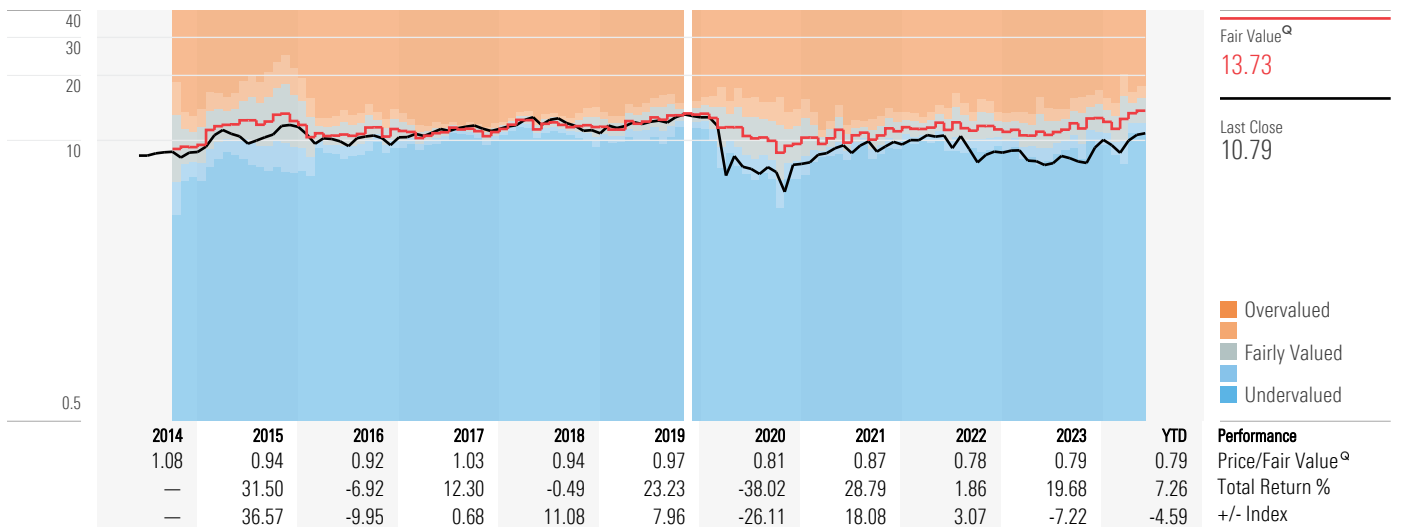


Merlin Properties SOCIMI SA MRL ★★★★★ Q 9 May 2024, 22:37 UTC

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	1.85	5.0490 Bil	Mid Core	Real Estate	REIT - Office



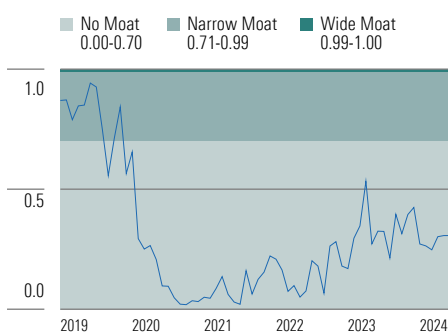
As of 9 May 2024 | Index: Morningstar Spain GR EUR. Fair Value data as of 9 May 2024, 22:37 UTC.

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 3 May 2024

Metrics	Value	Percentile in Sector
Earnings Yield (%)	-1.7	34.0
Sales Yield (%)	9.3	15.0
Book Value Yield (%)	130.1	59.0
Return on Assets (%)*	-0.7	33.0
Revenue(Mil)*	500.5	72.0
Market Value (Bil)	5.4	87.0
Enterprise Value (Bil)	9.8	86.0
EVMV Ratio	1.8	54.0
Volatility TTM (%)	19.8	32.0
Drawdown TTM (%)	13.5	23.0
Volume (K)	690.7	65.0

*31 Dec 2023

Economic Moat^Q History as of 9 May 2024

Business Description

Merlin Properties SOCIMI SA is a Spain-based company engaged in the operation of the real estate investment trust. The main activity of the company is the acquisition, active management, operation and selective rotation of quality commercial real estate assets in the "Core" and "Core-Plus" investment segments, mainly in Spain and, to a lesser extent, in Portugal. Its segments are based on the type of assets namely Office buildings, Data Centers, Shopping centers, Logistics assets, and others. The company generates the maximum revenue from the Office buildings segment.

