



PALACE CAPITAL plc

Palace Capital is a property investment company that focuses on commercial real estate outside London.

Our strategy is to build a diversified portfolio with sector leading income & capital returns, through opportunistic corporate and direct property acquisitions and value added asset management.



ACTIVE ASSET MANAGEMENT

We enhance income returns and reduce vacant costs



STRATEGIC CAPEX & DEVELOPMENT

We generate income and capital growth through refurbishment and development initiatives



ENTREPRENEURIAL & OPPORTUNISTIC ACQUISITIONS

We make corporate and direct property acquisitions



PROGRESSIVE DIVIDEND POLICY & SECTOR LEADING RETURNS

Dividend yield > 5%



NEIL SINCLAIR
Chief Executive
Chartered Surveyor



STEPHEN SILVESTER
Finance Director
Chartered Accountant



RICHARD STARR
Executive Director
Chartered Surveyor



KEY FACTS AND FIGURES*

£183.3m

Net Asset Value

£8.5m

Recurring Profit Before Tax

19.0p

Dividend/share

30%

Loan to Value

£276.7m

Property Portfolio

415p

EPRA NAV/Share

£17.9m

Contractual Rental Income

90%

Occupancy

5.3years

Weighted Average
Unexpired Lease Term

60

Commercial Properties

* Annual results, YE 31 March 2018

FINANCIAL TRACK RECORD

	FY15	FY16	FY17	FY18
Property Portfolio	£102.8m	£173.4m	£183.2m	£276.7m
Net Assets	£80.0m	£106.8m	£109.6m	£183.3m
Recurring earnings	£4.8m	£5.6m	£6.7m	£8.5m
Dividend per share	13.0p	16.0p	18.5p	19.0p

COMMERCIAL PROPERTY LOCATIONS



OFFICE

Number of properties

32



INDUSTRIAL

Number of properties

13



LEISURE

Number of properties

2



RETAIL

Number of properties

11



RETAIL WAREHOUSE

Number of properties

2

