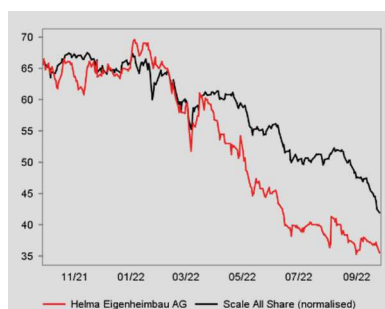


Buy EUR 70.00 Price EUR 35.60 Upside 96.6 %	Value Indicators: EUR DCF: 69.58	Warburg ESG Risk Score: 2.3 ESG Score (MSCI based): 3.0 Balance Sheet Score: 2.8 Market Liquidity Score: 1.0	Description: Service provider for construction of owner-occupied homes and holiday property
	Market Snapshot: EUR m Market cap: 142.4 No. of shares (m): 4.0 EV: 369.0 Freefloat MC: 99.5 Ø Trad. Vol. (30d): 77.17 th	Shareholders: Freefloat 69.90 % Karl-Heinz Maerzke 29.80 % Management board 0.30 %	Key Figures (WRe): 2022e Beta: 1.6 Price / Book: 1.0 x Equity Ratio: 30 % Net Fin. Debt / EBITDA: 6.8 x Net Debt / EBITDA: 6.8 x

First Glance: Significant revision of guidance due to insolvency of a major subcontractor

- HEMA announced yesterday evening (26.09.22) a significant reduction in its guidance for 2022, which was necessary as a major subcontractor of HELMA has filed for insolvency. The company is now expecting revenues of EUR 300-320m and EBT of EUR 20m. Compared to HELMA's previous targets, this is a drop of 14% in the revenue guidance (from EUR 360m previously) and 33% in EBT (from EUR 30m previously).
- The insolvency of the subcontractor should have a negative impact on existing projects in terms of construction costs and postponements. The default of a major subcontractor could also have a negative impact on the projects planned with this subcontractor, in our view, and should lead to lower profitability on some of these projects. This negative development of the unexpected insolvency confirms our view that 2023 will be a transition year and now, could possibly come with higher negative momentum. In its revised guidance, management has also considered the possibility that new order intake in H2 will be below target due to economic development (WRe: H2 order intake -36% to EUR 159m).
- We will reduce our estimates, which will have a negative impact on our price target. Nevertheless, HELMA's equity base stood at EUR 32.37 per share. It has a land portfolio of EUR 239m (booked at acquisition costs in the balance sheet) and, additionally, secured land plots with a purchase price of EUR 69m. With an average age of 4-5 years, there should be substantial hidden reserves of EUR 120-150m.



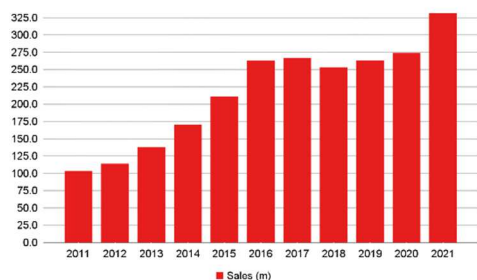
Rel. Performance vs Scale All

1 month:	10.6 %
6 months:	-9.2 %
Year to date:	-9.0 %
Trailing 12 months:	-9.3 %

Company events:

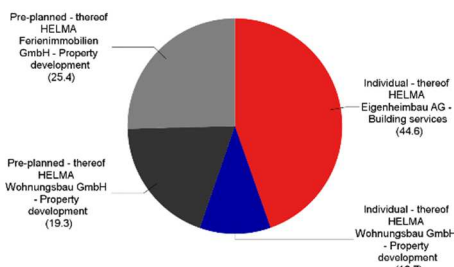
FY End: 31.12. in EUR m	CAGR (21-24e)	2018	2019	2020	2021	2022e	2023e	2024e
Sales	5.5 %	253.3	263.2	274.0	331.5	364.6	346.4	389.7
Change Sales yoy		-5.0 %	3.9 %	4.1 %	21.0 %	10.0 %	-5.0 %	12.5 %
Gross margin adj.	-1.1 %	23.8 %	24.5 %	24.1 %	24.7 %	23.2 %	24.1 %	23.9 %
EBITDA	9.0 %	23.8	25.2	24.8	30.6	33.6	31.7	39.7
EBIT	9.7 %	21.8	22.8	22.2	27.9	30.8	28.9	36.9
Margin		8.6 %	8.7 %	8.1 %	8.4 %	8.4 %	8.3 %	9.5 %
EBT		21.2	23.6	22.5	27.3	29.9	27.9	35.9
Net income	9.3 %	14.5	16.1	15.4	18.8	20.1	19.1	24.5
EPS	9.3 %	3.62	4.04	3.84	4.69	5.03	4.77	6.13
EPS adj.	9.3 %	3.62	4.04	3.84	4.69	5.03	4.77	6.13
DPS	6.9 %	1.30	1.85	1.54	1.72	1.95	2.10	2.10
Dividend Yield		3.5 %	4.9 %	4.2 %	2.9 %	5.5 %	5.9 %	5.9 %
FCFPS		-0.25	-1.44	-2.99	-0.46	-1.10	0.00	-2.11
FCF / Market cap		-0.7 %	-3.8 %	-8.1 %	-0.8 %	-3.1 %	0.0 %	-5.9 %
EV / Sales		1.2 x	1.2 x	1.3 x	1.3 x	1.0 x	1.1 x	1.0 x
EV / EBITDA		12.9 x	13.0 x	14.0 x	14.5 x	11.0 x	12.0 x	10.2 x
EV / EBIT		14.1 x	14.4 x	15.6 x	16.0 x	12.0 x	13.2 x	10.9 x
P / E		10.2 x	9.4 x	9.6 x	12.5 x	7.1 x	7.5 x	5.8 x
P / E adj.		10.2 x	9.4 x	9.6 x	12.5 x	7.1 x	7.5 x	5.8 x
FCF Potential Yield		5.1 %	5.0 %	4.7 %	4.7 %	6.1 %	5.6 %	6.7 %
Net Debt		159.3	175.7	199.1	211.7	226.6	239.4	260.6
ROCE (NOPAT)		6.0 %	5.8 %	5.1 %	5.9 %	5.8 %	5.2 %	6.1 %
Guidance:		2022: Sales EUR 360m, EBT EUR 30m; 2024: Sales EUR >>400m. EBT EUR >>40m						

