

Warimpex AG

PT: EUR 1.58/PLN 6.77

Update

Rating: n.a.

Despite strong Hotel business, where the average occupancy rate is developing well, Warimpex' (WXF) Q1/24 results were weak. The reason was a 9.3% decline in the Investment properties segment, which we believe stemmed from two factors that will likely persist in Q2-Q4 2024: 1. A weak rouble FX rate, and 2. Increasing problems with Russian tenants such as Gazprom that seek to reduce office space and rent. As we wrote in previous reports on WXF, Russia – which still accounts for >60% of the company's total turnover and 35% of its Gross Asset Value – is the biggest risk from investors' perspective and the reason for the high discount to NAV. Based on our lower estimates for 2024E-2026E and lower peer-group-based fair value (EUR 1.44 vs. EUR 2.66 before), we have determined a new 12-months PT (50% NNAV that we have additionally discounted by 50% due to the exposure to Russia, 50% peer group) for Warimpex of EUR 1.58 (previously: EUR 2.23).

In Q1/24, the main factors affecting Warimpex' results included: 1. Higher occupancy rates in the Hotels segment 2. Weaker Russian rouble 3. Higher operating costs and 4. Provisions for trade receivables, in our view relating to Russian clients. Total turnover equalled EUR 12.1m (-6.3% y-o-y) and EBITDA, EBIT and net income were 32.2%-161.3% below last year. Like in Q1/23, there were no asset sales. At the end of March 2024, WXF had net debt of EUR 212.5m (31/12/23: EUR 210.3m, 31/03/23: EUR 218.1m).

While the Chopin co-living/office building in Cracow and the MC55 in Bialystok have already received the building permits, we still expect that they will only be completed in 2027E as WXF makes the start of construction dependent on market conditions. In April 2024, Warimpex received the BREEAM certificate for the 4th building: the Red Tower in Lodz. This shows that sustainability and conformity with EU Taxonomy are clearly in the management's focus.

in EURm	2021	2022	2023	2024E	2025E	2026E
Total turnover	26.72	45.14	49.69	46.34	49.99	50.17
EBITDA	14.51	16.50	21.62	16.42	20.29	22.85
EBIT	15.54	59.15	-16.83	14.42	19.29	27.85
Net income	12.27	42.84	-23.79	2.58	7.04	14.28
EPS	0.24	0.82	-0.46	0.05	0.13	0.26
DPS	0.00	0.00	0.00	0.00	0.00	0.00
Dividend yield	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
RoE	10.44%	29.07%	-16.29%	2.10%	5.50%	10.30%
Net gearing	174.70%	135.98%	174.44%	168.70%	159.73%	139.64%
Net debt/EBITDA	15.00x	14.03x	9.84x	12.79x	10.35x	8.91x
P/NAV	0.35x	0.25x	0.35x	0.35x	0.33x	0.30x
LTV	62.5%	57.6%	60.9%	58.3%	57.5%	55.0%
P/E	3.33x	0.97x	neg	16.68x	6.12x	3.02x

Company profile

Warimpex Finanz- und Beteiligungs-AG is a Vienna-based developer and investor in commercial real estate, especially office buildings and hotels. The company is listed in Austria and Poland.

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Website	www.warimpex.com
Sector	Real Estate
Country	Austria
ISIN	AT0000827209
Reuters	WXFB.VI
Bloomberg	WXF AV

Share information

Last price	0.80
Number of shares (m)	54.00
Market cap. (EURm)	43.09
52-weeks range	EUR 0.98 / EUR 0.61
Average volume (shares)	6,907

Performance

4-weeks	-0.25%
13-weeks	-2.68%
26-weeks	-10.34%
52-weeks	14.00%
YTD	6.40%

Shareholder structure

Georg Folian (incl. Bocca Privatst.)	25.00%
Franz Jurkowsch (incl. Amber Privatst.)	25.00%
NN Pension Fund	>5.00%
Treasury shares	3.59%
Free float	c. 40.00%

