FAB أبوظبي الأول للأوراق المالية SECURITIES

First Look Note | 4Q25

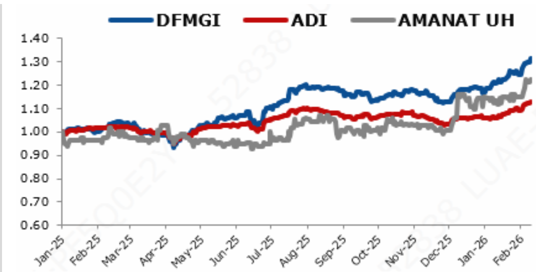
UAE Equity Research   Sector: Financials   Market: DFM

Amanat Holdings

Stronger segmental revenue growth and higher contribution from associates drove profits

Current Price	Target Price	Upside/Downside (%)	Rating
AED 1.28	AED 1.35	+5%	HOLD

- Total beneficiaries and students increased 20% YOY to c. 27.9k in 4Q25, supported by international student growth and HDC expansion.
- In 2025, Jeddah added 45 beds, Dhahran added 10 beds, and Khobar licensed 30 beds during the year and 40 post-period, with a further 50 beds planned for 2026.
- On the PPP front, the ZHO PPP project in the UAE became operational with an additional 80 beds, while the Company continues to explore asset-light management agreements.
- Reflecting strong performance and effective capital recycling, Amanat proposed a record dividend of AED 175 Mn (7 fils per share) for 2025, subject to shareholder approval.



Stock Information	
Market Cap (AED, Mn)	3,200.00
Paid Up Capital (Mn)	2,500.00
52 Week High	1.43
52 Week Low	1.03
3M Avg. daily value (AED)	5,262,732

4Q25 Result Review (AED, Mn)	
Total Assets	4,578
Total Liabilities	1,130
Total Equity	3,448
EBITDA	119
Net Profit/Loss	63

Financial Ratios	
Dividend Yield (12m)	1.25
Dividend Pay-out (%)	18.44
Price-Earnings Ratio(x)	14.65
Price-to-Book Ratio (x)	1.12
Book Value (AED)	1.14
Return-on Equity (%)	6.52

Stock Performance	
5 Days	
1 Months	-5.88%
3 Months	-1.54%
6 Months	14.29%
1 Year	9.40%
Month to Date (MTD%)	15.32%
Quarter to Date (QTD%)	-0.78%
Year to Date (YTD%)	-0.78%

4Q25 net profit higher than our estimate

Amanat Holding PJSC (Amanat/The Company) reported a net profit attributable to equity shareholders of AED 63 Mn in 4Q25 compared to AED 46 Mn in 4Q24. This is higher than our estimate of AED 54 Mn. The growth in net profit is attributable to the growth in income from both the Education and Healthcare segments, a higher share of profit from associates, coupled with an increase in other income, finance income and lower finance cost, partially offset by higher direct costs, G&A, D&A and tax expenses, coupled with an increase in profit attributable to minority shareholders. Profit from continuing operations rose from AED 79 Mn in 4Q24 to AED 83 Mn in 4Q25.

P&L Highlights

Amanat's revenue grew 21.8% YOY to AED 310 Mn in 4Q25, primarily attributable to the growth in the Healthcare and Education segment. Education segment revenue expanded 19.3% YOY to AED 196 Mn in 4Q25, reflecting sustained enrolment growth across MDX, and HDC and continued portfolio expansion. HDC revenue rose 18.0% YOY to AED 105 Mn in 4Q25 owing to addition of beneficiaries and students. Number of beneficiaries and students rose 20.0% YOY to 7.8k in 4Q25. MDX revenue grew 21.3% YOY to AED 91 Mn in 4Q25 along with increase in number of students from 5.7k in 4Q24 to 6.5k in 4Q25. Healthcare segment's revenue grew 72.9% YOY to AED 114 Mn in 4Q25, due to improved utilization as recently added capacity across the portfolio translated into higher patient volumes. The Company's direct costs increased 22.3% YOY to AED 153 Mn in 4Q25. Thus, the gross profit rose 21.2% YOY to AED 156 Mn in 4Q25. However, gross profit margin decreased 22 bps YOY to 50.4% in 4Q25. G&A expenses grew from AED 68 Mn in 4Q24 to AED 102 Mn in 4Q25. Similarly, other operating income increased 15.3% YOY to AED 10 Mn in 4Q25. Meanwhile, the share of results from associates increased from AED 16 Mn in 4Q24 to AED 26 Mn in 4Q25. As a result, the Company recorded a 4.2% YOY decline in total operating profit to AED 90 Mn in 4Q25 due to disposal of the real estate assets of NLCS. D&A expenses rose 8.3% YOY to AED 29 Mn in 4Q25. Amanat's EBITDA decreased 1.8% YOY to AED 119 Mn in 4Q25. Finance income increased from AED 5 Mn in 4Q24 to AED 10 Mn in 4Q25, primarily driven by addition of NLCS proceeds, which offset the effect of the lower market rates. Furthermore, finance costs declined from AED 12 Mn in 4Q24 to AED 7 Mn in 4Q25. The Company recorded a zakat expense of AED 9 Mn in 4Q25 compared to AED 8 Mn in 4Q24. Share of profit attributable to non-controlling interest holders rose from AED 10 Mn in 4Q24 to AED 20 Mn in 4Q25 due to conclusion of the IPO of Almasar Alshamil.

