Schloss Wachenheim AG

Germany / Food & beverages Primary exchange: Frankfurt Bloomberg: SWA GR ISIN: DE0007229007

2023/24 Annual Report

RATING	BUY
PRICE TARGET	€ 22.00
Return Potential	41.0%
Risk Rating	Medium

PROFIT GROWTH SET TO ACCELERATE IN 2024/25

Final results for the financial year ending 30 June were close to our forecasts, showing a 3.7% rise in sales to €441.5m (FBe: €447.2m; 2022/23 €425.8m) and a 3.0% rise in EBIT to €28.2m (FBe: €8.0m; 2022/23: €27.4m). In 2023/24 sales and EBIT growth were constrained by inflation which both reduced SWA's customers' disposable income and made price rises by SWA unavoidable. Volume fell by 5.2% in 2023/24 but for 2024/25 management expects volumes to stabilise/rise slightly as consumer sentiment improves with easing inflation and falling interest rates. Meanwhile, sales are expected to benefit for a full 12 months from the price rises implemented in 2023/24 and so grow faster than volume. Management is guiding towards 2024/25 EBIT of €31m-€33m (202324: €28.2m). The midpoint of this guidance corresponds to y-o-y growth of 13.5% compared with the 3.0% reported for 2023/24. Most of the EBIT improvement is expected to stem from the France segment. Profitability in France will benefit from the absence of the restructuring charges incurred through the transfer of production from Wissembourg to Tournan-en-Brie, and from lower costs at the new site. Management will propose an unchanged dividend of €0.60 to the AGM on 21 November. We have moved our previous 2024/25 EBIT forecast of €34.4m into line with guidance and also made small adjustments (-5%-0%) to our sales and EBIT numbers for subsequent years. However, the impact of these changes on our valuation is balanced by a fall in the yield on the German 10-year government bond yield from 2.52% at the time of our most recent study of 13 May to 2.14% now. We maintain our Buy recommendation at an unchanged price target of €22.

Germany segment volume down 4.3%, but price rises pushed sales 2.4% ahead Germany segment volume fell 4.3% to 78.7m bottles (2022/23: 82.2m bottles). The decline was occasioned by price rises which SWA implemented to cover rising wine and raw material costs. Volume of sparkling wine, which accounts for over half of segment volume, fell 10.4% due mainly to reduced private label business in Germany. (p.t.o.)

FINANCIAL HISTORY & PROJECTIONS

	2020/21	2021/22	2022/23	2023/24E	2024/25E	2025/26E
Revenue (€m)	354.6	384.0	425.8	441.5	470.9	498.4
Y-o-y growth	4.8%	8.3%	10.9%	3.7%	6.7%	5.9%
EBIT (€m)	24.4	29.2	27.4	28.2	32.1	36.3
EBIT margin	6.9%	7.6%	6.4%	6.4%	6.8%	7.3%
Net income (€m)	10.4	13.7	10.9	9.5	12.0	14.4
EPS (diluted) (€)	1.32	1.73	1.38	1.20	1.52	1.82
DPS (€)	0.50	0.60	0.60	0.60	0.70	0.80
FCF (€m)	27.4	4.0	12.6	-2.6	15.3	12.6
Net gearing	26.8%	29.2%	29.4%	36.5%	32.1%	29.9%
Liquid assets (€m)	7.7	7.1	7.5	7.7	9.4	10.0

RISKS

Risks to our price target include, but are not limited to: intensification of price pressure in Germany; currency volatility on the group's East Central Europe markets.

COMPANY PROFILE

Schloss Wachenheim AG is one of the world's largest producers of sparkling wine. The company is the number three producer in its home market of Germany (32% of 2023/24 group sales) and number one in France with a 40% market share. Some 47% of group sales are generated in East Central Europe through the 61%-owned subsidiary, Ambra.

MARKET D	ATA	As of	27 Sep 2024		
Closing Price		€ 15.60			
Shares outsta	nding		7.92m		
Market Capita	lisation	:	€ 123.55m		
52-week Rang	ge	€ 14	.70 / 17.20		
Avg. Volume	(12 Months)		752		
Multiples	2022/23	2023/24E	2024/25E		
P/E	11.2	12.9	10.1		
EV/Sales	0.5	0.5	0.5		
EV/EBIT	7.8	7.6	6.7		
Div. Yield	3.8%	3.8%	4.5%		

STOCK OVERVIEW



COMPANY DATA	As of 30 Jun 2024
Liquid Assets	€ 7.67m
Current Assets	€ 238.62m
Intangible Assets	€ 99.78m
Total Assets	€ 470.28m
Current Liabilities	€ 156.60m
Shareholders' Equity	€ 197.45m
SHAREHOLDERS	
Günther Reh AG	70.1%
Free float	29.9%

The second largest product area in the Germany segment is de-alcoholised drinks, in which the most important products are the alcohol-free wines, Light Live and Eisberg. Light Live is available in still and sparkling variants while Eisberg is a leading alcohol-free wine brand in the UK. Volume of de-alcoholised drinks climbed 10.5% in 2023/24 as SWA sought to strengthen both brands with advertising campaigns. Volume of wine-containing drinks fell 4.0% due mainly to weaker export business. Volume of still wine was adversely affected by an inflation-related decline in consumer spending, and fell 10.8%. However, volume of the children's party drink, Robby Bubble, climbed 3.8%, due mainly to growth on the domestic market. Robby Bubble remains the dominant product in its category, and was supported by extensive advertising campaigns.

