

Hold (old: Buy)

Price target: EUR 4.10 (old: EUR 5.60)

Price: EUR 3.49 **Next result:** Q3-22 09.11.22
Bloomberg: DMRE GR **Market cap:** EUR 376.1 m
Reuters: DMRE.DE **Enterprise Value:** EUR 1,162.5 m

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The outlook gets cloudier – down to HOLD / chg. est. & PT

Last week, DEMIRE reported Q2 results, which were fairly in line with our estimates. However, the outlook for H2 looks cloudy as increased operating costs look set to weigh on liquidity. As a landlord, the company has to advance the cost increase before collecting it from their tenants in the coming year. Therefore and also after talking to management earlier this month, we do **not expect any acquisition activity this year**.

	Q2 2022			H1 2022		
	DMRE	yoy	est.	DMRE	yoy	est.
Rental income (€m)	20.2	-3.5%	19.8	39.5	-6.0%	39.1
FFO (€m)	10.3	16.6%	8.6	20.8	7.2%	19.1
FFO/share	0.10	18.3%	0.08	0.20	7.2%	0.18
NAV/share	5.77	5.8%	5.90	5.77	5.8%	5.90

Q2 rental income came in at € 20.2m (eHAIB € 19.8m), while **FFO amounted to € 10.3m** (€ 0.10 per share; eHAIB € 0.08). The **portfolio value remained stable at € 1.43bn** due to the absence of acquisitions and revaluations (planned for Q4-22). The **EPRA NAV slightly increased to € 5.77 per share** (eHAIB € 5.90).

Besides that, headwinds go beyond rising energy prices, as DEMIRE was downgraded by **Moody's from Ba3 to B1, changing the outlook from stable to negative**. The news hit the company on two fronts in our view. (1) What we can hear from management is that the targeted takeover of the company, including the hoped for equity injection, is now on ice, which however should be also due to the macroeconomic environment. (2) More importantly though, the company's **€ 600m corporate bond matures in 2024**. In combination with rising interest rates, the downgrade looks set to make refinancing an expensive affair. The increasing costs of debt should affect DEMIRE's growth prospects.

Action. In order to reflect the spike in energy prices, the reduced acquisition prospects as well as the expected decline in revaluation results, we cut our EBIT and FFO forecast. Moreover, according to our new estimates, a **guidance cut in H2 appears likely** (eHAIB: € 37.0m FFO I vs €38.5-40m guided).

In light of the muted outlook we downgrade the stock to **HOLD with a new price target of € 4.10** (old: 5.60) based on NAV and DDM.

Y/E 31.12 (EUR m)	2018	2019	2020	2021	2022E	2023E	2024E
Total revenues	91	123	109	106	120	137	140
Net rental income	74	82	88	82	80	87	92
EBIT (inc revaluation net)	127	155	28	103	54	66	74
EBIT (excl revaluation net)	34	72	50	54	47	59	67
Net profit (reported)	62	75	9	58	33	43	47
FFO	23	35	40	40	37	47	52
EPS reported	0.85	0.70	0.08	0.55	0.31	0.41	0.44
FFO per share	0.32	0.32	0.38	0.38	0.35	0.45	0.49
DPS	0.00	0.54	0.62	0.31	0.25	0.31	0.34
NAV per share	5.52	6.35	5.80	5.96	5.88	6.25	6.62
EV/EBITDA	25.4	18.1	22.2	21.6	24.7	28.3	27.9
FFO yield	7.4 %	6.0 %	10.8 %	10.8 %	10.1 %	12.8 %	4.9 %
P/FFO	13.4	16.7	9.2	9.2	9.9	7.8	20.3
Dividend yield	0.0 %	10.1 %	17.8 %	8.9 %	7.0 %	9.0 %	9.8 %
P/NAV premium/discount	-36.8 %	-45.0 %	-39.9 %	-41.5 %	-40.7 %	-44.1 %	-47.2 %
Net gearing	82.9 %	121.0 %	133.8 %	141.2 %	142.9 %	136.4 %	130.9 %
Loan-to-value (LTV)	50.4 %	46.9 %	51.5 %	50.5 %	50.8 %	50.1 %	53.0 %
Implied yield	8.1 %	6.2 %	7.1 %	6.6 %	6.9 %	5.2 %	4.9 %

