

23 May 2024

DEMIRE

Germany

Real Estate

Waiting on refinancing and further disposals – Reduce

- **We keep our Reduce rating and adjust our TP to EUR 1.25**, which is mainly based on a 60% discount to our reduced NAVps 2026E. After the postponement of the FY23 annual report from April to 27 May, there will be a further delay and **Demire has today scheduled the FY23 as well as the 1Q24 report for 27 June 2024**. Obviously, the negotiations regarding the refinancing of the EUR 500mn bond due in October are not yet concluded.
- **Negotiations on the restructuring of the bond are ongoing.** Already on 26 March, DEMIRE confirmed negotiations with a group of bondholders of its unsecured corporate bond with a maturity date of 15 October 2024 and an outstanding volume of EUR 499mn. The aim is to extend and restructure the bond on adjusted “market” terms versus a current coupon of 1.875%. The potential lock-up agreement would include an extension until 31 December 2027, an increase in interest rate and compensation payments for the bondholders as well as mandatory prepayments from the planned net sales proceeds and to waive dividend payments. In addition, approx. EUR 170mn bank debt has to be refinanced (extended) this year.
- **Preliminary FY23 results:** With the postponement of the annual report in April, DEMIRE already reported some preliminary KPI for FY23. Rental income declined by 3% to EUR 78.5mn and FFO by 12% yoy to EUR 36.7mn, both in-line with the most recent guidance ranges. EBIT declined more severely from EUR -73mn to EUR -188mn, which is mainly based on a I-f-I valuation decline of 13.2% of the commercial portfolio. Based on our calculation, this will lead to an adj. NAVps decline by 32% to EUR 3.10. We estimate the LTV (bond calculation) at 57.7%, up from 52.9% as of 9M23.
- **Disposals are needed to lower the leverage but will lead to decline in operating earnings.** In April, DEMIRE provided a kind of business plan for 2024-2027 which include planned disposals of approx. EUR 350mn with net proceeds of EUR ~250mn until 2026. As shown in the presentation, this will lead to a decline in rental income and FFO, in addition to higher financing costs. We renew our estimates and project a significant decline in FFO, an improvement in LTV to approx. 50% as of YE26E and a stabilization of the NAVps at approx. EUR 3 as of year-end 2026E.

	2022	2023E	2024E	2025E	2026E
Gross rental income (EUR mn)	81.1	78.5	68.2	63.8	58.7
EBITDA (EUR mn)	27.5	7.9	32.8	36.2	35.4
Net income (EUR mn)	-65.7	-166.2	-25.2	13.8	20.2
EPS adjusted (EUR)	0.24	0.06	0.19	0.13	0.05
EPS reported (EUR)	-0.62	-1.57	-0.24	0.13	0.19
FFO per share (EUR)	0.39	0.35	0.25	0.21	0.13
DPS (EUR)	0.00	0.00	0.00	0.00	0.00
NAV per share (EUR)	4.57	3.10	2.86	2.97	3.16
NAV prem./discount (%)	-22.7	-41.4	-58.0	-59.6	-62.0
P/E adjusted (x)	14.7	30.3	6.3	9.2	24.0
Dividend yield (%)	0.0	0.0	0.0	0.0	0.0
FFO yield (%)	11.0	19.3	20.8	17.5	10.8
Implied yield (EBITDA/EV) (%)	2.4	0.9	4.9	6.2	6.2
ROCE adj. (%)	1.3	0.2	2.8	2.9	3.0
Net loan-to-value (%)	55.4	59.7	56.5	52.0	50.1

Source: Company data, Baader Helvea Equity Research

Reduce (prev. Reduce)

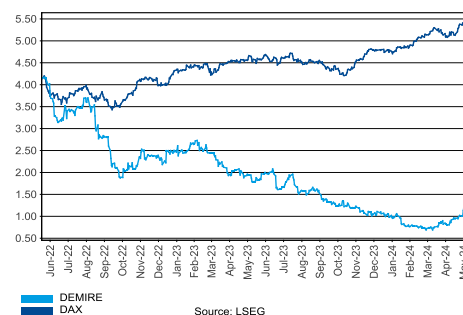
Closing price as of 22-May-24	EUR 1.20
High/Low (12M)	2.08/0.69
Target price (prev. EUR 2.65)	EUR 1.25
Upside to target price (%)	4.2
Expected dividend yield (%)	0.0
Total return potential (%)	4.2

Reuters/Bloomberg	DMRE.DE/DMRE GY
Avg. daily turnover (EUR mn)	0.01
Free float (%)	7.2
Market cap. (EUR mn)	127
No. of shares issued (mn)	105.5

Events

Annual general meeting	tba
Bal. sheet press conf.	27-Jun-2024
Shareholders	Apollo Managed Funds 58.6%, Wecken Gruppe 32.1%, Treasury shares 2.1%

Price relative to Index



Performance (%)	1M	3M	6M
Absolute	49.1	54.8	0.8
rel. DAX	44.5	47.3	-16.2
rel. STOXX Europe 600	45.3	49.6	-13.1
rel. SXXP Real Estate	41.9	47.0	-10.9

Changes in estimates

EUR mn	2023E Prev.	Delta (%)	2024E Prev.	Delta (%)
Rental income	75.9	3.5	68.6	-0.6
FFOps (EUR)	0.33	6.1	0.30	-16.7
NAVps (EUR)	4.75	-34.7	4.94	-42.1
DPS (EUR)	0.00	-	0.10	-100.0

