

MPH Health Care AG

Germany / Healthcare Frankfurt Bloomberg: 93M1 GR

ISIN: DE000A289V03

H1 results

RATING PRICE TARGET

BUY € 108.00

Return Potential 353.8% Risk Rating High

NAV ECLIPSES €300M THRESHOLD

As expected, MPH reported sizable NAV uplift with six month reporting. NAV was up some 30% at the end of the June period and 58% Y/Y to €326m, while NAVPS moved in lockstep landing at €76.M1 Kliniken shares were up 63% at the end of June spurred by publication of a bullish midterm outlook, and now the beauty specialist is drawing significant private equity interest. Meanwhile, the other core holding, CR Energy, reported a solid set of 2023 results, but shares were down around 8% at the 6M juncture. M1 is continuing its march towards 150 to 200 clinics by YE29, and CRE's clean energy and quality, affordable housing businesses continue to flourish. Our SotP model factors in the updated stakes in M1 and CRE and points to a €108 TP (old: €113). We stick to our Buy rating.

M1's injectables business is on a heater. . . H1 reporting once again showcased the growing strength of M1's injectables business. Beauty segment sales were up some 31% to €48.6m in the six months to end June and EBIT overshot FBe by a wide margin (overleaf). Segment EBIT was up 24% to €10.1m (H1/23: €8.1m), and the margin topped the targeted 20% threshold at 20.8% (H1/23: 21.8%). Trade segment revenue eclipsed €119m and beat the prior year comp by 5%, while segment EBIT was back in the black at €4.4m vs minus €0.8m last year, when one-off eliminations burdened the KPI.

... and private equity wants in on the action Meanwhile, M1 shares caught a sizable bid recently when management gave a brief update on previously communicated private equity (PE) interest in M1's Beauty business, noting that six well-known PE outfits have expressed interest in "investing in or acquiring the Beauty segment." The med spa economy is thriving, and the researcher, Market.us, reckons the market was worth some \$17bn in 2023, while beauty-obsessed folk were thought to have shelled out close to \$10bn for fresher facial appearances last year. M1 brass first said in February that... (p.t.o.)

FINANCIAL HISTORY & PROJECTIONS

	2020	2021	2022	2023	2024E	2025E
Operating rev. (€m)	3.4	13.5	30.7	34.5	81.0	42.7
Y/Y growth	-91.7%	294.6%	126.4%	12.4%	135.2%	-47.3%
EBIT (€m)	-71.0	-9.1	29.6	30.2	78.3	39.9
Pre-tax income (€m)	-71.5	-9.2	29.5	29.8	78.0	39.6
Net income (€m)	-70.4	-9.0	29.1	29.5	76.4	38.8
EPS (diluted) (€)	-16.44	-2.09	6.80	6.90	17.85	9.07
DPS (€)	0.00	0.00	0.00	1.20	1.20	1.20
NAV (€m)	201.3	192.3	221.4	251.0	322.2	355.9
NAVPS (€)	47.0%	44.9%	51.7%	58.6%	75.3%	83.1%
Liquid assets (€m)	4.2	4.4	3.8	5.1	5.5	12.1

RISKS

Regulatory changes in healthcare systems, homogenization of pharmaceutical prices within the EU, and prolonged macro economic downturns that limit private healthcare spend.

COMPANY PROFILE

MPH Health Care AG is a Berlin-based investment company focused on the purchase and further development of companies positioned chiefly in growth segments of the healthcare market. These primarily entail specialty pharmaceuticals for chronic diseases and lifestyle and beauty treatments. The company also holds a stake in a residential property developer.

MARKET DATA	As of 07 Oct 2024
Closing Price	€ 23.80
Shares outstanding	4.28m
Market Capitalisation	€ 101.89m
52-week Range	€ 13.65 / 34.60
Ava. Volume (12 Months)	3.211

Multiples	2023	2024E	2025E
P/E	3.4	1.3	2.6
EV/Sales	3.6	1.4	2.7
P/NAV	0.5	0.5	0.4
Div Yield	5.0%	5.0%	5.0%

STOCK OVERVIEW



COMPANY DATA	As of 30 Jun 2024
Liquid Assets	€ 7.30m
Current Assets	€ 9.10m
Financial Assets	€ 334.50m
Total Assets	€ 343.70m
Current Liabilities	€ 6.80m
Shareholders' Equity	€ 325.50m

