+	\$ 8,182,200	\$ 11,953,637
Commercial Paper	A-1	839,933	290,615
Commercial Paper	A-1+	147,739	-
Corporate Bonds	A-	176,414	795,355
Corporate Bonds	A+	252,568	99,289
Corporate Bonds	A	194,536	199,451
Certificate of Deposit	A-1	849,700	
Asset-Backed Security	AAA	5,978,673	177,877
Money Market Funds	AAAm	129,990	52,273
Total Operating Fund		16,751,753	13,568,497
Fiduciary Fund:			
Money Market Funds	AAAm	9,387	7,662
Blended Equity Mutual Funds	AAAm	4,121,947	3,281,282
Real Assets Mutual Funds	AAAmmf	-	60,090
Total Fiduciary Fund		4,131,334	3,349,034
Total Investments		<u>\$ 20,883,087</u>	<u>\$ 16,917,531</u>

(d) Interest Rate Risk – This is the risk that changes in interest rates will adversely affect the fair value of an investment. The Authority does not have a written policy that limits investment maturities as a means of managing its exposure to fair value losses arising from interest rate fluctuations, but the Authority does from time to time evaluate its investment portfolio to determine if, based on the interest rate environment, other investment vehicles would provide higher yields that lower the cost and risk. As of December 31, 2025 and 2024, the Authority had the following investments and maturities.

NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY
(A COMPONENT UNIT OF THE STATE OF NEW JERSEY)
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE 3 DEPOSITS AND INVESTMENTS (CONTINUED)

Investment Type	Fair Value	Maturities (in years)		
		Less Than 1	1-5	Greater Than 5
<u>December 31, 2025</u>				
Operating Fund:				
U.S. Treasury Note	\$ 8,182,200	\$ 1,179,956	\$ 7,002,244	\$ -
Commercial Paper	839,933	-	839,933	-
Certificate of Deposit	4,406,195	100,626	4,305,569	-
Asset-Backed Security	3,193,435	-	3,133,221	60,214
Money Market Funds	129,990	129,990	-	-
Total Operating Fund	16,751,753	1,410,572	15,280,967	60,214
Fiduciary Fund:				
Money Market Funds	9,387	9,387	-	-
Blended Equity Mutual Funds	4,121,947	4,121,947	-	-
Total Fiduciary Fund	4,131,334	4,131,334	-	-
Total Investments	\$ 20,883,087	\$ 5,541,906	\$ 15,280,967	\$ 60,214

Investment Type	Fair Value	Maturities (in years)		
		Less Than 1	1-5	Greater Than 5
<u>December 31, 2024</u>				
Operating Fund:				
U.S. Treasury Note	\$ 11,953,637	\$ -	\$ 11,953,637	\$ -
Commercial Paper	290,615	290,615	-	-
Certificate of Deposit	1,094,095	-	1,094,095	-
Asset-Backed Security	177,877	-	177,877	-
Money Market Funds	52,273	52,273	-	-
Total Operating Fund	13,568,497	342,888	13,225,609	-
Fiduciary Fund:				
Money Market Funds	7,662	7,662	-	-
Blended Equity Mutual Funds	3,281,282	3,281,282	-	-
Real Assets Mutual Funds	60,090	60,090	-	-
Total Fiduciary Fund	3,349,034	3,349,034	-	-
Total Investments	\$ 16,917,531	\$ 3,691,922	\$ 13,225,609	\$ -

For the years ended December 31, 2025 and 2024, investment income for the operating fund comprised the following:

	2025	2024
Interest Earnings	\$ 1,295,684	\$ 608,929
Net Increase in Fair Value of Investments	379,542	65,314
Total Investment Income	<u>\$ 1,675,226</u>	<u>\$ 674,243</u>

NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY
(A COMPONENT UNIT OF THE STATE OF NEW JERSEY)
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE 4 CAPITAL ASSETS

The following schedule is a summarization of changes in capital assets for the years ended December 31, 2025 and 2024.

December 31, 2025				
	Beginning Balance	Additions	Deletions	Ending Balance
Capital Assets, Being Depreciated/Amortized:				
Furniture and Equipment	\$ 466,843	\$ 33,624	\$ -	\$ 500,467
Leasehold Improvements	-	19,785	-	19,785
Right-of-Use Asset - Office Space	864,328	1,672,879	864,328	1,672,879
Total Capital Assets Being Depreciated/Amortized	1,331,171	1,726,288	864,328	2,193,131
Accumulated Depreciation/Amortization:				
Furniture and Equipment	(459,603)	(6,199)		(465,802)
Leasehold Improvements	-	(659)		(659)
Right-of-Use Asset - Office Space	(864,328)	(17,426)	(864,328)	(17,426)
Total Accumulated Depreciation and Amortization	(1,323,931)	(24,284)	(864,328)	(483,887)
Net Capital Assets	<u>\$ 7,240</u>	<u>\$ 1,702,004</u>	<u>\$ -</u>	<u>\$ 1,709,244</u>

December 31, 2024				
	Beginning Balance	Additions	Deletions	Ending Balance
Capital Assets, Being Depreciated/Amortized:				
Furniture and Equipment	\$ 464,253	\$ 2,590	\$ -	\$ 466,843
Right-of-Use Asset - Office Space	864,328	-	-	864,328
Total Capital Assets Being Depreciated	1,328,581	2,590	-	1,331,171
Accumulated Depreciation/Amortization:				
Furniture and Equipment	(453,786)	(5,817)	-	(459,603)
Right-of-Use Asset - Office Space	(648,246)	(216,082)	-	(864,328)
Total Accumulated Depreciation and Amortization	(1,102,032)	(221,899)	-	(1,323,931)
Net Capital Assets	<u>\$ 226,549</u>	<u>\$ (219,309)</u>	<u>\$ -</u>	<u>\$ 7,240</u>

NOTE 5 LONG-TERM LIABILITIES

During the years ended December 31, 2025 and 2024, the following changes occurred in long-term liabilities.

December 31, 2025					
	Beginning Balance	Increases	Decreases	Ending Balance	Current Portion
Lease	\$ -	\$ 1,720,669	\$ 19,126	\$ 1,701,543	\$ 213,818
Compensated Absences*	189,765	19,322	-	209,087	-
Net Pension Liability	2,282,202	-	200,453	2,081,749	-
Net Long-Term Liabilities	<u>\$ 2,471,967</u>	<u>\$ 1,739,991</u>	<u>\$ 219,579</u>	<u>\$ 3,992,379</u>	<u>\$ 213,818</u>

December 31, 2024					
	Beginning Balance	Increases	Decreases	Ending Balance	Current Portion
Lease	\$ 214,077	\$ -	\$ 214,077	\$ -	\$ -
Compensated Absences*	180,517	9,248	-	189,765	-
Net Pension Liability	2,886,314	-	604,112	2,282,202	-
Net Long-Term Liabilities	<u>\$ 3,280,908</u>	<u>\$ 9,248</u>	<u>\$ 818,189</u>	<u>\$ 2,471,967</u>	<u>\$ -</u>

*The change in the compensated absences liability is presented as a net change

**NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY
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NOTE 6 EMPLOYEE RETIREMENT SYSTEM

Description of Plan

The State of New Jersey, Division of Pension and Benefits (the Division) was created and exists pursuant to N.J.S.A. 52:18A to oversee and administer the pension trust and other postemployment benefit plans sponsored by the State of New Jersey (the State). According to the State of New Jersey Administrative Code, all obligations of the Systems will be assumed by the State of New Jersey should the plans terminate. Each defined benefit pension plan's designated purpose is to provide retirement, death and disability benefits to its members. The authority to amend the provision of plan rests with new legislation passed by the State of New Jersey. Pension reforms enacted pursuant to Chapter 78, P.L. 2011 included provisions creating special Pension Plan Design Committees for the Public Employees Retirement System (PERS), once a Target Funded Ratio (TFR) is met, that will have the discretionary authority to modify certain plan design features, including member contribution rate; formula for calculation of final compensation or final salary; fraction used to calculate a retirement allowance; age at which a member may be eligible and the benefits for service or early retirement; and benefits provided for disability retirement. The committee will also have the authority to reactivate the cost-of-living adjustment (COLA) on pensions.

However, modifications can only be made to the extent that the resulting impact does not cause the funded ratio to drop below the TFR in any one year of a 30-year projection period. The Division issues a publicly available financial report that includes the financial statements and required supplementary information for each of the plans. This report may be accessed via the Division of Pensions and Benefits website, at www.state.nj.us/treasury/pensions, or may be obtained by writing to the Division of Pensions and Benefits, PO Box 295, Trenton, New Jersey, 08625.

Public Employees' Retirement System

The Public Employees' Retirement System is a cost-sharing, multiple employer defined benefit pension plan as defined in GASB Statement No. 68. The Plan is administered by The New Jersey Division of Pensions and Benefits (Division). The more significant aspects of the PERS Plan are as follows:

Plan Membership and Contributing Employers – Substantially all full-time employees of the State of New Jersey or any county, municipality, school district or public agency are enrolled in PERS, provided the employee is not required to be a member of another state-administered retirement system or other state pension fund or other jurisdiction's pension fund.

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NOTE 6 EMPLOYEE RETIREMENT SYSTEM (CONTINUED)

Membership and contributing employers of the defined benefit pension plans consisted of the following at June 30, 2025 and 2024:

	<u>2025</u>	<u>2024</u>
Inactive Plan Members or Beneficiaries Currently Receiving Benefits	196,038	193,915
Inactive Plan Members Entitled to But Not Yet Receiving Benefits	603	573
Active Plan Members	<u>248,765</u>	<u>214,384</u>
Total	<u><u>445,406</u></u>	<u><u>408,872</u></u>

For the years ended December 31, 2025 and 2024, the Authority's covered payroll for all employees was \$1,437,835 and \$1,420,081, respectively. Covered payroll refers to pensionable compensation, rather than total compensation, paid by the Authority to active employees covered by the Plan.

Specific Contribution Requirements and Benefit Provisions – The contribution policy is set by N.J.S.A 43:15A and requires contributions by active members and contributing employers. Members contribute at a uniform rate. The member contribution rate was 7.50% in State fiscal years 2025 and State fiscal year 2024. Employers' contribution amounts are based on an actuarially determined rate, which includes the normal cost and unfunded accrued liability.

The annual employer contributions include funding for basic retirement allowances and noncontributory death benefits. Authority contributions are due and payable on April 1st in the second fiscal period subsequent to plan year for which the contributions requirements were calculated.

