

BlackRock®

Introduction to Double Bottomline

The Dirty Secret of Green



**Many
Traditional
Alpha
Investors
Are Still
Skeptical
about ESG**

Reasons to be Skeptical about ESG Research

List of Challenges Remains High

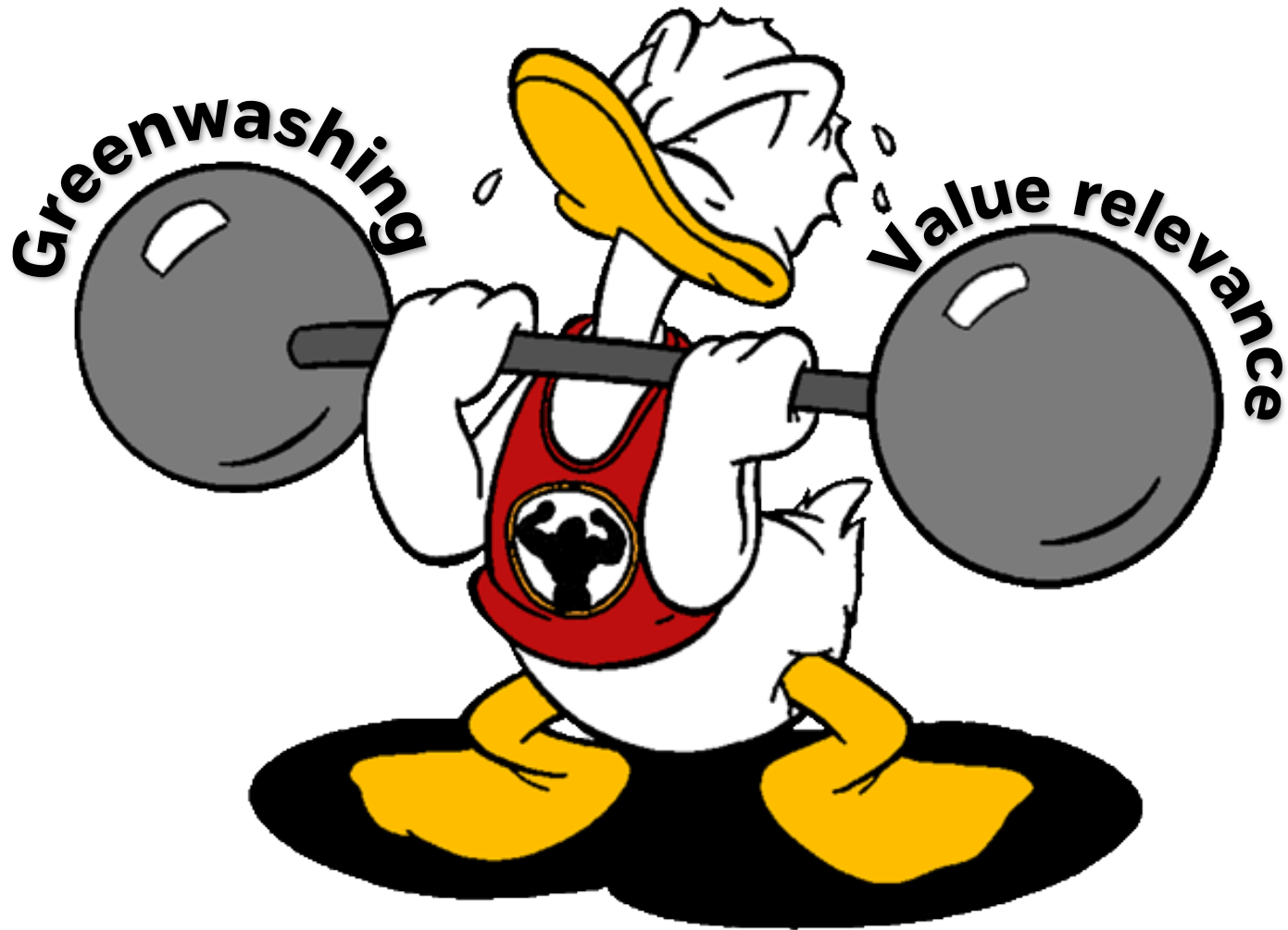
- **Poorly Defined Research Questions**
- **Assumption Every ESG Idea Will Generate Alpha “In the Future”**
- **Weak Documentation from 3rd Party Data Providers**
 - And little consistency in their ratings
- **Standards Based on Industry Surveys or Expert Opinion**
- “Materiality” is often a dodge
- **Difficulty Understanding Social Outcomes at Portfolio Level**
- **Is this just Quality? Already priced in?**
- **Etc Etc Etc**

... Yet the Interest in Improving ESG Remains



<https://www.oecd.org/investment/more-efforts-needed-from-governments-regulators-and-business-to-unlock-full-potential-of-sustainable-finance.htm>

The Twin Problems of ESG



The Twin Problems of ESG

Stakeholders

- How do we test whether feature that sounds sustainable delivers the social goods?
- Is there a compelling, evidence driven way to capture this?

Shareholders

How do we ensure that the feature also drives results for businesses and shareholders ?

How selective should we be when picking features for an ESG portfolio?

