



ShareSoc

UK Individual Shareholders Society

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SHARESOC GROWTH COMPANY SEMINAR

STOCKOPEDIA FINANCIAL ANALYSIS REPORTS ON PRESENTING COMPANIES

(Don't forget ShareSoc subscribing members can get a discount off the Stockopedia service).

Important Note: These reports do not necessarily reflect the latest changes in the financial position of the companies, for example any recent fund raisings, but are primarily based on the last annual financial statements and future forecasts.

Copies of the Powerpoint presentations given by presenters at these seminars are normally added to our website, here: <https://www.sharesoc.org/seminar/> soon after the Seminar, and are available to logged in full members of ShareSoc.

Use the page below and overleaf to take notes on the presentations.

ShareSoc Investment Warning - Company Presentations

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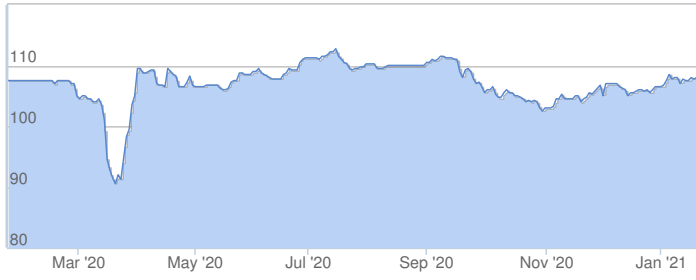
Supermarket Income REIT

SUPR 106.67p ▲ 0.2 0.2%

Conservative, Mid Cap, Style Neutral

Market Cap	£709.2m	Quality	42
Enterprise Value	£815.7m	Value	54
Revenue	£26.4m	Momentum	50
Market Cap Rank	485th / 1804	StockRank™	46

Zoom 1m 3m 6m YTD 1y 2y 3y 5y All



Momentum	
Relative Strength (%)	
1m	-3.1% ●
3m	-12.2% ●
1yr	+8.3% ●
Volume Change (%)	
10d v 3m	+21.0% ●
Price vs... (%)	
52w High	-5.8% ●
50d MA	+0.24% ●
200d MA	-1.16% ●

Growth & Value		vs. industry	vs. market
12m Forecast Rolling			
PE Ratio (f)	19.1	■	■
PEG Ratio (f)	n/a	■	■
EPS Growth (f)	-17.3 %	■	■
Dividend Yield (f)	5.45 %	■	■
Valuation (ttm)			
Price to Book Value	1.49	■	■
Price to Tang. Book	1.49	■	■
Price to Free Cashflow	26.3	■	■
Price to Sales	26.9	■	■
EV to EBITDA	33.8	■	■

Margin of Safety (beta)	
Broker Target	18% ■
Relative to Sector	-36% ■
Graham Formula	18% ■
Stability Value (EPV)	-85% ■

Screens Passed

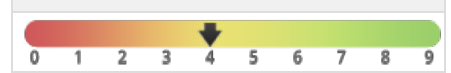
SUPR doesn't qualify for any screens.
Find out why: [View Checklists](#)

Quality		vs. industry	vs. market
Return on Capital	6.22 %	■	■
Return on Equity	9.26 %	■	■
Operating Margin	142.9 %	■	■