Balance Sheet Highlights

Amanat's cash and cash equivalents increased substantially from AED 911 Mn in 3Q25 to AED 1,450 Mn in 4Q25, following the successful divestment of North London's collegiate school real estate assets for AED 453 Mn and the completion of the Almasar Alshamil Education IPO in December 2025. Total debt increased from AED 315 Mn in 3Q25 to AED 336 Mn in 4Q25. Capex amounted to AED 33 Mn in 4Q25 compared to AED 29 Mn in 4Q24 with majority capex related to expansion projects in KSA.

Target Price and Rating

We revise our rating from ACCUMULATE to HOLD on Amanat with a revised target price of AED 1.35. Amanat reported a robust increase in the bottom line, primarily driven by growth in revenue from the Education and Hospitality segment, coupled with a profit contribution from the share of associates owing to higher profit contribution from NEMA Holdings. In Healthcare, the Company rebranded to Cambridge Health Group in October, consolidating its post-acute care portfolio under a unified platform to enhance operational efficiency, brand strength, and long-term growth. Additionally, the Company continued to scale capacity, increasing total bed capacity to 715 beds, with licensed and operational beds reaching 625 in 2025, and an additional 120-130 beds expected to be licensed in 2026. Amanat remains on track to exceed 1,000 operational beds in the medium term, with expansion opportunities under evaluation across Saudi Arabia and the UAE through a mix of organic growth, management agreements, and bolt-on acquisitions. During 2025, the Jeddah facility added 45 beds, with feasibility studies underway for an additional 60-70 PAR beds, the Dhahran facility added 10 beds, with a further 10 under development and the Khobar facility licensed 30 beds during the year and 40 beds post-period, with another 50 beds planned for licensing and operationalization in 2026. Reflecting the transition from expansion to operational delivery, Healthcare segment EBITDA (including Khobar) rose 13.6% YOY to AED 100 Mn in 2025, driven by improved utilization and contributions from newly expanded facilities. On the PPP front, the ZHO PPP project in the UAE became operational with an additional 80 beds, while the Company continues to explore asset-light management agreements aligned with its strategy. In Education, performance remained robust, led by strong growth in international student enrollment at Middlesex University Dubai, reinforcing the outlook for the higher education platform. Total beneficiaries and students across the Education portfolio increased 20% YOY to c. 27.9k in 4Q25, supported by international student growth and HDC expansion. Student numbers at Middlesex University rose 14.0% YOY to 6.5k in 2025, while beneficiaries increased 20.0% YOY to 7.8k at HDC and 24.5% YOY to 13.7k in 2025 at NEMA. The Company also expanded its special education footprint, launching eight new SEN facilities in 2025, with a further 15 facilities under development. Alongside operational growth, Amanat strengthened its balance sheet and liquidity through value-accretive transactions. The Company successfully completed the IPO of Almasar Alshamil Education on the Saudi Exchange, raising c. SAR 599 Mn to support reinvestment and growth. It also divested NLCS's real estate assets for AED 453 Mn, achieving a 1.7x cash-on-cash multiple and generating net cash proceeds of AED 294 Mn in 2025. Thus, Amanat maintained a strong cash position of AED 1.5 Bn in 2025. Reflecting strong performance and effective capital recycling, Amanat proposed a record dividend of AED 175 Mn (7 fils per share) for 2025, underscoring its commitment to shareholder returns. Amanat enters 2026 with strong momentum, supported by continued enrolment growth in education and rising patient volumes in healthcare. The ramp-up of licensed healthcare capacity is expected to drive further revenue growth and margin expansion. A robust balance sheet and strong cash position provide flexibility to sustain dividends while pursuing selective, value-accretive growth opportunities aligned with its core strategy. Thus, based on these factors, we assigned a HOLD rating on the stock.

