



Ezdan Holding Group Q.P.S.C

Investor Presentation





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HIGHLIGHTS Q1 2021

**RENTAL
INCOME**

298 Mn

**OPERATING
PROFIT**

352 Mn

**TOTAL
ASSETS**

49,723 Mn

**SUKUK &
BORROWINGS**

14,821 Mn

**TOTAL
EQUITY**

32,355 Mn

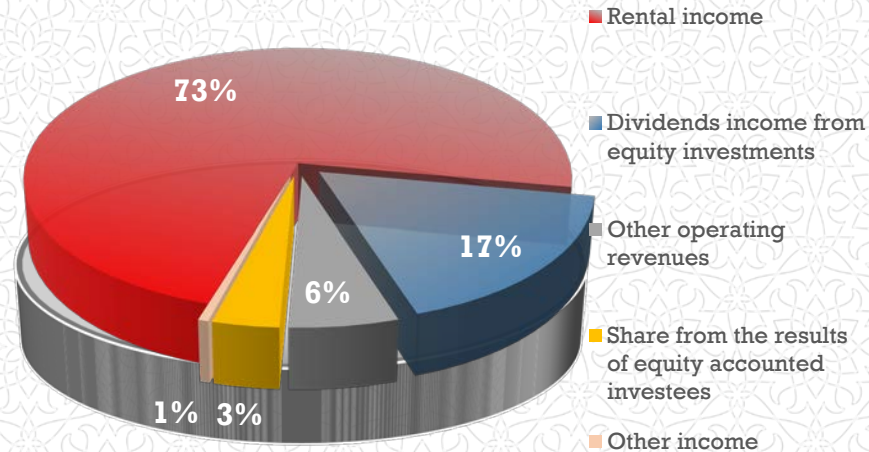
**NET
PROFIT**

147Mn

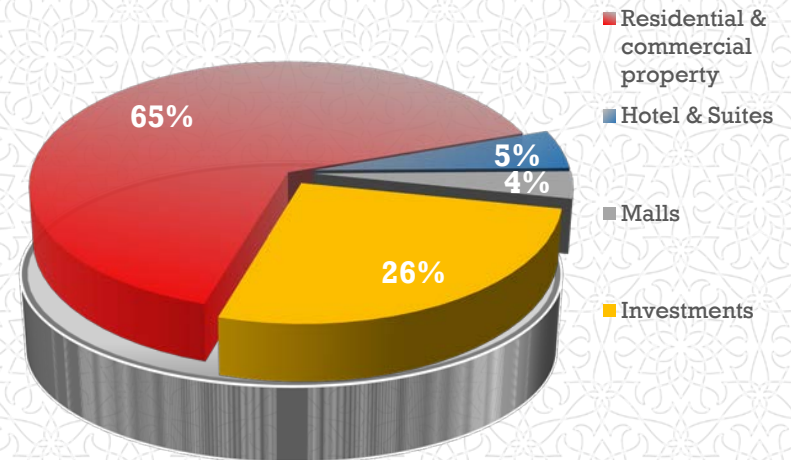
EPS

QR 0.006

REVENUE BREAKDOWN



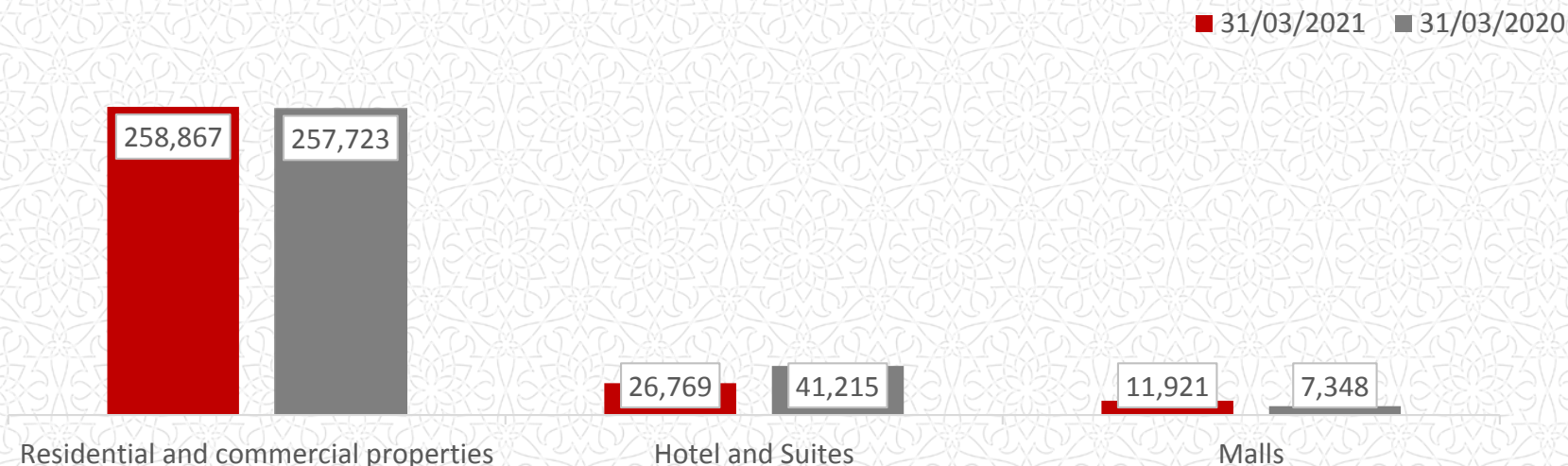
EBIT SEGMENT CONTRIBUTION



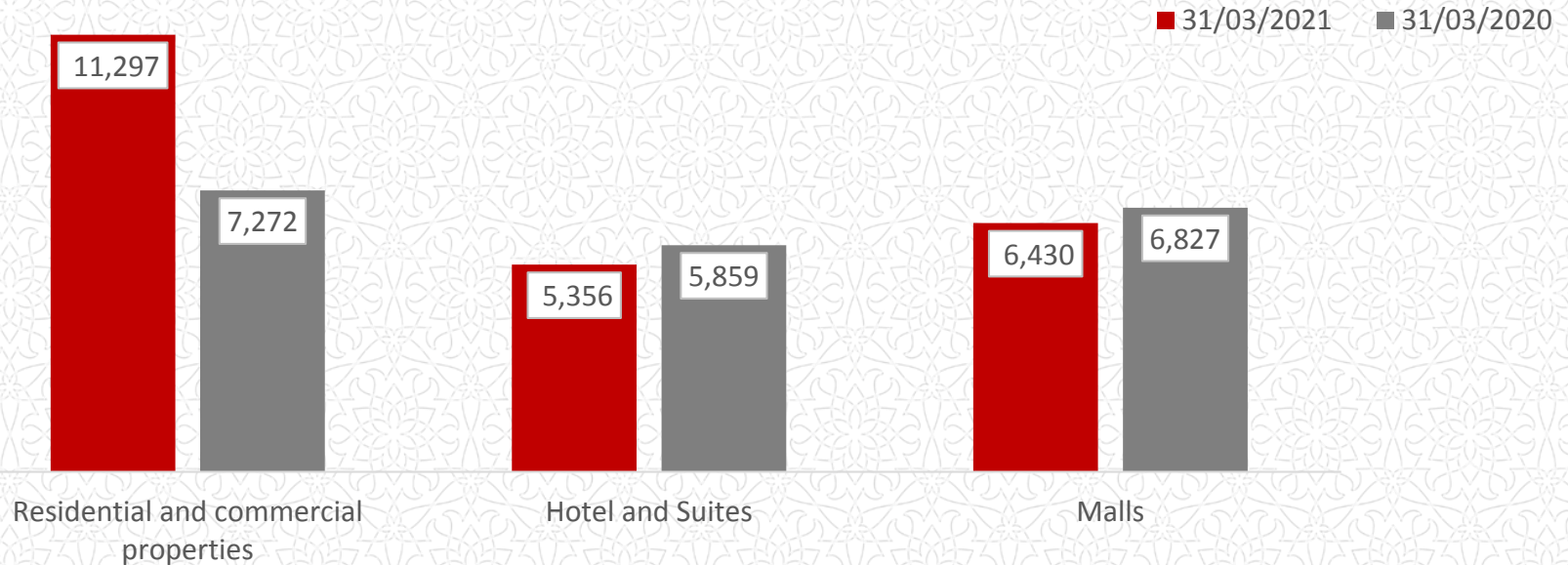
01 Financial Performance Overview

CONSOLIDATED STATEMENT OF PROFIT OR LOSS 31 March 2021	31/03/2021 QR"000	31/03/2020 QR"000	Variance QR"000	Variance %
Rental income	297,557	306,286	(8,729)	-2.8%
Other operating revenues	23,083	19,958	3,125	+15.7%
Operating expenses	(52,032)	(54,657)	2,625	-4.8%
