SFBTA 2022 Hedging Through The Libor Transition

Corrine Baynes – VP, Director of Marketing The Fixed Income Group at R.J. O'Brien Evan Vollman - VP, The Fixed Income Group at R.J. O'Brien

February 2022



SOFR is FINALLY here

- No longer just an idea....RFRs are here
- Statement on LIBOR Transition (Fed, FDIC, Office of Comptroller)
- Big Bang
- SOFR First
- Jan 1, 2022 = NO NEW LIBOR*
 - LIBOR Futures are expected to continue trading until June, 2023
- SEC December 2021 Notice....DISCLAIM or you may be liable



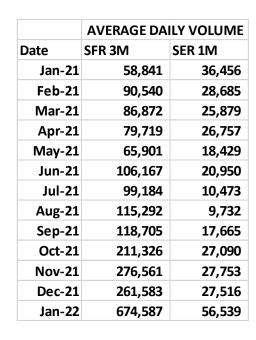
So how are we looking....

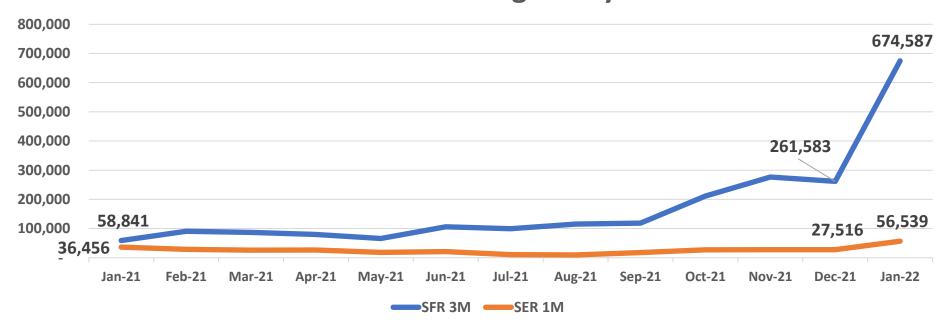
- Slow moving freight train
- Momentum is building
- LIBOR is no longer published in GBP, JPY and CHF. Nor USD 1W & 2W
- 83% of GBP risk was versus SONIA (a new high).
- 89% of JPY risk was versus TONA (a record for any RFR!).
- 79% of CHF risk was versus SARON (also a new high).