Amanat Holdings - Relative valuation

(at CMP)	2021	2022	2023	2024	2025	2026F
PE	11.30	27.71	64.24	21.98	14.83	21.18
PB	1.15	1.17	1.21	1.20	1.11	1.09
EV/EBITDA	18.07	15.93	11.39	10.87	7.39	6.34
BVPS	1.108	1.088	1.051	1.060	1.146	1.169
EPS	0.112	0.046	0.020	0.058	0.086	0.060
DPS (AED)	0.060	0.040	0.020	0.046	0.070	0.066
Dividend yield	4.7%	3.1%	1.6%	3.6%	5.4%	5.1%

FABS Estimates & Co Data

Amanat Holdings – P&L

AED Mn	4Q24	3Q25	4Q25	4Q25F	var.	YOY Ch	QOQ Ch	2024	2025	Change
Revenue	254	154	310	314	-1.5%	21.8%	NM	796	932	17.0%
Direct costs	-125	-109	-153	-143	7.1%	22.3%	40.7%	-442	-530	19.9%
Gross profit	**129**	**45**	**156**	**171**	**-8.7%**	**21.2%**	**NM**	**354**	**402**	**13.5%**
G&A expenses	-68	-69	-102	-108	-5.7%	50.3%	47.6%	-240	-305	27.0%
Income from finance lease	8	4	0	-2	NM	NM	NM	32	20	-36.8%
Gain on disposal of property under finance lease	0	68	0	-2	NM	NM	NM	NM	68	NM
Other Operating income	9	10	10	18	-45.2%	15.3%	-1.1%	35	39	11.3%
Share of result of Associates	16	2	26	15	70.0%	58.0%	NM	30	52	74.3%
Operating Expenses	**-51**	**-55**	**-92**	**-92**	**0.2%**	**79.8%**	**68.6%**	**-173**	**-246**	**42.0%**
Total Operating Profit	**94**	**61**	**90**	**92**	**-2.5%**	**-4.2%**	**48.7%**	**210**	**275**	**30.9%**
D&A expenses	27	26	29	25	17.3%	8.3%	10.6%	89	104	16.8%
EBITDA	**121**	**87**	**119**	**117**	**1.6%**	**-1.8%**	**36.2%**	**296**	**380**	**28.2%**
Finance Income	5	5	10	6	56.8%	92.9%	79.9%	22	22	1.9%
Finance Cost	-12	-8	-7	-8	-11.8%	-40.6%	-9.5%	-36	-30	-15.9%
Profit/Loss of the Company	**87**	**58**	**93**	**91**	**2.3%**	**6.1%**	**59.2%**	**196**	**267**	**36.3%**
Zakat	-8	2	-9	32	NM	13.7%	NM	-22	-19	-12.1%
Profit/Loss from cont. opt	**79**	**60**	**83**	**80**	**3.6%**	**5.4%**	**NM**	**174**	**248**	**42.4%**
Loss from discontinued opt.	-24	-28	-1	0	NM	-97.2%	NM	-40	-40	-1.1%
Non-Controlling Interest	10	3	20	26	-23.3%	NM	NM	18	31	73.5%
Net Profit attributable to equity shareholders	**46**	**29**	**63**	**54**	**15.4%**	**36.7%**	**NM**	**116**	**177**	**52.8%**

FABS estimate & Co Data

Amanat Holdings - Margins

	4Q24	3Q25	4Q25	YOY Ch	QOQ Ch	2024	2025	Change
Gross Profit	50.6%	29.0%	50.4%	-22	2,138	44.5%	43.1%	-136
EBITDA	47.7%	56.8%	38.4%	-924	-1,836	37.2%	40.8%	354
Operating Profit	37.0%	39.4%	29.1%	-789	-1,029	26.4%	29.6%	314
Net Profit	18.0%	19.0%	20.3%	222	126	14.6%	19.0%	444

FABS estimate & Co Data

Key Developments:

- **03 December 2025:** Almasar Alshamil Education, a subsidiary of Amanat Holdings, successfully listed 30% of the share capital on the Saudi Exchange following a highly successful IPO generating SAR 599 Mn (AED 592 Mn) aligning with its strategic goals and expected to enhance shareholder value.

- **12 November 2025:** In July 2024, the Company announced its plan to list the Amanat Education platform, Almasar, pending regulatory approval and favorable market conditions. Almasar Alshamil Education announced the successful completion of its institutional book-building process for its IPO on the Saudi Exchange. The offering was heavily oversubscribed at 102.9x, with institutional orders reaching SAR 61.6 Bn. The final offer price was set at SAR 19.50 per share, at the top of the announced price range, implying a total offering size of about SAR 599 million and a listing market capitalization of SAR 1,997 Mn.

- **21 August 2025:** Amanat Holdings has completed the sale of its education real estate asset—North London Collegiate School's property—for AED 453 million. The exit delivered a strong 1.7x unlevered cash-on-cash return and an IRR of 10%, generating net cash proceeds of AED 294 million. Amanat had invested a total of AED 393 million in the asset since acquiring it in 2018 and funding subsequent expansions.