Analyst: Andre Remke, CFA
+49 89 5150 1816
andre.remke@baaderbank.de

DEMIRE

CONSOLIDATED INCOME STATEMENT

		2015	2016	2017	2018	2019	2020	2021	2022	2023E	2024E	2025E	2026E
Total revenues	EUR mn	40.0	111.4	107.2	77.3	132.3	177.9	187.6	94.6	145.3	221.7	191.9	120.4
Gross rental income (GRI)	EUR mn	33.3	76.4	73.7	73.7	81.8	87.5	82.3	81.1	78.5	68.2	63.8	58.7
Change yoy	%	887.3	129.2	-3.5	0.0	11.0	7.0	-5.9	-1.5	-3.2	-13.1	-6.5	-8.1
Service charge income/expenses (net)	EUR mn	-2.6	-3.9	-4.5	-4.8	-4.8	-7.6	-8.0	-7.6	-9.2	-7.5	-6.4	-5.9
Property operating expenses	EUR mn	-7.0	-13.9	-13.6	-10.4	-11.5	-9.7	-7.1	-11.2	-9.8	-9.2	-8.6	-7.9
Net rental income (NRI)	EUR mn	23.7	58.6	55.6	58.5	65.5	70.2	67.2	62.3	59.5	51.5	48.8	44.9
Change yoy	%	934.0	147.3	-5.0	5.2	12.0	7.2	-4.3	-7.2	-4.5	-13.4	-5.2	-8.1
as a percentage of GRI	%	71.1	76.7	75.5	79.4	80.1	80.3	81.6	76.9	75.8	75.5	76.5	76.5
Other revenues	EUR mn	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Profit on disposal of investment properties	EUR mn	0.5	1.0	0.9	0.1	16.8	-1.0	1.4	-8.2	-14.2	-8.0	-3.9	-1.2
Profit on disposal of trading prop./develop.	EUR mn	0.3	4.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Administrative expenses	EUR mn	-9.1	-10.7	-9.9	-13.7	-8.4	-7.5	-6.2	-5.9	-6.3	-5.2	-4.7	-4.3
Personnel expenses	EUR mn	-2.3	-3.9	-5.4	-5.3	-4.7	-5.9	-5.0	-4.8	-5.3	-5.0	-5.0	-5.0
Other income	EUR mn	2.6	5.6	5.1	2.5	4.3	1.5	1.2	0.8	1.0	1.5	2.0	2.0
Other expenses	EUR mn	-5.3	-7.4	-7.5	-6.2	-0.9	-1.4	-2.0	-16.8	-26.8	-2.0	-1.0	-1.0
EBITDA	EUR mn	10.4	47.2	38.8	35.9	72.8	55.9	56.6	27.5	7.9	32.8	36.2	35.4
Change yoy	%	-375.6	353.7	-17.7	-7.5	102.8	-23.1	1.1	-51.5	-71.3	316.3	10.4	-2.4
as a percentage of total revenues	%	26.0	42.4	36.2	46.4	55.0	31.4	30.1	29.0	5.4	14.8	18.9	29.4
Depreciation	EUR mn	-2.8	-2.1	-2.8	-1.9	-0.6	-6.2	-3.5	-1.5	-18.9	0.0	0.0	0.0
Valuation result	EUR mn	51.7	38.4	48.6	93.1	83.0	-22.1	48.8	-98.9	-176.8	-37.9	4.6	17.5
EBIT	EUR mn	59.2	83.5	84.6	127.1	155.2	27.7	101.9	-72.9	-187.8	-5.1	40.8	52.8
Income from associates/investment	EUR mn	-0.5	-0.4	0.1	0.0	0.0	0.0	1.1	-0.3	0.0	0.0	0.0	0.0
Valuation result from financial derivatives	EUR mn	2.0	-0.9	-2.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Interest result	EUR mn	-25.8	-37.1	-31.5	-25.9	-17.9	-10.0	-15.2	-0.9	5.4	-14.2	-20.1	-25.3
Interests of minority shareholders	EUR mn	-2.0	-5.2	-8.3	-12.4	-7.7	-3.4	-7.0	0.8	0.0	-2.0	-2.0	-2.0
Other financial income/expenses	EUR mn	0.0	0.0	-14.6	0.0	-31.7	-7.8	0.0	0.0	0.0	0.0	0.0	0.0
Net financial result	EUR mn	-25.7	-43.2	-57.0	-38.3	-57.3	-21.2	-22.1	-0.1	5.4	-16.2	-22.1	-27.3
EBT	EUR mn	33.0	40.0	27.6	88.8	97.9	6.5	80.8	-73.3	-182.4	-21.2	18.7	25.5
Unrealized chg. In market values	EUR mn	-50.2	-32.5	-21.9	-78.1	-83.0	22.1	-48.8	98.9	176.8	37.9	-4.6	-17.5
EBT adjusted	EUR mn	-17.1	7.4	5.8	10.7	14.8	28.6	32.0	25.6	-5.6	16.6	14.2	8.1
Change yoy	%	n.a.	-143.4	-22.5	85.4	38.6	92.9	11.9	-20.2	-122.0	-396.4	-15.0	-43.1
as a percentage of total revenues	%	-42.9	6.7	5.4	13.8	11.2	16.1	17.1	27.0	-3.9	7.5	7.4	6.7
Income taxes	EUR mn	-0.8	-2.9	-0.3	-0.5	-4.7	-0.7	-6.7	-6.8	-5.0	-4.0	-3.0	-3.0
Deferred income taxes	EUR mn	-3.4	-9.5	-7.9	-19.2	-13.5	3.4	-12.6	8.6	18.2	1.1	-0.9	-1.3
Tax rate	%	12.5	30.8	29.7	22.2	18.5	-41.4	23.8	2.5	7.3	-13.8	21.0	16.8
Net profit	EUR mn	28.9	27.6	19.4	69.1	79.7	9.2	61.6	-71.5	-169.2	-24.2	14.8	21.2
Change yoy	%	-36.8	-4.2	-29.7	255.4	15.5	-88.5	571.7	-216.1	136.6	-85.7	-161.3	43.4
as a percentage of total revenues	%	72.2	24.8	18.1	89.4	60.3	5.2	32.8	-75.6	-116.5	-10.9	7.7	17.6
Minority interest	EUR mn	-0.8	-3.0	-5.6	-7.5	-4.2	-0.7	-3.1	5.8	3.0	-1.0	-1.0	-1.0
Net profit after minority interest	EUR mn	28.1	24.7	13.8	61.6	75.5	8.5	58.5	-65.7	-166.2	-25.2	13.8	20.2
Direct investment result	EUR mn	-17.4	1.9	-12.9	15.0	-3.1	31.7	27.0	25.6	6.6	19.6	14.1	5.3
Indirect investment result	EUR mn	45.5	22.8	26.7	46.6	78.6	-23.2	31.5	-91.4	-172.8	-44.8	-0.2	15.0
Funds from operations (FFO)	EUR mn	-11.9	8.1	11.7	23.4	34.5	39.2	39.8	41.8	36.7	26.1	22.1	14.3
Change yoy	%	n.a.	n.a.	45.1	98.9	47.7	13.5	1.7	4.9	-12.1	-28.8	-15.7	-35.3
FFO margin	%	-35.6	10.6	15.9	31.7	42.2	44.8	48.4	51.5	46.8	38.3	34.6	24.3
FFO after minorities	EUR mn	-14.6	2.7	5.4	19.4	30.5	33.8	35.0	33.4	30.7	21.1	19.1	11.3
Number of shares at period end	mn	49.3	54.2	54.3	107.8	107.8	105.8	105.5	105.5	105.5	105.5	105.5	105.5
Avg. number of shares outstanding	mn	25.9	51.4	54.3	72.2	107.8	106.8	105.6	105.5	105.5	105.5	105.5	105.5
EPS reported	EUR	1.09	0.48	0.25	0.85	0.70	0.08	0.55	-0.62	-1.57	-0.24	0.13	0.19
EPS adjusted	EUR	-0.41	0.04	-0.17	0.21	-0.03	0.30	0.25	0.24	0.06	0.19	0.13	0.05
FFO per share	EUR	-0.29	0.12	0.17	0.32	0.32	0.37	0.38	0.39	0.35	0.25	0.21	0.13
FFO per share (after min.)	EUR	-0.34	0.05	0.10	0.27	0.28	0.32	0.33	0.32	0.29	0.20	0.18	0.11
DPS	EUR	0.00	0.00	0.00	0.00	0.54	0.62	0.31	0.00	0.00	0.00	0.00	0.00

