

#### Presale:

# Domino's Pizza Master Issuer LLC (Series 2021-1)

April 7, 2021

### **Preliminary Ratings**

| Class     | Preliminary rating | Balance (mil. \$) | Anticipated maturity | Legal maturity (years) |
|-----------|--------------------|-------------------|----------------------|------------------------|
| A-1       | BBB+ (sf)          | 200               | April 2026           | 30                     |
| A-2-I(i)  | BBB+ (sf)          | 750               | October 2028         | 30                     |
| A-2-II(i) | BBB+ (sf)          | 750               | April 2031           | 30                     |

Note: This presale report is based on information as of April 7, 2021. The ratings shown are preliminary. Subsequent information may result in the assignment of final ratings that differ from the preliminary ratings. Accordingly, the preliminary ratings should not be construed as evidence of final ratings. This report does not constitute a recommendation to buy, hold, or sell securities. (i)The aggregate class A-2 amount will be at least \$1.5 billion. An additional \$350 million was assumed in our analysis, as well as a full draw on the \$200 million VFN amount. VFN--Variable-funding notes.

# **Executive Summary**

Domino's Pizza Master Issuer LLC's series 2021-1 issuance is a \$1.7 billion corporate securitization of Domino's Pizza Inc.'s (Domino's) business. The company intends to use excess proceeds, after an estimated \$15 million in transaction fees and expenses, to prepay in full the series 2017-1 class A-2-I and A-2-II notes (approximately \$291 million and \$582 million outstanding, respectively), with the remaining amount to be used for general corporate purposes, which may include returning capital to shareholders, other equivalent payments, and/or stock repurchases. Assuming a full drawdown on the series 2021-1 class A-1 variable-funding notes (VFN) (not offered), the total note issuance will result in leverage of 6.1x on a total debt/adjusted EBITDA (last 12-month) basis. Including an additional \$350 million issuance capacity for the aggregate A-2 classes, which we considered in our analysis, leverage would be 6.5x. Debt repayment is supported by royalty cash flows and other franchisee payments, license payments, and profit from distribution arrangements from the 17,644 store system as of year-end 2020 (Jan. 3, 2021).

Key credit features of the transaction include:

- A long operating history of 60 years.
- The highly franchised nature of the Domino's business, which results in a less volatile cash flow stream.
- Stable historical systemwide sales, with a compound average growth rate (CAGR) of 10.0% since 2009.

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- Consistent growth in store count and stable average unit volume (AUV), which has led to steady increases in royalty payments.
- Distribution arrangements that enhance the franchisee's profitability and provide an additional cash flow source for the transaction.
- A diverse domestic franchise base, with the largest franchise operating approximately 2.8% of total domestic units, which account for 2.9% of domestic sales.
- International operations revenue that isn't hedged for foreign exchange fluctuation, leaving cash flows vulnerable to potential swings in exchange rates.
- Somewhat high international franchisee concentration, with the top international master franchisee accounting for approximately 25.0% of the total international store count.
- Strong performance in 2020 with 11.5% increase in U.S. same-store sales and 4.4% increase in international same-store sales. Additionally, the company had 624 net store openings, comprising 229 net U.S. store openings and 395 net international store openings, more than half of which occurred in the fourth quarter of 2020.

# **Transaction Timeline/Participants**

#### **Transaction Timeline**

| Expected closing date      | April 2021.   |
|----------------------------|---------------|
| First payment date         | July 2021.    |
| A-2-I ARD                  | October 2028. |
| A-2-II ARD                 | April 2031.   |
| A-2-I legal maturity date  | April 2051.   |
| A-2-II legal maturity date | April 2051.   |
| Note payment frequency     | Quarterly.    |
|                            |               |

ARD--Anticipated repayment date.

#### **Participants**

| Arranger (lead)       | Guggenheim Securities LLC.                                                                                                                                                                 |
|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Master issuer         | Domino's Pizza Master Issuer LLC.                                                                                                                                                          |
| Additional co-issuers | Domino's IP Holder LLC, Domino's Pizza Distribution LLC, and Domino's SPV Canadian Holding Co. Inc.                                                                                        |
| Guarantors            | Domino's Pizza Franchising LLC, Domino's Pizza International Franchising Inc., Domino's EQ LLC, Domino's RE LLC, Domino's Pizza Canadian Distribution ULC, and Domino's SPV Guarantor LLC. |
| Trustee               | Citibank N.A.                                                                                                                                                                              |
| Servicer              | Midland Loan Services (a division of PNC Bank N.A.).                                                                                                                                       |
| Manager               | Domino's Pizza LLC                                                                                                                                                                         |
| Backup<br>manager     | FTI Consulting Inc.                                                                                                                                                                        |

### **Rating Rationale**

The preliminary ratings assigned to Domino's Pizza Master Issuer LLC's senior secured notes series 2021-1 reflect our assessment of:

