

**Buy** (old: Buy)

24.02.2025

**EUR 1.50** (old: EUR 1.50)

### What's ahead in FY25e after successful refinancing? Chg.

**Topic:** Following the successful refinancing of DEMIRE's € 600m corporate bond (€ 499m outstanding notional) in Q4'24, we take a look at the company's prospects for FY25e and beyond.

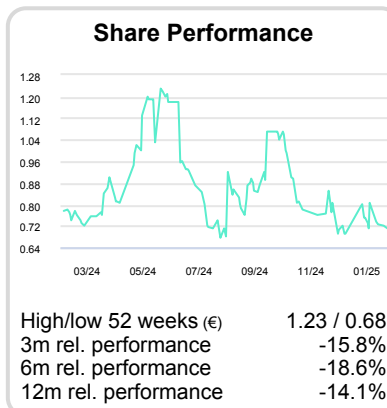
Mind you, that the bond was extended until YE'27 with an increased cash coupon of 5% as well as a 3% PIK coupon in 2027. Moreover, the refinancing framework obliges DEMIRE to reduce the outstanding notional, which stands at € 253m following a tender for € 50m at par and a tender for € 196m at 76.25%, by another € 50m in FY25e and '26e respectively. Otherwise, the company would have to pay a penalty fee of 3% in FY25e and 2% in FY26e.

We hence expect management to **dispose further assets** in the course of the year (eNuW: € 89m GAV) as well as next year (eNuW: € 43m GAV). In our view the company is likely going to sell several smaller to mid-sized assets (eNuW: € 10-40m GAV each) at a maximum discount of 5%. The latter should hereby be seen as conservative given easing market conditions in the real estate sector, hence providing a certain upside to our estimates.

As a result of the ongoing disposals, we expect rental income to reduce to € 56.0m in FY25e and € 52.3m in FY26e. Besides the reduced asset base, the high share of CPI-linked rental contracts is seen to have a positive effect while the increasing number of insolvencies and thus a higher vacancy will have the opposite effect. On the bottom line, FFO is seen to come down to € 17.1m this year and € 16.1m in the following driven by the same effects.

On a positive note, the targeted CapEx measures are set to improve the attractiveness of the portfolio to tenants, potentially improving WAULT and vacancy. Moreover, the company currently has no incremental financing needs thanks to the refinancing and operating cash generation.

Against this backdrop, current valuation remains undemanding as the stock is trading on a 76% discount to its NAV. We hence maintain our **BUY** recommendation with an unchanged **PT of € 1.50** based on our NAV model.



#### Market data

Share price (in €)	0.71
Market cap (in € m)	86.2
Number of shares (in m pcs)	0.0
Enterprise value (in € m)	460.1
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

	2024e	2025e	2026e
Net rents	0%	0%	0%
FFO	0%	-9%	10%
EPS	0%	-9%	10%

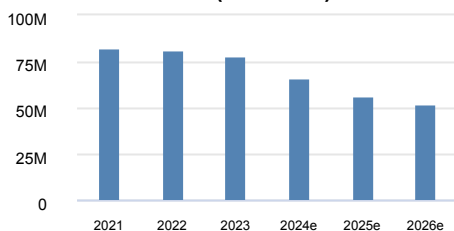
#### Comment on changes

- We finetuned our estimates for FY25e and FY26e

Y/E 31.12 (EUR)	2021	2022	2023	2024e	2025e	2026e
Net rental income	82.3	81.1	78.5	66.1	56.0	52.3
Rental income growth	-3.9%	-27.1%	6.6%	-22.4%	8.7%	-6.7%
FFO	39.8	44.6	36.7	28.4	17.1	16.1
Net profit	61.6	-71.5	-152.0	-65.8	2.4	18.8
EPS	0.55	-0.62	-1.39	-0.59	0.02	0.17
FFO yield	47.2%	52.8%	43.5%	33.7%	20.3%	19.1%
FFO margin	48.4%	55.0%	46.8%	43.0%	30.5%	30.8%
NTA per share	5.6	4.6	3.3	2.7	2.7	2.9
Dividend yield	38.7%	0.0%	0.0%	0.0%	4.1%	0.0%
P/NTA premium/discount	-85.6%	-82.5%	-75.5%	-69.8%	-70.2%	-72.1%
P/FFO	2.1	1.9	2.3	3.0	4.9	5.2
Loan-to-value (LTV)	50.8%	55.4%	59.6%	52.9%	47.8%	48.6%
Implied yield	6.6%	9.2%	10.0%	12.2%	12.2%	12.4%

