

# Securitized Products Special Topics Recovery Bonds: Diversifying Exposure Moves Beyond Disasters

### MISSION DRIVEN







# Aspects to Track as Utility Fee Issuance Picks Up

Recent recovery bond deals underscore the growth potential of the sector (aka utility fee, rate payer, and other labels), and its decreasing association with natural disasters that have traditionally driven issuance. Utility firm issuers are now tapping securitized markets with fee collateral tied to energy transition costs or deferred fuel cost, rather than recovery of expenses related to winter storms or wildfires. New issuers and geographies, such as Missouri and Virginia, have joined the market. The public-service commissions of several other states, including Colorado, Kentucky, and New Mexico, reportedly have been moving to approve utility fee securitizations. Duke Energy, which sponsored a utility fee deal back in 2021, is close to securitizing fees on South Carolina customers, according to SEC filings. All told, securitized investors are

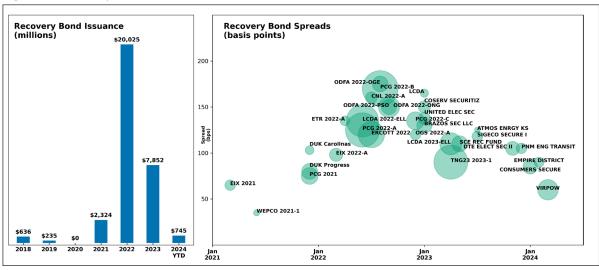
Stav Gaon +1 (646) 768-9173 sgaon@academysecurities.com

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

poised to see more diverse recovery bond offerings, and potentially greater liquidity in the sector.

The first two recovery bonds deals of the year provide market benchmarks, and illustrate evolving aspects in the sector (Figure 1). The \$1.28 billion Virginia Power Fuel Securitization (VPFS 2024) priced its \$842 million A-2 class (5.4-year WAL) at 75bp over Treasuries. The deal is backed by deferred fuel cost (DFC) fees that Virginia Power is authorized to impose on its customers. In turn, the \$305 million Empire District Electric Company deal (Liberty 2024-A) priced in mid-January its \$180.5 million A-1 class (4.84-year WAL) at 90bp over Treasuries. The deal also included a longer, \$125 million A-2 class (11-year WAL). The deal is backed by utility fees that Empire will impose on its customers in Missouri.

Figure 1. Recovery Bonds Issuance, 2018-2024 YTD



Source: Bloomberg and Academy Securities

## **Multi-Fee Charges and More Commercial Customers**

We expect utility fee deals to continue offering robust legal framework, minimal credit concerns, and collateral performance that is uncorrelated to other securitized segments. Recovery bonds unique ability to adjust fees based on past or projected future shortfalls (true-up mechanism) is a robust credit enhancement feature. Deals can include uncapped true-up provision, aimed at ensuring timely bond payments until full payoff. But the recent crop of deals, including late 2023 issuance, does highlight a few aspects we suggest investors track:

• Percentage of securitization charge of customer's bill. While there is limited concern over customers' motivation to make timely payments on their utility bills, onerous fees can drive performance issues, and potentially lead to political backlash. Securitization charges hover around 5% on average, according to rating agencies. But we find much variation across deals (Figure 2). Charges range from a very low 0.4% on SCERF 2023-A deal, to as high as 10.0% on Louisiana Utilities Restoration Corporation Project/ELL. The two deals in 2024 YTD feature 2.3% charge on VPFS 2024 and 6.3% on Liberty 2024-A. Notably, the Liberty deal charges look to recover costs associated with two separate sources: Winter Storm Uri in 2021, and Liberty's retirement of the Asbury Power Plant. The accumulation of fees can lead to an overall securitization charge that significantly stretches customer economics, especially in weaker economic regions.