- Brand strength. This includes the strength of the Domino's brand, the likelihood for the brand to survive through a Domino's bankruptcy, and the brand's resulting capacity to continue generating sufficient cash flows from business operations, provided that adequate servicing remains in place.
- A replaceable manager. The manager's responsibilities are generally limited to sales, general, and administrative (SG&A) functions, which we believe increases the likelihood of successful replacement following a termination of the current manager. Additionally, the transaction has a backup manager, FTI Consulting Inc. (established at the transaction's original closing), which has reviewed the business' cost structure relative to the sizing of the management fee and believes it is adequate should FTI need to step in.
- Legal isolation of the assets. Substantially all of the business' cash-generating assets will not be owned by the manager at the transaction's closing. They have been sold through a true sale to the securitization issuer and guarantors, which are bankruptcy-remote entities. This should decrease the likelihood that existing Domino's creditors could disrupt cash flow to the securitization following a manager bankruptcy. Legal opinions related to true sale and non-consolidation have been, or will be, provided before this transaction's closing.
- Asset performance not fully correlated with manager performance. A system of franchised restaurants will likely continue to generate cash flow following the manager's bankruptcy because individual franchisees generally operate independently from the manager (aside from SG&A functions, which we believe can be transferred to a backup).
- Cash flow coverage. Given the brand's strength, the replaceable nature of the manager, and the legal isolation of the assets from the manager, we have projected long-term cash flows for the business. Our analysis incorporates cash flow haircuts reflecting our view of how the business' assets could weaken in adverse economic conditions. Under these conditions, our analysis shows the cash flows generated by the business are sufficient to meet all debt service obligations of the rated notes.
- Liquidity. A reserve account is in place, to be either funded with three months of interest expenses or supported by an eligible letter of credit.

S&P Global Ratings believes there remains high, albeit moderating, uncertainty about the evolution of the coronavirus pandemic and its economic effects. Vaccine production is ramping up and rollouts are gathering pace around the world. Widespread immunization, which will help pave the way for a return to more normal levels of social and economic activity, looks to be achievable by most developed economies by the end of the third quarter. However, some emerging markets may only be able to achieve widespread immunization by year-end or later. We use these assumptions about vaccine timing in assessing the economic and credit implications associated with the pandemic (see our research here: <a href="https://www.spglobal.com/ratings">www.spglobal.com/ratings</a>). As the situation evolves, we will update our assumptions and estimates accordingly.

The class A-1 notes contain stated interest at LIBOR plus a fixed margin. While the original deadline for LIBOR cessation was December 2021, the phase-out date is now expected after June 2023 for most dollar LIBOR maturities, such as one-month and three-month. In 2019, the Federal Reserve's Alternative Reference Rates Committee published recommended guidelines for fallback

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language in new securitizations, and the language in this transaction is generally consistent with its key principles: trigger events, a list of alternative rates, and a spread adjustment. We will continue to monitor reference rate reform and consider changes specific to this transaction when appropriate.

