

Agility Global PLC

Strong Top-Line Growth Supports Earnings Expansion

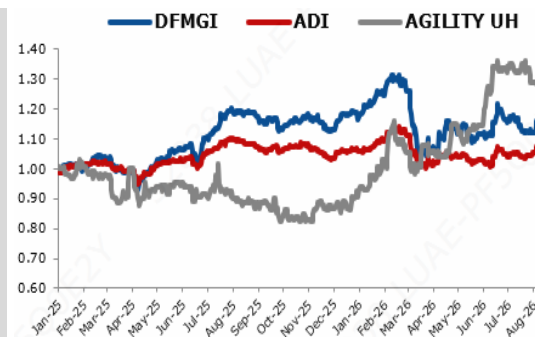
Current Price
AED 1.67

Target Price
AED 2.10

Upside/Downside (%)
+26%

Rating
BUY

- ALP's owned and leased land bank increased to c. 4.5 Mn sqm, while total land bank including JVs reached c. 6.1 Mn sqm, supported by the acquisition of a strategic land parcel in Saudi Arabia.
- Tristar completed a USD 800 Mn syndicated financing, strengthening liquidity and financial flexibility to support future expansion.
- Agility's investment portfolio remained resilient at a carrying value of c. USD 5.7 Bn as of June 2026, anchored by DSV and Reem Mall.
- ALP's built-up area in KSA is expected to reach c. 960K sqm, excluding mezzanine, while total revenue exit rate is expected to reach c. USD 95 Mn by the end of 2026.



2Q26 Net Profit higher than our estimate

Agility Global ("Agility", "the Company") recorded a net profit of USD 42 Mn in 2Q26, compared to USD 24 Mn in 2Q25, higher than our estimate of USD 25 Mn. The growth was primarily driven by higher revenue, other income and finance income, coupled with lower D&A expenses and share of profit attributable to non-controlling interests, partially offset by higher direct costs, other operating expenses, finance costs and tax expenses, along with lower share of results of associates & joint ventures.

P&L Highlights

Agility's revenue grew 26.0% YOY to USD 1,512 Mn in 2Q26, supported by healthy growth in Aviation Services, Fuel Logistics, Industrial Real Estate and Other revenue. Revenue from the Aviation Services segment (Menzies) rose 31.5% YOY to USD 908 Mn in 2Q26, supported by the contribution from G2, continued contract wins, yield improvements and resilient operational performance despite geopolitical issues in the Middle East. The growth in Aviation Services is further supported by YOY growth in aircraft turns and cargo tonnage. Revenue from the Industrial Real Estate segment (Agility Logistics Parks) increased 46.8% YOY to USD 21 Mn in 2Q26, primarily driven by newly completed facilities in Saudi Arabia beginning to generate income. The Fuel Logistics segment (Tristar) revenue grew 22.2% YOY to USD 423 Mn in 2Q26, driven by strong performance across its fuel business. Revenue from other activities increased 7.2% YOY to USD 160 Mn in 2Q26. The Company's direct expenses increased 22.1% YOY to USD 558 Mn in 2Q26. Thus, gross profit increased 28.3% YOY to USD 954 Mn in 2Q26. As a result, gross profit margin expanded 117 bps YOY to 63.1% in 2Q26. However, other operating expenses (including salaries & employee benefits) increased

Stock Information

Market Cap (AED, Mn)	17,397.60
Paid Up Capital (Mn)	624.00
52 Week High	1.80
52 Week Low	1.06
3M Avg. daily value (USD)	6,614,036

2Q26 Result Review (USD, Mn)

Total Assets	13,429
Total Liabilities	7,289
Total Equity	6,141
EBITDA	202
Net Profit	42

Financial Ratios

Dividend Yield (12m)	3.10
Dividend Pay-out (%)	0.00
Price-Earnings Ratio(x)	16.99
Price-to-Book Ratio (x)	0.84
Book Value (USD)	0.54
Return-on Equity (%)	4.54

Stock Performance

5 Days	-1.18%
1 Months	-5.65%
3 Months	12.84%
6 Months	15.97%
1 Year	43.97%
Month to Date (MTD%)	-1.18%
Quarter to Date (QTD%)	-5.11%
Year to Date (YTD%)	36.89%

