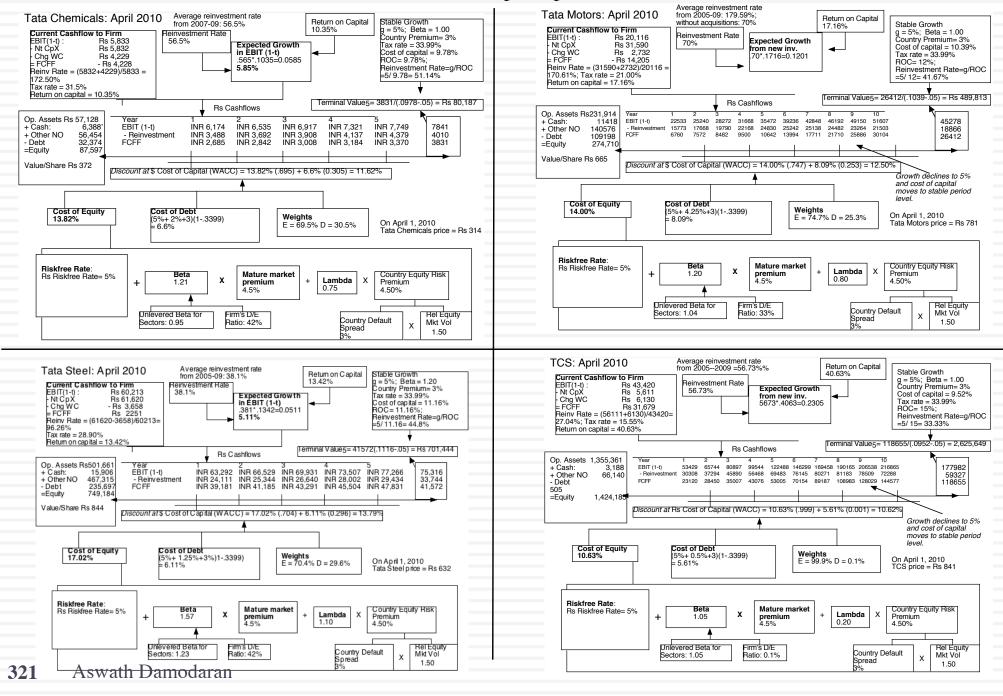
Lesson 4: Watch out for cross holdings...

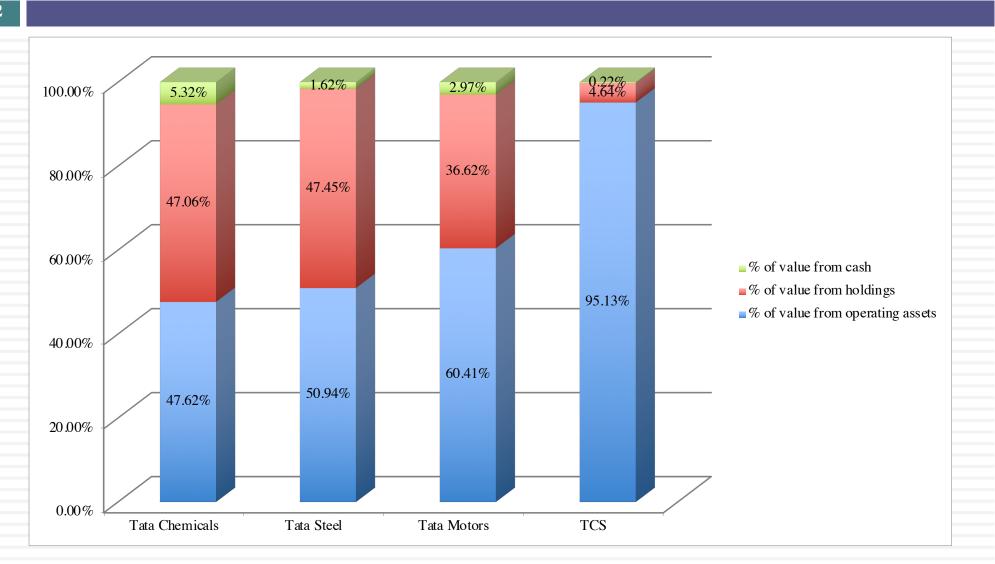
- Emerging market companies are more prone to having cross holdings that companies in developed markets. This is partially the result of history (since many of the larger public companies used to be family owned businesses until a few decades ago) and partly because those who run these companies value control (and use cross holdings to preserve this control).
- In many emerging market companies, the real process of valuation begins when you have finished your DCF valuation, since the cross holdings (which can be numerous) have to be valued, often with minimal information.

8. The Tata Group – April 2010



Tata Companies: Value Breakdown

322



Lesson 5: Truncation risk can come in many forms...