Source: Company data, Baader Helvea Equity Research

DEMIRE

CONSOLIDATED BALANCE SHEET

		2015	2016	2017	2018	2019	2020	2021	2022	2023E	2024E	2025E	2026E
ASSET													
Non-current assets	EUR mn	948.6	1,001.5	1,032.9	1,150.9	1,520.7	1,451.1	1,543.8	1,325.8	1,026.6	991.0	943.7	950.1
Investment property	EUR mn	915.1	981.3	1,021.8	1,139.9	1,493.9	1,426.3	1,433.1	1,231.1	947.3	919.4	873.1	879.5
Development property	EUR mn	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Property, plant and equipment	EUR mn	11.3	1.8	1.9	0.5	0.4	0.3	0.2	0.2	0.2	0.2	0.2	0.2
Intangible assets	EUR mn	7.0	7.0	7.0	6.9	6.9	6.9	6.8	0.0	0.0	0.0	0.0	0.0
Financial assets/ other invest.	EUR mn	3.1	0.1	0.2	0.0	0.0	0.0	91.8	87.9	70.9	65.4	65.4	65.4
Derivatives	EUR mn	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Other assets	EUR mn	12.0	11.3	2.0	3.7	19.4	17.7	11.9	6.7	8.3	6.0	5.0	5.0
Deferred tax assets	EUR mn	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Current assets	EUR mn	84.3	92.5	114.2	227.7	156.7	174.2	161.8	211.0	300.9	248.9	272.2	286.3
IP held for sales	EUR mn	13.0	24.3	12.3	12.3	16.3	31.0	0.0	121.0	149.1	29.1	0.0	0.0
Other assets held for sale	EUR mn	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Inventories	EUR mn	2.3	2.2	1.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Trade receivables	EUR mn	14.4	23.6	18.6	15.8	6.3	7.3	8.7	13.8	13.5	12.0	11.0	11.0
Other receivables and assets	EUR mn	26.2	11.1	7.8	9.2	32.0	34.2	13.5	18.8	18.3	14.0	12.0	12.0
Derivatives	EUR mn	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Marketable sec. and cash	EUR mn	28.5	31.3	73.9	190.4	102.1	101.6	139.6	57.4	120.0	193.8	249.2	263.3
Total assets	EUR mn	1,032.9	1,094.0	1,147.1	1,378.7	1,677.4	1,625.3	1,705.6	1,536.9	1,327.5	1,239.8	1,215.9	1,236.4
EQUITY AND LIABILITIES													
Equity	EUR mn	264.9	308.6	319.1	582.3	660.8	598.0	592.4	486.7	333.3	309.1	323.9	345.2
Minority interest	EUR mn	34.2	36.7	33.7	44.4	47.4	40.1	43.3	36.5	29.7	30.7	31.7	32.7
Total shareholders' equity	EUR mn	230.7	271.9	285.4	537.9	613.4	558.0	549.0	450.2	303.6	278.4	292.2	312.5
Issued capital	EUR mn	49.3	54.2	54.3	107.8	107.8	107.8	107.8	107.8	107.8	107.8	107.8	107.8
Capital reserves	EUR mn	121.1	132.6	0.0	129.8	129.9	88.4	88.4	88.4	88.4	88.4	88.4	88.4
Earnings reserves	EUR mn	60.7	85.2	231.4	300.3	375.7	363.8	355.1	256.3	109.7	84.6	98.4	118.6
Other reserves	EUR mn	-0.4	-0.2	-0.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Treasury shares	EUR mn	0.0	0.0	0.0	0.0	0.0	-2.0	-2.3	-2.3	-2.3	-2.3	-2.3	-2.3
Non-current liabilities	EUR mn	696.7	719.3	780.6	742.7	912.1	987.6	1,066.8	996.4	280.0	873.2	839.4	839.8
Financial liabilities	EUR mn	608.8	620.6	665.8	606.4	737.8	817.3	280.4	267.0	119.4	220.0	190.0	190.0
Bonds	EUR mn	0.0	0.0	0.0	0.0	0.0	0.0	594.0	546.4	0.0	500.0	500.0	500.0
Deferred tax liabilities	EUR mn	25.7	35.0	42.9	62.1	75.5	72.1	84.7	76.0	54.8	47.4	43.7	44.0
Provisions	EUR mn	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Minority interest	EUR mn	61.2	62.8	71.9	73.1	78.7	78.9	82.9	80.4	79.2	79.2	79.2	79.2
Derivatives	EUR mn	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Other liabilities	EUR mn	1.1	0.9	0.0	1.2	0.8	0.5	0.3	0.0	0.0	0.0	0.0	0.0
Lease liabilities	EUR mn	0.0	0.0	0.0	0.0	19.2	18.7	24.5	26.6	26.6	26.6	26.6	26.6
Current liabilities	EUR mn	71.3	66.0	47.4	53.7	104.6	39.7	46.5	53.7	714.2	57.5	52.5	51.5
Financial liabilities	EUR mn	46.4	42.0	29.1	30.2	69.1	12.4	16.1	15.6	671.0	20.0	20.0	20.0
Trade payables	EUR mn	19.9	17.4	14.7	19.7	10.0	10.7	10.6	16.6	12.7	12.0	10.0	10.0
Provisions	EUR mn	1.2	1.7	1.0	1.3	2.2	3.0	4.0	3.0	2.5	2.5	2.5	2.5
Financial derivatives	EUR mn	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Other liabilities	EUR mn	3.8	4.9	2.6	2.5	23.2	13.6	15.8	18.5	28.0	23.0	20.0	19.0
Total equity and liabilities	EUR mn	1,032.9	1,094.0	1,147.1	1,378.7	1,677.4	1,625.3	1,705.6	1,536.9	1,327.5	1,239.8	1,215.9	1,236.4
Net debt	EUR mn	626.8	631.4	621.0	446.1	724.0	746.8	775.4	798.2	697.0	572.8	487.4	473.3
Net LTV	%	67.5	62.8	60.1	38.7	47.9	51.2	50.9	55.4	59.7	56.5	52.0	50.1
Net LTV (bonds)	%	62.8	59.8	58.2	37.8	46.2	49.2	49.7	54.0	57.7	54.8	50.4	48.6
Equity ratio	%	25.6	28.2	27.8	42.2	39.4	36.8	34.7	31.7	25.1	24.9	26.6	27.9
Net debt/EBITDA	x	64.9	14.9	16.4	12.5	12.9	13.1	14.1	22.4	31.5	14.0	12.1	12.9
Interest coverage	x	0.4	1.1	1.2	1.4	3.1	5.7	3.6	40.2	-4.1	2.9	2.0	1.4

Source: Company data, Baader Helvea Equity Research

Baader Helvea Equity Research

COMPANY UPDATE

BAADER

Key data

DEMIRE

Germany

Real Estate

Reuters: DMRE.DE Bloomberg: DMRE GY

Reduce

Price on 22-May-24 EUR 1.20

Target price EUR 1.25

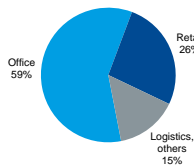
High/Low (12M) EUR 2.08/0.69

Market cap. EUR mn 127

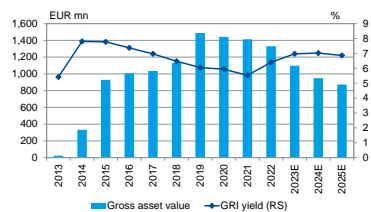
Company profile

Property holding company with a EUR 1.2bn commercial real estate portfolio. Focus is on secondary locations in Germany.

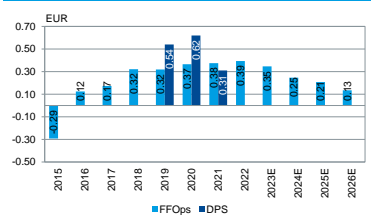
Portfolio split (by GAV), (9M23)



