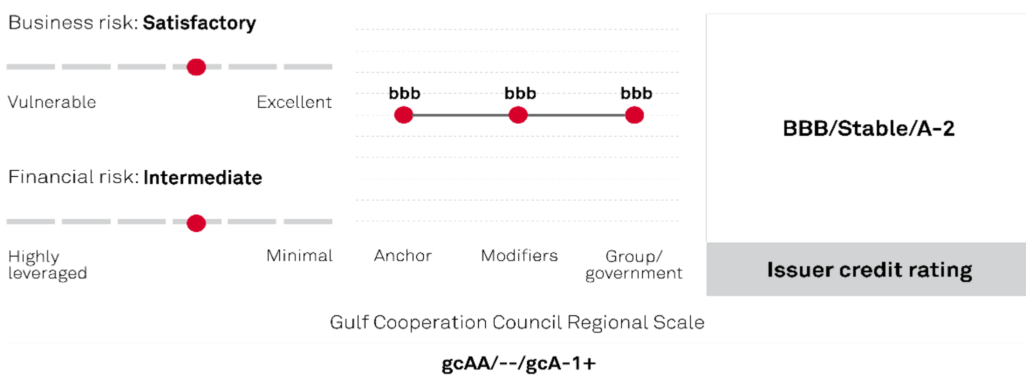
Majid Al Futtaim Holding LLC

October 31, 2023

Ratings Score Snapshot



Primary contact

Tatjana Lescova
Dubai
97143727151
tatjana.lescova
@spglobal.com

Secondary contact

Sapna Jagtiani
Dubai
97143727122
sapna.jagtiani
@spglobal.com

Credit Highlights

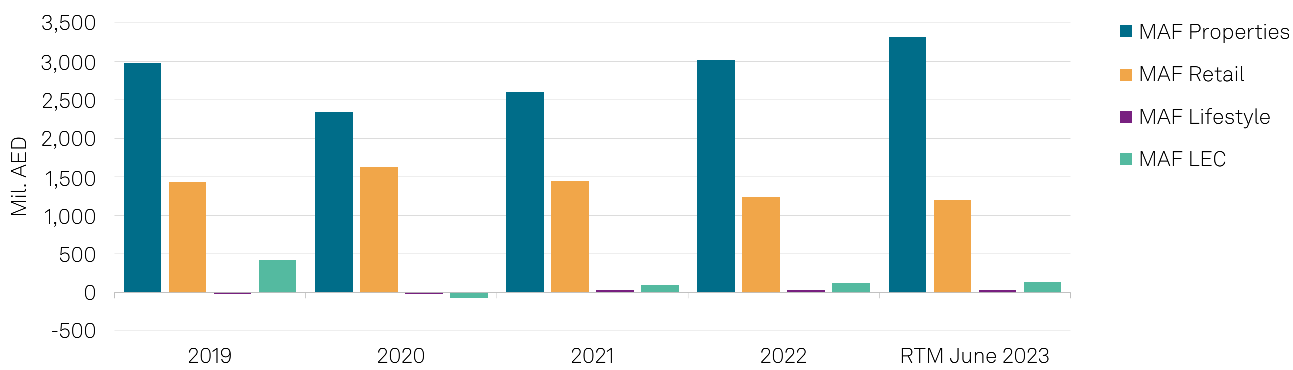
Overview

Key strengths	Key risks
One of the largest private companies in the United Arab Emirates (UAE), with a diversified business mix (mostly real estate) that generated $9.9 billion in revenue and $1.4 billion in EBITDA in 2022.	Concentration on the domestic market in the UAE, where it generates 65% of EBITDA (June 2023), and where the retail real estate suffers from oversupply precluding rents upside, and high reliance on expats and tourists induces volatility in demand.
High-quality assets in the real-estate portfolio, including malls and hotels, which benefit from improving footfall, strong tenants' sale, rebound in tourism in Dubai, as well as a supportive economic outlook in the Gulf Cooperation Council (GCC).	Competitive retail segment, exposed to changing consumer behavior and growing share of online sales, accelerated by the pandemic.
Strong demand for residential real estate in Dubai that supported high pre-sales of the Tilal Al Ghaf (TAG) project of $1.2 billion in 2022 and $860 million in the first half of 2023.	High capital expenditure (capex) of asset-heavy operations, expected at UAE dirham (AED) 2 billion–AED2.5 billion over the next two-three years, below historical levels.
Long-standing and successful regional franchise with French international food retailer Carrefour S.A., operating 463 stores in 16 countries across the Middle East, due for renewal in 2025. Focus on the existing portfolio of assets, their renovation and upgrades, and no greenfield project under development--reducing execution risks.	Rising exposure to the cyclical real estate development with the TAG ramp-up and potential 10%-15% EBITDA contribution in two-to-three years. This has increased MAF's working capital requirements in 2022-2023 but is expected to reduce in 2024-2025. Global economic pressures will weigh on demand and discretionary spending in the region in 2023-2024 as high inflation persists.

