



CREI – Custodian Property Income Reit

75.90p ↑ 0.10 +0.13%

 EMS: 7.5k

Market Cap£334.16m

Enterprise Value£500.15m

Revenue£48.17m

Position in Market489th / 1,510

Quality78

Value42

Momentum75

StockRank™76

Financials

Balanced

Small Cap

High Flyer



Momentum

Relative Strength (%)	
1m	+5.51% ●
3m	+4.63% ●
6m	-3.64% ●
1y	-2.75% ●
Volume Change (%)	
10d / 3m	-13.2% ●
Price vs... (%)	
52w High	-12.9% ●
50d MA	+1.68% ●
200d MA	-2.40% ●

Growth & Value

12m Forecast Rolling		Industry	Market
PE Ratio (f)	12.2		
PEG Ratio (f)	n/a		
EPS Growth (f)	0.0%		
Dividend Yield (f)	8.05%		
Valuation (ttm)		Industry	Market
Price to Book Value	0.81		
Price to Tang. Book	0.81		
Price to Free Cashflow	27.6		
Price to Sales	6.94		
EV to EBITDA	15.45		

Shareholder Activity

Buy / Hold / Sell	
Institutions	
Directors	
Community	

Guru Screens

Custodian Property Income Reit didn't qualify for any screens.

Quality

		Industry	Market
Return on Capital	4.3%		
Return on Equity	3.8%		
Operating Margin	49.97%		

Financial Summary

Fiscal Year End Mar		2019	2020	2021	2022	2023	2024	TTM	2025E	2026E	CAGR / Avg
Total Revenue	£m	40.0	40.9	39.6	39.9	44.1	46.2	48.2	40.3	40.8	2.96%
Operating Profit	£m	28.0	6.81	8.59	127	-59.6	6.55	24.1			-25.2%
Net Profit	£m	23.6	2.12	3.75	122	-65.8	-1.50	16.1	27.3	27.5	
EPS Reported	p	6.03	0.518	0.893	28.5	-14.9	-0.341	3.65			
EPS Normalised	p	6.90	0.664	1.06	29.1	-14.2	0.012	4.00	6.20	6.20	-71.9%
EPS Growth	%	-35.3	-90.4	+59.8	+2,639			+33,217	+51,567	0.000	
PE Ratio	x						6,317	19.0	12.2	12.2	
PEG							0.122	0.000			
Profitability											
Operating Margin	%	70.1	16.6	21.7	319	-135	14.2	50.0			51.1%
ROA	%		0.363	0.651	19.7	-10.1		2.66			
ROCE	%	4.96	1.18	1.56	19.8	-9.76	1.11	4.25			3.14%
ROE	%		0.498	0.896	26.1	-13.6	-0.354	3.85			2.70%
Cashflow											
Op. Cashflow ps	p	8.12	6.49	4.59	6.96	5.51	5.27	5.22			-8.29%
Capex ps	p	0.646	0.684	0.549	0.820	2.85	4.31	2.47			46.2%
Free Cashflow ps	p	7.47	5.81	4.04	6.14	2.66	0.954	2.75			-33.7%
Dividends											
Ex: 24 Apr '25 / Pay: 30 May '25											
Dividend ps	p	5.24	5.32	4.00	4.20	4.40	4.40	4.60	6.10	6.10	-3.43%
Dividend Growth	%	-4.41	+1.53	-24.8	+5.00	+4.76	0.000	+4.55	+38.6	0.000	
Dividend Yield	%						5.80	6.07	8.05	8.05	
Dividend Cover	x	1.15	0.097	0.223	6.79	-3.39	-0.077	0.792	1.02	1.02	
Balance Sheet											
Cash etc	£m	2.47	24.5	1.32	9.92	5.28	7.21	6.52			23.9%
Working Capital	£m	-8.01	15.8	-2.88	-23.1	-4.46	8.60	-20.1			

Health Trend (F-Score)

7/9

0 1 2 3 4 5 6 7 8 9

Bankruptcy Risk (Z2-Score)

2.74

Distress Cautious Safe

Earnings Manipulation Risk (M-Score)

n/a

Other Ratios

Leverage (ttm)	Total	- Intang	+ Pension
Gross Gearing %	41.8	41.8	41.8
Net Gearing %	40.22	40.22	40.2
Cash / Assets %	1.08		1.1

Liquidity (ttm)

Curr. Ratio

0.47 ●

Quick Ratio

0.47 ●

Interest Cov.

