

12m Results 2025

 Opinion ⁽¹⁾: In line

 Impact ⁽¹⁾: We will maintain our estimates

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Compañía Española de Viviendas en Alquiler, Cevasa (CEV), specialises in the development of buildings for long-term renting, mainly in the residential segment (protected homes) in Catalonia, principally in the city of Barcelona and its metropolitan area (where it is the main private property owner).

FY25 results: 6,7% organic revenue growth, with a low risk profile.

DOUBLE-DIGIT REVENUE GROWTH (EUR 25.7 MN; +11.7% VS. 2024). Rental income growth (EUR 23.4 Mn; +12.0% vs. 2024) is driven by: (i) +6.7% organic growth, primarily due to rent indexation/reviews and a 0.6 p.p. improvement in occupancy to 97.3%, and (ii) +5.3% growth from the impact of the 2024 acquisition of a 150-unit residential building. On a consolidated basis, CEV reported revenue of EUR 25.7 Mn (+11.7% vs. 2024, exceeding the 2021–2025 CAGR of 7.2%).

...WITH A DECLINE IN CORE EBITDA MARGIN TO 69.8% (-2.9 P.P. VS. 2024). The 2025 recurring EBITDA margin for the core rental business reached 69.8% (-2.9 p.p. vs. 2024), bringing recurring EBITDA to EUR 17.9 Mn (+7.2% vs. 2024). The margin compression is attributed to the consolidation of a new asset with below-average margins for CEV due to a less efficient cost structure, as well as higher portfolio renovation expenses compared to the previous year. Total EBITDA (EUR 18.2 Mn, -6.5% vs. 2024) includes a non-recurring contribution of EUR 0.3 Mn (vs. EUR 2.8 Mn in 2024) from the sales of a residential development in L'Hospitalet (Barcelona). Net income reached EUR 29.6 Mn (+165.1%, well ahead of estimates) due to a positive fair value adjustment in the rental portfolio (+EUR 14.6 Mn) following a mark-to-market update.

EBITDA ESTIMATES MAINTAINED. 2026 recurring EBITDA is set at EUR 19.6 Mn (+9.5% vs. 2025), while total EBITDA is projected at EUR 21.1 Mn (+15.9% vs. 2025), as the delivery of 25 units from the Montgat development is now expected in 2026 (previously estimated between 2026 and 2027).

HIGH PORTFOLIO VISIBILITY, WITH NEW RESIDENTIAL DELIVERIES IN 2026 AND 2028. CEV continues to demonstrate its ability to grow rental income while maintaining high occupancy levels. Residential project deliveries in 2026 (1 project) and 2028 (2 projects), along with the repricing of older leases, serve as short-to-medium-term catalysts. CEV is positioned as a low-risk play within the Spanish real estate market. The stock's 12-month performance of +15.5% (+18.9% vs. the sector) results in CEV trading at a c. 56.0% discount to NAV. We expect the development business to remain an additional catalyst in the coming years. Furthermore, given the low leverage (12.6% LTV), additional acquisitions of rental assets in its core market would not be surprising.

Market Data

Market Cap (Mn EUR and USD)	198.8	229.2
EV (Mn EUR and USD) ⁽²⁾	364.7	420.4
Shares Outstanding (Mn)	23.3	
-12m (Max/Med/Min EUR)	9.95 / 7.84 / 7.05	
Daily Avg volume (-12m Mn EUR)	n.m.	
Rotation ⁽³⁾	0.4	
Refinitiv / Bloomberg	CEV.MC / CEV.SM	
Close fiscal year	31-Dec	

Shareholders Structure (%) ⁽⁷⁾

Vaqué-Boix family	61.7
Banco Santander	24.1
Manuel Valiente	6.6
Others	0.0
Free Float	7.2

Financials (Mn EUR)

	2025	2026e	2027e	2028e
Adj. nº shares (Mn)	23.2	23.3	23.3	23.3
Total Revenues	25.7	27.8	29.7	31.3
Rec. EBITDA	17.9	19.6	21.2	22.4
% growth	7.2	9.5	8.0	5.7
% Rec. EBITDA/Rev.	69.8	70.5	71.3	71.5
% Inc. EBITDA sector ⁽⁴⁾	9.9	9.7	4.3	5.9
Net Profit	29.6	13.4	13.4	16.8
EPS (EUR)	1.28	0.58	0.57	0.72
% growth	18.2	-54.8	-0.6	26.1
Ord. EPS (EUR)	0.58	0.53	0.57	0.60
% growth	38.0	-9.5	9.3	4.8
Rec. Free Cash Flow ⁽⁵⁾	6.8	12.4	12.1	12.1
Pay-out (%)	19.5	46.2	49.9	42.6
DPS (EUR)	0.25	0.27	0.29	0.31
Net financial debt	77.0	78.1	81.5	79.8
ND/Rec. EBITDA (x)	4.3	4.0	3.8	3.6
ROE (%)	7.1	3.1	3.0	3.7
ROCE (%) ⁽⁵⁾	5.5	2.8	2.7	3.3

Ratios & Multiples (x) ⁽⁶⁾

	2025	2026e	2027e	2028e
P/E	6.7	14.8	14.9	11.8
Ord. P/E	14.7	16.3	14.9	14.2
P/BV	0.5	0.5	0.4	0.4
Dividend Yield (%)	2.9	3.1	3.4	3.6
EV/Sales	14.21	13.11	12.27	11.65
EV/Rec. EBITDA	20.4	18.6	17.2	16.3
EV/EBIT	11.2	17.5	17.4	14.2
FCF Yield (%) ⁽⁵⁾	3.3	6.0	5.9	5.9

Relative performance (Base 100)

Stock performance (%)

	-1m	-3m	-12m	YTD	-3Y	-5Y
Absolute	8.2	5.6	15.5	5.6	26.7	20.4
vs Ibxex 35	18.0	6.9	-8.5	7.7	-34.3	-39.7
vs Ibxex Small Cap Index	13.6	6.8	7.0	8.7	-2.5	2.4
vs Eurostoxx 50	19.8	9.0	12.3	9.8	-6.0	-16.3
vs Sector benchmark ⁽⁴⁾	26.1	10.1	18.9	11.7	12.9	68.5

(1) The opinion regarding the results is on reported EBITDA with respect to our estimate for the year (12m). The impact reflects whether, due to the results, we envisage a significant revision (>5% - 10%, depending on the sector) of our EBITDA estimate (for any of the estimated years).

