

# Town Centre Securities PLC (TOWN:LN)



**London**  
Stock Exchange

Real Estate/Diversified REITs

Price: 141.00

Report Date: April 25, 2024

## Business Description and Key Statistics

Town Centre Securities PLC is a United Kingdom-based real estate investment trust. The Company has built a diversified, mixed-use portfolio with a tenant base focused on regional centers, primarily Leeds and Manchester, where 89% of its portfolio by value is based on property investment and car parking operators. The Company has a portfolio around the United Kingdom comprising over 2.5 meters square feet of prime commercial, residential, car parking, office, leisure and retail accommodation. The Company's properties include 123 Albion Street (Leeds), 75 Dale Street (Manchester), Carvers Warehouse (Manchester), Ducie House (Manchester), Merrion House (Leeds), Town Centre House (Leeds), Vicar Lane (Leeds), Wade House (Leeds), Weymouth Street (London), Burlington House (Manchester), AVRO (Manchester), Bath Street (Glasgow), Eider House (Manchester), Vicar Lane (Leeds), Weymouth Street (London), Merrion Centre (Leeds), CitiPark (Leeds, Manchester, London and Watford) and others.

**Website:** <https://www.tcs-plc.co.uk/>

**ICB Industry:** Real Estate

**ICB Subsector:** Diversified REITs

**Address:** Town Centre House, Merrion Centre  
LEEDS LS2 8LY  
GBR

**Employees:** 129

	Current	YTY % Chg
<b>Revenue LFY (M)</b>	30	4.5
<b>EPS Diluted LFY</b>	-0.60	98.4
<b>Market Value (M)</b>	59	
<b>Shares Outstanding LFY (000)</b>	42,163	
<b>Book Value Per Share</b>	2.94	
<b>EBITDA Margin %</b>	-11.00	
<b>Net Margin %</b>	-57.8	
<b>Long-Term Debt / Capital %</b>	52.1	
<b>Dividends and Yield TTM</b>	0.05 - 3.55%	
<b>Payout Ratio TTM %</b>	0.0	
<b>60-Day Average Volume (000)</b>	12	
<b>52-Week High &amp; Low</b>	147.00 - 110.00	
<b>Price / 52-Week High &amp; Low</b>	0.96 - 1.28	

## Price, Moving Averages & Volume



Town Centre Securities PLC is currently trading at 141.00 which is 4.1% above its 50 day moving average price of 135.42 and 9.1% above its 200 day moving average price of 129.23.

TOWN:LN is currently 4.1% below its 52-week high price of 147.00 and is 28.2% above its 52-week low price of 110.00. Over the past 52-weeks, TOWN:LN is up 0.0% while on a calendar year-to-date basis it is up 1.4%.

The Relative Strength Index (RSI) indicator for TOWN:LN is currently 52.82. 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 %	1.08	0.75	50-Day Average Price	135.42
1-Week %	-0.35	-2.67	Price / 50-Day Average	1.04
4-Week %	2.17	0.69	200-Day Average Price	129.23
52-Week %	0.00	-2.77	Price / 200-Day Average	1.09
Quarter-to-Date %	0.71	-0.46	RSI - Relative Strength Index	52.82
Year-to-Date %	1.44	-2.33	<b>Risk Metrics</b>	
Last Month %	7.69	3.44	Price Volatility	2.64
Last Quarter %	0.72	-1.85	Sharpe Ratio	-0.03
Last Calendar Year %	-7.33	-11.21	Sortino Ratio	-0.06

## 5-Year Price Performance vs. FTSE 350

**Town Centre Securities PLC**  
**FTSE 350 Index**

Current: 0.67 CAGR: -7.8%  
Current: 1.08 CAGR: 1.6%



Over the past five years, Town Centre Securities PLC's stock price is down 33.2% which is 41.3% below the FTSE 350 Index performance of 8.1% over the same period. Town Centre Securities 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 1.6%.

Over the past year, Town Centre Securities PLC's stock price performance of 0.0% has underperformed that of the FTSE 350 Index by 2.8%. On a year-to-date basis, Town Centre Securities PLC's stock price performance of 1.4% has underperformed the FTSE 350 Index by 2.3%.

Over the past week, Town Centre Securities PLC's stock price performance of -0.3% has underperformed that of the FTSE 350 Index by 2.7%.

