

3m Results 2023

 Opinion ⁽¹⁾: In line

 Impact ⁽¹⁾: We will maintain our estimates

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Libertas 7 (LIB), is a family group with headquarters in Valencia (Spain) structured around three areas: (i) property development and management, (ii) tourism management, with the leasing of 76 apartments and the management of a hotel, and (iii) financial investment, via the management of its own assets through investment in stocks and private equity. It is managed and controlled by the founding family (c. 70% of capital).

A potential (evident?) reserve of value that has (still) gone unnoticed by the market

Market Data

Market Cap (Mn EUR and USD)	19.2	21.1
EV (Mn EUR and USD) ⁽²⁾	23.7	26.1
Shares Outstanding (Mn)	21.9	
-12m (Max/Med/Min EUR)	1.70 / 1.05 / 0.85	
Daily Avg volume (-12m Mn EUR)	n.m.	
Rotation ⁽³⁾	2.8	
Factset / Bloomberg	LIB-ES / LIB SM	
Close fiscal year	31-Dec	

DEVELOPMENT REVENUE (EUR 6.6MN) REFLECTS DELIVERY OF THE CRISÁLIDA BUILDING. In 1Q23, title deeds were executed for virtually the entire Crisálida building (31 of 33 residential units; the only development scheduled for delivery in 2023e), for EUR 6.6Mn, fully in line with estimates. This explains the sharp jump in revenue compared with 1Q22 (when only EUR 1Mn worth of deeds for residential units were executed).

AND THE TOURISM AREA CONTINUES TO GENERATE POSITIVE NEWS FLOW (BOOKINGS AT ALL-TIME HIGHS). In 1Q23 the tourism business generated revenue of approximately EUR 0.3Mn (+16% vs 2022). If we factor in bookings made at the end of 1Q23, revenue would be up 26% year-on-year, heralding an excellent peak season that could boost EBITDA from the tourism business to c. EUR 1Mn in 2023e (+15% vs 2022).

Shareholders Structure (%)

Noguera Family and others	80.0
Treasury stock	3.8
Free Float	16.2

DEED EXECUTIONS CAUSE EBITDA TO "SOAR", to EUR 1.4Mn in 1Q23 (vs EUR 0.2Mn in 1Q22), practically reaching the total recurring EBITDA we estimated for the development business in 2023e (c. EUR 1Mn).

FCF GENERATION BRINGS NET DEBT DOWN 11%. Net debt at the end of 1Q23 stood at EUR 29.5Mn (-11% vs year-end 2022; ND/Assets c. 26%), while the company has an investment portfolio of c. EUR 56Mn and rental property assets. This implies a particularly comfortable financial position that will allow the company to continue to grow the development business.

SO, ALL EYES SHOULD NOW BE ON 2025E. The 1Q23 earnings were good and in line with estimates, while this is touted as a year of transition for the development business. All eyes should now be on 2025e, when we estimate revenue will exceed EUR 20Mn (after the high of EUR 17Mn reached in 2021) with the delivery of around 65 homes. Accordingly, the development business could generate EBITDA of c. EUR 3.5Mn in 2025e (this business was almost invisible until its take-off in 2021).

A POTENTIAL (AND "OBJECTIVELY" CLEAR) RESERVE OF VALUE. To put it simply, if we subtract the company's total net debt (EUR 29.5Mn) from the value of the investment portfolio (EUR 56.4Mn; +10.5% vs 2022), we obtain a value of EUR 26.9Mn, which is already 40% above its market cap. In addition, the company has: 1) a development business with a stock of 129 homes valued at EUR 17.8Mn and 2) a tourism business with 76 apartments (valued at EUR 21.5Mn) and management of a 42-room hotel in Valencia. The share price performance (-43.7% -12m) suggests that, currently, LIB's reserve of value is not being priced in.

Financials (Mn EUR)	2022	2023e	2024e	2025e
Adj. n ^o shares (Mn)	21.1	21.9	21.9	21.9
Total Revenues	11.5	11.6	11.3	22.2
Rec. EBITDA	1.8	2.1	2.2	4.3
% growth	217.0	10.9	6.7	97.0
% Rec. EBITDA/Rev.	16.1	17.7	19.4	19.5
% Inc. EBITDA sector ⁽⁴⁾	11.4	5.7	6.5	4.9
Net Profit	1.5	0.9	1.0	2.7
EPS (EUR)	0.07	0.04	0.05	0.13
% growth	n.a.	-40.5	12.0	164.3
Ord. EPS (EUR)	0.07	0.04	0.05	0.13
% growth	n.a.	-40.3	12.0	164.3
Rec. Free Cash Flow ⁽⁵⁾	-0.9	0.5	1.2	1.5
Pay-out (%)	51.2	82.7	73.9	28.0
DPS (EUR)	0.04	0.04	0.04	0.04
Net financial debt	31.5	31.7	31.3	30.5
ND/Rec. EBITDA (x)	17.1	15.5	14.3	7.1
ROE (%)	1.6	1.0	1.1	2.9
ROCE (%) ⁽⁵⁾	1.6	1.7	1.8	3.7

Relative performance (Base 100)

Ratios & Multiples (x)⁽⁶⁾

P/E	12.3	20.7	18.5	7.0
Ord. P/E	12.3	20.7	18.5	7.0
P/BV	0.2	0.2	0.2	0.2
Dividend Yield (%)	4.2	4.0	4.0	4.0
EV/Sales	2.06	2.05	2.11	1.07
EV/Rec. EBITDA	12.8	11.6	10.8	5.5
EV/EBIT	12.2	13.2	12.2	5.8
FCF Yield (%) ⁽⁵⁾	n.a.	2.8	6.3	8.1

Stock performance (%)	-1m	-3m	-12m	YTD	-3Y	-5Y
Absolute	-0.6	-10.7	-43.7	-3.8	-35.6	-58.3
vs Ibex 35	-4.9	-13.2	-48.8	-15.1	-53.4	-55.5
vs Ibex Small Cap Index	-0.7	-4.0	-40.5	-12.4	-53.8	-60.7
vs Eurostoxx 50	-5.0	-14.4	-51.8	-16.3	-57.4	-66.3
vs Sector benchmark ⁽⁴⁾	-7.5	2.9	-14.8	-1.6	-19.2	-35.1

(1) The opinion regarding the results is on reported EBITDA with respect to our estimate for the year (12m). The impact reflects whether, due to the results, we envisage a significant revision (>5% - 10%, depending on the sector) of our EBITDA estimate (for any of the estimated years).

