

Urban Logistics Reit PLC (SHED:LN)



Real Estate/Industrial REITs

Price: 155.00

Report Date: June 17, 2025

Business Description and Key Statistics

Urban Logistics REIT PLC is a United Kingdom-based property investment company. The Company is focused on a specialist sub-sector of the United Kingdom real estate market, investing in mid-sized urban logistics buildings up to 200,000 square feet. The Company is the REIT to focus on specialist last mile / last touch logistics assets, with a tenant base which delivers essential goods within the United Kingdom. It is principally comprised of three asset classes: Industrial, Offices and Retail, and Logistics. It invests in United Kingdom-based industrial and logistics properties with a view to delivering dividends and capital returns to its shareholders. The Company invests in assets that comprise an interest in freehold or leasehold property. It is also focused on investing in smaller single-let logistics sites. It invests in various geographical locations, such as Midlands, Southeast, Northeast, Northwest, Southwest, and Scotland. The investment manager of the Company is PCP2 Limited.

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

ICB Industry: Real Estate

ICB Subsector: Industrial REITs

Address: Central Square, 29 Wellington Street
LEEDS LS1 4DL
GBR

Employees: 0

	Current	YTY % Chg
Revenue LFY (M)	60	4.0
EPS Diluted LFY	0.05	
Market Value (M)	732	
Shares Outstanding LFY (000)	471,975	
Book Value Per Share	1.59	
EBITDA Margin %	61.30	
Net Margin %	32.6	
Long-Term Debt / Capital %	35.5	
Dividends and Yield TTM	0.08 - 4.90%	
Payout Ratio TTM %	100.0	
60-Day Average Volume (000)	7,175	
52-Week High & Low	1.60 - 0.99	
Price / 52-Week High & Low	0.97 - 1.57	

Price, Moving Averages & Volume



Urban Logistics Reit PLC is currently trading at 155.00 which is 10,444.2% above its 50 day moving average price of 1.47 and 12,501.6% above its 200 day moving average price of 1.23.

SHED:LN is currently 9,599.6% above its 52-week high price of 1.60 and is 15,556.6% above its 52-week low price of 0.99. Over the past 52-weeks, SHED:LN is up 26.2% while on a calendar year-to-date basis it is up 51.4%.

The Relative Strength Index (RSI) indicator for SHED:LN is currently 55.23. An RSI value of 70 and above is considered overbought and 30 and below oversold.