Sales development in EUR m



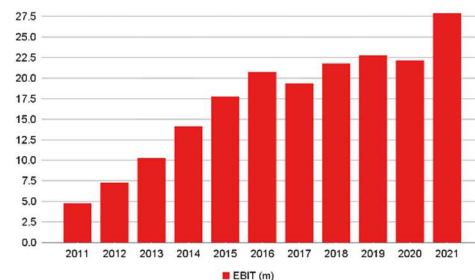
Source: Warburg Research

Order intake by segments 2021; in %



Source: Warburg Research

EBIT development in EUR m



Source: Warburg Research

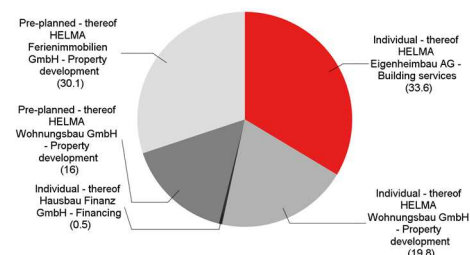
Company Background

- Provider of construction services for brick-built homes that can be adapted to individual tastes.
- Focus on product development, sale, planning and building administration. Construction is outsourced to subcontractors.
- Via HELMA Wohnungsbau GmbH, HELMA in its role as a developer, acquires larger areas zoned for residential construction with up to 250 building sites. Regional focus is on cities like Berlin, Hamburg, Hanover or Munich.
- Since early 2011 the company has been developing and selling holiday properties at the North Sea and Baltic Sea coasts, at attractive lakeside locations and the low mountain range via the subsidiary HELMA Ferienimmobilien.

Competitive Quality

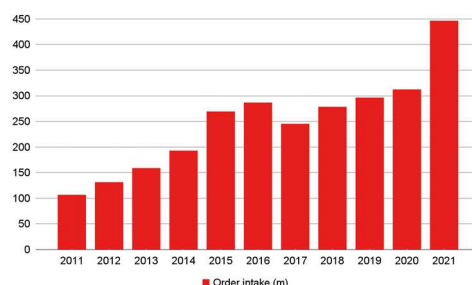
- Individualisation without additional costs: HELMA's homes are mainly distinguished by the range of individual design options at no extra cost.
- High expertise in the future market of energy-efficient houses: HELMA offers a broad range of energy-efficient houses with the efficiency house 55 EE as a minimum standard.
- Efficient sales concept: HELMA's 35 show houses throughout Germany are used by ca. 80 freelance sales representatives as a point of sale.
- Business model expansion into apartment building completes product range
- Successful advancement of the development business in the holiday property area since 2011. Gradual expansion of the market positioning makes attractive growth possible.

Sales by segments 2021 in %



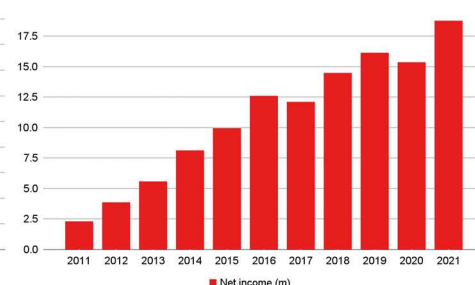
Source: Warburg Research

Order intake in EUR m



Source: Warburg Research

Net income development in EUR m



Source: Warburg Research

DCF model

Figures in EUR m	Detailed forecast period			Transitional period										Term. Value
	2022e	2023e	2024e	2025e	2026e	2027e	2028e	2029e	2030e	2031e	2032e	2033e	2034e	
Sales	364.6	346.4	389.7	420.9	452.4	479.6	508.4	533.8	560.5	577.3	588.8	600.6	612.6	2.0 %
Sales change	10.0 %	-5.0 %	12.5 %	8.0 %	7.5 %	6.0 %	6.0 %	5.0 %	5.0 %	3.0 %	2.0 %	2.0 %	2.0 %	
EBIT	30.8	28.9	36.9	44.2	47.5	50.4	53.4	53.4	56.0	54.8	55.9	54.1	55.1	9.0 %
EBIT-margin	8.4 %	8.3 %	9.5 %	10.5 %	10.5 %	10.5 %	10.5 %	10.0 %	10.0 %	9.5 %	9.5 %	9.0 %	9.0 %	
Tax rate (EBT)	32.5 %	31.5 %	31.5 %	31.5 %	31.5 %	31.5 %	31.5 %	31.5 %	31.5 %	31.5 %	31.5 %	31.5 %	31.5 %	37.8
NOPAT	20.8	19.8	25.3	30.3	32.5	34.5	36.6	36.6	38.4	37.6	38.3	37.0	37.8	
Depreciation	2.8	2.8	2.8	3.4	3.6	3.8	4.1	4.3	4.5	4.6	4.7	4.8	4.9	0.8 %
in % of Sales	0.8 %	0.8 %	0.7 %	0.8 %	0.8 %	0.8 %	0.8 %	0.8 %	0.8 %	0.8 %	0.8 %	0.8 %	0.8 %	
Changes in provisions	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	-0.7
Change in Liquidity from														
- Working Capital	28.9	24.2	37.4	18.1	32.1	27.1	20.9	16.3	16.5	5.6	-0.2	-0.5	-0.7	5.5
- Capex	3.2	3.4	3.4	3.8	4.1	4.3	4.6	4.8	5.0	5.2	5.3	5.4	5.5	
Capex in % of Sales	0.9 %	1.0 %	0.9 %	0.9 %	0.9 %	0.9 %	0.9 %	0.9 %	0.9 %	0.9 %	0.9 %	0.9 %	0.9 %	0.0
- Other	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Free Cash Flow (WACC Model)	-8.6	-5.0	-12.7	11.7	-0.1	7.0	15.1	19.8	21.3	31.4	38.0	36.9	37.9	26
PV of FCF	-9.0	-4.9	-11.9	10.4	0.0	5.5	11.3	14.0	14.3	19.9	22.7	20.9	20.3	
share of PVs	-5.27 %			28.41 %										76.86 %

