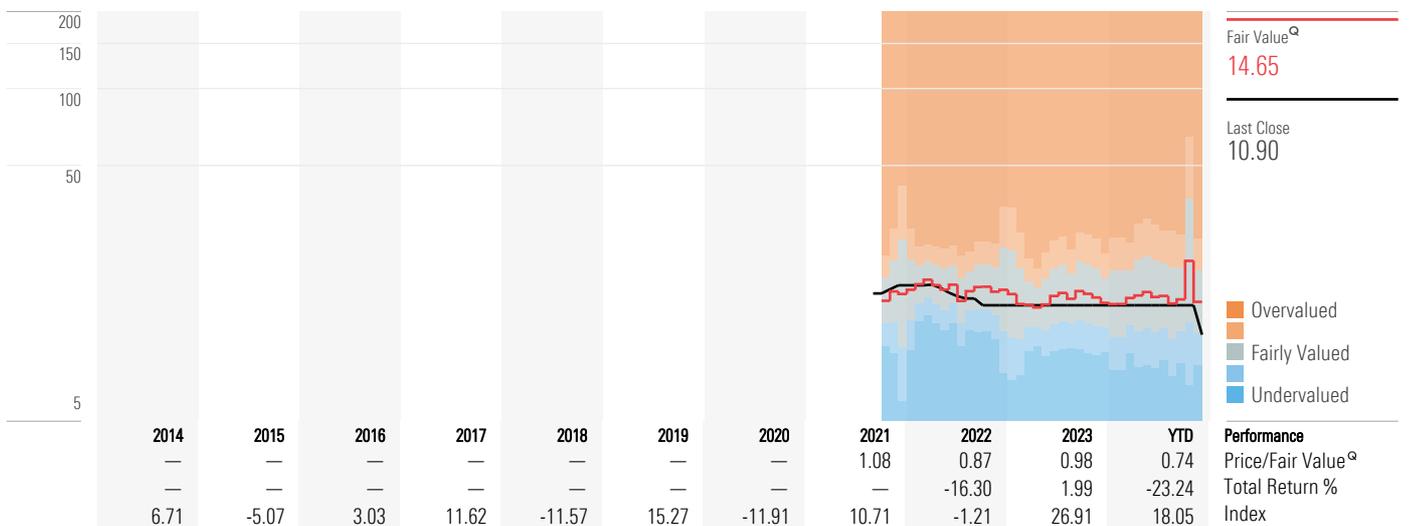


Silicius Real Estate Socimi SA YSIL ★★★ Q 30 Nov 2024 00:18, UTC

Economic Moat ◊	Uncertainty ◊	Price/Fair Value ◊	ESG Risk Rating Assessment †	Trailing Dividend Yield %	Market Cap	Investment Style	Sector	Industry
Narrow	Very High	0.74	🌐🌐🌐🌐	0.00	—	Small Growth	Real Estate	REIT - Diversified



As of 30 Nov 2024 | Index: Morningstar Spain GR EUR. Fair Value data as of 30 Nov 2024 00:18, UTC.

†The ESG Risk Rating Assessment is a representation of Sustainalytics' ESG Risk Rating. Jeffrey Ptak, Chief Ratings Officer for Morningstar Research Services LLC oversees the methodology that supports Quantitative Fair Value Estimates and Quantitative Star Ratings. Mr Ptak is guided by the Morningstar Research Services' Code of Ethics and 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 as of 28 Nov 2024

Metrics	Value	Percentile in Sector
Earnings Yield (%)	3.1	56.0
Sales Yield (%)	6.3	9.0
Book Value Yield (%)	89.2	35.0
Return on Assets (%)*	-3.9	16.0
Revenue(Mil)*	34.6	29.0
Market Value (Mil)	55.5	26.0
Enterprise Value (Mil)	79.3	23.0
EVMV Ratio	1.4	38.0
Volatility TTM (%)	0.0	4.0
Drawdown TTM (%)	0.0	5.0
Volume	0.0	4.0

*30 Jun 2024

Business Description

Silicius Real Estate Socimi SA specializes in the purchase and active management of real estate assets that generate stable income for its shareholders and provide them with an annual coupon. The company's portfolio of assets include retail, office, hotels, shopping centres, residential and others.

Valuation ◊ as of 30 Nov 2024

Silicius Real Estate 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 14.65, above the previous closing price of 10.90. The stock has been trading between a 35.94% discount and 7.89% premium to its quantitative fair value over the past year. The stock's current valuation rating sits at the 45th percentile in the coverage universe and 37th percentile in the real estate sector.

The quantitative uncertainty rating for Silicius Real Estate is Very High.

Our quantitative star rating remains unchanged over the past year; the uncertainty rating last differed on 11/28/2024, when it was Extreme.

The main drivers of the company's valuation and uncertainty are its EV-MV ratio and drawdown. The enterprise value-to-market value ratio of 1.61 falls at the 80th percentile in the equity universe and the 48th percentile in its sector. The trailing 12-month maximum drawdown of 23.24% corresponds to the 36th percentile overall and the 58th percentile in the industry.

verse. The company has maintained its Narrow quantitative moat rating for the last year.

We also assign a Moderate quantitative financial health rating to Silicius Real Estate. The company's raw score on this metric, termed Distance to Default, ranks at the 49th percentile overall and 53rd in the real estate sector. Furthermore, this financial health rating most recently changed from Strong after 11/28/2024.

Supporting these ratings are the company's sales yield and enterprise value-to-market value ratio. The sales yield of 9.58%, ranks at the 16th percentile in the covered equity universe and at the 17th percentile among its peers. Meanwhile, its enterprise value-to-market value ratio of 1.61, falls at the 80th percentile in the universe and the 48th percentile in the real estate sector.

