

Newriver Reit PLC (NRR:LN)



Real Estate/Retail REITs

Price: 78.80

Report Date: June 5, 2025

Business Description and Key Statistics

NewRiver REIT plc is a United Kingdom-based real estate investment trust specializing in buying, managing and developing resilient retail assets throughout the United Kingdom. The Company's objective is to own and manage the resilient retail portfolio in the United Kingdom, focused on retail parks, core shopping centers and regeneration opportunities to deliver long-term attractive recurring income returns and capital growth for its shareholders. Its United Kingdom wide portfolio covering approximately 7.9 million square feet, comprising 27 community shopping centers and 13 conveniently located retail parks occupied by tenants predominately focused on essential goods and services. In addition, it manages about 21 shopping centers and 18 retail parks on behalf of Capital Partners, taking its total assets under management to ?2.4 billion. Its retail parks portfolio includes Waterfront Retail Park, Rishworth Centre Retail Park, Kittybrewster Retail Park and Sprucefield Retail Park.

Website: <https://www.nrr.co.uk/>

ICB Industry: Real Estate

ICB Subsector: Retail REITs

Address: 89 Whitfield Street
LONDON W1T 4DE
GBR

Employees: 48

	Current	YTY % Chg
Revenue LFY (M)	91	39.2
EPS Diluted LFY	0.06	325.7
Market Value (M)	375	
Shares Outstanding LFY (000)	475,500	
Book Value Per Share	1.03	
EBITDA Margin %	42.90	
Net Margin %	25.7	
Long-Term Debt / Capital %	50.9	
Dividends and Yield TTM	0.10 - 7.87%	
Payout Ratio TTM %	92.6	
60-Day Average Volume (000)	685	
52-Week High & Low	0.83 - 0.65	
Price / 52-Week High & Low	0.95 - 1.21	

Price, Moving Averages & Volume



Newriver Reit PLC is currently trading at 78.80 which is 10,548.6% above its 50 day moving average price of 0.74 and 10,268.4% above its 200 day moving average price of 0.76.

NRR:LN is currently 9,394.0% above its 52-week high price of 0.83 and is 11,985.9% above its 52-week low price of 0.65. Over the past 52-weeks, NRR:LN is up 9.9% while on a calendar year-to-date basis it is up 7.5%.

The Relative Strength Index (RSI) indicator for NRR:LN is currently 59.01. An RSI value of 70 and above is considered overbought and 30 and below oversold.

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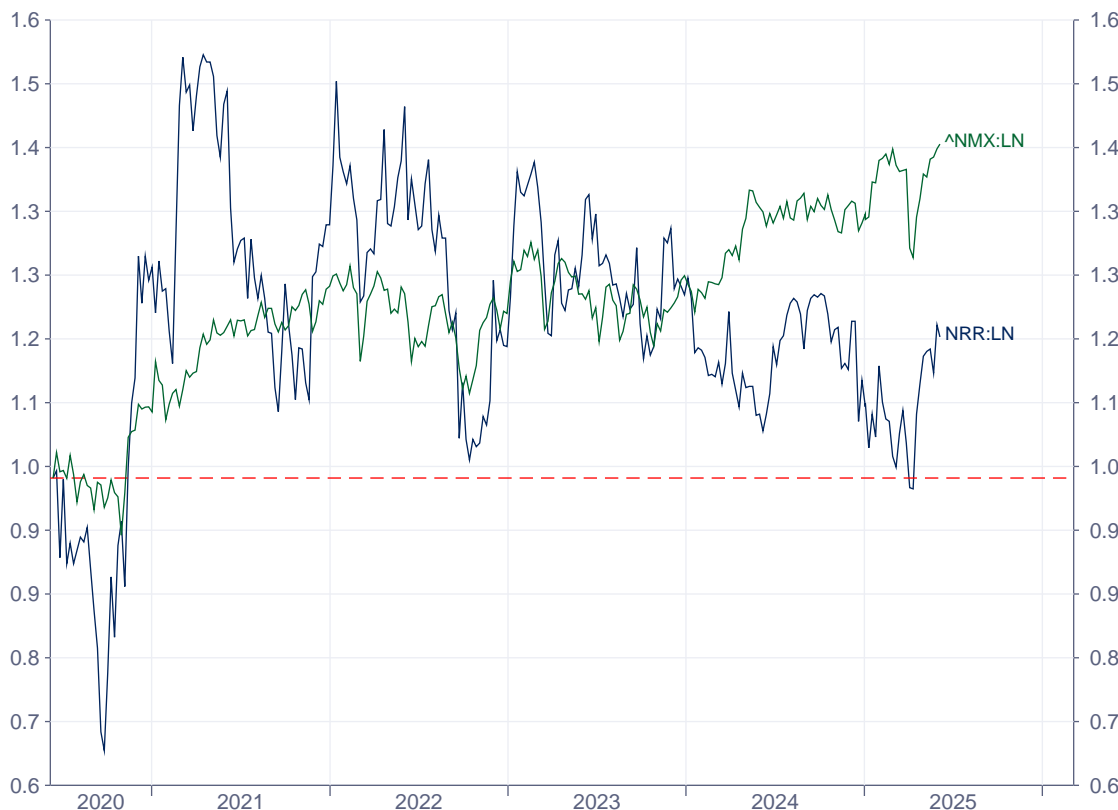
Price Performance, Technical Indicators & Risk Metrics

