



# Dubai Islamic Bank

# Accelerated BS growth and resilient NIM, but fairly valued

Reiterate Rating: NEUTRAL | PO: 6.15 AED | Price: 5.47 AED

# Trim PO by 2% on higher RFR, reiterate Neutral

We increase our 2023-27 EPS forecasts by 1-4% pa after the release of 3Q23 results. We cut our PO by 1.9% to AED6.15, mainly on a higher Risk Free Rate, reiterate our Neutral rating. We welcome DIB's improved financing growth, we expect one of the most resilient Net Profit Margins among MENA banks in 2024E, and we commend DIB's progress on the reduction of its exposure to the real estate sector. However, we think the stock's valuation of 7.9x P/E, 1.0x P/BV in 2024E is fair for a combination of 11.5% long-term ROAE and -4% EPS CAGR in 2024-27E.

# 3Q23 results were strong on financing and NPM

DIB delivered strong AED1.7bn Net Income (18.4% ROATE). 11/12% above consensus/BofAe, helped by solid growth in Financing and Sukuk Investments (+5.7% QoQ, +12.3% YoY) and expansion in NPM (+4bpt, 3.11%) despite continued CASA migration. In 2024E, NPM resilience should be helped by strong volume issuance in 2023 (only 25% of loans have contractual maturity <12 months), a low share of CASA (37%), and fixed interest rates on the retail portfolio (27% of total financing, incl 15% nonhousing financing) and part of the fixed income Sukuk portfolio (4.6% current avg yield).

# 2024-27E: normalization of ROAE

We forecast a 13% drop in Net Income in 2024E (Bloomberg consensus -8% YoY) due to the introduction of corporate income tax in the UAE, lower NPM (-5bpt YoY), a moderate pick-up in the cost of risk, and jaws turning negative (+0.9ppt increase in the cost/income ratio). We expect the decline in NPM and increase in CIR to offset volume growth in the next 4Y. We see limited potential to optimize CoR in the few next years: 0.84% for 2023E (BofA methodology) compares to the 1.10% average for the past 5Y.

# Upside risk - volume growth, downside - property gains

For us, the main potential upside to future years' EPS estimates comes from ability to maintain the solid volume growth. We forecast 5% average annual financing growth after +8% in 2023E and two consecutive years of book contraction (2021-22, by 3% pa on avg). On the call, DIB management flagged its willingness to increase the exposure to the broader GCC, i.e. lend outside of the UAE. Downside risk comes from the elevated contribution to DIB's P&L from income related to property – in 9M23, this accounted for 14% of non-funded income. For us, this income may have acyclical nature.

Estimates (Dec) (AED)	2021A	2022A	2023E	2024E	2025E
Net Profit (AEDm)	3,812	5,049	5,769	4,998	4,963
EPS (Reported Diluted)	0.53	0.70	0.80	0.69	0.69
Dividend / Share	0.25	0.30	0.33	0.34	0.35
Valuation (Dec)					
EPS Change (YoY)	38.2%	32.5%	14.2%	-13.4%	-0.71%
Price / BV	1.29x	1.20x	1.09x	1.02x	0.95x
Price / NAV	1.29x	1.20x	1.09x	1.02x	0.95x
Net Yield	4.57%	5.48%	6.03%	6.22%	6.40%
DPS Change (YoY)	25.0%	20.0%	10.00%	3.03%	2.94%

<sup>&</sup>gt;> Employed by a non-US affiliate of BofAS and is not registered/qualified as a research analyst under the FINRA rules.

Refer to "Other Important Disclosures" for information on certain BofA Securities entities that take responsibility for the information herein in particular jurisdictions.

Bof A Securities does and seeks to do business with issuers covered in its research reports. As a result, investors should be aware that the firm may have a conflict of interest that could affect the objectivity of this report. Investors should consider this report as only a single factor in making their investment decision. Refer to important disclosures on page 7 to 9. Analyst Certification on page 5. Price Objective Basis/Risk on page 5. 12621269

#### 02 November 2023

## Equity

Key Changes		
(AED)	Previous	Current
Price Obj.	6.27	6.15
2023E EPS	0.78	0.80
2024E EPS	0.68	0.69
2025E EPS	0.66	0.69
2023E DPS	0.32	0.33

Olga Veselova >> Research Analyst Merrill Lynch (DIFC) +971 4 425 8247 olga.veselova@bofa.com

Iliia Novosselsky >> Research Analyst MLI (UK) ilija.novosselsky@bofa.com

#### Stock Data

Price	5.47 AED
Price Objective	6.15 AED
Date Established	02-Nov-2023
Investment Opinion	A-2-7
52-Week Range	5.10 AED-5.97 AED
Mrkt Val / Shares Out (mn)	39,607 AED / 7,240.7
Average Daily Value (mn)	11.06 USD
Free Float	72.0%
BofA Ticker / Exchange	XUIBF / ABU
Bloomberg / Reuters	DIB UH / DISB.DU
ROE (2023E)	16.6%

