

Highcroft Investments Plc (HCFT:LN)



London
Stock Exchange

Real Estate/Diversified REITs

Price: 1,050.00 GBX

Report Date: June 29, 2022

Business Description and Key Statistics

Highcroft Investments is an internally managed Real Estate Investment Trust which invests in commercial property in England and Wales. Co. has a diversified portfolio of 22 properties generating rental income from 30 tenancies spread across the warehouse, retail warehouse, leisure, office and retail sectors.

Website: www.highcroftplc.com

ICB Industry: Real Estate

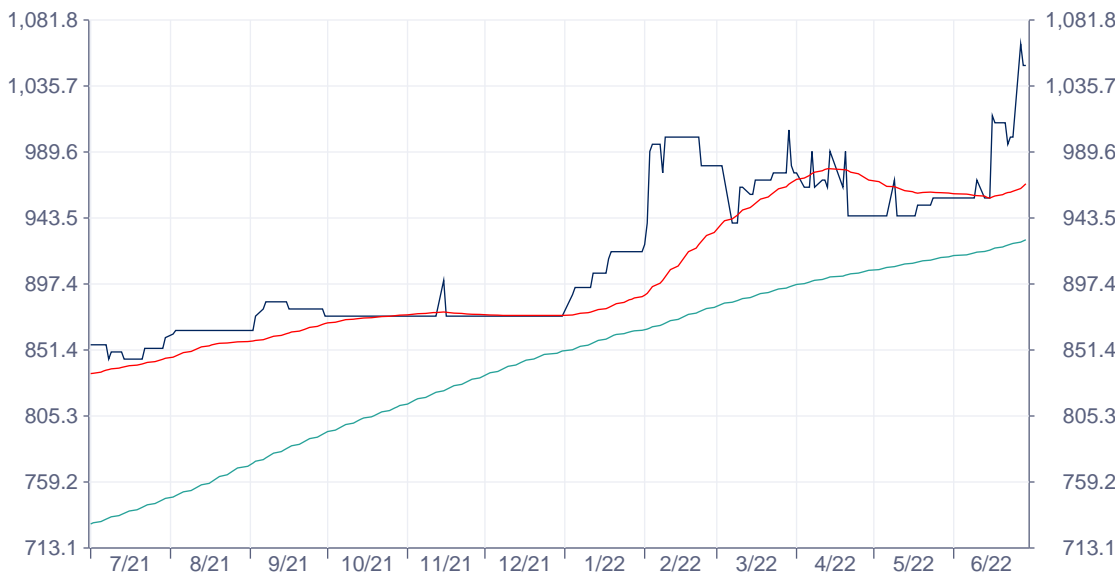
ICB Subsector: Diversified REITs

Address: Park Farm Technology Centre; Akeman Street
Kidlington
GBR

Employees: 6

	Current	YTY % Chg
Revenue LFY (M)	1	-52.3
EPS Diluted LFY	-0.22	
Market Value (M)	54	
Shares Outstanding LFY (000)	5,175	
Book Value Per Share	11.04	
EBITDA Margin %	-17.80	
Net Margin %	-80.0	
Long-Term Debt / Capital %	32.3	
Dividends and Yield TTM	0.58 - 5.52%	
Payout Ratio TTM %	0.0	
60-Day Average Volume (000)	1	
52-Week High & Low	1,065.00 - 845.00	
Price / 52-Week High & Low	0.99 - 1.24	

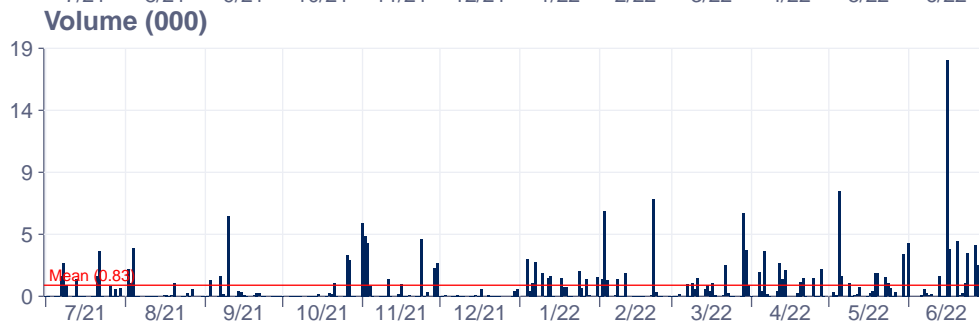
Price, Moving Averages & Volume



Highcroft Investments Plc is currently trading at 1,050.00 which is 8.5% above its 50 day moving average price of 967.40 and 13.1% above its 200 day moving average price of 928.32.

HCFT:LN is currently 1.4% below its 52-week high price of 1,065.00 and is 24.3% above its 52-week low price of 845.00. Over the past 52-weeks, HCFT:LN is up 22.8% while on a calendar year-to-date basis it is up 20.0%.

The Relative Strength Index (RSI) indicator for HCFT:LN is currently 72.67. An RSI value of 70 and above is considered overbought and 30 and below oversold.



