

JULY 2022
FINANCIAL ADVISORS' REPORT – THE AVIATION ENTERPRISE

INTRODUCTION

The Finance Committee (Committee) has requested that the Financial Advisor provide a monthly report on the status of the financing of the Capital Construction Program (CCP) and any related issues concerning the Metropolitan Washington Airports Authority's (Airports Authority) Aviation Enterprise capital financing activities. The Financial Advisor presents this Monthly Report, focusing on the specific debt management projects underway, the debt policy framework guiding these projects and the financing of the CCP in general.

DISCUSSION SUMMARY

This paper is organized as follows:

- I. Executive Summary
- II. Action Items
 - A. Underwriting Pool Selection
- III. Informational Items
 - A. Series 2022A Bond Closing
 - B. Bank Facilities
- IV. Monthly Update
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 - B. Short-Term Liquidity Forecast
 - C. Variable Rate Programs
 - D. Swaps – Monthly Swap Performance

Exhibits

- A. Airports Authority's CCP
- B. Airport System Revenue Bonds
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 - Refunding Monitor
- C. Variable Rate Programs
 - Overview
 - Historical Performance
- D. Swap Program
 - Airports Authority Swap Profile
 - Historic Performance of Swaps

I. EXECUTIVE SUMMARY

Action Items

- ***Underwriting Pool Selection.*** The current Primary Underwriting Pool and Emerging Underwriters Pool expire in December 2022. Under a separate agenda item, Finance staff seeks to obtain concurrence from the Finance Committee to issue a Request for Proposals (RFP) seeking qualified firms to establish the two pools of underwriters and to select a syndicate for the 2023 transaction.

Informational Items

- ***Series 2022A Bond Closing.*** On July 7, the Airports Authority successfully closed the Series 2022A Bond transaction.
- ***Bank Facilities.*** The Airports Authority has two bank facilities that it is seeking to replace - the \$32.9 million Sumitomo Letter of Credit (LoC) that expires in October 2022 and the \$55.6 million Barclays LoC that may be terminated at no cost starting in August 2022. On April 21, the Airports Authority issued a Request for Proposals (RFP) to qualified financial institutions seeking credit facility proposals. The deadline to submit proposals was May 23, and the Airports Authority received proposals from 11 financial institutions. The Finance Staff is negotiating with the apparent successful offeror and will make a recommendation to the Finance Committee and seek Board approval at the September meeting.

II. ACTION ITEMS

(II.A) Underwriting Pool Selection

The current Primary Underwriting Pool and Emerging Underwriters Pool expire in December 2022. Under a separate agenda item, Finance staff seeks to obtain concurrence from the Finance Committee to issue a Request for Proposals (RFP) seeking qualified firms to establish the two pools of underwriters and to select a syndicate for the 2023 transaction.

III. INFORMATIONAL ITEMS

(III.A) Series 2022A Bond Closing

On July 7, the Airports Authority successfully closed the Series 2022A Bond transaction.

(III.B) Bank Facilities

The Airports Authority has two bank facilities that it is seeking to replace - the \$32.9 million Sumitomo LoC that expires in October 2022 and the \$55.6 million Barclays LoC that may be terminated at no cost starting in August 2022. On April 21, the Airports Authority issued a Request for Proposals (RFP) to qualified financial institutions seeking credit facility proposals. The deadline to submit proposals was May 23, and the Airports Authority received proposals from 11 financial institutions. The Finance Staff is negotiating with the apparent successful offeror and will make a recommendation to the Finance Committee and seek Board approval at the September meeting.

<i>Bank Provider</i>	<i>Facility</i>	<i>Program/ Series</i>	<i>Amount (\$ MM)</i>	<i>Fee/ Spread (bps)</i>	<i>Expiration Date</i>
Barclays	LoC	2010D	\$55.625	95.0	August 11, 2023*
Sumitomo	LoC	2011A	\$32.920	30.0	October 4, 2022

*The Barclays LoC for the Series 2010D Bonds may be terminated early at no cost starting on August 12, 2022.

IV. MONTHLY UPDATES

(IV.A) CCP: Actuals vs. Projections

Exhibit A sets forth the major CCP projects underway at the Airports Authority, as well as historical CCP actual versus projected expenditures. The CCP expenditures for 2022 were originally budgeted at \$362.6 million. Expenditures through May 2022 totaled \$34.3 million.