Operating profit for the period	268,608	271,587	(2,979)	-1.1%
Dividends income from equity investments	69,702	93,205	(23,503)	-25.2%
Share from the results of equity accounted investees	14,140	13,453	687	+5.1%
NET OPERATING PROFIT	352,450	378,245	(25,795)	-6.8%
Other income	2,186	1,870	316	+16.9%
General and administrative expenses	(17,304)	(19,364)	2,060	-10.6%
Depreciation	(7,801)	(8,230)	429	-5.2%
Finance costs	(169,170)	(210,164)	40,994	-19.5%
Impairment of doubtful receivables	(2,881)	-	(2,881)	+100.0%
(Loss) / gain from foreign currency exchange	(10,145)	(24,344)	14,199	-58.3%
Net Profit	147,335	118,013	29,322	+24.8%
Shareholders of the Group	147,309	118,014	29,295	+24.8%
Non Controlling Interest	26	(1)	27	-2700.0%
Earnings attributable to shareholders per share	0.006	0.004	0.002	+50.0%

Rental Revenue by Segment	31/03/2021 QR"000	31/03/2020 QR"000	Variance QR"000	Variance %
Residential and commercial properties	258,867	257,723	1,144	+0.44%
Hotel and Suites	26,769	41,215	(14,446)	-35.05%
Malls	11,921	7,348	4,573	+62.23%
	297,557	306,286	(8,729)	-2.85%



Other Operating Income by Segment	31/03/2021 QR"000	31/03/2020 QR"000	Variance QR"000	Variance %
Residential and commercial properties	11,297	7,272	4,025	+55.35%
Hotel and Suites	5,356	5,859	(503)	-8.59%
Malls	6,430	6,827	(397)	-5.82%
	23,083	19,958	3,125	15.66%



Operating expenses by Segment	31/03/2021 QR"000	31/03/2020 QR"000	Variance QR"000	Variance %
Residential and commercial properties	34,145	32,506	1,639	+5.04%
Hotel and Suites	12,369	15,638	(3,269)	-20.90%
Malls	5,518	6,513	(995)	-15.28%
	52,032	54,657	(2,625)	-4.80%



