



Sabine Royalty Trust (SBR)

Updated April 10th, 2023 by Aristofanis Papadatos

Key Metrics

Current Price:	\$75	5 Year CAGR Estimate:	-4.1%	Market Cap:	\$1.1 B
Fair Value Price:	\$73	5 Year Growth Estimate:	-13.0%	Ex-Dividend Date:	4/14/2023
% Fair Value:	103%	5 Year Valuation Multiple Estimate:	-0.6%	Dividend Payment Date:	4/28/2023
Dividend Yield:	9.7%	5 Year Price Target	\$36	Years Of Dividend Growth:	2
Dividend Risk Score:	F	Retirement Suitability Score:	C	Rating:	Sell

Overview & Current Events

Sabine Royalty Trust (SBR) is an oil and gas trust set up in 1983 by Sabine Corporation. At initiation, the trust had an expected reserve life of 9 to 10 years; the current estimated life of the trust is 8 to 10 years. The trust consists of royalty and mineral interests in producing properties and proved oil and gas properties in Florida, Louisiana, Mississippi, New Mexico, Oklahoma, and Texas. It is roughly 2/3 oil and 1/3 gas in terms of revenues. The trust's assets are static in that no further properties can be added. The trust has no operations but is merely a pass-through vehicle for royalties. SBR had royalty income of \$125.7 million in 2022 and has a current market cap of \$1.1 billion.

In late February, SBR reported (2/28/23) financial results for the full fiscal 2022. Oil Production dipped -4% over the prior year but production of gas grew 40%. In addition, the average realized prices of oil and gas jumped 56% and 86%, respectively, thanks to the sanctions of western countries on Russia, which led to multi-year high oil and gas prices. As a result, distributable cash flow per unit more than doubled, from \$3.97 to a 10-year high of \$8.65. The price of gas has collapsed this year due to warm winter weather, but the price of oil has remain elevated thanks to the Ukrainian crisis and deep production cuts of OPEC and Russia. Based on its distributions in the first four months of the year, SBR is offering an annualized distribution yield of 9.7%.

Growth on a Per-Share Basis

Year	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2028
DCFU	\$4.03	\$4.03	\$3.15	\$1.88	\$2.38	\$3.42	\$3.02	\$2.28	\$3.97	\$8.65	\$7.29	\$3.63
DPU	\$3.92	\$4.10	\$3.11	\$1.93	\$2.37	\$3.35	\$3.02	\$2.40	\$3.22	\$8.65	\$7.29	\$3.63
Units¹	14.6	14.6	14.6	14.6	14.6	14.6	14.6	14.6	14.6	14.6	14.6	14.6

The trust does not have earnings per se, but rather is a pass-through vehicle for royalty payments – essentially all the royalty income (cash) it receives is passed through to unit holders. About 5%-8% of royalty income is consumed in administrative expenses. The trust has generated an average annual distributable cash flow of \$3.68 per unit over the last decade. However, the cash flows of SBR are extremely sensitive to the gyrations of the prices of oil and gas and hence they have resulted in a markedly volatile performance record. Given the above average price of oil, which has formed an exceptionally high comparison base, we expect a -13.0% average annual decline in distributable cash flow per unit over the next five years. Notably, it is the first time that oil producers are somewhat reluctant to invest in new growth projects due to the secular shift from fossil fuels to clean energy sources. As a result, some investors think that oil prices may remain excessive for years. However, we believe that the well-known cyclicity of oil prices will remain the norm and thus we expect oil prices to deflate in the upcoming years.

Valuation Analysis

Year	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Now	2028
P/DCFU	11.2	10.7	9.9	16.3	16.7	12.0	14.6	13.4	9.4	7.9	10.3	10.0
Avg. Yld.	8.7%	9.5%	10.0%	6.3%	5.9%	8.2%	6.8%	7.9%	8.6%	12.6%	9.7%	10.0%

¹ Average Weighted Unit count is in millions.

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SBR has traded at an average price-to-distributable cash flow ratio of 12.2 over the last decade. However, this average multiple seems quite high given the risk of a royalty trust. It is critical to note that the trust has a limited lifetime and hence its returns will be greatly affected by the commodity prices that will prevail throughout this period. When the music begins to slow down on one of these trusts (i.e., the end of reserves comes into view) or the market gets the slightest hint that the music will slow, the price of a unit often plummets. As a result, investors should pay extra attention to the valuation of SBR before investing in it. We assume a fair DCFU multiple of 10.0 for SBR. If the stock trades at our fair value estimate in five years, it will incur a -0.6% annualized drag in its returns.

