



Paramount Group Inc (PGRE)

Updated May 17th, 2023 by Quinn Mohammed

Key Metrics

Current Price:	\$4.5	5 Year CAGR Estimate:	9.6%	Market Cap:	\$1.0 B
Fair Value Price:	\$6.8	5 Year Growth Estimate:	-4.0%	Ex-Dividend Date¹:	06/30/2023
% Fair Value:	67%	5 Year Valuation Multiple Estimate:	8.4%	Dividend Payment Date¹:	07/17/2023
Dividend Yield:	6.9%	5 Year Price Target:	\$6	Years of Dividend Growth:	2
Dividend Risk Score:	D	Retirement Suitability Score:	B	Rating:	Hold

Overview & Current Events

Paramount Group Inc is a real estate investment trust which acquires, manages, and redevelops office properties in the central business district submarkets of New York City, Washington DC, and San Francisco. Paramount's primary customers are financial services firms, legal services firms, and technology and media industries. The trust was established in 1978, and the current president and CEO, Albert Behler, has been at the helm since 1991. Paramount owns or has an interest in 13.8 million square feet of high quality office building investments, retail property, and debt and equity investments. Paramount Group trades on the NYSE under the ticker symbol PGRE and is one of the largest publicly owned real estate companies headquartered in New York, NY. PGRE has a market capitalization of \$1.0 billion.

On March 15th, 2022, Paramount announced a 10.7% increase to the dividend, from \$0.07 quarterly to \$0.0775.

Paramount Group reported first quarter 2023 results on May 3rd, 2023. The trust announced core funds from operations (FFO) of \$56.2 million, or \$0.26 per diluted share. Results compared favorably to the prior year's \$54.6 million, or \$0.25 per diluted share. Paramount also reported a 0.1% increase in same store cash net operating income (NOI) and a 7.1% increase in same store NOI compared to the prior year.

The trust leased a total of 195.6K square feet during the quarter. The occupancy rate stood at 91.3% at Q4 2022 end.

Leadership narrowed its guidance for the 2023 fiscal year and estimates core FFO to come in between \$0.90 to \$0.94, for a mid-point of \$0.92. We forecast results to come in at the lower end of guidance.

Growth on a Per-Share Basis

Year	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2028
Core FFO			\$0.81	\$0.89	\$0.87	\$0.94	\$0.90	\$0.96	\$0.92	\$0.98	\$0.90	\$0.79
DPS			\$0.42	\$0.38	\$0.38	\$0.40	\$0.40	\$0.37	\$0.28	\$0.30	\$0.31	\$0.33
Shares²			212.1	218.1	236.4	239.6	231.5	222.4	218.7	218.6	218.5	250.0

While Paramount Group is a trust with a long history, being established in 1978, it has only been publicly traded for a short period of time. Thus, we can only use historical data back to 2015 to form an opinion and estimate forward growth. Since 2015, PGRE has grown adjusted FFO at a rate of 2.8% annually, which is low but positive. The trust managed to grow year-over-year into the pandemic year, but it slashed its dividend and its valuation plummeted. We predict that, in the intermediate term, core FFO per share may decline by 4% per year due to the effect of rising interest rates on PGRE's interest expense, upcoming lease expirations, and the continuing work from home trend.

The trust derives almost all of annualized rent from its office properties, which limits their retail exposure which suffered greatly in 2020. The trust led in same store cash NOI growth from 2017 to 2020 among its peers. Paramount has embedded rent growth within the portfolio due to strong historical and projected future rental rate growth in their submarkets, and contractual fixed rental rate increases in leases and rent from the lease-up of vacant and expiring leases. The trust targets acquisitions opportunities with a value-add component where PGRE can leverage their

¹ Estimate

² In millions

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operating expertise, tenant relationships, and asset and property management approach. The trust will also incrementally add to AFFO with value-add renovations and redevelopments of office properties.

Valuation Analysis

Year	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Now	2028
Avg. P/AFFO			22.4	18.3	18.6	15.7	15.4	9.4	10.4	8.2	5.0	7.5
Avg. Yld.			2.3%	2.3%	2.4%	2.6%	2.9%	4.7%	3.4%	3.6%	6.9%	5.9%

The current P/AFFO of 5.0 is heavily discounted in comparison to its average nine- and five-year valuations of 14.8 and 11.8. Despite the ongoing pandemic, PGRE has shielded itself from the dangers of retail properties by focusing primarily on office properties. Still, the possibility of permanent remote work taking off and the necessity of office properties diminishing is real. This, in addition to lower occupancy, causes us to discount our valuation estimate, to trade at roughly 7.5 times core FFO. The 6.9% yield is well above the average yield of 3.2%.

