



Ezdan Holding Group Q.P.S.C

Investor Presentation





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HIGHLIGHTS Q1 -2022

RENTAL INCOME

361 Mn

OPERATING PROFIT

379 Mn

TOTAL ASSETS

51,853 Mn

SUKUK & BORROWINGS

13,122 Mn

TOTAL EQUITY

33,003 Mn

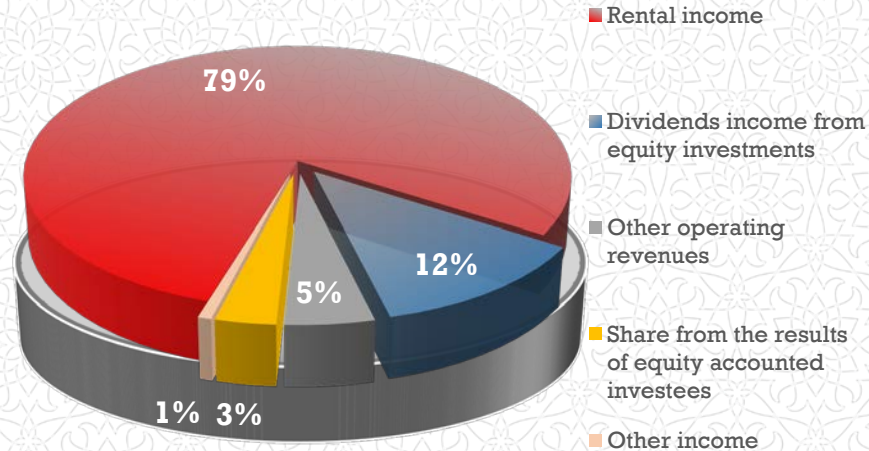
NET PROFIT

154 Mn

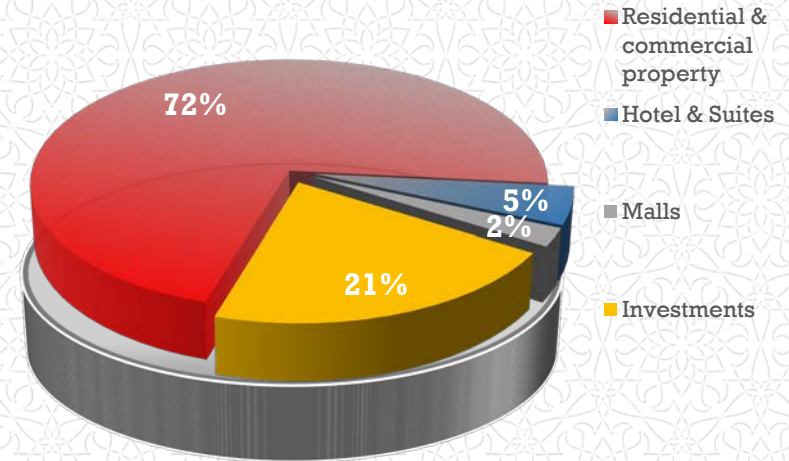
EPS

QR 0.0058

REVENUE BREAKDOWN



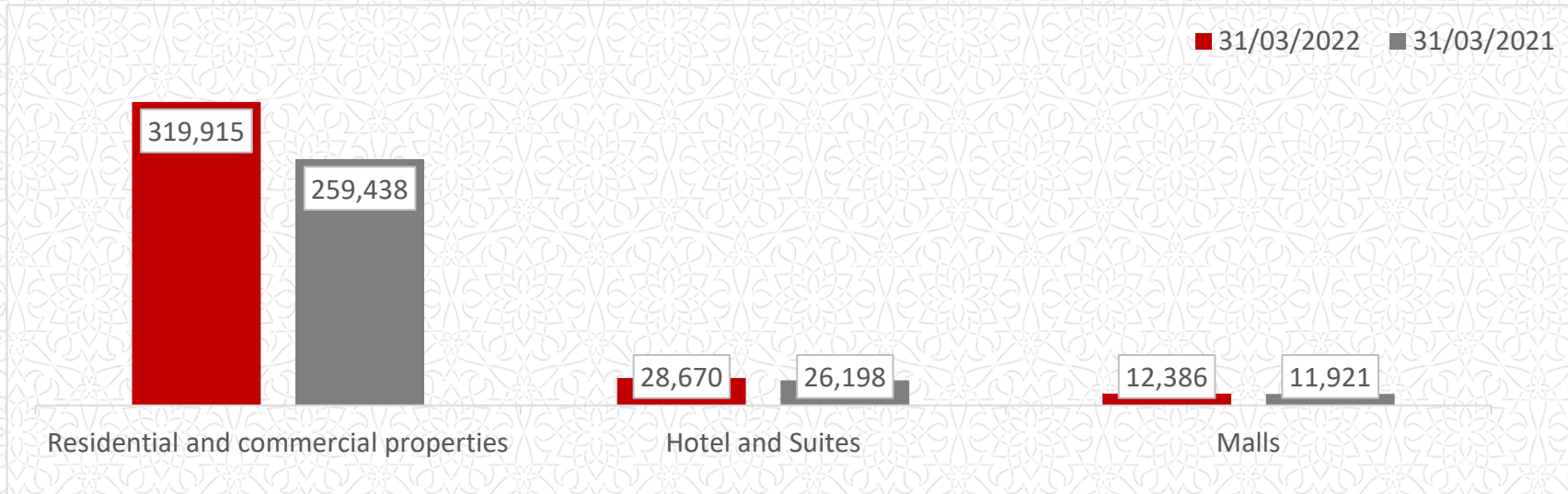
EBIT SEGMENT CONTRIBUTION



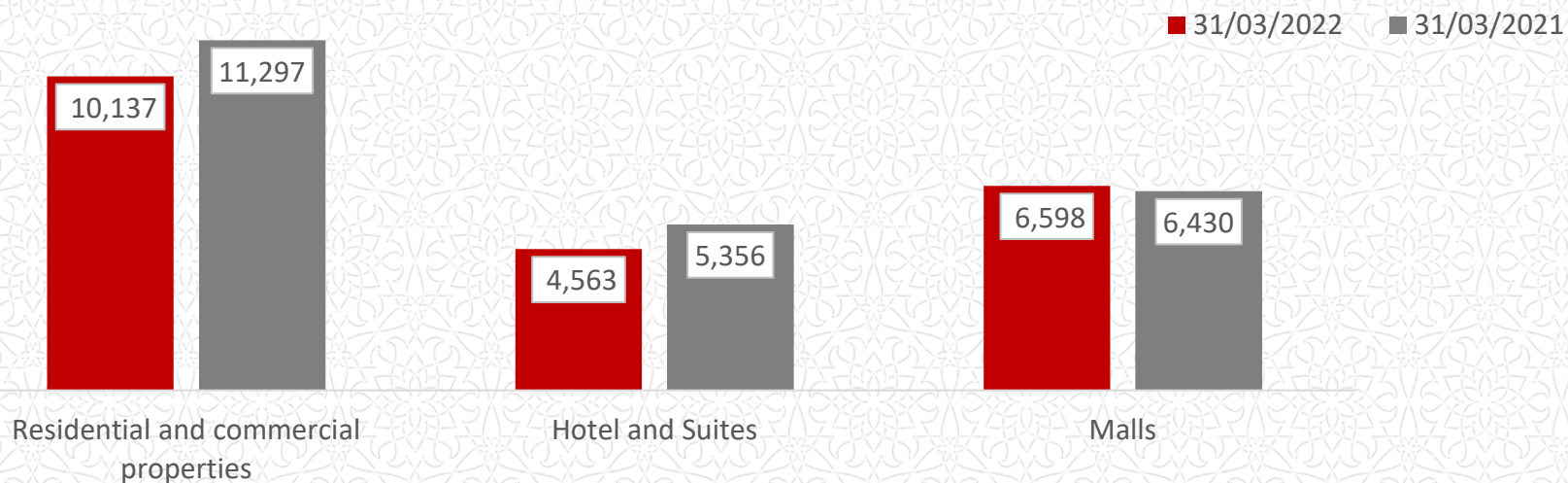
CONSOLIDATED STATEMENT OF PROFIT OR LOSS 31 March 2022	31/03/2022 QR"000	31/03/2021 QR"000	Variance QR"000	Variance %
Rental income	360,971	297,557	63,414	+21.3%
Other operating revenues	21,298	23,083	(1,785)	-7.7%
Operating expenses	(73,565)	(52,032)	(21,533)	+41.4%
Operating profit for the period	308,704	268,608	40,096	+14.9%
Dividends income from equity investments	55,432	69,702	(14,270)	-20.5%
Share from the results of equity accounted investees	14,448	14,140	308	+2.2%
NET OPERATING PROFIT	378,584	352,450	26,134	+7.4%
Other income	3,211	2,186	1,025	+46.9%
General and administrative expenses	(20,930)	(17,304)	(3,626)	+21.0%
Depreciation	(7,144)	(7,801)	657	-8.4%
Finance costs	(185,122)	(169,170)	(15,952)	+9.4%
Impairment of doubtful receivables	(2,835)	(2,881)	46	-1.6%
(Loss) / gain from foreign currency exchange	(12,505)	(10,145)	(2,360)	+23.3%
Net Profit	153,259	147,335	5,924	+4.0%
Shareholders of the Group	153,601	147,309	6,292	+4.3%
Non Controlling Interest	(342)	26	(368)	-1415.4%
Earnings attributable to shareholders per share	0.0058	0.0056	0.0002	+3.6%