Financial calendar

Q2/24 report	August 30, 2024
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Analyst

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Q1/24 results

Revenues and Profitability

In Q1/24, Warimpex generated total revenues of EUR 12.1m (-6.3% y-o-y). Although the Hotels segment (+4.7% y-o-y to PLN 2.5m) benefitted from higher occupancy, the Investment properties segment (-9.3% to PLN 9.1m) suffered from a weaker rouble. The EBITDA margin of the Investment properties segment suffered from cost inflation.

in EURm	Q1/24	Q1/23
Hotels	2.54	2.42
<i>Share in total sales</i>	<i>20.9%</i>	<i>18.7%</i>
EBITDA margin	9.3%	8.0%
Investment properties	9.09	10.02
<i>Share in total sales</i>	<i>74.9%</i>	<i>77.4%</i>
EBITDA margin	55.1%	77.2%
Development and services	0.50	0.50
<i>Share in total sales</i>	<i>4.2%</i>	<i>3.9%</i>
EBITDA margin	-286.3%	-460.7%
Total revenues	12.13	12.95

Source: Company information, East Value Research GmbH

in EURm	Q1/24	Q1/23	change y-o-y
Total revenues	12.13	12.95	-6.3%
EBITDA	3.80	5.60	-32.2%
<i>EBITDA margin</i>	<i>31.3%</i>	<i>43.2%</i>	
EBIT	3.46	5.28	-34.3%
<i>EBIT margin</i>	<i>28.6%</i>	<i>40.8%</i>	
Net income	-0.81	1.33	-161.3%
<i>Net margin</i>	<i>-6.7%</i>	<i>10.2%</i>	

Source: Company information, East Value Research GmbH

Between January and March 2024, Warimpex' EBITDA went down by 32.2% y-o-y to EUR 3.8m and its EBIT by 34.3% to EUR 3.5m. The main reason were provisions for receivables, which increased other operating expenses from EUR 458k in Q1/23 to EUR 1.4m. Net income (EUR -813k vs. EUR 1.3m in Q1/23) was additionally negatively affected by higher taxes (EUR 1.1m vs. EUR 709k).

Balance sheet and Cash flow

At the end of March 2024, Warimpex had consolidated equity excl. minorities of EUR 121m, which corresponds to an equity ratio of 32.3% (Q1/23: 36.8%).

As of 31/03/2024, the largest position on the company's balance sheet were investment properties with EUR 325.9m (Q1/23: EUR 374.1m). Property, plant and equipment (property that is currently under development) was valued at EUR 33.1m (EUR 34.5m). Net investments in joint-ventures (relates to WXF's 50% stake in the Intercontinental Hotel in Warsaw) equalled EUR 441k (EUR 405k).

At the end of Q1/24, interest-bearing debt amounted to EUR 219.1m (31/03/2023: EUR 233.5m), thereof 15.2% was short term and c. 20% with a variable rate. Net debt equalled EUR 212.5m (EUR 218.1m), however due to lower equity net gearing advanced to 175.7% (135.7%).

Between January and March 2024, Warimpex generated an operating cash flow of EUR 1.6m (Q1/23: EUR 10.2m). Cash payments for operating activities went down by 45.5% y-o-y to EUR 9.9m.

Cash flow from investing amounted to EUR -458k (Q1/23: EUR -3.2m). The cash flow from financing reached EUR -1.4m (EUR -6.7m) as in the previous year the company repaid much more debt. Between January and March 2024, Warimpex' cash position went down by EUR 275k to EUR 6.6m, whereby EUR 23k stemmed from FX effects.

Financial forecasts

Revenues and Profitability

Compared to our previous update, we have lowered the revenues (EUR 33.4m vs. EUR 36.9m before) and EBITDA margin (55% vs. 68.5%) estimate for 2024E in the Investment properties segment due to the information in the Q1/24 report and our discussions with WXF's management. Because of this adjustment, the EBITDA margins in 2025E and 2026E also declined.

