

# Securitized Products Special Topics

# Gas Securitization: Shorter WAL Alternative to Electric Charge Deals







### **Utility Fee Gas Sub-Segment Features Some Unique Characteristics**

Utility fee securitizations backed by natural gas charges offer an alternative to deals with electricity fee collateral. The two recovery bond sub-segments share many similarities, especially around their legal structure and credit enhancement mechanisms. But gas and electric charges do have some distinct differences, putting a spotlight on collateral analysis. For example, the securitized gas charges are typically fixed, with mostly residential customer base. In contrast, electric charges would be usage-driven, with growing exposure to commercial and industrial <u>customers</u>. Such differences could have implications for customer base shifts and cashflow stability. Still, both gas and electric securitizations should benefit from true-up adjustments.

Stav Gaon +1 (646) 768-9173 sgaon@academysecurities.com

Headquarters Address: Academy Securities, Inc. 622 Third Avenue, 12th Fl New York, NY 10017

The adjustments work as nearly unlimited credit enhancement mechanism to outstanding bonds, essentially ensuring their full payment, as we previously <u>discussed</u>.<sup>2</sup>

# **Recent Developments Accentuate Gas and Electric Charge Differences**

We see several recent developments accentuating the differences between gas and electric fee collateral.

• Long-term electric payment commitments. Utility firms are increasingly demanding data centers and other commercial users make long-term commitments to pay for the electricity they request, even if they use less. Examples of electric providers that have put payment commitment structures in place or are about to do so include Duke Energy and American Electric Power (AEP). Specifically, AEP could require new data centers using its Ohio grid to make a 10-year commitment to pay for a minimum of 90% of the electricity they request, even if they use less, according to press reports. Data centers are fast becoming dominant users of electricity across several regions, including AEP's central Ohio region. Such arrangements could bolster electric charges predictability, especially across commercial users prone to usage variability or shifts to other energy sources, as we discussed in previous reports.

<sup>1 &</sup>quot;Recovery Bonds: Diversifying Exposure Moves Beyond Disasters," Securitized Products Special Topics, Academy Securities, February 7, 2024

<sup>2 &</sup>quot;Recovery Bonds: Deal Reporting Shows the Potency of True-Up Adjustments," Securitized Products Special Topics, Academy Securities, March 18, 2024



- Regulatory gas limitations. Gas collateral appears more susceptible to state and/or federal legislation that limits natural gas usage. Local governments, especially in California, as well as states such as New York, have imposed various restrictions on natural gas usage. Such regulatory risk further supports preference for electric charges, all else being equal. Still, the regulatory risk can vary by state. For example, there could be low likelihood for restrictive measures on gas usage in state such as Oklahoma, supporting gas deals from the states including Summit 2022 or ONG 2022. Other gas deals came from states such as Texas and Kansas. Interestingly, the State of Texas passed legislature that aims to prevent local authorities from restricting customers' energy sources, such as mandating electric power only.
- Natural disasters and rising utility costs. Accumulation of electric charges, especially if they are usage-driven, may lead to political backlash on the heels of customer complaints. As firms impose a variety of new fees on their customers, future natural events, and their attendant costs, can present firms with a political or economic challenge to introduce additional fees to recover disaster costs. Issuers may be getting closer to maximizing the viable charges on their customers, with some deals featuring elevated securitization charges as percentage of residential customer bills (Figure 1). In contrast, fixed gas charges should lead to more limited customer resistance. If gas prices increase or consumption flows, the recovery charge becomes a smaller percentage of the overall bill. If prices decrease or consumption ebbs, the overall bill is lower in any event. Most recent gas securitizations featured fixed charges. Some exceptions do exist. The \$3.5 billion Texas Natural Gas deal is backed by consumption-based charges, similar to other electric securitizations.

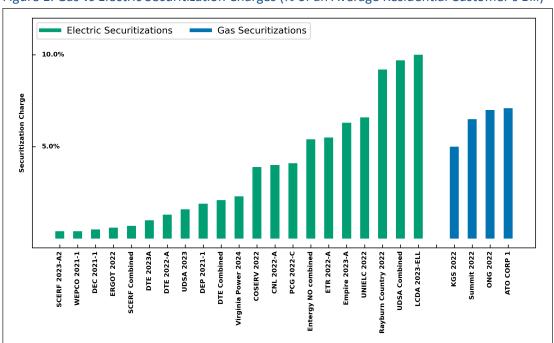


Figure 1. Gas vs Electric Securitization Charges (% of an Average Residential Customer's Bill)

Source: Deal Documents, Ratings Agencies, and Academy Securities

### **Shorter WAL Bonds**

Gas securitizations have been a bit spotty in recent years, compared to electric charge securitizations. But the deals also offered shorter WAL bonds that can become attractive as a wider spectrum of investors takes interest in the recovery bonds segment (Figure 2). For example, the Texas Natural Gas deal and the \$1.35 billion ODFA 2022-ONG deals featured 5.9- and 5.3-year classes, respectively. Texas Natural Gas also includes a limited make-whole redemption provision, which could lead to bond repayment on or before April 2026.