Table 1

# **Key Credit Metrics And Peer Comparison**

| Brands                  | Series | S&P<br>Global<br>Ratings'<br>credit<br>rating<br>(i) | Store<br>count<br>(no.) | AUV<br>(mil.<br>\$) | Franchised (%) (iii) | International<br>(%)(iii) | Operating<br>history<br>(from<br>founding) | Concept<br>type      | Leverage<br>(total<br>debt/adj.<br>EBITDA)<br>(iv) | Min.<br>base-case<br>DSCR (v) | Min.<br>downside<br>DSCR (v) |
|-------------------------|--------|------------------------------------------------------|-------------------------|---------------------|----------------------|---------------------------|--------------------------------------------|----------------------|----------------------------------------------------|-------------------------------|------------------------------|
| Domino's(ii)            | 2021-1 | BBB+<br>(sf)                                         | 17,644                  | 0.9                 | 98                   | 64                        | Over 30<br>years                           | QSR                  | 6.4                                                | 1.8                           | 1.4                          |
| SERVPRO                 | 2021-1 | BBB-<br>(sf)(iii)                                    | 1,860                   | 1.5                 | 100                  | 0                         | Over 30<br>years                           | Restoration services | 8.1                                                | 1.7                           | 1.4                          |
| ServiceMaster<br>Brands | 2020-1 | BBB-<br>(sf)                                         | 2,392                   | 1.1                 | 99                   | 31                        | Over 30<br>years                           | R/R                  | 7.1                                                | 1.7                           | 1.3                          |
| Hardee's/Carl's<br>Jr.  | 2020-1 | BBB (sf)                                             | 3,840                   | 1.2                 | 93                   | 25                        | Over 30<br>years                           | QSR                  | 6.8                                                | 1.8                           | 1.5                          |
| Driven Brands           | 2020-2 | BBB-<br>(sf)                                         | 3,229                   | 1                   | 84                   | 19                        | Over 30<br>years                           | Auto<br>services     | 6.7                                                | 1.9                           | 1.6                          |
| Sonic                   | 2020-1 | BBB (sf)                                             | 3,583                   | 1.3                 | 94                   | 0                         | Over 30<br>years                           | QSR                  | 5.9                                                | 1.8                           | 1.6                          |
| Jersey Mike's           | 2019-1 | BBB (sf)                                             | 1,615                   | 0.8                 | 99                   | 0.3                       | Over 30<br>years                           | QSR                  | 6.4                                                | 2.2                           | 1.7                          |
| Planet Fitness          | 2019-1 | BBB-<br>(sf)                                         | 1,899                   | 2.1                 | 96                   | 2.7                       | 29 years                                   | Fitness              | 6.5                                                | 1.7                           | 1.3                          |
| Wendy's                 | 2019-1 | BBB (sf)                                             | 6,710                   | 1.6                 | 95                   | 8                         | Over 30<br>years                           | QSR                  | 6.6                                                | 1.7                           | 1.4                          |
| Jack in the Box         | 2019-1 | BBB (sf)                                             | 2,240                   | 1.5                 | 94                   | 0                         | Over 30<br>years                           | QSR                  | 4.9                                                | 1.9                           | 1.6                          |
| Applebee's/IHOP         | 2019-1 | BBB (sf)                                             | 3,652                   | 2.2                 | 98                   | 7                         | Over 30<br>years                           | CDR                  | 6                                                  | 1.7                           | 1.4                          |
| Dunkin' Brands          | 2019-1 | BBB (sf)                                             | 20,912                  | 0.8                 | 100                  | 43                        | Over 30<br>years                           | QSR                  | 6.2                                                | 1.6                           | 1.4                          |
| Taco Bell               | 2018-1 | BBB (sf)                                             | 6,505                   | 1.6                 | 91                   | 6                         | Over 30<br>years                           | QSR                  | 5.3                                                | 1.6                           | 1.5                          |
| Jimmy John's            | 2017-1 | BBB (sf)                                             | 2,690                   | 0.8                 | 98                   | 0                         | Over 30<br>years                           | QSR                  | 5.2                                                | 1.8                           | 1.7                          |
| Cajun Global            | 2017-1 | BBB-<br>(sf)                                         | 1,588                   | 0.7                 | 85                   | 32                        | Over 30<br>years                           | QSR                  | 5.2                                                | 1.8                           | 1.4                          |
| Five Guys               | 2017-1 | BBB-<br>(sf)                                         | 1,437                   | 1.2                 | 69                   | 5                         | Over 30<br>years                           | QSR                  | 6.7                                                | 1.6                           | 1.5                          |
| TGIF                    | 2017-1 | B (sf)                                               | 903                     | 2.7                 | 94                   | 48                        | Over 30<br>years                           | CDR                  | 5.6                                                | 1.3                           | 1                            |

Table 1

#### **Key Credit Metrics And Peer Comparison (cont.)**

| Brands | Series | S&P<br>Global<br>Ratings'<br>credit<br>rating<br>(i) | Store<br>count<br>(no.) |   | Franchised (%) (iii) | International<br>(%)(iii) | Operating<br>history<br>(from<br>founding) | Concept<br>type | Leverage<br>(total<br>debt/adj.<br>EBITDA)<br>(iv) | Min.<br>base-case<br>DSCR (v) | Min.<br>downside<br>DSCR (v) |
|--------|--------|------------------------------------------------------|-------------------------|---|----------------------|---------------------------|--------------------------------------------|-----------------|----------------------------------------------------|-------------------------------|------------------------------|
| Arby's | 2015-1 | BBB-<br>(sf)                                         | 3335                    | 1 | 72                   | 1                         | Over 30<br>years                           | QSR             | 5.3                                                | 1.6                           | 1.2                          |

(i)Rating is for the senior-most securitization note issued (closed transactions). (ii)Preliminary. (iii)% of total store count. (iv)As reported. (v)As of each +A1 series' closing date unless otherwise noted. AUV--Average unit volume. DSCR--Debt service coverage ratio. QSR--Quick-service restaurant. CDR--Casual dining restaurant. R/R--Remediation/reconstruction. Hardee's/Carl's Jr.--Hardee's Funding LLC/Carl's Jr. Funding LLC. Driven Brands--Driven Brands Funding LLC (Maaco, Meineke, and others). Sonic-Sonic Capital LLC. Jersey Mike's--Jersey Mike's-Funding LLC. Planet Fitness--Planet Fitness Master Issuer LLC. Domino's--Domino's Pizza Master Issuer LLC. ServPro--ServPro Master Issuer LLC. Wendy's--Wendy's Funding LLC. Jack in the Box--Jack in the Box-Funding LLC. Applebee's Funding LLC/IHOP Funding LLC (Dine Brands Global). Dunkin' Brands--DB Master Finance LLC (AUV represents domestic for both brands, leverage assumes no variable-funding note). Taco Bell--Taco Bell Funding LLC. Jimmy John's--Jimmy John's Funding LLC. Cajun Global--Cajun Global LLC (Church's Chicken). Five Guys--Five Guys Funding LLC. TGIF--TGIF Funding LLC. Arby's--Arby's Funding LLC.

