Custodian Property Income REIT

Q227 update

Rental growth reinforces income-led returns

Real estate

17 November 2026

Custodian Property Income REIT (CREI) generated a further 1.8% NAV total return in the three months to 30 September 2026 (Q227), taking the H127 return to 3.6%. The quarterly return comprised the 1.5p DPS paid and a 0.3p increase in NAV per share to 100.3p. EPRA EPS of 1.5p again fully covered the 1.5p DPS, consistent with CREI's FY27 target DPS of at least 6.0p, fully covered. Fund manager Richard Shepherd-Cross sees continuing rental growth as evidence of real estate's inflation-hedging characteristics.

Year end	Net rental income (£m)	EPRA earnings (£m)	EPRA EPS (p)	NAV/share (£)	DPS (p)	Yield (%)	P/NAV (x)
3/25	39.5	26.8	6.1	0.96	6.00	7.1	0.88
3/26	42.0	29.0	6.3	1.00	6.00	7.1	0.85
3/27e	45.4	30.7	6.3	1.01	6.00	7.1	0.84
3/28e	46.0	31.2	6.4	1.03	6.00	7.1	0.82

Note: EPRA earnings excludes revaluation gains/losses and other exceptional items. NAV is defined as EPRA net tangible assets (EPRA NTA) throughout this report.

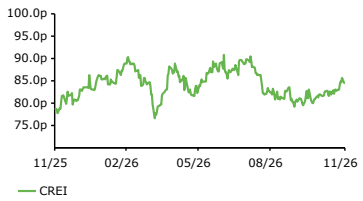
Occupier demand has remained robust and rents continue to increase. Like-for-like estimated rental value (ERV) increased by 0.7% in Q227 (H127: 1.7%), led by industrial assets. Rent reviews were at an average 32% uplift to previous passing rents (Q127: 16%), while new leases and lease re-gears were agreed at premiums to ERV of 14% and 12%, respectively. Occupancy edged up to 92.2%. At £56.4m, ERV remains c 15% above passing rent of £49.1m, providing significant income growth potential. Shepherd-Cross attributes rental growth to positive supply and demand conditions, a key factor of which is limited new supply, in part determined by the impact of inflation on construction costs, wages and prices. In his view, this demonstrates real estate's inflation-hedging characteristics, with attractive current dividend yields, rental growth helping to protect the real value of shareholders' investment and potential capital upside as markets recover.

Portfolio valuations increased by 0.3% on a like-for-like basis in Q227, despite a £1.4m write-down at an industrial property in Winsford following the tenant's administration. CREI expects to achieve a higher rent following refurbishment and re-letting. Non-core disposals totalled £0.9m during Q2 and £4.35m since the quarter end, the latter at premiums to valuation. Net loan-to-value (LTV) remained moderate at 26.6%, with borrowing costs unchanged at 4.1%. CREI has repurchased c 7.0m shares for c £5.6m since July 2025, with c £1.4m remaining under its £7m buyback programme. Recent purchases have been at discounts of around 17–18% to dividend-adjusted NAV.

Complementing organic growth, CREI continues to seek opportunities to build scale through acquisitions of privately held portfolios. The post-quarter £11m Lincoln acquisition, primarily funded by issuing shares on an adjusted NAV-for-NAV basis (see our recent flash note), is the fourth transaction of this type in 18 months. Together, these have added 48 properties valued at c £75m and £5.8m of annualised rent, while offering private owners solutions to liquidity, succession and tax planning issues. CREI shares offer a fully covered 7.1% dividend yield and trade at a c 16% discount to NAV. H1 performance is broadly in line with our forecasts, which we will review following publication of the half-year report expected in December.

Price	**84.70p**
Market cap	**£414m**
Net (debt) at 30 September 2026 (excluding restricted cash)	£(179.3)m
Shares in issue (excludes 10.5m shares issued for Lincoln, which are expected to be admitted to trading before 30 November)	488.8m
Code	CREI
Primary exchange	LSE
Secondary exchange	N/A

Share price performance



Business description

Custodian Property Income REIT is a London Main Market-listed REIT focused on commercial property in the UK outside London. It is income-focused, with a commitment to pay a high but sustainable and covered dividend.

Analyst

Martyn King +44 (0)20 3077 5700

financials@edisongroup.com

Edison profile page

Custodian Property Income REIT is a research client of Edison Investment Research Limited

General disclaimer and copyright

This report has been commissioned by Custodian Property Income REIT and prepared and issued by Edison, in consideration of a fee payable by Custodian Property Income REIT. Edison Investment Research standard fees are £60,000 pa for the production and broad dissemination of a detailed note (Outlook) following by regular (typically quarterly) update notes. Fees are paid upfront in cash without recourse. Edison may seek additional fees for the provision of roadshows and related IR services for the client but does not get remunerated for any investment banking services. We never take payment in stock, options or warrants for any of our services.

