

Urban Logistics REIT PLC (SHED:LN)



London
Stock Exchange

Real Estate/Industrial REITs

Price: 171.00 GBX

Report Date: June 29, 2022

Business Description and Key Statistics

Urban Logistic REIT is a property investment company which invests in smaller (sub-£10,000,000) logistics properties across United Kingdom. Co. focuses on a sub-sector of the U.K. real estate market, investing in industrial and logistics properties that enable businesses to operate essential modern distribution networks capable of responding to the challenges created by e-commerce and the evolving infrastructure demands of economy.

Website: www.urbanlogisticsreit.com

ICB Industry: Real Estate

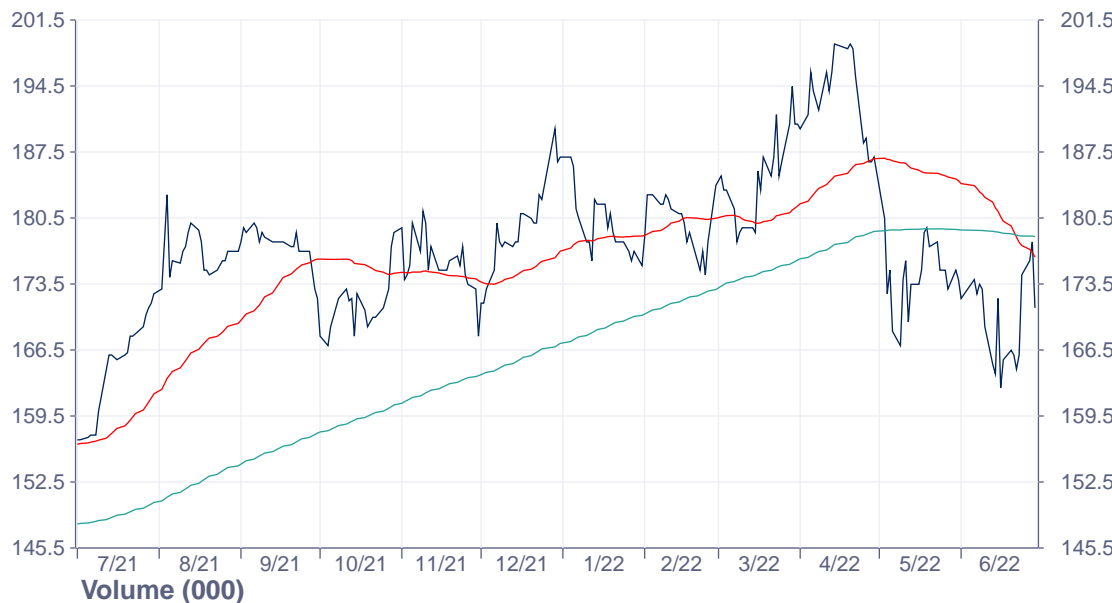
ICB Subsector: Industrial REITs

Address: 6th Floor;35 Gresham Street
London
GBR

Employees:

| | Current | YTY % Chg |
|---------------------------------------|-----------------|-----------|
| Revenue LFY (M) | 24 | 91.9 |
| EPS Diluted LFY | 0.22 | 118.3 |
| Market Value (M) | 436 | |
| Shares Outstanding LFY (000) | 255,046 | |
| Book Value Per Share | 1.52 | |
| EBITDA Margin % | 183.30 | |
| Net Margin % | 98.6 | |
| Long-Term Debt / Capital % | 34.0 | |
| Dividends and Yield TTM | 0.04 - 2.54% | |
| Payout Ratio TTM % | 15.0 | |
| 60-Day Average Volume (000) | 1,833 | |
| 52-Week High & Low | 199.00 - 157.00 | |
| Price / 52-Week High & Low | 0.86 - 1.09 | |

