



Ezdan Holding Group Q.P.S.C

Investor Presentation





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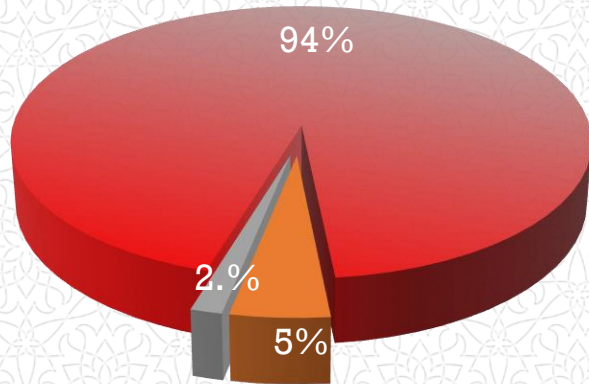
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HIGHLIGHTS Q3

RENTAL INCOME	OPERATING PROFIT	TOTAL ASSETS	ISLAMIC BORROWINGS	TOTAL EQUITY	NET PROFIT	EPS
1,352 Mn	1,143 Mn	47,042 Mn	11,058 Mn	33,453 Mn	220 Mn	QR 0.008

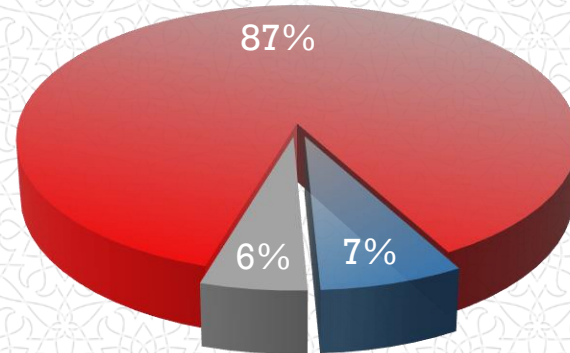
REVENUE BREAKDOWN

■ Rental income ■ Other operating revenues ■ Other income



EBIT SEGMENT CONTRIBUTION

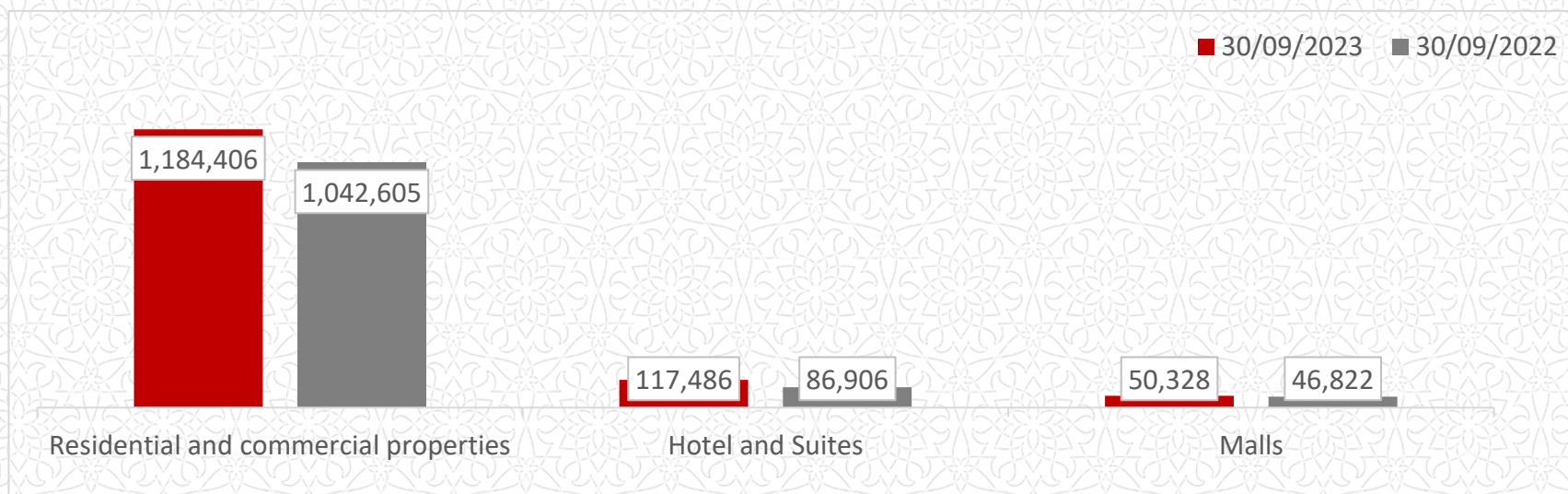
■ Residential & commercial property ■ Hotel & Suites ■ Malls



