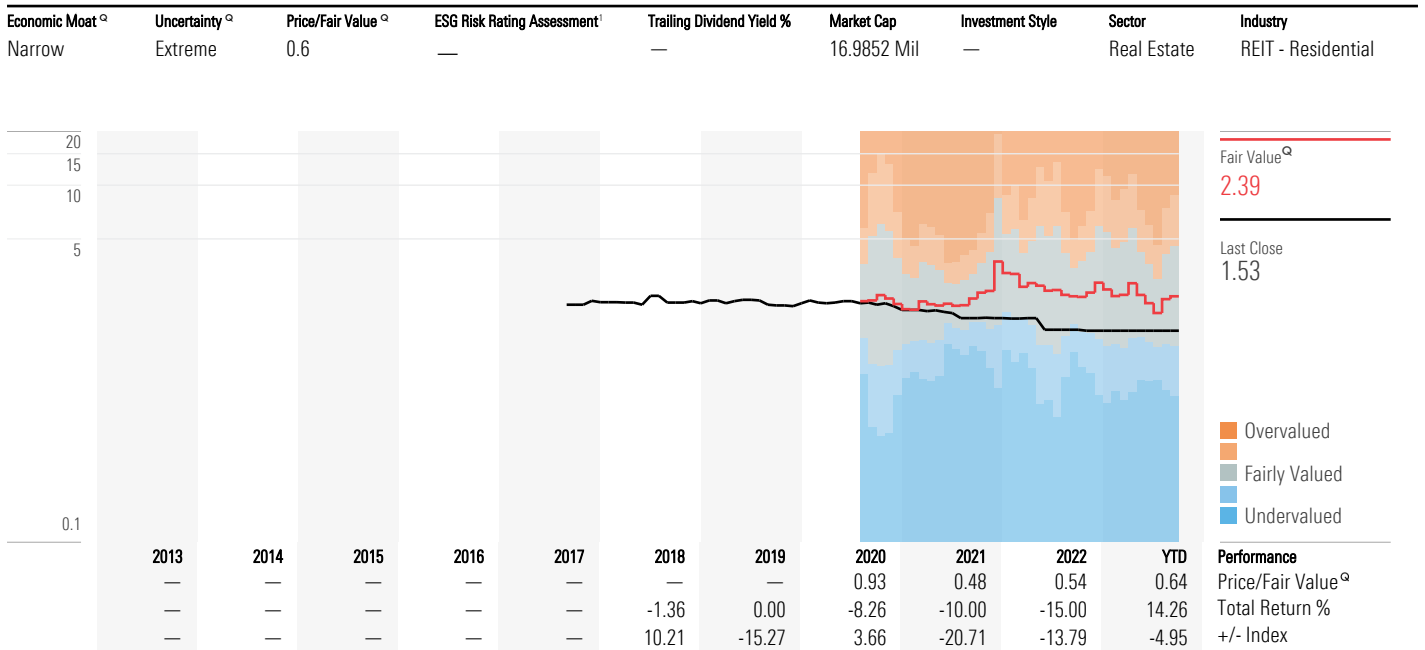


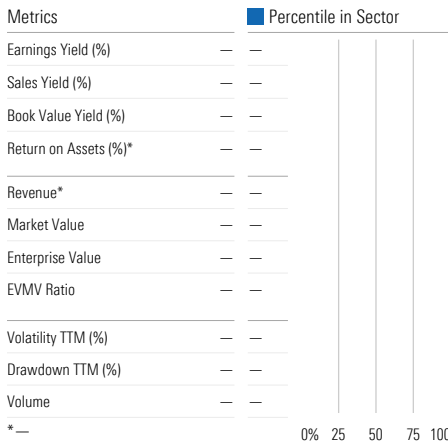
Domo Activos SA Ordinary Shares DOMO ★★★ Q 22 Sep 2023, 22:37 UTC



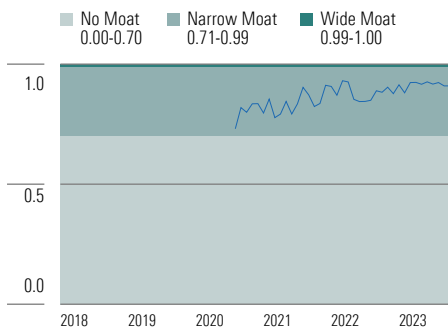
As of 22 Sep 2023 | Index: Morningstar Spain GR EUR. Fair Value data as of 22 Sep 2023, 22:37 UTC.

¹The ESG Risk Rating Assessment is a representation of Sustainalytics' ESG Risk Rating. Lee Davidson, Chief Analytics Officer for Morningstar, Inc, oversees the methodology that supports Quantitative Fair Value Estimates and Quantitative Star Ratings. Mr. Davidson is guided by the Morningstar, Inc. Code of Ethics in carrying out his responsibilities. For information regarding Conflicts of Interests, visit <http://global.morningstar.com/equitydisclosures>.

