



# Ezdan Holding Group Q.P.S.C

Investor Presentation









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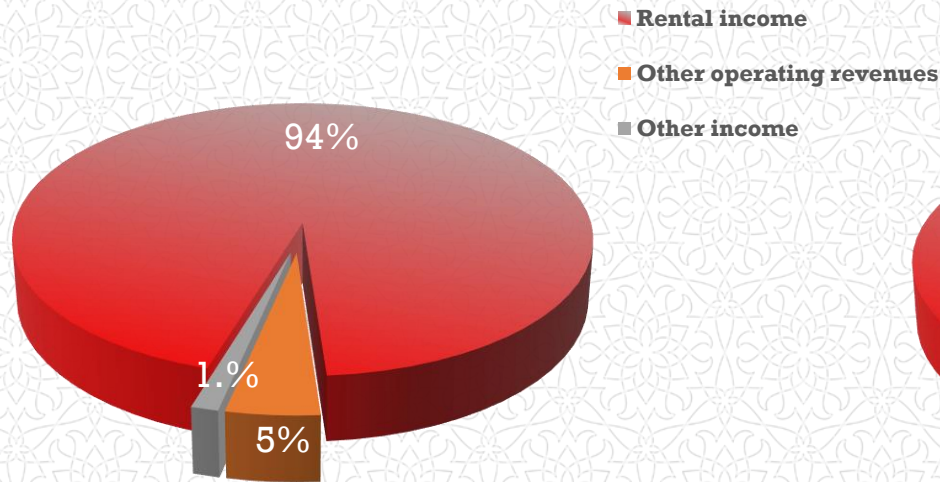
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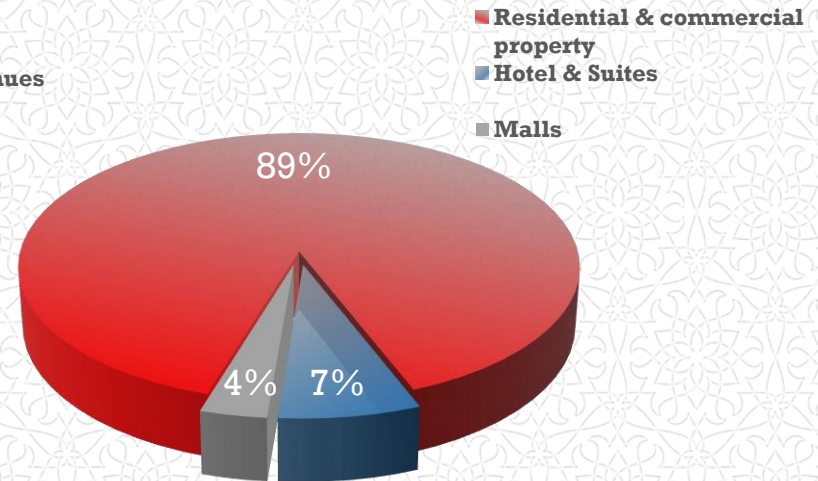
# HIGHLIGHTS

RENTAL INCOME	OPERATING PROFIT	TOTAL ASSETS	BORROWINGS	TOTAL EQUITY	NET PROFIT	EPS
467 Mn	400 Mn	47,014 Mn	11,114 Mn	33,233 Mn	91 Mn	QR 0.003