- Natural disasters: Small companies in some economies are much exposed to natural disasters (hurricanes, earthquakes), without the means to hedge against that risk (with insurance or derivative products).
- Terrorism risk: Companies in some countries that are unstable or in the grips of civil war are exposed to damage or destruction.
- Nationalization risk: While less common than it used to be, there are countries where businesses may be nationalized, with owners receiving less than fair value as compensation.

V. Valuing Financial Service Companies

Existing assets are usually financial assets or loans, often marked to market. Earnings do not provide much information on underlying risk.

Defining capital expenditures and working capital is a challenge. Growth can be strongly influenced by regulatory limits and constraints. Both the amount of new investments and the returns on these investments can change with regulatory changes.

What is the value added by growth assets?

What are the cashflows from existing assets?

Preferred stock is a significant source of capital.

What is the value of equity in the firm?

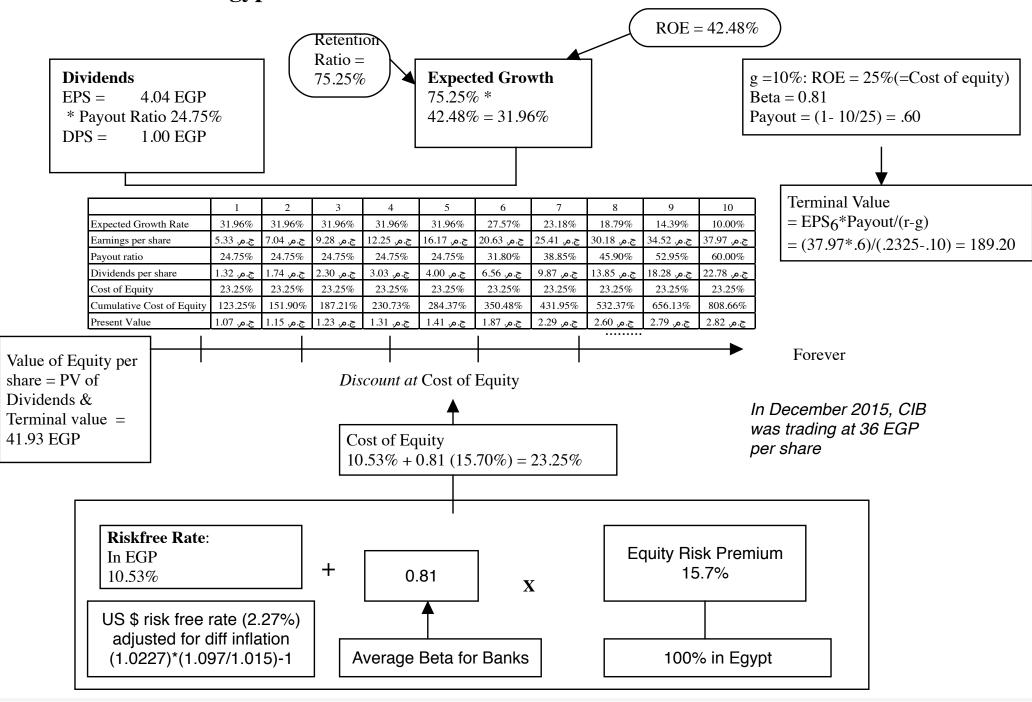
How risky are the cash flows from both existing assets and growth assets?