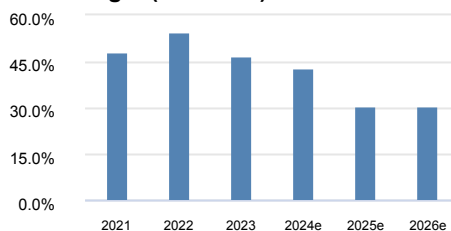
Source: Company data, NuWays, Close price as of 03.02.2025

#### Net rental income (2021-26e)



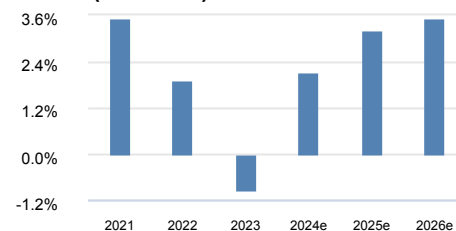
Source: NuWays Research

#### FFO margin (2021-26e)



Source: NuWays Research

#### ROCE (2021-26e)



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

- FY24 Rental Income: € 64-66m
- FY24 FFO: significantly lower than FY23

## Financials

Profit and loss (EUR m)	2021	2022	2023	2024e	2025e	2026e
<b>Net rental income</b>	<b>82.3</b>	<b>81.1</b>	<b>78.5</b>	<b>66.1</b>	<b>56.0</b>	<b>52.3</b>
Direct property expenses	35.4	46.8	42.0	37.8	25.2	23.5
<b>Net operating income</b>	<b>47.0</b>	<b>34.2</b>	<b>36.5</b>	<b>28.4</b>	<b>30.8</b>	<b>28.7</b>
Earnings from property disposals	1.4	-8.2	-14.3	-9.2	-4.9	-2.4
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	22.5	28.9	24.0	18.1	13.1	13.8
<b>Total revenues</b>	<b>106.2</b>	<b>101.8</b>	<b>88.2</b>	<b>75.0</b>	<b>64.2</b>	<b>63.7</b>
Revaluation result from investment properties (net)	48.8	-98.9	-176.8	-106.1	0.0	13.1
<b>Total income</b>	<b>155.0</b>	<b>2.9</b>	<b>-88.6</b>	<b>-31.1</b>	<b>64.2</b>	<b>76.8</b>
Administrative expenses	4.7	4.1	5.1	4.8	3.7	3.4
Personnel expenses	0.0	0.0	0.0	0.0	0.0	0.0
Other operating expenses	2.0	16.8	26.8	6.8	1.7	1.6
<b>Total operating expenses</b>	<b>13.2</b>	<b>27.5</b>	<b>38.5</b>	<b>18.1</b>	<b>11.8</b>	<b>11.2</b>
<b>EBITDA</b>	<b>106.4</b>	<b>-71.4</b>	<b>-169.0</b>	<b>-87.0</b>	<b>27.2</b>	<b>42.1</b>
<b>EBITDA excl revaluation result (net)</b>	<b>57.6</b>	<b>27.5</b>	<b>7.8</b>	<b>19.1</b>	<b>27.2</b>	<b>28.9</b>
Depreciation	0.0	0.0	0.0	0.0	0.0	0.0
<b>EBITA</b>	<b>106.4</b>	<b>-71.4</b>	<b>-169.0</b>	<b>-87.0</b>	<b>27.2</b>	<b>42.1</b>
<b>EBITA excl revaluation result (net)</b>	<b>57.6</b>	<b>27.5</b>	<b>7.8</b>	<b>19.1</b>	<b>27.2</b>	<b>28.9</b>
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	3.5	1.5	18.9	1.6	1.0	1.0
<b>EBIT (incl revaluation net)</b>	<b>103.0</b>	<b>-72.9</b>	<b>-187.9</b>	<b>-88.7</b>	<b>26.2</b>	<b>41.1</b>
<b>EBIT (excl revaluation net)</b>	<b>54.2</b>	<b>26.0</b>	<b>-11.1</b>	<b>17.4</b>	<b>26.2</b>	<b>27.9</b>
Interest income	3.2	18.4	22.5	43.6	1.2	2.5
Interest expenses	18.3	19.3	17.1	17.5	20.3	16.7
Depreciation of financial investment	0.0	0.0	0.0	0.0	0.0	0.0
Investment income	-7.0	0.5	5.1	-4.4	-4.8	-4.8
<b>Financial result</b>	<b>-22.1</b>	<b>-0.4</b>	<b>10.5</b>	<b>21.6</b>	<b>-23.9</b>	<b>-19.0</b>
<b>Earnings before taxes</b>	<b>80.8</b>	<b>-73.3</b>	<b>-177.5</b>	<b>-67.1</b>	<b>2.4</b>	<b>22.1</b>