Safety, Quality, Competitive Advantage, & Recession Resiliency

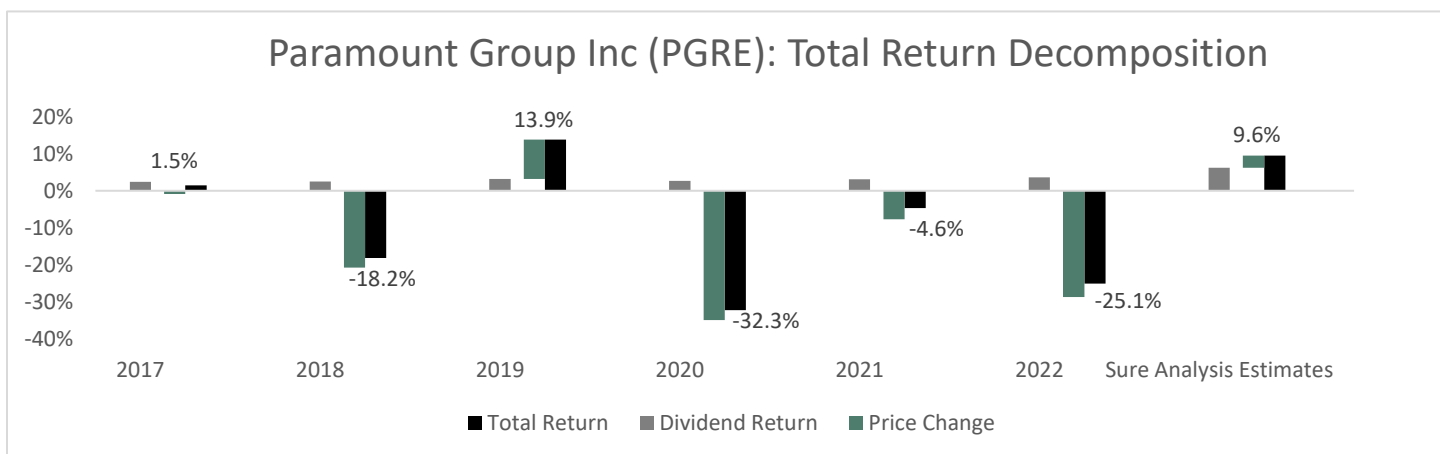
Year	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2028
Payout			52%	43%	44%	43%	44%	39%	30%	31%	34%	44%

Paramount's dividend has been choppy since it was instated in 2015, and the pandemic brought it to its lowest rate of \$0.28 in 2021, even though the dividend appeared to be fairly covered by adjusted FFO. The trust believes that their proven acquisition and operating expertise enables them to gain advantages over competitors through superior acquisition sourcing, focused leasing programs, active asset and property management and first-class tenant service. The trust was not publicly traded at the time of the Great Recession, and we believe the trust would only be moderately recession resistant given the stickiness of office leases. We would have expected a dividend cut if the trust were trading at the time, as it has cut during the pandemic.

Final Thoughts & Recommendation

Paramount Group has a long history as a trust but only recently came to the public markets, debuting only five years prior to the pandemic. It cut the dividend during this time, even though it was fairly covered by AFFO. The 6.9% dividend yield is strong, even for an REIT. We also estimate an 8.4% tailwind to total returns due to valuation expansion. However, AFFO per share is likely to decrease in the coming years. Paramount Group trades at 67% of our fair value estimate, and with total expected returns of 9.6%, we rate shares a hold, but caution investors that the dividend may not be a reliable one.

Total Return Breakdown by Year



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Income Statement Metrics

Year	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Revenue	59		662	683	719	708	744	714	727	740
Gross Profit	42		418	433	453	453	479	447	461	463
Gross Margin	72.4%		63.1%	63.4%	63.0%	64.0%	64.4%	62.5%	63.5%	62.5%
SG&A Exp.	57		42	54	62	58	69	65	59	59
D&A Exp.	11		295	269	266	258	248	236	232	233
Operating Profit	-30		81	110	125	155	170	147	170	171
Op. Margin	-50.5%		12.2%	16.1%	17.4%	21.8%	22.9%	20.5%	23.4%	23.1%
Net Profit	17		-4	-10	86	9	-37	-25	-20	-36
Net Margin	28.2%		-0.7%	-1.5%	12.0%	1.3%	-5.0%	-3.5%	-2.8%	-4.9%
Free Cash Flow	33		-17	148	190	157	285	237	244	247
Provision for Tax	11		3	2	5	3	0	1	4	3

Balance Sheet Metrics

Year	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total Assets	2,923	9,030	8,775	8,867	8,918	8,756	8,734	8,554	8,495	8,453
Cash & Equivalents	307	439	144	163	219	340	306	435	525	409
Accts. Receivable	10	8	11	15	17	20	19	18	16	24
Goodwill & Int.	0	669	511	412	352	270	203	154	119	90
Total Liabilities	897	3,475	3,465	3,981	3,896	3,864	4,103	4,038	40,40	4,042
Accounts Payable	11	93	103	104	118	124	117	102	116	123
Long-Term Debt	500		2,988	3,595	3,541	3,567	3,821	3,801	3,836	3,840
Total Equity	322	3,911	3,761	3,990	4,177	4,001	3,786	3,653	3,588	3,592
LTD/E Ratio	1.55		0.79	0.90	0.85	0.89	1.01	1.04	1.07	1.07

Profitability & Per Share Metrics

Year	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Return on Assets	0.6%		-0.1%	-0.1%	1.0%	0.1%	-0.4%	-0.3%	-0.2%	-0.4%
Return on Equity	4.4%		-0.1%	-0.3%	2.1%	0.2%	-0.9%	-0.7%	-0.6%	-1.0%
ROIC	0.7%		-0.1%	-0.1%	1.0%	0.1%	-0.4%	-0.3%	-0.2%	-0.4%
Shares Out.			212.1	218.1	236.4	239.6	231.5	222.4	218.7	221.3
Revenue/Share	0.24		3.12	3.13	3.04	2.95	3.21	3.21	3.32	3.35
FCF/Share	0.14		-0.08	0.68	0.80	0.65	1.23	1.07	1.12	1.11

Note: All figures in millions of U.S. Dollars unless per share or indicated otherwise.

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