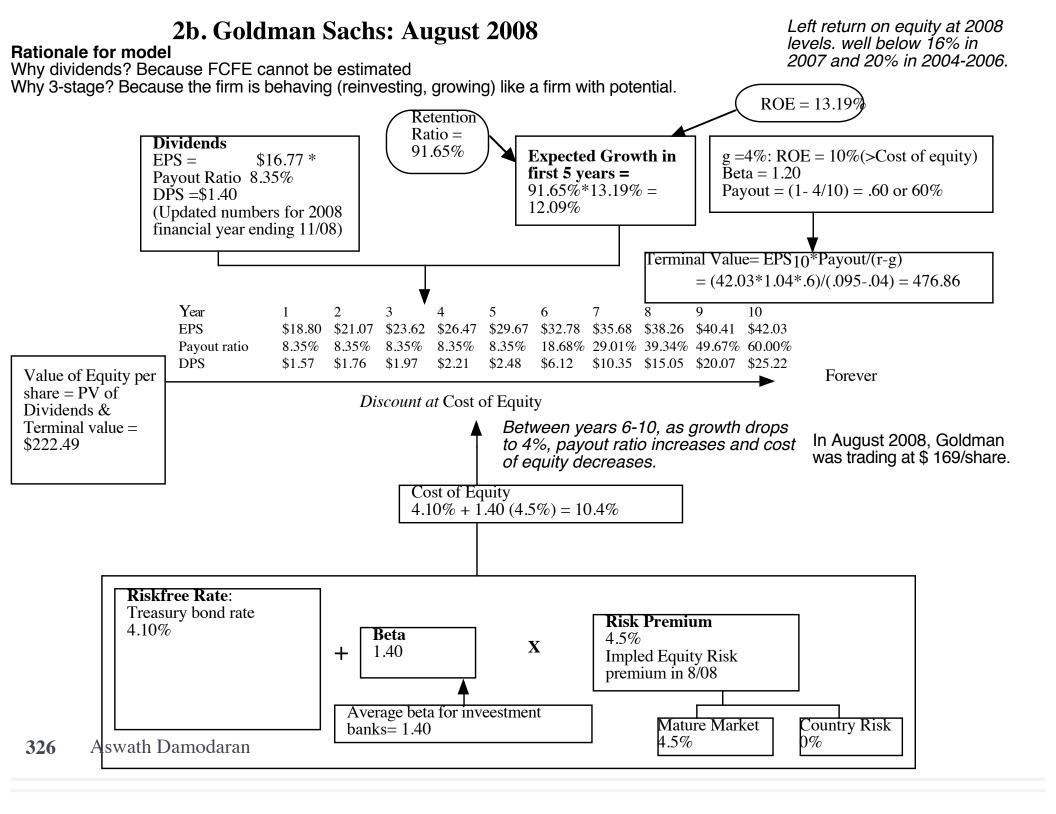
For financial service firms, debt is raw material rather than a source of capital. It is not only tough to define but if defined broadly can result in high financial leverage, magnifying the impact of small operating risk changes on equity risk.

When will the firm become a mature fiirm, and what are the potential roadblocks?

In addition to all the normal constraints, financial service firms also have to worry about maintaining capital ratios that are acceptable of regulators. If they do not, they can be taken over and shut down.

CIB Egypt in December 2015 Valuation in Egyptian Pounds





Lesson 1: Financial service companies are opaque...

- With financial service firms, we enter into a Faustian bargain. They tell us very little about the quality of their assets (loans, for a bank, for instance are not broken down by default risk status) but we accept that in return for assets being marked to market (by accountants who presumably have access to the information that we don't have).
- In addition, estimating cash flows for a financial service firm is difficult to do. So, we trust financial service firms to pay out their cash flows as dividends. Hence, the use of the dividend discount model.
- During times of crises or when you don't trust banks to pay out what they can afford to in dividends, using the dividend discount model may not give you a "reliable" value.

2c. Wells Fargo: Valuation on October 7, 2008

Rationale for model

Why dividends? Because FCFE cannot be estimated

regulatory concerns. (.1756/1.3 = .135)Why 2-stage? Because the expected growth rate in near term is higher than stable growth rate. ROE = 13.5%Retention Ratio = 45.37% Return on **Dividends (Trailing 12 Expected Growth** g = 3%: ROE = 7.6%(=Cost of equity) 45.37% * equity: 17.56% months) Beta = 1.00: ERP = 4%EPS =\$2.16 * 13.5% = 6.13%Payout = (1-3/7.6) = .60.55%Payout Ratio 54.63% DPS =\$1.18 Terminal Value= EPS6*Payout/(r-g) = (\$3.00*.6055)/(.076-.03) = \$39.41**EPS** \$ 2.29 \$2.43 \$2.58 \$2.74 \$2.91 \$1.25 \$1.33 \$1.59 DPS \$1.41 \$1.50 Value of Equity per Forever share = PV ofDiscount at Cost of Equity Dividends & Terminal value at In October 2008, Wells 9.6% = \$30.29Fargo was trading at \$33 per share Cost of Equity 3.60% + 1.20(5%) = 9.60%Riskfree Rate: Long term treasury bond Risk Premium rate Beta 5% 3.60% X 1.20 Updated in October 2008 Average beta for US Banks over Mature Market Country Risk last year: 1.20 Aswath Damodaran 328 5% 0%

