

■ **Price (Euro)** **2.69**
52 weeks range 3.27 / 1.80

■ **Key Data**

ISIN LU1673108939
Ticker AT1
Bloomberg AT1 GR
Reporting standard IFRS
Market Cap (Euro million) 4,135
Number of shares (million) 1,537.0
Free Float 46.0%
Free Float Market Cap (Euro million) 1,902
CAGR Adj. EBITDA profit ('24-'27e) 0.4%

Multiples	2024	2025e	2026e	2027e
Market Cap/ Total revenues	2.7	2.7	2.6	2.6
PE-Ratio	55.6	11.9	7.2	5.8
Dividend Yield	0.0%	0.0%	10.4%	12.8%
Price-to-Book-Ratio	0.39	0.37	0.36	0.35
P/ NAV-ratio	0.36	0.36	0.34	0.34

Key Data per share (Euro)	2024	2025e	2026e	2027e
Earnings per share (EPS)	0.05	0.23	0.37	0.46
FFO I per share	0.29	0.28	0.29	0.30
Dividend per share (DPS)	0.00	0.00	0.28	0.35
EPRA NTA per share	7.45	7.46	7.84	8.03

Financial Data (Euro Millions)	2024	2025e	2026e	2027e
Revenues (rental income)	1,542.3	1,526.9	1,560.5	1,594.8
Capital gains, Prop. Revaluations	-125.4	-98.3	223.0	355.2
EBITDA profit	778.7	843.7	1,199.5	1,387.9
Adj. EBITDA profit (cash driven)	1,014.4	977.5	1,002.5	1,025.7
Operating profit (EBIT)	758.5	822.6	1,177.4	1,365.0
Net financial result	-266.2	-316.1	-334.6	-328.3
Pre-tax profit (EBT)	446.3	506.5	842.8	1,036.7
Taxation	-137.0	-96.2	-160.1	-197.0
Net profit after minorities	52.9	246.2	409.6	503.8
FFO I	315.5	307.2	318.6	327.9
Shareholders' equity (Euro billion)	7.6	7.9	8.3	8.5
Property portfolio (Euro billion)	24.4	23.4	24.1	24.8
RoE (after tax)	0.4%	1.6%	2.6%	3.1%
Equity ratio (incl. equity minorities)	44.6%	44.3%	43.8%	43.5%

■ **Main Shareholders**

Treasury shares 29%
Avisco Group Plc. 15%
Stumpf Capital GmbH 10%

■ **Financial calendar**

AGM 24 June 2025
1H 2025 report 27 August 2025
9M 2025 report 26 November 2025

■ **Analyst**

Dipl.-Kfm. Stefan Scharff, CREA

E-Mail scharff@src-research.de

Internet www.src-research.de
www.aktienmarkt-international.at
www.aktienmarkt-international.de

Good progress in first three months is a very solid base for the coming quarters – Bond placement of Euro 750m at favourable conditions – Buy rating and Euro 3.20 target price affirmed

Today, Arowntown published the 1Q 2025 report and held a conference call. The company is off to a good start into the year, both operationally and in terms of the financing structure. Revenues were slightly down by about 2% from Euro 386m to Euro 378m, while net rental income was up slightly from Euro 293m to Euro 295m. This increase was mainly driven by a like-for-like rental growth of 3%, which more than offset the effect of the disposals in the last year. Operating and other income came down from Euro 93m to Euro 83m. Property revaluations and capital gains contributed positively again with Euro 204m following a revaluation of about 15% of the firm's portfolio that resulted in a 0.8% like-for-like uplift. As this valuation was based on assets that have seen operational improvements, we keep our estimate unchanged until the release of 1H numbers, where the entire portfolio will be revalued and we receive a better picture in that regard. The share of at-equity investments was at Euro 12.9m compared to Euro 4.6m in the previous year's period. Property operating expenses amounted to Euro 129m and showed an improvement by about 7% compared to last year's number of Euro 138m. The firm's EBITDA all in all increased by 87% from Euro 242m to Euro 453m mainly driven by the revaluation result, while the adjusted EBITDA hiked by more than 1% from Euro 247m to Euro 251m. Finance expenses improved by about 10% to Euro 54.7m. The bottom line after minorities came in at Euro 216m compared to last year's number of Euro 43m. The cash driven FFO I remained unchanged to last year's period at about Euro 76m. The FFO per share amounts to 7 cents.

