

# Schroder Real Estate Investment Trst Ltd (SREI:LN)



**London**  
Stock Exchange

Real Estate/Diversified REITs

Price: 54.10

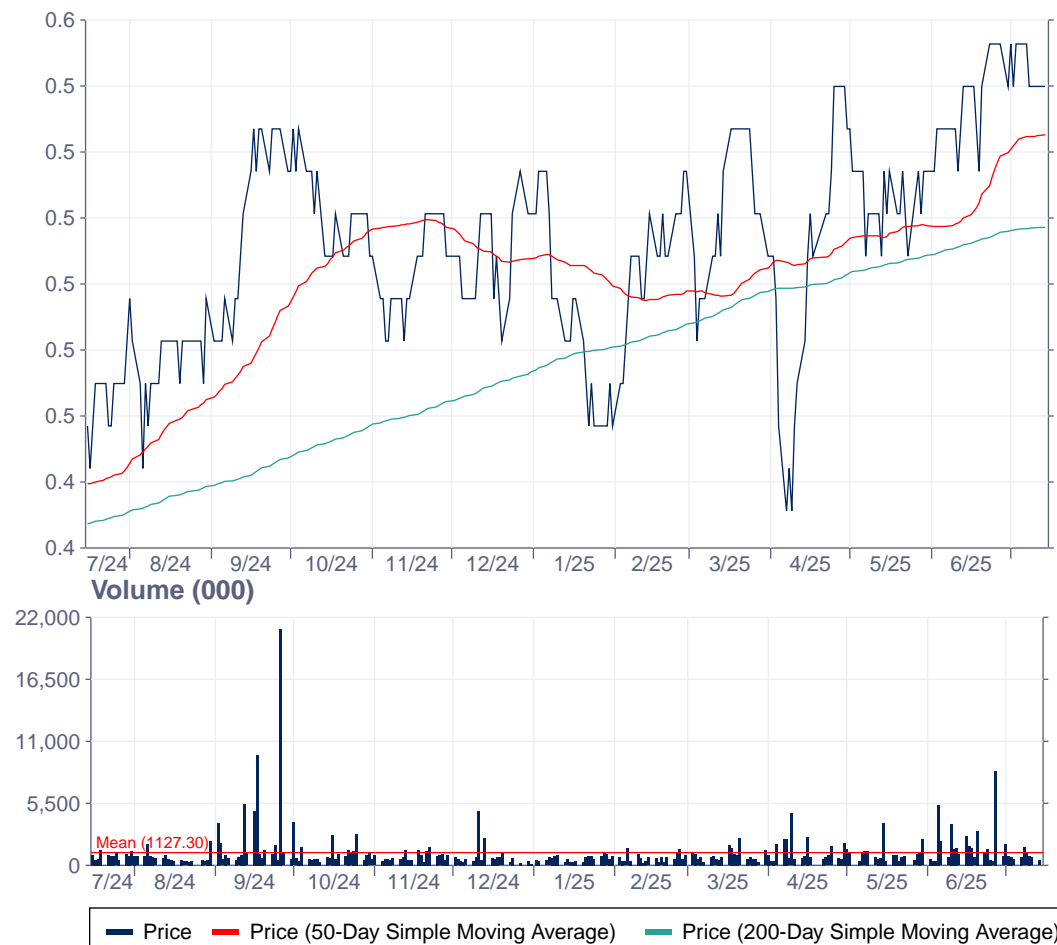
Report Date: July 14, 2025

## Business Description and Key Statistics

Schroder Real Estate Investment Trust Limited is a real estate investment trust. The investment objective of the Company is to provide shareholders with an attractive level of income and the potential for income and capital growth from owning and managing a diversified portfolio of the United Kingdom commercial real estate, while achieving improvements in the sustainability profile of the majority of the portfolio's assets. The Company invests in various portfolios of sectors, including industrial, office, retail warehouse, retail, and other. The Company owns a range of industrial warehouses, the largest being multi-let estates in the urban areas of Leeds, Manchester and Milton Keynes. The largest office investments are in London, Manchester and Edinburgh. The retail assets in the portfolio are predominantly bulky goods retail warehouses let at sustainable rents. The Company's investment manager is Schroder Real Estate Investment Management Limited.