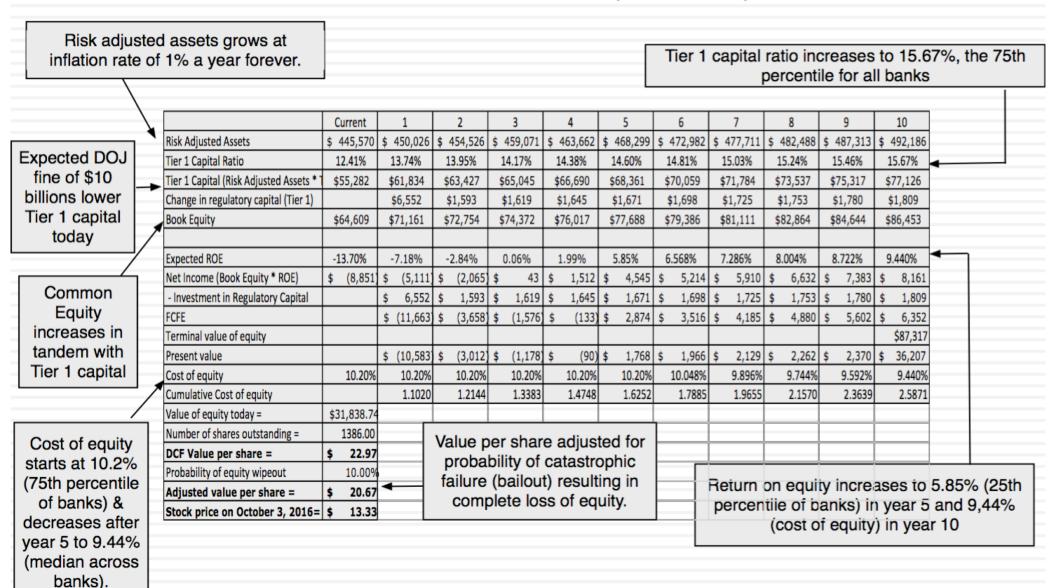
Assuming that Wells will have to increase its

capital base by about 30% to reflect tighter

Lesson 2: For financial service companies, book value matters...

- The book value of assets and equity is mostly irrelevant when valuing non-financial service companies. After all, the book value of equity is a historical figure and can be nonsensical. (The book value of equity can be negative and is so for more than a 1000 publicly traded US companies)
- With financial service firms, book value of equity is relevant for two reasons:
 - Since financial service firms mark to market, the book value is more likely to reflect what the firms own right now (rather than a historical value)
 - The regulatory capital ratios are based on book equity. Thus, a bank with negative or even low book equity will be shut down by the regulators.
- From a valuation perspective, it therefore makes sense to pay heed to book value. In fact, you can argue that reinvestment for a bank is the amount that it needs to add to book equity to sustain its growth ambitions and safety requirements:
 - FCFE = Net Income Reinvestment in regulatory capital (book equity)

Deutsche Bank: A Crisis Valuation (October 2016)



Aswath Damodaran

VI. Valuing Companies with "intangible" assets

If capital expenditures are miscategorized as operating expenses, it becomes very difficult to assess how much a firm is reinvesting for future growth and how well its investments are doing.

What is the value added by growth assets?

What are the cashflows from existing assets?

The capital expenditures associated with acquiring intangible assets (technology, himan capital) are mis-categorized as operating expenses, leading to inccorect accounting earnings and measures of capital invested.

How risky are the cash flows from both existing assets and growth assets?

It ican be more difficult to borrow against intangible assets than it is against tangible assets. The risk in operations can change depending upon how stable the intangbiel asset is. When will the firm become a mature fiirm, and what are the potential roadblocks?

Intangbile assets such as brand name and customer loyalty can last for very long periods or dissipate overnight.

Lesson 1: Accounting rules are cluttered with inconsistencies...

- If we start with accounting first principles, capital expenditures are expenditures designed to create benefits over many periods. They should not be used to reduce operating income in the period that they are made, but should be depreciated/amortized over their life. They should show up as assets on the balance sheet.
- Accounting is consistent in its treatment of cap ex with manufacturing firms, but is inconsistent with firms that do not fit the mold.
 - With pharmaceutical and technology firms, R&D is the ultimate cap ex but is treated as an operating expense.
 - With consulting firms and other firms dependent on human capital, recruiting and training expenses are your long term investments that are treated as operating expenses.
 - With brand name consumer product companies, a portion of the advertising expense is to build up brand name and is the real capital expenditure. It is treated as an operating expense.

Exhibit 11.1: Converting R&D expenses to R&D assets - Amgen

(a)

Step 1: Ddetermining an amortizable life for R & D expenses. 1

(a)

How long will it take, on an expected basis, for research to pay off at Amgen? Given the length of the approval process for new drugs by the Food and Drugs Administration, we will assume that this amortizable life is 10 years.

