

Regional REIT Ltd (RGL:LN)



Real Estate/Office REITs

Price: 126.00

Report Date: July 4, 2025

Business Description and Key Statistics

Regional REIT Limited is a Guernsey-based real estate investment trust (REIT). The Company's commercial property portfolio comprises United Kingdom assets and includes offices located in regional centers outside the M25 motorway. The portfolio is geographically diversified, with approximately 132 properties, 1,305 units, and 832 tenants. The Company also invests in property portfolios in which approximately 50% of the properties are situated inside the M25 motorway. Its commercial property portfolio includes Capitol Park, Leeds; Orbis 1, 2 & 3, Derby; Eagle Court, Birmingham; Hampshire Corporate Park, Chandler's Ford, Eastleigh; Manchester Green, Manchester; Eagle Court, Birmingham, and others. Its subsidiaries include Beaufort Office Park Management Company Limited, Regional Commercial MIDCO Ltd, and others. London & Scottish Property Investment Management Limited acts as the asset manager and ESR Europe Private Markets Limited acts as the investment manager of the Company.

Website: <https://www.regionalreit.com/>

ICB Industry: Real Estate

ICB Subsector: Office REITs

Address: Mont Crevelt House, Bulwer Avenue
ST SAMPSON GY2 4LH
GGY

Employees: 0

	Current	YTY % Chg
Revenue LFY (M)	46	-14.4
EPS Diluted LFY	-0.33	71.7
Market Value (M)	204	
Shares Outstanding LFY (000)	162,089	
Book Value Per Share	2.17	
EBITDA Margin %	78.60	
Net Margin %	-91.0	
Long-Term Debt / Capital %	47.9	
Dividends and Yield TTM	0.09 - 7.22%	
Payout Ratio TTM %	0.0	
60-Day Average Volume (000)	208	
52-Week High & Low	1.42 - 1.02	
Price / 52-Week High & Low	0.89 - 1.24	

Price, Moving Averages & Volume



Regional REIT Ltd is currently trading at 126.00 which is 10,578.0% above its 50 day moving average price of 1.18 and 10,488.2% above its 200 day moving average price of 1.19.

RGL:LN is currently 8,773.2% above its 52-week high price of 1.42 and is 12,301.6% above its 52-week low price of 1.02. Over the past 52-weeks, RGL:LN is up 3.3% while on a calendar year-to-date basis it is up 9.4%.

The Relative Strength Index (RSI) indicator for RGL:LN is currently 66.4. 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 %	1.45	1.53	50-Day Average Price	1.18
1-Week %	2.44	2.29	Price / 50-Day Average	1.07
4-Week %	7.33	7.25	200-Day Average Price	1.19
52-Week %	3.28	-3.46	Price / 200-Day Average	1.06
Quarter-to-Date %	3.96	3.38	RSI - Relative Strength Index	66.40
Year-to-Date %	9.37	1.88	Risk Metrics	
Last Month %	6.32	6.09	Price Volatility	0.03
Last Quarter %	12.22	9.11	Sharpe Ratio	-0.10
Last Calendar Year %	-48.25	-53.80	Sortino Ratio	-0.16

5-Year Price Performance vs. FTSE 350

Regional REIT Ltd
FTSE 350 Index

Current: 0.27 CAGR: -22.9%
Current: 1.42 CAGR: 7.3%



Over the past five years, Regional REIT Ltd's stock price is down 72.7% which is 114.6% below the FTSE 350 Index performance of 41.9% over the same period. Regional REIT Ltd's cumulative annualized growth rate (CAGR) over the five year period has been -22.9% while that of the FTSE 350 Index has been 7.3%.

Over the past year, Regional REIT Ltd's stock price performance of 3.3% has underperformed that of the FTSE 350 Index by 3.5%. On a year-to-date basis, Regional REIT Ltd's stock price performance of 9.4% has underperformed the FTSE 350 Index by 1.9%.

