S IMMO

Buy (unchanged) Target: Euro 20.00 (old: Euro 18.00)

28 | March | 2024

Price (Euro) 17,50 17.68 / 11.04 52 weeks range Kev Data Country Austria Industry Real Estate Market Segment Prime Market ISIN AT0000652250 WKN 902388 Symbol T1L SIAG VI Reuters Bloomberg SPI AV Internet www.simmoag.at Reporting Standard IFRS Fiscal Year 31/12 Founded 1986 IPO 1987 Market Cap (EUR million) 1288.2 Number of shares (million) 73,6 Free Float (approx.) 11,6% Free Float MarketCap (Euro million) 149,4 CAGR (EBITDA '22-25e) 18,4% Multiples 2023 2024e 2025e 2026e Market cap/ Revenues-Ratio 6,6 6,8 6,8 6.5 P/E-Ratio -38.3 17.5 12.2 11.3 Dividend Yield 0.0% 0,0% 0,0% 0,0% Key Data per Share (Euro) 2023 2024e 2025e 2026e Earnings per Share (EpS) -0.46 1.00 1.43 1.55 0.00 Dividends per Share (DpS) 0.00 0.00 0.00 Book Value per Share (BVpS) 22,39 23,40 24.83 26,38 EPRA NTA per share 25.00 26,00 26.85 28,04 FFO I per share 1,41 1,73 2,11 2,51 Financial Data (Euro '000) 2023 2024e 2025e 2026e 336.461 353.751 367.129 Revenues 380.668 224.896 202.646 215.440 Rental income 208.954 Net revaluation result -109.343-5 002 15 237 16 840 Operating cash profit (EBITDA) 142.634 168.470 175.858 184.212 **Operating Profit (EBIT)** 24.086 154.083 181.508 190.932 Pre-tax profit (EBT) 133.398 -46.355 93.633 146.361 Net profit after minorities -32.195 73.731 105.402 114.196 Shareholders' Equity 1.648.388 1.722.119 1.827.521 1.941.717 RoE after tax -1.9% 4.4% 5.9% 6.1% **Financial Calendar** AGM 3.May 2024 1Q 2024 27 May 2024 1H 2024 28 August 2024 9M 2024 28 November 2024 Main Shareholders CPI Property Group SA 88.4% Analyst Dipl.-Kfm. Stefan Scharff, CREA Fon: +49-(0)69 400 313-80 scharff@src-research.de Internet www.src-research.de www.aktienmarkt-international.at www.aktienmarkt-international.de

Steep hike in 2023 cash earnings, FFO I up +54%, EBITDA +34%, EPRA NTA quite stable at 25 Euros, as portfolio shift towards CEE makes good progress, we lift target price to Euro 20.00, still Buy

On 25 March S IMMO released the annual 2023 report and unveiled a steep hike in group's cash revenues, coming from a higher yielding portfolio which was more and more shifted away from Germany and into CEE and Austrian assets over the last 18 months. Rental revenues, which already increased +19% in 2022, accelerated their momentum and delivered a +30% growth, from Euro 156m to almost Euro 203m. The same good picture was at hotel operations, where S IMMO managed an impressive recovery after the adverse Corona years. Hotel revenues more than doubled in only 2 years. From low Euro 31m in 2021 it more than doubled to Euro 70m in 2023. The gross profit from hotel operations also indicated a margin improvement. After Euro 7.5m in 2021 it jumped +130% to Euro 17.3m in 2023, bringing a much more significant contribution to S IMMO's cash earnings.

The swift portfolio shift and the much better situation of hotel business translated into a steep 34% hike in cash-driven EBITDA to a new record level of approx. Euro 143m, after Euro 106m in 2022. The challenging market climate with rising overall yields took its toll with a negative valuation result of Euro - 109m (2022: Euro -78m). On the financing side, the 2022 financial result was flattered by high Euro 55m non-cash interest derivatives and came in at a positive Euro 17m, whereas the 2023 net financial result was burdened by non-cash interest derivatives and some F/X effects by about Euro -34m, and came in at Euro -70m. With the adverse valuation and the mentioned effects in the financial result, the EBT swung from Euro 35m in 20022 to Euro -46m in 2023. The bottom line dropped also into red, as net profit after minorities decreased from Euro 27m to Euro -32m.