<b>Website:</b>	<a href="https://www.schroders.com/en/uk/private-investor/fund-centre/funds-in-focus/investment-trusts/schroders-investment-trusts/schroder-real-estate-investment-trust/">https://www.schroders.com/en/uk/private-investor/fund-centre/funds-in-focus/investment-trusts/schroders-investment-trusts/schroder-real-estate-investment-trust/</a>	<b>Long-Term Debt / Capital %</b>	
<b>ICB Industry:</b>	Real Estate	<b>Dividends and Yield TTM</b> 0.04 - 6.52%	
<b>ICB Subsector:</b>	Diversified REITs	<b>Payout Ratio TTM %</b> 54.8	
<b>Address:</b>	1 London Wall Place LONDON EC2Y 5AU GBR	<b>60-Day Average Volume (000)</b> 1,332	
<b>Employees:</b>	0	<b>52-Week High &amp; Low</b> 0.55 - 0.44	
		<b>Price / 52-Week High &amp; Low</b> 0.98 - 1.24	

## Price, Moving Averages & Volume



Schroder Real Estate Investment Trst Ltd is currently trading at 54.10 which is 10,107.5% above its 50 day moving average price of 0.53 and 10,507.8% above its 200 day moving average price of 0.51.

SREI:LN is currently 9,718.5% above its 52-week high price of 0.55 and is 12,265.7% above its 52-week low price of 0.44. Over the past 52-weeks, SREI:LN is up 18.9% while on a calendar year-to-date basis it is up 6.5%.

The Relative Strength Index (RSI) indicator for SREI:LN is currently 52.06. An RSI value of 70 and above is considered overbought and 30 and below oversold.

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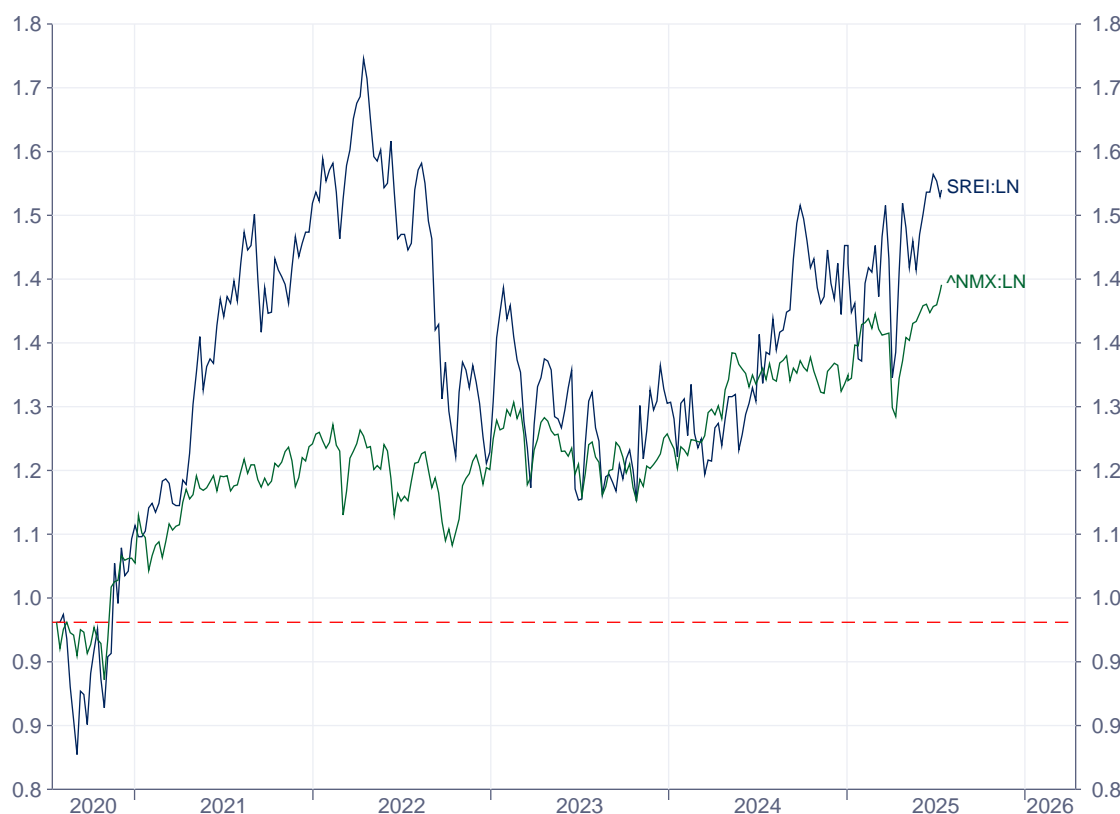
## Price Performance, Technical Indicators & Risk Metrics