(2) Please refer to Appendix 3.

(3) Rotation is the % of the capitalisation traded - 12m.

(4) Sector: Stoxx Europe 600 Real Estate.

(5) Please see Appendix 2 for the theoretical tax rate (ROCE) and rec. FCF calculation.

(6) Multiples and ratios calculated over prices at the date of this report.

(7) Others: Autocartera 0.4%

(*) Unless otherwise indicated, all the information contained in this report is based on: The Company, Refinitiv and Lighthouse.

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This report has been prepared on the basis of information available to the public. The report includes a financial analysis of the company covered. The report does not propose any personalised investment recommendation. Investors should consider the contents of this report as just another element in their investment decision-making process. The final two pages of this report contain very important legal information regarding its contents.

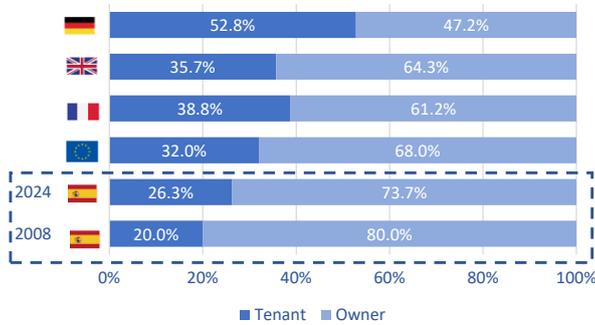
12m Results 2025
Table 1. 12m results 2025

EUR Mn	12m25	12m24	12m25 vs		2025 vs	
			12m24	2025e	2025e	2025e
Total Ingresos	25,7	23,0	11,7%	25,6	0,1%	
EBITDA (Recurrente)⁽¹⁾	17,9	16,7	7,2%	17,5	2,5%	
<i>EBITDA Rec. / Ingresos</i>	69,8%	72,7%	-2,9 p.p.	68,1%	-4,6 p.p.	
EBITDA	18,2	19,5	-6,5%	18,0	1,1%	
<i>EBITDA / Ingresos</i>	71,0%	84,8%	-13,8 p.p.	70,3%	-14,5 p.p.	
EBIT	32,5	35,6	-8,9%	17,8	82,8%	
BAI	29,4	32,8	-10,2%	14,6	101,5%	
BN	29,6	25,1	18,2%	11,2	165,1%	
Deuda Neta	77,0	73,0	5,5%	75,1	2,5%	

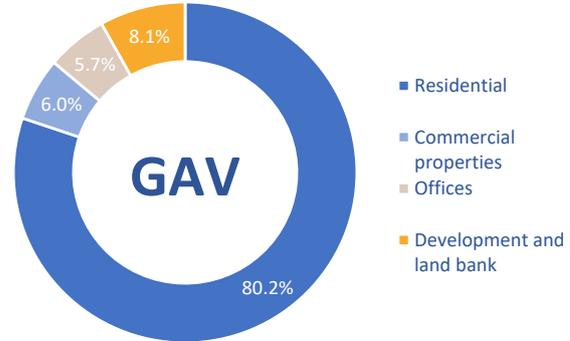
(1) Recurring EBITDA reported by the company for core residential rental activity, excluding residential development.

The company in 8 charts

Demand for rented housing has continued to grow (since 2008) and Spain is still a long way from European average levels



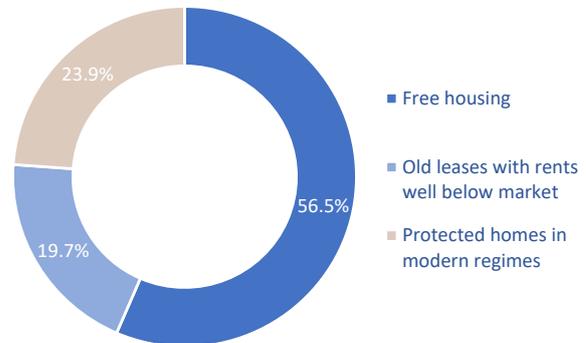
Cevasa (CEV) has a unique exposure to rented housing (c. 80% of GAV 2025)...



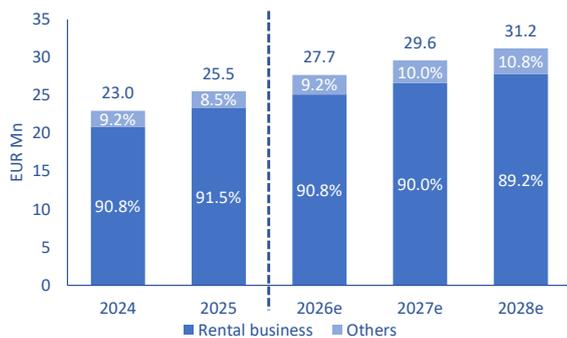
... with a portfolio concentrated in Catalonia (mainly Barcelona and its metropolitan area)



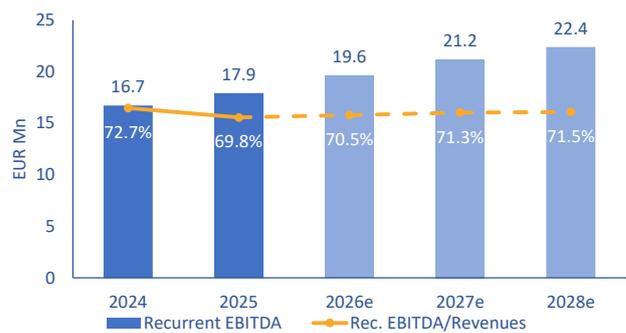
And the particularity of having invested a large percentage in state sponsored housing



