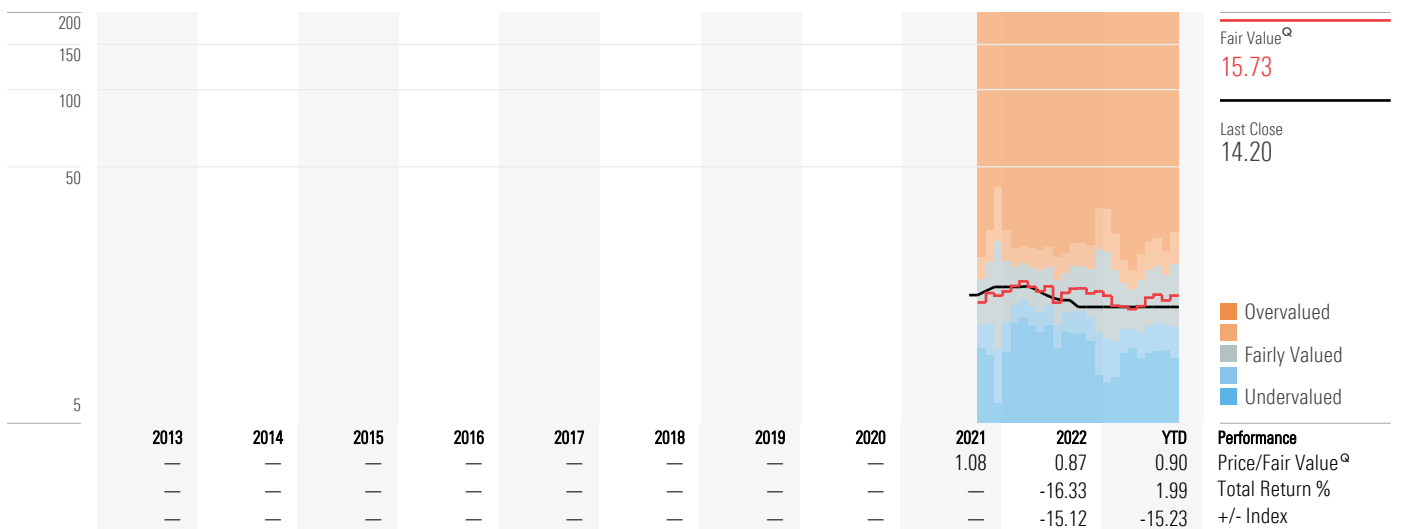


# Silicius Real Estate Socimi SA YSIL ★★★ Q 25 Sep 2023, 22:39 UTC

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



As of 25 Sep 2023 | Index: Morningstar Spain GR EUR. Fair Value data as of 25 Sep 2023, 22:39 UTC.

<sup>1</sup>The 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 22 Sep 2023

Metrics		Percentile in Sector
Earnings Yield (%)	3.1	50.0
Sales Yield (%)	6.3	8.0
Book Value Yield (%)	89.2	31.0
Return on Assets (%)*	-2.3	21.0
Revenue(Mil)*	43.3	31.0
Market Value (Mil)	546.4	57.0
Enterprise Value (Mil)	904.8	51.0
EVMV Ratio	1.7	46.0
Volatility TTM (%)	1.8	5.0
Drawdown TTM (%)	0.0	6.0
Volume	7.0	6.0

\*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 <sup>Q</sup> as of 23 Sep 2023

Morningstar affirms a 3-star quantitative rating for Silicius Real Estate. We calculate this outcome using the company's underlying model-driven valuation and uncertainty scores.

The stock's last closing price was 14.20, a discount of 8.25% to its Quantitative Fair Value estimate of 15.48. The stock has been trading between a 20.88% discount and 15.27% premium to its quantitative fair value over the past year. The stock's price to fair value ratio is at the 89th percentile in our global equity coverage universe for this methodology and at the 95th percentile relative to its peers in the real estate sector.

Silicius Real Estate furthermore holds a Very High quantitative uncertainty rating.

The company's quantitative star rating remains unchanged over the past year. The firm's uncertainty rating changed from High to Very High after 05/25/2023.

We examine the financials and market statistics for Silicius Real Estate to determine these ratings. Its enterprise value-to-market value ratio is 1.66 and its earnings yield is 3.10%. These fall at the 80th and 53rd percentiles in the equity universe and at the 46th and 50th in the real estate sector, respectively.

