

Dubai Financial Market

Best play on Dubai's privatization plans

- We estimate an increase of 60% of the FMC (or USD 60bn) and FFMC (USD 24bn) of DFM's constituencies from the IPO program, with ten new IPOs, with DEWA alone to bring in a FMC of USD 25bn, expected to list early FY22e.
- We expect the IPO program to unlock dislocated valuation of DFM's listed entities and expect churn ratios to increase by 3x, ~ the 10year average (to 100% on FFMC). We do not rule out stake sales in EMAAR and in banks (DIB, CBD, ENBD), or DFM, lifting the FFMC by up to USD 23bn. FOL hikes is another upside risk
- We expect DFM to be able to increase its EPS to AED 0.065 in FY23e, placing it at 24.5x P/E, c50% below its historical average, post a small loss in Q3 on low volumes. Adjusted for gross cash position of AED 0.55/share and amortization charges pa of AED 0.007/share, this places DFM at an adjusted P/E 23e of 14.4x
- We upgrade DFM to a Core Buy. Upside risk: churn, new IPOs, FOL hikes, and revaluation of DFM stocks. Downside risk: reduction in fees from 15bps per transaction (ADX charges 2.5bps)

We estimate a 60% boost to the (free float) market cap of DFM. The market cap of DFM amounted to USD 98bn before the announcements this week, with a free-float market cap of just USD 40bn. This week, Dubai unveiled plans to sell stakes in 10 state-owned companies, and on the following day, plans to sell shares in DEWA, its main utility, valuing the firm at more than USD 25bn, Dubai's biggest listing. Other large privatizations could entail ENOC (Market Cap USD 15bn (AcE)), Emirates Airlines (MC USD 5bn (AcE), Dubai Duty Free (USD 7bn (AcE), Dubai Retail (USD 2bn), Dubai Free Zones, Dubai Cables, EGA, as the most compelling assets. All in all, we conservatively expect a USD 60bn, or 60% addition to DFM's market cap, and using an expected 40% FF, an increase in the FMC of USD 24bn (also 60% increase to the existing FFMC). In comparison, recent IPOs, and the strong rally of ADX index (+58% YtD) have almost doubled the market cap of ADX this year (+93% YtD).

We might also see stake sales in EMAAR (29% owned by Dubai government), DIB (28%), CBD (20%), ENBD (55.8%) and DFM (80%). Those equity stakes combined approach USD 23bn in value. Further, we expect a stronger performance of the underlying constituencies of the DFM listed stocks on the back of a better diversification of the listed stocks on the stock market, which will raise the interest in Dubai, and the high undervaluation of most listed stocks on DFM (such as EMAAR, ENBD and DIB, which continue to trade below our FVEs). Further upside could come from lifting FOLs from the current 49% and 40% for UAE banks.

We assume churn ratios to go back to historical levels (now 70% below average). Churn ratios have dwindled to 13% in FY21e, based on FMC (32.5% based on FFMC), vs. 43% (100% on FFMC) historically (FY 11-20), as retail participation concentrated on other stock markets in the region. We now assume it to go back to 100% of FFMC basis (vs. 300% in FY 14A). We do not assume a role for DFM in managing the market-making-fund of AED 2bn.

Full pass-through to bottom line on very high operating leverage. OpEx of DFM are fixed, with an annual increase of 0.6% CAGR FY 11-21e, independently of the traded volumes. Any increase in trading commissions (67% of operating income) will directly translate into DFMs bottom line. In FY 14A, it recorded record revenues AED 946m, with a cost base of AED 187m, vs. expected FY21e revenues of AED 265m and a cost base of AED 202m. In Q3 DFM reported a small loss as the stock market was dogged by falling volumes at a time when regional rivals (ADX and Tadawul) are stepping up sales. We now expect an EPS of AED 0.065 in FY23e, and AED 0.087 by FY25e, vs. peak earnings of AED 0.095 in FY 14A.

Board of DFM revamped ahead of the IPO program. Dubai replaced five of seven members on the board of DFM as Dubai works on plans to boost the bourse. Deputy Ruler Maktoum bin Mohammed appointed Helal Saeed Al Marri as chairman of the board, replacing veteran Essa Kazim. Al Marri is a member of the Executive Council of Dubai and head of Dubai WTC.

Upgrade to Core Buy, not expensive adjusted for cash position (AED 4.4bn, or AED 0.55/share) and amortization of non-cash charges (AED 55m, or AED 0.007/share). DFM is holding AED 4.4bn in investments and deposits, representing AED 0.55 per share. After adjusting for AED 1.5bn in payables, this still represents AED 2.9bn, AED 0.36/share, or 22% of its current market cap. We expect DFM to be able to increase its EPS to AED 0.065 in FY23e, placing it at 24.5x P/E, 50% below its historical average and 16x adjusted for the gross cash position. If we adjust for the amortization of intangibles (AED 55m pa or 0.007 per share), the P/E 23e further drops to 14.4x, up from the small loss in Q3 on very subdued volumes. As a result, we upgrade DFM to a Core Buy. Key upside risks: increased market cap from new IPOs, adjustment in dislocated valuation of DFM listed stocks, increased churn ratio. Downside risk: potential reduction in trading fees (now 15bps per transaction). We allocate 2.5% in our MENA Core portfolio at the expense of SCERCO AB.

