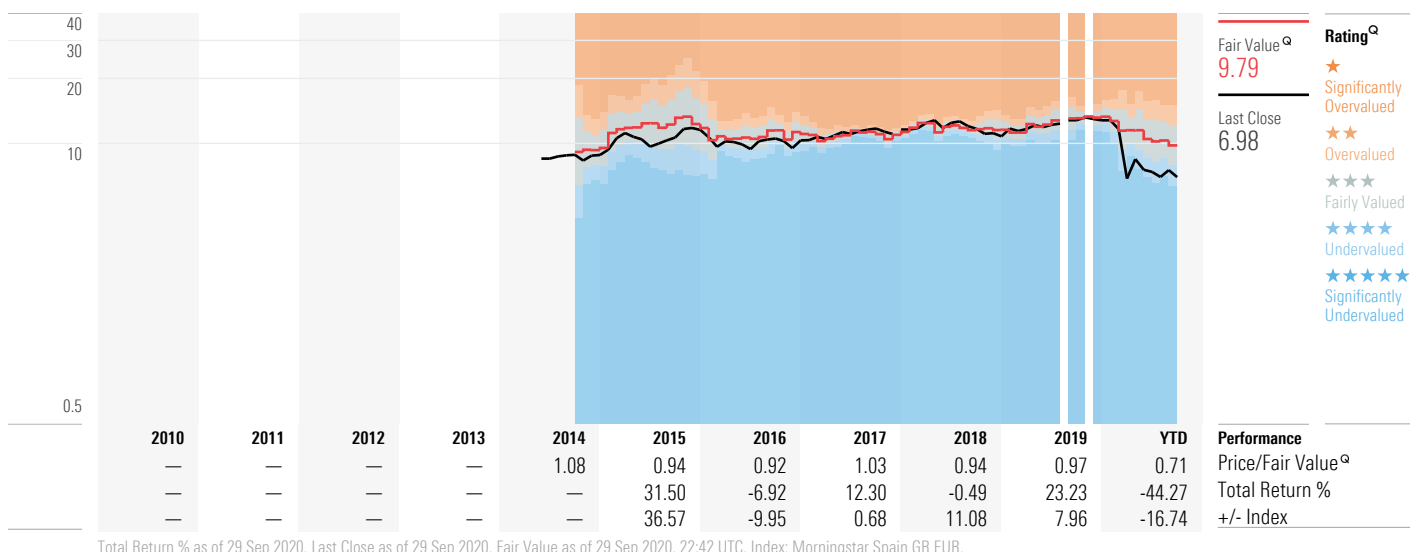


Merlin Properties SOCIMI SA MRL ★★★ Q 29 Sep 2020, 22:42 UTC

Economic Moat ^Q	Uncertainty ^Q	Price/Fair Value ^Q	Trailing Dividend Yield %	Market Cap	Investment Style	Sector	Industry
None	Very High	0.7	4.98	3.2443 Bil	Mid Core	Real Estate	REIT - Diversified



Total Return % as of 29 Sep 2020. Last Close as of 29 Sep 2020. Fair Value as of 29 Sep 2020, 22:42 UTC. Index: Morningstar Spain GR EUR.

There is no one analyst in which a Quantitative Fair Value Estimate and Quantitative Star Rating are attributed to; however, Mr. Lee Davidson, Head of Quantitative Research for Morningstar, Inc., is responsible for overseeing the methodology that supports the quantitative fair value. As an employee of Morningstar, Inc., Mr. Davidson is guided by Morningstar, Inc.'s Code of Ethics and Personal Securities Trading Policy in carrying out his responsibilities. For information regarding Conflicts of Interests, visit <http://global.morningstar.com/equitydisclosures>

Valuation ^Q as of 29 Sep 2020

Fair Value ^Q
9.79
Uncertainty ^Q:
Very High

Last Close
6.98

MRL is undervalued
at a 29% discount.

Economic Moat ^Q
⊖ None

Financial Health ^Q
Moderate

1-Star Price ^Q
> 15.06

5-Star Price ^Q
< 6.36

Financials as of 29 Sep 2020 (Fiscal Year End 31 Dec 2020)

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	YTD	Fiscal
—	—	—	93	57	214	352	463	590	515	224	Revenue (Mil)
—	—	—	37	39	162	278	336	484	379	172	Operating Income (Mil)
—	—	—	39.45	68.08	75.53	79.19	72.44	82.04	73.66	76.63	Operating Margin (%)
—	—	—	-26	50	49	583	1,100	855	564	71	Net Income (Mil)
—	—	—	-0.15	0.51	0.15	1.62	2.35	1.82	1.20	0.15	Diluted Earnings/Share
—	—	—	—	28	67	-81	696	254	295	-62	Operating Cash Flow (Mil)
—	—	—	—	-1	—	-4	-7	-2	-10	-10	Capital Spending (Mil)
—	—	—	—	27	67	-85	689	253	285	-62	Free Cash Flow (Mil)
—	—	—	—	170	97	223	360	468	470	469	Avg Shares Outstand(Mil)
—	—	—	—	—	0.08	0.42	0.30	0.46	0.50	0.29	Dividend Per Share