Key Metrics



Economic Moat^Q History as of 22 Sep 2023



Business Description

Domo Activos SA operates as a real estate investment trust. It focuses its investments on residential properties.

Valuation^Q as of 23 Sep 2023

Domo Activos achieves a 3-star quantitative star rating based on Morningstar's equity model. This reflects the company's valuation and uncertainty scores under this assessment system.

The Quantitative Fair Value estimate is 2.39, above the previous closing price of 1.53. The stock has been trading between a 54.79% and 16.51% discount to its quantitative fair value over the past year. The stock's current valuation rating sits at the 35th percentile in the coverage universe and 38th percentile in the real estate sector (higher percentile indicates more undervalued).

The quantitative uncertainty rating for Domo Activos is Extreme.

Our quantitative star rating remains unchanged over the past year; the uncertainty rating last differed on 08/07/2023, when it was Very High.

The main drivers of the company's valuation and uncertainty are its book value yield and drawdown. The book value yield of 109.52% falls at the 73rd percentile in the equity universe and the 42nd percentile in its sector. The trailing 12-month maximum drawdown of 0.00% corresponds to the 5th percentile overall and the 6th percentile in the industry.

Economic Moat^Q as of 22 Sep 2023

Quantitatively, we believe Domo Activos has a Narrow economic moat. Its moat score of 0.91 corresponds to the 94th percentile in the real estate sector. Furthermore, this rating has not changed over the past year, while the company's moat score fell from its maximum of 0.97 in this period (score of 1

indicates greatest economic moat).

The company also maintains a quantitative financial health rating of Strong. Its score sits at the 81st percentile overall and the 89th percentile in the sector.

Examining the company's financials and market statistics, we find these ratings are principally driven by its sales yield and annualized trailing 12-month volatility. The sales yield is 1.09%, sitting below the 5th percentile in the real estate sector. The company's annualized trailing 12-month volatility is 0.00%, corresponding to below the 5th percentile in both the equity coverage universe and sector.

Fundamentals as of 22 Sep 2023

The earnings per share for Domo Activos is -0.1. The company earns a return on invested capital of -3.19%, falling at the 19th percentile in the real estate sector. The company did not report a dividend. We calculate the above figures over a trailing 12-month period.

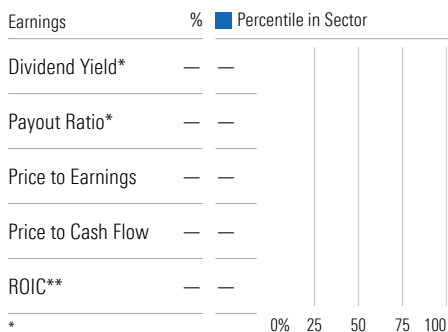
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Domo Activos SA Ordinary Shares DOMO ★★★ Q 22 Sep 2023, 22:37 UTC

Economic Moat ^Q	Uncertainty ^Q	Price/Fair Value ^Q	ESG Risk Rating Assessment ¹	Trailing Dividend Yield %	Market Cap	Investment Style	Sector	Industry
Narrow	Extreme	0.6	—	—	16.9852 Mil	—	Real Estate	REIT - Residential

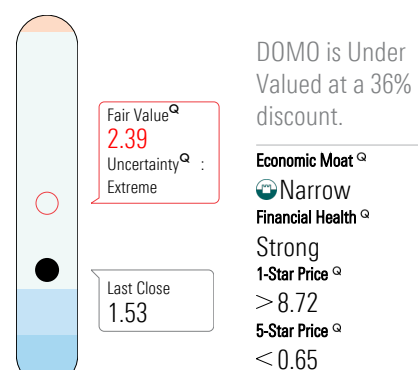
Earnings



Dividends as of 22 Sep 2023



Valuation ^Q as of 22 Sep 2023



Financials as of 22 Sep 2023 (Fiscal Year End 31 Dec 2020)

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	YTD	Fiscal
Revenue (K)	—	—	—	0	0	0	0	24,177	316	0	0	Revenue (K)
Operating Income (K)	—	—	—	-34	-314	-165	-596	6,617	-657	-790	-790	Operating Income (K)
Operating Margin (%)	—	—	—	—	—	—	—	27.37	-207	—	-207	Operating Margin (%)
Net Income (K)	—	—	—	-35	-401	-166	-597	5,693	-768	-1,094	-1,094	Net Income (K)
Diluted Earnings/Share	—	—	—	-0.01	—	—	—	0.51	-0.07	-0.10	-0.10	Diluted Earnings/Share
Operating Cash Flow (Mil)	—	—	—	-0.06	-0.14	0.46	-8.66	17.56	-0.31	-3.12	-3.12	Operating Cash Flow (Mil)
Capital Spending (K)	—	—	—	—	—	—	-2,250	-3,000	-750	—	-750	Capital Spending (K)
Free Cash Flow (Mil)	—	—	—	-0.06	-0.14	0.46	-10.91	14.56	-1.06	-3.12	-3.12	Free Cash Flow (Mil)
Avg Shares Outstand(Mil)	—	—	—	3.52	—	—	—	11.10	11.10	11.10	11.10	Avg Shares Outstand(Mil)

