

# Hypoport AG

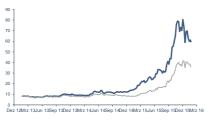
# Buy 7 | Target 72.00 EUR vs 77.00 EUR 3

Price: 59.50 EUR| Upside: 21 %

Est.chg	2015e	2016e	
EPS	-3 5%	0.0%	

# Unjustified underperformance YTD; upgrade to Buy, 21% upside

#### Tuesday 23 February 2016



—Hypoport AG —Hypoport AG Re	lative to Property,	holdings, other fi (	Rebased)
Capital			
HYQ GY   HYQGn.DE			
Market Cap (EURm)			365
Enterprise value (EURm)			199
Extrema 12 months		15.02	- 80.50
Free Float (%)			51.0
Performance (%)	1m	3m	12m
Absolute	-14.0	-21.5	303.0
Perf. rel. Country Index	-12.3	-9.7	364.2
Perf. rel. Property, holding	-11.4	-4.4	353.1
P&L	12/15e	12/16e	12/17e
Sales (EURm)	136	160	183
EBITDA (EURm)	25.0	32.2	37.6
Current EBIT (EURm)	19.8	26.0	30.5
Attr. net profit (EURm)	15.7	20.6	24.2
Adjusted EPS (EUR)	2.56	3.35	3.94
Dividend (EUR)	0.00	0.00	0.00
P/E (x)	13.0	17.7	15.1
P/B (x)	3.8	4.9	3.7
Dividend Yield (%)	0.0	0.0	0.0
FCF yield (%)	4.8	3.9	5.4
EV/Sales (x)	1.46	2.16	1.78
EV/EBITDA (x)	8.0	10.8	8.7
EV/Current EBIT (x)	10.0	13.3	10.7
Gearing (%)	-11	-27	-40
Net Debt/EBITDA(x)	ns	ns	ns

Next Events	
29.03.2016	Q4 Results
02.05.2016	Q1 Results
01.08.2016	Q2 Results
31.10.2016	Q3 Results

# 2015 preview: Record revenue and earnings likely

Hypoport AG will publish its consol. 2015 results on 29 March. We expect record revenues and earnings driven by impressive key operating indicators (KOIs) at EUROPACE and Dr. Klein which have already been released. Both segments gained market share in an overall rising mortgage market (in 2015 new mortgage volumes in Germany jumped 22% yoy to € 244bn). We fine-tune our 2015e estimates: revenues up 21.5% to € 136.5m (old: € 138.1m, 2014: € 112.3m); EBIT at € 19.8m (old: € 20.5, 2014: € 7.9m), implying an EBIT margin of 14.5% (old: 14.9%, 2014: 6.5%); EPS of € 2.56 (old: 2.65, 2014: € 0.96).

# Private clients: brokered lending volume +44% yoy

New lending volume brokered by Dr. Klein rose 44% yoy in 2015 to a record of € 9.0bn incl. € 2.2bn in Q4 (Q4 14: € 1.6bn). Spurred by a mortgage rate hike in early summer and unabated demand for residential property, mortgage finance (Dr. Klein's largest product category) grew almost 47% yoy to € 8.6bn in 2015. Building society savings rose almost 6% to € 222.2m, while brokered personal loans volume fell 16% yoy to € 181.2m on massive competition (Dr. Klein lost customers to competitors with huge marketing budgets). The insurance portfolio managed by Dr. Klein performed well in 2015, growing +11% yoy to € 122.6m, another record level.

# Financial service providers: +25% yoy increase in volumes brokered

EUROPACE's brokered volume rose 25% yoy to €45.2bn (2014: €36.2bn) with Q4 contributing € 10.9bn (Q4 14: € 9.2bn), marginally below the levels of Q1-3 (volumes above € 11bn). NB: in terms of transaction volumes Q4 is traditionally the year's weakest quarter. With a market share of 14+%, mortgage finance is the highest-volume business (€ 35.6bn) and fastest-growing product type on EUROPACE. This biz grew 28% yoy, while building society savings grew 13% yoy to € 7.8bn and personal loans were up 20% to € 1.9bn.

