



Cross Timbers Royalty Trust (CRT)

Updated August 31st, 2026 by Aristofanis Papadatos

Key Metrics

Current Price:	\$10.4	5 Year CAGR Estimate:	1.9%	Market Cap:	\$62 M
Fair Value Price:	\$4.9	5 Year Growth Estimate:	10.0%	Ex-Dividend Date:	8/31/26
% Fair Value:	214%	5 Year Valuation Multiple Estimate:	-14.1%	Dividend Payment Date:	9/15/26
Dividend Yield:	5.2%	5 Year Price Target	\$7.8	Years Of Dividend Growth:	0
Dividend Risk Score:	D	Sector: Energy		Rating:	Sell

Overview & Current Events

Cross Timbers Royalty Trust (CRT) is an oil and gas trust, set up in 1991 by XTO Energy. It is a combination trust: unit holders have a 90% net profit interest in *producing properties* in Texas, Oklahoma, and New Mexico; and a 75% net profit interest in *working interest properties* in Texas and Oklahoma. A working interest property is one where the unit holder shares in production expense and development cost. This means that should development costs exceed profits no further profits will be paid from these properties until excess costs have been recovered. In 2025, oil comprised 67% of total revenues while gas comprised 33% of total revenues. Cross Timbers Royalty Trust has a market capitalization of \$62 million.

The trust's assets are static in that no further properties can be added. The trust has no operations but is merely a pass-through vehicle for the royalties. CRT had royalty income of \$6.6 million in 2024 and \$5.7 million in 2025.

In mid-August, CRT reported (8/13/26) results for the second quarter of fiscal 2026. Oil volumes grew 2% but gas volumes declined -10% over the prior year's quarter. The average realized price of oil increased 7% but the average price of gas decreased -14%. As a result, distributable cash flow (DCF) per unit fell -16%. Based on its distributions in the first 8 months of this year, CRT is offering an annualized yield of 5.2%. Moreover, the high oil prices that have resulted from the crisis in the Middle East are likely to increase the actual distribution yield in the full year.

Growth on a Per-Unit Basis

Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2031
DCFU	\$1.061	\$1.009	\$1.426	\$0.87	\$0.77	\$1.10	\$1.96	\$1.92	\$0.95	\$0.75	\$0.54	\$0.87
DPU	\$1.061	\$1.009	\$1.426	\$0.87	\$0.77	\$1.10	\$1.96	\$1.92	\$0.95	\$0.75	\$0.54	\$0.87
Units¹	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0

Essentially all the royalty income (cash) the trust receives is passed through to unit holders. The trust has generated an average distributable and distributed cash flow of \$1.18/unit annually for the past 10 years, though with a noticeable decrease in the past eight years, until 2022. The distribution trend essentially parallels the trend in oil and gas prices. Moreover, CRT estimates that the rate of natural production decline of its oil and gas properties is 6%-8% per year. This is a significant headwind for future returns. We also expect lackluster prices of oil and gas in the upcoming years, as we consider the spike amid the ongoing war in Iran temporary. There is also a record number of renewable energy projects that are under development right now, as most countries are doing their best to diversify away from fossil fuels. Nevertheless, given the exceptionally low distributions in the first five months of this year, we expect 10% average annual growth of distributable cash flow over the next five years.

Valuation Analysis

Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Now	2031
P/DCFU	14.6	16.2	9.0	12.3	9.0	10.0	9.2	10.8	11.8	12.5	19.3	9.0
Avg. Yld.	6.8%	6.2%	11.1%	8.1%	11.1%	10.0%	10.9%	9.3%	8.5%	8.0%	5.2%	11.1%

¹ Average Weighted Unit count is in millions.

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The trust's DCFU price multiple has averaged 11.5 over the past 10 years. CRT is now trading at a valuation multiple of 19.3 but we assume a fair valuation multiple of 9.0 for the trust due to its declining production volume. If CRT trades at our assumed fair valuation level in five years, it will incur a -14.1% annualized drag in its returns.

