

KEY FACTS – FY18 Q4
Fund Manager

Richard Shepherd-Cross MRICS

Launch date

26 March 2014

Market

 London Stock Exchange
 Premium segment of the official list

Market Cap

£454.94m*

Share Price

119.60p*

Net Asset Value

107.3p per share (31 March 2018)

Target Dividend

6.55pps from 31 March 2018

Dividends fully covered by income

5.48%* dividend yield as at date below

Dividend Payments

February, May, August, November

Ongoing Charges Ratio (OCR)

1.2%

PORTFOLIO FACTS
Number of assets

147*

Number of tenancies

Over 275*

Weighted unexpired lease term to first break

5.98 yrs*

Void rate

3.41%*

Gearing – Loan to Value

Target – 25%

Actual – 22.4%

* As at 4 June 2018

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INVESTMENT STRATEGY

- Diversified UK commercial property portfolio
- Income focused strategy
- High residual value, low obsolescence properties
- £2m to £10m lot sizes
- Diverse tenant, region and sector mix
- Minimises cash drag

AIM

'REIT of choice for private and institutional investors seeking high and stable dividends from well-diversified UK real estate'.

INVESTMENT MANAGER – CUSTODIAN CAPITAL

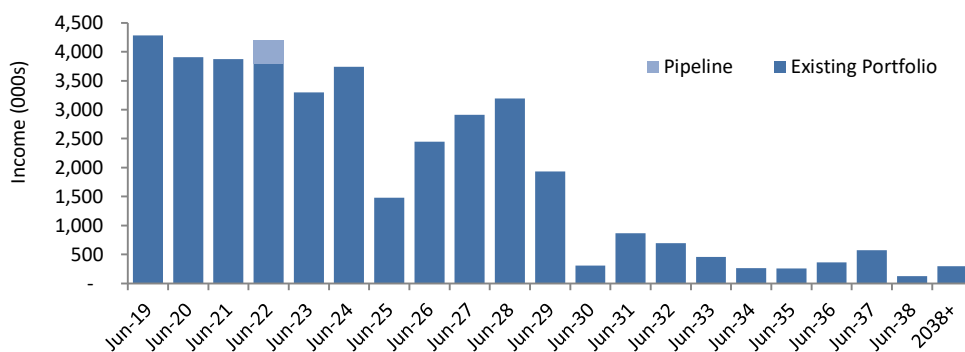
- Authorised and regulated by the FCA as an Alternative Investment Fund Manager (AIFM)
- Subsidiary of Mattioli Woods plc
 - £8.3 billion of assets under management or advice
- Experienced property management team
- Investing for 16 years; total property investments of over £0.5 billion

DIFFERENTIATION

Custodian REIT plc aims to identify 'value' in the UK commercial property market by focusing on sub-£10m regional properties where there is less competition from other funds. Custodian REIT targets a relatively high dividend, fully covered by earnings, secured against a good quality, diverse, regional portfolio with a broad range of robust tenants.

RECENT ACQUISITIONS (SINCE AUGUST 2016)

LOCATION	TENANT	SECTOR	PRICE	NIY
Salisbury	Parkwood Health & Fitness Limited	Other	£2,785,000	6.75%
Plymouth	Magnet Limited & B&M Bargains Limited	Retail	£5,525,000	6.79%
Livingston	A Share & Sons Limited t/a SCS	Industrial	£2,590,000	7.5%
Cardiff	Sportswift Limited t/a Card Factory & Specsavers Optical Superstores	Retail	£5,160,000	6.79%
Burton on Trent	Wickes, The Range & HSS Hire	Retail	£8,450,000	6.45%
Worcester	Superdrug Stores plc	Retail	£5,540,000	6.5%
Derby	VW Group UK Ltd sub let to Goodman Retail Ltd t/a Sytner	Retail	£5,115,000	6.28%
Carlisle	Asda, Halfords, Oak Furniture Land, Iceland, B & M and Poundland	Retail	£12,100,000	6.89%
Leicester	Matalan	Retail	£6,661,000	7.36%
Birmingham	Starbucks Coffee UK Limited (under development)	Retail	£1,750,000	6.43%
Gateshead	Worthington Armstrong (UK) Limited	Industrial	£3,900,000	6.73%
Bellshill	Yodel Delivery Network Limited	Industrial	£3,720,000	6.94%
Lincoln	Total Fitness Health Clubs Limited	Other	£4,300,000	7.64%

