

Rating Analysis Report

# (AGM) Federal Agricultural Mortgage Corporation Class C

**Govt Support Firms** 

Federal Agricultural Mortgage Corporation Class C: EJR affirms at A Non-NRSRO Rating

Current Senior Rating	А
Projected Senior Rating	А
Commercial Paper Rating	A1
Three Year Default Probability	1.5%
Three Year Recovery Rate	95.0%



Ratings Group Contact ratings@egan-jones.com (844) 495-5244

Published on October 12, 2022

Federal Agricultural Mortgage Corporation Class C (AGM) is in the govt support firms sector and its operating income was \$109.7M for the quarter ending June 2022 vs. \$91.5M for the prior year. Net income for the June 2022 quarter was \$45.9M vs. the prior year's \$31.3M income.

Federal Agricultural Mortgage Corp. is a stockholder-owned, federally chartered corporation. engages in the provision of a secondary market for agricultural real estate and rural housing mortgage loans, rural utility loans, and loans guaranteed by the United States Department of Agriculture. The company was founded in 1987 and is headquartered in Washington, DC. In August '22, AGM completed a \$30.1.1M securitization of agricultural mortgage loans. The mortgage pool for FARM Series 2022-1 consists of 450 agricultural mortgage loans. Earlier, the Company announced that the President of the United States has designated Lowell L. Junkins of Montrose, Iowa as Chair of the Company's board of directors, which took effect on March 30, 2022. LaJuana S. Wilcher of Bowling Green, Kentucky was elected by the board to serve as Vice Chair. For FQE Jun '22, interest income rose by 15.1% to \$107M, while interest expense remained stable at \$52M, which resulted in a 34.1% growth in net interest income to \$55M. Commissions and fees earned were flat at \$3M, while other operating income dropped by 40% to \$9M. Funds from operations of \$109.7M resulted in funds from operations interest coverage of 2.1x. Regarding leverage, the total debt of \$23.5B and a total shareholder's equity of \$1.2B led to a leverage ratio of 95.1%. Net debt was \$22.6B and the resulting net leverage ratio was 94.9%. Market capitalization of \$1.1B as of October 12, 2022, and net debt of \$22.6B generated a ratio of 0.05:1. The share price of \$102.87 as of October 12, 2022, was higher by 12% compared to \$90.71 on June 16, 2022 (the lowest point since a year ago). Affirming.

		Annua	l Ratios	atios Ratios For 4 Rolling Quarters					
CREDIT POSITION	Dec 20	Dec 21	PDec 22	PDec 23	Jun 21	Sep 21	Dec 21	Mar 22	Jun 22
Fixed Chg Cov(x)	2.5	2.8	2.5	2.5	2.5	2.8	2.8	3.0	3.1
Return on Equity (%)	10.9	11.0	20.1	17.9	10.6	10.9	11.0	12.3	13.3
PT Ret. on Avg Assets(%)	0.6	0.7	1.4	1.4	0.7	0.7	0.7	0.7	0.8
Ret on Perm Cap (%)	1.9	1.6	1.4	1.4	1.4	1.6	1.5	1.6	1.6
T Debt/Cap (w Debt) (%)	95.7	95.0	94.2	93.4	94.8	94.9	95.0	95.1	95.1
Short Term Debt/Total Debt (%)	49.2	30.8	30.8	30.8	38.4	36.1	30.8	28.5	30.1
Implied Senior Rating	Α	Α	Α	А	Α	Α	Α	Α	Α

PEER RATIOS	Other NRSRO Sen.	Fixed Charge Cov(x)	ROE(%)	Ret on Avg Assets	Ret on Perm Cap(%)	T Debt/ Cap(%)	ST Debt/ Total Debt(%)	Ratio- Implied Rating
Freddie Mac	AAA	2.3	43.2	0.5	2.1	99.1	1.6	A-
Federal National Mortgage Association	AAA	2.4	46.8	0.7	2.4	98.9	0.1	А
Starwood Property Trust, Inc.	BB	2.8	6.6	0.6	3.9	71.9	13.2	A-
Ocwen Financial Corporation	B-	3.4	3.8	(0.0)	3.2	95.8	12.4	BB+