For 2024 we expect the company to successfully continue the streamlining of the entire portfolio, which means to more or less fully exit the low yielding German market, where the firm already has done a lot of trading, as the residential portfolio of S IMMO shrunk from Euro 0.8bn at year-end 2022 to now only Euro 0.2bn, which was mainly Germany. To sell the remaining German portfolio means about Euro 200m in residential and well as about Euro 250m in several commercial properties, mostly small and middle-sized office properties with a limited upside potential. Another focus of exit is for the markets in Croatia and Slovakia, which are too small and stand for only Euro 26m of yearly revenues and Euro 220m portfolio size. In this context, S IMMO already announced on 21 March the sale of Zagreb Tower. With the financial scope deriving from significant sales in Germany, Croatia and Slovakia, S IMMO bought the Vienna Twin Towers with a yearly rental income of Euro 13m and also several Czech and Hungarian properties. The full acquisition volume of Euro 925m was above the sales of Euro 682m. Czech Republic which is a core-market since 3Q 2023 has now a 20% stake, from only 2% before. The Czech stake might further grow as a nonbinding LOI was signed in February for a Euro 500m package of several Czech office and retail assets with an annual rent of Euro 28m. The portfolio shift was very quick and will be continued in 2024. With higher yields the FFO jumped +54% from Euro 65m to Euro 100m. We keep the Buy rating and lift TP from € 18.00 to € 20.00 for the higher cash generation, supported by a stable EPRA NTA per share of € 25.00 (2022: € 26.09).







S IMMO AG Company Profile

Industry:	Real Estate
Sub-segment:	mixed (67% commercial)
Country:	Austria
Headquarter:	Vienna
Foundation:	1986
Employees (withou	t Hotels): 100

IR Contact

Andreas Feuerstein

(Andreas.Feuerstein@simmoag.at)

Management Board: Radka Doehring Tomas Salajka

Supervisory Board: Martin Matula Vladislav Jirka (First Deputy Chairman) Matej Csenky (Second Deputy Chairman) Andreas Feuerstein Vit Urbanec

S IMMO is a Vienna-based real estate holding company founded in 1986. Since 1987 the company is listed on the Vienna stock exchange and therefore Austria's longest existing property investment company. The share is member of ATX blue chip index since September 2017. Expansion activities to foreign countries were started close to the millenium. Within recent years the company acquired, according to its Buy and Develop and Hold strategy that also contained some opportunistic sales, a real estate portfolio that comprises more than 240 properties, a lettable space of about 1,400k sqm amounting to a value of almost Euro 3.5bn at December 2023 (+6% compared to year-end 2022). With CPI taking the steering wheel in 2022, the company swiftly shifted away from low yielding German residential properties (and also several German commercial assets) and more into office in CEE and Austria, with a focus on high ESG and energy efficiency standards. The residential stake of the portfolio, which was above 30% in former years shrunk to only 6% now. Office assets which were mostly between 40% and 45% in former years, were up to 67% now. Retail assets were also up from 13% to 17% in former years to now almost 20%. The geographical focus also strongly shifted. CEE was mostly between 32% to 35% in former years and was now at more than 62% at year-end 2023, with a rising tendency as more German assets will be sold and there are new acqusitions in pipeline in Eastern Europe. The lion's share of the Eastern portfolio is split between Czech Republic, Hungary and Romania. In particular, the firm strives to become a major player on the Czech market, which was underlined in 2023 with several significant acquisition deals. A minor part of the portfolio comes from Slovakia and Croatia (about 6% from the total portfolio), but that should diminish soon, as both countries are on the exit list, and S IMMO recently already announced the sale of the Zagreb Tower.

S IMMO released the 2023 annual report on 25 March 2024 and presented again a record EBITDA result of Euro 143m, after breaking the Euro 100m threshold in 2022 with Euro 106m. FFO result was also good with a +54% hike, from Euro 65m to almost 100m. Balance sheet is still solid with an equity ratio, that was a bit down after the portfolio growth, from 47% to 41%. Cost of funding incl. hedging was always at 2.3% or even below in the last years. With the general interest upswing it went up slightly to 2.44% in 2023. The debt maturity profile is undemanding for 2024 and 2025. In May 2026 there is a Euro 150m bond due, with a low 1.875% coupon. On the financing side it is worth to mention that S IMMO could utilize a favorable window in the challenging bond markets to issue a Euro 75m Green Bond in July 2023 for 5 years with a 5.5% coupon.