Price Performance	% Change	Difference vs FTSE 350	Technical Indicators	
1-Day %	-0.25	-0.32	50-Day Average Price	0.74
1-Week %	0.77	-0.23	Price / 50-Day Average	1.07
4-Week %	1.16	-1.86	200-Day Average Price	0.76
52-Week %	9.90	3.69	Price / 200-Day Average	1.04
Quarter-to-Date %	13.54	10.24	RSI - Relative Strength Index	59.01
Year-to-Date %	7.50	0.43	Risk Metrics	
Last Month %	5.00	1.44	Price Volatility	0.01
Last Quarter %	-5.32	-8.97	Sharpe Ratio	0.04
Last Calendar Year %	-10.94	-16.49	Sortino Ratio	0.08

5-Year Price Performance vs. FTSE 350

Newriver Reit PLC
FTSE 350 Index

Current: 1.17 CAGR: 3.3%
Current: 1.41 CAGR: 7.2%



Over the past five years, Newriver Reit PLC's stock price is up 17.4% which is 23.8% below the FTSE 350 Index performance of 41.3% over the same period. Newriver Reit PLC's cumulative annualized growth rate (CAGR) over the five year period has been 3.3% while that of the FTSE 350 Index has been 7.2%.

Over the past year, Newriver Reit PLC's stock price performance of 9.9% has outperformed that of the FTSE 350 Index by 3.7%. On a year-to-date basis, Newriver Reit PLC's stock price performance of 7.5% has outperformed the FTSE 350 Index by 0.4%.

Over the past week, Newriver Reit PLC's stock price performance of 0.8% has underperformed that of the FTSE 350 Index by 0.2%.

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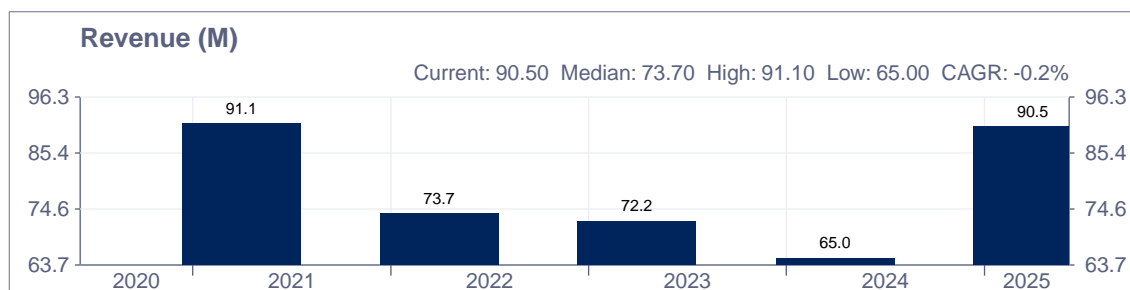
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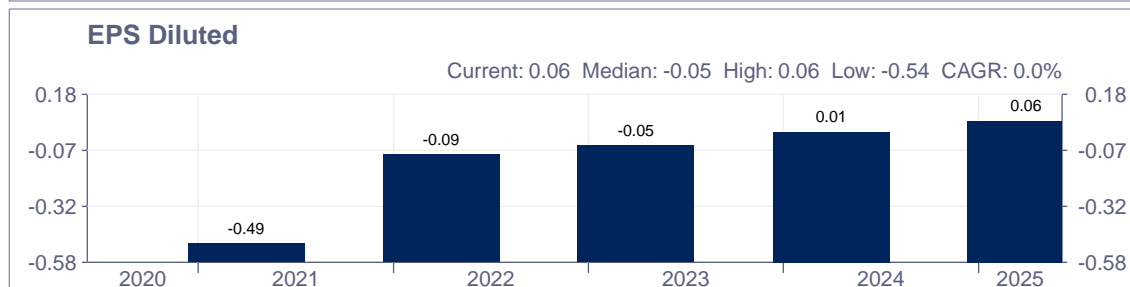
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Growth and Profitability Metrics

