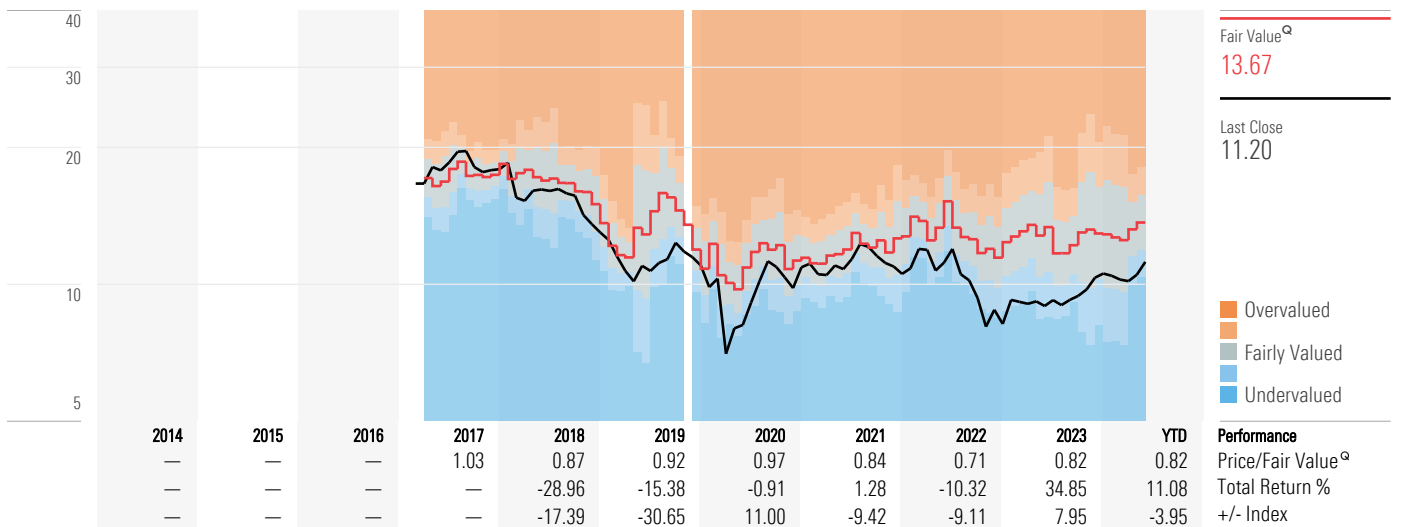


Neinor Homes SA HOME ★★★★★ Q 20 May 2024, 22:38 UTC

Economic Moat ^Q	Uncertainty ^Q	Price/Fair Value ^Q	ESG Risk Rating Assessment ¹	Trailing Dividend Yield %	Market Cap	Investment Style	Sector	Industry
None	High	0.8	1 May 2024 05:00, UTC	8.94	820.9333 Mil	Small Value	Real Estate	Real Estate - Development



As of 20 May 2024 | Index: Morningstar Spain GR EUR. Fair Value data as of 20 May 2024, 22:38 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 17 May 2024

Metrics		Percentile in Sector
Earnings Yield (%)	11.0	84.0
Sales Yield (%)	71.9	76.0
Book Value Yield (%)	118.8	55.0
Return on Assets (%)*	5.3	84.0
Revenue(Mil)*	642.4	75.0
Market Value (Mil)	892.8	64.0
Enterprise Value (Bil)	1.1	54.0
EVMV Ratio	1.3	28.0
Volatility TTM (%)	22.9	42.0
Drawdown TTM (%)	13.7	23.0
Volume (K)	58.0	39.0

*31 Dec 2023

Business Description

Neinor Homes SA is a residential property development company in Spain. The company is engaged in developing and selling property developments. Its operating segment includes Rentals, Development, Asset Management and others. The company generates maximum revenue from the Development segment.

Valuation ^Q as of 18 May 2024

Morningstar maintains a 4-star quantitative star rating for Neinor Homes, derived from the firm's valuation and uncertainty scores. The company's shares last closed at 11.02, below our quantitative fair value estimate of 13.76. These shares have traded between a 33.48% and 8.25% discount 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 53rd percentile; in the real estate sector, the firm's score lies at the 62nd percentile (meaning the shares are more undervalued than 62% of stocks in the sector).

