

Buy (old: Buy)

12.05.2023

EUR 2.50 (old: EUR 2.50)

No major surprises in Q1 // Guidance confirmed

Yesterday, DEMIRE released a solid set of Q1 results, showing an increase in rental income but also a lower FFO I. Here are the key takeaways:

Q1 rental income increased by 7.4% yoy to € 20.8m (eNuW: € 20.4m) despite a smaller portfolio compared to last year. The main reason for the higher rental income is the high share of indexed rental contracts (c. 70%) which led to a like-for-like rent increase of 8.8%. However, the net operating income margin decreased by 3pp to 78% (eNuW: 77%) mainly caused by higher operating expenses in relation to energy costs.

Contrary to rental income, **FFO I decreased by 12.5% yoy to € 9.2m**, but was still ahead of our estimate of € 8.7m. The decline is mainly caused by one-off impairments for rent free periods in relation to the contract termination of Galeria Karstadt Kaufhof to the tune of € 2m.

Based on this, **management confirmed the FY '23e guidance** of € 71-73m rental income, € 30-32 FFO I and an LTV of <45%. This is reasonable in our view, as the disposals of the Ulm asset and the LogPark in Leipzig are expected soon, which should lead to a lower rental income in the coming quarters but also to a lower LTV (47% pro forma ex disposals). While our rental income estimate is in line with the guidance (eNuW: € 72.9m), we even see upside to the FFO outlook (eNuW: € 32.8m), as we expect a continuously strong operating performance. In order to achieve the LTV target, the **company need to dispose additional properties worth € 125m** (eNuW) throughout the year.

Apart from that, the 2024 refinancing wall remains the main topic at DEMIRE: Management should already be in negotiations with banks for mortgage funding, in order to shore up liquidity. Moreover, the company is expected to repurchase further tranches of its senior notes due in October 2024, after it already bought back € 101m, reducing the outstanding nominal to € 499m.

Although general headwinds in the real estate sector remain, the stock continues to look heavily mispriced trading on a 63% discount to the current EPRA NAV.

BUY, with an **unchanged PT of € 2.50** based on NAV and DDM.

Share Performance



High/low 52 weeks (€)	4.50 / 1.88
3m rel. performance	-30.0%
6m rel. performance	-20.3%
12m rel. performance	-62.4%

Market data

Share price (in €)	1.91
Market cap (in € m)	219.9
Number of shares (in m pcs)	107.8
Enterprise value (in € m)	728.1
Ø trading volume (6 months)	7,522

Identifier

Bloomberg	DMRE GR
Reuters	DMRE
WKN	A0XFSF
ISIN	DE000A0XFSF0

Key shareholders

Apollo	58.6%
Wecken Group	32.1%
Treasury Shares	2.1%
Free Float	7.2%

Estimates changes

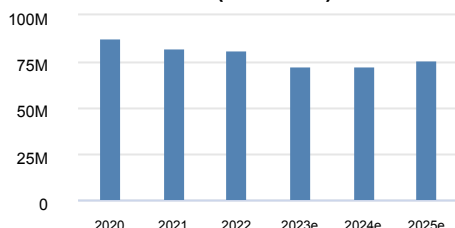
	2023e	2024e	2025e
Net rents	0%	0%	0%
FFO	0%	0%	0%
EPS	0%	0%	0%

Comment on changes

Y/E 31.12 (EUR)	2020	2021	2022	2023e	2024e	2025e
Net rental income	87.5	82.3	81.1	72.9	72.8	76.5
Rental income growth	6.5%	-3.9%	-27.1%	-14.8%	24.8%	5.0%
FFO	40.4	39.8	41.8	32.8	39.8	41.8
Net profit	9.2	61.6	-71.5	4.2	14.4	32.7
EPS	0.08	0.55	-0.62	0.04	0.13	0.31
FFO yield	18.5%	18.5%	19.4%	15.2%	3.8%	19.4%
FFO margin	46.1%	48.4%	51.5%	44.9%	54.7%	54.6%
NTA per share	5.8	6.0	5.0	5.1	5.3	-1.0
Dividend yield	30.4%	15.2%	0.0%	3.0%	3.7%	3.9%
P/NTA premium/discount	-64.8%	-65.8%	-59.1%	-59.6%	-61.5%	-304.0%
P/FFO	5.4	5.4	5.2	6.6	26.4	5.2
Loan-to-value (LTV)	51.5%	50.8%	55.4%	45.4%	43.2%	45.5%
Implied yield	7.1%	6.6%	8.0%	10.0%	11.3%	11.1%