## REVENUE BREAKDOWN



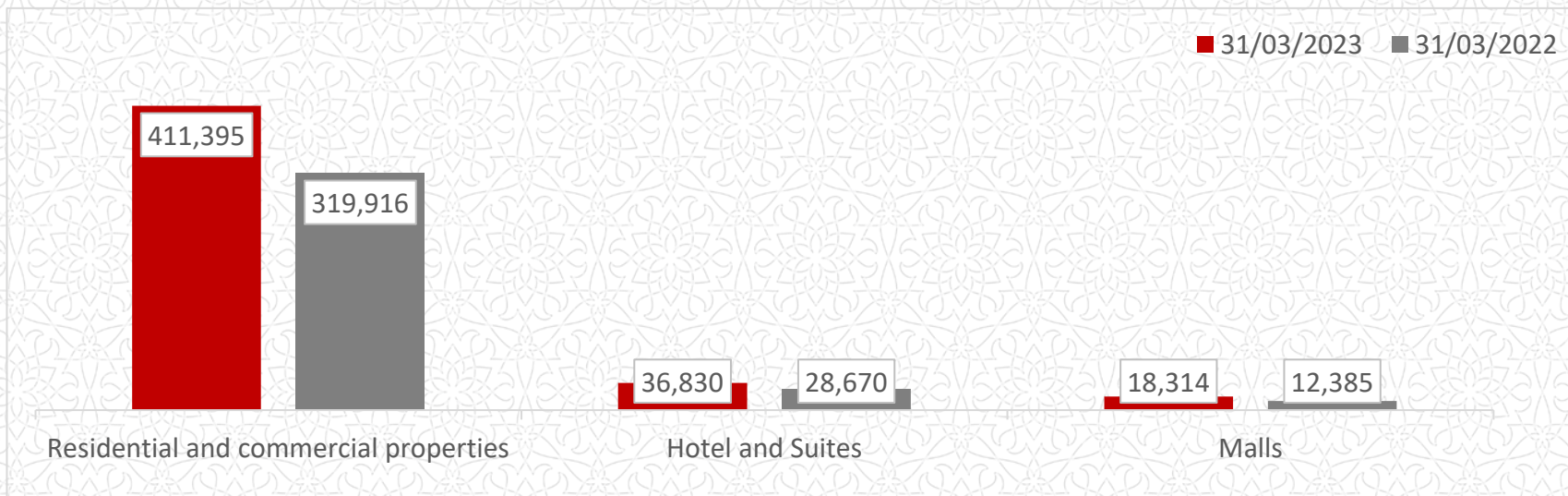
## EBIT SEGMENT CONTRIBUTION





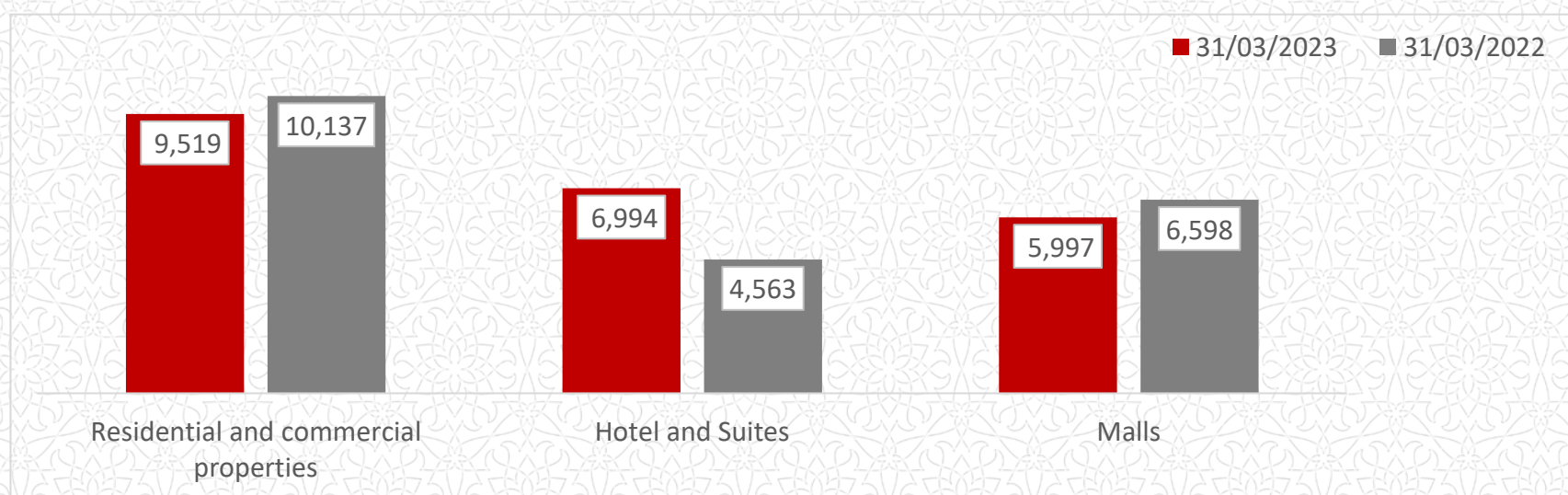
CONSOLIDATED STATEMENT OF PROFIT OR LOSS 31 March 2023	31/03/2023 QR"000	31/03/2022 QR"000	Variance QR"000	Variance %
Rental income	466,539	360,971	105,568	+29.2%
Other operating revenues	22,510	21,298	1,212	+5.7%
Operating expenses	(88,734)	(73,565)	(15,169)	+20.6%
Operating profit for the period	400,315	308,704	91,611	+29.7%
Dividends income from equity investments	-	55,432	(55,432)	-100.0%
Share from the results of equity accounted investees	-	14,448	(14,448)	-100.0%
NET OPERATING PROFIT	400,315	378,584	21,731	+5.7%
Other income	6,604	3,211	3,393	+105.7%
General and administrative expenses	(44,252)	(20,930)	(23,322)	+111.4%
Depreciation	(5,180)	(7,144)	1,964	-27.5%
Finance costs	(259,136)	(185,122)	(74,014)	+40.0%
Impairment of doubtful receivables	(11,441)	(2,835)	(8,606)	+303.6%
Gain/ (Loss) from foreign currency exchange	4,129	(12,505)	16,634	-133.0%
Net Profit	91,039	153,259	(62,220)	-40.6%
Shareholders of the Group	91,042	153,601	(62,559)	-40.7%
Non Controlling Interest	(3)	(342)	339	-99.1%
Earnings attributable to shareholders per share (QR)	0.0034	0.0058	(0.0024)	-41.4%