Source: Company data, Hauck Aufhäuser Investment Banking Close price as of: 29.08.2022



Source: Company data, Hauck Aufhäuser Investment Banking

High/low 52 weeks: 4.68 / 3.14

Price/Book Ratio: 0.6

Relative performance (SDAX):

3 months -4.2 %

6 months -9.1 %

12 months 10.8 %

Changes in estimates

		Net rents	EBIT	FFO
2022	old:	85.0	113.6	46.5
	Δ	-6.1%	-52.3%	-20.3%
2023	old:	94.2	121.2	52.2
	Δ	-7.7%	-45.6%	-9.4%
2024	old:	103.6	119.1	60.0
	Δ	-11.1%	-37.6%	-13.8%

Key share data:

Number of shares: (in m pcs) 107.8

Authorised capital: (in € m) 53.9

Book value per share: (in €) 5.9

Ø trading volume: (12 months) 19,020

Major shareholders:

Apollo 58.6 %

Wecken Group 32.1 %

Free float 9.3 %

Company description:

Real estate company focused on office, retail, logistics and hotel properties particularly in secondary locations in Germany.

Financials

Profit and loss (EUR m)	2018	2019	2020	2021	2022E	2023E	2024E
Net rental income	73.7	81.8	87.5	82.3	79.8	87.0	92.1
Direct property expenses	30.3	35.9	38.6	35.4	58.3	60.9	55.2
Net operating income	43.4	45.9	48.9	47.0	21.6	26.1	36.8
Earnings from property disposals	0.1	16.8	-1.0	1.4	0.7	1.0	1.0
Earnings from project developments	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Earnings from other property activities	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Other operating income	17.6	24.0	22.8	22.5	39.3	48.6	46.8
Total revenues	91.4	122.6	109.3	106.2	119.8	136.6	139.9
Revaluation result from investment properties (net)	93.1	83.0	-22.1	48.8	7.2	7.2	7.5
Total income	184.4	205.6	87.1	155.0	127.0	143.8	147.4
Administrative expenses	12.4	6.5	6.8	4.7	5.3	6.5	7.3
Personnel expenses	6.6	6.6	6.6	6.6	6.6	6.6	6.6
Other operating expenses	6.2	0.9	1.4	2.0	2.6	3.0	3.0
Total operating expenses	25.2	13.9	14.7	13.2	14.4	16.0	16.8
EBITDA	128.9	155.8	33.8	106.4	54.3	66.9	75.3
EBITDA excl revaluation result (net)	35.9	72.8	55.9	57.6	47.1	59.7	67.9
Depreciation	0.0	0.0	0.0	0.0	0.0	0.0	0.0
EBITA	128.9	155.8	33.8	106.4	54.3	66.9	75.3
EBITA excl revaluation result (net)	35.9	72.8	55.9	57.6	47.1	59.7	67.9
Amortisation of goodwill	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Amortisation of intangible assets	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Impairment charges	1.9	0.6	6.2	3.5	0.2	1.0	1.0
EBIT (incl revaluation net)	127.1	155.2	27.7	103.0	54.1	65.9	74.3
EBIT (excl revaluation net)	34.0	72.1	49.8	54.2	47.0	58.7	66.9
Interest income	0.5	1.3	1.3	3.2	6.4	7.0	7.0
Interest expenses	26.4	50.9	19.1	18.3	16.0	16.8	20.1
Depreciation of financial investment	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Investment income	-12.4	-7.7	-3.4	-7.0	-4.8	-4.8	-4.8
Financial result	-38.3	-57.3	-21.2	-22.1	-14.5	-14.6	-17.9
Earnings before taxes	88.8	97.9	6.5	80.8	39.7	51.3	56.4
Earnings before taxes (excl revaluation result)	-4.3	14.8	28.6	32.0	32.5	44.1	49.0
Taxes	19.7	18.1	-2.7	19.2	5.1	6.7	7.3
Net income from continuing operations (incl reval. result)	69.1	79.7	9.2	61.6	34.6	44.6	49.1
Net income from continuing operations (excl reval. result)	-24.0	-3.3	31.3	12.8	27.4	37.4	41.6
Income from discontinued operations (net of tax)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Extraordinary items (net of tax)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cumulative effect of accounting changes (net of tax)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Net income (incl revaluation result net)	69.1	79.7	9.2	61.6	34.6	44.6	49.1
Net income (excl revaluation result net)	-24.0	-3.3	31.3	12.8	27.4	37.4	41.6
Minority interest	7.5	4.2	0.7	3.1	1.4	1.9	2.2
Net income (net of minority interest, incl reval. result)	61.6	75.5	8.5	58.5	33.2	42.7	46.9
Net income (net of minority interest, excl reval. result)	-31.5	-7.5	30.6	9.7	26.0	35.6	39.4
Funds from operations (FFO)	23.4	34.5	40.4	39.8	37.0	47.3	51.7