Figure 1: FY 23/24 results versus our forecasts

€m	FY 23/24A	FY 23/24E	Δ	FY 22/23A	Δ
Sales	441.51	447.23	-1.3%	425.75	3.7%
by region:					
Germany	145.81	145.94	-0.1%	142.42	2.4%
France	94.09	97.44	-3.4%	105.24	-10.6%
East Central Europe	208.64	211.12	-1.2%	187.25	11.4%
Eliminations	-7.03	-7.26	n.a.	-9.15	n.a.
EBIT after restructuring costs	28.19	28.04	0.5%	27.38	3.0%
margin (%)	6.4%	6.3%	-	6.4%	-
EBIT before restructuring costs	29.03	28.84	0.7%	31.82	-8.8%
margin (%)	6.6%	6.4%	-	7.5%	-
by region					
Germany	6.51	4.55	43.1%	6.08	7.1%
margin (%)	4.5%	3.1%	-	4.3%	-
France after restructuring costs	-0.28	0.49	n.a.	0.23	n.a.
margin (%)	-0.3%	0.5%	-	0.2%	-
France before restructuring costs	0.56	-1.00	n.a.	-1.02	n.a.
margin (%)	0.6%	-1.0%	-	-1.0%	-
East Central Europe	21.90	23.07	-5.1%	21.23	3.2%
margin (%)	10.5%	10.9%	-	11.3%	-
Other/eliminations	0.06	-0.07	n.a.	-0.16	n.a.
Net profit before non-controlling interests	18.47	18.98	-2.7%	19.02	-2.9%
Net profit after non-controlling interests	9.47	10.16	-6.8%	10.91	-13.2%
EPS (€)	1.20	1.28	-6.8%	1.38	-13.2%

Source: SWA; First Berlin Equity Research estimates

Price rises implemented by SWA pushed segment sales 2.4% ahead to €145.8m (2022/23: €142.4m). Schloss Wachenheim AG was the main driver of the growth (+4.8%). Wine retail sales fell 5.5%. Segment gross profit climbed 2.0% to €63.5m (2022/23: €62.2m) equivalent to a margin of 43.6% (2022/23:43.7%). Segment EBIT slightly outpaced sales, climbing 7.0% to €6.5m (2022/23: €6.1m), as lower energy and maintenance costs and higher other operating income countered higher personnel and advertising costs.

Export and domestic business both contributed to volume decline in France Volume in the France segment fell 17.5% to 51.5m bottles (2022/23: 62.5m bottles). 2022/23 saw strong export volume growth, but in 2023/24 this development reversed. About 80% of the segment's volume decline was attributable to exports. Exports were particularly hard hit by falling demand from Russia where increased import tariffs and consumption taxes reduced business. Volume on the domestic market fell 5.9% with both the private label business and SWA's own brands suffering declines.

Charles Volner remains clear market leader in its category despite 11.2% volume decline Despite an 11.2% decline in volume in 2023/24, SWA's most important French own-brand product, Charles Volner, remains the undisputed leader in its category on the French sparkling wine market. SWA continued to mount advertising campaigns to support the brand. However, due to subdued consumer sentiment, these were not on the same scale as in 2022/23. SWA's two other most important French sparkling wine brands are Opéra and Muscador. Opéra's volume was flat in 2023/24, and it retained its no. 3 ranking in the "Blancs de Blancs" segment. In volume terms Muscador is one of the leading sparkling wines in France. The number of bottles sold fell 1.5% due to a decline in domestic business. Exports, which account for over 20% of the product's volume, rose slightly.

France segment EBIT comparison impacted by charges for production capacity transfer France segment sales retreated 10.6%. The decline was not as pronounced as the 17.5% fall in volume due to price rises made by SWA to cover higher costs as well as changes in the product mix. The product mix changes meant that gross profit fell further than sales - by 13.1% to €33.8m (2022/23: €38.9m). Repoted segment EBIT came in at €-0.3m (2022/23: €0.2m). Segment numbers in both financial years were affected by restructuring charges for the transfer of production capacity from Wissembourg to Tournan-en-Brie. In 2023/24 the restructuring charge amounted to €0.8m and in 2022/23 €4.4m. The 2022/23 charge related primarily to provisions for the social plan in connection with the production transfer, and the 2023/24 charge to the transport of machines and tanks from Wissembourg to Tournan-en-Brie netted against the partial release of provisions form the social plan. Clean of restructuring charges the comparison was €0.6m (2022/23: €4.7m)

East Central Europe volume growth driven by acquisitions Volume in the East Central Europe segment edged ahead to 96m bottles (2022/23: 95m bottles). Volume growth was driven by the first-time consolidation from 31 July 2023 of the Romanian companies, Vitis Prod and Domeniile Dealu Mare (DDM). Vitis is a wine producer, while DDM processes grapes and bottles wine. Without these acquisitions, volume would have fallen slightly. In Poland, which accounts for ca. 70% of segment sales, volume fell by 2% as declines in the children's party drink, still wine (including wine retail), and vermouth businesses eclipsed growth in sparklings and dealcoholised sparklings and wine. Adjusted for the abovementioned acquisitions, volume in Romania (ca. 20% of segment sales and volume), fell 3.9%. as declines in spirits, vermouth and cider outweighed growth in children's party drinks and the Zarea sparkling wine brand (no. 1 in Romania). Sales of the popular red wine brand, Sange de Taur, were flat. Volume also fell 7.5% in the Czech Republic and Slovakia, but these countries account for only 10% of segment volume.