■ Price ■ Price (50-Day Simple Moving Average) ■ Price (200-Day Simple Moving Average)

Highcroft Investments Plc (HCFT:LN)



London
Stock Exchange

Real Estate/Diversified REITs

Price: 1,050.00 GBX

Report Date: June 29, 2022

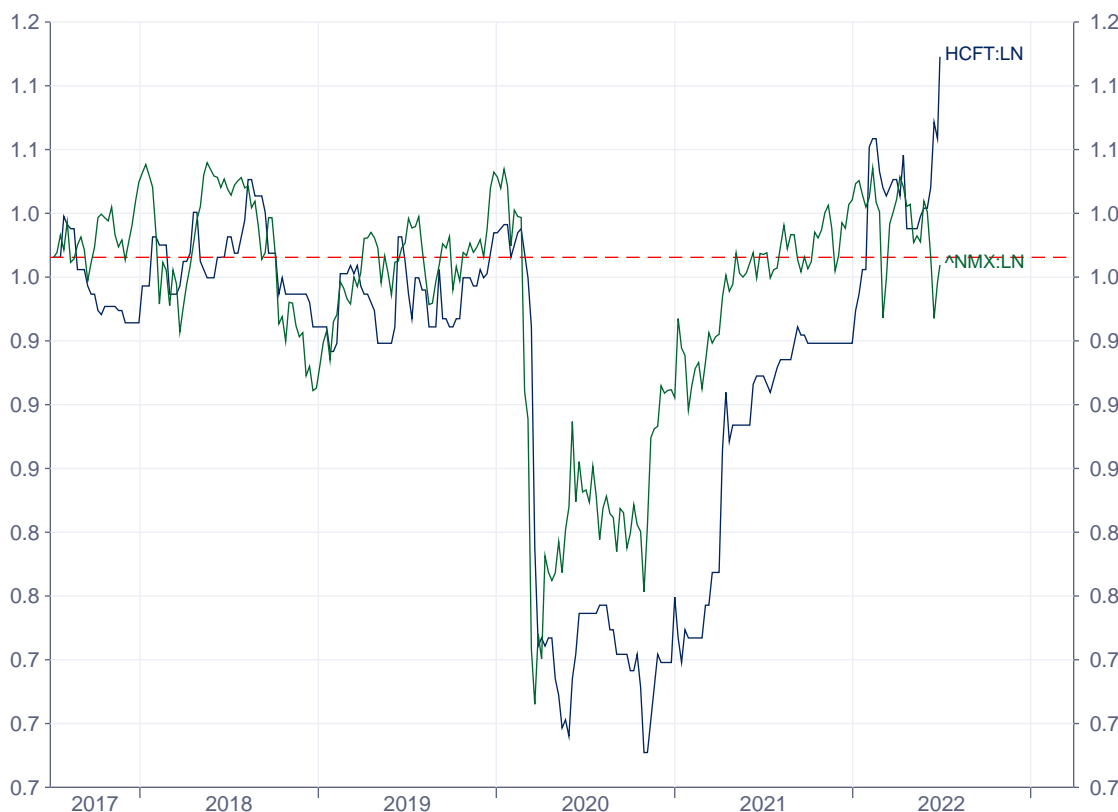
Price Performance, Technical Indicators & Risk Metrics

Price Performance	% Change	Difference vs FTSE 350	Technical Indicators	
1-Day %	0.00	0.37	50-Day Average Price	967.40
1-Week %	5.53	2.74	Price / 50-Day Average	1.09
4-Week %	9.66	14.00	200-Day Average Price	928.32
52-Week %	22.81	23.57	Price / 200-Day Average	1.13
Quarter-to-Date %	7.69	11.56	RSI - Relative Strength Index	72.67
Year-to-Date %	20.00	24.13	Risk Metrics	
Last Month %	1.32	0.83	Price Volatility	36.11
Last Quarter %	11.43	11.70	Sharpe Ratio	0.04
Last Calendar Year %	21.53	7.17	Sortino Ratio	0.06

5-Year Price Performance vs. FTSE 350

Highcroft Investments Plc
FTSE 350 Index

Current: 1.13 CAGR: 2.5%
Current: 0.99 CAGR: -0.1%



Over the past five years, Highcroft Investments Plc's stock price is up 13.2% which is 13.7% above the FTSE 350 Index performance of -0.5% over the same period. Highcroft Investments Plc's cumulative annualized growth rate (CAGR) over the five year period has been 2.5% while that of the FTSE 350 Index has been -0.1%.

Over the past year, Highcroft Investments Plc's stock price performance of 22.8% has outperformed that of the FTSE 350 Index by 23.6%. On a year-to-date basis, Highcroft Investments Plc's stock price performance of 20.0% has outperformed the FTSE 350 Index by 24.1%.

Over the past week, Highcroft Investments Plc's stock price performance of 5.5% has outperformed that of the FTSE 350 Index by 2.7%.