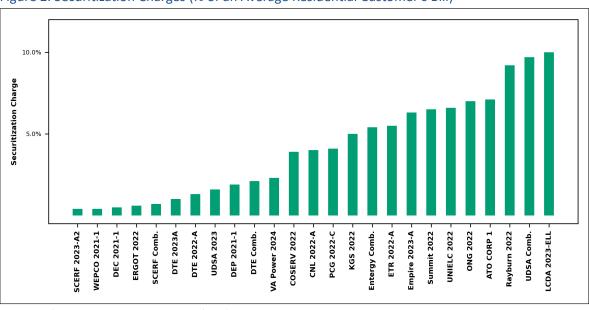


Figure 2. Securitization Charges (% of an Average Residential Customer's Bill)

Source: Deal Documents, Ratings Agencies, and Academy Securities

<sup>1 &</sup>quot;Recovery Bonds: No Need to Closely Watch the Fed or the Economy Here," Securitized Products Special Topics, Academy Securities, November 30, 2022



- Natural disasters impact. Utility firms' increasing use of securitized markets to recover all sorts of expenses (including potentially infrastructure improvements) does not necessarily reduce natural disasters impact on the recovery bonds sector. In fact, 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. The multi-fee charge in the Liberty deal may illustrate how the issuer may be getting closer to maximizing the viable charges on its customers. A repeat of Winter Storm Uri consequences could weaken the issuer's finances without the ability to re-tap the securitization market.
- Commercial customer exposure. Elevated exposure to commercial and industrial customers can introduce performance volatility on utility fee collateral. The electric consumption of such commercial customers is more closely tied to economic cycles and regional economies compared to residential customers. We conjecture commercial consumption can vary either because (1) customers can adjust their usage in response to economic conditions, or (2) business-driven relocations of commercial customers away from the utility service area. Utility fee deals can feature higher commercial exposure as (1) new issuers with higher commercial customer component enter the market, or (2) as existing issuers see rising commercial component across their customer base. For example, first-time issuer Liberty has a relatively high 58% of non-residential customers (Figure 3). In turn, Virginia's power is seeing significant growth in commercial customer electricity usage, especially across data center users. Northern Virginia is the dominant data center cluster, boasting >50% of the data center development in the U.S, as we discussed in a report on the data center sector.<sup>2</sup>

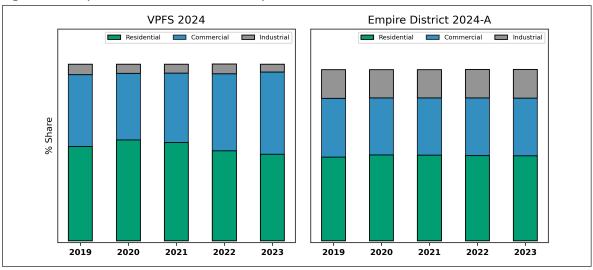


Figure 3. Utility Fee Issuers Sales Revenue by Customer Class

Source: Deal Documents, Ratings Agencies, and Academy Securities

<sup>2 &</sup>quot;Data Centers: Takeaways from 2023-Vintage Deals," Securitized Products Special Topics, Academy Securities, August 24, 2023



# **Academy Securitized Products Research Recent Reports**

# **Securitized Products Special Topics:**

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

**Equipment ABS: Pick Your Spots Amid Diverging Collateral Trends** 

Commercial Solar ABS: Emergent Segment to Alleviate Headline Risks

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

Self Storage: Aspects to Watch as Performance Decelerates

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

Housing at a Crossroads: Single-family and Multifamily Exposures

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:**

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

Crossgates Liquidation: Holdbacks Complicate Severity Projections

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

Securitized Mezz: Workout Dynamics in Public Display

<u>Dark Triggers: Nuances in Focus as Tenant Departures and Subleasing Pick Up</u>

<u>Upping Appraisals: Recovering Valuations Reverse Shortfalls</u>

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

Triple-A Shortfalls: Destiny Spotlights Delayed ASERs Impact

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.