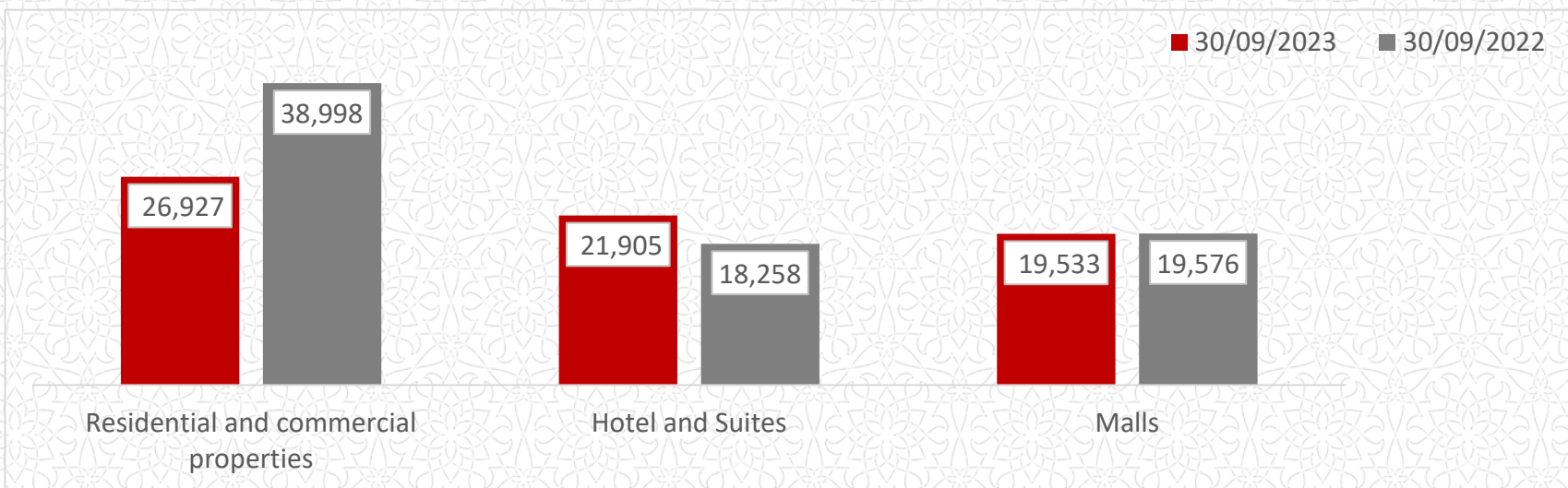
30 September 2023

CONSOLIDATED STATEMENT OF PROFIT OR LOSS	30/09/2023	30/09/2022	Changes	Changes
30 September 2023	QR'000	QR'000	QR'000	%
Rental income	1,352,220	1,176,333	175,887	+15.0%
Other operating revenues	68,365	76,832	(8,467)	-11.0%
Operating expenses	(277,996)	(254,191)	(23,805)	+9.4%
Operating profit for the period	1,142,589	998,974	143,615	+14.4%
Dividends income from equity investments	-	86,830	(86,830)	-100.0%
Net gain on sale of equity-accounted investees	-	576,479	(576,479)	-100.0%
Share from the results of equity accounted investees	-	(18,411)	18,411	-100.0%
NET OPERATING PROFIT	1,142,589	1,643,872	(501,283)	-30.5%
Loss on revaluation of investment properties	-	(640,809)	640,809	-100.0%
Other income	21,526	6,341	15,185	+239.5%
General and administrative expenses	(80,434)	(65,182)	(15,252)	+23.4%
Depreciation	(15,842)	(18,262)	2,420	-13.3%
Finance costs	(845,368)	(562,013)	(283,355)	+50.4%
Impairment of doubtful receivables	(4,388)	(3,802)	(586)	+15.4%
Gain/ (Loss) from foreign currency exchange	1,586	(40,495)	42,081	-103.9%
Net Profit	219,669	319,650	(99,981)	-31.3%
Shareholders of the Group	219,672	321,024	(101,352)	-31.6%
Non Controlling Interest	(3)	(1,374)	1,371	-99.8%
Earnings attributable to shareholders per share (QR)	0.008	0.012	(0.0038)	-31.4%

