# Regional REIT

## Steady strategic progress

Q3 trading update

Real estate

13 November 2026

**Regional REIT (RGL) made further progress in Q326 with its ongoing portfolio repositioning strategy, reducing borrowings through additional disposals and enhancing overall portfolio quality. Leasing conditions remain challenging, with occupier decisions taking longer, although rents achieved on completed transactions continue to demonstrate demand for good-quality office space. The company continues to target a fully covered FY26 dividend of 8.0p per share, and we make no changes to our forecasts.**

| Year end | EPRA earnings (£m) | EPRA EPS (p) | NAV/share (£) | DPS (p) | Yield (%) | P/NAV (x) |
|---|---|---|---|---|---|---|
| 12/25e | 19.1 | 11.8 | 1.94 | 10.00 | 11.4 | 0.45 |
| 12/26e | 14.9 | 9.2 | 1.90 | 8.00 | 9.1 | 0.46 |
| 12/27e | 15.0 | 9.2 | 1.94 | 8.20 | 9.4 | 0.45 |
| 12/28e | 15.2 | 9.4 | 1.99 | 8.40 | 9.6 | 0.44 |

Note: EPRA earnings exclude property revaluation movements and non-recurring items. NAV is EPRA net tangible assets per share.

## Improving portfolio quality and reducing debt

RGL completed £8.9m (before costs) of property disposals during Q3, with a further £1.7m since the period end, taking year-to-date disposals to £32.2m. The company has not updated previous guidance of at least £55m for the year, which is reflected in our forecasts and implies a further c £23m by year-end. For the nine months, disposals were at an average 11.0% discount to pre-sale valuations (H126: 5.7%).

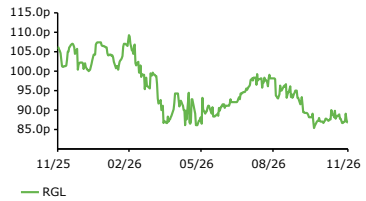
Leasing activity continues to demonstrate occupier demand for good-quality space, although the conversion of interest into completed lettings remains slow. In our recent executive interview, CEO Stephen Inglis commented that lettings now typically take nine to 15 months from initial viewing, versus six to nine months before the COVID-19 pandemic. In the first nine months, 26 new lettings generated £2.0m of annualised rent, with little change during Q3. The company also completed 41 lease renewals, securing £2.4m of annualised rent at 5.6% above estimated rental value (ERV), with tenant retention of 71.8%. Portfolio quality continues to improve, with 61.9% now rated EPC B or better (including exempt properties), compared with 61.2% at H126 and 60.0% at end-FY25. Annualised rent roll declined by £1.2m during Q3 to £47.2m, reflecting disposals and leasing movements. Nevertheless, the company estimates that completed disposals will enhance annual earnings by c £1.4m, reflecting savings in non-recoverable property costs and finance expenses. EPRA occupancy was broadly stable at 74.1% versus 74.3% at end-June.

Gross borrowings reduced by £11m during Q3 to £233m, taking the year-to-date reduction to £33m. Adjusted for £34m of cash, net loan-to-value (LTV) was 38.5% (H126: 38.5%). The average cost of borrowing increased to 4.1% from 3.4% at H126, reflecting the August replacement of low-cost interest rate hedges at higher market rates, with 97.1% of borrowings fixed or hedged. Discussions to refinance the £104m facility maturing in December 2027 are progressing, with completion targeted well ahead of maturity.

We leave our forecasts unchanged, including FY26e EPRA EPS of 9.2p and DPS of 8.0p. At 87.5p, the shares offer a prospective dividend yield of 9.1% and trade at a c 54% discount to H126 EPRA NTA. Progress in capturing the significant embedded net rental income potential remains the key driver of longer-term upside.

| | |
|---|---|
| **Price** | **87.50p** |
| **Market cap** | **£142m** |
| Net cash/(debt) at 30 September 2026 | £(198.9)m |
| Shares in issue | 162.1m |
| Free float | 75.5% |
| Code | RGL |
| Primary exchange | LSE |
| Secondary exchange | N/A |

### Share price performance




### Business description

Regional REIT is focused on office assets in the regional centres of the UK, outside the M25, highly diversified by property, tenants and the underlying industry exposure of those tenants. It is actively managed with a strong focus on income.

### Analyst


Martyn King +44 (0)20 3077 5700

financials@edisongroup.com

Edison profile page



***Regional REIT is a research client of Edison Investment Research Limited***

## General disclaimer and copyright

This report has been commissioned by Regional REIT and prepared and issued by Edison, in consideration of a fee payable by Regional 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