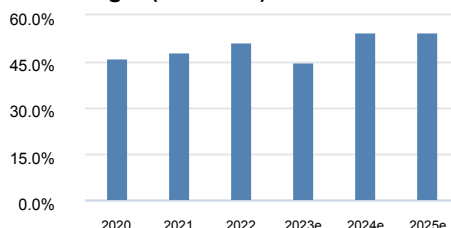
Source: Company data, NuWays, Close price as of 11.05.2023

Net rental income (2020-25e)



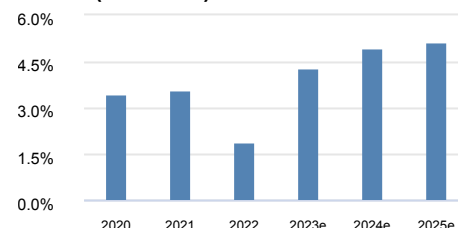
Source: NuWays Research

FFO margin (2020-25e)



Source: NuWays Research

ROCE (2020-25e)



Source: NuWays Research

Company description

DEMIRE is a German real estate company specializing in promising commercial real estate located in larger cities and their adjacent metropolitan areas. Properties are predominantly used as offices, but hotel, retails and logistics properties complement Demire's offering.

Guidance

- Rental Income: € 71-73m
- FFO: € 30-32m
- LTV: <45%

Financials

Profit and loss (EUR m)	2020	2021	2022	2023e	2024e	2025e
Net rental income	87.5	82.3	81.1	72.9	72.8	76.5
Direct property expenses	38.6	35.4	46.8	43.8	36.4	38.2
Net operating income	48.9	47.0	34.2	29.2	36.4	38.2
Earnings from property disposals	-1.0	1.4	-8.2	1.0	1.0	0.0
Earnings from project developments	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.
Other operating income	22.8	22.5	28.9	33.6	29.9	32.7
Total revenues	109.3	106.2	101.8	107.5	103.7	109.1
Revaluation result from investment properties (net)	-22.1	48.8	-98.9	-36.9	-18.6	0.0
Total income	87.1	155.0	2.9	70.6	85.1	109.1
Administrative expenses	6.8	4.7	4.1	-3.8	2.7	5.4
Personnel expenses	0.0	0.0	0.0	0.0	0.0	0.0
Other operating expenses	1.4	2.0	16.8	9.0	3.0	3.0
Total operating expenses	14.7	13.2	27.5	11.7	12.3	14.9
EBITDA	33.8	106.4	-71.4	15.1	36.4	55.9
EBITDA excl revaluation result (net)	55.9	57.6	27.5	52.0	55.0	55.9
Depreciation	0.0	0.0	0.0	0.0	0.0	0.0
EBITA	33.8	106.4	-71.4	15.1	36.4	55.9
EBITA excl revaluation result (net)	55.9	57.6	27.5	52.0	55.0	55.9
Amortisation of goodwill	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
Impairment charges	6.2	3.5	1.5	1.0	1.0	1.0
EBIT (incl revaluation net)	27.7	103.0	-72.9	14.1	35.4	54.9
EBIT (excl revaluation net)	49.8	54.2	26.0	51.0	54.0	54.9
Interest income	1.3	3.2	18.4	7.0	7.0	7.0
Interest expenses	19.1	18.3	19.3	17.6	21.3	22.6
Depreciation of financial investment	0.0	0.0	0.0	0.0	0.0	0.0
Investment income	-3.4	-7.0	0.5	0.0	-4.8	-4.8
Financial result	-21.2	-22.1	-0.4	-10.6	-19.1	-20.4
Earnings before taxes	6.5	80.8	-73.3	3.5	16.3	34.5
Earnings before taxes (excl revaluation result)	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
Taxes	0.7	6.7	6.8	-0.5	1.3	0.1
Net income from continuing operations (incl reval. result)	9.2	61.6	-71.5	4.2	14.4	32.7
Net income from continuing operations (excl reval. result)	31.3	12.8	27.4	41.1	33.1	32.7
Income from discontinued operations (net of tax)	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
Cumulative effect of accounting changes (net of tax)	0.0	0.0	0.0	0.0	0.0	0.0
Net income (incl revaluation result net)	9.2	61.6	-71.5	4.2	14.4	32.7
Net income (excl revaluation result net)	31.3	12.8	27.4	41.1	33.1	32.7
Minority interest	0.7	3.1	-5.8	-0.0	0.4	0.0
Net income (net of minority interest, incl reval. result)	8.5	58.5	-65.7	4.3	14.0	32.7
Net income (net of minority interest, excl reval. result)	30.6	9.7	33.1	41.2	32.6	32.7
Funds from operations (FFO)	40.4	39.8	41.8	32.8	39.8	41.8