33.4% YOY to USD 787 Mn in 2Q26. The income from the share of results of associates declined 38.4% YOY to USD 7 Mn in 2Q26. Other income increased from USD 16 Mn in 2Q25 to USD 28 Mn in 2Q26. Thus, the Company's EBITDA grew 11.8% YOY to USD 202 Mn in 2Q26, while EBITDA margin softened 170 bps YOY to 13.4% 2Q26. The Aviation Services segment EBITDA increased 8.7% YOY to USD 112 Mn in 2Q26, with a margin of 12.3% in 2Q26. EBITDA for the Fuel Logistics segment declined 6.2% YOY to USD 60 Mn in 2Q26, with a margin of 14.3% in 2Q26. The Industrial Real Estate segment EBITDA rose sharply from USD 10 Mn in 2Q25 to USD 17 Mn in 2Q26, with a margin of 80.8% in 2Q26. Meanwhile, the Other segment EBITDA declined from a profit of USD 2 Mn in 2Q25 to a loss of USD 9 Mn in 2Q26, while the Investment segment EBITDA increased significantly from USD 2 Mn in 2Q25 to USD 22 Mn in 2Q26. D&A charges decreased 3.3% YOY to USD 81 Mn in 2Q26. Thus, operating profit increased 24.7% YOY to USD 121 Mn in 2Q26, while operating profit margin declined marginally by 8 bps YOY to 8.0% in 2Q26. The Company's finance income increased 20.1% YOY to USD 20 Mn in 2Q26, while finance costs also grew 17.1% YOY to USD 69 Mn in 2Q26. Income tax charges increased 28.2% YOY to USD 15 Mn in 2Q26. The share of profit attributable to non-controlling interest holders decreased 20.9% YOY to USD 16 Mn in 2Q26.

Balance Sheet Highlights

Agility Global total assets stood at USD 13.4 Bn in 2Q26 compared to USD 13.2 Bn in 1Q26. As of 2Q26, 58% of total assets were allocated to owned and operated businesses, while the remaining 42% comprised investments. The Company's net debt, including lease liabilities, increased to USD 4.8 Bn in 2Q26 from USD 3.9 Bn in 2Q25, driven by funding of the new land acquisition in Saudi Arabia. Net cash flow from operating activities stood at USD 54 Mn in 2Q26, compared to USD 59 Mn in 2Q25.

Target Price and Rating

We maintain our BUY rating on Agility Global with a target price of AED 2.10. Agility Global delivered a resilient performance in 2Q26, with revenue increasing 26.0% YOY to USD 1,512 Mn, supported by strong performance across all segments. Menzies Aviation continued to perform strongly, with revenue increasing 31.5% YOY to USD 908 Mn in 2Q26, driven by the contribution from G2, continued contract wins, yield improvements and resilient operational performance, despite regional headwinds. Menzies remains the largest contributor to the Company's revenue and EBIT, accounting for c. 60% of revenue and 48% of EBIT, with a diversified geographic footprint across the Americas, Europe and the Middle East. Ground handling and cargo activity remained healthy, with aircraft turns increasing c. 8% YOY to more than 1.2 Mn and cargo volumes rising c. 7% YOY to c. 620K tonnes. Management continues to negotiate new contracts, with net contract wins offsetting competitive losses, while existing business with current customers continues to grow organically through increased frequency, turns and fleet expansion. During the quarter, Menzies completed the acquisition of the remaining 49.9% stake in its Portugal business and commenced ground-handling operations in Bengaluru, further expanding its presence in key aviation markets. Within Fuel Logistics, Tristar maintained strong top-line growth, with revenue increasing 22.2% YOY and EBIT rising 15% YOY in 2Q26, supported by strong performance across its fuel business, disciplined execution and continued optimization of its maritime fleet. Reduced reliance on chartered vessels, lower right-of-use asset depreciation and enhanced profitability supported EBIT growth. Tristar also completed an USD 800 Mn syndicated financing comprising a term loan and revolving credit facility, strengthening liquidity, financial flexibility and supporting future expansion. Management also indicated that it does not see a strategic rationale to divest the entire maritime business. The Industrial Real Estate segment, Agility Logistics Parks (ALP), continued to deliver strong growth, with revenue increasing 46.8% YOY and EBIT rising 69% YOY in 2Q26. Growth was primarily driven by Saudi Arabia, where newly completed facilities began generating income, while higher occupancy across the African portfolio also supported performance. ALP acquired a strategic land parcel in Saudi Arabia, taking its owned and leased land bank to c. 4.5 Mn sqm and total land bank, including land held through joint ventures, to c. 6.1 Mn sqm. ALP's KSA built-up area is expected to reach c. 960K sqm, excluding mezzanine, while revenue exit rate is expected to reach c. USD 95 Mn by the end of 2026. Development of the ROSHN joint venture is expected to commence toward the end of 4Q26, subject to completion of the remaining legal requirements. Management also expects development of the newly acquired Riyadh land parcel, acquired for c. USD 200 Mn, which is expected to commence development in 2027. Agility's investment portfolio remained a key value driver, with a carrying value of c. USD 5.7 Bn as of June 2026, anchored primarily by DSV and Reem Mall. Agility held 19.3 Mn DSV