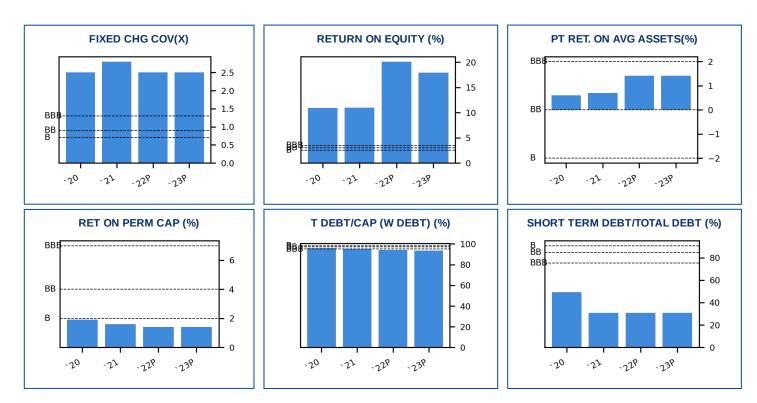
Notes:

Annual and quarterly implied sen. ratings are smoothed using EJR's prior rating if any. Peers' implied ratings are also smoothed. Rating Change Anticipator (1 is best, 100 worst): 56.5, Last EJR Sen: A

INDUSTRY RATIOS	AA	А	BBB	BB	В	CCC
Fixed Chg Cov(x)	2.3	1.8	1.3	0.9	0.7	0.5
Return on Equity (%)	4.5	4.0	3.5	3.0	2.5	2.0
PT Ret. on Avg Assets(%)	6.0	4.0	2.0	0.0	-2.0	-4.0
Ret on Perm Cap (%)	20.0	10.0	7.0	4.0	2.0	-2.0
T Debt/Cap (w Debt) (%)	85.0	90.0	95.0	97.0	98.2	100.0
Short Term Debt/Total Debt (%)	47.5	62.2	75.3	84.9	90.7	94.2

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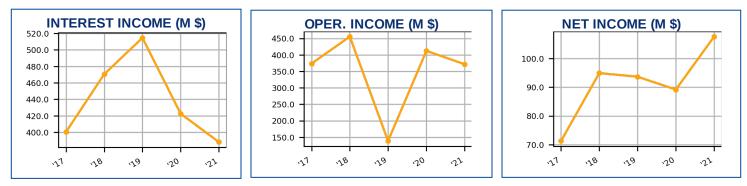
## **ANNUAL INCOME STATEMENTS (MILLIONS \$)**

Below are Federal Agricultural Mortgage Corporation Class C's annual income statements with the projected years based on our assumptions.

	Dec 17	Dec 18	Dec 19	Dec 20	Dec 21	PDec 22	PDec 23
Interest Income	401	471	515	423	388	392	396
Interest Expense	243	319	413	275	204	227	227
Net Interest Income	158	151	102	148	184	165	169
Provisions for Loan Losses	2	0	4	8	(2)	9	9
Trading Account Profit	0	0	0	0	0	0	0
Commissions and Fees Earned	14	14	14	13	13	13	13
Other Operating Income	(6)	20	76	59	46	47	48
Non-Interest Expense	(209)	(271)	50	(201)	(127)	(128)	(129)
Operating Income	374	455	139	412	372	343	349
Net Non Operating Loss	0	0	0	0	0	0	0
Income Tax Expenses	46	28	29	29	35	62	63
Income Before XO Items	84	108	110	109	132	282	286
Extraordinary Item Net of Tax	0	0	0	0	0	0	0
Minority Interests	0	0	0	0	0	0	0
Consolidated Net Income	84	108	110	109	132	282	286
Total Cash Preferred Dividends & Other Gain/Loss	13	13	16	19	25	25	25
Net Income	71	95	94	89	108	257	262
Common Dividends/Distribution	15	25	30	51	61	64	68
Net Revenues	409	504	605	495	447	452	457
Comprehensive Income per Share	5.2	6.5	5.9	3.6	4.3	0.0	0.0
Basic EPS Before Abnormal Items	6.6	8.8	8.7	8.3	9.9	25.9	26.3
Basic EPS Before XO Items	6.6	8.8	8.7	8.3	9.9	25.9	26.3
Basic EPS	6.7	8.9	8.8	8.3	10.0	25.9	26.3
EBITDA	375	0	555	420	369	341	347

\*Note, non-NRSRO rating. Copyright Egan-Jones Ratings Company. All rights reserved. No secondary distribution.