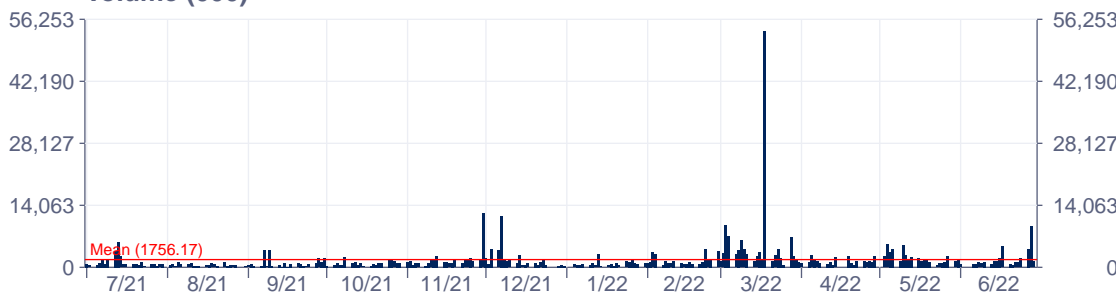
Price, Moving Averages & Volume



Urban Logistics REIT PLC is currently trading at 171.00 which is 3.1% below its 50 day moving average price of 176.39 and 4.2% below its 200 day moving average price of 178.57.

SHED:LN is currently 14.1% below its 52-week high price of 199.00 and is 8.9% above its 52-week low price of 157.00. Over the past 52-weeks, SHED:LN is up 4.6% while on a calendar year-to-date basis it is down 8.6%.

The Relative Strength Index (RSI) indicator for SHED:LN is currently 48.77. An RSI value of 70 and above is considered overbought and 30 and below oversold.



— Price — Price (50-Day Simple Moving Average) — Price (200-Day Simple Moving Average)

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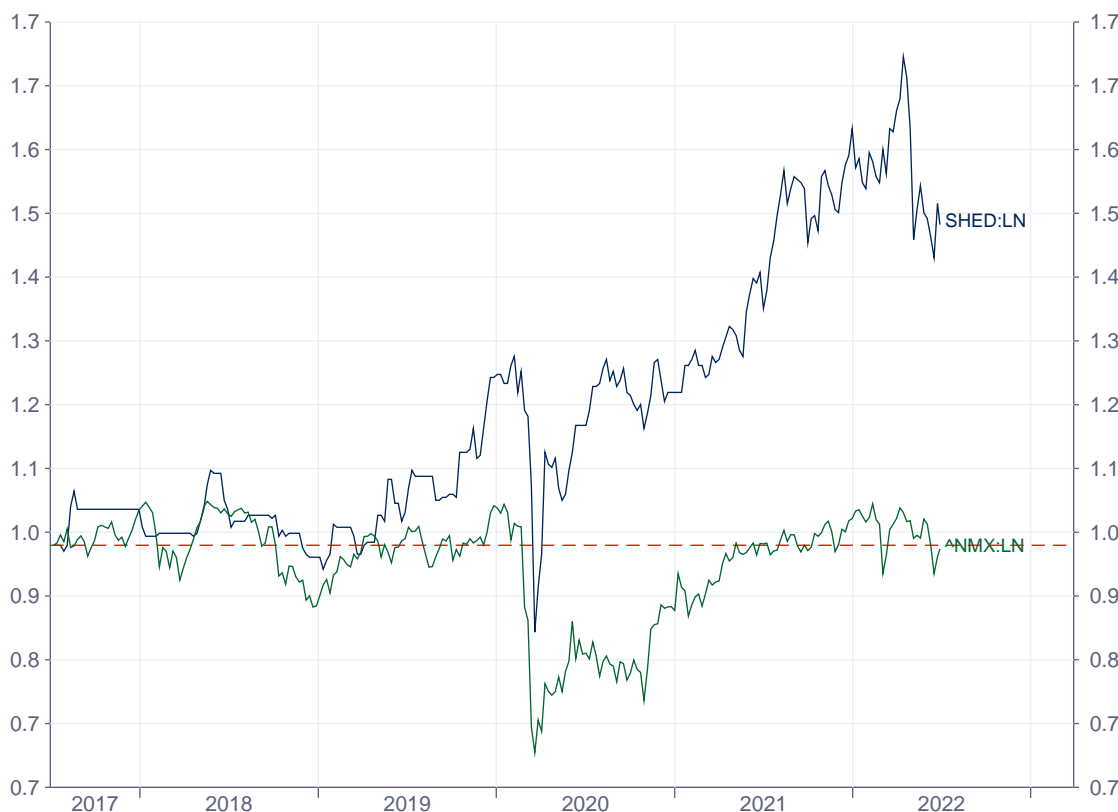
Price Performance, Technical Indicators & Risk Metrics