Profit and loss (common size)	2018	2019	2020	2021	2022E	2023E	2024E
Net rental income	100.0 %	100.0 %	100.0 %	100.0 %	100.0 %	100.0 %	100.0 %
Direct property expenses	41.1 %	43.9 %	44.1 %	42.9 %	73.0 %	70.0 %	60.0 %
Net operating income	58.9 %	56.1 %	55.9 %	57.1 %	27.0 %	30.0 %	40.0 %
Earnings from property disposals	0.1 %	20.5 %	neg.	1.8 %	0.9 %	1.1 %	1.1 %
Earnings from project developments	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Earnings from other property activities	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Other operating income	23.9 %	29.3 %	26.1 %	27.3 %	49.2 %	55.9 %	50.9 %
Total revenues	124.0 %	149.8 %	124.9 %	129.1 %	150.1 %	157.1 %	152.0 %
Revaluation result from investment properties (net)	126.3 %	101.5 %	neg.	59.2 %	9.0 %	8.3 %	8.1 %
Total income	250.2 %	251.3 %	99.6 %	188.3 %	159.1 %	165.3 %	160.1 %
Administrative expenses	16.9 %	7.9 %	7.8 %	5.7 %	6.6 %	7.5 %	7.9 %
Personnel expenses	8.9 %	8.0 %	7.5 %	8.0 %	8.2 %	7.5 %	7.1 %
Other operating income	23.9 %	29.3 %	26.1 %	27.3 %	49.2 %	55.9 %	50.9 %
Total operating expenses	34.2 %	17.0 %	16.8 %	16.1 %	18.1 %	18.4 %	18.3 %
EBITDA	174.9 %	190.5 %	38.6 %	129.3 %	68.0 %	76.9 %	81.8 %
EBITDA excl revaluation result (net)	48.7 %	89.0 %	63.9 %	70.0 %	59.0 %	68.6 %	73.7 %
Depreciation	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %
EBITA	174.9 %	190.5 %	38.6 %	129.3 %	68.0 %	76.9 %	81.8 %
EBITA excl revaluation result (net)	48.7 %	89.0 %	63.9 %	70.0 %	59.0 %	68.6 %	73.7 %
Amortisation of goodwill	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %
Amortisation of intangible assets	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %
Impairment charges	2.5 %	0.8 %	7.0 %	4.2 %	0.2 %	1.1 %	1.1 %
EBIT (incl revaluation net)	172.4 %	189.7 %	31.6 %	125.1 %	67.8 %	75.7 %	80.7 %
EBIT (excl revaluation net)	46.1 %	88.2 %	56.9 %	65.8 %	58.8 %	67.5 %	72.6 %
Interest income	0.7 %	1.6 %	1.5 %	3.8 %	8.0 %	8.0 %	7.6 %
Interest expenses	35.8 %	62.2 %	21.8 %	22.3 %	20.1 %	19.3 %	21.8 %
Depreciation of financial investment	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Investment income	neg.	neg.	neg.	neg.	neg.	neg.	neg.
Financial result	neg.	neg.	neg.	neg.	neg.	neg.	neg.
Earnings before taxes (incl revaluation result)	120.4 %	119.6 %	7.4 %	98.2 %	49.7 %	59.0 %	61.3 %
Earnings before taxes (excl revaluation result)	neg.	18.1 %	32.7 %	38.9 %	40.7 %	50.7 %	53.2 %
Total taxes	26.7 %	22.1 %	neg.	23.4 %	6.4 %	7.7 %	8.0 %
Net income from continuing operations (incl reval. result)	93.7 %	97.5 %	10.5 %	74.8 %	43.3 %	51.3 %	53.3 %
Net income from continuing operations (excl reval. result)	neg.	neg.	35.8 %	15.6 %	34.3 %	43.1 %	45.2 %
Income from discontinued operations (net of tax)	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %
Extraordinary items (net of tax)	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %
Cumulative effect of accounting changes (net of tax)	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %
Net income (incl revaluation result net)	93.7 %	97.5 %	10.5 %	74.8 %	43.3 %	51.3 %	53.3 %
Net income (excl revaluation result net)	neg.	neg.	35.8 %	15.6 %	34.3 %	43.1 %	45.2 %
Minority interest	10.2 %	5.2 %	0.8 %	3.8 %	1.7 %	2.2 %	2.4 %
Net income (net of minority interest, incl reval. result)	83.5 %	92.3 %	9.7 %	71.1 %	41.6 %	49.1 %	50.9 %
Net income (net of minority interest, excl reval. result)	neg.	neg.	35.0 %	11.8 %	32.6 %	40.9 %	42.8 %
Funds from operations (FFO)	31.7 %	42.2 %	46.1 %	48.4 %	46.4 %	54.4 %	56.2 %

