

# Segro PLC (REIT) (SGRO:LN)



Real Estate/Industrial REITs

Price: 857.80

Report Date: April 12, 2024

## Business Description and Key Statistics

SEGRO plc is a real estate investment trust. The Company is an owner, asset manager and developer of warehousing and industrial property. The Company's segments include Greater London, Thames Valley, National Logistics, Northern Europe, Southern Europe, and Central Europe. It owns or manages 9.9 million square meters of space (106 million square feet), serving customers from a range of industry sectors. Its properties are located in and around major cities and at transportation hubs in the United Kingdom and in seven other European countries. Its portfolio includes warehouses and light industrial buildings, including data centers and for logistics operations. These are concentrated in the United Kingdom, France, Germany, and Italy. The remainder of the portfolio is located in other European countries, including Poland, Spain, the Netherlands, and the Czech Republic. Its properties are used by various sectors, including transport and logistics and retail (physical and online).

**Website:** <https://www.segro.com/>

**ICB Industry:** Real Estate

**ICB Subsector:** Industrial REITs

**Address:** 1 New Burlington Place  
LONDON W1S 2HR  
GBR

**Employees:** 459

	Current	YTY % Chg
<b>Revenue LFY (M)</b>	749	12.0
<b>EPS Diluted LFY</b>	-0.21	13.0
<b>Market Value (M)</b>	10,534	
<b>Shares Outstanding LFY (000)</b>	1,228,000	
<b>Book Value Per Share</b>	8.88	
<b>EBITDA Margin %</b>	-19.90	
<b>Net Margin %</b>	-33.4	
<b>Long-Term Debt / Capital %</b>	32.9	
<b>Dividends and Yield TTM</b>	0.28 - 3.24%	
<b>Payout Ratio TTM %</b>	0.0	
<b>60-Day Average Volume (000)</b>	4,196	
<b>52-Week High &amp; Low</b>	907.80 - 679.20	
<b>Price / 52-Week High &amp; Low</b>	0.94 - 1.26	

## Price, Moving Averages & Volume



Segro PLC (REIT) is currently trading at 857.80 which is 0.8% below its 50 day moving average price of 864.54 and 7.5% above its 200 day moving average price of 797.68.

SGRO:LN is currently 5.5% below its 52-week high price of 907.80 and is 26.3% above its 52-week low price of 679.20. Over the past 52-weeks, SGRO:LN is up 11.0% while on a calendar year-to-date basis it is down 3.2%.

The Relative Strength Index (RSI) indicator for SGRO:LN is currently 43.36. An RSI value of 70 and above is considered overbought and 30 and below oversold.

# Segro PLC (REIT) (SGRO:LN)



**London**  
Stock Exchange

Real Estate/Industrial REITs

Price: 857.80

Report Date: April 12, 2024

## Price Performance, Technical Indicators & Risk Metrics

Price Performance	% Change	Difference vs FTSE 350	Technical Indicators	
1-Day %	-0.53	-1.26	50-Day Average Price	864.54
1-Week %	-1.06	-1.97	Price / 50-Day Average	0.99
4-Week %	-2.90	-5.48	200-Day Average Price	797.68
52-Week %	11.03	8.88	Price / 200-Day Average	1.08
Quarter-to-Date %	-5.09	-5.44	RSI - Relative Strength Index	43.36
Year-to-Date %	-3.23	-6.16	<b>Risk Metrics</b>	
Last Month %	6.91	2.66	Price Volatility	18.99
Last Quarter %	1.96	-0.61	Sharpe Ratio	0.06
Last Calendar Year %	16.08	12.20	Sortino Ratio	0.10

## 5-Year Price Performance vs. FTSE 350

**Segro PLC (REIT)**  
**FTSE 350 Index**

Current: 1.28 CAGR: 5.1%  
Current: 1.06 CAGR: 1.2%



Over the past five years, Segro PLC (REIT)'s stock price is up 28.0% which is 21.8% above the FTSE 350 Index performance of 6.2% over the same period. Segro PLC (REIT)'s cumulative annualized growth rate (CAGR) over the five year period has been 5.1% while that of the FTSE 350 Index has been 1.2%.

