Company

Arabian Centres Company

2Q26 Result Review

Rating

Buy

Bloomberg Ticker

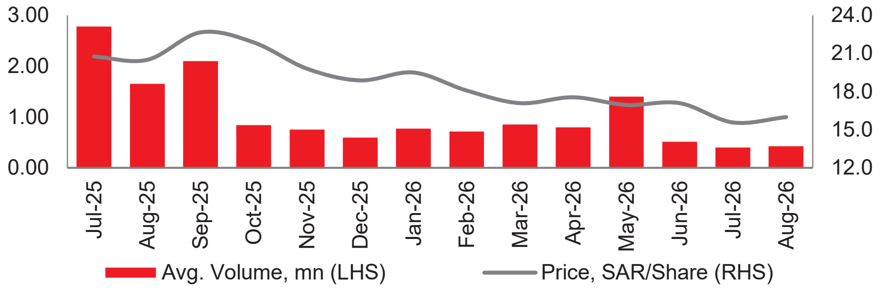
CENOMICE AB

Date

9 August 2026

Results

Target Price SAR	20.1
Total Return	34.1%



Current Market Price (SAR)	16.0
52-week High | Low	23.5 | 15.5
Price Perf. (1m | 3m)	-7.7% | -6.5%
Mkt. Cap. (USD/SAR mn)	2,051| 7,595
Free Float	66.8%
3m ADTO (000 shares)	549.4
6m ADTO (000 shares)	674.3
3m ADTV (SAR 000)	9,295.3
6m ADTV (SAR 000)	11,510.0
P/E 27e	4.6x
P/B 27e	0.4x
DY 27e	8.3%

U Capital Research

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Revenue declined 2% YoY in 2Q26

The company posted 2Q26 revenue of SAR 569mn, down 2% YoY, lower than our estimates. The drop in reported revenue mainly reflects portfolio changes in the comparable period rather than underlying weakness in the operating portfolio.

Profitability declined 18% YoY in 2Q26

Profitability for 2Q26 stood at SAR 386mn, down 18% YoY. Net profit benefited from an 89.5% YoY reduction in impairment losses during 2Q26. However, earnings remained under pressure from higher net finance costs and lower net fair value gains on investment properties.

U-Capital view

The company delivered resilient like-for-like revenue growth, despite a decline in period profit driven by elevated finance costs associated with funding its ongoing investment pipeline. Visitor traffic remained robust, with 35.3mn visitors and like-for-like footfall up 11.6% YoY, underscoring healthy underlying operating momentum. Further progress on the Westfield Jeddah and Westfield Riyadh developments strengthens the company's long-term growth prospects. We maintain our Buy rating with a target price of SAR 20.1/share.

Financial Statements

SAR mn	2Q25	3Q25	4Q25	1Q26	2Q26	2Q26e	YoY	QoQ	Var.	1H25	1H26	YoY
P&L												
Revenue	583	551	564	583	569	619	-2%	-2%	-8%	1,173	1,152	-2%
Gross profit	489	452	482	489	474	518	-3%	-3%	-9%	1,001	963	-4%
Operating profit	635	694	291	436	615	637	-3%	41%	-3%	1,031	1,052	2%
Net Profit	473	501	76	203	386	412	-18%	90%	-6%	690	588	-15%
BS												
Shareholders' Equity	15,116	15,440	15,513	15,716	16,098		6%	2%		15,116	16,098	6%
Ratios												
Gross margin	84.0%	82.0%	85.4%	83.9%	83.2%	83.7%				85.3%	83.6%	
Operating margin	109.0%	125.8%	51.6%	74.9%	108.1%	102.9%				87.8%	91.3%	
Net profit margin	81.2%	90.8%	13.6%	34.8%	67.7%	66.5%				58.8%	51.1%	
TTM RoE (%)					7.3%							
TTM P/E (x)					6.5							
Current P/Bv					0.5							

Source: Financials, Tadawul, Bloomberg, U Capital Research

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BUY	HOLD	SELL
Greater than 10%	Between 0% and +10%	Lower than 0%

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