Already on 6 May, the firm announced the successful placement of a Euro 750m bond at significantly improved rates compared to the latest placement about one year ago. While at that time the coupon rate was at 4.8%, the new issue showed a coupon of only 3.5%. The demand for the placement was high as the book was 3 times oversubscribed, showing the continued trust and interest of investors in the company. These proceeds along with some existing liquidity were in turn used to repay Euro 1.3bn of outstanding debt year-to-date, of which about Euro 600m was repaid in the parallel buy back tender and another Euro 660m was for bond repayments at maturity. This led to a clear extension of the debt maturity profile and a reduction of gross debt by about Euro 0.5bn.

The numbers of the first quarter are a good start in the new year and show a very solid basis for the firm's full-year guidance, which was re-affirmed today. Furthermore, the recent bond placement at favourable conditions are very pleasing to us as well. The performance and revaluation result of the first three months also resulted in an increase in the EPRA NTA per share, which increased from Euro 7.4 to Euro 7.6. We confirm our Euro 3.20 target price as well as our Buy recommendation for the share.

Aroundtown SA

Industry:	Real Estate
Sub-segments:	Commercial (incl. Hotel)/ Residential
Target Countries:	Germany
Registered Office:	Luxembourg
German Office:	Berlin
Foundation:	2004
Employees:	1668
IR Contact:	Timothy Wright
Email:	info@aroundtownholdings.com
Credit Rating:	BBB by S&P (Investment Grade)
Stock exchange:	Prime Standard Frankfurt
ISIN:	LU1673108939
Bloomberg:	AT1 GR

MANAGEMENT

Barak Bar-Hen CEO & COO	Eyal Ben David CFO	Limor Bermann CSO
Frank Roseen Director	Jelena Afxentiou Director	Markus Kreuter Indep. Director
Markus Leininger Indep. Director	Simone Runge-Brandner Indep. Director	Ran Laufer Non-Exec. Director
Daniel Malkin Indep. Director		

ADVISORY BOARD

Dr. Gerhard Cromme
Chairman

Yakir Gabay

Claudio Jarczyk

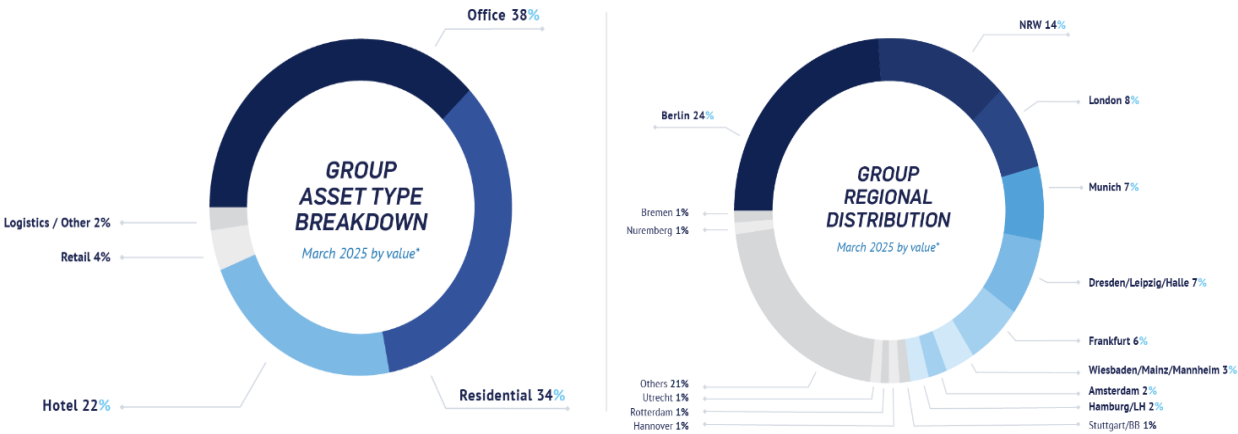
David Maimon

Founded in 2004, AROUNDTOWN SA ("AT1") is a real estate investment company specializing in identifying and investing in value-add and income generating properties. Aroundtown SA is listed in the German Prime Standard since June 2017 and member of German MDax index.