| Price Performance | % Change | Difference vs FTSE 350 | Technical Indicators | |
|----------------------|----------|------------------------|-------------------------------|--------|
| 1-Day % | -3.93 | -3.56 | 50-Day Average Price | 176.39 |
| 1-Week % | 3.95 | 1.16 | Price / 50-Day Average | 0.97 |
| 4-Week % | -2.29 | 2.05 | 200-Day Average Price | 178.57 |
| 52-Week % | 4.59 | 5.35 | Price / 200-Day Average | 0.96 |
| Quarter-to-Date % | -10.24 | -6.37 | RSI - Relative Strength Index | 48.77 |
| Year-to-Date % | -8.56 | -4.43 | Risk Metrics | |
| Last Month % | -6.95 | -7.44 | Price Volatility | 4.60 |
| Last Quarter % | 1.87 | 2.14 | Sharpe Ratio | 0.12 |
| Last Calendar Year % | 30.77 | 16.41 | Sortino Ratio | 0.23 |

5-Year Price Performance vs. FTSE 350

Urban Logistics REIT PLC
FTSE 350 Index

Current: 1.46 CAGR: 7.8%
Current: 0.99 CAGR: -0.1%



Over the past five years, Urban Logistics REIT PLC's stock price is up 45.5% which is 46.0% above the FTSE 350 Index performance of -0.5% over the same period. Urban Logistics REIT PLC's cumulative annualized growth rate (CAGR) over the five year period has been 7.8% while that of the FTSE 350 Index has been -0.1%.

Over the past year, Urban Logistics REIT PLC's stock price performance of 4.6% has outperformed that of the FTSE 350 Index by 5.4%. On a year-to-date basis, Urban Logistics REIT PLC's stock price performance of -8.6% has outperformed the FTSE 350 Index by 4.4%.

Over the past week, Urban Logistics REIT PLC's stock price performance of 4.0% has outperformed that of the FTSE 350 Index by 1.2%.

Urban Logistics REIT PLC (SHED:LN)



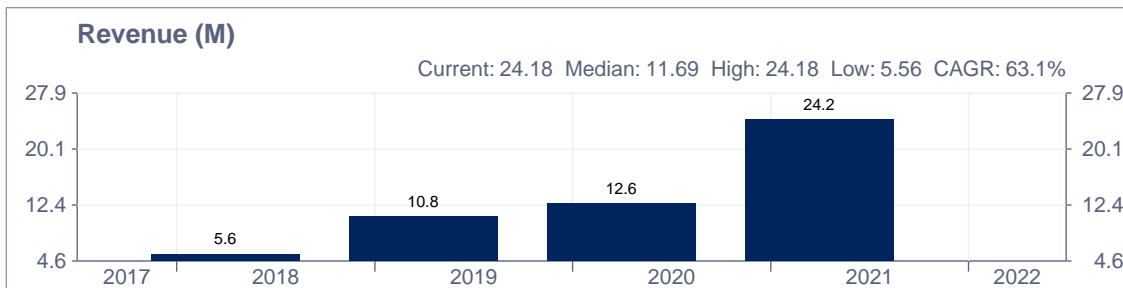
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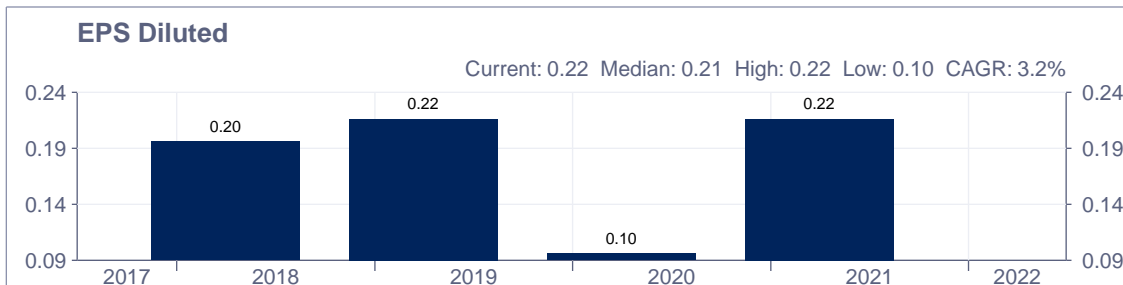
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Growth and Profitability Metrics