shares, representing an 8.2% ownership stake, with a gross carrying value of USD 4.6 Bn as of June 2026. Management remains strongly confident in DSV despite share-price volatility and expects the asset-light business model to support strong cash generation, with the majority of cash expected to be returned to shareholders through buybacks or special dividends. Reem Mall also delivered resilient performance, with footfall and tenant sales recording double-digit YOY growth and occupancy approaching 90%, supported by an improving tenant mix, higher footfall and continued leasing momentum. Trading GLA increased 15% YOY to 139K sqm in June 2026 from 122K sqm in June 2025. Agility net debt rose from USD 4.6 bn in 4Q25 to USD 4.8 Bn in 2Q26, while net debt excluding funded collar stood at USD 2.8 Bn in 2Q26 compared to 2.5 Bn in 4Q25. Net debt excluding funded collar stood at 3.0x in 2Q26 compared to 2.8x in 4Q25. Management noted that USD 75 Mn (2.8 fils per share) in dividends was paid in 1H26, with another USD 75 Mn expected in 2H26 for 1H26 period. The Company continued to maintain healthy operating cash flow and disciplined capital allocation, with investments focused on high-return growth opportunities across its operating platforms while maintaining balance sheet flexibility. Thus, based on our analysis, we assign a BUY rating on the stock.

Agility Global - Relative valuation

(at CMP)	2024	2025	2026F
PE	36.25	18.54	30.60
PB	0.85	0.76	0.71
EV/EBITDA	10.92	9.66	11.17
BVPS	1.974	2.196	2.368
EPS	0.046	0.090	0.055
DPS	0.046	0.051	0.061
Dividend yield	2.8%	3.1%	3.7%

FABS Estimates & Co Data

Note: Agility was listed in FY2024 hence prior-period multiples are not available.

Agility Global - P&L

USD Mn	2Q25	1Q26	2Q26	2Q26F	Var	YOY Ch	QOQ Ch	2025	2026F	Change
Revenue	1,200	1,410	1,512	1,392	8.7%	26.0%	7.3%	5,073	5,805	14.4%
Direct expenses	-457	-501	-558	-508	9.9%	22.1%	11.4%	-1,885	-2,119	12.4%
Gross profit	743	909	954	884	7.9%	28.3%	4.9%	3,188	3,686	15.6%
Other operating exp.	-590	-757	-787	-718	9.6%	33.4%	3.9%	-2,562	-3,003	17.2%
Share of result of JVs	12	13	7	10	-29.3%	-38.4%	-41.3%	24	42	76.5%
Other income/expenses	16	21	28	13	NM	75.8%	33.2%	252	61	-75.8%
EBITDA	181	185	202	189	6.9%	11.8%	9.1%	901	786	-12.8%
D&A	-84	-82	-81	-89	-9.6%	-3.3%	-1.4%	-345	-333	-3.4%
Operating profit	97	103	121	100	21.6%	24.7%	17.5%	557	453	-18.7%
Finance income	17	15	20	16	24.9%	20.1%	34.2%	56	69	23.9%
Finance cost	-59	-64	-69	-60	13.5%	17.1%	6.4%	-241	-262	9.0%
Profit before tax	55	54	73	55	31.4%	31.4%	35.5%	372	260	-30.1%
Income Tax	-12	-14	-15	-17	-9.7%	28.2%	6.9%	-67	-62	-7.4%
Profit before NCI	44	40	58	39	49.0%	32.3%	45.5%	305	197	-35.2%
Non-controlling interests	-20	-16	-16	-14	9.2%	-20.9%	-4.0%	-65	-63	-2.6%
Profit attributable	24	23	42	25	72.2%	75.9%	79.7%	240	134	-44.0%