(5)

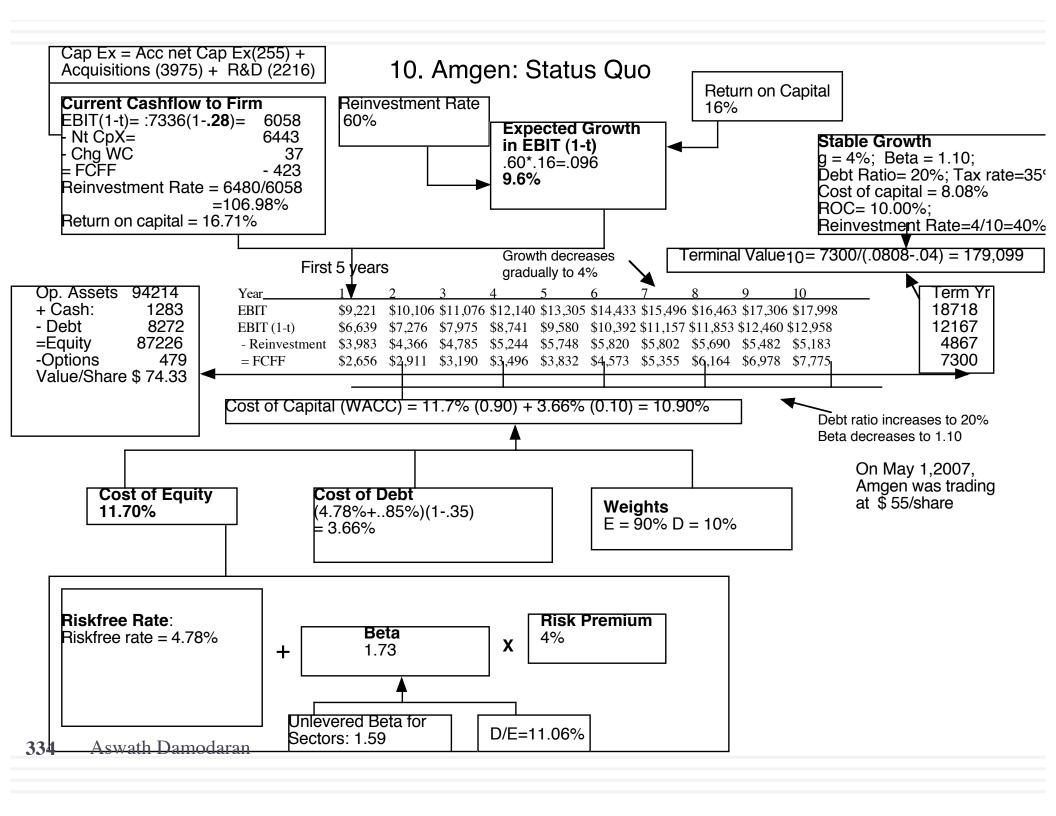
Step 2: Capitalize historical R&D exoense

			(2)	(3)
Year	R&D Expense	Unam	ortized portion	Amortization this year
Current	3030.00	1.00	3030.00	
-1	3266.00	0.90	2939.40	\$326.60
-2	3366.00	0.80	2692.80	\$336.60
-3	2314.00	0.70	1619.80	\$231.40
-4	2028.00	0.60	1216.80	\$202.80
-5	1655.00	0.50	827.50	\$165.50
-6	1117.00	0.40	446.80	\$111.70
-7	864.00	0.30	259.20	\$86.40
-8	845.00	0.20	169.00	\$84.50
-9	823.00	0.10	82.30	\$82.30
-10	663.00	0.00	0.00	\$66.30
			\$13283.60	\$1,694.10

Current year's R&D expense = Cap ex = \$3,030 million
R&D amortization = Depreciation = \$ 1,694 million
Unamortized R&D = Capital invested (R&D) = \$13,284 million

Step 3: Restate earnings, book value and return numbers

			V
	Unadjusted	Adjusted for R&D	Comments
Net Income	\$4,196	4,196 + 3030 - 1694 = \$ 5,532	Add current year's R&D and subtract R&D amortization
Book value of equity	\$17,869	17,869 + 13,284 = \$ 31,153	Add unamortized R&D from prior years
Return on Equity	$\frac{4196}{17869} = 23.48\%$	$\frac{5532}{31153} = 17.75\%$	Return on equity drops when book equity is augmented by R&D, even though net income rises.
Pre-tax Operating Income	\$5,594	5,594 + 3030 - 1694 = \$ 6.930	Add current year's R&D and subtract R&D amortization
Book value of invested capital	\$21,985	\$21,985+\$13,284 = \$35,269	Add unamortized R&D from prior years
Pre-tax Return on Capital Wath Dan	= 25 44%	$\frac{6930}{35269} = 19.65\%$	Return on capital drops when capital is augmented by R&D, even though operating income rises.



