

Daily Bulletin

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ALANDALUS: SAR 83.8 mn land acquisition for logistic expands portfolio into new growth vertical

Last Price: SAR 13.2 | YTD Performance: -27.3%

Alandalus Property Co.'s wholly owned subsidiary, Marafiq Alandalus Allujistiyah Co., purchased a 44,550 sqm land plot in Riyadh's Al Mashael District for SAR 83.8 mn to develop high-quality logistics warehouses. The transaction will be financed through the company's own resources or bank facilities, with the financial impact expected to be reflected from 4Q26.

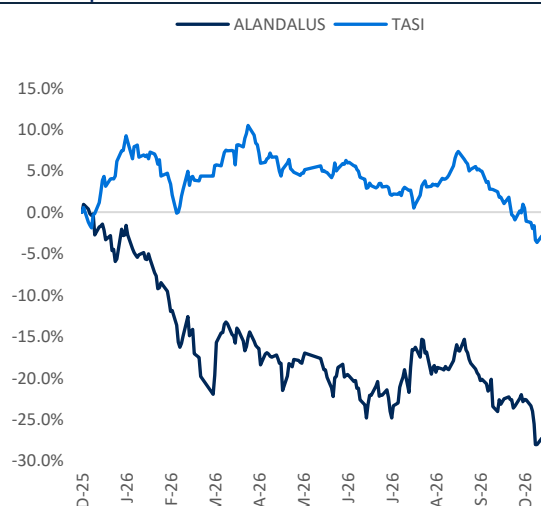
The acquisition is part of Alandalus' 2026-2030 strategy to diversify beyond its existing retail, office, hospitality and healthcare portfolio into new sectors including residential, logistics and education. The company had already started executing this strategy in education on 2 July 2026, when it signed a 25-year development and lease agreement for a dual-curriculum educational complex in Riyadh's Al Naseem District, with a SAR 156.9 mn net lease value and estimated development cost of SAR 33.7 mn. The latest logistics land acquisition represents the next step in this diversification strategy, following the company's recent move into education.

Alandalus' revenue base remains concentrated in retail, which accounted for 67.6% of 2025 revenue, followed by offices at 25.9% and hospitality at 6.5%. Healthcare is held through equity-accounted investments rather than consolidated into operating revenue. The logistics and education development would therefore add a new revenue vertical to the company's existing portfolio.

In 1H26, Alandalus' revenue increased 27.6% YoY to SAR 140.8 mn, while gross profit rose 43.0% to SAR 93.4 mn. Net profit attributable to shareholders reached SAR 12.3 mn for 1H26 versus a SAR 11.0 mn loss in 1H25. The turnaround was supported by higher operating profit, improved results from equity-accounted investees and lower finance costs. In 1H26, gross margin stood at 66.3%, with occupancy at 95% for retail, 100% for offices and 67% for hospitality.

Alandalus' stock price has declined 27.3% YTD, underperforming TASI, which declined 2.9% over the same period.

Relative price chart



Source: Bloomberg, anbc research

Revenue mix (SAR mn)



Source: Company financials, anbc research

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