Over the past week, Regional REIT Ltd's stock price performance of 2.4% has outperformed that of the FTSE 350 Index by 2.3%.

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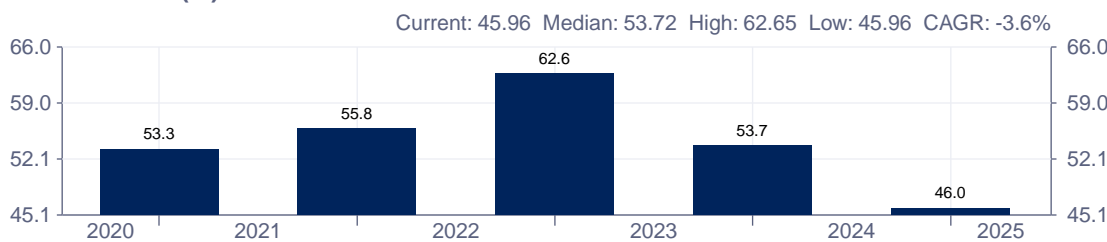
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Growth and Profitability Metrics

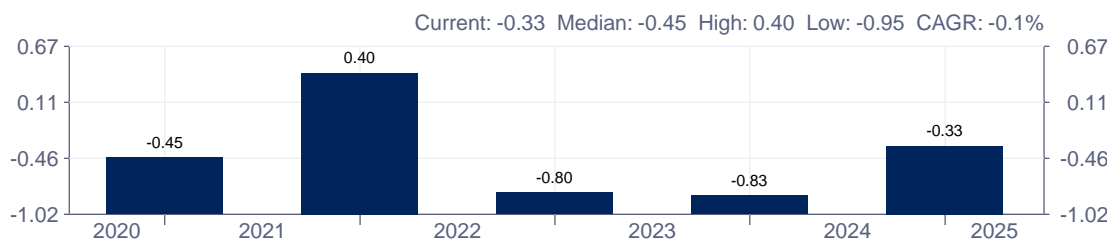
Historical Growth	3-Year	5-Year	10-Year	Profitability	Current	5-Year Average	10-Year Average
Revenues %	-6.3	-3.5	10.1	Gross Margin %	91.5	91.2	91.5
Revenues Per Share %	-6.3	-6.3	4.9	EBITDA Margin %	78.6	80.3	71.9
EBITDA %	-7.2	-3.6	9.1	Pre-Tax Margin %	-85.9	-61.5	18.9
EPS Diluted %	-100.0	-100.0	-100.0	Net Margin %	-91.0	-62.9	22.3
Free Cash Flow %				Return on Equity %	-14.6	-9.5	-0.7
Cash from Operations %	-23.1	9.9	8.2	Return on Capital %	-8.4	-4.6	-0.1
Book Value %	-29.4	-21.1		Return on Assets %	-7.4	-4.1	-0.1

Revenue (M)



Regional REIT Ltd's cumulative annualized revenue growth rate over the charted period is -3.6%. This compares to cumulative annualized growth of -6.3% over the past 3 years.

EPS Diluted



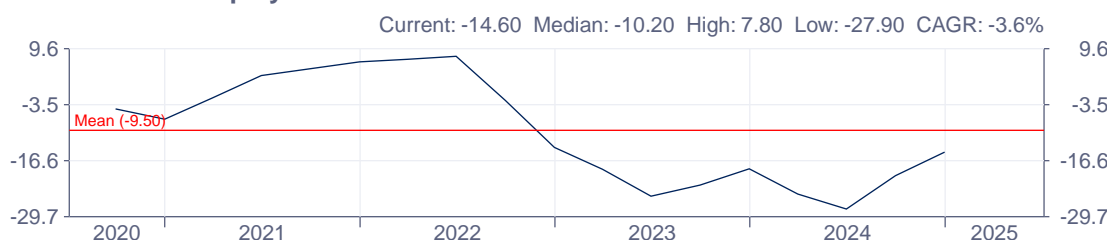
Regional REIT Ltd's cumulative annualized EPS growth rate over the charted period is -0.1%. This compares to cumulative annualized growth of -100.0% over the past 3 years.