Historical Growth	3-Year	5-Year	10-Year	Profitability	Current	5-Year Average	10-Year Average
Revenues %	7.1	-9.0	12.4	Gross Margin %	62.1	62.3	71.0
Revenues Per Share %	2.8	-11.3	-0.6	EBITDA Margin %	42.9	-20.2	16.9
EBITDA %	14.3	999.9	-1.8	Pre-Tax Margin %	29.5	-40.6	-1.9
EPS Diluted %	38.0	999.9	-15.3	Net Margin %	25.7	-40.2	-4.2
Free Cash Flow %	-21.7	-5.0	8.6	Return on Equity %	6.1	-7.3	-1.7
Cash from Operations %	-15.5	-9.0	13.3	Return on Capital %	2.8	-3.3	-0.4
Book Value %	-8.2	-12.4	-9.1	Return on Assets %	2.7	-3.1	-0.4



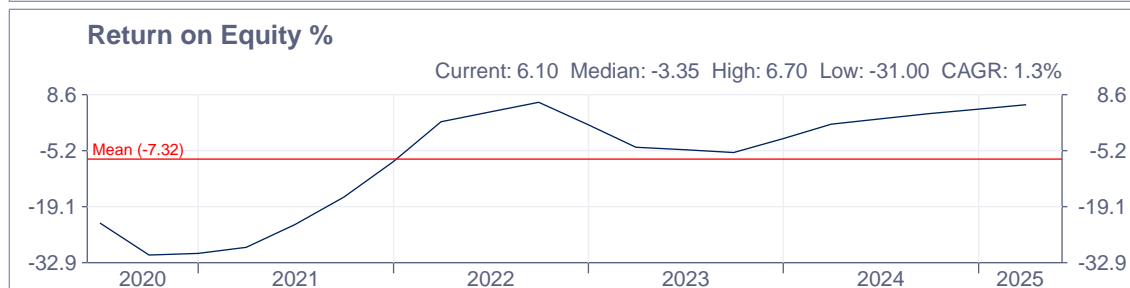
Newriver Reit PLC's cumulative annualized revenue growth rate over the charted period is -0.2%. This compares to cumulative annualized growth of 7.1% over the past 3 years.



Newriver Reit PLC's cumulative annualized EPS growth rate over the charted period is 0.0%. This compares to cumulative annualized growth of 38.0% over the past 3 years.



Newriver Reit PLC's net profit margin of 25.7% is 65.9% above the period's mean net margin of -40.2%. During the charted period, the observed net profit margin high and low were 37.2% and -167.9% respectively.



Newriver Reit PLC's return on equity of 6.1% is 13.4% above the period's mean return on equity of -7.3%. During the charted period, the observed ROE high and low were 6.7% and -31.0% respectively.

