

### || Banking Sector:

Company	Net Funded Income (AED Mn)			Non-Funded Income (AED Mn)			Net Profit (AED Mn)			Impairment Charges (AED)			EPS (AED)		
	4Q21	4Q22F	YoY Change	4Q21	4Q22F	YoY Change	4Q21	4Q22F	YoY Change	4Q21	4Q22F	YoY Change	4Q21	4Q22F	YoY Change
1 Abu Dhabi Commercial Bank (ADCB)	2,250	2,601	15.6%	1,027	962	-6.3%	1,443	1,715	18.9%	669	550	-17.7%	0.21	0.25	18.9%
2 Abu Dhabi Islamic Bank (ADIB)	800	1,158	44.7%	667	537	-19.5%	701	981	38.5%	203	133	-34.4%	0.19	0.27	39.9%
3 Mashreq Bank	810	1,224	51.1%	698	711	1.9%	737	811	10.0%	24	296	1133.6%	3.67	4.04	10.0%
4 Commercial Bank of Dubai (CBD)	510	717	40.6%	279	272	-2.7%	333	390	16.8%	214	285	32.9%	0.12	0.14	16.8%
5 Dubai Islamic Bank (DIB)	1,649	2,206	33.7%	623	498	-20.1%	1,193	1,245	4.4%	274	550	100.5%	0.17	0.17	4.4%
6 Sharjah Islamic Bank (SIB)	282	315	11.7%	87	81	-6.6%	56	186	233.1%	50	52	5.6%	0.02	0.06	233.1%
7 Commercial Bank International (CBI)	96	90	-6.0%	115	60	-47.4%	165	28	-83.2%	-39	50	NM	0.09	0.02	-83.2%
8 United Arab Bank (UAB)	63	87	39.1%	50	25	-50.5%	25	39	54.2%	24	17	-29.4%	0.01	0.02	54.2%
9 National Bank of Ras Al Khaimah (RAKBANK)	547	734	34.2%	245	243	-1.0%	224	402	79.9%	198	200	1.4%	0.13	0.24	79.9%
10 Emirates NBD	4,329	6,135	41.7%	2,193	2,154	-1.8%	1,884	3,690	95.9%	2,179	1,378	-36.8%	0.30	0.58	95.9%
11 Ajman Bank	128	119	-7.5%	63	53	-16.1%	26	12	-55.6%	93	71	-23.6%	0.01	0.01	-55.6%

### Commentary:

- Advances in the UAE banking system rose 3.3% YOY to AED 1,655 Bn in September 2022 whereas, deposits rose at a faster rate recording a healthy 12.6% YOY growth to AED 2,187 Bn in September 2022
- The loan-to-deposit ratio in the UAE banking system declined from 79.3% in June 2022 to 75.7% in September 2022 which indicates further room for credit expansion
- Asset quality of the UAE banks improved in 3Q22 due to an improved economic environment and capitalization strengthened from 16.1% in 2Q22 to 16.5% in 3Q22
- The US FED raised the interest rate by 425 bps in 2022 to combat rising inflation. The UAE central bank also raised interest rates in line with FED since UAE's currency is pegged to the US dollar.
- The majority of UAE bank's NIMs are expected to benefit in a rising interest rate environment due to the positive interest rate sensitivity gap.

### || Property Sector:

Company	Revenue (AED Mn)			EBITDA (AED Mn)			EBITDA Margin (%)		Net Profit (AED Mn)			Net Margin (%)		EPS (AED)	
	4Q21	4Q22F	YoY Change	4Q21	4Q22F	YoY Change	4Q21	4Q22F	4Q21	4Q22F	YoY Change	4Q21	4Q22F	4Q21	4Q22F
1 Aldar Properties	2,256	2,963	31.3%	754	815	8.1%	33.4%	27.5%	780	699	-10.3%	34.6%	23.6%	0.10	0.08
2 Emaar Properties	9,146	5,650	-38.2%	2,846	2,353	-17.3%	31.1%	41.7%	1,224	1,869	52.7%	13.4%	33.1%	0.17	0.23
3 Emaar Development	3,862	4,050	4.9%	1,037	1,172	13.0%	26.9%	28.9%	981	837	-14.7%	25.4%	20.7%	0.25	0.21