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Stock Exchange

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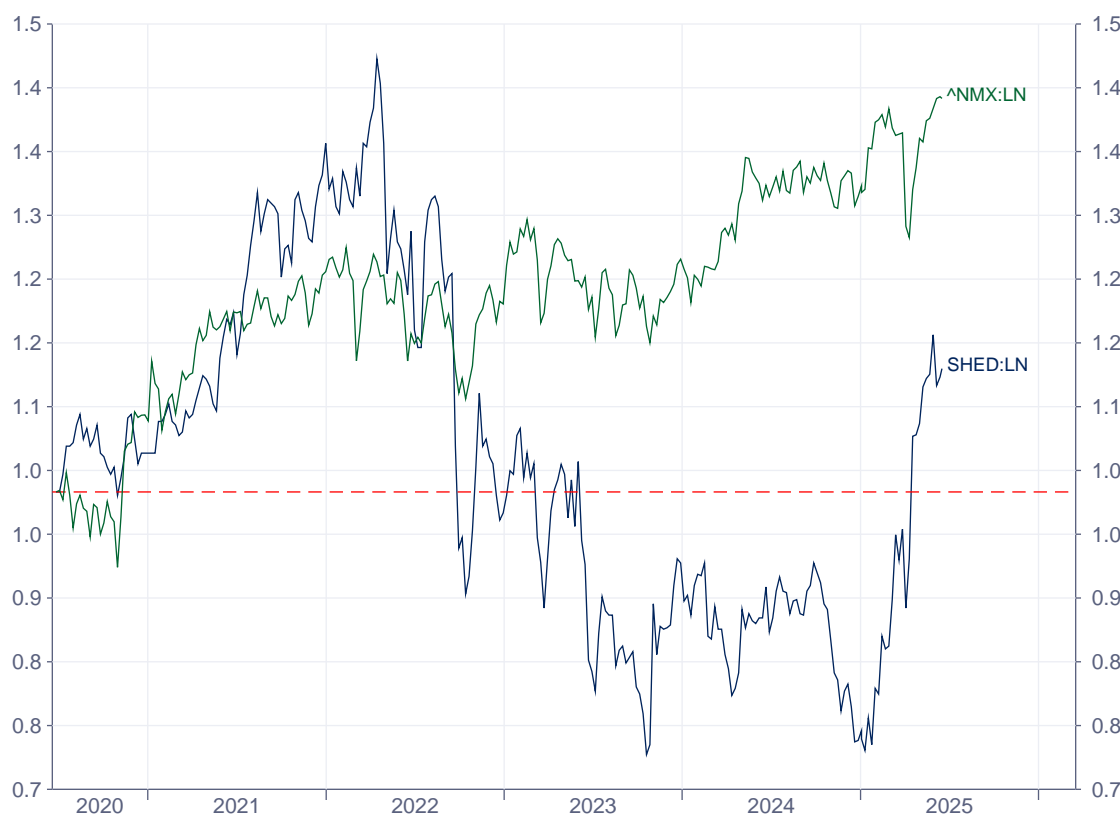
Price Performance, Technical Indicators & Risk Metrics

Price Performance	% Change	Difference vs FTSE 350	Technical Indicators	
1-Day %	0.39	0.82	50-Day Average Price	1.47
1-Week %	-0.90	-0.62	Price / 50-Day Average	1.05
4-Week %	1.44	-0.08	200-Day Average Price	1.23
52-Week %	26.22	18.11	Price / 200-Day Average	1.26
Quarter-to-Date %	19.23	15.59	RSI - Relative Strength Index	55.23
Year-to-Date %	51.37	43.96	Risk Metrics	
Last Month %	9.75	6.19	Price Volatility	0.02
Last Quarter %	26.95	23.30	Sharpe Ratio	0.07
Last Calendar Year %	-19.62	-25.17	Sortino Ratio	0.11

5-Year Price Performance vs. FTSE 350

Urban Logistics Reit PLC
FTSE 350 Index

Current: 1.13 CAGR: 2.4%
Current: 1.41 CAGR: 7.1%



Over the past five years, Urban Logistics Reit PLC's stock price is up 12.7% which is 27.9% below the FTSE 350 Index performance of 40.6% over the same period. Urban Logistics Reit PLC's cumulative annualized growth rate (CAGR) over the five year period has been 2.4% while that of the FTSE 350 Index has been 7.1%.

Over the past year, Urban Logistics Reit PLC's stock price performance of 26.2% has outperformed that of the FTSE 350 Index by 18.1%. On a year-to-date basis, Urban Logistics Reit PLC's stock price performance of 51.4% has outperformed the FTSE 350 Index by 44.0%.

Over the past week, Urban Logistics Reit PLC's stock price performance of -0.9% has underperformed that of the FTSE 350 Index by 0.6%.

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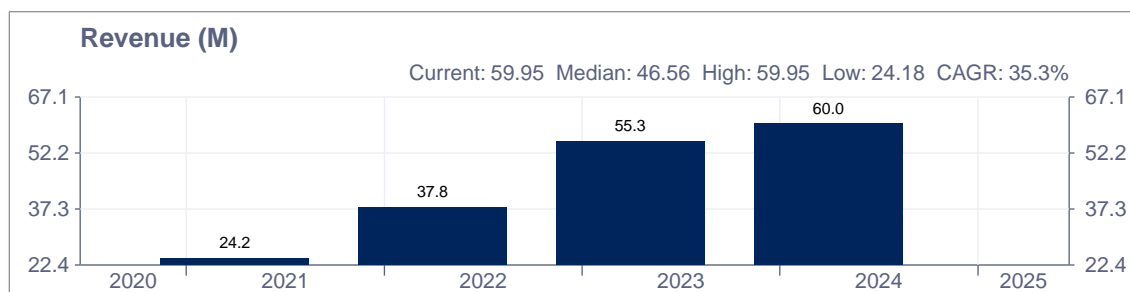
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Growth and Profitability Metrics