Main Income Statement Ratios	31/03/2022	31/03/2021
Operating expenses % (to rental revenue+other operating revenue)	19%	16%
Main operation gross profit margin	81%	84%
Gross margin %	83%	87%
Net profit %	35%	38%
EPS	0.0058	0.0056

Rental Revenue by Segment	31/03/2022 QR'000	31/03/2021 QR'000	Variance QR'000	Variance %
Residential and commercial properties	319,915	259,438	60,477	+23.31%
Hotel and Suites	28,670	26,198	2,472	+9.44%
Malls	12,386	11,921	465	+3.90%
	360,971	297,557	63,414	21.31%

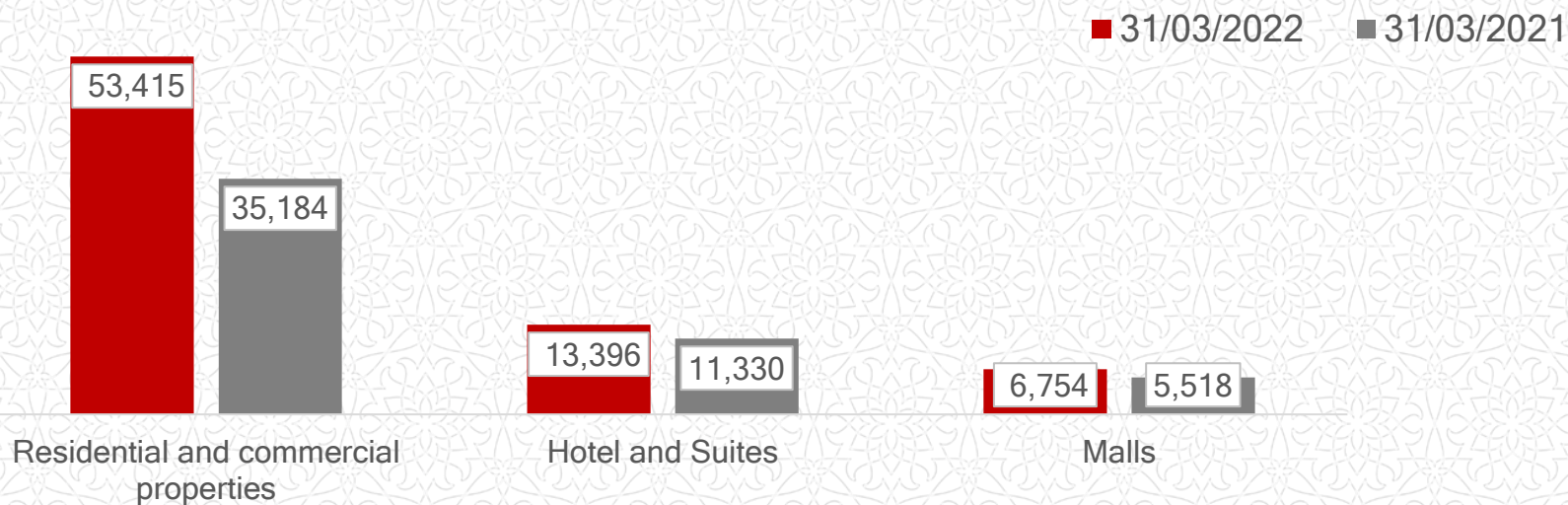


Other Operating Income by Segment	31/03/2022 QR"000	31/03/2021 QR"000	Variance QR"000	Variance %
Residential and commercial properties	10,137	11,297	(1,160)	-10.27%
Hotel and Suites	4,563	5,356	(793)	-14.81%
Malls	6,598	6,430	168	+2.61%
	21,298	23,083	(1,785)	-7.73%



01 Financial Performance Overview