(2) Please refer to Appendix 3.

(3) Rotation is the % of the capitalisation traded - 12m.

(4) Sector: Stoxx Europe 600 Real Estate.

(5) Please see Appendix 2 for the theoretical tax rate (ROCE) and rec. FCF calculation.

(6) Multiples and ratios calculated over prices at the date of this report.

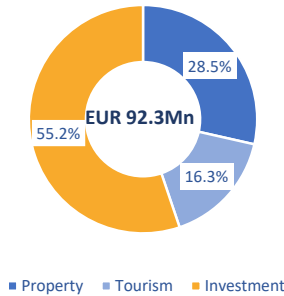
(*) Unless otherwise indicated, all the information contained in this report is based on: The Company, Factset and Lighthouse.

3m Results 2023

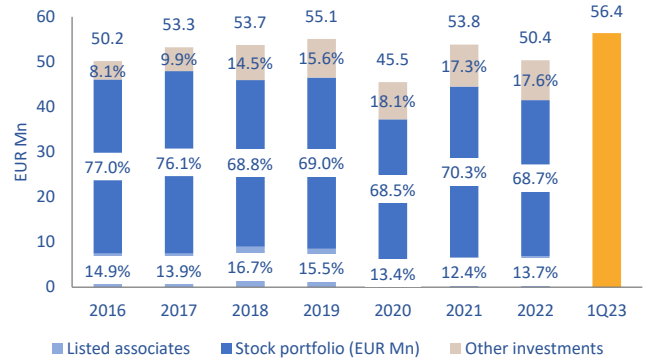
EUR Mn	3m23 Real	3m22	3m23 Real	
			vs 3m22	2023e
Total Revenues	7.6	1.7	341.7%	11.6
EBITDA	1.4	0.2	n.a.	2.1
EBITDA/Revenues	18.0%	n.a.	n.a.	17.7%
EBIT	1.4	0.1	n.a.	1.8
NP	0.8	0.0	n.a.	0.9
	3m23	2022		
Net Debt	29.5	33.3	-11.5%	
Book value	96.4	92.3	4.3%	
Investment Portfolio	56.4	51.1	10.4%	

La compañía en 8 gráficos

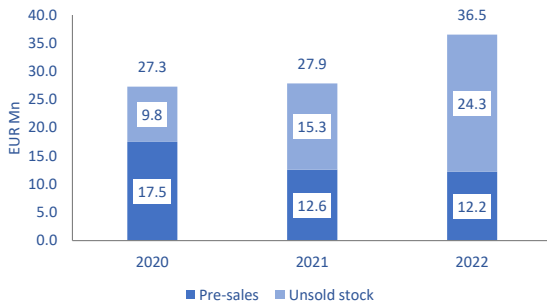
A group with three core businesses: property development, tourism management and financial investment



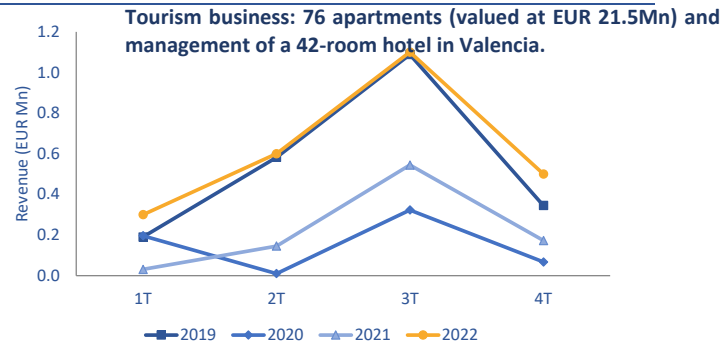
Investment area: provides greater diversification of assets (which reduces group risk), liquidity and profitability



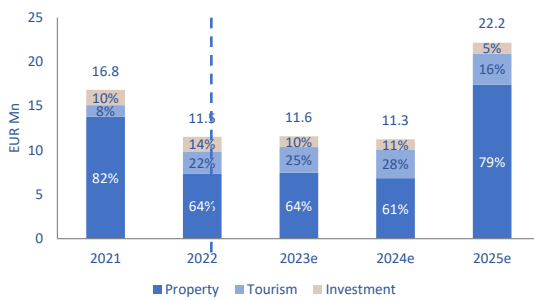
Agreements and bookings (EUR 12.2Mn) and unsold stock (EUR 24.3Mn) lend visibility to the development business



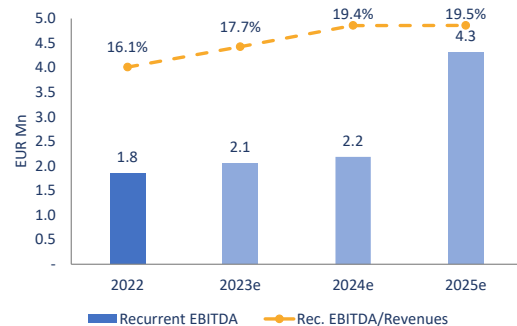
The tourism business is also much bigger than in 2019 (and still has more room to grow)



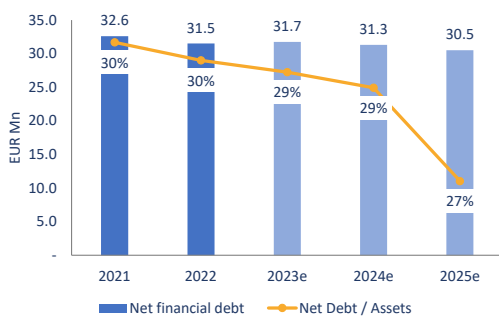
2023e-2025e: the development business will be the main driver of revenue growth