Solution: Double Bottom Line

Start with Systematic Research Template

Table of Contents for ERAB Documents

1. Sensibility

- Alpha Hypothesis

2. Data Overview

3. Signal Construction

4. Ancillary Evidence

- Alpha Channel?
- Better understanding

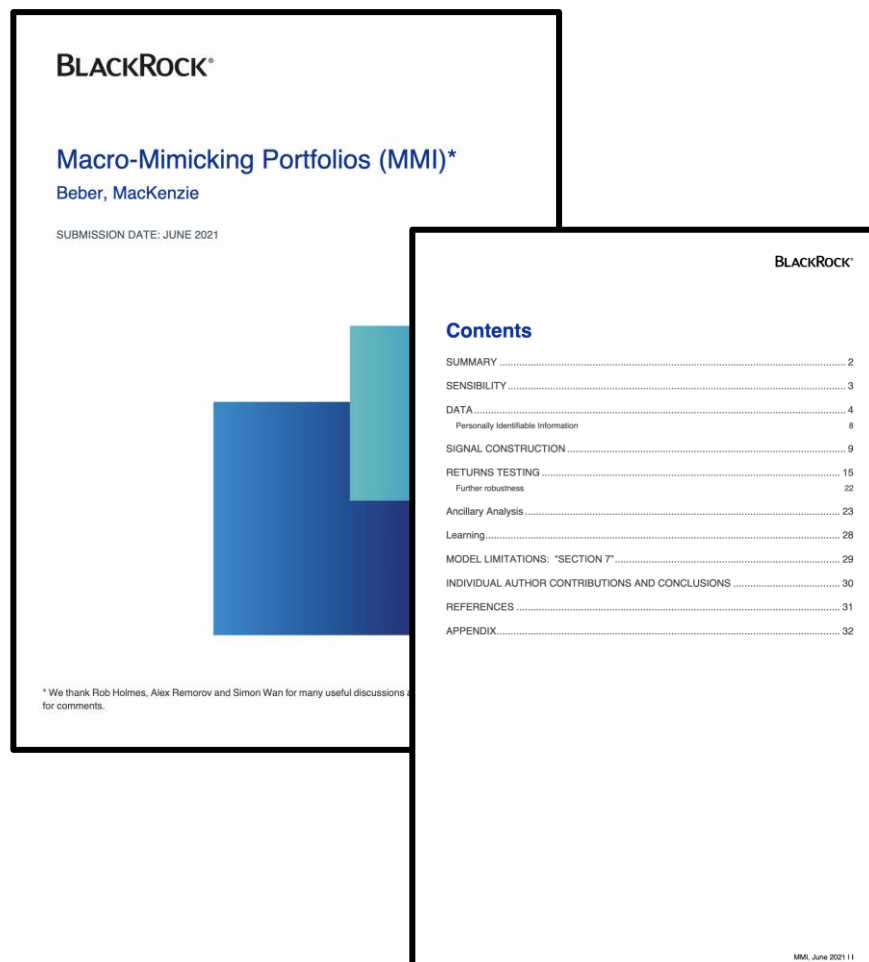
5. Backtest Results

- Alpha IR Returns

6. Learnings

7. Model Limitations

Supports Cross-Platform Research



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Macro-Mimicking Portfolios (MMI)*	
Beber, MacKenzie	
SUBMISSION DATE: JUNE 2021	
* We thank Rob Holmes, Alex Remorov and Simon Wan for many useful discussions and for comments.	

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MMI, June 2021 i	

Insert Double-Bottom Line Requirements

Sustainable outcomes and alpha drivers

Double Bottomline ESG: Additional Requirements to Alpha

1. Sensibility

- Alpha Hypothesis
- *Empirical Exploration of Sustainability Issue*
- *ESG Goals, Standards, and Metrics*



2. Data Overview

3. Signal Construction

4. Ancillary Evidence

- *Sustainability Feature of Firm*
- Alpha Channel



5. Backtest Results

- *Sustainability Outcome in Society*
- Alpha IR Returns



6. Learnings

7. Model Limitations

Implications

Benefits

- Fits Neatly into Systematic Research
- Draws on BSYS Strengths of Data and Modeling
- Evidence Driven for Stakeholders & Shareholders

Drawbacks

- Limits ESG Topics to Issues We Can Measure
- Slows Response in Rapidly Evolving Field
- Investment Thesis Requirement

Examples from Cross-BSYS

Alpha Can Lead to ESG Insight & ESG Can Lead to Alpha

Alpha -> ESG

Doc: IMMIGRANTS

Date: July 22, 2021

Immigrants Make Monumental Innovation Gains that Result in American beNeFiTS Double Bottom Line Addendum (IMMIGRANTS)

Ying Chan, Joshua Kazdin, Katharina Schwaiger*

First Draft: January 22, 2021
This Draft: July 22, 2021
Presentation Date: March 21, 2021

SDGs: 10.7

*The authors would like to acknowledge valuable feedback from ERAB that prompted this addendum.

SAE Research Report, BlackRock

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ESG -> Alpha

Doc: CFPB

Date: April 27, 2021

Consumers being Formally Protected from Boondoggles (CFPB)

Joshua Kazdin, Caroline Kimmel*

First Draft: January 24, 2021
This Draft: April 27, 2021
Presentation Date: November 27, 2017

SDGs: 10.5

*Thank you to Raffaele Savi, Alex Remorov, and the US Portfolio Management Team for feedback.

SAE Research Report, BlackRock

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Equities -> Fixed Income

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Benefits Count Signal (BCS)

Awate, Garvey, Mukund

SUBMISSION DATE: AUGUST 31, 2018

SSRM/FARM/FERMI DATE: JUNE 13, 2018



FBSG (Chan, Schwaiger) -> SAE (Kazdin)

SAE (Kimmel, Kazdin)

SAE (Awate, Garvey, Mukund) ->
SFI (Kaul)

Finding the Double-Bottom Line

Sustainable outcomes and alpha drivers



Immigrants Make Monumental Innovation Gains that Result in American beNefITS (IMMGRANTS)

Data for Companies from US Department of Labor

Tested for Society using Bureau of Labor Statistics Occupational Employment & Wage Statistics

Investment Result. Firms with more H1-B Hiring Have Higher ROA, Gross Profit, and Patent Filings

Sustainable Result. High Skilled Immigration is Positively Associated with General Hiring in US Metropolitan areas, not associated with wage compression, and positively associated with diversity metrics at the firm level.