Country	Book value portfolio (EUR m)	Total revenues (EUR m)	Gross leasable area (m²) ¹
Austria	766.6	75.0	258,947
Germany	547.3	48.9	301,688
Hungary	708.9	105.8	310,280
Romania	521.5	63.5	214,486
Czech Republic	705.2	16.9	211,616
Slovakia	153.1	15.5	90,000
Croatia	75.0	11.0	41,662
Total	3,477.6	336.5	1,428,679

Source: Company Data, SRC Research

2 | SRC Equity Research



P&L Account for S IMMO AG

1/12 IFRS (Surv 900) 2020 2021 2022 2024 2025 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026<	P&L Account for S IMMO AG								
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Earnings before tax (EBT) 71.586 271.042 34.384 46.365 95.633 133.384 146.361 56.5% Earnings 14.674 40.494 15.907 4.965 130.388 40.335 20.368 20.368 20.368 20.368 40.984 115.907 4.956 107.84 197.84 197.84 197.84 197.84 197.84 197.84 197.84 197.84 117.995 52.44 3.799 57.1% 20.05 2.01.85 2.02.75 2.02.75 2.02.75 2.04 2.0.65 2.04 3.02 2.04 3.02.75 2.01.8 2.01.8 2.01.8 2.01.8 2.01.8 2.01.8 2.01.8 2.01.8 2.01.8 2.01.8 2.01.8 2.01.8 2.01.8 2.01.8 2.01.8 2.01.8 2.01.8 2.01.8 2.01.8 2.01.8 2.01.8 2.01.8 2.01.8 2.01.8 2.01.8 2.01.8 2.01.8 2.01.8 2.01.8 2.01.8 2.01.8 2.01.8 2.01.8 2.01.8 2.01.8 2.01.8	Net financial result	-29.370	705	16.855	-70.441	-60.450	-48.110	-44.571	
EAT margin 412% 1977% 13.4% -13.6% 36.3% 38.4% Income tox expense 14.674 40.444 15.907 10.7% 10.7% 10.7% 10.7% 10.7% 10.7% 10.7% 10.7% 10.7% 10.7% 10.7% 10.7% 10.7% 10.7% 10.7% 10.7% 10.7% 10.7% 10.7% 10.7% 10.7% 10.7% 10.7% 10.7% 10.7% 10.7% 10.7% 10.7% 10.7% 10.7% 10.7% 10.7% 10.7% 10.7% 10.7% 10.7% 10.7% 10.7% 10.7% 10.7% 10.7% 10.7% 10.7% 10.7% 10.7% 10.7% 10.7% 10.7% 10.7% 10.7% 10.7% 10.7% 10.7% 10.7% 10.7% 10.7% 10.7% 10.7% 10.7% 10.7% 10.7% 10.7% 10.7% 10.7% 10.7% 10.7% 10.7% 10.7% 10.7% 10.7% 10.7% 10.7% 10.7% 10.7% 10.7% 10.7%									
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Earnings per Share (DPS) in Euro 0,79 3,24 0,46 1,00 1,43 1,55 4.71% Dividends per Share (DPS) in Euro 18,31 20,75 23,06 22,39 23,40 24,83 26,38 Total asets 3.122.610 3.688.121 3.774.361 4.179.875 4.681.40 4.687.18 5.248.478 8.9% Shareholders' equity fater dividend payment) 1.347.524 1.527.191 1.697.228 1.648.388 1.722.119 1.827.521 1.941.717 2,5% Shareholders' equity fater dividend payment) 1.347.524 1.527.191 1.697.228 1.648.388 1.722.119 1.827.521 1.941.717 2,5% Return on Equity (RoE) 2020 2021 2022 2024e 2025e 2026e Growth rates in % 30% 37% 3.8% 3.7% 4.4% 5.9% 5.1% 3.8% 3.7% EBITD -18,3% 14,3% 30,5% 34,5% 5.1% 3.8% 9,7% 42,5% 9,7% 42,5% 9,7% 42,5%	Return on sales	32,5%	116,6%	10,4%	-9,6%	20,8%	28,7%	30,0%	
Dividences per Share (DPS) in Euro 0.50 0.65 0.00 0.00 0.00 0.00 Book Value per Share (BVPS) in Euro 18.31 20.75 23.06 22.30 22.30 22.483 26.38 Shareholders' equity (after dividend payment) 1.347.524 1.527.194 1.697.228 1.648.388 1.722.119 1.827.521 1.941.717 2,5% Shareholders' equity (not minorities with hybrid capital 1.347.524 1.527.194 1.697.228 1.648.388 1.722.119 1.827.521 1.941.717 2,5% Shareholders' equity (note) 1.347.524 1.527.194 1.697.288 1.648.388 1.722.119 1.827.521 1.941.717 Return on Equity (RoE) 1.347.524 1.527.194 1.697.288 1.648.388 1.722.119 1.827.521 1.941.717 Revenues 1.74% 1.3.2% 3.07% 1.74% 5.0% 6.1% 5.0% 6.1% 5.0% 6.1% 5.0% 6.1% 5.0% 6.1% 5.0% 6.1% 5.2% 5.1% 3.8% 3.7% 5.2% 5.1% 3.8% 3.7% 5.2% 5.1% 3.8% 3.7%	Number of shares (in million)	73,6	73,6	73,6	73,6	73,6	73,6	73,6	
Book Value per Share (BVPS) in Euro 18,31 20,75 23,06 22,39 23,40 24,83 26,38 Total assets 3.122.610 3.688.121 3.774.361 4.179.875 4.681.400 4.886.718 5.248.478 8.9%. Shareholders' equity (after dividend payment) 1.347.524 1.527.251 1.941.717 2.58 1.648.388 1.722.11 1.827.521 1.941.717 2.5% 2.5% 2.5% 2.5% 2.5% 2.5% 2.5% 2.5% 2.5% 3.68 3.722.11 1.827.521 1.941.717 2.5% 5.9% 6.1% 3.8% 3.7% 3.8% 3.7% 3.8% 3.7% 3.8% 3.7% 3.8% 3.7% 4.4% 4.8% 3.5% 1.1% 4.4% 4.8% 3.5% 1.1% 4.4% 4.8% 3.7% 1.1% 1.1% 1.1% 1.1% 1.1% 1.1% 1.1% 1.1% 1.1% 1.1% 1.1% 1.1% 1.1% 1.1% 1.1% 1.1% 1.1% 1.1% 1.1% 1.1%									47,1%
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Shareholders' equity incl. participating certificates 1.347.524 1.527.194 1.697.228 1.648.388 1.722.119 1.827.521 1.941.717 Equity ratio without minorities with hybrid capital 4.3% 11,0% 17,% 13,9% 37% 33% 37% Key ratios & figures 2020 2021 2022 2023e 2024e 2025e 2026e Growth rates in % -17,4% 13,2% 32,3% 29,2% 5,1% 3,8% 3,7% EBITDA -16,4% 143,2% 30,5% 34,6% 533,7% 17,8% 5,2% BETT -77,3% 13,2% 22,3% 29,2% 5,1% 3,8% 3,7% Revenues -73,3% 14,3% 40,5% 533,7% 17,8% 5,2% 9,7% Net profit after minorities -73,3% 305,1% -91,8% -31,1% -281,4% 43,8% 9,3% Margins in % EBITDA 40,9% 41,3% 40,7% 42,4% 47,5% 47,9% 48,4% EBIT 53,0% -91,8% -31,8% 22,5% 50,3% 38,4%									
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Former