FABS estimate & Co Data

Agility Global - Margins

	2Q25	1Q26	2Q26	YOY Ch	QOQ Ch	2025	2026F	Change
Gross Profit	61.9%	64.5%	63.1%	117	-139	62.8%	63.5%	66
EBITDA	15.1%	13.1%	13.4%	-170	23	17.8%	13.5%	-423
Operating Profit	8.1%	7.3%	8.0%	-8	70	11.0%	7.8%	-317
Net Profit	2.0%	1.7%	2.8%	79	113	4.7%	2.3%	-241

FABS estimate & Co Data

Key Developments:

- **10 June 2025:** Agility Global PLC has entered into a USD 500 Mn credit facility agreement with a regional bank. The facility carries a three-year maturity with options for extension. Proceeds will be used to support ongoing operations and fund future growth initiatives.
- **18 June 2025:** Agility Global has approved a USD 110 Mn loan increase to Agility Public Warehousing Company K.S.C.P. (APWC) through one of its subsidiaries. As part of the arrangement, the company will repurchase 615 Mn shares, equivalent to 5.9% of its share capital as partial settlement of the loan. In addition, APWC's Board of Directors has approved the distribution of in-kind dividends amounting to 20% of Agility Global shares, which will reduce APWC's ownership in Agility Global to 25% following the completion of these transactions.
- **04 July 2025:** Agility Global PLC completed the buyback of 15 Mn shares on July 4, 2025, at a weighted average price of AED 1.22 per share. To date, the company has repurchased a total of 615 Mn shares, with 426.77 Mn shares still available under the ongoing buyback program.
- **27 August 2025:** Agility announced that its subsidiary, Menzies Aviation, had acquired 100% of US based G2 Secure Staff for an enterprise value of USD 305 Mn, including a USD 10 Mn deferred payment in 2026 tied to performance. This acquisition positions Menzies as the largest independent aviation services provider, operating at 350 airports across 65 countries. G2's operations will be rebranded under Menzies Aviation, with integration efforts underway to ensure a smooth transition.
- **4 November 2025:** Agility Global PLC announced that its subsidiary, Menzies Aviation, was notified by Kuwait's DGCA that it will not award the international ground handling concession at Kuwait International Airport. The contract, previously considered a winning bid, was expected to generate KD 200 Mn in royalties and rent over 10 years, with KD 20 Mn in capital investment. Menzies Aviation will cease operations at the airport on January 31, 2026.
- **11 November 2025:** Agility announced that its subsidiary, Menzies Aviation, had secured one of two ground handling licenses for passenger and ramp services at JFK's New Terminal One. The five-year agreement, starting in 2026, includes baggage handling, cabin cleaning, passenger assistance, and ticketing. The terminal redevelopment, slated for completion by 2030, is expected to serve 23 Mn passengers annually.
- **16 November 2025:** Agility Global inaugurated a SAR 600 Mn logistics park in Jeddah, Saudi Arabia, with the ceremony led by the Minister of Transport and Logistics Services. The facility spans nearly

576k square meters and includes more than 338k square meters of modern Grade-A warehousing space designed to support sectors such as retail, e-commerce, technology, automotive, and consumer goods. Located about 11 km from Jeddah Islamic Port, the logistics park strengthened supply-chain efficiency and supported Saudi Vision 2030.