SOFR Average Daily Volume Growth

SOFR 1M & 3M Average Daily Volume

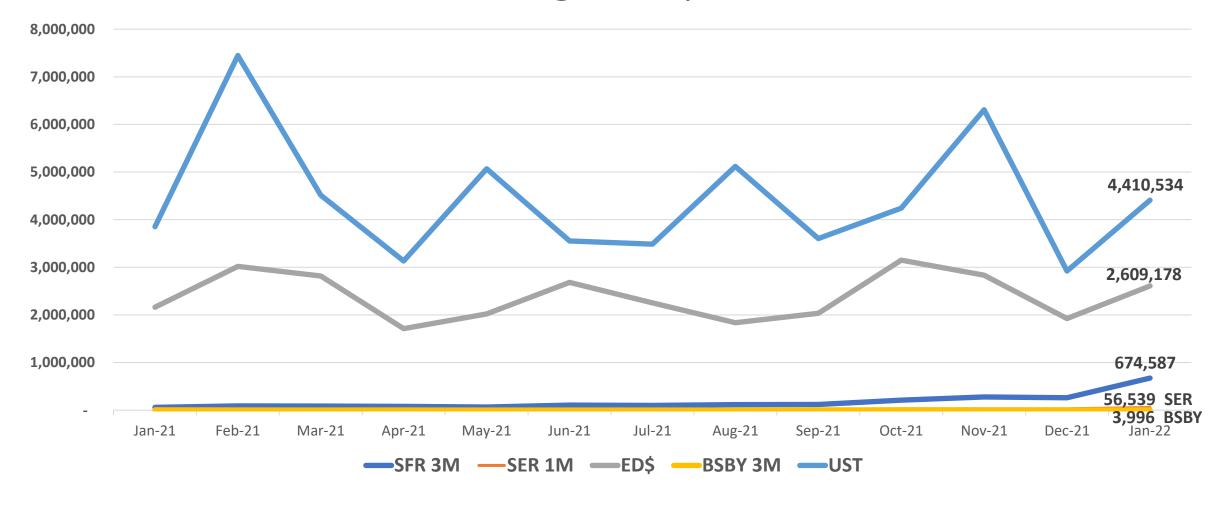




- Clarus OTC volume data
- SOFR Options 50k volume in Jan 2022



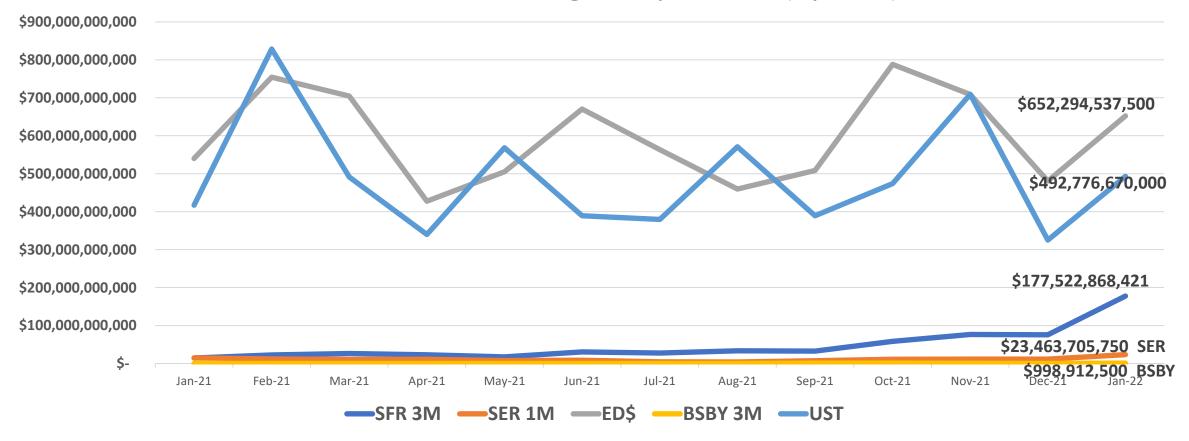
SOFR +ED\$ + UST Avg Daily Volume





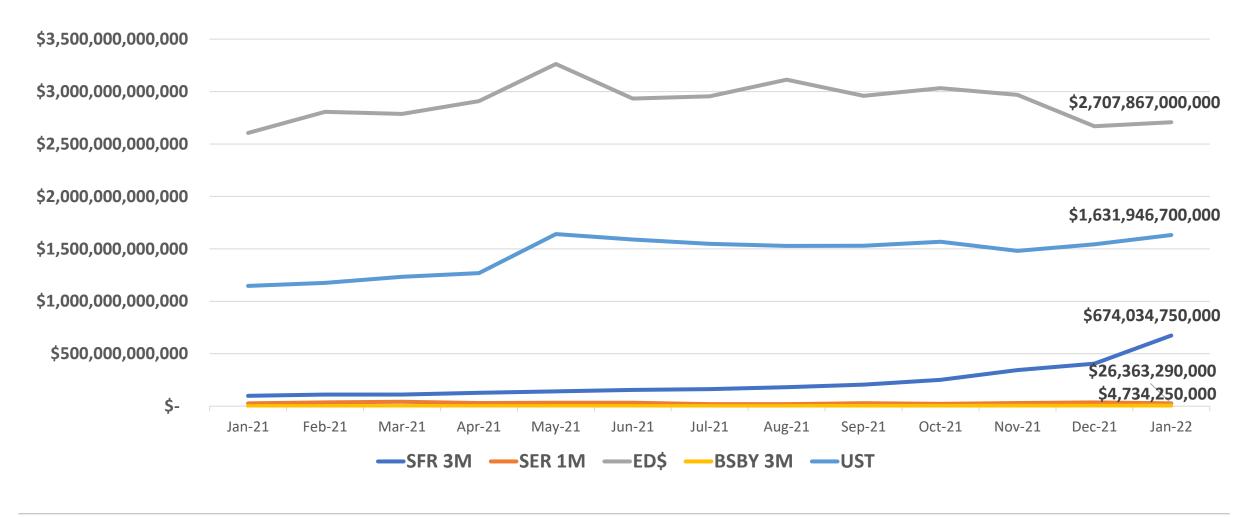
Average Daily Volume – By Notional

SOFR, ED\$, UST Average Daily Volume (by not'l)





Open Interest by Notional (as of EOM)





Yet, Libor still in use

- Libor product still listed & can still use Libor futures.
- June 2023, Libor going away. Market will change slowly over next 12-14months as we near June 2023
- All Fannie/Freddie issuance are SOFR by now. CMBS deals are SOFRbased, still frequently hedged with Libor
 - SOFR, Libor, UST are the three choices.
- Can Agency CMBS dealers use SOFR today? Yes. It's the only zerobasis option. But liquidity is still growing, so cost efficiency may be a barrier