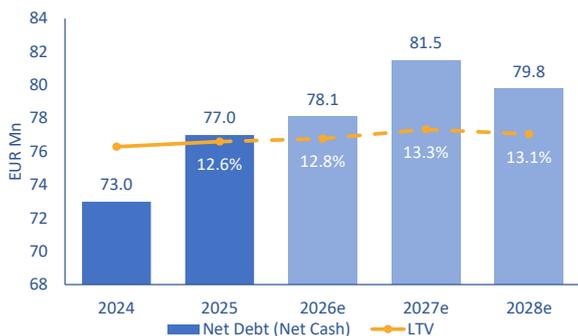
Until 2028e visibility is significant, for revenue (CAGR 25-28e: +6.9%)...



... and margins (Rec EBITDA: CAGR 25-28e: +7.7%)



Despite the rebound in investment, leverage will remain at very prudent levels (LTV < 15%)



Trading at a discount of c. 56% to its EPRA NAV/O112NDV

EUR Mn	2022	2023	2024	2025	25-24
GAV	536.2	546.3	593.9	611.1	2.9%
EPRA NAV/NRV	483.7	490.2	512.2	533.1	4.1%
EPRA NAV/NTA	423.9	427.2	448.2	472.6	5.4%
EPRA NAV/NDV	400.9	406.7	425.7	449.3	5.5%
Number of shares	23.2	23.2	23.2	23.2	0.0%
EPRA NAV/NRV per share	20.89	21.17	22.12	23.0	4.1%
EPRA NAV/NTA per share	18.31	18.45	19.36	20.4	5.4%
EPRA NAV/NDV per share	17.32	17.57	18.39	19.4	5.5%

Valuation inputs

Inputs for the DCF Valuation Approach

	2026e	2027e	2028e	Terminal Value ⁽¹⁾		
Free Cash Flow "To the Firm"	7.8	6.1	11.8	260.9		
Market Cap	198.8	At the date of this report				
Net financial debt	77.0	Debt net of Cash (12m Results 2025)				
					Best Case	Worst Case
Cost of Debt	4.4%	Net debt cost			4.2%	4.7%
Tax rate (T)	20.0%	T (Normalised tax rate)			=	=
Net debt cost	3.5%	Kd = Cost of Net Debt * (1-T)			3.3%	3.7%
Risk free rate (rf)	3.6%	Rf (10y Spanish bond yield)			=	=
Equity risk premium	6.0%	R (own estimate)			5.5%	6.5%
Beta (B)	1.0	B (own estimate)			1.0	1.1
Cost of Equity	9.6%	Ke = Rf + (R * B)			9.1%	10.8%
Equity / (Equity + Net Debt)	72.1%	E (Market Cap as equity value)			=	=
Net Debt / (Equity + Net Debt)	27.9%	D			=	=
WACC	7.9%	WACC = Kd * D + Ke * E			7.5%	8.8%
G "Fair"	2.0%				2.0%	1.5%

(1) The terminal value reflects the NAV of FCF beyond the period estimated with the WACC and G of the central scenario.

Inputs for the Multiples Valuation Approach

Company	Ticker Factset	Mkt. Cap	P/E 26e	EPS 26e-28e	EV/EBITDA 26e	EBITDA 26e-28e	EV/Sales 26e	Revenues 26e-28e	EBITDA/Sales 26e	FCF Yield 26e	FCF 26e-28e
Merlin Properties	MRL.MC	7,959.3	21.3	1.2%	25.8	16.6%	19.5	17.5%	75.5%	n.a.	9.9%
Colonial	COL.MC	3,116.5	14.1	4.4%	25.7	7.7%	n.a.	6.2%	82.2%	9.7%	-13.8%
REITs			17.7	2.8%	25.8	12.2%	19.5	11.9%	78.9%	9.7%	-1.9%
CEV	CEV.MC	198.8	14.8	11.9%	18.6	10.8%	13.1	6.1%	76.0%	6.0%	31.7%

Free Cash Flow sensitivity analysis (2027e)

A) Rec. EBITDA and EV/EBITDA sensitivity to changes in EBITDA/Sales

Scenario	EBITDA/Sales 27e	EBITDA 27e	EV/EBITDA 27e
Max	74.9%	22.3	16.4x
Central	71.3%	21.2	17.2x
Min	67.7%	20.1	18.1x

B) Rec. FCF sensitivity to changes in EBITDA and CAPEX/sales

Rec. FCF EUR Mn	CAPEX/Sales 27e				Rec. FCF/Yield 27e			
EBITDA 27e	2.6%	2.9%	3.2%		Scenario			
22.3	13.3	13.2	13.1	➔	Max	6.4%	6.4%	6.3%
21.2	12.2	12.1	12.0		Central	5.9%	5.9%	5.8%
20.1	11.1	11.0	11.0		Min	5.4%	5.4%	5.3%

