

# Real Estate Monitor

PwC's Real Estate Institute

May 2024

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## While Commercial is still under pressure, Residential seems to stabilise

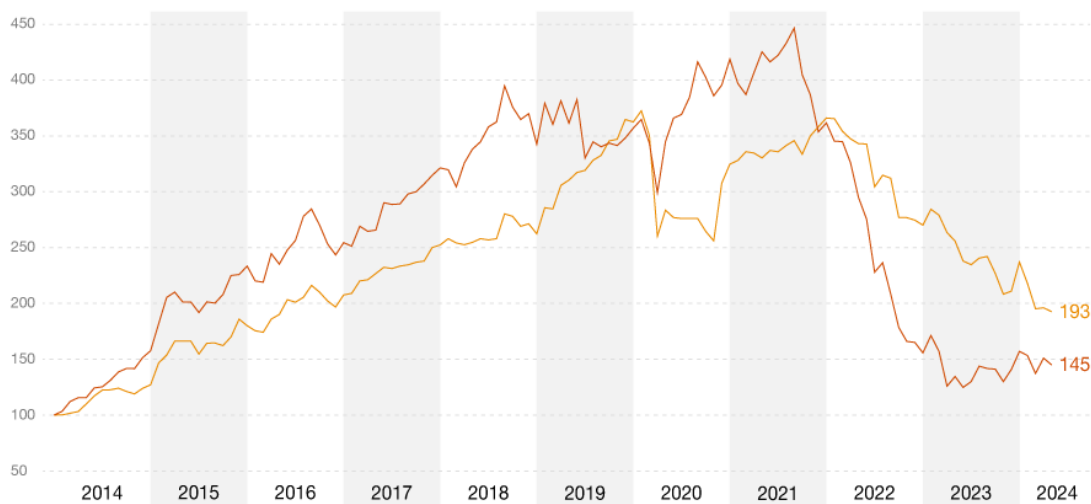
### Real Estate Monitor, May 2024

In April 2024, the PwC Real Estate Indices for residential and commercial property holders decreased slightly. While residential property holders declined by -4.0% on average to 145 points, commercial decreased by -1.8% during the same period, reaching 193 points. Commercial properties remain under pressure - with offices currently leading the way as demand remains subdued.

The WACC for German real estate companies reduced to 5.1% (-10 bps) while its global counterpart increased to 7.3% (+10 bps).

The published FFO 1 and EPRA NTA key figures in the annual financial statements of the peer group also allow a comparison of the RE KPIs as at 31 December 2023 with those as at 31 December 2022 in this edition. This primarily reflects a stabilisation in the residential segment. In the commercial segment, a further decline in valuation levels is reflected on the other hand.

### PwC Real Estate Index – Germany (Jan 2014 – Apr 2024)



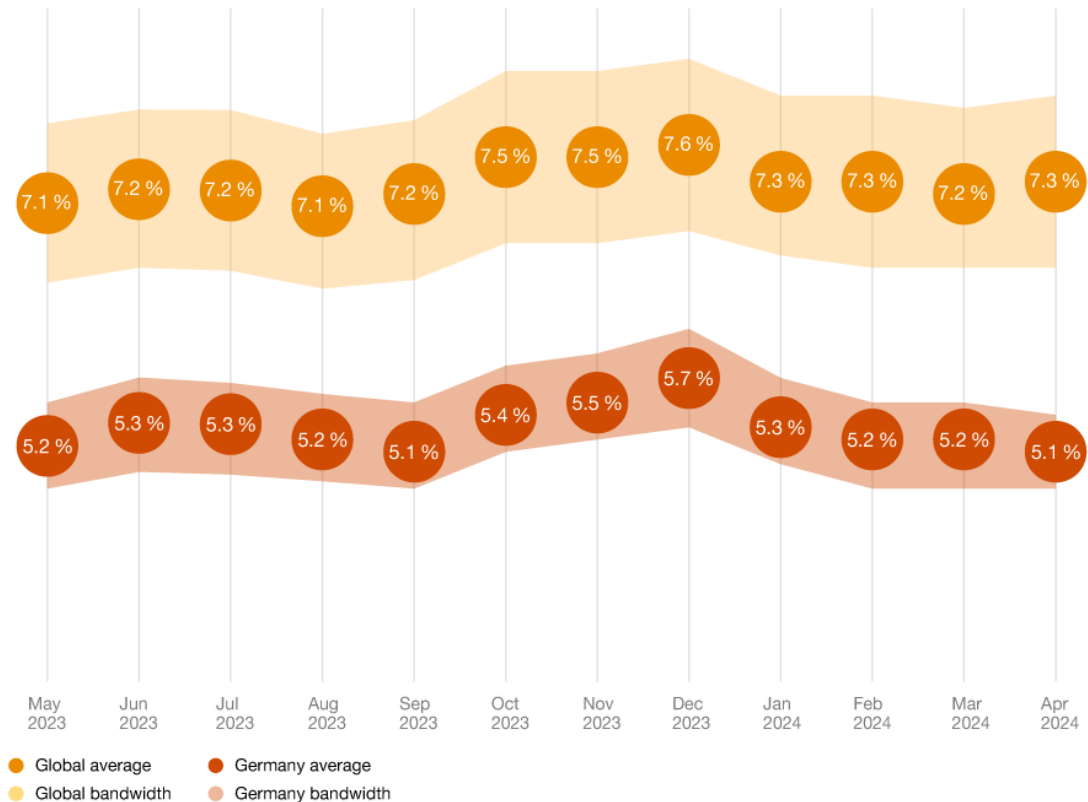
### Performance (30 Apr 2024)