Highcroft Investments Plc (HCFT:LN)



London
Stock Exchange

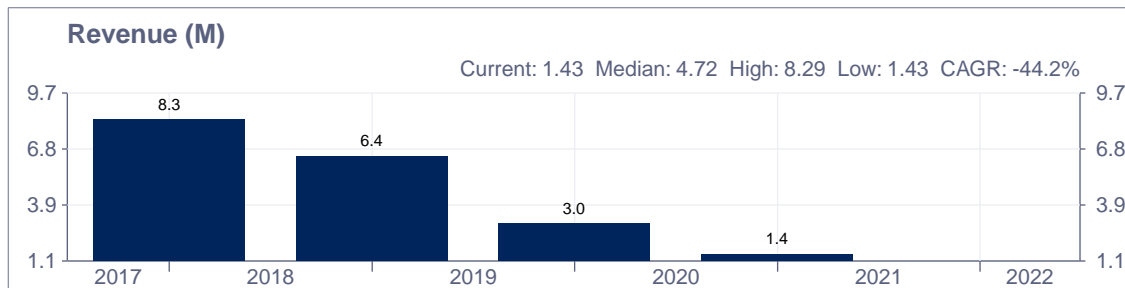
Real Estate/Diversified REITs

Price: 1,050.00 GBX

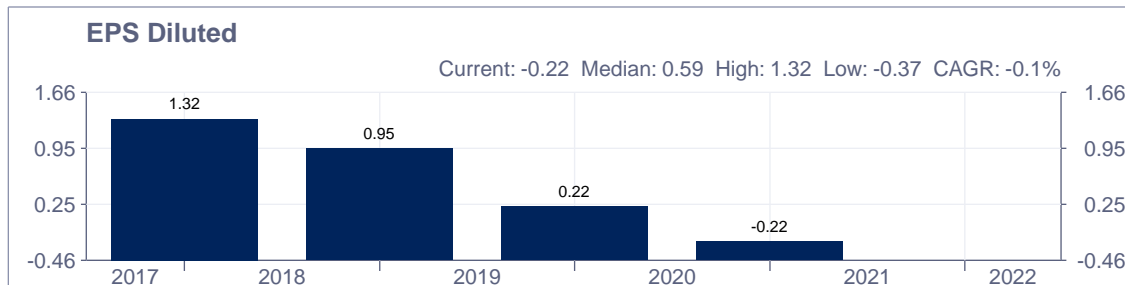
Report Date: June 29, 2022

Growth and Profitability Metrics

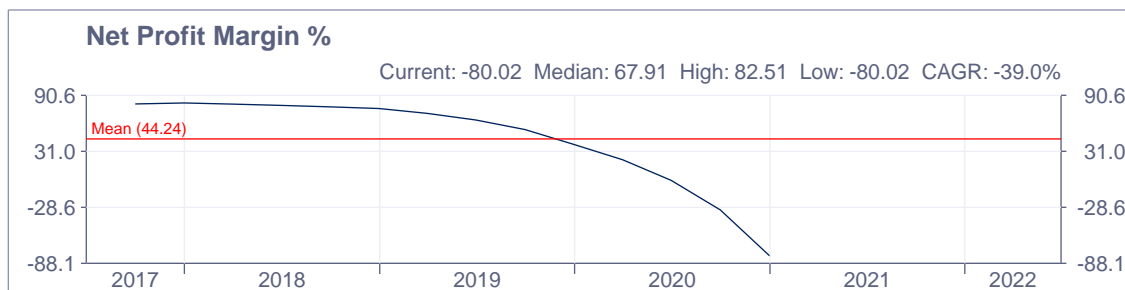
Historical Growth	3-Year	5-Year	10-Year	Profitability	Current	5-Year Average	10-Year Average
Revenues %	-44.3	-29.8	-10.8	Gross Margin %	56.8	90.7	93.9
Revenues Per Share %	-44.3	-29.8	-10.8	EBITDA Margin %	-17.8	67.3	79.7
EBITDA %	-100.0	-100.0	-100.0	Pre-Tax Margin %	-80.0	45.7	68.7
EPS Diluted %	-100.0	-100.0	-100.0	Net Margin %	-80.0	46.6	69.6
Free Cash Flow %	-33.3			Return on Equity %	-1.9	5.8	9.4
Cash from Operations %	-3.4	5.0	5.8	Return on Capital %	-1.4	4.5	8.2
Book Value %	-1.7	1.5	4.4	Return on Assets %	-1.3	4.3	8.0



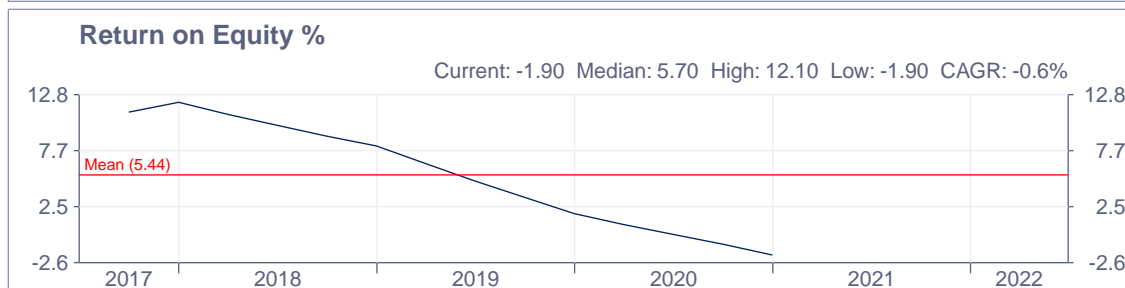
Highcroft Investments Plc's cumulative annualized revenue growth rate over the charted period is -44.2%. This compares to cumulative annualized growth of -44.3% over the past 3 years.