### Commentary:

- The demand for the real estate market sharply recovered in the UAE after easing of pandemic restrictions. Dubai recorded 128,219 real estate transactions in 2022 up from 83,982 in 2021, whereas the transaction value rose from AED 299.9 Bn in 2021 to AED 430.3 Bn in 2022 in Dubai.
- **Aldar Properties** purchased land on Marjan, Saadiyat, and Nurai Island. It also plans to invest AED 5 Bn in the new geographies and across segments.
- In 9M22, Aldar total revenue surged 28% YOY to AED 8.06 Bn. On the other hand, the company's revenue backlog surged 148% YOY to AED 14.5 Bn, offering better visibility into the firm's future revenue growth in both the UAE and Egypt.
- **Emaar Properties** plans to expand its hospitality and entertainment sector in GCC markets. At the beginning of 2022, the company opened Dubai Hills Mall. The company has strong revenue visibility with a revenue backlog of AED 51.9 Bn in the upcoming year.
- In 9M22, **Emaar Development** achieved property sales of AED 23.2 Bn (USD 7.3 Bn) compared to AED 20.9 Bn during 9M21. It has 24,500 residential units under construction with a revenue backlog of AED 28.6 Bn which will be realized over the next 3-4 years

### || Telecom Sector:

Company	Revenue (AED Mn)			EBITDA (AED Mn)			EBITDA Margin (%)		Net Profit (AED Mn)			Net Margin (%)		EPS (AED)	
	4Q21	4Q22F	YoY Change	4Q21	4Q22F	YoY Change	4Q21	4Q22F	4Q21	4Q22F	YoY Change	4Q21	4Q22F	4Q21	4Q22F
1 Etisalat and (e&)	13,613	13,245	-2.7%	5,084	5,699	12.1%	37.3%	43.0%	2,136	2,519	18.0%	15.7%	19.0%	0.25	0.29
2 du	3,070	3,151	2.6%	1,244	1,287	3.5%	40.5%	40.9%	321	317	-1.1%	10.5%	10.1%	0.07	0.07
3 AL Yah Satellite (YAHSAT) (USD Mn)	123,276	111,758	-9.3%	69,393	58,406	-15.8%	56.3%	52.3%	26,465	26,559	0.4%	21.5%	23.8%	0.01	0.01

### Commentary:

- Demand for the Internet of Things (IoT) is increasing in UAE and telecom companies in UAE are actively investing in technology and digitization which will benefit the sector.
- The telecom companies aim to shift the focus from 5G network coverage to densification.
- The sector is experiencing strong corporate demand for connectivity and ICT services.
- **Al Yahsat** is strongly positioned to receive contracted future revenues from the government. The company's T4-NGS satellite is currently under construction, and plan to add two new satellites.
- **Etisalat and (e&)** plans to diversify its revenue base and earn additional revenue from adjacent business opportunities by entering into a new business domain. It plans to implement this strategy through an inorganic route and started to acquire and enter into JVs.
- Etisalat (e&) acquired a major stake in SRARPLAY ARABIA which is a subscription video on demand (SVSOD) service provider in the MENA region and rebranded its eWallet to e& money.
- Etisalat (e&) formed a joint venture with Bepin Global to support Etialsat's strategic goal of increasing the e& enterprise sector while maintaining a strong local market presence by boosting its digital capabilities.
- In order to expand and diversify its operations globally, e& further increased its stake in Vodafone Group plc to 12.0% by January 2023.