Over the past year, Segro PLC (REIT)'s stock price performance of 11.0% has outperformed that of the FTSE 350 Index by 8.9%. On a year-to-date basis, Segro PLC (REIT)'s stock price performance of -3.2% has outperformed the FTSE 350 Index by 6.2%.

Over the past week, Segro PLC (REIT)'s stock price performance of -1.1% has underperformed that of the FTSE 350 Index by 2.0%.

# Segro PLC (REIT) (SGRO:LN)



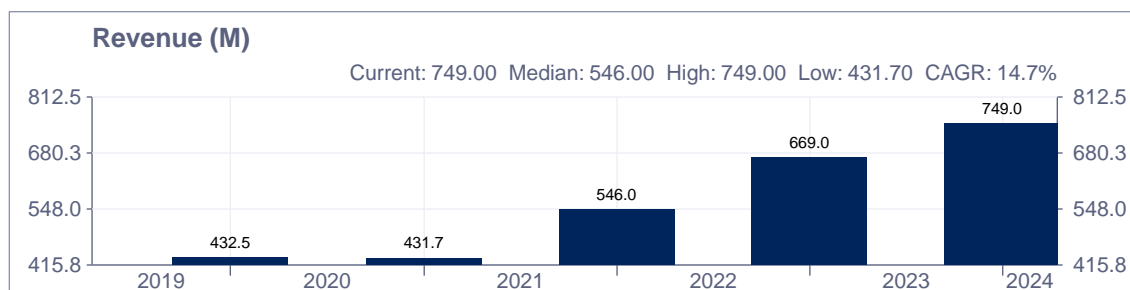
Real Estate/Industrial REITs

Price: 857.80

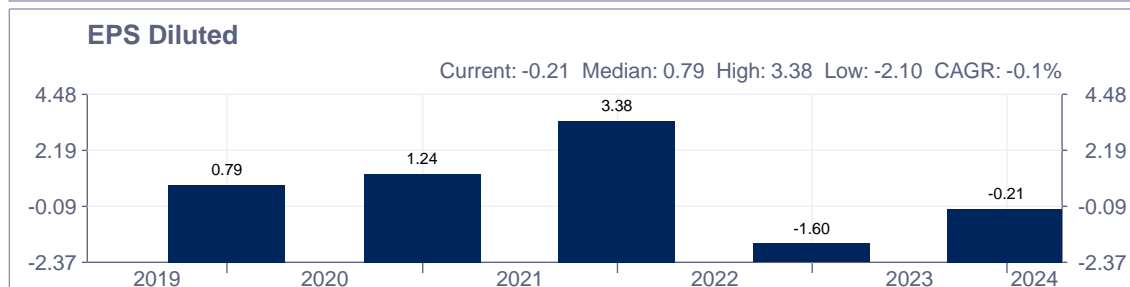
Report Date: April 12, 2024

## Growth and Profitability Metrics

Historical Growth	3-Year	5-Year	10-Year	Profitability	Current	5-Year Average	10-Year Average
Revenues %	20.2	15.2	10.6	Gross Margin %	78.5	73.4	75.2
Revenues Per Share %	17.3	11.4	5.7	EBITDA Margin %	-19.9	283.1	295.5
EBITDA %	-100.0	-100.0	-100.0	Pre-Tax Margin %	-35.1	222.5	245.8
EPS Diluted %	-100.0	-100.0	-100.0	Net Margin %	-33.4	206.2	235.6
Free Cash Flow %	24.4	11.4	7.5	Return on Equity %	-2.2	10.3	14.7
Cash from Operations %	29.3	16.6	12.9	Return on Capital %	-1.5	8.4	10.7
Book Value %	3.1	6.5	11.4	Return on Assets %	-1.4	8.1	10.1



Segro PLC (REIT)'s cumulative annualized revenue growth rate over the charted period is 14.7%. This compares to cumulative annualized growth of 20.2% over the past 3 years.



Segro PLC (REIT)'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.



Segro PLC (REIT)'s net profit margin of -33.4% is 239.6% below the period's mean net margin of 206.2%. During the charted period, the observed net profit margin high and low were 743.7% and -482.1% respectively.



Segro PLC (REIT)'s return on equity of -2.2% is 12.5% below the period's mean return on equity of 10.3%. During the charted period, the observed ROE high and low were 36.2% and -27.0% respectively.

