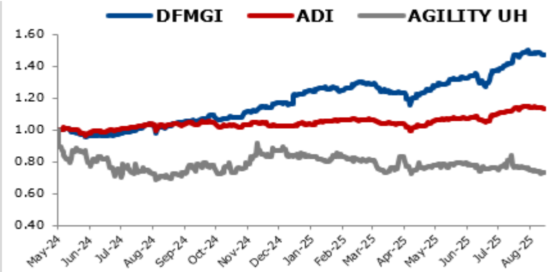
Agility Global PLC

The healthy contribution from all segments boosted the top line

Current Price	Target Price	Upside/Downside (%)	Rating
AED 1.16	AED 2.10	+81%	BUY

- Revenue grew 8.3% YOY to USD 1,200 Mn in 2Q25 driven by healthy growth across all segments except Other Activities.
- Retail fuel margins are expected to improve in 2026 with efficiency gains and network growth, while the maritime segment continues to face headwinds but retains long-term potential.
- Agility Logistics Parks maintained occupancy above 90% in Saudi Arabia, as of June 2025, driven by strong warehousing demand.
- Menzies expanded its European executive lounge portfolio by opening a Pearl Lounge in Bratislava in 2Q25 and expects regulatory approval for acquiring G2 Secure Staff in 3Q25.
- Total investment portfolio valued at c. USD 5.5 Bn as of June 30, 2025, with significant stakes in DSV and Reem Mall.



Stock Information	
Market Cap (AED, Mn)	11,980.38
Paid Up Capital (Mn)	624.00
52 Week High	1.45
52 Week Low	1.09
3M Avg. daily value (AED)	21,702,050

2Q25 Result Review (USD, Mn)	
Total Assets	12,716
Total Liabilities	6,467
Total Equity	6,249
EBITDA	181
Net Profit	24

Financial Ratios	
Dividend Yield (12m)	4.00
Dividend Pay-out (%)	0.00
Price-Earnings Ratio(x)	28.85
Price-to-Book Ratio (x)	0.57
Book Value (USD)	0.56
Return-on Equity (%)	2.08

Stock Performance	
5 Days	-1.69%
1 Months	-5.69%
3 Months	-3.33%
6 Months	-10.08%
1 Year	2.65%
Month to Date (MTD%)	-1.69%
Quarter to Date (QTD%)	-2.52%
Year to Date (YTD%)	-11.45%

2Q25 Net Profit lower than our estimate

Agility Global ("Agility, "the Company") reported a net profit of USD 24 Mn for 2Q25, compared to a net profit of USD 30 Mn in 2Q24, below our estimate of USD 39 Mn. This performance is primarily driven by higher depreciation expenses related to business expansion and increased interest expense. Net profit was also impacted due to rise in direct, operating, and other expenses, along with a higher NCI share, partially offset by a rise in revenue.

P&L Highlights

Agility's revenue grew 8.3% YOY to USD 1,200 Mn in 2Q25, driven by healthy growth across all segments. Revenue from the Aviation Services Segment (Menzies) rose 9.3% YOY to USD 691 Mn in 2Q25, due to increased volumes from new operations in Portugal and Spain; ground handling yields improvements; and strong cargo volumes across the regions, excluding the impact of the closures of some non-profitable stations. Revenue from the Industrial real estate Segment (Agility Logistics Parks) increased 13.3% YOY to USD 14 Mn in 2Q25, due to strong demand for world-class warehouses, particularly in Saudi Arabia, where occupancy rates remained high. The Fuel Logistic Segment (Tristar) achieved 17.3% YOY growth as revenue rose to USD 346 Mn in 2Q25, primarily driven by growth in the fuel segment because of a new Sri Lanka fuel business which began in 2H24. Revenue from other activities declined 11.4% YOY to USD 150 Mn in 2Q25. The Company's direct expenses grew 7.9% YOY to USD 457 Mn in 2Q25. Thus, gross profit rose 8.6% YOY to USD 743 Mn in 2Q25. Moreover, gross profit margin marginally expanded 17 bps YOY to 61.9% in 2Q25. Agility's other operating expenses increased 7.2% YOY to USD 132 Mn in 2Q25. Other expenses rose 8.4% YOY to USD 443 Mn in 2Q25, primarily driven by increase in salaries & employee benefits, which grew from USD 412 Mn in 2Q24 to USD 459 Mn in 2Q25.