### || Energy Sector:

Company	Revenue (AED Mn)			EBITDA (AED Mn)			EBITDA Margin (%)		Net Profit (AED Mn)			Net Margin (%)		EPS (AED)	
	4Q21	4Q22F	YoY Change	4Q21	4Q22F	YoY Change	4Q21	4Q22F	4Q21	4Q22F	YoY Change	4Q21	4Q22F	4Q21	4Q22F
1 Dana Gas	433	504	16.4%	285	325	14.1%	65.8%	64.5%	138	233	68.9%	31.9%	46.3%	0.02	0.03
2 ADNOC Drilling (USD Mn)	575	683	18.8%	264	305	15.4%	46.0%	44.7%	144	193	34.3%	25.0%	28.3%	0.01	0.01
3 ADNOC Distribution	6,223	7,118	14.4%	802	1,066	33.0%	12.9%	15.0%	571	778	36.3%	9.2%	10.9%	0.05	0.06

### Commentary:

- **Dana gas** identified additional exploration and development opportunities in existing onshore concession in Egypt which enhance production and reserve. The Company successfully completed a debottlenecking project which will add 50 MMscf capacity. After completion of the KM250 expansion project will increase daily production to 750 MMscf/d. The expansion will boost top line and bottom line.
- Dana Gas's liquidity stood strong at AED 784 Mn including AED 271 Mn held at the Pearl level. Dana Gas share of award in the first arbitration against NIOC stood at AED 2.23 Bn whereas the second arbitration reward is expected to be received by 2024.
- **ADNOC drilling** has more than USD 13 Bn of contract backlog since IPO. The company added nine new rigs in 9M22 whereas the rig utilization stood strong at 96%. ADNOC Drilling is in a high capex period due to the ongoing rig acquisition program.
- ADNOC drilling aims to increase its capacity to produce 5 Mn barrels of oil per day and 1 bcf of gas with its solid expansion plans.
- **ADNOC Distribution** announced the acquisition of 50% stake in TotalEnergies Marketing Egypt for AED 683 Mn. In addition, the company is continuously expanding its fuel and non-fuel business not only in UAE as well as internationally and operates a total of 547 stations as of 30 September 2022, out of which 481 are in UAE and 66 in KSA. The company operates 366 convenience stores in UAE as of 30 September 2022
- ADNOC Distribution increased the export of VOYAGER lubricant portfolio from 17 countries to 22 countries in 9M22 and added a new portfolio to the product

### Utilities Sector:

Company	Revenue (AED Mn)			EBITDA (AED Mn)			EBITDA Margin (%)		Net Profit (AED Mn)			Net Margin (%)		EPS (AED)	
	4Q21	4Q22F	YoY Change	4Q21	4Q22F	YoY Change	4Q21	4Q22F	4Q21	4Q22F	YoY Change	4Q21	4Q22F	4Q21	4Q22F
1 Abu Dhabi National Energy (TAQA)	11,422	12,056	5.5%	6,055	6,083	0.5%	53.0%	50.5%	1,701	2,232	31.2%	14.9%	18.5%	0.02	0.02
2 National Central Cooling (TABREED)	490	546	11.4%	257	243	-5.6%	52.4%	44.4%	197	113	-42.9%	40.2%	20.6%	0.07	0.04

### Commentary:

- Two gas-fired plants will be privatized after **TAQA** and Mubadala signed agreements with the Uzbekistani government.
- Recently TAQA, ADNOC, and Mubadala completed landmark transaction for Stake in Masdar Clean Energy Powerhouse. This collaboration aims to transform Masdar into a worldwide clean energy powerhouse by combining TAQA, Mubadala, and ADNOC's renewable energy and green hydrogen initiatives will be rebranded under Masdar.
- Tabreed** added around 225k RT of capacity since 2020 by the way of acquisitions and is further expected to add 120k RT capacity in 2022 and 2023 through organic growth. The company is also expanding internationally in Egypt and India.
- KSA sovereign wealth fund, the Public Investment Fund (PIF), acquired 30% stake in Tabreed's Saudi venture through private placement of shares. Tabreed recently entered into a deal to acquire further shares in Saudi venture from Al Mutlaq Group for Industrial Investments LLC for SAR 55 Mn (USD 14.7 Mn). This consolidates Tabreed's existing shareholding in Saudi Tabreed at 21.8%
- Tabreed added 48,106 Refrigeration Tons (RT) of new customer connections, including load additions in the UAE of 28,403 RT, Oman of 19,203 RT, and Bahrain of 500 RT. Recently it also entered the Egyptian market with Marakez and Gascool for D5M mall and secured a contract with Egyptians for Healthcare Services Company (EHCS) to offer district cooling services to CapitalMed for around 30,000 RT