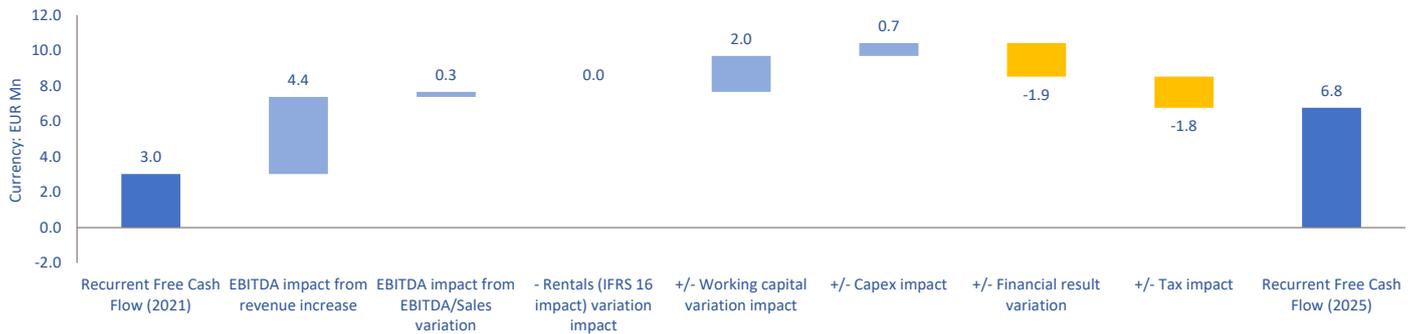
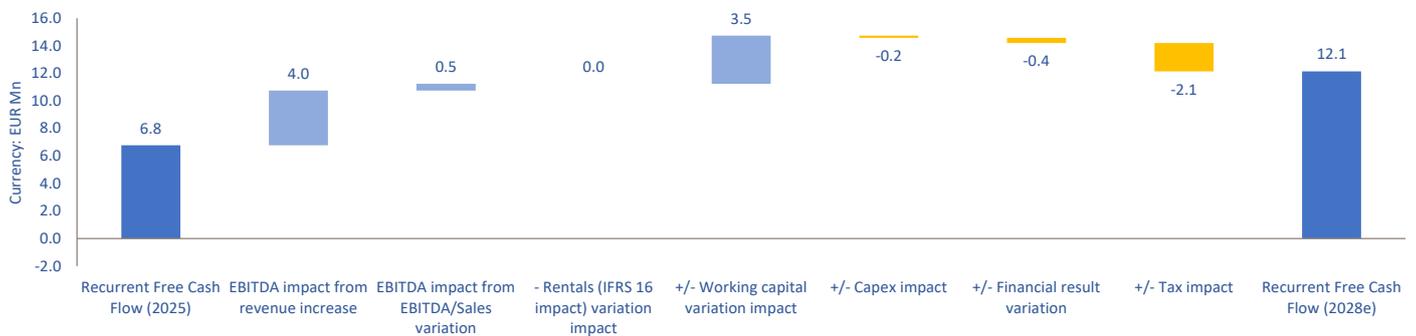
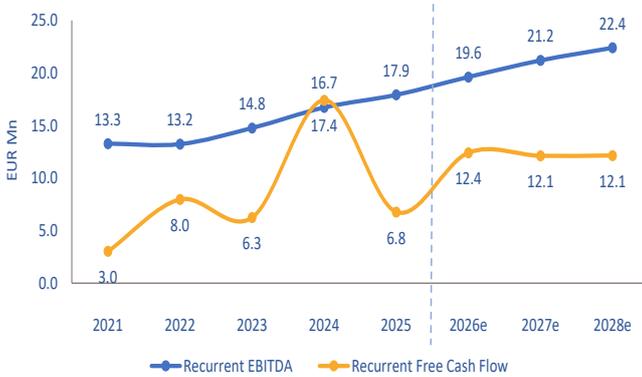
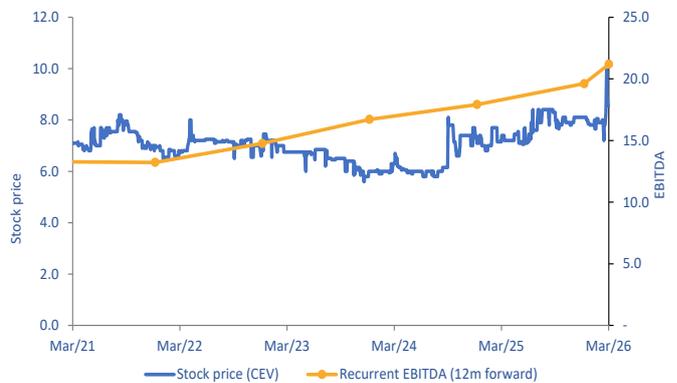
Appendix 1. Financial Projections