<b>Earnings before taxes (excl revaluation result)</b>	<b>n.a.</b>	<b>n.a.</b>	<b>n.a.</b>	<b>n.a.</b>	<b>n.a.</b>	<b>n.a.</b>
Taxes	6.7	6.8	12.6	3.6	0.0	3.3
<b>Net income from continuing operations (incl reval. result)</b>	<b>61.6</b>	<b>-71.5</b>	<b>-152.0</b>	<b>-65.8</b>	<b>2.4</b>	<b>18.8</b>
<b>Net income from continuing operations (excl reval. result)</b>	<b>12.8</b>	<b>27.4</b>	<b>24.8</b>	<b>40.3</b>	<b>2.4</b>	<b>5.6</b>
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
<b>Net income (incl revaluation result net)</b>	<b>61.6</b>	<b>-71.5</b>	<b>-152.0</b>	<b>-65.8</b>	<b>2.4</b>	<b>18.8</b>
<b>Net income (excl revaluation result net)</b>	<b>12.8</b>	<b>27.4</b>	<b>24.8</b>	<b>40.3</b>	<b>2.4</b>	<b>5.6</b>
Minority interest	3.1	-5.8	-4.8	-3.3	0.1	0.9
<b>Net income (net of minority interest, incl reval. result)</b>	<b>58.5</b>	<b>-65.7</b>	<b>-147.2</b>	<b>-62.6</b>	<b>2.3</b>	<b>17.8</b>
<b>Net income (net of minority interest, excl reval. result)</b>	<b>9.7</b>	<b>33.1</b>	<b>29.6</b>	<b>43.6</b>	<b>2.3</b>	<b>4.7</b>
Funds from operations (FFO)	39.8	44.6	36.7	28.4	17.1	16.1

Profit and loss (common size)	2021	2022	2023	2024e	2025e	2026e
<b>Net rental income</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>
Direct property expenses	42.9%	57.8%	53.5%	57.1%	45.0%	45.0%
<b>Net operating income</b>	<b>57.1%</b>	<b>42.2%</b>	<b>46.5%</b>	<b>42.9%</b>	<b>55.0%</b>	<b>55.0%</b>
Earnings from property disposals	1.8%	neg.	neg.	neg.	neg.	neg.
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	27.3%	35.6%	30.6%	27.3%	23.4%	26.4%
<b>Total revenues</b>	<b>129.1%</b>	<b>125.5%</b>	<b>112.4%</b>	<b>113.4%</b>	<b>114.6%</b>	<b>121.9%</b>
Revaluation result from investment properties (net)	59.2%	neg.	neg.	neg.	0.0%	25.2%
<b>Total income</b>	<b>188.3%</b>	<b>3.6%</b>	<b>neg.</b>	<b>neg.</b>	<b>114.6%</b>	<b>147.0%</b>
Administrative expenses	5.7%	5.1%	6.5%	7.3%	6.5%	6.4%
Personnel expenses	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Other operating income	27.3%	35.6%	30.6%	27.3%	23.4%	26.4%
<b>Total operating expenses</b>	<b>16.1%</b>	<b>33.9%</b>	<b>49.0%</b>	<b>27.4%</b>	<b>21.0%</b>	<b>21.5%</b>
<b>EBITDA</b>	<b>129.3%</b>	<b>neg.</b>	<b>neg.</b>	<b>neg.</b>	<b>48.6%</b>	<b>80.5%</b>
<b>EBITDA excl revaluation result (net)</b>	<b>70.0%</b>	<b>33.9%</b>	<b>9.9%</b>	<b>28.8%</b>	<b>48.6%</b>	<b>55.4%</b>
Depreciation	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>EBITA</b>	<b>129.3%</b>	<b>neg.</b>	<b>neg.</b>	<b>neg.</b>	<b>48.6%</b>	<b>80.5%</b>
<b>EBITA excl revaluation (net)</b>	<b>70.0%</b>	<b>33.9%</b>	<b>9.9%</b>	<b>28.8%</b>	<b>48.6%</b>	<b>55.4%</b>

