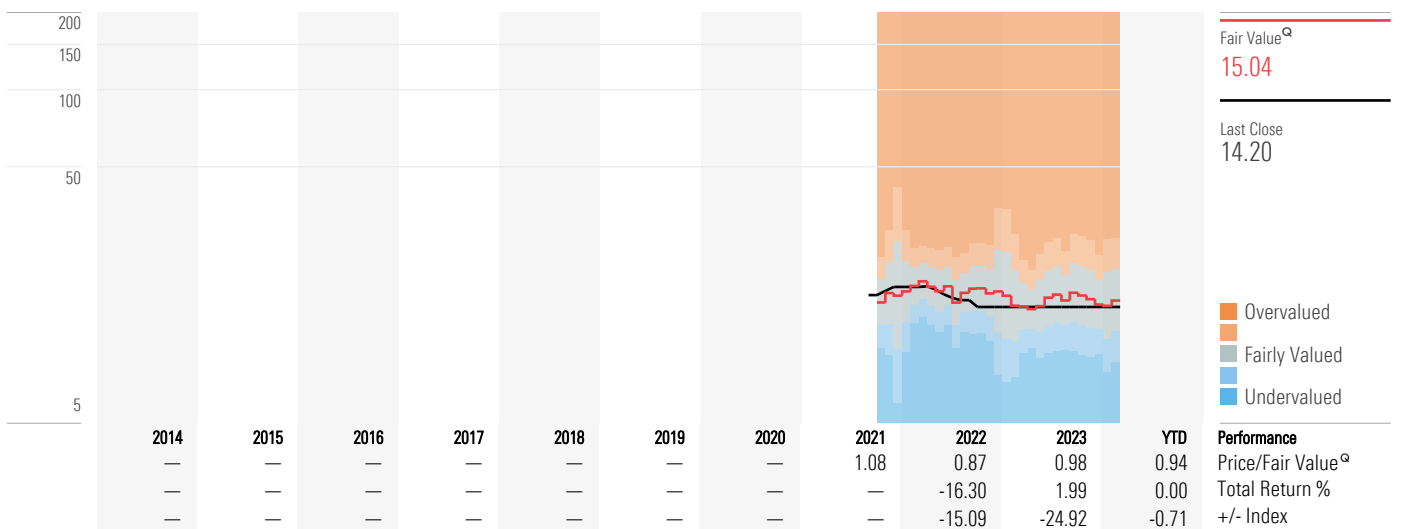


Silicius Real Estate Socimi SA YSIL ★★★ Q 22 Feb 2024, 23:40 UTC

| | | | | | | | | |
|-----------------------------------|---------------------------------|--------------------------------------|--|----------------------------------|-------------------|-------------------------|---------------|--------------------|
| 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 | 0.9 | — | 0.20 | 512.6551 Mil | — | Real Estate | REIT - Diversified |



As of 22 Feb 2024 | Index: Morningstar Spain GR EUR. Fair Value data as of 22 Feb 2024, 23:40 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 as of 16 Feb 2024

| Metrics | | Percentile in Sector |
|------------------------|-------|----------------------|
| Earnings Yield (%) | 3.1 | 56.0 |
| Sales Yield (%) | 6.3 | 10.0 |
| Book Value Yield (%) | 89.2 | 33.0 |
| Return on Assets (%)* | -2.3 | 23.0 |
| Revenue(Mil)* | 43.8 | 33.0 |
| Market Value (Mil) | 169.0 | 41.0 |
| Enterprise Value (Mil) | 267.4 | 36.0 |
| EVMV Ratio | 1.6 | 46.0 |
| Volatility TTM (%) | 1.8 | 4.0 |
| Drawdown TTM (%) | 0.0 | 5.0 |
| Volume | 0.0 | 5.0 |