Price rises and positive currency effects meant that segment sales climbed 11.4% to €208.6m (2022/23: €187.2m). Adjusted for currency effects, the increase would have been 5.0%. Gross profit almost kept pace with sales growth, climbing 10.7% to €86.1m (2022/23: €77.8m). However, EBIT grew only 3.2% to €21.9m (2022/23: €21.2m), due mainly to a 19.5% increase in personnel costs to €30.4m (2022/23: €25.5m).

Net gearing is manageable 36.5% (2022/23: 29.4%) Cashflow before changes in net working capital fell 11.1% to €38.6m (2022/23: €434m).The decline was mainly due to a €5.9m decline in other non-cash items as group net profit before non-controlling interests fell only €0.5m to €18.5m (2022/23: €19.0m). Working capital consumption rose by 9.0% to €18.5m (2022/23: €17.0m) and so operating cashflow fell 23.9% to €20.1m (2022/23: €26.4m). Net investment in tangible, intangible assets and acquisitions climbed to €22.7m (2022/23: €13.4m). The largest investments in 2023/24 were in the transfer of production capacity in France from Wissembourg to Tournan-en-Brie, the modernisation and extension of the production facility at Bilgoraj in Poland and investment in software for the East Central Europe segment. Dividends to Schloss Wachenheim shareholders and minority shareholders in SWA's group companies in East Central Europe consumed €8.8m of cash (2022/23: €7.9m). The reason for the increase was a higher payout to minority shareholders. The payout to Schloss Wachenheim shareholders was flat as the dividend was unchanged at €0.60. Cashflow after investing and dividend payments was €-11.4m (2022/23: €5.1m). SWA received €11.6m in cash from new net debt in 2023/24 (2022/23: €4.4m). Net debt including lease and pension liabilities rose during the year by €21.3m to €92.2m, equivalent to net gearing of 36.5% (2022/23: net debt including leasing and pension liabilities of €70.9m and net gearing of 29.4%).

Buy recommendation maintained at unchanged price target of €22 In 2023/24 inflation both reduced SWA's customers' disposable income and made price rises unavoidable. In consequence group volume fell 5.2%, while sales and EBIT growth were restricted to 3.7% and 3.0% respectively. For 2024/25 management expects easing inflation and falling interest rates to allow volumes to stabilise/rise slightly. In Germany volume is expected to increase significantly driven by the domestic market with both the own-brand and private label businesses contributing to the positive development. SWA also expect stable to slightly rising volume from the France and East Central Europe segments. Meanwhile, sales are expected to benefit for a full 12 months from the price rises implemented in 2023/24 and so grow faster than volume. Management is guiding towards 2024/25 EBIT of €31m-€33m (2023/24: €28.2m). The mid-point of this guidance corresponds to y-o-y growth of 13.4%. This compares with EBIT growth of 3.0% in 2023/24. The France segment is expected to be the main driver of EBIT growth. Profitability in France will benefit from the absence of the restructuring charges incurred in connection with the transfer of production from Wissembourg to Tournan-en-Brie and from lower costs at the new site. In Germany however, improved results from the wine retail business are not expected to compensate for overall higher material personnel costs. Cost increases are also expected to restrict EBIT growth in East Central Europe. We have moved our previous 2024/25 EBIT forecast of €34.4m into line with guidance and also made small adjustments (-5%-0%) to our sales and EBIT numbers for subsequent years. However, the impact of these changes on our valuation is balanced by a fall in the yield on the German 10-year government bond yield from 2.52% at the time of our most recent study of 13 May to 2.14% now. We maintain our Buy recommendation at an unchanged price target of €22.

		2024/25E			2025/26E	
All figures in €m	old	new	Δ	old	new	Δ
Sales	479.66	470.87	-1.8%	506.39	498.43	-1.6%
by region:						
Germany	151.77	153.10	0.9%	154.81	157.69	1.9%
France	101.34	97.86	-3.4%	104.38	100.79	-3.4%
East Central Europe	234.34	227.42	-3.0%	255.43	247.88	-3.0%
Eliminations	-7.79	-7.50	-	-8.22	-7.94	-
EBIT	34.38	32.06	-6.8 %	38.12	36.32	-4.7%
Margin	7.2%	6.8%	-		7.3%	-
by region:						
Germany	3.79	4.59	21.0%	3.87	3.94	1.9%
margin (%)	2.5%	3.0%	-	2.5%	2.5%	-
France	3.04	3.52	15.9%	6.26	5.04	-19.5%
margin (%)	3.0%	3.6%	-	6.0%	5.0%	-
East Central Europe	27.65	23.88	-13.6%	28.10	27.27	-3.0%
margin (%)	11.8%	10.5%	-	11.0%	11.0%	-
Eliminations	-0.10	0.07	n.a.	-0.12	0.07	n.a.
Net profit before	23.44	21.16	-9.7%	26.50	24.81	-6.4 %
non-controlling interests						
Net profit after	12.86	12.03	-6.5%	15.75	14.38	-8.7 %
non-controlling interests						
EPS €	1.62	1.52	-6.3%	1.99	1.82	-8.7 %

