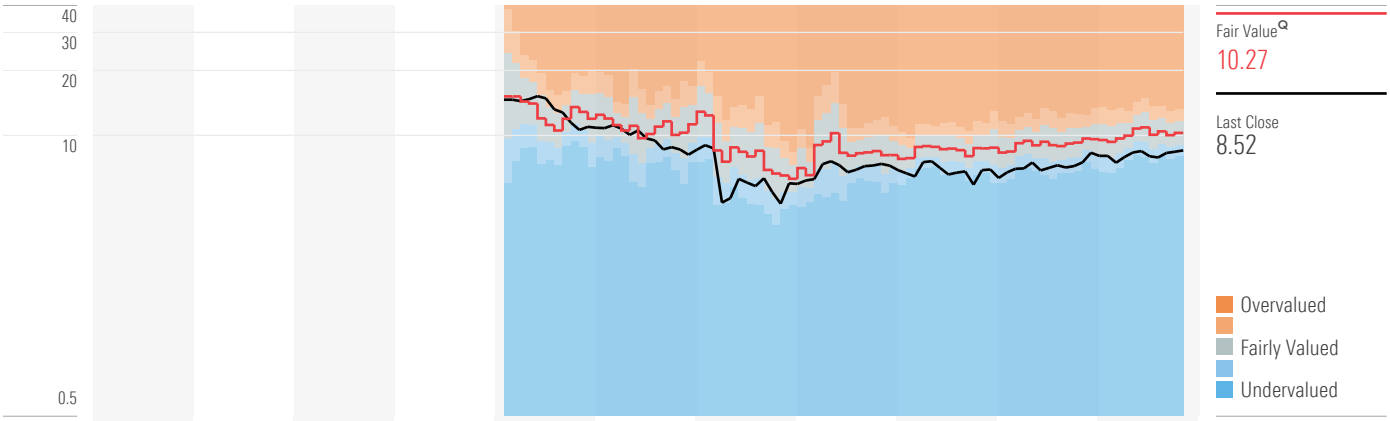
Metrovacesa SA MS6N ★★★★ Q 10 Oct 2024 22:43, UTC

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	0.83		8.10	1.29 Bil	Small Growth	Real Estate	Real Estate - Development



	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	YTD
Price/Fair Value Q	—	—	—	—	0.91	0.76	0.95	0.85	0.72	0.84	0.83
Total Return %	—	—	—	—	—	-17.87	-30.54	29.12	15.94	37.01	10.45
+/- Index	—	—	—	—	—	15.27	-11.91	10.71	-1.21	26.91	20.28

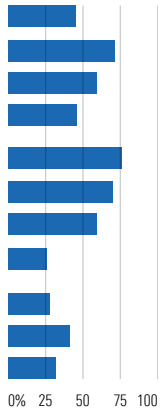
As of 10 Oct 2024 | Index: Morningstar Spain GR EUR. Fair Value data as of 10 Oct 2024 00:00, UTC.

[1]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.

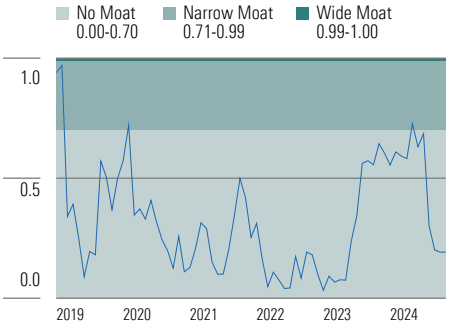
Key Metrics as of 9 Oct 2024

Metrics		Percentile in Sector
Earnings Yield (%)	1.4	45.0
Sales Yield (%)	49.8	71.0
Book Value Yield (%)	124.8	59.0
Return on Assets (%)*	0.7	46.0
Revenue(Mil)*	714.2	76.0
Market Value (Bil)	1.4	70.0
Enterprise Value (Bil)	1.7	59.0
EVMV Ratio	1.2	26.0
Volatility TTM (%)	17.6	28.0
Drawdown TTM (%)	17.4	41.0
Volume (K)	21.4	32.0

*30 Jun 2024



Economic Moat Q History as of 10 Oct 2024



Business Description

Metrovacesa SA is a real estate company. Its operations mainly focus on the development and sale of residential property on land classified as suitable for development. Its operating segments are Residential, Commercial, and Others. The company earns the majority of its revenue through the Residential segment. Geographically, it operates majorly in Spain.

Valuation Q as of 10 Oct 2024

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

The company's shares last closed at 8.46, below our quantitative fair value estimate of 10.15. These shares have traded between a 30.34% and 10.11% 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 68th percentile; in the real estate sector, the firm's score lies at the 62nd percentile.

Furthermore, Metrovacesa maintains a quantitative valuation uncertainty rating of High.

The company has held this star rating since the previous rating of 5, which was last assigned on 08/19/2024. The uncertainty rating for Metrovacesa has remained High since the previous rating of Very High, which was last assigned on 06/19/2024.

The key factors behind these ratings are the company's book value yield and volatility. The book value yield is 124.84%, and its maximum annualized trailing 12-month volatility is 17.60%. The book value yield falls at the 59th percentile in the real estate sector while the volatility is at the 28th percentile. Over the past year, the company's book value yield has been between 111.69% and 153.04%; its volatility has ranged between 13.95% and 17.60%.

Economic Moat Q as of 10 Oct 2024

Morningstar maintains a quantitative moat rating of None on the company. The firm's quantitative moat score of 0.18 sits at the 36th percentile in the real estate sector. This is a decrease from 0.77, the maximum of its moat scores over the past year.