We expect Majid Al Futtaim Holding LLC's (MAF) revenue to grow at 4%-5% in 2024-2025, despite lingering global economic uncertainties. The strong growth of its real estate development arm, TAG, will mitigate unfavorable foreign exchange (FX) movements in its retail arm, operating 463 Carrefour stores in 16 countries. We anticipate a supportive macroeconomic outlook for the GCC region and the UAE in particular. We expect the UAE's GDP (where MAF generates 65% of its EBITDA) will expand by 3%-5% in 2023-2024, while the consumer price index (CPI) will remain contained at 2%-3%. We think inflationary pressures and interest rates are likely to remain higher for longer, resulting in a challenging operating environment and potentially affecting consumer spending--particularly discretionary. However, strong traction in population, a growing number of international visitors, and growth in the nondiscretionary segment will continue to spur the UAE's retail sector. Footfall in MAF's malls will increase--already at 112 million in the first half of 2023, a 12% increase--and lead to further improvement in occupancy, already at 95%. We expect positive dynamics in mall leasing with rental increases in prime malls, even though the continued opening of new malls will sustain pressure on rents. MAF's international operations account for about 35% of EBITDA, mostly in Egypt, Bahrain, and Qatar. We expect challenging conditions in Egypt, with a high risk of further currency devaluation that will affect MAF's topline growth in its retail business. The bulk of profits and topline growth will stem from MAF Properties (80% of EBITDA in the first half of 2023), given anticipated strong growth at TAG with revenue forecast to reach about AED3 billion in 2023.

MAF Holding--Reported EBITDA by segment

As of June 30, 2023



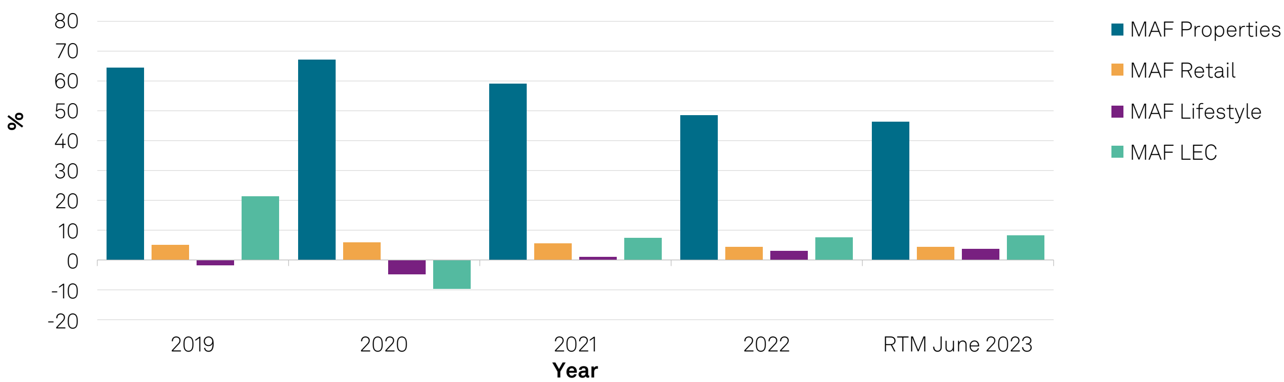
RTM-Rolling 12 months. S&P Global Ratings.

