

Arima Real Estate Socimi SA Ordinary Shares ARM ★★★ Q 3 May 2024, 22:49 UTC

Economic Moat ^Q	Uncertainty ^Q	Price/Fair Value ^Q	ESG Risk Rating Assessment ¹	Trailing Dividend Yield %	Market Cap	Investment Style	Sector	Industry
Narrow	Extreme	0.6	—	—	154.7069 Mil	Small Core	Real Estate	REIT - Office

2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	YTD
—	—	—	—	0.83	1.05	0.93	0.81	0.75	0.49	0.56
—	—	—	—	—	25.56	-26.55	10.60	-18.30	-15.33	-5.20
—	—	—	—	—	10.29	-14.64	-0.11	-17.09	-42.24	-14.92

Fair Value ^Q	10.82
Last Close	6.02
Performance	
Price/Fair Value ^Q	
Total Return %	
+/- Index	

As of 3 May 2024 | Index: Morningstar Spain GR EUR. Fair Value data as of 3 May 2024, 22:49 UTC.

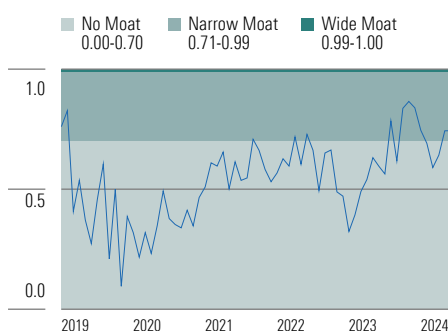
¹The ESG Risk Rating Assessment is a representation of Sustainalytics' ESG Risk Rating. Lee Davidson, Chief Analytics Officer for Morningstar, Inc, oversees the methodology that supports Quantitative Fair Value Estimates and Quantitative Star Ratings. Mr. Davidson is guided by the Morningstar, Inc. Code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

Key Metrics as of 2 May 2024

Metrics		Percentile in Sector
Earnings Yield (%)	-20.6	18.0
Sales Yield (%)	6.4	9.0
Book Value Yield (%)	189.8	75.0
Return on Assets (%)*	-7.4	9.0
Revenue(Mil)*	10.8	19.0
Market Value (Mil)	164.8	41.0
Enterprise Value (Mil)	239.9	33.0
EV/MV Ratio	1.5	37.0
Volatility TTM (%)	24.6	48.0
Drawdown TTM (%)	30.4	66.0
Volume (K)	6.6	24.0

*31 Dec 2023

Economic Moat^Q History as of 3 May 2024



Business Description

Arima Real Estate Socimi SA is a real estate investment company. The company has three segments namely Offices, Logistics, and Corporate. It invests in Commercial Property, mainly offices located in the city center of Madrid and Barcelona and other logistics hubs in Spain. The company has three segments: offices, logistics, and corporate.

Valuation^Q as of 3 May 2024

Morningstar maintains a 3-star quantitative star rating for Arima Real Estate Socimi, derived from the firm's valuation and uncertainty scores. The company's shares last closed at 6.02, below our quantitative fair value estimate of 11.62. These shares have traded between a 57.57% and 19.78% 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 13th percentile; in the real estate sector, the firm's score lies at the 7th percentile (higher percentile indicates more undervalued). Furthermore, Arima Real Estate Socimi maintains a quantitative valuation uncertainty rating of Extreme.

The company has held this star rating over the past year. The uncertainty rating for Arima Real Estate Socimi has remained Extreme since the previous rating of Very High, which was last assigned on 09/15/2023.

The key factors behind these ratings are the company's EV-MV ratio and volume. The enterprise value-to-market value ratio is 1.46, and its maximum trailing 12-month average volume (primary share) is 22,487 shares. The EV-MV ratio falls at the 37th percentile in the real estate sector while the volume is at the 24th percentile. Over the past year, the company's EV-MV ratio has been between 1.13 and 1.58; its volume has ranged

between 5,539 shares and 22,487 shares.

Economic Moat^Q as of 3 May 2024

Quantitatively, we do not believe Arima Real Estate Socimi has an economic moat. Its moat score of 0.69 corresponds to the 72nd percentile in the real estate sector. Furthermore, this rating last differed from its previous rating of Narrow on 02/28/2024, when the company's moat score fell from its maximum of 0.91 (score of 1 indicates greatest economic moat).

The company also maintains a quantitative financial health rating of Moderate. Its score sits at the 41st percentile overall and the 51st percentile in the sector.

Examining the company's financials and market statistics, we find these ratings are principally driven by its book value yield and annualized trailing 12-month volatility. The book value yield is 189.82%, sitting at the 75th percentile in the real estate sector. The company's annualized trailing 12-month volatility is 24.56%, corresponding to the 33rd percentile in the equity coverage universe and the 48th percentile in the sector.