CORE BUY

AED 2.00↑

Banks / UAE

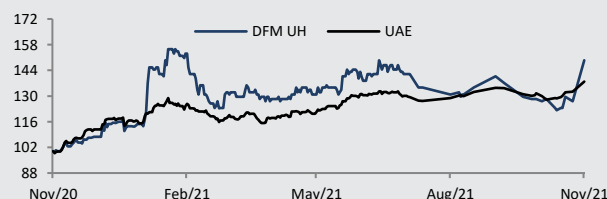
Bloomberg code	DFM UH
Market index	UAE
Target Price	2.00
Upside (%)	25.5

Market data 02/11/2021

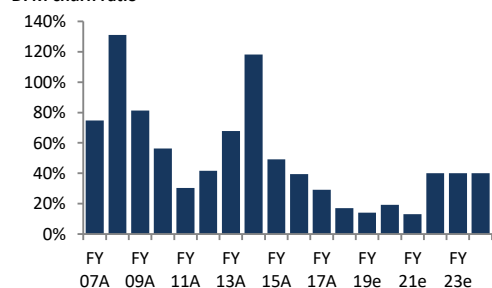
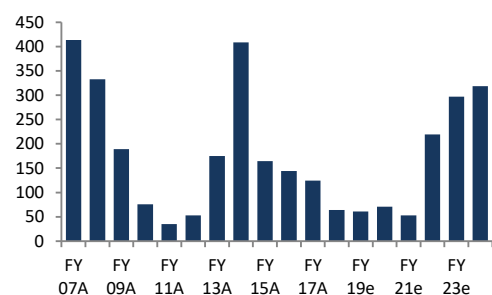
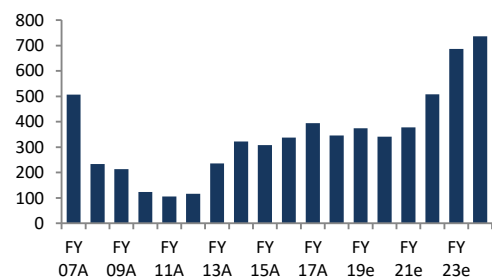
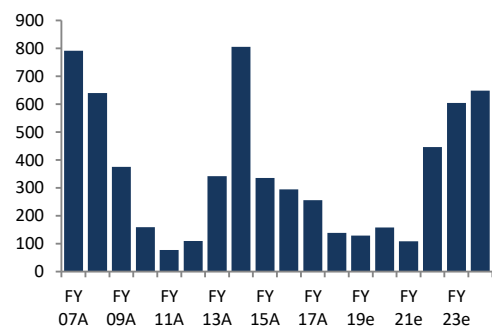
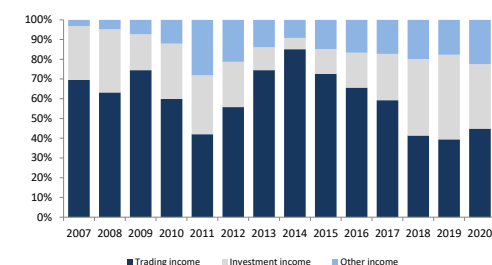
Last closing price	1.21
52 Week range	0.8-1.3
Market cap (AED m)	9,680
Market cap (USD m)	2,635
Average Daily Traded Value (AED m)	8.0
Average Daily Traded Value (USD m)	2.3
Free float (%)	19%

Year-end (local m)	2019	2020	2021e	2022e
Revenues	324	348	265	612
Pre-provisioning profit	122	143	63	408
EPS	0.02	0.02	0.01	0.05
P/E (x) (mkt price)	105.4	92.2	203.9	31.5
BVPS	1.0	1.0	1.0	1.0
Tangible BVPS	0.4	0.4	0.4	0.4
P/B (x) (mkt price)	1.2	1.2	1.2	1.2
P/TBVPS (x) (mkt price)	4.4	4.4	4.4	4.4
DPS	0.03	-	0.01	0.05
Div. yield (%)	1.6	-	0.4	3.2
RoAA (%)	1.3	1.4	0.6	3.9
RoRWA (%)	1.7	2.0	0.8	5.1
RoATE (%)	1.5	1.8	0.8	5.2
Number of shares	7,996	7,996	7,996	7,996

Price Performance



Abacus Arqaam Capital Fundamental Data

DFM churn ratio

DFM ADTV USD m

DFM index market capitalization USD bn

Fee income AED m

Revenue composition


Year-end	2019	2020	2021e	2022e	2023e	2024e
Growth						
Revenues (%)	(2.9)	7.7	(23.9)	130.8	28.8	8.4
Cost (%)	(3.0)	2.1	(1.8)	0.9	0.6	0.8
Pre-Provision Operating Profit Growth (%)	(2.8)	16.8	(55.8)	547.9	42.9	11.0
Net Profit (%)	(3.9)	14.3	(54.8)	547.9	28.7	11.0

Abacus Arqaam Capital Fundamental Data

Company Profile

Dubai Financial Market was established in 2000 as a secondary market for trading securities issued by public joint-stock companies, bonds issued by the Federal Government or any of the Local governments and public institutions. Borse Dubai owns 80% of DFM and the remainder is free float.

Key drivers

- Upside from our TPs for DFM listed stocks
- Proposed increase in FOL to 100%
- New IPOs increasing market cap, boosting mostly secondary trading volumes along with one-time listing fee of AED 50k
- Rising interest in the region by institutional investors leading to churn ratios (currently foreign investors account for 51% of trading and institutional investors 53%)
- DFM charges 15 bps per trade (from both sides of the trade – buyer and seller)
- Successful launch of Sukuk trading platform with widespread acceptance and use
- Increasing rate environment should support interest/investment income given huge cash and equivalent balance of AED 4.4bn, 40% of total assets
- Investment in headquarters worth around USD 200m to be completed in 2-3 years at Business Bay (land gifted by Dubai Properties Group)
- Market cap to GDP of 61% for the UAE offers further room to grow

DFM

Year-end	2019	2020	2021e	2022e	2023e	2024e
Income statement (AED m)						
Fee income	129	158	108	447	604	648
Net investment income	140	115	83	88	103	121
Other operating income	58	79	75	79	83	87
Total operating income	324	348	265	612	788	854
Total operating expenses	202	206	202	204	205	207
Operating profit	122	143	63	408	583	647
Associates	-	-	-	-	-	-
Pre-tax profit	122	143	63	408	583	647
Taxation	-	-	-	-	58	65
Net profit	122	143	63	408	525	583
Minorities	1	5	1	4	5	6
Others	-	-	-	-	-	-
Attributable net profit	121	138	62	404	520	577
Diluted EPS	0.02	0.02	0.01	0.05	0.06	0.07
DPS	0.03	-	0.01	0.05	0.06	0.07
BVPS	0.98	0.97	0.97	0.97	0.97	0.97
Tangible BVPS	0.36	0.36	0.36	0.36	0.36	0.36