It is assumed that the Local employers will contribute 100% of their actuarially determined contribution, except for FYE 2024 and FYE 2025 when the impact of the recent demographic assumption changes is phased-in, and 100% of their Non-Contributory Group Insurance Premium Fund (NCGIPF) contribution. This contribution has been included in the projections. In subsequent years, it is assumed that the State will contribute 100% of their actuarially determined contribution and NCGIPF contribution. The 100% contribution rate is the total State contribution rate expected to be paid in fiscal year ending June 30, 2025, with respect to the actuarially determined contribution for the fiscal year ending June 30, 2025, for all State administered retirement systems.

In accordance with Chapter 98, P.L. 2017, PERS receives 21.02% of the proceeds of the Lottery Enterprise for a period of 30 years. Revenues received from lottery proceeds are assumed to be contributed to the System on a monthly basis.

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NOTE 6 EMPLOYEE RETIREMENT SYSTEM (CONTINUED)

The Authority's payments to PERS during the years ending December 31, 2025 and 2024 consisted of the following:

	2025	2024
Total Regular Billing	\$ 231,332	\$ 228,542

The Authority recognizes liabilities to PERS and records expenses for same in the fiscal period that bills become due.

The vesting and benefit provisions are set by N.J.S.A. 43:15. PERS provides retirement, death and disability benefits. All benefits vest after ten years of service, except for medical benefits, which vest after 25 years of service or under the disability provisions of PERS.

The following represents the membership tiers for PERS:

Tier	Definition
5	Members who were enrolled prior to July 1, 2007
2	Members who were eligible to enroll on or after July 1, 2007 and prior to November 2, 2008
3	Members who were eligible to enroll on or after November 2, 2008 and prior to May 22, 2010
4	Members who were eligible to enroll on or after May 22, 2010 and prior to June 28, 2011
5	Members who were eligible to enroll on or after June 28, 2011

A service retirement benefit of 1/55th of final average salary for each year of service credit is available to tier 1 and 2 members upon reaching age 60 and to tier 3 members upon reaching age 62. Service retirement benefits of 1/60th of final average salary for each year of service credit is available to tier 4 members upon reaching age 62 and tier 5 members upon reaching age 65. Early retirement benefits are available to tier 1 and 2 members before reaching age 60, to tier 3 and 4 members before age 62 and tier 5 members with 30 or more years of service credit before age 65. Benefits are reduced by a fraction of a percent for each month that a member retires prior to the retirement age of his/her respective tier. Deferred retirement is available to members who have at least 10 years of service credit and have not reached the service retirement age for the respective tier.

Tier 1 members can receive an unreduced benefit from age 55 to age 60 if they have at least 25 years of service. Deferred retirement is available to members who have at least 10 years of service credit and have not reached the service retirement age for the respective tier.

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NOTE 6 EMPLOYEE RETIREMENT SYSTEM (CONTINUED)

Pension Liabilities, Pension Expense, Deferred Outflows of Resources, and Deferred Inflows of Resources Related to Pensions – At June 30, 2025, the PERS reported a net pension liability of \$12,404,749,906 for its Non-State Employer Member Group. The Authority's proportionate share of the net pension liability for the Non-State Employer Member Group that is attributable to the Authority was \$2,081,749 or 0.0169266491%, which was an increase of 0.0001309879% from its proportion measured as of June 30, 2024.

At June 30, 2024, the PERS reported a net pension liability of \$13,702,423,985 for its Non-State Employer Member Group. The Authority's proportionate share of the net pension liability for the Non-State Employer Member Group that is attributable to the Authority was \$2,282,202 or 0.0167956612%, which was a decrease of 0.0031314296% from its proportion measured as of June 30, 2023.

The following presents a summary of the Authority's proportionate share of the collective deferred outflows of resources and deferred inflows of resources attributable to the Authority for the years ended December 31, 2025 and 2024:

	2025	
	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences Between Expected and Actual Experience	\$ 59,355	\$ 2,225
Changes of Assumptions	329	23,984
Net Difference Between Projected and Actual		
Investment Earnings on Pension Plan Investments	-	173,590
Changes in Proportion	77,491	297,174
Contributions Subsequent to the Measurement Date	116,504	-
Total	<u>\$ 253,679</u>	<u>\$ 496,973</u>

	2024	
	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences Between Expected and Actual Experience	\$ 45,717	\$ 6,076
Changes of Assumptions	2,835	25,966
Net Difference Between Projected and Actual		
Investment Earnings on Pension Plan Investments	-	105,819
Changes in Proportion	136,823	402,539
Contributions Subsequent to the Measurement Date	114,271	-
Total	<u>\$ 299,646</u>	<u>\$ 540,400</u>

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NOTE 6 EMPLOYEE RETIREMENT SYSTEM (CONTINUED)

The \$116,554 of deferred outflows of resources resulting from the Authority's contributions subsequent to the measurement date will be recognized as a reduction to the net pension liability in the year ending December 31, 2026. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

<u>Year Ending December 31,</u>	<u>Amortization</u>
2026	\$ (4,346)
2027	172,436
2028	152,262
2029	40,233
2030	(787)
Total	<u>\$ 359,798</u>

Actuarial Assumptions – The collective pension liability for the June 30, 2025 measurement date was determined by an actuarial valuation as of July 1, 2024, which was rolled forward to June 30, 2025. This actuarial valuation used the following assumptions:

<u>June 30, 2025 to 2024</u>	
Inflation Rate:	
Price	2.75%
Wage	3.25%
Salary Increases:	3.25 - 7.75%
	based on years
	of service
Investment Rate of Return	7.00%

Pre-retirement mortality rates were based on the Pub-2016 General Below-Median Income Employee mortality table with an 86.3% adjustment for males and 97.6% adjustment for females, and with future improvement from the base year of 2016 on a generational basis. Postretirement mortality rates were based on the Pub-2016 General Below-Median Income Healthy Retiree mortality table with a 93.3% adjustment for males and 99.5% adjustment for females, and with future improvement from the base year of 2016 on a generational basis.

Disability retirement rates used to value disabled retirees were based on the Pub-2016 Non-Safety Disabled Retiree mortality table with a 156.9% adjustment for males and 139.0% adjustment for females, and with future improvement from the base year of 2016 on a generational basis. Mortality improvement is based on Scale MP-2021.

The actuarial assumptions used in the July 1, 2024 valuations were based on the results of an actuarial experience study for the period July 1, 2021 to June 30, 2024.

NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY
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NOTE 6 EMPLOYEE RETIREMENT SYSTEM (CONTINUED)

In accordance with State statute, the long-term expected rate of return on plan investments (7.00% at June 30, 2025 and 2024) is determined by the State Treasurer, after consultation with the Directors of the Division of Investment and Division of Pensions and Benefits, the board of trustees and the actuaries. The long-term expected rate of return was determined using a building block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of arithmetic rates of return for each major asset class included in PERS's target asset allocation as of June 30, 2025 and 2024 are summarized in the following tables:

2025		
Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
U.S. Equity	28.00%	8.55%
Non-U.S. Developed Markets Equity	12.75%	8.77%
International Small Cap Equity	1.25%	8.77%
Emerging Markets Equity	5.50%	10.30%
Private Equity	13.00%	12.00%
Real Estate	8.00%	10.78%
Real Assets	3.00%	7.90%
High Yield	4.50%	6.63%
Private Credit	8.00%	9.00%
Investment Grade Credit	7.00%	5.47%
Cash Equivalents	2.00%	3.61%
U.S. Treasuries	4.00%	3.61%
Risk Mitigation Strategies	3.00%	7.26%

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NOTE 6 EMPLOYEE RETIREMENT SYSTEM (CONTINUED)

2024		
Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
U.S. Equity	28.00%	8.63%
Non-U.S. Developed Markets Equity	12.75%	8.85%
International Small Cap Equity	1.25%	8.85%
Emerging Markets Equity	5.50%	10.66%
Private Equity	13.00%	12.40%
Real Estate	8.00%	10.95%
Real Assets	3.00%	8.20%
High Yield	4.50%	6.74%
Private Credit	8.00%	8.90%
Investment Grade Credit	7.00%	5.37%
Cash Equivalents	2.00%	3.57%
U.S. Treasuries	4.00%	3.57%
Risk Mitigation Strategies	3.00%	7.10%

Discount Rate – The discount rate used to measure the total pension liability was 7.00% as of June 30, 2025 and 2024. The projection of cash flows used to determine the discount rate assumed that contributions from plan members will be made at the current member contribution rates and that contributions from employers and the nonemployer contributing entity will be based on 100% of the actuarially determined contributions for the State employer and 100% of actuarially determined contributions for the local employers. Based on those assumptions, the plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on plan investments was applied to all projected benefit payments to determine the total pension liability.

Sensitivity of Net Pension Liability – The following presents the Authority's proportionate share of the net pension liability calculated using the discount rates as disclosed above as well as what the net pension liability would be if it were calculated using a discount rate that is 1 percentage point lower or 1 percentage point higher than the current rate:

<u>June 30, 2025</u>	At 1% Decrease (6.00%)	At Current Discount Rate (7.00%)	At 1% Increase (8.00%)
PERS	\$ 2,874,376	\$ 2,081,749	\$ 1,439,486

**NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY
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NOTE 6 EMPLOYEE RETIREMENT SYSTEM (CONTINUED)

<u>June 30, 2024</u>	At 1% Decrease (6.00%)	At Current Discount Rate (7.00%)	At 1% Increase (8.00%)
PERS	\$ 3,757,367	\$ 2,886,314	\$ 2,144,933

Plan Fiduciary Net Position – The plan fiduciary net position for PERS, including the State of New Jersey, at June 30, 2025 and 2024 was \$41,002,952,235 and \$37,740,650,902, respectively. The portion of the Plan Fiduciary Net Position that was allocable to the Local (Non-State) Group at June 30, 2025 and 2024 was \$31,647,959,781 and \$29,413,070,105, respectively.

Additional information

Collective Local Group balances at June 30, 2025 are as follows:

Collective Deferred Outflows of Resources	\$ 1,093,964,592
Collective Deferred Inflows of Resources	1,921,744,319
Collective Net Pension Liability	12,404,749,906
Authority's Proportion	0.0169266491%

Collective Local Group pension expense for the Local Group for the measurement period ended June 30, 2025 and 2024 was \$(435,736,779) and \$(372,160,096), respectively. The average of the expected remaining service lives of all plan members is 5.15 and 5.08 years for the 2025 and 2024 amounts, respectively.

State Contribution Payable Dates

Consistent with Chapter 83, P.L. 2016, it is assumed that the State will make pension contributions in equal amounts at the end of each quarter. This assumption does not apply to the fiscal year ending June 30, 2025 contribution that was paid in full at the beginning of the fiscal year.