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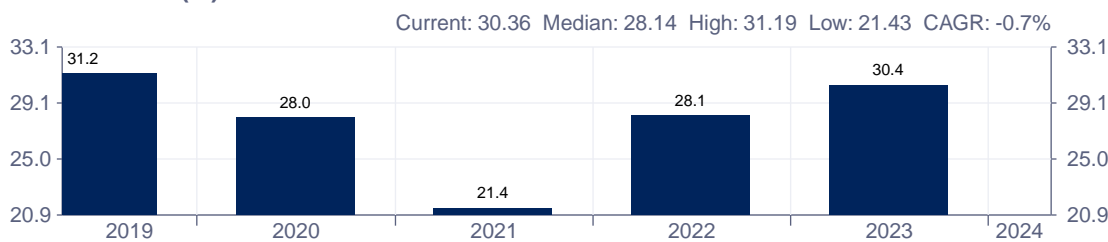
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## Growth and Profitability Metrics

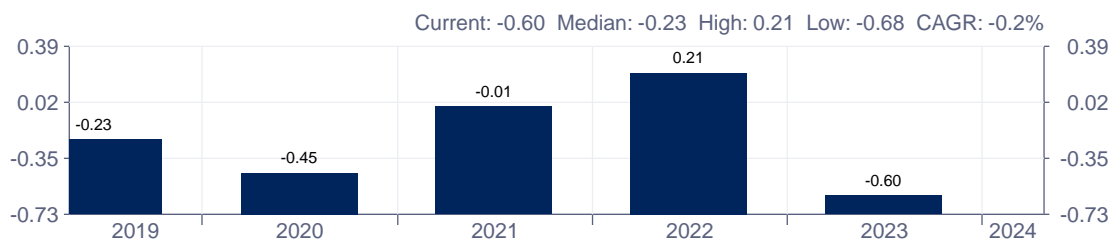
Historical Growth	3-Year	5-Year	10-Year	Profitability	Current	5-Year Average	10-Year Average
Revenues %	8.8	0.1	3.1	Gross Margin %	49.1	54.0	63.0
Revenues Per Share %	12.2	1.9	3.9	EBITDA Margin %	-11.0	2.2	45.0
EBITDA %	57.3	-100.0	-100.0	Pre-Tax Margin %	-65.3	-38.0	12.0
EPS Diluted %	89.3	-47.7	-100.0	Net Margin %	-57.8	-37.9	12.0
Free Cash Flow %	999.9	10.4	-3.8	Return on Equity %	-12.3	-6.6	1.1
Cash from Operations %	999.9	7.2	-4.2	Return on Capital %	-6.7	-3.4	0.5
Book Value %	1.0	-4.0	0.4	Return on Assets %	-5.9	-3.0	0.6

### Revenue (M)



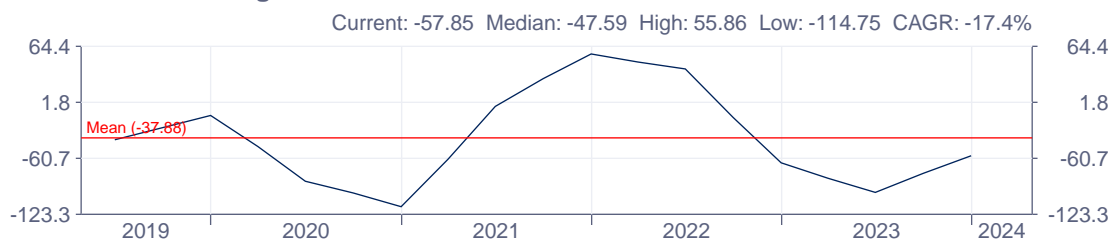
Town Centre Securities PLC's cumulative annualized revenue growth rate over the charted period is -0.7%. This compares to cumulative annualized growth of 8.8% over the past 3 years.

### EPS Diluted



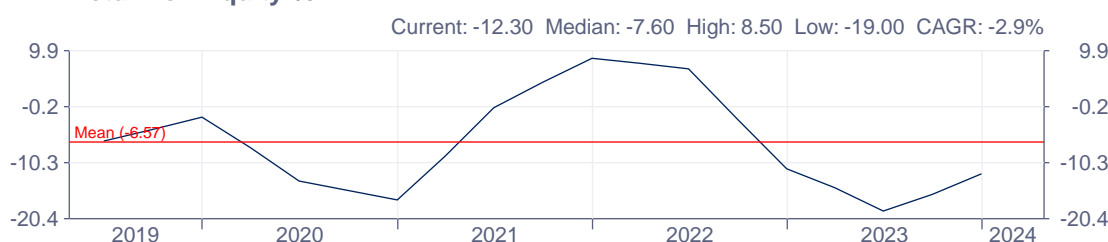
Town Centre Securities PLC's cumulative annualized EPS growth rate over the charted period is -0.2%. This compares to cumulative annualized growth of 89.3% over the past 3 years.