Safety, Quality, Competitive Advantage, & Recession Resiliency

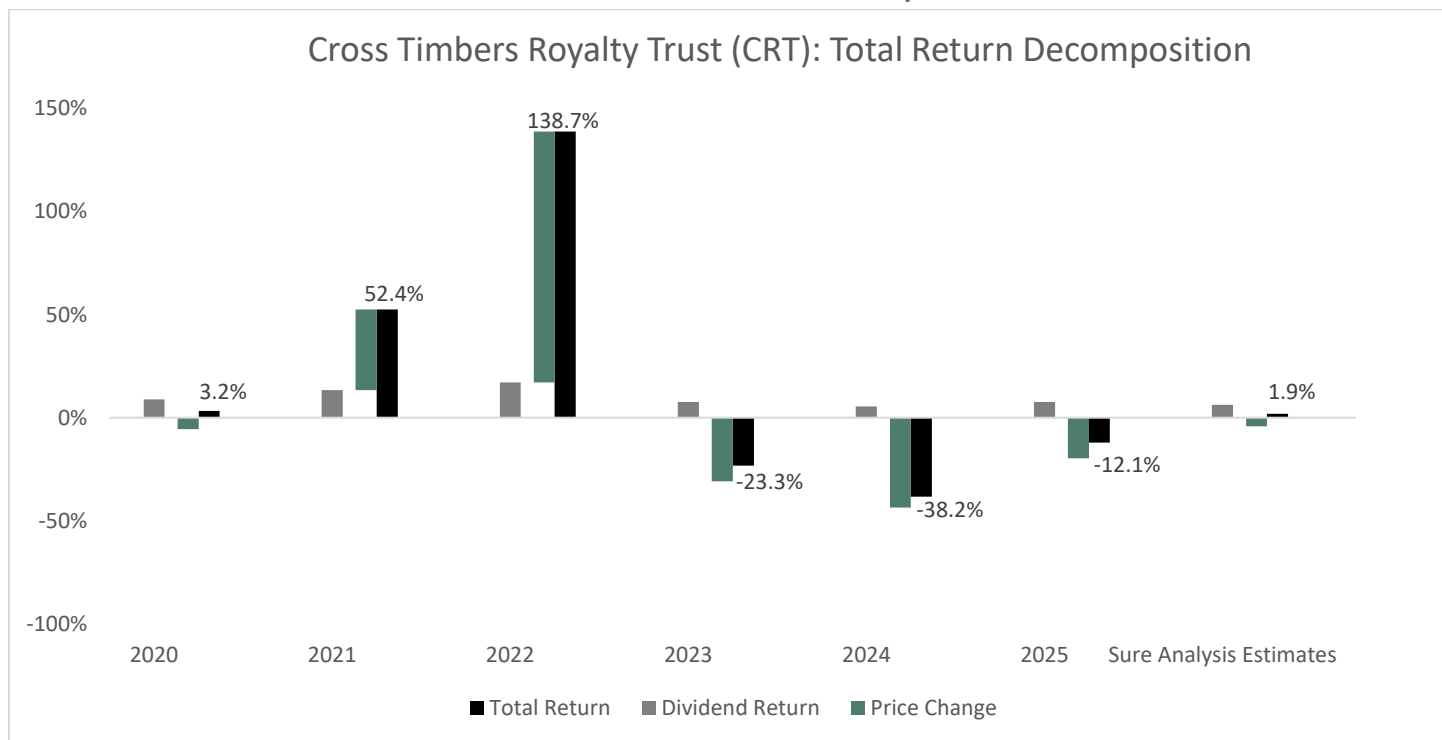
Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2031
Payout	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

On the positive side, the trust has been in continuous existence for 35 years paying an average 9.0% yield in the last decade (albeit with some volatility in the distributions). However, future distributions are highly unpredictable due to the absence of any guidance and the unknown path of oil and gas prices. If oil and gas prices remain around current levels, the trust will highly reward unitholders. In such a case, the trust should do well and will be able to extend its life – since the producer will have an incentive to apply ever-evolving technology to squeeze extra volume out of the fields. On the other hand, if oil and gas prices go through a major downturn, the trust is likely to exhibit poor performance.

Final Thoughts & Recommendation

CRT has surged 31% this year, primarily thanks to the ongoing crisis in the Middle East, which has fueled a rally of oil prices. The trust is likely to greatly benefit from the surge of the price of oil amid the war in Iran in the upcoming months. This crisis has lasted much longer than initially anticipated. However, we view this tailwind as temporary and expect the global oil market to return to its pre-war fully supplied status in the upcoming years. CRT could offer a 1.9% average annual return over the next five years, as a 5.2% starting distribution yield and 10% growth of distributable income may be partly offset by a -14.1% valuation headwind. The stock maintains its sell rating. We also reiterate that investors should be aware of the high cyclical nature of oil and gas prices, the long-term decline of the production of CRT and its high operating costs.

Total Return Breakdown by Year



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Income Statement Metrics

Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Revenue	8	7	9	6	5	7	12	12	7	6
SG&A Exp.	0	1	1	1	1	1	1	1	0	0
D&A Exp.	6	6	9	5	5	7	---	---	---	---
Operating Profit	84.1%	91.3%	93.5%	88.2%	88.0%	89.7%	12	11	6	4
Operating Margin	6	6	9	5	5	7	93.4%	93.4%	85.7%	66.7%
Net Profit	84.4%	91.4%	93.7%	88.6%	88.1%	89.7%	12	12	6	4
Net Margin	6	5	---	---	---	---	94.0%	93.9%	85.7%	66.7%
Distr. Cash Flow	8	7	9	---	---	---	---	---	---	---

Balance Sheet Metrics

Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Total Assets	11	11	10	10	9	5	5	5	4	4
Total Liabilities	2	1	2	2	1	2	2	2	1	2
Partner's Equity	10	9	9	8	8	3	3	3	2	2

Profitability & Per Share Metrics

Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Return on Assets	55.4%	54.5%	81.9%	53.1%	50.4%	95.4%	236%	246%	136%	111%
Return on Equity	62.3%	63.0%	96.0%	63.0%	59.6%	124%	377%	410%	222%	196%
ROIC	62.3%	63.0%	96.0%	63.0%	59.6%	124%	377%	410%	222%	196%
Shares Out.	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Revenue/Share	1.26	1.10	1.52	0.99	0.88	1.24	2.08	2.05	1.10	0.96
DCF/Share	0.95	0.91	---	---	---	---	---	---	---	---

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

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