While we think the real estate cycle may be reaching its peak in Dubai and the risks of cyclical reversal are mounting, we do not expect a severe correction but rather a stabilization with potentially mild price declines in the next 12-18 months. At the same time, we expect demand to drop but remain healthy. In softer sector conditions, developers will likely lose some pricing power and will see longer cash collection cycles contrasting with the current favorable 100% cash collection on handover for most projects. TAG's gross sales value amounted to AED3.2 billion in the first six months of 2023. We expect pre-sales to continue to rise as three more clusters will be launched in TAG. We expect still significant working capital outflows for TAG in 2023, which will revert in 2024-2025 as the number of handovers increases and the company collects the remaining handover payments, while also releasing cash from its escrow account.

We expect margins to improve to 14%-15% in 2023 and 15%-16% in 2024. We anticipate the rising share of lower-margin real estate development contribution to earnings will dilute high mall-leasing margins, exceeding 70% on average. We expect an approximate 20% EBITDA margin for TAG, resulting in an EBITDA margin of 42%-45% for MAF Properties. We see limited profitability expansion potential in the MAF Retail segment due to competitive pressures and investments in digital platforms. We therefore expect MAF Retail EBITDA margin to remain at about 4%. While the growth dynamic and profitability in MAF LEC and MAF Lifestyle are positive, they have a limited contribution and account for less than 5% of the group's EBITDA. As inflationary concerns remain, we expect MAF to focus on cost efficiencies, optimizing its stores and geographic footprint in the retail segment.

MAF Holding--Reported EBITDA margin by segment

As of June 30, 2023

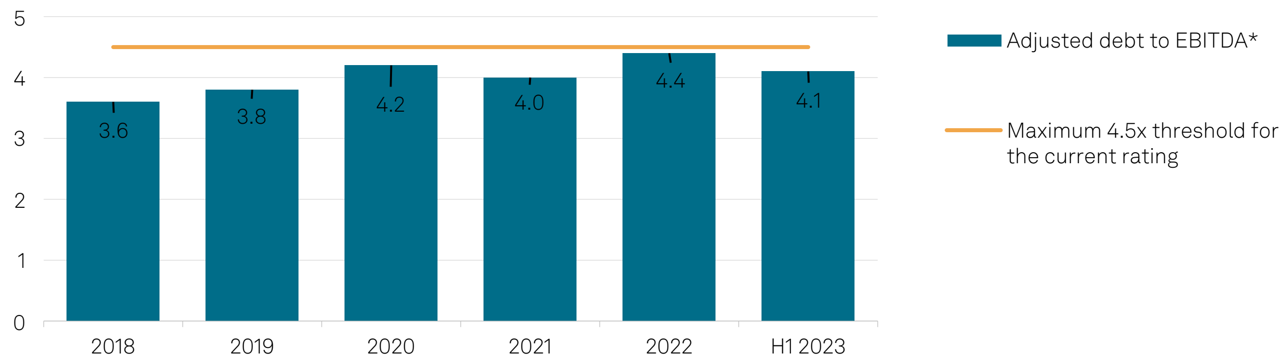


*Margin is based on EBITDA reported by company. Source: S&P Global Ratings.

The steady deleveraging trajectory will gradually improve adjusted debt to EBITDA to about 3.5x-4.0x in 2024, assuming no major capex in greenfield projects. At the end of June 2023, MAF's adjusted debt to EBITDA improved to 4.1x on a rolling-12-month basis. We expect leverage to further improve to about 4.0x by the end of 2023 and continue to drop in later years. Part of MAF's financial policy is deleveraging the balance sheet, as the company strives to reduce debt to equity to below 40%. We consider AED3.3 billion cash balances in escrow accounts unavailable for debt repayment and therefore do not net them for adjusted debt calculation. As TAG progresses toward handover of units, which will significantly increase in 2024, we expect this cash to be released. This cash release will spur much stronger operating cash flow generation in 2024-2025, which we think could reach AED4 billion-AED5 billion per year. Considering stronger cash flow from operations (CFO), and assuming no major capex projects as the company announced that the Saudi mall was put on hold, we think that free operating cash flow (FOCF) generation could reach AED3 billion by 2025. We forecast capex below historical levels, focusing mainly on maintenance and upgrades of the existing leasing assets, between AED2.0 billion-AED2.5 billion per year. Limited refinancing needs in the next two years, ample availability under revolving credit facilities, and expected strong cash flow generation support our view of strong liquidity. However, significant working capital swings and funding requirements are typical for the real estate development, so if MAF launched new projects, the cash flow cycle could deviate from our expectation.