List of Warimpex' current office buildings and hotels

Country	City	Property	Ownership	Year of construction	Co-working space	Certificates	Hotel rooms	Total lettable space (sqm)	Office	Retail	Other	Effective occupancy rate
Poland	Cracow	Mogilska 43	100%	2019	Yes	BREEAM, EU Taxonomy-aligned		13,173	11,344	1,565	264	100.0%
Poland	Cracow	Mogilska 41	100%	1967				5,371	5,088		283	100.0%
Poland	Cracow	Mogilska 35	100%	2023	Yes	BREEAM, EU Taxonomy-aligned		11,784	10,500	1,284		64.0%
Poland	Lodz	Ogrodowa 8	100%	2018	Yes	BREEAM, EU Taxonomy-aligned		29,902	24,931	3,491	1,480	81.0%
Poland	Lodz	Piotrkowska Str. 148/150	100%	1978/2008	Yes	BREEAM, EU Taxonomy-aligned		12,413	12,359		54	30.0%
Total								72,643	64,222	6,340	2,081	
Russia	St. Petersburg	Zeppelin	100%	2015		LEED Gold		15,481	12,537	2,944		100.0%
Russia	St. Petersburg	Jupiter 1 & 2	100%	2012		Clever Silver		16,807	16,807			100.0%
Russia	St. Petersburg	Airportcity Car Park	100%	2017		Clever Bronze		4,700	2,200		2,500	100.0%
Russia	St. Petersburg	Avior Tower	100%	2022		Clever Gold		18,635	18,635			100.0%
Total								55,623	50,179	2,944	2,500	
Hungary	Budapest	Erzsebet	100%	1963/65				14,355	14,355			95.0%
Total								14,355	14,355			
Investment properties (total)								142,621	128,756	9,284	4,581	
Russia	St. Petersburg	Airportcity Plaza	100%	2011			294					54.0%
Germany	Darmstadt	greet	100%	1988/2021	Yes		330					49.0%
Hotels (total)								624				
Property under construction (total)								0	0	0		
Poland	Cracow	Chopin	100%	2027				20,606	18,015	2,591		
Poland	Cracow	Mogilska Phase IV	100%	2027				9,050	8,074	976		
Poland	Bialystok	Offices MCS5	100%	2028				38,455	33,431	5,024		
Germany	Darmstadt	West Yard	100%	2028				11,449	11,449			
Projects being implemented (total)								79,560	70,969	8,591		
Germany	Darmstadt	Construction field 2 & 3	100%									
Poland	Cracow	Mogilska Reserve	100%									
Russia	St. Petersburg	Startovaya land plot	100%									
Russia	St. Petersburg	Avior land plot	100%									
Poland	Warsaw	various	100%									
Hungary	Budapest	Hungaria körút	100%									
Property reserves (total)												

Source: Company information, East Value Research GmbH

in EURm	2024E	2025E	2026E
Hotels	11.31	11.31	11.31
<i>(% of net sales)</i>	24.4%	22.6%	22.5%
EBITDA margin	22.2%	22.4%	22.6%
Number of hotels	3	3	3
Number of hotel rooms (adj. for proport. share of ownership)	831	831	831
Avg. occupancy rate	78.0%	78.0%	78.0%
Avg. hotel rate per day & room (EUR)	48	48	48
Investment properties	33.43	36.93	36.93
<i>(% of net sales)</i>	72.1%	73.9%	73.6%
EBITDA margin	55.0%	60.0%	67.0%
Number of office and commercial properties	12	13	14
Avg. lettable office space (adj. for proport. share of ownership)	138,200	138,200	138,200
Avg. occupancy rate	96.0%	96.0%	96.0%
Avg. rental fee per month & sqm (EUR)	21	23	23
Development and services	1.60	1.76	1.93
<i>(% of net sales)</i>	3.4%	3.5%	3.9%
EBITDA margin	-280.0%	-250.0%	-230.0%
Total revenues	46.34	49.99	50.17
<i>(change y-o-y)</i>	-6.7%	7.9%	0.4%

