

Schroder European Real Estate Investment Trust PLC (SERE:LN)



London
Stock Exchange

Real Estate/Diversified REITs

Price: 62.20

Report Date: March 26, 2024

Business Description and Key Statistics

Schroder European Real Estate Investment Trust plc is a closed-ended investment company. Its objective is to provide shareholders with a regular and attractive level of income together with the potential for income and capital growth through investing in commercial real estate in Continental Europe. It owns a diversified portfolio of commercial real estate in Continental Europe with property fundamentals. It may invest directly in real estate assets (both listed and unlisted) or through investment in special purpose vehicles, partnerships, trusts, or other structures. Its investments comprise both logistics and industrial warehousing, leased to tenants in manufacturing, services and third-party logistics. It owns a mixed-use data center and office building located in Apeldoorn, one hour from Amsterdam. It invests in various sectors, such as office, industrial, retail, and mixed/data center. Schroder Real Estate Investment Management Limited is the investment manager of the Company.

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

ICB Industry: Real Estate

ICB Subsector: Diversified REITs

Address: 1 London Wall Place
LONDON EC2Y 5AU
GBR

Employees: 0

	Current	YTY % Chg
Revenue LFY (M)	20	8.3
EPS Diluted LFY	-0.07	
Market Value (M)	83	
Shares Outstanding LFY (000)	133,735	
Book Value Per Share	1.28	
EBITDA Margin %	-43.40	
Net Margin %	-47.7	
Long-Term Debt / Capital %	27.5	
Dividends and Yield TTM	0.06 - 9.33%	
Payout Ratio TTM %	0.0	
60-Day Average Volume (000)	184	
52-Week High & Low	89.60 - 62.00	
Price / 52-Week High & Low	0.69 - 1.00	

Price, Moving Averages & Volume



Schroder European Real Estate Investment Trust PLC is currently trading at 62.20 which is 6.1% below its 50 day moving average price of 66.26 and 11.9% below its 200 day moving average price of 70.62.

SERE:LN is currently 30.6% below its 52-week high price of 89.60 and is 0.3% above its 52-week low price of 62.00. Over the past 52-weeks, SERE:LN is down 24.7% while on a calendar year-to-date basis it is down 9.9%.

The Relative Strength Index (RSI) indicator for SERE:LN is currently 42.52. 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 %	0.32	0.06	50-Day Average Price	66.26
1-Week %	0.32	-2.07	Price / 50-Day Average	0.94
4-Week %	-3.12	-6.34	200-Day Average Price	70.62
52-Week %	-24.70	-30.93	Price / 200-Day Average	0.88
Quarter-to-Date %	-9.86	-12.12	RSI - Relative Strength Index	42.52
Year-to-Date %	-9.86	-12.12	Risk Metrics	
Last Month %	-2.62	-2.39	Price Volatility	1.72
Last Quarter %	0.00	-2.48	Sharpe Ratio	-0.08
Last Calendar Year %	-15.44	-19.32	Sortino Ratio	-0.13

5-Year Price Performance vs. FTSE 350

Schroder European Real Estate Investment Trust PLC
FTSE 350 Index

Current: 0.62 CAGR: -9.2%
Current: 1.08 CAGR: 1.6%



Over the past five years, Schroder European Real Estate Investment Trust PLC's stock price is down 38.1% which is 46.5% below the FTSE 350 Index performance of 8.3% over the same period. Schroder European Real Estate Investment Trust PLC's cumulative annualized growth rate (CAGR) over the five year period has been -9.2% while that of the FTSE 350 Index has been 1.6%.

Over the past year, Schroder European Real Estate Investment Trust PLC's stock price performance of -24.7% has underperformed that of the FTSE 350 Index by 30.9%. On a year-to-date basis, Schroder European Real Estate Investment Trust PLC's stock price performance of -9.9% has underperformed the FTSE 350 Index by 12.1%.

Over the past week, Schroder European Real Estate Investment Trust PLC's stock price performance of 0.3% has underperformed that of the FTSE 350 Index by 2.1%.