Model parameter

Derivation of WACC:		Derivation of Beta:	
Debt ratio	55.00 %	Financial Strength	1.50
Cost of debt (after tax)	2.1 %	Liquidity (share)	2.00
Market return	8.25 %	Cyclicality	2.00
Risk free rate	2.75 %	Transparency	1.00
		Others	1.50
WACC	5.75 %	Beta	1.60

Valuation (m)

Present values 2034e	113		
Terminal Value	377		
Financial liabilities	234		
Pension liabilities	0		
Hybrid capital	0		
Minority interest	0		
Market val. of investments	0		
Liquidity	22	No. of shares (m)	4.0
Equity Value	278	Value per share (EUR)	69.58

Sensitivity Value per Share (EUR)

		Terminal Growth									Delta EBIT-margin						
Beta	WACC	1.25 %	1.50 %	1.75 %	2.00 %	2.25 %	2.50 %	2.75 %	Beta	WACC	-1.5 pp	-1.0 pp	-0.5 pp	+0.0 pp	+0.5 pp	+1.0 pp	+1.5 pp
2.05	6.8 %	30.73	33.48	36.51	39.86	43.58	47.74	52.41	2.05	6.8 %	11.96	21.26	30.56	39.86	49.16	58.46	67.76
1.83	6.3 %	41.14	44.67	48.59	52.97	57.90	63.48	69.87	1.83	6.3 %	21.90	32.26	42.61	52.97	63.33	73.69	84.05
1.71	6.0 %	47.18	51.20	55.70	60.76	66.49	73.04	80.61	1.71	6.0 %	27.80	38.79	49.77	60.76	71.74	82.73	93.72
1.60	5.8 %	53.88	58.50	63.70	69.58	76.31	84.07	93.13	1.60	5.8 %	34.49	46.19	57.88	69.58	81.28	92.98	104.68
1.49	5.5 %	61.38	66.72	72.76	79.67	87.64	96.94	107.93	1.49	5.5 %	42.13	54.64	67.16	79.67	92.18	104.69	117.21
1.37	5.3 %	69.82	76.03	83.12	91.31	100.85	112.14	125.68	1.37	5.3 %	50.95	64.40	77.85	91.31	104.76	118.21	131.66
1.15	4.8 %	90.32	98.95	109.02	120.92	135.20	152.66	174.48	1.15	4.8 %	73.38	89.23	105.08	120.92	136.77	152.62	168.46

■ ...

Valuation	2018	2019	2020	2021	2022e	2023e	2024e
Price / Book	1.5 x	1.4 x	1.3 x	1.8 x	1.0 x	0.9 x	0.8 x
Book value per share ex intangibles	23.65	26.30	28.29	31.48	34.72	37.64	41.75
EV / Sales	1.2 x	1.2 x	1.3 x	1.3 x	1.0 x	1.1 x	1.0 x
EV / EBITDA	12.9 x	13.0 x	14.0 x	14.5 x	11.0 x	12.0 x	10.2 x
EV / EBIT	14.1 x	14.4 x	15.6 x	16.0 x	12.0 x	13.2 x	10.9 x
EV / EBIT adj.*	13.4 x	14.0 x	14.9 x	14.8 x	11.3 x	12.9 x	10.7 x
P / FCF	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
P / E	10.2 x	9.4 x	9.6 x	12.5 x	7.1 x	7.5 x	5.8 x
P / E adj.*	10.2 x	9.4 x	9.6 x	12.5 x	7.1 x	7.5 x	5.8 x
Dividend Yield	3.5 %	4.9 %	4.2 %	2.9 %	5.5 %	5.9 %	5.9 %
FCF Potential Yield (on market EV)	5.1 %	5.0 %	4.7 %	4.7 %	6.1 %	5.6 %	6.7 %
*Adjustments made for: -							

Company Specific Items	2018	2019	2020	2021	2022e	2023e	2024e
Order intake	278.6	296.5	312.5	446.6	356.0	369.3	383.2
Total output	279.0	273.0	310.3	355.7	374.6	356.4	399.7
Material expenses	217.1	207.8	241.7	272.2	289.9	273.0	306.7
Gross margin adj.	23.8 %	24.5 %	24.1 %	24.7 %	23.2 %	24.1 %	23.9 %
Order book	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.

Consolidated profit & loss

In EUR m	2018	2019	2020	2021	2022e	2023e	2024e
Sales	253.3	263.2	274.0	331.5	364.6	346.4	389.7
Change Sales yoy	-5.0 %	3.9 %	4.1 %	21.0 %	10.0 %	-5.0 %	12.5 %
Increase / decrease in inventory	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
Own work capitalised	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
Total output	279.0	273.0	310.3	355.7	374.6	356.4	399.7
Material expenses	217.1	207.8	241.7	272.2	289.9	273.0	306.7
Gross profit	61.9	65.3	68.6	83.5	84.8	83.4	93.0
Gross profit margin	24.5 %	24.8 %	25.0 %	25.2 %	23.2 %	24.1 %	23.9 %
Personnel expenses	23.9	25.0	26.6	29.0	30.2	31.2	32.3
Other operating income	1.6	2.6	2.7	1.6	2.0	2.0	2.0
Other operating expenses	15.9	17.7	19.9	25.4	23.0	22.5	23.0
Unfrequent items	0.0	0.0	0.0	0.0	0.0	0.0	0.0
EBITDA	23.8	25.2	24.8	30.6	33.6	31.7	39.7
Margin	9.4 %	9.6 %	9.0 %	9.2 %	9.2 %	9.1 %	10.2 %
Depreciation of fixed assets	2.0	2.4	2.6	2.7	2.8	2.8	2.8
EBITA	21.8	22.8	22.2	27.9	30.8	28.9	36.9
Amortisation of intangible assets	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Goodwill amortisation	0.0	0.0	0.0	0.0	0.0	0.0	0.0
EBIT	21.8	22.8	22.2	27.9	30.8	28.9	36.9
Margin	8.6 %	8.7 %	8.1 %	8.4 %	8.4 %	8.3 %	9.5 %
EBIT adj.	22.9	23.5	23.2	30.2	32.8	29.6	37.6
Interest income	0.1	1.7	0.9	0.1	0.2	0.3	0.3
Interest expenses	0.7	0.9	0.7	0.7	1.1	1.3	1.3
Other financial income (loss)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
EBT	21.2	23.6	22.5	27.3	29.9	27.9	35.9
Margin	8.4 %	9.0 %	8.2 %	8.2 %	8.2 %	8.1 %	9.2 %
Total taxes	6.6	7.4	7.1	8.5	9.7	8.8	11.3
Net income from continuing operations	14.5	16.2	15.4	18.8	20.2	19.1	24.6
Income from discontinued operations (net of tax)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Net income before minorities	14.5	16.2	15.4	18.8	20.2	19.1	24.6
Minority interest	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Net income	14.5	16.1	15.4	18.8	20.1	19.1	24.5
Margin	5.7 %	6.1 %	5.6 %	5.7 %	5.5 %	5.5 %	6.3 %
Number of shares, average	4.0	4.0	4.0	4.0	4.0	4.0	4.0
EPS	3.62	4.04	3.84	4.69	5.03	4.77	6.13
EPS adj.	3.62	4.04	3.84	4.69	5.03	4.77	6.13

