



# Gaming and Leisure Properties Inc. (GLPI)

Updated November 5<sup>th</sup>, 2025 by Samuel Smith

## Key Metrics

<b>Current Price:</b>	\$44.2	<b>5 Year CAGR Estimate:</b>	12.8%	<b>Market Cap:</b>	\$13.1 B
<b>Fair Value Price:</b>	\$54.2	<b>5 Year Growth Estimate:</b>	3.3%	<b>Ex-Dividend Date:</b>	12/12/25 <sup>1</sup>
<b>% Fair Value:</b>	82%	<b>5 Year Valuation Multiple Estimate:</b>	4.2%	<b>Dividend Payment Date:</b>	12/26/25 <sup>2</sup>
<b>Dividend Yield:</b>	7.1%	<b>5 Year Price Target</b>	\$64	<b>Years Of Dividend Growth:</b>	12
<b>Dividend Risk Score:</b>	F	<b>Sector:</b>	Real Estate	<b>Rating:</b>	Hold

## Overview & Current Events

Gaming and Leisure Properties Inc. (GLPI) is a Pennsylvania real estate investment trust (REIT) that was incorporated in February of 2013 as a wholly owned subsidiary of Penn National Gaming. GLP's primary business practice consists of acquiring, financing, and owning property to be leased to gaming operators in triple net lease agreements, which means the tenant is responsible for all real estate taxes, building insurance, and maintenance. GLP's portfolio spans across numerous states and consists of dozens of geographically diverse gaming and related facilities.

On October 30, 2025, Gaming and Leisure Properties, Inc. reported third-quarter 2025 results, including the declaration of a \$0.78 per share cash dividend, up from \$0.76 in the prior year. The REIT reiterated its strong financial foundation, citing growth in contractual escalators and percentage rent adjustments from its portfolio of casino real-estate leases, although specific revenue, AFFO or net income figures for Q3 were not detailed in the release. Management highlighted that the stabilized cash flows from its gaming-operator tenants and ongoing development of landside casino-hotel conversions will support future growth and distributions. The company also emphasized that as of quarter-end, its capital deployment strategy remains focused on high-yield sale-leaseback transactions, selective acquisitions, and the funding of major development projects such as the flagship Chicago casino resort in partnership with a major operator. With the dividend maintained and increased, the board confirmed its commitment to shareholder returns while retaining flexibility to allocate capital toward accretive opportunities in the gaming-real-estate sector. Management acknowledged some macro and industry-specific risks—including regulatory delays, cost inflation in construction, and the discretionary nature of gaming revenues—but remained confident in the long-term earnings visibility embedded in its triple-net lease structure. Overall, the quarter underscored the company's role as a structurally advantaged real-estate vehicle in the gaming industry, delivering predictable cash flows and distribution growth despite limited explicit quarterly detail in the announcement.

## Growth on a Per-Share Basis

Year	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2030
<b>AFFO/S</b>	\$1.84	\$2.03	\$2.13	\$2.15	\$2.32	\$3.45	\$3.44	\$3.55	\$3.69	\$3.77	<b>\$3.87</b>	<b>\$4.55</b>
<b>DPS</b>	\$1.47	\$1.57	\$1.69	\$1.74	\$1.85	\$2.50	\$2.66	\$2.82	\$2.90	\$3.04	<b>\$3.12</b>	<b>\$3.65</b>
<b>Shares<sup>3</sup></b>	116.7	207.8	213.2	214.6	215.1	232.8	247.5	262.4	271.5	274.8	<b>283.0</b>	<b>275</b>

We used funds from operations per share (FFO/S) as GLPI's primary growth metric instead of the typical EPS. We used FFO/S because it more accurately depicts the performance of REITs over time. GLPI is a slow and steady grower given its status as an entertainment triple net lease real estate investment trust. As a result, we expect AFFO per share to grow at a 3.3% CAGR over the next half-decade.

