

DCF Model — Assumptions & Inputs

Edit any blue cell. Formulas (black) and section headers update automatically — do not overwrite them.

GENERAL

Company Name	Pagaya Technologies Ltd.
Ticker	PGY
Valuation Date	2026-09-01
Currency / Units	USD, \$ millions except per-share data

OPERATING ASSUMPTIONS

Base Year Revenue (\$mm)	\$1,301				
	Year 1	Year 2	Year 3	Year 4	Year 5
Revenue Growth Rate	13.0%	15.3%	13.6%	10.0%	7.0%
EBIT Margin	27.1%	27.8%	30.9%	31.0%	31.5%
Tax Rate	15.0%				
D&A (% of Revenue)	0.4%	0.4%	0.4%	0.4%	0.4%
CapEx (% of Revenue)	2.3%	2.2%	2.1%	2.0%	1.9%
Increase in NWC (% of Revenue)	2.5%	2.5%	2.5%	2.5%	2.5%

Tip: set each year's growth/margin/% cell individually to model a ramp, fade or step-change — the DCF tab reads each year separately, it does not assume a flat rate.

WACC BUILD-UP (optional helper — the discount rate actually used is the blue cell in the next section)

Risk-Free Rate	4.8%
Beta (Levered)	5.37
Equity Risk Premium	5.5%
Cost of Equity (CAPM)	34.3%
Pre-Tax Cost of Debt	7.5%
After-Tax Cost of Debt	6.4%
Weight of Debt (D/V)	33.8%
Weight of Equity (E/V)	66.2%
Computed WACC	24.85%



DISCOUNTING & TERMINAL VALUE

WACC (Discount Rate) — used in model	22.53%	Overwrite freely — starts equal to the Computed WACC above, but you can type any rate directly.
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Terminal (Perpetuity) Growth Rate

As a rule of thumb, if this exceeds ~75-80%, the valuation is leaning heavily on assumptions far in the future — worth stress-testing on the Sensitivity tab.

2.50%

Keep below long-run nominal GDP growth (~2-3%) so the company isn't implied to outgrow the economy forever.

CAPITAL STRUCTURE / SHARE DATA

Total Debt (\$mm)	\$907
Cash & Equivalents (\$mm)	\$1,289
Net Debt (\$mm)	(\$382)
Diluted Shares Outstanding (mm)	83.4
Current Share Price (\$)	\$21.31

Optional — leave blank if not comparing to a traded price. Used only for the upside/downside check on the DCF Model tab.