



Diversified Royalty Corp. (BEVFF)

Updated August 29th, 2026, by Nikolaos Sismanis

Key Metrics

Current Price:	\$2.93	5 Year Annual Expected Total Return:	8.4%	Market Cap:	\$554 M
Fair Value Price:	\$3.15	5 Year Growth Estimate:	1.0%	Ex-Dividend Date:	08/14/2026
% Fair Value:	93%	5 Year Valuation Multiple Estimate:	1.5%	Dividend Payment Date:	08/31/2026
Dividend Yield:	7.2%	5 Year Price Target	\$3.31	Years Of Dividend Growth:	6
Dividend Risk Score:	F	Sector:	Consumer Discretionary	Rating:	Hold

Overview & Current Events

Diversified Royalty is a Canadian royalty firm that acquires trademark and royalty rights from multi-location businesses and franchisors across North America. Its portfolio includes a mix of service, retail, and consumer-facing brands such as Mr. Lube + Tires, Sutton, Oxford Learning, Mr. Mikes, Nurse Next Door, Stratus, BarBurrito, and the AIR MILES® Reward Program. The company earns royalty income based on system sales, agent counts, or fixed payments depending on the partner, and supplements this with management fees. Its model is structured around long-term royalty agreements that typically come with inflation-linked or fixed annual escalators. The company reports its financials in CAD. All figures in this report have been converted to USD unless otherwise noted.

On December 4th, 2025 Diversified raised its dividend by 4% to a monthly rate of CAD\$0.0238 (i~USD\$0.21 annualized).

On August 12th, 2026, Diversified Royalty reported its Q2 results for the period ending June 30th, 2026. Revenue grew 21.5% to \$15.7 million, while combined contribution rose 13.2% to \$15.7 million. Growth reflected higher AIR MILES and Cheba Hut royalties, contractual increases across several partners, Oxford's 2.9% same-store sales growth, and an initial contribution from the newly acquired Mr. Lube + Tires franchisor business, partly offset by weaker Sutton and Mr. Mikes royalties. Distributable cash grew 4.8% to \$9.5 million, or \$0.0548 per share, from \$9.0 million, or \$0.0533 per share, last year. The payout ratio rose to 93.7%. For FY2026, we expect \$0.21 in distributable cash per share. All past figures in the table though are in IFRS EPS.

Growth on a Per-Share Basis

Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2031
EPS	\$0.07	\$0.09	\$0.07	\$0.10	(\$0.06)	\$0.15	\$0.09	\$0.17	\$0.11	\$0.16	\$0.21	\$0.22
DPS	\$0.17	\$0.18	\$0.16	\$0.17	\$0.16	\$0.16	\$0.17	\$0.18	\$0.17	\$0.19	\$0.21	\$0.22
Shares¹	113.2	106.4	108.0	109.5	118.8	135.5	126.8	144.1	163.7	171.0	174.7	200.0

From 2016 to 2019, DIV steadily grew earnings per share due to incremental royalty acquisitions and solid performance from its early partners, particularly Mr. Lube and Sutton. These years saw growth powered by the compounding effect of long-term royalty deals and expanding royalty pools, even though Diversified remained small and partner-dependent.

In 2020, EPS turned negative due to the impact of COVID-19, which disrupted several Royalty Partners, particularly in food service, education, and real estate, leading to temporary royalty deferrals and impairment charges, especially related to Mr. Mikes and Oxford. Despite these pressures, cash flow remained relatively stable due to fixed-payment partners and resilient brands like Mr. Lube.

The strong rebound in 2021 was driven by economic reopening and royalty pool expansions, particularly from Mr. Lube and the new addition of Nurse Next Door. EPS hit a high of \$0.15, supported by accretive acquisitions and recovery in consumer-facing segments. In 2022 and 2023, EPS remained positive but fluctuated due to weaker performance from its brands and one-time impairment reversals or charges. AIR MILES underperformance and valuation adjustments affected results, especially in 2022. In 2024, EPS fell again, despite higher adjusted revenues, reflecting a return to normalized

¹ Share count is in millions.

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partner performance, higher financing costs, and modest FX impacts on U.S. royalty streams (like Stratus). In 2025, automotive and storage growth plus contractual increases offset AIR MILES softness to drive higher distributable cash. Moving forward, we expect annual EPS growth of 1%, driven by soft contractual royalty increases and contributions from newer partners, potentially offset by higher interest costs and uneven performance from more mature royalty streams.

Valuation Analysis

Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Now	2031
Avg. P/DCF	25.9	22.6	30.6	22.0	---	12.6	24.3	12.8	18.9	14.4	14.0	15.0
Avg. Yld.	9.4%	8.9%	7.5%	7.7%	7.8%	8.5%	7.8%	8.3%	8.2%	8.3%	7.2%	6.7%

Diversified Royalties' past valuation figures are of little significance. The company's net income has often been impacted by one-off items, such as write-offs, thus inflating the stock's P/E ratio. Today, shares are trading at 14.0x. our expected DCFs for the year. We have assigned a more prudent multiple of 15 times. Thus, we believe shares are undervalued. The dividend yield hovers at hefty levels. While attractive, it does reflect the underlying risks attached to payouts.