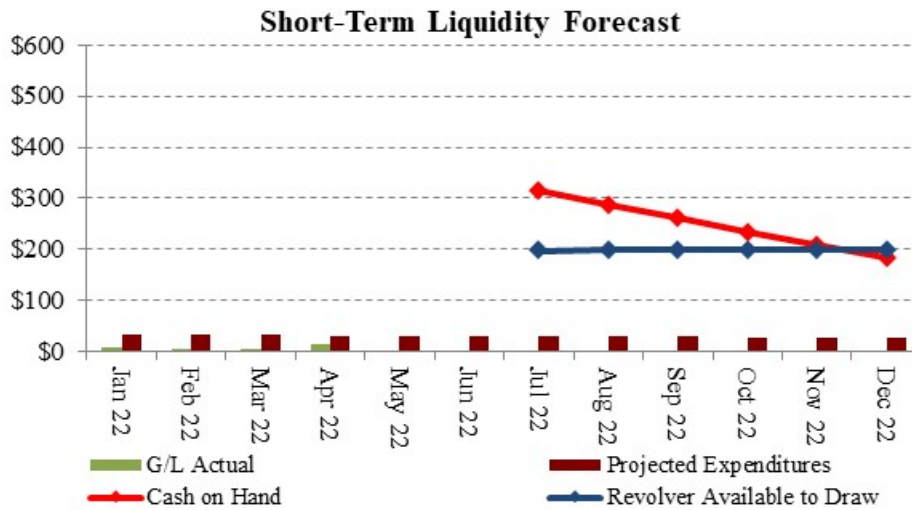
2022 CCP Projections vs. Actuals				
(\$ millions)				
	<i>General Ledger Actual</i>	<i>Original Projection</i>	<i>Variance</i>	<i>Variance (%)</i>
Jan 2022	\$6.5	\$33.0	(\$26.5)	(80.3%)
Feb 2022	5.7	33.0	(27.3)	(82.7%)
Mar 2022	3.9	33.0	(29.1)	(88.2%)
Apr 2022	15.0	30.2	(15.2)	(50.4%)
May 2022	3.2	30.2	(27.0)	(89.4%)
2022 Totals (Through May)	\$34.3	\$159.6	(\$125.3)	(78.5%)

(IV.B) Short-Term Liquidity Forecast

The following (including the table and chart) is based on information provided to the Financial Advisor by Finance staff.

At the beginning of July 2022, the Airports Authority had \$315.7 million of cash-on-hand¹ and \$200 million of additional available liquidity in the form of undrawn Revolving Loan Notes Series One capacity.

Short-Term Liquidity Forecast (\$ millions)				
Beginning of Month	Cash Available	Revolver Available to Draw (End Bal)	PFCs/ Grants	Projected Expenditures
Jul 2022	315.7	199.7	3.1	30.6
Aug 2022	288.2	200.0	3.1	30.6
Sep 2022	260.7	200.0	3.1	30.6
Oct 2022	233.2	200.0	1.5	26.9
Nov 2022	207.8	200.0	1.5	26.9
Dec 2022	182.4	200.0	1.5	26.9



¹ Cash-on-hand includes proceeds of the Series 2021A Bonds, and Funds 63 and 64.

(IV.C) Variable Rate Programs

The Airports Authority has \$181.9 million of outstanding hedged variable rate debt. The Airports Authority can draw up to \$200 million of Revolving Loan Notes.

Gross Variable Rate Exposure

Fixed Rate Debt Percentage:		
Fixed Rate Debt	\$4,138,250,000	95.8%
2009D VRDO (Hedged)	44,660,000	
2010C-2 VRDO (Hedged)	48,655,000	
2010D VRDO (Hedged)	55,625,000	
2011A VRDO (Hedged)	32,920,000	
Hedged Variable Rate	\$181,860,000	4.2%
Total Fixed Rate	\$4,320,110,000	100.0%
Variable Rate Debt Percentage:		
Revolving Loan Notes Series One	\$0	
Unhedged Variable Rate	\$0	0.0%
Combined Total	\$4,320,110,000	100.0%

The Airports Authority's current cash balance is \$926.5 million in short-term investments.