NPM - Net profit Margin

ROATE – Return on Tangible Equity

PBT - Profit Before Tax

CASA - Current and Savings Accounts

# **iQ**profile<sup>™</sup> Dubai Islamic Bank

Key Income Statement Data (Dec)	2021A	2022A	2023E	2024E	2025E
(AED Millions)	IFRS	IFRS	IFRS	IFRS	IFRS
Financing Income	6,639	8,105	8,813	9,342	9,440
Net Fee Income	1,279	1,238	1,303	1,262	1,340
Securities Gains / (Losses)	343	439	622	631	642
Other Income	1,044	557	574	566	591
Total Non-financing Income	2,666	2,234	2,500	2,459	2,573
Total Operating Income	9,306	10,339	11,312	11,801	12,012
Operating Expenses	(2,529)	(2,733)	(3,065)	(3,307)	(3,461)
Pre-Provision Profit	6,776	7,606	8,247	8,494	8,552
Provisions Expense	(2,448)	(2,103)	(1,949)	(2,434)	(2,533)
Operating Profit	4,328	5,503	6,298	6,061	6,018
Non-Operating Items	116	128 <b>5,631</b>	148	151 <b>6,212</b>	154 <b>6,172</b>
Pre-Tax Income Net Income to sh/holders	<b>4,444</b> 3,812	5,049	<b>6,446</b> 5,769	4,998	4,963
Adjusted Cash Earnings	3,812	5,049	5,769	4,998	4,963
, -	3,012	5,049	3,769	4,550	4,903
Key Balance Sheet Data					
Total Assets	279,082	288,238	318,970	333,268	349,090
Average Income Earning Assets	261,649	262,643	283,142	305,441	319,470
Risk Weighted Assets	228,820	231,586	251,121	262,381	274,841
Total Gross Customer Financing	195,617	194,835	210,416	220,180	230,941
Total Customer Deposits	205,845	198,637	222,997	232,911	243,936
Tier 1 Capital	36,529	<b>38,111</b> 33.039	43,308	45,921	48,427
Tangible Equity  Common Shareholders' Equity	30,602 <b>30,602</b>	<b>33,039</b>	36,308 <b>36,308</b>	38,921 <b>38,921</b>	41,426 <b>41,426</b>
Continion Strateholders Equity	30,002	33,039	30,300	30,321	41,420
Key Metrics					
Net Profit Margin	2.54%	3.09%	3.11%	3.06%	2.95%
Tier 1 Ratio	16.0%	16.5%	17.2%	17.5%	17.6%
Effective Tax Rate	0.86%	1.41%	1.00%	10.0%	10.0%
Financing / Assets Ratio	66.9%	64.5%	63.0%	63.0%	62.9%
Financing / Deposit Ratio	90.7%	93.7%	90.1%	90.1%	90.1%
Oper Leverage (Inc Growth - Cost Growth)	5.75%	3.04%	-2.73%	-3.56%	-2.87%
Gearing (Assets / Equity) Tangible Equity / Assets	9.12x 11.0%	8.72x 11.5%	8.79x 11.4%	8.56x 11.7%	8.43x 11.9%
Tangible Equity / Assets Tangible Equity / RWAs	13.4%	14.3%	14.5%	14.8%	15.1%
0 1 7	13.4%	14.5 %	14.570	14.0 /0	13.170
Business Performance					
Revenue Growth	-1.53%	11.1%	9.42%	4.32%	1.79%
Operating Expense Growth	-7.28%	8.06%	12.1%	7.88%	4.66%
Provisions Expense Growth	-30.8%	-14.1%	-7.30%	24.8%	4.10%
Operating Revenue / Average Assets	1.52%	1.94%	2.07%	1.86%	1.76%
Operating Expenses / Average Assets  Pre-Provision ROA	-0.89%	-0.96%	-1.01%	-1.01%	-1.01% <b>2.51%</b>
ROA	<b>2.38%</b> 1.34%	<b>2.68%</b>	<b>2.72%</b> 1.90%	<b>2.60%</b>	
Pre-Provision ROE	22.9%	1.78% <b>23.9%</b>	23.8%	1.53% <b>22.6%</b>	1.45% <b>21.3%</b>
ROE	12.9%	15.9%	16.6%	13.3%	12.4%
RoTE	12.5%	15.9%	16.6%	13.3%	12.4%
RoRWAs	1.68%	2.19%	2.39%	1.95%	1.85%
Dividend Payout Ratio	47.4%	42.9%	41.3%	49.2%	51.0%
Efficiency Ratio (Cost / Income Ratio)	27.2%	26.4%	27.1%	28.0%	28.8%
		2011,0		20.0 /5	20.0 %
Quality of Earnings Total Non-Funded Inc / Operating Inc	39.70/	21.60/	22.10/	20.00/	21.4%
Market-Related Revenue / Total Revenues	28.7%	21.6%	22.1%	<b>20.8%</b> 0%	
Provisioning Burden as % of PPP	0% 36.1%	0% 27.6%	0% 23.6%	28.7%	20.6%
NPFs / Financing	6.83%	6.48%	6.34%	6.42%	29.6% 6.43%
Impairments / NPFs	70.0%	73.0%	74.9%	77.0%	79.3%
Impairments / Total Financing	4.78%	4.73%	4.75%	4.94%	5.10%
Provisions Expense / Average Financing	1.28%	1.13%	1.01%	1.19%	1.18%
	1.20 /0	1.13 /0	1.0170	1.1370	0 /0

# **Company Sector**

Banks-Multinational/Universal

### **Company Description**

Founded in 1975, DIB is the UAE's largest Islamic bank with a c10% share in domestic financing. The Emirate of Dubai owns 28%, but the dependency on state finance is below UAE peers at 12% of Islamic financing and investing assets and 9% of deposits. Financing is split between corporate (53%), consumer (27%) and real estate (20%). DIB has 55 branches in the UAE, and 16% of its credit is international, with the main presence in Pakistan and Sudan. In 2020, it acquired the Dubai-based Noor Bank.

### **Investment Rationale**

DIB is one of the lowest beta stocks in MENA banks. The bank has low dependency on state finance despite state ownership, and a local funding focus. DIB has made good progress in reduction of its real estate exposure over the past 10Y. We think the stock is fairly valued.