SHAREHOLDERS

Magnum	60.0%
Baring Fund Managers	1.7%
KBC Asset Management SA	1.3%
Free Float	37.0%

... the lifestyle and beauty specialist was drawing PE interest. This comes as no surprise. M1's Beauty business offers a wealth of expansion opportunities across numerous markets, including America, making it an attractive takeover target. After a run of quarters with segment EBIT margins topping 20%, the earnings potential is now clearly visible

If the price is right It remains to be seen whether M1 brass want to play the long game, but everything has its price. Management hinted at a 30x EBITDA multiple in February, and private equity is known for its deep pockets. We would not be surprised if one of the mentioned six suitors wrote a cheque to buy in or acquire the Beauty business outright. If not, we think the company has all the pieces in place to hit its growth targets.

Table 1: M1 Kliniken Q2 results vs FBe and prior year

EURm	Q2/24	Q2/24E	Variance	Q2/23	Variance	6M/24	6M/23	Variance
Revenue	83.0	81.8	1%	74.0	12%	167.7	150.8	11%
Beauty	23.9	20.5	17%	16.3	47%	48.6	37.2	31%
Trade	59.1	61.3	-4%	57.7	2%	119.1	113.6	5%
EBITDA	8.2	6.5	26%	4.6	78%	17.0	9.9	71%
Margin	9.9%	7.9%	-	6.2%	-	10.1%	6.6%	-
EBIT	7.7	5.7	35%	3.3	133%	14.5	7.3	99%
Margin	9.3%	7.0%	-	4.5%	-	8.6%	4.8%	-

Source: First Berlin Equity Research; M1 Kliniken AG

Full steam ahead at CR Energy The investment holding is expected to publish half year 2024 results in the coming weeks. Audited 2023 reporting showed another good performance during a headwind year for the property sector. EBITDA tallied €66m vs €76m in 2022 (FBe: €76m). The Y/Y decline stems from lower portfolio revaluation gains booked in 2023 than the prior year. Operating cash flow (CFO) climbed 42% Y/Y to €23.5 allowing CRE to exit the year flush with cash (€19.5m) to deploy for growing operations. Meanwhile, the 27 June AGM nodded through the issuance of bonus shares in lieu of a cash dividend payout, and each share became four.

Table 2: CR Energy 2023 results vs FBe and prior year

All figures in EUR '000	2023	2023E	Variance	2022	Variance
Investment revenue	68,644	76,136	-9.8%	79,407	-13.6%
EBITDA	66,429	74,460	-10.8%	76,302	-12.9%
Margin (%)	97%	98%	-	96%	-
Net income	66,308	73,309	-9.5%	75,305	-11.9%
EPS diluted (€)	11.7	12.9	-9.5%	18.1	-35.4%

Source: First Berlin Equity Research; CR Energy AG

CR Opportunities will launch a European Long Term Investment Fund (ELTIF) of ~€100m this summer and populate it with properties in need of refurbishment, which will play off the synergies with CRE's Terrabau and Solartec holdings. The overall business surge is part of CRE's recently unveiled 2027 strategy that aims for AuM (assets under management) of €1bn at CRO in 5 years.

MPH 2023 SIX MONTH REPORTING

MPH reported NAV of €326m at the end of June (+58% Y/Y), and NAVPS rose in lockstep to €76. The uplift owes to the €75m net profit traced to €84m in non-cash fair value write-ups. There was no investment income, since dividend and profit distributions normally impact H2 results.

Table 3: Six month results vs FBe and prior year

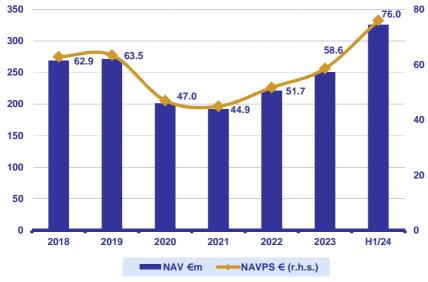
All figures in EUR '000	6M/24	6M/24E	variance	6M/23	variance
Operating revenue	84,169	21,450	292%	355	n.m.
Operating income	75,741	19,883	281%	-15,594	-
Net income	74,524	19,520	282%	-15,407	-
NAVPS (€)	76.0	63.2	20%	58.6	30%

Source: First Berlin Equity Research; MPH Health Care AG

Revaluation gains were mainly spurred by the 63% rally in M1 shares during H1, the impact of which was lessened by an 8% slide in the CR Energy stock price. MPH also trimmed its M1 position to 61% (YE23: 65%) and its stake in CRE to 56% (YE23: 57%) in the January-to-June period.

