

667 Views | 5 CrossRef citations to date | 1 Altmetric

Papers

What affects the discount to net asset value in the UK-listed property companies?

Qiulin Ke


Pages 240-257 | Received 14 Dec 2014, Accepted 22 Apr 2015, Published online: 26 May 2015

Cite this article <https://doi.org/10.1080/09599916.2015.1045542>

Check for updates

Sample our Built Environment Journals

>> [Sign in here](#) to start your access to the latest two volumes for 14 days



Full Article Figures & data References Citations Metrics

Reprints & Permissions

[Read this article](#)

Abstract

This paper investigates empirically the factors that have affected the discount to net asset value in UK-listed property companies. The test results show that the discount to net asset value is significantly higher for companies with firm-specific characteristics, such as size and profitability. The level of discount to net asset value is usually significantly higher for companies with a lower level of discount to NAV.

We Care About Your Privacy

We and our 848 partners store and/or access information on a device, such as unique IDs in cookies to process personal data. You may accept or manage your choices by clicking below, including your right to object where legitimate interest is used, or at any time in the privacy policy page. These choices will be signaled to our partners and will not affect browsing data. [Privacy Policy](#)

We and our partners process data to provide:

Use precise geolocation data. Actively scan device characteristics for identification. Store and/or access information on a device. Personalised advertising and content, advertising and content measurement, audience research and services development.

List of Partners (vendors)

I Accept

Essential Only

Show Purpose



Disclosure statement

No potential conflict of interest was reported by the author.

Notes

1. NAV per share is EPRA NAV taken from company reports. No adjustments have been made. When not available, the NAV per share has been calculated as: $(\text{total assets} - \text{total liabilities}) / \text{number of shares outstanding}$.
2. Capital gains tax is not applicable to the companies that converted into REIT status since January 2007. For the property companies with REIT status, the gains from selling UK properties are exempt from tax, provided they are not held for trading or sold in the three years after completion of development. The non-REIT companies may be eligible for rollover tax relief if they buy the new assets within three years of selling the old ones and delay tax payment until they sell the new asset.
3. Since not all the companies in the sample disclosed such information as the percentage of total portfolio invested internationally in the annual report, the dummy variable was used here, so that the number of companies included wouldn't drop off.

4. We re... s NAV as
reputati... , the results
are broa...


5. We re... by total
number... rge the
sam...



Relat

The market discount of property developers' shares and accounting policies

Source: Emerald

Linking provided by 

Related research

People also read

Recommended articles

Cited by
5

Information for

Authors

R&D professionals

Editors

Librarians

Societies

Opportunities

Reprints and e-prints

Advertising solutions

Accelerated publication

Corporate access solutions

Open access

Overview

Open journals

Open Select

Dove Medical Press

F1000Research

Help and information

Help and contact

Newsroom

All journals

Books

Keep up

Register to
by email

 Sign up

Copyright

Accessib

Registered
5 Howick Pl



or & Francis Group
orma business