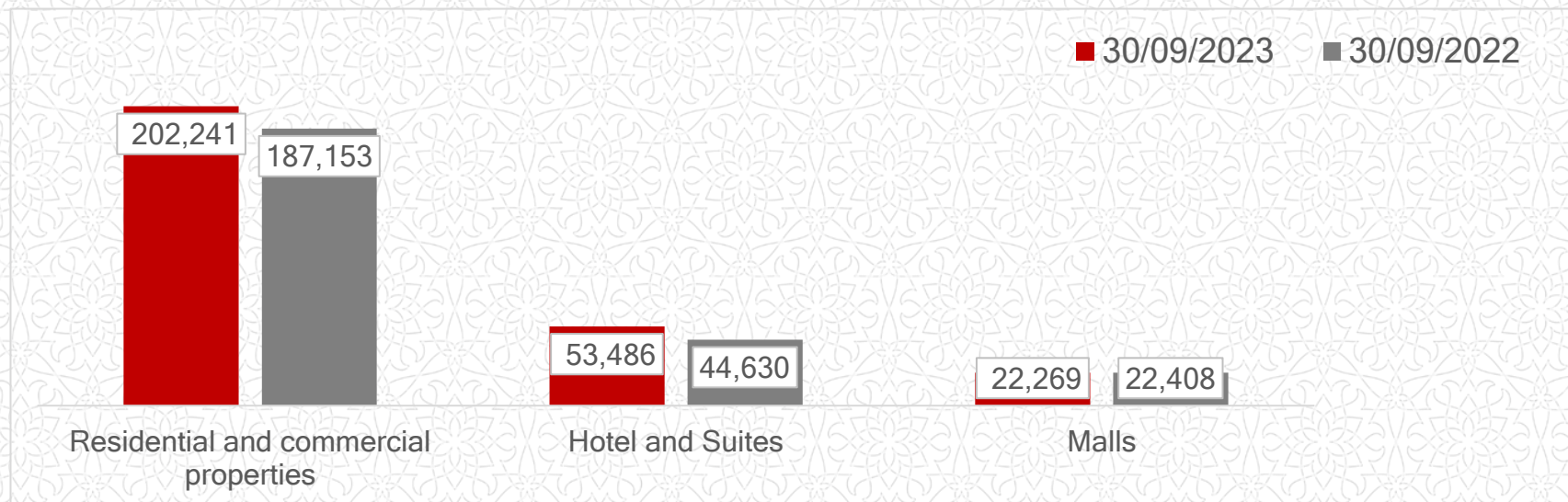
Rental Revenue by Segment	30/09/2023 QR"000	30/09/2022 QR"000	Changes QR"000	Changes %
Residential and commercial properties	1,184,406	1,042,605	141,801	+13.60%
Hotel and Suites	117,486	86,906	30,580	+35.19%
Malls	50,328	46,822	3,506	+7.49%
	1,352,220	1,176,333	175,887	14.95%



Other Operating Income by Segment	30/09/2023	30/09/2022	Changes	Changes
	QR"000	QR"000	QR"000	%
Residential and commercial properties	26,927	38,998	(12,071)	-30.95%
Hotel and Suites	21,905	18,258	3,647	+19.97%
Malls	19,533	19,576	(43)	-0.22%
	68,365	76,832	(8,467)	-11.02%



