



SIR Royalty Income Fund (SIRZF)

Updated July 5th, 2025 by Ian Bezek

Key Metrics

Current Price:	\$9.90	5 Year CAGR Estimate:	9.1%	Market Cap:	\$93 M
Fair Value Price:	\$9.80	5 Year Growth Estimate:	2.0%	Ex-Dividend Date:	07/18/25 ¹
% Fair Value:	101%	5 Year Valuation Multiple Estimate:	-0.2%	Dividend Payment Date:	07/30/25 ¹
Dividend Yield:	8.5%	5 Year Price Target	\$10.82	Years Of Dividend Growth:	0
Dividend Risk Score:	F	Sector:	Consumer Discretionary	Rating:	Sell

Overview & Current Events

SIR Royalty Income Fund is a Canadian entity which collects and distributes a dividend stream based on royalties earned from the Jack Astor's, Scaddabush, Reds Square One, and Loose Moose Tap & Grill restaurant brands. SIR is short for Service Inspired Restaurants. The parent SIR Corp. retains about 16% ownership of the royalty income fund, helping align its interests with shareholders. Shares are dual-listed in Canada under the ticker "SRV.UN" and the U.S. with the over-the-counter ticker "SIRZF". The company's base reporting currency is Canadian Dollars, but this report will use U.S. Dollar figures except when otherwise noted.

SIR Royalty has claims on the royalties of 52 restaurants locations as of Jan. 1st, 2025. 45 of these restaurants are found within the province of Ontario; the company is heavily reliant on the Greater Toronto Metro area for its business. The majority of the company's total locations are for Jack Astor's, which is a bar and grill concept. Scaddabush, an Italian chain, is the other significant driver of SIR's revenues. The company had 58 restaurants within the royalty pool prior to the pandemic. However, the pandemic hit SIR hard as its restaurants were not designed for delivery-based sales and suffered from the prolonged absence of significant in-person store traffic. However, after years of retrenchment, SIR returned to growth in 2024, rebounding from 49 restaurants in 2023 back up to 52 last year.

On June 18th, the company reported its fiscal Q3 2025 results. Revenues rose 4.5% to \$64.8 million Canadian Dollars year-over-year. However, all of that growth was from new restaurant openings, as same-store sales slipped 1.4%. Scaddabush led the way with a 3.4% same-store sales growth figure this period, though the company's larger Jack Astor's brand saw sales slide 2.4%. We are modeling flat results for 2025 given Canada's weak macroeconomic outlook.

Growth on a Per-Share Basis

Year	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2030
EPS	\$0.82	\$0.64	\$0.74	\$0.45	\$1.09	-\$4.10	\$0.45	\$3.50	\$1.60	\$0.98	\$0.98	\$1.08
DPS	\$0.83	\$0.86	\$0.60	\$0.90	\$0.93	\$0.14	\$0.39	\$0.81	\$0.85	\$0.80	\$0.84	\$0.93
Shares	10	10	10	8	11	8	10	10	10	9	9	9

SIR Royalty Income has had an uneven earnings per share profile over the past decade. The company recorded a massive EPS loss in 2020 as it recognized a non-cash accounting impairment value on its brands related to the plunge in revenues during the pandemic. A partial reversing of this impairment charge along with benefits from governmental assistance programs led to outsized reported EPS in 2022 and 2023. Stripping out these one-off factors, SIR Royalty's actual annualized core earnings per share power has risen from 82 cents in 2015 to roughly \$1 per share today. We expect approximately 2% EPS growth going forward, primarily driven by incremental store growth. Notably, total revenues within the royalty pool in 2024 remained 15% below pre-pandemic levels, showing the firm's limited pricing power.

The firm's dividend per share is \$.095 per share per month in Canadian Dollars. This equates to C\$1.14 annually or approximately \$0.84 for U.S. Dollar-based investors. The firm's monthly dividend had peaked at \$.105 per share per month in Canadian Dollars prior to the pandemic. The dividend was temporarily suspended in 2020.

¹ Estimated Date.