Source: East Value Research GmbH

in EURm	2024E		2025E		2026E	
	new	old	new	old	new	old
Total revenues	46.34	49.83	49.99	49.99	50.17	50.17
EBITDA	16.42	25.41	20.29	25.61	22.85	25.70
<i>EBITDA margin</i>	35.4%	51.0%	40.6%	51.2%	45.5%	51.2%
EBIT	14.42	23.41	19.29	24.61	27.85	30.70
<i>EBIT margin</i>	31.1%	47.0%	38.6%	49.2%	55.5%	61.2%
Net income	2.58	9.42	7.04	11.08	14.28	16.45
<i>Net margin</i>	5.6%	18.9%	14.1%	22.2%	28.5%	32.8%

Source: East Value Research GmbH

in EURm	Q1/21	Q2/21	Q3/21	Q4/21	2021
Total turnover	6.05	6.70	6.44	7.53	26.72
<i>y-o-y change</i>	-23.5%	16.9%	9.4%	22.9%	4.1%
EBITDA	1.62	3.38	2.86	6.65	14.51
<i>EBITDA margin</i>	26.8%	50.5%	44.4%	88.3%	54.3%
EBIT	2.14	3.80	2.41	7.19	15.54
<i>EBIT margin</i>	35.3%	56.7%	37.3%	95.5%	58.1%
Net income	-0.58	2.30	0.74	9.82	12.27
<i>Net margin</i>	-9.6%	34.3%	11.4%	130.4%	45.9%

in EURm	Q1/22	Q2/22	Q3/22	Q4/22	2022	Q1/23	Q2/23	Q3/23	Q4/23	2023	Q1/24
Total turnover	8.52	11.58	12.33	12.70	45.14	12.95	13.31	11.28	12.15	49.69	12.13
<i>y-o-y change</i>	40.9%	72.8%	91.4%	68.7%	68.9%	51.9%	15.0%	-8.5%	-4.4%	10.1%	-6.3%
EBITDA	2.91	7.83	5.21	0.55	16.50	5.60	5.67	5.48	4.87	21.62	3.80
<i>EBITDA margin</i>	34.2%	67.6%	42.2%	4.3%	36.6%	43.2%	42.6%	48.6%	40.1%	43.5%	31.3%
EBIT	-1.26	18.00	4.75	37.67	59.15	5.28	1.16	8.28	-31.54	-16.83	3.46
<i>EBIT margin</i>	-14.8%	155.4%	38.5%	296.5%	131.0%	40.8%	8.7%	73.4%	-259.6%	-33.9%	28.6%
Net income	-4.39	17.61	0.16	29.47	42.84	1.33	-1.14	3.03	-27.02	-23.79	-0.81
<i>Net margin</i>	-51.5%	152.1%	1.3%	232.0%	94.9%	10.2%	-8.5%	26.9%	-222.3%	-47.9%	-6.7%

Source: Company information, East Value Research GmbH

CAPEX and Working capital

We continue to forecast that both property, plant and equipment and investment properties will grow at 1% per year in the coming years. Regarding working capital, we have maintained our assumption that the cash conversion cycle will increase from -182 days in 2023 to 30 days in the long run.

Valuation

We have valued Warimpex by using a weighted average of a NNNAV (50% weight) and peer-group-based fair value (50%). Thereby, we have discounted the NNNAV by 50% due to the company's exposure to Russia and have accounted for 1.94m treasury shares. Compared to our last update, the 12-months PT decreases from EUR 2.23 to EUR 1.58 per share (upside of 97.8% at present) following an adjustment of forecasts and a significantly lower peer-group-based fair value.