Trading a 10yr LIBOR Swap is about 25% LIBOR and 75% SOFR, Right Now!

6/30/2022 12/31/2022 6/30/2023 12/31/2023 6/30/2024 12/31/2024 6/30/2025 12/31/2025 6/30/2026 12/31/2026 6/30/2027 12/31/2027 6/30/2028 12/31/2028 6/30/2029 12/31/2029 6/30/2030 12/31/2030 6/30/2031 12/31/2031 2/1/2032



Open warket Levels (2/1/22)								
3mo LI/SOFR Futures								
Implied	Implied Forward							
Fallback	Fallback Spreads							
March'22	0.085							
June'22	0.099							
Sep'22	0.12							
Dec'22	0.184							
March'23	March'23 0.155							
June'23	0.191							
Sep'23	0.254							
Dec'23	0.259							

Onen Market Levels (2/1/22)

***3mo SOFR -3mo ED\$ futs



FHMS K132 A2 Mtge - Freddie CMBS issuance off SOFR





FHMS K132 A2 Mtge

			Mid Mod Dur			N Sprd
	Cusip	short name	risk mid	Dur Adj Mid	total dv'01	Bid
	X Mtge		10	10	\$0.00	
\$10,000,000	3137H3EV0 Mtge	FHMS K132 A2	8.52538089	8.616429745	\$8,525.38	31.79375