Historical Growth	3-Year	5-Year	10-Year	Profitability	Current	5-Year Average	10-Year Average
Revenues %	25.1	38.9		Gross Margin %	95.2	95.6	95.1
Revenues Per Share %	-0.1	-1.1		EBITDA Margin %	61.3	138.0	160.3
EBITDA %	-26.0	10.7		Pre-Tax Margin %	29.8	119.2	139.7
EPS Diluted %	-49.5	-27.7		Net Margin %	32.6	97.8	117.1
Free Cash Flow %				Return on Equity %	2.6	8.1	
Cash from Operations %	20.3	41.0		Return on Capital %	1.8	5.1	
Book Value %	-1.2	2.1		Return on Assets %	1.7	4.9	



Urban Logistics Reit PLC's cumulative annualized revenue growth rate over the charted period is 35.3%. This compares to cumulative annualized growth of 25.1% over the past 3 years.



Urban Logistics Reit PLC's cumulative annualized EPS growth rate over the charted period is -38.9%. This compares to cumulative annualized growth of -49.5% over the past 3 years.



Urban Logistics Reit PLC's net profit margin of 32.6% is 65.2% below the period's mean net margin of 97.8%. During the charted period, the observed net profit margin high and low were 374.9% and -144.9% respectively.



Urban Logistics Reit PLC's return on equity of 2.6% is 5.5% below the period's mean return on equity of 8.1%. During the charted period, the observed ROE high and low were 28.0% and -9.7% respectively.

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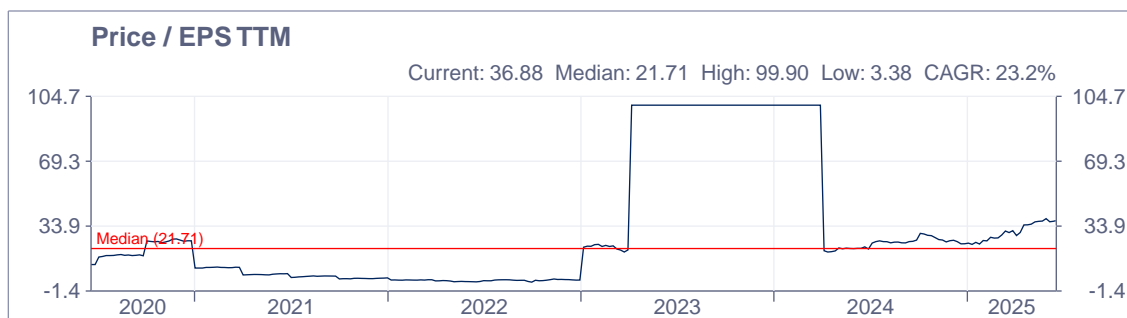
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Valuation Metrics