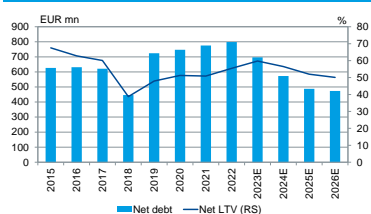
Portfolio development



FFOps and DPS



Financial status



Source: Company data, LSEG, Baader Helvea Equity Research

Analyst: Andre Remke, CFA
+49 89 5150 1816
andre.remke@baaderbank.de

FY 31 Dec.	2021	2022	2023E	2024E	2025E	2026E
Share data						
EPS adjusted (EUR)	0.25	0.24	0.06	0.19	0.13	0.05
Indirect investment result (EUR)	0.30	-0.86	-1.63	-0.43	0.00	0.14
EPS reported (EUR)	0.55	-0.62	-1.57	-0.24	0.13	0.19
FFOps (EUR)	0.38	0.39	0.35	0.25	0.21	0.13
Dividend (EUR)	0.31	0.00	0.00	0.00	0.00	0.00
Book value (EUR)	5.09	4.18	2.82	2.58	2.71	2.90
NAV adj. (EUR)	5.57	4.57	3.10	2.86	2.97	3.16
Number of shares (outstanding; mn)	105.5	105.5	105.5	105.5	105.5	105.5
Share price (avg./current; EUR)	4.35	3.53	1.82	1.20	1.20	1.20
Market cap. (avg./current; EUR mn)	468.6	380.7	196.0	126.6	126.6	126.6
Enterprise value (EUR mn)	1,219.5	1,152.3	866.4	672.9	587.4	573.3
Valuation	2021	2022	2023E	2024E	2025E	2026E
P/E adj. (x)	17.4	14.7	30.3	6.3	9.2	24.0
FFO yield (%)	8.7	11.0	19.3	20.8	17.5	10.8
Dividend yield (%)	7.1	0.0	0.0	0.0	0.0	0.0
Implied yield (EBITDA/EV) (%)	4.6	2.4	0.9	4.9	6.2	6.2
P/NAV (x)	0.78	0.77	0.59	0.42	0.40	0.38
P/BV (x)	0.85	0.84	0.64	0.47	0.44	0.41
ROCE/WACC (x)	0.97	0.32	0.05	1.00	0.84	0.86
(EV/CE)/(ROCE/WACC) (x)	0.77	2.34	13.08	0.64	0.72	0.68
Key company data	2021	2022	2023E	2024E	2025E	2026E
Rental income growth (%)	-5.9	-1.5	-3.2	-13.1	-6.5	-8.1
EBITDA growth (%)	1.1	-51.5	-71.3	316.3	10.4	-2.4
FFO growth (%)	1.7	4.9	-12.1	-28.8	-15.7	-35.3
FFO per share growth (%)	2.7	2.6	-10.3	-28.6	-16.0	-38.1
DPS growth (%)	-50.0	-100.0	-	-	-	-
EBITDA margin adj. (%)	68.7	33.9	10.0	48.1	56.8	60.3
ROE recurring (%)	4.6	5.3	2.0	6.4	4.3	1.5
Net gearing (%)	126.8	158.5	201.1	176.7	142.2	129.4
Net loan-to-value (%)	50.9	55.4	59.7	56.5	52.0	50.1
Equity ratio (%)	34.7	31.7	25.1	24.9	26.6	27.9
Interest cover (x)	3.6	40.2	-4.1	2.9	2.0	1.4
Income statement (EUR mn)	2021	2022	2023E	2024E	2025E	2026E
Total revenues	187.6	94.6	145.3	221.7	191.9	120.4
Gross rental income	82.3	81.1	78.5	68.2	63.8	58.7
Net rental income	67.2	62.3	59.5	51.5	48.8	44.9
EBITDA	56.6	27.5	7.9	32.8	36.2	35.4
EBIT	101.9	-72.9	-187.8	-5.1	40.8	52.8
EBT	80.8	-73.3	-182.4	-21.2	18.7	25.5
EBT adjusted	32.0	25.6	-5.6	16.6	14.2	8.1
Net profit after minorities	58.5	-65.7	-166.2	-25.2	13.8	20.2
Funds from operations (FFO)	39.8	41.8	36.7	26.1	22.1	14.3
Balance sheet (EUR mn)	2021	2022	2023E	2024E	2025E	2026E
Investment property	1,433	1,231	947	919	873	880
Non-current assets	1,544	1,326	1,027	991	944	950
Cash and equivalents	140	57	120	194	249	263
Current assets	162	211	301	249	272	286
Total assets	1,706	1,537	1,327	1,240	1,216	1,236
Equity	592	487	333	309	324	345
Interest bearing debt	891	829	790	740	710	710
Total equity and liabilities	1,706	1,537	1,327	1,240	1,216	1,236
Net debt	751	772	670	546	461	447
Cash flow (EUR mn)	2021	2022	2023E	2024E	2025E	2026E
Cash flow from operating activities	48.8	32.7	22.5	17.6	12.3	7.6
Cash flow from investing activities	-0.2	-26.3	65.4	109.9	80.0	11.0
Free cash flow	48.5	6.5	87.9	127.6	92.3	18.6
Dividend paid	-67.7	-35.4	0.0	0.0	0.0	0.0
Cash flow from financing activities	-10.4	-86.9	-25.1	-53.8	-36.8	-4.5
Changes in cash position	38.1	-80.5	62.8	73.8	55.4	14.1

DEMIRE

Disclaimer

Important Notice and Disclosures pursuant to Art. 20 of the Regulation (EU) No 596/2014 of 16 April 2014 and the Commission Delegated Regulation (EU) 2016/958 of 9 March 2016 and pursuant to Art. 34, 36 and 37 of the Commission Delegated Regulation (EU) No 2017/565 of 25 April 2016**A. GENERAL STATEMENTS**

Baader Bank AG is the parent company of Baader Helvea AG and Baader Helvea Limited. Baader Bank AG, Baader Helvea AG and Baader Helvea Limited are collectively referred to as “**Baader Helvea Group Europe Companies**” below, and each of them is referred to separately as a “**Baader Helvea Group Europe Company**”. Baader Bank AG and its subsidiaries and affiliates, including Baader Helvea AG and Baader Helvea Limited, are collectively referred to below as the “**Group Companies**” and each of them is referred to separately as a “**Group Company**”.

This “**Research Document**” was prepared by its named author, who is an employee of a Baader Helvea Group Europe Company (the “**Relevant Baader Helvea Group Europe Company**”). Responsibility for the client relationship management, the client classification as required under the applicable regulatory laws, suitability assessments and any other legal or regulatory obligations is borne solely by the legal entity that enters into a contractual relationship with the applicable client, except to the extent that applicable law or regulations require another Group Company to share the responsibility in question. This Research Document is intended for clients only of Group Companies.

The recommendations of the Relevant Baader Helvea Group Europe Company are based on information that has been diligently compiled by the Relevant Baader Helvea Group Company and is partially based on publicly available sources of third parties (including data supplied by AlphaValue S.A., a cooperation partner of Baader Bank AG) believed to be reliable. Neither Baader Bank AG nor any other Group Company warrants the accuracy or completeness of such information of third parties. All estimates and opinions included herein represent the independent judgment of the responsible analyst(s) named in this Research Document as of the date of publication of this Research Document.

The Relevant Baader Helvea Group Europe Company reserves the right to modify the views expressed herein at any time without notice and the right not to update this information and to discontinue coverage of the company that is the subject of this Research Document without notice.

No representation or warranty, express or implied, is made as to the accuracy, completeness or fairness of the information and opinions contained in this document. To the extent legally permissible, neither the Relevant Baader Helvea Group Europe Company, any other Group Company, any of their respective authorized representatives or employees nor any other person accepts any liability whatsoever for any loss arising from any use of this Research Document or its contents or otherwise arising in connection therewith.

This Research Document (i) is for information purposes only, (ii) does not constitute or form part of any offer for sale or subscription of or solicitation of any offer to buy or subscribe for any financial instrument, money market or investment instrument or any security, (iii) is not intended as an offer for sale or subscription of or solicitation of an offer to buy or subscribe for any financial instrument, money market or investment instrument or any security and (iv) is not an advertisement thereof.