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NOTE 7 POSTRETIREMENT HEALTH CARE BENEFITS

The Authority provides healthcare to its employees and retirees through a single employer defined benefit other postemployment benefit (OPEB) plan. In April 2008, the Authority established and funded an irrevocable trust in the amount of \$2,000,000 to pay for the employee postretirement medical benefits. The Authority established the trust for its OPEB obligations (OPEB Trust) for the exclusive benefit of the OPEB Trust beneficiaries and not of the Authority. The ownership of the OPEB Trust assets are not considered funds or assets of the Authority for any purpose. All of the OPEB Trust assets are irrevocably dedicated to, and are used for the exclusive purpose of, making payments of benefits to or for the benefit of the Authority OPEB Plan beneficiaries and for paying administrative expenses of the Authority OPEB Plan and the OPEB Trust and will not be available to any creditors of the Authority. The OPEB Trust does not issue a stand-alone financial report, and its financial statements are reported as a fiduciary activities in the Authority's financial report. At December 31, 2025 and 2024, the fair value of this trust fund was \$4,131,334 and \$3,349,034, respectively.

At June 30, 2025 and 2024, Seventeen (17) and Seventeen (17) plan members (active and retiree) were receiving postretirement health care benefits for which the Authority was billed \$58,527 and \$51,805, respectively. Participating employers are contractually required to provide for their contributions based on the amount of premiums attributable to the retirees.

Benefits Provided

The Plan provides medical and prescription drug coverage to retirees and their dependents of the employers. Under the provisions of Chapter 88, P.L. 1974 and Chapter 48, P.L. 1999, local government employers electing to provide postretirement medical coverage to their employees must file a resolution with the Division. Under Chapter 88, local employers elect to provide benefit coverage based on the eligibility rules and regulations promulgated by the State Health Benefits Commission. Chapter 48 allows local employers to establish their own age and service eligibility for employer paid health benefits coverage for retired employees.

**NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY
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NOTE 7 POSTRETIREMENT HEALTH CARE BENEFITS (CONTINUED)

Benefits Provided (Continued)

Under Chapter 48, the employer may assume the cost of postretirement medical coverage for employees and their dependents who: 1) retired on a disability pension; or 2) retired with 25 or more years of service credit in a State or locally administered retirement system and a period of service of up to 25 years with the employer at the time of retirement as established by the employer; or 3) retired and reached the age of 65 with 25 or more years of service credit in a State or locally administered retirement system and a period of service of up to 25 years with the employer at the time of retirement as established by the employer; or 4) retired and reached age 62 with at least 15 years of service with the employer. Further, the law provides that the employer paid obligations for retiree coverage may be determined by means of a collective negotiation's agreement.

Contributions

Pursuant to Chapter 78, P.L. 2011, future retirees eligible for postretirement medical coverage who have less than 20 years of creditable service on June 28, 2011 will be required to pay a percentage of the cost of their health care coverage in retirement provided they retire with 25 or more years of pension service credit. The percentage of the premium for which the retiree will be responsible will be determined based on the retiree's annual retirement benefit and level of coverage.

Actuarial Assumptions and Other Inputs – The total OPEB liability as of December 31, 2025 was determined by an actuarial valuation as of June 30, 2025, which was rolled forward to December 31, 2025. The actuarial assumptions vary for each plan member depending on the pension plan the member is enrolled in. This actuarial valuation used the following actuarial assumptions, applied to all periods in the measurement:

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NOTE 7 POSTRETIREMENT HEALTH CARE BENEFITS (CONTINUED)

Contributions (Continued)

Discount Rate As of June 30, 2025: 6.00%
 As of June 30, 2024: 6.00%

Expected Return on Assets 6.00%

Valuation Date June 30, 2025

Measurement Date December 31, 2025

Reporting Date December 31, 2025

Salary Increase Rate 3.25% – 7.75%; based on years of service for December 31, 2025
 2.75% - 6.55%; based on years of service for December 31, 2024

Rates of Mortality Pre-Retirement Mortality: The Pub-2016 General Below-Median Income Employee mortality table [PubG-2016(B) Employee] as published by the Society of Actuaries with an 86.3% adjustment for males and 97.6% adjustment for females, and with future improvement from the base year of 2016 on a generational basis using SOA's Scale MP-2021. All pre-retirement deaths are assumed to be ordinary deaths.

Healthy Retirees and Beneficiaries (Healthy Annuitants): The Pub-2016 General Below-Median Income Healthy Retiree mortality table [PubG-2016(B) Healthy Retiree] as published by the Society of Actuaries with a 93.3% adjustment for males and 99.5% adjustment for females, and with future improvement from the base year of 2016 on a generational basis using SOA's Scale MP-2021.

Disabled Retirees (Disabled Annuitants): The Pub-2016 Non-Safety Disabled Retiree mortality table [PubNS-2016 Disabled Retiree] as published by the Society of Actuaries with a 156.9% adjustment for males and 139.0% adjustment for females, and with future improvement from the base year of 2016 on a generational basis using SOA's Scale MP-2021.

100% of active members are considered to participate in the Plan upon retirement.

Healthcare Trend Assumptions – For pre-Medicare medical benefits, the trend is initially 7.5% and decreases to a 4.5% long-term trend rate after nine years. For post-65 medical benefits PPO, the trend is increasing to 22.62% in fiscal year 2027 and decreases to 4.5% in fiscal year 2034. For prescription drug benefits, the initial trend rate is 12.75% and decreases to a 4.5% long-term trend rate after nine years. For the Medicare Part B reimbursement, the trend rate is 5.00%.

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NOTE 7 POSTRETIREMENT HEALTH CARE BENEFITS (CONTINUED)

Contributions (Continued)

Discount Rate – The discount rate for June 30, 2025 and 2024 was 6.00%. This represents the assumed long-term expected rate of return on Plan investments.

The changes in net OPEB liability (asset) for December 31, 2025 and 2024 is as follows:

<u>Change in Net OPEB Liability (Asset)</u>	<u>Total OPEB Liability</u>	<u>Plan Fiduciary Net Position</u>	<u>Net OPEB Liability (Asset)</u>
Net OPEB Liability (Asset) at Beginning of Year (12/31/2024)	\$ 1,893,324	\$ 3,349,034	\$ (1,455,710)
Service Cost	34,962	-	34,962
Interest	113,967	-	113,967
Differences Between Expected and Actual Experience	(22,424)	-	(22,424)
Changes of Assumptions	545,158	-	545,158
On Behalf Contributions	-	-	-
Net Investment Income	-	847,527	(847,527)
Benefit Payments	(58,527)	(58,527)	-
Adjustments	-	-	-
Administrative Expenses	-	(6,700)	6,700
Net Changes	613,136	782,300	(169,164)
Net OPEB Liability (Asset) at End of Year (12/31/2025)	<u>\$ 2,506,460</u>	<u>\$ 4,131,334</u>	<u>\$ (1,624,874)</u>

<u>Change in Net OPEB Liability (Asset)</u>	<u>Total OPEB Liability</u>	<u>Plan Fiduciary Net Position</u>	<u>Net OPEB Liability (Asset)</u>
Net OPEB Liability (Asset) at Beginning of Year (12/31/2023)	\$ 1,757,701	\$ 3,294,492	\$ (1,536,791)
Service Cost	30,760	-	30,760
Interest	106,790	-	106,790
Differences Between Expected and Actual Experience	-	-	-
Changes of Assumptions	49,878	-	49,878
On Behalf Contributions	-	-	-
Net Investment Loss	-	113,047	(113,047)
Benefit Payments	(51,805)	(51,805)	-
Adjustments	-	-	-
Administrative Expenses	-	(6,700)	6,700
Net Changes	135,623	54,542	81,081
Net OPEB Liability (Asset) at End of Year (12/31/2024)	<u>\$ 1,893,324</u>	<u>\$ 3,349,034</u>	<u>\$ (1,455,710)</u>

The OPEB expense for 2025 and 2024 was \$(294,702) and \$(232,989), respectively.

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NOTE 7 POSTRETIREMENT HEALTH CARE BENEFITS (CONTINUED)

Sensitivity of the Authority's Net OPEB Liability to Changes in the Discount Rate

The following presents the Authority's net OPEB liability as of December 31, 2025 and 2024, calculated using the discount rate as disclosed above as well as what the net OPEB liability would be if it was calculated using a discount rate that is 1-percentage point lower or 1-percentage-point higher than the current rate:

	December 31, 2025		
	1% Decrease (5.00%)	At Discount Rate (6.00%)	1% Increase (7.00%)
Authority's OPEB Liability	\$ 2,825,387	\$ 2,506,460	\$ 2,241,105
Plan Fiduciary Net Position	4,131,334	4,131,334	4,131,334
Net OPEB (Asset)	<u>\$ (1,305,947)</u>	<u>\$ (1,624,874)</u>	<u>\$ (1,890,229)</u>

	December 31, 2024		
	1% Decrease (5.00%)	At Discount Rate (6.00%)	1% Increase (7.00%)
Authority's OPEB Liability	\$ 2,145,802	\$ 1,893,324	\$ 1,685,357
Plan Fiduciary Net Position	3,349,034	3,349,034	3,349,034
Net OPEB Liability (Asset)	<u>\$ (1,203,232)</u>	<u>\$ (1,455,710)</u>	<u>\$ (1,663,677)</u>

Sensitivity of the Authority's Net OPEB Liability to Changes in the Healthcare Cost Trend Rates

The following presents the net OPEB liability as of December 31, 2025 and 2024, calculated using the healthcare trend rate as disclosed above as well as what the net OPEB liability would be if it was calculated using a healthcare trend rate that is 1-percentage point lower or 1-percentage point higher than the current rate:

	December 31, 2025		
	Healthcare Cost		
	1% Decrease (3.50 - 4.50%)	Trend Rate (4.50 - 5.50%)	1% Increase (5.50 - 6.50%)
Total OPEB Liability	\$ 2,204,436	\$ 2,506,460	\$ 2,878,901
Plan Fiduciary Net Position	4,131,334	4,131,334	4,131,334
Net OPEB (Asset) Liability	<u>\$ (1,926,898)</u>	<u>\$ (1,624,874)</u>	<u>\$ (1,252,433)</u>

	December 31, 2024		
	Healthcare Cost		
	1% Decrease (3.50 - 4.50%)	Trend Rate (4.50 - 5.50%)	1% Increase (5.50 - 6.50%)
Total OPEB Liability	\$ 1,642,861	\$ 1,893,324	\$ 2,205,200
Plan Fiduciary Net Position	3,349,034	3,349,034	3,349,034
Net OPEB (Asset) Liability	<u>\$ (1,706,173)</u>	<u>\$ (1,455,710)</u>	<u>\$ (1,143,834)</u>

NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY
(A COMPONENT UNIT OF THE STATE OF NEW JERSEY)
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE 7 POSTRETIREMENT HEALTH CARE BENEFITS (CONTINUED)

At December 31, 2025 and 2024, the Authority reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	December 31, 2025	
	Deferred Outflows of Resources	Deferred Inflows of Resources
Changes Between Expected and Actual Experience	\$ 23,461	\$ 207,297
Changes of Assumptions	681,668	946,990
Net Difference Between Projected and Actual Investment Earnings on OPEB Plan Investments	-	405,912
Total	<u>\$ 705,129</u>	<u>\$ 1,560,199</u>

	December 31, 2024	
	Deferred Outflows of Resources	Deferred Inflows of Resources
Changes Between Expected and Actual Experience	\$ 36,007	\$ 328,849
Changes of Assumptions	281,363	1,208,193
Net Difference Between Projected and Actual Investment Earnings on OPEB Plan Investments	232,646	-
Total	<u>\$ 550,016</u>	<u>\$ 1,537,042</u>

Deferred Outflows of Resources and Deferred Inflows of Resources – Amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

<u>Year Ending</u>	<u>Amount</u>
2026	\$ (125,460)
2027	(213,349)
2028	(234,059)
2029	(250,634)
2030	(120,933)
Thereafter	89,365
Total	<u>\$ (855,070)</u>

Changes in Proportion – The previous amounts do not include employer specific deferred outflows of resources and deferred inflow of resources related to the changes in proportion. These amounts should be recognized (amortized) by each employer over the average remaining service lives of all plan members, which is 8.57, 8.57, 9.86, 9.86, 10.31, and 7.87 years for the 2025, 2024, 2023, 2022, 2021, and 2020 amounts, respectively.

NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY
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NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE 8 COMMITMENTS AND CONTINGENCIES

The Authority, in the normal course of business, is involved in various legal matters. Under the terms of the agreements between the Authority and the public and private institutions of higher education, and costs associated with litigation are the obligation of the institution involved. It is the opinion of the Authority after consultation with legal counsel that its financial position will not be adversely affected by the ultimate outcome of any existing legal proceedings.

During the year ended December 31, 2024 the Authority received a one-time legal settlement of \$292,818 from Morgan Stanley from an ongoing suit. The Authority does not anticipate receiving any further payments in regards to this or any other matter. The settlement was classified as non-operating revenue in our financial statements.

NOTE 9 NET POSITION

The Authority's net position represents the excess of assets and deferred outflows of resources over liabilities and deferred inflows of resources and is categorized as follows:

- **Investment in Capital Assets** are the amounts expended by the Authority for the acquisition of capital assets, net of accumulated depreciation and related liabilities.
- **Restricted** is the component of Net Position that consists of external constraints imposed by creditors, grantors, contributors, laws, or regulations of other governments or constraints imposed by law through constitutional provisions or enabling legislation that restricts the use of Net Position.
- **Unrestricted** is the remaining net position, which can be further categorized as designated or undesignated. The designated position is not governed by statute or contract but is committed for specific purposes pursuant to Authority policy and/or directives. The designated position includes funds and assets committed to working capital.

The changes in net position are as follows:

	Investment in Capital Investments	Restricted	Unrestricted	Total
Net Position at December 31, 2023	\$ 12,472	\$ 1,536,791	\$ 9,388,372	\$ 10,937,635
Net Position Change	-	(81,081)	3,473,490	3,392,409
Capital Asset Additions	2,590	-	(2,590)	-
Lease Liability	214,077	-	(214,077)	-
Depreciation/Amortization	(221,899)	-	221,899	-
Net Position at December 31, 2024	7,240	1,455,710	12,867,094	14,330,044
Net Position Change	-	169,164	3,002,165	3,171,329
Capital Asset Additions	1,726,288	-	(1,726,288)	-
Lease Liability	(1,701,543)	-	1,701,543	-
Depreciation/Amortization	(24,284)	-	24,284	-
Net Position at December 31, 2025	<u>\$ 7,701</u>	<u>\$ 1,624,874</u>	<u>\$ 15,868,798</u>	<u>\$ 17,501,373</u>

NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY
(A COMPONENT UNIT OF THE STATE OF NEW JERSEY)
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE 10 RISK MANAGEMENT

The Authority is exposed to various risks of loss related to torts; theft of, and destruction of assets; errors and omission; injuries to employees; and natural disasters. The Authority maintains commercial insurance coverage covering each of those risks of loss. Management believes such coverage is sufficient to preclude any significant uninsured losses to the Authority. Settled claims have not exceeded this commercial coverage in any of the last three years.

NOTE 11 LEASES

The Authority is a lessee for a noncancellable lease of office space. The Authority recognizes a lease liability and an intangible right-to-use lease asset (lease asset) in the financial statements.

At commencement of a lease, the Authority initially measures the lease liability at the value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made. The lease asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the lease is amortized on a straight-line basis over its useful life. Key estimates and judgments related to leases include:

Discount Rate	The Authority uses the interest rate charged by the lessor as indicated in the agreement. When the interest rate charged by the lessor is not provided the Authority generally uses its estimated incremental borrowing rate as the rate for leases.
Lease Term	The lease term includes the noncancellable period of the lease.
Lease Payments	Lease payments included in the measurement of the lease liability are comprised of fixed payments and any purchase option price that the Authority is reasonably certain to exercise.

Lease assets are reported with other capital assets and lease liabilities are reported with long-term liabilities on the statement of net position.

On July 12, 2024, The New Jersey Educational Facilities Authority entered into a 104-month lease as lessee for an office rental. The lease commenced on April 1, 2025 with an initial lease liability of \$1,734,134 using a discount rate of 4% booked for fiscal year 2025.

The lease term includes the noncancellable period of the lease. Lease payments included in the measurement of the lease liability are composed of fixed payments and the Authority monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability. The Authority's lease has an interest rate of 4.00%.

**NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY
(A COMPONENT UNIT OF THE STATE OF NEW JERSEY)
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024**

NOTE 11 LEASES (CONTINUED)

The value of the right-of-use asset as of December 31, 2025 was \$1,672,878 with accumulated amortization of \$17,426.

The following is a summary of lease principal and interest payments from implementation date to maturity:

Year Ended	Annual Payment	Principal	Interest	Remaining Balance
As of December 31, 2025				\$ 1,701,543
2026	213,818	144,991	68,827	1,556,499
2027	237,601	175,339	62,262	1,381,214
2028	242,353	187,105	55,249	1,194,109
2029	247,200	199,436	47,764	994,673
2030	270,509	230,721	39,787	763,951
2031	277,594	247,036	30,558	516,915
2032	283,146	262,469	20,677	254,445
2033	264,623	254,446	10,178	-
	<u>\$ 2,036,845</u>	<u>\$ 1,701,543</u>	<u>\$ 335,301</u>	

REQUIRED SUPPLEMENTARY INFORMATION

**NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY
(A COMPONENT UNIT OF THE STATE OF NEW JERSEY)
REQUIRED SUPPLEMENTARY INFORMATION**

SCHEDULE OF CHANGES IN NET OPEB LIABILITY (ASSET) AND RELATED RATIOS
STATE HEALTH BENEFIT LOCAL GOVERNMENT RETIRED EMPLOYEES PLAN

LAST TEN FISCAL YEARS*

	2025	2024	2023	2022	2021	2020	2019	2018
Total OPEB Liability								
Service Cost	\$ 34,962	\$ 30,760	\$ 64,072	\$ 60,446	\$ 128,117	\$ 110,489	\$ 119,210	\$ 173,081
Interest	113,967	106,790	52,323	166,892	75,380	90,704	113,757	147,560
Changes of Benefit Terms	-	-	-	-	-	189	(341)	-
Differences Between Expected and Actual Experience	(22,424)	-	(78,519)	(32,472)	(133,694)	98,738	(250,362)	(700,327)
Changes of Assumptions or Other Inputs	545,158	49,878	41,189	(190,916)	(1,529,377)	560,690	(292,539)	(446,926)
Changes in Proportion	-	-	-	-	-	48,367	(228,210)	(145,228)
Contributions - Retired Members	-	-	-	-	-	6,846	7,735	10,426
Adjustments	-	-	-	-	50,130	(18,004)	(34,646)	(18,050)
Benefit Payments	(58,527)	(51,805)	(53,943)	(74,652)	(59,660)	(48,213)	(37,562)	(81,423)
Net Change in Total OPEB Liability	613,136	135,623	25,122	(70,702)	(1,469,104)	849,806	(602,958)	(1,060,887)
Total OPEB Liability - Beginning	1,893,324	1,757,701	1,732,579	1,803,281	3,272,385	2,422,579	3,025,537	4,086,424
Total OPEB Liability - Ending	<u>\$ 2,506,460</u>	<u>\$ 1,893,324</u>	<u>\$ 1,757,701</u>	<u>\$ 1,732,579</u>	<u>\$ 1,803,281</u>	<u>\$ 3,272,385</u>	<u>\$ 2,422,579</u>	<u>\$ 3,025,537</u>
Plan Fiduciary Net Position								
Net Investment Income	\$ 847,527	\$ 113,047	\$ 340,068	\$ (590,599)	\$ 381,717	\$ 594,493	\$ 58,024	\$ 133,426
Interest	-	-	-	-	-	-	-	-
Deposits	-	-	-	-	-	-	-	-
Capital Gains	-	-	-	-	-	-	-	-
Benefit Payments	(58,527)	(51,805)	(53,943)	(73,801)	(59,660)	(48,213)	(37,562)	(81,423)
Adjustments	-	-	-	-	-	-	-	-
Other Disbursements	-	-	-	-	-	-	-	-
Administrative Expense	(6,700)	(6,700)	(4,000)	-	-	-	(500)	(500)
Net Change in Plan Fiduciary Net Position	782,300	54,542	282,125	(664,400)	322,057	546,280	19,962	51,503
Plan Fiduciary Net Position - Beginning	3,349,034	3,294,492	3,012,367	3,676,767	3,354,710	2,808,430	2,788,468	2,736,965
Plan Fiduciary Net Position - Ending	<u>\$ 4,131,334</u>	<u>\$ 3,349,034</u>	<u>\$ 3,294,492</u>	<u>\$ 3,012,367</u>	<u>\$ 3,676,767</u>	<u>\$ 3,354,710</u>	<u>\$ 2,808,430</u>	<u>\$ 2,788,468</u>
Net OPEB Liability (Asset) - Ending	\$ (1,624,874)	\$ (1,455,710)	\$ (1,536,791)	\$ (1,279,788)	\$ (1,873,486)	\$ (82,325)	\$ (385,851)	\$ 237,069
Plan Fiduciary Net Position as a Percentage of the Total OPEB Liability (Asset)	164.83%	176.89%	187.43%	173.87%	203.89%	102.52%	115.93%	92.16%
Covered-Employee Payroll	\$ 1,437,835	\$ 1,420,081	\$ 1,331,248	\$ 1,475,555	\$ 1,435,835	\$ 1,401,916	\$ 1,355,909	\$ 1,361,404
Net OPEB Liability (Asset) as a Percentage of Covered-Employee Payroll	-113.01%	-102.51%	-115.44%	-86.73%	-130.48%	-5.87%	-28.46%	17.41%

Notes to Schedule:

The discount rate remained the same at 6.00% as of December 31, 2025 and December 31, 2024.