Source: Company data, Hauck Aufhäuser Investment Banking

Balance sheet (EUR m)	2018	2019	2020	2021	2022E	2023E	2024E
Intangible assets	6.9	6.9	6.9	6.8	6.8	6.8	6.8
Investment properties	1,139.9	1,493.9	1,426.3	1,433.1	1,436.7	1,491.7	1,549.2
Development assets	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Property, plant and equipment	0.5	0.4	0.3	0.2	0.2	0.2	0.2
Financial assets	3.7	19.4	17.7	103.7	110.0	110.0	110.0
Other non-current assets	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Deferred taxes	0.0	0.0	0.0	0.0	0.0	0.0	n/a
FIXED ASSETS	1,150.9	1,520.7	1,451.1	1,543.8	1,553.7	1,608.8	1,666.2
Properties held for sale	12.3	16.3	31.0	0.0	0.0	0.0	0.0
Inventories	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Accounts receivable	22.2	36.8	34.1	15.8	19.0	19.0	19.0
Other current assets	25.0	38.3	41.6	22.2	25.4	25.4	19.0
Liquid assets	190.4	102.1	101.6	139.6	121.0	134.4	96.5
CURRENT ASSETS	227.8	156.7	174.2	161.8	146.4	159.8	121.9
TOTAL ASSETS	1,378.7	1,677.4	1,625.3	1,705.6	1,700.0	1,768.6	1,788.1
Subscribed capital	107.8	107.8	105.8	105.5	105.5	105.5	105.5
Surplus capital	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Additional paid-in capital	368.6	430.1	443.7	385.0	411.6	440.5	475.1
Net profit/loss	61.6	75.5	8.5	58.5	33.2	42.7	46.9
SHAREHOLDERS' EQUITY	537.9	613.4	558.0	549.0	550.3	588.7	627.5
MINORITY INTEREST	44.4	47.4	40.1	43.3	43.0	43.0	43.0
PROVISIONS AND ACCRUED LIABILITIES	3.6	5.8	4.6	9.0	10.3	10.3	10.3
short-term liabilities to banks	30.2	69.1	12.4	16.1	19.8	769.5	56.3
Bonds (long-term)	360.7	590.0	592.0	652.8	644.5	674.7	655.2
long-term liabilities to banks	245.7	147.8	225.3	221.6	217.9	-531.8	181.4
other interest-bearing liabilities	0.0	37.4	18.7	24.5	25.2	25.2	25.2
Interest-bearing liabilities	636.6	844.4	848.4	915.0	907.4	937.6	918.1
Accounts payable	19.7	10.0	10.7	10.6	10.0	10.0	10.0
Current liabilities	94.1	90.9	102.1	104.6	104.0	104.0	104.0
Deferred income	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Deferred taxes	62.1	75.5	72.1	84.7	85.0	85.0	85.0
LIABILITIES	792.7	1,010.8	1,022.7	1,104.3	1,096.4	1,126.6	1,107.1
TOTAL LIABILITIES AND SHAREHOLDERS' EQUITY	1,378.7	1,677.4	1,625.3	1,705.6	1,700.0	1,768.6	1,787.9