### **Stock Data**

Price to Book Value 1.1x

## **Quarterly Earnings Estimates**

	2022	2023
Q1	0.17A	0.19E
Q2	0.17A	0.20E
Q3	0.18A	0.22E
04	0.18A	0.19E



**Exhibit 1: DIB 3 Q23 results, AED mn**Net Income for 3 Q23 came in 11/12% above consensus/BofAe

	3Q23	2Q23	QoQ	3Q22	YoY	Consensus	Actual vs consensus	BofA est.	Actual vs BofA est.
P&L	JŲZJ	ZQZS	ŲυŲ	JŲZZ	101	Colisciisus	Consensus	DOIA CSL.	DOIA ESC.
NII	2,230	2.118	5.3%	2,119	5.3%	2,140	4.2%	2,176	2.5%
Operating expenses	-791	-729	8.5%	-685	15.4%	-744	6.3%	-746	6.0%
Impairment losses	-450	-463	-2.7%	-502	-10.5%	-509	-11.6%	-545	-17.4%
Net profit for the period	1,713	1,605	6.7%	1,401	22.3%	1,539	11.3%	1,528	12.0%
Balance Sheet	1,715	1,003	0.7 70	1, 10 1	22.5 /0	1,555	11.570	1,320	12.0 /0
Net Financing and Sukuk Investments	265,253	250.926	5.7%	236,104	12.3%	253,960	4.4%	252,562	5.0%
Total Assets	313,380	299,726	4.6%	274.856	14.0%	303,897	3.1%	304,345	3.0%
Customers' Deposits	220,917	210,684	4.9%	186,512	18.4%	211,135	4.6%	212,057	4.2%
Shareholder Equity & Reserve	34,948	33,465	4.4%	32,230	8.4%	34,880	0.2%	34,850	0.3%
Ratios	3 1,3 10	33, 103	1. 170	32,230	0.170	3 1,000	0.2 /0	3 1,030	0.5 70
Net Profit Margin (NPM)	3.10%	3.07%	0.03%	3.29%	-0.19%	3.05%	0.05%	3.09%	0.01%
Cost to income ratio	26.60%	26.90%	-0.30%	26.51%	0.09%	26.79%	-0.19%	26.70%	-0.10%
ROAA	2.20%	2.10%	0.10%	1.85%	0.35%	1.84%	0.36%	1.83%	0.37%
ROATE	18.40%	17.50%	0.90%	16.02%	2.38%	NA	NA	15.90%	2.50%
CAR	18.10%	17.90%	0.20%	18.61%	-0.51%	18.21%	-0.11%	18.20%	-0.10%
NPF Ratio	6.04%	6.35%	-0.31%	6.25%	-0.21%	6.48%	-0.44%	6.21%	-0.17%

Note: ratios are under DIB methodology

**Source:** company, BofA Global Research estimates, Visible Alpha (consensus)

BofA GLOBAL RESEARCH

**Exhibit 2: DIB Du Pont Analysis**We forecast 12.9% average ROAE in 2023-27E

	Past 5Y avg	2023E	2024E	2025E	2026E	2027E	Next 5Y avg	Change 2023-27E
ROAE	15.6%	16.6%	13.3%	12.4%	11.4%	10.9%	12.9%	-5.8%
ROAA	1.6%	1.9%	1.5%	1.5%	1.4%	1.3%	1.5%	-0.6%
Assets / Equity	9.3	8.8	8.6	8.4	8.4	8.3	8.5	-0.5
NPM	2.9%	3.1%	3.1%	3.0%	2.8%	2.7%	2.9%	-0.4%
Fees / avg assets	0.5%	0.4%	0.4%	0.4%	0.4%	0.4%	0.4%	0.0%
Other income / avg assets	0.4%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.0%
Provisions / gross financing (CoR)	-1.1%	-0.8%	-0.9%	-0.9%	-0.9%	-0.9%	-0.9%	0.0%
Costs / avg assets	-1.0%	-1.0%	-1.0%	-1.0%	-1.0%	-1.0%	-1.0%	0.0%
Taxes / avg assets	-0.02%	-0.02%	-0.19%	-0.18%	-0.17%	-0.16%	-0.14%	-0.14%

Source: BofA Global Research estimates

BofA GLOBAL RESEARCH

**Exhibit 3: BofA estimates - new vs old**We increase our EPS estimates by 1-4% pa in 2023-27E

	2023E	2024E	2025E	2026E	2027E
Net Financing Income	2%	5%	8%	8%	8%
Total Non-Financing Income	1%	-4%	-5%	-5%	-5%
Revenue	2%	3%	5%	5%	5%
Total operating expenses	3%	6%	6%	6%	6%
Pre provisioning profit	1%	2%	4%	4%	4%
Impairment charges, net	-5%	4%	5%	5%	5%
Share of profit from associates and JV	6%	6%	6%	6%	6%
Profit before tax	3%	1%	4%	4%	4%
Income tax expense	3%	1%	4%	4%	4%
Profit after tax	3%	1%	4%	4%	4%
Non-controlling interests	59%	97%	101%	101%	101%
Net Income to shareholders	2%	0%	2%	2%	2%
Profit attributable to T1 sukuk holders	-7%	-13%	-13%	-13%	-13%
BofD' remuneration paid	6%	13%	13%	13%	13%
Net attributable diluted profit	2.8%	1.0%	3.7%	3.8%	3.7%

Source: BofA Global Research estimates

BofA GLOBAL RESEARCH



# **Exhibit 4: BofA estimates versus Bloomberg consensus, AED mn**Our EPS estimates are +5/-3% versus BBG consensus in 2023-24E

		BBG Consensu	S		BofAe		Bot	A vs consen	ensus
	2023E	2024E	2025E	2023E	2024E	2025E	2023E	2024E	2025E
Net interest income	8,797	9,031	9,263	8,813	9,342	9,440	0%	3%	2%
Net fee income	1,354	1,422	1,494	1,685	1,633	1,733	25%	15%	16%
Other income	869	1,004	1,117	814	827	840	-6%	-18%	-25%
PPI	11,020	11,457	11,874	11,312	11,801	12,012	3%	3%	1%
Provisions	-1,988	-2,140	-2,234	-1,949	-2,434	-2,533	-2%	14%	13%
Operating expenses	-2,958	-3,129	-3,358	-3,065	-3,307	-3,461	4%	6%	3%
Pre-tax profit	6,164	6,306	6,533	6,446	6,212	6,172	5%	-1%	-6%
Taxes and deductions	-653	-1,254	-1,336	-678	-1,214	-1,210	4%	-3%	-9%
Net income	5,512	5,052	5,196	5,769	4,998	4,963	5%	-1%	-4%
EPS, AED	0.76	0.71	0.74	0.80	0.69	0.69	5%	-3%	-7%
DPS, AED	0.33	0.34	0.35	0.33	0.34	0.35	0%	0%	-1%
NIM	3.16%	3.07%	3.00%	3.11%	3.06%	2.95%	-0.05	-0.01	-0.05
Cost of risk	1.01%	1.07%	1.07%	0.84%	0.89%	0.87%	-0.17	-0.19	-0.20
CIR	26.8%	27.3%	28.3%	27.09%	28.02%	28.81%	0.26	0.71	0.53
ROE	16.3%	13.9%	13.1%	16.6%	13.3%	12.4%	0.34	-0.58	-0.73
Tier 1	16.7%	17.1%	17.0%	17.2%	17.5%	17.6%	0.58	0.43	0.62
Total CAR	17.2%	17.5%	17.5%	18.4%	18.6%	18.6%	1.22	1.13	1.20
Gross loans	194,626	203,509	215,352	210,416	220,180	230,941	8%	8%	7%
Y-o-Y, %	-2%	5%	6%	8%	5%	5%	-	-	-
Deposits	214,865	225,085	234,364	222,997	232,911	243,936	4%	3%	4%
Y-o-Y, %	-2%	5%	4%	8%	4%	5%	-	-	-