This schedule is presented to illustrate the requirement to show information for ten years. However, until a full ten-year trend is compiled, governments should present information for those years for which information is available.

The amounts presented for each fiscal year were determined as of the previous fiscal year-end.

**NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY
(A COMPONENT UNIT OF THE STATE OF NEW JERSEY)
REQUIRED SUPPLEMENTARY INFORMATION**

SCHEDULE OF AUTHORITY'S CONTRIBUTIONS
STATE HEALTH BENEFIT LOCAL GOVERNMENT RETIRED EMPLOYEES PLAN

LAST TEN FISCAL YEARS*

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Contractually Required Contribution	\$ 58,527	\$ 51,805	\$ 53,943	\$ 180,201	\$ 173,558	\$ 105,518	\$ 354,930	\$ 361,349	\$ 345,240	\$ 231,500
Contributions in Relation to the Contractually Required Contribution	(58,527)	(51,805)	(53,943)	(180,201)	(173,558)	(105,518)	(354,930)	(361,349)	(345,240)	(231,500)
Contribution Deficiency (Excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Authority's Covered-Employee Payroll	\$ 1,437,835	\$ 1,420,081	\$ 1,331,248	\$ 1,475,555	\$ 1,435,835	\$ 1,401,916	\$ 1,355,909	\$ 1,361,404	\$ 1,276,233	\$ 1,129,567
Contributions as a Percentage of Covered-Employee Payroll	4%	4%	4%	12%	12%	8%	26%	27%	27%	20%

* This schedule is presented to illustrate the requirement to show information for ten years. However, until a full ten-year trend is compiled, governments should present information for those years for which information is available.

**NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY
(A COMPONENT UNIT OF THE STATE OF NEW JERSEY)
REQUIRED SUPPLEMENTARY INFORMATION**

SCHEDULE OF AUTHORITY'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY
PUBLIC EMPLOYEES' RETIREMENT SYSTEM

	LAST TEN FISCAL YEARS									
	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Authority's Proportion of the Net Pension Liability (Asset) - Local Group	0,0169266491%	0,0167956612%	0,0199270908%	0,0200572853%	0,0185158395%	0,0181380391%	0,0192113659%	0,0186655583%	0,0190835813%	0,0141831411%
Authority's Proportionate Share of the Net Pension Liability (Asset)	\$ 2,081,749	\$ 2,282,202	\$ 2,886,314	\$ 3,026,920	\$ 2,193,479	\$ 2,957,840	\$ 3,461,597	\$ 3,675,155	\$ 4,442,353	\$ 4,200,640
Authority's Covered-Employee Payroll	\$ 1,437,835	\$ 1,420,081	\$ 1,331,248	\$ 1,475,555	\$ 1,435,835	\$ 1,401,916	\$ 1,355,909	\$ 1,361,404	\$ 1,276,233	\$ 1,129,567
Authority's Proportionate Share of the Net Pension Liability (Asset) as a Percentage of Its Covered-Employee Payroll	144,78%	160,71%	216,81%	205,14%	152,77%	210,99%	255,30%	269,95%	348,08%	371,88%
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability - Local Group	71,84%	68,22%	65,23%	62,91%	70,33%	58,32%	56,27%	53,60%	48,10%	40,14%

The amounts presented for each fiscal year were determined as of the previous fiscal year-end.

Note to Required Supplementary Information

Benefit Changes

There were none.

Changes of Assumptions

The discount rate remained the same at 7,00% as of June 30, 2023 and June 30, 2022.

**NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY
(A COMPONENT UNIT OF THE STATE OF NEW JERSEY)
REQUIRED SUPPLEMENTARY INFORMATION**

SCHEDULE OF AUTHORITY'S CONTRIBUTIONS
PUBLIC EMPLOYEES' RETIREMENT SYSTEM

LAST TEN FISCAL YEARS

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Contractually Required Contribution	\$ 231,332	\$ 228,542	\$ 266,331	\$ 252,932	\$ 216,842	\$ 198,422	\$ 186,870	\$ 185,662	\$ 176,789	\$ 126,001
Contributions in Relation to the Contractually Required Contribution	(231,332)	(228,542)	(266,331)	(252,932)	(216,842)	(198,422)	(186,870)	(185,662)	(176,789)	(126,001)
Contribution Deficiency (Excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Authority's Covered-Employee Payroll	\$ 1,437,835	\$ 1,420,081	\$ 1,331,248	\$ 1,475,555	\$ 1,435,835	\$ 1,401,916	\$ 1,355,909	\$ 1,361,404	\$ 1,276,233	\$ 1,129,567
Contributions as a Percentage of Covered-Employee Payroll	16.09%	16.09%	20.01%	17.14%	15.10%	14.15%	13.78%	13.64%	13.85%	11.15%

SUPPLEMENTARY FINANCIAL INFORMATION

**NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY
(A COMPONENT UNIT OF THE STATE OF NEW JERSEY)
SUPPLEMENTARY FINANCIAL INFORMATION – UNAUDITED
BALANCE SHEETS – TRUSTEE HELD FUNDS
DECEMBER 31, 2025 AND 2024**

	<u>2025</u>	<u>2024</u>
ASSETS		
Cash	\$ 3,298,855	\$ 7,273,509
Investments, Principally U.S. Government Obligations	1,059,382,780	1,022,813,739
Accrued Interest Receivable	146,042	1,841,077
Due from Colleges and Universities	-	1,944,836
Debt Service Subsidies Receivable	187,038	188,210
Loans and Leases Receivable	<u>6,426,299,456</u>	<u>6,072,182,946</u>
Total Assets	<u><u>\$ 7,489,314,171</u></u>	<u><u>\$ 7,106,244,317</u></u>
LIABILITIES		
Accounts Payable and Accrued Expenses	\$ 40,172,438	\$ 99,519,636
Accrued Interest Payable	107,150,389	91,370,138
Bonds, Notes, and Leases Payable	6,465,474,456	6,102,785,446
Funds Held in Trust	<u>876,516,888</u>	<u>812,569,097</u>
Total Liabilities	<u><u>\$ 7,489,314,171</u></u>	<u><u>\$ 7,106,244,317</u></u>

See accompanying Notes to Supplementary Financial Information.

**NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY
(A COMPONENT UNIT OF THE STATE OF NEW JERSEY)
SUPPLEMENTARY FINANCIAL INFORMATION – UNAUDITED
STATEMENTS OF CHANGES IN TRUSTEE HELD FUNDS
YEARS ENDED DECEMBER 31, 2025 AND 2024**

	<u>2025</u>	<u>2024</u>
Funds Held in Trust - Beginning of Year	\$ 812,569,097	\$ 359,188,245
Additions:		
Proceeds from Sale of Bonds and Issuance of Notes:		
Par Amount	942,210,000	2,209,671,556
Bond Premium, Net	66,987,215	242,447,755
Annual Loan and Rental Requirements	696,379,459	856,138,812
College and University Contributions (Returned)	57,623	-
Investment Income	47,941,097	49,395,545
U.S. Government Debt Service Subsidies	375,394	379,520
Change in Investment Valuation Reserve	<u>(25,221,897)</u>	<u>7,971,411</u>
Total Additions	1,728,728,891	3,366,004,599
Deductions:		
Debt Service:		
Interest	288,534,412	253,882,712
Principal	424,148,490	601,253,355
Project Costs	823,206,885	1,498,745,905
Issuance Costs	1,534,085	7,549,203
Administrative Fees	4,093,961	3,418,241
Transfers to Escrow Accounts for Defeasance of Refunded Issues	<u>123,263,267</u>	<u>547,774,331</u>
Total Deductions	<u>1,664,781,100</u>	<u>2,912,623,747</u>
Decrease in Funds Held in Trust	<u>63,947,791</u>	<u>453,380,852</u>
Funds Held in Trust - End of Year	<u>\$ 876,516,888</u>	<u>\$ 812,569,097</u>

See accompanying Notes to Supplementary Financial Information.

**NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY
(A COMPONENT UNIT OF THE STATE OF NEW JERSEY)
NOTES TO SUPPLEMENTARY FINANCIAL INFORMATION
DECEMBER 31, 2025**

NOTE 1 INTRODUCTION

Under the terms of the Authority's enabling legislation, the Authority has the power to issue bonds and notes on behalf of public and private institutions of higher education in the State of New Jersey. The obligations issued by the Authority are conduit debt and are not guaranteed by, nor do they constitute a debt or obligation of, the State of New Jersey.

Because the bonds and notes issued by the Authority are nonrecourse conduit debt obligations of the Authority, the Authority has, in effect, none of the risks and rewards of the related financings. The supplemental financial statements presented herein include information pertaining to funds held by Trustees of the various bond and note issuances of the Authority.

NOTE 2 SIGNIFICANT ACCOUNTING POLICIES

The Trustee Held Funds are presented as fiduciary activities and are held by outside trustees and as such are not intended to present the financial position or results of operations of the Authority. The Trustee Held Funds utilize the accrual basis of accounting.

