Inmobiliaria Colonial SOCIMI SA

**Economic Moat:**
- **Uncertainty:** None
- **Price/Fair Value:** 0.8
- **Trailing Dividend Yield:** 2.47
- **Market Cap:** 4.0803 Bill
- **Investment Style:** Mid Growth
- **Sector:** Real Estate
- **Industry:** REIT - Office

**Valuation as of 15 Jan 2021**
- **Fair Value:** 10.01
- **Last Close:** 8.08
- **COL is Under Valued at a 19% discount.**
- **Economic Moat:** None
- **Uncertainty:** Very High
- **Financial Health:** Moderate
- **1-Star Price:** > 15.02
- **5-Star Price:** < 6.67

**Contact**
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+34 934047900
—
https://www.inmocolonial.com

**Business Description**
Inmobiliaria Colonial SOCIMI SA is a real estate company in Spain. The company and its subsidiaries are in the business of lease and disposal of movable property and real estate. It specializes in leasing of offices in prime areas. The firm has rental, office, and land and development business segments. The activities of these segments include office rentals, shopping centers managed by Riosfa subgroup. The company mainly operates in Barcelona, Madrid, and Paris.

**Financials as of 15 Jan 2021 (Fiscal Year End 31 Dec 2020)**

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<td>229</td>
<td>225</td>
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<td>211</td>
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<td>271</td>
<td>283</td>
<td>348</td>
<td>355</td>
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<tr>
<td>EBITDA</td>
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<td>147</td>
<td>139</td>
<td>115</td>
<td>170</td>
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<td>208</td>
<td>264</td>
<td>279</td>
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<tr>
<td>EBITDA Margin (%)</td>
<td>79.41</td>
<td>65.31</td>
<td>65.34</td>
<td>54.35</td>
<td>73.34</td>
<td>78.49</td>
<td>73.42</td>
<td>75.75</td>
<td>78.74</td>
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<td>EBIT Margin (%)</td>
<td>15.02</td>
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<td>-547</td>
<td>-492</td>
<td>-415</td>
<td>-274</td>
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<td>Operating Income (Mil)</td>
<td>0.37</td>
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<td>-13.56</td>
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<td>0.81</td>
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<td>Free Cash Flow (Mil)</td>
<td>163</td>
<td>188</td>
<td>140</td>
<td>115</td>
<td>113</td>
<td>168</td>
<td>250</td>
<td>177</td>
<td>322</td>
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<td>111</td>
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<tr>
<td>Operating Cash Flow (Mil)</td>
<td>-718</td>
<td>-793</td>
<td>-1,230</td>
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<td>-3,930</td>
<td>-4,185</td>
<td>-7,026</td>
<td>-13,589</td>
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<td>Capital Spending (K)</td>
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<td>139</td>
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<td>112</td>
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**Operating Performance as of 15 Jan 2021 (Fiscal Year End 31 Dec 2020)**

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<td>Revenue (Mil)</td>
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**Total Return % as of 15 Jan 2021. Last Close as of 15 Jan 2021. Fair Value as of 15 Jan 2021, 23:33 UTC. Index: Morningstar Spain GR EUR.**
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The quantitative report on equities consists of data, statistics and quantitative equity ratings on equity securities. Morningstar, Inc.’s quantitative equity ratings are forward looking and are generated by a statistical model that is based on Morningstar Inc.’s analyst-driven equity ratings and quantitative statistics. Given the nature of the quantitative report and the quantitative ratings, there is no one analyst in which a given report is attributed to; however, Mr. Lee Davidson, Head of Quantitative Research for Morningstar, Inc., is responsible for overseeing the methodology that supports the quantitative equity ratings used in this report. 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.

Quantitative Equity Ratings
Morningstar’s quantitative equity ratings consist of: (i) Quantitative Fair Value Estimate, (ii) Quantitative Star Rating, (iii) Quantitative Uncertainty, (iv) Quantitative Economic Moat, and (v) Quantitative Financial Health (collectively the “Quantitative Ratings”).

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i. Quantitative Fair Value Estimate: Intended to represent Morningstar’s estimate of the per share dollar amount that a company’s equity is worth today. Morningstar calculates the Quantitative Fair Value Estimate using a statistical model derived from the Fair Value Estimate Morningstar’s equity analysts assign to companies. Please go to http://global.morningstar.com/equitydisclosures for information about Fair Value Estimate Morningstar’s equity analysts assign to companies.

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 99% but less than 100%.

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)

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.

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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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