### Net Profit Margin %



Town Centre Securities PLC's net profit margin of -57.8% is 20.0% below the period's mean net margin of -37.9%. During the charted period, the observed net profit margin high and low were 55.9% and -114.7% respectively.

### Return on Equity %



Town Centre Securities PLC's return on equity of -12.3% is 5.7% below the period's mean return on equity of -6.6%. During the charted period, the observed ROE high and low were 8.5% and -19.0% respectively.

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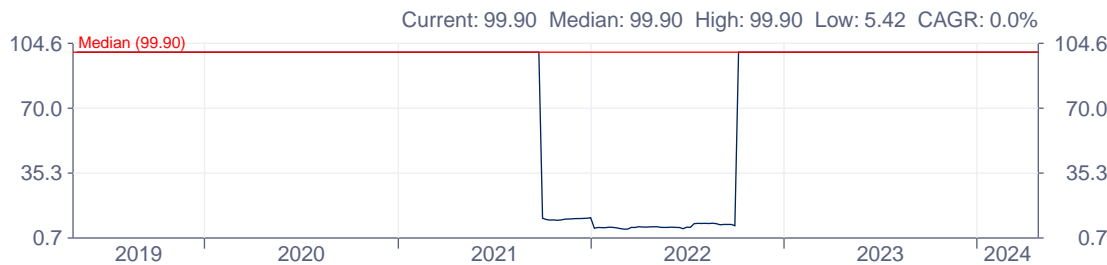
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## Valuation Metrics

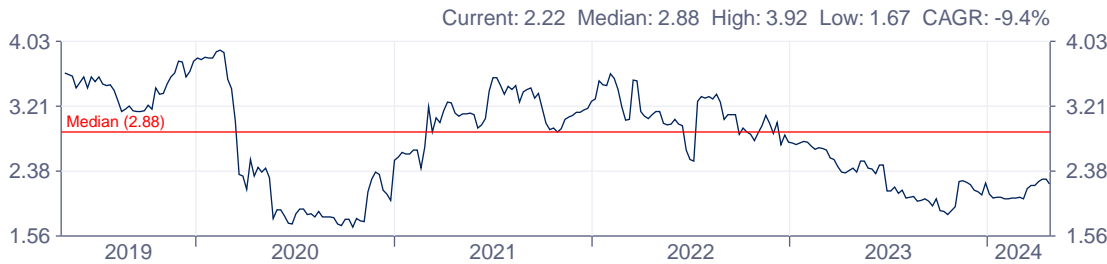
	Current	5-Year Median	10-Year Median		Current	5-Year Median	10-Year Median
Price / EPS TTM	99.9	99.0	23.0	Earnings Yield %	-26.06	-18.99	4.35
Price / Sales	2.2	2.9	3.8	Free Cash Flow Yield %	3.77	2.94	2.22
Price / Operating Cash Flow	99.9	99.9	21.5	Dividend Yield %	3.55	3.68	2.95
Price / Book Value	0.5	0.5	0.6	Enterprise Value / EBITDA	50.0	50.0	24.7

### Price / EPS TTM



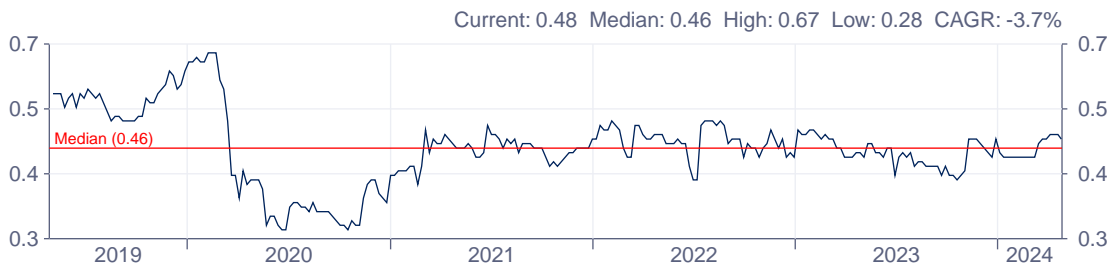
Town Centre Securities PLC is trading at 99.90 times its EPS generated during the latest fiscal year. This multiple is equal to the historically observed median of 99.90, while high and low observations have been 99.90 and 5.42.

### Price / Sales



Town Centre Securities PLC is trading at a Price to Sales ratio of 2.22 based on sales generated during the latest fiscal year. This ratio is below the historically observed median ratio of 2.88, while high and low observations have been 3.92 and 1.67.

### Price / Book Value



Town Centre Securities PLC is trading at a Price to Book ratio of 0.48 based on book value at the latest fiscal year end. This ratio is above the historically observed median of 0.46, while high and low observations have been 0.67 and 0.28.