### || Transportation Sector:

Company	Revenue (AED Mn)			EBITDA (AED Mn)			EBITDA Margin (%)		Net Profit (AED Mn)			Net Margin (%)		EPS (AED)	
	4Q21	4Q22F	YoY Change	4Q21	4Q22F	YoY Change	4Q21	4Q22F	4Q21	4Q22F	YoY Change	4Q21	4Q22F	4Q21	4Q22F
1 Air Arabia	1,302	1,344	3.2%	598	604	1.1%	45.9%	45.0%	467	448	-4.1%	35.9%	33.3%	0.10	0.10
2 Aramex	1,612	1,701	5.5%	150	180	20.3%	9.3%	10.6%	51	80	56.7%	3.2%	4.7%	0.04	0.05

### Commentary:

- The **aviation industry** rebounded after the pandemic due to an increase in the number of tourists. Dubai welcomed 10.12 Mn visitors during January-September 2022 compared to 3.85 Mn during the same period in 2021. This just fell short of the pre-pandemic level of 12.08 Mn in January-September 2019.
- **Air Arabia** added 10 new aircrafts by 9M22 and placed firm order of 120 Airbus A320 aircrafts. The delivery of the new aircraft will begin from 2024. The company also added 14 new routes during 9M22.
- Air Arabia launched its new joint venture with DAL group and named it Air Arabia Sudan. Additionally, Fly Jinnah (JV), started operation in November 2022. Furthermore, Fly Arna (JV) expanded its operations to five destinations.
- In October 2022, **Aramex** successfully completed drone delivery experiments in Oman in October 2022 as part of its innovation ambition and sustainability goal. The test flights were carried out in collaboration with UVL Robotics, a technology pioneer that provides cutting-edge drone-based solutions with AI for logistics.
- Recently, Aramex completed the acquisition of MyUS for a purchase price of USD 265 Mn in October 2022. This acquisition will help Aramex's aim to broaden its cross-border business and take advantage of the significant growth opportunities presented by the rapidly expanding global e-commerce market.

### || Financials Sector:

Company	Revenue (AED Mn)			Net Profit (AED Mn)			Net Margin (%)		EPS (AED)	
	4Q21	4Q22F	YoY Change	4Q21	4Q22F	YoY Change	4Q21	4Q22F	4Q21	4Q22F
1 GFH Financial Group	128	137	7.0%	24	36	49.7%	18.6%	26.1%	0.01	0.01
2 Dubai Financial Market (DFM)	96	71	-25.9%	67	37	-44.2%	69.6%	52.5%	0.008	0.005
3 Shuaa Capital	86	71	-16.5%	-64	20	NM	-75.4%	28.0%	-0.03	0.01
4 Waha Capital	165	25	-84.8%	94	83	-12.4%	24.4%	34.0%	0.05	0.04
5 Abu Dhabi National Insurance Company(ADNIC)	533	448	-15.9%	68	82	20.1%	20.0%	19.8%	0.12	0.14

### Commentary:

- **Waha capital's** Mena Equity fund recorded a 12.1% return in 9M22 compared to a benchmark return of 0% in 9M22 and continued to outperform the benchmark return.
- Rising population and strong internet penetration in UAE coupled with new listings resulted in strong growth in the number of customers lead to higher **DFM's** revenue. DFM's retail and high net worth individual investor base rose 9.0% YOY to more than 1 Mn subscribers in 3Q22.
- **ADNIC** developed a partnership with JAFZA to provide medical and property insurance at reasonable rates. The company developed new capabilities in digital distribution benefiting from strong synergies which will improve cross-selling opportunities.
- ADNIC is using blockchain to implement a motor-based recovery platform to automate motor recoveries this initiative will improve operational efficiency and lead to cost savings.
- **GFH** manages over USD 16.4 Bn worth of assets which comprises a global portfolio in the healthcare, logistics, technology, and education sector across the MENA, North America, and Europe regions. Strategic diversification and investments into downturn-resistant sectors positively benefited the company with solid returns on investment