Year-end	2019	2020	2021e	2022e	2023e	2024e
Balance sheet (AED m)						
Cash and central bank	3,258	3,513	3,647	3,867	4,089	4,315
Investment, net	1,110	1,124	1,273	1,296	1,318	1,342
Fixed assets, net	345	352	316	277	239	201
Other assets	4,969	4,912	4,912	4,912	4,912	4,912
Total assets	9,681	9,901	10,149	10,352	10,559	10,770
Debt	29	30	30	30	30	30
Other liabilities	1,760	2,070	2,317	2,520	2,727	2,938
Total liabilities	1,790	2,101	2,348	2,551	2,757	2,968
Total equity	7,891	7,801	7,801	7,801	7,801	7,802
Common shareholders	5,012	4,922	4,922	4,922	4,923	4,923
Tier 1 capital	7,750	7,637	7,729	7,387	7,271	7,214

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Recent results and Forecast revisions

Exhibit 1: Dubai Financial Market Q3 21 results – a small loss on low traded values

AED m	Q3 21A	Q3 21e	vs. AC	Q2 21A	q/q 21	Q3 20A	Q2 20A	q/q 20	y/y Q3	y/y Q2	9M 21A	9M 21e	vs. AC	9M 20A	y/y 9M
Fee income	21.4	21.5	(0.2%)	28.6	(25.1%)	43.6	43.5	0.3%	(50.9%)	(34.3%)	83.6	83.7	(0.0%)	125.0	(33.1%)
Investment income	16.6	19.8	(16.0%)	20.8	(20.2%)	25.0	27.0	(7.3%)	(33.6%)	(22.8%)	62.5	65.6	(4.8%)	91.5	(31.7%)
Total income	46.1	55.6	(17.2%)	63.8	(27.8%)	89.5	101.7	(12.0%)	(48.6%)	(37.3%)	183.2	192.7	(5.0%)	282.0	(35.1%)
Operating expenses	48.0	50.3	(4.6%)	49.3	(2.7%)	49.9	50.4	(1.0%)	(3.9%)	(2.2%)	148.8	151.1	(1.5%)	155.8	(4.5%)
Attributable net income	(0.6)	5.7	(111.1%)	15.3	(104.1%)	41.1	44.2	(7.0%)	(101.5%)	(65.3%)	38.1	44.5	(14.3%)	120.1	(68.2%)

Source: Company Data, Arqaam Capital Research

Exhibit 2: Summary of earnings revision – driven by higher market cap/GDP and churn ratios

AED m	New	FY 21e	Δ	New	FY 22e	Δ	New	FY 23e	Δ	New	FY 24e	Δ	New	FY 25e	Δ
Fee income	108	107	1%	447	154	190%	604	229	164%	648	280	132%	695	311	123%
Investment income	83	92	-10%	88	97	-10%	103	103	0%	121	121	0%	140	140	0%
Net profit	62	70	-10%	404	123	227%	520	185	181%	577	249	132%	637	295	116%
Churn ratio	13%	12%	1%	40%	15%	25%	40%	20%	20%	40%	22%	18%	40%	22%	18%
Market cap/GDP	78%	87%	-9%	87%	90%	-3%	100%	90%	10%	103%	90%	13%	107%	90%	17%
TP	2.00	0.95	104%												

Source: Company Data, Arqaam Capital Research

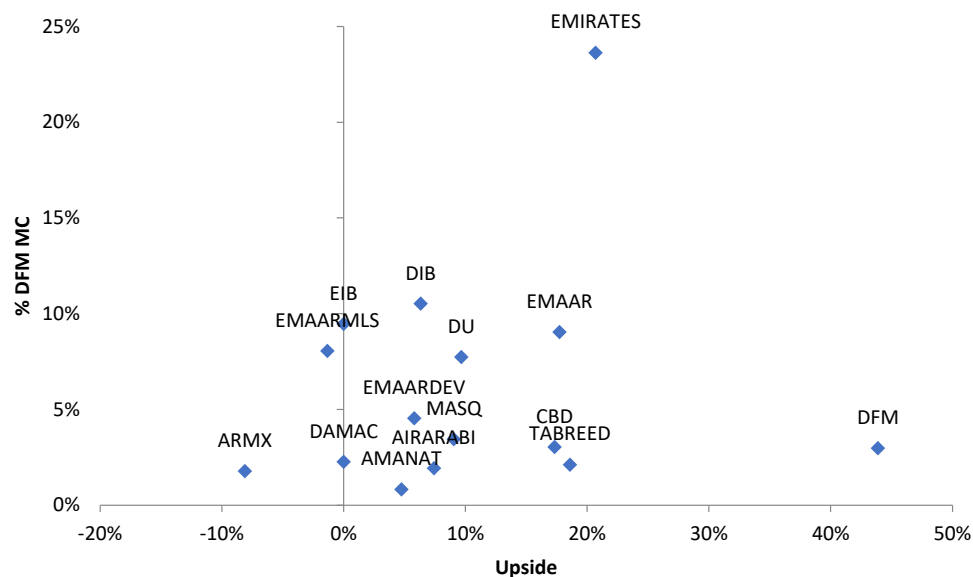
Exhibit 3: DFM EVA Valuation (AED m) – lifting our TP from AED 1.00 to AED 2.00 on massive operating leverage