Valuation^Q as of 9 May 2024

Morningstar affirms a 5-star quantitative rating for Merlin Properties SOCIMI. We calculate this outcome using the company's underlying model-driven valuation and uncertainty scores.

The stock's last closing price was 10.78, a discount of 22.38% to its Quantitative Fair Value estimate of 13.89. This discount has ranged between 34.45% and 17.18% over the past year. The stock's price to fair value ratio is at the 51st percentile in our global equity coverage universe for this methodology and at the 59th percentile relative to its peers in the real estate sector.

Merlin Properties SOCIMI furthermore holds a High quantitative uncertainty rating.

The company's quantitative star rating dates to after 04/02/2024, before which it was 4-star. Similarly, the firm's uncertainty rating changed from Very High to High after 04/01/2024.

We examine the financials and market statistics for Merlin Properties SOCIMI to determine these ratings. Its enterprise value-to-market value ratio is 1.80 and its annualized trailing 12-month volatility is 19.66%. These fall at the 84th and 20th percentiles in the equity universe and at the 54th and 32nd

in the real estate sector, respectively.

Economic Moat^Q as of 9 May 2024

Morningstar maintains a quantitative moat rating of None on the company. The firm's quantitative moat score of 0.34 sits at the 43rd percentile in the real estate sector. This is a decrease from 0.53, the maximum of its moat scores over the past year.

The quantitative financial health rating for Merlin Properties SOCIMI is Moderate. Its financial health score, termed Distance to Default, sits at the 48th percentile in the universe and 59th 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 Merlin Properties SOCIMI is 129.51%, and its enterprise value-to-market value ratio is 1.80. They sit at the 81st and 84th percentile in the global equity universe, respectively.

Fundamentals as of 9 May 2024

Merlin Properties SOCIMI maintains losses per share of -0.18. The company further earns a return on invested capital of -0.08%. The shares offer a dividend yield of 4.17%. These values are calculated over a trailing 12-month period.

As of last market close, the company's price-to-free cash flow ratio is 22.34, falling at the 76th percentile in its sector and ranging between 13.89 and 22.36 over the past year.

Contact

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Merlin Properties SOCIMI SA MRL ★★★★★ Q 9 May 2024, 22:37 UTC

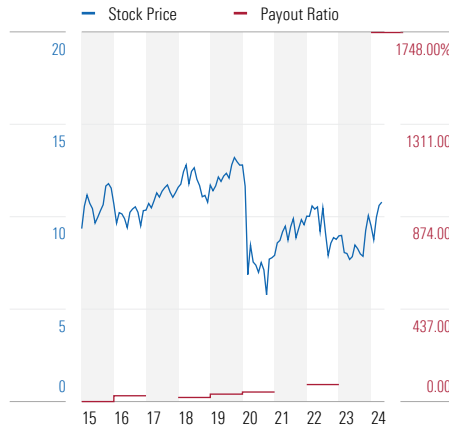
Economic Moat ^Q	Uncertainty ^Q	Price/Fair Value ^Q	ESG Risk Rating Assessment ¹	Trailing Dividend Yield %	Market Cap	Investment Style	Sector	Industry
None	High	0.8	1 May 2024 05:00, UTC	1.85	5.0490 Bil	Mid Core	Real Estate	REIT - Office

Earnings as of 3 May 2024

Earnings	%	Percentile in Sector
Dividend Yield*	4.2	41.0
Payout Ratio*	—	—
Price to Earnings	—	—
Price to Cash Flow	22.2	77.0
ROIC**	-0.1	33.0

*30 Apr 2024
**31 Dec 2023

Dividends as of 9 May 2024



Valuation ^Q as of 9 May 2024

Fair Value ^Q
13.73

Uncertainty ^Q :
High

Last Close
10.79

MRL is Undervalued at a 21% discount.