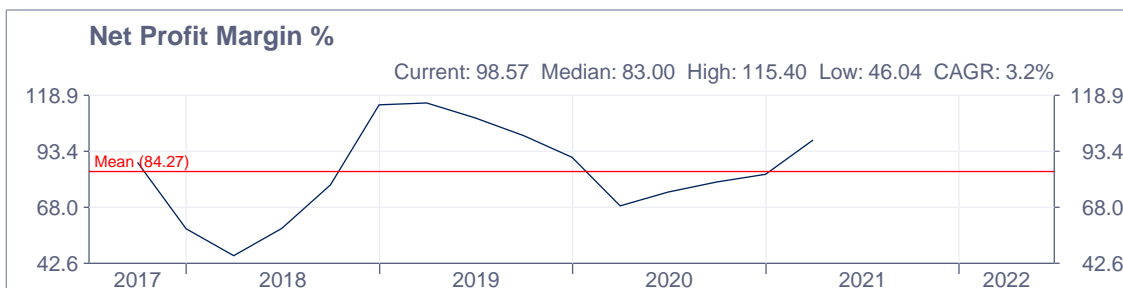
| Historical Growth | 3-Year | 5-Year | 10-Year | Profitability | Current | 5-Year Average | 10-Year Average |
|------------------------|--------|--------|---------|---------------------|---------|----------------|-----------------|
| Revenues % | 63.2 | | | Gross Margin % | 94.6 | 93.8 | |
| Revenues Per Share % | -19.6 | | | EBITDA Margin % | 183.3 | 173.2 | |
| EBITDA % | 61.1 | | | Pre-Tax Margin % | 196.9 | 158.4 | |
| EPS Diluted % | 3.6 | | | Net Margin % | 98.6 | 87.4 | |
| Free Cash Flow % | | | | Return on Equity % | 15.4 | | |
| Cash from Operations % | -99.9 | | | Return on Capital % | 6.9 | | |
| Book Value % | 7.1 | | | Return on Assets % | 6.6 | | |



Urban Logistics REIT PLC's cumulative annualized revenue growth rate over the charted period is 63.1%. This compares to cumulative annualized growth of 63.2% over the past 3 years.



Urban Logistics REIT PLC's cumulative annualized EPS growth rate over the charted period is 3.2%. This compares to cumulative annualized growth of 3.6% over the past 3 years.



Urban Logistics REIT PLC's net profit margin of 98.6% is 14.3% above the period's mean net margin of 84.3%. During the charted period, the observed net profit margin high and low were 115.4% and 46.0% respectively.



Urban Logistics REIT PLC's return on equity of 15.4% is 1.1% above the period's mean return on equity of 14.3%. During the charted period, the observed ROE high and low were 22.2% and 7.2% respectively.

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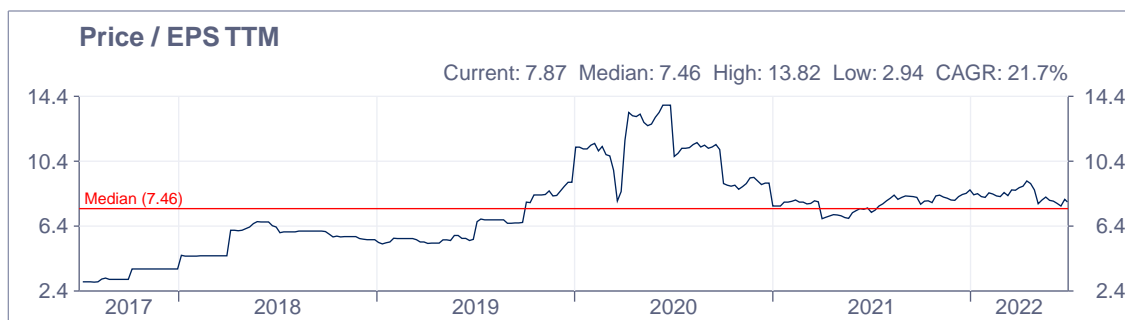
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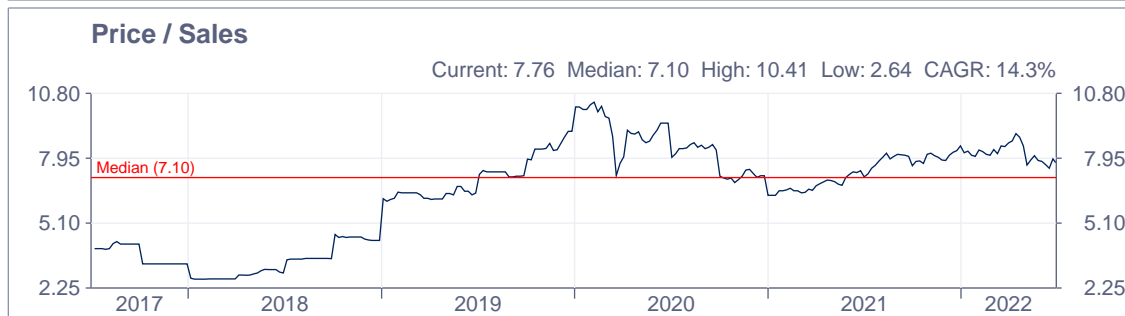
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Valuation Metrics