Highcroft Investments Plc's cumulative annualized EPS growth rate over the charted period is -0.1%. This compares to cumulative annualized growth of -100.0% over the past 3 years.



Highcroft Investments Plc's net profit margin of -80.0% is 124.3% below the period's mean net margin of 44.2%. During the charted period, the observed net profit margin high and low were 82.5% and -80.0% respectively.



Highcroft Investments Plc's return on equity of -1.9% is 7.3% below the period's mean return on equity of 5.4%. During the charted period, the observed ROE high and low were 12.1% and -1.9% respectively.

Highcroft Investments Plc (HCFT:LN)



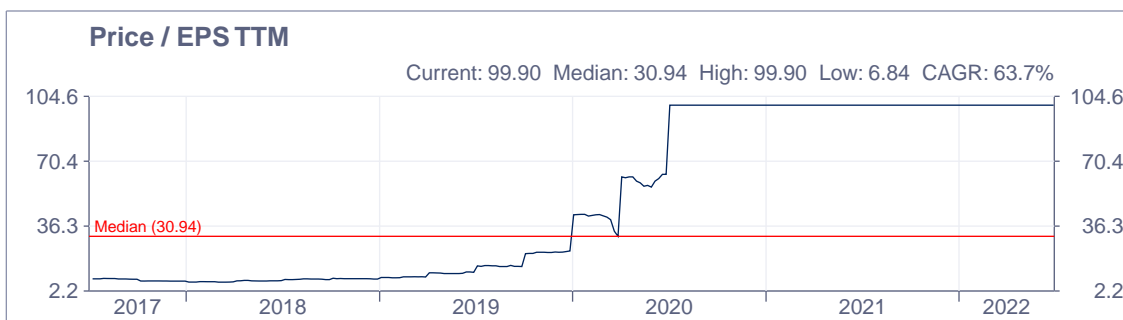
Real Estate/Diversified REITs

Price: 1,050.00 GBX

Report Date: June 29, 2022

Valuation Metrics

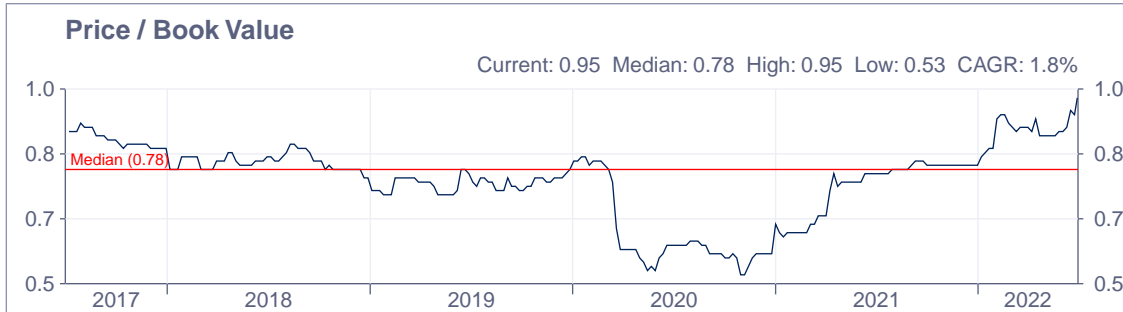
	Current	5-Year Median	10-Year Median		Current	5-Year Median	10-Year Median
Price / EPS TTM	99.9	27.1	8.7	Earnings Yield %	-2.69	8.33	11.79
Price / Sales	37.8	12.5	7.4	Free Cash Flow Yield %	0.00	0.00	0.00
Price / Operating Cash Flow				Dividend Yield %	5.52	5.79	4.75
Price / Book Value	1.0	0.8	0.8	Enterprise Value / EBITDA	50.0	26.0	9.7



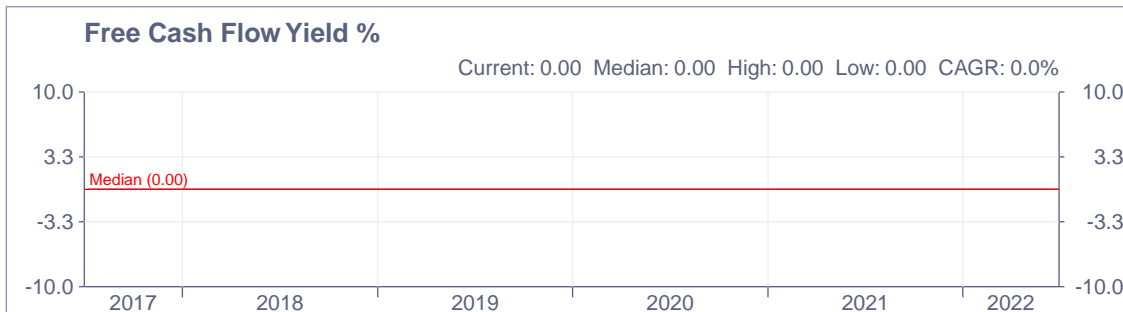
Highcroft Investments Plc is trading at 99.90 times its EPS generated during the latest fiscal year. This multiple is above the historically observed median of 30.94, while high and low observations have been 99.90 and 6.84.



Highcroft Investments Plc is trading at a Price to Sales ratio of 37.84 based on sales generated during the latest fiscal year. This ratio is above the historically observed median ratio of 12.55, while high and low observations have been 37.84 and 5.64.