*Adjustments made for:

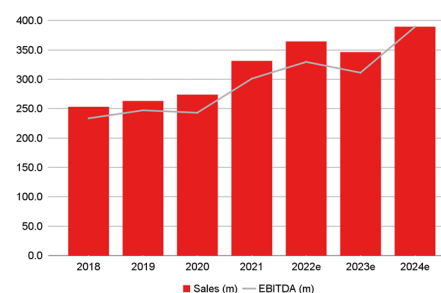
Guidance: 2022: Sales EUR 360m, EBT EUR 30m; 2024: Sales EUR >>400m. EBT EUR >>40m

Financial Ratios

	2018	2019	2020	2021	2022e	2023e	2024e
Total Operating Costs / Sales	100.8 %	94.2 %	104.2 %	98.1 %	93.5 %	93.7 %	92.4 %
Operating Leverage	-2.5 x	1.2 x	-0.7 x	1.2 x	1.0 x	1.2 x	2.2 x
EBITDA / Interest expenses	34.7 x	29.0 x	38.1 x	42.0 x	30.5 x	24.4 x	30.5 x
Tax rate (EBT)	31.4 %	31.4 %	31.5 %	31.1 %	32.5 %	31.5 %	31.5 %
Dividend Payout Ratio	35.8 %	45.7 %	40.0 %	36.6 %	38.7 %	44.0 %	34.2 %
Sales per Employee	779,311	817,525	791,887	952,546	1,027,255	956,758	1,055,247

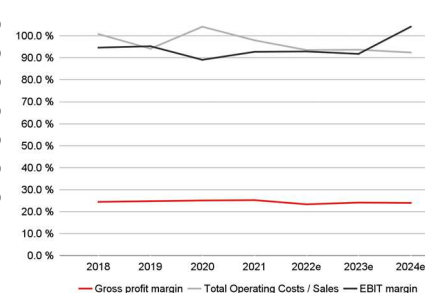
Sales, EBITDA

in EUR m

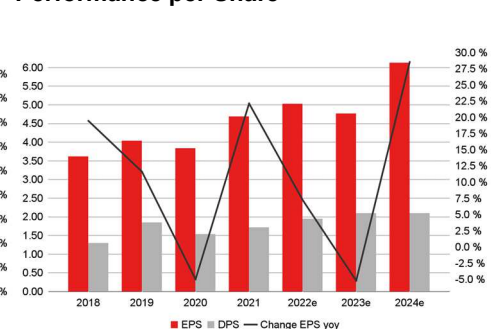


Operating Performance

in %



Performance per Share



Source: Warburg Research

Source: Warburg Research

Source: Warburg Research

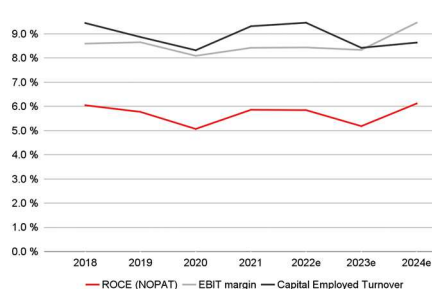
Consolidated balance sheet

In EUR m	2018	2019	2020	2021	2022e	2023e	2024e
Assets							
Goodwill and other intangible assets	3.0	3.3	3.3	3.4	3.7	4.0	4.3
thereof other intangible assets	1.6	1.9	1.9	2.0	2.3	2.6	2.9
thereof Goodwill	1.4	1.4	1.4	1.4	1.4	1.4	1.4
Property, plant and equipment	19.1	19.9	19.5	19.3	19.1	19.2	19.3
Financial assets	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Other long-term assets	0.0	4.6	4.6	2.2	2.3	2.4	2.5
Fixed assets	22.2	27.9	27.5	25.0	25.2	25.7	26.2
Inventories	220.2	232.2	281.7	311.0	330.0	360.0	390.0
Accounts receivable	77.2	96.6	87.8	86.3	99.9	94.9	106.8
Liquid assets	16.3	16.7	20.1	21.8	21.2	24.3	20.7
Other short-term assets	5.5	6.8	6.3	7.4	6.3	6.4	6.6
Current assets	319.2	352.3	395.9	426.5	457.4	485.6	524.0
Total Assets	341.4	380.2	423.4	451.4	482.6	511.3	550.2
Liabilities and shareholders' equity							
Subscribed capital	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Capital reserve	41.5	41.5	41.6	41.8	41.8	41.8	41.8
Retained earnings	30.9	36.3	43.7	49.9	63.1	74.4	90.5
Other equity components	21.2	26.7	27.2	33.6	33.6	34.3	34.9
Shareholders' equity	97.6	108.5	116.5	129.3	142.6	154.6	171.3
Minority interest	0.1	0.1	0.1	0.1	0.1	0.1	0.1
Total equity	97.7	108.6	116.6	129.5	142.7	154.7	171.4
Provisions	25.5	33.4	33.3	30.8	32.8	34.6	37.0
thereof provisions for pensions and similar obligations	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Financial liabilities (total)	175.6	192.4	219.2	233.5	247.8	263.7	281.3
Short-term financial liabilities	33.0	36.0	36.9	20.6	23.7	27.3	31.4
Accounts payable	9.5	15.0	16.0	16.3	18.0	17.1	19.2
Other liabilities	33.1	30.7	38.4	41.3	41.3	41.3	41.3
Liabilities	243.7	271.6	306.8	321.9	339.9	356.6	378.7
Total liabilities and shareholders' equity	341.4	380.2	423.4	451.4	482.6	511.3	550.2