MAF Holding--Adjusted debt/EBITDA evolution

As of June 30, 2023



H1-First half. *All metrics S&P Global Ratings-adjusted. Source: S&P Global Ratings.

Outlook

The stable outlook reflects our expectation that MAF's revenue will continue to expand at about 2%-5% in 2023-2025, despite foreign exchange obstacles in some of its markets, and supported by the strong retail sector in the UAE. We expect the EBITDA margin to remain within 14%-15% over the next 12-24 months. Increased working capital funding requirements will alleviate in 2024-2025, as the real estate development projects progress toward completion. Improved cash flow generation and higher EBITDA will strengthen adjusted debt to EBITDA to 3.5x-4.0x by the end of 2023-2024, from 4.4x in 2022, thereby enhancing the headroom under the rating.

Despite higher interest rates, we anticipate that EBITDA interest coverage will remain healthy at 4.5x-5.0x in 2023-2024. We also think that the credit quality at MAF Holding's parent, MAF Capital LLC, does not constrain the rating, because we consider it to be similar to that of MAF Holding.

The property rentals business can, in our opinion, tolerate higher financial leverage than retail and other businesses. We would likely adjust our target ratios if the property rental activities ceased to account for a substantial majority of the company's EBITDA.

Downside scenario

We could consider a downgrade if:

- MAF Holding's performance deteriorated and if its debt-to-EBITDA ratio exceeded 4.5x (4.1x as of June 30, 2023) without near-term prospects of recovery, and it was unable to maintain EBITDA interest coverage above 3.8x (4.5x as of June 30, 2023);
- The credit profile of its controlling parent materially weakened; or
- The company's corporate governance practices changed, leading to a more aggressive financial policy that could weaken its commitment to the current rating level and leverage targets.

Upside scenario

We see limited upside potential in the next 24 months, given the expected pace of deleveraging. We would consider raising the rating if the company's debt to EBITDA sustainably reduced below 2.5x.

Our Base-Case Scenario

Assumptions

- Under our base case, we expect generally benign economic conditions in the GCC region, characterized by steady economic growth, although it will decelerate from 2022 highs. We forecast GDP growth to be about 3% in 2023 and 5% in 2024 in the UAE; 2.8% and 2.4% in Bahrain; 2.3% and 2.4% in Qatar; and 4% and 2.3% in Oman. We anticipate Egypt's GDP to expand by 4% in 2023-2024 while its currency will continue to depreciate.
- In our view, persistent inflation--although not quite as prohibitive in the GCC region--will affect consumer spending in some of the company's markets. We expect the UAE's CPI to average 2%-3% in 2023-2024; CPI will be much higher in Egypt at 23% in 2023 and 18% in 2024.
- We expect MAF's consolidated revenue to increase by about 2%-3% in 2023 and expand by another 4%-5% in 2024 because we anticipate foreign exchange obstacles to subside slightly. The rising contribution from the real estate development (TAG) will account for the bulk of the increase. However, we also expect positive dynamics in mall leasing with the ramp-up of recent assets (City Centre Al Zahia and Mall of Oman), as well as some positive traction in rental rates. We forecast footfall to continue to improve supporting tenants' sales, because of Dubai's tourists and population growth. The company's retail operations will see a low single digit drop in revenues--mostly due to unfavorable foreign exchange impact in Egypt, Pakistan, Kenya, and Lebanon in 2023--which we expect to subside in 2024 as the company continues to open new stores, and online sales continue to expand at faster double-digit rates.
- MAF LEC and MAF Lifestyle will grow at double-digit rates in 2023-2024. New cinema openings, content creation, new movie releases, and the development of food and beverage offering in cinemas, will drive higher revenues for MAF LEC. New store openings and new brand additions to the portfolio will continue to support growth for MAF Lifestyle.