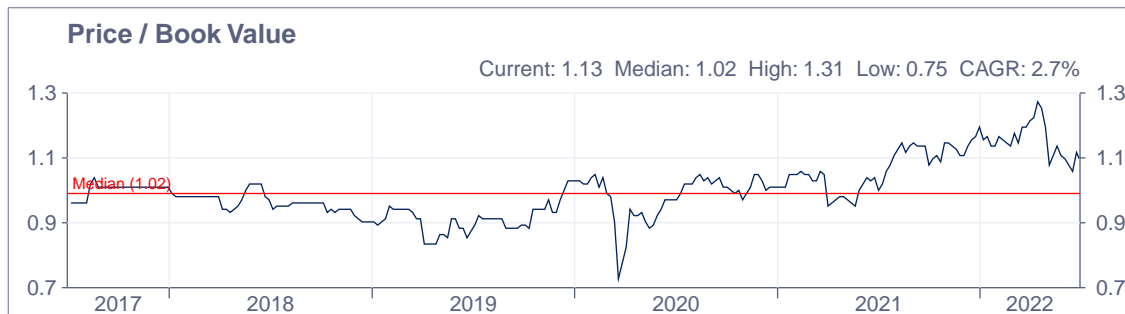
| | Current | 5-Year Median | 10-Year Median | | Current | 5-Year Median | 10-Year Median |
|-----------------------------|---------|---------------|----------------|---------------------------|---------|---------------|----------------|
| Price / EPS TTM | 7.9 | 7.4 | | Earnings Yield % | 12.27 | 15.04 | |
| Price / Sales | 7.8 | 7.1 | | Free Cash Flow Yield % | | | |
| Price / Operating Cash Flow | 7.9 | | | Dividend Yield % | 2.54 | 5.10 | |
| Price / Book Value | 1.1 | 1.0 | | Enterprise Value / EBITDA | 13.0 | 9.8 | |



Urban Logistics REIT PLC is trading at 7.87 times its EPS generated during the latest fiscal year. This multiple is above the historically observed median of 7.46, while high and low observations have been 13.82 and 2.94.



Urban Logistics REIT PLC is trading at a Price to Sales ratio of 7.76 based on sales generated during the latest fiscal year. This ratio is above the historically observed median ratio of 7.10, while high and low observations have been 10.41 and 2.64.



Urban Logistics REIT PLC is trading at a Price to Book ratio of 1.13 based on book value at the latest fiscal year end. This ratio is above the historically observed median of 1.02, while high and low observations have been 1.31 and 0.75.