Moreover, income from the share of results of associates declined to USD 12 Mn in 2Q25 from USD 14 Mn in 2Q24. As a result, the Company's EBITDA increased 8.1% YOY to USD 181 Mn in 2Q25 with a marginal 3 bps YOY contraction in EBITDA margin to 15.1% in 2Q25. Aviation Services segment EBITDA grew 13.0% YOY to USD 103 Mn with a margin of 14.9% in 2Q25 due to growth in all material divisions and service lines. Higher EBITDA margin reflects the company's improved efficiency and ability to capitalize on its existing platform to drive growth. EBITDA for the Fuel logistic segment increased 1.7% YOY to USD 64 Mn in 2Q25. Industrial real estate segment EBITDA grew 8.7% YOY to USD 10 Mn in 2Q25 with a margin of 70.3%. D&A charges increased 12.1% YOY to USD 84 Mn in 2Q25. As a result, operating profit grew 4.9% YOY to USD 97 Mn in 2Q25. The Company's finance income increased from USD 10 Mn in 2Q24 to USD 17 Mn in 2Q25, whereas finance costs also increased 32.1% YOY to USD 59 Mn in 2Q25. Income tax expense declined 18.9% YOY to USD 12 Mn in 2Q25. The share of profit attributable to non-controlling interest holders rose from USD 14 Mn in 2Q24 to USD 20 Mn in 2Q25.

Balance Sheet Highlights

Agility Global maintains a robust balance sheet with USD 12.7 Bn in assets and USD 5.8 Bn in shareholder equity as of 2Q25, this is because of the largest investment in DSV which contributes 36% of total assets. The Company reported operating cash flow of USD 223 Mn in 1H25 and incurred a gross capex of USD 132 Mn in 1H25. The Company's cash and cash equivalents increased from USD 962 Mn in 1Q25 to USD 1,054 Mn in 2Q25 mainly due to an increase in proceeds from interest bearing loans. As a result, interest-bearing loans increased from USD 3.8 Bn in 1Q25 to USD 4.2 Bn in 2Q25.

Target Price and Rating

We maintain our BUY rating on Agility Global with an unchanged target price of AED 2.10. Agility Global reported strong revenue growth in 2Q25, supported by robust performance across all business segments, with the exception of Other Activities. The Company holds minority interests in DSV, the world's largest freight forwarder; Reem Mall, a landmark shopping destination in Abu Dhabi; commercial real estate and supply chain businesses in the GCC; and emerging technology firms in areas such as e-commerce enablement, energy transition, and digital supply chains. Agility Global operates across six continents and 70 countries, employing 56,000 people worldwide. The Company made notable progress in operational expansion and investment strategy, reporting a total investment portfolio valued at c. USD 5.5 Bn as of June 30, 2025. This portfolio includes both listed and non-listed assets, with significant stakes in DSV and Reem Mall. DSV, Agility Global's largest investment holding, delivered a strong 2Q25 performance, driven by sustained organic operational momentum. The DB Schenker integration remains largely on track. Despite share price volatility during the period, Agility Global has managed its equity collar prudently to protect downside risk and restructure upside potential in line with DSV's underlying performance. The value of Agility Global's investment in DSV has increased by 12% YTD. Agility Global holds an investment in Reem Mall, Abu Dhabi's newest shopping, dining, and entertainment hub on Reem Island, spanning 183.4K sqm of GLA. Anchored by major hypermarkets and flagship brands, including the recently opened 3,334 sqm Sharaf DG, the mall hosts around 400 retailers. By June 2025, 66% of GLA was operational and 14% under fit-out, with 4% more signed by July 2025. In 2Q25, Menzies enhanced its executive lounge network in Europe with the addition of a Pearl Lounge in Bratislava. Regulatory clearance for the full acquisition of US-based G2 Secure Staff is anticipated in 3Q25. Menzies Aviation posted revenue growth during 2Q25, driven by its new operations in Spain and Portugal, along with improvements in ground handling yields. During 2Q25, Menzies's EBITDA and EBIT also increased along with margins, with all divisions and service lines recording growth. The stronger margins reflect Menzies's ability to leverage its existing platform to drive expansion. In Saudi Arabia, strong warehousing demand continues to keep Agility Logistics Parks (ALP)'s occupancy rates above 90%, especially in Riyadh. The Company's 226K sqm warehousing development is progressing on schedule, with some units already delivered and the remainder set for completion in 2025. Across the GCC, robust demand is being fueled by e-commerce expansion, 3PL growth, and government-led industrial diversification. In Africa, ALP is actively assessing opportunities in high-growth logistics corridors, particularly in East Africa, where the need for modern logistics infrastructure remains significantly underserved. Tristar posted strong revenue growth in Q2 2025. While retail fuel remains a low-margin business, the company is building market presence and expects margins to improve in 2026 with efficiency gains and network expansion. The maritime segment faced market challenges, but management remains optimistic about its long-term prospects. Thus, based on our analysis, we assign a BUY rating on the stock.