Source: First Berlin Equity Research estimates

VALUATION MODEL

All figures in EUR 000s	2024/25E	2025/26E	2026/27E	2027/28E	2028/29E	2029/30E	2030/31E	2031/32E	2032/33E	2033/34E	2034/35E
Net sales	470,869	498,426	528,018	558,218	587,828	619,454	653,248	689,373	724,065	756,647	790,930
NOPLAT	25,378	28,744	30,900	30,873	32,930	35,141	37,519	38,491	40,813	42,966	45,051
+ depreciation & amortisation	-17,236	-18,120	-19,064	-20,015	-20,930	-21,901	-22,932	-24,028	-25,057	-25,995	-26,975
Net operating cash flow	42,614	46,865	49,964	50,888	53,860	57,043	60,452	62,519	65,870	68,961	72,026
- total investments (CAPEX and WC)	-23,023	-30,258	-31,718	-32,644	-32,779	-34,207	-35,706	-37,276	-37,051	-36,487	-38,428
Capital expenditures	-21,486	-22,247	-23,115	-23,864	-24,170	-25,013	-25,881	-26,773	-26,965	-27,015	-28,462
Working capital	-1,537	-8,011	-8,603	-8,779	-8,608	-9,194	-9,824	-10,503	-10,086	-9,472	-9,967
Free cash flows (FCF)	19,591	16,607	18,246	18,244	21,082	22,835	24,746	25,243	28,819	32,474	33,598
PV of FCF's	18,190	13,982	13,930	12,631	13,235	13,000	12,775	11,818	12,234	12,501	11,728
All figures in EUR 000s											
PV of FCFs in explicit period (2023/24-2034/35)	146,025										
PV of FCFs in terminal period	169,234										
Enterprise value (EV)	315,259										
Average net debt (most recent four quarters)	-86,638										
Investments / minority interests	-54,365										
Shareholder value	174,256										
Fair value per share in EUR	22.00										
						1	Ferminal g	rowth rate			
WACC	10.3%				0.5%	1.0%	1.5%	2.0%	2.5%	3.0%	3.5%
Cost of equity	12.4%			8.8%	29.41	30.26	31.22	32.32	33.60	35.10	36.89
Pre-tax cost of debt	5.0%			9.3%	26.11	26.78	27.53	28.39	29.37	30.51	31.84
Tax rate	23.0%		WACC	9.8%	23.20	23.72	24.31	24.98	25.74	26.61	27.62
After-tax cost of debt	3.9%		MA	10.3%	20.60	21.02	21.48	22.00	22.59	23.26	24.02
Share of equity capital	75.0%		-	10.8%	18.28	18.61	18.97	19.38	19.84	20.35	20.93
Share of debt capital	25.0%			11.3%	16.19	16.45	16.74	17.06	17.41	17.81	18.25
Price target in EUR	22.00			11.8%	14.31	14.51	14.74	14.98	15.26	15.56	15.90

INCOME STATEMENT

All figures in €000s	FY 20/21	FY 21/22	FY 22/23	FY 23/24	FY 24/25E	FY 25/26E
Revenues	354,584	383,975	425,753	441,505	470,869	498,426
Change in inventories	-1,959	3,307	12,856	-1,241	0	0
Cost of materials	-198,789	-220,798	-259,676	-256,692	-270,750	-286,595
Gross Profit	153,836	166,484	178,933	183,572	200,119	211,831
Other operating income	4,323	4,027	5,065	6,747	5,180	5,483
Personnel expenses	-60,225	-61,505	-64,801	-72,623	-75,339	-79,748
Depreciation	-15,151	-15,841	-17,087	-18,116	-17,236	-18,120
Restructuring France	0	0	-4,446	-837	0	0
Other operating expenses	-58,359	-63,980	-70,288	-70,553	-80,663	-83,121
Operating Income (EBIT)	24,424	29,185	27,376	28,190	32,060	36,324
Associates	77	317	236	329	200	200
Net interest income	-1,509	-1,807	-3,156	-5,371	-5,532	-5,169
Pretax profit (EBT)	22,992	27,695	24,456	23,148	26,729	31,354
Taxes	-5,339	-6,480	-5,432	-4,683	-5,571	-6,542
Net profit before non-controlling interests	17,653	21,215	19,024	18,465	21,158	24,812
Non-controlling interests	-7,227	-7,484	-8,119	-8,992	-9,132	-10,428
Net profit after non-controlling interests	10,426	13,731	10,905	9,473	12,025	14,384
EPS (€)	1.32	1.73	1.38	1.20	1.52	1.82
EBITDA	39,575	45,026	44,463	46,306	49,297	54,444
Ratios						
Gross margin	43.4%	43.4%	42.0%	41.6%	42.5%	42.5%
EBITDA margin on revenues	11.2%	11.7%	10.4%	10.5%	10.5%	10.9%
EBIT margin on revenues	6.9%	7.6%	6.4%	6.4%	6.8%	7.3%
Net margin on revenues	5.0%	5.5%	4.5%	4.2%	4.5%	5.0%
Tax rate	23.2%	23.4%	22.2%	20.2%	20.8%	20.9%
Expenses as % of revenues						
Personnel costs	-17.0%	-16.0%	-15.2%	-16.4%	-16.0%	-16.0%
Depreciation	-4.3%	-4.1%	-4.0%	-4.1%	-3.7%	-3.6%
Other operating expenses	-16.5%	-16.7%	-16.5%	-16.0%	-17.1%	-16.7%
Y-Y Growth						
Revenues	4.8%	8.3%	10.9%	3.7%	6.7%	5.9%
Operating income	28.8%	19.5%	-6.2%	3.0%	13.7%	13.3%
Net profit before non-controlling interests	35.9%	20.2%	-10.3%	-2.9%	14.6%	17.3%