This Research Document is being distributed by electronic and ordinary mail to professional investors, who are expected to make their own investment decisions without reliance on any analysis in this Research Document. The investment opportunities discussed in this Research Document may not be suitable for certain investors, depending on their specific investment objectives, their timetable for investment or their overall financial situation, and this Research Document is not a substitute for advice from investment and tax advisors. Investors must make their own determination of the appropriateness of an investment in any instruments referred to herein based on the merits and risks involved, their own investment strategy and their legal, fiscal and financial position. As this Research Document does not constitute a direct or indirect investment recommendation, neither this Research Document nor any part of it should be construed as establishing, or be relied on in connection with or act as an inducement to enter into, any contract or commitment whatsoever.

The investments discussed herein may fluctuate in price or value and may result in losses. Changes in rates of exchange may have an adverse effect on the value of investments. Furthermore, past performance is not indicative of future results. In particular, the risks associated with an investment in the relevant financial, money market or investment instrument or securities are not explained here in their entirety.

This Research Document has been exclusively prepared for the party who receives the Research Document from the Relevant Baader Helvea Group Europe Company or, as the case may be, their U.S. affiliate, Baader Helvea Inc., and does not establish any liability whatsoever vis-à-vis any third party. Transmission or reproduction of this Research Document without prior written consent from the Relevant Baader Helvea Group Europe Company or, as the case may be, their U.S. affiliate, Baader Helvea Inc., is not permitted, unless explicitly approved in writing by the Group Company disseminating the Research Document to the initial receiver. In the event of any approved disclosure or dissemination of the Research Document, the initial receiver is required to obtain prior confirmation from any third party to whom it discloses or transmits the Research Document that it may not rely on the Research Document in whole or in part and that no liability of any Group Company will be established vis-à-vis the third party and that it may not disclose or transmit the Research Document to any other third party.

Any party receiving the Research Document is responsible for the compliance with the laws applicable to the reception and, as applicable, the disclosure or transmission of the Research Document, particularly the requirements under Directive 2014/65/EU (MiFID II) and Regulation (EU) no. 596/2014, the regulations promulgated thereunder and the national laws implementing such laws, and none of the Group Companies may be held liable for any non-compliance with such laws.

This Research Document was completed at 04:01 PM (CEST) on 23-05-2024.

Copyright ©. **Published by** the Relevant Baader Helvea Group Europe Company. **Disseminated by** Baader Bank AG or on its behalf by Baader Helvea Inc., Baader Helvea AG or Baader Helvea Limited.

Germany: Baader Bank AG is a stock corporation (*Aktiengesellschaft*) organized under the laws of the Federal Republic of Germany with its principal place of business in Munich. It is registered with the District Court (Amtsgericht) in Munich under No. HRB 121537 and supervised by the German Financial Supervisory Authority (*Bundesanstalt für Finanzdienstleistungsaufsicht – BaFin*), Marie-Curie-Strasse 24-28, 60439 Frankfurt am Main and Graurheindorfer Strasse 108, 53117 Bonn. The value added tax identification number of Baader Bank AG is DE 114123893.

Switzerland: Baader Helvea AG is a corporation organized under the laws of Switzerland with its principal place of business in Zurich. It is registered with the Zurich commercial registry under No. CH-110.356.568. Baader Helvea AG is authorized and regulated as a Securities Dealer by the Swiss Financial Market Supervisory Authority (“FINMA”).

United Kingdom: Baader Helvea Limited is a limited company incorporated under the laws of England and Wales with its registered office at 5 Royal Exchange Buildings, London, EC3V 3NL. It is registered with Companies House under the company number 04935018. Baader Helvea Limited is authorized and regulated in the United Kingdom by the Financial Conduct Authority (“FCA”), 25 North Colonnade, London E14 5HS with the firm reference number 400056. There are no branches or related entities of Baader Helvea Limited that are also regulated by the FCA.

DEMIRE

B. POTENTIAL INTERESTS OR CONFLICTS OF INTERESTS

Art. 20 of the Regulation (EU) No 596/2014 of 16 April 2014 in conjunction with Articles 5 and 6 of the Commission Delegated Regulation (EU) 2016/958 of 9 March 2016 requires Baader Bank AG to disclose relationships and circumstances that may reasonably be expected to impair the objectivity of the Research Document, including interests or conflicts of interest with respect to the company that is the subject of this Research Document ("**Key Factors**"). The following Key Factors also include any interests or conflicts of interest of any person belonging to the Group Companies that are (i) known, or reasonably expected to be known, to the persons involved in the production of the Research Document; (ii) known to persons who, although not involved in the production of the Research Document, have or could reasonably be expected to have, access to the Research Document prior to its completion, or (iii) of any person closely associated with the named author of the Research Document.

Therefore, Key Factors that may apply regarding the company that is the subject of this Research Document are designated below under "Applicable Key Factors," followed by a list of all Key Factors specified by the aforementioned requirements. Please note that the list of specified Key Factors is for explanatory purposes only and that only the Key Factors designated under "Applicable Key Factor(s)" are present with respect to the company that is the subject of this Research Document.

Applicable Key Factors

Company	Key
DEMIRE	4, 5

Key Factors Specified by Art. 5 and 6 of the Commission Delegated Regulation (EU) No. 2016/958 of 9 March 2016

- Key 1: The Relevant Baader Helvea Group Europe Company, any other Group Company or the responsible analyst(s) named in this report own a net long or short position exceeding the threshold of 0.5% of the total issued share capital of the company that is the subject of the Research Document, calculated in accordance with Article 3 of Regulation (EU) No 236/2012 and with Chapter III and IV of Commission Delegated Regulation (EU) No 918/20127.
- Key 2: The company that is the subject of the Research Document owns 5% or more in the total issued share capital of the Relevant Baader Helvea Group Europe Company or of any of the Group Companies.
- Key 3: The Relevant Baader Helvea Group Europe Company or any other Group Company has been lead manager or co-lead manager over the previous 12 months of any publicly disclosed offer of financial instruments of the company that is the subject of the Research Document.
- Key 4: The Relevant Baader Helvea Group Europe Company or any other Group Company is a market maker or liquidity provider in the financial instruments of the company that is the subject of the Research Document.
- Key 5: The Relevant Baader Helvea Group Europe Company or any other Group Company is party to an agreement with the company that is the subject of the Research Document relating to the provision of services of investment firms set out in Sections A and B of Annex I of Directive 2014/65/EU of the European Parliament and of the Council.
- Key 6: The Relevant Baader Helvea Group Europe Company or any other Group Company is party to an agreement with the company that is the subject of the Research Document relating to the production of the Research Document.
- Key 7: Employees of the Relevant Baader Helvea Group Europe Company and/or of a Group Company (including the responsible analyst(s) named in this report or persons closely associated with them) are members of the board of directors of the company (or equivalent management and supervisory organs under applicable law) that is the subject of this Research Document. Members of the board of directors (or equivalent management and supervisory organs under applicable law) of the company that is the subject of this Research Document sit on the management board and/or supervisory board of Baader Bank AG or any other Group Company.
- Key 8: The Relevant Baader Helvea Group Europe Company or any other Group Company owns more than 1% of the capital stock in the company that is the subject of this Research Document.
- Key 9: The responsible analyst(s) named in this report or persons closely associated with them own a significant amount or at least 0.1% of the capital stock of, or otherwise has a financial interest (including options, rights, warrants, futures) in, the company that is the subject of this Research Document.
- Key 10: The responsible analyst(s) named in this report disclosed a draft of the analysis set forth in this Research Document to the company that is the subject of this Research Document for fact reviewing purposes and changes were made to this Research Document before publication.
- Key 11: The Research Document has been prepared by the Relevant Baader Helvea Group Europe Company or any other Group Company as part of a research program commissioned by a stock exchange.