Financial Summary

Year End 30th Jun		2015	2016	2017	2018	2019	2020	2021E	2022E	CAGR / Avg
Revenue	£m	0.000	0.000	0.000	8.94	17.2	26.4	43.3	54.6	+71.7%
Operating Profit	£m	0.000	0.000	0.000	2.76	14.8	37.7			+269.2%
Net Profit	£m	0.000	0.000	0.000	0.62	10.6	32.8	36.4	48.9	+626.9%
EPS Reported	p	0.000	0.000	0.000	0.50	5.35	9.80			+343.2%
EPS Normalised	p	0.000	0.000	0.000	0.50	5.35	8.92	5.04	5.97	+322.7%
EPS Growth	%					+971.7	+66.7	-43.5	+18.4	
PE Ratio	x						11.9	21.1	17.8	
PEG	x						n/a	1.15	3.34	
Profitability										
Operating Margin	%				30.9	85.8	142.9			+86.6%
ROA	%				0.5	3.3	6.6			
ROCE	%				1.0	3.9	6.2			+3.7%
ROE	%				0.7	5.2	9.3			+5.1%
Cashflow										
Op. Cashflow ps	p	0.000	0.000	0.000	6.49	7.02	8.06			+11.5%
Capex ps	p	0.000	0.000	0.000	0.000	0.000	0.000			
Free Cashflow ps	p	0.000	0.000	0.000	6.49	7.02	8.06			+11.5%
Dividends										
Last ex-div: 21st Jan, paid: 26th Feb more...										
Dividend ps	p				1.10	4.65	4.77	5.87	5.75	+108.2%
Dividend Growth	%					+323	+2.45	+23.1	-1.98	
Dividend Yield	%						4.48	5.51	5.40	
Dividend Cover	x				0.45	1.15	2.06	0.86	1.04	
Balance Sheet										
Cash etc	£m	0.000	0.000	0.000	2.24	9.90	20.4			+201.5%
Working Capital	£m	n/a	n/a	n/a	-0.092	7.06	10.4			
Net Fixed Assets	£m	0.000	0.000	0.000	264.9	368.2	595.5			+49.9%
Net Debt	£m	0.000	0.000	0.000	85.9	133.8	106.4			
Book Value	£m	0.000	0.000	0.000	176.7	230.5	477.2			+64.3%
Average Shares	m	0.000	0.000	0.000	124.2	198.1	334.2			+64.0%
Book Value ps	p	0.000	0.000	0.000	95.9	96.1	100.7			+2.5%

Health Trend



Bankruptcy Risk



Earnings Manipulation Risk

N/A

Magic Formula Score

881 63% B-

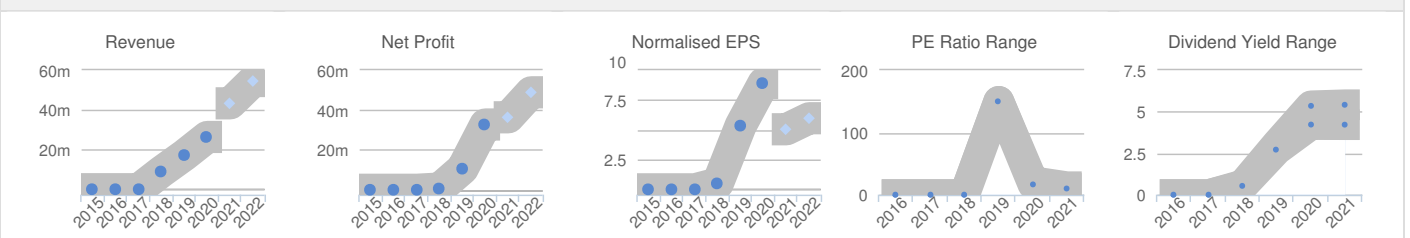
Other Ratios

Leverage (ttm)	total	-intang	+pension
Gross Gearing	% 26.6	26.6	26.6
Net Gearing	% 22.3	22.3	22.3
Cash / Assets	% 3.30		3.30
Liquidity (ttm)		Efficiency (ttm)	
Curr. Ratio	1.90 ●	Asset Turnover	0.047
Quick Ratio	1.90 ●	Rec's Turnover	7.00
Interest Cov.	7.77 ●	Stock Turnover	n/a