Price Performance	% Change	Difference vs FTSE 350	Technical Indicators	
1-Day %	0.56	-0.06	50-Day Average Price	0.53
1-Week %	-1.28	-3.30	Price / 50-Day Average	1.02
4-Week %	0.56	-0.91	200-Day Average Price	0.51
52-Week %	18.90	10.76	Price / 200-Day Average	1.07
Quarter-to-Date %	-0.18	-2.61	RSI - Relative Strength Index	52.06
Year-to-Date %	6.50	-2.97	<b>Risk Metrics</b>	
Last Month %	4.03	3.80	Price Volatility	0.01
Last Quarter %	8.62	5.51	Sharpe Ratio	0.13
Last Calendar Year %	14.16	8.61	Sortino Ratio	0.23

## 5-Year Price Performance vs. FTSE 350

**Schroder Real Estate Investment Trst Ltd**  
**FTSE 350 Index**

Current: 1.56 CAGR: 9.4%  
Current: 1.44 CAGR: 7.6%



Over the past five years, Schroder Real Estate Investment Trst Ltd's stock price is up 56.1% which is 12.3% above the FTSE 350 Index performance of 43.8% over the same period. Schroder Real Estate Investment Trst Ltd's cumulative annualized growth rate (CAGR) over the five year period has been 9.4% while that of the FTSE 350 Index has been 7.6%.

Over the past year, Schroder Real Estate Investment Trst Ltd's stock price performance of 18.9% has outperformed that of the FTSE 350 Index by 10.8%. On a year-to-date basis, Schroder Real Estate Investment Trst Ltd's stock price performance of 6.5% has outperformed the FTSE 350 Index by 3.0%.

Over the past week, Schroder Real Estate Investment Trst Ltd's stock price performance of -1.3% has underperformed that of the FTSE 350 Index by 3.3%.

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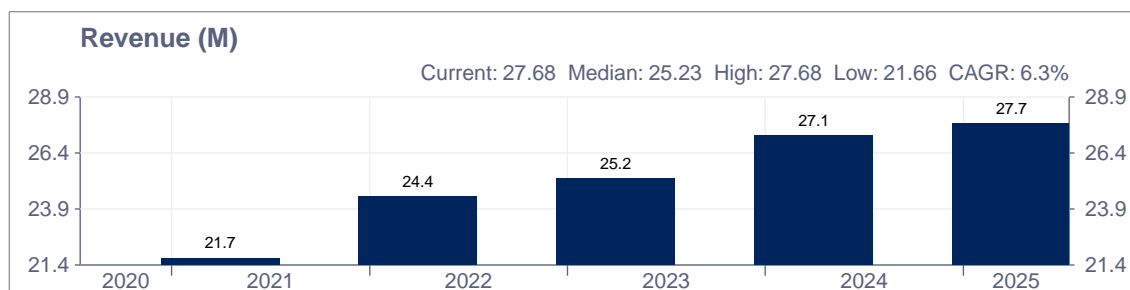
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## Growth and Profitability Metrics