Disclosure: This analyst has no position in the security discussed in this research report, and no plans to initiate one in the next 72 hours.



SIR Royalty Income Fund (SIRZF)

Updated July 5th, 2025 by Ian Bezek

Valuation Analysis

Year	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Now	2030
Avg. P/E	11.8	13.2	12.5	23.5	5.4	--	19.7	3.1	7.1	10.0	10.1	10.0
Avg. Yld.	9.1%	8.3%	6.2%	6.7%	9.8%	28.0%	8.5%	7.4%	6.6%	8.1%	8.5%	8.6%

SIR Royalty has averaged an 11.8x P/E ratio over the past decade and 10x over the past five years. We believe 10x is fair given the firm's small size, geographic concentration, and limited growth prospects. Therefore, we find that shares are fairly valued today. The current 8.5% dividend yield is in-line with the firm's historic median yield.

Safety, Quality, Competitive Advantage, & Recession Resiliency

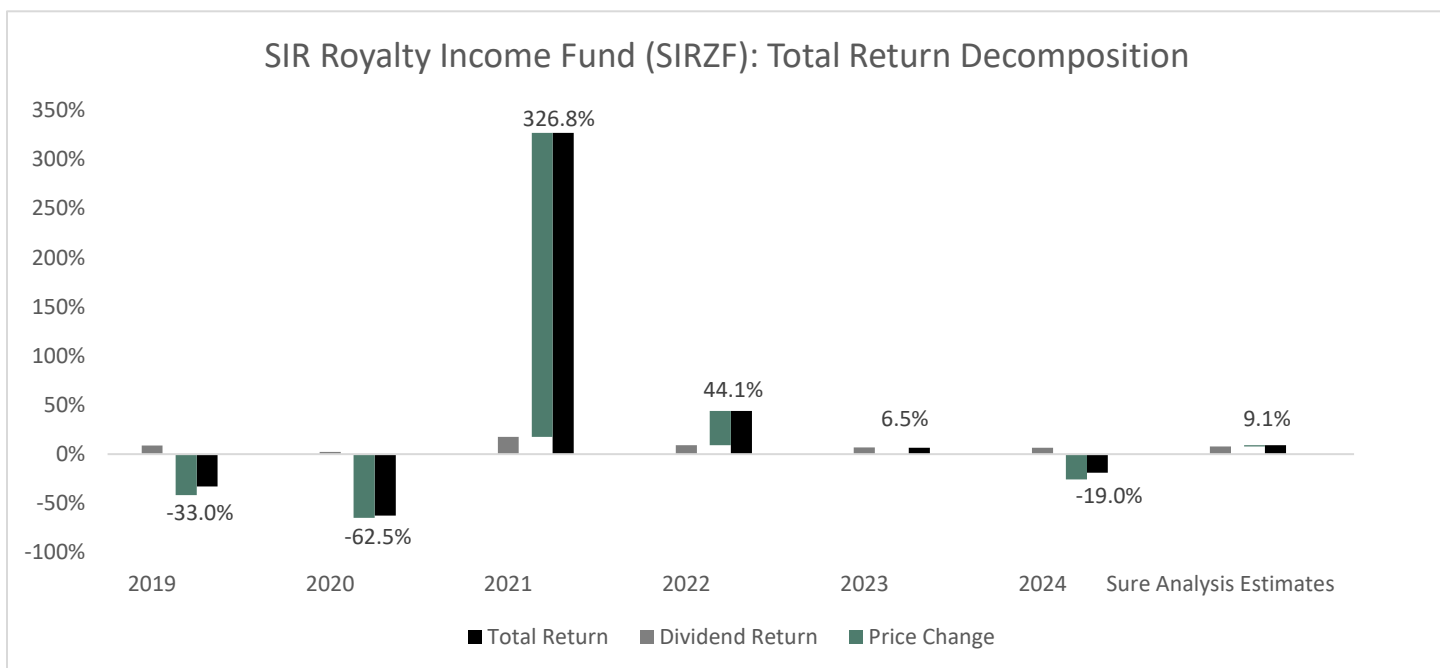
Year	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2030
Payout	101%	134%	81%	200%	85%	--	87%	23%	53%	82%	86%	86%