# New share repurchase program will support stock in weak market

Hypoport AG's Management Board recently announced the repurchase of up to 60,000 shares (~1% of market cap) exclusively on the open market. The maximum repurchase volume has been set at 5,000 shares per day, the maximum purchase price at € 65.00/share. The buybacks will be completed by 9 June 2016. The 2015 AGM authorised the buy-back of up to 10% of share capital by 11 June 2020.

# Upgrade from Neutral to Buy; TP of € 72 suggests 21% upside

Due in particular to peer multiple compression (down > 10+% ytd on avg.) our FVpS falls to € 72.22 and we lower our TP to € 72.00 (€77.00). This implies target P/E's of 28.1x and 21.5x for 2015-16e. Since their outstanding performance in 2015, Hypoport shares have fallen disproportionately in an overall weak market environment, by ~26% ytd and by as much as 50% at the trough (profit takings) vs -12.6% ytd for the DAX and -10.2% ytd for the SDAX. We consider this overdone. Fundamentally, our investment case remains unchanged. Backed by ongoing market share gains in individual business segments and an overall growing mortgage market in Germany, we are confident Hypoport AG can deliver double-digit revenue growth in 2015-17e of 17.7% on avg. We are also convinced that its highly scalable business model will enable Hypoport to sustainably elevate its consolidated EBIT margin (EBIT/revenue) from the single digits in 2014 to c.16% and above in 2016e and 2017e (average 2015-17e: 15.8%). Accordingly, we raise our recommendation on the stock from Neutral to Buy. Our TP suggests upside of 21%

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# **VALUATION**

#### Peer group: Company data in EURm

Company name	Market	EV		Sales			EBITDA			EBIT		E	PS (EUR)	
	сар.		2015e	2016e	2017e	2015e	2016e	2017e	2015e	2016e	2017e	2015e	2016e	2017e
WIRECARD AG	5,195.9	4,507.1	766.0	986.8	1,195.8	226.2	295.1	366.6	182.8	241.1	306.0	1.24	1.64	2.06
COMDIRECT BANK AG	1,369.6	151.5	394.0	383.3	397.0	138.0	103.0	111.0	136.0	101.0	n.a.	0.55	0.45	0.53
FINTECH GROUP AG	299.1	-387.2	82.1	89.9	99.5	16.3	33.0	41.0	13.8	30.5	41.3	0.60	1.22	1.56
FERRATUM OYJ	554.2	551.3	111.3	172.0	253.7	16.8	29.2	50.3	15.9	28.2	48.7	0.51	1.01	1.81
MONEYSUPERMARKET.COM	2,295.1	2,273.1	362.5	385.8	413.1	142.3	155.7	168.3	118.6	128.6	139.9	0.18	0.20	0.21
PARAGON GROUP COMPANIES PLC	1,142.1	14,348.8	326.9	360.2	360.2	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	0.52	0.58	0.64
PAYPAL HOLDINGS INC	39,953.1	36,774.1	9,567.2	11,060.6	11,060.6	2,520.8	2,937.2	3,627.2	2,070.1	2,427.9	2,856.1	1.33	1.58	1.85
E*TRADE FINANCIAL CORP	6,063.1	6,821.8	1,764.7	1,863.6	1,863.6	770.4	892.8	1,037.0	674.1	679.6	762.6	1.40	1.67	1.87
AVANZA BANK HOLDING AB	1,035.8	1,052.1	107.0	120.4	120.4	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	1.58	1.87	2.24
NORDNET AB- B SHARES	604.7	650.7	142.4	157.6	157.6	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	0.23	0.28	0.33
MLP AG	304.2	249.7	556.3	608.7	608.7	44.6	46.9	50.0	30.8	31.9	34.3	0.22	0.28	0.27
OVB HOLDING AG	197.7	158.9	212.5	214.5	214.5	17.0	17.1	18.0	13.5	13.6	14.5	0.67	0.67	0.71
Average	5,851.3	6,674.3	1,362.4	1,558.0	1,592.1	547.2	635.1	771.6	458.8	519.5	692.4	0.81	1.05	1.31
Median	1,255.8	1,662.6	344.7	371.7	378.6	142.3	155.7	168.3	136.0	128.6	222.9	0.58	1.11	1.69