Profit and loss (common size)	2020	2021	2022	2023e	2024e	2025e
Net rental income	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Direct property expenses	44.1%	42.9%	57.8%	60.0%	50.0%	50.0%
Net operating income	55.9%	57.1%	42.2%	40.0%	50.0%	50.0%
Earnings from property disposals	neg.	1.8%	neg.	1.4%	1.4%	0.0%
Earnings from projects developments	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.
Other operating income	26.1%	27.3%	35.6%	46.1%	41.1%	42.7%
Total revenues	124.9%	129.1%	125.5%	147.5%	142.5%	142.7%
Revaluation result from investment properties (net)	neg.	59.2%	neg.	neg.	neg.	0.0%
Total income	99.6%	188.3%	3.6%	96.8%	116.9%	142.7%
Administrative expenses	7.8%	5.7%	5.1%	neg.	3.8%	7.0%
Personnel expenses	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Other operating income	26.1%	27.3%	35.6%	46.1%	41.1%	42.7%
Total operating expenses	16.8%	16.1%	33.9%	16.1%	16.9%	19.5%
EBITDA	38.6%	129.3%	neg.	20.7%	50.0%	73.2%
EBITDA excl revaluation result (net)	63.9%	70.0%	33.9%	71.4%	75.6%	73.2%
Depreciation	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
EBITA	38.6%	129.3%	neg.	20.7%	50.0%	73.2%
EBITA excl revaluation (net)	63.9%	70.0%	33.9%	71.4%	75.6%	73.2%

Profit and loss (common size)	2020	2021	2022	2023e	2024e	2025e
Amortisation of goodwill	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%
Impairment charges	7.0%	4.2%	1.9%	1.4%	1.4%	1.3%
EBIT (incl revaluation net)	31.6%	125.1%	neg.	19.4%	48.6%	71.9%
EBIT (excl revaluation net)	56.9%	65.8%	32.0%	70.0%	74.2%	71.9%
Interest income	1.5%	3.8%	22.7%	9.6%	9.6%	9.2%
Interest expenses	21.8%	22.3%	23.8%	24.1%	29.3%	29.6%
Depreciation of financial investment	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Investment income	neg.	neg.	0.6%	0.0%	neg.	neg.
Financial result	neg.	neg.	neg.	neg.	neg.	neg.
Earnings before taxes (incl revaluation result)	7.4%	98.2%	neg.	4.9%	22.4%	45.1%
Earnings before taxes (excl revaluation result)	32.7%	38.9%	31.5%	55.5%	48.0%	45.1%
Taxes	neg.	23.4%	neg.	neg.	2.5%	2.4%
Net income from continuing operations (incl reval. result)	10.5%	74.8%	neg.	5.8%	19.8%	42.7%
Net income from continuing operations (excl reval. result)	35.8%	15.6%	33.8%	56.4%	45.4%	42.7%
Income from discontinued operations (net of tax)	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%
Cumulative effect of accounting changes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Net income (incl revaluation result net)	10.5%	74.8%	neg.	5.8%	19.8%	42.7%
Net income (excl revaluation result net)	35.8%	15.6%	33.8%	56.4%	45.4%	42.7%
Minority interest	0.8%	3.8%	neg.	neg.	0.6%	0.0%
Net income (net of minority interest, incl reval. result)	9.7%	71.1%	neg.	5.8%	19.2%	42.7%
Net income (net of minority interest, excl reval. result)	35.8%	15.6%	33.8%	56.4%	45.4%	42.7%
Funds from operations (FFO)	46.1%	48.4%	51.5%	44.9%	54.7%	54.6%

