

Market cap	£386.2m	Number of properties	155
Share price	81.4p	Number of tenancies	370
Net asset value	93.4p	Void rate	8.3%
Target dividend	6.0pps	Target gearing	25%
Dividend payments	Feb, May, Aug, Nov	Current gearing	29.2%
EPRA earnings per share	5.8 pps per annum	Ongoing charges ratio	1.2%
Fund Manager	Richard Shepherd-Cross MRICS	All figures as at 31 March 2024	



Performance to March 2024

	Qtr	1yr	3yr	5yr
NAV Total Return	1.9%	-0.1%	13.1%	13.8%
Income return	1.8%	5.8%	17.3%	26.6%
Capital return	0.1%	-5.9%	-4.3%	-12.8%
Share Price Total Return	-5.2%	-2.2%	7.1%	-1.2%
Income return	1.9%	6.5%	18.4%	25.6%
Capital return	-7.1%	-8.7%	-11.3%	-26.8%

Sector Weightings



Dividends

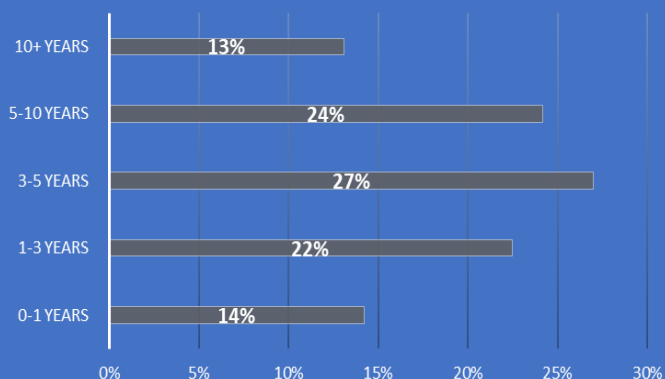
	Q1-24	Q2-24	Q3-24	Q4-24
Share price total return	1.375	1.375	1.375	1.675
Pence per share	1.375	1.375	1.375	1.675

Annualised 5.8 pence per share

Investment Strategy – Smaller Regional Property

- Diversified UK commercial property portfolio
- Income focused strategy
- High residual value, low obsolescence properties
- Smaller lot sizes
- Diverse tenants, region and sector mix
- Minimise cash drag

Income at Risk



About us

Custodian Property Income REIT plc was launched as a main-market-listed property investment company on the London Stock Exchange on 26 March 2014.

The Company aims to provide access to sub-institutional lot size, UK, commercial real estate in an institutional grade package in order to benefit from high, risk adjusted, income returns, from a diversified portfolio.

Custodian Capital Limited, the Investment Manager, is a subsidiary of Mattioli Woods plc and is authorised and regulated by the Financial Conduct Authority (FCA).

Environmental, Social and Governance (ESG)

The Company is committed to:

Seek to minimise pollution and comply with all relevant environmental legislation;

Gather and analyse data on our environmental performance across our property portfolio; and

Monitor environmental performance and achievements against targets for our properties as a commitment to continuous improvement.

