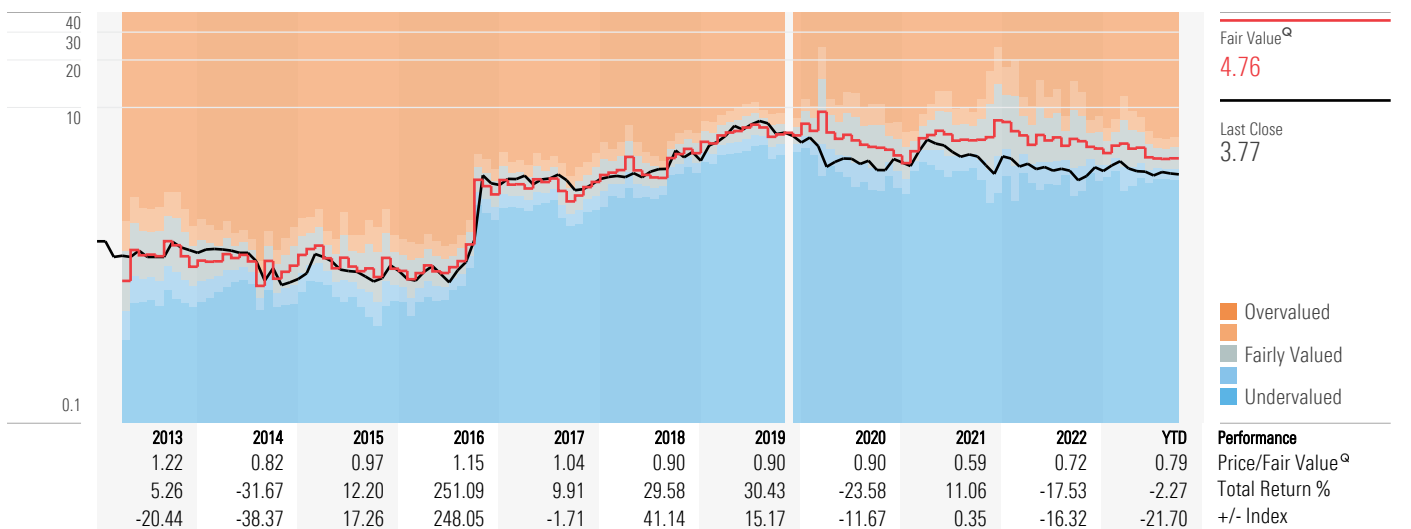


Grupo Empresarial San Jose SA G SJ ★★★ Q 20 Sep 2023, 22:36 UTC

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	6 Sep 2023 05:00, UTC	2.65	243.8478 Mil	Small Value	Industrials	Engineering & Construction



As of 20 Sep 2023 | Index: Morningstar Spain GR EUR. Fair Value data as of 20 Sep 2023, 22:36 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 19 Sep 2023

Metrics		Percentile in Sector
Earnings Yield (%)	7.5	71.0
Sales Yield (%)	496.7	92.0
Book Value Yield (%)	76.8	63.0
Return on Assets (%)*	1.7	35.0
Revenue(Bil)*	1.3	67.0
Market Value (Mil)	260.7	45.0
Enterprise Value (Mil)	66.6	24.0
EVMV Ratio	0.3	3.0
Volatility TTM (%)	20.1	23.0
Drawdown TTM (%)	20.7	42.0
Volume (K)	19.9	25.0

*30 Jun 2023

Business Description

Grupo Empresarial San Jose SA is a holding company. It constructs hospitals, buildings and facilities, energy power plants, and infrastructure projects, as well as conserves parks and gardens; and undertakes civil, and engineering and industrial construction works. The company also researches and develops energy efficiency and renewable energy projects; and provides consultancy and project management services for real estate management, technology, and development projects.