- **27 November 2025:** Agility Global announced the launch of the UAE's largest mall-based EV charging hub at Reem Mall, powered by Loop Global. The hub features more than 60 electric-vehicle charging stations, including Level-2 and ultra-fast DC chargers, installed across the mall's parking areas to provide convenient charging for visitors.
- **04 December 2025:** Agility Global PLC announced that its interim cash dividend of AED 0.023 per share will be paid on 9 December 2025 to shareholders on record as of 20 November 2025. Shareholders are advised to ensure their bank details with ADX are up to date to receive the payment on time.
- **22 December 2025:** Agility Global announced that its subsidiary Menzies Aviation expanded into Belgium after receiving a seven-year freighter handling license at Brussels Airport. The license marked the Company's entry into the Belgian market and added the country to Menzies' global network of more than 350 airports across 65 countries. Under the new license, the Company began providing freighter handling services for LATAM Cargo, supporting c. 15 weekly cargo flight operations connecting Europe and Latin America, while aiming to improve aircraft turnaround efficiency and ground-handling services at the airport.
- **04 February 2026:** Menzies Aviation, a subsidiary of Agility Global, secured a 15-year ground handling license at Kempegowda International Airport Bengaluru, with expected revenue of c. USD 225 Mn over the license term. Menzies will invest c. USD 9 Mn to modernize and standardize its ground support equipment at the airport.
- **05 March 2026:** Agility Logistics Parks (ALP), a subsidiary of Agility Global, entered into a 50:50 joint venture with ROSHN Group to develop a Grade A logistics park in Jeddah, Saudi Arabia, with a total project value of c. SAR 2.5 Bn. The project will be developed in three phases on 1.3 Mn sq m of land, delivering c. 650,000 sq m of warehousing and commercial space, with construction expected to commence in 4Q26.
- **20 May 2026:** Agility Logistics Park in Ghana received EDGE Advanced certification for its energy- and resource-efficient warehouses, bringing the total number of EDGE Advanced-certified warehouses across Agility Logistics Parks' network to 17. The 160,000 sqm park in Tema achieved average energy savings of 68%, water savings of 38%, and 63% lower embodied carbon in construction materials.
- **01 June 2026:** Agility Global, through one of its subsidiaries, acquired an industrial plot of land in Saudi Arabia for c. SAR 700 Mn (USD 185 Mn).
- **09 June 2026:** Agility Global's subsidiary, Tristar, signed a USD 770 Mn credit facility with regional and international banks to refinance its existing facilities and support general corporate purposes. The five-year facility includes two extension options, with an additional USD 30 Mn Sharia transaction expected and a potential USD 50 Mn upsizing within three months.
- **24 June 2026:** Agility Global signed an agreement with UNHCR to fund full higher education scholarships for 11 refugee students in Jordan and Egypt under the DAFI programme, covering tuition, study materials, transportation, and essential living expenses.

Valuation:

We use Discounted Free Cash Flow (DCF) and Sum of The Parts (SOTP) method to value Agility. We have assigned 70% to DCF and 30% to SOTP method.

Valuation Method	Target	Weight	Weighted Value
DCF Method	1.73	70.0%	1.21
SOTP Method	2.96	30.0%	0.89
Weighted Average Valuation (AED)			2.10
Current market price (AED)			1.67
Upside/Downside (%)			+26%

1) DCF Method:

Agility is valued using free cash flow to firm. We have discounted the cash flow using the weighted average cost of capital of 8.8%. It arrived after using the cost of equity of 10.0% and after-tax cost of debt of 5.4% with debt-to-equity ratio of 24.2%. Cost of equity is calculated by using 10-year government bond yield of 5.2%, beta of 0.84 and equity risk premium of 5.8%. Government bond yield is calculated after adding average Abu Dhabi and Kuwait Government 10-year CDS spread over 10-year US risk free rate. Cost of debt is calculated using cost of debt of 7.7% after adjusting a tax rate of 30.0%. Also, assumed a terminal growth rate of 2.0%.

Sum of PV (USD, Mn)	670
Terminal value (USD, Mn)	3,260
Net Debt & NCI (as of 2Q26)	-5,324
Investments (as of 2Q26)	5,662
FV to Common shareholders (USD, Mn)	4,267
No. of share (Mn)	9,047
Current Market Price (AED)	1.67
Fair Value per share (AED)	1.73

DCF Method

(All Figures in USD Mn)	FY 2026E	FY 2027E	FY 2028E	FY 2029E	FY 2030E
NOPAT	333	380	405	434	462
Depreciation & amortization	146	153	159	164	168
CAPEX	-410	-253	-245	-248	-250
Working Capital	20	-249	-107	-80	-51
Free Cash Flow to Firm (FCFF)	89	31	212	270	329
Discounting Factor	0.97	0.89	0.81	0.75	0.68
Discounted FCFF	43¹	27	172	202	225

Source: FAB Securities, ¹Adjusted for partial year

2) SOTP Method:

We have used the SOTP method to value Agility. We have considered local as well as international peers to value using the EV/EBITDA multiple. Since the Company operates in multiple segments, each segment is valued separately using the peers of the segment. The value of all segments is summed up to compute the total enterprise value of the firm and then includes the value of net debt and the value of investments held.