Lesson 2: And fixing those inconsistencies can alter your view of a company and affect its value

	No R&D adjustment	R&D adjustment
EBIT	\$5,071	\$7,336
Invested Capital	\$25,277	\$33,173
ROIC	14.58%	18.26%
Reinvestment Rate	115.68%	106.98%
Value of firm	\$58,617	\$95,497
Value of equity	\$50,346	\$87,226
Value/share	\$42.73	\$74.33

VII. Valuing cyclical and commodity companies

Company growth often comes from movements in the economic cycle, for cyclical firms, or commodity prices, for commodity companies.

What is the value added by growth assets?

What are the cashflows from existing assets?

Historial revenue and earnings data are volatile, as the economic cycle and commodity prices change.

How risky are the cash flows from both existing assets and growth assets?

Primary risk is from the economy for cyclical firms and from commodity price movements for commodity companies. These risks can stay dormant for long periods of apparent prosperity.

When will the firm become a mature fiirm, and what are the potential roadblocks?

For commodity companies, the fact that there are only finite amounts of the commodity may put a limit on growth forever. For cyclical firms, there is the peril that the next recession may put an end to the firm.

Lesson 1: With "macro" companies, it is easy to get lost in "macro" assumptions...

- With cyclical and commodity companies, it is undeniable that the value you arrive at will be affected by your views on the economy or the price of the commodity.
- Consequently, you will feel the urge to take a stand on these macro variables and build them into your valuation. Doing so, though, will create valuations that are jointly impacted by your views on macro variables and your views on the company, and it is difficult to separate the two.
- The best (though not easiest) thing to do is to separate your macro views from your micro views. Use current market based numbers for your valuation, but then provide a separate assessment of what you think about those market numbers.

Lesson 2: Use probabilistic tools to assess value as a function of macro variables...

- If there is a key macro variable affecting the value of your company that you are uncertain about (and who is not), why not quantify the uncertainty in a distribution (rather than a single price) and use that distribution in your valuation.
- That is exactly what you do in a Monte Carlo simulation, where you allow one or more variables to be distributions and compute a distribution of values for the company.
- With a simulation, you get not only everything you would get in a standard valuation (an estimated value for your company) but you will get additional output (on the variation in that value and the likelihood that your firm is under or over valued)

Shell: A "Oil Price" Neutral Valuation: March 2016

Revenue calculated from prevailing oil price of \$40/barrel in March 2016
Revenue = 39992.77+4039.40*\$40
= \$201,569

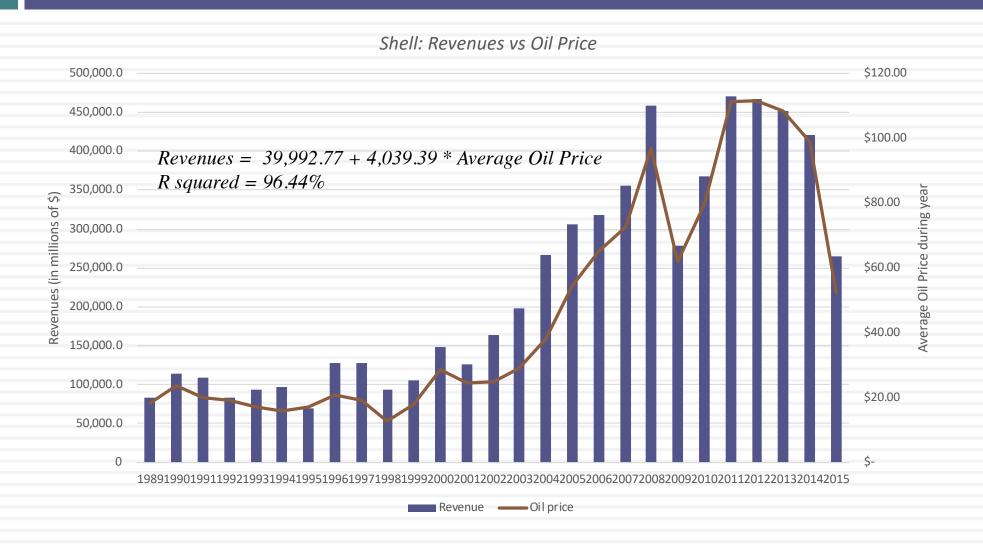
Compounded revenue growth of 3.91% a year, based on Shell's historical revenue growth rate from 2000 to 2015