Historical Growth	3-Year	5-Year	10-Year	Profitability	Current	5-Year Average	10-Year Average
Revenues %	4.3	3.3	1.4	Gross Margin %	90.4	90.5	90.5
Revenues Per Share %	4.5	4.5	0.4	EBITDA Margin %	130.8	58.8	72.0
EBITDA %	-25.3	999.9	-4.5	Pre-Tax Margin %	112.2	39.5	56.1
EPS Diluted %	-29.6	999.9	-5.7	Net Margin %	112.2	50.5	70.7
Free Cash Flow %				Return on Equity %	10.6	3.9	5.5
Cash from Operations %	6.9	28.3	11.7	Return on Capital %	6.6	2.6	3.7
Book Value %	-6.7	0.6	0.7	Return on Assets %	6.4	2.5	3.7



Schroder Real Estate Investment Trst Ltd's cumulative annualized revenue growth rate over the charted period is 6.3%. This compares to cumulative annualized growth of 4.3% over the past 3 years.



Schroder Real Estate Investment Trst Ltd's cumulative annualized EPS growth rate over the charted period is 56.5%. This compares to cumulative annualized growth of -29.6% over the past 3 years.



Schroder Real Estate Investment Trst Ltd's net profit margin of 112.2% is 61.7% above the period's mean net margin of 50.5%. During the charted period, the observed net profit margin high and low were 367.5% and -216.5% respectively.



Schroder Real Estate Investment Trst Ltd's return on equity of 10.6% is 6.8% above the period's mean return on equity of 3.8%. During the charted period, the observed ROE high and low were 27.2% and -17.1% respectively.

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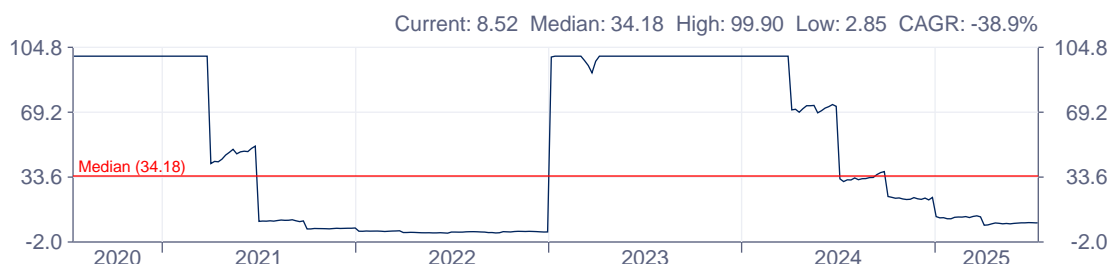
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## Valuation Metrics

	Current	5-Year Median	10-Year Median		Current	5-Year Median	10-Year Median
Price / EPS TTM	8.5	34.2	12.1	Earnings Yield %	11.74	2.93	8.30
Price / Sales	9.6	9.1	10.9	Free Cash Flow Yield %			
Price / Operating Cash Flow				Dividend Yield %	6.52	6.56	3.46
Price / Book Value	0.9	0.7	0.8	Enterprise Value / EBITDA	12.2	30.4	16.5

### Price / EPS TTM



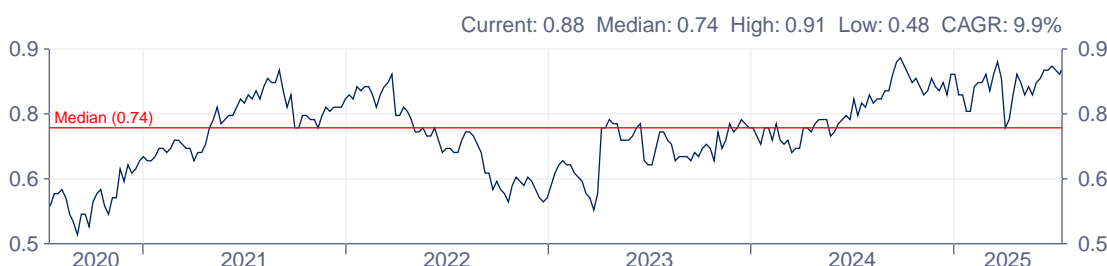
Schroder Real Estate Investment Trst Ltd is trading at 8.52 times its EPS generated during the latest fiscal year. This multiple is below the historically observed median of 34.18, while high and low observations have been 99.90 and 2.85.