#### Peer Group: Multiples

Company name		EV / Sales		EV	/ EBITDA		E	V / EBIT			P/E	
	2015e	2016e	2017e	2015e	2016e	2017e	2015e	2016e	2017e	2015e	2016e	2017e
WIRECARD AG	5.9	4.6	3.8	19.9	15.3	12.3	24.7	18.7	14.7	34.6	26.0	20.8
COMDIRECT BANK AG	0.4	0.4	0.4	1.1	1.5	1.4	1.1	1.5	n.a.	17.6	21.5	18.3
FINTECH GROUP AG	-4.7	-4.3	-3.9	-23.8	-11.8	-9.4	-28.1	-12.7	-9.4	30.0	14.8	11.5
FERRATUM OYJ	5.0	3.2	2.2	32.9	18.9	11.0	34.7	19.6	11.3	48.1	24.1	13.5
MONEYSUPERMARKET.COM	6.3	5.9	5.5	16.0	14.6	13.5	19.2	17.7	16.3	22.9	21.4	19.8
PARAGON GROUP COMPANIES PLC	43.9	39.8	39.8	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	7.4	6.7	6.1
PAYPAL HOLDINGS INC	3.8	3.3	3.3	14.6	12.5	10.1	17.8	15.1	12.9	24.5	20.7	17.6
E*TRADE FINANCIAL CORP	3.9	3.7	3.7	8.9	7.6	6.6	10.1	10.0	8.9	14.8	12.4	11.0
AVANZA BANK HOLDING AB	9.8	8.7	8.7	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	22.4	19.0	15.8
NORDNET AB- B SHARES	4.6	4.1	4.1	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	15.1	12.6	10.4
MLP AG	0.4	0.4	0.4	5.6	5.3	5.0	8.1	7.8	7.3	12.6	10.2	10.4
OVB HOLDING AG	0.7	0.7	0.7	9.3	9.3	8.9	11.8	11.7	11.0	21.1	21.0	19.9
Average	7.9	6.9	6.8	9.9	8.4	6.5	11.3	10.0	9.1	23.7	17.9	14.5
Median	4.8	3.9	3.7	14.6	12.5	10.1	17.8	15.1	12.1	22.6	19.8	14.6

EURn	n, except EPS (EUR)		Sales			EBITDA			EBIT			EPS	
		2015e	2016e	2017e	2015e	2016e	2017e	2015e	2016e	2017e	2015e	2016e	2017e
Hypoport AG: Financial estimates Oddo Seydler Bank AG		136.5	160.3	183.1	25.0	32.2	37.6	19.8	26.0	30.5	2.56	3.35	3.94
Applied multiples: Peer group median		4.8	3.9	3.7	14.6	12.5	10.1	17.8	15.1	12.1	22.6	19.8	14.6
Enterprise value (derived)		649.7	624.4	680.3	365.2	402.6	380.9	352.4	393.2	368.5	-	-	-
+ Excess cash and marketable securities	11.1												
- Financial debt	-12.5												
- Minority interest (estimated market value)	-0.2												
Market capitalization (derived)		648.3	623.0	678.9	363.8	401.2	379.5	351.0	391.8	367.2	355.5	408.7	354.3
Median	385.6												
Premium (discount) vs. Peer Group	0%												
Fair market capitalization (after discount)	385.6												
Number of shares (m)	6.1												
Fair value per share (EUR)	62.83												