Operating expenses by Segment	31/03/2022 QR'000	31/03/2021 QR'000	Variance QR'000	Variance %
Residential and commercial properties	53,415	35,184	18,231	+51.82%
Hotel and Suites	13,396	11,330	2,066	+18.23%
Malls	6,754	5,518	1,236	+22.40%
	73,565	52,032	21,533	41.38%



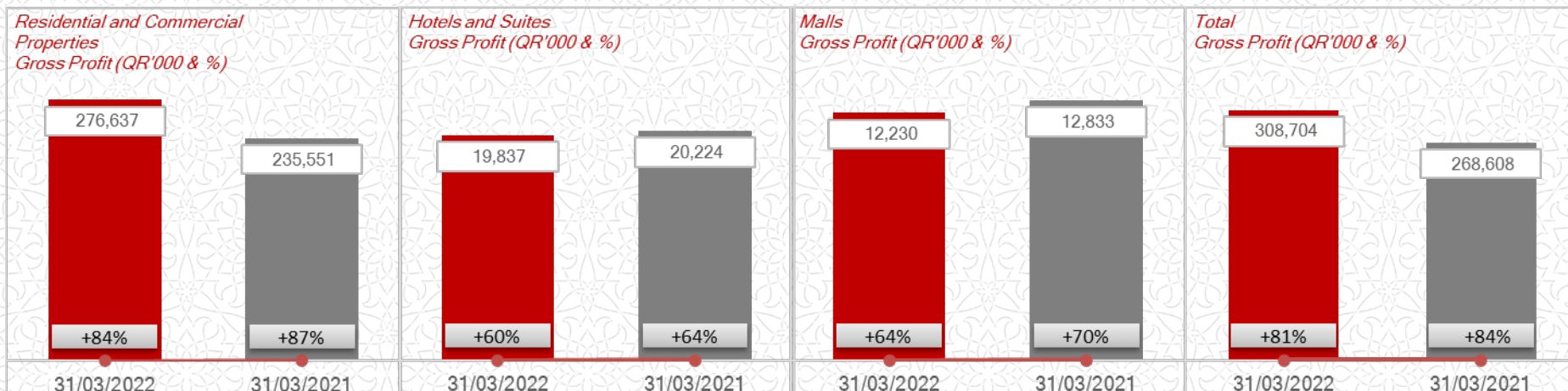
Operating expenses details	31/03/2022 QR'000	31/03/2021 QR'000	Variance QR'000	Variance %
Staff benefits	19,092	14,598	4,494	+30.79%
Utilities	18,765	10,584	8,181	+77.30%
Sewage	8,748	6,092	2,656	+43.60%
Maintenance expenses	9,214	6,904	2,310	+33.46%
Air Conditioning	4,256	3,806	450	+11.82%
Security	3,469	2,731	738	+27.02%
Cleaning	2,932	2,171	761	+35.05%
Foods and beverage	932	972	(40)	-4.12%
Laundry and dry cleaning	757	680	77	+11.32%
Commissions	402	162	240	+148.15%
Registration fees	2,432	1,589	843	+53.05%
Advertising and marketing	801	360	441	+122.50%
Others	1,765	1,383	382	+27.62%
	73,565	52,032	21,533	+41.38%