Valuation ^Q as of 21 Sep 2023

Grupo Empresarial San Jose achieves a 3-star quantitative star rating based on Morningstar's equity model. This reflects the company's valuation and uncertainty scores under this assessment system. The Quantitative Fair Value estimate is 4.76, above the previous closing price of 3.77. The stock has been trading between a 47.51% and 16.06% discount to its quantitative fair value over the past year. The stock's current valuation rating sits at the 66th percentile in the coverage universe and 52nd percentile in the industrials sector (higher percentile indicates more undervalued). The quantitative uncertainty rating for Grupo Empresarial San Jose is High. Our quantitative star rating last differed from the current rating on 07/10/2023; the uncertainty rating last differed on 08/24/2023. The previous ratings were 4 and Very High, respectively. The main drivers of the company's valuation and uncertainty are its earnings yield and volatility. The earnings yield of 7.43% falls at the 75th percentile in the equity universe and the 71st percentile in its sector. The annualized trailing 12-month volatility of 20.04% corresponds to the 21st percentile overall and the 23rd percentile in the industry.

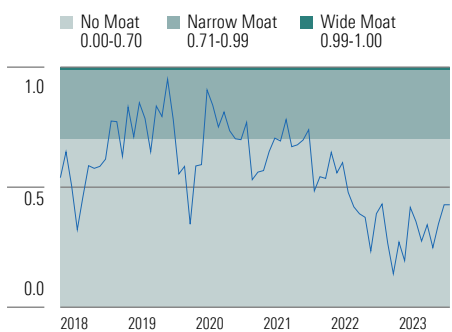
Economic Moat ^Q as of 20 Sep 2023

With a Morningstar quantitative moat rating of None, the quantitative moat score for Grupo Empresarial San Jose falls at the 48th percentile in the industrials sector and at the 46th in the equity coverage universe. The company has maintained its None quantitative moat rating for the last year. We also assign a Strong quantitative financial health rating to Grupo Empresarial San Jose. The company's raw score on this metric, termed Distance to Default, ranks at the 95th percentile overall and in the industrials sector. Furthermore, this financial health rating has stayed Strong over the last year. Supporting these ratings are the company's book value yield and annualized trailing 12-month volatility. The book value yield of 76.40%, ranks at the 59th percentile in the covered equity universe and at the 63rd percentile among its peers. Meanwhile, its annualized trailing 12-month volatility of 20.04%, falls at the 21st percentile in the universe and the 23rd percentile in the industrials sector.


Fundamentals as of 20 Sep 2023

The earnings per share for Grupo Empresarial San Jose is 0.28. The company earns a return on invested capital of 4.97%, falling at the 41st percentile in the industrials sector. The firm maintains a dividend yield of 2.62%. We calculate the above figures over a trailing 12-month period. Examining valuation further, we find Grupo Empresarial San Jose holds a price-to-earnings ratio of 13.39, a figure greater than 40% of its sector peers. The company's price-to-free cash flow ratio is 11.37, greater than 41% of its sector peers. These values are calculated using the stock's price at last market close.

Economic Moat ^Q History as of 20 Sep 2023



Grupo Empresarial San Jose SA GJSJ ★★★ Q 20 Sep 2023, 22:36 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	 6 Sep 2023 05:00, UTC	2.65	243.8478 Mil	Small Value	Industrials	Engineering & Construction

Earnings as of 19 Sep 2023

Earnings	%	Percentile in Sector
Dividend Yield*	2.6	52.0
Payout Ratio*	35.7	50.0
Price to Earnings	13.4	40.0
Price to Cash Flow	11.4	41.0
ROIC**	5.0	41.0

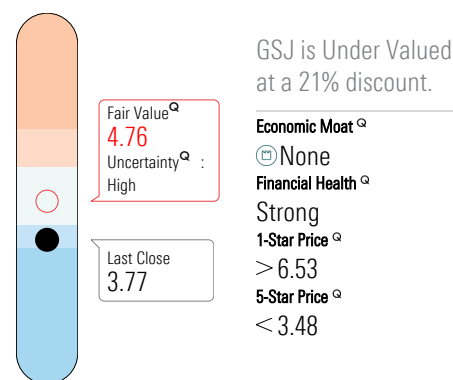
*31 Aug 2023

**30 Jun 2023

Dividends as of 20 Sep 2023



Valuation ^Q as of 20 Sep 2023



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Financials as of 20 Sep 2023 (Fiscal Year End 31 Dec 2021)