Index	YTD	1 Month	3 Month	6 Month	1 Year	2 Years	3 Years	5 Years
Commercial	-18.4 %	-1.8 %	-11.6 %	-7.3 %	-24.7 %	-43.7 %	-41.6 %	-37.8 %
Residential	-7.7 %	-4.0 %	-5.3 %	11.8 %	8.1 %	-50.6 %	-64.2 %	-59.8 %

Source: PwC "Real Estate Monitor"

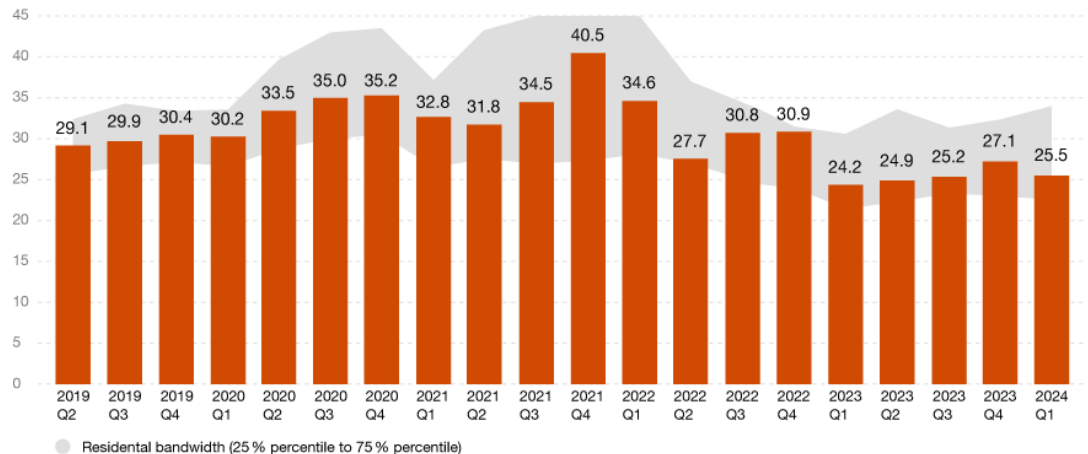
Stock price data per company within the respective peer group is collected using the S&P Capital IQ Data Item „IQ\_ClosePrice\_Adj“. Capital IQ defines the Close Price as: The closing price of the day, calculated once per day after the market close. Close prices are adjusted for stock splits, cash dividends, rights offerings, and spin-offs. The underlying peer groups are revised and adjusted once per year on 31 December. New players on the German real estate market are thus identified and included, while delisted companies are excluded.