Safety, Quality, Competitive Advantage, & Recession Resiliency

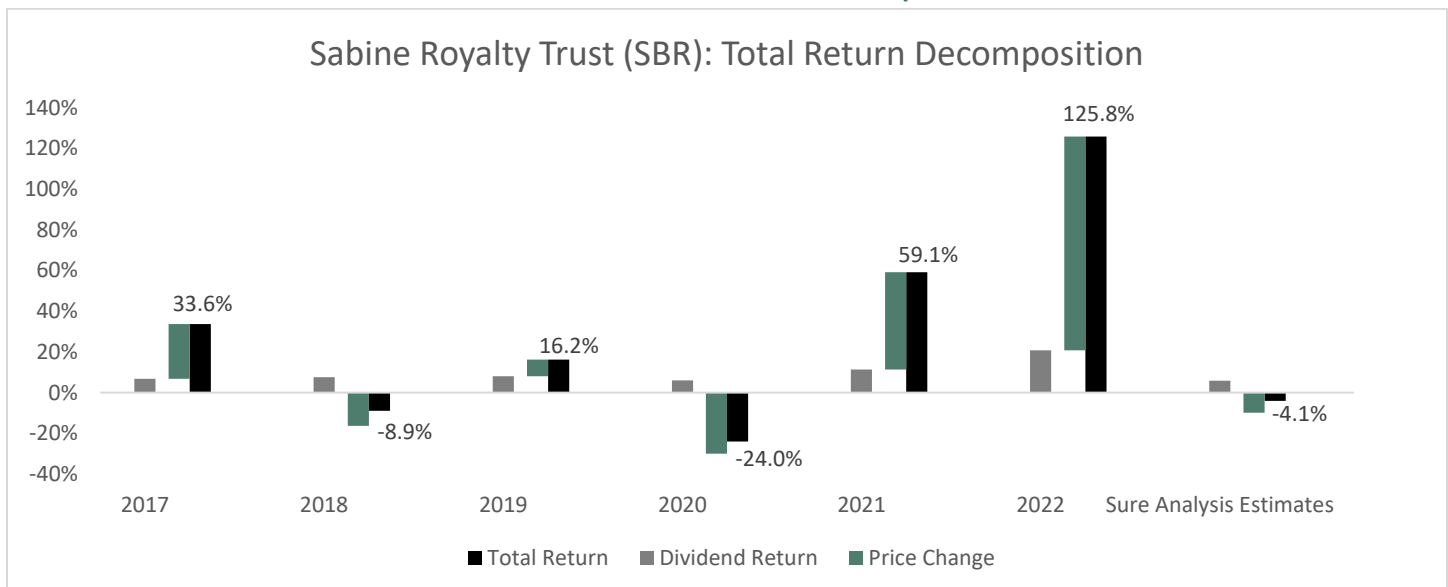
Year	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2028
Payout	97%	102%	99%	103%	100%	98%	100%	105%	81%	100%	100%	100%

On the positive side, the trust has been in continuous existence for 40 years paying a 10-year average yield of 8.5%, albeit with considerable volatility in the distributions. Considering that the initial expected life was just 10 years, this longevity is certainly impressive. We also note that the proved developed reserves of oil and gas of SBR have grown 4% and 28%, respectively, since the end of 2017. For some investors, there may be tax advantages resulting from passed-through depletion allowances. However, it is critical to note the pronounced vulnerability of SBR to a downturn in the energy sector, partly due to its limited time horizon. If the energy market incurs a prolonged downturn, it will greatly hurt the returns of SBR. Overall, while the 9.7% distribution yield may entice some income-oriented investors, we believe that the trust is not suitable for most of them due to its huge downside risk in the event of a downturn.

Final Thoughts & Recommendation

SBR is thriving right now, mostly thanks to the conflict between Russia and Ukraine and the production cuts of OPEC, which have resulted in elevated oil prices. We expect the strong momentum to remain in place in the short run but SBR is highly cyclical and hence it will have significant downside risk whenever the next downcycle of the energy market shows up. We expect the stock to offer a -4.1% average annual return over the next five years, as its 9.7% initial distribution yield may be offset by a -13.0% decline of distributable income and a -0.6% valuation headwind. We rate the stock as a sell.

Total Return Breakdown by Year



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Income Statement Metrics

Year	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Revenue	61	61	48	30	37	53	47	36	61	126
Gross Profit	---	---	---	---	---	---	---	---	---	---
Gross Margin	---	---	---	---	---	---	---	---	---	---
SG&A Exp.	2	2	2	3	2	3	3	3	3	3
Operating Profit	59	59	46	27	35	50	44	33	58	122
Operating Margin	96.6%	96.1%	95.0%	91.5%	93.3%	95.1%	93.9%	91.6%	95.0%	97.4%
Net Profit	59	59	46	27	35	50	44	33	58	123
Net Margin	96.6%	96.1%	95.0%	91.5%	93.3%	95.1%	93.9%	91.6%	95.0%	97.6%
Distr. Cash Flow	---	---	46	28	35	---	---	---	---	---

Balance Sheet Metrics

Year	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total Assets	7	7	6	5	5	9	7	5	16	16
Total Liabilities	1	2	1	1	1	4	1	1	1	5
Long-Term Debt	0	0	0	0	0	0	0	0	0	0
Partner's Equity	6	5	5	4	5	6	6	4	15	11
LTD/E Ratio	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Profitability & Per Share Metrics

Year	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Return on Assets	962%	851%	709%	484%	657%	675%	538%	561%	544%	753%
Return on Equity	1210%	1154%	946%	572%	770%	973%	778%	691%	612%	933%
ROIC	1210%	1154%	946%	572%	770%	973%	778%	691%	612%	933%
Shares Out.	14.6	14.6	14.6	14.6	14.6	14.6	14.6	14.6	14.6	14.6
Revenue/Share	4.17	4.19	3.32	2.06	2.55	3.60	3.22	2.49	4.18	8.63
DCF/Share	---	---	3.16	1.89	2.38	---	---	---	---	---

Note: All figures in millions of U.S. Dollars unless per share or indicated otherwise.

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