M1 beat Q2 expectations (table 1) by a wide margin to kick off 2024, while CR Energy is expected to publish six month results in the coming weeks. We think these will show continued good business momentum after racking up some €66m in net income last year.

Figure 1: MPH NAV and NAVPS developments



Source: First Berlin Equity Research; MPH Health Care AG

Table 4: 6M financial highlights

All figures in EUR '000	6M/24	2023	variance
Cash & liquid assets	7,332	5,094	44%
Financial assets	334,549	259,249	29%
Financial debt (short- and long-term)	14,965	13,047	15%
Net debt / (cash)	7,633	7,953	-4%
Total assets	343,668	266,352	29%
Shareholders' equity	325,490	250,966	30%
Equity ratio	95%	94%	-
NAV	325,490	250,966	30%
NAVPS (€)	76.0	58.6	30%

Source: First Berlin Equity Research; MPH Health Care AG

VALUATION MODEL

We maintain our Buy rating on MPH Our price target for MPH dips to €108 (old: €113) after factoring the adjusted stakes in M1 and CRE into our sum-of-the-parts model. We still see fair value for M1 at €28 per share. Our CR Energy TP is now €12 (old: €48) after adjusting for the company's recent stock split, i.e. bonus share issuance.

Table 5: MPH Sum-of-the-parts and changes to prior update

	Shareholdings	so	MPHstake	Share price*	Fair value per share¹	Projected value
Unit	'000	'000	%	€	€	€m
M1 Kliniken AG	11,975	19,643	61%	15.7	28.0	335
CR Energy AG	12,728	23,520	54%	6.0	12.0	153
Projected value of listed holding	js					488

^{*} Source: Bloomberg (Previous day's closing price)

	Unit	Value
Fair value of listed portfolio	€m	488
Non-listed investment (book value)	€m	25
Net debt / (cash) (2022)	€m	8
Present value of holding costs	€m	42
Total fair value	€m	463
MPH shares outstanding	m	4
Fair value per share	€	108

¹ First Berlin Equity Research covers CR Energy (Buy / PT: EUR2); M1(Buy / PT: EUR28); CRE KPIs reflect new share count after the stock split

	Unit	New	Old	Variance
Fair value of listed portfolio	€m	488	509	-4%
Non-listed investment (book value)	€m	25	25	0%
Net debt	€m	8	8	-1%
Present value of holding costs	€m	42	41	3%
Total fair value	€m	463	484	-4%
MPH shares outstanding	m	4	4	0%
Fair value per share	€	108	113	-4%



Table 6: M1 Kliniken DCF model

			2024E	2025E	2026E	2027E	2028E	2029E	2030E	2031E
Sales			333,149	371,733	414,840	456,421	497,125	533,766	565,490	591,996
NOPLAT			14,808	18,659	22,839	28,976	34,760	41,213	47,286	52,869
(+) depreciation & amortisation			5,028	5,467	5,601	5,978	6,212	6,483	6,562	6,718
(=) Net operating cash flow			19,836	24,126	28,440	34,954	40,972	47,696	53,848	59,587
(-) Total investments (CapEx and WC)			-3,731	-9,544	-10,203	-10,448	-10,634	-10,454	-10,098	-9,691
(-) Capital expenditures			-4,918	-5,431	-5,638	-6,090	-6,391	-6,721	-6,842	-7,031
(-) Working capital			1,187	-4,113	-4,565	-4,358	-4,243	-3,733	-3,256	-2,661
(=) Free cash flows (FCF)			16,105	14,582	18,237	24,506	30,338	37,242	43,750	49,895
PV of FCF's			15,635	12,887	14,673	17,950	20,229	22,607	24,177	25,101
						Terminal EB	IT margin			
All figures in EUR '000				11.9%	12.4%	12.9%	13.4%	13.9%	14.4%	14.9%
PV of FCFs in explicit period	203,139		6.8%	42.23	44.13	46.03	47.93	49.83	51.73	53.62
PV of FCFs in terminal period	316,036	O	7.8%	34.65	36.09	37.53	38.98	40.42	41.86	43.31