**Weighted Average Cost of Capital (WACC)**

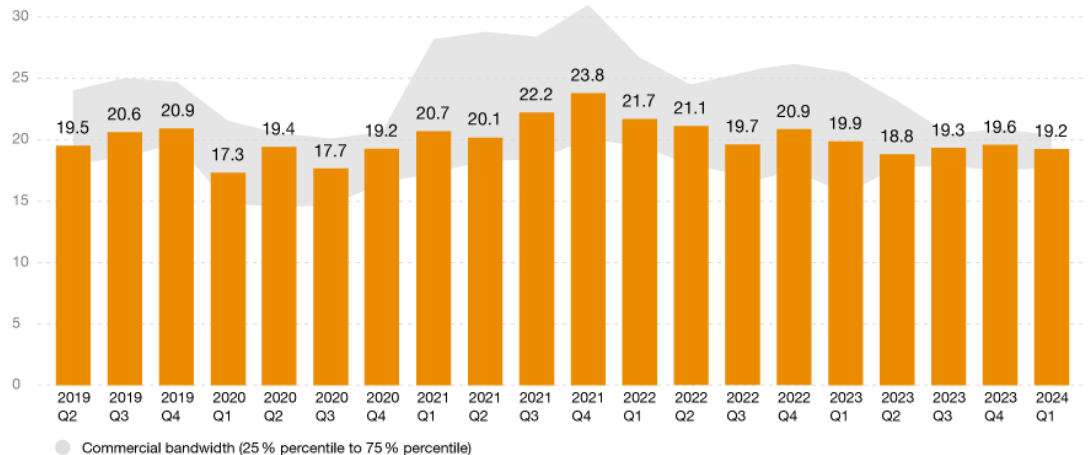


Source: PwC "Real Estate Monitor"

**EBITDA Multiple – Residential Germany (per quarter)**



**EBITDA Multiple – Commercial Germany (per quarter)**



Source: PwC "Real Estate Monitor"



# Real Estate Monitor

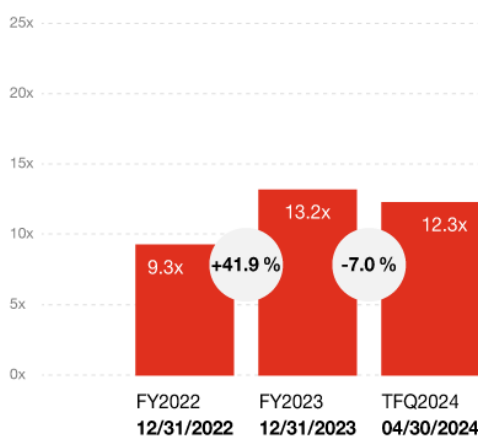
PwC's Real Estate Institute – Real Estate KPIs

## Stabilisation in residential and further loss of value in commercial segment

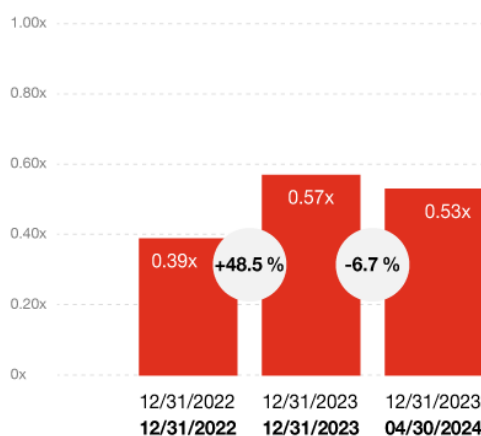
In order to gain insight into the changes in value of 17 major players in the German real estate market, we have analysed the sector-specific Real Estate KPIs FFO 1 and EPRA NTA from the financial periods FY2022, FY2023 and TFQ2024 (TFQ: Trailing Four Quarters). We have put the share prices as of the balance sheet dates 31 Dec 2022, 31 Dec 2023 and 30 Apr 2024 in relation to the above-mentioned key figures from the corresponding financial periods. The resulting average ratios by segment are shown in the figures below.

