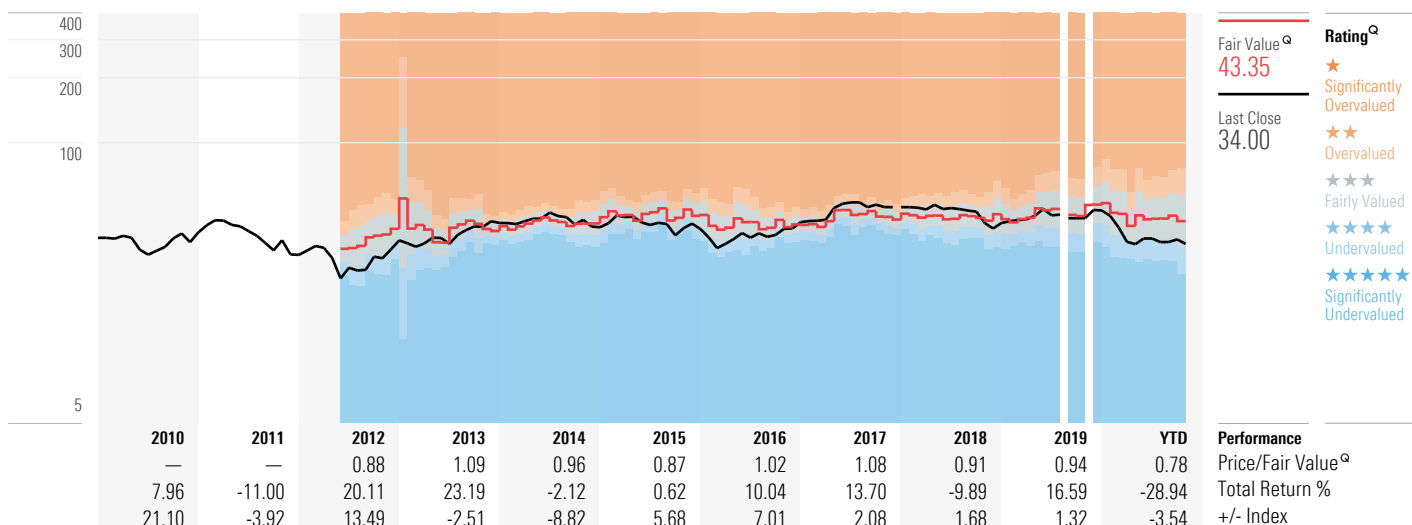


Corporacion Financiera Alba SA ALB ★★★ Q 26 Oct 2020, 22:31 UTC

Economic Moat ^Q	Uncertainty ^Q	Price/Fair Value ^Q	Trailing Dividend Yield %	Market Cap	Investment Style	Sector	Industry
None	Very High	0.8	2.94	1.9802 Bil	Small Value	Financial Services	Asset Management



Total Return % as of 26 Oct 2020. Last Close as of 26 Oct 2020. Fair Value as of 26 Oct 2020, 22:31 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 26 Oct 2020



Fair Value^Q
43.35
Uncertainty^Q:
Very High

Last Close
34.00

ALB is undervalued at a 22% discount.

Economic Moat^Q

None

Financial Health^Q

Strong

1-Star Price^Q
> 76.12

5-Star Price^Q
< 24.69

Financials as of 26 Oct 2020 (Fiscal Year End 31 Dec 2019)

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	YTD	Fiscal
389	481	-279	292	324	290	438	546	252	285	59	Revenue (Mil)
371	—	—	—	—	—	—	—	—	—	207	Operating Income (Mil)
95.34	—	—	—	—	—	—	—	—	—	93.96	Operating Margin (%)
419	406	-299	227	241	270	408	474	154	179	-24	Net Income (Mil)
7.08	6.96	-5.14	3.90	4.14	4.63	7.00	8.14	2.65	3.08	-0.42	Diluted Earnings/Share
-34	101	136	81	43	73	136	43	160	231	73	Operating Cash Flow (Mil)
—	-126	—	-51	-47	—	-200	-500	-1,200	-3,500	-4,700	Capital Spending (K)
-34	101	136	80	43	73	135	43	159	228	68	Free Cash Flow (Mil)
59	58	58	58	58	58	58	58	58	58	58	Avg Shares Outstand(Mil)
1.00	4.00	1.00	1.00	1.00	1.00	1.00	1.00	0.50	1.00	1.00	Dividend Per Share

Valuation as of 26 Oct 2020

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Current	Calendar
—	—	0.88	1.09	0.96	0.87	1.02	1.08	0.91	0.94	0.78	Price/Fair Value ^Q
4.52	2.41	—	34.65	5.68	11.32	8.53	4.14	8.90	12.43	8.49	Price/Sales
5.94	4.30	—	72.03	7.52	12.45	9.34	4.31	16.87	19.11	22.52	Price/Earnings
37.73	—	15.14	18.24	29.40	54.55	34.02	37.11	35.31	9.52	21.14	Price/Cash Flow
0.80	0.63	0.74	0.83	0.74	0.69	0.73	0.70	0.61	0.68	0.49	Price/Book

Operating Performance as of 26 Oct 2020 (Fiscal Year End 31 Dec 2019)

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Q3	Fiscal (%)
11.7	11.34	-8.79	6.78	7.0	7.66	11.18	11.74	3.61	4.0	1.09	Return on Assets
14.62	13.98	-10.64	7.94	8.01	8.44	11.76	12.51	3.86	4.37	1.21	Return on Equity
—	—	—	—	—	—	—	—	—	—	—	Rtn on Invested Capital

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Business Description

Corporacion Financiera Alba SA is an investment holding company in Spain. Its investments include top-tier office buildings in prime downtown and suburban business locations. The firm's business is based on the rent operation of these buildings. It seeks to optimize their value and manages their

commercial, administrative and technical aspects of financial real estate activities. The company pays special attention to the maintenance, upkeep and improvement of these buildings. It strongly focuses on the office markets of Barcelona and Madrid cities. The company is a part of March group which integrates Banca March and Fundacion

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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").

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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.

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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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