Balance sheet (common size)	2018	2019	2020	2021	2022E	2023E	2024E
Intangible assets	0.5 %	0.4 %	0.4 %	0.4 %	0.4 %	0.4 %	0.4 %
Investment properties	82.7 %	89.1 %	87.8 %	84.0 %	84.5 %	84.3 %	86.6 %
Development assets	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %
Property, plant and equipment	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %
Financial assets	0.3 %	1.2 %	1.1 %	6.1 %	6.5 %	6.2 %	6.2 %
Other non-current assets	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %
Deferred taxes	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	n/a
FIXED ASSETS	83.5 %	90.7 %	89.3 %	90.5 %	91.4 %	91.0 %	93.2 %
Properties held for sale	0.9 %	1.0 %	1.9 %	0.0 %	0.0 %	0.0 %	0.0 %
Inventories	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %
Accounts receivable	1.6 %	2.2 %	2.1 %	0.9 %	1.1 %	1.1 %	1.1 %
Other current assets	1.8 %	2.3 %	2.6 %	1.3 %	1.5 %	1.4 %	1.1 %
Liquid assets	13.8 %	6.1 %	6.3 %	8.2 %	7.1 %	7.6 %	5.4 %
CURRENT ASSETS	16.5 %	9.3 %	10.7 %	9.5 %	8.6 %	9.0 %	6.8 %
TOTAL ASSETS	100.0 %	100.0 %	100.0 %	100.0 %	100.0 %	100.0 %	100.0 %
Subscribed capital	7.8 %	6.4 %	6.5 %	6.2 %	6.2 %	6.0 %	5.9 %
Surplus capital	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %
Additional paid-in capital	26.7 %	25.6 %	27.3 %	22.6 %	24.2 %	24.9 %	26.6 %
Net profit/loss	4.5 %	4.5 %	0.5 %	3.4 %	2.0 %	2.4 %	2.6 %
SHAREHOLDERS' EQUITY	39.0 %	36.6 %	34.3 %	32.2 %	32.4 %	33.3 %	35.1 %
MINORITY INTEREST	3.2 %	2.8 %	2.5 %	2.5 %	2.5 %	2.4 %	2.4 %
PROVISIONS AND ACCRUED LIABILITIES	0.3 %	0.3 %	0.3 %	0.5 %	0.6 %	0.6 %	0.6 %
short-term liabilities to banks	2.2 %	4.1 %	0.8 %	0.9 %	1.2 %	43.5 %	3.1 %
Bonds (long-term)	26.2 %	35.2 %	36.4 %	38.3 %	37.9 %	38.1 %	36.6 %
long-term liabilities to banks	17.8 %	8.8 %	13.9 %	13.0 %	12.8 %	neg.	10.1 %
other interest-bearing liabilities	0.0 %	2.2 %	1.2 %	1.4 %	1.5 %	1.4 %	1.4 %
Interest-bearing liabilities	46.2 %	50.3 %	52.2 %	53.6 %	53.4 %	53.0 %	51.4 %
Accounts payable	1.4 %	0.6 %	0.7 %	0.6 %	0.6 %	0.6 %	0.6 %
Current liabilities	6.8 %	5.4 %	6.3 %	6.1 %	6.1 %	5.9 %	5.8 %
Deferred income	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %
Deferred taxes	4.5 %	4.5 %	4.4 %	5.0 %	5.0 %	4.8 %	4.8 %
LIABILITIES	57.5 %	60.3 %	62.9 %	64.7 %	64.5 %	63.7 %	61.9 %
TOTAL LIABILITIES AND SHAREHOLDERS' EQUITY	100.0 %	100.0 %	100.0 %	100.0 %	100.0 %	100.0 %	100.0 %