Profit and loss (common size)	2021	2022	2023	2024e	2025e	2026e
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	4.2%	1.9%	24.1%	2.5%	1.8%	1.9%
<b>EBIT (incl revaluation net)</b>	<b>125.1%</b>	<b>neg.</b>	<b>neg.</b>	<b>neg.</b>	<b>46.8%</b>	<b>78.6%</b>
<b>EBIT (excl revaluation net)</b>	<b>65.8%</b>	<b>32.0%</b>	<b>neg.</b>	<b>26.3%</b>	<b>46.8%</b>	<b>53.5%</b>
Interest income	3.8%	22.7%	28.7%	65.9%	2.2%	4.8%
Interest expenses	22.3%	23.8%	21.8%	26.5%	36.2%	32.0%
Depreciation of financial investment	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Investment income	neg.	0.6%	6.5%	neg.	neg.	neg.
<b>Financial result</b>	<b>neg.</b>	<b>neg.</b>	<b>13.4%</b>	<b>32.6%</b>	<b>neg.</b>	<b>neg.</b>
<b>Earnings before taxes (incl revaluation result)</b>	<b>98.2%</b>	<b>neg.</b>	<b>neg.</b>	<b>neg.</b>	<b>4.2%</b>	<b>42.2%</b>
<b>Earnings before taxes (excl revaluation result)</b>	<b>38.9%</b>	<b>31.5%</b>	<b>neg.</b>	<b>59.0%</b>	<b>4.2%</b>	<b>17.1%</b>
Taxes	23.4%	neg.	neg.	neg.	0.0%	6.3%
<b>Net income from continuing operations (incl reval. result)</b>	<b>74.8%</b>	<b>neg.</b>	<b>neg.</b>	<b>neg.</b>	<b>4.2%</b>	<b>35.9%</b>
<b>Net income from continuing operations (excl reval. result)</b>	<b>15.6%</b>	<b>33.8%</b>	<b>31.6%</b>	<b>60.9%</b>	<b>4.2%</b>	<b>10.7%</b>
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%
<b>Net income (incl revaluation result net)</b>	<b>74.8%</b>	<b>neg.</b>	<b>neg.</b>	<b>neg.</b>	<b>4.2%</b>	<b>35.9%</b>
<b>Net income (excl revaluation result net)</b>	<b>15.6%</b>	<b>33.8%</b>	<b>31.6%</b>	<b>60.9%</b>	<b>4.2%</b>	<b>10.7%</b>
Minority interest	3.8%	neg.	neg.	neg.	0.2%	1.8%
<b>Net income (net of minority interest, incl reval. result)</b>	<b>71.1%</b>	<b>neg.</b>	<b>neg.</b>	<b>neg.</b>	<b>4.0%</b>	<b>34.1%</b>
<b>Net income (net of minority interest, excl reval. result)</b>	<b>15.6%</b>	<b>33.8%</b>	<b>31.6%</b>	<b>60.9%</b>	<b>4.2%</b>	<b>10.7%</b>
Funds from operations (FFO)	48.4%	55.0%	46.8%	43.0%	30.5%	30.8%