## Economic Moat <sup>Q</sup> as of 25 Sep 2023

With a Narrow Morningstar quantitative moat rating, the quantitative moat score for Silicius Real Es-

tate falls above the 95th percentile in the real estate sector and at the 93rd in the equity coverage universe. 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 72nd percentile overall and 84th in the real estate sector. Furthermore, this financial health rating has stayed Moderate over the last year.

Supporting these ratings are the company's sales yield and enterprise value-to-market value ratio. The sales yield of 6.29%, ranks at the 14th percentile in the covered equity universe and at the 8th percentile among its peers. Meanwhile, its enterprise value-to-market value ratio of 1.66, falls at the 80th percentile in the universe and the 46th percentile in the real estate sector.

## Fundamentals as of 23 Sep 2023

Silicius Real Estate reports losses per share of -0.44. Its return on invested capital is -0.66%. The company maintains a dividend yield of 0.2%, paying out 6.53% of earnings. These values are calculated over a trailing 12-month period.

## Contact

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 —  
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# Silicius Real Estate Socimi SA YSIL ★★★ Q 25 Sep 2023, 22:39 UTC

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

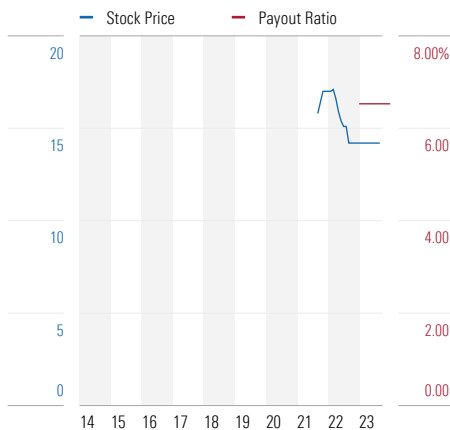
## Earnings as of 22 Sep 2023

Earnings	%	■ Percentile in Sector
Dividend Yield*	0.2	2.0
Payout Ratio*	6.5	7.0
Price to Earnings	—	—
Price to Cash Flow	—	—
ROIC**	-0.7	28.0

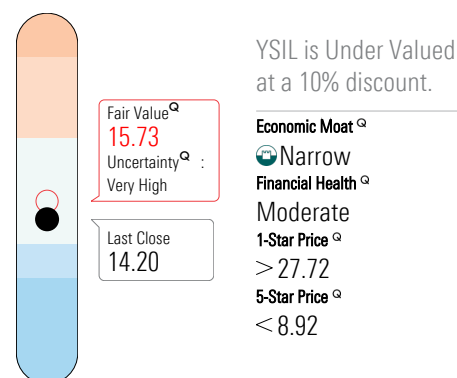
\*30 Nov 2022

\*\*30 Jun 2023

## Dividends as of 25 Sep 2023



## Valuation <sup>Q</sup> as of 25 Sep 2023



### Economic Moat <sup>Q</sup>

Narrow

### Financial Health <sup>Q</sup>

Moderate

### 1-Star Price <sup>Q</sup>

&gt; 27.72

### 5-Star Price <sup>Q</sup>

&lt; 8.92

## Financials as of 25 Sep 2023 (Fiscal Year End —)

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	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 25 Sep 2023

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Current	Calendar
Price/Fair Value <sup>Q</sup>	—	—	—	—	—	—	—	—	1.08	0.87	0.90	Price/Fair Value <sup>Q</sup>
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 25 Sep 2023 (Fiscal Year End —)

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	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 25 Sep 2023

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Current	Calendar (%)
Dividend Per Share	—	—	—	—	—	—	—	—	—	—	0.28	Dividend Per Share
Trailing Dividend Yield	—	—	—	—	—	—	—	—	—	—	0.2	Trailing Dividend Yield
Buyback Yield	—	—	—	—	—	—	—	—	—	—	0.03	Buyback Yield

# Appendix

**Economic Moat** <sup>®</sup>History as of 25 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	0.97	0.95	0.97	0.98	0.98	0.98	0.98	0.98	0.98	—	—	—
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	—	—	—	—	—	—	—	—	—	—	—	—
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.

**Sustainalytics ESG Risk Rating Assessment:** The ESG Risk Rating Assessment is provided by Sustainalytics; a Morningstar company. Sustainalytics' ESG Risk Ratings measure the degree to which company's economic value at risk is driven by environment, social and governance (ESG) factors.

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/](https://sustainalytics.com/esg-ratings/)

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