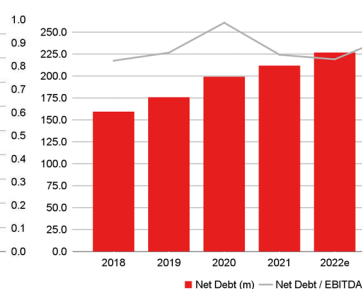
Financial Ratios

	2018	2019	2020	2021	2022e	2023e	2024e
Efficiency of Capital Employment							
Operating Assets Turnover	0.8 x	0.8 x	0.7 x	0.8 x	0.8 x	0.8 x	0.8 x
Capital Employed Turnover	1.0 x	0.9 x	0.9 x	1.0 x	1.0 x	0.9 x	0.9 x
ROA	65.1 %	57.9 %	55.9 %	75.2 %	79.9 %	74.2 %	93.6 %
Return on Capital							
ROCE (NOPAT)	6.0 %	5.8 %	5.1 %	5.9 %	5.8 %	5.2 %	6.1 %
ROE	15.6 %	15.7 %	13.7 %	15.3 %	14.8 %	12.8 %	15.1 %
Adj. ROE	15.6 %	15.7 %	13.7 %	15.3 %	14.8 %	12.8 %	15.1 %
Balance sheet quality							
Net Debt	159.3	175.7	199.1	211.7	226.6	239.4	260.6
Net Financial Debt	159.3	175.7	199.1	211.7	226.6	239.4	260.6
Net Gearing	163.0 %	161.8 %	170.8 %	163.5 %	158.8 %	154.8 %	152.0 %
Net Fin. Debt / EBITDA	670.1 %	698.2 %	804.1 %	690.9 %	675.2 %	755.5 %	657.1 %
Book Value / Share	24.4	27.1	29.1	32.3	35.6	38.6	42.8
Book value per share ex intangibles	23.7	26.3	28.3	31.5	34.7	37.6	41.7

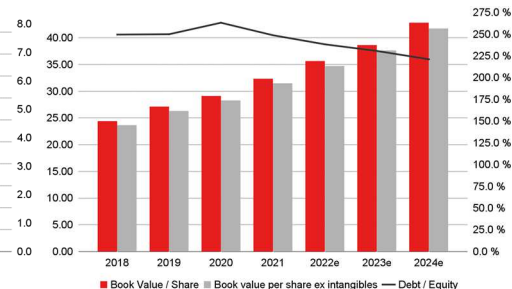
ROCE Development



Net debt in EUR m



Book Value per Share in EUR



Source: Warburg Research

Source: Warburg Research

Source: Warburg Research

Consolidated cash flow statement

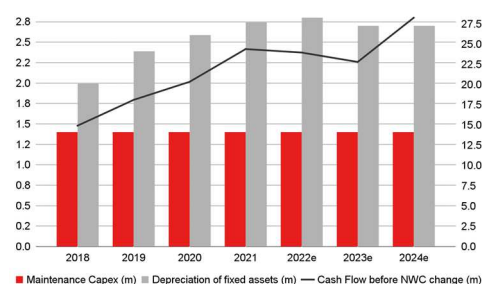
In EUR m	2018	2019	2020	2021	2022e	2023e	2024e
Net income	14.5	16.2	15.4	18.8	20.2	19.1	24.6
Depreciation of fixed assets	2.0	2.4	2.6	2.7	2.8	2.7	2.7
Amortisation of goodwill	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Amortisation of intangible assets	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Increase/decrease in long-term provisions	0.1	-0.1	0.1	0.3	0.0	0.0	0.0
Other non-cash income and expenses	-1.6	-0.3	2.2	2.5	1.0	1.0	1.0
Cash Flow before NWC change	14.9	18.1	20.4	24.4	24.0	22.8	28.3
Increase / decrease in inventory	-16.9	-8.6	-45.5	-25.3	-19.0	-30.0	-30.0
Increase / decrease in accounts receivable	-1.3	-25.0	8.3	2.4	-13.6	5.0	-11.9
Increase / decrease in accounts payable	-1.0	4.0	7.7	1.9	1.7	-0.9	2.1
Increase / decrease in other working capital positions	8.3	8.0	-0.2	-2.8	5.8	6.5	6.5
Increase / decrease in working capital (total)	-10.9	-21.6	-29.7	-23.8	-25.1	-19.4	-33.3
Net cash provided by operating activities [1]	4.1	-3.5	-9.3	0.5	-1.2	3.4	-5.0
Investments in intangible assets	-0.7	-0.6	-0.5	-0.7	-0.6	-0.6	-0.6
Investments in property, plant and equipment	-4.4	-3.0	-2.3	-2.0	-2.6	-2.8	-2.8
Payments for acquisitions	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Financial investments	-0.1	-0.1	-0.2	-0.2	0.0	0.0	0.0
Income from asset disposals	0.5	0.1	0.6	0.2	0.5	0.5	0.5
Net cash provided by investing activities [2]	-4.4	-2.0	-1.9	-2.0	-2.7	-2.9	-2.9
Change in financial liabilities	9.7	15.8	26.9	14.4	14.3	15.9	17.6
Dividends paid	-5.6	-5.2	-7.4	-6.2	-6.9	-7.8	-8.4
Purchase of own shares	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Capital measures	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Other	-4.1	-4.7	-4.9	-5.1	-4.1	-5.5	-4.9
Net cash provided by financing activities [3]	0.1	5.9	14.6	3.2	3.3	2.6	4.3
Change in liquid funds [1]+[2]+[3]	-0.3	0.4	3.4	1.7	-0.6	3.1	-3.6
Effects of exchange-rate changes on cash	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cash and cash equivalent at end of period	16.3	16.7	20.1	21.8	21.2	24.3	20.7