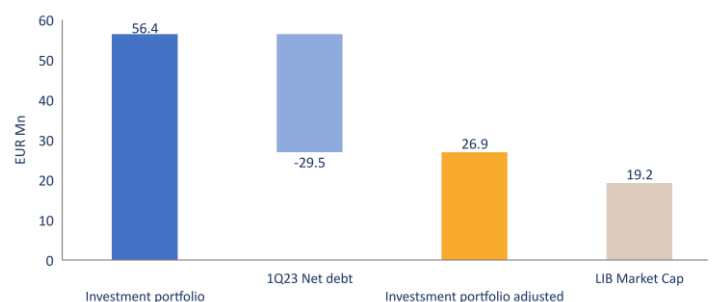
This will be visible in the generation of recurring EBITDA



All while maintaining a comfortable financial position (ND/Assets < 30%)



A potential (and "objectively" evident) reserve of value that has still gone unnoticed by the market



Valuation inputs

Inputs for the DCF Valuation Approach

	2023e	2024e	2025e	Terminal Value ⁽¹⁾			
Free Cash Flow "To the Firm"	1.0	1.7	2.0	67.9			
Market Cap	19.2	At the date of this report					
Net financial debt	29.5	Debt net of Cash (3m Results 2023)					
					Best Case	Worst Case	
Cost of Debt	1.6%	Net debt cost			1.4%	1.9%	
Tax rate (T)	20.0%	T (Normalised tax rate)			=	=	
Net debt cost	1.3%	Kd = Cost of Net Debt * (1-T)			1.1%	1.5%	
Risk free rate (rf)	3.5%	Rf (10y Spanish bond yield)			=	=	
Equity risk premium	6.0%	R (own estimate)			5.5%	6.5%	
Beta (B)	1.2	B (own estimate)			1.1	1.3	
Cost of Equity	10.7%	Ke = Rf + (R * B)			9.6%	12.0%	
Equity / (Equity + Net Debt)	39.4%	E (Market Cap as equity value)			=	=	
Net Debt / (Equity + Net Debt)	60.6%	D			=	=	
WACC	5.0%	WACC = Kd * D + Ke * E			4.4%	5.6%	
G "Fair"	2.0%				2.0%	1.5%	

(1) The terminal value reflects the NAV of FCF beyond the period estimated with the WACC and G of the central scenario.

Inputs for the Multiples Valuation Approach

Company	Ticker	Mkt. Cap	P/E 23e	EPS 23e-25e	EV/EBITDA 23e	EBITDA 23e-25e	EV/Sales 23e	Revenues 23e-25e	EBITDA/Sales 23e	FCF Yield 23e	FCF 23e-25e
Metrovacesa	MVC-ES	1,152.7	31.3	0.5%	22.6	0.8%	2.2	3.9%	9.6%	12.7%	-4.8%
Aedas Homes	AEDAS-ES	649.7	5.3	-10.2%	5.8	-4.9%	1.0	-0.7%	17.7%	19.7%	-42.7%
Neinor Homes	HOME-ES	731.9	9.1	n.a.	6.3	3.0%	1.1	8.0%	17.5%	0.3%	n.a.
Insur	ISUR-ES	132.6	13.8	63.8%	14.5	35.4%	2.8	39.0%	19.1%	n.a.	n.a.
Real estate			14.9	18.0%	12.3	8.6%	1.8	12.5%	16.0%	10.9%	-23.8%
Playa Hotels & Resorts	PLYA-US	1,295.9	15.2	20.2%	8.2	4.9%	2.3	0.9%	27.6%	2.2%	n.a.
PPHE Hotel Group	PPH-GB	544.4	38.8	54.8%	14.8	13.4%	4.4	8.2%	29.5%	n.a.	n.a.
Pierre et Vacances	VAC-FR	739.8	39.1	n.a.	20.5	16.6%	1.9	5.6%	9.2%	n.a.	63.8%
Tourism			31.0	37.5%	14.5	11.6%	2.8	4.9%	22.1%	2.2%	63.8%
LIB	LIB-ES	19.2	20.7	72.0%	11.6	45.0%	2.0	38.3%	17.7%	2.8%	69.2%

Free Cash Flow sensitivity analysis (2024e)

A) Rec. EBITDA and EV/EBITDA sensitivity to changes in EBITDA/Sales

Scenario	EBITDA/Sales 24e	EBITDA 24e	EV/EBITDA 24e
Max	21.3%	2.4	9.9x
Central	19.4%	2.2	10.8x
Min	17.5%	2.0	12.0x

B) Rec. FCF and Rec. FCF - Yield sensitivity to changes in EBITDA and CAPEX/sales

Rec. FCF EUR Mn	CAPEX/Sales 24e				Scenario	Rec. FCF/Yield 24e		
EBITDA 24e	1.8%	2.0%	2.2%		Max	7.5%	7.4%	7.3%
2.4	1.4	1.4	1.4	➔	Central	6.4%	6.3%	6.2%
2.2	1.2	1.2	1.2		Min	5.3%	5.2%	5.1%
2.0	1.0	1.0	1.0					