BofA GLOBAL RESEARCH

# **Exhibit 5: DIB Gordon Growth valuation model**

**Source:** BofA Global Research estimates

We increase our COE to 10.5% from 10.0% and l/t ROAE to 11.5% from 11.2%

Cost of equity Risk free rate Equity risk premium Additional risk factor Beta Long-term Growth rate Long-term ROAE	10.5% 4.7% 5.5% 1.0% 0.88 4.1% 11.5% <b>2023E</b>	2024E	2025E	2026E	2027E
Shareholders equty, AED mn	36,308	38,921	41,426	43,759	46,031
ROAE	16.6%	13.3%	12.4%	11.4%	10.9%
ROATE	16.6%	13.3%	12.4%	11.4%	10.9%
Fair P/BV ratio	1.16				
Mcap, 2024E	45,099				
Discont factor	10.5%				
Discount period, years	0.2				
Mcap, 12M FW	44,364				
Number of shares, mn	7,227				
PO, AED	6.15				
Current market price, AED	5.49				
Potential upside	12%				
2023E DPS, AED	0.33				
Dividend yield	6.0%				
Rating	Neutral				
Valuation on our PO					
	2023E	2024E	2025E	2026E	2027E
P/E	7.7	8.9	8.9	9.1	9.1
P/BV	1.2	1.1	1.1	1.0	1.0
Source: BofA Global Research estimates					

Source: BofA Global Research estimates

BofA GLOBAL RESEARCH



# Price objective basis & risk

### **Dubai Islamic Bank (XUIBF)**

We set a AED6.15/share PO for DIB, using a Gordon Growth model. We apply an 11.5% long-term RoAE, 10.5% cost of equity and 4.1% long-term growth rate (G). We calculate target P/BV using a formula (ROAE - G) / (COE - G).

#### Downside risks:

- A weaker-than-expected macro, including due to lower oil prices, could lead to belowestimated balance sheet growth and higher-than-expected CoR.
- The introduction of corporate income tax in the UAE could hamper credit quality. The effective tax rate for DIB could differ from our assumptions.
- Elevated exposure to real estate and construction leaves DIB vulnerable to asset quality deterioration in the sector and may result in slower Islamic financing and investing asset growth or additional provisions, even if not imminently.
- Direct exposure to real estate could lead to negative revaluation if estate prices fall.
- We see currency risks from DIB's wholesale funding across multiple currencies.
- A weaker operating environment in countries of presence may have a negative impact on financials.

#### Upside risks:

- A stronger-than-expected macro, including due to high oil prices, could lead to above-estimated balance sheet growth and lower-than-expected CoR.
- High-for-longer domestic benchmark rates could suggest upside to our NPM forecasts.
- An improved environment and expansion in Egypt could result in a higher-than-expected contribution to the group's P&L from the Egypt subsidiary.

# **Analyst Certification**

I, Olga Veselova, hereby certify that the views expressed in this research report accurately reflect my personal views about the subject securities and issuers. I also certify that no part of my compensation was, is, or will be, directly or indirectly, related to the specific recommendations or view expressed in this research report.

**EEMEA - Financials Coverage Cluster** 

Investment rating	Company	Bof A Ticker	Bloomberg symbol	Analyst
BUY				
	Absa Group Ltd	AGRPF	ABG SJ	Bankole Ubogu, CFA
	Abu Dhabi Islamic Bank	XQPVF	ADIB UH	Olga Veselova
	Garanti Bank	TKGBF	GARAN TI	Ilija Novosselsky
	Investec	XBZGF	INVP LN	Bankole Ubogu, CFA
	Investec	IVTJF	INP SJ	Bankole Ubogu, CFA
	Komercni Banka	KMERF	KOMB CP	Olga Veselova
	Nedbank	NDBKF	NED SJ	Bankole Ubogu, CFA
	Pekao S.A.	BKPKF	PEO PW	Olga Veselova
	Riyad Bank	XRYDF	RIBL AB	Olga Veselova
	Saudi Awwal Bank	XBUAF	SABB AB	Olga Veselova
	Saudi National Bank	XBYNF	SNB AB	Olga Veselova
	Standard Bank	SBGOF	SBKSJ	Bankole Ubogu, CFA
	Yapi Kredi Bank	YVKBF	YKBNK TI	Ilija Novosselsky
NEUTRAL				
	Akbank	XHRAF	AKBNK TI	Ilija Novosselsky
	Al Rajhi Bank	XRHJF	RJHI AB	Olga Veselova
	Alinma	XALBF	ALINMA AB	Olga Veselova
	Dubai Islamic Bank	XUIBF	DIB UH	Olga Veselova
	Emirates NBD	XHGGF	EMIRATES UH	Olga Veselova
	FirstRand	FANDF	FSR SJ	Bankole Ubogu, CFA
	OTP Bank	OTPBF	OTP HB	Olga Veselova
	PKO BP	PSZKF	PKO PW	Olga Veselova
	Qatar National Bank	XQTNF	QNBK QD	Olga Veselova



## **EEMEA - Financials Coverage Cluster**

Investment rating	Company	BofA Ticker	Bloomberg symbol	Analyst
UNDERPERFORM				
	Abu Dhabi Commercial Bank	XBUDF	ADCB UH	Olga Veselova
	Banque Saudi Fransi	XRDCF	BSFR AB	Olga Veselova
	Capitec Bank	CKHGF	CPI SJ	Bankole Ubogu, CFA
	First Abu Dhabi Bank	XNBUF	FAB UH	Olga Veselova
	Halkbank	THBIF	HALKB TI	Ilija Novosselsky
	Isbank	TYIBF	ISCTR TI	Ilija Novosselsky
	National Bank of Kuwait	XPOBF	NBK KK	Olga Veselova
	Vakif Bank	TKYVF	VAKBN TI	Ilija Novosselsky
RVW				
	Moscow Exchange	XMCSF	MOEX RX	Olga Veselova
	Sberbank	AKSJF	SBER RM	Olga Veselova
	Sberbank preferred shares	AGNYF	SBERP RM	Olga Veselova
	TCS Group	XCIXF	TCS LI	Olga Veselova