# Segro PLC (REIT) (SGRO:LN)



Real Estate/Industrial REITs

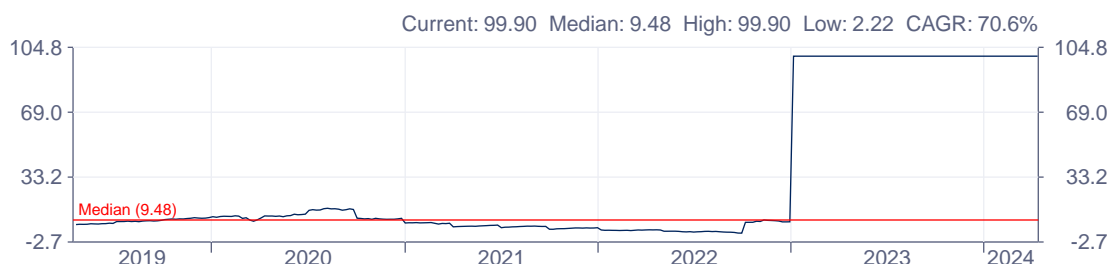
Price: 857.80

Report Date: April 12, 2024

## Valuation Metrics

	Current	5-Year Median	10-Year Median		Current	5-Year Median	10-Year Median
Price / EPS TTM	99.9	9.5	6.8	Earnings Yield %	-2.40	10.55	14.76
Price / Sales	13.9	20.7	16.1	Free Cash Flow Yield %	1.93	1.10	1.21
Price / Operating Cash Flow	99.9	9.5	6.8	Dividend Yield %	3.24	2.38	2.99
Price / Book Value	1.0	1.1	1.1	Enterprise Value / EBITDA	50.0	10.7	7.7

### Price / EPS TTM



Segro PLC (REIT) is trading at 99.90 times its EPS generated during the latest fiscal year. This multiple is above the historically observed median of 9.48, while high and low observations have been 99.90 and 2.22.

### Price / Sales



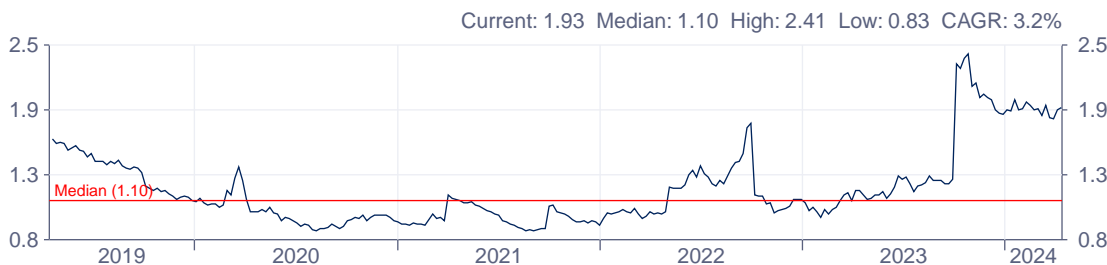
Segro PLC (REIT) is trading at a Price to Sales ratio of 13.92 based on sales generated during the latest fiscal year. This ratio is below the historically observed median ratio of 20.71, while high and low observations have been 33.52 and 11.69.

### Price / Book Value



Segro PLC (REIT) is trading at a Price to Book ratio of 0.97 based on book value at the latest fiscal year end. This ratio is below the historically observed median of 1.14, while high and low observations have been 1.59 and 0.61.

### Free Cash Flow Yield %



Segro PLC (REIT) has a Free Cash Flow Yield of 1.93% based on free cash flow generated during the latest fiscal year. This value is above the historically observed median yield of 1.10%, while high and low observations have been 2.41 and 0.83.

# Segro PLC (REIT) (SGRO:LN)



Real Estate/Industrial REITs

Price: 857.80

Report Date: April 12, 2024

## Dividends Data

Dividends Per Share TTM		0.28	Payout Ratio TTM %		0.00%	Dividend Yield TTM %		3.24%
Rate	Ex Date	Record Date	Payment Date	Currency	Note			
0.191	14-03-2024	15-03-2024	03-05-2024	GBP				
0.087	10-08-2023	11-08-2023	22-09-2023	GBP				
0.182	16-03-2023	17-03-2023	04-05-2023	GBP				
0.081	11-08-2022	12-08-2022	23-09-2022	GBP				
0.169	17-03-2022	18-03-2022	04-05-2022	GBP				
0.074	12-08-2021	13-08-2021	24-09-2021	GBP				
0.152	18-03-2021	19-03-2021	04-05-2021	GBP				
0.069	13-08-2020	14-08-2020	24-09-2020	GBP				
0.144	19-03-2020	20-03-2020	01-05-2020	GBP				
0.063	15-08-2019	16-08-2019	23-09-2019	GBP				
0.133	21-03-2019	22-03-2019	02-05-2019	GBP				
0.056	16-08-2018	17-08-2018	28-09-2018	GBP				

