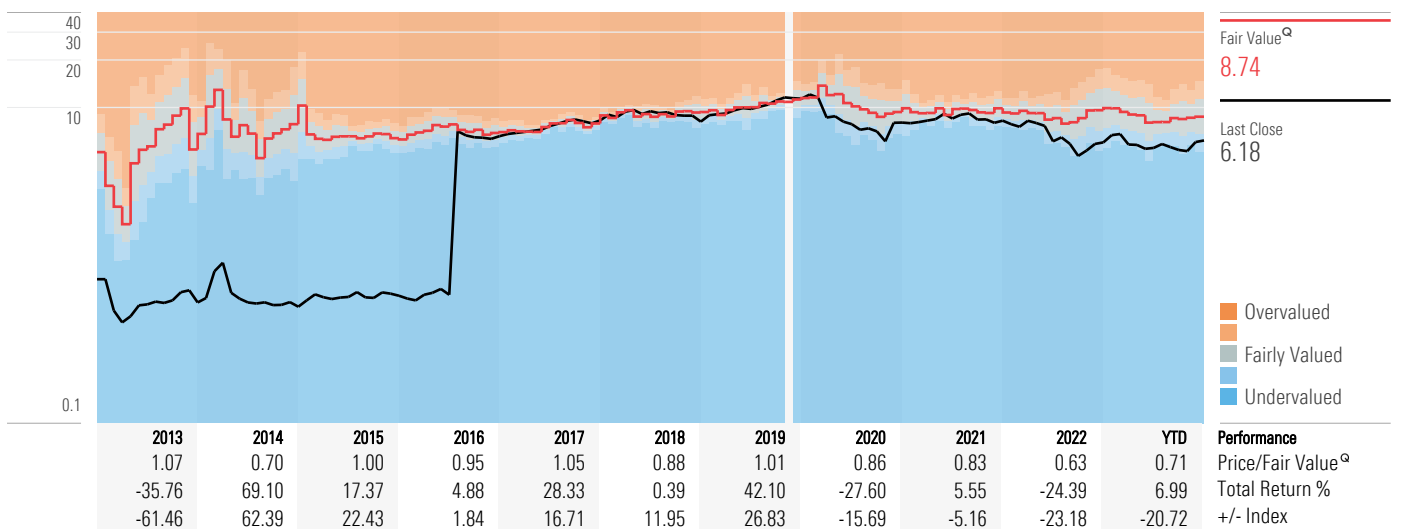


Inmobiliaria Colonial SOCIMI SA Shs from reverse split

COL ★★★★★ Q 4 Dec 2023, 23:40 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	Very High	0.7	1 Nov 2023 05:00, UTC	4.05	3.2686 Bil	Mid Core	Real Estate	REIT - Office



As of 4 Dec 2023 | Index: Morningstar Spain GR EUR. Fair Value data as of 4 Dec 2023, 23:40 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 30 Nov 2023

Metrics	Value	Percentile in Sector
Earnings Yield (%)	-21.5	16.0
Sales Yield (%)	15.7	35.0
Book Value Yield (%)	176.1	70.0
Return on Assets (%)*	-5.2	13.0
Revenue(Mil)*	412.0	69.0
Market Value (Bil)	3.5	83.0
Enterprise Value (Bil)	9.0	85.0
EV/MV Ratio	2.6	72.0
Volatility TTM (%)	24.6	49.0
Drawdown TTM (%)	24.6	45.0
Volume (Mil)	1.1	71.0

*30 Jun 2023

Business Description

Inmobiliaria Colonial SOCIMI SA is a real estate company in Spain. The company and its subsidiaries are in the business of lease and disposal of movable property and real estate. It specializes in leasing of offices in prime areas. The firm has rental business and land and development business segments. The activities of these segments include office rentals, shopping centers managed by Rifofisa subgroup. The company mainly operates in Barcelona, Madrid, and Paris.

Valuation ^Q as of 2 Dec 2023

Morningstar maintains a 4-star quantitative star rating for Inmobiliaria Colonial, derived from the firm's valuation and uncertainty scores. The company's shares last closed at 6.15, below our quantitative fair value estimate of 8.73. These shares have traded between a 45.01% and 26.7% 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 47th percentile; in the real estate sector, the firm's score lies at the 54th percentile (meaning the shares are more undervalued than 54% of stocks in the sector). Furthermore, Inmobiliaria Colonial maintains a quantitative valuation uncertainty rating of Very High.

The company has held this star rating since the previous rating of 5, which was last assigned on 11/14/2023. The uncertainty rating for Inmobiliaria Colonial has remained Very High since the previous rating of High, which was last assigned on 10/20/2023.

The key factors behind these ratings are the company's EV-MV ratio and drawdown. The enterprise value-to-market value ratio is 2.54, and its maximum trailing 12-month maximum drawdown is

42.06%. The EV-MV ratio falls at the 72nd percentile in the real estate sector while the drawdown is at the 45th percentile. Over the past year, the company's EV-MV ratio has been between 2.42 and 2.90; its drawdown has ranged between 21.88% and 42.06%.

Economic Moat ^Q as of 4 Dec 2023

Quantitatively, we do not believe Inmobiliaria Colonial has an economic moat. Its moat score of 0.15 corresponds to the 27th percentile in the real estate sector. Furthermore, this rating has not changed over the past year, while the company's moat score fell from its maximum of 0.62 in this period (score of 1 indicates greatest economic moat).

The company also maintains a quantitative financial health rating of Moderate. Its score sits at the 29th percentile overall and the 37th 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 172.90%, sitting at the 70th percentile in the real estate sector. The company's annualized trailing 12-month volatility is 24.67%, corresponding to the 33rd percentile in the equity coverage universe and the 49th percentile in the sector.

