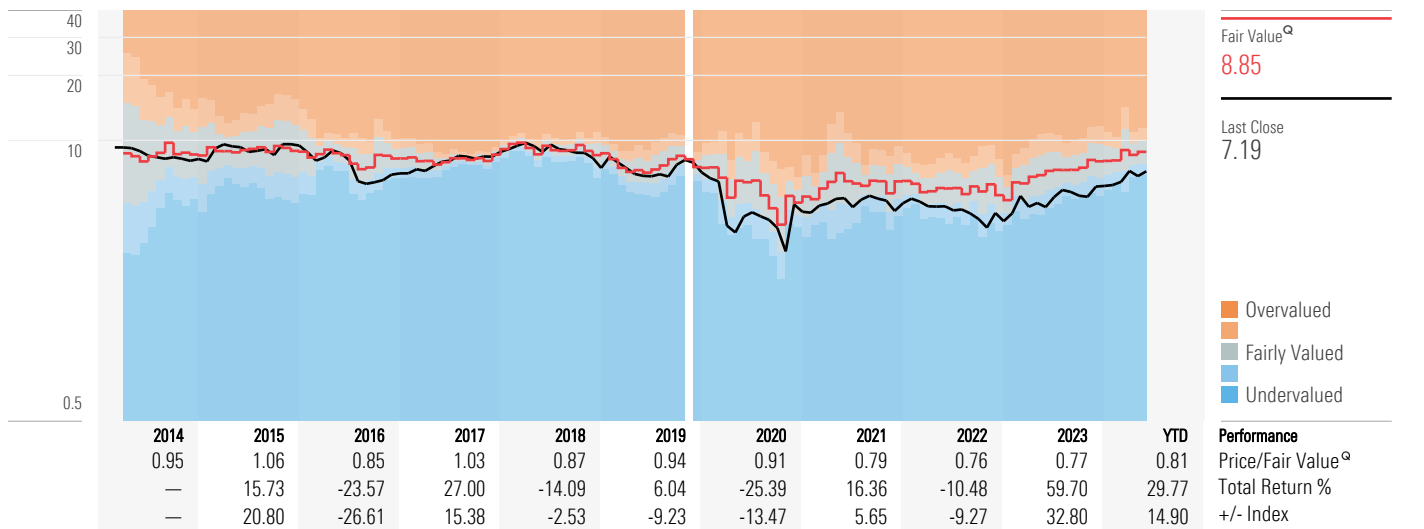


Lar Espana Real Estate Socimi SA LRE ★★★★★ Q 17 May 2024, 22:46 UTC

| 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 | — | 11.00 | 593.9864 Mil | Small Value | Real Estate | REIT - Diversified |



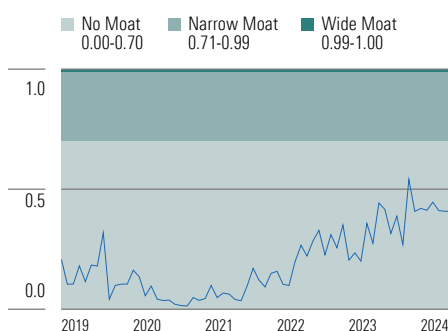
¹The ESG Risk Rating Assessment is a representation of Sustainalytics' ESG Risk Rating. Lee Davidson, Chief Analytics Officer for Morningstar, Inc, oversees the methodology that supports Quantitative Fair Value Estimates and Quantitative Star Ratings. Mr. Davidson is guided by the Morningstar, Inc. Code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

Key Metrics as of 10 May 2024

| Metrics | | Percentile in Sector |
|------------------------|-------|----------------------|
| Earnings Yield (%) | 8.8 | 79.0 |
| Sales Yield (%) | 14.6 | 33.0 |
| Book Value Yield (%) | 148.0 | 66.0 |
| Return on Assets (%)* | 3.2 | 72.0 |
| Revenue(Mil)* | 93.6 | 44.0 |
| Market Value (Mil) | 643.0 | 59.0 |
| Enterprise Value (Bil) | 1.3 | 56.0 |
| EV/MV Ratio | 2.0 | 59.0 |
| Volatility TTM (%) | 17.9 | 25.0 |
| Drawdown TTM (%) | 13.7 | 23.0 |
| Volume (K) | 77.6 | 42.0 |

*30 Jun 2023

Economic Moat^Q History as of 17 May 2024



Business Description

Lar Espana Real Estate Socimi SA invests in and manages real estate assets, focusing on retail properties throughout Spain, office properties in Madrid & Barcelona, and the possibility of investing opportunistically on residential assets. Its main activity is the acquisition and management of shopping centres, may invest to a lesser extent in other assets for rent or for direct sale (commercial premises, industrial premises, logistics centres, offices and residential products).

Valuation^Q as of 17 May 2024

Morningstar maintains a 4-star quantitative star rating for Lar Espana Real Estate, derived from the firm's valuation and uncertainty scores.