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Valuation Metrics

	Current	5-Year Median	10-Year Median		Current	5-Year Median	10-Year Median
Price / EPS TTM	11.8	99.9	37.7	Earnings Yield %	8.50	-6.48	2.65
Price / Sales	3.0	3.5	3.9	Free Cash Flow Yield %	3.43	3.72	2.90
Price / Operating Cash Flow	11.4	99.9	35.0	Dividend Yield %	7.87	8.18	7.83
Price / Book Value	0.8	0.7	0.7	Enterprise Value / EBITDA	21.2	50.0	27.1

Price / EPS TTM



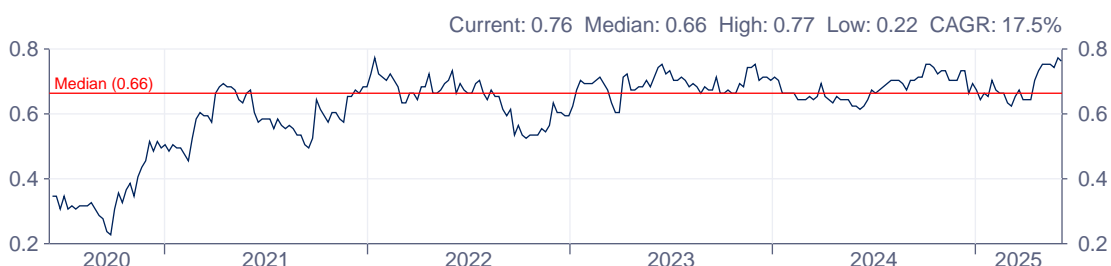
Newriver Reit PLC is trading at 11.77 times its EPS generated during the latest fiscal year. This multiple is below the historically observed median of 99.90, while high and low observations have been 99.90 and 7.77.

Price / Sales



Newriver Reit PLC is trading at a Price to Sales ratio of 3.02 based on sales generated during the latest fiscal year. This ratio is below the historically observed median ratio of 3.49, while high and low observations have been 4.23 and 0.99.

Price / Book Value



Newriver Reit PLC is trading at a Price to Book ratio of 0.76 based on book value at the latest fiscal year end. This ratio is above the historically observed median of 0.66, while high and low observations have been 0.77 and 0.22.

Free Cash Flow Yield %



Newriver Reit PLC has a Free Cash Flow Yield of 3.43% based on free cash flow generated during the latest fiscal year. This value is below the historically observed median yield of 3.72%, while high and low observations have been 6.89 and 0.00.

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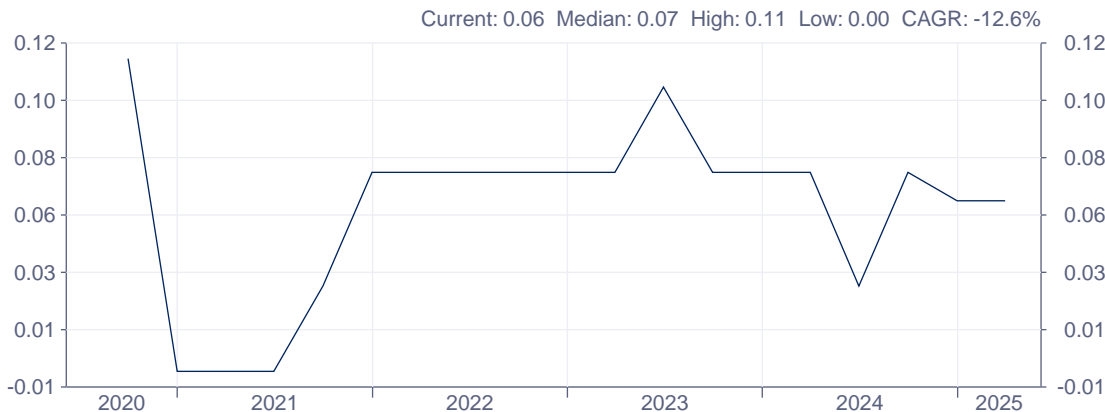
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Dividends Data