# *Q*method <sup>™</sup> Measures Definitions

Business Performance	Numerator	Denominator
Return On Capital Employed	NOPAT = (EBIT + Interest Income) × (1 - Tax Rate) + Goodwill Amortization	Total Assets – Current Liabilities + ST Debt + Accumulated Goodwill
		Amortization
Return On Equity	Net Income	Shareholders' Equity
Operating Margin	Operating Profit	Sales
Earnings Growth	Expected 5 Year CAGR From Latest Actual	N/A
Free Cash Flow	Cash Flow From Operations – Total Capex	N/A
Quality of Earnings	Numerator	Denominator
Cash Realization Ratio	Cash Flow From Operations	Net Income
Asset Replacement Ratio	Capex	Depreciation
Tax Rate	Tax Charge	Pre-Tax Income
Net Debt-To-Equity Ratio	Net Debt = Total Debt - Cash & Equivalents	Total Equity
Interest Cover	EBIT	Interest Expense
Valuation Toolkit	Numerator	Denominator
Price / Earnings Ratio	Current Share Price	Diluted Earnings Per Share (Basis As Specified)
Price / Book Value	Current Share Price	Shareholders' Equity / Current Basic Shares
Dividend Yield	Annualised Declared Cash Dividend	Current Share Price
Free Cash Flow Yield	Cash Flow From Operations – Total Capex	Market Cap = Current Share Price × Current Basic Shares
Enterprise Value / Sales	EV = Current Share Price × Current Shares + Minority Equity + Net Debt +	Sales
	Other LT Liabilities	

EV / EBITDA Enterprise Value Basic EBIT + Depreciation + Amortization

\*\*Monethod\*\* Substituted and the search standard measures that serve to maintain global consistency under three broad headings: Business Performance, Quality of Earnings, and validations. The key features of iQmethod are: A consistently structured, detailed, and transparent methodology. Guidelines to maximize the effectiveness of the comparative valuation process, and to identify some common pitfalls.

\*\*Motion base\*\* is our real-time global research database that is sourced directly from our equity analysts' earnings models and includes forecasted as well as historical data for income statements, balance sheets, and cash flow statements for companies covered by BofA Global Research.

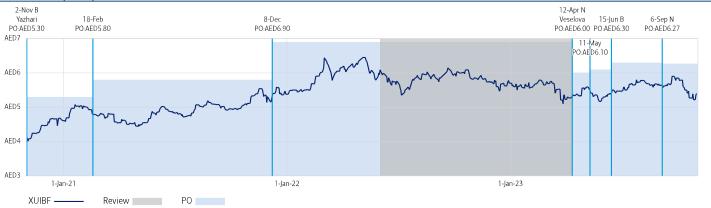
*IQ*profile<sup>SM</sup>, *IQ*method <sup>SM</sup> are service marks of Bank of America Corporation. *IQ*database<sup>®</sup> is a registered service mark of Bank of America Corporation.



# **Disclosures**

# **Important Disclosures**

#### Dubai Islamic Bank (XUIBF) Price Chart



B: Buy, N: Neutral, U: Underperform, PO: Price Objective, NA: No longer valid, NR: No Rating

The Investment Opinion System is contained at the end of the report under the heading "Fundamental Equity Opinion Key". Dark grey shading indicates the security is restricted with the opinion suspended. Medium grey shading indicates the security is under review with the opinion withdrawn. Light grey shading indicates the security is not covered. Chart is current as of a date no more than one trading day prior to the date of the report.

#### Equity Investment Rating Distribution: Banks Group (as of 30 Sep 2023)

Coverage Universe	Count	Percent	Inv. Banking Relationships R1	Count	Percent
Buy	98	50.78%	Buy	81	82.65%
Hold	47	24.35%	Hold	35	74.47%
Sell	48	24.87%	Sell	36	75.00%

#### Equity Investment Rating Distribution: Global Group (as of 30 Sep 2023)

Coverage Universe	Count	Percent	Inv. Banking Relationships R1	Count	Percent
Buy	1869	53.48%	Buy	1046	55.97%
Hold	828	23.69%	Hold	461	55.68%
Sell	798	22.83%	Sell	370	46.37%

RI Issuers that were investment banking dients of BofA Securities or one of its affiliates within the past 12 months. For purposes of this Investment Rating Distribution, the coverage universe includes only stocks. A stock rated Neutral is included as a Hold, and a stock rated Underperform is included as a Sell.

FUNDAMENTAL EQUITY OPINION KEY: Opinions include a Volatility Risk Rating, an Investment Rating and an Income Rating. VOLATILITY RISK RATINGS, indicators of potential price fluctuation, are: A - Low, B - Medium and C - High. INVESTMENT RATINGS reflect the analyst's assessment of both a stock's absolute total return potential as well as its attractiveness for investment relative to other stocks within its Coverage Cluster (defined below). Our investment ratings are: 1 - Buy stocks are expected to have a total return of at least 10% and are the most attractive stocks in the coverage cluster; 2 - Neutral stocks are expected to remain flat or increase in value and are less attractive than Buy rated stocks and 3 - Underperform stocks are the least attractive stocks in a coverage cluster. An investment rating of 6 (No Rating) indicates that a stock is no longer trading on the basis of fundamentals. Analysts assign investment ratings considering, among other things, the 0-12 month total return expectation for a stock and the firm's guidelines for ratings dispersions (shown in the table below). The current price objective for a stock should be referenced to better understand the total return expectation at any given time. The price objective reflects the analyst's view of the potential price appreciation (depreciation).

Investment rating	Total return expectation (within 12-month period of date of initial rating)	Ratings dispersion guidelines for coverage cluster <sup>R2</sup>
Buy	≥ 10%	≤ 70%
Neutral	≥ 0%	≤ 30%
Underperform	N/A	≥ 20%

Ratings dispersions may vary from time to time where BofA Global Research believes it better reflects the investment prospects of stocks in a Coverage Cluster.

INCOME RATINGS, indicators of potential cash dividends, are: 7 - same/higher (dividend considered to be secure), 8 - same/lower (dividend not considered to be secure) and 9 - pays no cash dividend. Coverage Cluster is comprised of stocks covered by a single analyst or two or more analysts sharing a common industry, sector, region or other classification(s). A stock's coverage cluster is included in the most recent BofA Global Research report referencing the stock.