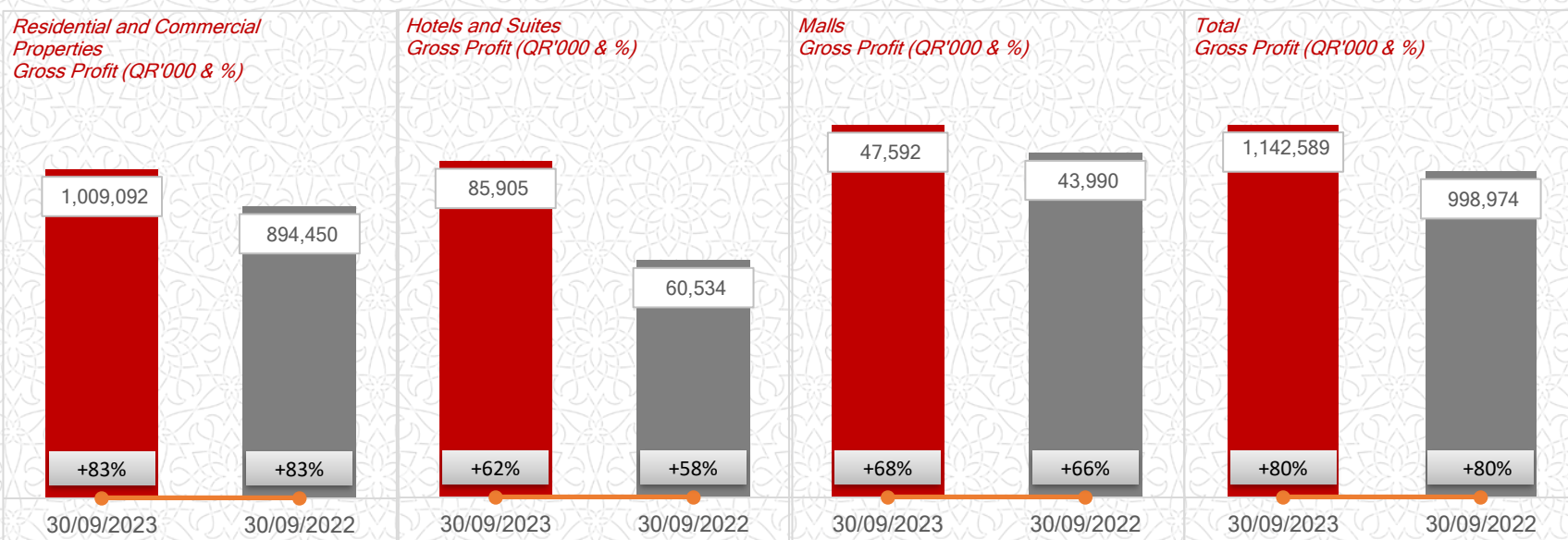
Operating expenses by Segment	30/09/2023 QR"000	30/09/2022 QR"000	Changes QR"000	Changes %
Residential and commercial properties	202,241	187,153	15,088	+8.06%
Hotel and Suites	53,486	44,630	8,856	+19.84%
Malls	22,269	22,408	(139)	-0.62%
	277,996	254,191	23,805	9.37%



Operating expenses details	30/09/2023	30/09/2022	Changes	Changes
	QR"000	QR"000	QR"000	%
Staff benefits	67,392	62,289	5,103	+8.19%
Utilities	62,927	77,607	(14,680)	-18.92%
Sewage	51,433	28,458	22,975	+80.73%
Maintenance expenses	34,804	28,675	6,129	+21.37%
Air Conditioning	16,637	13,433	3,204	+23.85%
Security	10,753	10,273	480	+4.67%
Cleaning	10,423	9,559	864	+9.04%
Foods and beverage	4,013	3,909	104	+2.66%
Laundry and dry cleaning	4,251	2,813	1,438	+51.12%
Commissions	1,327	1,579	(252)	-15.96%
Registration fees	5,952	5,717	235	+4.11%
Advertising and marketing	2,748	3,494	(746)	-21.35%
Others	5,336	6,385	(1,049)	-16.43%
	277,996	254,191	23,805	+9.37%