<sup>1</sup> Estimate

<sup>2</sup> Estimate

<sup>3</sup> In Millions

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.



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## Valuation Analysis

Year	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Now	2030
P/FFO	14.7	14.4	16.3	14.9	14.2	13.1	14.4	14.2	11.9	13.4	<b>11.4</b>	<b>14.0</b>
Avg. Yld.	5.4%	5.4%	4.9%	5.4%	5.6%	5.5%	5.4%	5.6%	6.7%	6.0%	<b>7.1%</b>	<b>5.7%</b>

GLPI's average price to funds from operations ratio (P/FFO) has gyrated around 14 over much of its history and we think this remains a good estimate of fair value as the economy is rapidly re-opening and we expect consumer behavior to remain mostly unchanged moving forward and interest rates are at historic lows. As a result, GLPI is undervalued at current prices, and we, therefore, expect multiple expansion to serve as a tailwind to total returns over the next half-decade.

## Safety, Quality, Competitive Advantage, & Recession Resiliency

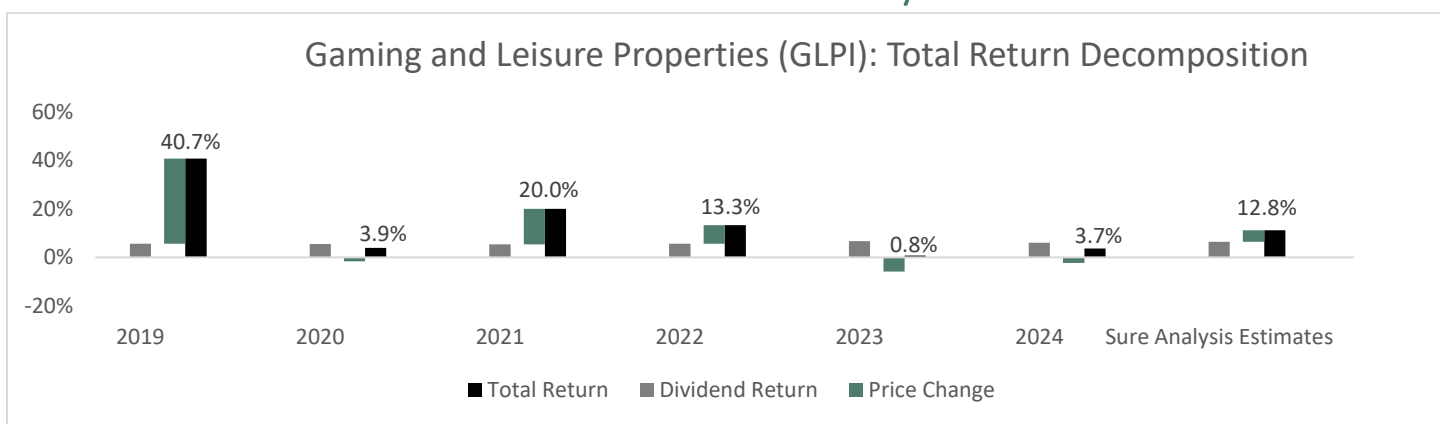
Year	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2030
Payout	80%	77%	79%	81%	80%	72%	77%	79%	79%	81%	<b>81%</b>	<b>80%</b>