Below are the key assumptions of our WACC calculation:

- (1) *Risk-free rate*: Current yield of Austrian long-term government bonds with maturity in 2120E is 2.35% (Source: www.boerse-stuttgart.de)
- (2) *Beta*: 4y average unlevered beta of companies from the Real Estate (Diversified) sector of 0.45x (Source: www.damodaran.com)
- (3) *Levered beta*: 1.25x
- (4) *Equity risk premium (Austria)*: 5.18% (Source: www.damodaran.com)
- (5) *Effective tax rate*: 24%
- (6) *Target equity ratio*: 30%
- (7) *Target debt ratio*: 70%
- (8) *After-tax debt costs*: 4.4%
- (9) *Equity costs*: 8.8%
- (10) *WACC*: 5.7%

Triple NNNAV calculation

in EURm	
Equity (as of 31/03/2024)	120.99
+ Deferred taxes (net)	-10.92
+ Market value of derivative instruments	0.00
= EPRA NAV	110.08
- Market value of derivative instruments	0.00
- Market value of off-balance-sheet debt	0.00
- Deferred taxes (net)	10.92
= EPRA NNNAV	120.99
: Number of shares outstanding (excl. 1,939,280 own shares)	52.06
= EPRA NNNAV per share	2.32
= Discounted by 50% due to high exposure to Russia	1.55

Source: East Value Research GmbH

Peer Group Analysis

Below are listed companies, which we have identified as Warimpex' main peers:

- (1) *CA Immobilien Anlagen AG*: CA Immobilien Anlagen, which is headquartered in Vienna, is a real estate group with operations in Austria, Germany, Poland and the Czech Republic. Its core business involves leasing, managing and developing high-quality office buildings. The company has assets of EUR 5.2bn and an occupancy rate of 88.8%. In 2023, CA Immobilien Anlagen generated revenues of EUR 419.3m, a net profit of EUR -224.5m and funds from operation (FFO) of EUR 113.8m. Its current market capitalization equals EUR 2.9bn.
- (2) *Immofinanz AG*: Immofinanz, which is based in Vienna, manages and develops retail and office properties in Austria, Germany, Poland, the Czech Republic, Slovakia, Hungary, Romania and the Adriatic region. The company has assets worth EUR 8.17bn and an occupancy rate of 92.2%. In 2023, Immofinanz generated revenues of EUR 727.3m, a net profit of EUR -180.3m and funds from operation (FFO) of EUR 275.3m. Its current market capitalization equals EUR 3.3bn.
- (3) *S Immo AG*: S IMMO AG, which is based in Vienna and is 50%-owned by Immofinanz, is a real estate investment company with a focus on capital cities in Austria, Germany and CEE. Approx. 92% of its property portfolio are commercial properties (offices, shopping centres and hotels). Residential properties account for 5.9% and land plots for 2.5%. The company has assets worth EUR 3.48bn with an average occupancy rate of 90.6%. In 2023, it generated revenues of EUR 338.2m, a net profit of EUR -32.2m and FFO of EUR 99.6m. Currently, its market capitalisation equals EUR 1.5bn.
- (4) *Globe Trade Centre S.A.*: Globe Trade Centre, which is based in Warsaw, is a real estate investor and developer with a focus on Poland, Hungary, and capital cities in Central, Eastern and Southern Europe. The company owns 46 buildings with 753,000 sqm of office and retail space, has assets of EUR 2.4bn and an occupancy rate of 87%. In 2023, it generated revenues of PLN 794.7m, a net profit of PLN 45.5m and FFO of PLN 307.6m. Currently, its market capitalisation equals PLN 3.3bn.
- (5) *Globalworth Real Estate Investments Ltd.*: Globalworth Real Estate Investment, which is based in Guernsey, is a real estate investment firm focused on office properties in CEE's largest property markets, Poland and Romania. The company owns 71 standing buildings, has assets worth EUR 3bn and an average occupancy rate of 88.3%. In 2023, it generated revenues of EUR 241.4m and a net income of EUR -54.2m. Currently, its market capitalisation equals EUR 610.3m.