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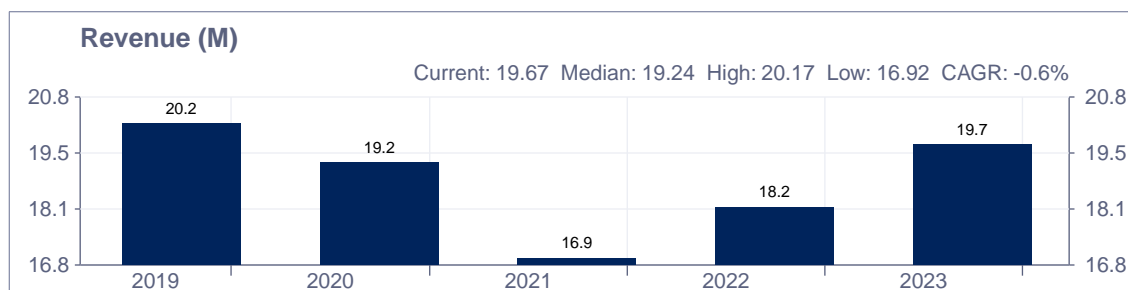
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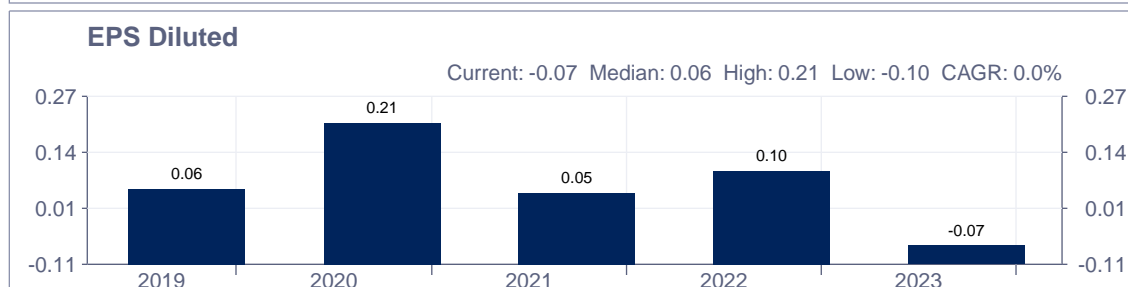
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Growth and Profitability Metrics

Historical Growth	3-Year	5-Year	10-Year	Profitability	Current	5-Year Average	10-Year Average
Revenues %	0.7	-2.5		Gross Margin %	72.6	73.1	
Revenues Per Share %	0.7	-2.5		EBITDA Margin %	-43.4	91.0	
EBITDA %	-100.0	-100.0		Pre-Tax Margin %	-51.0	67.2	
EPS Diluted %	-100.0	-100.0		Net Margin %	-47.7	55.8	
Free Cash Flow %				Return on Equity %	-5.3	5.3	
Cash from Operations %	47.6	9.1		Return on Capital %	-4.1	3.9	
Book Value %	-5.3	-1.2		Return on Assets %	-3.6	3.8	



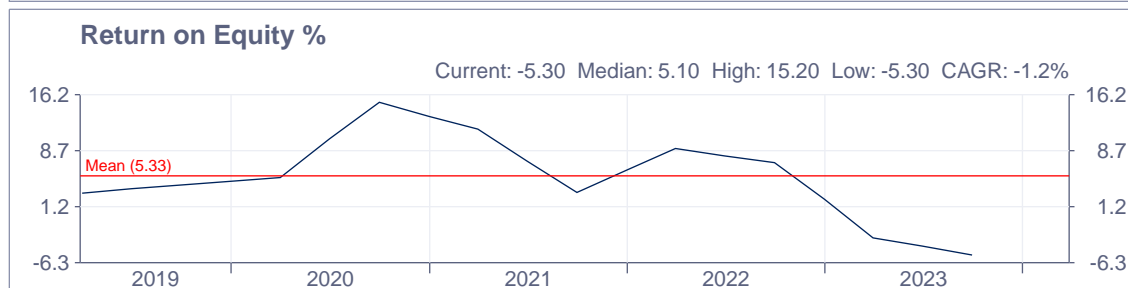
Schroder European Real Estate Investment Trust PLC's cumulative annualized revenue growth rate over the charted period is -0.6%. This compares to cumulative annualized growth of 0.7% over the past 3 years.