A risk for GLPI is that currently, the trust has very high exposure to its largest tenant, Penn National Gaming, Inc. (Penn). GLPI acquired Penn following the Penn-Pinnacle merger in October of 2018. Penn is currently leasing 32 of GLPI's total 44 properties. If Penn is ever unable to meet its lease obligations under its triple-net lease, GLPI will be adversely affected by the significant decrease in its rental income. Another risk that GLPI has is that the gaming industry is characterized by an increasing number of gaming facilities with an increasingly high degree of competition among a large number of participants. GLPI has not been around for a recession, but it operates in the gaming industry and would very likely be adversely affected by a recession. In a recession, consumers would be less likely to spend disposable income at gaming institutions since the amount of disposable income the average household has decreased during recessions. A couple more risks that could arise for GLPI in a recession are: it will be more difficult for the trust to dispose of certain types of real estate if needed, and the costs of holding its investments could increase significantly. This security's high payout ratio prior to 2020 resulted in it needing to cut its dividend when the COVID-19 outbreak temporarily shuttered the gaming industry and threw its business model into turmoil. While GLPI has since recovered and has a brighter outlook moving forward, the trust's inability to sustain its dividend through a crisis is a strike against the reliability of its income stream.

## Final Thoughts & Recommendation

Overall, we expect total annualized returns of 12.8% as growth will likely be solid but not spectacular moving forward, but the current dividend stream is nevertheless quite attractive at a 7.1% yield that is well covered by a fairly stable stream of cash flows. As a result, we view shares as a Hold at present.

## Total Return Breakdown by Year



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## Income Statement Metrics

Year	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Revenue	575	828	971	1,056	1,153	1,153	1,216	1,312	1,440	1,532
Gross Profit	450	662	782	861	1,036	1,067	1,126	1,259	1,394	1,484
Gross Margin	78.3%	79.9%	80.5%	81.6%	89.8%	92.6%	92.6%	96.0%	96.8%	96.9%
SG&A Exp.	83	71	63	71	65	69	61	51	56	60
D&A Exp.	110	116	124	148	259	243	252	255	276	273
Operating Profit	257	481	606	654	718	768	820	962	1,069	1,127
Operating Margin	44.8%	58.0%	62.3%	61.9%	62.2%	66.6%	67.4%	73.4%	74.2%	73.6%
Net Profit	128	289	381	340	391	506	534	685	734	785
Net Margin	22.3%	34.9%	39.2%	32.2%	33.9%	43.9%	43.9%	52.2%	51.0%	51.2%
Free Cash Flow	301	511	595	650	747	424	788	896	962	1,033
Income Tax	7	8	10	5	5	4	28	17	2	2

## Balance Sheet Metrics

Year	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Total Assets	2,448	7,369	7,247	8,577	8,434	9,034	10,690	10,930	11,807	13,331
Cash & Equivalents	42	37	29	26	27	486	725	239	684	463
Accounts Receivable	-	2,711	2,638			-	1,202	1,903	2,024	2,333
Goodwill & Int. Ass.	85	676	725	699	680	618	669	653	639	847
Total Liabilities	2,702	4,935	4,789	6,312	6,360	6,359	7,300	6,812	7,298	8,685
Accounts Payable	0	1	1	3	1	0	64	7	7	6
Long-Term Debt	2,510	4,664	4,442	5,852	5,737	5,755	6,552	6,128	6,628	7,736
Shareholder's Equity	(254)	2,434	2,458	2,266	2,074	2,675	3,185	3,778	4,157	4,269
LTD/E Ratio	(9.90)	1.92	1.81	2.58	2.77	2.15	2.06	1.62	1.59	1.81

## Profitability & Per Share Metrics

Year	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Return on Assets	5.2%	5.9%	5.2%	4.3%	4.6%	5.8%	5.4%	6.3%	6.5%	6.2%
Return on Equity		26.5%	15.6%	14.4%	18.0%	21.3%	17.6%	18.2%	17.0%	17.1%
ROIC	5.5%	6.2%	5.4%	4.5%	4.9%	6.2%	5.8%	6.8%	6.9%	6.7%
Shares Out.	116.7	207.8	213.2	214.6	215.1	232.8	247.5	262.4	271.5	274.8
Revenue/Share	4.86	4.59	4.57	4.92	5.35	5.25	5.15	5.17	5.44	5.60
FCF/Share	2.54	2.83	2.80	3.03	3.46	1.93	3.33	3.53	3.63	3.78

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

### Disclaimer

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