(6) *UBM Development AG*: UBM Development, which is headquartered in Vienna, focuses on green buildings and smart offices in Austria, Germany, Poland and the Czech Republic (in the past also in France and Amsterdam) and is active as hotel lessee. The company offers a comprehensive service portfolio comprising market analysis, project development, planning and project management, financing, rental and asset management. The company has investment properties with a value of EUR 480m. In 2023, it generated revenues of EUR 85.3m and a net profit of EUR -46.6m. Of the total output of EUR 284.2m (= revenues of fully consolidated and "at-equity" subsidiaries plus sale proceeds from share deals), 22% stemmed from the residential segment. Currently, UBM has a market capitalisation of EUR 148.9m.

Company	P/BVPS		P/E		Net debt/EBITDA	Net interest cover	Net gearing
	Latest	2024E	2025E	Latest	Last FY	Latest	
CA Immobilien Anlagen AG (EUR)	1.1x	299.4x	23.2x	8.0x	3.2x	72.7%	
Immofinanz AG (EUR)	0.9x	n.a	n.a	9.8x	3.0x	92.4%	
S Immo AG (EUR)	0.9x	21.5x	12.6x	10.0x	3.7x	86.3%	
Globe Trade Center S.A. (PLN)	0.7x	11.0x	9.6x	12.3x	3.3x	113.9%	
Globalworth Real Estate Inv. Ltd. (EUR)	0.4x	n.a	n.a	9.3x	2.6x	76.9%	
UBM Development AG (EUR)	0.4x	n.a	5.2x	neg	n.a	166.6%	
Median	0.8x	21.5x	11.1x	9.8x	3.2x	89.3%	
Warimpex AG (EUR)	0.3x	16.7x	6.1x	9.8x	n.a	175.65%	
Premium/Discount	-56.5%	-22.4%	-44.9%				
Fair value Warimpex (EUR)	1.44						

Source: CapitalIQ, marketscreener.com, East Value Research GmbH

Price target calculation

Valuation method	Fair value	Weight
NNNAV calculation (EUR)	1.55	50%
Peer Group Analysis (EUR)	1.44	50%
Weighted average (present value)	1.49	
In 12-months (PV * (1+WACC))	1.58	
In PLN (PLN-EUR = 4.29)	6.77	