- We expect profitability to marginally improve in 2023-2024, with an EBITDA margin between 14.5%-15.0% in 2023 and 15%-16% in 2024 (14.0% in 2022).
- Capex of AED2.3 billion-AED2.5 billion in 2023 and AED2.2 billion-AED2.4 billion in 2024 to be spent on redevelopment of malls, digital initiatives, and store and cinema openings.
- Dividend payments to the parent MAF Capital and hybrid note holders of AED800 million-AED900 million per year.

Key metrics

Majid Al Futtaim Holding LLC--Key metrics

Period ending	Dec-31-2021	Dec-31-2022	Dec-31-2023	Dec-31-2024	Dec-31-2025
	2021a	2022a	2023e	2024f	2025f
Revenue growth (%)	(0.9)	12.5	2-3	4-5	4-5
EBITDA margin (%)	14.6	13.4	14-15	15-16	15-16
Adjusted ratios					
Debt/EBITDA (x)	4.0	4.4	4.0	3.5-3.7	3.0-3.2
EBITDA interest coverage (x)	5.3	5.1	4.6-4.8	5.0-5.2	5.2-5.4

Company Description

MAF owns and operates 29 shopping malls across the UAE and four other countries in the Middle East and North Africa, with over 1.8 million square meters of gross leasable area--including eight superregional malls, across the Middle East. Additionally, it owns 11 hotel properties in Dubai and two hotels in Bahrain's capital, Manama. MAF operates 463 Carrefour hypermarkets and supermarkets across 16 countries in the Middle East through an exclusive franchise agreement covering over 30 countries with France-based international food retailer Carrefour--the world's second-largest food retailer--that runs until 2025.

MAF generates 65% of its EBITDA from the UAE, 10% from Egypt, 6% from Bahrain, and the remainder from other Middle East and North African countries. The company operates in four segments: MAF Properties (rental assets, hotels, and development business), that generates 80% of EBITDA; MAF Retail (Carrefour) 26%; MAF Lifestyle 1%; and LEC 2%.

MAF is owned by nine shareholders, the family members of the founder Majid Al Futtaim. The company's governance is based on the delegation of authority from the shareholders to the board, characterized by experienced and reputable independent members at both the holding and operating company levels.

Peer Comparison

Majid Al Futtaim Holding LLC--Peer Comparisons

	Majid Al Futtaim Holding LLC	Emaar Malls Management LLC	Unibail-Rodamco-Westfield SE	Mercialys	Klepierre S.A.
Foreign currency issuer credit rating	BBB/Stable/A-2	BBB/Stable/--	BBB+/Stable/A-2	BBB/Stable/A-2	BBB+/Stable/A-2
Local currency issuer credit rating	BBB/Stable/A-2	BBB/Stable/--	BBB+/Stable/A-2	BBB/Stable/A-2	BBB+/Stable/A-2
Period	Annual	Annual	Annual	Annual	Annual
Period ending	2022-12-31	2021-12-31	2022-12-31	2022-12-31	2022-12-31
Mil.	AED	AED	AED	AED	AED
Revenue	36,319	4,988	10,023	663	4,892
EBITDA	4,860	2,540	7,898	583	3,841
Funds from operations (FFO)	3,939	2,323	4,486	453	3,244
Interest	959	219	2,138	158	520
Cash interest paid	795	217	3,159	126	469
Operating cash flow (OCF)	3,064	2,618	7,431	466	3,200
Capital expenditure	2,472	380	3,385	75	724
Free operating cash flow (FOCF)	592	2,239	4,046	391	2,476
Discretionary cash flow (DCF)	(173)	(166)	3,841	30	227
Cash and short-term investments	1,728	330	13,068	848	1,105
Gross available cash	1,728	330	13,068	848	1,105
Debt	21,245	3,677	90,601	4,133	29,765
Equity	29,154	18,320	86,180	7,669	41,057
EBITDA margin (%)	13.4	50.9	78.8	88.1	78.5
Return on capital (%)	5.6	8.6	3.6	3.7	5.7
EBITDA interest coverage (x)	5.1	11.6	3.7	3.7	7.4
FFO cash interest coverage (x)	6.0	11.7	2.4	4.6	7.9
Debt/EBITDA (x)	4.4	1.4	11.5	7.1	7.7
FFO/debt (%)	18.5	63.2	5.0	11.0	10.9
OCF/debt (%)	14.4	71.2	8.2	11.3	10.7
FOCF/debt (%)	2.8	60.9	4.5	9.5	8.3
DCF/debt (%)	(0.8)	(4.5)	4.2	0.7	0.8