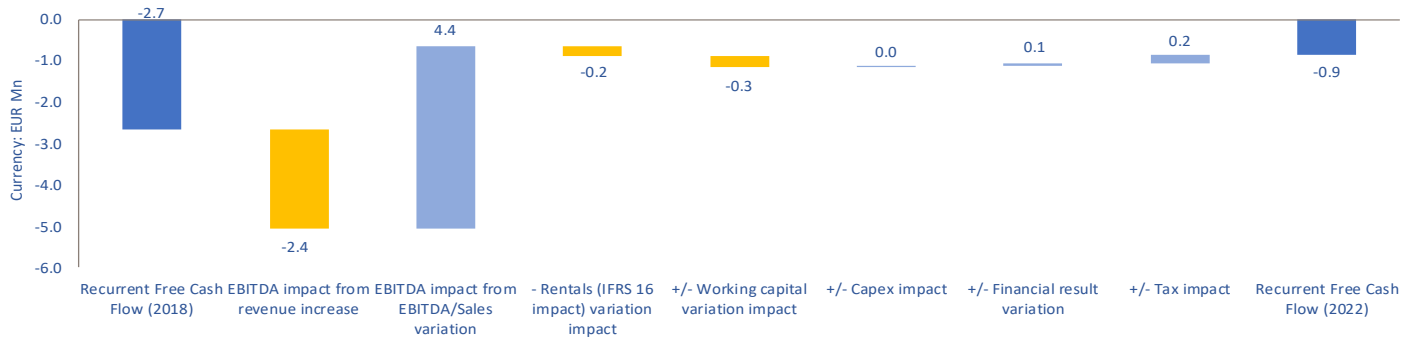
Appendix 1. Financial Projections

Balance Sheet (EUR Mn)	2018	2019	2020	2021	2022	2023e	2024e	2025e	CAGR	
Intangible assets	0.1	2.0	2.2	2.0	1.7	1.7	1.7	1.7		
Fixed assets	36.3	38.6	38.0	38.4	37.5	37.7	37.9	38.3		
Other Non Current Assets	35.4	35.3	36.8	36.1	35.9	35.9	35.9	35.9		
Financial Investments	52.5	53.6	43.3	52.0	51.8	51.8	51.7	51.7		
Goodwill & Other Intangibles	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6		
Current assets	15.4	16.7	22.0	15.6	14.8	16.3	15.8	20.5		
Total assets	140.2	146.7	143.0	144.7	142.2	143.9	143.6	148.6		
Equity	91.9	96.1	87.9	91.5	92.3	92.5	92.8	94.7		
Minority Interests	-	-	-	-	-	-	-	-		
Provisions & Other L/T Liabilities	11.7	13.4	13.4	13.9	13.9	13.9	13.9	13.9		
Other Non Current Liabilities	-	2.1	2.2	2.1	1.7	1.7	1.7	1.7		
Net financial debt	34.5	31.3	34.1	32.6	31.5	31.7	31.3	30.5		
Current Liabilities	2.1	3.8	5.4	4.6	2.8	4.1	4.0	7.8		
Equity & Total Liabilities	140.2	146.7	143.0	144.7	142.2	143.9	143.6	148.6		
P&L (EUR Mn)	2018	2019	2020	2021	2022	2023e	2024e	2025e	18-22	22-25e
Total Revenues	5.0	5.6	3.9	16.8	11.5	11.6	11.3	22.2	23.3%	24.4%
Total Revenues growth	-37.1%	11.4%	-29.4%	329.3%	-31.6%	0.6%	-2.8%	96.9%		
COGS	(1.1)	(1.4)	(1.4)	(12.1)	(5.5)	(5.3)	(4.8)	(12.8)		
Gross Margin	3.9	4.2	2.5	4.7	6.0	6.3	6.4	9.4	11.5%	16.2%
Gross Margin/Revenues	77.4%	75.4%	64.7%	28.0%	51.8%	54.2%	57.1%	42.2%		
Personnel Expenses	(1.7)	(2.2)	(1.7)	(2.0)	(2.2)	(2.3)	(2.3)	(2.5)		
Other Operating Expenses	(2.3)	(2.4)	(1.5)	(2.1)	(1.9)	(1.9)	(1.9)	(2.5)		
Recurrent EBITDA	(0.2)	(0.4)	(0.7)	0.6	1.8	2.1	2.2	4.3	90.3%	32.6%
Recurrent EBITDA growth	-104.1%	-128.5%	-83.0%	183.8%	217.0%	10.9%	6.7%	97.0%		
Rec. EBITDA/Revenues	n.a.	n.a.	n.a.	3.5%	16.1%	17.7%	19.4%	19.5%		
Restructuring Expense & Other non-rec.	0.2	0.0	(0.4)	1.1	0.0	-	-	-		
EBITDA	(0.0)	(0.4)	(1.1)	1.7	1.9	2.1	2.2	4.3	n.a.	32.1%
Depreciation & Provisions	(0.0)	0.1	(0.0)	0.3	0.3	(0.0)	(0.0)	(0.0)		
Capitalized Expense	-	-	-	-	-	-	-	-		
Rentals (IFRS 16 impact)	-	(0.2)	(0.2)	(0.2)	(0.2)	(0.2)	(0.2)	(0.2)		
EBIT	(0.0)	(0.5)	(1.3)	1.7	1.9	1.8	1.9	4.1	n.a.	28.0%
EBIT growth	-100.4%	n.a.	-163.9%	233.2%	14.8%	-7.0%	7.6%	109.5%		
EBIT/Revenues	n.a.	n.a.	n.a.	10.0%	16.8%	15.6%	17.2%	18.3%		
Impact of Goodwill & Others	3.3	2.5	(0.1)	0.8	0.9	-	-	-		
Net Financial Result	(0.6)	(0.6)	(0.9)	(0.5)	(0.6)	(0.6)	(0.6)	(0.6)		
Income by the Equity Method	(1.7)	0.1	(1.7)	(0.4)	(0.1)	(0.1)	(0.1)	(0.1)		
Ordinary Profit	1.0	1.5	(3.9)	1.6	2.2	1.2	1.3	3.4	21.2%	16.7%
Ordinary Profit Growth	-31.3%	48.7%	-360.3%	140.4%	37.9%	-46.3%	12.0%	164.3%		
Extraordinary Results	-	-	-	-	-	-	-	-		
Profit Before Tax	1.0	1.5	(3.9)	1.6	2.2	1.2	1.3	3.4	21.2%	16.7%
Tax Expense	(0.9)	(0.4)	0.3	(0.4)	(0.7)	(0.2)	(0.3)	(0.7)		
Effective Tax Rate	86.2%	28.8%	n.a.	22.4%	30.6%	20.0%	20.0%	20.0%		
Minority Interests	-	-	-	-	-	-	-	-		
Discontinued Activities	-	-	-	-	-	-	-	-		
Net Profit	0.1	1.1	(3.6)	1.2	1.5	0.9	1.0	2.7	81.7%	22.4%
Net Profit growth	-72.5%	669.2%	-440.8%	133.7%	23.4%	-38.1%	12.0%	164.3%		
Ordinary Net Profit	0.6	1.1	(3.5)	0.4	1.5	0.9	1.0	2.7	26.3%	22.5%
Ordinary Net Profit growth	-61.3%	79.4%	-431.8%	111.0%	287.7%	-38.0%	12.0%	164.3%		
Cash Flow (EUR Mn)	2018	2019	2020	2021	2022	2023e	2024e	2025e	18-22	22-25e
Recurrent EBITDA						2.1	2.2	4.3	90.3%	32.6%
Rentals (IFRS 16 impact)						(0.2)	(0.2)	(0.2)		
Working Capital Increase						(0.2)	0.3	(0.8)		
Recurrent Operating Cash Flow						1.6	2.3	3.3	28.1%	73.3%
CAPEX						(0.2)	(0.2)	(0.4)		
Net Financial Result affecting the Cash Flow						(0.6)	(0.6)	(0.6)		
Tax Expense						(0.2)	(0.3)	(0.7)		
Recurrent Free Cash Flow						0.5	1.2	1.5	24.7%	56.1%
Restructuring Expense & Other non-rec.						-	-	-		
- Acquisitions / + Divestures of assets						-	-	-		
Extraordinary Inc./Exp. Affecting Cash Flow						-	-	-		
Free Cash Flow						0.5	1.2	1.5	10.7%	3.1%
Capital Increase						-	-	-		
Dividends						(0.8)	(0.8)	(0.8)		
Net Debt Variation						0.2	(0.4)	(0.8)		