## Dividend Growth and Yield

### Dividends Per Share TTM



Segro PLC (REIT)'s trailing 12-month dividend per share is 0.28 and its dividend has grown at a cumulative annualized rate of 8.5% over the charted period. This compares to dividend growth of 5.70% over the past year and cumulative annualized growth of 7.90% over the past 3 years.

### Dividend Yield TTM %



Segro PLC (REIT)'s current dividend yield is 3.24% based on trailing 12 month dividends. The current yield is above the historically observed median of 2.38% and, over the charted time period, the observed high yield has been 3.89% and the observed low yield has been 1.57%.

# Segro PLC (REIT) (SGRO:LN)

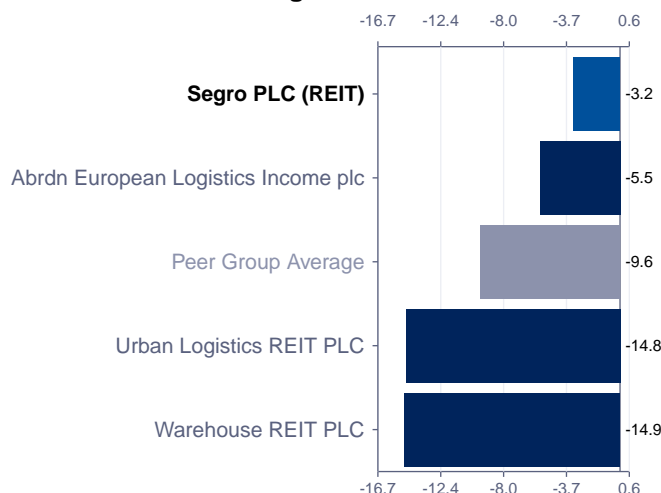
Real Estate/Industrial REITs

Price: 857.80

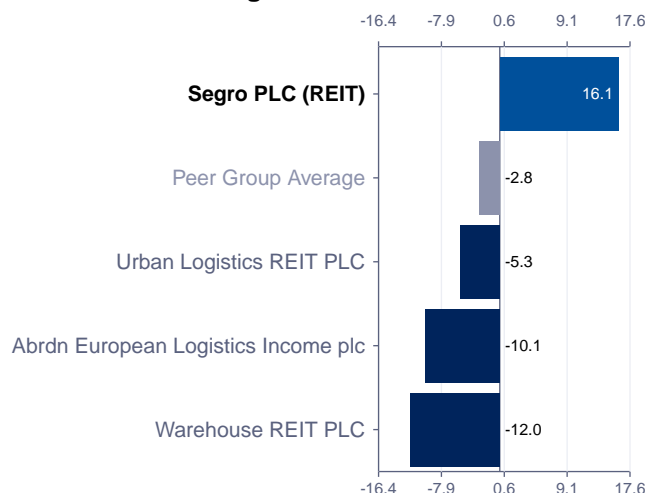
Report Date: April 12, 2024

## ICB Subsector Peer Comparisons

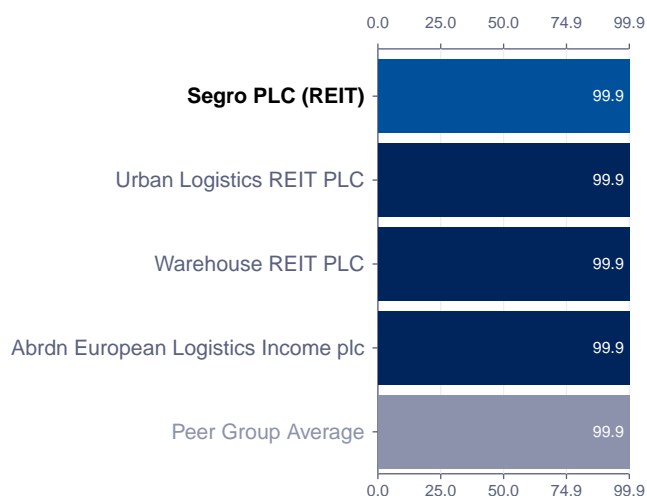