Fundamentals as of 30 Nov 2024

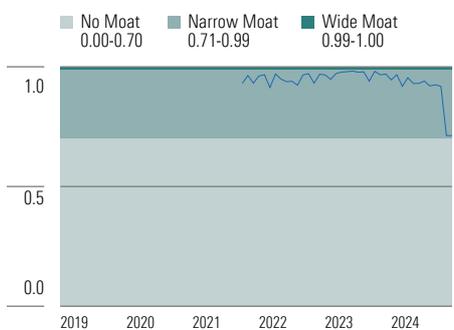
The earnings per share for Silicius Real Estate is -0.82. The company earns a return on invested capital of -1.44%, falling at the 24th percentile in the real estate sector. The company did not report a dividend. We calculate the above figures over a trailing 12-month period.

Examining valuation further, the company's price-to-free cash flow ratio is 43.8, greater than 87% of its sector peers. These values are calculated using the stock's price at last market close.

Contact

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Economic Moat ◊ History as of 29 Nov 2024



Economic Moat ◊ as of 29 Nov 2024

With a Narrow Morningstar quantitative moat rating, the quantitative moat score for Silicius Real Estate falls at the 84th percentile in the real estate sector and at the 70th in the equity coverage uni-

Silicius Real Estate Socimi SA YSIL ★★★ Q 30 Nov 2024 00:18, 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	Very High	0.74		0.00	—	Small Growth	Real Estate	REIT - Diversified

Earnings as of 28 Nov 2024

Earnings	%	■ Percentile in Sector
Dividend Yield*	—	—
Payout Ratio*	—	—
Price to Earnings	—	—
Price to Cash Flow	—	—
ROIC**	-1.4	24.0

*—
**30 Jun 2024

Dividends as of 29 Nov 2024



Valuation ^Q as of 30 Nov 2024



Financials (Fiscal Year End —)

2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	06/2024	Fiscal
—	—	—	—	4.25	11.65	21.94	28.75	39.97	34.55	32.79	Revenue (Mil)
—	—	—	—	2.54	4.03	11.29	14.84	26.00	18.05	16.04	Operating Income (Mil)
—	—	—	—	59.86	34.63	51.44	51.60	65.06	52.24	52.24	Operating Margin (%)
—	—	—	—	9.64	5.04	-12.34	52.05	10.83	-27.56	-25.79	Net Income (Mil)
—	—	—	—	0.27	0.14	-0.34	1.44	0.37	-0.88	-0.82	Diluted Earnings/Share
—	—	—	—	-0.44	7.07	2.80	17.98	13.51	3.59	7.81	Operating Cash Flow (Mil)
—	—	—	—	—	—	—	0.02	0.01	0.00	—	Capital Spending (Mil)
—	—	—	—	1.93	2.21	8.11	10.81	16.33	-2.69	-0.71	Free Cash Flow (Mil)
—	—	—	—	—	—	36.08	36.10	30.94	31.37	31.37	Avg Shares Outstand(Mil)

Valuation as of 29 Nov 2024

2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Current	Calendar
—	—	—	—	—	—	—	1.08	0.87	0.98	0.74	Price/Fair Value ^Q
—	—	—	—	—	—	—	26.15	13.54	—	10.44	Price/Sales
—	—	—	—	—	—	—	14.78	51.02	—	—	Price/Earnings
—	—	—	—	—	—	—	75.71	30.08	—	—	Price/Cash Flow
—	—	—	—	—	—	—	1.84	1.31	—	1.08	Price/Book

Operating Performance (Fiscal Year End —)

2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	06/2024	Fiscal (%)
—	—	—	—	8.45	1.72	-2.09	6.97	1.43	-4.00	-3.89	Return on Assets
—	—	—	—	13.02	3.27	-4.38	14.51	2.89	-7.95	-7.83	Return on Equity
—	—	—	—	8.47	2.53	-1.97	8.05	2.70	-1.76	-1.44	Rtn on Invested Capital

Dividends as of 29 Nov 2024

2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Current	Calendar (%)
—	—	—	—	—	—	—	—	0.03	0.28	—	Dividend Per Share
—	—	—	—	—	—	—	0.00	0.20	—	0.00	Trailing Dividend Yield
—	—	—	—	—	—	—	0.65	0.03	—	0.02	Buyback Yield

Appendix

Economic Moat [®]History as of 29 Nov 2024 (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
2024	0.95	0.97	0.92	0.95	0.93	0.93	0.94	0.92	0.93	0.92	0.71	—
2023	0.97	0.95	0.97	0.98	0.98	0.98	0.98	0.98	0.94	0.98	0.97	0.97
2022	0.96	0.97	0.91	0.97	0.95	0.94	0.94	0.92	0.97	0.97	0.93	0.97
2021	—	—	—	—	—	—	—	—	—	0.93	0.96	0.93
2020	—	—	—	—	—	—	—	—	—	—	—	—
2019	—	—	—	—	—	—	—	—	—	—	—	—

Quantitative Equity Report 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.

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.

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Sustainalytics analyzes over 1,300 data points to assess a company's exposure to and management of ESG risks. In other words, ESG Risk Ratings measures a company's unmanaged ESG Risks represented as a quantitative score.

Unmanaged Risk is measured on an open-ended scale starting at zero (no risk) with lower scores representing less unmanaged risk and, for 95% of cases, the unmanaged ESG Risk score is below 50.

Based on their quantitative scores, companies are grouped into one of five Risk Categories (negligible, low, medium, high, severe). These risk categories are absolute, meaning that a 'high risk' assessment reflects a comparable degree

of unmanaged ESG risk across all subindustries covered.

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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