PV of FCFs in explicit period	203,139
PV of FCFs in terminal period	316,036
Enterprise value (EV)	519,175
+ Net cash / - net debt	16,133
+ Investments / minority interests	-2,475
Shareholder value	532,833
Fair value per share in EUR	28.00
Cost of equity	10.4%
Pre-tax cost of debt	7.0%

	11.9%	12.4%	12.9%	13.4%	13.9%	14.4%	14.9%
6.8%	42.23	44.13	46.03	47.93	49.83	51.73	53.62
7.8%	34.65	36.09	37.53	38.98	40.42	41.86	43.31
8.8%	29.30	30.43	31.56	32.69	33.82	34.95	36.08
9.8%	25.32	26.23	27.13	28.04	28.95	29.85	30.76
10.8%	22.26	22.99	23.73	24.47	25.21	25.95	26.69
11.8%	19.83	20.44	21.05	21.66	22.27	22.88	23.49
12.8%	17.85	18.36	18.87	19.38	19.89	20.40	20.91
			Terminal g	rowth rate			

10.4%
10.4%
10.4%
7.0%
25.0%
5.3%
90.0%
10.0%
9.8%

				,			
	0.5%	1.0%	1.5%	2.0%	2.5%	3.0%	3.5%
6.8%	39.33	41.71	44.53	47.93	52.11	57.38	64.23
7.8%	33.28	34.90	36.78	38.98	41.59	44.74	48.61
8.8%	28.72	29.87	31.19	32.69	34.43	36.46	38.88
9.8%	25.17	26.02	26.97	28.04	29.25	30.65	32.26
10.8%	22.34	22.98	23.69	24.47	25.35	26.35	27.47
11.8%	20.04	20.53	21.06	21.66	22.31	23.04	23.86
12.8%	18.13	18.51	18.93	19.38	19.88	20.43	21.04
7.75		18.51		19.38	19.88	20.43	21.04

^{*}Please note our model runs through 2033 and we have only shown the abbreviated version for formatting purposes

Table 7: CR Energy discounted dividend model

	Unit	2024E	2025E	2026E	2027E	2028E	2029E	TV
EPS	€	3.4	3.9	4.7	5.5	5.9	6.5	7.8
Payout ratio	%	18	15	15	14	15	15	14
Dividend (DPS)	€	0.6	0.6	0.7	0.8	0.9	1.0	1.1
NPV	€	0.6	0.5	0.6	0.6	0.6	0.6	6.6
CAGR 2023 -2028	%	6.3						
Terminal growth rate	%	2.5						
Discount factor	%	9.8						
NPV of dividends	€	5.5						
Terminal value (TV)	€	6.6						
Dividend paid (2023)	€	0.0						
Fair value per share	€	12.00						

^{*}Our model runs through 2034 and we have only shown the abbreviated version for formatting purposes

Cost of equity	9.8%	After-tax cost of debt	6.4%
Pre-tax cost of debt	6.5%	Share of equity capital	100.0%
Tax rate	2.0%	Share of debt capital	0.0%
WACC	9.8%		



INCOME STATEMENT

All figures in EUR '000	2019	2020	2021	2022	2023	2024E	2025E
Fair value gains on financial assets	33,747	0	9,185	23,816	27,194	69,997	30,898
Income from participations	780	0	766	207	0	400	400
Investment income	6,651	3,385	3,561	6,605	7,237	10,604	11,405
Other operating income	43	48	35	37	26	27	29
Operating revenue	41,221	3,433	13,547	30,665	34,457	81,028	42,732
SG&A	-934	-841	-923	-987	-1,142	-1,199	-1,259
Other OpEx	-330	-417	-328	-20	0	-20	-21
Net loss from investments	-1,164	-12,453	0	0	-990	0	0
Fair value loss on financial assets	-27,207	-60,720	-21,350	-70	-2,097	-1,500	-1,500
EBITDA	11,586	-70,998	-9,055	29,587	30,228	78,309	39,952
Depreciation & amortisation	-11	-17	-20	-25	-19	-42	-19
EBIT	11,575	-71,015	-9,075	29,562	30,209	78,267	39,933
Interest expense	-540	-510	-194	-169	-576	-300	-300
Interest income	15	75	80	80	135	0	0
EBT	11,050	-71,450	-9,189	29,473	29,768	77,967	39,633
Income taxes	27	1,071	233	-358	-224	-1,559	-793
Net income / loss	11,076	-70,379	-8,956	29,115	29,544	76,408	38,840
EPS (in €)	2.6	-16.4	-2.1	6.8	6.9	17.8	9.1