Rental Revenue by Segment	31/03/2023 QR"000	31/03/2022 QR"000	Variance QR"000	Variance %
Residential and commercial properties	411,395	319,916	91,479	+28.59%
Hotel and Suites	36,830	28,670	8,160	+28.46%
Malls	18,314	12,385	5,929	+47.87%
	466,539	360,971	105,568	29.25%

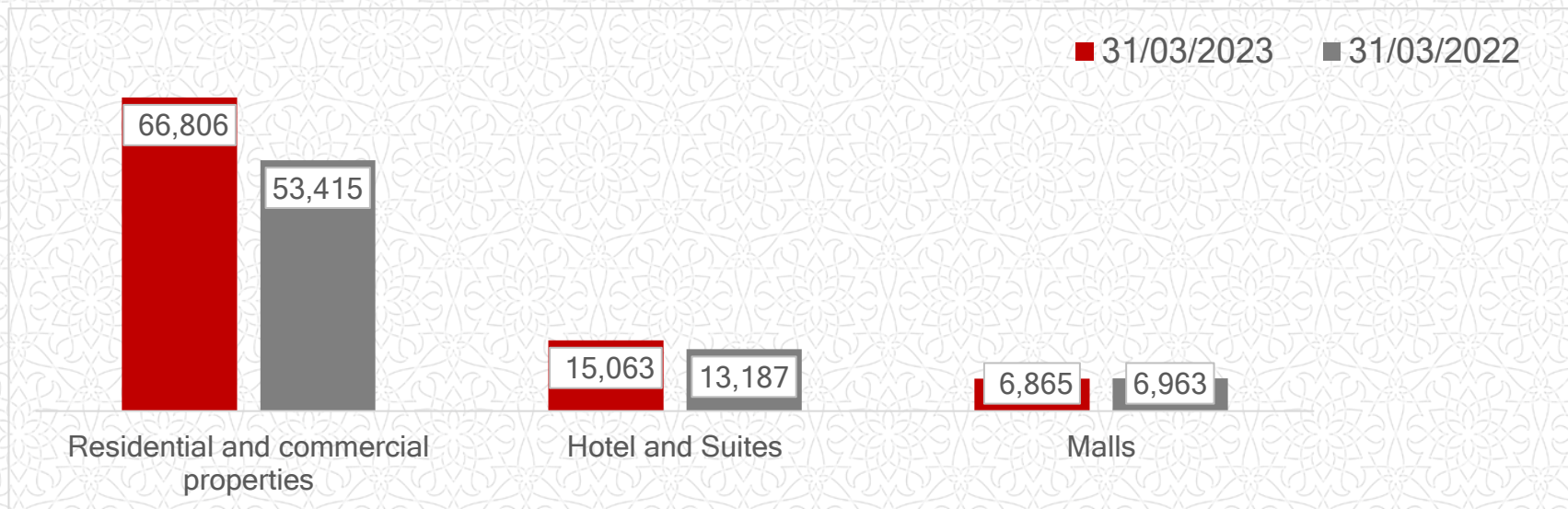




Other Operating Income by Segment	31/03/2023	31/03/2022	Variance	Variance
	QR'000	QR'000	QR'000	%
Residential and commercial properties	9,519	10,137	(618)	-6.10%
Hotel and Suites	6,994	4,563	2,431	+53.28%
Malls	5,997	6,598	(601)	-9.11%
	22,510	21,298	1,212	5.69%



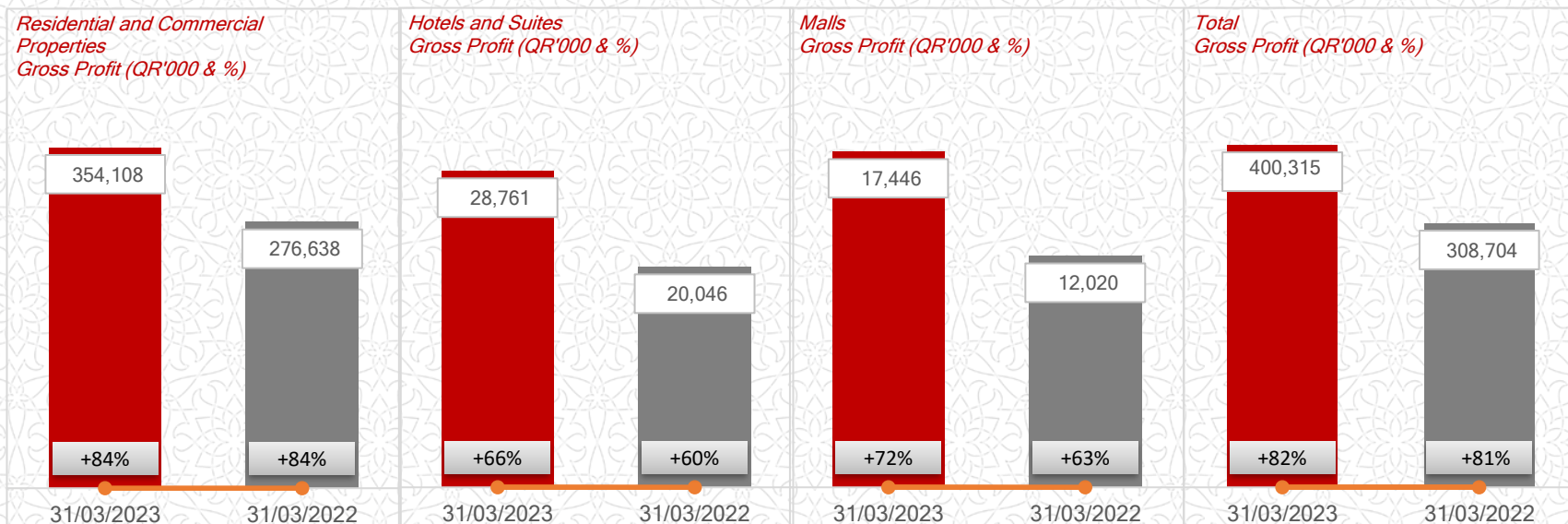
Operating expenses by Segment	31/03/2023 QR'000	31/03/2022 QR'000	Variance QR'000	Variance %
Residential and commercial properties	66,806	53,415	13,391	+25.07%
Hotel and Suites	15,063	13,187	1,876	+14.23%
Malls	6,865	6,963	(98)	-1.41%
	88,734	73,565	15,169	20.62%