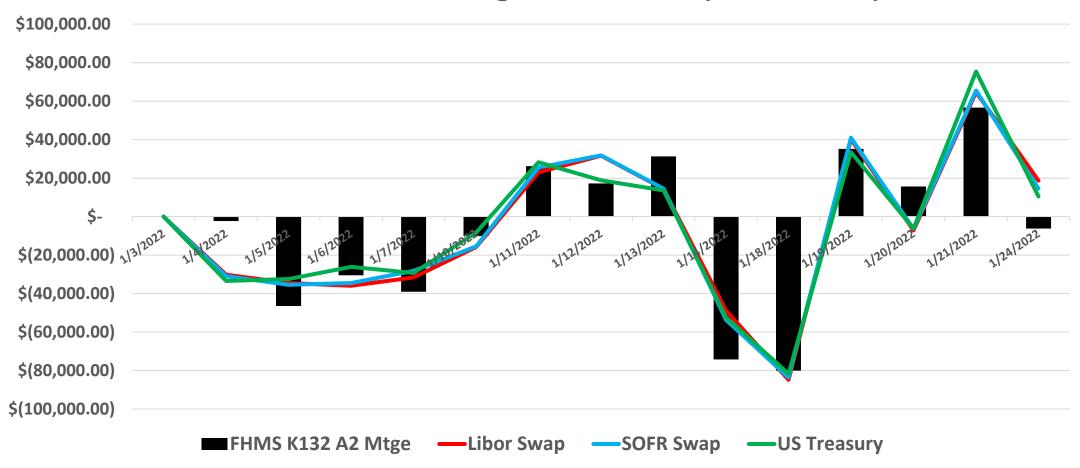
Hedge Performance - FHMS K132 A2 Mtge

10MM Not'l	FHMS K132 A2 Mtge					A2 Mtge		
	-92			-91		-67		
	Libor Swap		SOFR Swap		US Treasury		CHG NET 1D	
CHG NET 1D	CN	CNPH2 Comdty		H22 Comdty	UXYH2 Comdty		FHI	MS K132 A2 Mtge
1/3/2022	\$	-	\$	-	\$	-		
1/4/2022	\$	30,187.50	\$	30,940.00	\$	33,500.00	\$	(2,343.75)
1/5/2022	\$	34,500.00	\$	35,490.00	\$	32,453.13	\$	(46,484.38)
1/6/2022	\$	35,937.50	\$	34,580.00	\$	26,171.88	\$	(30,468.75)
1/7/2022	\$	31,625.00	\$	28,210.00	\$	29,312.50	\$	(39,062.50)
1/10/2022	\$	15,812.50	\$	15,470.00	\$	8,375.00	\$	(10,156.25)
1/11/2022	\$	(23,000.00)	\$	(25,480.00)	\$	(28,265.63)	\$	26,171.88
1/12/2022	\$	(31,625.00)	\$	(31,850.00)	\$	(18,843.75)	\$	17,187.50
1/13/2022	\$	(14,375.00)	\$	(14,560.00)	\$	(13,609.38)	\$	31,250.00
1/14/2022	\$	48,875.00	\$	53,690.00	\$	52,343.75	\$	(74,218.75)
1/18/2022	\$	84,812.50	\$	83,720.00	\$	81,656.25	\$	(80,078.13)
1/19/2022	\$	(40,250.00)	\$	(40,950.00)	\$	(33,500.00)	\$	35,156.25
1/20/2022	\$	7,187.50	\$	6,370.00	\$	6,281.25	\$	15,625.00
1/21/2022	\$	(64,687.50)	\$	(65,520.00)	\$	(75,375.00)	\$	56,640.63
1/24/2022	\$	(18,687.50)	\$	(14,560.00)	\$	(10,468.75)	\$	(6,250.00)
Jan 2022 Hedge P/L	\$	96,312.50	\$	95,550.00	\$	90,031.25	\$	(107,031.25)
Hedge Variation	\$	(10,718.75)	\$	(11,481.25)	\$	(17,000.00)		

	ticks of variation (32nds)							
	Libor Swap	SOFR Swap	US Treasury					
1/3/2022	-	-	-					
1/4/2022	8.91	9.15	9.97					
1/5/2022	(3.84)	(3.52)	(4.49)					
1/6/2022	1.75	1.32	(1.38)					
1/7/2022	(2.38)	(3.47)	(3.12)					
1/10/2022	1.81	1.70	(0.57)					
1/11/2022	1.02	0.22	(0.67)					
1/12/2022	(4.62)	(4.69)	(0.53)					
1/13/2022	5.40	5.34	5.65					
1/14/2022	(8.11)	(6.57)	(7.00)					
1/18/2022	1.52	1.17	0.51					
1/19/2022	(1.63)	(1.85)	0.53					
1/20/2022	7.30	7.04	7.01					
1/21/2022	(2.58)	(2.84)	(6.00)					
1/24/2022	(7.98)	(6.66)	(5.35)					
	(3.43)	(3.67)	(5.44)					