Companies Which Support Immigration Have Higher ROA, Gross Profit, and Patent Filings, Yr+Ind FE, 11-20

Dep. Variable:	roa	R-squared:	0.4667
No. Observations:	46609	Entities:	5251
Time periods:	10	Log-likelihood	6.308e+04
Cov. Estimator:	Clustered	F-statistic (robust):	905.62

	Parameter	Std. Err.	T-stat	P-value
Intercept	-0.0288	0.0045	-6.4231	0.0000
total_h1b_hiring _{log}	0.0016	0.0002	7.4979	0.0000
roa _{lag}	0.6624	0.0075	88.247	0.0000
total_assets _{log}	0.0011	0.0001	9.0804	0.0000

(a) Return On Assets

Source: Bureau of Economic Analysis, Bureau of Labor Statistics

More Graduate Students in Engineering are International, but Immigration Remains Challenging

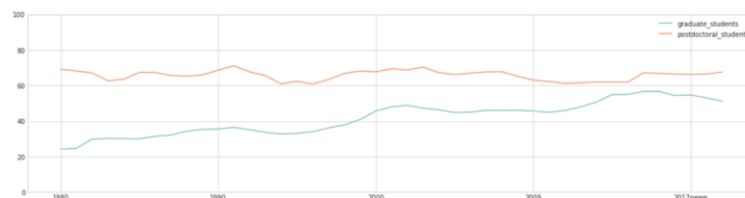


Figure 1: NSF: Percentage of graduate and postdoctoral students in engineering on student visas: 1980–2019

Source: National Science Foundation

High Skilled Immigration Is Positively Associated with Broader Labor Market Hiring (10-17) & Diversity (11-20)

Dep. Variable:	DIVERSE	R-squared:	0.1680
No. Observations:	34113	Entities:	4251
Time periods:	10	Log-likelihood	5485.6
Cov. Estimator:	Clustered	F-statistic (robust):	156.33

	Parameter	Std. Err.	T-stat	P-value
Intercept	-0.0888	0.0477	-1.8628	0.0625
total_h1b_hiring _{log}	0.0522	0.0020	26.773	0.0000
total_assets _{log}	-0.0234	0.0014	-16.557	0.0000

(b) Managerial Diversity (DIVERSE)

Dep. Variable:	overall_hiring	R-squared:	0.1264
No. Observations:	267403	Entities:	363
Time periods:	8	Log-likelihood	-1.935e+05
Cov. Estimator:	Clustered	F-statistic (robust):	1151.7

	Parameter	Std. Err.	T-stat	P-value
Intercept	-1309.6	333.54	-3.9264	0.0001
h1b_hiring	0.1718	0.0558	3.0768	0.0021
loc_quotient	4.6645	2.0788	2.2438	0.0249
total_employment	0.0274	0.0030	9.1432	0.0000

(a) Overall Hiring within SOC Codes

Source CFPB, FRBNY Consumer CreditPanel/Equifax, Bureau of Labor Statistics

Finding the Double-Bottom Line

Sustainable outcomes and alpha drivers



Consumers Being Formally Protected from Boondoggles (CFPB)

Data for Companies from Consumer Financial Protection Agency Complaint Database

Tested for Society using New York Federal Reserve Quarterly Debt-to-Income Vulnerability Indices

Investment Result. Firms with lower complaints tend to have lower non-performing loans to total assets

Sustainable Result. States with lower complaints have households in less vulnerable financial positions

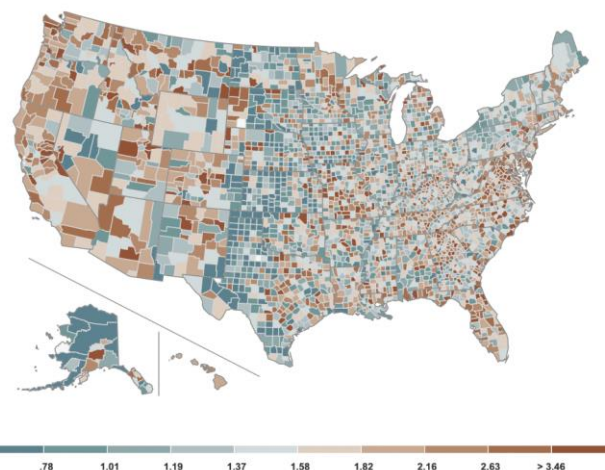
Betting Against Increases in Non-Performing Assets to Total Assets Regressed on Complaints, 2011-2020

DNPA2A	No Fixed Effects (1)	Year/Ind Fixed Effects (2)
Intercept	-1.607 (-4.441)***	-0.882 (-1.185)***
Complaints ^a	-0.053 (-1.800)*	-0.055 (-2.029)**
Deposits ^a	0.138 (5.287)***	0.144 (6.232)***
DNPA2A Lagged	0.328 (59.624)***	0.226 (37.085)***
Adj-R2	48.0%	59.3%
df	3	14

^aLog Adjusted
Number of observations = 3,922
(***P < 0.01, **P < 0.05, *P < 0.1)

Source: SAE, Worldscope, CFPB, FDIC

Federal Reserve Monitors Household Debt-to-Income Since GFC, 2019



Source: FRBNY Consumer CreditPanel/Equifax, Bureau of Labor Statistics

Financial Vulnerability Regressed on Financial Product Complaints, 2011-2020

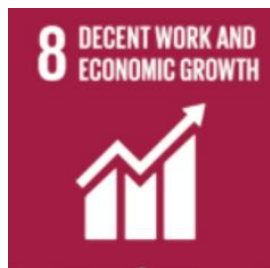
Mean Debt to Income	No Fixed Effects (1)	State/Year Fixed Effects (2)
Intercept	0.256 (25.739)***	1.124 (46.264)***
Complaints ^a	0.003 (2.924)***	0.019 (4.489)***
Mean Debt to Income 1Q Lagged	0.815 (153.282)***	0.194 (16.903)***
Adj-R2	79.8%	88.7%
df	2	58

^aLog Adjusted
Number of observations = 5,957
(***P < 0.01, **P < 0.05, *P < 0.1)

Source: CFPB, FRBNY Consumer CreditPanel/Equifax, Bureau of Labor Statistics

Finding the Double-Bottom Line

Sustainable outcomes and alpha drivers



Syndication of dirty deals. We are defining Dirty Deals as Rated CCC by MSCI's ESG framework, or UNGC violators.