NOTE 3 FUNDS HELD IN TRUST

Funds held in trust include amounts in the construction, debt service and debt service reserve funds and the renewal and replacement accounts established for each bond issue. Balances maintained in the construction funds represent unexpended proceeds allocated for specific projects; the debt service fund, debt service reserve fund, and renewal and replacement account balances represent amounts reserved for payment of debt service and the renewal and replacement of major components of projects as required by the provisions of the various series resolutions. The following is a schedule of the aggregate funds held in trust as of December 31, 2025 and 2024:

	2025	2024
Construction Funds	\$ 892,453,968	\$ 814,295,677
Debt Service Funds	(26,361,235)	(11,790,119)
Debt Service Reserve Funds	7,743,409	7,773,534
Renewal and Replacement Accounts	2,680,746	2,290,005
Total Funds Held in Trust	<u>\$ 876,516,888</u>	<u>\$ 812,569,097</u>

NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY
(A COMPONENT UNIT OF THE STATE OF NEW JERSEY)
NOTES TO SUPPLEMENTARY FINANCIAL INFORMATION
DECEMBER 31, 2025

NOTE 4 CASH AND INVESTMENTS

Investments permitted in the Trustee Held Funds are authorized by the respective Bond Resolutions. All funds held by the trustees may be invested in obligations of, or guaranteed by, the United States Government. In addition, certain funds may be invested in: obligations of agencies of the U.S. government; obligations of, or guaranteed by, the state of New Jersey; collateralized certificates of deposit and repurchase agreements; commercial paper; and other securities which shall be authorized for the investment of funds in the custody of the Treasurer of the state of New Jersey.

Investments held by trustees are carried at fair value and comprise the following:

	<u>2025</u>	<u>2024</u>
Investments:		
Collateralized Investment Agreements	\$ 807,687,275	\$ 754,043,476
Variable Rate Demand Obligations	-	-
U.S. Treasury and Agency Obligations*	<u>251,695,505</u>	<u>268,770,263</u>
Total Investments	<u><u>\$ 1,059,382,780</u></u>	<u><u>\$ 1,022,813,739</u></u>

* Includes \$488,054,448 and \$538,726,705 of investments in pooled U.S. Treasury funds at December 31, 2025 and 2024, respectively, which are uncategorized.

NOTE 5 LOANS AND LEASES RECEIVABLE

Since its inception, the Authority has issued obligations of \$22,359,732,125 as of December 31, 2025, for the benefit of various public and private institutions of higher education. The obligations are secured by loans, mortgages, leases and other agreements, the terms of which generally correspond to the amortization of the related bond issues.

The loans and mortgages are secured by revenues produced by the facilities and by other legally available funds of the institutions. For projects under lease agreements, the Authority is the owner of those projects. It is the intention of the Authority to transfer title in the projects at the expiration of the leases. Accordingly, the leases are being accounted for as financing transactions.

**NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY
(A COMPONENT UNIT OF THE STATE OF NEW JERSEY)
NOTES TO SUPPLEMENTARY FINANCIAL INFORMATION
DECEMBER 31, 2025**

NOTE 5 LOANS AND LEASES RECEIVABLE (CONTINUED)

Loans and leases receivable comprise the following:

	<u>2025</u>	<u>2024</u>
Loans:		
Institute for Advanced Study	\$ 8,400,000	\$ 10,400,000
Princeton University	3,699,205,000	3,138,760,000
Mortgages:		
Caldwell University	16,539,843	17,189,853
Saint Elizabeth University	18,195,000	18,692,500
Fairleigh Dickinson University	43,100,651	46,657,521
Georgian Court University	17,877,500	19,215,000
Rider University	41,770,000	41,770,000
Saint Peter's University	21,506,000	22,000,000
Seton Hall University	250,732,500	256,737,500
Stevens Institute of Technology	288,720,000	294,677,500
Leases:		
Kean University	219,327,500	234,925,000
Montclair State University	243,665,000	312,815,000
New Jersey City University	129,917,500	136,365,000
Ramapo College of New Jersey	172,652,500	181,595,000
Rowan University	14,740,000	20,817,500
Thomas Edison State University	-	-
The College of New Jersey	345,320,000	351,920,000
Stockton University	165,850,462	176,428,072
The William Paterson University of New Jersey	124,860,000	134,732,500
Higher Education Capital Improvement Fund	361,925,000	380,930,000
Higher Education Facilities Trust Fund	143,605,000	163,655,000
Higher Education Equipment Leasing Fund	60,995,000	69,415,000
Higher Education Technology Infrastructure Fund	37,395,000	42,485,000
	<u> </u>	<u> </u>
Total	<u><u>\$ 6,426,299,456</u></u>	<u><u>\$ 6,072,182,946</u></u>

**NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY
(A COMPONENT UNIT OF THE STATE OF NEW JERSEY)
NOTES TO SUPPLEMENTARY FINANCIAL INFORMATION
DECEMBER 31, 2025**

NOTE 6 BONDS, NOTES, AND LEASES PAYABLE

Bonds, notes, and leases payable comprise the following:

Issue	Original Issue Amount	Final Maturity Date	Net Effective Interest Rate	Amount Outstanding December 31,		
				2025	2024	
Bonds Payable						
Caldwell University 2019 Series A	\$ 17,000,000	6/1/2044	3.730%	\$ 14,006,124	\$ 14,518,621	
Fairleigh Dickinson University: 2021 Series A	63,785,000	7/1/2050	2.400%	43,100,651	46,657,521	
Georgian Court University: 2017 Series G	13,325,000	7/1/2037	3.818%	12,360,000	12,360,000	
2017 Series H	14,095,000	7/1/2033	4.196%	6,200,000	7,510,000	
Higher Education Capital Improvement Fund:						
Series 2016 B	142,715,000	9/1/2036	4.733%	95,870,000	102,275,000	
Series 2023 A	183,835,000	9/1/2053	5.007%	177,380,000	180,690,000	
Series 2024 A	97,965,000	9/1/2033	5.000%	88,675,000	97,965,000	
Higher Education Equipment Leasing Fund:						
Series 2023 A	77,425,000	9/1/2023	5.000%	60,995,000	69,415,000	
Higher Education Facilities Trust Fund:						
Series 2024 A	78,200,000	6/15/2038	5.000%	75,630,000	78,200,000	
Series 2024 A	85,455,000	5/15/2029	5.000%	67,975,000	85,455,000	
Higher Education Technology Infrastructure Fund:						
Series 2014	38,110,000	6/1/2028	3.039%	10,420,000	13,660,000	
Series 2024 A	28,825,000	6/1/2034	5.000%	26,975,000	28,825,000	
Institute for Advanced Study: 2006 Series B	29,600,000	7/1/2031	3.990%	8,400,000	10,400,000	
Kean University:						
Series 2015 H	117,175,000	7/1/2039	3.762%	76,700,000	80,580,000	
Series 2017 C	184,230,000	9/1/2036	3.626%	131,375,000	142,305,000	
Series 2017 D	15,655,000	9/1/2039	3.310%	13,290,000	13,980,000	
Montclair State University:						
Series 2015 D	73,770,000	7/1/2036	3.757%	-	59,335,000	
Series 2016 B	118,190,000	7/1/2038	2.875%	98,110,000	103,880,000	
Series 2024 A	159,430,000	7/1/2044	5.000%	152,105,000	157,445,000	

NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY
(A COMPONENT UNIT OF THE STATE OF NEW JERSEY)
NOTES TO SUPPLEMENTARY FINANCIAL INFORMATION
DECEMBER 31, 2025

NOTE 6 BONDS, NOTES, AND LEASES PAYABLE (CONTINUED)

Issue	Original Issue Amount	Final Maturity Date	Net Effective Interest Rate	Amount Outstanding December 31,	
				2025	2024
Bonds Payable (Continued)					
New Jersey City University:					
Series 2007 F	\$ 17,910,000	7/1/2032	4.337%	\$ 2,645,000	\$ 2,645,000
Series 2010 G	18,310,000	7/1/2040	4.062%**	18,310,000	18,310,000
Series 2015 A	35,340,000	7/1/2045	3.932%	35,340,000	35,340,000
Series 2016 D	52,075,000	7/1/2035	2.886%	30,605,000	35,885,000
Series 2021 A	5,640,000	7/1/2036	2.874%	5,640,000	5,640,000
Series 2021 B	38,545,000	7/1/2051	4.465%	38,545,000	38,545,000
Princeton University:					
2015 Series A	156,790,000	7/1/2035	2.317%	-	54,500,000
2015 Series D	150,000,000	7/1/2045	3.403%	50,000,000	127,805,000
2016 Series A	109,500,000	7/1/2035	2.525%	68,895,000	76,310,000
2016 Series B	117,820,000	7/1/2027	1.769%	36,210,000	55,370,000
2017 Series B	342,240,000	7/1/2036	2.911%	188,295,000	200,725,000
2017 Series C	141,095,000	7/1/2047	3.505%	123,435,000	126,750,000
2017 Series I	357,105,000	7/1/2040	2.968%	281,305,000	294,525,000
2021 Series B	250,000,000	3/1/2051	1.656%	226,890,000	232,825,000
2021 Series C	179,265,000	3/1/2041	2.338%	154,590,000	161,125,000
2022 Series A	300,000,000	3/1/2032	5.000%	300,000,000	300,000,000
2024 Series A-1	423,125,000	3/1/2032	5.000%	423,125,000	423,125,000
2024 Series A-2	386,060,000	3/1/2043	5.000%	386,060,000	386,060,000
2024 Series B	500,000,000	3/1/2054	4%/5.25%	500,000,000	500,000,000
2024 Series C	158,640,000	3/1/2044	5.000%	156,690,000	158,640,000
2025 Series A	594,830,000	7/1/2035	5.000%	594,830,000	-
2025 Series B	110,880,000	7/1/2035	5.000%	110,880,000	-
Ramapo College of New Jersey:					
Series 2015 B	45,180,000	7/1/2040	3.585%	27,525,000	29,940,000
Series 2017 A	99,450,000	7/1/2047	3.505%	71,195,000	74,100,000
Series 2022 A	67,880,000	7/1/2052	4.690%	65,620,000	67,880,000
Series 2022 B	13,465,000	7/1/2042	4.293%	13,465,000	13,465,000
Rider University:					
2017 Series F	41,770,000	7/1/2047	4.187%	41,770,000	41,770,000
Rowan University:					
Series 2011 C	30,045,000	7/1/2025	3.705%	-	405,000
Series 2016 C	45,300,000	7/1/2031	2.129%	17,740,000	23,490,000
Saint Peter's University:					
2022 Series B	22,000,000	7/1/2035	5.250%	21,506,000	22,000,000
Seton Hall University:					
2011 Series A	35,470,000	7/1/2026	2.997%	850,000	1,665,000
2013 Series D	41,910,000	7/1/2043	2.707%	17,460,000	17,460,000
2015 Series C	22,205,000	7/1/2037	3.819%	14,630,000	15,545,000
2016 Series C	36,265,000	7/1/2046	3.198%	36,265,000	36,265,000
2017 Series D	39,520,000	7/1/2047	3.853%	39,520,000	39,520,000
2017 Series E	31,915,000	7/1/2039	3.914%	28,110,000	29,185,000
2020 Series C	33,205,000	7/1/2050	3.536%	33,205,000	33,205,000
2020 Series D	79,015,000	7/1/2048	3.829%	73,470,000	75,360,000
2021 Series D	11,990,000	7/1/2033	N/A	9,750,000	10,880,000

NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY
(A COMPONENT UNIT OF THE STATE OF NEW JERSEY)
NOTES TO SUPPLEMENTARY FINANCIAL INFORMATION
DECEMBER 31, 2025

NOTE 6 BONDS, NOTES, AND LEASES PAYABLE (CONTINUED)

Issue	Original Issue Amount	Final Maturity Date	Net Effective Interest Rate	Amount Outstanding December 31,		
				2025	2024	
Bonds Payable (Continued)						
Stevens Institute of Technology:						
2017 Series A	\$ 119,905,000	7/1/2047	3.976%	\$ 97,240,000	\$ 100,515,000	
2020 Series A	174,315,000	7/1/2050	3.382%	174,315,000	174,315,000	
2020 Series B	26,480,000	7/1/2042	2.481%	18,885,000	21,485,000	
The College of New Jersey:						
Series 2015 G	24,950,000	7/1/2043	4.561%	41,185,000	41,185,000	
Series 2016 F	114,525,000	7/1/2031	3.301%	49,140,000	49,140,000	
Series 2016 G	87,925,000	7/1/2040	2.928%	79,410,000	79,410,000	
Series 2020 D	105,255,000	7/1/2034	3.323%	182,185,000	182,185,000	
The College of Saint Elizabeth:						
2016 Series D	21,435,000	7/1/2046	4.566%	18,450,000	18,935,000	
Stockton University:						
Series 2015 E	18,830,826	7/1/2028	2.830%	3,987,962	5,688,072	
Series 2016 A	202,445,000	7/1/2041	3.175%	161,325,000	169,795,000	
Series 2020 A	5,935,000	7/1/2035	2.171%	4,980,000	5,180,000	
The William Paterson University of New Jersey:						
Series 2012 C	33,815,000	7/1/2042	2.955%	18,410,000	20,830,000	
Series 2012 D	21,860,000	7/1/2028	2.489%	3,810,000	5,270,000	
Series 2015 C	45,695,000	7/1/2040	3.538%	20,165,000	21,870,000	
Series 2016 E	60,755,000	7/1/2038	2.877%	44,305,000	46,800,000	
Series 2017 B	27,065,000	7/1/2047	3.796%	23,005,000	23,615,000	
Series 2019 A	5,070,000	7/1/2038	3.450%	3,760,000	3,990,000	
Series 2021 C	17,900,000	7/1/2040	2.642%	16,445,000	17,190,000	
Notes Payable						
Princeton University:						
Various Commercial Paper	120,000,000 *	N/A	Variable	98,000,000	41,000,000	
Leases Payable						
Caldwell	3,000,000	N/A	Variable	2,533,719	2,671,232	
Total				\$ 6,465,474,456	\$ 6,102,785,446	

* Maximum authorized amount

** Build America Bond

NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY
(A COMPONENT UNIT OF THE STATE OF NEW JERSEY)
NOTES TO SUPPLEMENTARY FINANCIAL INFORMATION
DECEMBER 31, 2025

NOTE 6 BONDS, NOTES, AND LEASES PAYABLE (CONTINUED)

The minimum aggregate principal maturities for each of the following five-year periods are as follows:

<u>Year Ending December 31,</u>	<u>Amount</u>	<u>Amount</u>
2025 - 2029	\$ 1,527,195,877	\$ 1,488,323,818
2030 - 2034	2,135,722,726	1,533,034,803
2035 - 2039	1,053,323,772	1,140,259,756
2040 - 2044	784,447,081	856,522,069
2045 - 2049	354,035,000	415,735,000
2050 - 2054	610,750,000	668,910,000
Total	<u>\$ 6,465,474,456</u>	<u>\$ 6,102,785,446</u>

NOTE 7 REFUNDED BOND ISSUES

When conditions have warranted, the Authority has sold various issues of bonds to provide for the refunding of previously issued obligations.

The proceeds received from the sales of the bond issues were used to refund currently the outstanding bond issues or to deposit in an irrevocable escrow fund held by the Escrow Agent, an amount which, when combined with interest earnings thereon, is at least equal to the sum of the outstanding principal amount of the bonds, the interest to accrue thereon to and including the first optional redemption date thereof, and the premium required to redeem the bonds outstanding on such date. Accordingly, the trust account assets and the liability for defeased bonds are not included in the Authority's financial statements.

Certain transactions defeased the outstanding bond issues with a resultant reduction in annual debt service during the term of the issues. The debt service savings, together with any accounting gain or loss that will be deferred, accrue to the respective institutions.

Refunded bonds outstanding at December 31, 2025 comprise the following:

Issue	Principal Amount Outstanding December 31, 2025	Refunded Issues		Debt Service Savings	Refunding Issues		
		Principal Amount Refunded	Call Date		Date of Issuance	Issue	Original Amount of Issue
Stevens Institute of Technology:							
1998 Series I	\$ 885,000	\$ 6,050,000	7/1/2028	N/A*	8/2/2007	2007 Series A	\$ 71,060,000
The College of New Jersey:							
Series 2016 F	25,465,000	37,705,000	7/1/2026	6,473,337	6/18/2020	Series 2020 D	182,185,000

* Debt Restructuring



**INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER
FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN
ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS***

Management and Members
New Jersey Educational Facilities Authority
Princeton, New Jersey

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the business-type activities and fiduciary activities of the New Jersey Educational Facilities Authority (the Authority), a component unit of the State of New Jersey, as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements and have issued our report thereon dated July 16, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Authority's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in cursive script that reads "CliftonLarsonAllen LLP".

CliftonLarsonAllen LLP

King of Prussia, Pennsylvania
July 16, 2026

**NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY
2026 BUDGET VARIANCE ANALYSIS
FOR THE FIVE MONTHS ENDED MAY 31, 2026**

EXECUTIVE SUMMARY

Net Operating Income

The NJEFA concluded May with a year-to-date net operating income in the amount of \$1,096,214 based on year to date revenues of \$2,366,003 and expenses of \$1,269,789.

Revenues

Year-to-date revenues were \$124,025 more than projected due to timing of investment income.

Expenses

Operating expenditures for the first five months of the year were under budget by \$367,289 primarily due to timing of expenditures.

Exhibits

Report	Page
Actual vs. Budget Report	1
Operating Account – Vendor Payments	2
Summary of Construction Funds	3

NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY
ACTUAL vs. BUDGET REPORT
MAY 2026

	Month Ended May 31, 2026			Year Ended May 31, 2026		
	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
<u>Operating Revenues</u>						
Annual Administrative Fees	\$375,063	\$375,062	\$ 1	\$ 1,875,312	\$ 1,875,311	\$ 1
Initial Fees	-	-	-	75,200	104,167	(28,967)
Investment Income	130,256	52,500	77,756	415,491	262,500	152,991
	<u>\$ 505,319</u>	<u>\$ 427,562</u>	<u>\$ 77,757</u>	<u>\$ 2,366,003</u>	<u>\$ 2,241,978</u>	<u>\$ 124,025</u>
<u>Operating Expenses</u>						
Salaries	\$122,420	\$140,076	\$ 17,656	\$ 639,372	\$ 770,418	\$ 131,046
Employee Benefits	56,850	70,914	14,064	279,207	354,570	75,363
Provision for Post Ret. Health Benefits	8,334	8,333	(1)	41,667	41,665	(2)
Office of The Governor	2,084	2,083	(1)	10,417	10,415	(2)
Office of The Attorney General	33,561	12,500	(21,061)	73,561	62,500	(11,061)
Sponsored Programs & Meetings	1,100	938	(162)	1,131	4,690	3,559
Telecom & Data	1,244	3,608	2,364	5,389	18,040	12,651
Rent	17,426	19,167	1,741	87,130	95,835	8,705
Utilities	1,240	3,333	2,093	6,199	16,665	10,466
Office Supplies & Postage Expense	2,319	1,792	(527)	5,936	8,960	3,024
Travel & Expense Reimbursement	-	1,442	1,442	159	7,210	7,051
Staff Training & Conferences	593	3,071	2,478	1,414	15,355	13,941
Insurance	4,691	7,333	2,642	23,455	36,665	13,210
Publications & Public Relations	-	2,190	2,190	-	10,950	10,950
Professional Services	16,500	27,960	11,460	64,386	139,800	75,414
Dues & Subscriptions	2,741	6,202	3,461	26,359	31,010	4,651
Maintenance Expense	-	1,500	1,500	265	7,500	7,235
Depreciation	748	966	218	3,742	4,830	1,088
Contingency	-	-	-	-	-	-
	<u>271,851</u>	<u>313,408</u>	<u>41,557</u>	<u>1,269,789</u>	<u>1,637,078</u>	<u>367,289</u>
Net Operating Income	<u>\$ 233,468</u>	<u>\$ 114,154</u>	<u>\$ 119,314</u>	<u>\$ 1,096,214</u>	<u>\$ 604,900</u>	<u>\$ 491,314</u>

NJEFA

Vendor Payments

May 2026

Date	Num	Name	Amount
05/05/2026	EFT	Credit Card	--
05/05/2026	EFT	- Intuit	159.00
05/05/2026	EFT	- Comcast	144.74
05/05/2026	EFT	- DigitalSpace	11.66
05/05/2026	EFT	- Wayfair	101.01
05/05/2026	EFT	- Zoom	559.90
05/05/2026	EFT	- Green World Copier	195.00
05/05/2026	EFT	- VerizonWireless	344.97
05/05/2026	EFT	- VRC	364.50
5/8/2026	EFT	Paycor	263.94
05/13/2026	13909	NJ Alliance For Action, Inc.	1,100.00
05/13/2026	13910	NJ Civil Service Commission	459.00
05/13/2026	13904	Five Vaughn LLC	20,747.28
05/13/2026	13905	Government News Network	470.00
05/13/2026	13903	FedEx	45.63
05/13/2026	13912	NJ OIT Fiscal Services	371.00
05/13/2026	13916	W.B. Mason Company Inc.	264.65
05/13/2026	13907	Jasper Group Inc	1,290.06
05/13/2026	13914	Printing2go Promo	456.00
05/13/2026	13915	Treasurer, State of New Jersey - DAG	63,957.00
05/13/2026	13913	Polar Inc.	58.65
05/13/2026	13906	Image Arts	239.00
05/13/2026	13908	NJ Advance Media	248.07
05/13/2026	13911	NJ Economic Development Authority	2,966.18
05/27/2026	13919	FedEx	23.28
05/27/2026	13921	NJ OIT Fiscal Services	371.00
05/27/2026	13920	NACUBO	2,080.00
05/27/2026	13917	CliftonLarsonAllen LLP	15,750.00
05/27/2026	13922	NJSBA	134.25
05/27/2026	13923	Ocean Computer Group, Inc	6,600.00
05/27/2026	13918	Compuchecks.com	110.84
05/27/2026	13924	PFM Asset Management	719.35
Total			120,605.96