In addition, the following relationships and circumstances may reasonably be expected to impair the objectivity of the Research Document, including interests or conflicts of interests, on the part of the Relevant Baader Helvea Group Europe Company or on the part of any natural or legal person working for the Relevant Baader Helvea Group Europe Company under a contract or on the part of any person belonging to the Group Companies, or on the part of any person closely associated with them:

Baader Bank AG, the Relevant Baader Helvea Group Europe Company and/or any other Group Company and/or employees or clients thereof may (i) hold significant open derivative positions in the securities of the company that is the subject of this Research Document which are not delta-neutral, or (ii) from time to time take positions in, and may purchase and/or sell the securities or related financial instruments as principal or agent, of the company that is the subject of this Research Document or of affiliates or other related parties of the company that is the subject of this Research Report.

C. RECOMMENDATIONS, RATINGS AND EVALUATION METHODOLOGY

A list of all of our Research Documents on any financial instrument or issuer that were disseminated during the preceding 12-month period is available to our clients under https://www.baaderbank.de/disclaimer_research.html.

Company	Date	Rating	Currency Target price	Closing price as of	Analyst
---------	------	--------	-----------------------	---------------------	---------

The ratings and the target prices in the Research Documents shown above are valid until (i) the publication of a revised Research Document on the Company that is the subject of the Research Document, or (ii) the discontinuation of coverage of the Company that is the subject of the Research Document.

DEMIRE

Rating categories:

The following is an explanation of the ratings, if any, included in this document.

Expected total return based on forecast dividend and 12-month price targets.

Rating	Upside/downside to the target price
Buy	>20%
Add	5%-20%
Reduce	-10% to 5%
Sell	<-10%

Research ratings key:

There are four possible ratings: **Buy, Add, Reduce or Sell.**

Examples of certain ratings:

Buy: A company that the analyst(s) named in this report deem(s) higher risk with a forecast dividend yield of 5% and price appreciation potential of 16%, generating a forecast total return of 21% over 12 months.

Reduce: A company with a forecast dividend yield of 7% and price appreciation potential of -5%, generating a forecast total return of +2% over 12 months.

We use three further categorizations for stocks in our coverage:

Restricted: A rating and/or financial forecast and/or target price is not disclosed due to compliance or other regulatory considerations such as blackout period or conflict of interest.

Coverage in transition: Due to changes in the research team, the disclosure of a stock's rating and/or target price and/or financial information are temporarily suspended. The stock remains in the research universe and disclosures of relevant information will be resumed in due course.

Not rated: Suspension of coverage.

Valuation methodology

Company valuations are based on the following general valuation methods: Multiple-based models, peer-group comparisons, discount models, break-up value approaches, asset-based valuation methods as well as economic profit based models. Furthermore, recommendations are also based on the economic profit approach. Valuation models (including the underlying assumptions) are dependent on macroeconomic factors such as interest rates, exchange rates and raw material prices, and on assumptions about the economy. Furthermore, market sentiment affects the valuation of companies. The valuation is also based on expectations that might change rapidly and without notice, depending on developments specific to individual companies or industries. Our analysts' recommendations and target prices are derived from the models we use and might therefore change as a result of the use or development of different models. Our analysts' investment ratings generally relate to a 12-month horizon. They are, however, also subject to market conditions and can only represent a snapshot. The ratings may in fact be achieved more quickly or slowly than expected and therefore a rating may need to be revised upward or downward. Further information on the valuation methodology can be found under https://www.baaderbank.de/valuation_methodology.html.

Frequency of reports and updates

It is intended that each company with respect to which we issue a Research Document will be covered at least once a year, as well as in the event of important developments and/or changes in our recommendation.

D. DECLARATION OF RESPONSIBLE ANALYST(S)

The analyst(s) named in this report certify that: (1) the views expressed in this Research Document accurately reflect their own personal views about any or all of the subject securities referred to in this Research Document, (2) no part of their compensation was, is or will be, directly or indirectly, related to the specific recommendation or views expressed in this Research Document and (3) no part of their compensation is directly tied to transactions in services of the Relevant Baader Helvea Group Europe Company's set out in Sections A and B of Annex I of Directive 2014/65/EU or other types of transactions the Relevant Baader Helvea Group Europe Company or any other Group Company performs, or to trading fees that the Relevant Baader Helvea Group Europe Company or any other Group Company performs. Such services include, *inter alia*, execution of orders on behalf of clients and on own account; portfolio management and investment advice; placing and underwriting of financial instruments; operation of multi-trading facilities or organized trading facilities and ancillary services with respect to the mentioned services.

E. ANALYSTS' OPINIONS ONLY

This Research Document reflects the assumptions, views and analytical methods of the analyst(s) named in this report and does not constitute the investment policy of the Relevant Baader Helvea Group Europe Company or any other Group Company.

F. ORGANIZATIONAL ARRANGEMENTS TO AVOID AND PREVENT CONFLICTS OF INTEREST

In order to proactively prevent conflicts of interest, Baader Bank AG and its Group Companies have established a compliance program. Such compliance program includes, among other things, a conflicts of interest policy and other measures to ensure compliance in particular with Article 16 (3) of Directive 2014/65/EU of 15 May 2014 and Articles 34 (3) and 37 of Commission Delegated Regulation (EU) No 2017/565 of 25 April 2016. Such measures shall ensure confidentiality and separation of information between individuals, groups and departments of Group Companies which otherwise may be exposed to conflicts of interest, particularly by virtual and physical barriers (so-called "Chinese walls"), independence of the analysts (which also include a remuneration system designed to avoid inadequate monetary incentives for analysts) as well as independence of the Research Document and recommendations themselves. The compliance program is monitored and periodically reviewed by the compliance department of Baader Bank AG and/or its Group Companies.

Furthermore, the Baader Helvea Group Europe Companies do not allow analysts and other relevant persons to engage in transactions that include financial instruments of companies on which they issue recommendations, or related financial instruments. However, analysts, like other staff, may hold financial instruments or related financial instrument in other companies that Baader Bank AG and its Group Companies cover. This is subject to strict compliance with internal rules governing own-account trading by staff members and third parties acting for the account of such staff members, including the authorization by the compliance department of Baader Bank AG and/or its Group Companies. The Baader Helvea Group Europe Companies are satisfied that their internal policy on transactions in financial instruments and related instruments does not compromise the objectivity of analysts in issuing recommendations.

The Baader Helvea Group Europe Companies and their research analysts are not aware of any actual, material conflict of interest not disclosed above at the time of distribution of this Research Document.

From time to time, sales staff may express their own personal views that depart from the research recommendation expressed in this Research Document. Both these views do not necessarily reflect the thoughts or opinions of Baader Bank AG or its Group Companies. Also sales staff's views may be based on factors, time frames and other parameters that differ from those upon which analysts base their research. Moreover, the views of our sales staff are ordinarily provided to particular clients, which may have different, specific and shorter-term investment needs and strategies.

DEMIRE

G. ADDITIONAL REQUIRED DISCLOSURES UNDER THE LAWS OF JURISDICTIONS SET FORTH BELOW

It cannot be excluded that Baader Bank AG or a Group Company, one of their products or any of their employees have a long or short position or deal as principal or agent in any of the securities issued by or linked to the company that is the subject of this Research Document or provide advisory or other services to it.

Opinions expressed herein may differ or be contrary to those expressed by other business areas of Baader Bank AG or of any of its Group Companies as a result of using different assumptions.