BALANCE SHEET

All figures in €000s	FY 20/21	FY 21/22	FY 22/23	FY 23/24	FY 24/25E	FY 25/26E
Assets						
Current assets, total	179,147	203,784	232,287	238,622	250,960	265,647
Cash and cash equivalents	7,680	7,133	7,457	7,673	9,417	9,969
Other receivables and short-term assets	9,093	8,610	6,214	9,747	10,395	11,004
Trade accounts and notes receivables	53,753	59,335	64,370	71,036	75,760	80,194
Inventories	108,621	128,706	154,246	150,166	155,387	164,481
Non-Current Assets, total	198,884	204,833	212,434	231,659	235,444	239,853
Property, plant and equipment	97,513	103,845	110,405	124,673	127,235	129,697
Goodw ill + intangible assets	96,082	95,225	95,701	99,780	101,468	103,133
Other financial assets	3,709	3,889	4,230	5,128	5,328	5,528
Deferred taxes + prepaid expenses	1,580	1,874	2,098	2,078	1,413	1,495
Long term assets for sale	0	0	0	0	0	0
Total Assets	378,031	408,617	444,721	470,281	486,403	505,499
Shareholders' equity & debt						
Current Liabilities, total	115,034	132,501	152,177	156,604	162,453	167, 095
Current provisions	7,422	6,562	8,333	8,690	9,468	9,922
Short-term financial debt	28,849	36,238	44,543	57,536	53,897	52,286
Trade payables	44,734	55,158	61,953	56,550	60,311	63,841
Prepayments, deferred charges & other liabilities	34,029	34,543	37,348	33,828	38,777	41,046
Long term liabilities, total	48,003	49,715	51,360	60,958	55,536	56,408
Long-term financial debt	34,121	34,849	31,832	40,349	39,576	39,686
Pension accruals and similar liabilities	2,405	2,150	1,936	1,982	2,101	2,227
Other long-term debt	1,095	1,138	5,291	5,217	5,564	5,890
Deferred taxes	10,382	11,578	12,301	13,410	8,295	8,605
Shareholders' equity	174,547	183,479	191,718	197,448	204,011	207,166
Minority interests	40,447	42,922	49,466	55,271	64,403	74,832
Total shareholders' equity & debt	378,031	408,617	444,721	470,281	486,403	505,499
Ratios						
Current ratio (x)	1.56	1.54	1.53	1.52	1.54	1.59
Quick ratio (x)	0.61	0.57	0.51	0.56	0.59	0.61
Financial leverage (including pension liabilities)	26.8%	29.2%	29.4%	36.5%	32.1%	29.9%
Book value per share (€)	22.04	23.16	24.20	24.92	25.75	26.14
Net debt (including pension liabilities)	57,695	66,104	70,854	92,194	86,157	84,231
Return on equity (ROE)	5.0%	6.2%	4.7%	3.8%	4.6%	5.2%
	0.070	0.270	-r.1 /0	0.070	1.070	0.270

Π

CASH FLOW STATEMENT

All figures in €000s	FY 20/21	FY 21/22	FY 22/23	FY 23/24	FY 24/25E	FY 25/26E
Net profit before minorities	17,653	21,215	19,024	18,465	21,158	24,812
Depreciation and amortisation	15,151	15,841	17,087	18,116	17,236	18,120
Change in w orking capital	10,867	-14,422	-16,962	-18,485	-1,537	-8,011
Other	-1,015	-716	7,276	2,016	-81	-74
Operating cash flow	42,656	21,918	26,425	20,112	36,776	34,847
CAPEX	-18,165	-18,389	-14,314	-23,262	-21,486	-22,247
Fixed asset sales	2,862	500	930	545	0	0
Investing cash flow	-15,303	-17,889	-13,834	-22,717	-21,486	-22,247
Free cash flow	27,353	4,029	12,591	-2,605	15,290	12,600
Change in financial liabilities	-19,377	3,603	-4,414	11,636	-4,411	-1,501
Dividends to shareholders	-3,168	-3,960	-4,752	-4,752	-4,752	-5,544
Dividends to susbidiaries of minorities	-3,048	-4,382	-3,152	-4,019	-4,382	-5,004
Other	0	0	0	0	0	0
Financing cash flow	-25,593	-4,739	-12,318	2,865	-13,545	-12,049
Change in cash	1,760	-710	723	260	1,744	551
Consolidation; exchange rate effects	-95	163	-399	-44	0	0
Liquid funds, start of the year	6,015	7,680	7,133	7,457	7,673	9,417
Liquid funds, end of the year	7,680	7,133	7,457	7,673	9,417	9,969
Free cash flow per share (€)	3.45	0.51	1.59	-0.33	1.93	1 <i>5</i> 9
Y-Y growth						
Operating cash flow	229.2%	-48.6%	20.6%	-23.9%	82.9%	-5.2%
Free cash flow	11589.3%	-85.3%	212.5%	-120.7%	-686.9%	-17.6%
Financial cash flow	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.