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021e	2022e	2023e	2024e	2025e	2026e	perp	subtotal	% of total
1. DCF																				
Net profit	79	-7	35	285	759	261	253	233	125	121	138	62	404	520	577	637	702	737		
Other adjustments	76	76	76	76	76	77	78	79	79	79	79	79	79	79	79	79	79	83		
Minus: excess return excess capital	32	33	36	43	64	57	53	58	50	52	52	50	49	49	48	48	47	50		
Risk free rate	2.0%	2.0%	2.0%	2.0%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%		
Tax shelter	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
Adjusted net profit	123	36	75	318	771	281	279	254	154	147	164	91	433	549	607	668	733	770		
Capital requirements	451	405	344	510	616	599	702	794	785	853	812	926	945	965	985	1,006	1,027	1,078		
RoTEC	27.3%	8.8%	21.9%	62.3%	125.1%	46.9%	39.7%	32.0%	19.7%	17.2%	20.2%	9.9%	45.8%	56.9%	61.6%	66.4%	71.4%	71.4%		
Cost of capital	9.5%	9.5%	9.5%	9.5%	9.5%	9.5%	9.5%	9.0%	9.0%	9.0%	9.0%	9.0%	9.0%	9.0%	9.0%	9.0%	9.0%	9.0%		
Capital charge	43	38	33	48	59	57	67	71	71	77	73	83	85	87	89	91	92	97		
Economic profit	80	-3	43	269	712	224	212	182	84	70	91	8	348	463	518	578	641	673		
Discount factor	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	1.000	0.917	0.842	0.772	0.708	0.650		
NPV of Economic Profit	0	0		0	0	0	0	0	0	0	0	0	348	424	436	446	454	473		
DCF EVA Forecast period																			2,109	13.2%
Perpetual growth rate (nominal GDP)																			5.0%	
Terminal Value																			16,824	
Terminal value discounted																			10,934	68.5%
Required Capital																			812	5.1%
Value of the investment banking operations																			13,855	86.9%
2. Capital surplus/deficit																				
Available capital:																				
Shareholders equity 2010	7,523	7,479	7,458	7,935	8,413	8,028	7,902	8,142	7,764	7,871	7,775	7,791	7,791	7,791	7,791	7,791	7,791	7,791		
Minorities	43	43	43	43	43	44	45	46	46	46	46	46	46	46	46	46	46	46		
Less Goodwill & intangibles	-5,526	-5,450	-5,374	-5,326	-5,263	-5,201	-5,138	-5,082	-5,025	-4,969	-4,912	-4,912	-4,912	-4,912	-4,912	-4,912	-4,912	-4,912		
Less non equity elements	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Tangible equity	2,040	2,072	2,126	2,653	3,193	2,871	2,808	3,106	2,785	2,948	2,909	2,924	2,924	2,924	2,924	2,924	2,924	2,924		
Capital needs																				
RWAs	3,754	3,373	2,869	4,250	5,134	4,993	5,850	6,619	6,540	7,108	6,764	7,718	7,879	8,043	8,210	8,381	8,556			
RWAs (Base 3)	3,754	3,373	2,869	4,250	5,134	4,993	5,850	6,619	6,540	7,108	6,764	7,718	7,879	8,043	8,210	8,381	8,556			
Equity as % RWA	12%	12%	12%	12%	12%	12%	12%	12%	12%	12%	12%	12%	12%	12%	12%	12%	12%	12%		
Financial stakes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Capital Requirements	451	405	344	510	616	599	702	794	785	853	812	926	945	965	985	1,006	1,027	1,078		
Surplus capital	1,590	1,667	1,782	2,143	2,577	2,272	2,106	2,311	2,000	2,095	2,097	1,998	1,979	1,959	1,939	1,919	1,898	2,097	13.1%	
3. Other adjustments																				
Real estate losses																			0	
Equity investment losses																			0	
Level 3 assets																			0	0.0%
Total adjustments																			0	0.0%
4. Dividends																				
Total Fair Value																			15,952	100%
Number of shares																			7,996	
Fair value per share																			2.00	
Current share price																			1.59	
Upside																			25.5%	
Implied P/E									68.5x	127.1x	132.3x	115.7x	255.9x	39.5x	30.7x	27.7x	25.0x	22.7x		
Implied P/B									5.2x	5.8x	5.5x	5.6x	5.5x	5.5x	5.5x	5.5x	5.5x	5.5x		

Source: Company Data, Arqaam Capital Research

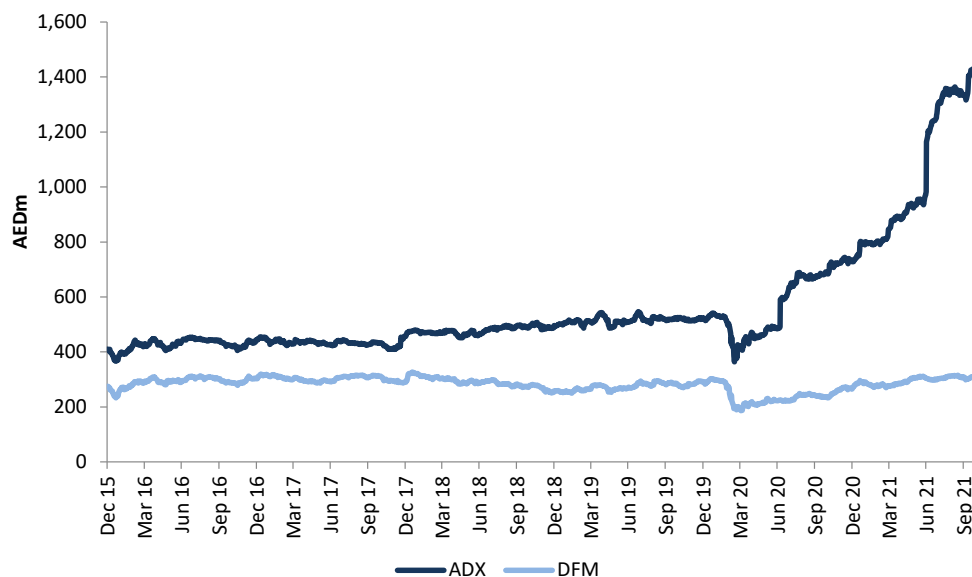
Significant upside of DFM listed stocks

Exhibit 4: Upside to our TPs vs. % DFM MC



Source: Company Data, Arqaam Capital Research

Exhibit 5: DFM vs. ADX Historical Market Cap: DFM to play catch-up with the new IPO pipeline, with ADX's market cap surging 93% YtD (o/w 58% from performance)