Source: East Value Research GmbH

Profit and loss statement

in EURm	2021	2022	2023	2024E	2025E	2026E
Total revenues	26.72	45.14	49.69	46.34	49.99	50.17
Directly-attributable expenses	-10.60	-16.10	-17.11	-16.68	-15.50	-13.55
Gross profit	16.12	29.04	32.58	29.66	34.50	36.62
Other operating income	6.49	1.37	0.85	0.93	1.03	1.13
Gains/losses from the disposal of properties	0.00	2.82	0.00	0.00	0.00	0.00
Administrative expenses	-7.32	-14.12	-10.37	-9.58	-10.24	-10.17
Other operating expenses	-0.78	-2.61	-1.44	-4.59	-4.99	-4.73
EBITDA	14.51	16.50	21.62	16.42	20.29	22.85
Depreciation, amortization & remeasurement	1.02	42.65	-38.44	-2.00	-1.00	5.00
EBIT	15.54	59.15	-16.83	14.42	19.29	27.85
Net financial results	-0.61	-6.52	-10.50	-11.00	-10.00	-9.00
EBT	14.92	52.63	-27.32	3.42	9.29	18.85
Income taxes	-2.94	-9.76	3.51	-0.82	-2.23	-4.52
Minority interests	0.29	-0.03	0.01	-0.02	-0.03	-0.04
Net income / loss	12.27	42.84	-23.79	2.58	7.04	14.28
EPS	0.24	0.82	-0.46	0.05	0.13	0.26
DPS	0.00	0.00	0.00	0.00	0.00	0.00
Share in total sales						
Total revenues	100.00 %	100.00 %	100.00 %	100.00 %	100.00 %	100.00 %
Directly-attributable expenses	-39.66 %	-35.67 %	-34.44 %	-36.00 %	-31.00 %	-27.00 %
Gross profit	60.34 %	64.33 %	65.56 %	64.00 %	69.00 %	73.00 %
Other operating income	24.29 %	3.04 %	1.71 %	2.02 %	2.05 %	2.25 %
Gains/losses from the disposal of properties	0.00 %	6.25 %	0.00 %	0.00 %	0.00 %	0.00 %
Administrative expenses	-27.40 %	-31.29 %	-20.88 %	-20.68 %	-20.48 %	-20.28 %
Other operating expenses	-2.92 %	-5.78 %	-2.89 %	-9.90 %	-9.99 %	-9.44 %
EBITDA	54.31 %	36.55 %	43.51 %	35.43 %	40.59 %	45.54 %
Depreciation, amortization & remeasurement	3.83 %	94.49 %	-77.37 %	-4.32 %	-2.00 %	9.97 %
EBIT	58.15 %	131.04 %	-33.86 %	31.12 %	38.59 %	55.50 %
Net financial results	-2.29 %	-14.45 %	-21.12 %	-23.74 %	-20.00 %	-17.94 %
EBT	55.85 %	116.59 %	-54.99 %	7.38 %	18.58 %	37.56 %
Income taxes	-11.02 %	-21.63 %	7.07 %	-1.77 %	-4.46 %	-9.02 %
Minority interests	1.10 %	-0.06 %	0.03 %	-0.03 %	-0.05 %	-0.08 %
Net income / loss	45.93 %	94.91 %	-47.89 %	5.58 %	14.07 %	28.47 %

Balance sheet

in EURm	2021	2022	2023	2024E	2025E	2026E
Cash and cash equivalents	11.19	15.92	6.86	2.51	1.46	0.95
Inventories	0.14	0.19	0.16	0.16	0.15	0.13
Trade accounts and notes receivables	5.67	4.87	4.81	5.12	6.21	6.91
Assets-held-for-sales	0.00	0.00	0.00	0.00	0.00	0.00
Current assets	17.00	20.99	11.82	7.78	7.81	7.99
Property, plant and equipment	36.59	36.41	33.11	33.44	33.77	34.11
Other intangible assets	0.08	0.05	0.01	0.01	0.02	0.02
Goodwill	0.00	0.00	0.00	0.00	0.00	0.00
Investment property	324.60	388.46	323.24	326.47	329.73	333.03
Joint ventures	0.42	0.41	0.44	0.44	0.44	0.45
Financial assets measured at FV	5.50	5.22	0.00	0.00	0.00	0.00
Derivative financial instruments	0.40	0.09	0.00	0.00	0.00	0.00
Other long-term assets	2.35	1.78	1.65	1.67	1.68	1.70
Deferred tax assets	1.19	1.67	1.01	0.00	0.00	0.00
Non-current assets	371.11	434.08	359.45	362.02	365.65	369.30
Total assets	388.12	455.07	371.27	369.81	373.45	377.30
Trade payables	11.89	9.05	10.34	9.24	7.79	6.13
Short-term financial debt	29.36	28.82	27.17	25.17	23.17	21.17
Income tax liabilities	0.29	0.02	0.10	0.10	0.10	0.10
Provisions	2.94	0.10	0.09	0.08	0.09	0.09
Deferred revenues	0.10	0.02	0.02	0.02	0.02	0.02
Liabilities associated with assets-held-for-sale	0.00	0.00	0.00	0.00	0.00	0.00
Current liabilities	44.58	38.01	37.72	34.61	31.18	27.51
Long-term financial debt	196.77	216.15	190.01	185.01	186.00	181.00
Other long-term liabilities	7.27	8.41	7.95	7.45	6.95	6.45
Deferred revenues	0.06	0.04	0.02	0.02	0.02	0.02
Pension provisions	2.75	2.34	2.32	2.34	2.36	2.39
Deferred tax liabilities	11.96	19.83	11.23	15.75	15.25	13.92
Long-term liabilities	218.82	246.77	211.52	210.56	210.58	203.77
Total liabilities	263.40	284.78	249.24	245.17	241.76	231.28
Shareholders equity	124.61	170.16	121.90	124.49	131.52	145.81
Minority interests	0.11	0.13	0.13	0.15	0.17	0.21
Total liabilities and equity	388.12	455.07	371.27	369.81	373.45	377.30