Net Profit Margin %



Regional REIT Ltd's net profit margin of -91.0% is 28.1% below the period's mean net margin of -62.9%. During the charted period, the observed net profit margin high and low were 61.5% and -176.9% respectively.

Return on Equity %



Regional REIT Ltd's return on equity of -14.6% is 5.1% below the period's mean return on equity of -9.5%. During the charted period, the observed ROE high and low were 7.8% and -27.9% respectively.

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Valuation Metrics

	Current	5-Year Median	10-Year Median		Current	5-Year Median	10-Year Median
Price / EPS TTM	99.9	99.9	21.5	Earnings Yield %	-52.01	-9.32	4.67
Price / Sales	1.9	4.9	6.3	Free Cash Flow Yield %			
Price / Operating Cash Flow				Dividend Yield %	7.22	11.61	7.81
Price / Book Value	0.6	0.7	0.9	Enterprise Value / EBITDA	13.1	14.0	16.1

Price / EPS TTM



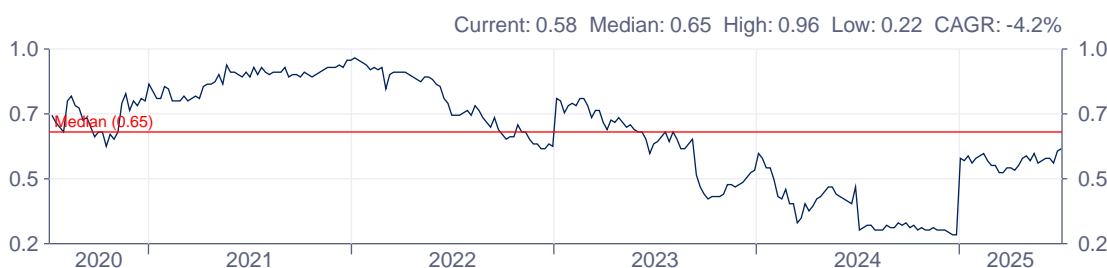
Regional REIT Ltd is trading at 99.90 times its EPS generated during the latest fiscal year. This multiple is equal to the historically observed median of 99.90, while high and low observations have been 99.90 and 8.36.

Price / Sales



Regional REIT Ltd is trading at a Price to Sales ratio of 1.93 based on sales generated during the latest fiscal year. This ratio is below the historically observed median ratio of 4.88, while high and low observations have been 7.43 and 1.52.

Price / Book Value



Regional REIT Ltd is trading at a Price to Book ratio of 0.58 based on book value at the latest fiscal year end. This ratio is below the historically observed median of 0.65, while high and low observations have been 0.96 and 0.22.

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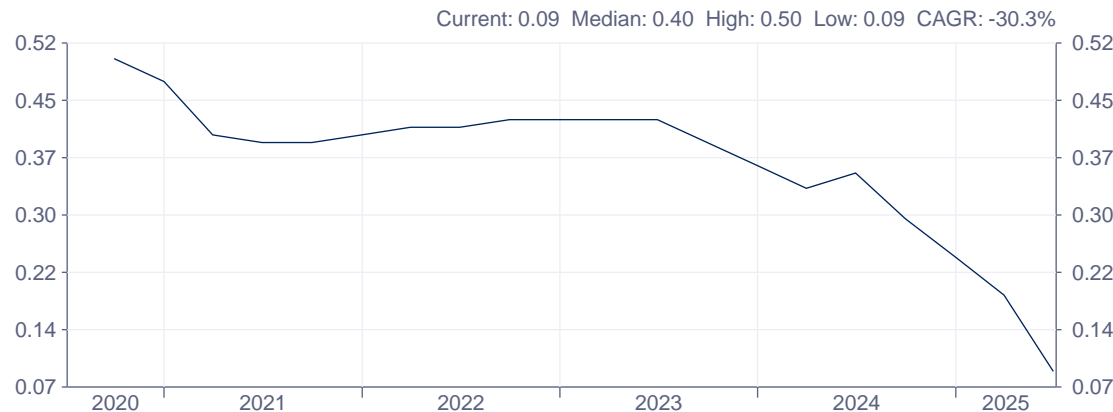
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Dividends Data