Fundamentals as of 3 May 2024

Arima Real Estate Socimi maintains losses per share of -1.24. The company further earns a return on invested capital of -7.04%. These values are calculated over a trailing 12-month period.

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Economic Moat ^Q	Uncertainty ^Q	Price/Fair Value ^Q	ESG Risk Rating Assessment ¹	Trailing Dividend Yield %	Market Cap	Investment Style	Sector	Industry
Narrow	Extreme	0.6	—	—	154.7069 Mil	Small Core	Real Estate	REIT - Office

Earnings as of 2 May 2024

Earnings	%	Percentile in Sector
Dividend Yield*	—	—
Payout Ratio*	—	—
Price to Earnings	—	—
Price to Cash Flow	—	—
ROIC**	-7.0	11.0

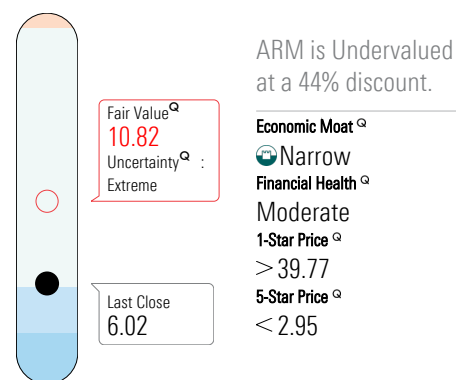
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**31 Dec 2023

Dividends as of 3 May 2024



Valuation ^Q as of 3 May 2024



Economic Moat ^Q

Narrow

Financial Health ^Q

Moderate

1-Star Price ^Q

> 39.77

5-Star Price ^Q

< 2.95

Financials as of 3 May 2024 (Fiscal Year End 31 Dec 2024)

2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	YTD	Fiscal
—	—	—	—	—	5.74	6.14	6.01	8.07	10.07	10.07	Revenue (Mil)
—	—	—	—	—	-5,423	-1,336	-1,324	-1,140	-2,902	-2,902	Operating Income (K)
—	—	—	—	—	-94.48	-21.77	-22.02	-14.12	-28.81	-28.81	Operating Margin (%)
—	—	—	—	—	15	13	26	10	-33	-33	Net Income (Mil)
—	—	—	—	—	1.05	0.47	0.94	0.39	-1.24	-1.24	Diluted Earnings/Share
—	—	—	—	—	968	-7,490	138	-19	-8,866	-8,866	Operating Cash Flow (K)
—	—	—	—	—	-116	-239	-190	-57	-3	-3	Capital Spending (K)
—	—	—	—	—	852	-7,729	-52	-76	-8,869	-8,869	Free Cash Flow (K)
—	—	—	—	—	15	28	28	27	26	26	Avg Shares Outstand(Mil)

Valuation as of 3 May 2024

2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Current	Calendar
—	—	—	—	0.83	1.05	0.93	0.81	0.75	0.49	0.56	Price/Fair Value ^Q
—	—	—	—	—	—	36.15	42.57	28.25	19.92	15.68	Price/Sales
—	—	—	—	—	—	—	14.57	4.93	—	—	Price/Earnings
—	—	—	—	—	—	—	—	51.28	—	57.09	Price/Cash Flow
—	—	—	—	—	2.15	0.77	0.82	0.57	0.52	0.53	Price/Book

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

2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Q3	Fiscal (%)
—	—	—	—	—	6.46	3.3	6.11	2.32	-7.41	2.59	Return on Assets
—	—	—	—	—	7.76	4.35	8.33	3.19	-10.44	3.56	Return on Equity
—	—	—	—	—	5.95	3.62	6.5	2.68	-7.04	2.69	Rtn on Invested Capital

Dividends as of —

2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Current	Calendar (%)
—	—	—	—	—	—	—	—	—	—	—	Dividend Per Share
—	—	—	—	—	—	—	—	—	—	—	Trailing Dividend Yield
—	—	—	—	—	—	—	—	3.37	—	2.8	Buyback Yield

Appendix

Economic Moat [®] History as of 3 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	0.74	0.69	0.59	0.64	0.74	—	—	—	—	—	—	—
2023	0.32	0.39	0.49	0.54	0.63	0.60	0.56	0.78	0.62	0.84	0.87	0.84
2022	0.57	0.63	0.60	0.72	0.60	0.73	0.66	0.49	0.65	0.66	0.49	0.47
2021	0.51	0.61	0.60	0.65	0.50	0.61	0.54	0.55	0.71	0.66	0.58	0.53
2020	0.32	0.22	0.32	0.23	0.35	0.49	0.38	0.35	0.34	0.41	0.35	0.47
2019	0.76	0.83	0.41	0.54	0.37	0.27	0.46	0.60	0.21	0.50	0.10	0.39

Quantitative Equity Report Overview

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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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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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