Exhibit C-2 illustrates the current year rolling three-month average spreads to the Securities Industry and Financial Markets Association (SIFMA) Index of the Airports Authority's variable rate programs, as well as historic spreads to SIFMA by quarter.

(IV.D) Swaps – Monthly Swap Performance

2009 Swaps: Under the terms of the Swap Agreements, the Airports Authority pays to the counterparties an average fixed rate of 4.099 percent on the outstanding notional amount of the Swap. In return, the Airports Authority receives from the counterparties 72 percent of one-month London Interbank Offered Rate (LIBOR) based upon the outstanding notional amount of its respective swaps. The 2009 Swap originally hedged the Series 2009A Bonds and 2009D Bonds. The Series 2009A Bonds were partially refunded by the Series 2010C-2 Bonds and the remaining portion was fully refunded by the Series 2011A-3 Bonds. The 2009 Swaps now hedge the 2011A-3 Bonds, 2009D Bonds and 2010C2 Bonds. **Exhibit D-2** provides the historical monthly cash flow of the 2009 Swaps associated with the hedged variable rate debt.

2010 Swap: Under the terms of the Swap Agreement, the Airports Authority pays to the counterparty a fixed rate of 4.112 percent on the outstanding notional amount of the Swap. In return, the Airports Authority receives from the counterparty 72 percent of one-month LIBOR based upon the outstanding notional amount of the Swap. The 2010 Swap hedges the Series 2010D Bonds. **Exhibit D-2** provides the historical monthly cash flow of the 2010 Swap associated with the hedged variable rate debt.

2011 Swap: Under the terms of the Swap Agreement, the Airports Authority pays to the counterparty a fixed rate of 3.862 percent on the outstanding notional amount of the Swap. In return, the Airports Authority receives from the counterparty 72 percent of one-month LIBOR based upon the outstanding notional amount of the Swap. The 2011 Swap hedges the Series 2011A-1 Bonds. **Exhibit D-2** provides the historical monthly cash flow of the 2011 Swap associated with the hedged variable rate debt.

Exhibit A
Airports Authority's CCP

Major projects under construction at Ronald Reagan Washington National Airport include:

- Secure National Hall
- Pump Station and Force Main Rehabilitation
- Airfield Electrical Vault Relocation
- Perimeter Security Fence

Major projects under construction at Washington Dulles International Airport include:

- Parking Access and Revenue Control System
- Concourse C Substation A2A Replacement
- Cargo Building 1, 2, 3 and 4 Roof Rehabilitation
- Main Terminal and Concourse Roof Replacement
- High Temperature Hot Water Generator Replacement
- Concourse C/D Electrical Ductbank Rehabilitation and Feeder Replacement
- Electrical Upgrades for Substation A3 and A5
- Concourse C Substation FIS Replacement
- Taxilanes E, E2 and E3 Rehabilitation

Historical CCP Projections vs. Actuals (\$ millions)

	<i>General Ledger Actual</i>	<i>Projection</i>	<i>Variance</i>	<i>Variance (%)</i>
2016 Totals	\$66.3	\$193.6	(\$127.3)	(65.8%)
2017 Totals	\$104.8	\$356.7	(\$251.9)	(70.6%)
2018 Totals	\$157.8	\$342.7	(\$184.9)	(53.9%)
2019 Totals	\$228.9	\$466.5	(\$237.6)	(50.9%)
2020 Totals	\$320.5	\$564.1	(\$243.6)	(43.2%)
2021 Totals	\$257.9	\$465.2	(\$207.3)	(44.6%)

Exhibit B-1

Airport System Revenue Bonds

Summary of Bonds Outstanding

Security: General Airport Revenue Bonds ("GARBs") are secured by the pledge of Net Airport Revenues
 Lien: Senior
 Ratings: Moody's Aa3 (Stable)
 S&P AA- (Stable)
 Fitch AA- (Stable)