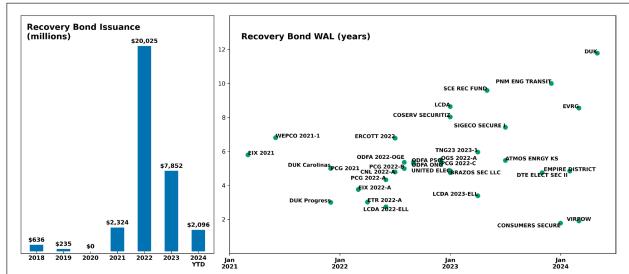


Figure 2. Recovery Bonds Issuance and WAL, 2018-2024 YTD

Source: Deal Documents, Ratings Agencies, and Academy Securities



# **Academy Securitized Products Research Recent Reports**

## **Securitized Products Special Topics:**

Net Leases: Scarcity Value as Issuance Poised to Pick Up

Small Balance Commercial: Periphery Locations and "Weak" Sponsors May Prove Supportive

Recovery Bonds: Deal Reporting Shows True-Up Adjustments Potency

<u>Data Centers: Performance Wrinkles to Test Operators' Role</u>
<u>Recovery Bonds: Diversifying Exposure Moves Beyond Disasters</u>
Investor Non-QM: Pockets of Value as Underwriting Tightens

Multifamily Prepays: Becoming Less Common, as Property Sales Drop Device Payment ABS: Expect Stable Performance as Collateral Evolves CRE CLO Mods: Rising Volume Not Immediately Telegraphing Distress Aircraft ABS: Waterfalls Playing Catch-Up as Fundamentals Recover

Data Centers: Teakeaways from 2023-Vintage Deals

Litigation ABS: Tailwinds in Place for an Uncorrelated Segment

Agency Floaters: Adjusting Interest Rate Cap Escrows

<u>Equipment ABS: Pick Your Spots Amid Diverging Collateral Trends</u>
<u>Commercial Solar ABS: Emergent Segment to Alleviate Headline Risks</u>

Multifamily CRT: Limited Credit Risk on Synthetic Exposures

OC Triggers: Subtle Thresholds Come to the Fore As Collateral Stress Builds Up

Cell Towers: Lender-Friendly Features Dovetail with Secular Tailwinds

Timeshare ABS: Exposure to Favorable Hospitality Segments

<u>Self Storage: Aspects to Watch as Performance Decelerates</u>

Transitional Multifamily: Collateral Migration Away from CRE CLO Offers Different Deal Profile

Recovery Bonds: No Need to Closely Watch the Fed or the Economy Here

Affordable Mortgages: Fee Elimination Spotlights Convexity Profile

Investor Non-QM: Rental Exposure with Some Structural Twists

Data Centers: A Strong Segment Juggles ABS and CMBS

Small Balance Multifamily: Value Ahead of Slow Prepays

Future Funding: Potential Key Performance Driver as CRE CLO Pipeline Builds Up

Multifamily Prepays: Property Sales Trigger Paydowns

Manufactured Housing: Resilient Segment Amid Potential Multifamily Softness

Tender Offers: Expect More to Come, Though Not on a Predictable Schedule

NYC Multifamily: Rent Increases to Support Cashflows Amid Regulatory Restrictions

<u>Housing at a Crossroads: Single-family and Multifamily Exposures</u>

Senior Housing: Focus on Segment Selection Amid Pandemic Impact

Disaster Performance: Pandemic Forbearance Resolutions Bode Well for Future Stresses