Dividends Per Share TTM		0.09	Payout Ratio TTM %		0.00%	Dividend Yield TTM %		7.22%
Rate	Ex Date	Record Date	Payment Date	Currency	Note			
0.025	22-05-2025	23-05-2025	11-07-2025	GBP				
0.022	27-02-2025	28-02-2025	04-04-2025	GBP				
0.022	21-11-2024	22-11-2024	10-01-2025	GBP				
0.022	19-09-2024	20-09-2024	18-10-2024	GBP				
0.120	30-05-2024	31-05-2024	12-07-2024	GBP				
0.076	29-02-2024	01-03-2024	05-04-2024	GBP				
0.076	16-11-2023	17-11-2023	12-01-2024	GBP				
0.076	21-09-2023	22-09-2023	19-10-2023	GBP				
0.104	01-06-2023	02-06-2023	04-08-2023	GBP				
0.104	02-03-2023	03-03-2023	06-04-2023	GBP				
0.104	17-11-2022	18-11-2022	12-01-2023	GBP				
0.104	01-09-2022	02-09-2022	14-10-2022	GBP				

Dividend Growth and Yield

Dividends Per Share TTM



Regional REIT Ltd's trailing 12-month dividend per share is 0.09 and its dividend has grown at a cumulative annualized rate of -30.3% over the charted period. This compares to dividend growth of -73.80% over the past year and cumulative annualized growth of -39.70% over the past 3 years.

Dividend Yield TTM %



Regional REIT Ltd's current dividend yield is 7.22% based on trailing 12 month dividends. The current yield is below the historically observed median of 11.61% and, over the charted time period, the observed high yield has been 35.62% and the observed low yield has been 6.60%.

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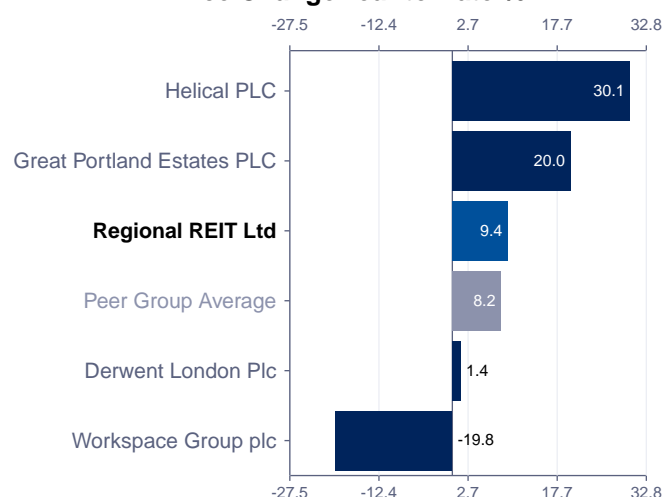
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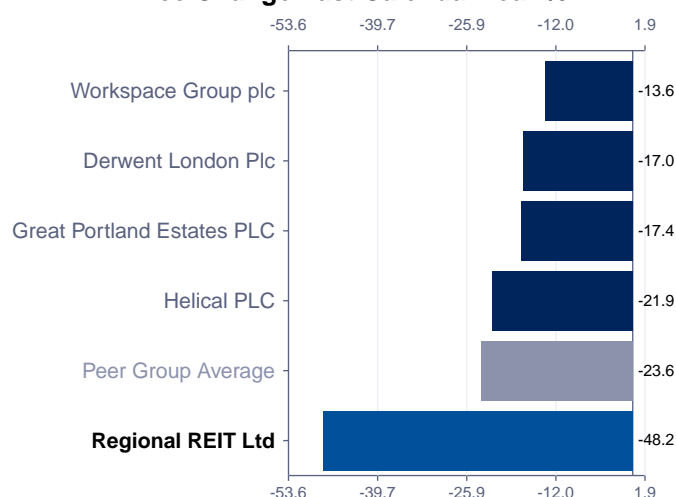
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ICB Subsector Peer Comparisons