Fundamentals as of 2 Dec 2023

The earnings per share for Inmobiliaria Colonial is -1.3. The company earns a return on invested capital of -6%, falling at the 13th percentile in the real estate sector. The firm maintains a dividend yield of 4.14%. We calculate the above figures over a trailing 12-month period.

Examining valuation further, the company's price-

Inmobiliaria Colonial SOCIMI SA Shs from reverse split

COL ★★★★★ Q 4 Dec 2023, 23:40 UTC

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None	Very High	0.7		4.05	3.2686 Bil	Mid Core	Real Estate	REIT - Office

Earnings as of 30 Nov 2023

Earnings	%	Percentile in Sector
Dividend Yield*	4.1	38.0
Payout Ratio*	—	—
Price to Earnings	—	—
Price to Cash Flow	3.3	17.0
ROIC**	-6.0	13.0

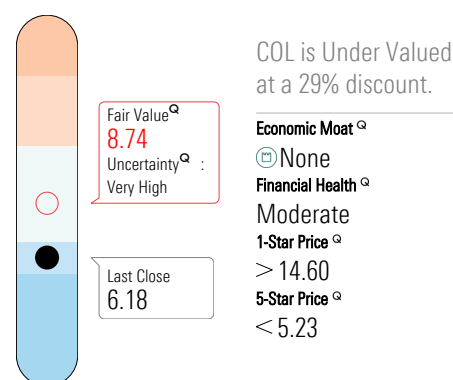
*30 Nov 2023

**30 Jun 2023

Dividends as of 4 Dec 2023



Valuation ^Q as of 4 Dec 2023

Economic Moat ^Q

None

Financial Health ^Q

Moderate

1-Star Price ^Q

> 14.60

5-Star Price ^Q

< 5.23

to-free cash flow ratio is 3.36, greater than 15% of its sector peers. These values are calculated using the stock's price at last market close.

Contact

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Financials as of 4 Dec 2023 (Fiscal Year End 31 Dec 2021)

2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	YTD	Fiscal
213	211	231	271	283	348	355	342	317	362	279	Revenue (Mil)
139	115	170	213	208	264	279	262	232	270	227	Operating Income (Mil)
65.34	54.35	73.34	78.49	73.42	75.75	78.74	76.76	73.39	74.78	81.36	Operating Margin (%)
-546.93	491.99	415.41	273.65	682.52	524.76	826.80	2.39	473.84	7.98	-299.00	Net Income (Mil)
-13.56	2.28	1.30	0.81	1.83	1.17	1.63	0.01	0.92	0.02	-0.55	Diluted Earnings/Share
140	115	113	168	250	177	322	222	268	255	116	Operating Cash Flow (Mil)
-1.23	-1.12	-0.87	-3.93	-4.19	-7.04	-13.59	-10.40	-4.59	-6.19	-113.46	Capital Spending (Mil)
138.75	113.80	111.75	164.57	245.95	170.32	308.22	211.13	263.51	249.21	2.91	Free Cash Flow (Mil)
40	216	319	336	373	448	508	507	515	399	540	Avg Shares Outstand(Mil)

Valuation as of 4 Dec 2023

2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Current	Calendar
1.07	0.70	1.00	0.95	1.05	0.88	1.01	0.86	0.83	0.63	0.71	Price/Fair Value ^Q
3.20	8.26	9.20	8.77	10.99	11.14	16.01	11.59	13.96	9.33	8.68	Price/Sales
—	—	2.01	4.77	6.52	6.46	8.69	9.31	23.04	4.63	—	Price/Earnings
4.09	13.78	15.68	19.68	13.64	18.29	24.61	13.44	18.69	11.99	13.34	Price/Cash Flow
—	1.18	1.25	1.01	1.22	1.11	1.14	0.75	0.80	0.50	0.58	Price/Book

Operating Performance as of 4 Dec 2023 (Fiscal Year End 31 Dec 2021)

2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Q3	Fiscal (%)
-7.94	7.91	6.36	3.56	7.29	4.77	6.89	0.02	3.78	0.06	-2.94	Return on Assets
—	91.2	25.48	13.22	23.16	12.49	15.95	0.04	8.31	0.13	-6.64	Return on Equity
—	13.37	8.99	5.21	9.85	6.29	8.24	0.2	4.66	0.02	-3.18	Rtn on Invested Capital

Dividends as of 4 Dec 2023

2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Current	Calendar (%)
—	—	—	0.15	0.17	0.18	0.20	0.20	0.22	0.24	0.25	Dividend Per Share
—	—	—	2.28	1.99	2.21	1.76	2.49	—	3.99	4.05	Trailing Dividend Yield
0.48	—	0.14	0.26	—	—	0.0	0.12	—	1.36	1.44	Buyback Yield

Appendix

Economic Moat [®]History as of 4 Dec 2023 (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
2023	0.28	0.41	0.45	0.41	0.34	0.34	0.45	0.10	0.30	0.15	0.08	0.21
2022	0.20	0.29	0.33	0.33	0.45	0.09	0.13	0.06	0.11	0.19	0.27	0.33
2021	0.12	0.18	0.14	0.15	0.05	0.03	0.02	0.20	0.11	0.17	0.24	0.17
2020	0.81	0.45	0.64	0.36	0.22	0.30	0.26	0.05	0.05	0.06	0.06	0.05
2019	0.54	0.25	0.39	0.51	0.57	0.48	0.74	0.57	0.44	0.68	0.85	0.64
2018	0.74	0.69	0.81	0.75	0.59	0.76	0.63	0.76	0.66	0.70	0.74	0.74

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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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