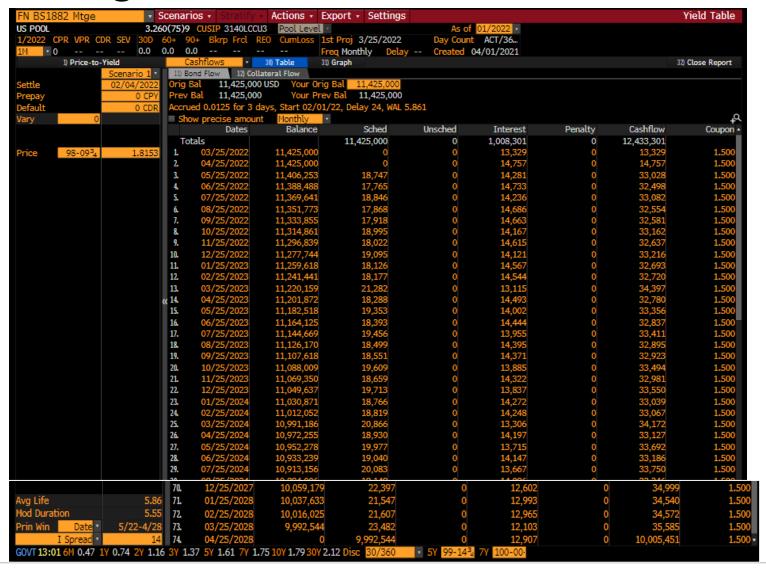


FHMS K 132 A2 vs Hedge Instruments (10MM Not'l)





FN BS1882 Mtge - Fannie CMBS issuance off SOFR

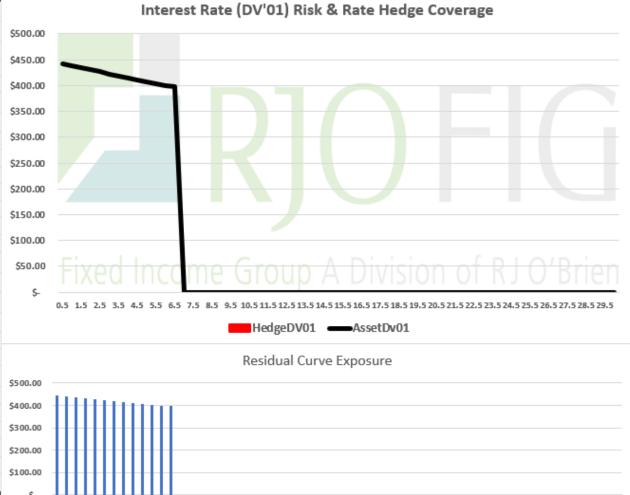




FN BS1882 Mtge

			Mid Mod Dur			N Sprd
	Cusip	short name	risk mid	Dur Adj Mid	total dv'01	Bid
	X Mtge		10	10	\$0.00	
\$10,000,000	3140LCCU3 Mtge	FN BS1882	5.449115858	5.549601445	\$5,449.12	13.20885

Rate Hedge % 0.00% Net DV'01 \$ 5,449.12 Asset DV'01 \$ 5,449.12 Hedge DV'01 \$ **Credit Hedge%** 0.00% Net CR'01 \$ 5,387.17 Asset CR'01 \$ 5,387.17 Hedge CR'01 \$ RATE EXPOSURE Best Fit Actual Future WNH2 (30y) 0 0 0 0 USH2 (15y) 0 CNPH2 (10y) 0 0 LIBH22 (7y) 0 CFPH2 (5y) -113 0 0 LICH22 (3y) 0 LITH22 (2y)





