

## Daily Bulletin

October 12, 2025

### Sport Clubs Expands Footprint in Eastern Province

Sport Clubs Co. signed a SAR 54.95 mn (VAT exclusive) land lease agreement with Abdulrahman Saleh Al Rajhi & Partners Co. to develop two fitness centers in Khobar under the Body Masters and Body Motions brands. The lease term spans 21 years and six months.

The company expects financial contributions from the newly leased centers to commence post-completion in 1Q27. The Eastern Region segment, which includes Al Khobar, reported revenue of SAR 17 mn in 1H25, stable from 1H24. Its revenue contribution declined to 10% in 1H25 from 12% in 1H24, while the Central Region remained the largest contributor with SAR 112 mn, accounting for 67% of total revenue. The company operated a total of 59 clubs as of 3Q25, including 42 Body Masters and 17 Body Motions centers.

Currently, the company has 16 active lease agreements, including two newly signed centers in Al Khobar. Previously, it operated one leased club in the same Eastern Region, located in Dammam, which is a Body Motions center. Following the latest agreements, two additional clubs, one Body Masters and one Body Motions, have been signed in Al Khobar, also within the Eastern Province. As a result, the total number of branches with signed lease contracts has increased to 16 (from 14 previously). The lease network now comprises eight Body Masters and eight Body Motions centers. The projects are at varying stages of progress, with some under construction, others in the design or permitting phase, while additional locations are under negotiation and are expected to open in 1H27. This expansion is in line with the company's strategy to strengthen its presence across the Kingdom.

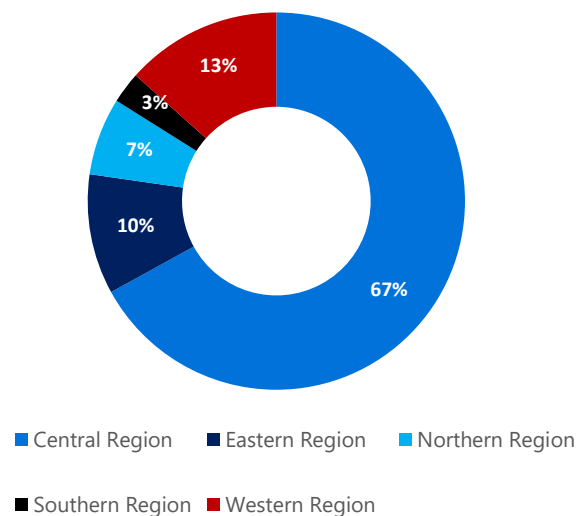
Sport Clubs has outperformed the TASI since its IPO on 22 July 2025, gaining 17.4% versus TASI 6.8% decline. The stock currently trades at a TTM P/E of 30.5x, with a consensus target price of SAR 8.5/sh, implying a 22.2% downside potential from the current level.

#### Upcoming fitness clubs

Club Category	City	Expected Opening Date
Body Motions	Riyadh	4Q25
Body Masters	Riyadh	4Q25
Body Masters	Jeddah	4Q25
Body Motions	Jeddah	4Q25
Body Masters	Riyadh	4Q25
Body Masters	Qassim	1Q26
Body Motions	Qassim	1Q26
Body Motions	Dammam	1Q26
Body Masters	Taif	3Q26
Body Motions	Taif	3Q26
Body Masters	Riyadh	3Q26
Body Motions	Riyadh	3Q26
Body Masters	Riyadh	1H26
Body Motions	Riyadh	1H26
Body Masters	Khobar	1H27
Body Motions	Khobar	1H27

Source: Company prospectus, anbc research

#### Segment wise revenue (%) – 1H25



Source: Company Financials, anbc research

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