Imprint / Disclaimer

First Berlin Equity Research

First Berlin Equity Research GmbH ist ein von der BaFin betreffend die Einhaltung der Pflichten des §85 Abs. 1 S. 1 WpHG, des Art. 20 Abs. 1 Marktmissbrauchsverordnung (MAR) und der Markets Financial Instruments Directive (MiFID) II, Markets in Financial Instruments Directive (MiFID) II Durchführungsverordnung und der Markets in Financial Instruments Regulations (MiFIR) beaufsichtigtes Unternehmen.

First Berlin Equity Research GmbH is one of the companies monitored by BaFin with regard to its compliance with the requirements of Section 85 (1) sentence 1 of the German Securities Trading Act [WpHG], art. 20 (1) Market Abuse Regulation (MAR) and Markets in Financial Instruments Directive (MiFID) II, Markets in Financial Instruments Directive (MiFID) II Commission Delegated Regulation and Markets in Financial Instruments Regulations (MiFIR).

Anschrift: First Berlin Equity Research GmbH Friedrichstr. 34 10117 Berlin Germany

Vertreten durch den Geschäftsführer: Martin Bailey

Telefon: +49 (0) 30-80 93 9 680 Fax: +49 (0) 30-80 93 9 687 E-Mail: <u>info@firstberlin.com</u>

Amtsgericht Berlin Charlottenburg HR B 103329 B UST-Id.: 251601797 Ggf. Inhaltlich Verantwortlicher gem. § 6 MDStV First Berlin Equity Research GmbH

Authored by: Simon Scholes, Analyst All publications of the last 12 months were authored by Simon Scholes.

Company responsible for preparation: First Berlin Equity Research GmbH, Friedrichstraße 69, 10117 Berlin

The production of this recommendation was completed on 30 September 2024 at 14:55

Person responsible for forwarding or distributing this financial analysis: Martin Bailey

Copyright 2024 First Berlin Equity Research GmbH No part of this financial analysis may be copied, photocopied, duplicated or distributed in any form or media whatsoever without prior written permission from First Berlin Equity Research GmbH. First Berlin Equity Research GmbH shall be identified as the source in the case of quotations. Further information is available on request.

INFORMATION PURSUANT TO SECTION 85 (1) SENTENCE 1 OF THE GERMAN SECURITIES TRADING ACT [WPHG], TO ART. 20 (1) OF REGULATION (EU) NO 596/2014 OF THE EUROPEAN PARLIAMENT AND OF THE COUNCIL OF APRIL 16, 2014, ON MARKET ABUSE (MARKET ABUSE REGULATION) AND TO ART. 37 OF COMMISSION DELEGATED REGULATION (EU) NO 2017/565 (MIFID) II.

First Berlin Equity Research GmbH (hereinafter referred to as: "First Berlin") prepares financial analyses while taking the relevant regulatory provisions, in particular section 85 (1) sentence 1 of the German Securities Trading Act [WpHG], art. 20 (1) of Regulation (EU) No 596/2014 of the European Parliament and of the Council of April 16, 2014, on market abuse (market abuse regulation) and art. 37 of Commission Delegated Regulation (EU) no. 2017/565 (MiFID II) into consideration. In the following First Berlin provides investors with information about the statutory provisions that are to be observed in the preparation of financial analyses.

CONFLICTS OF INTEREST

In accordance with art. 37 (1) of Commission Delegated Regulation (EU) no. 2017/565 (MiFID) II and art. 20 (1) of Regulation (EU) No 596/2014 of the European Parliament and of the Council of April 16, 2014, on market abuse (market abuse regulation) investment firms which produce, or arrange for the production of, investment research that is intended or likely to be subsequently disseminated to clients of the firm or to the public, under their own responsibility or that of a member of their group, shall ensure the implementation of all the measures set forth in accordance with Article 34 (2) lit. (b) of Regulation (EU) 2017/565 in relation to the financial analysts involved in the production of the investment research and other relevant persons whose responsibilities or business interests may conflict with the interests of the persons to whom the investment research is disseminated. In accordance with art. 34 (3) of Regulation (EU) 2017/565 the procedures and measures referred to in paragraph 2 lit. (b) of such article shall be designed to ensure that relevant persons engaged in different business activities involvies at level of independence appropriate to the size and activities of the investment firm and of the group to which it belongs, and to the risk of damage to the interests of clients.

In addition, First Berlin shall pursuant to Article 5 of the Commission Delegated Regulation (EU) 2016/958 disclose in their recommendations all relationships and circumstances that may reasonably be expected to impair the objectivity of the financial analyses, including interests or conflicts of interest, on their part or on the part of any natural or legal person working for them under a contract, including a contract of employment, or otherwise, who was involved in producing financial analyses, concerning any financial instrument or the issuer to which the recommendation directly or indirectly relates.

With regard to the financial analyses of Schloss Wachenheim AG the following relationships and circumstances exist which may reasonably be expected to impair the objectivity of the financial analyses: The author, First Berlin, or a company associated with First Berlin reached an agreement with the Schloss Wachenheim AG for preparation of a financial analysis for which remuneration is owed.