Highcroft Investments Plc is trading at a Price to Book ratio of 0.95 based on book value at the latest fiscal year end. This ratio is above the historically observed median of 0.78, while high and low observations have been 0.95 and 0.53.



Highcroft Investments Plc has a Free Cash Flow Yield of 0.00% based on free cash flow generated during the latest fiscal year. This value is equal to the historically observed Free Cash Flow Yield of 0.00%, while high and low observations have been 0.00 and 0.00.

Highcroft Investments Plc (HCFT:LN)



Real Estate/Diversified REITs

Price: 1,050.00 GBX

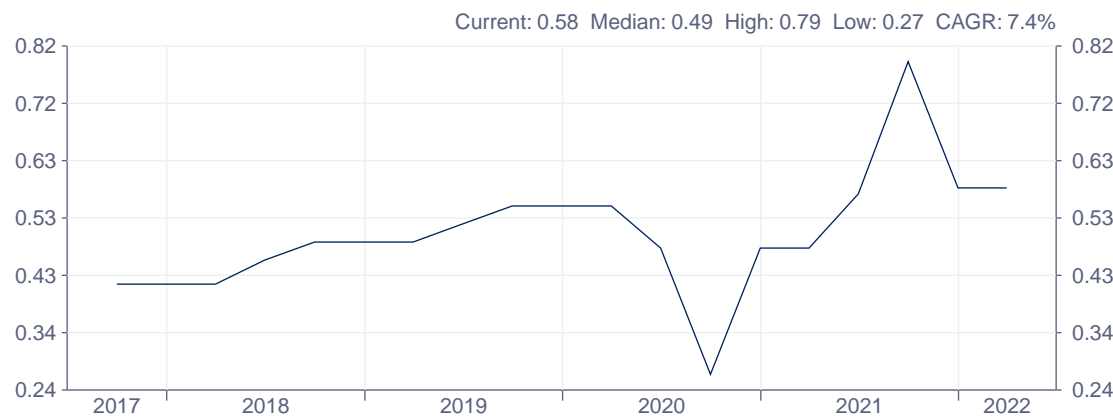
Report Date: June 29, 2022

Dividends Data

Dividends Per Share TTM		0.58	Payout Ratio TTM %		0.00%	Dividend Yield TTM %		5.52%
Rate	Ex Date	Record Date	Payment Date	Currency	Note			
0.220	16-09-2021	17-09-2021	15-10-2021	GBP	INTERIM PID			
0.300	22-04-2021	23-04-2021	27-05-2021	GBP	FINAL 100% PID			
0.060	22-04-2021	23-04-2021	27-05-2021	GBP	SPECIAL 100% PID			
0.210	22-10-2020	23-10-2020	06-11-2020	GBP	INTERIM 100% PID			
0.270	14-05-2020	15-05-2020	19-06-2020	GBP	FINAL 100% PID			
0.210	12-09-2019	13-09-2019	11-10-2019	GBP	INTERIM 100% PID			
0.338	02-05-2019	03-05-2019	31-05-2019	GBP	FINAL 100% PID			
0.188	13-09-2018	14-09-2018	12-10-2018	GBP	INTERIM 100% PID			
0.300	03-05-2018	04-05-2018	01-06-2018	GBP	FINAL 100% PID			
0.163	14-09-2017	15-09-2017	13-10-2017	GBP	INTERIM 100% PID			
0.260	04-05-2017	05-05-2017	02-06-2017	GBP	FINAL 100% PID			
0.150	15-09-2016	16-09-2016	14-10-2016	GBP	INTERIM 100% PID			

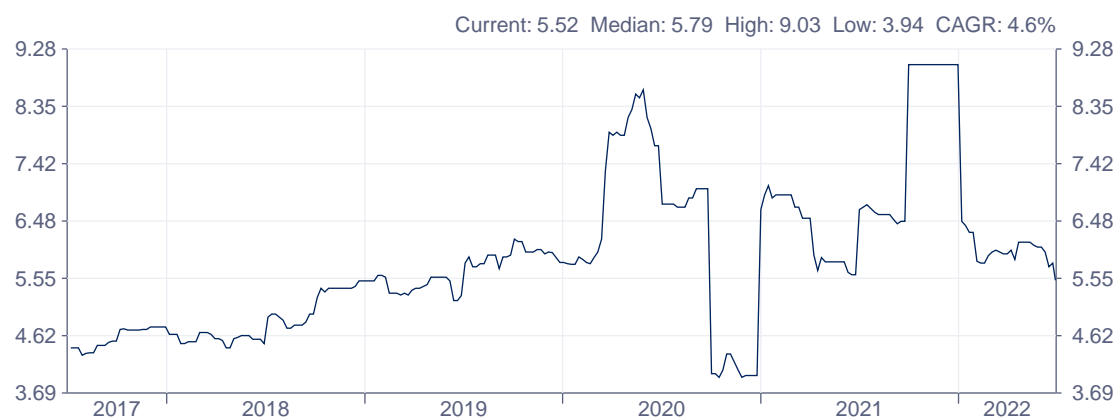
Dividend Growth and Yield

Dividends Per Share TTM



Highcroft Investments Plc's trailing 12-month dividend per share is 0.58 and its dividend has grown at a cumulative annualized rate of 7.4% over the charted period. This compares to dividend growth of 20.80% over the past year and cumulative annualized growth of 6.00% over the past 3 years.

