

Explanatory note – RAB multiples

The Australian Energy Regulator (AER) reports four regulatory profitability measures for regulated networks. We publish explanatory notes to accompany each of these measures.

This note explains our approach to reporting on regulatory asset base (RAB) multiples for the gas distribution and transmission network service providers (NSPs) that we fully regulate. It also explains factors to consider when interpreting these multiples.

This note discusses:

- Calculation and scope of RAB multiples
- Approaches to reporting RAB multiples
- Notes on interpreting RAB multiples
- Factors that influence RAB multiples
- Reporting on RAB multiples in future years

Calculation and scope of RAB multiples

RAB multiples are calculated using the following formula:

$$\text{RAB Multiple} = \frac{\text{Enterprise value of NSP}}{\text{Capital base}}$$

For the purposes of RAB multiples, we refer to the capital base as the NSP's regulatory asset base or RAB.

RAB multiples can be thought of as indicating investor expectations about the sufficiency of cash flows from investment in an NSP.

As a market-based metric of investor expectations, RAB multiples are distinct from other profitability measures, which are based on the NSP's regulatory accounting results.

For a detailed background on the theory of RAB multiples, we recommend reading Dr Darryl Biggar's 2018 paper, 'Understanding the role of RAB multiples in the regulatory process' on our [website](#). Biggar (2018) observes:

One of the common objectives in public utility regulation is to ensure that the investors in the regulated firm are adequately compensated – and no more than adequately compensated – for the funds they provide to the regulated firm.

RAB multiples are an objective, market-based, measure of the present value of the expected future cash-flows of the firm relative to the amount required to fully compensate investors in the firm.

They therefore are sometimes taken as a measure of whether the regulatory framework is achieving this objective.

Types of RAB multiples

We report two types of RAB multiples:

- Transaction RAB multiples
- Trading RAB multiples

We source the RAB multiples from credible market experts and publish them with permission.

Where we are aware of materially different estimates the same RAB multiple, we will seek to publish both multiples.

Transaction RAB multiples

Transaction multiples arise when an asset or part of an asset is sold, and therefore generally relate to a specific regulated asset. In this way, these are more likely to be relevant for regulated cash-flows compared to trading multiples.

However, transaction multiples may also be affected by specific issues relating to acquisition of a controlling stake in an asset such as a 'control premium'. Similarly, they may be affected by 'winner's curse'. Winner's curse occurs when the winning party in an auction or tender process is likely to have over-paid due to the competitive nature of the acquisition process. Both of these factors are discussed in Biggar (2018).

Trading RAB multiples

Trading multiples are generated for listed entities using the market capitalisation of the company. Market capitalisation is the total market value of a company's shares, or number of shares multiplied by price per share.

These multiples reflect the share price of publicly traded entities, which involve the trade of smaller proportions of equity than a full acquisition. They are therefore less likely to include a control premium or winner's curse.

While the trading multiples we report on relate to publicly listed entities that own regulated assets, these listed entities may also own unregulated assets or provide unregulated services. Owning unregulated assets or providing unregulated services may affect the RAB multiple without being informative about the regulatory framework.

We have reported trading multiples for SKI and AST, which were delisted from the ASX in December 2021 and February 2022. After these delistings, no relevant entities have been listed on the ASX to report trading RAB multiples.

Notes on interpreting RAB multiples

Various factors can influence RAB multiples. Some of those factors may not be direct

outcomes of the regulatory regime or the NSP's core regulated services. When advising on the 2018 rate of return instrument, Biggar (2018), observed that:

Based on the data above and the analysis in this paper, is it possible to suggest a "normal" or "typical" range for RAB multiples?

This is difficult to assess and there is no fully objective perspective. In my view, due to each firm's ability to earn rewards for taking desirable actions, an Enterprise Value (EV)/RAB ratio of slightly above one should be considered normal. This is consistent with the theoretical observation that the regulated firm must be left some "information rents" in an optimal regulatory contract. I therefore suggest that, as a starting point, an EV/RAB in the vicinity of 1.1 should be considered unobjectionable. In addition, due to uncertainties and complexities in the regulatory process, and in the process of estimating the EV and the RAB, I suggest an error margin of plus or minus twenty per cent on this figure could be considered a "normal range".

For these reasons, we do not expect RAB multiples to be precisely at one under a well-functioning regulatory regime and consider that RAB multiples somewhat above one would not necessarily indicate a problem.

Factors that influence RAB multiples

In addition to expected returns, a range of factors can influence RAB multiples. For example, a RAB multiple of greater than one may be the result of a buyer expecting to achieve one or more of the following:

- Efficiency gains that result in expenditure below the amount currently allowed by the regulator
- An increase in the NSP's revenue by increasing demand for regulated services
- A more efficient tax structure or higher gearing levels than the benchmark assumption adopted by the regulator

- Higher returns due to favourable regulatory changes

It is also possible that a high RAB multiple arising from the sale of an asset reflects other factors, including:

- The 'winner's curse', as explained above
- Expected returns from unregulated business units within the transacted asset (transaction multiples) or the listed entity (trading multiples)

These factors are not easily quantified. However, RAB multiples persistently and materially different from 1.0 may serve as a trigger for further investigation.

Reporting RAB multiples in future years

Unless there are more transactions of regulated NSPs, we do not anticipate there will be new information on RAB multiples in the next year. This is because there are currently no relevant listed entities for the purpose of reporting transaction multiples. In the absence of new information, our network performance report in 2023 will likely reference previous analysis rather than include a standalone section on RAB multiples.