The company's shares last closed at 7.10, below our quantitative fair value estimate of 8.79. These shares have traded between a 28.86% and 13.43% 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 56th percentile; in the real estate sector, the firm's score lies at the 65th percentile (meaning the shares are more undervalued than 65% of stocks in the sector).

Furthermore, Lar Espana Real Estate 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 04/01/2024. The uncertainty rating for Lar Espana Real Estate has remained High since the previous rating of Very High, which was last assigned on 05/01/2024.

The key factors behind these ratings are the company's earnings yield and volatility. The earnings yield is 8.87%, and its maximum annualized trailing 12-month volatility is 25.75%. The earnings yield falls at the 79th percentile in the real estate sector

while the volatility is at the 25th percentile. Over the past year, the company's earnings yield has been between 8.19% and 18.72%; its volatility has ranged between 17.79% and 25.75%.

Economic Moat^Q as of 17 May 2024

Morningstar maintains a quantitative moat rating of None on the company. The firm's quantitative moat score of 0.37 sits at the 47th percentile in the real estate sector. This is a decrease from 0.61, the maximum of its moat scores over the past year.

The quantitative financial health rating for Lar Espana Real Estate is Moderate. Its financial health score, termed Distance to Default, sits at the 50th percentile in the universe and 62nd percentile in the sector.

The significant drivers of these ratings are the company's book value yield and enterprise value-to-market value ratio. The book value yield for Lar Espana Real Estate is 148.80%, and its enterprise value-to-market value ratio is 1.95. They sit at the 85th and 86th percentile in the global equity universe, respectively.

Fundamentals as of 17 May 2024

Lar Espana Real Estate reports earnings per share of 0.63. Its return on invested capital is 4.18%. The company maintains a dividend yield of 11.58%, paying out 94.83% of earnings. These values are calculated over a trailing 12-month period.

As of last market close, Lar Espana Real Estate has a price-to-earnings ratio of 11.27, falling at the 35th percentile in its sector (where a lower percentile means a lower ratio) and ranging between 5.47 and 12.21 over the past year. The company's price-to-free cash flow ratio is 8.16, falling at the 33rd percentile in its sector and ranging between 6.03 and 8.84 over the past year.

Lar Espana Real Estate Socimi SA LRE ★★★★★ Q 17 May 2024, 22:46 UTC

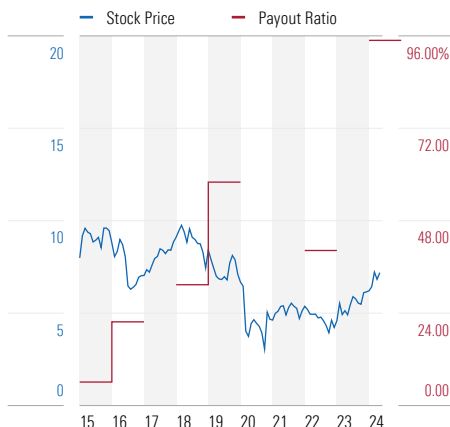
| Economic Moat ^Q | Uncertainty ^Q | Price/Fair Value ^Q | ESG Risk Rating Assessment ¹ | Trailing Dividend Yield % | Market Cap | Investment Style | Sector | Industry |
|----------------------------|--------------------------|-------------------------------|---|---------------------------|--------------|------------------|-------------|--------------------|
| None | High | 0.8 | — | 11.00 | 593.9864 Mil | Small Value | Real Estate | REIT - Diversified |

Earnings as of 10 May 2024

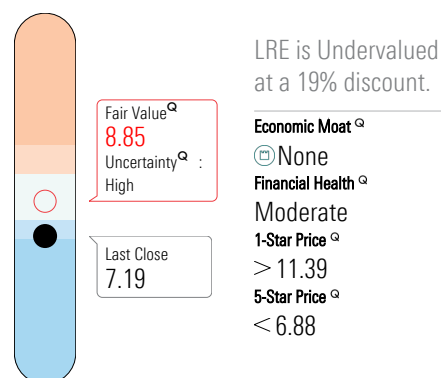
| Earnings | % | Percentile in Sector |
|--------------------|------|----------------------|
| Dividend Yield* | 11.6 | 88.0 |
| Payout Ratio* | 94.8 | 59.0 |
| Price to Earnings | 11.3 | 38.0 |
| Price to Cash Flow | 8.2 | 34.0 |
| ROIC** | 4.2 | 68.0 |