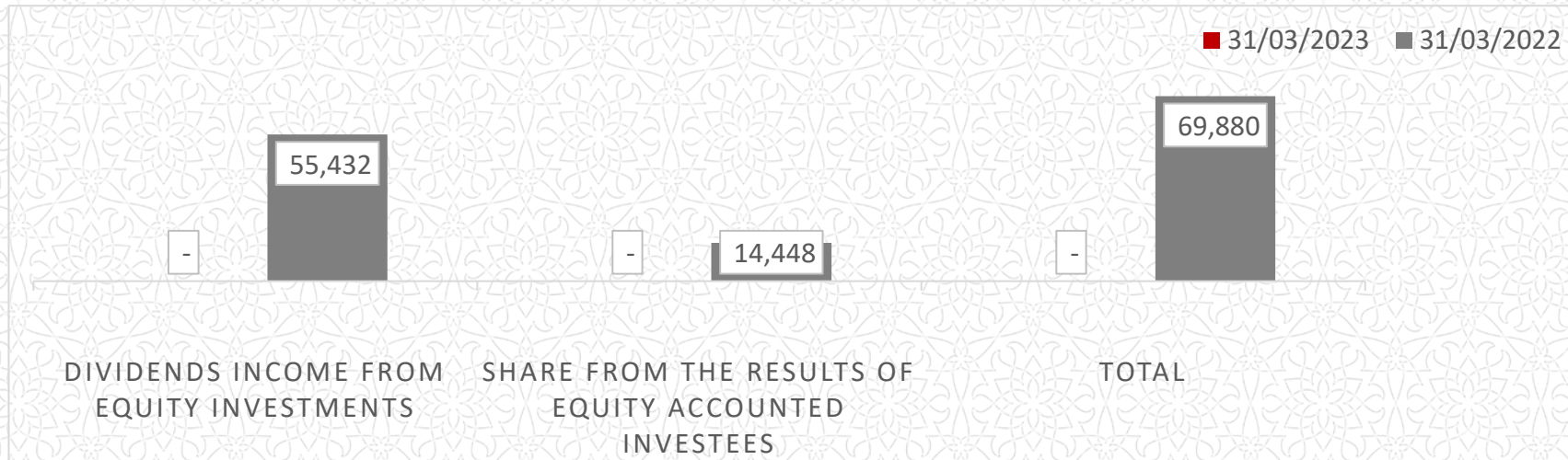
Operating expenses details	31/03/2023 QR'000	31/03/2022 QR'000	Variance QR'000	Variance %
Staff benefits	22,536	19,092	3,444	+18.04%
Utilities	16,414	18,765	(2,351)	-12.53%
Sewage	17,965	8,748	9,217	+105.36%
Maintenance expenses	12,126	9,214	2,912	+31.60%
Air Conditioning	4,782	4,256	526	+12.36%
Security	3,646	3,469	177	+5.10%
Cleaning	3,712	2,932	780	+26.60%
Foods and beverage	1,372	932	440	+47.21%
Laundry and dry cleaning	1,304	757	547	+72.26%
Commissions	421	402	19	+4.73%
Registration fees	2,098	2,432	(334)	-13.73%
Advertising and marketing	774	801	(27)	-3.37%
Others	1,584	1,765	(181)	-10.25%
	88,734	73,565	15,169	+20.62%

Operating profit by Segment	31/03/2023	31/03/2022	Variance	Variance %
" operating profit ÷ ( rental revenue + other operating revenue)"				
Residential and commercial properties (QR"000)	354,108	276,638	77,470	+28.0%
Residential & commercial property (%)	+84%	+84%		
Hotel and Suites (QR"000)	28,761	20,046	8,715	+43.5%
Hotel & Suites (%)	+66%	+60%		
Malls (QR"000)	17,446	12,020	5,426	+45.1%
Malls (%)	+72%	+63%		
Total Operating Margin (QR"000)	400,315	308,704	91,611	29.68%
Total Operating Margin (%)	+82%	+81%		