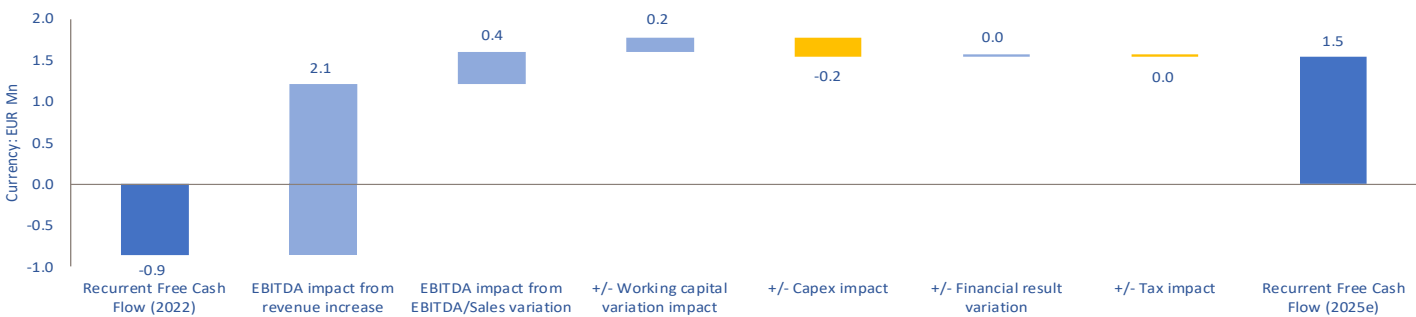
Appendix 2. Free Cash Flow

A) Cash Flow Analysis (EUR Mn)	2019	2020	2021	2022	2023e	2024e	2025e	CAGR	
								19-22	22-25e
Recurrent EBITDA	(0.4)	(0.7)	0.6	1.8	2.1	2.2	4.3	90.0%	32.6%
<i>Recurrent EBITDA growth</i>	-128.5%	-83.0%	183.8%	217.0%	10.9%	6.7%	97.0%		
<i>Rec. EBITDA/Revenues</i>	n.a.	n.a.	3.5%	16.1%	17.7%	19.4%	19.5%		
- Rentals (IFRS 16 impact)	(0.2)	(0.2)	(0.2)	(0.2)	(0.2)	(0.2)	(0.2)		
+/- Working Capital increase	0.5	(3.7)	5.6	(1.0)	(0.2)	0.3	(0.8)		
= Recurrent Operating Cash Flow	(0.1)	(4.6)	6.0	0.6	1.6	2.3	3.3	n.a.	73.3%
<i>Rec. Operating Cash Flow growth</i>	88.5%	n.a.	229.6%	-89.6%	154.5%	43.2%	42.7%		
<i>Rec. Operating Cash Flow / Sales</i>	n.a.	n.a.	35.6%	5.4%	13.7%	20.2%	14.7%		
- CAPEX	(0.1)	(0.3)	(0.1)	(0.2)	(0.2)	(0.2)	(0.4)		
- Net Financial Result affecting Cash Flow	(0.7)	(0.7)	(0.7)	(0.6)	(0.6)	(0.6)	(0.6)		
- Taxes	(0.4)	0.3	(0.4)	(0.7)	(0.2)	(0.3)	(0.7)		
= Recurrent Free Cash Flow	(1.3)	(5.4)	4.9	(0.9)	0.5	1.2	1.5	12.2%	56.1%
<i>Rec. Free Cash Flow growth</i>	52.5%	-324.7%	190.7%	-117.5%	163.0%	123.6%	28.0%		
<i>Rec. Free Cash Flow / Revenues</i>	n.a.	n.a.	29.0%	n.a.	4.7%	10.7%	7.0%		
- Restructuring expenses & others	0.0	(0.4)	1.1	0.0	-	-	-		
- Acquisitions / + Divestments	3.6	1.1	(0.6)	2.2	-	-	-		
+/- Extraordinary Inc./Exp. affecting Cash Flow	-	-	-	-	-	-	-		
= Free Cash Flow	2.4	(4.7)	5.4	1.4	0.5	1.2	1.5	-15.7%	3.1%
<i>Free Cash Flow growth</i>	150.8%	-297.8%	215.4%	-73.7%	-61.7%	123.6%	28.0%		
<i>Recurrent Free Cash Flow - Yield (s/Mkt Cap)</i>	n.a.	n.a.	25.5%	n.a.	2.8%	6.3%	8.1%		
<i>Free Cash Flow Yield (s/Mkt Cap)</i>	12.3%	n.a.	28.1%	7.4%	2.8%	6.3%	8.1%		
B) Analytical Review of Annual Recurrent Free Cash Flow Performance (Eur Mn)									
	2019	2020	2021	2022	2023e	2024e	2025e	CAGR	
Recurrent FCF(FY - 1)	(2.7)	(1.3)	(5.4)	4.9	(0.9)	0.5	1.2		
EBITDA impact from revenue increase	(0.0)	0.1	(2.3)	(0.2)	0.0	(0.1)	2.1		
EBITDA impact from EBITDA/Sales variation	(0.2)	(0.4)	3.6	1.4	0.2	0.2	0.0		
= Recurrent EBITDA variation	(0.2)	(0.3)	1.3	1.3	0.2	0.1	2.1		
- Rentals (IFRS 16 impact) variation impact	(0.2)	-	(0.0)	-	-	-	-		