Source: Company data, NuWays

Balance sheet (EUR m)	2020	2021	2022	2023e	2024e	2025e
Intangible assets	6.9	6.8	0.0	0.0	0.0	0.0
Investment properties	1,426.3	1,433.1	1,231.1	931.5	847.1	955.6
Property, plant and equipment	0.3	0.2	0.2	0.2	0.2	0.2
Financial assets	8.2	91.8	87.9	87.9	87.9	87.9
Other non-current assets	9.5	11.9	6.7	6.7	6.7	6.7
Deferred taxes	-3.4	12.6	-8.6	-0.2	0.6	1.7
FIXED ASSETS	1,451.1	1,543.8	1,325.8	1,026.3	941.9	1,050.4
Properties held for sale	31.0	0.0	121.0	100.0	50.0	0.0
Accounts receivable	7.3	8.7	13.8	10.0	9.0	8.4
Other current assets	34.2	13.5	12.2	12.2	12.2	12.2
Liquid assets	101.6	139.6	57.4	206.5	243.1	163.6
CURRENT ASSETS	174.2	161.8	211.0	328.7	314.4	184.3
TOTAL ASSETS	1,625.3	1,705.6	1,536.9	1,354.9	1,256.3	1,234.7
Subscribed capital	105.8	105.5	105.5	105.5	105.5	105.5
Surplus capital	0.0	0.0	0.0	0.0	0.0	0.0
Additional paid-in capital	443.7	385.0	410.5	302.3	239.1	227.4
Net profit/loss	8.5	58.5	-65.7	4.3	14.0	32.7
SHAREHOLDER'S EQUITY	558.0	549.0	450.2	412.1	358.6	365.5
MINORITY INTEREST	40.1	43.3	36.5	38.3	40.2	42.2
PROVISIONS AND ACCRUED LIABILITIES	7.1	12.7	16.1	16.1	16.1	16.1
short-term liabilities to banks	12.4	16.1	15.6	96.1	60.0	30.0
Bonds (long-term)	592.0	594.0	546.4	550.0	100.0	100.0
long-term liabilities to banks	225.3	280.4	267.0	44.2	484.2	484.2
other interest-bearing liabilities	18.7	24.5	26.6	24.5	24.5	24.5
Interest-bearing liabilities	848.4	915.0	855.7	714.7	668.6	638.6
Accounts payable	10.7	10.6	16.6	12.0	11.0	10.5
Current liabilities	99.7	100.9	102.3	97.7	96.7	96.2
Deferred income	0.0	0.0	0.0	0.0	0.0	0.0
Deferred taxes	72.1	84.7	76.0	76.0	76.0	76.0
LIABILITIES	1,020.2	1,100.6	1,034.0	888.5	841.4	810.9
TOTAL LIABILITIES AND SHAREHOLDER'S EQUITY	1,625.3	1,705.6	1,536.9	1,354.9	1,256.3	1,234.7

Balance sheet (common size)	2020	2021	2022	2023e	2024e	2025e
Intangible assets	0.4%	0.4%	0.0%	0.0%	0.0%	0.0%
Investment properties	87.8%	84.0%	80.1%	68.7%	67.4%	77.4%
Property, plant and equipment	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Financial assets	0.5%	5.4%	5.7%	6.5%	7.0%	7.1%
Other non-current assets	0.6%	0.7%	0.4%	0.5%	0.5%	0.5%
Deferred taxes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
FIXED ASSETS	89.3%	90.5%	86.3%	75.7%	75.0%	85.1%
Properties held for sale	1.9%	0.0%	7.9%	7.4%	4.0%	0.0%
Accounts receivable	0.5%	0.5%	0.9%	0.7%	0.7%	0.7%
Other current assets	2.1%	0.8%	0.8%	0.9%	1.0%	1.0%
Liquid assets	6.3%	8.2%	3.7%	15.2%	19.4%	13.3%
CURRENT ASSETS	10.7%	9.5%	13.7%	24.3%	25.0%	14.9%
TOTAL ASSETS	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Subscribed capital	6.5%	6.2%	6.9%	7.8%	8.4%	8.5%
Surplus capital	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Additional paid-in capital	27.3%	22.6%	26.7%	22.3%	19.0%	18.4%
Net profit/loss	0.5%	3.4%	-4.3%	0.3%	1.1%	2.6%
SHAREHOLDERS EQUITY	34.3%	32.2%	29.3%	30.4%	28.5%	29.6%
MINORITY INTEREST	2.5%	2.5%	2.4%	2.8%	3.2%	3.4%
PROVISIONS FOR PENSIONS AND SIMILIAR OBLIGATIONS	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
short-term liabilities to banks	0.8%	0.9%	1.0%	7.1%	4.8%	2.4%
Bonds (long-term)	36.4%	34.8%	35.6%	40.6%	8.0%	8.1%
long-term liabilities to banks	13.9%	16.4%	17.4%	3.3%	38.5%	39.2%
other interest-bearing liability	1.2%	1.4%	1.7%	1.8%	1.9%	2.0%
Interest-bearing liabilities	52.2%	53.6%	55.7%	52.7%	53.2%	51.7%
Accounts payable	0.7%	0.6%	1.1%	0.9%	0.9%	0.8%
Current liabilities	6.1%	5.9%	6.7%	7.2%	7.7%	7.8%
Deferred income	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Deferred taxes	4.4%	5.0%	4.9%	5.6%	6.1%	6.2%
LIABILITIES	62.8%	64.5%	67.3%	65.6%	67.0%	65.7%
TOTAL LIABILITIES AND SHAREHOLDERS EQUITY	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Source: Company data, NuWays