Series	Date	Original Par Amount	Current Par Amount	Tax Status	Coupon	Credit Enhancement	Purpose
2009D*	07/02/09	136,825,000	44,660,000	Non-AMT	Variable	TD LOC	Refund PFC Notes
2010C*	09/22/10	170,000,000	48,655,000	Non-AMT	Variable	TD LOC	Current Refunding
2010D*	09/22/10	170,000,000	55,625,000	Non-AMT	Variable	Barclays	New Money/Current Refunding
2011A*	09/21/11	233,635,000	32,920,000	AMT	Variable	Sumitomo LOC	New Money/Current Refunding
2013A	07/11/13	207,205,000	179,675,000	AMT	Fixed	None	New Money/Current Refunding
2013B	07/11/13	27,405,000	5,360,000	Taxable	Fixed	None	Current Refunding
2013C	07/11/13	11,005,000	3,530,000	Non-AMT	Fixed	None	Advance Refunding
2014A	07/03/14	539,250,000	397,495,000	AMT	Fixed	None	Current Refunding
2015A	01/29/15	163,780,000	163,780,000	AMT	Fixed	None	Refunding/Call Extension
2015B	07/15/15	279,235,000	239,880,000	AMT	Fixed	None	New Money/Current Refunding
2015C	07/15/15	35,975,000	19,450,000	Non-AMT	Fixed	None	Current Refunding/CP Takeout
2016A	07/07/16	362,655,000	362,655,000	AMT	Fixed	None	Current Refunding
2016B	07/07/16	23,370,000	21,460,000	Non-AMT	Fixed	None	Current Refunding
2017A	07/07/17	522,135,000	412,745,000	AMT	Fixed	None	New Money/Current Refunding
2018A	07/03/18	558,430,000	525,875,000	AMT	Fixed	None	New Money/Current Refunding
2019A	07/03/19	287,930,000	277,615,000	AMT	Fixed	None	New Money/Current Refunding
2019B	07/03/19	100,090,000	88,050,000	Non-AMT	Fixed	None	Current Refunding
2020A	07/08/20	283,385,000	269,580,000	AMT	Fixed	None	Current Refunding
2020B	07/08/20	72,165,000	69,650,000	Non-AMT	Fixed	None	Current Refunding
2021A	07/08/21	891,210,000	888,470,000	AMT	Fixed	None	New Money/Refunding/Swap Termination
2021B	07/08/21	8,415,000	7,700,000	Taxable	Fixed	None	Swap Termination
2022A	07/07/22	205,280,000	205,280,000	AMT	Fixed	None	Current Refunding
Total		5,289,380,000	4,320,110,000				

* All of the Series 2009D, 2010C, 2010D and 2011A are subject to a floating-to-fixed rate swap.

As % of Total Portfolio	
Insurer	Percentage
Insured	0.0%
Uninsured	100.0%

Average Fixed Rate
3.43%

**Exhibit B-2
Airport System Revenue Bonds
Refunding Monitor**

Refunding Candidates – Governmental Purpose

There are no Governmental Purpose current refunding candidates at this time.

Refunding Candidates – Private Activity

There are no current refunding opportunities at this time.

The Series 2013A Bonds may not be advance refunded with tax-exempt bonds at this time. As a benchmark for evaluating refunding strategies, the table below shows the results of a tax-exempt current refunding assuming current interest rates.

<i>Series</i>	<i>Callable Par/ Maturities</i>	<i>Range of Interest Rates</i>	<i>Call Date</i>	<i>Call Premium</i>	<i>Net PV Savings</i>
Series 2013A AMT	\$162,065,000 (’24-’43)	5.00%	10/01/23	0% (at par)	\$12.0 mm 7.4%

Refunding Candidates – Taxable

There are no taxable refunding candidates currently.²

Below are the refunding guidelines previously accepted by the Board:

Time Between Call Date and Issuance of Refunding Bonds	Traditional Financing Products Minimum Present Value (PV) Percent Savings	Non-Traditional Financing Products Minimum PV Percent Savings
0 to 90-days (Current)	Greater of Call Premium or 1%	Call Premium + 1% - 2%
90-days to 1-year	Call Premium + 1%	Call Premium + 2% - 3%
1-year to 2-years	Call Premium + 2%	Call Premium + 3% - 4%
> 2-years	Call Premium + 3%	Call Premium + 4% - 5%

² The Series 2013B and Series 2021B Bonds are taxable and advance refundable. However, the Series 2013B and Series 2021B Bonds can only be called prior to maturity with a make whole call provision.