Furthermore, Neinor Homes maintains a quantitative valuation uncertainty rating of High.

The company has held this star rating since the previous rating of 3, which was last assigned on 04/04/2024. The uncertainty rating for Neinor Homes has remained High since the previous rating of Very High, which was last assigned on 04/04/2024.

The key factors behind these ratings are the company's earnings yield and volatility. The earnings yield is 11.03%, and its maximum annualized trailing 12-month volatility is 23.47%. The earnings yield falls at the 84th percentile in the real estate sector while the volatility is at the 42nd percentile. Over the past year, the company's earnings yield has been between 10.94% and 15.31%; its volatility

has ranged between 19.02% and 23.47%.

Economic Moat ^Q as of 20 May 2024

With a Morningstar quantitative moat rating of None, the quantitative moat score for Neinor Homes falls at the 25th percentile in the real estate sector and at the 14th in the equity coverage universe. The company has maintained its None quantitative moat rating for the last year.

We also assign a Moderate quantitative financial health rating to Neinor Homes. The company's raw score on this metric, termed Distance to Default, ranks at the 52nd percentile overall and 64th in the real estate sector. Furthermore, this financial health rating has stayed Moderate over the last year.

Supporting these ratings are the company's book value yield and enterprise value-to-market value ratio. The book value yield of 118.81%, ranks at the 78th percentile in the covered equity universe and at the 55th percentile among its peers. Meanwhile, its enterprise value-to-market value ratio of 1.26, falls at the 68th percentile in the universe and the 28th percentile in the real estate sector.

Fundamentals as of 18 May 2024

Neinor Homes reports earnings per share of 1.22. Its return on invested capital is 7.61%. The company maintains a dividend yield of 9.53%, paying out 38.73% of earnings. These values are calculated over a trailing 12-month period.

As of last market close, Neinor Homes has a price-to-earnings ratio of 9.06, falling at the 27th percentile in its sector (where a lower percentile means a lower ratio) and ranging between 6.75 and 13.53 over the past year. The company's price-to-free cash flow ratio is 83.11, falling at the 94th percentile in its sector and ranging between 2.25

Neinor Homes SA HOME ★★★★★ Q 20 May 2024, 22:38 UTC

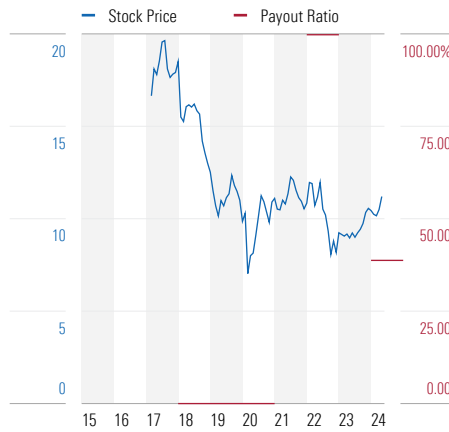
Economic Moat ^Q	Uncertainty ^Q	Price/Fair Value ^Q	ESG Risk Rating Assessment ¹	Trailing Dividend Yield %	Market Cap	Investment Style	Sector	Industry
None	High	0.8	1 May 2024 05:00, UTC	8.94	820.9333 Mil	Small Value	Real Estate	Real Estate - Development

Earnings as of 17 May 2024

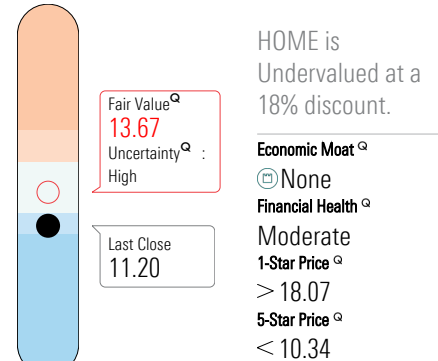
Earnings	%	Percentile in Sector
Dividend Yield*	9.5	82.0
Payout Ratio*	38.7	28.0
Price to Earnings	9.1	27.0
Price to Cash Flow	83.1	94.0
ROIC**	7.6	86.0

*30 Apr 2024
**31 Dec 2023

Dividends as of 20 May 2024



Valuation ^Q as of 20 May 2024



and 83.86 over the past year.