BALANCE SHEET

All figures in EUR '000	2019	2020	2021	2022	2023	2024E	2025E
Assets							
Current assets, total	2,237	4,318	4,453	3,960	7,096	7,655	14,476
Cash and equivalents	1,797	369	1,843	1,669	4,552	4,900	11,490
ST financial assets	305	3,865	2,599	2,148	543	554	565
Trade receivables	4	0	0	0	0	0	0
Inventories	0	0	0	0	0	0	0
Other ST assets	131	84	11	143	2,001	2,201	2,421
Non-current assets, total	290,908	206,390	193,543	233,032	259,256	325,260	352,162
Property, plant & equipment	56	43	41	22	8	15	18
Goodwill & other intangibles	1	0	0	0	0	0	0
Financial assets	290,851	206,346	193,502	233,010	259,249	325,246	352,144
Total assets	293,144	210,707	197,996	236,992	266,353	332,915	366,638
Shareholders' equity & debt							
Current liabilities, total	15,724	4,742	4,200	13,740	5,006	289	298
Trade payables	24	36	51	49	54	49	49
Provisions	91	74	101	87	139	143	147
Other ST financial liabilities	15,578	4,613	4,028	12,984	4,721	0	0
Other current liabilities	31	19	20	619	92	97	101
Long-term liabilities, total	5,779	4,703	1,490	1,831	10,380	10,390	10,401
Long-term debt	3,000	3,000	0	0	8,333	8,333	8,333
Deferred tax liabilities & others	2,779	1,703	1,490	1,831	2,047	2,057	2,068
Shareholders' equity	271,641	201,262	192,306	221,421	250,966	322,236	355,939
Minority interests	0	0	0	0	0	0	0
Total equity	271,641	201,262	192,306	221,421	250,966	322,236	355,939
Total consolidated equity and debt	293,144	210,707	197,996	236,992	266,353	332,915	366,638
NAV	271,641	201,262	192,306	221,421	250,966	322,236	355,939
NAVPS (€)	63.5	47.0	44.9	51.7	58.6	75.3	83.1



CASH FLOW STATEMENT

8 October 2024

All figures in EUR '000	2019	2020	2021	2022	2023	2024E	2025E
Net income	11,076	-70,379	-8,956	29,115	29,544	76,408	38,840
Depreciation and amortisation	11	17	20	25	19	42	19
Revaluation gains	-6,540	60,720	12,165	-23,746	-25,097	-68,497	-29,398
Changes in working capital	-93	-3,581	1,619	897	1,027	-197	-212
Other adjustments	384	12,453	-761	-207	989	0	0
Net financial result	526	510	195	170	206	300	300
Tax expense	-26	-1,071	-233	359	224	1,559	793
Operating cash flow	5,337	-1,331	4,049	6,612	6,912	9,615	10,341
Investment income	-6,651	-1,500	-5,173	-6,605	-7,170	-10,604	-11,405
Tax paid	-38	41	38	-3	-1,759	-1,559	-793
Net operating cash flow	-1,352	-2,790	-1,086	4	-2,017	-2,548	-1,856
Cash flow from investing	6,742	12,828	6,366	-8,956	5,405	13,055	13,883
Equity inflow, net	-1	-4	0	0	0	0	0
Debt inflow, net	4,492	-11,000	-12	8,956	8,333	-4,721	0
Dividend paid to shareholders	-8,562	0	0	0	0	-5,138	-5,138
Interest expense	-540	-462	-194	-179	-591	-300	-300
Cash flow from financing	-4,611	-11,466	-206	8,777	7,742	-10,159	-5,438
Liabilities due at beginning of the perio	0	0	-3,600	0	-8,247	0	0
Net cash flows	779	-1,428	5,075	-174	2,883	348	6,590
Cash, start of the year	1,018	1,797	369	1,843	1,669	4,552	4,900
Cash, end of the year	1,797	369	1,843	1,669	4,552	4,900	11,490
Free cash flow (FCF)	5,390	10,038	5,280	-8,951	3,388	10,507	12,027
Y-Y Growth							
Operating cash flow	n.m.	n.m.	n.m.	n.m.	n.m.	n.m.	n.m.
Free cash flow	-39.1%	86.2%	-47.4%	n.m.	n.m.	210.1%	14.5%