Financial Ratios

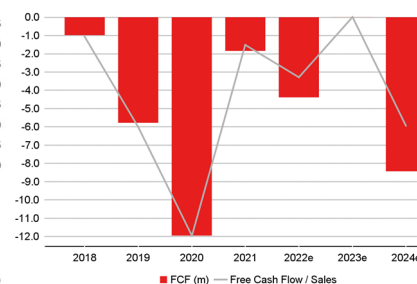
	2018	2019	2020	2021	2022e	2023e	2024e
Cash Flow							
FCF	-1.0	-5.8	-12.0	-1.8	-4.4	0.0	-8.4
Free Cash Flow / Sales	-0.4 %	-2.2 %	-4.4 %	-0.6 %	-1.2 %	0.0 %	-2.2 %
Free Cash Flow Potential	15.7	16.4	16.3	20.8	22.5	21.5	27.0
Free Cash Flow / Net Profit	-6.8 %	-35.8 %	-77.8 %	-9.8 %	-21.8 %	0.0 %	-34.4 %
Interest Received / Avg. Cash	0.3 %	10.2 %	5.1 %	0.5 %	0.9 %	1.3 %	1.3 %
Interest Paid / Avg. Debt	0.4 %	0.5 %	0.3 %	0.3 %	0.5 %	0.5 %	0.5 %
Management of Funds							
Investment ratio	2.0 %	1.4 %	1.1 %	0.8 %	0.9 %	1.0 %	0.9 %
Maint. Capex / Sales	0.6 %	0.5 %	0.5 %	0.4 %	0.4 %	0.4 %	0.4 %
Capex / Dep	253.1 %	150.0 %	111.4 %	97.7 %	114.3 %	121.4 %	121.4 %
Avg. Working Capital / Sales	109.8 %	114.3 %	121.8 %	110.8 %	108.7 %	122.6 %	117.4 %
Trade Debtors / Trade Creditors	812.2 %	642.2 %	549.7 %	527.9 %	555.0 %	555.0 %	556.3 %
Inventory Turnover	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
Receivables collection period (days)	111	134	117	95	100	100	100
Payables payment period (days)	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
Cash conversion cycle (Days)	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.

CAPEX and Cash Flow

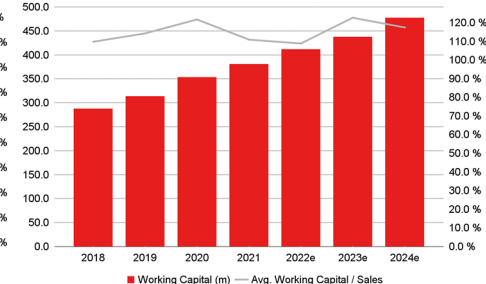
in EUR m



Free Cash Flow Generation



Working Capital



Source: Warburg Research

Source: Warburg Research

Source: Warburg Research

LEGAL DISCLAIMER

This research report ("investment recommendation") was prepared by the Warburg Research GmbH, a fully owned subsidiary of the M.M.Warburg & CO (AG & Co.) KGaA and is passed on by the M.M.Warburg & CO (AG & Co.) KGaA. It is intended solely for the recipient and may not be passed on to another company without their prior consent, regardless of whether the company is part of the same corporation or not. It contains selected information and does not purport to be complete. The investment recommendation is based on publicly available information and data ("information") believed to be accurate and complete. Warburg Research GmbH neither examines the information for accuracy and completeness, nor guarantees its accuracy and completeness. Possible errors or incompleteness of the information do not constitute grounds for liability of M.M.Warburg & CO (AG & Co.) KGaA or Warburg Research GmbH for damages of any kind whatsoever, and M.M.Warburg & CO (AG & Co.) KGaA and Warburg Research GmbH are not liable for indirect and/or direct and/or consequential damages. In particular, neither M.M.Warburg & CO (AG & Co.) KGaA nor Warburg Research GmbH are liable for the statements, plans or other details contained in these investment recommendations concerning the examined companies, their affiliated companies, strategies, economic situations, market and competitive situations, regulatory environment, etc. Although due care has been taken in compiling this investment recommendation, it cannot be excluded that it is incomplete or contains errors. M.M.Warburg & CO (AG & Co.) KGaA and Warburg Research GmbH, their shareholders and employees are not liable for the accuracy and completeness of the statements, estimations and the conclusions derived from the information contained in this investment recommendation. Provided a investment recommendation is being transmitted in connection with an existing contractual relationship, i.e. financial advisory or similar services, the liability of M.M.Warburg & CO (AG & Co.) KGaA and Warburg Research GmbH shall be restricted to gross negligence and wilful misconduct. In case of failure in essential tasks, M.M.Warburg & CO (AG & Co.) KGaA and Warburg Research GmbH are liable for normal negligence. In any case, the liability of M.M.Warburg & CO (AG & Co.) KGaA and Warburg Research GmbH is limited to typical, expectable damages. This investment recommendation does not constitute an offer or a solicitation of an offer for the purchase or sale of any security. Partners, directors or employees of M.M.Warburg & CO (AG & Co.) KGaA, Warburg Research GmbH or affiliated companies may serve in a position of responsibility, i.e. on the board of directors of companies mentioned in the report. Opinions expressed in this investment recommendation are subject to change without notice. All rights reserved.

COPYRIGHT NOTICE

This work including all its parts is protected by copyright. Any use beyond the limits provided by copyright law without permission is prohibited and punishable. This applies, in particular, to reproductions, translations, microfilming, and storage and processing on electronic media of the entire content or parts thereof.

DISCLOSURE ACCORDING TO §85 OF THE GERMAN SECURITIES TRADING ACT (WPHG), MAR AND MIFID II INCL. COMMISSION DELEGATED REGULATION (EU) 2016/958 AND (EU) 2017/565

The valuation underlying the investment recommendation for the company analysed here is based on generally accepted and widely used methods of fundamental analysis, such as e.g. DCF Model, Free Cash Flow Value Potential, NAV, Peer Group Comparison or Sum of the Parts Model (see also <http://www.mmwarburg.de/disclaimer/disclaimer.htm#Valuation>). The result of this fundamental valuation is modified to take into consideration the analyst's assessment as regards the expected development of investor sentiment and its impact on the share price.