Safety, Quality, Competitive Advantage, & Recession Resiliency

Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2031
Payout	243%	200%	229%	170%	---	107%	189%	106%	155%	119%	100%	100%

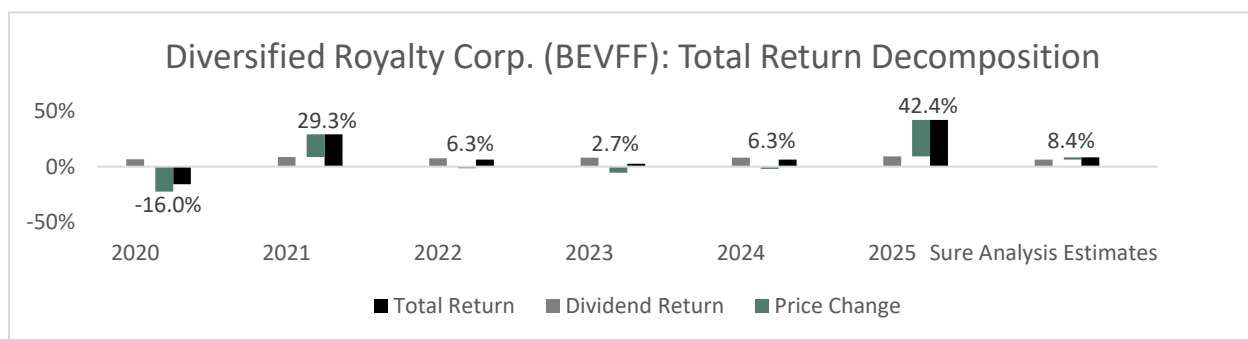
Diversified Royalty operates a low-risk, asset-light model built on long-term royalty contracts with solid businesses. Its royalty income is largely fixed or indexed to system sales, with minimal operating costs and no exposure to day-to-day business risk. This structure has proven durable, as cash flows held up well during the COVID-19 pandemic, with only modest deferrals and no permanent losses, and through the 2008 financial crisis.

That said, recession resiliency is not uniform across all Royalty Partners. Brands tied to discretionary spending, like Mr. Mikes or BarBurrito, are more vulnerable in downturns, and partner underperformance can lead to impairments or deferred payments, as seen with AIR MILES. While DIV benefits from some inflation-linked contracts and a growing partner base, many agreements offer only limited built-in growth. Without regular acquisitions, earnings may stagnate. The model is stable and income-focused, but relies heavily on management's ability to source and structure new deals to drive long-term growth.

Final Thoughts & Recommendation

Diversified Royalty offers a stable, income-oriented investment underpinned by long-term royalty contracts and low operating risk. While growth is modest without new acquisitions, its predictable cash flows and diversified partner base make it an interesting option for yield-focused investors seeking exposure to a different kind of asset class. We forecast annualized returns of 8.4% through 2031, driven by the starting yield, our low growth estimates, and the possibility of a valuation tailwind. The stock earns a hold rating.

Total Return Breakdown by Year



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Income Statement Metrics

Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Revenue	21	16	21	23	23	30	35	42	47	51
SG&A Exp.	2	3	3	3	3	3	4	4	5	1
D&A Exp.					-	0	0	0	0	1
Operating Profit	19	14	18	20	20	26	31	38	43	46
Operating Margin	90.2%	83.9%	85.7%	86.5%	87.2%	88.8%	89.3%	89.8%	89.9%	9.0%
Net Profit	8	9	8	11	(7)	19	12	23	19	26
Net Margin	37.9%	55.3%	37.9%	46.1%	-29.1%	63.1%	34.4%	56.2%	41.0%	51.0%
Free Cash Flow	11	(31)	5	(13)	(17)	9	(39)	(34)	34	(3)
Income Tax	5	3	3	4	(2)	7	6	9	8	10

Balance Sheet Metrics

Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Total Assets	186	251	234	264	281	299	338	428	403	447
Cash & Equivalents	56	68	58	2	7	7	5	3	14	3
Accounts Receivable	1	3	3	3	3	4	4	4	4	5
Goodwill & Int. Ass.	127	179	173	216	236	251	294	386	355	408
Total Liabilities	31	90	92	120	132	148	165	249	202	236
Accounts Payable	0	1	1	1	1	2	1	0	0	0
Long-Term Debt	30	86	86	108	122	132	147	230	181	187
Shareholder's Equity	155	161	141	144	149	150	172	179	201	211
LTD/E Ratio	0.20	0.54	0.61	0.74	0.82	0.88	0.85	1.28	0.90	0.89

Profitability & Per Share Metrics

Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Return on Assets	4.0%	4.1%	3.2%	4.3%	-2.4%	6.5%	3.8%	6.1%	4.7%	6.2%
Return on Equity	4.9%	5.7%	5.2%	7.4%	-4.5%	12.5%	7.4%	13.4%	10.2%	12.8%
ROIC	4.0%	4.1%	3.3%	4.4%	-2.5%	6.8%	4.0%	6.5%	4.9%	6.8%
Shares Out.	113.2	106.4	108.0	109.5	118.8	135.5	126.8	144.1	163.7	171
Revenue/Share	0.19	0.15	0.19	0.21	0.19	0.22	0.27	0.29	0.29	0.30
FCF/Share	0.10	(0.29)	0.05	(0.12)	(0.14)	0.06	(0.31)	(0.24)	0.21	(0.02)

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

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