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PRICE TARGET DATES

Unless otherwise indicated, current prices refer to the closing prices of the previous trading day.

AGREEMENT WITH THE ANALYSED COMPANY AND MAINTENANCE OF OBJECTIVITY

The present financial analysis is based on the author's own knowledge and research. The author prepared this study without any direct or indirect influence exerted on the part of the analysed company. Parts of the financial analysis were possibly provided to the analysed company prior to publication in order to avoid inaccuracies in the representation of facts. However, no substantial changes were made at the request of the analysed company following any such provision.

ASSET VALUATION SYSTEM

First Berlin's system for asset valuation is divided into an asset recommendation and a risk assessment.

ASSET RECOMMENDATION

The recommendations determined in accordance with the share price trend anticipated by First Berlin in the respectively indicated investment period are as follows:

Category		1	2
Current market	capitalisation (in €)	0 - 2 billion	> 2 billion
Strong Buy1	An expected favourable price trend of:	> 50%	> 30%
Buy	An expected favourable price trend of:	> 25%	> 15%
Add	An expected favourable price trend of:	0% to 25%	0% to 15%
Reduce	An expected negative price trend of:	0% to -15%	0% to -10%
Sell	An expected negative price trend of:	< -15%	< -10%

¹ The expected price trend is in combination with sizable confidence in the quality and forecast security of management.

Our recommendation system places each company into one of two market capitalisation categories. Category 1 companies have a market capitalisation of $\in 0 - \in 2$ billion, and Category 2 companies have a market capitalisation of $> \in 2$ billion. The expected return thresholds underlying our recommendation system are lower for Category 2 companies than for Category 1 companies. This reflects the generally lower level of risk associated with higher market capitalisation companies.

RISK ASSESSMENT

The First Berlin categories for risk assessment are low, average, high and speculative. They are determined by ten factors: Corporate governance, quality of earnings, management strength, balance sheet and financial risk, competitive position, standard of financial disclosure, regulatory and political uncertainty, strength of brandname, market capitalisation and free float. These risk factors are incorporated into the First Berlin valuation models and are thus included in the target prices. First Berlin customers may request the models.

RECOMMENDATION & PRICE TARGET HISTORY

Report No.:	Date of publication	Previous day closing price	Recommendation	Price target
Initial Report	29 October 2012	€24.55	Buy	€55.00
229	↓	\downarrow	\downarrow	\downarrow
30	17 January 2023	€15.00	Buy	€56.00
31	8 May 2023	€15.55	Buy	€54.00
32	10 July 2023	€15.30	Buy	€59.00
33	18 October 2023	€14.60	Buy	€62.00
34	13 December 2023	€15.70	Buy	€62.00
35	10 May 2024	€24.80	Buy	€81.00
36	10 June 2024	€33.20	Buy	€81.00
37	12 June 2024	€33.00	Buy	€113.00
38	Today	€23.80	Buy	€108.00

INVESTMENT HORIZON

Unless otherwise stated in the financial analysis, the ratings refer to an investment period of twelve months.



UPDATES

At the time of publication of this financial analysis it is not certain whether, when and on what occasion an update will be provided. In general First Berlin strives to review the financial analysis for its topicality and, if required, to update it in a very timely manner in connection with the reporting obligations of the analysed company or on the occasion of ad hoc notifications.

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Legally required information regarding

- key sources of information in the preparation of this research report
- valuation methods and principles
- sensitivity of valuation parameters

can be accessed through the following internet link: https://firstberlin.com/disclaimer-english-link/

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