Source: Company data, Hauck Aufhäuser Investment Banking

Cash flow statement (EUR m)	2018	2019	2020	2021	2022E	2023E	2024E
Net profit	88.8	97.9	6.5	80.8	39.7	51.3	56.4
Other recurrent / non-recurrent items	-55.6	-44.7	-15.7	-89.6	-27.6	-15.0	-19.9
Increase/decrease in working capital	5.7	-7.3	-14.9	6.3	-4.0	5.0	5.2
Cash flow from operating activities	38.9	45.8	-24.1	-2.4	8.1	41.3	41.8
CAPEX	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Payments for acquisitions	-24.7	-213.3	-65.4	-24.7	-50.0	-100.0	-100.0
Financial investments	0.0	-71.3	-0.1	-78.6	0.0	0.0	0.0
Income from asset disposals	0.6	31.4	100.5	103.1	50.0	50.0	50.0
Cash flow from investing activities	-24.0	-253.2	35.0	-0.2	0.0	-50.0	-50.0
Increase/decrease in debt position	-43.9	164.0	20.1	58.8	-11.9	38.0	-19.5
Dividends paid	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Purchase of own shares	0.0	0.0	-9.0	-1.2	0.0	0.0	0.0
Capital measures	171.6	0.0	0.0	0.0	0.0	0.0	0.0
Others	-25.9	-44.9	-22.5	-16.9	-14.8	-15.8	-15.0
Cash flow from financing activities	101.7	119.1	-11.4	40.7	-26.7	22.2	-34.5
Cash flow from operating activities	94.4	90.6	-8.4	87.1	35.7	56.3	61.6
Cash flow after maintenance capex	88.8	97.9	6.5	80.8	39.7	51.3	56.4
Cash flow before financing	64.2	361.9	141.9	204.0	108.1	191.3	191.8
Increase/decrease in liquid assets	165.9	480.9	148.4	247.1	81.4	213.4	157.3

Source: Company data, Hauck Aufhäuser Investment Banking

Key ratios (EUR m)	2018	2019	2020	2021	2022E	2023E	2024E
Return on equity							
Net profit / Y/E equity	-5.9 %	-1.2 %	5.5 %	1.8 %	4.7 %	6.0 %	6.3 %
Recurring net profit / Y/E equity	4.3 %	5.6 %	7.2 %	7.3 %	6.7 %	8.0 %	8.2 %
Net profit / avg. equity	-5.9 %	-1.2 %	5.5 %	1.8 %	4.7 %	6.0 %	6.3 %
Recurring net profit / avg. equity	4.3 %	5.6 %	7.2 %	7.3 %	6.7 %	8.0 %	8.2 %
Security							
Net debt	446.1	742.2	746.8	775.4	786.4	803.2	821.6
Debt / equity	118.3 %	137.7 %	152.1 %	166.7 %	164.9 %	159.3 %	146.3 %
Net gearing	82.9 %	121.0 %	133.8 %	141.2 %	142.9 %	136.4 %	130.9 %
Interest cover	1.3	1.4	2.6	3.0	2.9	3.5	3.3
EBITDA / interest paid	4.9	3.1	1.8	5.8	3.4	4.0	3.8
Dividend payout ratio	0 %	169 %	164 %	82 %	70 %	70 %	70 %
Dividend cover	n/a	0.6	0.6	1.2	1.4	1.4	1.4
Loan-to-value (LTV)	50.4 %	46.9 %	51.5 %	50.5 %	50.8 %	50.1 %	53.0 %
Return on Net Asset Value	5.9 %	5.0 %	6.5 %	6.3 %	n/a	n/a	n/a
Liquidity							
Current ratio	1.2	0.6	0.8	0.7	0.6	0.2	0.5
Acid test ratio	1.2	0.6	0.8	0.7	0.6	0.2	0.5
Valuation metrics							
FFO	23.4	34.5	40.4	39.8	37.0	47.3	51.7
FFO per share	0.32	0.32	0.38	0.38	0.35	0.45	0.49
NAV	595.2	684.1	613.7	630.5	622.1	660.6	699.7
NAV per share	5.52	6.35	5.80	5.96	5.88	6.25	6.62
NNNAV	0.0	0.0	0.0	0.0	0.0	0.0	0.0
NNNAV per share	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Source: Company data, Hauck Aufhäuser Investment Banking