3.09 ●

Efficiency (ttm)

Asset Turnover

0.08

Recs Turnover

19.13

Stock Turnover

n/a

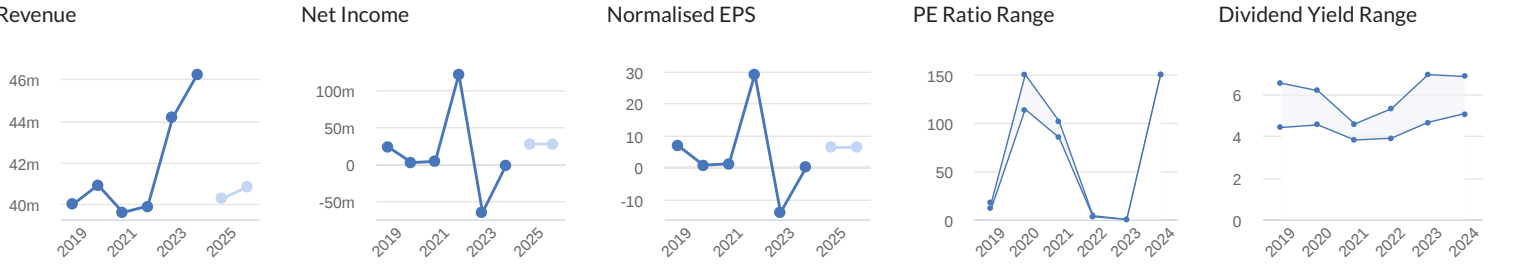
Fiscal Year End Mar		2019	2020	2021	2022	2023	2024	TTM	2025E	2026E	CAGR / Avg
Net Debt	£m	135	124	137	127	167	170	166			
Net Fixed Assets	£m	573	560	552	665	615	581	586			0.289%
Book Value	£m	427	427	410	528	438	412	413			-0.704%
Average Shares	m	392	410	420	429	441	441	441			2%
Book Value ps	p	107	102	97.6	120	99.3	93.4	93.6			-2.70%

FINANCIAL BRIEF: For the six months ended 30 September 2024, Custodian Property Income Reit PLC revenues increased 8% to... [See more](#)

Recent History

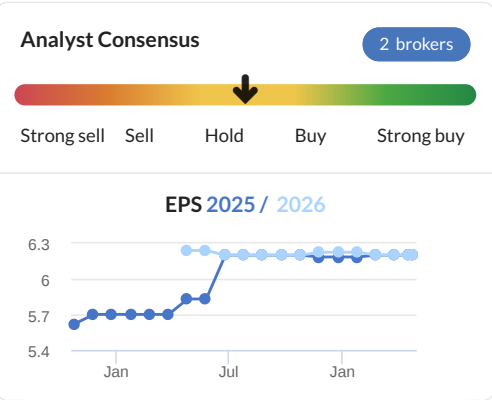
Latest interim period vs. prior period		Industry	Market
Sales Growth	8.45%		
EPS Growth	n/a		
3yr Compound Annual Growth Rate		Industry	Market
Sales CAGR	5.32%		
EPS CAGR	-77.55%		
DPS CAGR	3.23%		

Graphical History



Analyst Forecasts

Price Target: (0.00% below Price)	31st Mar 2025			31st Mar 2026		
	Net Profit (£)	EPS (p)	DPS (p)	Net Profit (£)	EPS (p)	DPS (p)
Est. Long Term Growth Rate:						
Consensus Estimate	27.25m	6.2	6.1	27.50m	6.2	6.1
1m Change		0.0	0.0		0.0	0.0
3m Change		+0.0	-0.1		0.0	0.0



Profile Summary

Custodian Property Income REIT plc is a United Kingdom-based real estate investment trust. The Company seeks to deliver an enhanced income return by investing in a diversified portfolio of smaller, regional properties let to predominantly institutional grade tenants across the United Kingdom. Its... [Read more](#)

Directors

- Nathan Imlach NED (53)
- Richard Shepherd-Cross MDR (51)
- Hazel Adam NID (54)
- Ed Moore FID
- Chris Ireland NID (65)
- Malcolm Cooper NID (65)
- David Maclellan NEC
- Alex Nix OTH
- Tom Donnachie OTH
- Javed Sattar OTH