Source: Bloomberg, Arqaam Capital Research

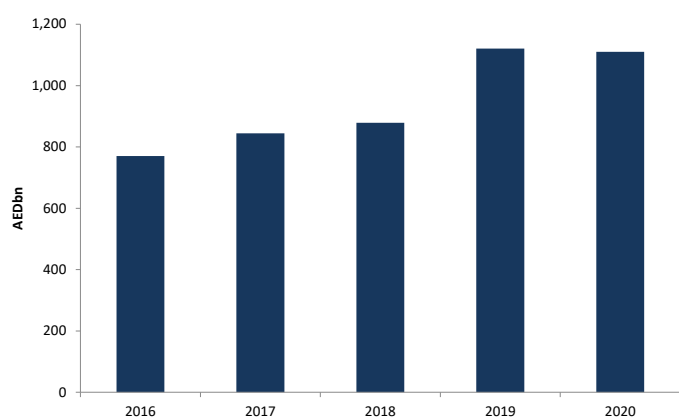
A look at potential significant crown assets for IPOs: Investment Corporation of Dubai and Dubai Holding

- DEWA, its main utility, is valued at more than USD 25bn, which would be Dubai's biggest listing.
- Other large privatizations could entail ENOC (Market Cap USD 15bn (ACe)), Emirates Airlines (MC USD 5bn (ACe), Dubai Duty Free (USD 7bn (ACe), Dubai Retail (USD 2bn), Dubai Free Zones, Dubai Cables, EGA.
- We might also see stake sales in EMAAR (29% owned by Dubai government), DIB (28%), CBD (20%), ENBD (55.8%) and DFM (80%), potentially raising up to USD 23bn.

Potential sale of ICD assets

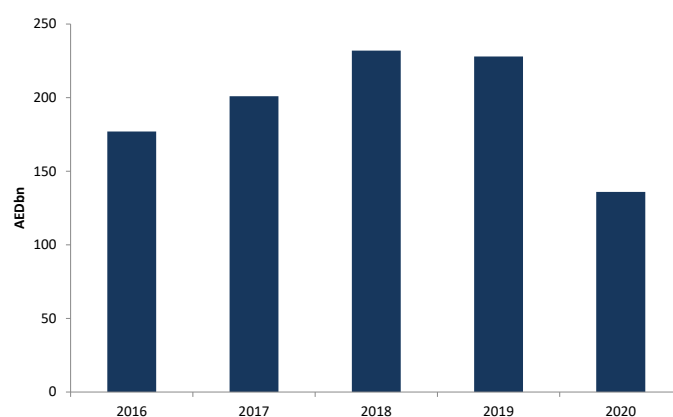
Investment Corporation of Dubai is a sovereign wealth fund of the Government of Dubai established in 2006, with a mandate to manage the Government of Dubai's portfolio of commercial companies and investments.

Exhibit 6: ICD Assets



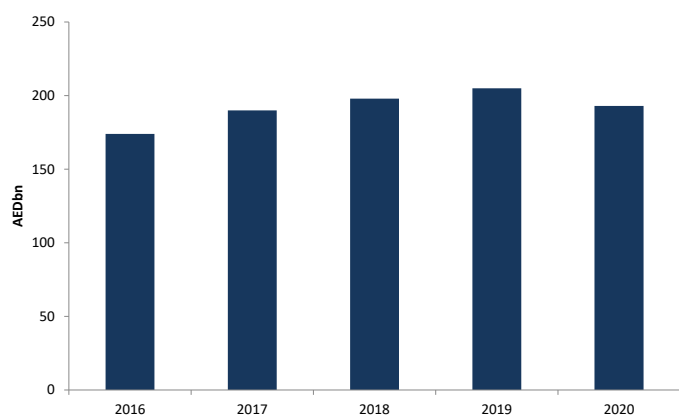
Source: Company Data, Arqaam Capital Research

Exhibit 7: ICD Revenues



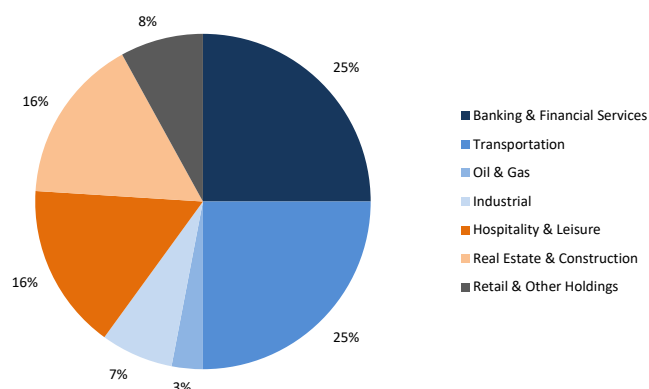
Source: Company Data, Arqaam Capital Research

Exhibit 8: Equity base



Source: Company Data, Arqaam Capital Research

Exhibit 9: Portfolio breakdown by sector



Source: Company Data, Arqaam Capital Research

Retail Assets

Exhibit 10: ICD Retail & Other Holdings



Source: Company Data, Arqaam Capital Research

Real Estate & Construction

Exhibit 11: ICD Real Estate & Construction (owns c.29% of Emaar)



Source: Company Data, Arqaam Capital Research

Transportation: accounts for 48% of the group's revenues and 21% total assets

Exhibit 12: ICD Transportation Holdings



Source: Company Data, Arqaam Capital Research

Emirates – we value it at USD 5bn, strong revenue recovery on re-opening

Emirates Group recorded a USD 6bn loss in FY 20/21 on the back of the pandemic, its loss-making year in >30 years. Revenues reached USD 9.7bn, affected by a one-off impairment charge of AED 1.5bn on its non-financial assets. Cash balance stood at USD 5.4bn at the end of the FY.