The quantitative financial health rating for Metrovacesa is Moderate. Its financial health score, termed Distance to Default, sits at the 71st percentile in the universe and 84th 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 Metrovacesa is 124.84%, and its enterprise value-to-market value ratio is 1.19. They sit at the 79th and 63rd percentile in the global equity universe, respectively.

Fundamentals as of 10 Oct 2024

The earnings per share for Metrovacesa is 0.12. The company earns a return on invested capital of 1.57%, falling at the 42nd percentile in the real estate sector. The firm maintains a dividend yield of 8.21%. We calculate the above figures over a trailing 12-month period.

Examining valuation further, we find Metrovacesa holds a price-to-earnings ratio of 70.32, a figure greater than 89% of its sector peers. The company's price-to-free cash flow ratio is 24.15, greater than 75% of its sector peers. These values are calculated using the stock's price at last market close.

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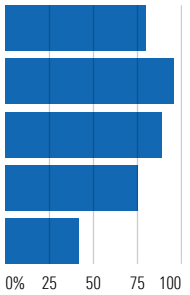
None	High	0.83		8.10	1.29 Bil	Small Growth	Real Estate	Real Estate - Development

Earnings as of 9 Oct 2024

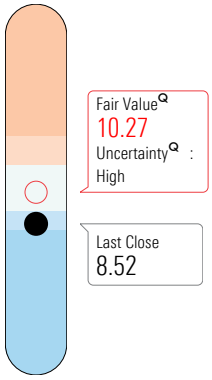
Earnings	%	Percentile in Sector
Dividend Yield*	8.2	80.0
Payout Ratio*	573.6	96.0
Price to Earnings	70.3	89.0
Price to Cash Flow	24.2	75.0
ROIC**	1.6	42.0



*30 Sep 2024
**30 Jun 2024

Dividends as of 10 Oct 2024

Valuation Q as of 10 Oct 2024



Undervalued (17% Discount)

Economic Moat Q
None
1-Star Price Q
> 13.20
5-Star Price Q
< 7.99

Contact

https://www.metrovacesa.com

Financials (Fiscal Year End 31 Dec 2024)

2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	06/2024	Fiscal
—	36.04	21.02	28.19	190.42	161.51	147.87	510.74	519.21	586.46	652.37	Revenue (Mil)
—	-27.50	-28.07	-74.66	-1.32	-8.27	-131.62	32.75	-7.91	9.09	34.07	Operating Income (Mil)
—	-76.31	-133.53	-264.86	-0.69	-5.12	-89.01	6.41	-1.52	1.55	1.55	Operating Margin (%)
—	64.14	-20.53	-38.91	-9.10	-4.49	-163.52	18.46	-23.48	-20.84	18.22	Net Income (Mil)
—	0.02	-0.01	-0.01	-0.03	-0.03	-1.08	0.12	-0.16	-0.14	0.12	Diluted Earnings/Share
—	-62.23	20.91	-26.64	34.51	-28.04	-78.46	138.97	211.27	32.24	54.55	Operating Cash Flow (Mil)
—	—	—	0.63	0.58	1.08	0.37	0.76	0.00	1.46	—	Capital Spending (Mil)
—	-47.10	-28.15	-80.06	-16.27	-20.15	-138.53	35.77	25.99	52.39	80.16	Free Cash Flow (Mil)
—	—	3.08	0.15	0.15	—	0.15	0.15	0.15	0.15	0.15	Avg Shares Outstand(Bil)

Valuation as of 10 Oct 2024

2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Current	Calendar
—	—	—	—	0.91	0.76	0.95	0.85	0.72	0.84	0.83	Price/Fair Value Q
—	—	—	—	265.73	13.58	5.49	2.81	1.83	2.78	1.98	Price/Sales
—	—	—	—	—	288.97	—	—	39.68	—	70.82	Price/Earnings
—	—	—	—	—	362.36	—	—	18.27	107.30	16.10	Price/Cash Flow
—	—	—	—	0.69	0.55	0.40	0.49	0.48	0.71	0.79	Price/Book

Operating Performance (Fiscal Year End 31 Dec 2024)

2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	06/2024	Fiscal (%)
—	5.93	-1.90	-2.14	-0.35	-0.17	-5.83	0.65	-0.89	-0.83	0.72	Return on Assets
—	6.29	-2.03	-2.29	-0.38	-0.19	-7.23	0.87	-1.21	-1.19	1.09	Return on Equity
—	-3.70	-2.05	-2.03	-0.17	-0.04	-6.22	1.19	-0.65	-0.25	1.57	Rtn on Invested Capital

Dividends as of 10 Oct 2024

2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Current	Calendar (%)
—	—	—	—	—	0.33	—	0.80	1.65	0.66	0.69	Dividend Per Share
—	—	—	—	0.00	3.85	0.00	11.53	25.98	8.21	8.10	Trailing Dividend Yield
—	—	—	—	—	0.03	—	0.00	—	1.73	—	Buyback Yield

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Appendix

Economic Moat History as of 10 Oct 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	0.55	0.61	0.59	0.58	0.73	0.63	0.69	0.30	0.20	0.19	—	—
2023	0.03	0.09	0.07	0.08	0.08	0.24	0.34	0.56	0.57	0.56	0.64	0.60
2022	0.31	0.16	0.05	0.11	0.08	0.04	0.04	0.17	0.08	0.19	0.18	0.10
2021	0.13	0.21	0.31	0.29	0.15	0.10	0.10	0.20	0.34	0.50	0.42	0.25
2020	0.57	0.72	0.35	0.37	0.33	0.41	0.32	0.24	0.20	0.13	0.26	0.11
2019	0.94	0.97	0.34	0.39	0.25	0.09	0.19	0.18	0.57	0.50	0.37	0.50

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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.

Farily Valued – Last Price is in line with Morningstar's quantitative fair value estimate.

Farily 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

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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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