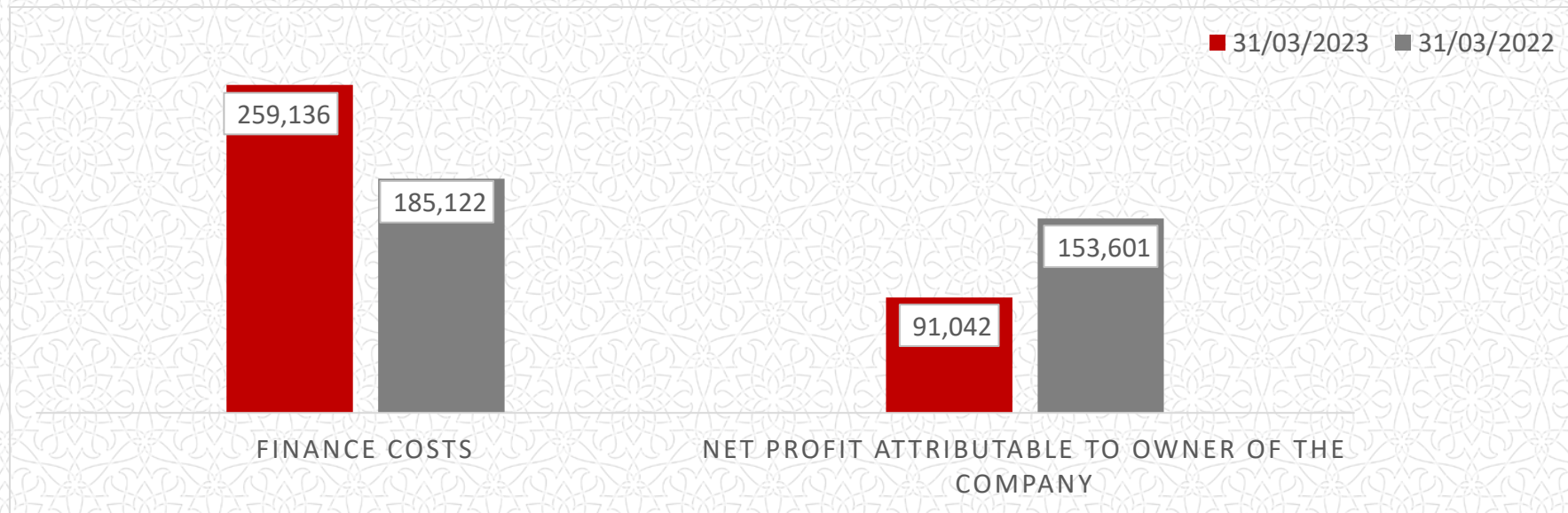
Investment Income	31/03/2023 QR'000	31/03/2022 QR'000	Variance QR'000	Variance %
Dividends income from equity investments	-	55,432	(55,432)	-100.00%
Share from the results of equity accounted investees	-	14,448	(14,448)	-100.00%
<b>Total</b>	<b>-</b>	<b>69,880</b>	<b>(69,880)</b>	<b>-100.00%</b>



General and Admin expenses details	31/03/2023 QR'000	31/03/2022 QR'000	Variance QR'000	Variance %
Staff benefits	9,532	9,069	463	+5.11%
Professional and legal fees	27,130	4,287	22,843	+532.84%
Advertising and marketing	75	318	(243)	-76.42%
Qatar Exchange registration fees	2,104	2,099	5	+0.24%
Information system expenses	1,075	475	600	+126.32%
Communication	468	496	(28)	-5.65%
Bank charges	1,612	1,481	131	+8.85%
Insurance	960	882	78	+8.84%
Printing and stationery	183	162	21	+12.96%
Utilities	-	902	(902)	-100.00%
Others	1,113	759	354	+46.64%
	44,252	20,930	23,322	+111.43%