### Price / Sales



Schroder Real Estate Investment Trst Ltd is trading at a Price to Sales ratio of 9.56 based on sales generated during the latest fiscal year. This ratio is above the historically observed median ratio of 9.05, while high and low observations have been 12.12 and 6.68.

### Price / Book Value



Schroder Real Estate Investment Trst Ltd is trading at a Price to Book ratio of 0.88 based on book value at the latest fiscal year end. This ratio is above the historically observed median of 0.74, while high and low observations have been 0.91 and 0.48.

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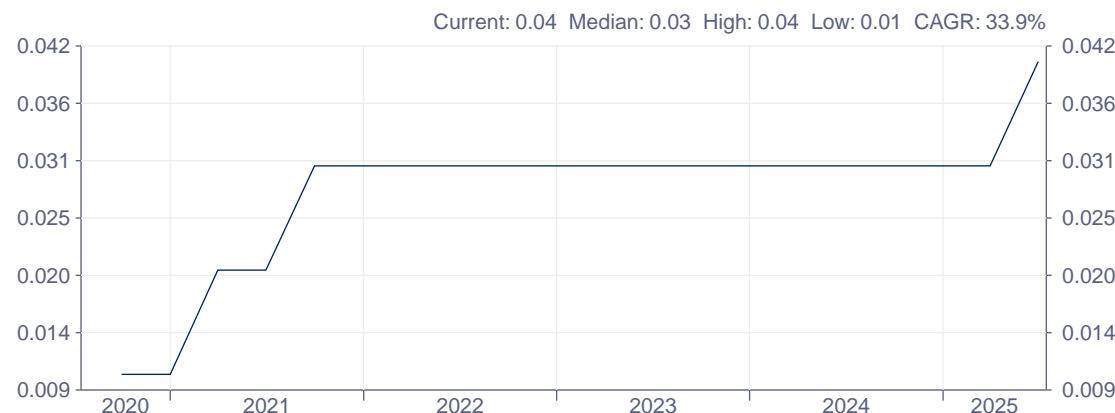
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## Dividends Data

Dividends Per Share TTM		0.04	Payout Ratio TTM %		54.83%	Dividend Yield TTM %		6.52%
Rate	Ex Date	Record Date	Payment Date	Currency	Note			
0.009	19-06-2025	20-06-2025	30-06-2025	GBP				
0.009	13-03-2025	14-03-2025	28-03-2025	GBP				
0.009	05-12-2024	06-12-2024	20-12-2024	GBP				
0.009	08-08-2024	09-08-2024	30-08-2024	GBP				
0.009	13-06-2024	14-06-2024	28-06-2024	GBP				
0.008	07-03-2024	08-03-2024	28-03-2024	GBP				
0.008	30-11-2023	01-12-2023	22-12-2023	GBP				
0.008	03-08-2023	04-08-2023	25-08-2023	GBP				
0.008	15-06-2023	16-06-2023	30-06-2023	GBP				
0.008	16-02-2023	17-02-2023	07-03-2023	GBP				
0.008	24-11-2022	25-11-2022	09-12-2022	GBP				
0.008	04-08-2022	05-08-2022	19-08-2022	GBP				