+/- Working capital variation impact	1.2	(4.2)	9.4	(6.6)	0.8	0.6	(1.1)		
= Recurrent Operating Cash Flow variation	0.8	(4.5)	10.6	(5.4)	1.0	0.7	1.0		
+/- CAPEX impact	0.2	(0.3)	0.3	(0.2)	(0.0)	0.0	(0.2)		
+/- Financial result variation	(0.0)	(0.0)	(0.0)	0.1	0.0	0.0	0.0		
+/- Tax impact	0.4	0.7	(0.6)	(0.3)	0.4	(0.0)	(0.4)		
= Recurrent Free Cash Flow variation	1.4	(4.1)	10.3	(5.7)	1.4	0.7	0.3		
Recurrent Free Cash Flow	(1.3)	(5.4)	4.9	(0.9)	0.5	1.2	1.5		
C) "FCF to the Firm" (pre debt service) (EUR Mn)									
	2019	2020	2021	2022	2023e	2024e	2025e	CAGR	
EBIT	(0.5)	(1.3)	1.7	1.9	1.8	1.9	4.1	82.1%	28.0%
* Theoretical Tax rate	0.0%	0.0%	22.4%	30.0%	20.0%	20.0%	20.0%		
= Taxes (pre- Net Financial Result)	-	-	(0.4)	(0.6)	(0.4)	(0.4)	(0.8)		
Recurrent EBITDA	(0.4)	(0.7)	0.6	1.8	2.1	2.2	4.3	90.0%	32.6%
- Rentals (IFRS 16 impact)	(0.2)	(0.2)	(0.2)	(0.2)	(0.2)	(0.2)	(0.2)		
+/- Working Capital increase	0.5	(3.7)	5.6	(1.0)	(0.2)	0.3	(0.8)		
= Recurrent Operating Cash Flow	(0.1)	(4.6)	6.0	0.6	1.6	2.3	3.3	n.a.	73.3%
- CAPEX	(0.1)	(0.3)	(0.1)	(0.2)	(0.2)	(0.2)	(0.4)		
- Taxes (pre- Financial Result)	-	-	(0.4)	(0.6)	(0.4)	(0.4)	(0.8)		
= Recurrent Free Cash Flow (To the Firm)	(0.2)	(5.0)	5.6	(0.2)	1.0	1.7	2.0	0.6%	n.a.
<i>Rec. Free Cash Flow (To the Firm) growth</i>	84.8%	n.a.	211.8%	-103.1%	683.8%	66.7%	19.9%		
<i>Rec. Free Cash Flow (To the Firm) / Revenues</i>	n.a.	n.a.	33.0%	n.a.	8.6%	14.8%	9.0%		
- Acquisitions / + Divestments	3.6	1.1	(0.6)	2.2	-	-	-		
+/- Extraordinary Inc./Exp. affecting Cash Flow	-	-	-	-	-	-	-		
= Free Cash Flow "To the Firm"	3.4	(3.9)	5.0	2.1	1.0	1.7	2.0	-15.6%	-1.3%
<i>Free Cash Flow (To the Firm) growth</i>	49.5%	-212.3%	228.6%	-58.3%	-51.9%	66.7%	19.9%		
<i>Rec. Free Cash Flow To the Firm Yield (o/EV)</i>	n.a.	n.a.	23.4%	n.a.	4.2%	7.0%	8.4%		
<i>Free Cash Flow "To the Firm" - Yield (o/EV)</i>	14.5%	n.a.	21.0%	8.8%	4.2%	7.0%	8.4%		

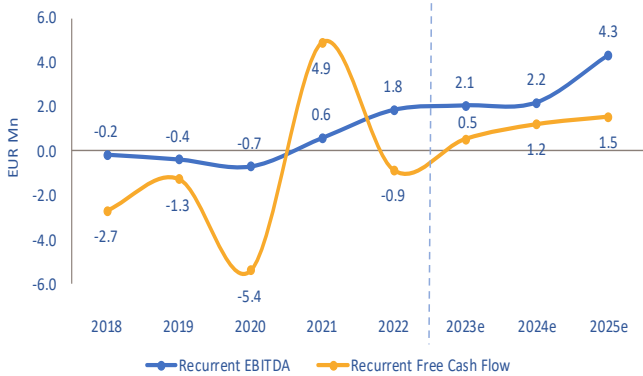
Recurrent Free Cash Flow accumulated variation analysis (2018 - 2022)



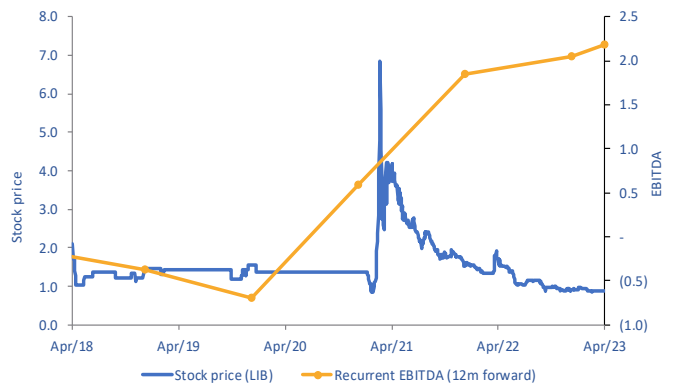
Recurrent Free Cash Flow accumulated variation analysis (2022 - 2025e)