Data from BLK BCM

Tested for Banks within LEH_CORP Index

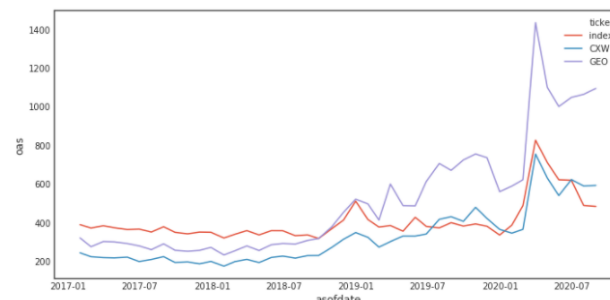
Investment Result. Banks involved with higher % of “dirty deals” generally have lower asset quality and can be a leading indicator for deterioration in asset quality over the next 6 months.

Sustainable Result. % of “dirty deals” are generally associated with low esg scores and is a leading indicator of deterioration in esg scores.

% of “dirty deals” is a leading indicator of deterioration in ESG scores.

```
=====
                        OLS Regression Results
=====
Dep. Variable:    esg_score_adj_12m    R-squared:                0.886
Model:            OLS                  Adj. R-squared:           0.886
Method:            Least Squares        F-statistic:              1385.
Date:              Sat, 17 Apr 2021      Prob (F-statistic):       7.92e-238
Time:              12:59:40              Log-Likelihood:           -731.42
No. Observations: 668                  AIC:                     1469.
Df Residuals:      665                  BIC:                     1482.
Df Model:          2
Covariance Type:   nonrobust
=====
                    coef    std err          t      P>|t|      [0.025    0.975]
-----
Intercept          1.0014      0.087     11.562    0.000      0.831      1.171
esg_score_adj       0.8662      0.017     49.798    0.000      0.832      0.900
pct_dirty          -2.9559      0.404     -7.322    0.000     -3.749     -2.163
=====
Omnibus:            34.348    Durbin-Watson:           0.322
Prob(Omnibus):      0.000    Jarque-Bera (JB):         38.264
Skew:               0.566    Prob(JB):                 4.91e-09
Kurtosis:           3.302    Cond. No.                  68.6
=====
```

Private prisons as a case study highlights the sensibility of the insight and pressures controversial names face



Source: BLK/Bloomberg

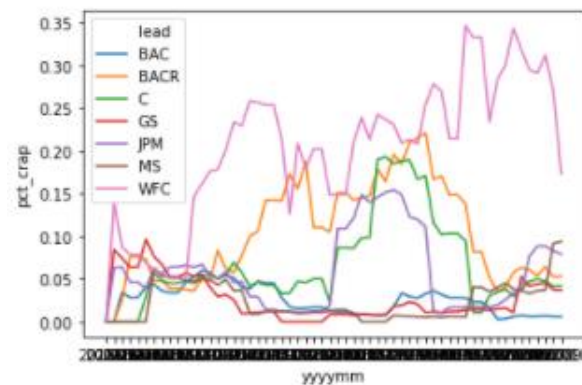
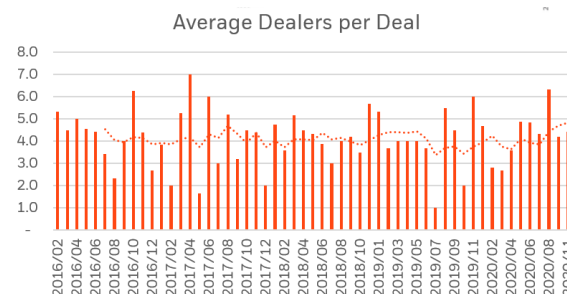
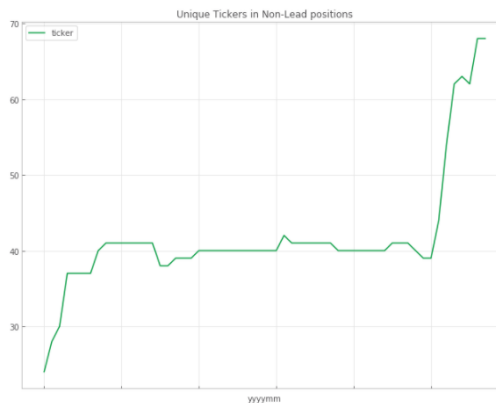
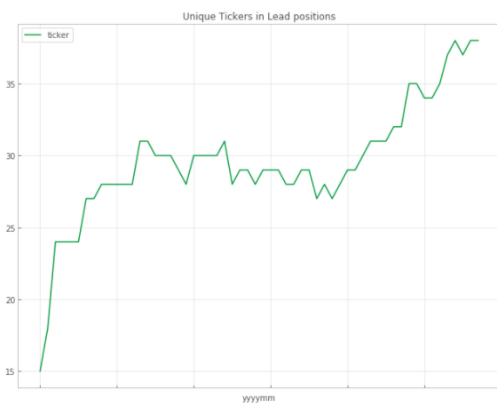
Banks involved with higher % of “dirty deals” can be a leading indicator for deterioration in asset quality over the next 6 months.

```
=====
                        OLS Regression Results
=====
Dep. Variable:    qlty_of_mgmt_6m    R-squared:                0.046
Model:            OLS                  Adj. R-squared:           0.045
Method:            Least Squares        F-statistic:              37.57
Date:              Sat, 17 Apr 2021      Prob (F-statistic):       1.40e-09
Time:              13:07:58              Log-Likelihood:           -13.182
No. Observations: 774                  AIC:                     30.36
Df Residuals:      772                  BIC:                     39.67
Df Model:          1
Covariance Type:   nonrobust
=====
                    coef    std err          t      P>|t|      [0.025    0.975]
-----
Intercept          -0.6216      0.011    -58.281    0.000     -0.643     -0.601
pct_dirty          -0.7256      0.118     -6.130    0.000     -0.958     -0.493
=====
Omnibus:            49.829    Durbin-Watson:           0.292
Prob(Omnibus):      0.000    Jarque-Bera (JB):         51.300
Skew:               0.589    Prob(JB):                 7.25e-12
Kurtosis:           2.552    Cond. No.                  13.4
=====
```

Data Source, Coverage and Trends

BlackRock Capital Markets (BCM) compiles data on syndicated deal (IG+HY) on a daily basis.