Agility Global - Relative valuation

(at CMP)	2024	2025F
PE	22.01	27.88
PB	0.57	0.56
EV/EBITDA	8.66	9.15
EPS	0.052	0.041
BVPS	2.013	2.043
DPS	0.046	0.046
Dividend yield	4.0%	4.0%

FABS Estimates & Co Data

**Agility was listed in May 2024, hence prior-period multiples are not available.*

Agility Global – P&L

USD Mn	2Q24	1Q25	2Q25	2Q25F	Var	YOY Ch	QOQ Ch	2024	2025F	Change
Revenue	1,108	1,143	1,200	1,282	-6.4%	8.3%	5.1%	4,507	5,036	11.7%
Direct expenses	-424	-444	-457	-497	-8.1%	7.9%	2.9%	-1,743	-2,014	15.6%
Gross profit	**684**	**698**	**743**	**785**	**-5.3%**	**8.6%**	**6.4%**	**2,764**	**3,022**	**9.3%**
Other operating expenses	-123	-126	-132	-621	-78.8%	7.2%	4.2%	-2,176	-2,395	10.1%
Share of result of JVs	14	17	12	8	41.9%	-17.0%	-27.4%	33	34	2.0%
Other income/expenses	-408	-416	-443	18	NM	8.4%	6.5%	89	81	-9.0%
EBITDA	**167**	**173**	**181**	**190**	**-4.7%**	**8.1%**	**4.7%**	**711**	**742**	**4.4%**
D&A	-75	-81	-84	-80	4.0%	12.1%	3.3%	-307	-326	6.1%
Operating profit	**93**	**92**	**97**	**109**	**-11.1%**	**4.9%**	**5.9%**	**404**	**416**	**3.0%**
Finance income	10	9	17	10	74.2%	73.1%	87.0%	21	57	NM
Finance cost	-44	-55	-59	-50	17.4%	32.1%	7.0%	-188	-230	22.3%
Profit before tax	**58**	**46**	**55**	**69**	**-19.9%**	**-4.6%**	**20.3%**	**236**	**243**	**3.0%**
Income Tax	-14	-15	-12	-21	-43.6%	-18.9%	-20.0%	-52	-73	39.5%
Profit before NCI	**44**	**31**	**44**	**48**	**-9.7%**	**0.2%**	**39.1%**	**184**	**170**	**-7.4%**
Non-controlling interests	-14	-10	-20	-10	NM	42.7%	93.5%	-57	-56	-1.8%
Profit attributable	**30**	**21**	**24**	**39**	**-38.0%**	**-19.5%**	**13.0%**	**127**	**115**	**-10.0%**

FABS estimate & Co Data

Agility Global - Margins

	2Q24	1Q25	2Q25	YOY Ch	QOQ Ch	2024	2025F	Change
Gross Profit	61.7%	61.1%	61.9%	17	80	61.3%	60.0%	-133
EBITDA	15.1%	15.1%	15.1%	-3	-6	15.8%	14.7%	-104
Operating Profit	8.4%	8.0%	8.1%	-26	6	9.0%	8.3%	-70
Net Profit	2.7%	1.9%	2.0%	-69	14	2.8%	2.3%	-55

FABS estimate & Co Data

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	1.81	70.0%	1.27
SOTP Method	2.77	30.0%	0.83
Weighted Average Valuation (AED)			**2.10**
Current market price (AED)			1.16
Upside/Downside (%)			+81%

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 9.3%. It is arrived after using the cost of equity of 10.6% and after-tax cost of debt of 5.5% with debt-to-equity ratio of 35.7%. Cost of equity is calculated by using 10-year government bond yield of 5.2%, beta of 0.84 and equity risk premium of 6.5%. 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 7.9% after adjusting a tax rate of 30.0%. Also, assumed a terminal growth rate of 2.0%.