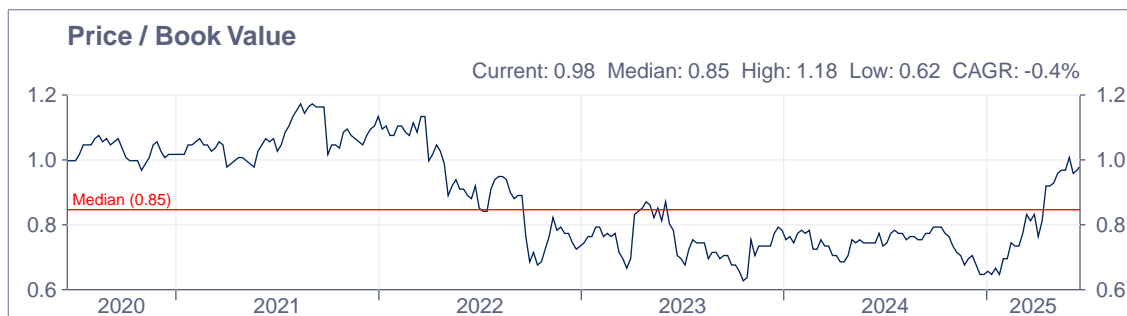
	Current	5-Year Median	10-Year Median		Current	5-Year Median	10-Year Median
Price / EPS TTM	36.9	21.7	6.7	Earnings Yield %	3.64	4.95	15.38
Price / Sales	12.0	10.2	9.6	Free Cash Flow Yield %	3.47	3.81	
Price / Operating Cash Flow	36.8	21.7		Dividend Yield %	4.90	5.28	5.33
Price / Book Value	1.0	0.9	0.9	Enterprise Value / EBITDA	29.9	21.6	11.0



Urban Logistics Reit PLC is trading at 36.88 times its EPS generated during the latest fiscal year. This multiple is above the historically observed median of 21.71, while high and low observations have been 99.90 and 3.38.



Urban Logistics Reit PLC is trading at a Price to Sales ratio of 12.02 based on sales generated during the latest fiscal year. This ratio is above the historically observed median ratio of 10.17, while high and low observations have been 15.93 and 7.82.



Urban Logistics Reit PLC is trading at a Price to Book ratio of 0.98 based on book value at the latest fiscal year end. This ratio is above the historically observed median of 0.85, while high and low observations have been 1.18 and 0.62.



Urban Logistics Reit PLC has a Free Cash Flow Yield of 3.47% based on free cash flow generated during the latest fiscal year. This value is below the historically observed median yield of 3.82%, while high and low observations have been 5.37 and 2.71.

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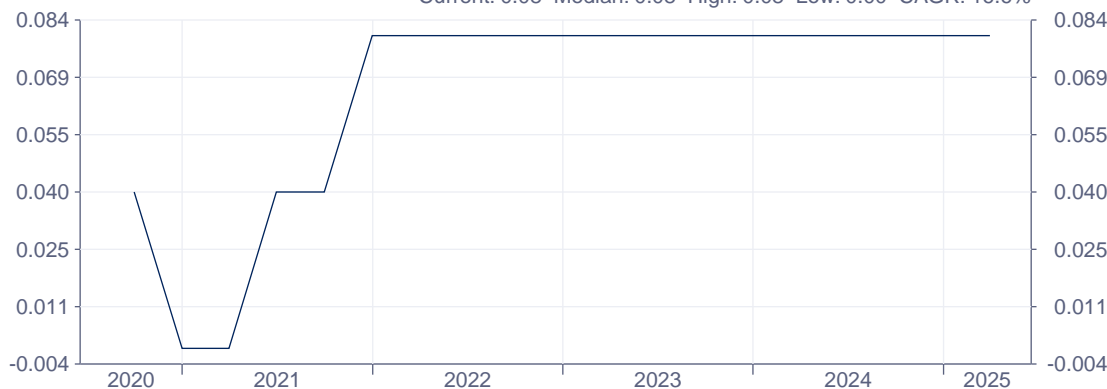
Dividends Data

Dividends Per Share TTM		0.08	Payout Ratio TTM %		100.00%	Dividend Yield TTM %		4.90%
Rate	Ex Date	Record Date	Payment Date	Currency	Note			
0.044	05-06-2025	06-06-2025	20-06-2025	GBP				
0.033	21-11-2024	22-11-2024	13-12-2024	GBP				
0.044	27-06-2024	28-06-2024	19-07-2024	GBP				
0.033	23-11-2023	24-11-2023	15-12-2023	GBP				
0.044	29-06-2023	30-06-2023	21-07-2023	GBP				
0.033	24-11-2022	25-11-2022	16-12-2022	GBP				
0.044	30-06-2022	01-07-2022	22-07-2022	GBP				
0.033	25-11-2021	26-11-2021	17-12-2021	GBP				
0.044	17-06-2021	18-06-2021	02-07-2021	GBP				
0.037	21-11-2019	22-11-2019	20-12-2019	GBP				