- This may be a competitive advantage for us given the scale of the firm and lack of competing data source
- BCM has permissioned SFI a database table for this specific project
- We had to clean historical data but it will be maintained in a standard format going forward
- Total \$ issuance of UNGC Fails or MSCI CCC companies has not slowed down. Neither has the count of individual companies needing financing
- Coverage has improved recently and is fairly robust; there are 70 unique banks in the Investment Grade Index.
- Banks represent ~17.5% of LEH_CREDIT.
- Lead (Broker/Dealers) banks are the focus of our analysis – that list is significantly smaller, and as it turns out, much more meaningful.
- Data goes back to 2016



Double Bottomline – Ancillaries & Correlations

- Higher % of dirty deals are associated with lower esg scores but also deterioration in esg scores, governance score and higher controversies over the next 12 months.
- Higher % of dirty deals help explain lower npl coverage ratios and quality of management 6M in the future. After adjusting for starting ratios , it still significantly explains quality of management deterioration.
- Signal has a very strong quality tilt wrt spread, bfidef and sigma. Its also positively correlated to good growth suggesting fundamental quality tilt. Finally its also very strongly correlated to sbti signal, which suggests companies that have signed up for reducing their carbon emissions also stay away from syndication of controversial names

OLS Regression Results						
Dep. Variable:	g_score_12m	R-squared:	0.757			
Model:	OLS	Adj. R-squared:	0.756			
Method:	Least Squares	F-statistic:	1032.			
Date:	Sat, 17 Apr 2021	Prob (F-statistic):	2.03e-204			
Time:	12:59:40	Log-Likelihood:	-693.29			
No. Observations:	667	AIC:	1393.			
Df Residuals:	664	BIC:	1406.			
Df Model:	2					
Covariance Type:	nonrobust					
	coef	std err	t	P> t	[0.025	0.975]
Intercept	0.9043	0.081	11.099	0.000	0.744	1.064
g_score	0.8357	0.019	43.802	0.000	0.798	0.873
pct_dirty	-1.0309	0.383	-2.689	0.007	-1.784	-0.278
Omnibus:	59.937	Durbin-Watson:	0.387			
Prob(Omnibus):	0.000	Jarque-Bera (JB):	174.583			
Skew:	0.425	Prob(JB):	1.23e-38			
Kurtosis:	5.358	Cond. No.	59.1			

OLS Regression Results						
Dep. Variable:	controversy_score_12m	R-squared:	0.812			
Model:	OLS	Adj. R-squared:	0.811			
Method:	Least Squares	F-statistic:	1434.			
Date:	Sat, 17 Apr 2021	Prob (F-statistic):	7.31e-242			
Time:	12:59:40	Log-Likelihood:	-806.76			
No. Observations:	668	AIC:	1620.			
Df Residuals:	665	BIC:	1633.			
Df Model:	2					
Covariance Type:	nonrobust					
	coef	std err	t	P> t	[0.025	0.975]
Intercept	0.1975	0.055	3.565	0.000	0.089	0.306
controversy_score	0.8908	0.018	49.394	0.000	0.855	0.926
pct_dirty	-0.8822	0.474	-1.859	0.063	-1.814	0.049
Omnibus:	195.760	Durbin-Watson:	0.402			
Prob(Omnibus):	0.000	Jarque-Bera (JB):	2122.084			
Skew:	0.978	Prob(JB):	0.00			
Kurtosis:	11.510	Cond. No.	40.2			

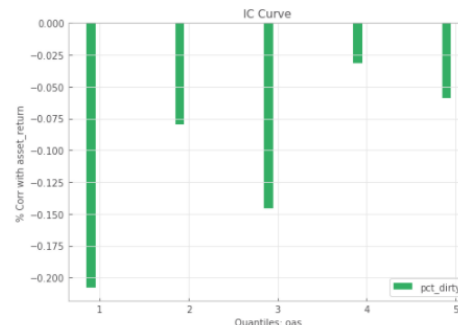
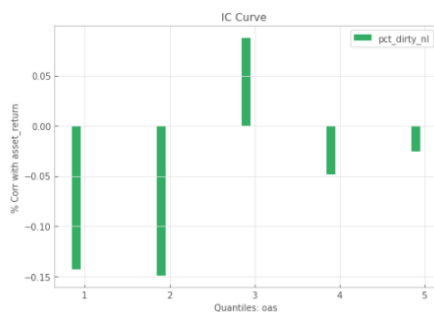
OLS Regression Results						
=====						
Dep. Variable:	np1_coverage_6m	R-squared:	0.019			
Model:	OLS	Adj. R-squared:	0.017			
Method:	Least Squares	F-statistic:	11.28			
Date:	Sat, 17 Apr 2021	Prob (F-statistic):	0.000837			
Time:	13:07:57	Log-Likelihood:	-545.04			
No. Observations:	581	AIC:	1094.			
Df Residuals:	579	BIC:	1103.			
Df Model:	1					
Covariance Type:	nonrobust					
=====						
	coef	std err	t	P> t	[0.025	0.975]
Intercept	-1.4704	0.032	-45.816	0.000	-1.533	-1.407
pct_dirty	-1.0494	0.313	-3.358	0.001	-1.663	-0.436
=====						
Omnibus:	0.433	Durbin-Watson:	0.296			
Prob(Omnibus):	0.805	Jarque-Bera (JB):	0.540			
Skew:	-0.039	Prob(JB):	0.763			
Kurtosis:	2.872	Cond. No.	12.2			

OLS Regression Results						
=====						
Dep. Variable:	qlty_of_mgmt_6m	R-squared:	0.532			
Model:	OLS	Adj. R-squared:	0.531			
Method:	Least Squares	F-statistic:	435.0			
Date:	Sat, 17 Apr 2021	Prob (F-statistic):	6.18e-127			
Time:	13:04:46	Log-Likelihood:	264.24			
No. Observations:	769	AIC:	-522.5			
Df Residuals:	766	BIC:	-508.5			
Df Model:	2					
Covariance Type:	nonrobust					
=====						
	coef	std err	t	P> t	[0.025	0.975]