*30 Apr 2024
**30 Jun 2023

Dividends as of 17 May 2024



Valuation ^Q as of 17 May 2024



Contact

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+34 914360437

<https://www.larespana.com>

Financials as of 17 May 2024 (Fiscal Year End 31 Dec 2023)

| 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | YTD | Fiscal |
|-------|-------|-------|--------|--------|-------|--------|-------|-------|------|-------|---------------------------|
| 8.61 | 35.73 | 60.23 | 77.60 | 77.84 | 81.13 | 93.32 | 76.27 | 80.23 | — | 47.23 | Revenue (Mil) |
| 1.44 | 15.42 | 13.95 | 41.55 | 22.25 | 58.54 | 73.98 | 51.07 | 62.04 | — | 33.58 | Operating Income (Mil) |
| 16.67 | 43.16 | 23.16 | 53.54 | 28.59 | 72.15 | 79.27 | 66.96 | 77.33 | — | 71.1 | Operating Margin (%) |
| 3.46 | 43.56 | 91.43 | 135.61 | 129.31 | 80.73 | -53.67 | 25.78 | 72.92 | — | 35.14 | Net Income (Mil) |
| 0.08 | 0.91 | 1.26 | 1.47 | 1.37 | 0.90 | -0.63 | 0.31 | 0.87 | — | 0.42 | Diluted Earnings/Share |
| 2.81 | 22.67 | 19.13 | 48.69 | 19.10 | 16.80 | 8.54 | 32.07 | 59.29 | — | 42.29 | Operating Cash Flow (Mil) |
| — | -1 | -1 | -8,686 | — | — | — | — | — | — | -39 | Capital Spending (K) |
| 2.81 | 22.67 | 19.13 | 40.00 | 19.10 | 16.80 | 8.54 | 32.07 | 59.29 | — | 42.29 | Free Cash Flow (Mil) |
| 43 | 48 | 73 | 92 | 93 | 90 | 86 | 84 | 84 | — | 84 | Avg Shares Outstand(Mil) |

Valuation as of 17 May 2024

| 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | Current | Calendar |
|------|-------|-------|-------|------|-------|-------|-------|------|------|---------|-------------------------------|
| 0.95 | 1.06 | 0.85 | 1.03 | 0.87 | 0.94 | 0.91 | 0.79 | 0.76 | 0.77 | 0.81 | Price/Fair Value ^Q |
| — | 20.01 | 11.67 | 10.89 | 8.93 | 8.42 | 4.26 | 5.15 | 4.54 | 5.91 | 6.91 | Price/Sales |
| — | 19.59 | 7.64 | 5.75 | 4.81 | 5.15 | — | — | 4.75 | 9.76 | 11.41 | Price/Earnings |
| — | 27.37 | 47.84 | 19.76 | — | 18.11 | 35.85 | 16.23 | 6.45 | 7.07 | 8.26 | Price/Cash Flow |
| 0.93 | 1.03 | 0.85 | 0.96 | 0.71 | 0.63 | 0.44 | 0.51 | 0.40 | 0.58 | 0.68 | Price/Book |

Operating Performance as of 17 May 2024 (Fiscal Year End 31 Dec 2023)

| 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | Q3 | Fiscal (%) |
|------|------|-------|-------|-------|------|-------|------|------|------|-------|-------------------------|
| 0.79 | 6.45 | 8.21 | 9.46 | 7.99 | 4.7 | -3.13 | 1.48 | 4.15 | — | -2.16 | Return on Assets |
| 0.89 | 9.07 | 13.22 | 15.67 | 13.42 | 8.11 | -5.83 | 3.01 | 8.31 | — | -4.14 | Return on Equity |
| 0.37 | 7.17 | 9.76 | 10.95 | 7.75 | 5.81 | -2.09 | 2.71 | 5.16 | — | -1.97 | Rtn on Invested Capital |

Dividends as of 17 May 2024

| 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | Current | Calendar (%) |
|------|------|------|------|------|-------|-------|------|------|------|---------|-------------------------|
| — | 0.03 | 0.20 | 0.04 | 0.49 | 0.80 | 0.63 | 0.31 | 0.36 | 0.60 | 0.79 | Dividend Per Share |
| — | 0.31 | 2.84 | — | 6.52 | 11.27 | 13.44 | — | 8.48 | — | 11.0 | Trailing Dividend Yield |
| — | — | — | — | — | 7.11 | 5.85 | — | 0.56 | — | 0.41 | Buyback Yield |

Appendix

| Economic Moat [®] History as of 17 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 | 0.42 | 0.41 | 0.45 | 0.41 | 0.41 | — | — | — | — | — | — | — |
| 2023 | 0.20 | 0.23 | 0.20 | 0.36 | 0.27 | 0.44 | 0.42 | 0.32 | 0.39 | 0.27 | 0.54 | 0.41 |
| 2022 | 0.16 | 0.10 | 0.10 | 0.20 | 0.27 | 0.22 | 0.28 | 0.33 | 0.23 | 0.31 | 0.26 | 0.35 |
| 2021 | 0.04 | 0.10 | 0.05 | 0.07 | 0.06 | 0.04 | 0.04 | 0.10 | 0.17 | 0.12 | 0.09 | 0.15 |
| 2020 | 0.16 | 0.14 | 0.06 | 0.10 | 0.04 | 0.04 | 0.04 | 0.02 | 0.02 | 0.01 | 0.05 | 0.04 |
| 2019 | 0.21 | 0.10 | 0.11 | 0.18 | 0.12 | 0.18 | 0.18 | 0.32 | 0.04 | 0.10 | 0.10 | 0.10 |

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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