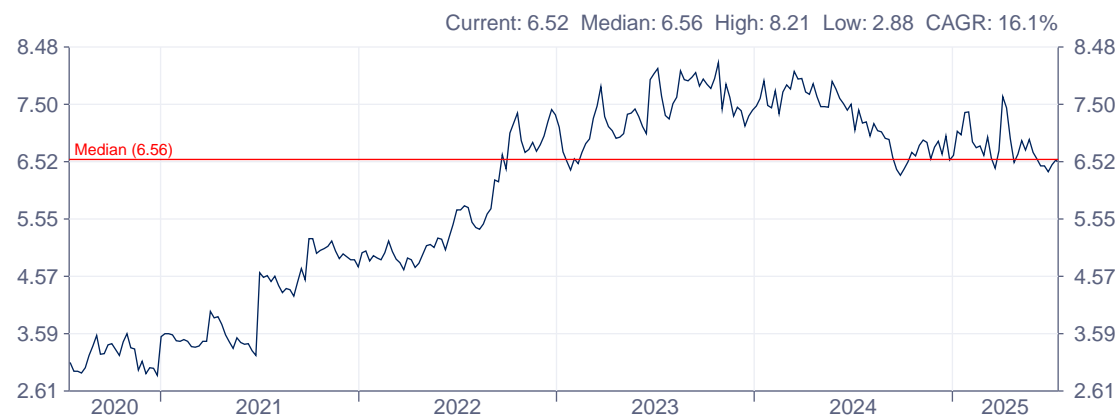
## Dividend Growth and Yield

### Dividends Per Share TTM



Schroder Real Estate Investment Trst Ltd's trailing 12-month dividend per share is 0.04 and its dividend has grown at a cumulative annualized rate of 33.9% over the charted period. This compares to dividend growth of 4.90% over the past year and cumulative annualized growth of 5.90% over the past 3 years.

### Dividend Yield TTM %

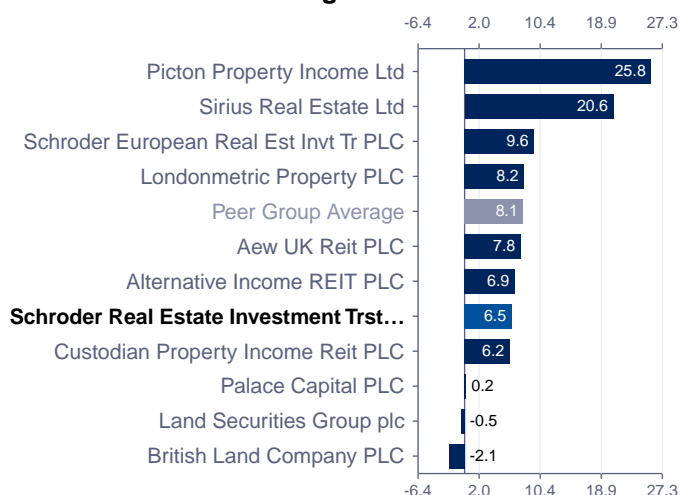


Schroder Real Estate Investment Trst Ltd's current dividend yield is 6.52% based on trailing 12 month dividends. The current yield is below the historically observed median of 6.56% and, over the charted time period, the observed high yield has been 8.21% and the observed low yield has been 2.88%.