LEASE EXPIRY PROFILE


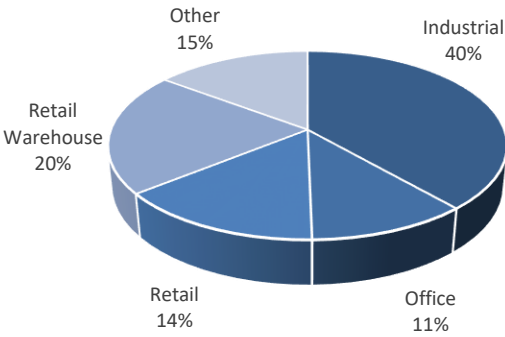
12 months to



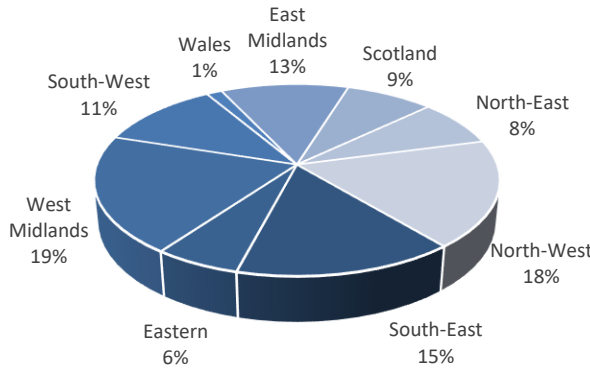
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REIT PLC

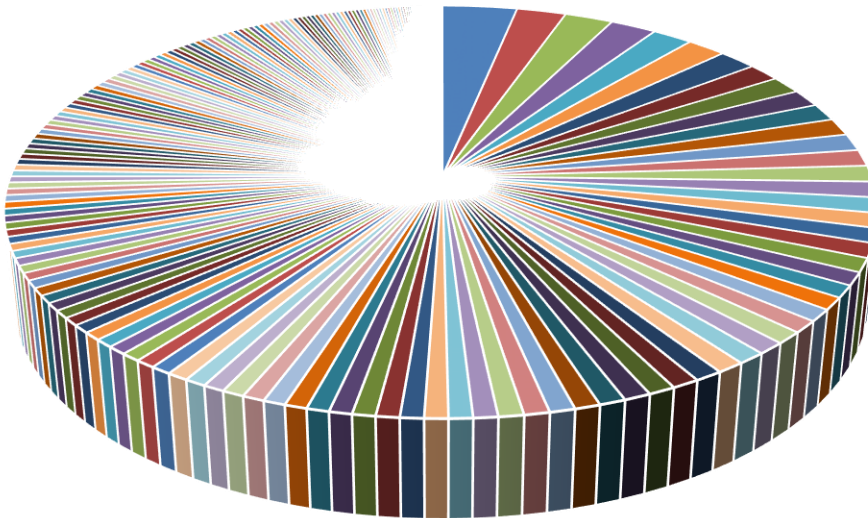
SECTOR SPLIT BY INCOME



REGIONAL SPLIT BY INCOME



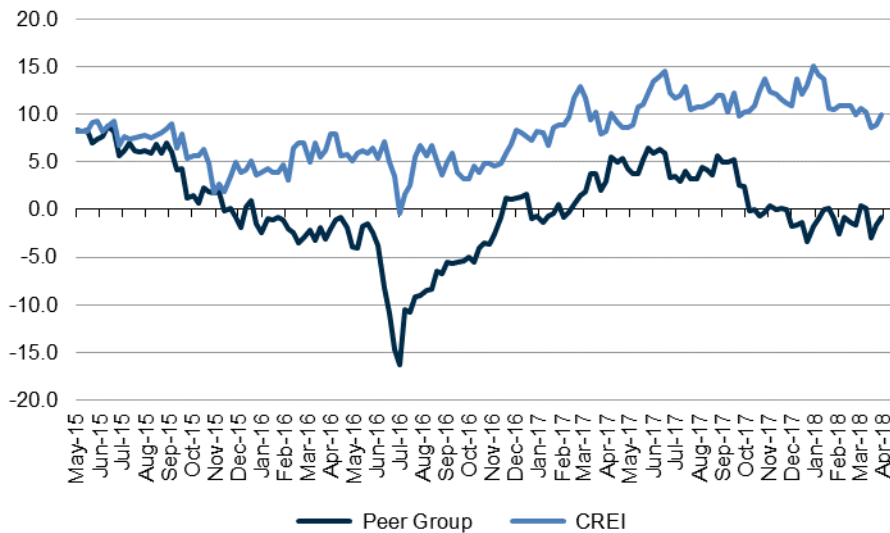
DIVERSE INCOME – TENANT SPLIT BY PERCENTAGE OF INCOME



TOP TEN TENANTS

B&M Bargains Limited	3.24%	Regus (Maidstone West Malling) Ltd	1.70%
Superdrug Stores plc	2.14%	First Title Ltd	1.67%
Wickes Building Supplies	2.09%	Teleperformance Ltd	1.43%
B&Q plc	2.01%	Homebase Ltd	1.39%
Benham (Specialist Cars) Ltd	1.75%	DHL Supply Chain Ltd	1.37%

SHARE PRICE VOLATILITY



CREI v Peer Group – premium and discount to NAV over 2 years. Source: Numis Research/Data Stream

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