### Sector-specific KPIs FFO 1 and EPRA NTA Residential

#### FFO 1 multiple

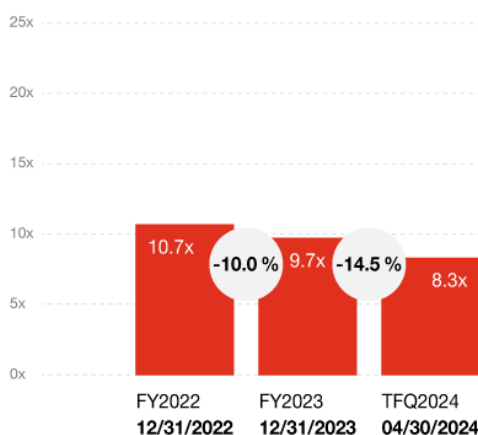


#### Price/EPRA NTA ratio

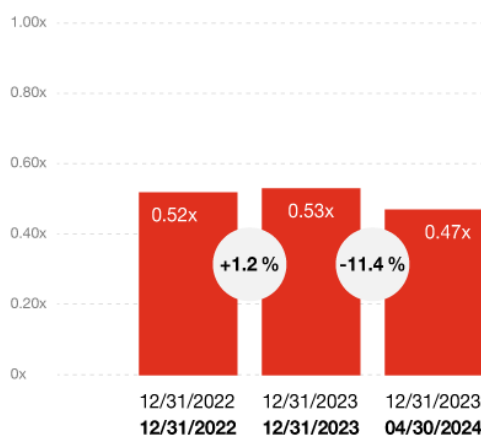


### Sector-specific KPIs FFO 1 and EPRA NTA Commercial

#### FFO 1 multiple



#### Price/EPRA NTA ratio



## FFO 1 multiples and Price/EPRA NTA ratios by segment

The table below shows the individual FFO 1 multiples and Price/EPRA NTA ratios of our peer group by segment. The key figures relate to the financial periods FY2022, FY2023 and TFQ2024 and the share prices as of 31 Dec 2022, 31 Dec 2023 and 30 Apr 2024.

Reading example: TAG Immobilien AG was valued by the market at 13.5x of its FFO 1 as of 31 Dec 2023, whereas on 30 Apr 2024, it was valued at 13.7x of its FFO 1.

Stock price as of KPI (FFO and NTA) as of	FFO 1 multiple			Price/EPRA NTA ratio		
	12/31/2022 FY2022	12/31/2023 FY2023	04/30/2024 TFQ2024	12/31/2022 12/31/2022	12/31/2023 12/31/2023	04/30/2024 12/31/2023
<b>RESIDENTIAL</b>						
Deutsche Wohnen SE	15.2x	17.6x	13.1x	0.39x	0.56x	0.41x
Grand City Properties SA	7.9x	9.3x	9.6x	0.30x	0.41x	0.42x
LEG Immobilien AG	9.3x	12.9x	13.0x	0.40x	0.63x	0.63x
Phoenix Spree Deutschland Limited				0.55x	0.50x	0.43x
TAG Immobilien AG	5.6x	13.5x	13.7x	0.29x	0.72x	0.73x
Vonovia SE	8.6x	12.9x	12.3x	0.38x	0.61x	0.58x
<b>25%-Percentile</b>	7.9x	12.9x	12.3x	0.32x	0.52x	0.42x
<b>Average</b>	9.3x	13.2x	12.3x	0.39x	0.57x	0.53x
<b>75%-Percentile</b>	9.3x	13.5x	13.1x	0.40x	0.63x	0.62x
<b>COMMERCIAL</b>						
alstria office REIT-AG	13.1x	7.4x	6.9x	0.54x	0.40x	0.38x
Aroundtown SA	9.0x	8.2x	6.4x	0.32x	0.34x	0.26x
Branicks Group AG	5.6x	5.4x	2.7x	0.53x	0.28x	0.14x
DEFAMA Deutsche Fachmarkt AG	12.9x	12.1x	12.7x			
Deutsche EuroShop AG	10.5x	10.1x	8.4x	0.59x	0.71x	0.60x
Deutsche Konsum REIT-AG	6.6x	4.2x	3.2x	0.48x	0.32x	0.24x
Deutsche Real Estate AG	15.4x	12.0x	9.6x			
FCR Immobilien AG	15.5x	17.0x	12.1x			
Hamborner REIT AG	10.7x	10.1x	9.5x	0.57x	0.68x	0.64x
Sirius Real Estate Limited	10.1x	13.7x	14.4x	0.76x	1.15x	1.21x
VIB Vermögen AG	9.0x	6.3x	5.0x	0.38x	0.34x	0.27x
<b>25%-Percentile</b>	9.0x	6.9x	5.7x	0.46x	0.34x	0.26x
<b>Average</b>	10.7x	9.7x	8.3x	0.52x	0.53x	0.47x
<b>75%-Percentile</b>	13.0x	12.0x	10.8x	0.58x	0.69x	0.61x

Source: PwC "Real Estate Monitor"

### Valuation level remains stable

Compared to the end of FY2023, Commercial's current valuation level (as of 30 Apr 2024) has decreased by -14.5% (FFO 1 multiple) and -11.4% (Price/EPRA NTA ratio). On the other hand, the current valuation level of Residential has increased by -7.0% (FFO 1 multiple) and -6.7% (Price/EPRA NTA ratio).

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