Schroder European Real Estate Investment Trust PLC's cumulative annualized EPS growth rate over the charted period is 0.0%. This compares to cumulative annualized growth of -100.0% over the past 3 years.



Schroder European Real Estate Investment Trust PLC's net profit margin of -47.7% is 103.5% below the period's mean net margin of 55.8%. During the charted period, the observed net profit margin high and low were 147.7% and -47.7% respectively.



Schroder European Real Estate Investment Trust PLC's return on equity of -5.3% is 10.6% below the period's mean return on equity of 5.3%. During the charted period, the observed ROE high and low were 15.2% and -5.3% 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	12.4		Earnings Yield %	-10.70	8.21	
Price / Sales	4.2	6.8		Free Cash Flow Yield %			
Price / Operating Cash Flow				Dividend Yield %	9.33	6.19	
Price / Book Value	0.5	0.7	0.7	Enterprise Value / EBITDA	50.0	8.4	

Price / EPS TTM



Schroder European Real Estate Investment Trust PLC is trading at 99.90 times its EPS generated during the latest fiscal year. This multiple is above the historically observed median of 12.38, while high and low observations have been 99.90 and 3.30.

Price / Sales



Schroder European Real Estate Investment Trust PLC is trading at a Price to Sales ratio of 4.23 based on sales generated during the latest fiscal year. This ratio is below the historically observed median ratio of 6.84, while high and low observations have been 9.05 and 4.19.

Price / Book Value



Schroder European Real Estate Investment Trust PLC is trading at a Price to Book ratio of 0.49 based on book value at the latest fiscal year end. This ratio is below the historically observed median of 0.66, while high and low observations have been 0.87 and 0.45.

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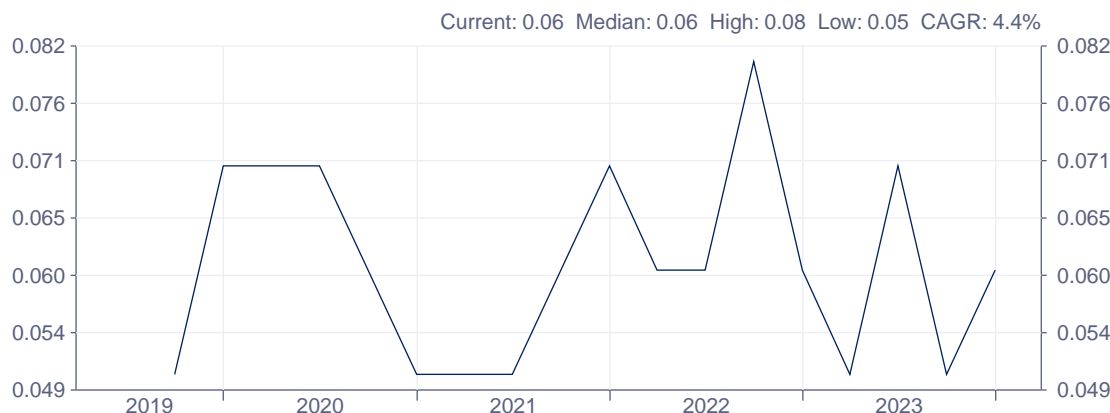
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Dividends Data

Dividends Per Share TTM	0.06	Payout Ratio TTM %	0.00%	Dividend Yield TTM %	9.33%
Rate	Ex Date	Record Date	Payment Date	Currency	Note
0.015	11-04-2024	12-04-2024	10-05-2024	EUR	
0.013	28-12-2023	29-12-2023	25-01-2024	GBP	
0.013	19-10-2023	20-10-2023	17-11-2023	GBP	
0.016	20-07-2023	21-07-2023	11-08-2023	GBP	
0.016	13-04-2023	14-04-2023	05-05-2023	GBP	
0.016	29-12-2022	30-12-2022	13-01-2023	GBP	
0.017	08-09-2022	09-09-2022	30-09-2022	GBP	
0.016	14-07-2022	15-07-2022	05-08-2022	GBP	
0.016	31-03-2022	01-04-2022	20-04-2022	GBP	
0.016	23-12-2021	24-12-2021	14-01-2022	GBP	
0.016	21-10-2021	22-10-2021	08-11-2021	GBP	
0.016	29-07-2021	30-07-2021	16-08-2021	GBP	