Balance Sheet (EUR Mn)	2021	2022	2023	2024	2025	2026e	2027e	2028e	CAGR	
Intangible assets	1.1	1.1	1.0	1.3	1.4	1.4	1.4	1.4		
Fixed assets	479.8	496.5	499.0	549.9	566.9	576.3	585.7	593.2		
Other Non Current Assets	3.4	1.9	1.8	2.1	1.8	1.8	1.8	1.8		
Financial Investments	10.3	12.2	11.7	11.5	16.0	16.1	16.1	16.1		
Goodwill & Other Intangibles	-	-	-	-	-	-	-	-		
Current assets	34.3	27.7	33.3	27.1	30.8	33.0	35.0	36.6		
Total assets	528.8	539.3	546.9	592.0	617.0	628.6	640.0	649.1		
Equity	357.5	383.6	388.2	406.4	430.5	437.8	444.5	454.1		
Minority Interests	11.4	12.8	13.5	14.6	15.6	16.2	16.8	17.6		
Provisions & Other L/T Liabilities	85.3	89.8	89.8	92.4	89.3	89.3	89.3	89.3		
Other Non Current Liabilities	-	-	-	-	-	-	-	-		
Net financial debt	69.5	49.6	49.4	73.0	77.0	78.1	81.5	79.8		
Current Liabilities	5.0	3.5	6.1	5.6	4.6	7.2	8.0	8.4		
Equity & Total Liabilities	528.8	539.3	546.9	592.0	617.0	628.6	640.0	649.1		
P&L (EUR Mn)	2021	2022	2023	2024	2025	2026e	2027e	2028e	21-25	25-28e
Total Revenues	19.4	20.4	21.4	23.0	25.7	27.8	29.7	31.3	7.2%	6.9%
Total Revenues growth	1.9%	5.2%	4.5%	7.5%	11.7%	8.4%	6.9%	5.3%		
COGS	(1.2)	(1.7)	(1.0)	(0.8)	(1.5)	(1.7)	(1.8)	(1.9)		
Gross Margin	18.2	18.8	20.4	22.1	24.2	26.2	27.9	29.4	7.3%	6.7%
Gross Margin/Revenues	93.8%	91.9%	95.4%	96.3%	94.2%	94.0%	93.9%	93.8%		
Personnel Expenses	(3.4)	(3.8)	(3.9)	(3.6)	(4.0)	(4.2)	(4.3)	(4.5)		
Other Operating Expenses	(1.6)	(1.8)	(1.7)	(1.8)	(2.2)	(2.4)	(2.4)	(2.5)		
Recurrent EBITDA	13.3	13.2	14.8	16.7	17.9	19.6	21.2	22.4	7.8%	7.7%
Recurrent EBITDA growth	-1.4%	-0.4%	11.6%	13.2%	7.2%	9.5%	8.0%	5.7%		
Rec. EBITDA/Revenues	68.3%	64.7%	69.1%	72.7%	69.8%	70.5%	71.3%	71.5%		
Net development revenue and non-rec.	0.4	4.4	(0.0)	2.8	0.3	1.5	-	3.6		
EBITDA	13.7	17.6	14.7	19.5	18.2	21.1	21.2	25.9	7.5%	12.5%
Depreciation & Provisions	0.4	(0.1)	0.1	(0.2)	(0.3)	(0.3)	(0.3)	(0.3)		
Capitalized Expense	-	-	-	-	-	-	-	-		
Change in the value of the properties	17.9	15.5	0.5	16.4	14.6	-	-	-		
EBIT	32.0	33.1	15.3	35.6	32.5	20.9	20.9	25.7	0.4%	-7.5%
EBIT growth	154.1%	3.3%	-53.6%	132.4%	-8.9%	-35.7%	0.2%	22.7%		
EBIT/Revenues	n.a.	n.a.	71.8%	n.a.	n.a.	75.1%	70.4%	82.0%		
Impact of Goodwill & Others	-	-	-	-	-	-	-	-		
Net Financial Result	(1.5)	(1.3)	(1.6)	(2.8)	(3.1)	(3.3)	(3.5)	(3.7)		
Income by the Equity Method	(0.0)	(0.0)	(0.0)	(0.0)	0.0	0.0	0.0	0.0		
Ordinary Profit	30.5	31.7	13.7	32.8	29.4	17.6	17.5	22.0	-0.9%	-9.2%
Ordinary Profit Growth	169.9%	3.9%	-56.8%	139.2%	-10.2%	-40.3%	-0.6%	26.1%		
Extraordinary Results	-	5.9	-	-	-	-	-	-		
Profit Before Tax	30.5	37.7	13.7	32.8	29.4	17.6	17.5	22.0	-0.9%	-9.2%
Tax Expense	(5.2)	(7.9)	(2.1)	(6.6)	1.3	(3.5)	(3.5)	(4.4)		
Effective Tax Rate	16.9%	21.0%	15.0%	20.0%	n.a.	20.0%	20.0%	20.0%		
Minority Interests	(0.9)	(1.1)	(0.7)	(1.1)	(1.1)	(0.6)	(0.6)	(0.8)		
Discontinued Activities	-	-	-	-	-	-	-	-		
Net Profit	24.5	28.7	10.9	25.1	29.6	13.4	13.4	16.8	4.9%	-17.2%
Net Profit growth	164.8%	17.2%	-62.0%	129.8%	18.2%	-54.6%	-0.6%	26.1%		
Ordinary Net Profit	9.3	8.3	10.5	9.7	13.4	12.2	13.4	14.0	9.6%	1.4%
Ordinary Net Profit growth	-6.4%	-11.0%	26.5%	-7.2%	38.0%	-9.1%	9.3%	4.8%		
Cash Flow (EUR Mn)	2021	2022	2023	2024	2025	2026e	2027e	2028e	21-25	25-28e
Recurrent EBITDA	19.6	21.2	22.4	22.4	22.4	22.4	22.4	22.4	7.8%	7.7%
Rentals (IFRS 16 impact)	-	-	-	-	-	-	-	-		
Working Capital Increase	0.5	(1.2)	(1.2)	(1.2)	(1.2)	(1.2)	(1.2)	(1.2)		
Recurrent Operating Cash Flow	20.1	20.0	21.1	21.1	21.1	21.1	21.1	21.1	19.3%	17.1%
CAPEX	(0.8)	(0.9)	(0.9)	(0.9)	(0.9)	(0.9)	(0.9)	(0.9)		
Net Financial Result affecting the Cash Flow	(3.3)	(3.5)	(3.7)	(3.7)	(3.7)	(3.7)	(3.7)	(3.7)		
Tax Expense	(3.5)	(3.5)	(4.4)	(4.4)	(4.4)	(4.4)	(4.4)	(4.4)		
Recurrent Free Cash Flow	12.4	12.1	22.2%	21.5%						
Net development revenue and non-rec.	1.5	-	4.6	4.6	4.6	4.6	4.6	4.6		
- Acquisitions / + Divestures of assets	(8.8)	(8.8)	(8.8)	(8.8)	(8.8)	(8.8)	(8.8)	(8.8)		
Extraordinary Inc./Exp. Affecting Cash Flow	-	-	1.0	1.0	1.0	1.0	1.0	1.0		
Free Cash Flow	5.1	3.3	8.9	8.9	8.9	8.9	8.9	8.9	n.a.	n.a.
Capital Increase	-	-	-	-	-	-	-	-		
Dividends	(6.2)	(6.7)	(7.2)	(7.2)	(7.2)	(7.2)	(7.2)	(7.2)		
Net Debt Variation	1.1	3.4	(1.7)	(1.7)	(1.7)	(1.7)	(1.7)	(1.7)		