Rating Analysis Report



### **REVENUE & PROFITABILITY**

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The Company's interest income declined at an average rate of 0.62% over the last five years while Operating Margin fell to 2.53% for the fiscal year ending December 2021, below the 2.64% average over the prior four years. Return on Assets rose to 0.53%, above the 0.49% average for the prior years.

	Dec 17	Dec 18	Dec 19	Dec 20	Dec 21	PDec 22	PDec 23
Interest Income (Millions USD)	401	471	515	423	388	392	396
Growth Rate (%)	28.4	17.5	9.4	-17.9	-8.1	1.0	1.0
Net Interest Income/Total Interest Income (%)	39.4	32.1	19.8	35.0	47.4	42.1	42.6
Loan Loss Coverage (%)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Pretax Return on Avg Assets (%)	0.8	0.7	0.7	0.6	0.7	1.4	1.4
Oper Return / Earning Assets (%)	3.1	3.6	1.0	2.8	2.5	2.3	2.3
Non-Interest Inc / Revs (%)	2.0	6.7	14.9	14.6	13.1	13.2	13.3
Efficiency Ratio (%)	-126.1	-146.5	25.9	-91.3	-52.2	-56.8	-56.0
Return on Assets (%)	0.5	0.6	0.5	0.4	0.5	1.1	1.1

### **LEVERAGE & ASSET LIQUIDITY**

The Quick Asset Ratio has become weaker recently, slipping to 4.3:1 for the FYE December 2021.

	Dec 17	Dec 18	Dec 19	Dec 20	Dec 21	PDec 22	PDec 23
Quick Asset Ratio (%)	2.6	3.2	3.7	5.0	4.3	4.5	4.7
Quick Assets / ST Dep & Debt (%)	5.7	7.8	7.9	11.3	15.6	16.4	17.3
LT Debt/Capital (%)	91.3	91.9	91.9	91.8	92.9	91.8	90.8
T Debt/Cap (w Debt) (%)	95.6	95.6	96.0	95.7	95.0	94.2	93.4

### **ASSUMPTIONS FOR FINANCIALS**

## VALUATION DRIVER: Interest Income Growth

Federal Agricultural Mortgage Corporation Class C (AGM) has seen a decline in interest income at 8.1% per annum in the last fiscal year. We expect the Company's revenues will grow approximately 1.0% per annum over the next couple of years and 1.0% per annum for the next couple of years thereafter.

### VALUATION DRIVER: Net Interest Margin

The Company's net interest margin has been more than its peers and we assumed a 1.2% net interest margin over the next two years.

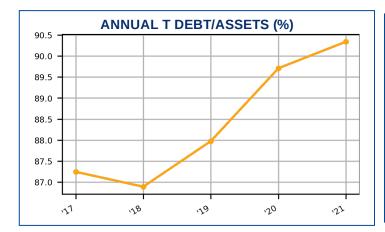
			ASSUMPT	IONS
	Peer	Company	Years	Years
	Median	Average	1 & 2	3, 4, 5
Interest Income Growth (%)	(1.3)	(8.1)	1.0	1.0
Interest Expense (Rate %)	1.7	0.9	1.0	1.0
Net Interest Margin (% of earning assets)	0.4	1.3	1.3	0.0
Provisions for Loan Losses (% of earning assets)	(0.0)	(0.0)	0.1	0.1
Trading Account Profit Growth (%)	(100.0)	(330.0)	0.0	0.0
Commissions and Fees Earned Growth (%)	(9.0)	1.0	1.3	1.3
Other Operating Income Growth (%)	24.7	(22.6)	2.0	2.0
Non Interest Expense Growth (%)	0.4	(36.8)	0.8	0.8
Net Non Operating Loss Growth (%)	0.0	0.0	0.0	0.0
Income Tax Rate (%)	1.1	9.5	18.0	18.9
Special Items (Millions \$)	0.0	0.0	0.0	0.0
Cash & Near Cash Growth (%)	(52.9)	(12.1)	6.0	6.0
Accounts & Notes Receivable Growth (%)	(4.2)	(0.3)	2.3	2.5
Marktable Secs. & ST Investments Growth (%)	0.0	0.0	(6.3)	(6.3)
Loans & Mortgages Growth (%)	0.0	0.0	0.0	0.0
Real Estate Investments Growth (%)	0.0	0.0	0.0	0.0
Other Long Term Investments Growth (%)	(24.9)	1.3	1.0	1.0
Long Term Investments Before Reserves Growth (%)	(6.8)	1.3	1.0	1.0
Loan Loss Reserves (% of earning assets)	0.1	0.0	0.0	0.0
Loan Net of Reserves Growth (%)	0.0		0.0	0.0
Net Fixed Assets Growth (%)	(0.2)	0.0	0.0	0.0
Other Assets Growth (%)	0.0	0.0	0.3	0.3
Demand Deposits Growth (%)	0.0	0.0	0.0	0.0
Short-Term Borrowings Growth (%)	1.8	(35.0)	1.0	1.0
Customer Deposits Growth (%)	0.0	0.0	(0.3)	(0.3)
Other Short-Term Liabilities Growth (%)	0.0	0.0	2.0	2.0
Long-Term Borrowings Growth (%)	13.2	41.7	1.0	1.0
Deferred Tax Liability Growth (%)	0.0	(39.9)	3.0	3.0
Other Long-Term Liabilities Growth (%)	0.0	(17.7)	3.1	3.1
Shares Sold (% of shares out.)	0.0	0.6	0.4	0.4
Additional ST Debt (Millions \$)	0.0	0.0	0.0	0.0