Dividends Per Share TTM		0.10	Payout Ratio TTM %		92.58%	Dividend Yield TTM %	7.87%
Rate	Ex Date	Record Date	Payment Date	Currency	Note		
0.035	19-06-2025	20-06-2025	08-08-2025	GBP			
0.030	19-12-2024	20-12-2024	28-01-2025	GBP			
0.032	04-07-2024	05-07-2024	16-08-2024	GBP			
0.034	07-12-2023	08-12-2023	16-01-2024	GBP			
0.032	15-06-2023	16-06-2023	04-08-2023	GBP			
0.035	08-12-2022	09-12-2022	17-01-2023	GBP			
0.033	28-07-2022	29-07-2022	02-09-2022	GBP			
0.041	09-12-2021	10-12-2021	14-01-2022	GBP			
0.030	29-07-2021	30-07-2021	03-09-2021	GBP			
0.054	24-12-2019	27-12-2019	07-02-2020	GBP			
0.054	17-10-2019	18-10-2019	15-11-2019	GBP			
0.054	20-06-2019	21-06-2019	26-07-2019	GBP			

Dividend Growth and Yield

Dividends Per Share TTM



Newriver Reit PLC's trailing 12-month dividend per share is 0.06 and its dividend has grown at a cumulative annualized rate of -12.6% over the charted period. This compares to dividend growth of 185.30% over the past year and cumulative annualized growth of 11.00% over the past 3 years.

Dividend Yield TTM %



Newriver Reit PLC's current dividend yield is 7.87% based on trailing 12 month dividends. The current yield is below the historically observed median of 8.18% and, over the charted time period, the observed high yield has been 35.70% and the observed low yield has been 0.00%.

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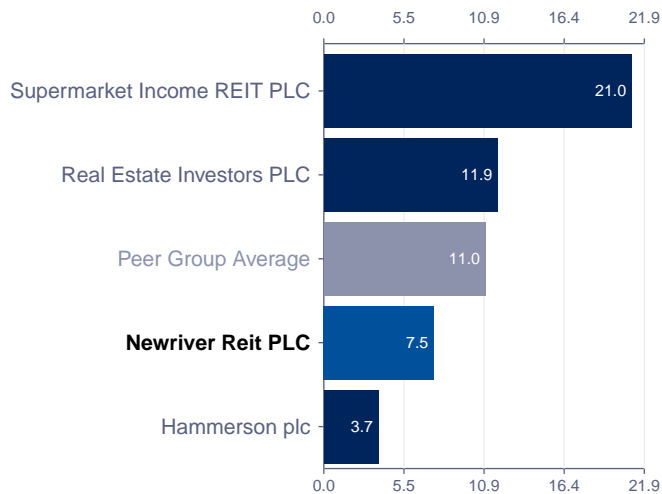
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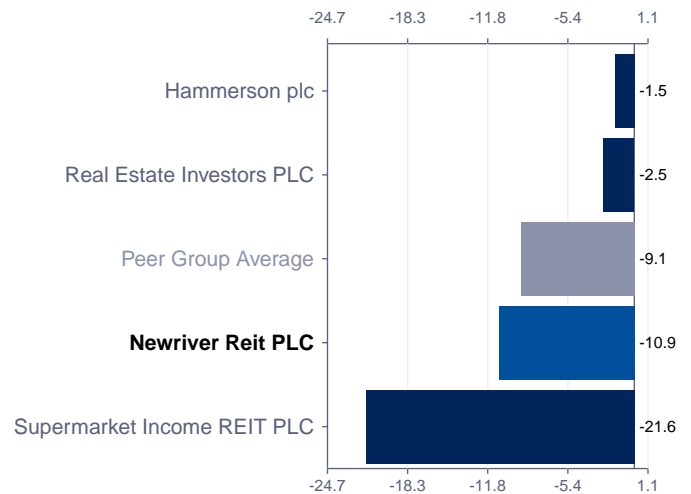
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ICB Subsector Peer Comparisons