*30 Jun 2023

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 ^Q as of 22 Feb 2024

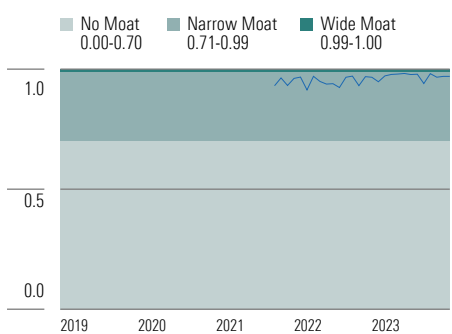
Morningstar maintains a 3-star quantitative star rating for Silicius Real Estate, derived from the firm's valuation and uncertainty scores. The company's shares last closed at 14.20, in-line with our quantitative fair value estimate of 14.66. These shares have traded between a 20.88% discount and 15.27% premium to their fair value estimate over the past year. In Morningstar's equity coverage universe for this methodology, the company's valuation rating lands at the 87th percentile; in the real estate sector, the firm's score lies at the 94th percentile (meaning the shares are more undervalued than 94% of stocks in the sector). Furthermore, Silicius Real Estate maintains a quantitative valuation uncertainty rating of Very High. The company has held this star rating over the past year. The uncertainty rating for Silicius Real Estate has remained Very High since the previous rating of High, which was last assigned on 05/25/2023. The key factor behind these ratings is the company's earnings yield of 3.10% which falls above the 56th percentile in the real estate sector. Over the past year, the company's earnings yield has been between 3.10% and 8.10%.

but is not high enough to earn a Wide moat rating. Furthermore, this rating last differed from its previous rating of Wide on 11/27/2023, although the company's moat score is in-line with its maximum of 0.99 (score of 1 indicates greatest economic moat).

The company also maintains a quantitative financial health rating of Moderate. Its score sits at the 73rd percentile overall and the 85th percentile in the sector.

Examining the company's financials and market statistics, we find these ratings are principally driven by its sales yield and enterprise value-to-market value ratio. The sales yield is 6.29%, sitting at the 9th percentile in the real estate sector. The company's enterprise value-to-market value ratio is 1.56, corresponding to the 79th percentile in the equity coverage universe and the 44th percentile in the sector.

Economic Moat ^Q History as of 22 Feb 2024



Fundamentals as of 22 Feb 2024

The earnings per share for Silicius Real Estate is -0.44. The company earns a return on invested capital of -0.66%, falling at the 29th percentile in the real estate sector. The company did not report a dividend. We calculate the above figures over a trailing 12-month period.

Contact

Calle Velazquez, 123 - 6, Madrid, — 28006
 +34 902222000
 —
<https://www.socimisilicius.com>

Economic Moat ^Q as of 22 Feb 2024

Quantitatively, we believe Silicius Real Estate has a Narrow economic moat. Its moat score of 0.95 sits above the 95th percentile in the real estate sector,

Silicius Real Estate Socimi SA YSIL ★★★

Q 22 Feb 2024, 23:40 UTC

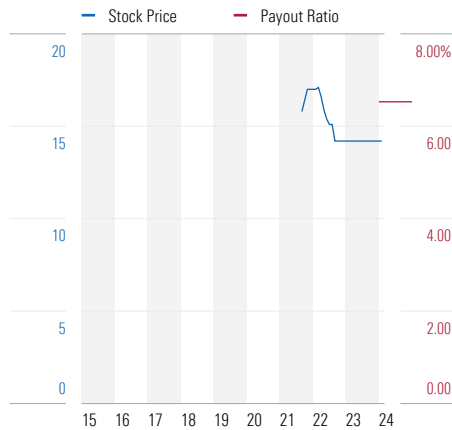
| | | | | | | | | |
|-----------------------------------|---------------------------------|--------------------------------------|--|----------------------------------|-------------------|-------------------------|---------------|--------------------|
| Economic Moat ^Q | Uncertainty ^Q | Price/Fair Value ^Q | ESG Risk Rating Assessment ¹ | Trailing Dividend Yield % | Market Cap | Investment Style | Sector | Industry |
| Narrow | Very High | 0.9 | — | 0.20 | 512.6551 Mil | — | Real Estate | REIT - Diversified |

Earnings as of 16 Feb 2024

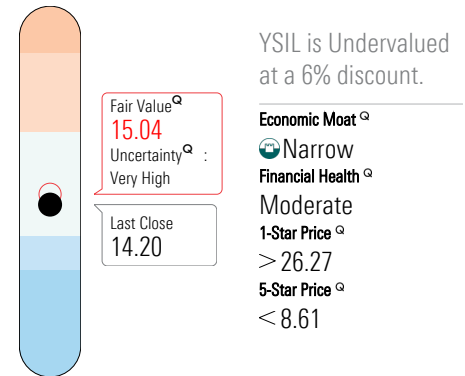
| Earnings | % | ■ Percentile in Sector |
|--------------------|------|------------------------|
| Dividend Yield* | — | — |
| Payout Ratio* | — | — |
| Price to Earnings | — | — |
| Price to Cash Flow | — | — |
| ROIC** | -0.7 | 29.0 |