Dividend Growth and Yield

Dividends Per Share TTM



Schroder European Real Estate Investment Trust PLC's trailing 12-month dividend per share is 0.06 and its dividend has grown at a cumulative annualized rate of 4.4% over the charted period. This compares to dividend growth of -13.60% over the past year and cumulative annualized growth of 5.20% over the past 3 years.

Dividend Yield TTM %



Schroder European Real Estate Investment Trust PLC's current dividend yield is 9.33% based on trailing 12 month dividends. The current yield is above the historically observed median of 6.20% and, over the charted time period, the observed high yield has been 10.74% and the observed low yield has been 4.12%.

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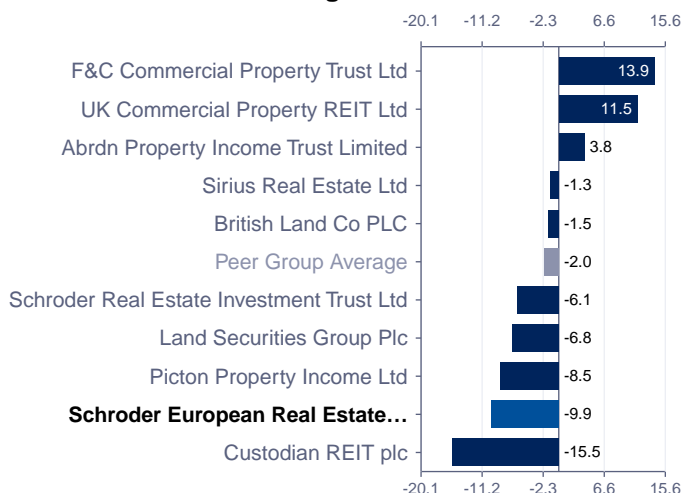
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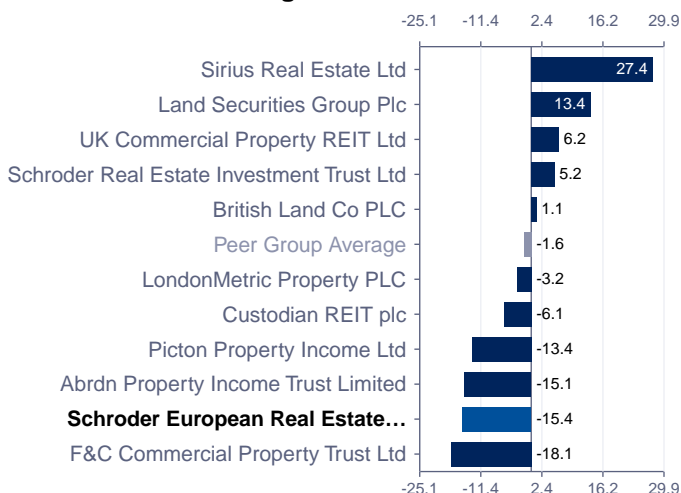
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ICB Subsector Peer Comparisons