### Free Cash Flow Yield %



Town Centre Securities PLC has a Free Cash Flow Yield of 3.77% based on free cash flow generated during the latest fiscal year. This value is above the historically observed median yield of 2.94%, while high and low observations have been 7.07 and 0.00.

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## Dividends Data

Dividends Per Share TTM		0.05	Payout Ratio TTM %		0.00%	Dividend Yield TTM %		3.55%
Rate	Ex Date	Record Date	Payment Date	Currency	Note			
0.025	23-05-2024	24-05-2024	14-06-2024	GBP				
0.025	14-12-2023	15-12-2023	04-01-2024	GBP				
0.025	18-05-2023	19-05-2023	16-06-2023	GBP				
0.025	08-12-2022	09-12-2022	06-01-2023	GBP				
0.025	19-05-2022	20-05-2022	24-06-2022	GBP				
0.018	30-12-2021	31-12-2021	21-01-2022	GBP				
0.018	27-05-2021	28-05-2021	25-06-2021	GBP				
0.018	03-12-2020	04-12-2020	05-01-2021	GBP				
0.033	28-05-2020	29-05-2020	26-06-2020	GBP				
0.040	05-12-2019	06-12-2019	07-01-2020	GBP				
0.033	23-05-2019	24-05-2019	21-06-2019	GBP				
0.085	06-12-2018	07-12-2018	04-01-2019	GBP				

## Dividend Growth and Yield



Town Centre Securities PLC's trailing 12-month dividend per share is 0.05 and its dividend has grown at a cumulative annualized rate of -17.7% over the charted period. This compares to dividend growth of 0.00% over the past year and cumulative annualized growth of 12.60% over the past 3 years.



Town Centre Securities PLC's current dividend yield is 3.55% based on trailing 12 month dividends. The current yield is below the historically observed median of 3.65% and, over the charted time period, the observed high yield has been 8.87% and the observed low yield has been 2.13%.

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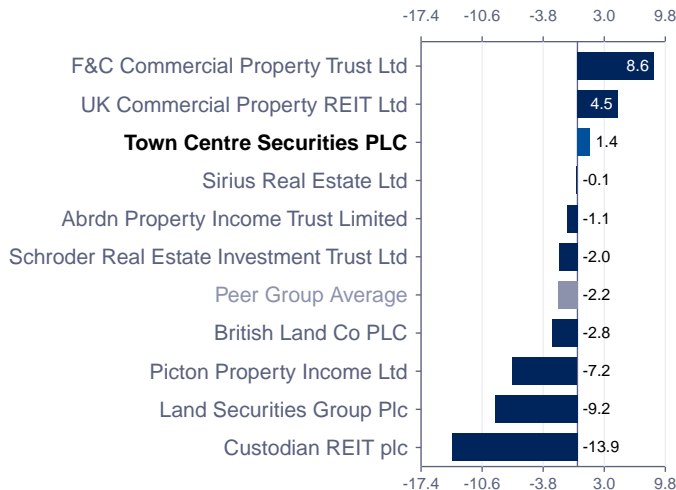
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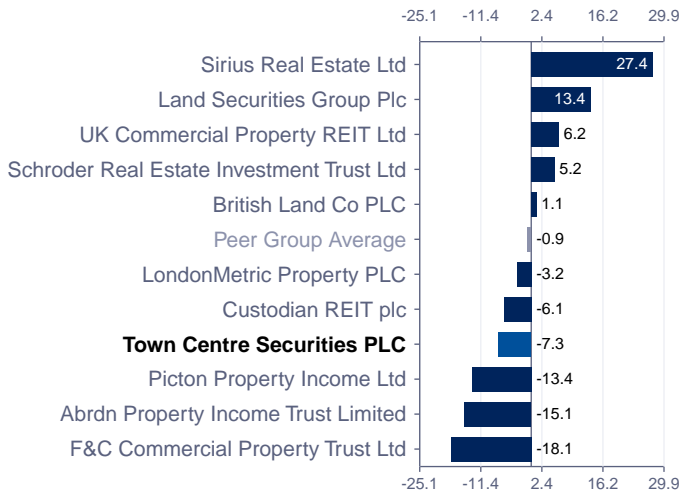
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## ICB Subsector Peer Comparisons