Appendix 2. Free Cash Flow

A) Cash Flow Analysis (EUR Mn)	2022	2023	2024	2025	2026e	2027e	2028e	CAGR	
								22-25	25-28e
Recurrent EBITDA	13.2	14.8	16.7	17.9	19.6	21.2	22.4	10.6%	7.7%
<i>Recurrent EBITDA growth</i>	-0.4%	11.6%	13.2%	7.2%	9.5%	8.0%	5.7%		
<i>Rec. EBITDA/Revenues</i>	64.7%	69.1%	72.7%	69.8%	70.5%	71.3%	71.5%		
- Rentals (IFRS 16 impact)	-	-	-	-	-	-	-		
+/- Working Capital increase	5.1	(3.0)	5.7	(4.7)	0.5	(1.2)	(1.2)		
= Recurrent Operating Cash Flow	18.3	11.7	22.5	13.2	20.1	20.0	21.1	-10.4%	17.1%
<i>Rec. Operating Cash Flow growth</i>	181.8%	-36.0%	91.2%	-41.3%	52.3%	-0.6%	5.9%		
<i>Rec. Operating Cash Flow / Sales</i>	89.7%	55.0%	97.7%	51.3%	72.2%	67.2%	67.5%		
- CAPEX	(1.2)	(1.8)	(0.7)	(0.7)	(0.8)	(0.9)	(0.9)		
- Net Financial Result affecting Cash Flow	(1.3)	(1.6)	(3.3)	(3.3)	(3.3)	(3.5)	(3.7)		
- Taxes	(7.9)	(2.1)	(1.1)	(2.4)	(3.5)	(3.5)	(4.4)		
= Recurrent Free Cash Flow	8.0	6.3	17.4	6.8	12.4	12.1	12.1	-5.3%	21.5%
<i>Rec. Free Cash Flow growth</i>	162.7%	-21.6%	178.5%	-61.1%	83.2%	-2.4%	0.3%		
<i>Rec. Free Cash Flow / Revenues</i>	39.0%	29.2%	75.7%	26.4%	44.6%	40.7%	38.8%		
- Restructuring expenses & others	4.4	(0.0)	2.0	-	1.5	-	4.6		
- Acquisitions / + Divestments	4.0	-	(31.5)	(6.4)	(8.8)	(8.8)	(8.8)		
+/- Extraordinary Inc./Exp. affecting Cash Flow	6.3	-	-	-	-	-	1.0		
= Free Cash Flow	22.7	6.2	(12.1)	0.4	5.1	3.3	8.9	-74.8%	n.a.
<i>Free Cash Flow growth</i>	n.a.	-72.5%	-293.7%	103.0%	n.a.	-35.7%	169.8%		
<i>Recurrent Free Cash Flow - Yield (s/Mkt Cap)</i>	3.9%	3.0%	8.5%	3.3%	6.0%	5.9%	5.9%		
<i>Free Cash Flow Yield (s/Mkt Cap)</i>	11.0%	3.0%	n.a.	0.2%	2.5%	1.6%	4.3%		
B) Analytical Review of Annual Recurrent Free Cash Flow Performance (Eur Mn)									
	2022	2023	2024	2025	2026e	2027e	2028e		
Recurrent FCF(FY - 1)	3.0	8.0	6.3	17.4	6.8	12.4	12.1		
EBITDA impact from revenue increase	0.7	0.6	1.1	1.9	1.5	1.3	1.1		
EBITDA impact from EBITDA/Sales variation	(0.7)	0.9	0.8	(0.7)	0.2	0.2	0.1		
= Recurrent EBITDA variation	(0.0)	1.5	1.9	1.2	1.7	1.6	1.2		
- Rentals (IFRS 16 impact) variation impact	-	-	-	-	-	-	-		
+/- Working capital variation impact	11.9	(8.1)	8.8	(10.5)	5.2	(1.7)	(0.0)		
= Recurrent Operating Cash Flow variation	11.8	(6.6)	10.7	(9.3)	6.9	(0.1)	1.2		
+/- CAPEX impact	0.3	(0.6)	1.2	(0.1)	(0.1)	(0.1)	(0.0)		
+/- Financial result variation	0.1	(0.3)	(1.7)	(0.0)	(0.0)	(0.2)	(0.2)		
+/- Tax impact	(7.3)	5.8	0.9	(1.2)	(1.2)	0.0	(0.9)		
= Recurrent Free Cash Flow variation	4.9	(1.7)	11.2	(10.6)	5.6	(0.3)	0.0		
Recurrent Free Cash Flow	8.0	6.3	17.4	6.8	12.4	12.1	12.1		
C) "FCF to the Firm" (pre debt service) (EUR Mn)									
	2022	2023	2024	2025	2026e	2027e	2028e	CAGR	
EBIT	33.1	15.3	35.6	32.5	20.9	20.9	25.7	-0.6%	-7.5%
* <i>Theoretical Tax rate</i>	21.0%	15.0%	20.0%	0.0%	20.0%	20.0%	20.0%		
= Taxes (pre- Net Financial Result)	(6.9)	(2.3)	(7.1)	-	(4.2)	(4.2)	(5.1)		
Recurrent EBITDA	13.2	14.8	16.7	17.9	19.6	21.2	22.4	10.6%	7.7%
- Rentals (IFRS 16 impact)	-	-	-	-	-	-	-		
+/- Working Capital increase	5.1	(3.0)	5.7	(4.7)	0.5	(1.2)	(1.2)		
= Recurrent Operating Cash Flow	18.3	11.7	22.5	13.2	20.1	20.0	21.1	-10.4%	17.1%
- CAPEX	(1.2)	(1.8)	(0.7)	(0.7)	(0.8)	(0.9)	(0.9)		
- Taxes (pre- Financial Result)	(6.9)	(2.3)	(7.1)	-	(4.2)	(4.2)	(5.1)		
= Recurrent Free Cash Flow (To the Firm)	10.2	7.6	14.7	12.4	15.1	14.9	15.1	6.7%	6.7%
<i>Rec. Free Cash Flow (To the Firm) growth</i>	n.a.	-25.6%	92.5%	-15.2%	21.3%	-1.2%	1.2%		
<i>Rec. Free Cash Flow (To the Firm) / Revenues</i>	50.1%	35.7%	63.8%	48.5%	54.3%	50.2%	48.2%		
- Restructuring expenses & others	4.4	(0.0)	2.0	-	1.5	-	4.6		
- Acquisitions / + Divestments	4.0	-	(31.5)	(6.4)	(8.8)	(8.8)	(8.8)		
+/- Extraordinary Inc./Exp. affecting Cash Flow	6.3	-	-	-	-	-	1.0		
= Free Cash Flow "To the Firm"	24.9	7.6	(14.8)	6.0	7.8	6.1	11.8	-37.7%	25.2%
<i>Free Cash Flow (To the Firm) growth</i>	827.1%	-69.5%	-294.8%	140.7%	29.3%	-21.8%	94.1%		
<i>Rec. Free Cash Flow To the Firm Yield (o/EV)</i>	2.8%	2.1%	4.0%	3.4%	4.1%	4.1%	4.1%		
<i>Free Cash Flow "To the Firm" - Yield (o/EV)</i>	6.8%	2.1%	n.a.	1.7%	2.1%	1.7%	3.2%		