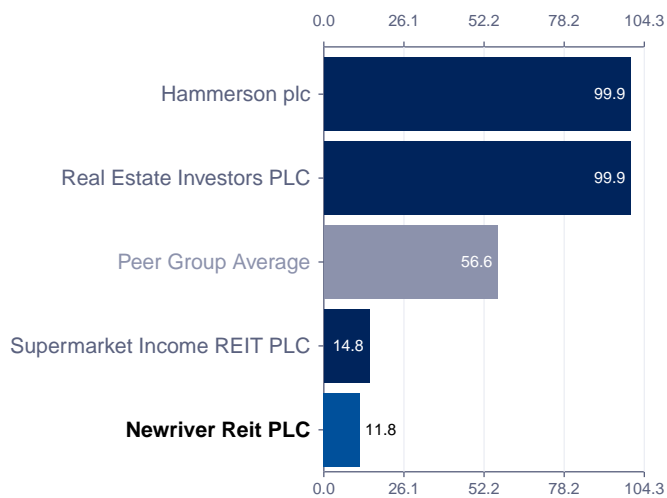
Price Change Year to Date %



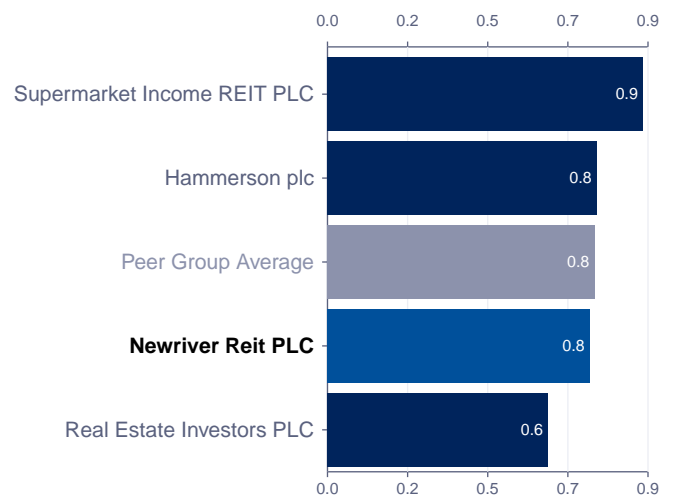
Price Change Last Calendar Year %



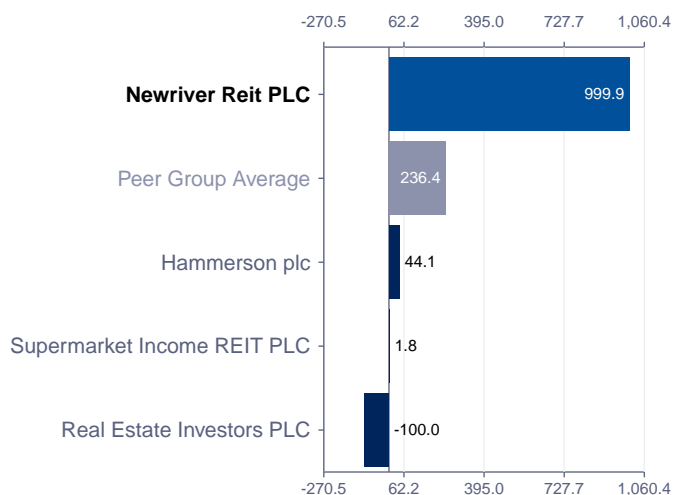
Price / EPS TTM



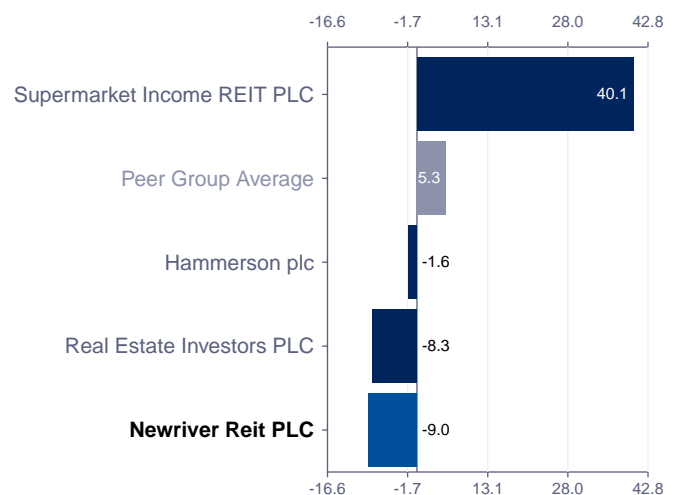
Price / Book Value



EPS 5-Year Growth Rate %



Revenue 5-Year Growth Rate %



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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.

Normalized 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 = 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 Normalized 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 Normalized EPS divided by sum of the last four quarters Revenues Per Share.

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

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

Return on Assets % - Sum of the last four quarters of Normalized 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 Normalized 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%.

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