01 Financial Performance Overview

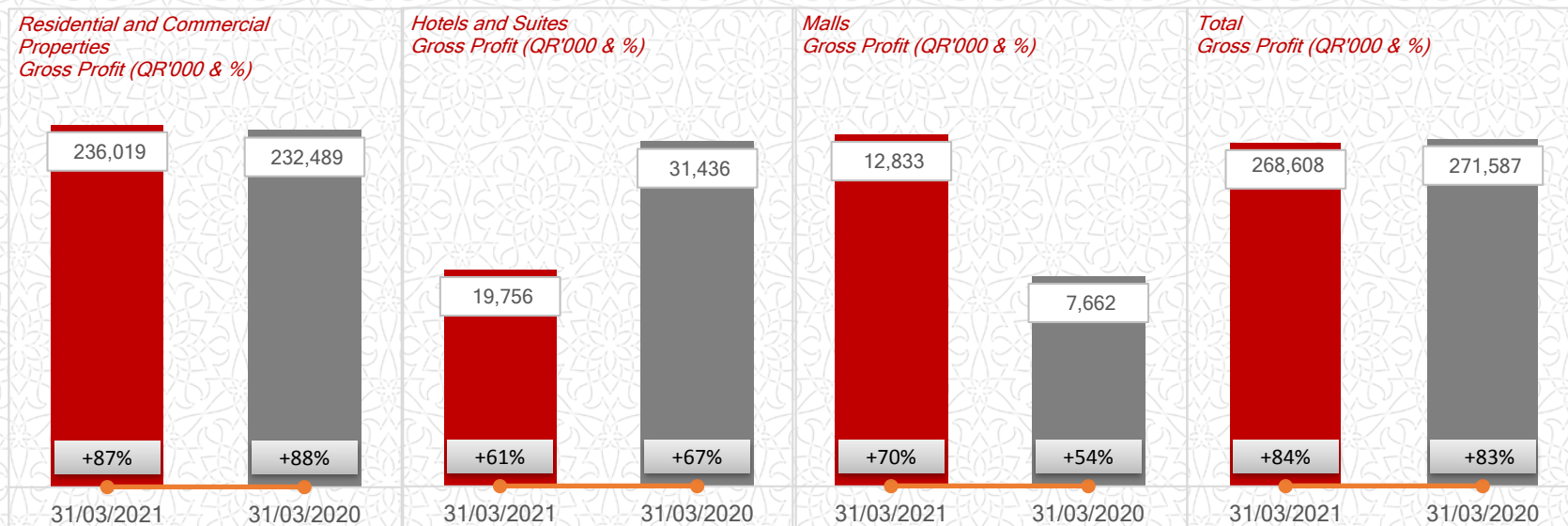
Operating expenses details	31/03/2021 QR"000	31/03/2020 QR"000	Variance QR"000	Variance %
Staff benefits	14,598	12,075	2,523	+20.89%
Utilities	10,584	16,107	(5,523)	-34.29%
Sewage	6,092	5,500	592	+10.76%
Maintenance expenses	6,904	5,286	1,618	+30.61%
Air Conditioning	3,806	4,116	(310)	-7.53%
Security	2,731	2,553	178	+6.97%
Cleaning	2,171	2,320	(149)	-6.42%
Foods and beverage	972	1,468	(496)	-33.79%
Laundry and dry cleaning	680	1,236	(556)	-44.98%
Commissions	162	578	(416)	-71.97%
Registration fees	1,589	1,505	84	+5.58%
Advertising and marketing	360	159	201	+126.42%
Others	1,383	1,754	(371)	-21.15%
	52,032	54,657	(2,625)	-4.80%

01 Financial Performance Overview

Operating profit by Segment

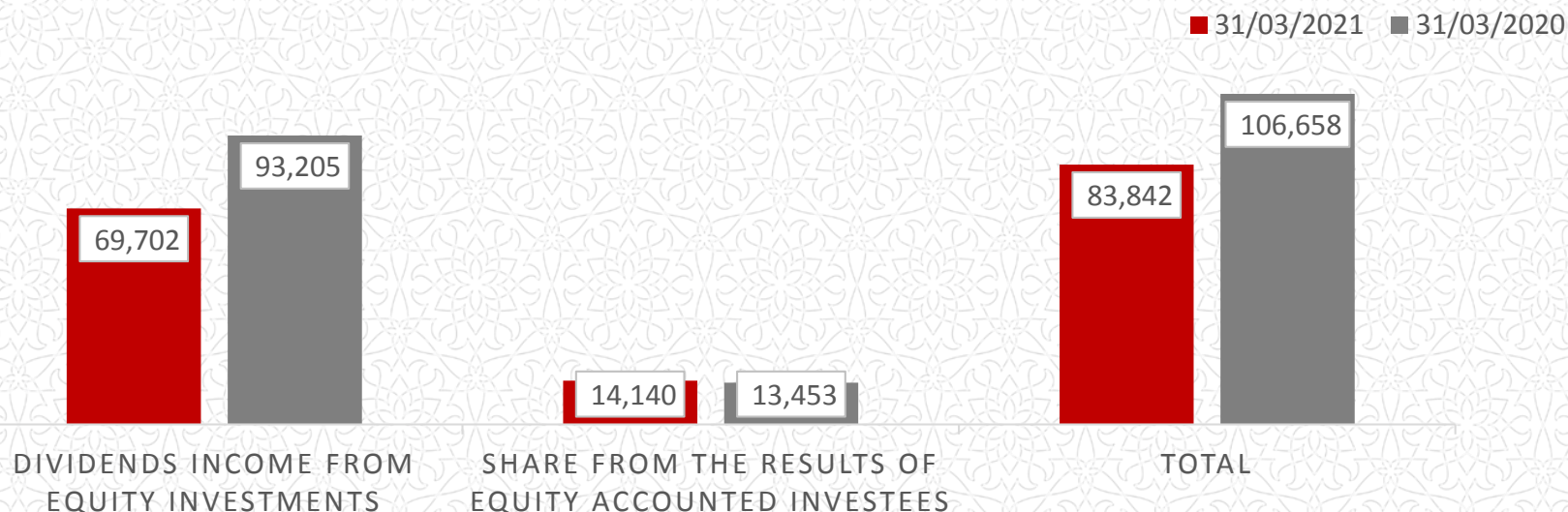
"operating profit ÷ (rental revenue + other operating revenue)"