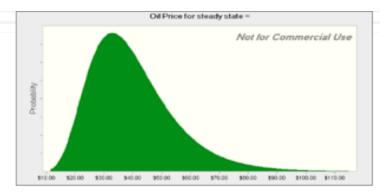
	Base Year	1		2		3		4		5	Te	rminal Year
Revenues	\$ 201,569	\$ 209,450	\$	217,639	\$	226,149	\$	234,991	\$	244,180	\$	249,063
Operating Margin	3.01%	6.18%		7.76%		8.56%		8.95%		9.35%		9.35%
Operating Income	\$ 6,065.00	\$ 12,942.85	\$	16,899.10	\$	19,352.39	\$	21,040.39	\$	22,830.80	\$	23,287.41
Effective tax rate	30.00%	30.00%		30.00%		30.00%		30.00%		30.00%		30.00%
AT Operating Income	\$ 4,245.50	\$ 9,060.00	\$	11,829.37	\$	13,546.68	\$	14,728.27	\$	15,981.56	\$	16,301.19
+ Depreciation	\$ 26,714.00	\$ 27,759	\$	28,844	\$	29,972	\$	31,144	\$	32,361		
- Cap Ex	\$ 31,854.00	\$ 33,099	\$	34,394	\$	35,738	\$	37,136	\$	38,588		
- Chg in WC		\$ 472.88	\$	491.37	\$	510.58	\$	530.55	\$	551.29		
FCFF		\$ 3,246.14	\$	5,788.19	\$	7,269.29	\$	8,205.44	\$	9,203.68	\$	13,011.34
Terminal Value									\$	216,855.71		
Return on capital												12.37%
Cost of Capital		9.91%		9.91%		9.91%		9.91%		9.91%		8.00%
Cumulated Discount Factor		1.0991		1.2080		1.3277		1.4593		1.6039		
Present Value		\$ 2,953.45	\$	4,791.47	\$	5,474.95	\$	5,622.81	\$	140,940.73		
Value of Operating Assets	\$ 159,783.41											
+ Cash	\$ 31,752.00											
+ Cross Holdings	\$ 33,566.00			•		stments in	•					
- Debt	\$ 58,379.00	subt	rac	ted out mi		rity interes	t in	consolida	ite	d		
- Minority Interets	\$ 1,245.00				h	oldings.						
Value of Equity	\$ 165,477.41											
Number of shares	4209.7											
Value per share	\$ 39.31											

Operating margin converges on Shell's historical average margin of 9.35% from 200-2015

Return on capital reverts and stays at Shell's historic average of 12.37% from 200-2015

Shell's Revenues & Oil Prices







Revenue calculated from the oil price drawn from distribution Revenue = 39992.77+4039.40*Oil Price/Barrel

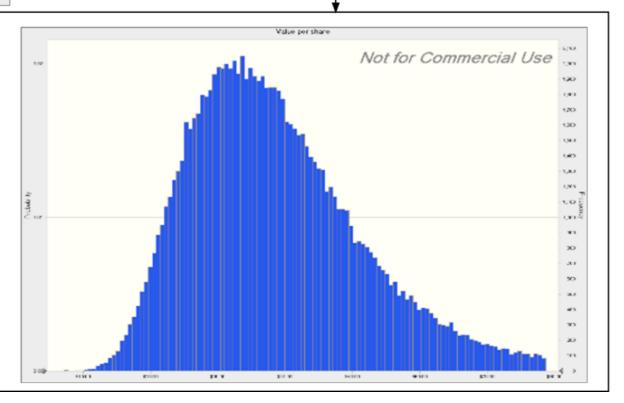
Pre-tax Operating Income based on revenue & selected margin
Pre-tax Operating Income = Revenues * Operating Margin

Value Shell based on operating income, assuming other assumptions (tax rate, revenue growth, cost of capital

Percentiles:	Forecast values
0%	\$6.55
10%	\$23.90
20%	\$27.73
30%	\$30.89
40%	\$33.88
50%	\$36.99
60%	\$40.28
70%	\$44.22
80%	\$49.24
90%	\$57.49
1 00%	\$197.11

Aswath Damodaran

341

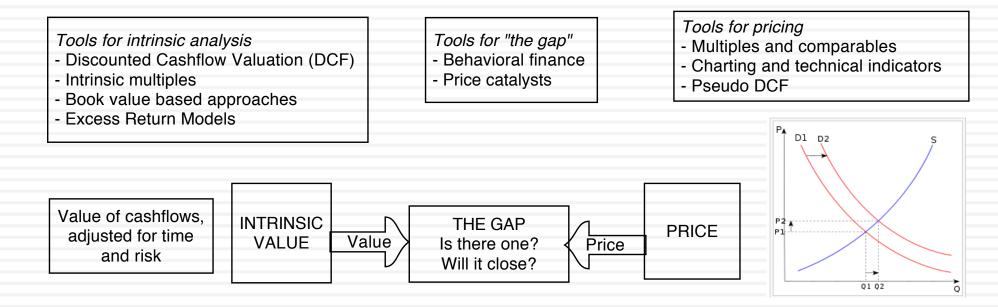


VALUE, PRICE AND INFORMATION: CLOSING THE DEAL

Value versus Price

Are you valuing or pricing?