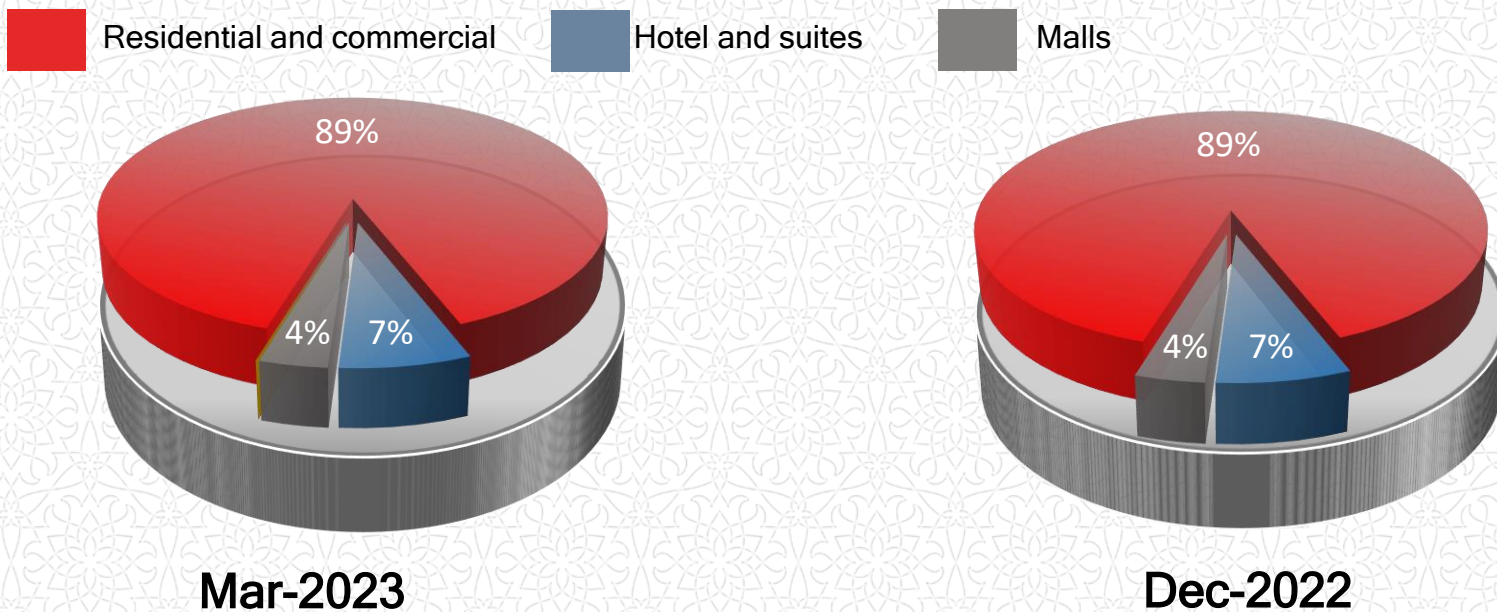
Other Main Components of Income Statement	31/03/2023 QR'000	31/03/2022 QR'000	Variance QR'000	Variance %
Finance costs	259,136	185,122	74,014	+39.98%
Net profit attributable to owner of the company	91,042	153,601	(62,559)	-40.73%



Consolidated Statement Of Financial Position	31/03/2023	31/12/2022	Changes	Changes
31 March 2023	QR'000	QR'000	QR'000	%
Cash and bank balances	450,372	463,098	(12,726)	-3%
Receivables and prepayments	137,622	138,227	(605)	-0%
Inventory	15,882	15,599	283	+2%
Due from related parties	619	626	(7)	-1%
Investment properties	45,726,595	45,702,277	24,318	+0%
Property and equipment	683,368	687,920	(4,552)	-1%
<b>TOTAL ASSETS</b>	<b>47,014,458</b>	<b>47,007,747</b>	<b>6,711</b>	<b>+0%</b>
Payables and other liabilities	942,251	958,891	(16,640)	-2%
Due to related parties	1,634,392	1,638,199	(3,807)	-0%
Islamic financing borrowings	11,114,358	11,176,547	(62,189)	-1%
<b>TOTAL LIABILITIES</b>	<b>13,691,001</b>	<b>13,773,637</b>	<b>(82,636)</b>	<b>-1%</b>
Share capital	26,524,967	26,524,967	-	0%
Legal reserve	1,696,560	1,696,560	-	0%
Foreign currency translation reserve	2,564	4,256	(1,692)	-40%
Retained earnings	5,274,741	5,183,699	91,042	+2%
<b>Equity Holders of the Parent</b>	<b>33,498,832</b>	<b>33,409,482</b>	<b>89,350</b>	<b>+0%</b>
Non-controlling interest	(175,375)	(175,372)	(3)	+0%
<b>Total Equity</b>	<b>33,323,457</b>	<b>33,234,110</b>	<b>89,347</b>	<b>+0%</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>47,014,458</b>	<b>47,007,747</b>	<b>6,711</b>	<b>+0%</b>