Last Annual	Mar 31, 2024	Sector	Financials
Last Interim	Sep 30, 2024	Industry	Residential & Commercial REITs
Incorporated	Jan 27, 2014	Index	FTSE All Share Index, FTSE Smallcap Index, FTSE Smallcap Ex Its Index
Public Since	Mar 26, 2014	Exchange	LSE Main Market
Ex Date	Apr 24, 2025	Asset Category	Common Stock
Payment Date	May 30, 2025	Shares in Issue	440,850,398
No. of Employees	n/a	Free Float	391,505,230 (88.81%)
No. of Shareholders	n/a	Eligible for	✓ ISAs ✓ SIPPs

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Auditors Deloitte LLP

CREI Share Price Performance

Share Price	Volume	Bid - Ask	Low - High	Spread	1 week 3 month 6 month 1 year
75.90p	53,790	75.40p - 76.00p	75.50p - 79.20p	26bps	
Day's Change	Avg Volume	Open - Close	Range (12m)	Beta	
↑ 0.10 +0.13%	773,923	79.20p - 75.80p	64.40p - 87.00p	0.537	

Latest News for CREI

Yesterday 10:12 am

Company Announcements

RCS - Custodian Property - QuotedData's In The HotSeat Special

Apr 14, 2025

Dividend Declaration and Capital Change

Interim dividend

Feb 10, 2025

Block Listing Interim Review

Block Listing interim review

Feb 5, 2025

Reuters

Brief: Custodian Property Income REIT Q3 EPRA EPS Of 1.5p

Feb 5, 2025

Other

Diversified strategy, strong leasing and active asset management continue to drive income growth

Upcoming Events for CREI

Wednesday, June 11th 2025

Full Year 2025 Custodian Property Income REIT plc Earnings Release

Friday, August 8th 2025

Custodian Property Income REIT plc Annual Shareholders Meeting

Similar to CREI

Compare

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- Company data is derived from data provided by Refinitiv
- Each company on Stockopedia is evaluated on the basis of hundreds of fundamental and technical metrics that measure a company's Quality, Value, Growth, and Momentum.
- QVM StockRanks™:
 - This measure equally blends the Quality, Value and Momentum ranks into a core metric, the StockRank.
- QualityRank™:
 - The QualityRank is based on a composite of carefully selected company factors based on the latest academic research into understanding 'Quality'. The factors used are inspired by the writings of Warren Buffett, Joseph Piotroski, Edward Altman and Messod Beneish, as well as recent papers from Robert Novy-Marx of the University of Chicago and National Bureau of Economic Research.
 - Each company in the market is ranked from 1 to 100 for each of these Quality Factors and a composite score is calculated as a weighted average of all these values. The QualityRank™ is then calculated between zero and 100 for this composite score, where 100 is best and zero is worst.
- ValueRank™:

- Our ValueRank is based on a composite of the following Value factors: Price to Book Value ; Price to Earnings ; Price to Free Cash Flow ; Dividend Yield % ; Price to Sales ; Earnings Yield %
- Consistent with the value investing philosophy, we use historic ratios for each of these metrics, rather than factoring in analyst forecasts. Each company in the market is ranked from 1 to 100 for each of these value ratios and a composite score is calculated as the weighted average of all valid values. The ValueRank™ is then calculated between zero and 100 for this composite score, where 100 is best and zero is worst.
- MomentumRank™:
 - The MomentumRank is based on a composite of the following Price and Estimate Momentum Factors.
 - Price Momentum Factors:
 - Proximity of current share price to the 52 week high ; 50 day vs 200 day moving averages ; 1 year Relative Strength of the share price vs the market ; 6 Month Relative Strength of the share price vs the market.
 - Earnings Momentum Factors:
 - EPS estimate upgrades within the last one month for next financial year ; EPS estimate upgrades within the last three months for this financial year ; EPS surprise percentage based on the latest reported financials ; Scaled earnings surprise based on the standard deviation of the original Consensus forecast ; Consensus broker recommendation upgrade over the last month
 - Each company in the market is ranked from 1 to 100 for each of these momentum ratios and a composite score is calculated as a weighted average of all valid values. The MomentumRank is then calculated between zero and 100 for this composite score, where 100 is best and zero is worst.
 - When a company has no broker coverage we cannot calculate earnings momentum. As a result the Momentum Rank is calculated using price momentum factors alone.