New Jersey Educational Facilities Authority
Summary of Construction Funds
As of May 31, 2026

<u>Institution</u>	<u>Issue</u>	<u>Description</u>	<u>Bond Proceeds</u>	<u>Net Disbursed</u>	<u>Balance</u>	<u>% Complete</u>
<u>Private</u>						
Princeton University	2025 A	Acq, Constr, Reno of Facilities & Installation of Capital Assets	\$ 650,000,000	(149,254,675)	\$ 550,876,674	23%
Seton Hall University	2020 D	Construction new student housing and athletic facilities	70,000,000	(53,956,325)	16,043,675	77%
Sub Total			<u>\$ 720,000,000</u>	<u>\$ (203,211,000)</u>	<u>\$ 566,920,349</u>	
<u>Public</u>						
Ramapo College	2022 A	Academic Building and Administrative Office Renovations	\$ 10,000,000	\$ 1,421,739	\$ 11,421,739	-14%
Sub Total			<u>\$ 10,000,000</u>	<u>\$ 1,421,739</u>	<u>\$ 11,421,739</u>	
<u>Other Programs</u>						
Equipment Leasing Fund	Series 2023	Acquisition and Installation of Equipment	\$ 81,950,086	\$ (64,166,446)	\$ 17,783,640	78%
Capital Improvement Fund	Series 2023	Capital Improvements	190,925,000	(55,000,555)	135,924,445	29%
Technology Infrastructure Fund	Series 2024	Development of Technology Infrastructure	32,525,000	(24,067,249)	8,457,751	74%
Facilities Trust Fund	Series 2024	Construct, Reconstruct, Develop & Improve Facilities	89,695,000	(60,450,997)	29,244,003	67%
Equipment Leasing Fund	Series 2014 A&B	Acquisition and Installation of Equipment	101,266,893	(100,593,462)	673,431	99%
Technology Infrastructure Fund	Series 2014	Development of Technology Infrastructure	41,313,667	(40,271,569)	1,042,098	97%
Capital Improvement Fund	Series 2014 A-D	Capital Improvements	191,905,596	(191,118,739)	786,857	100%
Facilities Trust Fund	Series 2014	Construct, Reconstruct, Develop & Improve Facilities	219,977,164	(218,855,504)	1,121,660	99%
Sub Total			<u>\$ 949,558,406</u>	<u>\$ (754,524,522)</u>	<u>\$ 195,033,885</u>	
Grand Total			<u><u>\$ 1,679,558,406</u></u>	<u><u>\$ (956,313,783)</u></u>	<u><u>\$ 773,375,973</u></u>	

* This issue has reached a completion rate of 95% or higher and will not appear on future reports.

**NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY
2026 BUDGET VARIANCE ANALYSIS
FOR THE SIX MONTHS ENDED JUNE 30, 2026**

EXECUTIVE SUMMARY

Net Operating Income

The NJEFA concluded June with a year-to-date net operating income in the amount of \$1,224,919 based on year to date revenues of \$2,750,586 and expenses of \$1,525,667.

Revenues

Year-to-date revenues were \$81,046 more than projected due to timing of investment income.

Expenses

Operating expenditures for the first six months of the year were under budget by \$424,817 primarily due to timing of expenditures.

Exhibits

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NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY
ACTUAL vs. BUDGET REPORT
JUNE 2026

	Month Ended June 30, 2026			Year Ended June 30, 2026		
	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
<u>Operating Revenues</u>						
Annual Administrative Fees	\$354,314	\$375,062	\$ (20,748)	\$ 2,229,626	\$ 2,250,373	\$ (20,747)
Initial Fees	-	-	-	75,200	104,167	(28,967)
Investment Income	30,269	52,500	(22,231)	445,760	315,000	130,760
	<u>\$ 384,583</u>	<u>\$ 427,562</u>	<u>\$ (42,979)</u>	<u>\$ 2,750,586</u>	<u>\$ 2,669,540</u>	<u>\$ 81,046</u>
<u>Operating Expenses</u>						
Salaries	\$122,420	\$140,076	\$ 17,656	\$ 761,792	\$ 910,494	\$ 148,702
Employee Benefits	54,675	70,914	16,239	333,882	425,484	91,602
Provision for Post Ret. Health Benefits	8,333	8,333	-	50,000	49,998	(2)
Office of The Governor	2,083	2,083	-	12,500	12,498	(2)
Office of The Attorney General	20,000	12,500	(7,500)	93,561	75,000	(18,561)
Sponsored Programs & Meetings	657	938	281	1,788	5,628	3,840
Telecom & Data	2,520	3,608	1,088	7,909	21,648	13,739
Rent	17,425	19,167	1,742	104,550	115,002	10,452
Utilities	1,240	3,333	2,093	7,439	19,998	12,559
Office Supplies & Postage Expense	988	1,792	804	6,924	10,752	3,828
Travel & Expense Reimbursement	-	1,442	1,442	159	8,652	8,493
Staff Training & Conferences	70	3,071	3,001	1,484	18,426	16,942
Insurance	4,691	7,333	2,642	28,146	43,998	15,852
Publications & Public Relations	-	2,190	2,190	-	13,140	13,140
Professional Services	9,931	27,958	18,027	74,317	167,758	93,441
Dues & Subscriptions	10,095	6,202	(3,893)	36,454	37,212	758
Maintenance Expense	-	1,500	1,500	265	9,000	8,735
Depreciation	750	966	216	4,497	5,796	1,299
Contingency	-	-	-	-	-	-
	<u>255,878</u>	<u>313,406</u>	<u>57,528</u>	<u>1,525,667</u>	<u>1,950,484</u>	<u>424,817</u>
Net Operating Income	<u>\$ 128,705</u>	<u>\$ 114,156</u>	<u>\$ 14,549</u>	<u>\$ 1,224,919</u>	<u>\$ 719,056</u>	<u>\$ 505,863</u>

NJEFA

Vendor Payments

June 2026

Date	Num	Name	Amount
06/04/2026	EFT	Credit Card	--
06/04/2026	EFT	- Intuit	159.00
06/04/2026	EFT	- Comcast	154.74
06/04/2026	EFT	- DigitalSpace	11.66
06/04/2026	EFT	- Wegmans	657.46
06/04/2026	EFT	- Amazon	129.28
06/04/2026	EFT	- Arizent	410.00
06/04/2026	EFT	- VerizonWireless	345.06
06/04/2026	EFT	- VRC	364.50
6/8/2026	EFT	Paycor	263.94
06/24/2026	13928	Five Vaughn LLC	-20,747.28
06/24/2026	13929	Government News Network	-470.00
06/24/2026	13934	PFM Asset Management	-750.78
06/24/2026	13927	FedEx	-36.73
06/24/2026	13933	Perna's Plant and Flower Shop, Inc.	-84.90
06/24/2026	13932	NJ OIT Fiscal Services	-743.24
06/24/2026	13938	W.B. Mason Company Inc.	-134.26
06/24/2026	13937	Treasurer, State of New Jersey - Pinnacle	-1,265.80
06/24/2026	13926	Dell Marketing L.P.	-147.36
06/24/2026	13936	The Hartford	-3,079.00
06/24/2026	13925	Adaje Inc	-7,500.00
06/24/2026	13935	Polar Inc.	-49.70
06/24/2026	13931	NJ Advance Media	-40.94
06/24/2026	13939	ICUNJ	-70.00
Total			-32,624.35

New Jersey Educational Facilities Authority
Summary of Construction Funds
As of June 30, 2026

<u>Institution</u>	<u>Issue</u>	<u>Description</u>	<u>Bond Proceeds</u>	<u>Net Disbursed</u>	<u>Balance</u>	<u>% Complete</u>
<u>Private</u>						
Princeton University	2025 A	Acq, Constr, Reno of Facilities & Installation of Capital Assets	\$ 650,000,000	(172,365,814)	\$ 527,765,535	27%
Seton Hall University	2020 D	Construction new student housing and athletic facilities	70,000,000	(54,091,415)	15,908,585	77%
Sub Total			<u>\$ 720,000,000</u>	<u>\$ (226,457,229)</u>	<u>\$ 543,674,120</u>	
<u>Public</u>						
Ramapo College	2022 A	Academic Building and Administrative Office Renovations	\$ 10,000,000	\$ 1,483,911	\$ 11,483,911	-15%
Sub Total			<u>\$ 10,000,000</u>	<u>\$ 1,483,911</u>	<u>\$ 11,483,911</u>	
<u>Other Programs</u>						
Equipment Leasing Fund	Series 2023	Acquisition and Installation of Equipment	\$ 81,950,086	\$ (66,706,741)	\$ 15,243,345	81%
Capital Improvement Fund	Series 2023	Capital Improvements	190,925,000	(58,475,026)	132,449,974	31%
Technology Infrastructure Fund	Series 2024	Development of Technology Infrastructure	32,525,000	(24,102,261)	8,422,739	74%
Facilities Trust Fund	Series 2024	Construct, Reconstruct, Develop & Improve Facilities	89,695,000	(61,857,650)	27,837,350	69%
Equipment Leasing Fund	Series 2014 A&B	Acquisition and Installation of Equipment	101,266,893	(100,593,462)	673,431	99%
Technology Infrastructure Fund	Series 2014	Development of Technology Infrastructure	41,313,667	(40,271,569)	1,042,098	97%
Capital Improvement Fund	Series 2014 A-D	Capital Improvements	191,905,596	(191,118,739)	786,857	100%
Facilities Trust Fund	Series 2014	Construct, Reconstruct, Develop & Improve Facilities	219,977,164	(218,855,504)	1,121,660	99%
Sub Total			<u>\$ 949,558,406</u>	<u>\$ (761,980,953)</u>	<u>\$ 187,577,454</u>	
Grand Total			<u><u>\$ 1,679,558,406</u></u>	<u><u>\$ (986,954,271)</u></u>	<u><u>\$ 742,735,485</u></u>	

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