2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	YTD	Fiscal
526	465	536	613	683	758	958	962	928	1,092	644	Revenue (Mil)
28	29	40	41	38	47	38	65	44	49	28	Operating Income (Mil)
5.29	6.18	7.4	6.73	5.5	6.2	3.97	6.71	4.72	4.51	4.34	Operating Margin (%)
-155.24	-120.05	8.65	10.08	11.44	13.20	162.77	22.75	12.10	16.61	9.45	Net Income (Mil)
-2.39	-1.85	0.13	0.16	0.16	0.18	2.50	0.35	0.19	0.26	0.15	Diluted Earnings/Share
70	57	43	76	24	85	17	74	31	32	-11	Operating Cash Flow (Mil)
-3,137	-3,928	-2,590	-8,021	-4,097	-3,321	-5,051	-2,815	-6,472	-6,370	-3,021	Capital Spending (K)
67	53	41	68	19	82	12	72	24	25	-14	Free Cash Flow (Mil)
65	65	65	65	88	88	65	65	65	65	65	Avg Shares Outstand(Mil)

Valuation as of 20 Sep 2023

2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Current	Calendar
1.22	0.82	0.97	1.15	1.04	0.90	0.90	0.90	0.59	0.72	0.79	Price/Fair Value ^Q
0.13	0.10	0.11	0.36	0.34	0.43	0.42	0.30	0.34	0.25	0.20	Price/Sales
—	—	—	18.34	14.24	17.01	32.59	1.90	13.94	19.25	13.46	Price/Earnings
1.09	0.82	0.93	2.52	10.21	5.89	6.41	7.91	3.48	21.21	9.55	Price/Cash Flow
0.50	6.39	1.30	4.17	3.77	4.93	3.73	2.28	2.28	1.49	1.31	Price/Book

Operating Performance as of 20 Sep 2023 (Fiscal Year End 31 Dec 2021)

2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Q3	Fiscal (%)
-5.91	-4.93	0.51	1.0	1.15	1.35	16.31	2.29	1.26	1.74	0.14	Return on Assets
-111	—	—	—	—	—	308	16.29	8.2	10.19	0.78	Return on Equity
-6.35	—	—	—	—	—	44.55	6.61	4.13	6.78	0.49	Rtn on Invested Capital

Dividends as of 20 Sep 2023

2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Current	Calendar (%)
—	—	—	—	—	—	—	0.10	0.10	0.10	0.10	Dividend Per Share
—	—	—	—	—	—	—	2.23	—	2.53	2.65	Trailing Dividend Yield
2.24	0.71	0.54	—	—	—	—	—	—	—	0.0	Buyback Yield

Appendix

Economic Moat [®]History as of 20 Sep 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	0.27	0.19	0.42	0.36	0.28	0.34	0.25	0.35	0.43	—	—	—
2022	0.65	0.56	0.60	0.48	0.42	0.39	0.37	0.23	0.39	0.43	0.27	0.14
2021	0.57	0.65	0.70	0.69	0.78	0.67	0.68	0.70	0.74	0.48	0.54	0.54
2020	0.59	0.59	0.91	0.84	0.75	0.81	0.74	0.70	0.70	0.77	0.53	0.56
2019	0.83	0.71	0.85	0.79	0.65	0.84	0.79	0.95	0.78	0.56	0.59	0.35
2018	0.54	0.65	0.51	0.32	0.46	0.59	0.58	0.59	0.62	0.78	0.77	0.63

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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.

Overvalued – Last Price is above 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

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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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