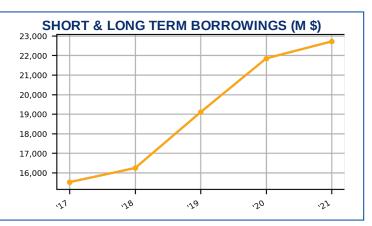
### **ANNUAL BALANCE SHEETS (MILLIONS \$)**

Below are Federal Agricultural Mortgage Corporation Class C's balance sheets with the projected years based on our assumptions. As of December 2023, the Company's total cash is assumed to increase from \$909M as of December 2021 to \$1.0B while its total debt is assumed to decline from \$22.7B to \$22.7B.

ASSETS	Dec 17	Dec 18	Dec 19	Dec 20	Dec 21	PDec 22	PDec 23
Cash & Near Cash	302	425	604	1,034	909	963	1,021
Accounts & Notes Receivable	195	220	238	224	223	228	233
Marketable Secs. & ST Investments	0	0	0	0	0	0	0
Mortgage Loans	0	0	0	0	0	0	0
Real Estate Investments	0	0	0	0	0	0	0
Other Long-Term Investments	11,997	12,518	13,847	14,520	14,704	14,851	15,000
Long-Term Investments before Reserves	11,997	12,518	13,847	14,520	14,704	14,851	15,000
Loan Loss Reserves	0	0	0	0	0	0	0
Loans Net of Reserves	11,997	12,518	13,847	14,520	14,704	14,851	15,000
Net Fixed Assets	0	0	0	0	0	0	0
Other Assets	0	0	0	0	0	9,333	9,356
Additional Assets	5,298	5,531	7,020	8,578	9,310	0	0
Total Assets	17,792	18,694	21,709	24,356	25,145	25,375	25,610
Earning Assets	12,192	12,518	13,847	14,520	14,704	14,851	15,000

LIABILITIES	Dec 17	Dec 18	Dec 19	Dec 20	Dec 21	PDec 22	PDec 23
Demand Deposits	0	0	0	0	0	0	0
Short-Term Borrowings	8,090	7,757	10,019	10,746	6,987	6,987	6,987
Customer Deposits	0	0	0	0	0	0	0
Other Short Term Liabilities	0	0	0	0	0	0	0
Long-Term Borrowings	7,433	8,487	9,080	11,103	15,729	15,726	15,725
Deferred Tax Liability	14	7	43	94	56	58	60
Other Long-Term Liabilities	1,548	1,691	1,768	1,420	1,168	1,205	1,242
Other Liabilities	0	0	0	0	0	0	0
Total Liabilities	17,084	17,942	20,910	23,363	23,941	23,976	24,014
Total Preferred Equity	205	205	228	363	485	485	485
Minority Interest	0	0	0	0	0	0	0
Share Capital & APIC	130	129	130	134	137	139	142
Retained Earnings & Other Equity	374	418	441	496	583	776	970
Total Shareholders & Equity	708	753	799	992	1,204	1,400	1,596
Total Liabilities & Equity	17,792	18,694	21,709	24,356	25,145	25,375	25,610
Shares Outstanding	11	11	11	11	11	11	11





### U.S. SECURITIES AND EXCHANGE COMMISSION RULE 17g-7(a) DISCLOSURE

Below are the disclosures as required by Paragraph (a) of Rule 17g-7.