#### **Discounted Cash Flow Model**

Diocountou ouch i low mouch											
	F	PHASE 1					PHASE 2				PHASE 3
EURm	2015e	2016e	2017e	2018e	2019e	2020e	2021e	2022e	2023e	2024e	<b>∞</b>
Sales	136.5	160.3	183.1	207.8	232.5	256.9	280.5	303.2	324.8	345.2	
YoY growth	21.5%	17.5%	14.2%	13.5%	11.9%	10.5%	9.2%	8.1%	7.1%	6.3%	
<b>G</b>											
EBIT	19.8	26.0	30.5	35.3	39.9	44.5	49.1	53.6	58.0	62.3	
EBIT margin	14.5%	16.2%	16.6%	17.0%	17.2%	17.3%	17.5%	17.7%	17.9%	18.0%	
Income tax on EBIT (cash tax rate)	-6.0	-7.8	-9.1	-10.6	-12.0	-13.4	-14.7	-16.1	-17.4	-18.7	
Depreciation and amortisation	5.2	6.2	7.1	6.3	7.2	5.2	5.7	6.0	6.6	6.8	
Change in net working capital	-4.5	-8.0	-7.4	-4.7	-4.7	-4.6	-4.5	-4.3	-4.1	-3.9	
Net capital expenditure	-6.5	-4.5	-4.1	-4.9	-5.4	-5.9	-6.5	-7.2	-7.5	-6.8	
Free cash flow	8.1	11.9	17.0	21.4	25.0	25.8	29.1	32.1	35.5	39.7	
Present values	8.2	11.1	14.7	17.1	18.5	17.6	18.3	18.7	19.1	19.7	339.6
Present value Phase 1	33.9			F	Risk free rat	te	2.50%	Т	arget equit	y ratio	65.0%
Present value Phase 2	128.9			E	Equity risk p	premium	6.00%		Beta (funda	•	1.30
Present value Phase 3	339.6			[0	Debt risk pr	emium	2.50%	V	VACC		7.92%
Total present value	502.4				ax shield		30.0%	7	erminal g	rowth	2.0%
+ Excess cash	11.1										
- Financial debt	-12.5						Sensi	tivity anal	ysis		
- Minority interest (estimated market value)	-0.2										
							Terminal	growth (P	hase 3)		
							1.0%	1.5%	2.0%	2.5%	3.0%
Fair value of equity	500.9				WACC	6.9%	87.48	93.32	100.36	108.98	119.81
						7.4%	79.74	84.48	90.10	96.86	105.15
Number of shares (m)	6.138					7.9%	73.14	77.04	81.60	87.00	93.50
						8.4%	67.45	70.69	74.44	78.82	84.02
Fair value per share (EUR)	81.60					8.9%	62.49	65.22	68.33	71.94	76.15

### Consolidation of valuation methods

	Weighting factor	Fair value per share (EUR)
Peer group valuation	50.0%	62.83
DCF valuation	50.0%	81.60
Fair value per share (EUR)		72.22