Independent of the applied valuation methods, there is the risk that the price target will not be met, for instance because of unforeseen changes in demand for the company's products, changes in management, technology, economic development, interest rate development, operating and/or material costs, competitive pressure, supervisory law, exchange rate, tax rate etc. For investments in foreign markets and instruments there are further risks, generally based on exchange rate changes or changes in political and social conditions.

This commentary reflects the opinion of the relevant author at the point in time of its compilation. A change in the fundamental factors underlying the valuation can mean that the valuation is subsequently no longer accurate. Whether, or in what time frame, an update of this commentary follows is not determined in advance.

Additional internal and organisational arrangements to prevent or to deal with conflicts of interest have been implemented. Among these are the spatial separation of Warburg Research GmbH from M.M.Warburg & CO (AG & Co.) KGaA and the creation of areas of confidentiality. This prevents the exchange of information, which could form the basis of conflicts of interest for Warburg Research GmbH in terms of the analysed issuers or their financial instruments.

The analysts of Warburg Research GmbH do not receive a gratuity – directly or indirectly – from the investment banking activities of M.M.Warburg & CO (AG & Co.) KGaA or of any company within the Warburg-Group.

All prices of financial instruments given in this investment recommendation are the closing prices on the last stock-market trading day before the publication date stated, unless another point in time is explicitly stated.

M.M.Warburg & CO (AG & Co.) KGaA and Warburg Research GmbH are subject to the supervision of the Federal Financial Supervisory Authority, BaFin. M.M.Warburg & CO (AG & Co.) KGaA is additionally subject to the supervision of the European Central Bank (ECB).

SOURCES

All **data and consensus estimates** have been obtained from FactSet except where stated otherwise.

The **Warburg ESG Risk Score** is based on information © 2020 MSCI ESG Research LLC. Reproduced by permission. Although Warburg Research's information providers, including without limitation, MSCI ESG Research LLC and its affiliates (the "ESG Parties"), obtain information (the "Information") from sources they consider reliable, none of the ESG Parties warrants or guarantees the originality, accuracy and/or completeness, of any data herein and expressly disclaim all express or implied warranties, including those of merchantability and fitness for a particular purpose. The Information may only be used for your internal use, may not be reproduced or redisseminated in any form and may not be used as a basis for, or a component, of any financial instruments or products indices. Further, none of the Information can in and of itself be used to determine which securities to buy or sell or when to buy or sell them. None of the ESG Parties shall have any liability for any errors or omissions in connection with any data herein, or any liability for any direct, indirect, special, punitive, consequential or any other damage (including lost profits) even if notified of the possibility.

Additional information for clients in the United States

1. This research report (the "Report") is a product of Warburg Research GmbH, Germany, a fully owned subsidiary of M.M. Warburg & CO (AG & Co.) KGaA, Germany (in the following collectively "Warburg"). Warburg is the employer of the research analyst(s), who have prepared the Report. The research analyst(s) reside outside the United States and are not associated persons of any U.S. regulated broker-dealer and therefore are not subject to the supervision of any U.S. regulated broker-dealer.
2. The Report is provided in the United States for distribution solely to "major U.S. institutional investors" under Rule 15a-6 of the U.S. Securities Exchange Act of 1934 by CIC.
3. CIC (Crédit Industriel et Commercial) and M.M. Warburg & CO have concluded a Research Distribution Agreement that gives CIC Market Solutions exclusive distribution in France, the US and Canada of the Warburg Research GmbH research product.
4. The research reports are distributed in the United States of America by CIC ("CIC") pursuant to a SEC Rule 15a-6 agreement with CIC Market Solutions Inc ("CICI"), a U.S. registered broker-dealer and a related company of CIC, and are distributed solely to persons who qualify as "Major U.S. Institutional Investors" as defined in SEC Rule 15a-6 under the Securities Exchange Act of 1934.
5. Any person who is not a Major U.S. Institutional Investor must not rely on this communication. The delivery of this research report to any person in the United States of America is not a recommendation to effect any transactions in the securities discussed herein, or an endorsement of any opinion expressed herein.

Reference in accordance with section 85 of the German Securities Trading Act (WpHG) and Art. 20 MAR regarding possible conflicts of interest with companies analysed:

- 1- Warburg Research, or an affiliated company, or an employee of one of these companies responsible for the compilation of the research, hold a **share of more than 5%** of the equity capital of the analysed company.
- 2- Warburg Research, or an affiliated company, within the last twelve months participated in the **management of a consortium** for an issue in the course of a public offering of such financial instruments, which are, or the issuer of which is, the subject of the investment recommendation.
- 3- Companies affiliated with Warburg Research **manage financial instruments**, which are, or the issuers of which are, subject of the investment recommendation, in a market based on the provision of buy or sell contracts.
- 4- MMWB, Warburg Research, or an affiliated company, reached an agreement with the issuer to provide **investment banking and/or investment services** and the relevant agreement was in force in the last 12 months or there arose for this period, based on the relevant agreement, the obligation to provide or to receive a service or compensation - provided that this disclosure does not result in the disclosure of confidential business information.
- 5- The company compiling the analysis or an affiliated company had reached an **agreement on the compilation of the investment recommendation** with the analysed company.
- 6a- Warburg Research, or an affiliated company, holds a **net long position of more than 0.5%** of the total issued share capital of the analysed company.
- 6b- Warburg Research, or an affiliated company, holds a **net short position of more than 0.5%** of the total issued share capital of the analysed company.
- 6c- The issuer holds shares of more than 5% of the total issued capital of Warburg Research or an affiliated company.
- 7- The company preparing the analysis as well as its affiliated companies and employees have **other important interests** in relation to the analysed company, such as, for example, the exercising of mandates at analysed companies.

Company	Disclosure	Link to the historical price targets and rating changes (last 12 months)
HELMA Eigenheimbau	3, 5	http://www.mmwarburg.com/disclaimer/disclaimer_en/DE000A0EQ578.htm

INVESTMENT RECOMMENDATION

Investment recommendation: expected direction of the share price development of the financial instrument up to the given price target in the opinion of the analyst who covers this financial instrument.

