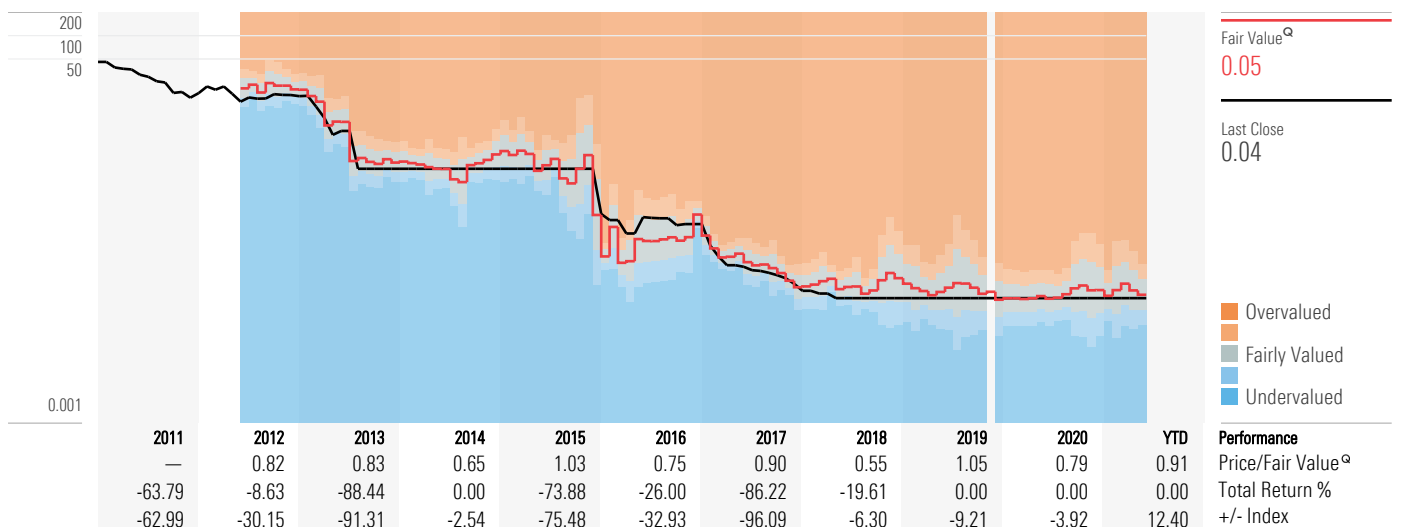


Corporacion Geo SAB de CV XGEO ★★★

12 May 2021, 00:37 UTC

Economic Moat ^Q Narrow	Uncertainty ^Q Extreme	Price/Fair Value ^Q 0.9	Trailing Dividend Yield % —	Market Cap 11.9103 Mil	Investment Style Small Value	Sector Consumer Cyclical	Industry Residential Construction
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Total Return % as of 11 May 2021. Last Close as of 11 May 2021. Fair Value as of 12 May 2021, 00:37 UTC. Index: Morningstar Mexico GR MXN.

There is no one analyst in which a Quantitative Fair Value Estimate and Quantitative Star Rating are attributed to; however, Mr. Lee Davidson, Head of Quantitative Research for Morningstar, Inc., is responsible for overseeing the methodology that supports the quantitative fair value. As an employee of Morningstar, Inc., Mr. Davidson is guided by Morningstar, Inc.'s Code of Ethics and Personal Securities Trading Policy in carrying out his responsibilities. For information regarding Conflicts of Interests, visit <http://global.morningstar.com/equitydisclosures>

Valuation^Q as of 11 May 2021



Fair Value^Q
0.05

Uncertainty^Q
Extreme

Last Close
0.04

XGEO is Under Valued at a 9% discount.