Furthermore, First Berlin offers a range of services that go beyond the preparation of financial analyses. Although First Berlin strives to avoid conflicts of interest wherever possible, First Berlin may maintain the following relations with the analysed company, which in particular may constitute a potential conflict of interest:

- The author, First Berlin, or a company associated with First Berlin owns a net long or short position exceeding the threshold of 0.5 % of the total issued share capital of the analysed company;
- The author, First Berlin, or a company associated with First Berlin holds an interest of more than five percent in the share capital of the analysed company;

- The author, First Berlin, or a company associated with First Berlin provided investment banking or consulting services for the analysed company within the past twelve months for which remuneration was or was to be paid;
- The author, First Berlin, or a company associated with First Berlin reached an agreement with the analysed company for preparation of a financial analysis for which remuneration is owed;
- The author, First Berlin, or a company associated with First Berlin has other significant financial interests in the analysed company;

With regard to the financial analyses of Schloss Wachenheim AG the following of the aforementioned potential conflicts of interests or the potential conflicts of interest mentioned in Article 6 paragraph 1 of the Commission Delegated Regulation (EU) 2016/958 exist: The author, First Berlin, or a company associated with First Berlin reached an agreement with the Schloss Wachenheim AG for preparation of a financial analysis for which remuneration is owed.

In order to avoid and, if necessary, manage possible conflicts of interest both the author of the financial analysis and First Berlin shall be obliged to neither hold nor in any way trade the securities of the company analyzed. The remuneration of the author of the financial analysis stands in no direct or indirect connection with the recommendations or opinions represented in the financial analysis. Furthermore, the remuneration of the author of the financial analysis is neither coupled directly to financial transactions nor to stock exchange trading volume or asset management fees.

INFORMATION PURSUANT TO SECTION 64 OF THE GERMAN SECURITIES TRADING ACT [WPHG], DIRECTIVE 2014/65/EU OF THE EUROPEAN PARLIAMENT AND OF THE COUNCIL OF 15 MAY 2014 ON MARKETS IN FINANCIAL INSTRUMENTS AND AMENDING DIRECTIVE 2002/92/EC AND DIRECTIVE 2011/61/EU, ACCOMPANIED BY THE MARKETS IN FINANCIAL INSTRUMENTS REGULATION (MIFIR, REG. EU NO. 600/2014).

First Berlin notes that is has concluded a contract with the issuer to prepare financial analyses and is paid for that by the issuer. First Berlin makes the financial analysis simultaneously available for all interested security financial services companies. First Berlin thus believes that it fulfils the requirements of section 64 WpHG for minor non-monetary benefits.

PRICE TARGET DATES

Unless otherwise indicated, current prices refer to the closing prices of the previous trading day.

AGREEMENT WITH THE ANALYSED COMPANY AND MAINTENANCE OF OBJECTIVITY

The present financial analysis is based on the author's own knowledge and research. The author prepared this study without any direct or indirect influence exerted on the part of the analysed company. Parts of the financial analysis were possibly provided to the analysed company prior to publication in order to avoid inaccuracies in the representation of facts. However, no substantial changes were made at the request of the analysed company following any such provision.

ASSET VALUATION SYSTEM

First Berlin's system for asset valuation is divided into an asset recommendation and a risk assessment.

ASSET RECOMMENDATION

The recommendations determined in accordance with the share price trend anticipated by First Berlin in the respectively indicated investment period are as follows:

Category			2
Current market	capitalisation (in €)	0 - 2 billion	> 2 billion
Strong Buy ¹	An expected favourable price trend of:	> 50%	> 30%
Buy	An expected favourable price trend of:	> 25%	> 15%
Add	An expected favourable price trend of:	0% to 25%	0% to 15%
Reduce	An expected negative price trend of:	0% to -15%	0% to -10%
Sell	An expected negative price trend of:	< -15%	< -10%

¹ The expected price trend is in combination with sizable confidence in the quality and forecast security of management

Our recommendation system places each company into one of two market capitalisation categories. Category 1 companies have a market capitalisation of $\leq 0 - \leq 2$ billion, and Category 2 companies have a market capitalisation of $> \leq 2$ billion. The expected return thresholds underlying our recommendation system are lower for Category 2 companies than for Category 1 companies. This reflects the generally lower level of risk associated with higher market capitalisation companies.

RISK ASSESSMENT

The First Berlin categories for risk assessment are low, average, high and speculative. They are determined by ten factors: Corporate governance, quality of earnings, management strength, balance sheet and financial risk, competitive position, standard of financial disclosure, regulatory and political uncertainty, strength of brandname, market capitalisation and free float. These risk factors are incorporated into the First Berlin valuation models and are thus included in the target prices. First Berlin customers may request the models.

RECOMMENDATION & PRICE TARGET HISTORY

Report No.:	Date of publication	Previous day closing price	Recommendation	Price target
Initial Report	19 July 2007	€10.00	Hold	€10.75
256	Ļ	Ļ	Ļ	Ļ
57	28 September 2022	€16.50	Buy	€22.00
58	15 November 2022	€15.40	Buy	€22.00
59	27 February 2023	€15.50	Buy	€21.00
60	11 May 2023	€15.80	Buy	€22.00
61	26 September 2023	€16.40	Buy	€22.00
62	13 November 2023	€16.80	Buy	€22.00
63	26 February 2024	€15.50	Buy	€22.00
64	13 May 2024	€15.10	Buy	€22.00
65	Today	€15.60	Buy	€22.00

INVESTMENT HORIZON

Unless otherwise stated in the financial analysis, the ratings refer to an investment period of twelve months.