SIR Royalty pays out almost all of its cash flows as dividends. This can sometimes diverge from reported earnings per share, such as during the pandemic period when the company had large non-cash earnings items. Regardless, we expect an average payout ratio of greater than 80% over the long-term. SIR Royalty's brands are fairly small and the company's business is highly concentrated within the province of Ontario. Additionally, the company is more reliant on sit-down patrons, which can be a risk during periods such as 2020 when demand for food was primarily through delivery channels. Average check size is higher at SIR Royalty than some other Canadian restaurant concepts, which implies more risk during a recession as consumers potentially trade down to cheaper alternatives.

Final Thoughts & Recommendation

SIR Royalty Income Fund appears to have reasonable forward returns from here. We estimate 9.1% annualized, based primarily on the high dividend yield along with a bit of earnings per share growth potential. However, there are considerable risks here including limited geographic reach, relatively weak consumer brands, and worsening macroeconomic conditions within Canada. SIR Royalty's lack of a consistent dividend growth track record and the risk to dividend sustainability going forward pushes the stock to a sell rating today.

Total Return Breakdown by Year



Disclosure: This analyst has no position in the security discussed in this research report, and no plans to initiate one in the next 72 hours.



SIR Royalty Income Fund (SIRZF)

Updated July 5th, 2025 by Ian Bezek

Income Statement Metrics

Year	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Revenue	9	10	11	6	13	(32)	6	38	17	12
Net Profit	7	7	8	4	10	(33)	4	34	14	9
Net Margin	71.2%	69.7%	69.8%	64.0%	75.3%	103.0%	68.9%	90.7%	81.9%	74.4%
Free Cash Flow	7	7	8	8	8	2	5	9	6	7
Income Tax	2	3	3	2	3	1	1	3	3	3

Balance Sheet Metrics

Year	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Total Assets	61	71	76	67	72	38	39	61	69	66
Cash & Equivalents	0	0	0	0	0	0	1	2	0	1
Total Liabilities	4	4	4	4	4	5	5	5	4	4
Accounts Payable	0	0	0	0	0	0	0	0	0	0
Long-Term Debt	-	-	-	-	-	-	-	-	-	-
Shareholder's Equity	57	67	72	64	68	33	33	56	64	61
LTD/E Ratio	-	-	-	-	-	-	-	-	-	-

Profitability & Per Share Metrics

Year	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Return on Assets	10.1%	10.2%	10.4%	5.5%	13.7%	-59.6%	10.2%	68.2%	21.8%	13.1%
Return on Equity	10.7%	10.8%	10.9%	5.8%	14.5%	-64.7%	11.7%	76.2%	23.5%	14.0%
ROIC	10.7%	10.8%	10.9%	5.8%	14.5%	-64.7%	11.7%	76.2%	23.5%	14.0%
Shares Out.	10	10	10	8	11	8	10	10	10	9
Revenue/Share	0.94	0.92	1.05	0.74	1.19	(3.81)	0.55	3.89	1.80	1.26
FCF/Share	0.69	0.63	0.73	0.92	0.72	0.20	0.49	0.92	0.62	0.79

Note: All figures in millions of U.S. Dollars unless per share or indicated otherwise.

Disclaimer

Nothing presented herein is, or is intended to constitute, specific investment advice. Nothing in this research report should be construed as a recommendation to follow any investment strategy or allocation. Any forward-looking statements or forecasts are based on assumptions and actual results are expected to vary from any such statements or forecasts. No reliance should be placed on any such statements or forecasts when making any investment decision. While Sure Dividend has used reasonable efforts to obtain information from reliable sources, we make no representations or warranties as to the accuracy, reliability or completeness of third-party information presented herein. No guarantee of investment performance is being provided and no inference to the contrary should be made. There is a risk of loss from an investment in marketable securities. Past performance is not a guarantee of future performance.