Financial Risk

Majid Al Futtaim Holding LLC--Financial Summary

Period ending	Dec-31-2017	Dec-31-2018	Dec-31-2019	Dec-31-2020	Dec-31-2021	Dec-31-2022
Reporting period	2017a	2018a	2019a	2020a	2021a	2022a
Display currency (mil.)	AED	AED	AED	AED	AED	AED
Revenues	32,274	34,655	35,156	32,575	32,291	36,319
EBITDA	4,801	5,339	5,363	4,623	4,700	4,860
Funds from operations (FFO)	3,738	4,235	4,506	3,841	3,860	3,939
Interest expense	994	1,064	1,131	998	885	959
Cash interest paid	978	1,034	776	689	698	795
Operating cash flow (OCF)	4,312	4,533	5,675	3,914	4,652	3,064
Capital expenditure	4,255	4,759	3,924	2,092	2,438	2,472
Free operating cash flow (FOCF)	57	(226)	1,751	1,822	2,214	592
Discretionary cash flow (DCF)	(416)	(1,710)	734	1,071	1,441	(173)
Cash and short-term investments	1,131	1,516	1,406	3,699	1,601	1,728
Gross available cash	1,131	1,516	1,406	3,699	1,601	1,728
Debt	17,611	19,275	20,269	19,331	18,761	21,245
Common equity	35,142	33,594	30,428	25,533	27,404	29,154
Adjusted ratios						
EBITDA margin (%)	14.9	15.4	15.3	14.2	14.6	13.4
Return on capital (%)	6.4	6.8	6.3	5.1	5.2	5.6
EBITDA interest coverage (x)	4.8	5.0	4.7	4.6	5.3	5.1
FFO cash interest coverage (x)	4.8	5.1	6.8	6.6	6.5	6.0
Debt/EBITDA (x)	3.7	3.6	3.8	4.2	4.0	4.4
FFO/debt (%)	21.2	22.0	22.2	19.9	20.6	18.5
OCF/debt (%)	24.5	23.5	28.0	20.2	24.8	14.4
FOCF/debt (%)	0.3	(1.2)	8.6	9.4	11.8	2.8
DCF/debt (%)	(2.4)	(8.9)	3.6	5.5	7.7	(0.8)

Reconciliation Of Majid Al Futtaim Holding LLC Reported Amounts With S&P Global Adjusted Amounts (Mil. AED)

	Debt	Shareholder Equity	Revenue	EBITDA	Operating income	Interest expense	S&PGR adjusted EBITDA	Operating cash flow	Dividends	Capital expenditure
Financial year	Dec-31-2022									
Company reported amounts	15,789	30,402	36,319	4,827	3,733	823	4,860	3,776	247	2,472
Cash taxes paid	-	-	-	-	-	-	(126)	-	-	-
Cash interest paid	-	-	-	-	-	-	(688)	-	-	-
Lease liabilities	4,030	-	-	-	-	-	-	-	-	-
Intermediate hybrids (equity)	1,642	(1,642)	-	-	-	107	(107)	(107)	(107)	-

Reconciliation Of Majid Al Futtaim Holding LLC Reported Amounts With S&P Global Adjusted Amounts (Mil. AED)