Accuracy of content: All information used in the publication of this report has been compiled from publicly available sources that are believed to be reliable, however we do not guarantee the accuracy or completeness of this report and have not sought for this information to be independently verified. Opinions contained in this report represent those of the research department of Edison at the time of publication. Forward-looking information or statements in this report contain information that is based on assumptions, forecasts of future results, estimates of amounts not yet determinable, and therefore involve known and unknown risks, uncertainties and other factors which may cause the actual results, performance or achievements of their subject matter to be materially different from current expectations.

Exclusion of Liability: To the fullest extent allowed by law, Edison shall not be liable for any direct, indirect or consequential losses, loss of profits, damages, costs or expenses incurred or suffered by you arising out or in connection with the access to, use of or reliance on any information contained on this note.

No personalised advice: The information that we provide should not be construed in any manner whatsoever as, personalised advice. Also, the information provided by us should not be construed by any subscriber or prospective subscriber as Edison's solicitation to effect, or attempt to effect, any transaction in a security. The securities described in the report may not be eligible for sale in all jurisdictions or to certain categories of investors.

Investment in securities mentioned: Edison has a restrictive policy relating to personal dealing and conflicts of interest. Edison Group does not conduct any investment business and, accordingly, does not itself hold any positions in the securities mentioned in this report. However, the respective directors, officers, employees and contractors of Edison may have a position in any or related securities mentioned in this report, subject to Edison's policies on personal dealing and conflicts of interest.

Copyright 2026 Edison Investment Research Limited (Edison).

Australia

Edison Investment Research Pty Ltd (Edison AU) is the Australian subsidiary of Edison. Edison AU is a Corporate Authorised Representative (1252501) of Crown Wealth Group Pty Ltd who holds an Australian Financial Services Licence (Number: 494274). This research is issued in Australia by Edison AU and any access to it, is intended only for "wholesale clients" within the meaning of the Corporations Act 2001 of Australia. Any advice given by Edison AU is general advice only and does not take into account your personal circumstances, needs or objectives. You should, before acting on this advice, consider the appropriateness of the advice, having regard to your objectives, financial situation and needs. If our advice relates to the acquisition, or possible acquisition, of a particular financial product you should read any relevant Product Disclosure Statement or like instrument.

New Zealand

The research in this document is intended for New Zealand resident professional financial advisers or brokers (for use in their roles as financial advisers or brokers) and habitual investors who are "wholesale clients" for the purpose of the Financial Advisers Act 2008 (FAA) (as described in sections 5(c) (1)(a), (b) and (c) of the FAA). This is not a solicitation or inducement to buy, sell, subscribe, or underwrite any securities mentioned or in the topic of this document. For the purpose of the FAA, the content of this report is of a general nature, is intended as a source of general information only and is not intended to constitute a recommendation or opinion in relation to acquiring or disposing (including refraining from acquiring or disposing) of securities. The distribution of this document is not a "personalised service" and, to the extent that it contains any financial advice, is intended only as a "class service" provided by Edison within the meaning of the FAA (i.e. without taking into account the particular financial situation or goals of any person). As such, it should not be relied upon in making an investment decision.

United Kingdom

This document is prepared and provided by Edison for information purposes only and should not be construed as an offer or sol icitation for investment in any securities mentioned or in the topic of this document. A marketing communication under FCA Rules, this document has not been prepared in accordance with the legal requirements designed to promote the independence of investment research and is not subject to any prohibition on dealing ahead of the dissemination of investment research.

This Communication is being distributed in the United Kingdom and is directed only at (i) persons having professional experience in matters relating to investments, i.e. investment professionals within the meaning of Article 19(5) of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005, as amended (the "FPO") (ii) high net-worth companies, unincorporated associations or other bodies within the meaning of Article 49 of the FPO and (iii) persons to whom it is otherwise lawful to distribute it. The investment or investment activity to which this document relates is available only to such persons. It is not intended that this document be distributed or passed on, directly or indirectly, to any other class of persons and in any event and under no circumstances should persons of any other description rely on or act upon the contents of this document.

This Communication is being supplied to you solely for your information and may not be reproduced by, further distributed to or published in whole or in part by, any other person.

United States

Edison relies upon the "publishers' exclusion" from the definition of investment adviser under Section 202(a)(11) of the Investment Advisers Act of 1940 and corresponding state securities laws. This report is a bona fide publication of general and regular circulation offering impersonal investment-related advice, not tailored to a specific investment portfolio or the needs of current and/or prospective subscribers. As such, Edison does not offer or provide personal advice and the research provided is for informational purposes only. No mention of a particular security in this report constitutes a recommendation to buy, sell or hold that or any security, or that any particular security, portfolio of securities, transaction or investment strategy is suitable for any specific person.

London | New York | Frankfurt
20 Red Lion Street
London, WC1R 4PS
United Kingdom