Urban Logistics REIT PLC (SHED:LN)



Real Estate/Industrial REITs

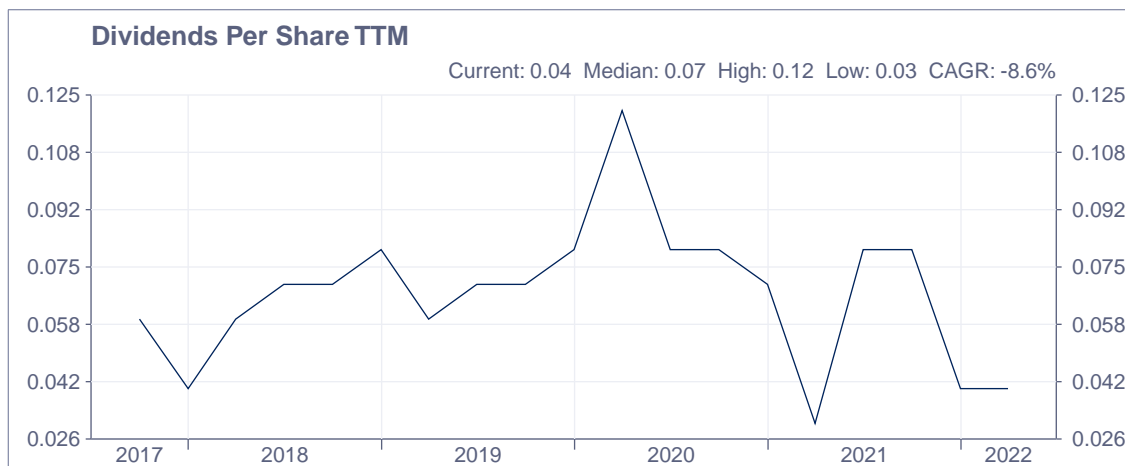
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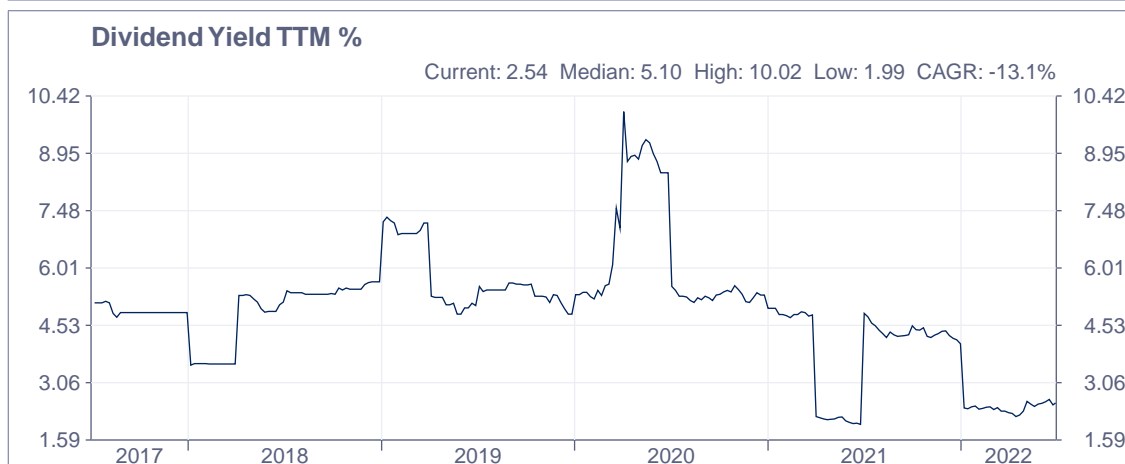
Dividends Data

| Dividends Per Share TTM | | 0.04 | Payout Ratio TTM % | | 14.96% | Dividend Yield TTM % | | 2.54% |
|-------------------------|------------|-------------|--------------------|----------|----------------------------|----------------------|--|-------|
| Rate | Ex Date | Record Date | Payment Date | Currency | Note | | | |
| 0.044 | 17-06-2021 | 18-06-2021 | 02-07-2021 | GBP | 2ND INTERIM 100% PID | | | |
| 0.033 | 08-10-2020 | 09-10-2020 | 23-10-2020 | GBP | SPECIAL 100% PID | | | |
| 0.039 | 05-03-2020 | 06-03-2020 | 21-04-2020 | GBP | SPECIAL 100% PID | | | |
| 0.038 | 21-11-2019 | 22-11-2019 | 20-12-2019 | GBP | 1ST INTERIM 100% PID | | | |
| 0.040 | 06-06-2019 | 07-06-2019 | 28-06-2019 | GBP | 2ND INTERIM 100% PID | | | |
| 0.030 | 29-11-2018 | 30-11-2018 | 14-12-2018 | GBP | 4TH INTERIM 100% PID | | | |
| 0.032 | 19-04-2018 | 20-04-2018 | 04-05-2018 | GBP | 3RD INTERIM 100% PID | | | |
| 0.021 | 04-01-2018 | 05-01-2018 | 02-02-2018 | GBP | SPECIAL INTERIM 100% PID | | | |
| 0.010 | 30-11-2017 | 01-12-2017 | 22-12-2017 | GBP | INTERIM 100% PID HALF YEAR | | | |
| 0.002 | 30-11-2017 | 01-12-2017 | 22-12-2017 | GBP | 3RD INTERIM 100% PID | | | |
| 0.030 | 01-06-2017 | 02-06-2017 | 28-07-2017 | GBP | 2ND INTERIM GROSS | | | |
| 0.030 | 24-11-2016 | 25-11-2016 | 23-12-2016 | GBP | INTERIM GROSS | | | |