	31/03/2021	31/03/2020	Variance	Variance %
Residential and commercial properties (QR"000)	236,019	232,489	3,530	+1.5%
Residential & commercial property (%)	+87%	+88%		
Hotel and Suites (QR"000)	19,756	31,436	(11,680)	-37.2%
Hotel & Suites (%)	+61%	+67%		
Malls (QR"000)	12,833	7,662	5,171	+67.5%
Malls (%)	+70%	+54%		
Total Operating Margin (QR"000)	268,608	271,587	(2,979)	-1.10%
Total Operating Margin (%)	+84%	+83%		



01 Financial Performance Overview

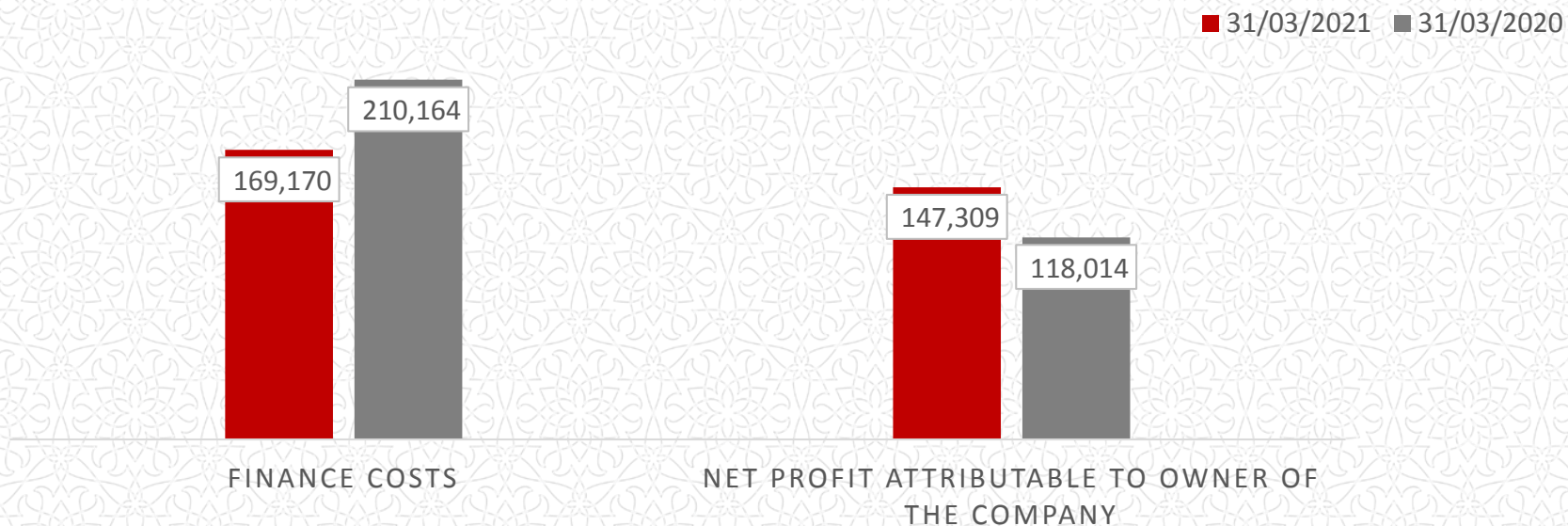
Investment Income	31/03/2021 QR"000	31/03/2020 QR"000	Variance QR"000	Variance %
Dividends income from equity investments	69,702	93,205	(23,503)	-25.22%
Share from the results of equity accounted investees	14,140	13,453	687	+5.11%
Total	83,842	106,658	(22,816)	-21.39%