01 Financial Performance Overview

Operating profit by Segment

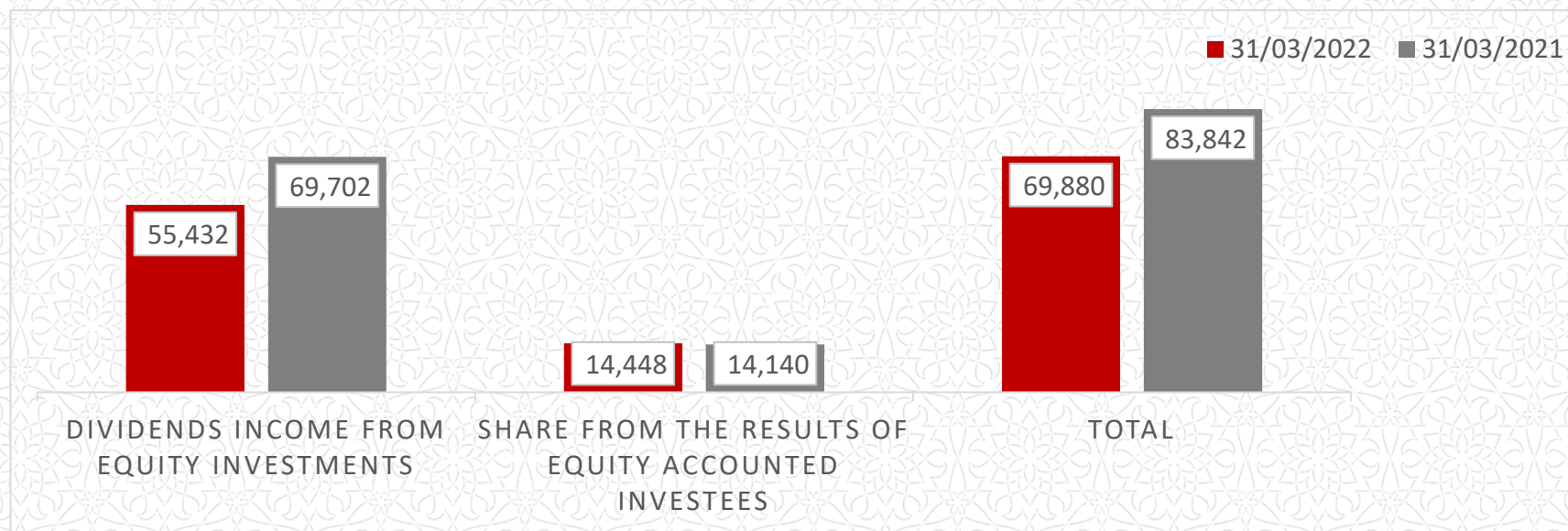
"operating profit ÷ (rental revenue + other operating revenue)"

	31/03/2022	31/03/2021	Variance	Variance %
Residential and commercial properties (QR"000)	276,637	235,551	41,086	+17.4%
Residential & commercial property (%)	+84%	+87%		
Hotel and Suites (QR"000)	19,837	20,224	(387)	-1.9%
Hotel & Suites (%)	+60%	+64%		
Malls (QR"000)	12,230	12,833	(603)	-4.7%
Malls (%)	+64%	+70%		
Total Operating Margin (QR"000)	308,704	268,608	40,096	14.93%
Total Operating Margin (%)	+81%	+84%		



