

Lar Espana Real Estate Socimi SA LRE ★★★^Q 18 Sep 2019 02:00 UTC

Last Close
18 Sep 2019
7.74

Fair Value^Q
18 Sep 2019 02:00 UTC
8.00

Market Cap
18 Sep 2019
687.7 Mil

Sector
Real Estate

Industry
REIT - Diversified

Country of Domicile
ESP Spain

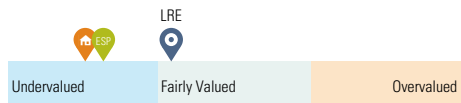
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Company Profile

Lar Espana Real Estate SOCIMI, S.A., invests in and manages real estate assets, focusing on retail properties throughout Spain, office properties in Madrid & Barcelona, & with the possibility of investing opportunistically on residential assets.

Quantitative Scores

		Scores		
		All	Rel Sector	Rel Country
Quantitative Moat	None	9	16	9
Valuation	Fairly Valued	22	36	42
Quantitative Uncertainty	High	85	78	77
Financial Health	Moderate	73	52	43



Valuation

	Current	5-Yr Avg	Sector Median	Country Median
Price/Quant Fair Value	0.97	0.96	0.85	0.87
Price/Earnings	6.4	—	11.0	15.0
Forward P/E	14.1	—	14.2	12.5
Price/Cash Flow	34.5	—	13.7	8.8
Price/Free Cash Flow	34.5	—	15.6	15.2
Trailing Dividend Yield %	10.34	—	4.08	3.93
Price/Book	0.7	—	1.0	1.9
Price/Sales	9.4	—	4.6	1.4

Profitability

	Current	5-Yr Avg	Sector Median	Country Median
Return on Equity %	12.1	10.5	9.7	12.9
Return on Assets %	7.1	6.6	4.1	3.3
Revenue/Employee (Mil)	25.5	13.4	2.0	0.2

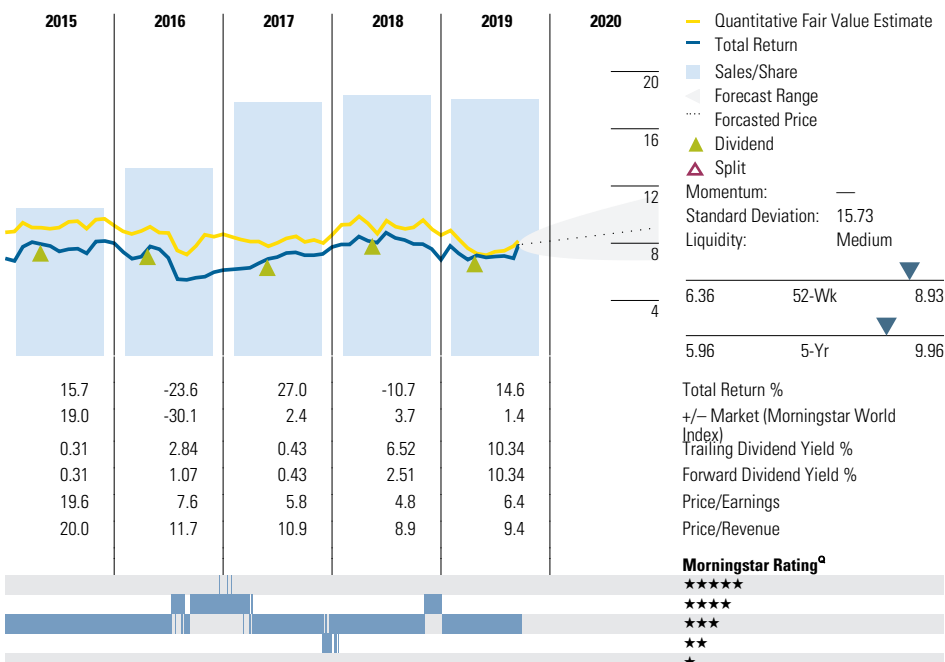
Financial Health

	Current	5-Yr Avg	Sector Median	Country Median
Distance to Default	0.6	0.7	0.6	0.7
Solvency Score	419.7	—	529.7	556.5
Assets/Equity	1.7	1.5	2.0	2.7
Long-Term Debt/Equity	0.6	0.5	0.6	0.4