Note: Free Cash Flow Yield (s/Market Cap) estimated adjusted for minority interests.

Recurrent Free Cash Flow accumulated variation analysis (2021 - 2025)

Recurrent Free Cash Flow accumulated variation analysis (2025 - 2028e)

Recurrent EBITDA vs Recurrent Free Cash Flow

Stock performance vs EBITDA 12m forward

Appendix 3. EV breakdown at the date of this report

	EUR Mn	Source
Market Cap	198.8	
+ Minority Interests	15.6	12m Results 2025
+ Provisions & Other L/T Liabilities	89.3	12m Results 2025
+ Net financial debt	77.0	12m Results 2025
- Financial Investments	16.0	12m Results 2025
+/- Others		
Enterprise Value (EV)	364.7	

Appendix 4. Historical performance ⁽¹⁾

Historical performance (EUR Mn)																CAGR	
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026e	2027e	2028e	15-25	25-28e	
Total Revenues	15.2	18.5	15.9	16.8	18.0	18.9	19.4	20.4	21.4	23.0	25.7	27.8	29.7	31.3	5.4%	6.9%	
Total Revenues growth	1.7%	21.8%	-14.3%	6.1%	6.9%	5.2%	2.5%	5.2%	4.5%	7.5%	11.7%	8.4%	6.9%	5.3%			
EBITDA	6.3	10.4	10.9	12.0	12.1	13.0	13.7	17.6	14.7	19.5	18.2	21.1	21.2	25.9	11.2%	12.5%	
EBITDA growth	-30.8%	66.2%	4.5%	9.9%	1.1%	7.5%	4.8%	28.8%	-16.2%	32.2%	-6.5%	16.0%	0.2%	22.4%			
EBITDA/Sales	41.2%	56.3%	68.6%	71.1%	67.3%	68.7%	70.3%	86.0%	69.0%	84.8%	71.0%	76.0%	71.3%	82.8%			
Net Profit	22.6	5.8	26.5	15.5	46.6	22.8	24.5	28.7	10.9	25.1	29.6	13.4	13.4	16.8	2.8%	-17.2%	
Net Profit growth	647.0%	-74.1%	354.7%	-41.7%	201.1%	-51.1%	7.6%	17.2%	-62.0%	129.8%	18.2%	-54.6%	-0.6%	26.1%			
Adjusted number shares (Mn)	23.2	23.2	23.2	23.2	23.2	23.1	23.1	23.1	23.2	23.2	23.2	23.3	23.3	23.3			
EPS (EUR)	0.97	0.25	1.14	0.67	2.01	0.98	1.06	1.24	0.47	1.08	1.28	0.58	0.57	0.72	2.8%	-17.3%	
EPS growth	n.a.	-74.1%	n.a.	-41.7%	n.a.	-51.0%	7.6%	17.2%	-62.1%	n.a.	18.2%	-54.8%	-0.6%	26.1%			
Ord. EPS (EUR)	0.97	0.24	1.09	0.63	1.94	0.95	1.06	1.24	0.45	1.08	1.28	0.58	0.57	0.60	-5.0%	1.2%	
Ord. EPS growth	n.a.	-75.3%	n.a.	-42.6%	n.a.	-51.0%	-57.6%	-10.9%	26.4%	-7.2%	38.0%	-9.5%	9.3%	4.8%			
CAPEX	(0.6)	(5.8)	(4.4)	(26.6)	(3.1)	(2.2)	(1.5)	(1.2)	(1.8)	(0.7)	(0.7)	(0.8)	(0.9)	(0.9)			
CAPEX/Sales %	3.6%	31.4%	27.8%	158.2%	17.4%	11.7%	7.5%	5.7%	8.5%	2.9%	2.9%	2.9%	2.9%	2.9%			
Free Cash Flow	11.8	(6.2)	(4.6)	(21.8)	4.3	6.6	(0.0)	22.7	6.2	(12.1)	0.4	5.1	3.3	8.9	#####	n.a.	
ND/EBITDA (x) ⁽²⁾	9.0x	5.7x	4.3x	5.8x	5.6x	4.9x	5.1x	2.8x	3.4x	3.7x	4.2x	3.7x	3.8x	3.1x			
P/E (x)	n.a.	n.a.	n.a.	n.a.	4.4x	7.1x	6.6x	5.5x	12.7x	6.6x	6.3x	14.8x	14.9x	11.8x			
EV/Sales (x)	0.76x	3.51x	n.a.	3.58x	2.45x	12.45x	16.41x	14.64x	13.12x	14.51x	12.90x	13.11x	12.27x	11.65x			
EV/EBITDA (x) ⁽²⁾	1.9x	6.2x	n.a.	5.0x	3.6x	18.1x	23.4x	17.0x	19.0x	17.1x	18.2x	17.2x	17.2x	14.1x			
Absolute performance	n.a.	n.a.	n.a.	n.a.	n.a.	-21.3%	0.0%	-2.1%	-12.4%	18.3%	14.1%	5.6%	5.6%	14.1%			
Relative performance vs Ibx 35	n.a.	n.a.	n.a.	n.a.	n.a.	-7.0%	-7.3%	3.6%	-28.6%	3.1%	-23.6%	7.7%	7.7%	7.7%			

Note 1: The multiples are historical, calculated based on the price and EV at the end of each year, except (if applicable) in the current year, when multiples would be given at current prices. The absolute and relative behavior corresponds to each exercise (1/1 to 31/12). The source, both historical multiples and the evolution of the price, is Refinitiv.