Financial Performance Overview

Operating profit by Segment " operating profit ÷ (rental revenue + other operating revenue)"	30/09/2023	30/09/2022	Changes	Changes %
Residential and commercial properties (QR"000)	1,009,092	894,450	114,642	+12.8%
Residential & commercial property (%)	+83%	+83%		
Hotel and Suites (QR"000)	85,905	60,534	25,371	+41.9%
Hotel & Suites (%)	+62%	+58%		
Malls (QR"000)	47,592	43,990	3,602	+8.2%
Malls (%)	+68%	+66%		
Total Operating Margin (QR"000)	1,142,589	998,974	143,615	14.38%
Total Operating Margin (%)	+80%	+80%		

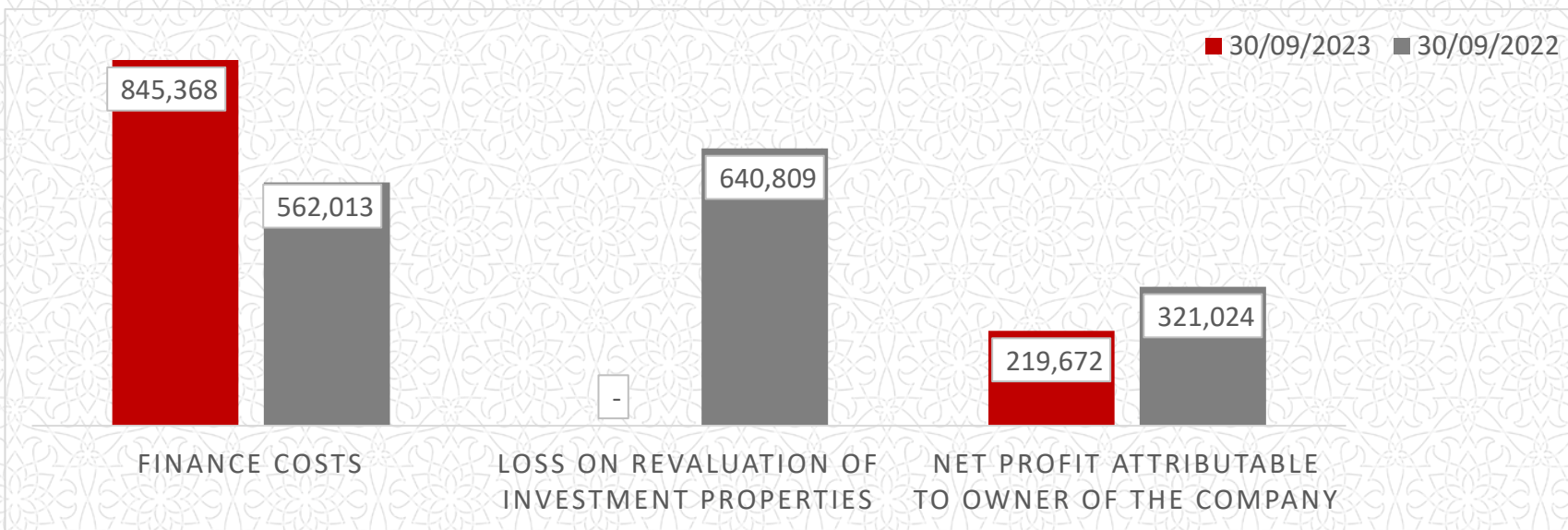


Investment Income	30/09/2023 QR"000	30/09/2022 QR"000	Changes QR"000	Changes %
Dividends income from equity investments	-	86,830	(86,830)	-100.00%
Net gain on sale of equity-accounted investees	-	576,479	(576,479)	-100.00%
Share from the results of equity accounted investees	-	(18,411)	18,411	-100.00%
Total	-	644,898	(644,898)	-100.00%