Emirates' revenues dropped by 66% in FY 20/21, reaching USD 8.4bn due to the temporary suspension of flights in March 2020 and global travel restrictions. Its cash assets stood at USD 4.1bn, affected by a one-time payout of AED 8.5bn in customer

refunds. However, Emirates has now restored 100 routes and the airport now is the world's busiest.

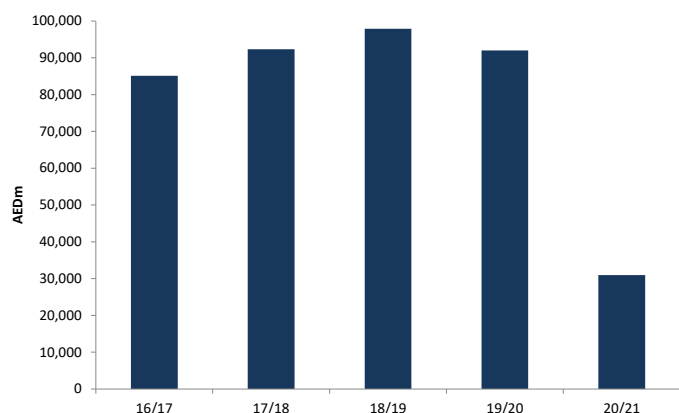
Dubai National air Travel Agency (Dnata) reported a USD 496m loss vs. a USD 168m profit the year before. Revenues came in at USD 1.5bn, recording a 62% drop, reflecting the negative impact of the pandemic. Its cash balance stood at USD 1.3bn (-12% y/y). Its catering business accounted for USD 285m of its revenues (c.19%). Dnata is an airport services provider, providing aircraft ground handling, cargo, travel, and catering services across 35 countries, 129 airports and serving 320 airlines.

Exhibit 13: DNATA Businesses

dnata Businesses	Revenues
dnata Airport Operations	Top Contributor to Dnata's revenues in 20/21
dnata Catering	Uplifted 16.9m meals to airline customers (c.82% drop on the back of COVID)
dnata Travel	96% drop in revenues to AED 130m

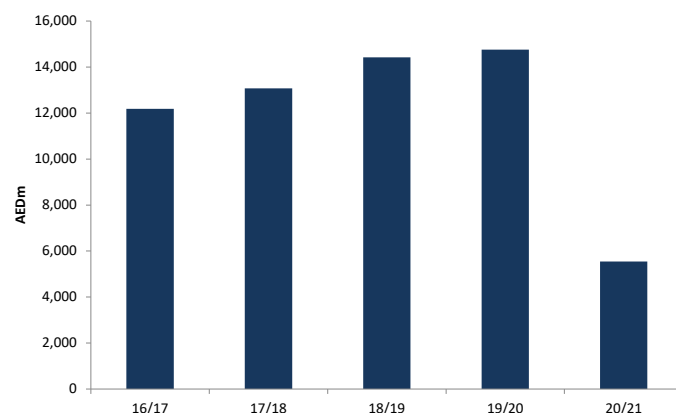
Source: Company Data, Arqaam Capital Research

Exhibit 14: Emirates Revenue Split



Source: Company Data, Arqaam Capital Research

Exhibit 15: Dnata Revenue and EBIT



Source: Company Data, Arqaam Capital Research

FlyDubai

FlyDubai reported annual revenues of AED 2.8bn (USD 773m) in 2020 vs. AED 283m (USD 77m) in 2019 (c.53% drop) on the back of the spread of COVID-19 and the 22-month grounding of the Boeing 737 Max aircraft.

Exhibit 16: Key Performance Figures

(AED bn)	2020	2019
Total Revenues	2.8	6
Total Cash Assets (including pre-delivery payments)	2.5	2.6
Passenger Numbers (m)	3.2	9.6
Fleet Size	51	59
Number of Flights Operated	27,450	73,233
Number of Destinations	65	93

Source: Company Data, Arqaam Capital Research

Oil & Gas:

ENOC is its only holding within this segment and contributes c.26% to total revenues and 4% to total assets.

Banking & Financial Services: Potential stake sale in ENBD, DIB and CBD.

Exhibit 17: ICD Banking & Financial Services Holdings


Source: Company Data, Arqaam Capital Research

Industrial:
Exhibit 18: ICD Industrial Holdings


Source: Company Data, Arqaam Capital Research

Ducab

Ducab is jointly owned by ICD and ADQ, with annual revenues contributing >USD 1.4bn to the UAE economy. It operates 6 high tech manufacturing facilities, managing its own R&D and testing labs to produce advanced coppers and aluminum wire and cable products and conductors. It currently has customers in 45 countries. It supplies leading flagship projects in the country, including c.90% of the wires and cables for Expo 2020. It aims at raising the contribution to GDP of the industrial sector to AED 300bn by 2031.

Its sister company, Ducab HV, provides power transmission solutions and owns a metal business (DMB) providing high quality aluminum and copper industrial products. Dubai HV has recently been awarded a contract to provide and install high voltage cables for the 900MQ 5th phase of the Dubai MBR solar park.

EGA

EGA's revenues dropped by c.9% in 2020 to AED 18.7bn (USD 5.1bn) driven by lower global aluminum prices and a drop in demand for value-added products. Cash generated from operating activities grew by 35% in 2020 and reached AED 5.5bn (USD 1.5bn) vs. AED 4.1bn in 2019. Adjusted EBITDA recorded a 63% increase vs. the AED 2.5bn in 2019 on the back of ramp up in EGA's alumina refinery and bauxite mine and controlled costs and lower global prices for raw materials.

Dubai holding

A global investment holding company: Investments include companies globally within commodities and mining, power, energy, and industrials, increasing contribution to key initiatives such as Dubai Industrial Strategy 2030 and Dubai Energy Strategy 2050.

