

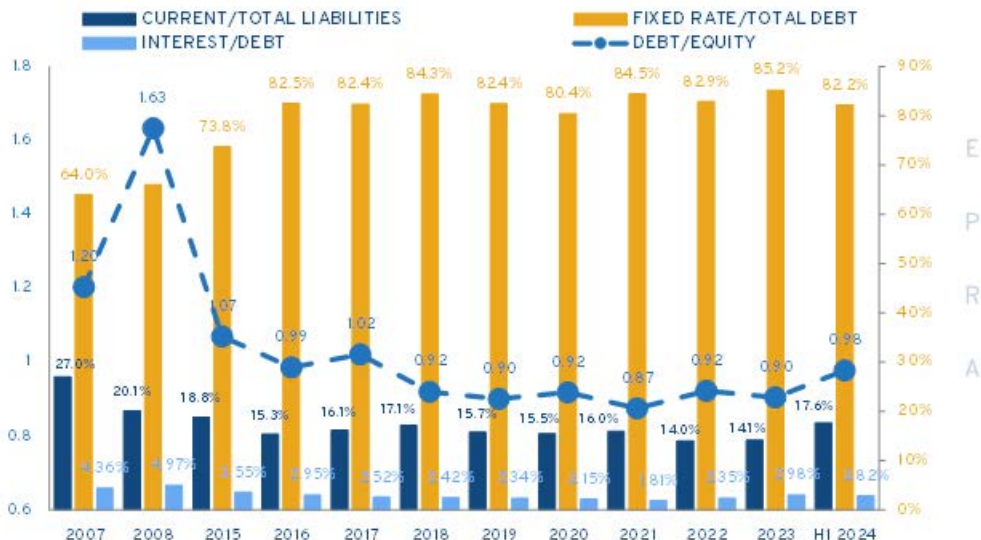
Strong debt profiles

Healthy levels of debt/equity and low current to total liabilities are a positive sign

Key takeaways

- Stable D/E ratio
- More than 80% of the debt has fixed interest rate
- Current liabilities (< 1 yr) below 20% of the total
- Small interest payments compared to size of debt
- Debt profile looks much stronger now than in previous crises.

The listed real estate sector has been well-prepared for rising interest rates



Note: FTSE EPRA Nareit Developed Europe Index constituents
Only those index constituents with three consecutive years' inclusion
Source: EPRA

Strong debt profile for almost all listed property companies in Europe

Debt to EBITDA ratio is lower than pre-pandemic levels, highlighting improved ability to service debt

European Listed RE: Historical Debt to EBITDA ratio per year



Debt to EBITDA in 2023 (9.83) was lower than pre-pandemic levels and reflects interesting opportunities for supporting future growth and expansion.



Solid listed real estate financing

Leverage and cost of debt have largely decreased in the last decade, higher interest cost is just a small portion



Listed real estate looks attractive when compared to other sectors

Low leverage, attractive dividend yield and low valuation ratios

Weighted Average: European Mid and Small Caps ratios by sector*

Industry	# of companies	Total Market Cap (EUR M)	Average Market Cap (EUR M)	PE	Price to Book Ratio	Dividend Yield	Debt / Assets
Industrials	587	1,629,842	2,777	22.01	4.91	2.46	56.11%
Financials	375	1,216,826	3,245	25.31	1.71	5.09	75.19%
Communication Services	166	532,450	3,208	34.06	4.91	4.29	57.23%
Materials	196	623,455	3,181	43.67	2.54	2.77	43.78%
Information Technology	271	444,513	1,640	41.00	4.79	1.62	46.75%
Health Care	262	678,758	2,591	37.96	4.99	0.92	44.82%
Consumer Staples	164	526,487	3,210	20.22	5.93	2.80	55.05%
Utilities	78	468,848	6,011	20.47	1.89	3.71	68.50%
Energy	84	209,940	2,499	12.98	1.85	6.28	52.75%
Consumer Discretionary	334	730,229	2,186	23.54	3.96	2.29	58.74%
RE Services & Homebuilding	91	58,464	642	27.16	9.19	1.97	49.32%
Real Estate	178	397,354	2,232	22.46	1.08	3.40	42.93%
Total / W.Average	2786	7,517,165	2,697	27.50	3.73	3.09	56.79%

*Defined as companies under EUR 30 billion and above EUR 100 million in Market Cap.

Source: EPRA and Refinitiv
Data: October, 2024