Russian Sanctions Impact: Lease Terminations and Forced Property Sales



### **CMBS Credit Focus:**

Non-Trust Debt: Check the Seniority of Your CMBS Collateral

Recovering Shortfalls: Credit IO Value in Distressed Office

Releasing Holdbacks: RENT is Writing Up Bonds

Reserves vs Advances: Servicers Tap Reserves to Lower Advances

Forward Forbearances: One Market Plaza Introduces a Twist to Mods

Loan Assumptions: Watch Waterfalls as New Borrowers Redevelop

Holdbacks: RENT in the Limelight, as Other Cases Brewing

Blanket NRAs: Shutting Down Advances Upends Credit IO Trades

Credit 2024: Workout Nuances Come to the Fore

Recovering the Non-Recoverable: Liquidation Nuance Bolsters Paydowns

Special Servicer Replacements: 1740 Broadway Crystalizes Implications

<u>Crossgates Liquidation: Holdbacks Complicate Severity Projections</u>

WODRA: Bond Cashflows Under Stress in Post-Mod Advance Recovery

Securitized Mezz: Workout Dynamics in Public Display

Dark Triggers: Nuances in Focus as Tenant Departures and Subleasing Pick Up

Upping Appraisals: Recovering Valuations Reverse Shortfalls

Non-Recoverable Advances: Unveiling a Rationale for a Key Decision

Excess Cash Allocations: Probing Advances on Positive Cashflowing Loans

Release Prices: Cherry Picking Across Office Portfolios, Sometimes at a Discount

Mezz Loan Sales: A Potential Headache for CMBS Workouts

Equity Pledges: Hotel Bossert Spotlights Dual Collateralized Loans

The Road to Conversion: Consider Office Ground Leases and ARD Loans

Credit 2023: Advancing and Workout Approaches to Play a Central Role

Hotel Receiverships: Palmer House Hilton Spotlights Stabilization Efforts

Office Modifications: 285 Madison May Offer a Blueprint for More to Come

<u>Triple-A Shortfalls: Destiny Spotlights Delayed ASERs Impact</u>

Inflation-Resistant Leases: Rent Steps Offer Some Revenue Protection, though Not Much

Industrial Delinquencies: Don't Happen Often, but Watch Closely When They Do

Hotel Reserves: Key Performance Driver after Pandemic-Driven Depletion

**Government Tenants: Short Termination Notices and Specialized Properties** 

Mall Foreclosures: What to Track as Servicers May Shift Away from Modifications



#### Disclaimer

Although certain information has been obtained from sources believed to be reliable, we do not guarantee its accuracy, completeness or fairness. We have relied upon and assumed without independent verification, the accuracy and completeness of all information available from public sources.

Views and opinions expressed are for informational purposes only and do not constitute a recommendation by Academy Securities for any purpose including buying, selling, or holding any security. Views and opinions are current as of the date of this presentation and may be subject to change, they should not be construed as investment advice.

This information discusses general market activity, industry or sector trends, or other broad-based business, economic, market or political conditions and should not be construed as operational, research or investment advice. This material has been prepared by Academy Securities and is not financial research nor a product of Academy Securities. It was not prepared in compliance with applicable provisions of law designed to promote the independence of financial analysis and is not subject to a prohibition on trading following the distribution of financial research. The views and opinions expressed may differ from those of Academy Securities. Investors are urged to consult with their financial advisors before buying or selling any securities. This information may not be current and Academy Securities has no obligation to provide any updates or changes.

Economic and market forecasts presented herein reflect a series of assumptions and judgments as of the date of this presentation and are subject to change without notice. These forecasts do not take into account the specific investment objectives, restrictions, tax and financial situation or other needs of any specific client. Actual data will vary and may not be reflected here. These forecasts are subject to high levels of uncertainty that may affect actual performance. Accordingly, these forecasts should be viewed as merely representative of a broad range of possible outcomes. These forecasts are estimated, based on assumptions, and are subject to significant revision and may change materially as economic and market conditions change. Academy Securities has no obligation to provide updates or changes to these forecasts. Case studies and examples are for illustrative purposes only.

### **Index Benchmarks**

Indices are unmanaged. The figures for the index reflect the reinvestment of all income or dividends, as applicable, but do not reflect the deduction of any fees or expenses which would reduce returns. Investors cannot invest directly in indices.

The indices referenced herein have been selected because they are well known, easily recognized by investors, and reflect those indices that the Investment Manager believes, in part based on industry practice, provide a suitable benchmark against which to evaluate the investment or broader market described herein. The exclusion of "failed" or closed hedge funds may mean that each index overstates the performance of hedge funds generally.

THIS MATERIAL DOES NOT CONSTITUTE AN OFFER OR SOLICITATION IN ANY JURISDICTION WHERE OR TO ANY PERSON TO WHOM IT WOULD BE UNAUTHORIZED OR UNLAWFUL TO DO SO.

©Academy Securities, Inc.