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Rating Chronicle

			Former	Former
Company	Date	Rating	Price	Target
S IMMO	29 November 2023	Buy	€ 12,74	€ 18,00
S IMMO	30 August 2023	Buy	€ 12,00	€ 18,00
S IMMO	31 May 2023	Buy	€ 11,18	€ 18,00
S IMMO	04 April 2023	Buy	€ 12,82	€ 18,00
S IMMO	30 November 2022	Accumulate	€ 14,78	€ 18,00
S IMMO	29 August 2022	Accumulate	€ 22,85	€ 23,00
S IMMO	30 May 2022	Accumulate	€ 23,30	€ 26,00
S IMMO	28 April 2022	Buy	€ 22,55	€ 28,00
S IMMO	06 December 2021	Buy	€ 21,45	€ 26,00
S IMMO	29 November 2021	Buy	€ 19,50	€ 26,00
S IMMO	27 August 2021	Buy	€ 20,35	€ 26,00
S IMMO	28 May 2021	Buy	€ 21,60	€ 26,00
S IMMO	20 May 2021	Buy	€ 21,80	€ 26,00
S IMMO	08 April 2021	Buy	€ 21,55	€ 25,00

Please note:

The S IMMO AG share price mentioned in this report is the price of 27 March 2024. S IMMO mandated SRC Research for covering the S IMMO share.

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