Energy Performance Certificate



This document ('Document'), which relates to Custodian Property Income REIT Plc ('Custodian REIT'), has been issued and approved by Custodian Capital Limited (the 'Company'), a company authorised under the Financial Services and Markets Act 2000 and authorised and regulated by the Financial Conduct Authority. The Company is solely responsible for it and its contents. Estimated and target figures in this Document are based on unaudited information. Those figures and any other statements that are, or may be deemed forward-looking statements, which relate, inter alia, to Custodian REIT's proposed strategy, plans and objectives have not been subject to formal verification. They involve known and unknown risks, uncertainties and other important factors beyond the control of the Company or Custodian REIT that could cause the actual performance or achievements of Custodian REIT to be materially different from such forward-looking statements. They do not represent and should not be regarded as representing forecasts of the performance of Custodian REIT. Accordingly, you should not rely on any forward-looking statements and the Company accepts no obligation to disseminate any updates or revisions to such forward-looking statements. Custodian REIT shares are intended to be admitted to trading on a public stock market and, as a result, the price at which shares will be tradable will vary according to market conditions and may not reflect their net asset value. No undertaking, representation, warranty or other assurance is given, and none should be implied, and no reliance should be placed on the accuracy, completeness or fairness of the information or opinions contained in this Document. The information contained in this Document is subject to completion, alteration and verification and has not been verified by the Company. Save in the case of fraud, no liability is or will be accepted for such information by the Company, Custodian REIT or any of their respective directors, officers, employees, agents or advisers or any other person. This Document is an advertisement and does not constitute a prospectus and does not constitute, or form part of, any offer of, or invitation to apply for, securities; neither shall it, nor the fact of its distribution, form the basis of or be relied upon in connection with any contract or commitment to acquire any securities. Copies of the prospectus of Custodian REIT, if published, will be available from the registered office of Custodian REIT. Recipients of the information contained within this Document who are considering acquiring shares in the Custodian REIT are reminded that any such purchase or subscription must be made only on the basis of the information contained in the prospectus relating to the Custodian REIT in its final form, which may be different from the information contained in this Document. No reliance may be placed, for any purposes whatsoever, on the information contained in this Document or on its completeness, and this Document should not be considered a recommendation by the Company or Custodian REIT or any of their respective directors, officers, employees, agents or advisers in connection with any purchase of or subscription for securities of Custodian REIT. The distribution of the Document in jurisdictions other than the United Kingdom may be restricted by law and therefore, persons into whose possession the Document may come should inform themselves about and observe any such restrictions. In particular, neither this Document nor any copy of it may be (i) taken or transmitted into the United States of America, (ii) distributed, directly or indirectly, in the United States of America or to any US person (within the meaning of regulations made under the Securities Act 1933, as amended), (iii) taken or transmitted into or distributed in Canada, Australia, the Republic of Ireland or the Republic of South Africa or to any resident thereof, or (iv) taken or transmitted into or distributed in Japan or to any resident thereof. Any failure to comply with these restrictions may constitute a violation of the securities law of such jurisdictions. By receiving the Document, you agree to be bound by the restrictions in this disclaimer. **The value of investments and the income from them can go down as well as up and you may not get back the amount you invested. Past performance is not a guide to the future.** If you have any issues with this document, please contact Custodian Capital Limited.

Fund Manager's comment

Richard Shepherd-Cross:

2024 began with greater confidence in the market than at the close of 2023. Much of this confidence was rooted in an expectation of falling interest rates and an acknowledgement that, in many sectors of the property market, valuations had adjusted sufficiently to reflect investor sentiment. However, the early part of the year witnessed an increase in the five-year swap rate, and a hiatus in the improving inflation statistics. These factors may have delayed a recovery, but a recovery is still expected later this year as inflation settles and interest rate decreases follow. We expect transactional activity to increase as the recovery takes hold.

Core statistics from the Company's portfolio tell a more promising story for the Quarter than investment market sentiment might suggest. Over the year to 31 March 2024, on a like-for-like basis, the portfolio's rent roll has grown by 5.6% and the estimated rental value has grown by 3.6%. Occupancy rates increased from 90% to 92% by the year end, and post year end have improved still further to 93%. This points to the strength in occupational markets and a greater level of confidence from tenants than from investors. These strongly positive numbers are set against a portfolio valuation which fell modestly, on a like-for-like basis by 4.0% but was flat for the Quarter. Perhaps this prefaces a turning point in market sentiment.

Rising rents and falling vacancy rates are supporting the increase in target dividend to 6.0 pps.

Gearing

LTV	29.2%
76% of facilities fixed rate	
24% revolving credit facility	
Weighted average cost of debt	4.1%
Weighted average unexpired term of fixed debt	6.0 years