Source: Company data, NuWays

Balance sheet (EUR m)	2021	2022	2023	2024e	2025e	2026e
Intangible assets	6.8	0.0	0.0	0.0	0.0	0.0
Investment properties	1,433.1	1,231.1	947.3	683.8	657.1	686.7
Property, plant and equipment	0.2	0.2	0.2	0.2	0.2	0.2
Financial assets	91.8	87.9	73.9	75.0	75.0	75.0
Other non-current assets	11.9	6.7	8.3	8.3	8.3	8.3
Deferred taxes	12.6	-8.6	-38.1	-4.8	0.0	0.0
<b>FIXED ASSETS</b>	<b>1,543.8</b>	<b>1,325.8</b>	<b>1,029.6</b>	<b>767.3</b>	<b>740.6</b>	<b>770.2</b>
Properties held for sale	0.0	121.0	149.1	100.0	50.0	0.0
Accounts receivable	8.7	13.8	14.2	11.8	10.0	9.3
Other current assets	13.5	12.2	14.7	15.0	15.0	15.0
Liquid assets	139.6	57.4	120.0	60.7	143.6	133.5
<b>CURRENT ASSETS</b>	<b>161.8</b>	<b>211.0</b>	<b>298.0</b>	<b>187.5</b>	<b>218.6</b>	<b>157.8</b>
<b>TOTAL ASSETS</b>	<b>1,705.6</b>	<b>1,536.9</b>	<b>1,327.5</b>	<b>954.8</b>	<b>959.2</b>	<b>928.0</b>
Subscribed capital	105.5	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	385.0	410.5	345.3	195.7	134.8	138.4
Net profit/loss	58.5	-65.7	-147.2	-62.6	2.3	17.8
<b>SHAREHOLDER'S EQUITY</b>	<b>549.0</b>	<b>450.2</b>	<b>303.6</b>	<b>238.7</b>	<b>242.6</b>	<b>261.8</b>
<b>MINORITY INTEREST</b>	<b>43.3</b>	<b>36.5</b>	<b>29.7</b>	<b>29.7</b>	<b>29.7</b>	<b>29.7</b>
<b>PROVISIONS AND ACCRUED LIABILITIES</b>	<b>12.7</b>	<b>16.1</b>	<b>26.9</b>	<b>26.9</b>	<b>26.9</b>	<b>26.9</b>
short-term liabilities to banks	16.1	15.6	120.3	30.0	30.0	30.0
Bonds (long-term)	594.0	546.4	499.0	255.1	155.1	105.1
long-term liabilities to banks	280.4	267.0	171.7	205.9	307.9	307.9
other interest-bearing liabilities	24.5	26.6	25.9	24.5	24.5	24.5
<b>Interest-bearing liabilities</b>	<b>915.0</b>	<b>855.7</b>	<b>817.0</b>	<b>515.5</b>	<b>517.5</b>	<b>467.5</b>
Accounts payable	10.6	16.6	10.0	9.1	7.7	7.2
<b>Current liabilities</b>	<b>100.9</b>	<b>102.3</b>	<b>112.4</b>	<b>109.1</b>	<b>107.7</b>	<b>107.2</b>
Deferred income	0.0	0.0	0.0	0.0	0.0	0.0
Deferred taxes	84.7	76.0	37.9	35.0	35.0	35.0
<b>LIABILITIES</b>	<b>1,100.6</b>	<b>1,034.0</b>	<b>967.4</b>	<b>659.5</b>	<b>660.1</b>	<b>609.6</b>
<b>TOTAL LIABILITIES AND SHAREHOLDER'S EQUITY</b>	<b>1,705.6</b>	<b>1,536.9</b>	<b>1,327.5</b>	<b>954.8</b>	<b>959.2</b>	<b>928.0</b>