Cash flow statement (EUR m)	2020	2021	2022	2023e	2024e	2025e
Net profit	6.5	80.8	-73.3	3.5	16.3	34.5
Other recurrent / non-recurrent items	45.3	-20.9	119.7	37.4	20.1	-4.1
Increase/decrease in working capital	-15.7	5.3	1.6	-0.8	-0.0	0.1
Cash flow from operating activities	36.0	65.2	48.0	40.1	36.4	30.5
CAPEX	0.0	0.0	0.0	0.0	0.0	0.0
Payment for acquisitions	-65.4	-24.7	-32.4	-25.0	-25.0	-100.0
Financial investments	-0.1	-78.6	1.5	0.0	0.0	0.0
Income from asset disposals	100.5	103.1	4.5	300.0	100.0	0.0
Cash flow from investing activities	35.0	-0.2	-26.3	275.0	75.0	-100.0
Increase/decrease in debt position	20.1	58.8	-51.2	-141.4	-46.1	-10.0
Dividends paid	-60.1	-67.7	-35.4	-8.4	-6.6	0.0
Purchase of own shares	-9.0	-1.2	0.0	0.0	0.0	0.0
Capital measures	0.0	0.0	0.0	0.0	0.0	0.0
Others	-22.5	-16.9	-17.3	-16.4	-22.1	0.0
Cash flow from financing activities	-71.5	-27.0	-103.9	-166.1	-74.8	-10.0
Cash flow from operating activities	36.0	65.2	48.0	40.1	36.4	30.5
Cash flow after maintenance capex	6.5	80.8	-73.3	3.5	16.3	34.5
Cash flow before financing	262.1	339.4	118.8	373.5	168.0	130.5
Increase/decrease in liquid assets	268.6	382.4	50.3	215.8	99.8	120.5
Key ratios (EUR m)	2020	2021	2022	2023e	2024e	2025e
Return on Equity						
Net profit / Y/E equity	5.5%	1.8%	7.4%	10.0%	9.1%	8.9%
Recurring net profit / Y/E equity	7.2%	7.3%	9.3%	8.0%	11.1%	11.4%
Net profit / avg. equity	5.5%	1.8%	7.4%	10.0%	9.1%	8.9%
Recurring net profit / avg. equity	7.2%	7.3%	9.3%	8.0%	11.1%	11.4%
Security						
Net debt	746.8	775.4	798.2	508.2	425.5	475.0
Debt / equity	152.1%	166.7%	190.1%	173.4%	186.5%	174.7%
Net gearing	133.8%	141.2%	177.3%	123.3%	118.7%	129.9%
Interest cover	2.6	3.0	1.3	2.9	2.5	2.4
EBIDTA / interest paid	1.8	5.8	-3.7	0.9	1.7	2.5
Dividend payout ratio	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
Dividend cover	0.6	1.2	n.a.	5.0	5.0	5.0
Loan-to-value (LTV)	51.5%	50.8%	55.4%	45.4%	43.2%	45.5%
Return on Net Asset Value	6.5%	6.3%	7.9%	6.1%	7.1%	-39.6%
Liquidity						
Current ratio	0.9	0.7	1.0	1.1	1.2	0.8
Acid test ratio	0.9	0.7	1.0	1.1	1.2	0.8
Valuation metrics						
FFO	40.4	39.8	41.8	32.8	39.8	41.8
FFO per share	0.38	0.38	0.40	0.31	0.38	0.40
NTA per share	5.8	6.0	5.0	5.1	5.3	-1.0

Source: Company data, NuWays

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Company	Disclosures
DEMIRE AG	2

Historical target price and rating changes for DEMIRE AG

Company	Date	Analyst	Rating	Target Price	Close
DEMIRE AG	21.04.2023	Sennewald, Philipp	Buy	EUR 2.50	EUR 2.04
	02.12.2022	Sennewald, Philipp	Hold	EUR 2.80	EUR 2.38

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According to Article 4(1) No. i of the delegated regulation 2016/958 supplementing regulation 596/2014 of the European Parliament, further information regarding investment recommendations of the last 12 months are published under:

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