Valuation:

We use the Sum of the Total Parts (SOTP) and the Dividend Discount model (DDM) to value Amanat Holdings. We assign 50% weight each to SOTP and DDM to arrive at the total valuation.

Valuation Method	Target	Weight	Weighted Value
SOTP	1.54	50.0%	0.77
DDM	1.17	50.0%	0.58
Weighted Average Valuation (AED)			**1.35**
Current market price (AED)			1.28
Upside/Downside (%)			+5%

1) DDM Method:

Amanat Holdings' dividend grew in line with profit and pays regular dividends to its shareholders. We expect the Company to distribute entire profit as divided in the forecasted period due to the robust balance sheet and cash. Thus, we have valued Amanat using the DDM valuation method. The dividend is discounted at the cost of equity of 9.1%.

Sum of PV (AED, Mn)	749
Terminal value (AED, Mn)	2,149
FV to Common shareholders (AED, Mn)	**2,898**
No. of share (Mn)	2,483
Current Market Price (AED)	1.28
Fair Value per share (AED)	**1.17**

DDM Method

(All Figures in AED Mn)	FY 2026E	FY 2027E	FY 2028E	FY 2029E	FY 2030E
Dividend Paid	164	180	194	202	227
Total Dividend	**164**	**180**	**194**	**202**	**227**
Discounting Factor	*0.93*	*0.85*	*0.78*	*0.71*	*0.66*
Present Value of Dividend	**152**	**153**	**151**	**144**	**149**

Source: FAB Securities

2) SOTP Valuation:

Amanat owns interests in multiple entities across the Healthcare and Education sectors. We have used regional and global peers to value Amanat, which is valued using the EV/EBITDA and PE multiple in line with peers.

Name of Entity	% Owned	Type of Financials (AED, Mn)	Financial (AED, Mn)	Type of Valuation	Valuation Multiple	Valuation (AED, Mn)	% Of Value Attributable
Healthcare							
Cambridge Health Group	86.0%	EBITDA	112.7	EV/EBITDA	10.7x	1,032.1	30.3%
Education							
NEMA Holding	24.5%	PE	58.3	P/E	17.2x	999.2	29.3%
Middlesex University Dubai	70.0%	EBITDA	110.1	EV/EBITDA	10.1x	776.2	22.8%
Human Development Co.	42.0%	EBITDA	142.2	EV/EBITDA	10.1x	601.6	17.6%
Enterprise value						**3,409.1**	
Add/(less): Present value of Headquarter expense						-475.7	
Add/(less): Net Cash[1]						896.2	
Equity Value						**3,829.5**	
Equity Value per share (AED)						**1.54**	

Source: FAB Securities

[1]Cash, finance assets at fair value through OCI, lease liabilities and debt

Peers Multiples

Company	Market (USD Mn)	EV/EBITDA (x) 2026F	EV/EBITDA (x) 2027F	P/E (x) 2026F	P/E (x) 2027F
Education					
Taaleem Holdings PSC	1,143	14.1	12.4	23.3	21.0
Humansoft Holding Co KSCP	1,145	7.7	7.9	10.4	10.6
Lincoln Educational Services Corporation	863	14.6	11.5	34.3	19.0
New Oriental Education & Technology Group Inc	9,587	7.5	6.4	17.2	14.5
Graham holding	4,693	10.1	10.8	15.5	16.3
Average		**10.8x**	**9.8x**	**20.1x**	**16.3x**
Median		**10.1x**	**10.8x**	**17.2x**	**16.3x**
Max		**14.1x**	**11.5x**	**23.3x**	**19.0x**
Min		**7.7x**	**7.9x**	**15.5x**	**14.5x**

Source: FAB Securities

Company	Market (USD Mn)	EV/EBITDA (x) 2026F	EV/EBITDA (x) 2027F	P/E (x) 2026F	P/E (x) 2027F
Healthcare					
Al Hammadi Holding Company,	1,130	10.9	9.9	14.0	12.7
Cleopatra Hospital Company	391	9.6	7.8	23.7	16.7
Middle East Healthcare Co	876	8.4	7.7	14.4	10.8
HCA Healthcare, Inc	119,649	10.7	10.2	17.7	16.1
Mouwasat Medical Services Co	3,664	12.0	10.8	16.5	14.2
Burjeel Holdings	1,130	10.9	9.9	14.0	12.7
Average		**10.3x**	**9.3x**	**17.2x**	**14.1x**
Median		**10.7x**	**9.9x**	**16.5x**	**14.2x**
Max		**10.9x**	**10.2x**	**17.7x**	**16.1x**
Min		**9.6x**	**7.8x**	**14.4x**	**12.7x**

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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