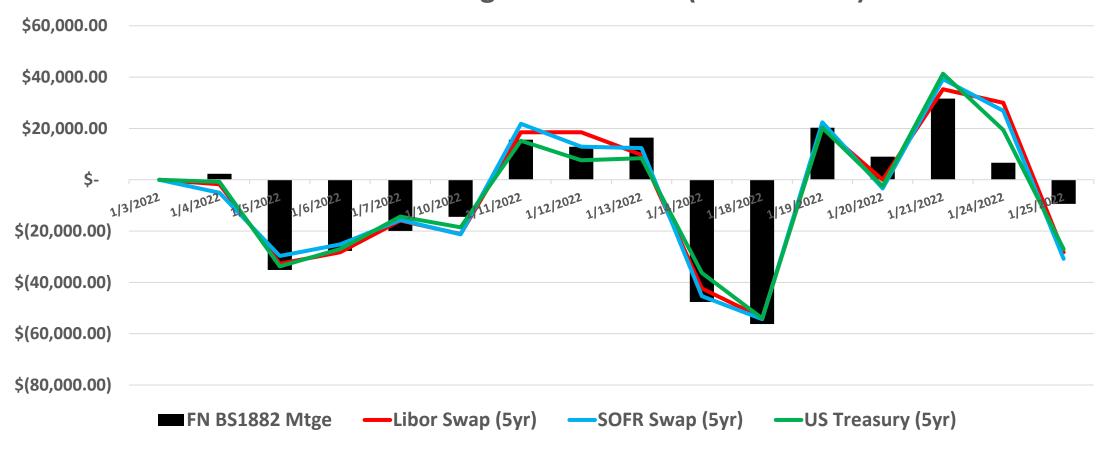
Hedge Performance – FN BS1882 Mtge

10MM Not'l	FN BS1882 Mtge							
		-113		-112		-108		
	Libe	or Swap (5yr)	SOI	SOFR Swap (5yr)		US Treasury (5yr)		HG NET 1D
CHG NET 1D	CF	PH2 Comdty	YIV	/H22 Comdty	FVH2 Comdty		FN BS1882 M	
1/3/2022	\$	-	\$	-	\$	-	\$	-
1/4/2022	\$	1,765.63	\$	5,040.00	\$	843.75	\$	2,343.75
1/5/2022	\$	32,664.06	\$	29,680.00	\$	33,750.00	\$	(35,156.25)
1/6/2022	\$	28,250.00	\$	25,200.00	\$	27,000.00	\$	(27,734.38)
1/7/2022	\$	15,890.63	\$	15,680.00	\$	14,343.75	\$	(19,921.88)
1/10/2022	\$	21,187.50	\$	21,280.00	\$	18,562.50	\$	(14,453.13)
1/11/2022	\$	(18,539.06)	\$	(21,840.00)	\$	(15,187.50)	\$	15,625.00
1/12/2022	\$	(18,539.06)	\$	(12,880.00)	\$	(7,593.75)	\$	12,890.63
1/13/2022	\$	(9,710.94)	\$	(12,320.00)	\$	(8,437.50)	\$	16,406.25
1/14/2022	\$	42,375.00	\$	45,360.00	\$	36,281.25	\$	(47,656.25)
1/18/2022	\$	53,851.56	\$	54,320.00	\$	54,000.00	\$	(56,250.00)
1/19/2022	\$	(20,304.69)	\$	(22,400.00)	\$	(20,250.00)	\$	20,312.50
1/20/2022	\$	-	\$	3,360.00	\$	2,531.25	\$	8,984.38
1/21/2022	\$	(35,312.50)	\$	(39,200.00)	\$	(41,343.75)	\$	31,640.63
1/24/2022	\$	(30,015.63)	\$	(26,880.00)	\$	(19,406.25)	\$	6,640.63
1/25/2022	\$	28,250.00	\$	30,800.00	\$	27,000.00	\$	(9,375.00)
Jan 2022 Hedge P/L	\$	91,812.50	\$	95,200.00	\$	102,093.75	\$	(95,703.13)
Hedge Variation	\$	(3,890.63)	\$	(503.13)	\$	6,390.63		