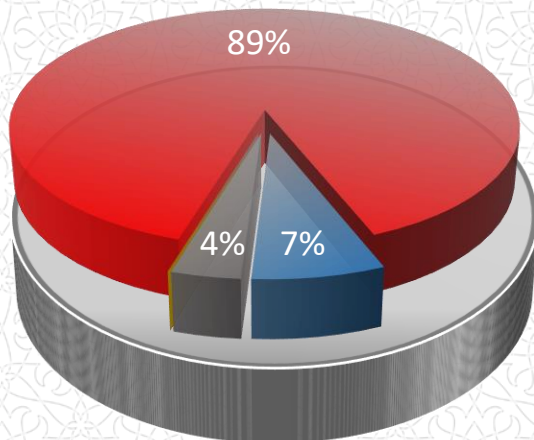
General and Admin expenses details	30/09/2023 QR"000	30/09/2022 QR"000	Changes QR"000	Changes %
Staff benefits	28,242	26,450	1,792	+6.78%
Professional and legal fees	29,251	748	28,503	+3810.56%
Advertising and marketing	391	13,878	(13,487)	-97.18%
Qatar Exchange registration fees	6,307	6,301	6	+0.10%
Information system expenses	3,424	1,519	1,905	+125.41%
Communication	1,422	1,495	(73)	-4.88%
Bank charges	4,737	5,122	(385)	-7.52%
Insurance	2,963	2,691	272	+10.11%
Printing and stationery	580	475	105	+22.11%
Utilities	-	3,621	(3,621)	-100.00%
Repair and maintenance	-	227	(227)	-100.00%
Others	3,117	2,655	462	+17.40%
	80,434	65,182	15,252	+23.40%

Other Main Components of Income Statement	30/09/2023	30/09/2022	Changes	Changes
	QR"000	QR"000	QR"000	%
Finance costs	845,368	562,013	283,355	+50.42%
Loss on revaluation of investment properties	-	640,809	(640,809)	+100.00%
Net profit attributable to owner of the company	219,672	321,024	(101,352)	-31.57%

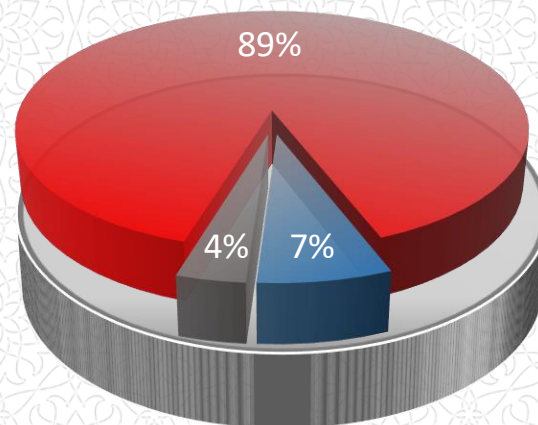


Consolidated Statement Of Financial Position	30/09/2023	31/12/2022	Changes	Changes
30 September 2023	QR"000	QR"000	QR"000	%
Cash and bank balances	447,687	463,098	(15,411)	-3%
Receivables and prepayments	111,505	138,227	(26,722)	-19%
Inventory	14,289	15,599	(1,310)	-8%
Due from related parties	480	626	(146)	-23%
Investment properties	45,792,069	45,702,277	89,792	+0%
Property and equipment	675,487	687,920	(12,433)	-2%
TOTAL ASSETS	47,041,517	47,007,747	33,770	+0%
Payables and other liabilities	894,134	958,891	(64,757)	-7%
Due to related parties	1,636,678	1,638,199	(1,521)	-0%
Islamic financing borrowings	11,057,677	11,176,547	(118,870)	-1%
TOTAL LIABILITIES	13,588,489	13,773,637	(185,148)	-1%
Share capital	26,524,967	26,524,967	-	0%
Legal reserve	1,696,560	1,696,560	-	0%
Foreign currency translation reserve	3,505	4,256	(751)	-18%
Retained earnings	5,403,371	5,183,699	219,672	+4%
Equity Holders of the Parent	33,628,403	33,409,482	218,921	+1%
Non-controlling interest	(175,375)	(175,372)	(3)	+0%
Total Equity	33,453,028	33,234,110	218,918	+1%
TOTAL LIABILITIES AND EQUITY	47,041,517	47,007,747	33,770	+0%