EV/EBITDA Method (USD Mn)

Segment	EBITDA	Multiple	Valuation
Menzies Aviation Services	399	9.1x	3,619
Tristar Fuel Logistics	240	8.2x	1,973
Agility Logistic Parks	73	18.6x	1,364
Total Enterprise Value			6,956
Net Debt & NCI (as of 2Q26)			-5,324
Investments (as of 2Q26)			5,662
Enterprise Value			7,294

Company	Market	EV/EBITDA (x)		P/E (x)	
	(USD Mn)	2026F	2027F	2026F	2027F
<u>Aviation</u>					
SATS LTD	5,635	9.1	8.4	22.0	19.0
FRAPORT AG FRANKFURT AIRPORT	7,147	10.9	10.0	20.1	18.9
CELEBI HAVA SERVISI	732	2.5	NA	NA	NA
AENA SME SA	46,514	11.4	11.0	17.3	16.7
TOSCANA AEROPORTI SPA	396	NA	NA	NA	NA
Guangzhou Baiyun International Airport	2,894	5.7	5.1	26.8	22.5
Athens International Airport	3,867	9.4	8.8	16.4	16.0
Xiamen International Airport	904	3.7	NA	12.4	11.8
Average		7.5x	8.7x	19.2x	17.5x
Median		9.1x	8.8x	18.7x	17.8x
Max		10.2x	10.0x	21.5x	18.9x
Min		4.7x	8.4x	16.6x	16.2x

Source: FAB Securities

Company	Market	EV/EBITDA (x)		P/E (x)	
	(USD Mn)	2026F	2027F	2026F	2027F
<u>Transportation Fuel Logistics</u>					
NATIONAL SHIPPING CO OF/THE	7,433	4.1	8.2	4.3	11.3
KNIGHT-SWIFT TRANSPORTATION	12,409	8.2	9.1	10.1	12.1
ADNOC LOGISTICS & SERVICES	3,741	13.7	13.0	15.4	14.3
QATAR FUEL QSC	1,937	7.7	6.2	69.4	18.6
Arabian Drilling Company	2,385	13.2	12.4	15.9	15.0
OQ Gas Networks	8,847	5.3	8.5	4.9	10.9
Frontline plc	7,433	4.1	8.2	4.3	11.3
Average		9.0x	9.4x	21.5x	14.2x
Median		8.2x	8.5x	15.4x	14.3x
Max		11.9x	10.7x	23.1x	16.2x
Min		6.5x	8.3x	7.5x	11.7x

Source: FAB Securities

Company	Market (USD Mn)	EV/EBITDA (x)		P/E (x)	
		2026F	2027F	2026F	2027F
<u>Logistics</u>					
GROWTHPOINT PROPERTIES LTD	3,748	NA	NA	11.6	11.1
PROLOGIS INC	1,30,781	25.0	23.5	38.5	38.4
MAPLETREE LOGISTICS TRUST	4,805	21.9	21.2	20.2	20.0
CTP NV	8,314	18.6	18.0	14.4	13.0
Sime Darby Property Berhad	2,277	12.6	12.0	15.5	14.5
SmartCentres Real Estate Investment	2,986	18.6	17.9	13.4	14.4
Average		19.3x	18.5x	18.9x	18.6x
Median		18.6x	18.0x	14.9x	14.4x
Max		21.9x	21.2x	19.0x	18.6x
Min		18.6x	17.9x	13.7x	13.4x

Source: FAB Securities

Research Rating Methodology:

Rating	Upside/Downside potential
BUY	Higher than +15%
ACCUMULATE	Between +10% to +15%
HOLD	Lower than +10% to -5%
REDUCE	Between -5% to -15%
SELL	Lower than -15%

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