343



Drivers of intrinsic value

- Cashflows from existing assets
- Growth in cash flows
- Quality of Growth

Drivers of "the gap"

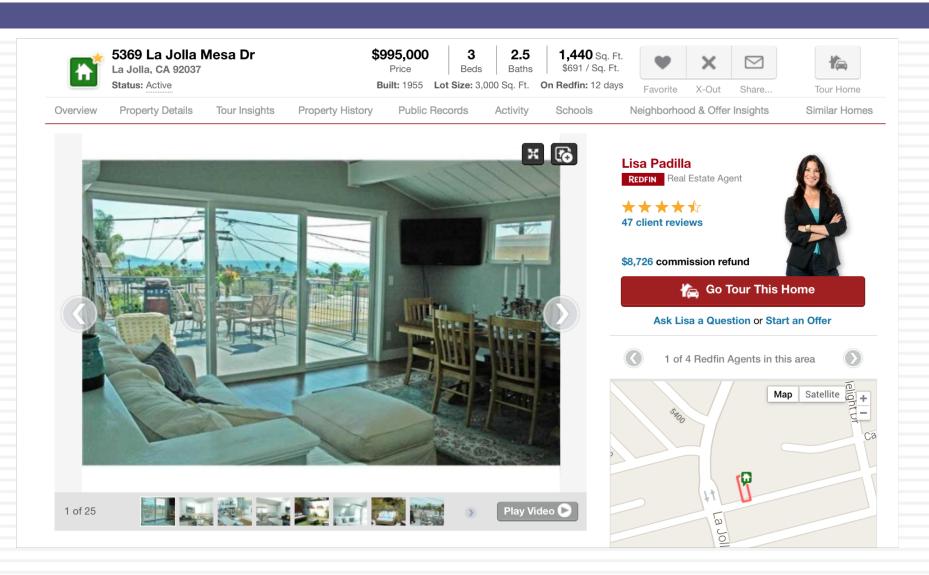
- Information
- Liquidity
- Corporate governance

Drivers of price

- Market moods & momentum
- Surface stories about fundamentals

Test 1: Are you pricing or valuing?

344



Test 2: Are you pricing or valuing?

345

Rating Buy

Europe Switzerland

Biotechnology Biotechnology

BB BIOTECH

Reuters Bloomber BION.S BION SW Exchange Ticker SWX BION

Strong sector and stock-picking continue

Impressive performance

Over the past two years, BB Biotech shares have roughly tripled, which could tempt investors to take profits. However, this performance has been well backed by a deserved revival of the biotech industry, encouraging fundamental news, M&A, and increased money flow into health care stocks. In addition, BBB returned to index outperformance by modifying its stock-picking approach. Hence, despite excellent performance, the shares still trade at a 23% discount to the net asset value of the portfolio. Hence, the shares are an attractive value vehicle to capture growth opportunities in an attractive sector.

Biotech industry remains attractive

With the re-rating of the pharma sector, investors have also showed increased interest in biotech stocks. Established biotech stocks have delivered encouraging financial results and approvals, while there has also been substantial industry consolidation, which is not surprising in times of "cheap" money and high liquidity. BB Biotech remains an attractive vehicle to capture the future potential of the biotech sector. In addition, investors benefit from a 23% discount to NAV and attractive cash distribution policy of 5% yield p.a. Hence, we reiterate our Buy on BB Biotech shares.

BB Biotech shares remain attractive

In the first 6M of 2013, BB Biotech increased its NAV by 36%, which marks good outperformance against the Nasdaq Biotech Index (NBI)'s 27%. This is a remarkable performance after 2012 when BBB's NAV increase of 45% also



13 August 2013

Source: Deutsche Bank

What are the cashflows from existing assets?

- Equity: Cashflows after debt payments
- Firm: Cashflows before debt payments

What is the **value added** by growth assets? Equity: Growth in equity earnings/ cashflows Firm: Growth in operating earnings/ cashflows

How **risky are the cash flows** from both existing assets and growth assets? Equity: Risk in equity in the company Firm: Risk in the firm's operations

When will the firm become a **mature fiirm**, and what are the potential roadblocks?

Mood and Momentum

Price is determined in large part by mood and momentum, which, in turn, are driven by behavioral factors (panic, fear, greed).

Liquidity & Trading Ease

While the value of an asset may not change much from period to period, liquidity and ease of trading can, and as it does, so will the price.

The Market Price

Incremental information

Since you make money on price changes, not price levels, the focus is on incremental information (news stories, rumors, gossip) and how it measures up, relative to expectations

Group Think

To the extent that pricing is about gauging what other investors will do, the price can be determined by the "herd".