Economic Moat^Q

Narrow

Financial Health^Q

Moderate

1-Star Price^Q

> 0.11

5-Star Price^Q

< 0.02

Financials as of 11 May 2021 (Fiscal Year End 31 Dec 2017)

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	YTD	Fiscal
Revenue (Bil)	20.10	19.08	5.50	1.40	0.92	0.99	—	—	—	—	0.19	Revenue (Bil)
Operating Income (Bil)	3.21	3.03	-16.02	-9.89	-2.47	-0.07	—	—	—	—	-0.08	Operating Income (Bil)
Operating Margin (%)	15.99	15.87	-291	-708	-267	-7.45	—	—	—	—	-40.6	Operating Margin (%)
Net Income (Bil)	1.26	1.05	-19.12	-12.19	18.89	-0.44	—	—	—	—	-0.04	Net Income (Bil)
Diluted Earnings/Share	55.16	45.97	-660.57	-420.77	45.56	-1.04	—	—	—	—	-0.09	Diluted Earnings/Share
Operating Cash Flow (Mil)	54	-433	-393	213	-1,604	-1,570	—	—	—	—	-1,570	Operating Cash Flow (Mil)
Capital Spending (Mil)	-700.79	-230.33	-48.04	-6.71	—	-10.37	—	—	—	—	-10.37	Capital Spending (Mil)
Free Cash Flow (Mil)	-647	-663	-441	206	-1,604	-1,580	—	—	—	—	-1,580	Free Cash Flow (Mil)
Avg Shares Outstand(Mil)	29	29	—	29	415	417	—	—	—	—	417	Avg Shares Outstand(Mil)
Dividend Per Share	—	—	—	—	—	—	—	—	—	—	—	Dividend Per Share

Valuation as of 11 May 2021

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Current	Calendar
Price/Fair Value ^Q	—	0.82	0.83	0.65	1.03	0.75	0.90	0.55	1.05	0.79	0.91	Price/Fair Value ^Q
Price/Sales	0.46	0.43	—	—	0.04	2.91	0.52	—	—	—	0.41	Price/Sales
Price/Earnings	6.52	6.12	—	—	—	—	—	—	—	—	—	Price/Earnings
Price/Cash Flow	—	—	—	—	—	—	—	—	—	—	—	Price/Cash Flow
Price/Book	1.09	0.86	—	—	—	0.91	0.62	—	—	—	0.49	Price/Book

Operating Performance as of — (Fiscal Year End 31 Dec 2017)

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Q3	Fiscal (%)
Return on Assets	4.04	2.64	-56.79	-59.59	124	-3.26	—	—	—	—	-0.6	Return on Assets
Return on Equity	15.67	11.44	—	—	—	-43.83	—	—	—	—	-7.39	Return on Equity
Rtn on Invested Capital	9.28	4.36	—	—	—	-5.47	—	—	—	—	0.62	Rtn on Invested Capital

Business Description

Corporacion Geo SAB de CV is a developer of housing estates. The company through its subsidiaries is engaged in design, development, construction, marketing, sales and delivery of affordable houses. The group's business model is focused mainly on the entry level and economic segments, which are supported by government policies. Geographically,

the firm has its operation across over 20 states in Mexico.

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The quantitative report on equities consists of data, statistics and quantitative equity ratings on equity securities. Morningstar, Inc.'s quantitative equity ratings are forward looking and are generated by a statistical model that is based on Morningstar Inc.'s analyst-driven equity ratings and quantitative statistics. Given the nature of the quantitative report and the quantitative ratings, there is no one analyst in which a given report is attributed to; however, Mr. Lee Davidson, Head of Quantitative Research for Morningstar, Inc., is responsible for overseeing the methodology that supports the quantitative equity ratings used in this report. As an employee of Morningstar, Inc., Mr. Davidson is guided by Morningstar, Inc.'s Code of Ethics and Personal Securities Trading Policy in carrying out his responsibilities.

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The Quantitative Ratings are calculated daily and derived from the analyst-driven ratings of a company's peers as determined by statistical algorithms. Morningstar, Inc. ("Morningstar", "we", "our") calculates Quantitative Ratings for companies whether or not it already provides analyst ratings and qualitative coverage. In some cases, the Quantitative Ratings may differ from the analyst ratings because a company's analyst-driven ratings can significantly differ from other companies in its peer group.