Balance sheet (common size)	2021	2022	2023	2024e	2025e	2026e
Intangible assets	0.4%	0.0%	0.0%	0.0%	0.0%	0.0%
Investment properties	84.0%	80.1%	71.4%	71.6%	68.5%	74.0%
Property, plant and equipment	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Financial assets	5.4%	5.7%	5.6%	7.9%	7.8%	8.1%
Other non-current assets	0.7%	0.4%	0.6%	0.9%	0.9%	0.9%
Deferred taxes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>FIXED ASSETS</b>	<b>90.5%</b>	<b>86.3%</b>	<b>77.6%</b>	<b>80.4%</b>	<b>77.2%</b>	<b>83.0%</b>
Properties held for sale	0.0%	7.9%	11.2%	10.5%	5.2%	0.0%
Accounts receivable	0.5%	0.9%	1.1%	1.2%	1.0%	1.0%
Other current assets	0.8%	0.8%	1.1%	1.6%	1.6%	1.6%
Liquid assets	8.2%	3.7%	9.0%	6.4%	15.0%	14.4%
<b>CURRENT ASSETS</b>	<b>9.5%</b>	<b>13.7%</b>	<b>22.4%</b>	<b>19.6%</b>	<b>22.8%</b>	<b>17.0%</b>
<b>TOTAL ASSETS</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>
Subscribed capital	6.2%	6.9%	7.9%	11.1%	11.0%	11.4%
Surplus capital	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Additional paid-in capital	22.6%	26.7%	26.0%	20.5%	14.1%	14.9%
Net profit/loss	3.4%	-4.3%	-11.1%	-6.6%	0.2%	1.9%
<b>SHAREHOLDERS EQUITY</b>	<b>32.2%</b>	<b>29.3%</b>	<b>22.9%</b>	<b>25.0%</b>	<b>25.3%</b>	<b>28.2%</b>
<b>MINORITY INTEREST</b>	<b>2.5%</b>	<b>2.4%</b>	<b>2.2%</b>	<b>3.1%</b>	<b>3.1%</b>	<b>3.2%</b>
<b>PROVISIONS FOR PENSIONS AND SIMILIAR OBLIGATIONS</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
short-term liabilities to banks	0.9%	1.0%	9.1%	3.1%	3.1%	3.2%
Bonds (long-term)	34.8%	35.6%	37.6%	26.7%	16.2%	11.3%
long-term liabilities to banks	16.4%	17.4%	12.9%	21.6%	32.1%	33.2%
other interest-bearing liability	1.4%	1.7%	2.0%	2.6%	2.6%	2.6%
<b>Interest-bearing liabilities</b>	<b>53.6%</b>	<b>55.7%</b>	<b>61.5%</b>	<b>54.0%</b>	<b>53.9%</b>	<b>50.4%</b>
Accounts payable	0.6%	1.1%	0.8%	0.9%	0.8%	0.8%
<b>Current liabilities</b>	<b>5.9%</b>	<b>6.7%</b>	<b>8.5%</b>	<b>11.4%</b>	<b>11.2%</b>	<b>11.5%</b>
Deferred income	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Deferred taxes	5.0%	4.9%	2.9%	3.7%	3.6%	3.8%
<b>LIABILITIES</b>	<b>64.5%</b>	<b>67.3%</b>	<b>72.9%</b>	<b>69.1%</b>	<b>68.8%</b>	<b>65.7%</b>
<b>TOTAL LIABILITIES AND SHAREHOLDERS EQUITY</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