Price Charts for the securities referenced in this research report are available on the <a href="Price Charts website">Price Charts website</a>, or call 1-800-MERRILL to have them mailed.

The issuer is or was, within the last 12 months, a non-securities business client of BofAS and/or one or more of its affiliates: Dubai Islamic Bank.

In the US, retail sales and/or distribution of this report may be made only in states where these securities are exempt from registration or have been qualified for sale: Dubai Islamic Bank.

BofA Global Research personnel (including the analyst(s) responsible for this report) receive compensation based upon, among other factors, the overall profitability of Bank of America Corporation, including profits derived from investment banking. The analyst(s) responsible for this report may also receive compensation based upon, among other factors, the overall profitability of the Bank's sales and trading businesses relating to the class of securities or financial instruments for which such analyst is responsible.

# **Other Important Disclosures**

From time to time research analysts conduct site visits of covered issuers. BofA Global Research policies prohibit research analysts from accepting payment or reimbursement for travel



expenses from the issuer for such visits.

Prices are indicative and for information purposes only. Except as otherwise stated in the report, for any recommendation in relation to an equity security, the price referenced is the publicly traded price of the security as of close of business on the day prior to the date of the report or, if the report is published during intraday trading, the price referenced is indicative of the traded price as of the date and time of the report and in relation to a debt security (including equity preferred and CDS), prices are indicative as of the date and time of the report and are from various sources including BofA Securities trading desks.

The date and time of completion of the production of any recommendation in this report shall be the date and time of dissemination of this report as recorded in the report timestamp.

Recipients who are not institutional investors or market professionals should seek the advice of their independent financial advisor before considering information in this report in connection with any investment decision, or for a necessary explanation of its contents.

Officers of BofAS or one or more of its affiliates (other than research analysts) may have a financial interest in securities of the issuer(s) or in related investments. Refer to BofA Global Research policies relating to conflicts of interest.

"BofA Securities" includes BofA Securities, Inc. ("BofAS") and its affiliates. Investors should contact their BofA Securities representative or Merrill Global Wealth Management financial advisor if they have questions concerning this report or concerning the appropriateness of any investment idea described herein for such investor. "BofA Securities" is a global brand for BofA Global Research.

Information relating to Non-US affiliates of BofA Securities and Distribution of Affiliate Research Reports:

BofAS and/or Merrill Lynch, Pierce, Fenner & Smith Incorporated ("MLPF&S") may in the future distribute, information of the following non-US affiliates in the US (short name: legal name, regulator): Merrill Lynch (South Africa): Merrill Lynch South Africa (Pty) Ltd., regulated by The Financial Service Board; MLI (UK): Merrill Lynch International, regulated by the Financial Conduct Authority (FCA) and the Prudential Regulation Authority (PRA); BofASE (France): BofA Securities Europe SA is authorized by the Autorité de Contrôle Prudential et de Résolution (ACPR) and regulated by the ACPR and the Autorité des Marchés Financiers (AMF). BofA Securities Europe SA ("BofASE") with registered address at 51, rue La Boétie, 75008 Paris is registered under no. 842 602 690 RCS Paris. In accordance with the provisions of French Code Monétaire et Financier (Monetary and Financial Code), BofASE is an établissement de crédit et d'investissement (credit and investment institution) that is authorised and supervised by the European Central Bank and the Autorité de Contrôle Prudentiel et de Résolution (ACPR) and regulated by the ACPR and the Autorité des Marchés Financiers. BofASE's share capital can be found at www.bofaml.com/BofASEdisclaimer; BofA Europe (Milan): Bank of America Europe Designated Activity Company, Milan Branch, regulated by the Bank of Italy, the European Central Bank (ECB) and the Central Bank of Ireland (CBI); BofA Europe (Frankfurt): Bank of America Europe Designated Activity Company, Frankfurt Branch regulated by BaFin, the ECB and the CBI; BofA Europe (Madrid): Bank of America Europe Designated Activity Company, Sucursal en España, regulated by the Bank of Spain, the ECB and the CBI; Merrill Lynch (Australia): Merrill Lynch (Hong Kong): Merrill (Hong Ko (Asia Pacific) Limited, regulated by the Hong Kong Securities and Futures Commission (HKSFC); Merrill Lynch (Singapore): Merrill Lynch (Singapore) Pte Ltd, regulated by the Monetary Authority of Singapore (MAS); Merrill Lynch (Canada): Merrill Lynch (Canada): Merrill Lynch (Mexico): Merrill Lynch Mexico, SA de CV, Casa de Bolsa, regulated by the Comisión Nacional Bancaria y de Valores; Merrill Lynch (Argentina): Merrill Lynch Argentina SA, regulated by Comisión Nacional de Valores; BofAS Japan: BofA Securities Japan Co., Ltd., regulated by the Financial Services Agency; Merrill Lynch (Seoul): Merrill Lynch International, LLC Seoul Branch, regulated by the Financial Supervisory Service; Merrill Lynch (Taiwan): Merrill Lynch Securities (Taiwan) Ltd., regulated by the Securities and Futures Bureau; BofAS India: BofA Securities India Limited, regulated by the Securities and Exchange Board of India (SEBI); Merrill Lynch (Israel): Merrill Lynch (Israel): Merrill Lynch (Israel): Merrill Lynch (DIFC): Merrilll Lynch (DIFC): Merrill Lynch (DIFC): Merrill Lynch (DIFC): Merri by the Dubai Financial Services Authority (DFSA); Merrill Lynch (Brazil): Merrill Lynch S.A. Corretora de Títulos e Valores Mobiliários, regulated by Comissão de Valores Mobiliários; Merrill Lynch S.A. Corretora de Títulos e Valores Mobiliários, regulated by Comissão de Valores Mobiliários; Merrill Lynch S.A. Corretora de Títulos e Valores Mobiliários, regulated by Comissão de Valores Mobiliários; Merrill Lynch S.A. Corretora de Títulos e Valores Mobiliários, regulated by Comissão de Valores Mobiliários; Merrill Lynch S.A. Corretora de Títulos e Valores Mobiliários, regulated by Comissão de Valores Mobiliários; Merrill Lynch S.A. Corretora de Títulos e Valores Mobiliários, regulated by Comissão de Valores Mobiliários; Merrill Lynch S.A. Corretora de Títulos e Valores Mobiliários; Merrill Lynch S.A. Corretora de Títulos e Valores Mobiliários; Merrill Lynch S.A. Corretora de Títulos e Valores Mobiliários; Merrill Lynch S.A. Corretora de Títulos e Valores Mobiliários; Merrill Lynch S.A. Corretora de Títulos e Valores Mobiliários; Merrill Lynch S.A. Corretora de Títulos e Valores Mobiliários; Merrill Lynch S.A. Corretora de Títulos e Valores Mobiliários; Merrill Lynch S.A. Corretora de Títulos e Valores Mobiliários; Merrill Lynch S.A. Corretora de Títulos e Valores Mobiliários; Merrill Lynch S.A. Corretora de Títulos e Valores Mobiliários; Merrill Lynch S.A. Corretora de Títulos e Valores Mobiliários; Merrill Lynch S.A. Corretora de Títulos e Valores Mobiliários; Merrill Lynch S.A. Corretora de Títulos e Valores Mobiliários; Merrill Lynch S.A. Corretora de Títulos e Valores Mobiliários; Merrill Lynch S.A. Corretora de Títulos e Valores Mobiliários; Merrill Lynch S.A. Corretora de Títulos e Valores Mobiliários e V KSA Company: Merrill Lynch Kingdom of Saudi Arabia Company, regulated by the Capital Market Authority.