### **Industry Outlook**

The restaurant industry is highly competitive in price and product offerings. Many operators focus on altering the menu mix and new products toward value offerings to drive guest traffic. Leading into 2020, the sector's performance was mixed due to tepid economic conditions and meaningful weakness at certain restaurant operators. Amid the COVID-19 pandemic, there was a large shift towards delivery options as consumers obeyed stay-at-home orders. This led to a pick-up in delivery orders and ticket sizes due to the increased numbers of people working from home. In 2021, with the roll-out of several vaccines globally, and the easing of lockdown, this shift to delivery is expected to slow down. Additionally, a significant number of independently owned businesses were driven out of the space during the COVID-19 pandemic-induced lockdowns, allowing larger players to potentially pick-up their market share. This trend will likely not be sustained as restrictions ease. Quick-service restaurants overall have been performing well, while casual dining restaurants continue to face challenges. The ability to take market share will drive revenue and profit growth, because there is limited domestic growth expected. We expect slow economic growth to continue to limit guest traffic gains; and any cost inflation will pressure operating margins over the near term because it likely will not be fully passed along to customers. In particular, labor inflation would affect store profits, but the impact may not be meaningful for the highly franchised models. Companies with an international presence have expansion opportunities in various markets.

#### Environmental, social, and governance (ESG) factors:

Our rating analysis considered the potential exposure of the transaction to ESG credit factors. We have not identified any material ESG credit factors in our analysis. Therefore, ESG credit factors do not influence our assessment of the transaction's credit quality.

#### **Summary Of The Business**

Domino's is the largest pizza company in the world based on global retail sales, which totaled over \$16.1 billion in 2020. Founded in 1960, the Domino's system operates through a network of 17,644

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locations in over 90 markets around the world as of Jan. 3, 2021. In addition to its delivery services and carry-out oriented stores, Domino's operates 21 regional dough manufacturing and supply-chain centers, one equipment and supply facility, two thin crust manufacturing centers, and one vegetable processing center in the U.S., as well as five dough manufacturing and supply-chain centers in Canada.

Domino's is headquartered in Ann Arbor, Mich., and operates within the quick-service restaurant industry. Domino's differentiates itself from its competitors by using a delivery and carry-out oriented store design, and providing a price-competitive product menu. The majority of its stores do not offer extensive dine-in areas and, therefore, do not require expensive restaurant facilities and staffing.

Cash flows from Domino's restaurant business are derived from two principal sources: franchise-related revenues (including royalties, and franchise fees received from both domestic and international franchised restaurants) and distributor profits.

As of fiscal year-end 2020, 97.9% of Domino's restaurants were franchised, including all of the 11,289 of the business' international stores. Each franchised location operates under a franchise agreement that requires an initial franchise fee (unless waived) payment to Domino's, as well as a recurring royalty fee of typically 5.5% for U.S. locations and approximately 2.9% for international locations.

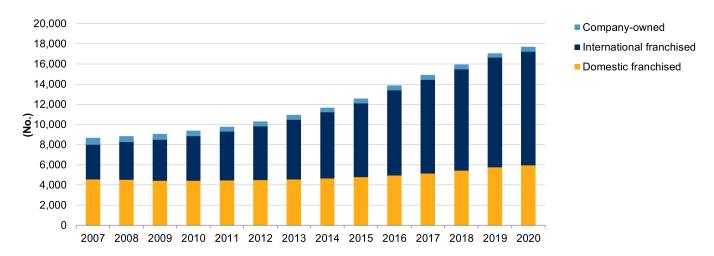
Systemwide store count growth continues to be strong, which is represented by a CAGR of 5.6% for net store openings since 2007 (see chart 1). This increase in store count has been higher in recent years due to the company's emphasis on further expansion into international markets by leveraging existing franchisees that are looking to grow. From 2016 to 2020, Domino's opened 5,837 new stores while having closed only 723, with 80% of those openings occurring in international markets (see charts 2 and 3 for store count breakdown by U.S. state and international region).

In 2020, 323 international locations permanently closed, a higher rate than the company has shown in the last decade, which indicates the impact of the COVID-19 pandemic. Domino's international franchise revenues were negatively impacted during the second quarter of 2020 to a much greater extent than in the U.S. due to the more severe level of temporary store closures in certain markets, as well as changes in operating procedures and reduced store hours. As restrictions eased, the negative impact was lessened due to the reopening and resumption of normal store hours at a majority of the Company's international franchised stores during the third and fourth quarters. Still, the company had 395 net international store openings in addition to the 229 net U.S. store openings.

Chart 1

### **Historical Store Counts**

### Systemwide restaurant count



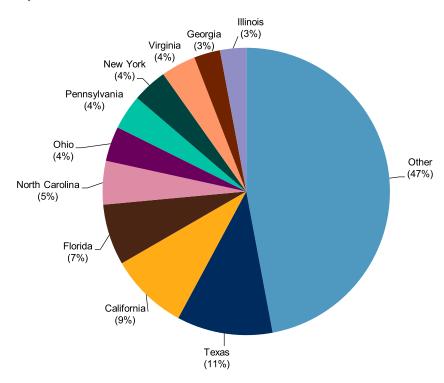
Source: Domino's Pizza Inc.