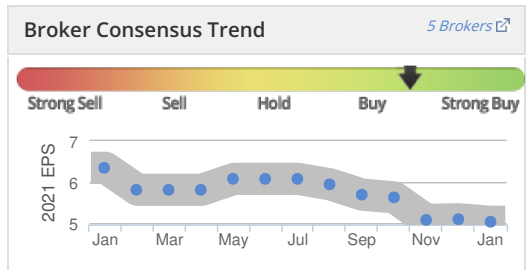
Recent History

Latest interim period (ended 30th Jun '20) vs. prior year		vs. industry	vs. market
Sales Growth	61.7 %	■	■
EPS Growth	139.8 %	■	■
3yr Compound Annual Growth Rate			
Sales Growth	n/a %	■	■
EPS Growth	n/a %	■	■
DPS Growth	n/a %	■	■

Graphical History Current Fiscal Year 2021



Broker Forecasts	30th Jun 2021			30th Jun 2022		
Price Target: 1.26 (+18.31% above Price)	Net Profit	EPS	DPS	Net Profit	EPS	DPS
Est. Long Term Growth Rate: n/a	(£)	(p)	(p)	(£)	(p)	(p)
Consensus Estimate	36.4m	5.04	5.87	48.9m	5.97	5.75
1m Change	-3.08m	-0.061	-0.017	-5.89m	-0.20	+0.094
3m Change	-1.33m	-0.59	-0.063	+8.86m	-0.36	+0.021



Profile Summary

SUPR SUPERMARKET INCOME REIT

Supermarket Income REIT plc is a United Kingdom-based real estate investment trust. The principal activity of the Company and its subsidiaries is to provide its shareholders with an attractive level of income together with the potential for capital growth by investing in a diversified portfolio of supermarket real estate assets in the United Kingdom. Atrato Capital Limited is the investment advisor of the Company.

Directors:

No. of Employees: n/a **No. of Shareholders:** n/a

Last Annual	June 30th, 2020	Sector	Financials
Last Interim	June 30th, 2020	Industry	Residential & Commercial REITs
Incorporated	June 1, 2017	Index	
Public Since	July 21, 2017	Exchange	London Stock Exchange (Full)
Shares in Issue	665,928,154	Eligible for	an ISA? <input checked="" type="checkbox"/> a SIPP? <input checked="" type="checkbox"/>
Free Float	661.2m (99.3%)		

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Auditors BDO LLP

SUPR Share Price Quote				SUPR Share Price Performance			
SUPR Share Price	Day's Change	Volume	Bid - Ask	Low - High	Spread	1 year	
GBp	▲ 0.2 0.2%	1,321,515	106.5 - 107.0	107.0 - 107.0	47bps	3 month	
106.67p		Avg Vol (3m)	Open - Close	12m Range	Beta	-4% -2% 0% 2%	
		1,483,605	106.5 - 106.5	90.0 - 113.0	0.07		

Traded 3:23pm · Minimum 15 min delayed · NMS: 5.00k

Latest SUPR News Announcements (delayed) More »

15th Jan	BUZZ-Supermarket Income REIT: Peel Hunt starts coverage with 'buy' rating
8th Jan	Supermarket Inc REIT - DIVIDEND DECLARATION & SCRIP DIVIDEND ALTERNATIVE
6th Jan	Supermarket Inc REIT - Holding(s) in Company
29th Dec '20	BRIEF-Supermarket Income REIT Buys A Waitrose Supermarket In Market Harborough
29th Dec '20	Supermarket Inc REIT - ACQUISITION OF A WAITROSE IN MARKET HARBOROUGH

Upcoming SUPR Events

Recent ↓

Industry Peer Group

	Picton Property In...	<input type="checkbox"/>
	Compare vs SUPR	
	Hibernia REIT	<input type="checkbox"/>
	Compare vs SUPR	
	Hammerson	<input type="checkbox"/>
	Compare vs SUPR	
	UK Commercial Prop...	<input type="checkbox"/>
	Compare vs SUPR	
	Workspace	<input type="checkbox"/>
	Compare vs SUPR	
	Globalworth Real E...	<input type="checkbox"/>
	Compare vs SUPR	
	Great Portland Est...	<input type="checkbox"/>
	Compare vs SUPR	
	Shaftesbury	<input type="checkbox"/>
	Compare vs SUPR	

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