	ticks of variation (32nds)						
	Libor Swap	SOFR Swap	US Treasury				
1/3/2022	-	-	-				
1/4/2022	1.32	2.36	1.02				
1/5/2022	(0.80)	(1.75)	(0.45)				
1/6/2022	0.17	(0.81)	(0.24)				
1/7/2022	(1.29)	(1.36)	(1.79)				
1/10/2022	2.16	2.18	1.32				
1/11/2022	(0.93)	(1.99)	0.14				
1/12/2022	(1.81)	0.00	1.70				
1/13/2022	2.14	1.31	2.55				
1/14/2022	(1.69)	(0.73)	(3.64)				
1/18/2022	(0.77)	(0.62)	(0.72)				
1/19/2022	0.00	(0.67)	0.02				
1/20/2022	2.88	3.95	3.69				
1/21/2022	(1.18)	(2.42)	(3.11)				
1/24/2022	(7.48)	(6.48)	(4.09)				
1/25/2022	6.04	6.86	5.64				
	(1.25)	(0.16)	2.05				



FN BS1882 vs Hedge Instruments (10MM Not'l)

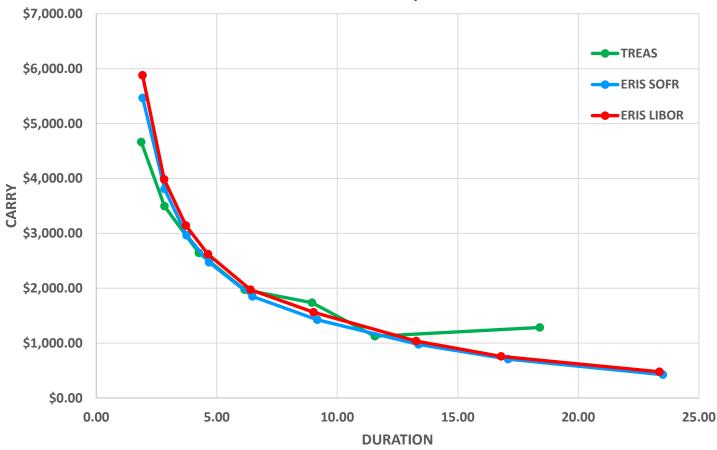




Carry Risk

		-		
TICKER	30D CARRY	DV'01	DURA	30D CARRY PER \$1k DV'01
2yr UST	\$189.28	\$40.57	1.87	\$4,665.19
3yr UST	\$222.61	\$63.68	2.83	\$3,495.68
5yr UST	\$133.37	\$50.45	4.26	\$2,643.61
7yr UST	\$155.82	\$78.93	6.16	\$1,974.19
10yr UST	\$221.56	\$127.60	8.95	\$1,736.32
18yr UST	\$202.55	\$180.04	11.56	\$1,125.04
25yr UST	\$444.52	\$345.90	18.40	\$1,285.11
2yr SOFR	\$107.67	\$19.70	1.93	\$5,465.48
3yr SOFR	\$111.06	\$29.17	2.84	\$3,807.34
4yr SOFR	\$114.28	\$38.55	3.75	\$2,964.46
5yr SOFR	\$118.52	\$47.93	4.68	\$2,472.77
7yr SOFR	\$122.56	\$66.19	6.48	\$1,851.64
10yr SOFR	\$132.22	\$92.74	9.17	\$1,425.71
15yr SOFR	\$131.21	\$134.42	13.37	\$976.12
20yr SOFR	\$121.21	\$171.15	17.09	\$708.21
30yr SOFR	\$101.57	\$238.19	23.51	\$426.42
2yr LIBOR	\$114.95	\$19.55	1.92	\$5,879.80
3yr LIBOR	\$115.21	\$28.91	2.82	\$3,985.13
4yr LIBOR	\$120.01	\$38.19	3.72	\$3,142.45
5yr LIBOR	\$124.44	\$47.47	4.64	\$2,621.45
7yr LIBOR	\$129.14	\$65.45	6.40	\$1,973.11
10yr LIBOR	\$142.91	\$91.55	9.02	\$1,561.00
15yr LIBOR	\$137.68	\$132.66	13.27	\$1,037.84
20yr LIBOR	\$127.92	\$168.84	16.80	\$757.64
30yr LIBOR	\$112.11	\$234.59	23.37	\$477.90