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Chart 2

### **State Concentrations**

Top 10 states by total domestic restaurant store count



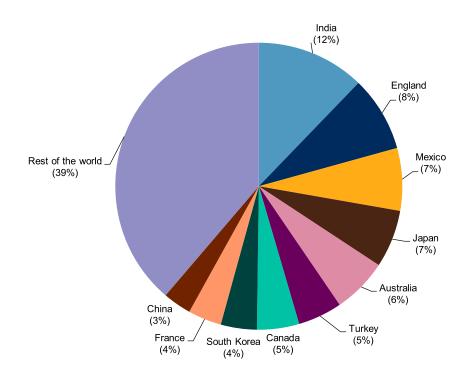
Source: Domino's Pizza Inc.

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Chart 3

#### **Top 10 International Markets**

% of international stores



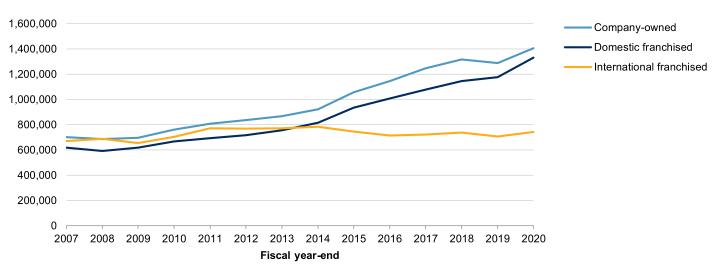
Source: Domino's Pizza Inc.

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Similar to the trend described above, average unit volumes (AUVs), royalty rates, and same-store sales have been stable over the past 20 years. Royalty rates have been extremely steady, between approximately 5.0%-5.5% for domestic franchises and 2.9% for international franchises. Although international AUV has remained in the same general range for years, AUV for domestic franchises and company-owned stores has grown at CAGRs of 6.1% and 5.5%, respectively, since 2007. The track record for same-store sales is strong as well, with international stores reporting 24 consecutive years of positive same-store sales and domestic stores reporting 20 out of the past 24 years as having positive same-store sales (see chart 4).

Chart 4

### **Historical Average Unit Volume**

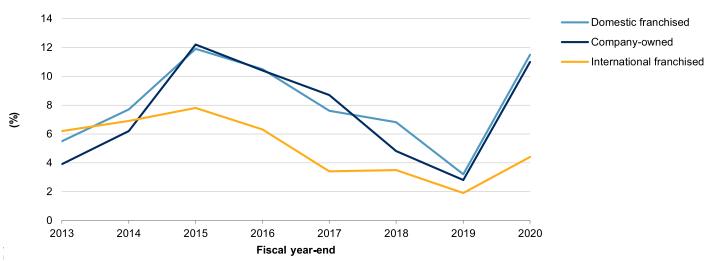


Source: Domino's Pizza Inc.

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Chart 5

#### **Historical Same-Store Sales Growth**



Source: Domino's Pizza Inc.

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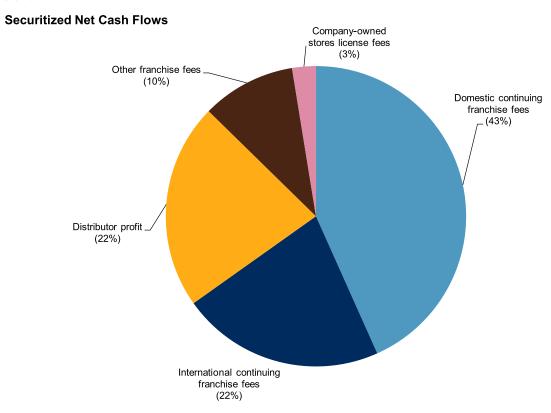
### Collateral

The notes will be secured by a security interest in substantially all of the assets of the co-issuers and guarantors, which include:

- Franchise agreements (domestic and international);
- Domino's intellectual property (IP);
- IP license agreements and license agreements with third parties;
- Distribution agreements;
- Domestic distribution assets;
- Transaction accounts; and
- An equity interest in the securitization entities.

Chart 6 illustrates the relative initial contributions of the various cash flow streams to the transaction.

Chart 6



Source: Domino's Pizza Inc.

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See the Cash Flow Assumptions table (table 4) below for more details on each category of

securitization collections.

# **Key Credit Considerations**

Key credit factors that we considered in our analysis are broken down in table 2.

Table 2

### **Key Credit Considerations**

| Long operating history                         | The first Domino's restaurant opened in Ypsilanti, Mich. in 1960 and, since then, the Domino's brand has survived multiple economic downturns and has built a loyal customer base. This supports the likelihood that brand loyalty (and thus sales) will continue even in the event that Domino's Pizza LLC is replaced as the manager. |
|------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| High franchised percentage                     | As of year-end 2020, 98% of Domino's 17,644 systemwide stores were operated by franchisees. We believe a high franchised percentage provides the transaction with better cash flow stability and independence from the manager than transactions with lower percentages of franchised stores.                                           |
| Large international franchisee concentration   | International franchisee concentration is somewhat high, with the top international master franchisee accounting for approximately 25% of the total international store count).                                                                                                                                                         |
| Unhedged revenue from international operations | Revenues from international operations are not hedged for foreign exchange fluctuation, leaving cash flows vulnerable to potential swings in exchange rates.                                                                                                                                                                            |
| Large domestic<br>geographic<br>concentrations | Geographic concentration in the three largest states accounts for approximately 26% of the company's U.S. store count.                                                                                                                                                                                                                  |

# **Credit Rating Methodology**

Table 3 details our specific conclusions for each of the five analytical steps in our rating process for Domino's Pizza Master Issuer LLC's series 2021-1 issuance.