Intercept	-0.1755	0.018	-10.008	0.000	-0.210	-0.141
qlty_of_mgmt	0.7217	0.026	28.177	0.000	0.671	0.772
pct_dirty	-0.2118	0.085	-2.502	0.013	-0.378	-0.046
=====						
Omnibus:	119.413	Durbin-Watson:	0.843			
Prob(Omnibus):	0.000	Jarque-Bera (JB):	1031.367			
Skew:	0.392	Prob(JB):	1.10e-224			
Kurtosis:	8.619	Cond. No.	16.5			

US IG Corp Backtest (201601 – 202012)

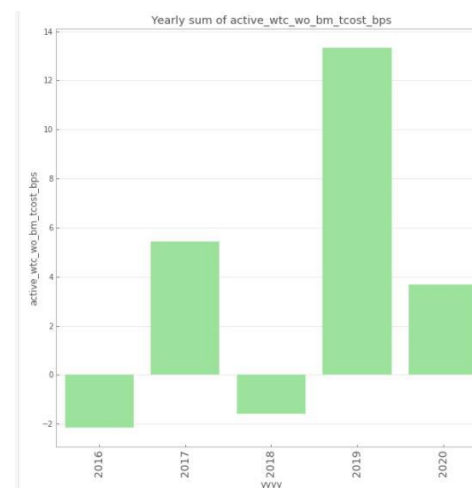
- The signal does appear to carry some information in it, especially in the higher quality cohorts
- While the fundamental itself has no real information
- Signal for Non-Leads is significantly weaker
- In returns space, the signal has a NTC IR of 0.6 with 12bps of return contribution on ~20% capital allocation in a long only setting. While the low sample size and coverage precludes us from adding to a current model, we think that it has interesting implications for our future esg research, which could perhaps be used to improve current signals.



Sensibility	Companies with higher % dirty deals carry lower asset quality and should underperform.
Signal Construction	- Rolling 12M % Dirty Deals/ Total Deals
IC	9 %

STATS OVERALL

ann_ret_bps	ann_vol_bps	cumret_bps	ir	max_dd_bps	mean_dd_bps	run
8.35	17.33	40.36	0.48	-27.20	-6.18	(ex BM turnover tcost) ACTIVE WTC
8.35	17.33	40.36	0.48	-27.20	-6.18	ACTIVE NTC
8.35	17.33	40.36	0.48	-27.20	-6.18	ACTIVE WTC



Finding the Double-Bottom Line

Sustainable outcomes and alpha drivers



Benefits momentum in Corporates

Data from Axiomatic (SAE). Data sample goes from 201301 to 201908. Coverage steadily increase from 55% to 65% in 2019.

Tested for LEH_CORP Index

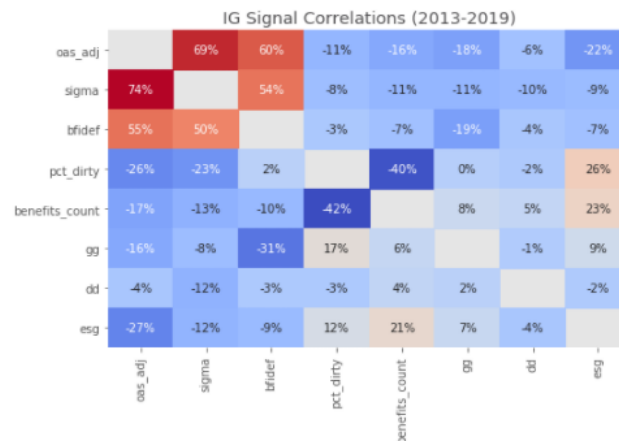
Investment Result. Companies with increasing/decreasing count in benefits see their profitability measures improve/deteriorate over the next 12M

Sustainable Result. Higher benefit count is generally associated with positive esg profiles and % benefits change is a leading indicator of deterioration in msci s scores.

Companies with increasing/decreasing count in benefits see their social MSCI scores improve/deteriorate over the next 12M

OLS Regression Results						
=====						
Dep. Variable:	s_score_12m	R-squared:	0.006			
Model:	OLS	Adj. R-squared:	0.006			
Method:	Least Squares	F-statistic:	73.44			
Date:	Sun, 18 Jul 2021	Prob (F-statistic):	1.58e-32			
Time:	21:07:41	Log-Likelihood:	-45775.			
No. Observations:	24221	AIC:	9.156e+04			
Df Residuals:	24218	BIC:	9.158e+04			
Df Model:	2					
Covariance Type:	nonrobust					
=====						
	coef	std err	t	P> t	[0.025	0.975]
Intercept	4.0079	0.028	142.877	0.000	3.953	4.063
s_score	0.0744	0.006	12.041	0.000	0.062	0.087
d_benefits_count_6	0.1914	0.094	2.038	0.042	0.007	0.375
=====						
Omnibus:	218.055	Durbin-Watson:	1.951			
Prob(Omnibus):	0.000	Jarque-Bera (JB):	292.760			
Skew:	0.131	Prob(JB):	2.68e-64			
Kurtosis:	3.470	Cond. No.	42.2			

The number of benefits provided by a firm have a clear credit quality tilt with BBBs providing the lowest amount of benefits.