General and Admin expenses details	31/03/2021 QR"000	31/03/2020 QR"000	Variance QR"000	Variance %
Staff benefits	8,616	7,567	1,049	+13.86%
Advertising and marketing	114	27	87	+322.22%
Professional and legal fees	1,473	4,967	(3,494)	-70.34%
Qatar Exchange registration fees	2,099	2,104	(5)	-0.24%
Information system expenses	392	377	15	+3.98%
Communication	542	496	46	+9.27%
Bank charges	1,353	2,125	(772)	-36.33%
Insurance	1,023	973	50	+5.14%
Printing and stationery	142	133	9	+6.77%
Electricity and Water	854	-	854	0.00%
Others	696	595	101	+16.97%
	17,304	19,364	(2,060)	-10.64%

Other Main Components of Income Statement

	31/03/2021 QR"000	31/03/2020 QR"000	Variance QR"000	Variance %
Finance costs	169,170	210,164	(40,994)	-19.51%
Net profit attributable to owner of the company	147,309	118,014	29,295	+24.82%

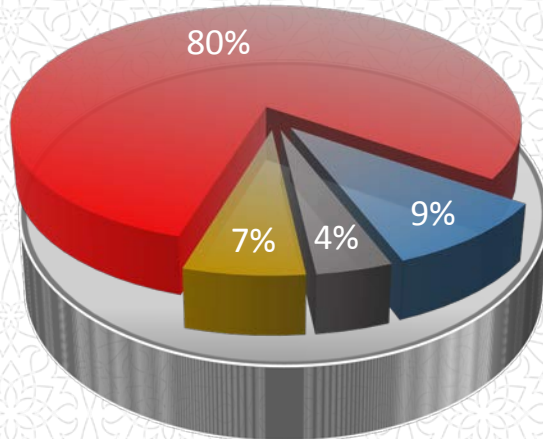


Main Income Statement Ratios	31/03/2021	31/03/2020
Operating expenses % (to rental revenue+other operating revenue)	16%	17%
Main operation gross profit margin	84%	83%
Gross margin %	87%	87%
Net profit %	38%	28%
EPS	0.006	0.004

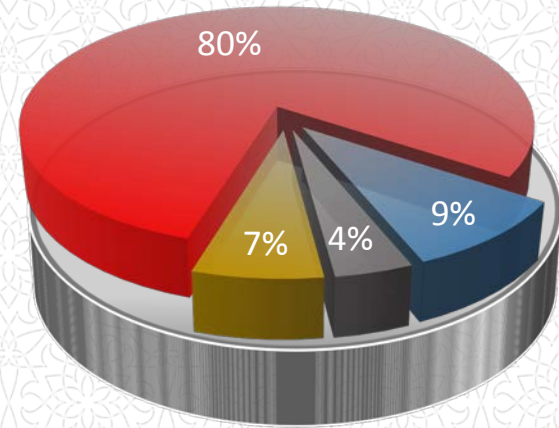
Financial Position Overview

Consolidated Statement Of Financial Position 31 March 2021	31/03/2021 QR"000	31/12/2020 QR"000	Changes QR"000	Changes %
Cash and bank balances	894,923	650,311	244,612	+38%
Receivables and prepayments	86,878	123,518	(36,640)	-30%
Inventory	10,389	9,745	644	+7%
Due from related parties	1,190	1,380	(190)	-14%
Equity investments	2,447,700	2,549,407	(101,707)	-4%
Investments in equity accounted investees	798,156	816,653	(18,497)	-2%
Investment properties	44,756,897	44,512,585	244,312	+1%
Property and equipment	726,487	734,202	(7,715)	-1%
TOTAL ASSETS	49,722,620	49,397,801	324,819	+1%
Payables and other liabilities	984,526	971,116	13,410	+1%
Due to related parties	1,840,897	1,634,142	206,755	+13%
Islamic financing borrowings	14,820,714	14,760,938	59,776	+0%
TOTAL LIABILITIES	17,646,137	17,366,196	279,941	+2%
Share capital	26,524,967	26,524,967	-	0%
Legal reserve	1,681,776	1,681,776	-	0%
Revaluation reserve	780,469	882,152	(101,683)	-12%
Foreign currency translation reserve	(2,558)	(1,784)	(774)	+43%
Retained earnings	3,370,795	3,223,486	147,309	+5%
Equity Holders of the Parent	32,355,449	32,310,597	44,852	+0%
Non-controlling interest	(278,966)	(278,992)	26	-0%
Total Equity	32,076,483	32,031,605	44,878	+0%
TOTAL LIABILITIES AND EQUITY	49,722,620	49,397,801	324,819	+1%