Dividend Yield TTM %



Highcroft Investments Plc's current dividend yield is 5.52% based on trailing 12 month dividends. The current yield is below the historically observed median of 5.79% and, over the charted time period, the observed high yield has been 9.03% and the observed low yield has been 3.94%.

Highcroft Investments Plc (HCFT:LN)



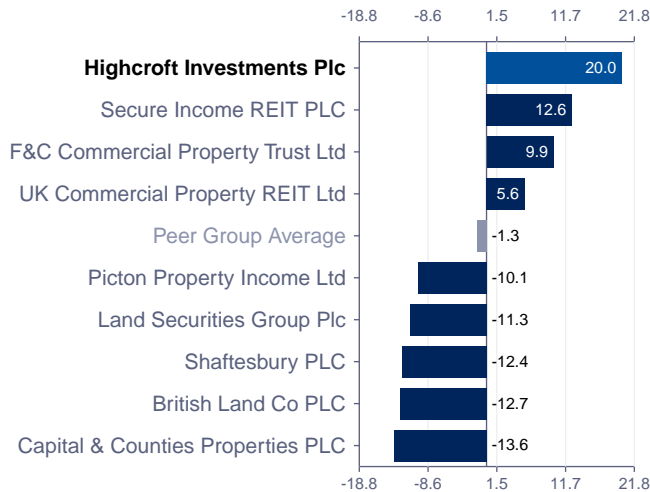
Real Estate/Diversified REITs

Price: 1,050.00 GBX

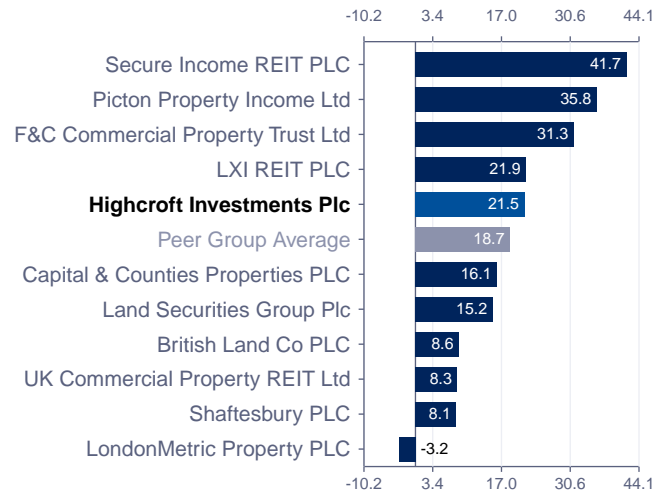
Report Date: June 29, 2022

ICB Subsector Peer Comparisons

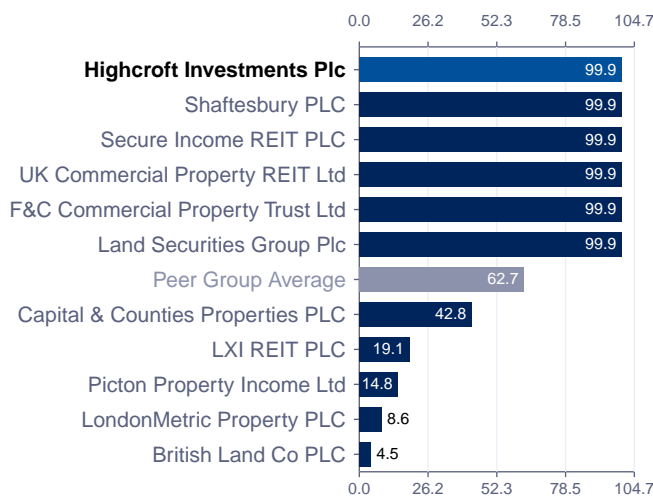
Price Change Year to Date %



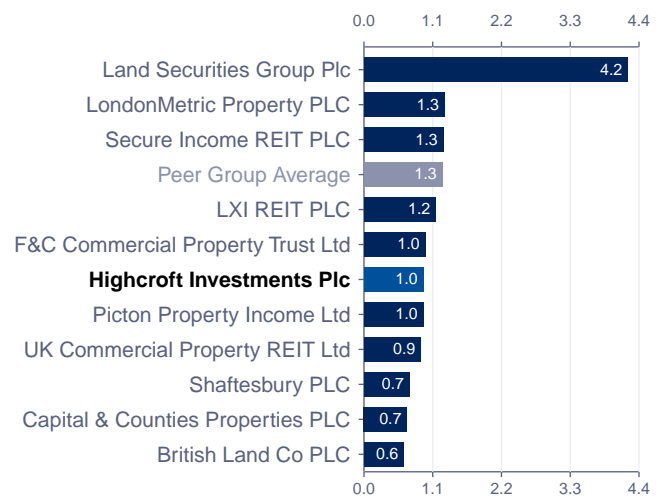
Price Change Last Calendar Year %



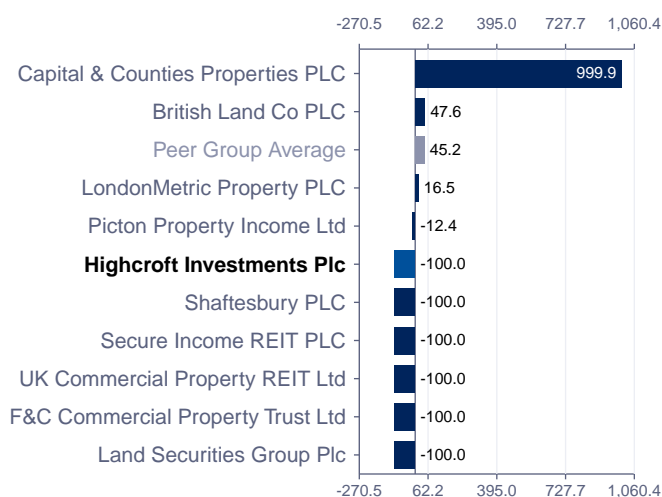
Price / EPS TTM



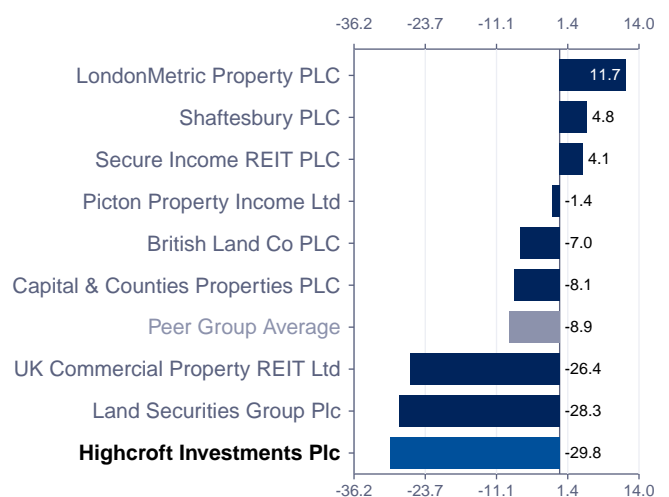
Price / Book Value



EPS 5-Year Growth Rate %



Revenue 5-Year Growth Rate %



Highcroft Investments Plc (HCFT:LN)



London
Stock Exchange

Real Estate/Diversified REITs

Price: 1,050.00 GBX

Report Date: June 29, 2022

Abbreviations:

CAGR	- Cumulative annual growth rate.
EBIT	- Earnings before interest and taxes.
EBITDA	- Earnings before interest, taxes, depreciation & amortization.
LFY	- Last fiscal year
M	- Million
LON	- London Stock Exchange

Definitions:

Market Value - Weekly Price times latest Shares Outstanding times any applicable ADR factor.

Revenue - Sum of the last four quarters of Revenues.

Revenue Per Share - Sum of the last four quarters of Total Revenue divided by Weighted Average Shares Outstanding.

Operating EPS LFY - EPS excluding non-recurring, non-operating items, fiscal year aligned TTM value.

60-Day Average Volume (000) - The average of the last 60 daily volume values in thousands of shares.

Price 52-Week High - The high closing price from the last 52 weeks of daily closing prices.

Price 52-Week Low - The low closing price from the last 52 weeks of daily closing prices.

Price / 52-Week High - Latest price divided by the high price from the past 52 weeks of daily closing prices.