Total Assets by Segment	31/03/2023 QR"000	31/12/2022 QR"000	Changes QR"000	Changes %
Residential and commercial properties	41,965,319	41,990,244	(24,925)	-0.1%
Hotel and suites	3,324,832	3,304,675	20,157	+0.6%
Malls	1,724,307	1,712,828	11,479	+0.7%
<b>Total Assets</b>	<b>47,014,458</b>	<b>47,007,747</b>	<b>6,711</b>	<b>+0.0%</b>



Main Ratios for Statement of Financial Position	31/03/2023	31/03/2022
Return on Assets (*)	0.18%	0.30%
Return on Equity (*)	0.27%	0.47%
	31/03/2023	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

31 March 2023

31/03/2023

31/03/2022

Variance

Variance

QR"000

QR"000

QR"000

%

Net cash flows from operating activities

350,071

299,455

50,616

+17%

Net cash flows (used in)/from investing activities

(18,885)

72,673

(91,558)

-126%

Net cash flows (used in)/ from financing activities

(339,562)

560,434

(899,996)

-161%

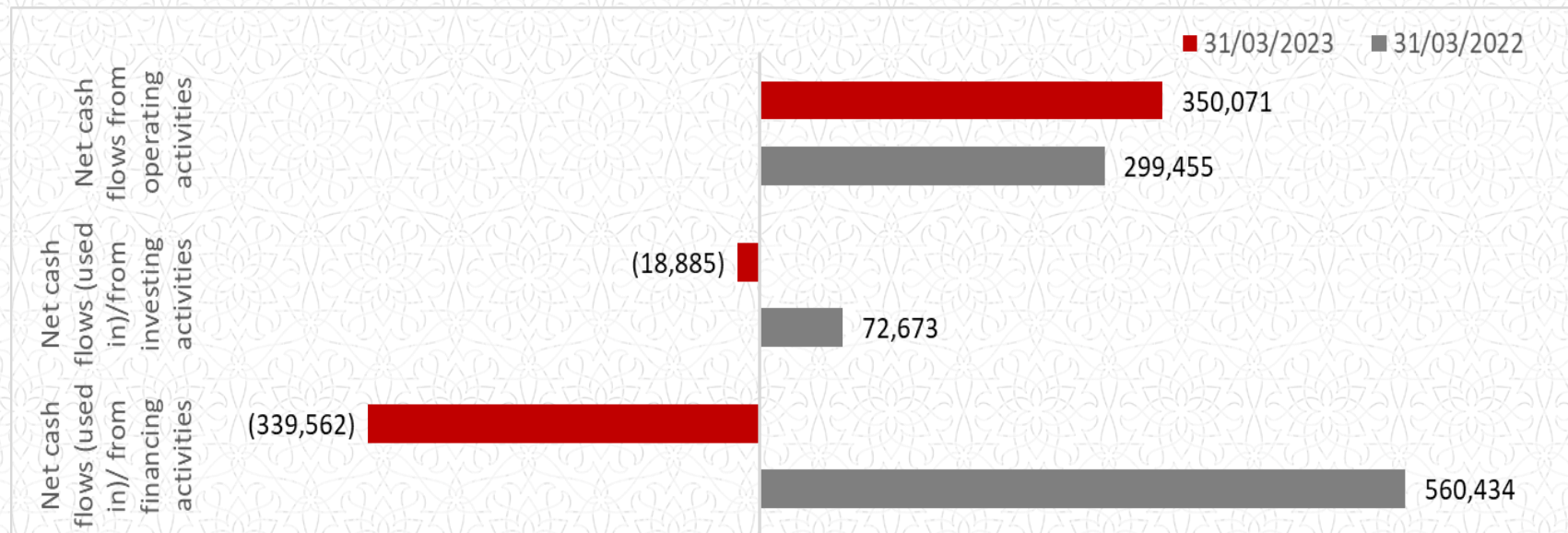
(Decrease)/Increase in cash and cash equivalents

(8,376)

932,562

(940,938)

-101%



# ***Thank you***

***Got any questions ?***

***IR Website***

***[ezdanholding.qa/EHDinvestors](http://ezdanholding.qa/EHDinvestors)***

***Email :***

***[ir@ezdanholding.qa](mailto:ir@ezdanholding.qa)***