## 1. The symbol in the rating scale used to denote the credit rating categories and notches within categories and the identity of the obligor, security, or money market instrument as required by Paragraph (a)(1)(ii)(A) of Rule 17g-7:

For the issue Federal Agricultural Mortgage Corporation Class C with the ticker of AGM we have assigned the senior unsecured rating of A. There are three notches in our rating categories (e.g., A- A, and A+) except for AAA and those deep into speculative grade, i.e., CC, C, and D do not have notches.

## 2. The version of the procedure or methodology used to determine the credit rating as required by Paragraph (a)(1)(ii)(B) of Rule 17g-7:

We are using the methodology version #15a available via egan-jones.com under the tab at the bottom of the page "Methodologies".

## 3. The main assumptions and principles used in constructing the procedures and methodologies used to determine the credit rating as required by Paragraph (a)(1)(ii)(C) of Rule 17g-7:

The credit rating assigned reflects our judgement regarding the future credit quality of the issuer. Regarding the specific assumptions used, please refer to page 3 of this Rating Analysis Report.

### 4. The potential limitations of the credit rating as required by Paragraph (a)(1)(ii)(D) of Rule 17g-7:

Our rating pertains solely to our view of current and prospective credit quality. Our rating does not address pricing, liquidity, or other risks associated with holding investments in the issuer. EJR ratings

- · Are not intended to address the value, price, price stability, liquidity, suitability, or merit of an investment;
- Do not address investment merit, whether a particular rated security is suitable for a particular investor or suitable for an investor's risk tolerance;
- · Do not address whether the expected return of a particular investment is adequate for the inherent risk;
- Do not address whether the market value of the security will remain stable over time; and
- Are not exact measures of the probability of default but are instead expressions of the relative credit risk of issuers and debt instruments.

### 5. Information on the uncertainty of the credit rating as required by Paragraph (a)(1)(ii)(E) of Rule 17g-7:

Our rating is dependent on numerous factors including the reliability, accuracy, and quality of the data relied used in determining the credit rating. The data/information (collectively "Information") is sourced from publicly-available 10Q and 10K statements, quarterly reports, 8K filings, earnings reports, and other similar sources. In some cases, the Information is limited because of issues such as short operating histories, lack of reported data, delay in reporting data, restatements, inaccurate accounting, and other issues. Such shortcomings are not always readily apparent.

## 6. Whether and to what extent third-party due diligence services have been used in taking the rating action as required by Paragraph (a)(1)(ii)(F) of Rule 17g-7:

EJR does not utilize third-party due diligence.

## 7. How servicer or remittance reports were used, and with what frequency, to conduct surveillance of the credit rating as required by Paragraph (a)(1)(ii)(G) of Rule 17g-7:

Servicer or remittance reports normally pertain to structured finance issuers; this report does not pertain to a structured finance issuer (EJR is not an NRSRO for structured finance or sovereigns/municipal issuers). Regarding surveillance, the minimum time period for corporation issuers is normally one year.

### 8. A description of the data that were relied upon for the purpose of determining the credit rating as required by Paragraph (a)(1)(ii) (H) of Rule 17g-7:

EJR uses 10Q and 10K statements, quarterly reports, 8K filings, earnings reports, and other similar sources for ratings on publicly-traded issuers.

## 9. A statement containing an overall assessment of the quality of information available and considered in the credit rating as required by Paragraph (a)(1)(ii)(I) of Rule 17g-7:

The information is generally high quality and readily available.

### 10. Information relating to conflicts of interest as required by Paragraph (a)(1)(ii)(J) of Rule 17g-7:

EJR is not paid to determine this credit rating.

### 11. An explanation or measure of the potential volatility of the credit rating as required by Paragraph (a)(1)(ii)(K) of Rule 17g-7:

Non-performing Loans and Credit Losses- A material increase in non-performing loans and/or credit losses could prompt us to lower or the rating up to several notches.

**Net Interest Margins** - A material decline in the issuer's realized net interest margins could prompt us to reduce our rating up to several notches; the level of the rating cut would depend on the magnitude of the decline and a review of other possibly offsetting factors.