Valuation as of 22 Sep 2023

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Current	Calendar
Price/Fair Value ^Q	—	—	—	—	—	—	—	0.93	0.48	0.54	0.64	Price/Fair Value ^Q
Price/Sales	—	—	—	—	—	—	—	0.92	145.47	91.42	91.42	Price/Sales
Price/Earnings	—	—	—	—	—	—	—	—	—	—	—	Price/Earnings
Price/Cash Flow	—	—	—	—	—	—	—	2.52	—	—	1.17	Price/Cash Flow
Price/Book	—	—	—	—	—	—	—	0.93	0.88	0.91	0.91	Price/Book

Operating Performance as of 22 Sep 2023 (Fiscal Year End 31 Dec 2020)

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Q3	Fiscal (%)
Return on Assets	—	—	—	-107	-11.56	-1.57	-2.43	17.39	-2.34	-3.03	-1.65	Return on Assets
Return on Equity	—	—	—	—	-12.71	-1.91	-3.23	23.22	-3.38	-5.41	-1.81	Return on Equity
Rtn on Invested Capital	—	—	—	—	-12.19	-1.61	-2.45	19.71	-2.7	-3.19	-1.81	Rtn on Invested Capital

Dividends as of 22 Sep 2023

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Current	Calendar (%)
Dividend Per Share	—	—	—	—	—	—	—	—	—	—	0.22	Dividend Per Share
Trailing Dividend Yield	—	—	—	—	—	—	—	—	—	—	—	Trailing Dividend Yield
Buyback Yield	—	—	—	—	—	—	—	21.82	—	17.33	17.33	Buyback Yield

Appendix

Economic Moat [®]History as of 22 Sep 2023 (No Moat: 0.00-0.70, Narrow Moat: 0.70-0.99, Wide Moat: 0.99-1.00)

Year	January	February	March	April	May	June	July	August	September	October	November	December
2023	0.91	0.88	0.92	0.92	0.92	0.93	0.92	0.92	0.91	—	—	—
2022	0.91	0.87	0.93	0.93	0.85	0.84	0.84	0.85	0.89	0.88	0.90	0.88
2021	0.80	0.85	0.78	0.79	0.84	0.79	0.83	0.90	0.87	0.82	0.84	0.91
2020	—	—	—	—	—	—	—	0.73	0.82	0.80	0.83	0.84
2019	—	—	—	—	—	—	—	—	—	—	—	—
2018	—	—	—	—	—	—	—	—	—	—	—	—

Quantitative Equity Reports Overview

The quantitative report on equities consists of data, statistics and quantitative equity ratings on equity securities. Morningstar, Inc.'s quantitative equity ratings are forward looking and are generated by a statistical model that is based on Morningstar Inc.'s analyst-driven equity ratings and quantitative statistics. Given the nature of the quantitative report and the quantitative ratings, there is no one analyst in which a given report is attributed to; however, Mr. Lee Davidson, Head of Quantitative Research for Morningstar, Inc., is responsible for overseeing the methodology that supports the quantitative equity ratings used in this report. As an employee of Morningstar, Inc., Mr. Davidson is guided by Morningstar, Inc.'s Code of Ethics and Personal Securities Trading Policy in carrying out his responsibilities.

Quantitative Equity Ratings

Morningstar's quantitative equity ratings consist of: (i) Quantitative Fair Value Estimate, (ii) Quantitative Star Rating, (iii) Quantitative Uncertainty, (iv) Quantitative Economic Moat, and (v) Quantitative Financial Health (collectively the "Quantitative Ratings").

The Quantitative Ratings are calculated daily and derived from the analyst-driven ratings of a company's peers as determined by statistical algorithms. Morningstar, Inc. ("Morningstar", "we", "our") calculates Quantitative Ratings for companies whether or not it already provides analyst ratings and qualitative coverage. In some cases, the Quantitative Ratings may differ from the analyst ratings because a company's analyst-driven ratings can significantly differ from other companies in its peer group.