**Exhibit C-1
Variable Rate Programs
Overview**

Summary of Dealers, Credit Enhancement and Bank Facilities

Details of Dealers

<i>Dealer</i>	<i>Program/ Series</i>	<i>Amount (\$ MM)</i>	<i>Remarketing Fees</i>
TD Bank	VRDO: 2009D Bonds*	\$44.660	0.05–0.08%
TD Bank	VRDO: 2010C Bonds	\$48.655	0.05%
Barclays	VRDO: 2010D Bonds	\$55.625	0.05%
RBC	VRDO: 2011A Bonds	\$32.920	0.05%

*The Series 2009D Bonds, in a daily mode, have a 0.08 percent remarketing fee and those bonds in a weekly mode have a 0.05 percent remarketing fee.

Note: The CP Series One and Series Two have been suspended.

Details of Facilities

<i>Bank Provider</i>	<i>Facility</i>	<i>Program/ Series</i>	<i>Amount (\$ MM)</i>	<i>Fee/ Spread (bps)</i>	<i>Expiration Date</i>
U.S. Bank	Revolving Loan	One	\$200.000	17.5**	September 30, 2025
TD Bank	LoC	2009D	\$44.660	33.0	February 28, 2024
TD Bank	LoC	2010C-2	\$48.655	19.0	February 28, 2024
Barclays	LoC	2010D	\$55.625	95.0	August 11, 2023***
Sumitomo	LoC	2011A	\$32.920	30.0	October 4, 2022

**Unutilized fee

***The Barclays LoC for the Series 2010D Bonds may be terminated early at no cost starting on August 12, 2022.

Exhibit C-2
Variable Rate Programs
Historical Performance

The following tables illustrate (i) rolling 3-month average spreads to SIFMA and (ii) rolling 12-month average spreads to SIFMA including credit and remarketing fees.

2020 Interest Rates (quarterly)

Quarter	2009D-1 TD Bank Week ³	2009D-2 TD Bank Daily ⁴	2010C-2 TD Week ⁵	2010D Barclays Week ⁶	2011A RBC Week ⁷	Revolver USBank	SIFMA
12-month Rolling Average	0.373%	0.332%	0.311%	0.992%	0.358%	--	0.231%
Jan 22 – Mar 22	0.374%	0.335%	0.186%	0.994%	0.376%	--	0.185%
Apr 22 – Jun 22	0.375%	0.213%	0.185%	0.999%	0.374%	--	0.667%

Historical Interest Rates (annually)

Year	2009D-1	2009D-2	2010C-2	2010D	2011A	Revolver	SIFMA
2017	0.401%	0.379%	0.404%	0.270%	0.357%	--	0.84%
2018	0.396%	0.359%	0.383%	0.580%	0.363%	--	1.41%
2019	0.432%	0.402%	0.385%	0.703%	0.394%	--	1.46%
2020	0.440%	0.345%	0.511%	0.502%	0.430%	--	0.56%
2021	0.389%	0.396%	0.621%	1.005%	0.384%	--	0.04%

³ On February 25, 2021, TD Securities took over the remarketing of the 2009D-1 Bonds from Bank of America.

⁴ On February 24, 2021, TD Securities took over the remarketing of the 2009D-2 Bonds from Bank of America.

⁵ On September 17, 2021, TD Securities took over the remarketing of the 2010C-2 Bonds from Barclays.

⁶ On August 12, 2020, the 2010D Bonds were converted from Wells Fargo Index Floaters to weekly VRDO remarketed by Barclays.

⁷ On October 1, 2015, the 2011A Bonds were converted from Wells Fargo Index Floaters to weekly VRDO remarketed by RBC Capital Markets.

The following tables illustrate (i) rolling 3-month average spreads to SIFMA, and (ii) rolling 12-month average spreads to SIFMA excluding credit and remarketing fees.