Total Assets by Segment	31/03/2021 QR"000	31/12/2020 QR"000	Changes QR"000	Changes %
Residential and commercial properties	39,735,892	39,316,558	419,334	+1.1%
Hotel and suites	4,697,229	4,679,225	18,004	+0.4%
Malls	2,043,125	2,035,747	7,378	+0.4%
Investment	3,246,374	3,366,271	(119,897)	-3.6%
Total Assets	49,722,620	49,397,801	324,819	+1%



2021

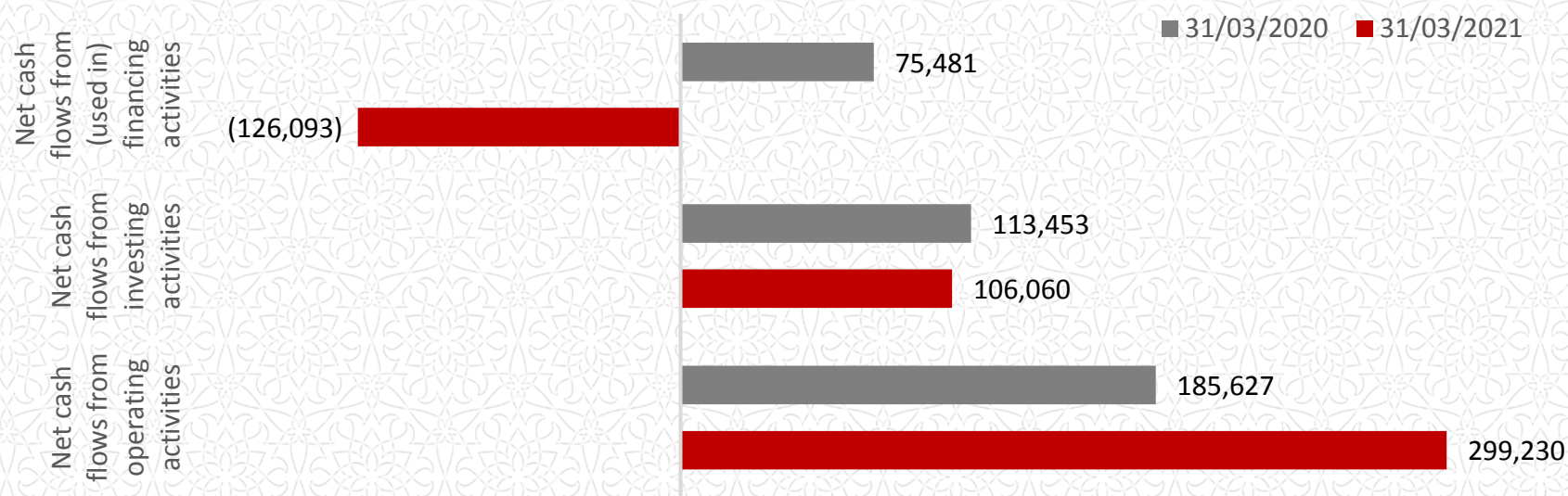


2020

Main Ratios for Statement of Financial Position	31/03/2021	31/03/2020
Return on Assets (*)	0.30%	0.24%
Return on Equity (*)	0.46%	0.38%
	31/03/2021	31/12/2020
Islamic borrowings as % of Total Equity	46%	46%
Investment properties as % of Total Assets	90%	90%
Investments as % of Total Assets	7%	7%

* Ratio not annualized

Consolidated Statement Of Cash Flows	31/03/2021	31/03/2020	Variance	Variance
31 March 2021	QR"000	QR"000	QR"000	%
Net cash flows from operating activities	299,230	185,627	113,603	+61%
Net cash flows from investing activities	106,060	113,453	(7,393)	-7%
Net cash flows from (used in) financing activities	(126,093)	75,481	(201,574)	-267%
Increase in cash and cash equivalents	279,197	374,561	(95,364)	-25%



Thank you

Got any questions ?

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