Price / 52-Week Low - Latest price divided by the low price from the past 52 weeks of daily closing prices.

50-Day Average Price - Mean of last 50 daily closing prices.

200-Day Average Price - Mean of last 200 daily closing prices.

Price / 50-Day Average Price - Latest closing price divided by mean of last 50 daily closing prices, as a percentage.

Price / 200-Day Average Price - Latest closing price divided by mean of last 200 daily closing prices, as a percentage.

Relative Strength Index - Relative Strength Index or RSI measures the magnitude of gains over a given time period against the magnitude of losses over that period. The equation is $RSI = 100 - 100 / (1 + RS)$ where $RS = (\text{total gains} / n) / (\text{total losses} / n)$ and $n = \text{number of RSI periods}$. In this item, 14 days is used and one year of daily prices are considered. A value of 30 or below may imply oversold and 70 or above may imply overbought.

Price Volatility - The standard deviation of the last 20 days of daily closing prices.

Sharpe Ratio - The 5 year average of the excess monthly return over the risk - free rate(1 - month T - bill) over the 5 year standard deviation of the same series.

Sortino Ratio - The same calculation as the Sharpe Ratio but with positive excess returns set to zero for the standard deviation denominator, so only negative volatility weighs in.

Dividends Per Share TTM - Sum of the last four quarters of Dividends Per Share.

Payout Ratio - Dividends Per Share TTM divided by Operating EPS TTM.

Dividend Yield TTM % - Sum of the last four quarter of Dividends Per Share divided by Weekly Price.

EBITDA - Sum of the last four quarters of EBITDA (Operating Income + Depreciation & Amortization).

Free Cash Flow - Sum of the last four quarters Net Cash from Operations minus Capital Expenditures (Purchase of Property, Plant & Equipment), from the Cash Flow Statement.

Book Value Per Share - Total Common Equity last quarter divided by Shares Outstanding last quarter.

Gross Margin % - Sum of the last four quarters Gross Profit divided by the sum of the last four quarters Revenues.