30 DAY CARRY PER \$1K DV'01



- If taking basis risk, consider where you'd want to be long/short
- Caution, huge variation if short for 1hr vs days/weeks/months.
- Carry eats away beyond bid/ask spread



Bid/Ask Slippage (on \$1,000 DV'01)

TICKER	BID/ASK	DV'01	DURA	BID ASK PER \$1k DV'01
2yr UST	\$3.91	\$40.58	1.87	\$96.27
3yr UST	\$3.91	\$63.69	2.83	\$61.33
5yr UST	\$7.81	\$50.44	4.26	\$154.90
7yr UST	\$15.63	\$78.88	6.16	\$198.09
10yr UST	\$15.63	\$127.56	8.95	\$122.49
2yr SOFR	\$10.00	\$19.70	1.93	\$507.61
3yr SOFR	\$25.00	\$29.17	2.84	\$857.04
4yr SOFR	\$30.00	\$38.55	3.75	\$778.21
5yr SOFR	\$20.00	\$47.93	4.68	\$417.28
7yr SOFR	\$80.00	\$66.19	6.48	\$1,208.64
10yr SOFR	\$80.00	\$92.74	9.17	\$862.63
2vr LIBOD	\$10.00	¢10 FF	1.92	\$511.51
2yr LIBOR	•	\$19.55		·
3yr LIBOR	\$12.00	\$28.91	2.82	\$415.08
4yr LIBOR	\$25.00	\$38.19	3.72	\$654.62
5yr LIBOR	\$20.00	\$47.47	4.64	\$421.32
7yr LIBOR	\$40.00	\$65.45	6.40	\$611.15
10yr LIBOR	\$50.00	\$91.55	9.02	\$546.15



Off SEF Swaps

- For many hedgers, a portion of underlying risk requires a higher degree of customization than is available in futures
- Plain vanilla swaps are often traded on SEF, but customized details, even using SOFR, can allow (or require) off SEF trading
- If you only have 2-3 bank relationships for swaps, you might not necessarily get the best pricing on these off SEF transactions
- RJO/FIG now offers execution in cleared OTC interest rate swaps, adding value especially in off SEF positions, as a non bank trading partner
- Mark Donlon's team provides access to a much wider pool of liquidity through a network of 20+ dealers, ensuring tight execution and anonymity



Exchange & Clearing Microstructure

- Market efficiency & deeper liquidity available with market makers & crossmargining
- Ameribor is at Cboe. Layoff for market makers is at CME. Double margined on Ameribor (Cboe) & FF/SOFR (CME) for layoff.
- No inter-exchange to layoff risk with margin efficiency
- Affecting Ameribor liquidity
- BSBY & other CSRs have cross margin with SOFR/BSBY/FF/Treasuries/LIBOR at CME
- As markets develop, there will be liquidity for products in cross-margin markets. Lack of liquidity for products on an exchange without crossmargin ability.



What's on deck for 2022:

- BSBY swap futures
- TBA Futures
- 20yr UST Future Coming March 7, 2022



Questions?

evollman@rjobrien.com cbaynes@rjobrien.com



Chicago 800-367-3349



Dallas



Sacramento 312-286-0491

Jeff Bauman, Corrine Baynes, Rocco Chierici, John Coleman, Rich Goldblatt, Rob Powell, Brian Rachwalski, Dan Sobolewski, Matt Surwillo, Evan Vollman

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