This information: has been approved for publication and is distributed in the United Kingdom (UK) to professional clients and eligible counterparties (as each is defined in the rules of the FCA and the PRA) by MLI (UK), which is authorized by the PRA and regulated by the FCA and the PRA - details about the extent of our regulation by the FCA and PRA are available from us on request; has been approved for publication and is distributed in the European Economic Area (EEA) by BofASE (France), which is authorized by the ACPR and regulated by the ACPR and the AMF; has been considered and distributed in Japan by BofAS Japan, a registered securities dealer under the Financial Instruments and Exchange Act in Japan, or its permitted affiliates; is issued and distributed in Hong Kong by Merrill Lynch (Hong Kong) which is regulated by HKSFC; is issued and distributed in Taiwan by Merrill Lynch (Taiwan); is issued and distributed in Singapore to institutional investors and/or accredited investors (each as defined under the Financial Advisers Regulations) by Merrill Lynch (Singapore) (Company Registration No 198602883D). Merrill Lynch (Singapore) is regulated by MAS. Merrill Lynch Equities (Australia) Limited (ABN 65 006 276 795), AFS License 235132 (MLEA) distributes this information in Australia only to 'Wholesale' clients as defined by s.761G of the Corporations Act 2001. With the exception of Bank of America N.A., Australia Branch, neither MLEA nor any of its affiliates involved in preparing this information is an Authorised Deposit-Taking Institution under the Banking Act 1959 nor regulated by the Australian Prudential Regulation Authority. No approval is required for publication or distribution of this information in Brazil and its local distribution is by Merrill Lynch (Brazil) in accordance with applicable regulations. Merrill Lynch (DIFC) is authorized and regulated by the DFSA. Information prepared and issued by Merrill Lynch (DIFC) is done so in accordance with the requirements of the DFSA conduct of business rul

This information has been prepared and issued by BofAS and/or one or more of its non-US affiliates. The author(s) of this information may not be licensed to carry on regulated activities in your jurisdiction and, if not licensed, do not hold themselves out as being able to do so. BofAS and/or MLPF&S is the distributor of this information in the US and accepts full responsibility for information distributed to BofAS and/or MLPF&S clients in the US by its non-US affiliates. Any US person receiving this information and wishing to effect any transaction in any security discussed herein should do so through BofAS and/or MLPF&S and not such foreign affiliates. Hong Kong recipients of this information should contact Merrill Lynch (Asia Pacific) Limited in respect of any matters relating to dealing in securities or provision of specific advice on securities or any other matters arising from, or in connection with, this information. Singapore recipients of this information should contact Merrill Lynch (Singapore) Pte Ltd in respect of any matters arising from, or in connection with, this information. For clients that are not accredited investors, expert investors or institutional investors Merrill Lynch (Singapore) Pte Ltd accepts full responsibility for the contents of this information distributed to such clients in Singapore.

#### General Investment Related Disclosures:

Taiwan Readers: Neither the information nor any opinion expressed herein constitutes an offer or a solicitation of an offer to transact in any securities or other financial instrument. No part of this report may be used or reproduced or quoted in any manner whatsoever in Taiwan by the press or any other person without the express written consent of BofA Securities. This document provides general information only, and has been prepared for, and is intended for general distribution to, BofA Securities clients. Neither the information nor any opinion expressed constitutes an offer or an invitation to make an offer, to buy or sell any securities or other financial instrument or any derivative related to such securities or instruments (e.g., options, futures, warrants, and contracts for differences). This document is not intended to provide personal investment advice and it does not take into account the specific investment objectives, financial situation and the particular needs of, and is not directed to, any specific person(s). This document and its content do not constitute, and should not be considered to constitute, investment advice for purposes of ERISA, the US tax code, the Investment Advisers Act or otherwise. Investors should seek financial advice regarding the appropriateness of investing in financial instruments and implementing investment strategies discussed or recommended in this document and should understand that statements regarding future prospects may not be realized. Any decision to purchase or subscribe for securities in any offering must be based solely on existing public information on such security or the information in the prospectus or other offering document issued in connection with such offering, and not on this document.

Securities and other financial instruments referred to herein, or recommended, offered or sold by BofA Securities, are not insured by the Federal Deposit Insurance Corporation and are not deposits or other obligations of any insured depository institution (including, Bank of America, N.A.). Investments in general and, derivatives, in particular, involve numerous risks, including, among others, market risk, counterparty default risk and liquidity risk. No security, financial instrument or derivative is suitable for all investors. Digital assets are extremely speculative, volatile and are largely unregulated. In some cases, securities and other financial instruments may be difficult to value or sell and reliable information about the value or risks related to the security or financial instrument may be difficult to obtain. Investors should note that income from such securities and other financial instruments, if any, may fluctuate and that price or value of such securities and instruments may rise or fall and, in some cases, investors may lose their entire principal investment. Past performance is not necessarily a guide to future performance. Levels and basis for taxation may change.