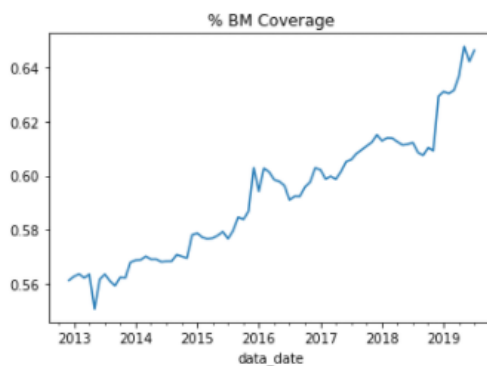
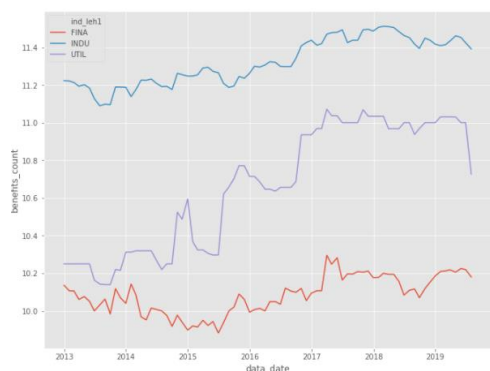
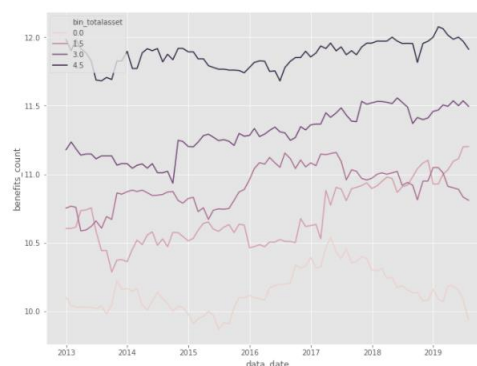
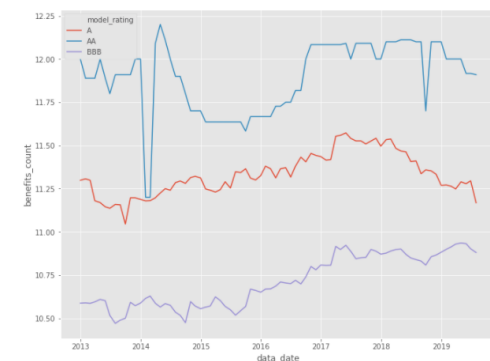
Companies with increasing/decreasing count in benefits see their profitability measures improve/deteriorate over the next 12M

OLS Regression Results						
Dep. Variable:	prof_12m	R-squared:	0.004			
Model:	OLS	Adj. R-squared:	0.004			
Method:	Least Squares	F-statistic:	111.5			
Date:	Mon, 19 Jul 2021	Prob (F-statistic):	4.91e-49			
Time:	06:34:59	Log-Likelihood:	66087.			
No. Observations:	49622	AIC:	-1.322e+05			
Df Residuals:	49619	BIC:	-1.321e+05			
Df Model:	2					
Covariance Type:	nonrobust					
	coef	std err	t	P> t	[0.025	0.975]
Intercept	0.0390	0.000	112.770	0.000	0.038	0.040
prof	0.0574	0.004	14.038	0.000	0.049	0.065
d_benefits_count_6	0.0006	0.002	5.077	0.000	0.005	0.012
Omnibus:	5315.202	Durbin-Watson:	2.022			
Prob(Omnibus):	0.000	Jarque-Bera (JB):	41003.322			
Skew:	0.215	Prob(JB):	0.00			
Kurtosis:	7.432	Cond. No.	14.3			

2007-2021. High refinancing risk defined by when MNAVREFI Index > 2000

Data Source, Coverage and Trends

- Coverage steadily increase from 55% to 65% in 2019
- The number of benefits provided by a firm have a clear credit quality tilt with BBBs providing the lowest amount of benefits. Across sectors, financials provide the lowest amount of benefits and industrials the highest.
- As expected, there is also a size bias with bigger companies providing the highest number of benefits.
- Across our signals, it has a strong defensive profile with negative correlations with spread, sigma and bfidef. Interesting, it has a very high correlation with the dirty deals signals. So firms that are involved in syndication of ESG controversial names generally rank low in benefit counts. Benefits also has a high correlation to MSCI esg scores.

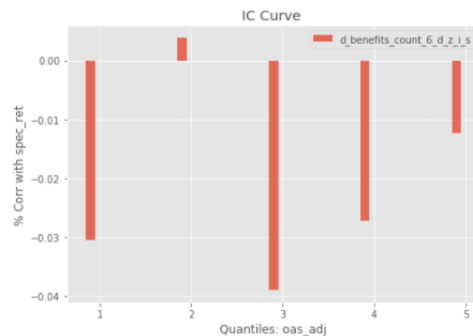
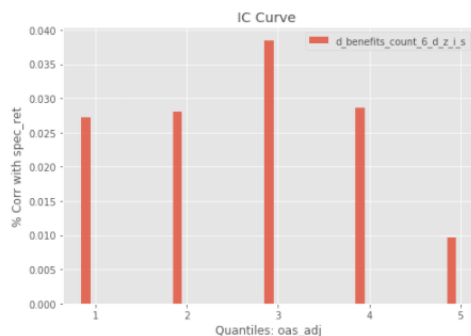


IG Signal Correlations (2013-2019)

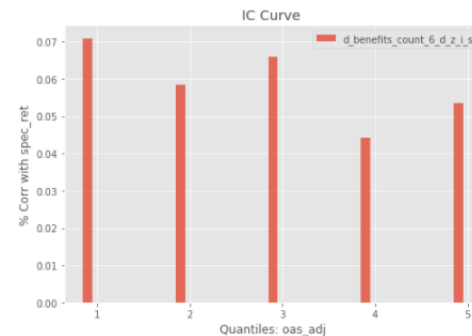
	oas_adj	sigma	bfidef	pct_dirty	benefits_count	gg	dd	esg
oas_adj		69%	60%	-11%	-16%	-18%	-6%	-22%
sigma	74%		54%	-8%	-11%	-11%	-10%	-9%
bfidef	55%	50%		-3%	-7%	-19%	-4%	-7%
pct_dirty	-26%	-23%	2%		-40%	0%	-2%	26%
benefits_count	-17%	-13%	-10%	-42%		8%	5%	23%
gg	-16%	-8%	-31%	17%	6%		-1%	9%
dd	-4%	-12%	-3%	-3%	4%	2%		-2%
esg	-27%	-12%	-9%	12%	21%	7%	-4%	

US IG Corp Backtest (201301 – 201908)

- The signals works better for higher quality firms and works better with negative change in scores which makes it ideal for a screened process. (Alphas capped at 0)
- In a long only setting, using benefits momentum as an alpha signal has a non impressive performance. However, as with priors, a screened version of the alpha works well with a IR of 0.8 and return of 13bps on a 60% asset allocation which translates to 24 bps of returns with a NTC turnover of 100%
- As expected, signal has a defensive profile outperforming in very negative regimes.