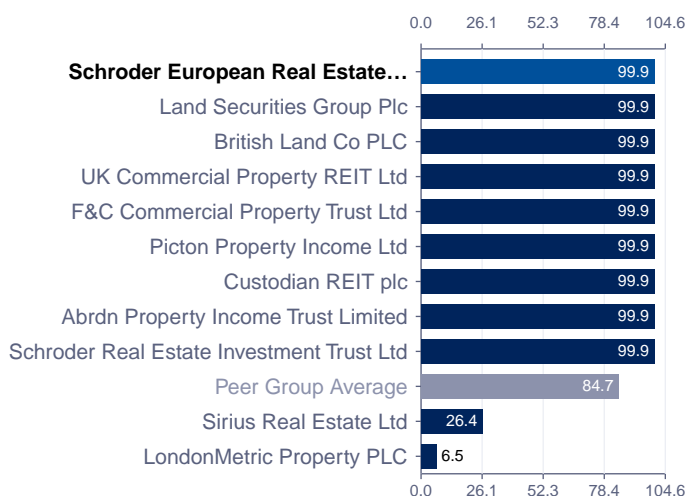
Price Change Year to Date %



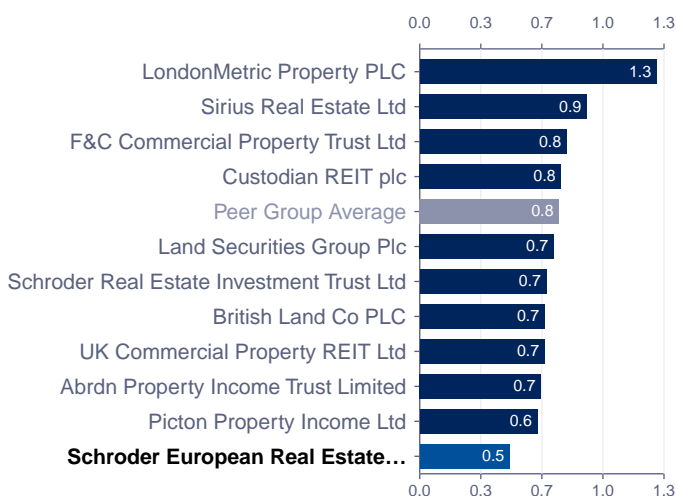
Price Change Last Calendar Year %



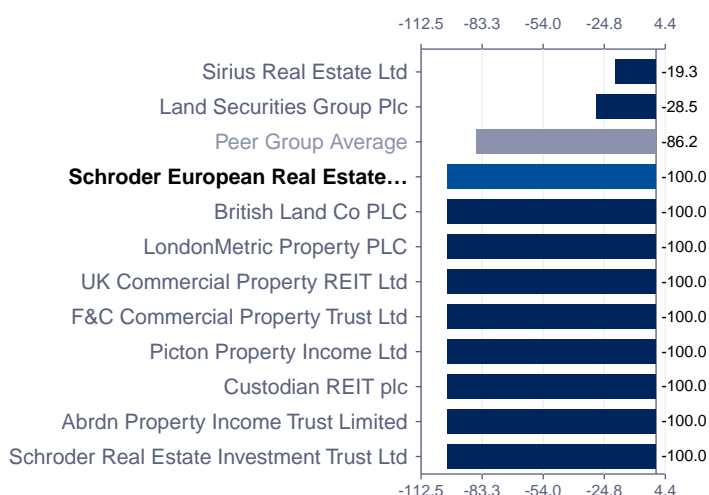
Price / EPS TTM



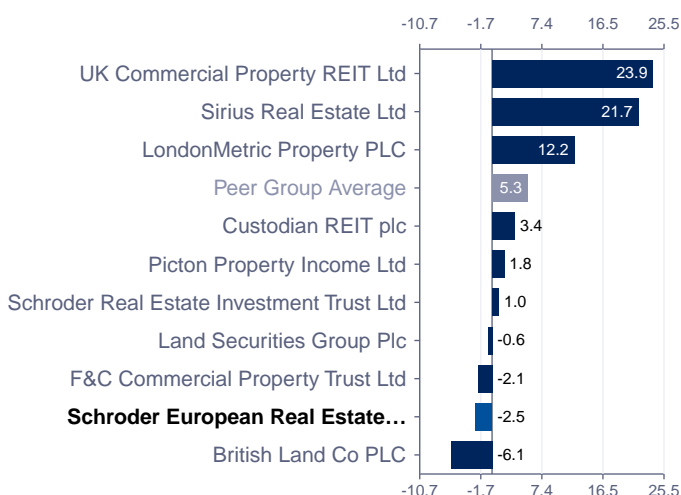
Price / Book Value



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.

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 = 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%.

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