Recurrent EBITDA vs Recurrent Free Cash Flow



Stock performance vs EBITDA 12m forward



Appendix 3. EV breakdown at the date of this report

	EUR Mn	Source
Market Cap	19.2	
+ Minority Interests	-	3m Results 2023
+ Provisions & Other L/T Liabilities	-	3m Results 2023
+ Net financial debt	29.5	3m Results 2023
- Financial Investments	1.4	3m Results 2023
+/- Others ⁽¹⁾	(23.6)	3m Results 2023
Enterprise Value (EV)	23.7	

(1) Related to: (i) the book value (not actuarial) of deferred tax assets and liabilities (EUR 35.0Mn and EUR 14.4Mn, respectively) and (ii) the market value of treasury stock (EUR 0.8Mn)

Appendix 4. Historical performance ⁽¹⁾

Historical performance (EUR Mn)	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023e	2024e	2025e	CAGR	
															12-22	22-25e
Total Revenues	48.6	10.1	9.0	5.7	5.2	8.2	5.0	5.6	3.9	16.8	11.5	11.6	11.3	22.2	-13.4%	24.4%
Total Revenues growth	195.1%	-79.2%	-11.1%	-36.2%	-9.8%	58.7%	-39.2%	11.4%	-29.4%	329.3%	-31.6%	0.6%	-2.8%	96.9%		
EBITDA	(31.6)	(8.2)	1.4	0.5	0.3	3.4	(0.0)	(0.4)	(1.1)	1.7	1.9	2.1	2.2	4.3	7.5%	32.1%
EBITDA growth	n.a.	73.9%	116.9%	-62.2%	-39.7%	981.4%	-100.2%	n.a.	-182.9%	255.0%	13.4%	9.5%	6.7%	97.0%		
EBITDA/Sales	n.a.	n.a.	15.5%	9.2%	6.1%	41.8%	n.a.	n.a.	n.a.	9.8%	16.3%	17.7%	19.4%	19.5%		
Net Profit	(29.5)	(48.6)	0.7	1.2	0.9	1.2	0.1	1.1	(3.6)	1.2	1.5	0.9	1.0	2.7	7.4%	22.4%
Net Profit growth	56.6%	-64.7%	101.4%	72.8%	-20.7%	26.0%	-88.2%	669.2%	-440.8%	133.7%	23.4%	-38.1%	12.0%	164.3%		
Adjusted number shares (Mn)	20.9	20.9	20.9	20.9	20.9	20.9	20.9	20.9	20.9	-	21.1	21.9	21.9	21.9		
EPS (EUR)	-1.41	-2.33	0.03	0.06	0.04	0.06	0.01	0.05	-0.17	n.a.	0.07	0.04	0.05	0.13	7.4%	20.8%
EPS growth	56.5%	-64.7%	n.a.	72.9%	-20.7%	25.9%	-88.2%	n.a.	n.a.	n.a.	n.a.	-40.5%	12.0%	n.a.		
Ord. EPS (EUR)	-1.41	-2.33	0.03	0.06	0.04	0.04	0.03	0.05	-0.17	n.a.	0.07	0.04	0.05	0.13	7.4%	20.9%
Ord. EPS growth	56.5%	-64.7%	n.a.	72.9%	-20.7%	-13.3%	-26.7%	79.3%	n.a.	n.a.	n.a.	-40.3%	12.0%	n.a.		
CAPEX	0.1	0.0	0.0	0.1	0.1	(0.1)	(0.2)	(0.1)	(0.3)	(0.1)	(0.2)	(0.2)	(0.2)	(0.4)		
CAPEX/Sales %	n.a.	n.a.	n.a.	n.a.	n.a.	1.8%	4.8%	1.3%	8.7%	0.4%	1.9%	2.0%	2.0%	2.0%		
Free Cash Flow	59.1	10.3	17.8	4.9	3.7	5.0	0.9	2.4	(4.7)	5.4	1.4	0.5	1.2	1.5	-31.2%	3.1%
ND/EBITDA (x) ⁽²⁾	n.a.	n.a.	n.a.	n.a.	n.a.	11.9x	n.a.	n.a.	n.a.	19.7x	16.8x	15.5x	14.3x	7.1x		
P/E (x)	n.a.	n.a.	69.1x	37.4x	47.2x	37.4x	n.a.	30.7x	n.a.	n.a.	n.a.	12.8x	20.7x	18.5x	7.0x	
EV/Sales (x)	1.84x	2.19x	5.08x	7.12x	7.46x	7.85x	8.86x	8.02x	10.56x	2.64x	2.56x	2.05x	2.11x	1.07x		
EV/EBITDA (x) ⁽²⁾	n.a.	n.a.	32.8x	n.a.	n.a.	18.8x	n.a.	n.a.	n.a.	27.0x	15.7x	11.6x	10.8x	5.5x		
Absolute performance	-46.3%	-64.9%	135.0%	-6.4%	0.0%	-0.1%	-30.1%	6.4%	-12.5%	12.4%	-40.4%	-3.8%				
Relative performance vs Ibx 35	-43.7%	-71.1%	126.7%	0.8%	2.1%	-7.0%	-17.8%	-4.8%	3.5%	4.1%	-36.8%	-15.1%				

Note 1: The multiples are historical, calculated based on the price and EV at the end of each year, except (if applicable) in the current year, when multiples would be given at current prices. The absolute and relative behavior corresponds to each exercise (1/1 to 31/12). The source, both historical multiples and the evolution of the price, is Factset.

Note 2: All ratios and multiples on EBITDA refer to total EBITDA (not to recurrent EBITDA).