Price Change Year to Date %



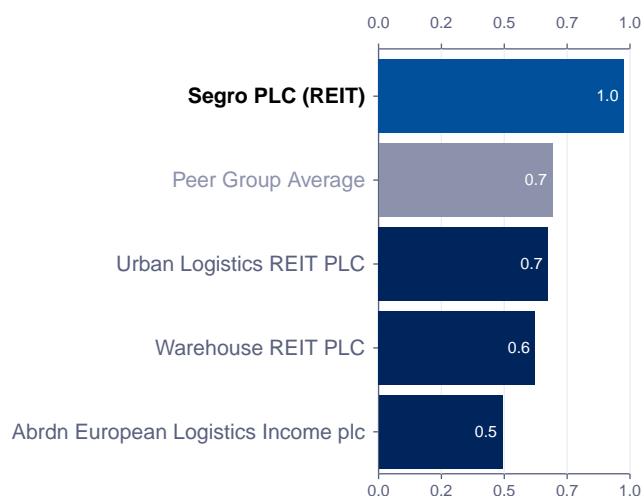
Price Change Last Calendar Year %



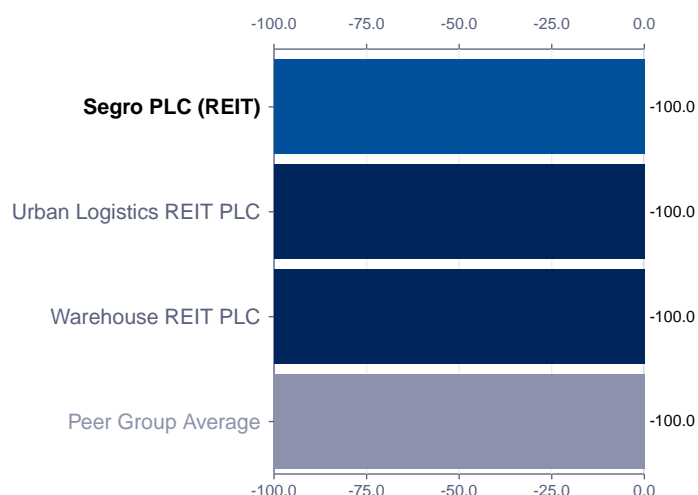
Price / EPS TTM



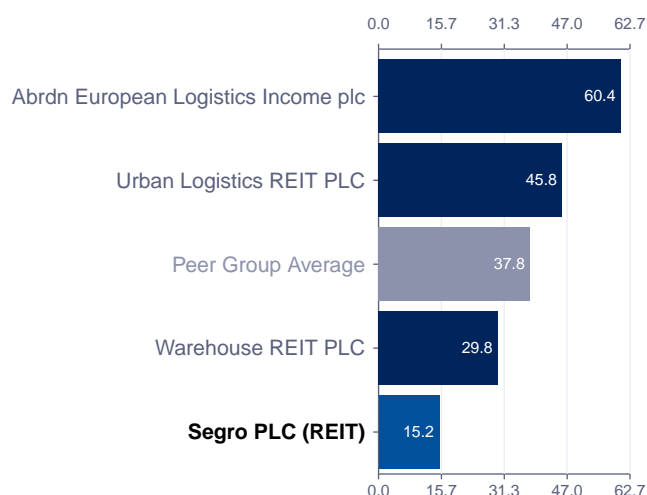
Price / Book Value



EPS 5-Year Growth Rate %



Revenue 5-Year Growth Rate %



# Segro PLC (REIT) (SGRO:LN)



Real Estate/Industrial REITs

Price: 857.80

Report Date: April 12, 2024

## 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.

**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  $RS = (total\ gains / n) / (total\ losses / n)$  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 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%.



# Segro PLC (REIT) (SGRO:LN)



Real Estate/Industrial REITs

Price: 857.80

Report Date: April 12, 2024

## Disclaimer:

© 2024 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.