AT's primary real estate target markets are economically attractive and densely populated regions in Germany. The company is active in both the commercial as well as the residential real estate sector. Nonetheless, it more plays an active role in the commercial sector since the residential exposure within the portfolio is represented by an interest in the publicly listed company Grand City Properties ("GCP") with a stake of 62% as of FY 2024, which is being fully consolidated since 1 July 2021. The firm's total portfolio currently amounts to about Euro 24bn. Commercial properties have a share of 66% relatively to the total portfolio of investment properties based on appraisal values and logically residential properties cover the remaining share of 34%. Office properties make up for 38%, while the hotel share stands at 22%. Retail, logistics and other assets comprise the remaining 6%.

AT comes along with a well-experienced management team where each member supplements the team with a distinctive professional background in various fields like investment banking, real estate investment and asset management and project development for instance. AROUNDTOWN targets turnaround opportunities of distressed and/or mismanaged properties and has a strong track record with regard to property turnaround by working out sound individual business plans. Detailed property-related data are deliberately not disclosed. AT argues that they are doing so in order to direct investors' attention on the bottom line on company level rather than being monitored on the performance of each individual property. Currently, the firm is more acting as a net seller however, as the market has turned and the focus of the company is prudently on cash preservation. With a high cash balance of Euro 3.4bn and a solid balance sheet, we see the firm in a decent position despite the rough market and believe that once the conditions are more favourable again, the firm will return to selectively buying properties as it has successfully done before.

Aroundtown is part of the DAX ESG Index and ranked as the highest ESG ranked real estate constituent of the index.



Source: Company Data, SRC Research

AROUNDTOWN SA 31/12 IFRS (Euro Millions)	2022	2023	2024	2025e	2026e	2027e	CAGR '24 - '27e
Revenues	1,609.9	1,602.8	1,542.3	1,526.9	1,560.5	1,594.8	1.1%
Capital gains, property revaluations and others	-497.3	-3,217.5	-125.4	-98.3	223.0	355.2	
Share in profit from investment in equity-accounted investees	5.9	-149.8	-42.5	12.4	25.9	59.9	
Property-related operating expenses	-694.9	-638.4	-550.2	-557.3	-569.6	-582.1	
thereof depreciation and amortization	-21.1	-17.9	-20.2	-21.1	-22.1	-22.9	
Administrative and other expenses	-62.5	-64.7	-65.7	-61.1	-62.4	-63.8	
Operating profit (EBITDA)	382.2	-2,449.7	778.7	843.7	1,199.5	1,387.9	21.2%
Operating Profit (EBIT)	361.1	-2,467.6	758.5	822.6	1,177.4	1,365.0	21.6%
Impairment of goodwill	-404.3	-137.0	-46.0	0.0	0.0	0.0	
Finance expenses	-184.8	-230.1	-235.2	-240.2	-252.2	-264.8	
Other financial results	-194.1	-14.4	-31.0	-75.9	-82.4	-63.5	
Net financial result	-378.9	-244.5	-266.2	-316.1	-334.6	-328.3	
Pre-tax profit (EBT)	-422.1	-2,849.1	446.3	506.5	842.8	1,036.7	32.4%
Tax (cash and deferred)	-35.0	422.7	-137.0	-96.2	-160.1	-197.0	
Net profit before minorities	-457.1	-2,426.4	309.3	410.3	682.6	839.7	39.5%
Minorities	-188.0	438.8	-256.4	-164.1	-273.1	-335.9	
Net profit after minorities	-645.1	-1,987.6	52.9	246.2	409.6	503.8	112.0%
Number of shares (weighted average, excl. treasury shares)	1,109.9	1,093.0	1,093.5	1,093.5	1,093.5	1,093.5	
Earnings per share (EPS, basic)	-0.58	-1.82	0.05	0.23	0.37	0.46	
Earnings per share (EPS, diluted)	-0.58	-1.82	0.05	0.23	0.37	0.46	
Dividend per share (DPS)	0.00	0.00	0.00	0.00	0.28	0.35	
EBITDA	382.2	-2,449.7	778.7	843.7	1,199.5	1,387.9	21.2%
Adjusted EBITDA	878.8	1,002.9	1,014.4	977.5	1,002.5	1,025.7	0.4%
FFO I	362.7	332.0	315.5	307.2	318.6	327.9	1.3%
FFO I per share	0.33	0.30	0.29	0.28	0.29	0.30	1.3%
Shareholders' Equity (without minorities)	9,585.3	7,643.3	7,630.2	7,876.4	8,285.9	8,482.6	3.6%
Shareholders' Equity (including minorities)	17,823.4	15,149.7	15,009.7	15,462.9	16,234.5	16,586.5	
EPRA NTA	10,775.3	8,058.7	8,165.4	8,176.0	8,601.1	8,805.2	2.5%
Balance Sheet sum	37,347.1	33,559.3	33,619.9	34,921.4	37,100.6	38,157.1	
Equity Ratio	47.7%	45.1%	44.6%	44.3%	43.8%	43.5%	
RoE (after tax)	-3.5%	-12.1%	0.4%	1.6%	2.6%	3.1%	
Property portfolio (including equity-accounted investees)	27,981.0	24,632.4	24,375.3	23,400.3	24,102.3	24,825.4	
Book Value per share (Euro) - undiluted	8.76	6.99	6.96	7.18	7.56	7.74	3.6%
EPRA NTA per share (Euro) - undiluted	9.85	7.36	7.45	7.46	7.84	8.03	2.5%