### || Industrials Sector:

Company	Revenue (AED Mn)			EBITDA (AED Mn)			EBITDA Margin (%)		Net Profit (AED Mn)			Net Margin (%)		EPS (AED)	
	4Q21	4Q22F	YoY Change	4Q21	4Q22E	YoY Change	4Q21	4Q22F	4Q21	4Q22F	YoY Change	4Q21	4Q22F	4Q21	4Q22F
1 RAK Ceramics	752	979	30.2%	122	186	52.1%	16.2%	19.0%	56	104	85.6%	7.4%	10.6%	0.06	0.10
2 Dubai Investment Company (DIC)	847	781	-7.8%	230	263	14.4%	27.2%	33.7%	164	182	11.1%	19.3%	23.3%	0.04	0.04
3 Abu Dhabi Ports	1,119	1,341	19.9%	440	614	39.5%	39.3%	45.8%	256	379	48.1%	22.9%	28.2%	0.06	0.07

### Commentary:

- **RAK Ceramics** acquired land in Bangladesh for a greenfield project and enhanced production efficiency in UAE, Bangladesh, and India to meet the demand. The company also took initiatives to strengthen its brand positioning.
- **Abu Dhabi Ports (AD Ports)** launched a Joint Venture with SEG for the opening of new logistics and freight business and also created an MOU for developing of food trading hub in Uzbekistan
- AD Ports acquired 70% equity stake in International Associated Cargo Carrier B.V. Furthermore, it also plans to acquire 80% stake in Global Feeder Shipping and interest in Noatum Propels
- AD Ports announced a merger between KEZAD Communities with Al Eskan Al Jamae LLC ("EAJ") to build an integrated staff accommodation company. The company also signed an agreement with KMTF (Kazmortransflot) to create a joint venture with 51% stake owned by AD Ports



### || Basic Material Sector:

Company	Revenue (USD Mn)			EBITDA (USD Mn)			EBITDA Margin (%)		Net Profit (USD Mn)			Net Margin (%)		EPS (USD)	
	4Q21	4Q22F	YoY Change	4Q21	4Q22E	YoY Change	4Q21	4Q22F	4Q21	4Q22F	YoY Change	4Q21	4Q22F	4Q21	4Q22F
1 Fertiglobe PLC	1,184	1,204	1.7%	661	522	-21.1%	55.9%	43.3%	367	269	-26.5%	31.0%	22.4%	0.04	0.03
2 Borouge PLC	1,693	1,581	-6.6%	541	620	14.7%	32.0%	39.2%	297	223	-24.8%	17.5%	14.1%	0.01	0.01

### Commentary:

- **Fertiglobe**, ADNOC, Mitsui & Co Ltd, and GS Energy Corporation to develop Project Harvest. The project framework requires for developing a low carbon intensity ammonia production plant at Ruwais in Abu Dhabi.
- Fertiglobe refinanced its USD 900 Mn bridge facility with a three-year facility of USD 300 Mn and a five-year facility of USD 600 Mn.
- **Borouge** reiterated mid-term premium guidance of USD 200 per tonne for polyethylene and USD 140 per tonne for polypropylene. It expects sales volume to return to levels equivalent to production volume in the current quarter also, expects demand in Asia and Middle East market to outperform global markets.
- Borouge secured two new contracts worth AED 55 Mn from Ducab and Union Pipes Industry (UPI). Ducab and UPI will use Borouge materials for building energy and infrastructure applications. The product will be supplied for Borouge 4.