Cash Flow Statement

in EURm	2021	2022	2023	2024E	2025E	2026E
Net income / loss	12.27	42.84	-23.79	2.58	7.04	14.28
Depreciation, amortization & remeasurement	-1.02	-42.65	38.44	2.00	1.00	-5.00
Change of working capital	0.00	0.00	0.00	-1.41	-2.52	-2.36
Others	-6.27	11.16	10.14	-5.53	0.49	1.34
Net operating cash flow	4.98	11.35	24.79	-2.36	6.01	8.26
Cash flow from investing	-17.58	-3.11	-10.29	-5.59	-4.62	1.34
Free cash flow	-12.61	8.24	14.51	-7.94	1.39	9.60
Cash flow from financing	14.52	-4.52	-21.49	3.59	-2.44	-10.11
Change of cash	2.26	4.73	-9.07	-4.35	-1.05	-0.51
Cash at the beginning of the period	8.93	11.19	15.92	6.86	2.51	1.46
Cash at the end of the period	11.19	15.92	6.86	2.51	1.46	0.95

Financial ratios

Fiscal year	2021	2022	2023	2024E	2025E	2026E
Profitability and balance sheet quality						
Gross margin	60.34%	64.33%	65.56%	64.00%	69.00%	73.00%
EBITDA margin	54.31%	36.55%	43.51%	35.43%	40.59%	45.54%
EBIT margin	58.15%	131.04%	-33.86%	31.12%	38.59%	55.50%
Net margin	45.93%	94.91%	-47.89%	5.58%	14.07%	28.47%
Return on equity (ROE)	10.44%	29.07%	-16.29%	2.10%	5.50%	10.30%
Return on assets (ROA)	3.32%	10.85%	-3.58%	3.67%	4.56%	6.17%
Return on capital employed (ROCE)	3.63%	11.55%	-4.40%	3.27%	4.28%	6.05%
Economic Value Added (in EURm)	-7.21	24.28	-33.77	-8.25	-4.95	1.12
Net debt (in EURm)	217.70	231.39	212.64	210.02	210.08	203.61
Net gearing	174.70%	135.98%	174.44%	168.70%	159.73%	139.64%
Loan-to-Value (LTV)	62.54%	57.60%	60.87%	58.33%	57.47%	55.00%
Equity ratio	32.11%	37.39%	32.83%	33.66%	35.22%	38.64%
Current ratio	0.38	0.55	0.31	0.22	0.25	0.29
Quick ratio	0.38	0.55	0.31	0.22	0.25	0.29
Net interest cover	25.35	9.07	-1.60	1.31	1.93	3.09
Net debt/EBITDA	15.00	14.03	9.84	12.79	10.35	8.91
Tangible BVPS	2.31	3.15	2.26	2.31	2.44	2.70
Capex/Sales	-231.54%	-44.58%	61.01%	-12.05%	-9.24%	2.68%
Working capital/Sales	-24.45%	-9.01%	-11.09%	-8.85%	-3.17%	1.54%
Cash Conversion Cycle (in days)	-327	-161	-182	-158	-135	-111
Trading multiples						
P/NAV	0.35	0.25	0.35	0.35	0.33	0.30
P/E	3.33	0.97	-1.73	16.68	6.12	3.02
P/FCF	-3.42	5.23	2.97	-5.43	31.04	4.49

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