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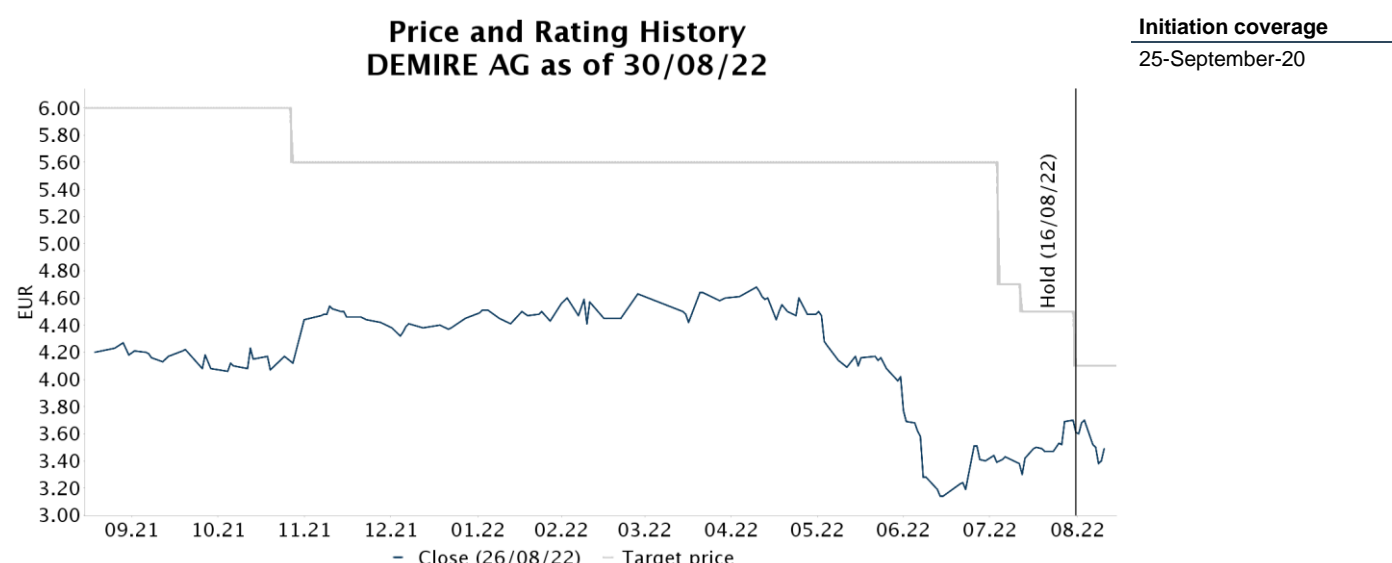
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Company	Disclosure
DEMIRE AG	2, 8

Historical target price and rating changes for DEMIRE AG in the last 12 months



Company	Date	Analyst	Rating	Target price	Close
DEMIRE AG	16.05.2022	Sennewald, Philipp	Buy	EUR 5.60	EUR 4.48
	18.03.2022	Sennewald, Philipp	Buy	EUR 5.60	EUR 4.63
	19.01.2022	Sennewald, Philipp	Buy	EUR 5.60	EUR 4.51
	12.11.2021	Sennewald, Philipp	Buy	EUR 5.60	EUR 4.12

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Hold	18.90 %	3.45 %

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