Source: Company data, Bloomerg, Oddo Seydler Bank AG



HYQGn.DE   HYQ GY	1	Buy				Price	59.50EUR	
Financial Services   Germany		Jpside	21.01%			TP	72.00EUR	
PER SHARE DATA (EUR)	12/10	12/11	12/12	12/13	12/14	12/15e	12/16e	12/17e
Adjusted EPS	0.53	0.60	-0.13	0.51	0.96	2.56	3.35	3.94
Reported EPS Growth in EPS(%)	<b>0.53</b> ns	<b>0.60</b> 13.2%	<b>-0.13</b> ns	<b>0.51</b> ns	<b>0.96</b> 88.0%	<b>2.56</b> ns	<b>3.35</b> 31.2%	<b>3.94</b> 17.4%
Net dividend per share	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
FCF to equity per share	0.39	-0.10	0.20	0.67	0.37	1.61	2.33	3.23
Book value per share	4.43	5.01	4.81	5.34	6.29	8.84	12.20	16.14
Number of shares market cap	6.15	6.19	6.16	6.14	6.14	6.14	6.14	6.14
Number of diluted shares VALUATION	6.18 <b>12/10</b>	6.19 <b>12/11</b>	6.16 <b>12/12</b>	6.14 12/13	6.14 <b>12/14</b>	6.14 <b>12/15e</b>	6.14 12/16e	6.14 <b>12/17e</b>
12m highest price	9.90	11.95	12.15	10.46	13.78	80.50	78.35	12/176
12m lowest price	5.90	6.95	6.95	7.03	8.67	12.16	53.59	
(*) Reference price	7.88	9.42	8.94	8.27	11.01	33.28	59.50	59.50
Capitalization	48	58	55	51	68	204	365	365
Restated Net debt	9.4	11	9.7	5.9	3.9	-6.0	-20.3	-40.1
Minorities (fair value)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Financial fixed assets (fair value) Provisions	0.0 2.6	0.0 2.5	0.0 1.9	0.0 0.5	0.0 1.0	0.0 1.0	0.0 1.0	0.0 1.0
Enterprise Value	60	72	67	57	72	199	346	326
P/E (x)	15	16	ns	16	11	13	18	15
P/CF (x)	6.1	6.4	59	5.2	4.4	6.2	11	12
Net Yield (%)	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
FCF yield (%)	5.0%	ns	2.3%	8.1%	3.3%	4.8%	3.9%	5.4%
P/B incl. GW (x)	1.78	1.88	1.86	1.55	1.75	3.76	4.88	3.69
P/B excl. GW (x) EV/Sales (x)	1.78 0.90	1.88 0.85	1.86 0.76	1.55 0.58	1.75 0.65	3.76 1.46	4.88 2.16	3.69 1.78
EV/Sales (x) EV/EBITDA (x)	0.90 5.4	6.3	8.2	7.0	5.7	8.0	2.16	8.7
EV/EBIT (x)	9.4	11	21	14	9.1	10	13	11
(*) historical average price								
PROFIT AND LOSS (EURm)	12/10	12/11	12/12	12/13	12/14	12/15e	12/16e	12/17e
Sales EBITDA	67 11.1	84 11.5	88 8.1	98 8.1	112 12.7	136 25.0	160 32.2	183 37.6
Depreciations	-4.7	-4.7	-4.9	-4.2	-4.8	-5.2	-6.2	-7.1
Current EBIT	6.4	6.8	3.2	3.9	7.9	19.8	26.0	30.5
Published EBIT	6.4	6.8	3.2	3.9	7.9	19.8	26.0	30.5
Net financial income	-1.6	-0.7	-0.9	-0.9	-0.7	-0.5	-0.5	-0.6
Corporate Tax	-1.6	-1.6	-0.4	0.1	-1.3	-3.7	-4.8	-5.7
Net income of equity-accounted companies	0.0 0.0	0.0 -0.7	0.0 -2.8	0.0	0.0 0.0	0.0 0.0	0.0 0.0	0.0 0.0
Profit/loss of discontinued activities (after tax) Minority interests	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Attributable net profit	3.3	3.7	-0.8	3.1	5.9	15.7	20.6	24.2
Adjusted attributable net profit	3.3	3.7	-0.8	3.1	5.9	15.7	20.6	24.2
BALANCE SHEET (EURm)	12/10	12/11	12/12	12/13	12/14	12/15e	12/16e	12/17e
Goodwill	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Other intangible assets Tangible fixed assets	28 2.4	28 2.5	28 2.6	30 2.2	31 2.2	32 2.6	30 2.5	28 2.3
WCR	7.4	12	11	6.9	9.0	13	2.3	29