-B-	Buy:	The price of the analysed financial instrument is expected to rise over the next 12 months.
-H-	Hold:	The price of the analysed financial instrument is expected to remain mostly flat over the next 12 months.
-S-	Sell:	The price of the analysed financial instrument is expected to fall over the next 12 months.
“-“	Rating suspended:	The available information currently does not permit an evaluation of the company.

WARBURG RESEARCH GMBH – ANALYSED RESEARCH UNIVERSE BY RATING

Rating	Number of stocks	% of Universe
Buy	162	75
Hold	45	21
Sell	4	2
Rating suspended	4	2
Total	215	100

WARBURG RESEARCH GMBH – ANALYSED RESEARCH UNIVERSE BY RATING ...

... taking into account only those companies which were provided with major investment services in the last twelve months.

Rating	Number of stocks	% of Universe
Buy	47	82
Hold	7	12
Sell	1	2
Rating suspended	2	4
Total	57	100

PRICE AND RATING HISTORY HELMA EIGENHEIMBAU AS OF 27.09.2022



Markings in the chart show rating changes by Warburg Research GmbH in the last 12 months. Every marking details the date and closing price on the day of the rating change.

EQUITIES

Matthias Rode +49 40 3282-2678
Head of Equities mrode@mmwarburg.com

RESEARCH

Michael Heider +49 40 309537-280
Head of Research mheider@warburg-research.com

Henner Rüschemeyer +49 40 309537-270
Head of Research hrueschmeyer@warburg-research.com

Stefan Augustin +49 40 309537-168
Cap. Goods, Engineering saugustin@warburg-research.com

Jan Bauer +49 40 309537-155
Renewables jbauer@warburg-research.com

Jonas Blum +49 40 309537-240
Telco, Media, Construction jblum@warburg-research.com

Christian Cohrs +49 40 309537-175
Industrials & Transportation ccohrs@warburg-research.com

Dr. Christian Ehmann +49 40 309537-167
BioTech, Life Science cehmann@warburg-research.com

Felix Ellmann +49 40 309537-120
Software, IT fellmann@warburg-research.com

Jörg Philipp Frey +49 40 309537-258
Retail, Consumer Goods jfrey@warburg-research.com

Marius Fuhrberg +49 40 309537-185
Financial Services mfuhrberg@warburg-research.com

Mustafa Hidir +49 40 309537-230
Automobiles, Car Suppliers mhidir@warburg-research.com

Thor Höfs +49 40 309537-255
Software, IT thoefs@warburg-research.com

Philipp Kaiser +49 40 309537-260
Real Estate pkaiser@warburg-research.com

Thilo Kleibauer +49 40 309537-257
Retail, Consumer Goods tkleibauer@warburg-research.com

Andreas Pläsier +49 40 309537-246
Banks, Financial Services aplaesier@warburg-research.com

Malte Schaumann +49 40 309537-170
Technology mschaumann@warburg-research.com

Oliver Schwarz +49 40 309537-250
Chemicals, Agriculture oschwarz@warburg-research.com

Simon Stippig +49 40 309537-265
Real Estate sstippig@warburg-research.com

Cansu Tatar +49 40 309537-248
Cap. Goods, Engineering ctatar@warburg-research.com

Marc-René Tonn +49 40 309537-259
Automobiles, Car Suppliers mtonn@warburg-research.com

Robert-Jan van der Horst +49 40 309537-290
Technology rvanderhorst@warburg-research.com

Andreas Wolf +49 40 309537-140
Software, IT awolf@warburg-research.com

INSTITUTIONAL EQUITY SALES

Marc Niemann +49 40 3282-2660
Head of Equity Sales, Germany mniemann@mmwarburg.com

Klaus Schilling +49 69 5050-7400
Head of Equity Sales, Germany kschilling@mmwarburg.com

Tim Beckmann +49 40 3282-2665
United Kingdom tbeckmann@mmwarburg.com

Lea Bogdanova +49 69 5050-7411
United Kingdom, Ireland lbogdanova@mmwarburg.com

Jens Buchmüller +49 69 5050-7415
Scandinavia, Austria jbuchmueller@mmwarburg.com

Alexander Eschweiler +49 40 3282-2669
Germany, Luxembourg aeschweiler@mmwarburg.com

Matthias Fritsch +49 40 3282-2696
United Kingdom mfritsch@mmwarburg.com

Maximilian Martin +49 69 5050-7413
Austria, Poland mmartin@mmwarburg.com

Christopher Seedorf +49 40 3282-2695
Switzerland cseedorf@mmwarburg.com

Sophie Hauer +49 69 5050-7417
Roadshow/Marketing shauer@mmwarburg.com

Juliane Niemann +49 40 3282-2694
Roadshow/Marketing jniemann@mmwarburg.com

SALES TRADING

Oliver Merckel +49 40 3282-2634
Head of Sales Trading omerckel@mmwarburg.com

Elyaz Dust +49 40 3282-2702
Sales Trading edust@mmwarburg.com

Michael Ilgenstein +49 40 3282-2700
Sales Trading milgenstein@mmwarburg.com

Marcel Magiera +49 40 3282-2662
Sales Trading mmagiera@mmwarburg.com

Bastian Quast +49 40 3282-2701
Sales Trading bquast@mmwarburg.com

Jörg Treptow +49 40 3282-2658
Sales Trading jtreptow@mmwarburg.com

MACRO RESEARCH

Carsten Klude +49 40 3282-2572
Macro Research cklude@mmwarburg.com

Dr. Christian Jasperneite +49 40 3282-2439
Investment Strategy cjasperneite@mmwarburg.com

Our research can be found under:

Warburg Research research.mmwarburg.com/en/index.html

Bloomberg RESP MMWA GO

FactSet www.factset.com

Refinitiv www.refinitiv.com

Capital IQ www.capitaliq.com

For access please contact:

Andrea Schaper +49 40 3282-2632
Sales Assistance aschaper@mmwarburg.com

Kerstin Muthig +49 40 3282-2703
Sales Assistance kmuthig@mmwarburg.com