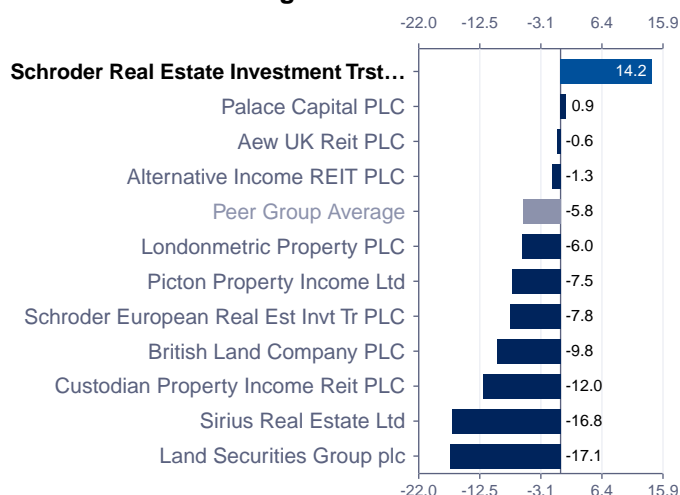


## ICB Subsector Peer Comparisons

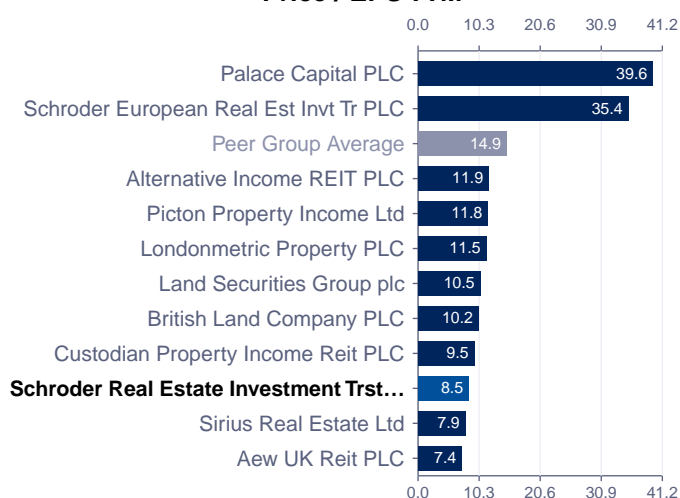
**Price Change Year to Date %**



**Price Change Last Calendar Year %**



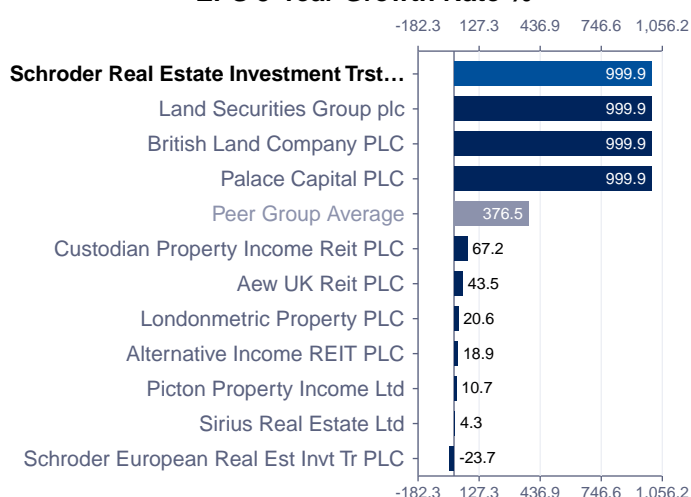
**Price / EPS TTM**



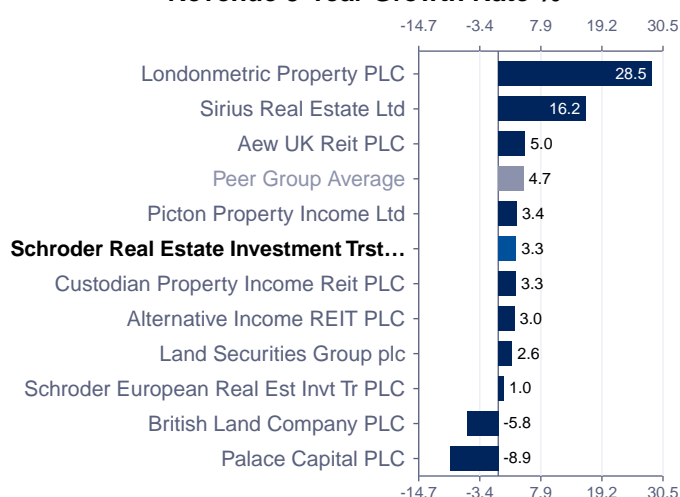
**Price / Book Value**



**EPS 5-Year Growth Rate %**



**Revenue 5-Year Growth Rate %**



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## Abbreviations:

<b>CAGR</b>	- Cumulative annual growth rate.
<b>EBIT</b>	- Earnings before interest and taxes.
<b>EBITDA</b>	- Earnings before interest, taxes, depreciation & amortization.
<b>LFY</b>	- Last fiscal year
<b>M</b>	- Million
<b>LON</b>	- 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  $RS = (total\ gains / n) / (total\ losses / n)$  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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