Appendix 5. Main peers 2023e

		Real estate				Tourism				LIB	
EUR Mn		Metrovacesa	Aedas Homes	Neinor Homes	Insur	Average	Playa Hotels & Resorts	PPHE Hotel Group	Pierre et Vacances	Average	LIB
Market data	Ticker (Factset)	MVC-ES	AEDAS-ES	HOME-ES	ISUR-ES		PLYA-US	PPH-GB	VAC-FR		LIB-ES
	Country	Spain	Spain	Spain	Spain		Netherlands	Netherlands	France		Spain
	Market cap	1,152.7	649.7	731.9	132.6		1,295.9	544.4	739.8		19.2
	Enterprise value (EV)	1,343.0	1,046.7	733.1	378.8		2,008.8	1,838.2	3,474.1		23.7
Basic financial information	Total Revenues	619.2	1,020.8	665.9	136.5		892.2	420.4	1,842.6		11.6
	Total Revenues growth	19.3%	12.6%	0.1%	5.2%	9.3%	14.7%	12.5%	14.3%	13.8%	0.6%
	2y CAGR (2023e - 2025e)	3.9%	-0.7%	8.0%	39.0%	12.5%	0.9%	8.2%	5.6%	4.9%	38.3%
	EBITDA	59.4	180.5	116.8	26.1		245.8	124.0	169.8		2.1
	EBITDA growth	n.a.	13.5%	-9.7%	18.4%	7.4%	34.7%	19.1%	-67.5%	-4.6%	9.5%
	2y CAGR (2023e - 2025e)	0.8%	-4.9%	3.0%	35.4%	8.6%	4.9%	13.4%	16.6%	11.6%	45.0%
	EBITDA/Revenues	9.6%	17.7%	17.5%	19.1%	16.0%	27.6%	29.5%	9.2%	22.1%	17.7%
	EBIT	60.0	177.2	118.7	22.0		168.0	76.6	72.7		1.8
	EBIT growth	30.9%	13.6%	-8.6%	25.9%	15.5%	50.9%	30.2%	-73.8%	2.4%	-7.0%
	2y CAGR (2023e - 2025e)	-1.0%	-5.0%	-9.6%	43.5%	7.0%	8.9%	18.2%	21.5%	16.2%	50.2%
	EBIT/Revenues	9.7%	17.4%	17.8%	16.1%	15.2%	18.8%	18.2%	3.9%	13.7%	15.6%
	Net Profit	35.1	117.2	78.3	9.6		85.1	21.3	20.5		0.9
	Net Profit growth	249.3%	14.7%	-15.9%	-36.0%	53.0%	65.3%	85.3%	-92.9%	19.2%	-38.1%
	2y CAGR (2023e - 2025e)	2.8%	-6.4%	-6.8%	55.4%	11.2%	17.9%	36.7%	66.5%	40.4%	72.0%
CAPEX/Sales %	5.5%	0.4%	11.1%	31.2%	12.0%	6.6%	17.6%	5.3%	9.8%	2.0%	
Free Cash Flow	147.0	127.8	1.8	(0.8)		28.2	(0.3)	(10.4)		0.5	
Net financial debt	276.5	314.7	449.8	239.7		705.6	784.2	(46.5)		31.7	
ND/EBITDA (x)	4.7	1.7	3.8	9.2	4.9	2.9	6.3	n.a.	4.6	15.5	
Pay-out	n.a.	78.7%	128.0%	n.a.	103.3%	0.0%	38.1%	5.0%	14.4%	82.7%	
Multiples and Ratios	P/E (x)	31.3	5.3	9.1	13.8	14.9	15.2	38.8	39.1	31.0	20.7
	P/BV (x)	0.6	0.6	0.7	0.9	0.7	2.0	1.5	n.a.	1.7	0.2
	EV/Revenues (x)	2.2	1.0	1.1	2.8	1.8	2.3	4.4	1.9	2.8	2.0
	EV/EBITDA (x)	22.6	5.8	6.3	14.5	12.3	8.2	14.8	20.5	14.5	11.6
	EV/EBIT (x)	22.4	5.9	6.2	17.2	12.9	12.0	24.0	47.8	27.9	13.2
	ROE	2.0	11.5	8.0	6.8	7.1	13.0	3.8	n.a.	8.4	1.0
	FCF Yield (%)	12.7	19.7	0.3	n.a.	10.9	2.2	n.a.	n.a.	2.2	2.8
	DPS	0.85	2.04	1.31	0.23	1.11	0.00	0.19	0.04	0.08	0.04
Dvd Yield	11.2%	14.7%	14.3%	3.3%	10.9%	0.0%	1.5%	2.2%	1.2%	4.0%	

Note 1: Financial data, multiples and ratios based on market consensus (Factset). In the case of the company analyzed, own estimates (Lighthouse).

Note 2: All ratios and multiples on EBITDA refer to total EBITDA (not to recurrent EBITDA).

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Notes and Reports History

Date of report	Recommendation	Price (EUR)	Target price (EUR)	Period of validity	Reason for report	Analyst
28-Apr-2023	n.a.	0.88	n.a.	n.a.	3m Results 2023	David López Sánchez
02-Mar-2023	n.a.	0.89	n.a.	n.a.	12m Results 2022	David López Sánchez
28-Oct-2022	n.a.	0.96	n.a.	n.a.	9m Results 2022	David López Sánchez
02-Aug-2022	n.a.	1.10	n.a.	n.a.	6m Results 2022	David López Sánchez
03-May-2022	n.a.	1.66	n.a.	n.a.	3m Results 2022	David López Sánchez
02-Mar-2022	n.a.	1.37	n.a.	n.a.	12m Results 2021	David López Sánchez
25-Oct-2021	n.a.	1.88	n.a.	n.a.	9m Results 2021	David López Sánchez
02-Aug-2021	n.a.	2.19	n.a.	n.a.	6m Results 2021	David López Sánchez
07-Jul-2021	n.a.	2.52	n.a.	n.a.	Initiation of Coverage	David López Sánchez