Dividend Growth and Yield



Urban Logistics REIT PLC's trailing 12-month dividend per share is 0.04 and its dividend has grown at a cumulative annualized rate of -8.6% over the charted period. This compares to dividend growth of 33.80% over the past year and cumulative annualized growth of -11.10% over the past 3 years.



Urban Logistics REIT PLC's current dividend yield is 2.54% based on trailing 12 month dividends. The current yield is below the historically observed median of 5.10% and, over the charted time period, the observed high yield has been 10.02% and the observed low yield has been 1.99%.

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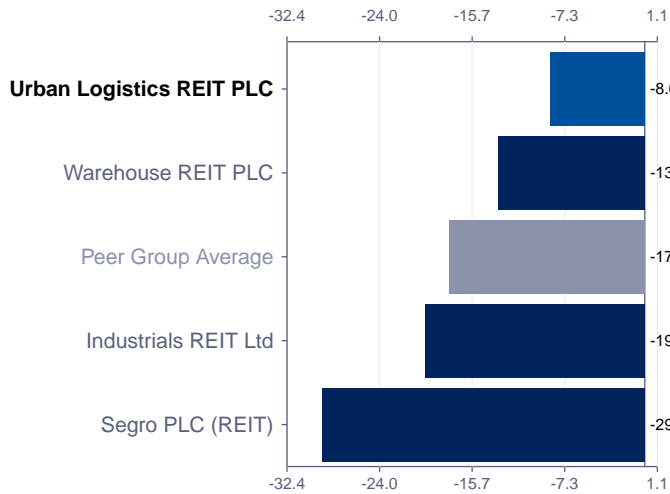
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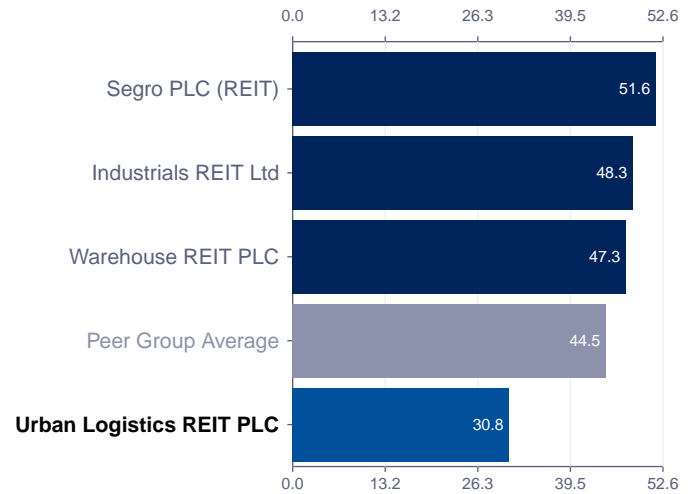
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ICB Subsector Peer Comparisons