Source: Company data, NuWays

Cash flow statement (EUR m)	2021	2022	2023	2024e	2025e	2026e
<b>Net profit</b>	<b>80.8</b>	<b>-73.3</b>	<b>-177.5</b>	<b>-67.1</b>	<b>2.4</b>	<b>22.1</b>
<b>Other recurrent / non-recurrent items</b>	<b>-20.9</b>	<b>119.7</b>	<b>225.1</b>	<b>115.3</b>	<b>4.9</b>	<b>-10.8</b>
Increase/decrease in working capital	5.3	1.6	-6.9	1.4	0.4	0.2
<b>Cash flow from operating activities</b>	<b>65.2</b>	<b>48.0</b>	<b>40.7</b>	<b>49.7</b>	<b>7.7</b>	<b>11.4</b>
CAPEX	0.0	0.0	12.9	33.2	20.5	16.4
Payment for acquisitions	-24.7	-32.4	0.0	0.0	0.0	0.0
Financial investments	-78.6	1.5	0.0	0.0	0.0	0.0
Income from asset disposals	103.1	4.5	78.3	143.8	93.7	44.9
<b>Cash flow from investing activities</b>	<b>-0.2</b>	<b>-26.3</b>	<b>65.4</b>	<b>110.6</b>	<b>73.2</b>	<b>28.4</b>
Increase/decrease in debt position	58.8	-51.2	-25.1	-219.5	2.0	-50.0
Dividends paid	-67.7	-35.4	0.0	0.0	0.0	0.0
Purchase of own shares	-1.2	0.0	0.0	0.0	0.0	0.0
Capital measures	0.0	0.0	0.0	0.0	0.0	0.0
Others	-16.9	-17.3	-18.4	0.0	0.0	0.0
<b>Cash flow from financing activities</b>	<b>-27.0</b>	<b>-103.9</b>	<b>-43.6</b>	<b>-219.5</b>	<b>2.0</b>	<b>-50.0</b>
<b>Cash flow from operating activities</b>	<b>65.2</b>	<b>48.0</b>	<b>40.7</b>	<b>49.7</b>	<b>7.7</b>	<b>11.4</b>
<b>Cash flow after maintenance capex</b>	<b>80.8</b>	<b>-73.3</b>	<b>-177.5</b>	<b>-67.1</b>	<b>2.4</b>	<b>22.1</b>
<b>Cash flow before financing</b>	<b>339.4</b>	<b>118.8</b>	<b>106.1</b>	<b>160.2</b>	<b>80.9</b>	<b>39.9</b>
<b>Increase/decrease in liquid assets</b>	<b>382.4</b>	<b>50.3</b>	<b>62.5</b>	<b>-59.3</b>	<b>82.9</b>	<b>-10.1</b>
Key ratios (EUR m)	2021	2022	2023	2024e	2025e	2026e
<b>Return on Equity</b>						
Net profit / Y/E equity	1.8%	7.4%	9.8%	18.2%	0.9%	1.8%
Recurring net profit / Y/E equity	7.3%	9.9%	12.1%	11.9%	7.1%	6.1%
Net profit / avg. equity	1.8%	7.4%	9.8%	18.2%	0.9%	1.8%
Recurring net profit / avg. equity	7.3%	9.9%	12.1%	11.9%	7.1%	6.1%
<b>Security</b>						
Net debt	775.4	798.2	697.0	454.8	373.9	334.0
Debt / equity	166.7%	190.1%	269.1%	215.9%	213.3%	178.6%
Net gearing	141.2%	177.3%	229.6%	190.5%	154.1%	127.6%
Interest cover	3.0	1.3	-0.6	1.0	1.3	1.7
EBIDTA / interest paid	5.8	-3.7	-9.9	-5.0	1.3	2.5
Dividend payout ratio	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
Dividend cover	1.2	n.a.	n.a.	n.a.	5.0	n.a.
Loan-to-value (LTV)	50.8%	55.4%	59.6%	52.9%	47.8%	48.6%
Return on Net Asset Value	6.8%	9.2%	10.7%	10.2%	6.0%	5.3%
<b>Liquidity</b>						
Current ratio	0.7	1.0	1.0	0.9	1.1	0.8
Acid test ratio	0.7	1.0	1.0	0.9	1.1	0.8
<b>Valuation metrics</b>						
FFO	39.8	44.6	36.7	28.4	17.1	16.1
FFO per share	0.38	0.42	0.35	0.27	0.16	0.15
NTA per share	5.6	4.6	3.3	2.7	2.7	2.9

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	11.10.2024	Sennewald, Philipp	Buy	EUR 1.50	EUR 1.04

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The adj. FCF method is based on the assumption that investors purchase assets only at a price (enterprise value) at which the operating cash flow return after taxes on this investment exceeds their opportunity costs in the form of a hurdle rate of 7.5%. The operating cash flow is calculated as EBITDA less maintenance capex and taxes.

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