Notice to Recipients in Australia

This Research Document may only be distributed by the Group Companies which are authorized to provide financial services in Australia – Baader Helvea Limited and Baader Bank AG. Baader Bank AG discloses that it: (i) is exempt from the requirement to hold an Australian financial services license under the Australian Corporations Act 2001 (“Corporations Act”) in respect of financial services provided in Australia, and (ii) is regulated by Bundesanstalt für Finanzdienstleistungsaufsicht of Germany (BaFin) under German laws, which differ from Australian laws. Baader Helvea Limited discloses that it: (i) is exempt from the requirement to hold an Australian financial services license under the Corporations Act in respect of financial services provided in Australia (ii) is authorized and regulated by the Financial Conduct Authority of the United Kingdom (FCA) under UK laws which differ from Australian laws.

This Research Document is intended only for wholesale clients referred to in Section 761G of the Corporations Act who are also either professional or sophisticated investors for the purposes of Section 708(8) and (11) of the Corporations Act, and only to those persons who receive this Research Document (electronically or otherwise) in Australia (“Wholesale Clients”). Persons who are not Wholesale Clients may not act upon or rely on the information contained in this Research Document. Any investment or investment activity to which this Research Document relates is available only to Wholesale Clients and will be engaged in only with Wholesale Clients. You should speak to your legal advisor to confirm whether you are a Wholesale Client.

This Research Document has not been and will not be lodged with the Australian Securities and Investments Commission. This Research Document is not a product disclosure statement, prospectus or other disclosure document for the purposes of the Corporations Act. The information contained in this Research Document is general information only.

Notice to Recipients in Austria

This Research Document serves information purposes only and does not constitute investment advice nor an investment recommendation and shall not be regarded as solicitation or an offer in particular for purposes of the EU prospectus directive and the corresponding Austrian implementing statute, the Austrian Capital Markets Act (“KMG”) to purchase or sell any of the investment instruments mentioned herein. The illustrations, analyses and conclusions are of general nature only. This Research Document is directed solely to qualified investors (“qualifizierte Anleger”) within the meaning of Section 1 Paragraph 1 Subparagraph 5a KMG.

Notice to Recipients in Canada

This Research Document is directed to persons in Canada who are “permitted clients” of a Group Company, as such term is defined National Instrument 31-103 – Registration Requirements, Exemptions and Ongoing Registrant Obligations (“**NI 31-103**”). No Group Company is registered as a broker-dealer with any securities commission or similar regulatory authority in Canada, and therefore they are each restricted to activities permitted in Canada in compliance with the requirements and conditions of the international dealer exemption under NI 31-103, which include, except in limited circumstances, trading with or on behalf of “permitted clients” in foreign securities (including a security issued by an issuer formed under the laws of a foreign jurisdiction). The jurisdictions in which the head office or principal place of business of each Group Company is located are outside of Canada. All or substantially all of the assets of the Group Company are situated outside of Canada. Accordingly, there may be difficulty enforcing legal rights against the Group Company due to the foregoing.

This Research Document is not, and under no circumstances is to be construed as, a general solicitation of an offer to buy, an offer to sell or a public offering of the securities described herein in Canada or any province or territory thereof. Any offer or sale of the securities referred to in this Research Document in Canada will comply with applicable securities laws in Canada concerning the subscription, purchase, holding and resale of the securities. The company that is the subject of this Research Document may not be subject to Canadian reporting and/or other requirements under applicable securities laws in Canada. Available information regarding the company that is the subject of this Research Document may be limited, and that company may not be subject to the same auditing and reporting standards as reporting issuers in Canada.

Under no circumstances is the information contained in this Research Document to be construed as investment advice in any province or territory of Canada, and such information is not tailored to the needs of the recipient. No securities commission or similar regulatory authority in Canada has reviewed or in any way passed upon these materials, the information contained herein or the merits of the securities described herein, and any representation to the contrary is an offence.

Notice to Recipients in Guernsey

None of the Group Companies are licensed by the Guernsey Financial Services Commission (“GFSC”) under the Protection of Investors (Bailiwick of Guernsey) Law, 1987, as amended (the “POI Law”) to carry on controlled investment business in Guernsey. This Research Document is not being, and may not be, circulated or made available to, or directed at, any person in the Bailiwick of Guernsey to the extent that doing so constitutes carrying out a restricted activity (including promotion, subscription, registration, dealing, management, administration, advising or custody) in, or from within, the Bailiwick of Guernsey.

Notice to Recipients in Israel

This Research Document is directed only to “Qualified Clients” in Israel, as such term is defined in the Regulation of Investment Advice, Investment Marketing and Investment Portfolio Management Law, 1995 (the “Law”). None of the Group Companies holds a license under the Law, or the insurance required of licensed Investment Advisers under the Law. The “Potential Conflicts of Interests” section of this disclaimer includes a list of the categories of securities and financial assets/instruments with respect to which the Group Companies may have linkage or that are deemed to be preferred by the Group Companies.

Notice to Recipients in Japan

None of the Group Companies is registered as a Financial Instruments Business Operator under the Financial Instruments and Exchange Act of Japan (Act No. 25 of 1948, as amended, the “FIEA”). This Research Document may be distributed only to certain professional investors who are the addressees of our email pursuant to an exemption from the registration requirements of, and otherwise in compliance with the FIEA and other relevant laws and regulations of Japan.

Notice to Recipients in Jersey

None of the Group Companies are licensed by the Jersey Financial Services Commission under the Financial Services (Jersey) Law 1998, as amended (the “FSJL”) to carry on financial service business in Jersey. To the extent this Research Document contains investment advice for the purposes of the FSJL, the Group Companies are relying on the Financial Services (Investment Business (Overseas Persons – Exemption)) (Jersey) Order 2001.

DEMIRE

Notice to Recipients in the Principality of Monaco

This Research Document may only be offered or distributed, directly or indirectly, to Monaco banks duly licensed by the French "Autorité de Contrôle Prudentiel et de Résolution" and fully licensed financial service provider companies regulated by the "Commission de Contrôle des Activités Financières". The Recipients declare being perfectly fluent in English and expressly waive the possibility of a French translation of this Research Document: *Les destinataires du présent document reconnaissent être à même d'en prendre connaissance en langue anglaise et renoncent expressément à une traduction française.*

Notice to Recipients in New Zealand

This Research Document may only be distributed by Baader Helvea Limited and Baader Bank AG to wholesale clients as defined in section 5C (Wholesale Clients) of the Financial Advisers Act 2008 (NZ) (FAA). Both Baader Helvea Limited and Baader Bank AG can (i) provide financial adviser services to Wholesale Clients as exempt providers, and (ii) provide broking services under the FAA to persons who are Wholesale Clients and, to the extent that the broking services comprise custodial services as defined in the FAA, are also persons falling within the categories set out in clause 11 of the Financial Advisers (Custodians of FMCA Financial Products) Regulations 2014. Persons who are not Wholesale Clients (as referred to in the FAA) may not act upon or rely on the information contained in this Research Document. Any investment or investment activity to which this Research Document relates is available only to Wholesale Clients and will be engaged in only with Wholesale Clients. You should speak to your legal advisor to confirm whether you are a Wholesale Client.

Baader Bank AG discloses that it is regulated by Bundesanstalt für Finanzdienstleistungsaufsicht of Germany (BaFin) under German laws, which differ from New Zealand laws. Baader Helvea Limited discloses that it is authorized and regulated by the Financial Conduct Authority of the United Kingdom (FCA) under UK laws which differ from New Zealand laws. Neither Baader Helvea Limited nor Baader Bank AG are required to be registered under the Financial Service Providers (Registration and Dispute Resolution) Act 2008 (NZ) (FSPR) due to the territorial scope of the FSPR.

This Research Document has not been and will not be lodged with the New Zealand Registrar of Financial Service Providers. This Research Document is not a product disclosure statement for the purposes of the Financial Markets Conduct Act 2013 (NZ) nor an investment statement or prospectus for the purposes of the Securities Act 1978 (NZ). The information contained in this Research Document is general information only.