	Debt	Shareholder Equity	Revenue	EBITDA	Operating income	Interest expense	S&PGR adjusted EBITDA	Operating cash flow	Dividends	Capital expenditure
Postretirement benefit obligations/ deferred compensation	772	-	-	-	-	-	-	-	-	-
Accessible cash and liquid investments	(1,478)	-	-	-	-	-	-	-	-	-
Dividends from equity investments	-	-	-	33	-	-	-	-	-	-
Nonoperating income (expense)	-	-	-	-	111	-	-	-	-	-
Reclassification of interest and dividend cash flows	-	-	-	-	-	-	-	(605)	-	-
Noncontrolling/ minority interest	-	393	-	-	-	-	-	-	-	-
Debt: Contingent considerations	30	-	-	-	-	-	-	-	-	-
Debt: Fair value adjustments	460	-	-	-	-	-	-	-	-	-
D&A: Asset valuation gains/(losses)	-	-	-	-	(1,153)	-	-	-	-	-
Interest: Derivatives	-	-	-	-	-	29	-	-	-	-
Dividends: other	-	-	-	-	-	-	-	-	625	-
Total adjustments	5,456	(1,249)	-	33	(1,042)	136	(921)	(712)	518	-

S&P Global Ratings adjusted	Debt	Equity	Revenue	EBITDA	EBIT	Interest expense	Funds from Operations	Operating cash flow	Dividends	Capital expenditure
	21,245	29,154	36,319	4,860	2,691	959	3,939	3,064	765	2,472

Liquidity

We consider the MAF Group's liquidity position as strong, and we calculate that the group's liquidity sources should exceed liquidity needs by more than 1.5x over the next 12 months and more than 1.0x over the following 12 months. As of June 30, 2023, the ratio for the next 12 months was about 2.3x.

In our view, MAF Holding's current liquidity profile provides a sufficient buffer to face rising interest rate risk and growing funding needs for real estate development business.

Principal liquidity sources

- Cash and deposits of AED4.8 billion, as of June 30, 2023, including AED3.4 billion of cash held in escrow, but that we consider available to fund construction based on advancement.
- Committed unused credit lines of about AED7.0 billion, with the earliest maturity in 2024.
- Expected group operating cash flow of AED3.5 billion-AED4.0 billion in the next 12 months.

Principal liquidity uses

- Short-term debt maturities of AED1.2 billion.
- Material working capital outflows of AED800 million-AED1 billion in next 12 months.
- Capex between AED2.0 billion-AED2.5 billion.
- AED800 million-AED900 million of dividends and hybrid-related payments (we consider 50% of hybrid coupons to be dividends).

Covenant Analysis

Requirements

Headroom under the covenants is adequate, with MAF Holding's net worth in excess of $8 billion, interest coverage at 5.5x, and net debt to equity a 0.5x as of June 30, 2023

Compliance expectations

MAF Holding must comply with three covenants, stipulating a minimum net worth of $4.1 billion, minimum interest coverage of 2.0x, and maximum debt to equity of 0.7x.

Environmental, Social, And Governance

Governance factors are a moderately positive consideration in our analysis of MAF. Ambitious sustainability targets, above-average transparency, clear and comprehensive investment strategies, and financial policies enhance our view of governance principles--which we continue to monitor in the light of recent evolutions. The company saw significant changes in its ownership at the end of 2021 (increasing from one shareholder to nine). It also saw changes in its management following the unexpected appointment of a new CEO in January 2023. This raises some uncertainty about the company's strategy. We understand that the governance framework is broadly unchanged, because the company remains governed by the same comprehensive set of enterprise risk policies--which we understand the new shareholders do not currently wish to change. The board's composition is unchanged (except for the new CEO) and gives the group the necessary independent oversight from reputable board members. The new CEO had previously occupied senior positions within the group. We will closely monitor how MAF's management and governance, currently assessed as strong, evolves over the coming months. This development, in isolation, is unlikely to affect the ratings.