2020 Interest Rates (quarterly)

Quarter	2009D-1 TD Bank Week ⁸	2009D-2 TD Bank Daily ⁹	2010C-2 TD Bank Week ¹⁰	2010D Barclays Week ¹¹	2011A RBC Week ¹²	Revolver USBank	SIFMA
12-month Rolling Average	-0.007%	-0.078%	-0.005%	-0.008%	0.008%	--	0.231%
Jan 22 – Mar 22	-0.006%	-0.075%	-0.004%	-0.006%	0.026%	--	0.185%
Apr 22– Jun 22	-0.005%	-0.197%	-0.005%	-0.001%	0.024%	--	0.667%

Historical Interest Rates (annually)

Year	2009D-1	2009D-2	2010C-2	2010D	2011A	Revolver	SIFMA
2017	-0.009%	-0.051%	0.004%	-0.048%	0.027%	--	0.84%
2018	-0.014%	-0.071%	-0.017%	0.210%	0.028%	--	1.41%
2019	0.022%	-0.028%	-0.015%	0.333%	0.044%	--	1.46%
2020	0.031%	-0.084%	0.015%	-0.112%	0.081%	--	0.56%
2021	0.002%	-0.018%	-0.005%	0.004%	0.034%	--	0.04%

⁸ On February 25, 2021, TD Securities took over the remarketing of the 2009D-1 Bonds from Bank of America.

⁹ On February 24, 2021, TD Securities took over the remarketing of the 2009D-2 Bonds from Bank of America.

¹⁰ On September 17, 2021, TD Securities took over the remarketing of the 2010C-2 Bonds from Barclays.

¹¹ On August 12, 2020, the 2010D Bonds were converted from Wells Fargo Index Floaters to weekly VRDO remarketed by Barclays.

¹² On October 1, 2015, the 2011A Bonds were converted from Wells Fargo Index Floaters to weekly VRDO remarketed by RBC Capital Markets.

Exhibit D-1
Swap Program
Airports Authority Swap Profile

The table below summarizes the Airports Authority's current swap portfolio. All of the swaps require payment of a fixed rate by the Airports Authority to the counterparty and the receipt of a variable rate by the Airports Authority based upon 72 percent of LIBOR.

Trade Date	Effective Date	Termination Date ("final maturity")	Swap Providers	Ratings Moody's/S&P/ Fitch	Outstanding Notional Amount (\$ millions)	Hedged Series	Current Termination Value (\$ millions) ¹³	Fixed Rate
06/15/06	10/01/09	10/01/39	JPMorgan Chase	Aa2/A+/AA	\$62.0	2011A-3	(\$15.0)	4.099%
			Bank of America	Aa2/A+/AA	<u>\$35.9</u>	2009D	<u>(\$8.7)</u>	
					\$97.9	2010C-2	(\$23.7)	
06/15/06	10/01/10	10/01/40	Wells Fargo	Aa2/A+/AA-	\$55.6	2010D	(\$14.3)	4.112%
09/25/07	10/01/11	10/01/39	Wells Fargo	Aa2/A+/AA-	<u>\$28.3</u>	2011A-1	<u>(\$6.0)</u>	3.862%
Aggregate Swaps					\$181.9		(\$44.0)	

¹³ Amounts as of June 30, 2022; a negative value represents a payment by the Airports Authority to the counterparty if the swap is terminated in the current market; a positive value represents a receipt by the Airports Authority if the swap is unwound in the current market.

Exhibit D-2
Swap Program
Swap Effective Interest Rate to-date and Monthly Performance

2009 Swap: The Airports Authority's 2009 Swap is a fixed-payor interest rate swap. Under the 2009 Swap: (a) the Airports Authority pays a fixed rate of interest, 4.099 percent, to the swap counterparty; and (b) the swap counterparty pays the Airports Authority a variable rate of interest equal to 72 percent of one-month LIBOR, thereby creating synthetic fixed rate debt. The Swap Agreement was dated June 15, 2006 and became effective on October 1, 2009. The 2009 Swap counterparties were Bear Stearns and Bank of America. However, Bear Stearns was bought by JP Morgan in March 2008. The 2009 Swap hedges the Series 2011A-3 Bonds, Series 2009D Bonds and the Series 2010C2 Bonds. The swap previously hedged the Series 2009A Bonds until these bonds were refunded by the 2011A-3 Bonds. On October 1, 2015, the Series 2011A-3 Bonds were converted from Index Floaters to Variable Rate Demand Obligation (VRDO). The 2009 Swap was partially terminated effective June 1, 2021 as part of the Series 2021 bond transaction.