EBITDA Margin % - Sum of the last four quarters EBITDA divided by the sum of the last four quarters Revenues.

Pre-Tax Margin % - Sum of the last four quarters of Earnings Before Taxes divided by sum of the last four quarters Revenues.

Net Profit Margin % - Sum of the last four quarters of Operating EPS divided by sum of the last four quarters Revenues Per Share.

Return on Equity % - Sum of the last four quarters of Operating EPS divided by the average of the last four quarters Book Value.

Return on Capital % - Sum of the last four quarters of Operating EPS divided by the average of the last four quarters Total Capital Per Share.

Return on Assets % - Sum of the last four quarters of Operating EPS divided by the average of the last four quarters Total Assets Per Share.

Price / EPS TTM - Weekly Price divided by the sum of the last four quarters of Operating EPS (capped at 99.9).

Price / Sales - Weekly Price divided by Revenues Per Share TTM.

Price / Book Value - Weekly Price divided by Book Value Per Share last quarter. Book Value Per Share is Total Common Equity last quarter divided by Shares Outstanding last quarter (capped at 49.9).

Free Cash Flow Yield % - Free Cash Flow Per Share TTM divided by Weekly Price.

Enterprise Value - Market Value plus Total Debt last year plus Preferred Equity last year minus Cash & Cash Equivalents last year.

Enterprise Value / Sales - Enterprise Value divided by the sum of the last four quarters of Revenue.

Enterprise Value / EBITDA - Enterprise Value divided by EBITDA TTM.

Enterprise Value / EBIT - Enterprise Value divided by trailing four quarters of Operating Income.

Enterprise Value / Free Cash Flow - Enterprise Value divided by the sum of the last four quarters of Free Cash Flow.

Russell 1000 Index - The largest 1,000 stocks by market cap, the index comprehensively covers the US large cap universe.

EPS 5-Year Growth Rate % is capped at 999.9%.

Revenue 5-Year Growth Rate % is capped at 999.9%.

Highcroft Investments Plc (HCFT:LN)



Real Estate/Diversified REITs

Price: 1,050.00 GBX

Report Date: June 29, 2022

Disclaimer:

© 2022 London Stock Exchange Group plc and its applicable group undertakings (the "LSE Group"). The LSE Group includes (1) FTSE International Limited ("FTSE"), (2) Frank Russell Company ("Russell"), (3) FTSE Global Debt Capital Markets Inc. and FTSE Global Debt Capital Markets Limited (together, "FTSE Canada"), (4) MTSNext Limited ("MTSNext"), (5) Mergent, Inc. ("Mergent"), (6) FTSE Fixed Income LLC ("FTSE FI") and (7) The Yield Book Inc ("YB"). All rights reserved.

FTSE Russell® is a trading name of FTSE, Russell, FTSE Canada, MTSNext, Mergent, FTSE FI, YB. "FTSE®", "Russell®", "FTSE Russell®", "MTS®", "FTSE4Good®", "ICB®", "Mergent®", "The Yield Book®" and all other trademarks and service marks used herein (whether registered or unregistered) are trademarks and/or service marks owned or licensed by the applicable member of the LSE Group or their respective licensors and are owned, or used under licence, by FTSE, Russell, MTSNext, FTSE Canada, Mergent, FTSE FI, YB. FTSE International Limited is authorised and regulated by the Financial Conduct Authority as a benchmark administrator.

All information is provided for information purposes only. All information and data contained in this publication is obtained by the LSE Group, from sources believed by it to be accurate and reliable. Because of the possibility of human and mechanical error as well as other factors, however, such information and data is provided "as is" without warranty of any kind. No member of the LSE Group nor their respective directors, officers, employees, partners or licensors make any claim, prediction, warranty or representation whatsoever, expressly or impliedly, either as to the accuracy, timeliness, completeness, merchantability of any information or of results to be obtained from the use of FTSE Russell indexes or data or the fitness or suitability of the FTSE Russell indexes or data for any particular purpose to which they might be put. Any representation of historical data accessible through FTSE Russell indexes or data is provided for information purposes only and is not a reliable indicator of future performance.

No responsibility or liability can be accepted by any member of the LSE Group nor their respective directors, officers, employees, partners or licensors for (a) any loss or damage in whole or in part caused by, resulting from, or relating to any error (negligent or otherwise) or other circumstance involved in procuring, collecting, compiling, interpreting, analysing, editing, transcribing, transmitting, communicating or delivering any such information or data or from use of this document or links to this document or (b) any direct, indirect, special, consequential or incidental damages whatsoever, even if any member of the LSE Group is advised in advance of the possibility of such damages, resulting from the use of, or inability to use, such information.

No member of the LSE Group nor their respective directors, officers, employees, partners or licensors provide investment advice and nothing contained in this document or accessible through FTSE Russell indexes or data, including statistical data and industry reports, should be taken as constituting financial or investment advice or a financial promotion.

No part of this information may be reproduced, stored in a retrieval system or transmitted in any form or by any means, electronic, mechanical, photocopying, recording or otherwise, without prior written permission of the applicable member of the LSE Group. Use and distribution of the LSE Group data requires a licence from FTSE, Russell, FTSE Canada, MTSNext, Mergent, FTSE FI, YB, and/or their respective licensors.