SRC Research

- Der Spezialist für Finanz- und Immobilienaktien -

SRC - Scharff Research und Consulting GmbH

Visiting address:

Dahmestr. 5

D-12527 Berlin

Germany

Fon: +49 (0)170/ 316 12 08

Mail: scharff@src-research.de

Internet: www.src-research.de

Rating chronicle:

Company	Date	Rating	former share price	former target
Aroundtown	March 27, 2025	Buy	2.43 €	3.20 €
Aroundtown	November 27, 2024	Buy	2.00 €	3.50 €
Aroundtown	August 29, 2024	Buy	2.39 €	3.50 €
Aroundtown	May 29, 2024	Buy	2.20 €	3.50 €
Aroundtown	April 2, 2024	Buy	1.96 €	3.50 €
Aroundtown	November 29, 2023	Buy	2.30 €	3.50 €
Aroundtown	September 4, 2023	Buy	1.52 €	3.50 €
Aroundtown	May 31, 2023	Buy	0.93 €	4.50 €

Please note:

The share price mentioned in this report is from 27 May 2025. AROUNDTOWN SA mandated SRC Research for covering the share.

Disclaimer © 2025: This equity research report is published by: SRC-Scharff Research und Consulting GmbH, District Court of Darmstadt (HRB 107365), visiting address Dahmestrasse 5, 12527 Berlin, Germany (short name: SRC Research). All rights reserved.

Although we feel sure that all information in this SRC report originates from carefully selected sources with high credibility, we cannot give any guarantee for accuracy, trueness and completeness. All opinions quoted in this report give the current judgement of the author which is not necessarily the same opinion as SRC-Scharff Research und Consulting GmbH or another staff member. All the opinions and assessment made in this report may be changed without prior notice. Within the scope of German regulative framework the author and SRC-Scharff Research und Consulting GmbH do not assume any liability for this document or its content being used. This report is solely for information purposes and does not constitute a request or an invitation or a recommendation to buy or sell any stock that is mentioned here. Private clients should obtain personal advice at their bank or investment house and should keep in mind that prices and dividends of equities can rise and fall and that nobody can give a guarantee of the future development of equities. The author of this report and the SRC-Scharff Research und Consulting GmbH commit themselves on a unsolicited basis to having no long or short-positions in equities or derivatives related to equities mentioned in this report. Reproduction, distribution or publishing this report and its content as a whole or in parts is only allowed with approval of SRC management written form. With acceptance of this document you agree with all regulations mentioned here and all general terms and conditions you will find at anytime at our website www.src-research.de.