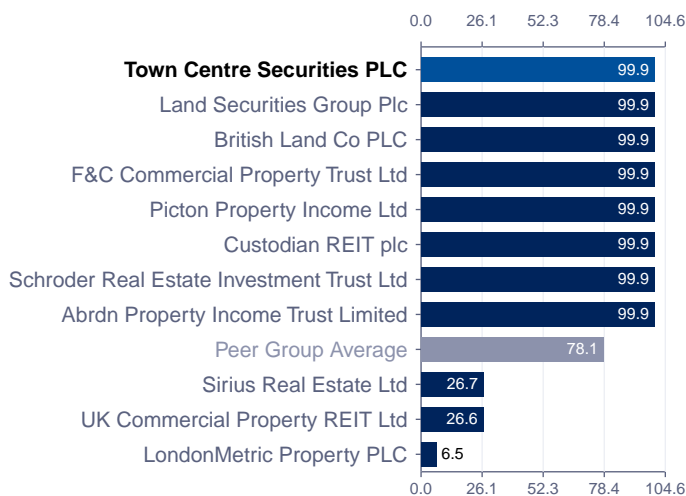
### Price Change Year to Date %



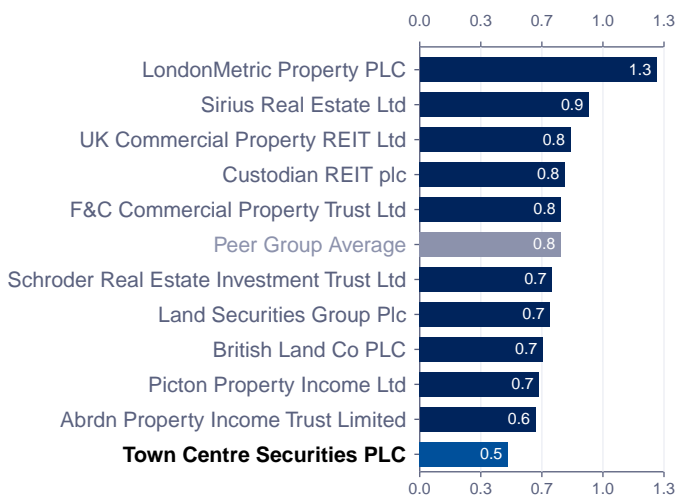
### Price Change Last Calendar Year %



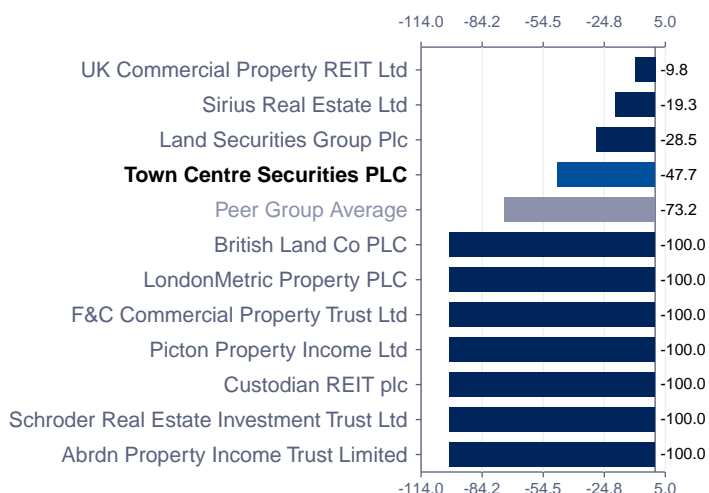
### Price / EPS TTM



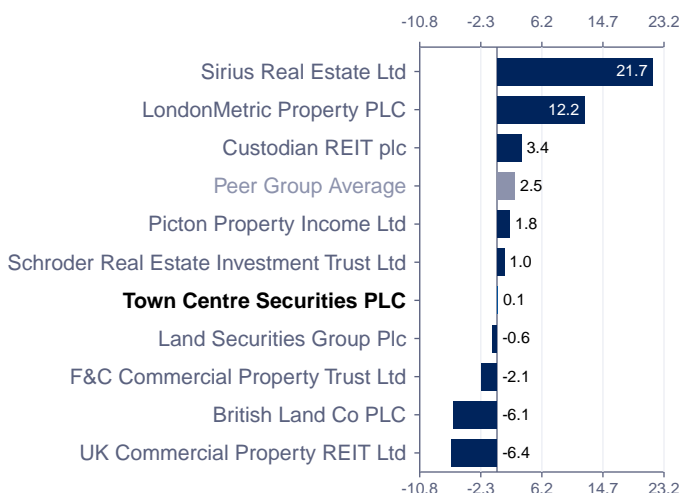
### Price / Book Value



### EPS 5-Year Growth Rate %



### Revenue 5-Year Growth Rate %



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## Abbreviations:

<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  $RS = (\text{total gains} / n) / (\text{total losses} / n)$  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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