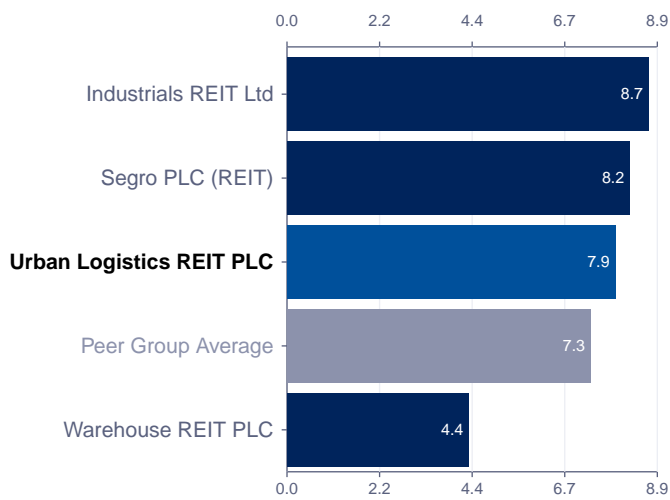
Price Change Year to Date %



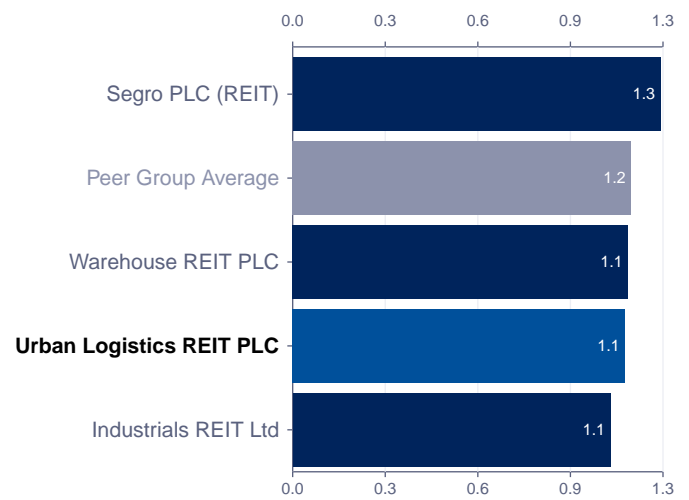
Price Change Last Calendar Year %



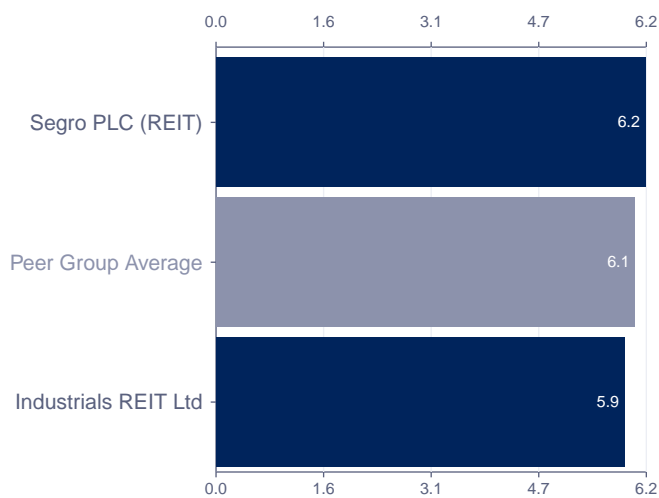
Price / EPS TTM



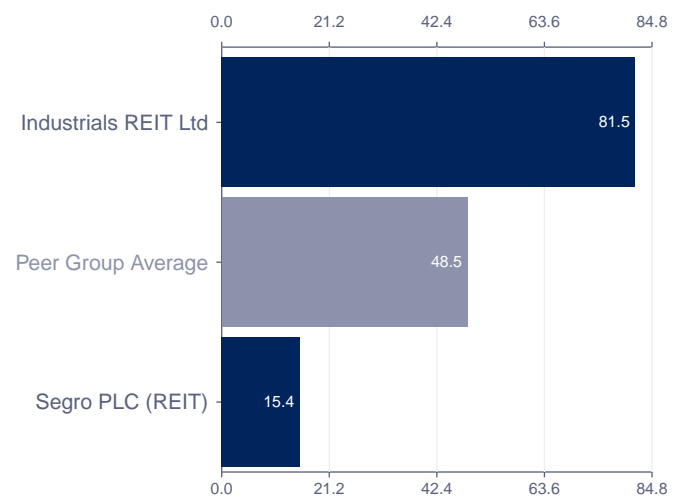
Price / Book Value



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 $n = \text{number of RSI periods}$. 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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