### || Consumer Staples Sector:

Company	Revenue (AED Mn)			EBITDA (AED Mn)			EBITDA Margin (%)		Net Profit (AED Mn)			Net Margin (%)		EPS (AED)	
	4Q21	4Q22F	YoY Change	4Q21	4Q22E	YoY Change	4Q21	4Q22F	4Q21	4Q22F	YoY Change	4Q21	4Q22F	4Q21	4Q22F
1 Agthia Group	954	1,048	9.9%	182	167	-8.6%	19.1%	15.9%	113	78	-30.4%	11.8%	7.5%	0.14	0.10
2 Americana Restaurants(USD Mn)	544	677	24.4%	131	161	22.8%	24.1%	23.8%	50	73	45.3%	9.2%	10.8%	0.02	0.03

### Commentary:

- **Agthia group** announced the acquisition of a majority stake in the healthy snacks and coffee company, Auf Group. This acquisition will enable Agthia group to enhance its footprint in the Egyptian snacking market and broaden its consumer product portfolio.
- Recently AD Ports Group and Agthia Group signed a Memorandum of Understanding (MoU) in which Agthia Group and AD Ports Group will jointly explore ways to increase Agthia's supply chain connections, improve logistical and operational efficiency, and expedite the implementation of digital-first projects.
- In January 2023, **Americana Restaurants** announced the launch of the first Peet's Coffee outlet in the Middle East in Fashion Avenue Dubai Mall. The partnership will combine Americana Restaurants' strong understanding of the MENA consumer ecosystem with Peet's coffee expertise to offer outstanding customer experience. It also launched Krispy Kreme in Jordan in October 2022.
- The management reiterated its guidance to reach 2,200 restaurants by FY2022 and further plans to add 250-300 restaurants during FY2023-26. It aims to double the revenue with a mid-single digit like-for-like growth.

### FAB Securities Contacts:

---

#### Research Analysts

Ahmad Banihani +971-2 -6161629 [ahmad.banihani@Bankfab.com](mailto:ahmad.banihani@Bankfab.com)

#### Sales & Execution

Trading Desk Abu Dhabi Head Office +971-2 -6161777

+971-4 -5659593

Institutional Desk +971-4 -5658395

Sales and Marketing +971-2 -6161703

Customer Service

Abu Dhabi Office +971-2 -6161600 [Online Trading Link](#)

---

### DISCLAIMER

This report has been prepared by FAB Securities (FABS), which is authorized by the UAE Securities and Commodities Authority, licensing registration number 604002, and is a member of the Abu Dhabi Securities Exchange, Dubai Financial Market and NASDAQ Dubai. The information, opinions and materials contained in this report are provided for information purposes only and are not to be used, construed, or considered as an offer or the solicitation of an offer or recommendation to sell or to buy or to subscribe for any investment security or other financial instrument. The information, opinions and material in this report have been obtained and derived from publicly available information and other sources considered reliable without being independently verified for their accuracy or completeness. FABS gives no representation or warranty, express or implied, as to the accuracy and completeness of information and opinions expressed in this report. Opinions expressed are current as of the original publication date appearing on the report only and the information, including the opinions contained herein, are subject to change without notice. FABS is under no obligation to update this report. The investments referred to in this report might not be suitable for all recipients. Recipients should not base their investment decisions on this report and should make their own investigations, and obtain independent advice, as appropriate. Any loss or other consequences arising from the uses of material contained in this report shall be the sole and exclusive responsibility of the recipient and FABS accepts no liability for any such loss or consequence. The value of any investment could fall as well as rise and the investor may receive less than the original amount invested. Some investments mentioned in this report might not be liquid investments, which could be difficult to realise in cash. Some investments discussed in this report could be characterised by high level of volatility, which might result in loss. FABS owns the intellectual property rights and any other material contained in this report. No part of this report may be reproduced, utilised or modified in any form either in whole or in part or by any electronic, mechanical or other means, now known or hereafter invented, including photocopying and recording, or stored in any retrieval system without the prior consent of FABS in writing. While utmost care has been taken to ensure that the information provided is accurate and correct, neither FABS, nor its employees shall, in any way, be responsible for the contents. By accepting this document, the recipient agrees he/she has read the above disclaimer and to be bound by the foregoing limitations/restrictions.