

Tenet Healthcare

Another high-mult hospital sale accelerates deleveraging/mix shift

Reiterate Rating: BUY | PO: 110.00 USD | Price: 92.48 USD

Above avg multiple, Conifer signs new contract

Tenet (THC) announced it will sell 2 hospitals (and related operations) in California to Adventist for \$550m. This implies a multiple of 14.5x LTM EBITDA, well above publicly traded hospital multiples (7-10x). THC did not cite the use of proceeds (\$450m after-tax) but recent deals have been earmarked for debt paydown. Meanwhile, Conifer entered into an agreement to provide services for Adventist. The transaction is expected to be completed in Spring 2024. In our view, the transaction is a clear positive as it accelerates THC's path to deleveraging while also shifting more of the business mix to higher margin/faster growing ASCs. We reiterate our Buy rating.

Another asset sale at attractive multiple, 14.5x EBITDA

The implied transaction multiple (14.5x LTM EBITDA and 1.6x revs) is well above average as the assets are located in good markets. The hospitals are located in the MSA of San Luis Obispo-Paso Robles-Arroyo Grande, CA which scores above THC's average hospital market score (7.9 compared to 7.1 THC avg – see the explanation of scoring in our deep dive hospital report). The deal does not include ASCs.

Use of proceeds uncited, Conifer contracts with Adventist

THC did not specify the use of the net proceeds but deals announced recently have been used to help lower leverage (redeeming \$2.1b of debt in March). Conifer will enter into a new contract to provide revenue cycle management for over \$3.5b in net revenue to Adventist Health.

29 February 2024

Equity

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Stock Data

 Price
 92.48 USD

 Price Objective
 110.00 USD

 Date Established
 9-Feb-2024

 Investment Opinion
 C-1-9

 52-Week Range
 49.76 USD - 94.16 USD

 Mrkt Val (mn) / Shares Out
 9,690 USD / 104.8

Free Float 98.0%

Average Daily Value (mn) 103.07 USD

BofA Ticker / Exchange THC / NYS

Bloomberg / Reuters THC US / THC.N

ROE (2024E) 29.4%

Net Dbt to Eqty (Dec-2023A) 0%

ESGMeterTM Medium

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Refer to important disclosures on page 3 to 5. Analyst Certification on page 2. Price
Objective Basis/Risk on page 2.

Price objective basis & risk

Tenet Healthcare (THC)

Our \$110 PO is based on 8.5x our 2024 EBITDA less non-controlling interests estimate, above the high end of the company's historical 5.5x-8.5x range. While growth in the Acute care business will likely continue to be impacted by labor headwinds, the company's strong cost control should drive earnings and position the company well heading into the expected ramp in volumes as COVID normalizes. Meanwhile, continued repositioning into Ambulatory Surgery Centers (ASCs) will help both the organic growth and FCF profile.

Downside risks to our PO are: 1) Volume trends rebound slower than expected following COVID-19, 2) Government reimbursement reductions, 3) Margin pressure/integration issues at recently acquired assets, 4) Above average leverage, 5) labor costs pressures.

Upside risks to our PO are: 1) Volumes are better than expected, 2) Continued acuity strength and pricing growth, 3) Better than expected cost controls.

Analyst Certification

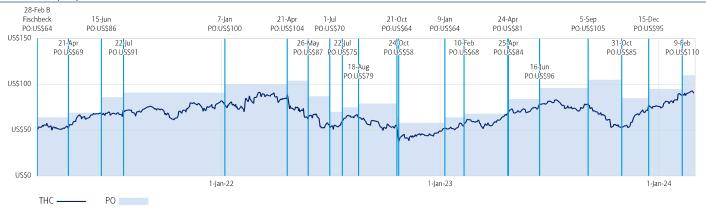
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Tenet Healthcare (THC) Price Chart



B: Buy, N: Neutral, U: Underperform, PO: Price Objective, NA: No longer valid, NR: No Rating

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Equity Investment Rating Distribution: Health Care Group (as of 31 Dec 2023)

Coverage Universe	Count	Percent	Inv. Banking Relationships R1	Count	Percent
Buy	234	60.94%	Buy	115	49.15%
Hold	80	20.83%	Hold	36	45.00%
Sell	70	18.23%	Sell	29	41.43%

Equity Investment Rating Distribution: Global Group (as of 31 Dec 2023)

Coverage Universe	Count	Percent	Inv. Banking Relationships R1	Count	Percent
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Sell	807	22.84%	Sell	383	47.46%

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Investment rating Total return expectation (within 12-month period of date of initial rating) Ratings dispersion guidelines for coverage cluster^{R2}

Buy	≥ 10%	≤ 70%
Neutral	≥ 0%	≤ 30%
Underperform	N/A	≥ 20%

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