This report may contain a short-term trading idea or recommendation, which highlights a specific near-term catalyst or event impacting the issuer or the market that is anticipated to have a short-term price impact on the equity securities of the issuer. Short-term trading ideas and recommendations are different from and do not affect a stock's fundamental equity rating, which reflects both a longer term total return expectation and attractiveness for investment relative to other stocks within its Coverage Cluster. Short-term trading ideas and recommendations may



be more or less positive than a stock's fundamental equity rating.

BofA Securities is aware that the implementation of the ideas expressed in this report may depend upon an investor's ability to "short" securities or other financial instruments and that such action may be limited by regulations prohibiting or restricting "shortselling" in many jurisdictions. Investors are urged to seek advice regarding the applicability of such regulations prior to executing any short idea contained in this report.

Foreign currency rates of exchange may adversely affect the value, price or income of any security or financial instrument mentioned herein. Investors in such securities and instruments, including ADRs, effectively assume currency risk.

BofAS or one of its affiliates is a regular issuer of traded financial instruments linked to securities that may have been recommended in this report. BofAS or one of its affiliates may, at any time, hold a trading position (long or short) in the securities and financial instruments discussed in this report.

BofA Securities, through business units other than BofA Global Research, may have issued and may in the future issue trading ideas or recommendations that are inconsistent with, and reach different conclusions from, the information presented herein. Such ideas or recommendations may reflect different time frames, assumptions, views and analytical methods of the persons who prepared them, and BofA Securities is under no obligation to ensure that such other trading ideas or recommendations are brought to the attention of any recipient of this information. In the event that the recipient received this information pursuant to a contract between the recipient and BofAS for the provision of research services for a separate fee, and in connection therewith BofAS may be deemed to be acting as an investment adviser, such status relates, if at all, solely to the person with whom BofAS has contracted directly and does not extend beyond the delivery of this report (unless otherwise agreed specifically in writing by BofAS). If such recipient uses the services of BofAS in connection with the sale or purchase of a security referred to herein, BofAS may act as principal for its own account or as agent for another person. BofAS is and continues to act solely as a broker-dealer in connection with the execution of any transactions, including transactions in any securities referred to herein.

#### Copyright and General Information:

Copyright 2023 Bank of America Corporation. All rights reserved. iQdatabase® is a registered service mark of Bank of America Corporation. This information is prepared for the use of BofA Securities clients and may not be redistributed, retransmitted or disclosed, in whole or in part, or in any form or manner, without the express written consent of BofA Securities. BofA Global Research information is distributed simultaneously to internal and client websites and other portals by BofA Securities and is not publicly-available material. Any unauthorized use or disclosure is prohibited. Receipt and review of this information constitutes your agreement not to redistribute, retransmit, or disclose to others the contents, opinions, conclusion, or information contained herein (including any investment recommendations, estimates or price targets) without first obtaining express permission from an authorized officer of BofA Securities. Materials prepared by BofA Global Research personnel are based on public information. Facts and views presented in this material have not been reviewed by, and may not reflect information known to, professionals in other business areas of BofA Securities, including investment banking personnel. BofA Securities has established information barriers between BofA Global Research and certain business groups. As a result, BofA Securities does not disclose certain client relationships with, or compensation received from, such issuers. To the extent this material discusses and legal proceeding or issues, it has not been prepared as nor is it intended to express any legal conclusion, opinion or advice. Investors should consult their own legal advisers as to issues of law relating to the subject matter of this material. BofA Global Research personnel's knowledge of legal proceedings in which any BofA Securities entity and/or its directors, officers and employees may be plaintiffs, defendants, co-defendants or co-plaintiffs with or involving issuers mentioned in this material is based on public inform

This information has been prepared independently of any issuer of securities mentioned herein and not in connection with any proposed offering of securities or as agent of any issuer of any securities. None of BofAS any of its affiliates or their research analysts has any authority whatsoever to make any representation or warranty on behalf of the issuer(s). BofA Global Research policy prohibits research personnel from disclosing a recommendation, investment rating, or investment thesis for review by an issuer prior to the publication of a research report containing such rating, recommendation or investment thesis.

Any information relating to the tax status of financial instruments discussed herein is not intended to provide tax advice or to be used by anyone to provide tax advice. Investors are urged to seek tax advice based on their particular circumstances from an independent tax professional.

The information herein (other than disclosure information relating to BofA Securities and its affiliates) was obtained from various sources and we do not guarantee its accuracy. This information may contain links to third-party websites. BofA Securities is not responsible for the content of any third-party website or any linked content contained in a third-party website. Content contained on such third-party websites is not part of this information and is not incorporated by reference. The inclusion of a link does not imply any endorsement by or any affiliation with BofA Securities. Access to any third-party website is at your own risk, and you should always review the terms and privacy policies at third-party websites before submitting any personal information to them. BofA Securities is not responsible for such terms and privacy policies and expressly disclaims any liability for them.

All opinions, projections and estimates constitute the judgment of the author as of the date of publication and are subject to change without notice. Prices also are subject to change without notice. BofA Securities is under no obligation to update this information and BofA Securities ability to publish information on the subject issuer(s) in the future is subject to applicable quiet periods. You should therefore assume that BofA Securities will not update any fact, circumstance or opinion contained herein.

Subject to the quiet period applicable under laws of the various jurisdictions in which we distribute research reports and other legal and BofA Securities policy-related restrictions on the publication of research reports, fundamental equity reports are produced on a regular basis as necessary to keep the investment recommendation current.

Certain outstanding reports or investment opinions relating to securities, financial instruments and/or issuers may no longer be current. Always refer to the most recent research report relating to an issuer prior to making an investment decision.

In some cases, an issuer may be classified as Restricted or may be Under Review or Extended Review. In each case, investors should consider any investment opinion relating to such issuer (or its security and/or financial instruments) to be suspended or withdrawn and should not rely on the analyses and investment opinion(s) pertaining to such issuer (or its securities and/or financial instruments) nor should the analyses or opinion(s) be considered a solicitation of any kind. Sales persons and financial advisors affiliated with BofAS or any of its affiliates may not solicit purchases of securities or financial instruments that are Restricted or Under Review and may only solicit securities under Extended Review in accordance with firm policies.

Neither BofA Securities nor any officer or employee of BofA Securities and liability whatsoever for any direct, indirect or consequential damages or losses arising from any use of this