- i. **Quantitative Fair Value Estimate:** Intended to represent Morningstar's estimate of the per share dollar amount that a company's equity is worth today. Morningstar calculates the Quantitative Fair Value Estimate using a statistical model derived from the Fair Value Estimate Morningstar's equity analysts assign to companies. Please go to <http://global.morningstar.com/equitydisclosures> for information about Fair Value Estimate Morningstar's equity analysts assign to companies.
- ii. **Quantitative Economic Moat:** Intended to describe the strength of a firm's competitive position. It is calculated using an algorithm designed to predict the Economic Moat rating a Morningstar analyst would assign to the stock. The rating is expressed as Narrow, Wide, or None.
 - Narrow** – assigned when the probability of a stock receiving a "Wide Moat" rating by an analyst is greater than 70% but less than 99%.
 - Wide** – assigned when the probability of a stock receiving a "Wide Moat" rating by an analyst is greater than 99%.
 - None** – assigned when the probability of an analyst receiving a "Wide Moat" rating by an analyst is less than 70%.

- iii. **Quantitative Star Rating:** Intended to be the summary rating based on the combination of our Quantitative Fair Value Estimate, current market price, Quantitative Uncertainty Rating, and momentum. The rating is expressed as One-Star, Two-Star, Three-Star, Four-Star, and Five-Star.

★ – the stock is overvalued with a reasonable margin of safety.

*Log (Quant FVE/Price) < -1*Quantitative Uncertainty*

*Micro-Caps: Log (Quant FVE/Price) < -1.5*Quantitative Uncertainty*

★★ – the stock is somewhat overvalued.

*Log (Quant FVE/Price) between (-1*Quantitative Uncertainty, -0.5*Quantitative Uncertainty)*

*Micro-Caps: Log (Quant FVE/Price) between (-1.5*Quantitative Uncertainty, -0.75*Quantitative Uncertainty)*

★★★ – the stock is approximately fairly valued.

*Log (Quant FVE/Price) between (-0.5*Quantitative Uncertainty, 0.5*Quantitative Uncertainty)*

*Micro-Caps: Log (Quant FVE/Price) between (-0.75*Quantitative Uncertainty, 0.75*Quantitative Uncertainty)*

★★★★ – the stock is somewhat undervalued.

*Log (Quant FVE/Price) between (0.5*Quantitative Uncertainty, 1*Quantitative Uncertainty)*

*Micro-Caps: Log (Quant FVE/Price) between (0.75*Quantitative Uncertainty, 1.5*Quantitative Uncertainty)*

★★★★★ – the stock is undervalued with a reasonable margin of safety.

*Log (Quant FVE/Price) > 1*Quantitative Uncertainty*

*Micro-Caps: Log (Quant FVE/Price) > 1.5*Quantitative Uncertainty*

After the initial calculation for the star rating, there is a final filtering step based on the momentum of the company. We rank the companies based on their 12-1 month momentum, then restrict those below the 30th percentile to a maximum of 3 stars.

- iv. **Quantitative Uncertainty:** Intended to represent Morningstar's level of uncertainty about the accuracy of the Quantitative Fair Value Estimate. Generally, the lower the Quantitative Uncertainty, the narrower the potential range of outcomes for that particular company. The rating is expressed as Low, Medium, High, Very High, and Extreme.

Low – the interquartile range for possible fair values is less than 10%

Medium – the interquartile range for possible fair values is less than 15% but greater than 10%

High – the interquartile range for possible fair values is less than 35% but greater than 15%

Very High – the interquartile range for possible fair values is less than 80% but greater than 35%

Extreme – the interquartile range for possible fair values is greater than 80%

- v. **Quantitative Financial Health:** Intended to reflect the probability that a firm will face financial distress in the near future. The calculation uses a predictive model designed to anticipate when a company may default on its financial obligations. The rating is expressed as Weak, Moderate, and Strong.

Weak – assigned when Quantitative Financial Health < 0.2

Moderate – assigned when Quantitative Financial Health is between 0.2 and 0.7

Strong – assigned when Quantitative Financial Health > 0.7

Other Definitions

- i. **Last Close** – Price of the stock as of the close of the market of the last trading day before date of the report.
- ii. **Quantitative Valuation** – Using the below terms, intended to denote the relationship between the security's **Last Price** and Morningstar's quantitative fair value estimate for that security.

Undervalued – Last Price is below Morningstar's quantitative fair value estimate.

Fairly Valued – Last Price is in line with Morningstar's quantitative fair value estimate.

Overvalued – Last Price is above Morningstar's quantitative fair value estimate.

Overvalued – Last Price is above Morningstar's quantitative fair value estimate.

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Based on their quantitative scores, companies are grouped into one of five Risk

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The ESG Risk Rating Assessment is a visual representation of Sustainalytics ESG Risk Categories on a 1 to 5 scale. Companies with Negligible Risk = 5 Globes, Low Risk = 4, Medium Risk = 3 Globes, High Risk = 2 Globes, Severe Risk = 1 Globe. For more information, please visit sustainalytics.com/esg-ratings/

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