Sum of PV (USD, Mn)	635
Terminal value (USD, Mn)	3,340
Net Debt	-4,339
Investments	5,500
FV to Common shareholders (USD, Mn)	**5,136**
No. of share (Mn)	10,418
Current Market Price (AED)	1.16
Fair Value per share (AED)	**1.81**

DCF Method

(All Figures in USD Mn)	FY 2025E	FY 2026E	FY 2027E	FY 2028E	FY 2029E
NOPAT	289	311	348	386	417
Depreciation & amortization	140	160	169	171	171
CAPEX	-390	-293	-205	-183	-160
Working Capital	-197	-77	-94	-97	-73
Free Cash Flow to Firm (FCFF)	**-158**	**102**	**218**	**277**	**355**
Discounting Factor	0.97	0.88	0.81	0.74	0.68
Discounted FCFF	**-76[1]**	**90**	**176**	**205**	**240**

Source: FAB Securities, [1]Adjusted 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	397	7.6x	3,005
Tristar Fuel Logistics	278	10.3x	2,865
Agility Logistic Parks	42	19.4x	814
Total Enterprise Value			**6,683**
Net Debt			-4,339
Investments			5,500
Enterprise Value			**7,845**

Company	Market (USD Mn)	EV/EBITDA (x)		P/E (x)	
		2025F	2026F	2025F	2026F
Aviation					
SATS LTD	3,724	8.0	8.1	17.6	17.8
FRAPORT AG FRANKFURT AIRPORT	8,206	12.0	11.3	18.0	18.1
CELEBI HAVA SERVISI	1,062	2.8	2.5	NA	NA
AENA SME SA	42,979	11.5	10.7	17.8	16.2
TOSCANA AEROPORTI SPA	337	6.6	NA	17.9	NA
Guangzhou Baiyun International Airport	3,105	5.9	6.0	19.3	23.5
Athens International Airport	3,859	9.7	9.5	15.8	16.7
Xiamen International Airport	860	4.0	3.7	13.3	12.1
Average		**7.6x**	**7.4x**	**17.1x**	**17.4x**
Median		**7.3x**	**8.1x**	**17.8x**	**17.2x**
Max		**10.2x**	**10.1x**	**17.9x**	**18.0x**
Min		**5.4x**	**4.9x**	**16.7x**	**16.3x**

Source: FAB Securities

Company	Market (USD Mn)	EV/EBITDA (x) 2025F	2026F	P/E (x) 2025F	2026F
Transportation Fuel Logistics					
NATIONAL SHIPPING CO OF/THE	5,484	NA	NA	NA	NA
HUNT (JB) TRANSPRT SVCS INC	13,337	9.9	9.0	24.7	20.0
KNIGHT-SWIFT TRANSPORTATION	6,651	8.3	7.0	28.4	16.7
ADNOC LOGISTICS & SERVICES	9,688	8.0	7.6	12.3	11.1
QATAR FUEL QSC	4,170	19.8	15.4	16.1	14.5
Arabian Drilling Company	1,741	7.1	6.3	68.1	18.0
OQ Gas Networks	1,743	11.6	11.3	13.2	12.7
Frontline plc	4,114	7.4	6.4	10.0	7.7
Average		**10.3x**	**9.0x**	**24.7x**	**14.4x**
Median		**8.3x**	**7.6x**	**16.1x**	**14.5x**
Max		**10.8x**	**10.1x**	**26.5x**	**17.3x**
Min		**7.7x**	**6.7x**	**12.8x**	**11.9x**

Source: FAB Securities

Company	Market (USD Mn)	EV/EBITDA (x) 2024F	2025F	P/E (x) 2024F	2025F
Logistics					
GROWTHPOINT PROPERTIES LTD	2,793	16.5	16.2	NA	NA
PROLOGIS INC	96,593	21.9	20.4	38.0	32.5
MAPLETREE LOGISTICS TRUST	4,534	20.9	21.3	18.0	18.9
CTP NV	10,548	24.5	20.8	22.0	19.5
Sime Darby Property Berhad	2,442	15.0	13.7	18.7	17.2
SmartCentres Real Estate Investment	2,716	17.7	17.2	18.4	13.1
Average		**19.4x**	**18.3x**	**23.0x**	**20.2x**
Median		**19.3x**	**18.8x**	**18.7x**	**18.9x**
Max		**21.6x**	**20.7x**	**22.0x**	**19.5x**
Min		**16.8x**	**16.5x**	**18.4x**	**17.2x**

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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