Note 2: All ratios and multiples on EBITDA refer to total EBITDA (not to recurrent EBITDA).

Appendix 5. Main peers 2026e

		REITs			
		Merlin	Colonial	Average	CEV
EUR Mn		Properties			
Market data	Ticker (Factset)	MRL.MC	COL.MC		CEV.MC
	Country	Spain	Spain		Spain
	Market cap	7,959.3	3,116.5		198.8
	Enterprise value (EV)	11,688.7	9,016.3		364.7
Basic financial information	Total Revenues	598.8	426.9		27.8
	Total Revenues growth	11.1%	0.7%	5.9%	8.4%
	2y CAGR (2026e - 2028e)	17.5%	6.2%	11.9%	6.1%
	EBITDA	452.3	351.0		21.1
	EBITDA growth	13.0%	9.6%	11.3%	16.0%
	2y CAGR (2026e - 2028e)	16.6%	7.7%	12.2%	10.8%
	EBITDA/Revenues	75.5%	82.2%	78.9%	76.0%
	EBIT	641.9	405.2		20.9
	EBIT growth	62.4%	27.3%	44.9%	-35.7%
	2y CAGR (2026e - 2028e)	6.8%	11.2%	9.0%	10.9%
	EBIT/Revenues	n.a.	94.9%	94.9%	75.1%
	Net Profit	472.6	235.3		13.4
	Net Profit growth	-39.9%	-39.7%	-39.8%	-54.6%
	2y CAGR (2026e - 2028e)	18.0%	-1.2%	8.4%	11.9%
CAPEX/Sales %	151.0%	34.6%	92.8%	2.9%	
Multiples and Ratios	Free Cash Flow	(178.6)	301.6		5.1
	Net financial debt	4,377.2	4,867.9		78.1
	ND/EBITDA (x)	9.7	13.9	11.8	4.0
	Pay-out	52.2%	83.7%	68.0%	46.2%
	P/E (x)	21.3	14.1	17.7	14.8
	P/BV (x)	0.9	0.5	0.7	0.5
	EV/Revenues (x)	19.5	n.a.	19.5	13.1
	EV/EBITDA (x)	25.8	25.7	25.8	18.6
	EV/EBIT (x)	18.2	22.3	20.2	17.5
	ROE	5.5	3.9	4.7	3.1
FCF Yield (%)	n.a.	9.7	9.7	6.0	
DPS	0.44	0.32	0.38	0.27	
Dvd Yield	3.1%	6.5%	4.8%	3.1%	

Note 1: Financial data, multiples and ratios based on market consensus (Refinitiv). In the case of the company analyzed, own estimates (Lighthouse).

Note 2: All ratios and multiples on EBITDA refer to total EBITDA (not to recurrent EBITDA).

LIGHTHOUSE

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Date of report	Recommendation	Price (EUR)	Target price (EUR)	Period of validity	Reason for report	Analyst
27-Mar-2026	n.a.	8.55	n.a.	n.a.	12m Results 2025	Alfredo Echevarría Otegui
10-Nov-2025	n.a.	7.90	n.a.	n.a.	9m Results 2025	Alfredo Echevarría Otegui
04-Sep-2025	n.a.	8.10	n.a.	n.a.	6m Results 2025	Alfredo Echevarría Otegui
17-Jun-2025	n.a.	7.10	n.a.	n.a.	Small & Micro Caps (Spain)	Alfredo Echevarría Otegui
09-May-2025	n.a.	7.45	n.a.	n.a.	3m Results 2025	Alfredo Echevarría Otegui
31-Mar-2025	n.a.	7.40	n.a.	n.a.	12m Results 2024	Alfredo Echevarría Otegui
05-Nov-2024	n.a.	7.00	n.a.	n.a.	9m Results 2024 - Estimates upgrade	José Miguel Cabrera van Grieken
05-Sep-2024	n.a.	6.00	n.a.	n.a.	6m Results 2024	José Miguel Cabrera van Grieken
27-May-2024	n.a.	5.90	n.a.	n.a.	Small & Micro Caps (Spain)	Alfredo Echevarría Otegui
09-May-2024	n.a.	5.95	n.a.	n.a.	3m Results 2024	José Miguel Cabrera van Grieken
03-Apr-2024	n.a.	6.50	n.a.	n.a.	12m Results 2023	José Miguel Cabrera van Grieken
25-Mar-2024	n.a.	6.30	n.a.	n.a.	12m Results 2023	José Miguel Cabrera van Grieken
06-Nov-2023	n.a.	6.40	n.a.	n.a.	9m Results 2023	José Miguel Cabrera van Grieken
08-Sep-2023	n.a.	6.45	n.a.	n.a.	6m Results 2023	Alfredo Echevarría Otegui
12-Jun-2023	n.a.	6.75	n.a.	n.a.	Small & Micro Caps (Spain)	David López Sánchez
05-May-2023	n.a.	6.75	n.a.	n.a.	3m Results 2023	David López Sánchez
04-Apr-2023	n.a.	6.75	n.a.	n.a.	Company visit	David López Sánchez
24-Feb-2023	n.a.	7.00	n.a.	n.a.	12m Results 2022	David López Sánchez
14-Nov-2022	n.a.	7.25	n.a.	n.a.	Initiation of Coverage	David López Sánchez