UPDATES

At the time of publication of this financial analysis it is not certain whether, when and on what occasion an update will be provided. In general First Berlin strives to review the financial analysis for its topicality and, if required, to update it in a very timely manner in connection with the reporting obligations of the analysed company or on the occasion of ad hoc notifications.

SUBJECT TO CHANGE

The opinions contained in the financial analysis reflect the assessment of the author on the day of publication of the financial analysis. The author of the financial analysis reserves the right to change such opinion without prior notification.

Legally required information regarding

- key sources of information in the preparation of this research report
- valuation methods and principles
- sensitivity of valuation parameters

can be accessed through the following internet link: https://firstberlin.com/disclaimer-english-link/

SUPERVISORY AUTHORITY: Bundesanstalt für Finanzdienstleistungsaufsicht (German Federal Financial Supervisory Authority) [BaFin], Graurheindorferstraße 108, 53117 Bonn and Marie-Curie-Straße 24-28, 60439 Frankfurt am Main

EXCLUSION OF LIABILITY (DISCLAIMER)

RELIABILITY OF INFORMATION AND SOURCES OF INFORMATION

The information contained in this study is based on sources considered by the author to be reliable. Comprehensive verification of the accuracy and completeness of information and the reliability of sources of information has neither been carried out by the author nor by First Berlin. As a result no warranty of any kind whatsoever shall be assumed for the accuracy and completeness of information and the reliability of sources of information rone First Berlin, nor the person responsible for passing on or distributing the financial analysis shall be liable for any direct or indirect damage incurred through reliance on the accuracy and completeness of information and the reliability of sources of information.

RELIABILITY OF ESTIMATES AND FORECASTS

The author of the financial analysis made estimates and forecasts to the best of the author's knowledge. These estimates and forecasts reflect the author's personal opinion and judgement. The premises for estimates and forecasts as well as the author's perspective on such premises are subject to constant change. Expectations with regard to the future performance of a financial instrument are the result of a measurement at a single point in time and may change at any time. The result of a financial analysis always describes only one possible future development – the one that is most probable from the perspective of the author – of a number of possible future developments.

Any and all market values or target prices indicated for the company analysed in this financial analysis may not be achieved due to various risk factors, including but not limited to market volatility, sector volatility, the actions of the analysed company, economic climate, failure to achieve earnings and/or sales forecasts, unavailability of complete and precise information and/or a subsequently occurring event which affects the underlying assumptions of the author and/or other sources on which the author relies in this document. Past performance is not an indicator of future results; past values cannot be carried over into the future.

Consequently, no warranty of any kind whatsoever shall be assumed for the accuracy of estimates and forecasts, and neither the author nor First Berlin, nor the person responsible for passing on or distributing the financial analysis shall be liable for any direct or indirect damage incurred through reliance on the correctness of estimates and forecasts.

INFORMATION PURPOSES, NO RECOMMENDATION, SOLICITATION, NO OFFER FOR THE

PURCHASE OF SECURITIES

The present financial analysis serves information purposes. It is intended to support institutional investors in making their own investment decisions; however in no way provide the investor with investment advice. Neither the author, nor First Berlin, nor the person responsible for passing on or distributing the financial analysis shall be considered to be acting as an investment advisor or portfolio manager vis-à-vis an investor. Each investor must form his own independent opinion with regard to the suitability of an investment in view of his own investment objectives, experience, tax situation, financial position and other circumstances.

The financial analysis does not represent a recommendation or solicitation and is not an offer for the purchase of the security specified in this financial analysis. Consequently, neither the author nor First Berlin, nor the person responsible for passing on or distributing the financial analysis shall as a result be liable for losses incurred through direct or indirect employment or use of any kind whatsoever of information or statements arising out of this financial analysis.

A decision concerning an investment in securities should take place on the basis of independent investment analyses and procedures as well as other studies including, but not limited to, information memoranda, sales or issuing prospectuses and not on the basis of this document.

NO ESTABLISHMENT OF CONTRACTUAL OBLIGATIONS

By taking note of this financial analysis the recipient neither becomes a customer of First Berlin, nor does First Berlin incur any contractual, quasi-contractual or pre-contractual obligations and/or responsibilities toward the recipient. In particular no information contract shall be established between First Berlin and the recipient of this information.

NO OBLIGATION TO UPDATE

First Berlin, the author and/or the person responsible for passing on or distributing the financial analysis shall not be obliged to update the financial analysis. Investors must keep themselves informed about the current course of business and any changes in the current course of business of the analysed company.

DUPLICATION

Dispatch or duplication of this document is not permitted without the prior written consent of First Berlin.

SEVERABILITY

Should any provision of this disclaimer prove to be illegal, invalid or unenforceable under the respectively applicable law, then such provision shall be treated as if it were not an integral component of this disclaimer; in no way shall it affect the legality, validity or enforceability of the remaining provisions.

APPLICABLE LAW, PLACE OF JURISDICTION

The preparation of this financial analysis shall be subject to the law obtaining in the Federal Republic of Germany. The place of jurisdiction for any disputes shall be Berlin (Germany).

NOTICE OF DISCLAIMER

By taking note of this financial analysis the recipient confirms the binding nature of the above explanations.

By using this document or relying on it in any manner whatsoever the recipient accepts the above restrictions as binding for the recipient.

QUALIFIED INSTITUTIONAL INVESTORS

First Berlin financial analyses are intended exclusively for qualified institutional investors.

This report is not intended for distribution in the USA and/or Canada.