Valuation as of 29 Sep 2020

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Current	Calendar
—	—	—	—	1.08	0.94	0.92	1.03	0.94	0.97	0.71	Price/Fair Value ^Q
—	—	—	—	16.11	21.92	10.96	11.22	10.49	9.74	6.78	Price/Sales
—	—	—	—	—	—	7.27	6.14	4.55	9.01	8.84	Price/Earnings
—	—	—	—	—	166.94	24.74	14.71	23.15	14.46	138.43	Price/Cash Flow
—	—	—	—	1.01	1.34	1.58	1.02	0.82	0.91	0.48	Price/Book

Operating Performance as of 29 Sep 2020 (Fiscal Year End 31 Dec 2020)

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Q3	Fiscal (%)
—	—	—	—	2.06	1.05	6.53	9.6	6.96	4.36	0.23	Return on Assets
—	—	—	—	3.8	2.32	15.05	20.89	14.11	8.6	0.48	Return on Equity
—	—	—	—	2.94	2.28	8.36	11.56	8.45	5.61	0.47	Rtn on Invested Capital

Business Description

Merlin Properties SOCIMI SA is a Spain-based company engaged in the operation of the real estate investment trust. The main activity of the company is the acquisition, active management, operation and selective rotation of quality commercial real estate assets in the "Core" and "Core-Plus" in-

vestment segments, mainly in Spain and, to a lesser extent, in Portugal. Its segments are based on the type of assets namely Office buildings, Net lease, Shopping centers, Logistics assets, and others. The company generates the maximum revenue from the Office buildings segment.

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ii. **Quantitative Economic Moat:** Intended to describe the strength of a firm's competitive position. It is calculated using an algorithm designed to predict the Economic Moat rating a Morningstar analyst would assign to the stock. The rating is expressed as Narrow, Wide, or None.

Narrow – assigned when the probability of a stock receiving a "Wide Moat" rating by an analyst is greater than 70% but less than 99%.

Wide – assigned when the probability of a stock receiving a "Wide Moat" rating by an analyst is greater than 99%.

None – assigned when the probability of an analyst receiving a "Wide Moat" rating by an analyst is less than 70%.

iii. **Quantitative Star Rating:** Intended to be the summary rating based on the combination of our Quantitative Fair Value Estimate, current market price, Quantitative Uncertainty Rating, and momentum. The rating is expressed as One-Star, Two-Star, Three-Star, Four-Star, and Five-Star.

One-Star – the stock is overvalued with a reasonable margin of safety.

*Log (Quant FVE/Price) < -1*Quantitative Uncertainty*

*Micro-Caps: Log (Quant FVE/Price) < -1.5*Quantitative Uncertainty*

Two-Star - the stock is somewhat overvalued.

*Log (Quant FVE/Price) between (-1*Quantitative Uncertainty, -0.5*Quantitative Uncertainty)*

*Micro-Caps: Log (Quant FVE/Price) between (-1.5*Quantitative Uncertainty, -0.75*Quantitative Uncertainty)*

Three-Star – the stock is approximately fairly valued.

*Log (Quant FVE/Price) between (-0.5*Quantitative Uncertainty, 0.5*Quantitative Uncertainty)*

*Micro-Caps: Log (Quant FVE/Price) between (-0.75*Quantitative Uncertainty, 0.75*Quantitative Uncertainty)*

Four-Star – the stock is somewhat undervalued.

*Log (Quant FVE/Price) between (0.5*Quantitative Uncertainty, 1*Quantitative*

Uncertainty)

*Micro-Caps: Log (Quant FVE/Price) between (0.75*Quantitative Uncertainty, 1.5*Quantitative Uncertainty)*

Five-Star – the stock is undervalued with a reasonable margin of safety.

*Log (Quant FVE/Price) > 1*Quantitative Uncertainty*

*Micro-Caps: Log (Quant FVE/Price) > 1.5*Quantitative Uncertainty*

After the initial calculation for the star rating, there is a final filtering step based on the momentum of the company. We rank the companies based on their 12-1 month momentum, then restrict those below the 30th percentile to a maximum of 3 stars.

iv. **Quantitative Uncertainty:** Intended to represent Morningstar's level of uncertainty about the accuracy of the Quantitative Fair Value Estimate. Generally, the lower the Quantitative Uncertainty, the narrower the potential range of outcomes for that particular company. The rating is expressed as Low, Medium, High, Very High, and Extreme.

Low – the interquartile range for possible fair values is less than 10%

Medium – the interquartile range for possible fair values is less than 15% but greater than 10%

High – the interquartile range for possible fair values is less than 35% but greater than 15%

Very High – the interquartile range for possible fair values is less than 80% but greater than 35%

Extreme – the interquartile range for possible fair values is greater than 80%

v. **Quantitative Financial Health:** Intended to reflect the probability that a firm will face financial distress in the near future. The calculation uses a predictive model designed to anticipate when a company may default on its financial obligations. The rating is expressed as Weak, Moderate, and Strong.

Weak – assigned when Quantitative Financial Health < 0.2

Moderate – assigned when Quantitative Financial Health is between 0.2 and 0.7

Strong – assigned when Quantitative Financial Health > 0.7

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i. **Last Close** – Price of the stock as of the close of the market of the last trading day before date of the report.

ii. **Quantitative Valuation**– Using the below terms, intended to denote the relationship between the security's **Last Price** and Morningstar's quantitative fair value estimate for that security.

Undervalued – Last Price is below Morningstar's quantitative fair value estimate.

Fairly Valued – Last Price is in line with Morningstar's quantitative fair value estimate.

Overvalued – Last Price is above Morningstar's quantitative fair value estimate.

This Report **has not been made available** to the issuer of the security prior to publication.

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