Exhibit 19: Dubai Holding Investments



Source: Company Data, Arqaam Capital Research

Dubai Holding

Dubai Holding is Dubai ruler Sheikh Mohammed bin Rashid al-Maktoum's personal corporate portfolio.

Asset management

Exhibit 20: Dubai Holding Asset Management Holdings

 DUBAI INTERNET CITY	 DUBAI OUTSOURCE CITY	 DUBAI MEDIA CITY	 DUBAI STUDIO CITY
 DUBAI PRODUCTION CITY	 DUBAI KNOWLEDGE PARK	 DUBAI INTERNATIONAL ACADEMIC CITY	 DUBAI INDUSTRIAL CITY
 DUBAI SCIENCE PARK	 DUBAI KNOWLEDGE PARK	 CITY WALK	 THE PALM JUMEIRAH
 THE BEACH	 BLUE WATERS	 AL SEEF	 BOX PARK
 DUBAI MALL	 DUBAI MALL	 DUBAI MALL	 DUBAI MALL
 JBR	 BOULEVARD	 BAY AVENUE	 DUBAI MALL

Source: Company Data, Arqaam Capital Research

Exhibit 21: Dubai Holding Asset Management Holdings (Continued)

 MUDON	 COMMUNITY CENTRE	 COMMUNITY CENTRE	 COMMUNITY CENTRE
 COMMUNITY CENTRE	 COMMUNITY CENTRE	 SERENA	 VILLANOVA
 LAYAN	 GHORROOB	 SHOROOQ	 AL KHAIL GATE
 GHORROOB SQUARE	 RENNAM	 DW	 MALL OF THE EMIRATES
 NUZUL	 ALQUOZ	 MALL OF THE EMIRATES	 MONOPRIX
 Géant	 Géant	 franprix	

Source: Company Data, Arqaam Capital Research

Real Estate

Exhibit 22: Dubai Holding Real Estate Holdings

	CENTRAL PARK at City Walk		PORT MER
	SERENA		DUBAILAND
	1/JBR		CHERRYWOODS
	AL WAHA		MUDON
	MANAZEL AL ESHQ DUBAI ESTATE		NORTH25

Source: Company Data, Arqaam Capital Research

Hospitality

Exhibit 23: Dubai Holding Real Estate Holdings

	Jumeirah BEACH HOTELS	Jumeirah AL NASEEM	Jumeirah AL QAAS
Jumeirah DUBAI AL MASTAR	Jumeirah MINA A'SALAM	Jumeirah ZABEEL SARAY	Jumeirah AL SAADIYAT ISLAND RESORT
Jumeirah EMIRATES TOWERS	Jumeirah CRENSIDE HOTEL	Jumeirah MADINA GATE	Jumeirah CENTRAL BUSINESS
Jumeirah MIRYAN BEACH HOTEL & SPA	CARTEL PALACE Jumeirah	The CARLTON TOWER Jumeirah	Jumeirah PORT SHELTER HOTEL & SPA
Jumeirah GUARDHOUSE	Jumeirah GUARDHOUSE	Jumeirah NABUNJ	Jumeirah MIRYAN BEACH HOTEL & SPA
		HATTA WADI HUB	HATTA DAHANI LODGES
HATTA DOME PARK	HATTA SEDR TRAILERS		

Source: Company Data, Arqaam Capital Research

Entertainment

Exhibit 24: Dubai Holding Entertainment Holdings

	Global Village		
	The Green Planet	ROXY	BRN
	DUBAI 92		dubai eye 103.8
	الخليجة 99		hit 96.7
	دبي 91.1		

Source: Company Data, Arqaam Capital Research

Retail

Dubai retail is the retail management arm of Dubai holding. It develops, operates, and manages the company's retail assets, including 12 mixed-use properties, comprising of 1,000 multi-format units across 8 key locations in Dubai. The portfolio includes:

- Jumeirah Beach Residences (JBR)
- Souk Madinat Jumeirah
- Boulevard at Jumeirah Emirates Towers
- Bay Avenue
- Bay Square
- Mudon
- Remraam, Al Waha and Layan
- Shorooq
- Al Khail gate
- Dubai Wharf
- New additions: retail hubs at both the Serena and Villanova communities.

Other potential IPOs include Nakheel, Meraas, RTA and DEWA (announced)

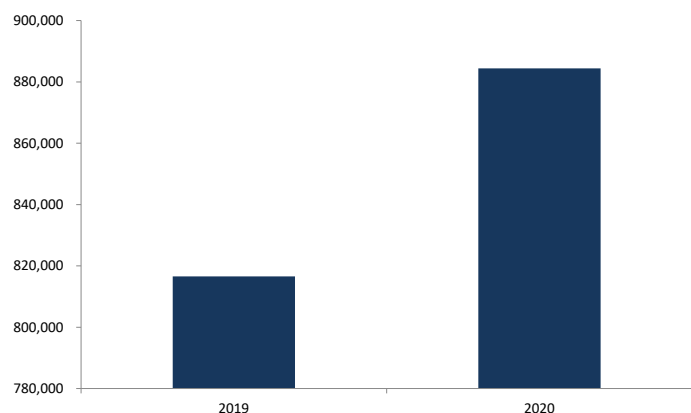
Roads and Transport Authority (RTA) and Salik

RTA's total revenues collected via digital channels (e-payments and smart kiosks) reached c.AED 2.66m in 2020. It is currently continuing the implementation of 111 projects as part of its digital strategy 2020-24, launching a roadmap of future technologies in Q4e.