Dividend Growth and Yield

Dividends Per Share TTM

Current: 0.08 Median: 0.08 High: 0.08 Low: 0.00 CAGR: 16.6%



Urban Logistics Reit PLC's trailing 12-month dividend per share is 0.08 and its dividend has grown at a cumulative annualized rate of 16.6% over the charted period. This compares to dividend growth of 0.00% over the past year and cumulative annualized growth of 0.00% over the past 3 years.

Dividend Yield TTM %

Current: 4.90 Median: 5.28 High: 7.58 Low: 0.00 CAGR: -2.7%



Urban Logistics Reit PLC's current dividend yield is 4.90% based on trailing 12 month dividends. The current yield is below the historically observed median of 5.28% and, over the charted time period, the observed high yield has been 7.58% and the observed low yield has been 0.00%.

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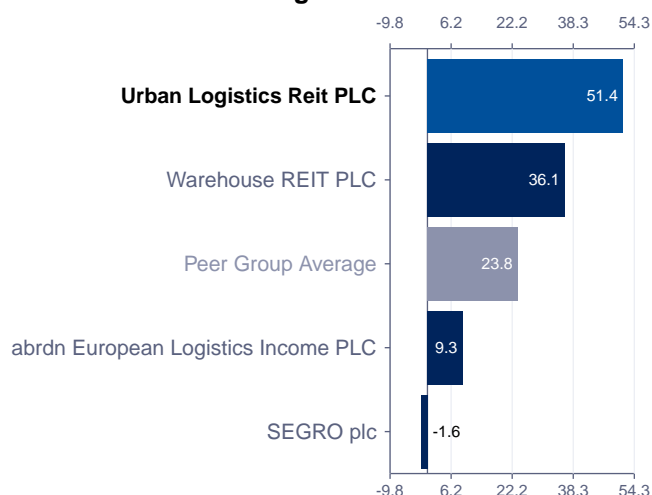
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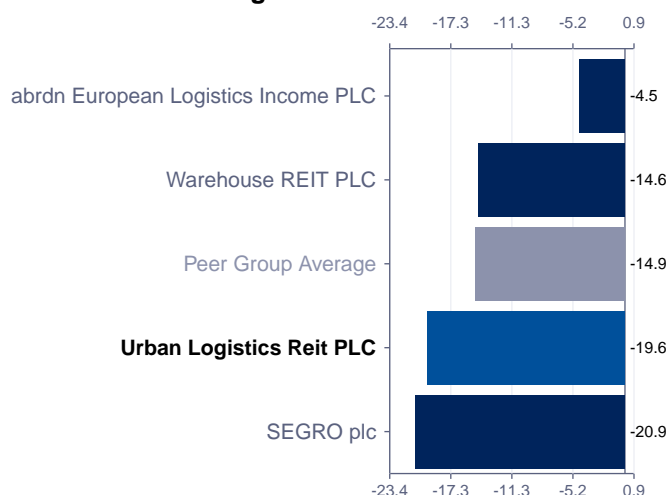
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ICB Subsector Peer Comparisons