Issue Ratings--Subordination Risk Analysis

Capital structure

As of June 30, 2023, MAF's capital structure comprises an $284 million bond due in May 2024; a $500 million sukuk due in November 2025; a $600 million sukuk due in May 2029; a $600 million sukuk due in February 2030; a $100 million sukuk maturing in November 2028; and a $500 million sukuk due in June 2033.

The capital structure also includes two hybrid capital securities totaling $900 million.

Analytical conclusions

We rate MAF's senior unsecured instruments 'BBB', in line with the issuer credit rating (ICR). This is because the proportion of the company's priority debt at subsidiaries that could create structural subordination for the senior unsecured debtholders is 42%, while our threshold for notching issue ratings downward from ICRs is 50%.

We consider the hybrid capital securities to have intermediate equity content until the first call dates in 2026 ($400 million) and 2027 ($500 million), because they meet our hybrid capital criteria in terms of their subordination, permanence, and optional deferability during this period.

We arrive at our 'BB+' issue rating on the hybrid capital securities by notching down from our 'BBB' long-term ICR on MAF Holding. The notching reflects our view that there is a relatively low likelihood that MAF Holding would defer interest payment on the hybrid capital securities. If our view changes, however, we could significantly increase the number of notches deducted from the ICR to derive the issue rating. In addition, we would apply a two-notch deduction for subordination if we lowered the ICR on MAF Holding to 'BB+' or below.

Rating Component Scores

Foreign currency issuer credit rating	BBB/Stable/A-2
Local currency issuer credit rating	BBB/Stable/A-2
Business risk	Satisfactory
Country risk	Moderately High
Industry risk	Low
Competitive position	Satisfactory
Financial risk	Intermediate
Cash flow/leverage	Intermediate
Anchor	bbb
Diversification/portfolio effect	Neutral (no impact)
Capital structure	Neutral (no impact)
Financial policy	Neutral (no impact)
Liquidity	Strong (no impact)
Management and governance	Strong (no impact)
Comparable rating analysis	Neutral (no impact)
Stand-alone credit profile	bbb

Related Criteria

- General Criteria: Methodology For Rating Sukuk, Jan. 19, 2015
- General Criteria: Environmental, Social, And Governance Principles In Credit Ratings, Oct. 10, 2021
- General Criteria: Hybrid Capital: Methodology And Assumptions, July 1, 2019

- General Criteria: Group Rating Methodology, July 1, 2019
- Criteria | Corporates | General: Corporate Methodology: Ratios And Adjustments, April 1, 2019
- General Criteria: Methodology For National And Regional Scale Credit Ratings, June 25, 2018
- General Criteria: Methodology For Linking Long-Term And Short-Term Ratings, April 7, 2017
- Criteria | Corporates | General: Methodology And Assumptions: Liquidity Descriptors For Global Corporate Issuers, Dec. 16, 2014
- General Criteria: Country Risk Assessment Methodology And Assumptions, Nov. 19, 2013
- Criteria | Corporates | General: Corporate Methodology, Nov. 19, 2013
- General Criteria: Methodology: Industry Risk, Nov. 19, 2013
- General Criteria: Methodology: Management And Governance Credit Factors For Corporate Entities, Nov. 13, 2012
- General Criteria: Principles Of Credit Ratings, Feb. 16, 2011
-

Ratings Detail (as of October 31, 2023)*

Majid Al Futtaim Holding LLC		
Issuer Credit Rating		BBB/Stable/A-2
Gulf Cooperation Council Regional Scale		gcAA/--/gcA-1+
Issuer Credit Ratings History		
05-Apr-2011		BBB/Stable/A-2
24-Dec-2018	*Gulf Cooperation Council Regional Scale*	gcAA/--/gcA-1+
30-Sep-2014		gcAA/--/gcA-1
05-Apr-2011		gcA+/--/gcA-1

*Unless otherwise noted, all ratings in this report are global scale ratings. S&P Global Ratings credit ratings on the global scale are comparable across countries. S&P Global Ratings credit ratings on a national scale are relative to obligors or obligations within that specific country. Issue and debt ratings could include debt guaranteed by another entity, and rated debt that an entity guarantees.