Growth Per Share

	1-Year	3-Year	5-Year	10-Year
Revenue %	0.3	29.6	—	—
Operating Income %	-46.4	13.0	—	—
Earnings %	-6.8	14.6	—	—
Dividends %	1,179.0	154.5	—	—
Book Value %	9.3	4.4	—	—
Stock Total Return %	1.8	14.7	2.4	—

Price vs. Quantitative Fair Value

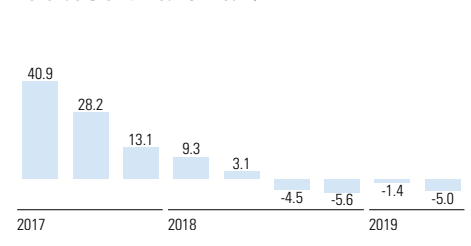


	2014	2015	2016	2017	2018	TTM	Financials (Fiscal Year in K)
Revenue	8,606	35,734	60,234	77,600	77,841	76,567	Revenue
% Change	—	315.2	68.6	28.8	0.3	-1.6	% Change
Operating Income	1,435	15,422	13,950	41,550	22,254	41,430	Operating Income
% Change	—	974.7	-9.5	197.8	-46.4	86.2	% Change
Net Income	3,456	43,559	91,430	135,606	129,308	114,073	Net Income
Operating Cash Flow	2,807	22,674	19,132	48,688	19,102	20,886	Operating Cash Flow
Capital Spending	—	-1	-1	-8,686	—	—	Capital Spending
Free Cash Flow	2,807	22,673	19,131	40,002	19,102	20,886	Free Cash Flow
% Sales	32.6	63.4	31.8	51.5	24.5	27.3	% Sales
EPS	0.08	0.91	1.26	1.48	1.37	1.21	EPS
% Change	—	1,031.5	38.5	17.5	-7.4	-11.7	% Change
Free Cash Flow/Share	—	0.35	0.15	0.45	-0.16	0.22	Free Cash Flow/Share
Dividends/Share	—	0.03	0.20	0.04	0.49	0.80	Dividends/Share
Book Value/Share	—	9.14	8.24	9.22	10.47	10.63	Book Value/Share
Shares Outstanding (K)	44,202	59,924	90,423	92,604	93,054	88,849	Shares Outstanding (K)
Return on Equity %	0.9	9.1	13.2	15.7	13.4	12.1	Profitability
Return on Assets %	0.8	6.5	8.2	9.5	8.0	7.1	Return on Assets %
Net Margin %	40.2	121.9	151.8	174.8	166.1	149.0	Net Margin %
Asset Turnover	0.02	0.05	0.05	0.05	0.05	0.05	Asset Turnover
Financial Leverage	1.1	1.6	1.6	1.7	1.7	1.7	Financial Leverage
Gross Margin %	—	—	—	—	—	—	Gross Margin %
Operating Margin %	16.7	43.2	23.2	53.5	28.6	54.1	Operating Margin %
Long-Term Debt	37,666	311,587	440,244	499,952	567,477	584,851	Long-Term Debt
Total Equity	389,493	570,566	812,135	918,219	1,008,498	946,601	Total Equity
Fixed Asset Turns	—	—	—	—	—	—	Fixed Asset Turns

Quarterly Revenue & EPS

Revenue (K)	Mar	Jun	Sep	Dec	Total
2019	19,366.0	19,174.0	—	—	—
2018	19,641.0	20,173.0	18,797.0	19,230.0	77,841.0
2017	17,974.0	19,573.0	19,693.0	20,360.0	77,600.0
2016	12,985.0	13,887.0	15,365.0	17,997.0	60,234.0
Earnings Per Share (€)					
2019	0.19	0.12	—	—	—
2018	0.16	0.30	0.39	0.52	1.37
2017	0.10	0.59	0.08	0.68	1.48
2016	0.10	0.57	0.04	0.50	1.26

Revenue Growth Year On Year %



Quantitative Equity Reports Overview

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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").

The Quantitative Ratings are calculated daily and derived from the analyst-driven ratings of a company's peers as determined by statistical algorithms. Morningstar, Inc. ("Morningstar", "we", "our") calculates Quantitative Ratings for companies whether or not it already provides analyst ratings and qualitative coverage. In some cases, the Quantitative Ratings may differ from the analyst ratings because a company's analyst-driven ratings can significantly differ from other companies in its peer group.

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 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, and the Quantitative Uncertainty Rating. 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*

Two-Star - the stock is somewhat overvalued.

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

Three-Star – the stock is approximately fairly valued.

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

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

Other Definitions

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.

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