Financial assets	1.8	2.2	0.5	0.8	1.6	1.6	1.6	1.6
Ordinary shareholders equity	27	31	30	33	39	54	75	99
Minority interests	0.2	0.2	0.2	0.3	0.3	0.3	0.3	0.3
Shareholders equity	27	31	30	33	39	55	75	99
Non-current provisions  Net debt	2.6 <b>9.4</b>	2.5 <b>11</b>	1.9 <b>9.7</b>	0.5 <b>5.9</b>	1.0 <b>3.9</b>	1.0 <b>-6.0</b>	1.0 <b>-20.3</b>	1.0 <b>-40.1</b>
CASH FLOW STATEMENT (EURm)	12/10	12/11	12/12	12/13	12/14	12/15e	12/16e	12/17e
EBITDA	11.1	11.5	8.1	8.1	12.7	25.0	32.2	37.6
Change in WCR	2.0	-4.4	1.2	3.7	-3.0	-4.5	-8.0	-7.4
Interests & taxes	-1.6	-1.4	-1.5	-1.5	-1.3	-4.1	-5.4	-6.3
Others Operating Cash flow	-1.5 10.0	-1.0 4.7	-0.1 7.8	-0.5 9.9	0.0 8.4	0.0 16.3	0.0 18.8	0.0 23.9
CAPEX	-7.6	-5.3	-6.5	-5.7	-6.2	-6.5	-4.5	-4.1
Free cash-flow	2.4	-0.6	1.2	4.1	2.2	9.9	14.3	19.8
Acquisitions / disposals	-0.1	-0.5	0.1	0.0	0.0	0.0	0.0	0.0
Dividends	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Net capital increase	0.0	0.0	-0.6	0.0	0.0	0.0	0.0	0.0
Others Change in net debt	1.7 2.5	-2.6 -1.1	0.4 0.7	-1.4 4.2	-1.2 1.9	-1.1 9.9	-1.1 14.3	-1.1 19.8
GROWTH MARGINS PRODUCTIVITY	12/10	12/11	12/12	12/13	12/14	12/15e	12/16e	12/17e
Sales growth	32.6%	26.1%	4.0%	11.8%	14.5%	21.5%	17.5%	14.2%
Lfl sales growth	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Current EBIT growth	ns	5.1%	-52.7%	23.5%	ns	ns	30.8%	17.4%
Growth in EPS(%) Net margin	ns 4.9%	13.2% 4.4%	ns -0.9%	ns 3.2%	88.0% 5.3%	ns 11.5%	31.2% 12.8%	17.4% 13.2%
Ret margin EBITDA margin	4.9% <b>16.7%</b>	4.4% <b>13.6%</b>	-0.9% <b>9.3%</b>	3.2% <b>8.3%</b>	5.3% 11.3%	11.5% 18.3%	12.8% <b>20.1%</b>	13.2% <b>20.5%</b>
Current EBIT margin	9.6%	8.0%	3.6%	4.0%	7.1%	14.5%	16.2%	16.6%
CAPEX / Sales	-11.3%	-6.2%	-7.4%	-5.8%	-5.5%	-4.7%	-2.8%	-2.2%
WCR / Sales	11.1%	14.7%	12.2%	7.0%	8.0%	9.9%	13.4%	15.7%
Tax Rate	32.4%	25.8%	16.9%	-3.3%	18.2%	19.0%	19.0%	19.0%
Normative tax rate Asset Turnover	-32.4% 1.8	-23.8% 2.1	-53.2% 2.1	-31.1% 2.5	-20.1% 2.8	-28.3% 3.0	-30.3% 3.1	-25.8% 3.2
ROCE post-tax (normative tax rate)	23.5%	20.8%	11.7%	13.0%	23.6%	56.5%	66.2%	67.9%
ROCE post-tax (normative tax rate)	23.5%	20.8%	11.7%	13.0%	23.6%	56.5%	66.2%	67.9%
ROE	12.9%	12.8%	-2.7%	10.1%	16.6%	33.8%	31.9%	27.8%
DEBT RATIOS	12/10	12/11	12/12	12/13	12/14	12/15e	12/16e	12/17e
Gearing Not Dobt / Market Cap	34%	36%	33%	18%	10%	-11%	-27%	-40%
Net Debt / Market Cap Net debt / EBITDA	0.19 <b>0.84</b>	0.19 <b>0.97</b>	0.18 <b>1.20</b>	0.12 <b>0.72</b>	0.06 <b>0.31</b>	-0.03 <b>ns</b>	-0.06 <b>ns</b>	-0.11 <b>ns</b>
EBITDA / net financial charges	ns	0.97 ns	ns	0.72 ns	ns	ns	ns	ns

# Hypoport AG Tuesday 23 February 2016



# Recommendation and target price changes history over the last 12 months for the company analysed in this report

Date	Reco	Price Target (EUR)	Price (EUR)
23.02.16	Buy	72.00	59.50
11.01.16	Neutral	77.00	73.68
02.11.15	Buy	64.00	56.00
21.10.15	Buy	57.00	49.99
22.07.15	Buy	41.00	32.09
04.05.15	Buy	26.00	21.32

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