Economic Moat ^Q
None

Financial Health ^Q
Moderate

1-Star Price ^Q
> 17.88

5-Star Price ^Q
< 10.54

Financials as of 9 May 2024 (Fiscal Year End 31 Dec 2024)

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	YTD	Fiscal
Revenue (Mil)	57	214	352	463	590	515	446	383	439	465	465	Revenue (Mil)
Operating Income (Mil)	39	162	278	336	484	379	346	282	329	354	354	Operating Income (Mil)
Operating Margin (%)	68.08	75.53	79.19	72.44	82.04	73.66	77.58	73.61	74.89	76.18	76.18	Operating Margin (%)
Net Income (Mil)	50	49	583	1,100	855	564	56	512	263	-83	-83	Net Income (Mil)
Diluted Earnings/Share	0.51	0.15	1.62	2.35	1.82	1.20	0.12	1.10	0.56	-0.18	-0.18	Diluted Earnings/Share
Operating Cash Flow (Mil)	28	67	-81	696	254	295	135	162	222	228	228	Operating Cash Flow (Mil)
Capital Spending (K)	-1,078	—	-3,664	-6,576	-1,900	-9,917	-2,568	-3,674	-1,715	-2,007	-2,007	Capital Spending (K)
Free Cash Flow (Mil)	27	67	-85	689	253	285	132	159	220	226	226	Free Cash Flow (Mil)
Avg Shares Outstand(Mil)	97	223	360	468	470	470	465	466	468	468	468	Avg Shares Outstand(Mil)

Valuation as of 9 May 2024

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Current	Calendar
Price/Fair Value ^Q	1.08	0.94	0.92	1.03	0.94	0.97	0.81	0.87	0.78	0.79	0.79	Price/Fair Value ^Q
Price/Sales	16.11	21.92	10.96	11.22	10.49	9.74	7.22	10.18	8.35	10.23	10.87	Price/Sales
Price/Earnings	—	—	7.27	6.14	4.55	9.01	10.10	22.79	6.14	—	—	Price/Earnings
Price/Cash Flow	—	166.94	24.74	14.71	23.15	14.46	152.33	16.42	14.14	18.47	22.17	Price/Cash Flow
Price/Book	1.01	1.34	1.58	1.02	0.82	0.91	0.54	0.65	0.57	0.70	0.77	Price/Book

Operating Performance as of 9 May 2024 (Fiscal Year End 31 Dec 2024)

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Q3	Fiscal (%)
Return on Assets	2.06	1.05	6.53	9.6	6.96	4.36	0.42	3.69	2.0	-0.69	-0.8	Return on Assets
Return on Equity	3.8	2.32	15.05	20.89	14.11	8.6	0.84	7.47	3.79	-1.25	-1.44	Return on Equity
Rtn on Invested Capital	2.94	2.28	8.36	11.56	8.45	5.61	1.27	4.99	2.87	-0.08	-0.86	Rtn on Invested Capital

Dividends as of 9 May 2024

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Current	Calendar (%)
Dividend Per Share	—	0.08	0.42	0.30	0.46	0.50	0.15	0.45	1.20	0.44	0.44	Dividend Per Share
Trailing Dividend Yield	—	0.67	1.98	—	4.27	3.91	1.89	—	13.68	—	1.85	Trailing Dividend Yield
Buyback Yield	—	—	—	—	0.0	0.95	0.0	—	0.0	—	0.01	Buyback Yield

Appendix

Economic Moat [®]History as of 9 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	0.27	0.26	0.25	0.30	0.31	—	—	—	—	—	—	—
2023	0.17	0.30	0.35	0.53	0.27	0.33	0.32	0.21	0.40	0.31	0.39	0.42
2022	0.21	0.16	0.07	0.10	0.05	0.08	0.20	0.18	0.07	0.26	0.28	0.18
2021	0.05	0.05	0.09	0.14	0.06	0.03	0.02	0.16	0.06	0.12	0.15	0.22
2020	0.66	0.29	0.25	0.27	0.21	0.10	0.10	0.05	0.02	0.02	0.04	0.03
2019	0.87	0.87	0.79	0.85	0.85	0.94	0.93	0.75	0.56	0.71	0.84	0.57

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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