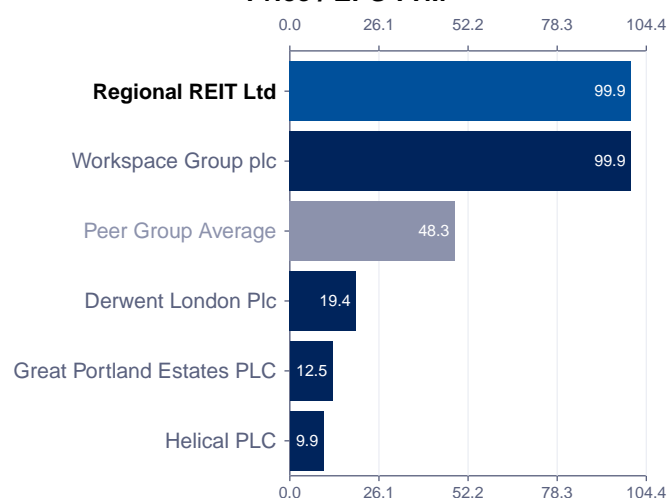
Price Change Year to Date %



Price Change Last Calendar Year %



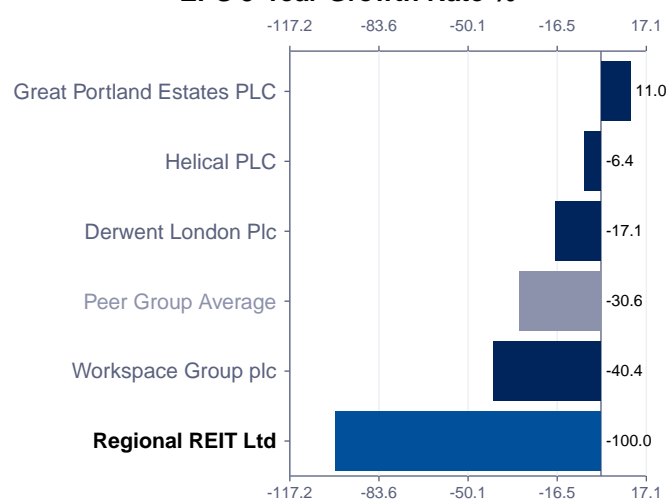
Price / EPS TTM



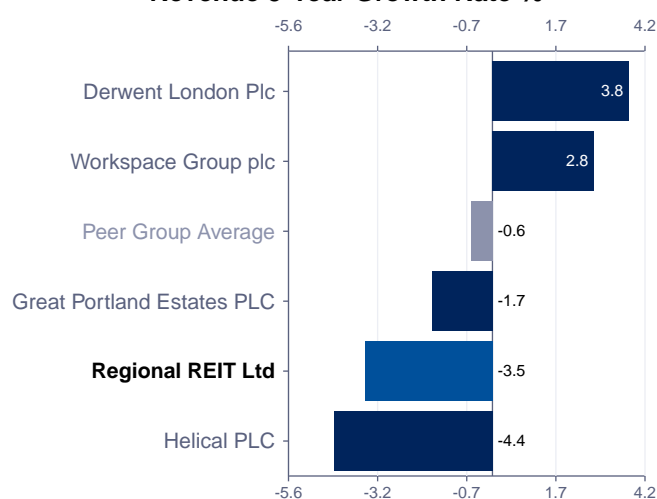
Price / Book Value



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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