Notice to Recipients in South Africa

Baader Helvea Limited is exempted from the provisions of the Financial Advisory and Intermediary Services Act, 2002 (FAIS) and is not a registered financial services provider in terms of FAIS. Baader Helvea Limited will provide clients with confirmation of the exemption on request.

Notice to Recipients in Switzerland

This document has been prepared without regard to the disclosure standards for prospectuses under art 652a or art 1156 of the Swiss Federal Code of Obligations ("CO"), the Swiss Federal Act on Collective Investment Schemes ("CISA") or the disclosure rules of any stock exchange or regulated trading facility in Switzerland, and does neither constitute a prospectus under such laws, nor a similar communication within the meaning of art 752 CO, nor a simplified prospectus under the CISA.

Notice to Recipients in Taiwan

None of the Group Companies is licensed by the Financial Supervisory Commission ("FSC") of Taiwan to conduct the securities advisory or consulting business in Taiwan. The distribution of this Research Document from the jurisdiction outside of Taiwan has not been registered with or approved by the FSC. Neither this Research Document nor the information contained in it is an offer or is intended to be an offer to make with any person, or to induce or attempt to induce any person to enter into or to offer (or intent to offer) to enter into any agreement for or with a view to acquiring, disposing of, subscribing for or underwriting securities.

Notice to Recipients in the United Kingdom

This communication is directed to persons in the United Kingdom who (i) are reasonably believed to be such persons as are described in Article 19 ("investment professionals") or Article 49(2)(a) to (d) ("high net worth companies, unincorporated associations, etc.") of the United Kingdom Financial Services and Markets Act 2000 (Financial Promotion) Order 2005 or (ii) are persons to whom it may otherwise lawfully be communicated (all such persons together being referred to as "relevant persons"). Persons who are not relevant persons may not act upon or rely on the information contained in this communication. Any investment or investment activity to which this communication relates is available only to relevant persons and will be engaged in only with relevant persons.

Notice to Recipients in the United States

This Research Document has been prepared outside the United States by a Baader Helvea Group Europe Company (the "Preparing Group Company"). Neither the Preparing Group Company nor any other Baader Helvea Group Europe Company is registered with the U.S. Securities and Exchange Commission as a broker-dealer in the United States or a member of the Financial Institutions Regulatory Authority ("FINRA"). Baader Helvea Inc. (a Group Company that is a registered U.S. broker-dealer and a member of FINRA) did not contribute to the preparation of this Research Document. This Research Document has been prepared and reviewed by research analysts employed by the Preparing Group Company, who are not associated persons or employees of Baader Helvea Inc., are not registered or qualified as research analysts with FINRA, and are not subject to FINRA rules.

This Research Document may be distributed in the United States only:

1. by a Baader Helvea Group Europe Company to "major US institutional investors" (as defined in, and pursuant to the exemption provided by, Rule 15a-6 under the U.S. Securities Exchange Act of 1934. Neither any Baader Helvea Group Europe Company nor any major US institutional investor receiving this Research Document may distribute it to any other person in the United States; or
2. as affiliate research by Baader Helvea Inc. When distributing this Research Document in the United States as affiliate research, Baader Helvea Inc. accepts responsibility under applicable U.S. laws and regulations (including FINRA Rule 2711) for its content. Additional information on this report is available upon request from Baader Helvea Inc.

Regardless of whether this Research Document is distributed by a Baader Helvea Group Europe Company or by Baader Helvea Inc., orders utilizing the services of the Group Companies for the purchase or sale of the securities that are the subject of this Research Document may be given only to Baader Helvea Inc.

Other Jurisdictions

The distribution of this Research Document in any other jurisdiction may be restricted by law, and persons into whose possession this Research Document comes should inform themselves about, and observe, any such restrictions. This Research Document is not directed to, or intended for distribution to or use by, any person or entity that is a citizen or resident of, or located in, any locality, state, country or other jurisdiction where such distribution, publication, availability or use would be contrary to law or regulation.

For additional important legal information, please visit the following link: https://www.baaderbank.de/disclaimer_research.html.

DEMIRE

Contacts

Volker Bosse, CEFA

Head of Research
+49 89 5150 1815
volker.bosse@baaderbank.de

Markus Mayer

Head of Capital Markets
+49 89 5150 1818
markus.mayer@baaderbank.de

EQUITY RESEARCH**Capital Goods**

Capital Goods (Switzerland)	Michael Roost	+41 43 388 9261	mroost@helvea.com
Capital Goods (Switzerland)	Zana Mamelli	+41 43 388 9215	zmamelli@helvea.com
Capital Goods	Christian Obst, CEFA	+49 89 5150 1805	christian.obst@baaderbank.de
Capital Goods (Germany)	Peter Rothenaicher	+49 89 5150 1817	peter.rothenaicher@baaderbank.de

Chemicals

Konstantin Wiechert	+41 43 388 9213	kwiechert@helvea.com
Andreas von Arx	+41 43 388 9257	avonarx@helvea.com
Leonildo Delgado, PhD	+41 43 388 9226	ldelgado@helvea.com

Consumer

Consumer Durables / Food Retail / Non-Food Retail	Volker Bosse, CEFA	+49 89 5150 1815	volker.bosse@baaderbank.de
Food & Beverages	Andreas von Arx	+41 43 388 9257	avonarx@helvea.com

Financial Services

Gerhard Schwarz, CEFA	+49 89 5150 1812	gerhard.schwarz@baaderbank.de
Andreas von Arx	+41 43 388 9257	avonarx@helvea.com

Metals & Mining

Christian Obst, CEFA	+49 89 5150 1805	christian.obst@baaderbank.de
----------------------	------------------	------------------------------

Pharma

Leonildo Delgado, PhD	+41 43 388 9226	ldelgado@helvea.com
Konstantin Wiechert	+41 43 388 9213	kwiechert@helvea.com

Real Estate

Andre Remke, CFA	+49 89 5150 1816	andre.remke@baaderbank.de
Co-Head Equity Research		
Andreas von Arx	+41 43 388 9257	avonarx@helvea.com

Technology

Software / IT Services / Support Services	Knut Woller, CEFA	+49 89 5150 1807	knut.woller@baaderbank.de
---	-------------------	------------------	---------------------------

Transport

Christian Obst, CEFA	+49 89 5150 1805	christian.obst@baaderbank.de
----------------------	------------------	------------------------------

Utilities

Andreas von Arx	+41 43 388 9257	avonarx@helvea.com
Rene Rückert	+49 89 5150 1896	rene.rueckert@baaderbank.de

EQUITY STRATEGY

Gerhard Schwarz, CEFA	+49 89 5150 1812	gerhard.schwarz@baaderbank.de
Head of Equity Strategy		

EQUITY SALES

Frankfurt	+49 69 1388 1357
London	+44 20 7054 7100
Munich	+49 89 5150 1850
Zurich	+41 43 388 9200

DERIVATIVES SALES

Munich	+49 89 5150 1990
--------	------------------

EQUITY SALES TRADING

Frankfurt	+49 69 1388 1355
London	+44 20 7054 7100
Munich	+49 89 5150 1870
New York	+1 212 935 5150
Zurich	+41 43 388 9200

For North American clients:

New York	+1 212 935 5150
----------	-----------------

PUBLICATION ADDRESSES

Baader Bank AG
Equity Research
Weihenstephaner Strasse 4
85716 Unterschleissheim, Germany

T +49 89 5150 1810

Baader Helvea AG
Equity Research
Freigutstrasse 12
8002 Zurich, Switzerland

T +41 43 388 9250