Table 3

# **Credit Rating Step**

| Step                         | Result | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|------------------------------|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Step 1                       |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Eligibility<br>analysis      | Pass   | We believe that the system of franchised restaurants would likely continue to generate cash flow following a bankruptcy by the manager, because individual franchisees generally operate independently from the manager (aside from their reliance on the manager's SG&A functions, which we believe can be transferred to a backup manager). As long as a brand has sufficient customer loyalty, royalty revenues can continue to be available to service securitization debt, assuming the assets have been isolated via a true sale to a bankruptcy-remote special-purpose entity. Because we do not believe that substantially all cash flow from the system will be at risk following a manager bankruptcy, our subsequent analysis quantifies the impact of the correlated cash flow decline from the Domino's system and compares that to ongoing required interest and principal payments to the rated debt. |
| Step 2                       |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Business<br>volatility score | 2(i)   | Domino's Pizza LLC BRP is currently satisfactory, which maps to an unadjusted BVS of '3'(i). We adjusted that BVS upward by one notch to '2' because the cash flows are revenue-based, and the system has demonstrated stability over more than 20 years.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

Table 3

#### **Credit Rating Step (cont.)**

| Step                          | Result                | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-------------------------------|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Cash flow assumptions         | See table 4,<br>below |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Min. base DSCR                | 1.77x                 | Principal and interest are fully paid in this scenario.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Anchor                        | 'bbb+'                | Determined per table 1 of our corporate securitization criteria, "Global Methodology And Assumptions For Corporate Securitizations," published June 22, 2017.                                                                                                                                                                                                                                                                                                                                                                                                         |
| Min. downside<br>run DSCR     | 1.34x                 | Principal and interest are fully paid in this scenario.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Step 3                        |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Resiliency score              | Satisfactory          | Determined per table 3 of the Corporate Securitization criteria.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Resiliency<br>adjusted anchor | 'a-'                  | Determined per table 4 of the Corporate Securitization criteria.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Step 4                        |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Modifier<br>analysis          | No adjustment         | This structure is not an outlier from a leverage perspective, and the anticipated repayment dates, as well as liquidity and deleveraging triggers, are all comparable to those of other rated transactions.                                                                                                                                                                                                                                                                                                                                                           |
| Step 5                        |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Comparable rating analysis    | One notch<br>downward | We applied a one-notch downward adjustment to the 'a-' resilience-adjusted anchor in order to address the high international exposure relative to other similar transactions (~30% of collections are expected to be from the international business). Though high international exposure does have a diversity benefit, it also exposes the transaction to foreign exchange and operational risks, such as maintaining food safety in a wide range of environments. This adjustment results in preliminary ratings of 'BBB+ (sf)' for the series 2021-1 transaction. |

(i)The mappings from BRP to BVS are: Excellent=1; Strong=2; Satisfactory=3; Fair=4; Weak=5; and Vulnerable=6. SG&A--Sales, general, and administrative. Domino's--Domino's Pizza Inc. DSCR--Debt service coverage ratio. LTM--Last 12 months. AUV--Average unit volume. BRP--Business risk profile. BVS--Business volatility score.

Table 4 shows our cash flow assumptions.

Table 4

### **Cash Flow Assumptions**

|                                      | Cumulative   | e decline (%)       |                                                                                                                                                                     |
|--------------------------------------|--------------|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Asset cash flow category             | Base<br>case | Downside<br>case(i) | Description                                                                                                                                                         |
| Royalty revenue and fees             | 0            | 15                  | Franchise and company-owned store royalties, which constitute a majority of the overall projected cash flow, are a function of store count, AUV, and royalty rates. |
| All other securitization collections | 0            | 30                  | All other securitization collections.                                                                                                                               |

(i)For the downside case, we applied periodic stresses to non-U.S. store revenue to address the risk of foreign exchange rate volatility; we assumed foreign currency depreciation rates consistent with our criteria, "Foreign Exchange Risk In Structured Finance--Methodology And Assumptions," published April 21, 2017. AUV--Average unit volume.

Because the increase in distributor profits for 2020 far exceeded the growth in domestic retail sales, we adjusted the distributor profit to an amount more in line with the increase in domestic retail sales, in our base case cash flow model. We assumed the store count and AUV as of 2020

year-end in our base case.