Contact

Calle Henao 20, Bilbao, — 48009
+34 900110022

<https://www.neinorhomes.com>

Financials as of 20 May 2024 (Fiscal Year End 31 Dec 2024)

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	YTD	Fiscal
—	257	229	220	380	489	573	914	763	591	591	591	Revenue (Mil)
—	-81	-26	-80	54	101	100	127	118	102	102	102	Operating Income (Mil)
—	-31.48	-11.18	-36.33	14.21	20.72	17.42	13.86	15.47	17.3	17.3	17.3	Operating Margin (%)
—	-82.11	1.06	-25.93	45.99	63.75	70.12	103.03	96.27	90.63	90.63	90.63	Net Income (Mil)
—	-1.04	0.01	-0.14	0.59	0.84	0.95	1.35	1.29	1.22	1.22	1.22	Diluted Earnings/Share
—	-50	31	-186	91	146	135	225	53	11	11	11	Operating Cash Flow (Mil)
—	-1,438	-1,085	-1,228	-6,731	-1,831	-812	-738	-2,978	-630	-630	-630	Capital Spending (K)
—	-50.99	29.64	-187.65	83.82	143.98	133.86	224.46	50.04	9.88	9.88	9.88	Free Cash Flow (Mil)
—	79	79	183	78	76	76	74	74	75	75	75	Avg Shares Outstand(Mil)

Valuation as of 20 May 2024

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Current	Calendar
—	—	—	1.03	0.87	0.92	0.97	0.84	0.71	0.82	0.82	0.82	Price/Fair Value ^Q
—	—	—	6.04	4.95	1.81	1.61	0.95	0.66	1.42	1.41	1.41	Price/Sales
—	—	—	—	—	11.11	12.51	7.59	6.42	12.38	9.21	9.21	Price/Earnings
—	—	—	—	—	4.76	15.77	3.56	2.14	—	79.40	79.40	Price/Cash Flow
—	—	—	1.96	1.43	1.08	1.00	0.87	0.69	0.84	0.86	0.86	Price/Book

Operating Performance as of 20 May 2024 (Fiscal Year End 31 Dec 2024)

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Q3	Fiscal (%)
—	-7.43	0.1	-2.26	3.41	4.42	4.63	5.84	5.14	5.29	2.54	2.54	Return on Assets
—	-9.77	0.14	-3.83	6.15	8.16	8.5	11.42	10.29	9.53	5.03	5.03	Return on Equity
—	-9.02	0.51	-1.76	4.69	6.13	6.34	8.79	7.67	7.61	4.03	4.03	Rtn on Invested Capital

Dividends as of 20 May 2024

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Current	Calendar (%)
—	—	—	—	—	—	—	—	0.50	1.27	0.47	1.00	Dividend Per Share
—	—	—	—	—	—	—	—	—	15.55	—	8.94	Trailing Dividend Yield
—	—	—	—	0.25	—	6.13	—	17.58	—	14.65	14.65	Buyback Yield

Appendix

Economic Moat [®]History as of 20 May 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	0.16	0.25	0.19	0.10	0.09	—	—	—	—	—	—	—
2023	0.03	0.05	0.06	0.11	0.12	0.19	0.13	0.18	0.20	0.13	0.04	0.08
2022	0.06	0.08	0.08	0.12	0.20	0.22	0.13	0.27	0.11	0.08	0.05	0.04
2021	0.18	0.29	0.21	0.16	0.09	0.13	0.16	0.19	0.11	0.14	0.13	0.07
2020	0.16	0.15	0.22	0.11	0.13	0.31	0.38	0.28	0.39	0.30	0.28	0.23
2019	0.34	0.39	0.10	0.32	0.46	0.42	0.41	0.39	0.46	0.40	0.38	0.18

Quantitative Equity Report Overview

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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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