2010 Swap: The Airports Authority's 2010 Swap is a fixed-payor interest rate swap. Under the 2010 Swap: (a) the Airports Authority pays a fixed rate of interest, 4.112 percent, to the swap counterparty; and (b) the swap counterparty pays the Airports Authority a variable rate of interest equal to 72 percent of one-month LIBOR, thereby creating synthetic fixed rate debt. The Swap Agreement was dated June 15, 2006 and became effective on October 1, 2010. The 2010 Swap counterparty is Wells Fargo. The 2010 Swap hedges the Series 2010D Bonds. On August 12, 2020, the Series 2010D Bonds were converted from Index Floaters to VRDO. The 2010 Swap was partially terminated effective June 1, 2021 as part of the Series 2021 bond transaction.

2011 Swap: The Airports Authority's 2011 Swap is a fixed-payor interest rate swap. Under the 2011 Swap, (a) the Airports Authority pays a fixed rate of interest, 3.862 percent, to the swap counterparty; and (b) in return, the swap counterparty pays the Airports Authority a variable rate of interest equal to 72 percent of one-month LIBOR, thereby creating synthetic fixed rate debt. The Swap Agreement was dated September 12, 2007 and became effective October 1, 2011. The 2011 Swap counterparty is Wells Fargo. The 2011 Swap hedges the 2011A-1 Bonds. On October 1, 2015, the Series 2011A-1 Bonds were converted from Index Floaters to VRDO. The 2011 Swap was partially terminated effective June 1, 2021 as part of the Series 2021 bond transaction.

The following table presents the 72 percent of one-month LIBOR rate received from the counterparties, the average monthly interest rate on the hedged variable rate bonds paid by the Airports Authority, and the resulting effective all-in interest rate on the swap.

Hedged Variable Rate Debt and Swaps

2009 Swap (Rate 4.099%)					
Month	1-M LIBOR	72% 1-M LIBOR	Average All-In Interest Rate	Effective Interest Rate	All-In Effective Rate to Date
Jan 2022	0.11%	0.08%	0.36%	4.39%	4.72%
Feb 2022	0.13%	0.10%	0.45%	4.45%	4.71%
Mar 2022	0.35%	0.25%	0.62%	4.45%	4.71%
Apr 2022	0.55%	0.40%	0.73%	4.43%	4.71%
May 2022	0.89%	0.64%	1.01%	4.47%	4.71%
Jun 2022	1.35%	0.98%	1.06%	4.18%	4.71%
Historical Data:					
2017	1.10%	0.79%	1.23%	4.54%	4.82%
2018	2.01%	1.45%	1.79%	4.44%	4.78%
2019	2.24%	1.61%	1.86%	4.35%	4.74%
2020	0.54%	0.39%	1.00%	4.71%	4.72%
2021	0.10%	0.07%	0.51%	4.54%	4.72%

Hedged Variable Rate Debt and Swaps

Month	2010 Swap (Rate 4.112%)				2011 Swap (Rate 3.862%)			
	1-M LIBOR	72% 1-M LIBOR	Average All-In Interest Rate	Effective Interest Rate	All-In Effective Rate to Date	Average All-In Interest Rate	Effective Interest Rate	All-In Effective Rate to Date
Jan 2022	0.11%	0.08%	1.05%	5.08%	4.77%	0.43%	4.22%	4.24%
Feb 2022	0.13%	0.09%	1.16%	5.18%	4.77%	0.54%	4.31%	4.25%
Mar 2022	0.35%	0.25%	1.32%	5.18%	4.78%	0.73%	4.33%	4.25%
Apr 2022	0.55%	0.40%	1.46%	5.18%	4.78%	0.85%	4.31%	4.25%
May 2022	0.89%	0.64%	1.73%	5.20%	4.78%	1.09%	4.32%	4.25%
Jun 2022	1.35%	0.98%	1.81%	4.95%	4.79%	1.19%	4.08%	4.24%
Historical Data:								
2017	1.10%	0.79%	--	--	--	1.20%	4.27%	4.24%
2018	2.01%	1.45%	1.99%	4.65%	4.66%	1.78%	4.19%	4.24%
2019	2.24%	1.61%	2.16%	4.66%	4.66%	1.85%	4.10%	4.21%
2020	0.54%	0.39%	1.07%	4.79%	4.65%	0.98%	4.46%	4.23%
2021	0.10%	0.07%	1.04%	5.08%	4.75%	0.42%	4.21%	4.25%