**Regulatory/Licensing Issues** - A material deterioration in the issuer's regulatory posture is likely to impact credit quality and resulting rating with a decline of up to several notches.

**Funding Costs and Availability** - A material change in cost and availability of funds (i.e., liquidity) for the issuer, its customers and suppliers is likely to impact credit quality and resulting rating change of up to several notches.

**Business Levels/ GDP** - A material change in overall business activity or GDP could prompt us to raise or lower the rating. Most changes in GDP do not result in a rating change of more than one notch because these changes occur in small increments over time.

Leverage Increase - A material increase in leverage for the issuer and major customers could prompt us to adjust our the ratings up to several notches.

**Cyber/System Disruptions** - Material and prolonged disruptions in the issuer's and/or customers' and/or suppliers' systems is likely to cause us to reduce our rating up to several notches or in extreme cases, withdraw our rating.

**Corporate Events** - A material corporate event (such as a major acquisition, sale, or share buyback) is likely to cause us to change our rating up to several notches depending on various factors such as the counter party, the method of financing, the timing, and a variety of other related factors.

Asset Values - A material decline in asset values could prompt us to reduce our ratings up to several notches although normally such changes take place over several years and provide time for adjustment. An exception would be a catastrophic event such as a war or economic collapse in which case we might be compelled to take more rapid action.

#### 12. Information on the content of the credit rating as required by Paragraph (a)(1)(ii)(L) of Rule 17g-7:

EJR credit rating is an opinion about the relative creditworthiness of an entity or an instrument. Exhibit 1 of Form NRSRO provides information on credit rating definitions and observed default rates in credit ratings performance measurement statistics. (https://www.egan-jones.com/regulatory/form-nrsro/credit-ratings-performance-measurement-statistics/)

Historical performance of credit ratings is disclosed on the Firm's website.

(https://egan-jones.com/client/rar.aspx?&Tickers=AGM)

#### 13. Information on the sensitivity of the credit rating to assumptions as required by Paragraph (a)(1)(ii)(M) of Rule 17g-7:

Below is a summary of the import of the assumptions which independently would have the greatest impact on our "ratio-implied rating":

		Assumption	าร	Resulti	ng Ratio-Impl	lied Rating
	Base	Optimistic	Pessimistic	Base	Optimistic	Pessimistic
Interest Income Growth %	1.0	5.0	0.0	А	А	А
Interest Expense (% of outstanding debt)	1.0	0.0	4.0	А	А	BB+
Provisions for Loan Losses (% of earning assets)	0.1	0.0	3.1	А	А	BB+
Commissions & Fees Earned Growth %	1.3	3.3	0.0	А	А	А
Loan Loss Reserves (% of Earn. Assets)	0.0	0.0	2.0	А	А	А

14. If the credit rating is assigned to an asset-backed security, a description of: (i) the representations, warranties, and enforcement mechanisms available to investors; and (ii) how they differ from the representations, warranties, and enforcement mechanisms in issuances of similar securities, as required by Paragraph (a)(1)(ii)(N) of Rule 17g-7:

This credit rating is not assigned to an asset-backed security.

#### Comments on the Difference between the Model and Assigned Rating

We have assigned a rating of A whereas the ratio-implied rating for the most recent historic period is A.

#### **Comments on Industry Ratios**

We have not made any adjustments in the industry ratios at this time.

#### CUSIPs and EJR ratings

637432MJ1 rated A; 637432MF9 rated NR; 637432MH5 rated A; 637432MG7 rated NR; 637432ME2 rated NR; 637432MD4 rated NR; 637432MB8 rated NR; 637432MC6 rated NR; 637432MK8 rated NR



Rating Analysis Report

### **Attestation Form**

In compliance with the US Securities and Exchange Commission (SEC) Rule 17g-7(a), the Egan-Jones analyst who published the report is responsible for the rating action and to the best knowledge of the person:

- 1. No Part of the credit rating was influenced by any other business activities,
- 2. The credit rating was based solely upon the merits of the obligor, security, or money market instrument being rated, and
- 3. The credit rating was an independent evaluation of the credit risk of the obligor, security, or money market instrument.

Prepared By	Date Prepared
Karen Sanchez Sr. Credit Rating Analyst	10/12/22
Reviewed By	Date Reviewed
	Bate Reviewed

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