Positive Benefits Momentum



Negative Benefits Momentum

Sensibility	Benefits may be one of the first means for companies to express their future cashflow expectations.
Signal Construction	6M % Change in Benefits Count, normalized on standard rating (As, BBBs) and sector buckets. (FIN/INDU/UTIL)

Alpha Backtest

STATS OVERALL						
ann_ret_bps	ann_vol_bps	cumret_bps	ir	max_dd_bps	mean_dd_bps	run
12.28	47.89	81.86	0.26	-87.94	-18.68	(ex BM turnover tcost) ACTIVE WTC

bin_SPX	regime	active_xs_ret_mean
VN	very negative (< -2%)	10.0
N	negative (between -2% and 0)	3.4
P	positive (between 0 and +2%)	5.2
VP	very positive (> 2%)	-4.4

turnover_pct
258.1

Screened Alpha Backtest

STATS OVERALL						
ann_ret_bps	ann_vol_bps	cumret_bps	ir	max_dd_bps	mean_dd_bps	run
12.95	16.97	86.37	0.76	-15.52	-2.51	(ex BM turnover tcost) ACTIVE WTC

bin_SPX	regime	active_xs_ret_mean
VN	very negative (< -2%)	7.6
N	negative (between -2% and 0)	2.8
P	positive (between 0 and +2%)	2.4
VP	very positive (> 2%)	-1.1

turnover_pct
110.38

Finding the Double-Bottom Line

Sustainable outcomes and alpha drivers



Expand access to homeownership through Mortgage backed securities

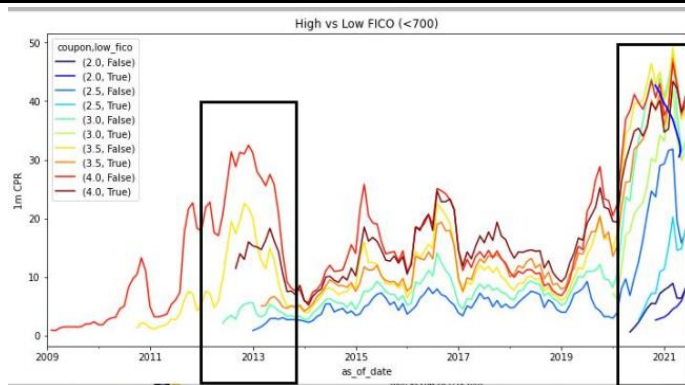
Data from BLK BCM

Tested for LEH_MBS Index

Investment Result. Tilting towards credit constrained borrowers during heightened refinancing risk periods reduces prepayment risk

Sustainable Result. Bias towards Ginnies, particularly at the expense of 15-year conventional mortgages could help lower rate for lower-income borrowers and reduce racial bias in mortgage credit availability

Higher FICO pools prepay faster than low FICO for the same coupon when there's a spike in the prepay rate



Ginnies show a smaller dispersion in denial rates than other, non-Ginnie loans do.

Exhibit 4:

Historical denial rates by race for Ginnie purchase mortgages span 4-6%

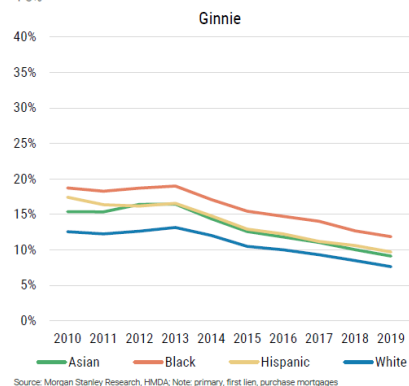
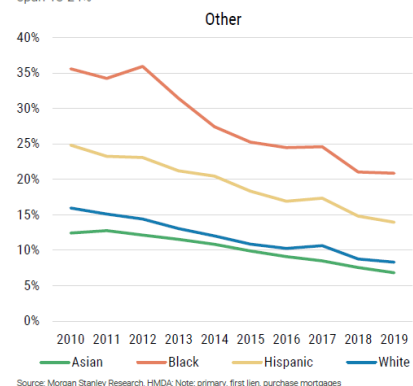


Exhibit 5:

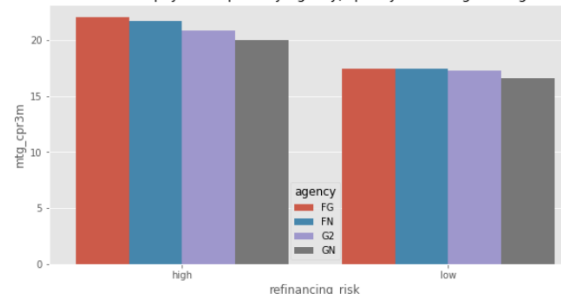
Historical denial rates by race for non-Ginnie purchase mortgages span 13-24%



Source: MS, HDMA Data

During periods of heightened reinvestment risk, tilting towards credit constrained borrowers can help reduce prepayment risk

3 Month Prepayment Speed by Agency, split by refinancing risk regimes



2007-2021. High refinancing risk defined by when MBSAVREFI Index > 2000

Conclusion

Bringing it Home

- **I have an ESG metric or idea. How can I tell if it is any good?**
 - Sensibility is challenged due to halo effects and wishful thinking
- **Our old-school answer: ancillary tests!**
 - Good news for skeptics: tests fail, sometimes dramatically (see 2017 Contro paper)
 - Most of this preso will be examples
- **Alternatives:**
 - ML on returns.
 - Short histories
 - Slow moving metrics. This is almost an ancillary test (Woolies and BWS)
 - Dodge the question
 - Materiality: Pivot to relative value across industries
 - Not all that valuable even if done well (need to flip the sign)
 - Talk about optimization (AQR, PanAgora)