# **Sensitivity Analysis**

### Sensitivity run 1: Management fee stress

Using the base-case assumptions in table 4, we determined that the management fee could be increased by as much as 430.0% (translating to an approximately 47.0% reduction in net securitized cash flow relative to the base case) without any impact on the transaction's ability to pay timely interest and full principal payments by the legal final maturity. In our opinion, the additional management fee stresses what could occur if Domino's experienced a bankruptcy. While the management fee is currently outlined in the transaction documents, we believe that it may be possible that such fees are renegotiated in a potential bankruptcy scenario.

### Sensitivity run 2: Event-driven stress

Starting with the base-case scenario assumptions, we determined the maximum haircut to cash flow that would allow timely interest and full principal payments by the transaction's legal final maturity date. This haircut to cash flow after fees is approximately 51.0%. We examined several event risks associated with cash flow losses, including royalty losses from the top three geographies by store count (Texas, California, and Florida) and losses on systemwide sales resulting from bankruptcies of the largest international master franchisee and the top 10 domestic franchisees. Under these scenarios, our analysis showed that the transaction could pay timely interest and full principal by legal final maturity.

# **Structural Protection Summary**

The structural features and credit enhancements (see table 5) are generally consistent with those of other recently rated corporate securitizations.

Table 5

#### Structural Features

| Test                                     | Domino's Pizza Master Issuer (Series 2021-1)                      |  |  |  |  |
|------------------------------------------|-------------------------------------------------------------------|--|--|--|--|
| Rapid amortization DSCR trigger (P&I)    | 1.20x                                                             |  |  |  |  |
| Cash flow sweep DSCR<br>trigger (P&I)    | 1.75x (50% trap); 1.50x (100% trap)                               |  |  |  |  |
| ARD horizon(i)                           | Seven and a half years for class A-2-I, 10 years for class A-2-II |  |  |  |  |
| Scheduled amortization through ARD       | 1.00%                                                             |  |  |  |  |
| Manager termination<br>DSCR trigger (IO) | 1.20x                                                             |  |  |  |  |
| Event-of-default DSCR<br>trigger (IO)    | 1.10x                                                             |  |  |  |  |

Table 5

#### Structural Features (cont.)

| Test           | Domino's Pizza Master Issuer (Series 2021-1)                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Management fee | The management fee, which includes both fixed and variable components, is a function of the total stores in operation. According to the transaction documents, the fixed component is assumed to be \$26.5 million annually, and the variable component is assumed to be \$600,000 per every 100 open Domino's stores in the U.S. The management fee is also subject to a 2.00% annual increase if the increased amount does not exceed 25.00% of retained collections in the preceding four quarterly collection periods. |

(i)Failure to pay the notes in full by their applicable ARDs constitutes a rapid amortization event, but not an event of default. Given a rapid amortization event, pro rata rapid amortization will begin for all class A-2 tranches (for all outstanding series, including 2015-1, 2017-1, 2018-1, 2019-1, and 2021-1). DSCR--Debt service coverage ratio. P&I--Principal and interest. ARD--Anticipated repayment date. IO--Interest only.

#### Additional Debt Incurrence covenants

The Holdco leverage ratio must be less than or equal to 7.0x (or, on and after the springing amendments implementation date, 7.5x); the senior ABS leverage ratio must be less than 6.5x (or, on and after the springing amendments implementation date, 7.0x); and DSCR must be greater than or equal to 2.0x, among other conditions.

### **Payment Priority**

Following the series 2021-1 issuance, the transaction will include eight class A notes that will pay interest and principal quarterly from weekly distributions in the priority shown in table 6. Currently, the transaction includes no senior subordinated or subordinated notes; however, the transaction may issue these notes if certain conditions are met.

Table 6

### **Payment Priority**

| Priority | Payment                                                                                                                                             |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| 1        | Solely for the indemnification payments received or real estate disposition proceeds, the indemnification and real estate proceeds payment amounts. |
| 2        | Servicing advances, manager advances, servicing fees, liquidation fees, and workout fees.                                                           |
| 3        | Successor manager transition expenses, if any.                                                                                                      |
| 4        | Weekly management, PULSE maintenance, and technology fees.                                                                                          |
| 5        | Capped securitization operating expenses amount and post-default capped trustee expenses amount.                                                    |
| 6        | Interest payments on the senior notes and series hedge payment amount, if any.                                                                      |
| 7        | Commitment fee amount on the class A-1 senior notes.                                                                                                |
| 8        | The capped class A-1 senior note administrative expenses amount.                                                                                    |
| 9        | Interest on the senior subordinated notes, if any.                                                                                                  |
| 10       | The senior note interest reserve account deficit amount, if any.                                                                                    |
| 11       | The senior subordinated note interest reserve account deficit amount, if any.                                                                       |
| 12       | The scheduled amortization of the senior notes.                                                                                                     |
| 13       | The lesser of 25% of the excess amount available after items 1-12 and the senior note scheduled principal catch-up amount.                          |