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- ii. **Quantitative Economic Moat:** Intended to describe the strength of a firm's competitive position. It is calculated using an algorithm designed to predict the Economic Moat rating a Morningstar analyst would assign to the stock. The rating is expressed as Narrow, Wide, or None.
 - Narrow** – assigned when the probability of a stock receiving a "Wide Moat" rating by an analyst is greater than 70% but less than 99%.
 - Wide** – assigned when the probability of a stock receiving a "Wide Moat" rating by an analyst is greater than 99%.
 - None** – assigned when the probability of an analyst receiving a "Wide Moat" rating by an analyst is less than 70%.
- iii. **Quantitative Star Rating:** Intended to be the summary rating based on the combination of our Quantitative Fair Value Estimate, current market price, Quantitative Uncertainty Rating, and momentum. The rating is expressed as One-Star, Two-Star, Three-Star, Four-Star, and Five-Star.
 - ★ – the stock is overvalued with a reasonable margin of safety.
 $\text{Log (Quant FVE/Price)} < -1 * \text{Quantitative Uncertainty}$
*Micro-Caps: $\text{Log (Quant FVE/Price)} < -1.5 * \text{Quantitative Uncertainty}$*
 - ★★ – the stock is somewhat overvalued.
 $\text{Log (Quant FVE/Price)}$ between $(-1 * \text{Quantitative Uncertainty}, -0.5 * \text{Quantitative Uncertainty})$
*Micro-Caps: $\text{Log (Quant FVE/Price)}$ between $(-1.5 * \text{Quantitative Uncertainty}, -0.75 * \text{Quantitative Uncertainty})$*
 - ★★★ – the stock is approximately fairly valued.
 $\text{Log (Quant FVE/Price)}$ between $(-0.5 * \text{Quantitative Uncertainty}, 0.5 * \text{Quantitative Uncertainty})$
*Micro-Caps: $\text{Log (Quant FVE/Price)}$ between $(-0.75 * \text{Quantitative Uncertainty}, 0.75 * \text{Quantitative Uncertainty})$*
 - ★★★★ – the stock is somewhat undervalued.
 $\text{Log (Quant FVE/Price)}$ between $(0.5 * \text{Quantitative Uncertainty}, 1 * \text{Quantitative Uncertainty})$

Uncertainty

*Micro-Caps: $\text{Log (Quant FVE/Price)}$ between $(0.75 * \text{Quantitative Uncertainty}, 1.5 * \text{Quantitative Uncertainty})$*

★★★★ – the stock is undervalued with a reasonable margin of safety.

$\text{Log (Quant FVE/Price)} > 1 * \text{Quantitative Uncertainty}$

*Micro-Caps: $\text{Log (Quant FVE/Price)} > 1.5 * \text{Quantitative Uncertainty}$*

After the initial calculation for the star rating, there is a final filtering step based on the momentum of the company. We rank the companies based on their 12-1 month momentum, then restrict those below the 30th percentile to a maximum of 3 stars.

iv. **Quantitative Uncertainty:** Intended to represent Morningstar's level of uncertainty about the accuracy of the Quantitative Fair Value Estimate. Generally, the lower the Quantitative Uncertainty, the narrower the potential range of outcomes for that particular company. The rating is expressed as Low, Medium, High, Very High, and Extreme.

Low – the interquartile range for possible fair values is less than 10%

Medium – the interquartile range for possible fair values is less than 15% but greater than 10%

High – the interquartile range for possible fair values is less than 35% but greater than 15%

Very High – the interquartile range for possible fair values is less than 80% but greater than 35%

Extreme – the interquartile range for possible fair values is greater than 80%

v. **Quantitative Financial Health:** Intended to reflect the probability that a firm will face financial distress in the near future. The calculation uses a predictive model designed to anticipate when a company may default on its financial obligations. The rating is expressed as Weak, Moderate, and Strong.

Weak – assigned when Quantitative Financial Health < 0.2

Moderate – assigned when Quantitative Financial Health is between 0.2 and 0.7

Strong – assigned when Quantitative Financial Health > 0.7

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- ii. **Quantitative Valuation** – Using the below terms, intended to denote the relationship between the security's **Last Price** and Morningstar's quantitative fair value estimate for that security.
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 - Fairly Valued – Last Price** is in line with Morningstar's quantitative fair value estimate.
 - Overvalued – Last Price** is above Morningstar's quantitative fair value estimate.

This Report **has not been made available** to the issuer of the security prior to publication.

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