

# US Consumer Sector M&A & Valuation TLDR - 2025-11-12

## US Consumer Sector

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### 1. 30-Second TL;DR

- Lendlease REIT is acquiring 70% of PLQ Mall for S\$885 million to enhance its suburban retail portfolio in Singapore, with a 4.5% NPI yield.
- J.P. Morgan purchased a retail center in South Florida for \$54 million, strengthening its retail asset base.
- The Consumer & Retail sector shows cautious optimism, with trading multiples like EV/EBITDA at 15.2x for staples and 18.9x for e-commerce, driven by health trends and digital transformation.

### 2. 1-Minute TL;DR

- Lendlease REIT's acquisition of PLQ Mall for S\$885 million aims to bolster its suburban retail portfolio, achieving a 4.5% NPI yield and increasing essential services' contribution to rental income.
- J.P. Morgan's \$54 million purchase of a retail center in South Florida enhances its asset base in a growing suburban market.
- The Consumer & Retail sector exhibits cautious optimism, with average EV/EBITDA multiples of 15.2x for consumer staples and 18.9x for e-commerce, reflecting strong health and wellness trends.
- Market dynamics are influenced by economic uncertainties and supply chain challenges, shaping future M&A activities.

### 3. 2-Minute TL;DR

- Lendlease REIT is acquiring 70% of PLQ Mall for S\$885 million, focusing on suburban retail to enhance income stability and mitigate tenant concentration risks. The deal reflects a 4.5% NPI yield, indicating a strategic entry into a high-potential asset.
- J.P. Morgan's acquisition of a retail center in South Florida for \$54 million aims to capitalize on a growing suburban market, enhancing its retail portfolio.
- The Consumer & Retail sector is characterized by cautious optimism, with trading multiples showing

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EV/EBITDA at 15.2x for staples and 18.9x for e-commerce, driven by health consciousness and digital transformation.

- Key market drivers include the demand for health-oriented products and the rise of e-commerce, while headwinds consist of economic uncertainties and supply chain disruptions.
- Analysts predict continued consolidation in the sector, with strategic investments focusing on health trends and digital capabilities, positioning firms for future growth.