DEWA – crown jewel valued at USD 25bn

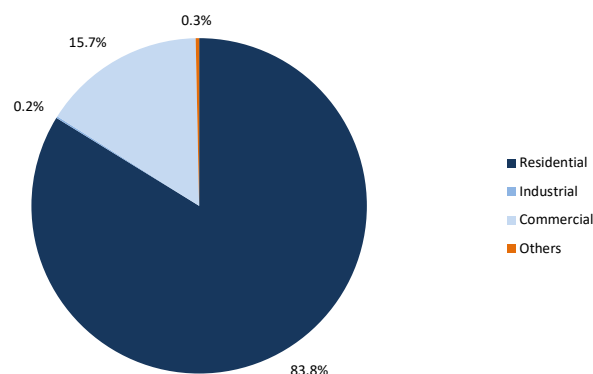
DEWA's revenues grew by 37% to AED 14.7bn in 2020. It posted a 24.5% increase in profit, reaching c.AED 4.37bn.

Exhibit 25: Number of water customers



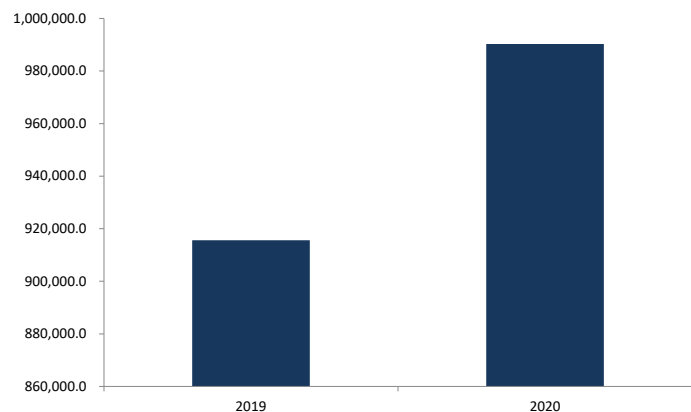
Source: Company Data, Arqaam Capital Research

Exhibit 26: Water customers by type



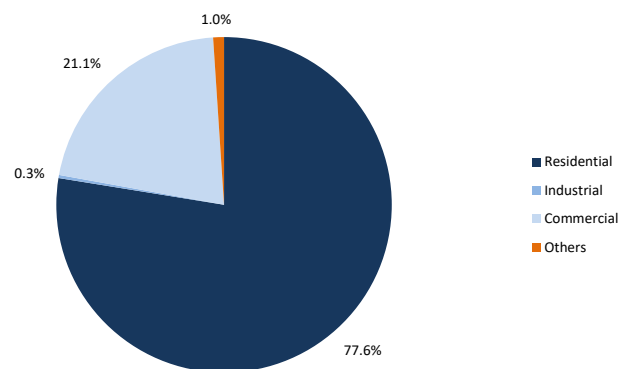
Source: Company Data, Arqaam Capital Research

Exhibit 27: Number of electricity customers



Source: Company Data, Arqaam Capital Research

Exhibit 28: Electricity customers by type



Source: Company Data, Arqaam Capital Research

Exhibit 29: UAE Maturing Bonds, Syndicated and Bilateral Loans in Non- Financial Public Sector

(USDm)	Debt Type	H2 16	2017	2018	2019	2020	2021	2022	2027-2022	Beyond	Unallocated	Total
Abu Dhabi												
Government												
Government	Bonds	-	-	-	1,500	-	2,500	-	4,000	2,500		6,500
	Loans	164	313	313	313	300	60	60	1,360	120		1,644
	Guarantees	96	192	166	166	166	16	16	724	-		820
	Total	260	506	480	1,980	466	2,576	76	6,084	2,620		8,964
Government Related Enterprises (GREs)												
GREs with >50% government ownership, include subsidiaries debt guaranteed by parent GRE	Bonds	1,000	2,748	2,424	1,000	1,490	3,371	6,959	17,993	6,462		25,454
	Loans	3,870	2,806	3,429	3,574	2,664	1,055	2,703	16,230	1,953		22,053
	Total	4,870	5,554	5,853	4,574	4,154	4,426	9,662	34,223	8,415		47,507
Gov plus GREs with >50% gov ownership			6,060	6,333	6,553	4,620	7,002	9,739	40,307	11,035		51,342
as % of Abu Dhabi 2016 GDP			2.9%	3.0%	3.1%	2.2%	3.4%	4.7%	19.4%	5.3%		24.7%
Memorandum items:												
GREs with <50% gov ownership		-	990	2,615	1,304	941	176	198	6,226	707		6,933
Gov owned banks: bonds and loans		-	260	230	230	533	215	3,078	2,546	-		4,546
Dubai												
Government												
Government	Bonds		600	20,000		750	500	650	22,500	3,519		26,019
	Loans		40	40	40	40	294	575	1,030	80		1,110
	Total		640	20,040	40	790	794	1,225	23,530	3,599		27,129
Other Sovereign	Loans Domestic										32,879	32,879
	Total										32,879	32,879
Government Related Enterprises (GREs)												
GREs with >50% government ownership, include subsidiaries debt guaranteed by parent GRE	Bonds		2,508	2,414	2,433	4,545	1,370	1,006	14,276	7,632	2,000	23,908
	Loans		2,348	4,793	3,875	1,632	3,226	13,255	29,129	4,545	1,375	35,049
	Total		4,856	7,207	6,308	6,177	4,596	14,261	43,405	12,177	3,375	58,957
Gov, other sovereign & GREs with >50% government ownership			5,497	27,247	6,348	6,967	5,390	15,486	66,935	15,776	36,254	118,965
as % of Dubai's 2016 GDP			5.2%	25.5%	5.9%	6.5%	5.1%	14.5%	62.7%	14.8%	34.0%	111.5%
Memorandum items:												
GREs with <50% gov ownership			-	950	1,000	450	1,500	-	3,900	1,500		5,400
Government Guaranteed			266	508	358	313	275	2,335	4,054	69		4,123
Restructured Debt of Dubai Inc*			4,148	-	-	-	-	-	4,148	13,000		17,148
Government Owned Banks: Bonds & Loans			3,224	1,431	3,731	2,048	1,530	1,275	13,240	3,500		16,740

Source: IMF, Arqaam Capital Research

*RTA, Dubai World and Dubai Airport

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