Table 6

### Payment Priority (cont.)

| Priority | Payment                                                                                                                                                                                                                                                            |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 14       | The supplemental management fee, if any, and the weekly distribution services reimbursement amount, if any.                                                                                                                                                        |
| 15       | So long as no rapid amortization is continuing, if the class A-1 senior note amortization event is continuing, all remaining funds to the class A-1 senior notes' principal.                                                                                       |
| 16       | If no rapid amortization has occurred, any required amount to the cash-trap reserve account.                                                                                                                                                                       |
| 17       | If a rapid amortization has occurred, all remaining amounts to the senior notes.                                                                                                                                                                                   |
| 18       | The scheduled amortization of the senior subordinated notes, if any.                                                                                                                                                                                               |
| 19       | The senior subordinated note scheduled principal catch-up amount.                                                                                                                                                                                                  |
| 20       | If a rapid amortization has occurred, all remaining amounts to the senior subordinated notes, if any.                                                                                                                                                              |
| 21       | Any excess securitization operating expenses amount.                                                                                                                                                                                                               |
| 22       | The excess class A-1 senior note administrative expenses amounts, if any.                                                                                                                                                                                          |
| 23       | The class A-1 senior note other amounts.                                                                                                                                                                                                                           |
| 24       | Interest on the subordinated notes, if any.                                                                                                                                                                                                                        |
| 25       | The scheduled amortization of the subordinated notes, if any.                                                                                                                                                                                                      |
| 26       | The subordinated note scheduled principal catch-up amount.                                                                                                                                                                                                         |
| 27       | If a rapid amortization has occurred, all remaining amounts to the subordinated notes, if any.                                                                                                                                                                     |
| 28       | After the anticipated repayment date, to the senior notes' accrued quarterly post-ARD contingent interest amount.                                                                                                                                                  |
| 29       | After the anticipated repayment date, to the senior subordinated notes' accrued quarterly post-ARD contingent interest amount.                                                                                                                                     |
| 30       | After the anticipated repayment date, to the subordinated notes' accrued quarterly post-ARD contingent interest amount.                                                                                                                                            |
| 31       | Hedge termination payments and other amount payable to a hedge counterparty, if any.                                                                                                                                                                               |
| 32       | Environmental remediation expenses amounts, if any.                                                                                                                                                                                                                |
| 33       | Any unpaid premiums and make-whole prepayment premiums on the senior notes.                                                                                                                                                                                        |
| 34       | Any unpaid premiums and make-whole prepayment premiums on the senior subordinated notes.                                                                                                                                                                           |
| 35       | Any unpaid premiums and make-whole prepayment premiums on the subordinated notes.                                                                                                                                                                                  |
| 36       | The weekly equipment purchasing reimbursement amount.                                                                                                                                                                                                              |
| 37       | Deposit, at the direction of the manager acting on the master issuer's behalf, to the lease, the equipment holder, and the real estate holder concentration accounts, the amount, if any, needed to cause such accounts to achieve their account minimum balances. |
| 38       | Any remaining funds to, or at the direction of, the master issuer.                                                                                                                                                                                                 |

ARD--Anticipated repayment date.

### Surveillance

We will maintain active surveillance on the rated notes until the notes mature or are retired. The purpose of surveillance is to assess whether the notes are performing within the initial parameters and assumptions applied to each rating category. The transaction terms require the

issuer to supply periodic reports and notices to S&P Global Ratings for maintaining continuous surveillance on the rated notes.

We view Domino's performance as an important part of analyzing and monitoring the performance and risks associated with the transaction. While company performance will likely have an effect on the transaction, other factors, such as cash flow, debt reduction, and legal framework, also contribute to our overall analytical opinion.

#### **Related Criteria**

- Criteria | Structured Finance | General: Global Framework For Payment Structure And Cash Flow Analysis Of Structured Finance Securities, Dec. 22, 2020
- Criteria | Structured Finance | Legal: U.S. Structured Finance Asset Isolation And Special-Purpose Entity Criteria, May 15, 2019
- Criteria | Structured Finance | General: Counterparty Risk Framework: Methodology And Assumptions, March 8, 2019
- Criteria | Structured Finance | General: Incorporating Sovereign Risk In Rating Structured Finance Securities: Methodology And Assumptions, Jan. 30, 2019
- Criteria | Structured Finance | ABS: Global Methodology And Assumptions For Corporate Securitizations, June 22, 2017
- Criteria | Structured Finance | General: Foreign Exchange Risk In Structured Finance--Methodology And Assumptions, April 21, 2017
- Legal Criteria: Structured Finance: Asset Isolation And Special-Purpose Entity Methodology, March 29, 2017
- Criteria | Structured Finance | General: Global Framework For Assessing Operational Risk In Structured Finance Transactions, Oct. 9, 2014
- General Criteria: Global Investment Criteria For Temporary Investments In Transaction Accounts, May 31, 2012
- General Criteria: Principles Of Credit Ratings, Feb. 16, 2011

#### Related Research

- Credit FAQ: The Key Ingredients For Whole Business Securitization Ratings, Feb. 22, 2019
- Restaurant Securitizations Are Structured To Survive A Big Bite, Sept. 7, 2017
- Why Social Media Should Be A #trendingtopic In Corporate Securitization Analysis, June 9, 2017
- Global Structured Finance Scenario And Sensitivity Analysis 2016: The Effects Of The Top Five Macroeconomic Factors, Dec. 16, 2016



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