Total Assets by Segment	30/09/2023 QR"000	31/12/2022 QR"000	Changes QR"000	Changes %
Residential and commercial properties	41,916,367	41,990,244	(73,877)	-0.2%
Hotel and suites	3,371,671	3,304,675	66,996	+2.0%
Malls	1,753,479	1,712,828	40,651	+2.4%
Total Assets	47,041,517	47,007,747	33,770	+0.1%



Sep -2023

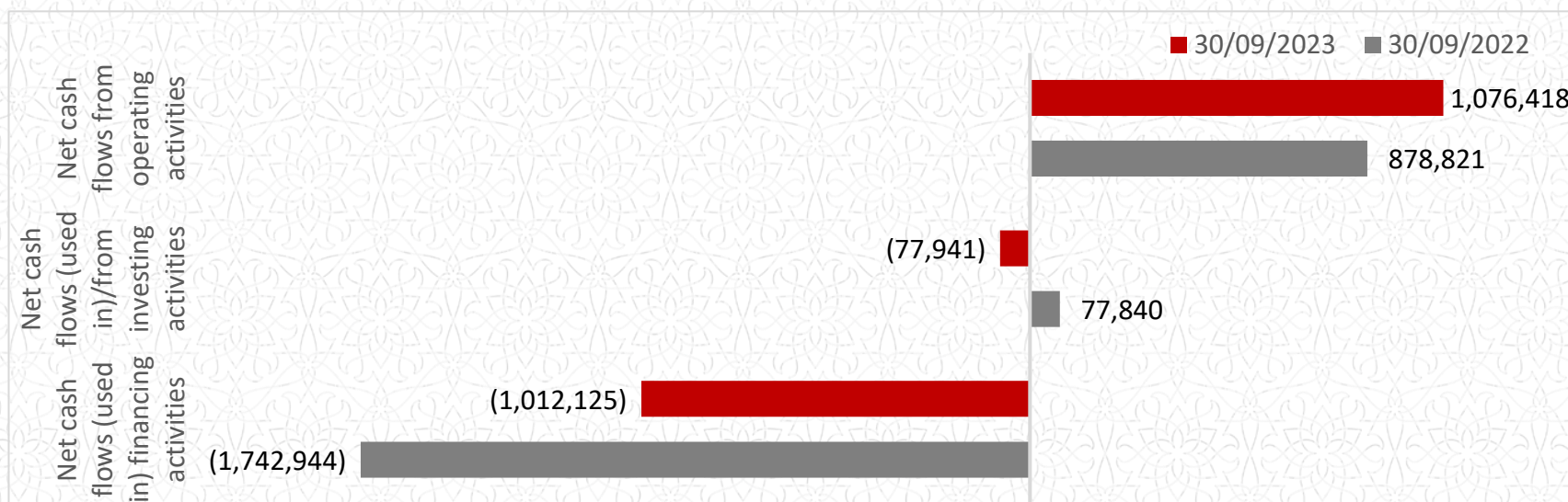


Dec-2022

Main Ratios for Statement of Financial Position	30/09/2023	30/09/2022
Return on Assets (*)	0.47%	0.66%
Return on Equity (*)	0.66%	0.97%
	30/09/2023	31/12/2022
Islamic borrowings as % of Total Equity	33%	34%
Investment properties as % of Total Assets	97%	97%

** Ratio not annualized*

Consolidated Statement Of Cash Flows 30 September 2023	30/09/2023 QR"000	30/09/2022 QR"000	Changes QR"000	Changes %
Net cash flows from operating activities	1,076,418	878,821	197,597	+22%
Net cash flows (used in)/from investing activities	(77,941)	77,840	(155,781)	-200%
Net cash flows (used in) financing activities	(1,012,125)	(1,742,944)	730,819	-42%
Increase/ (Decrease) in cash and cash equivalents	(13,648)	(786,283)	772,635	-98%



Thank you

Got any questions ?

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