*—
**30 Jun 2023

Dividends as of 22 Feb 2024



Valuation ^Q as of 22 Feb 2024



Economic Moat ^Q
Narrow
Financial Health ^Q
Moderate
1-Star Price ^Q
> 26.27
5-Star Price ^Q
< 8.61

Financials as of 22 Feb 2024 (Fiscal Year End —)

| | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | YTD | Fiscal |
|---------------------------|------|------|------|------|-------|-------|--------|-------|-------|------|--------|---------------------------|
| Revenue (Mil) | — | — | — | — | 4.25 | 11.65 | 21.94 | 28.75 | 39.97 | — | 16.93 | Revenue (Mil) |
| Operating Income (Mil) | — | — | — | — | 2.54 | 4.03 | 11.29 | 14.84 | 26.00 | — | 9.56 | Operating Income (Mil) |
| Operating Margin (%) | — | — | — | — | 59.86 | 34.63 | 51.44 | 51.6 | 65.06 | — | 56.46 | Operating Margin (%) |
| Net Income (Mil) | — | — | — | — | 9.64 | 5.04 | -12.34 | 52.05 | 10.83 | — | -10.52 | Net Income (Mil) |
| Diluted Earnings/Share | — | — | — | — | 0.27 | 0.14 | -0.34 | 1.68 | 0.37 | — | -0.34 | Diluted Earnings/Share |
| Operating Cash Flow (Mil) | — | — | — | — | -0.44 | 7.07 | 2.80 | 17.98 | 13.51 | — | -1.37 | Operating Cash Flow (Mil) |
| Capital Spending (K) | — | — | — | — | — | — | — | -23 | -12 | — | -12 | Capital Spending (K) |
| Free Cash Flow (Mil) | — | — | — | — | -0.44 | 7.07 | 2.80 | 17.96 | 13.50 | — | -1.37 | Free Cash Flow (Mil) |
| Avg Shares Outstand(Mil) | — | — | — | — | 36 | 36 | 36 | 31 | 29 | — | 31 | Avg Shares Outstand(Mil) |

Valuation as of 22 Feb 2024

| | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | Current | Calendar |
|-------------------------------|------|------|------|------|------|------|------|--------|------|------|---------|-------------------------------|
| Price/Fair Value ^Q | — | — | — | — | — | — | — | 1.08 | 0.87 | 0.98 | 0.94 | Price/Fair Value ^Q |
| Price/Sales | — | — | — | — | — | — | — | 26.15 | — | — | 15.91 | Price/Sales |
| Price/Earnings | — | — | — | — | — | — | — | 14.78 | — | — | 32.29 | Price/Earnings |
| Price/Cash Flow | — | — | — | — | — | — | — | 219.59 | — | — | 34.34 | Price/Cash Flow |
| Price/Book | — | — | — | — | — | — | — | 1.84 | — | — | 1.12 | Price/Book |

Operating Performance as of 22 Feb 2024 (Fiscal Year End —)

| | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | Q3 | Fiscal (%) |
|-------------------------|------|------|------|------|-------|------|-------|-------|------|------|----|-------------------------|
| Return on Assets | — | — | — | — | 8.45 | 1.72 | -2.09 | 6.97 | 1.43 | — | — | Return on Assets |
| Return on Equity | — | — | — | — | 13.02 | 3.27 | -4.38 | 14.51 | 2.89 | — | — | Return on Equity |
| Rtn on Invested Capital | — | — | — | — | 8.47 | 2.53 | -1.97 | 8.05 | 2.7 | — | — | Rtn on Invested Capital |

Dividends as of 22 Feb 2024

| | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | Current | Calendar (%) |
|-------------------------|------|------|------|------|------|------|------|------|------|------|---------|-------------------------|
| Dividend Per Share | — | — | — | — | — | — | — | — | — | 0.28 | 0.28 | Dividend Per Share |
| Trailing Dividend Yield | — | — | — | — | — | — | — | — | — | — | 0.2 | Trailing Dividend Yield |
| Buyback Yield | — | — | — | — | — | — | — | — | — | — | 0.03 | Buyback Yield |

Appendix

Economic Moat [®]History as of 22 Feb 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 | 0.96 | — | — | — | — | — | — | — | — | — | — |
| 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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