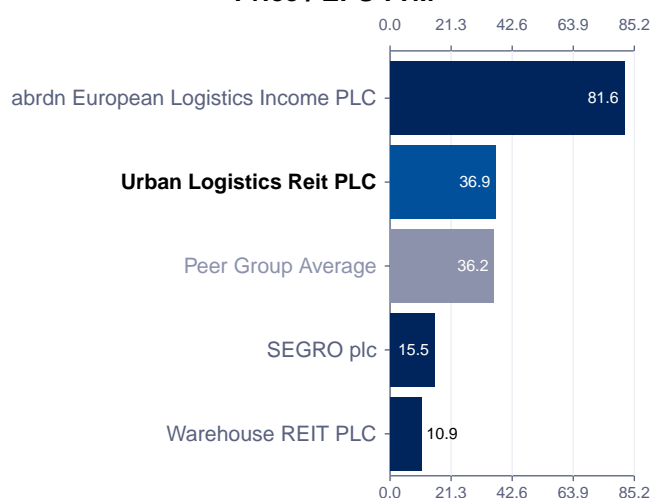
Price Change Year to Date %



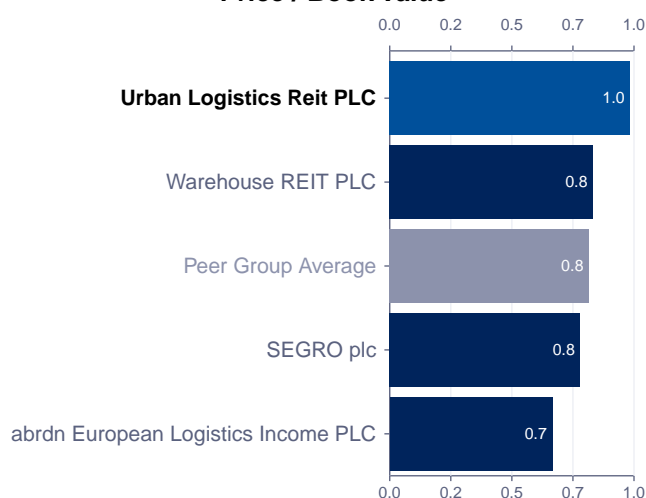
Price Change Last Calendar Year %



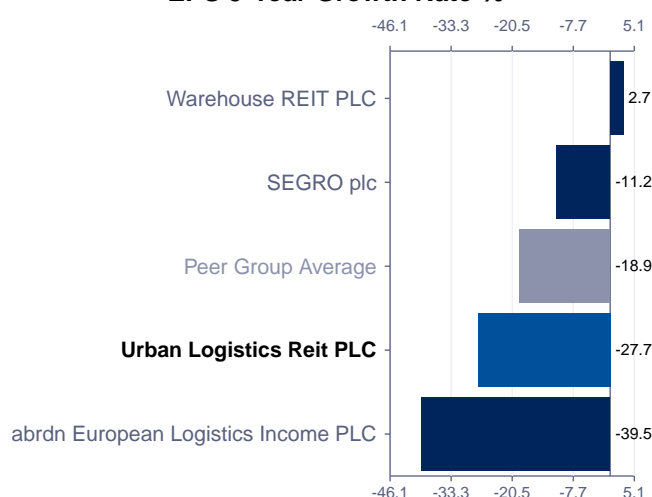
Price / EPS TTM



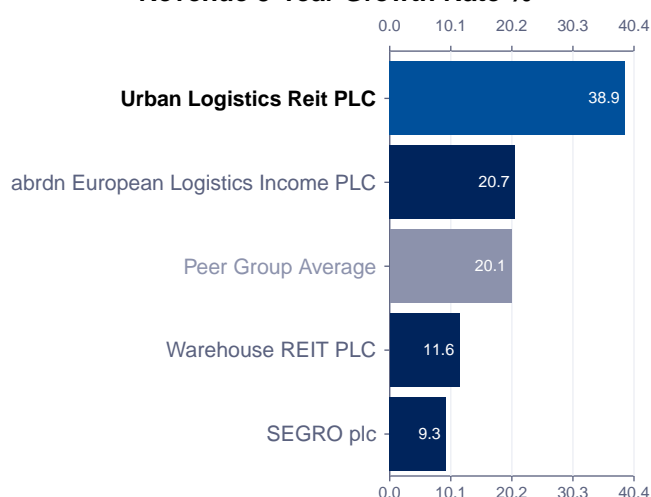
Price / Book Value



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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