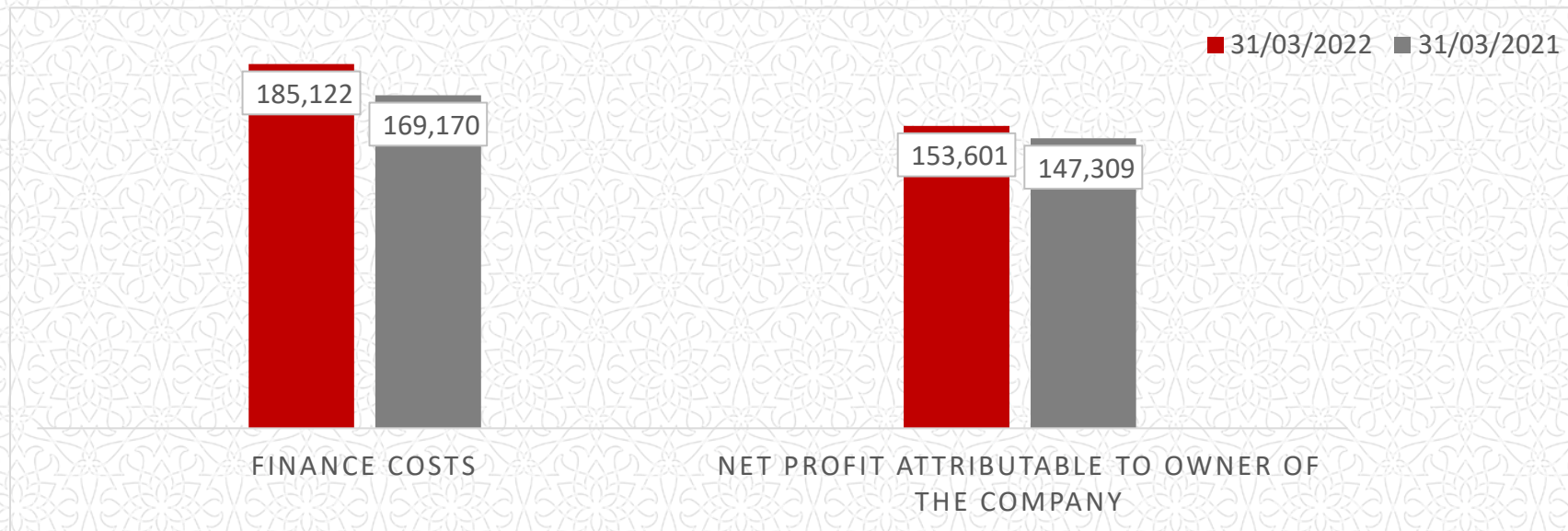
01 Financial Performance Overview

Investment Income	31/03/2022 QR'000	31/03/2021 QR'000	Variance QR'000	Variance %
Dividends income from equity investments	55,432	69,702	(14,270)	-20.47%
Share from the results of equity accounted investees	14,448	14,140	308	+2.18%
Total	69,880	83,842	(13,962)	-16.65%



General and Admin expenses details	31/03/2022 QR'000	31/03/2021 QR'000	Variance QR'000	Variance %
Staff benefits	9,069	8,616	453	+5.26%
Advertising and marketing	318	114	204	+178.95%
Professional and legal fees	4,287	1,473	2,814	+191.04%
Qatar Exchange registration fees	2,099	2,099	-	0.00%
Information system expenses	475	392	83	+21.17%
Communication	496	542	(46)	-8.49%
Bank charges	1,481	1,353	128	+9.46%
Insurance	882	1,023	(141)	-13.78%
Printing and stationery	162	142	20	+14.08%
Utilities	902	854	48	+5.62%
Others	759	696	63	+9.05%
	20,930	17,304	3,626	+20.95%

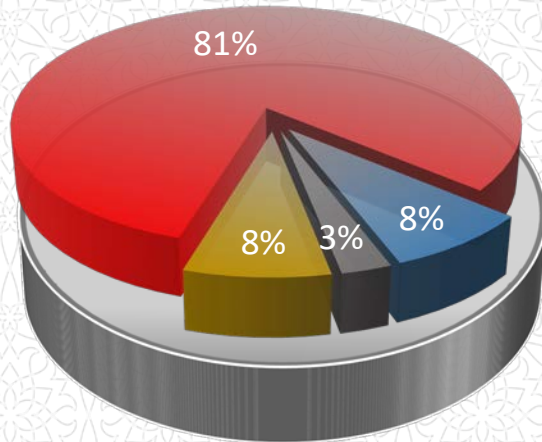
Other Main Components of Income Statement	31/03/2022 QR'000	31/03/2021 QR'000	Variance QR'000	Variance %
Finance costs	185,122	169,170	15,952	+9.43%
Net profit attributable to owner of the company	153,601	147,309	6,292	+4.27%



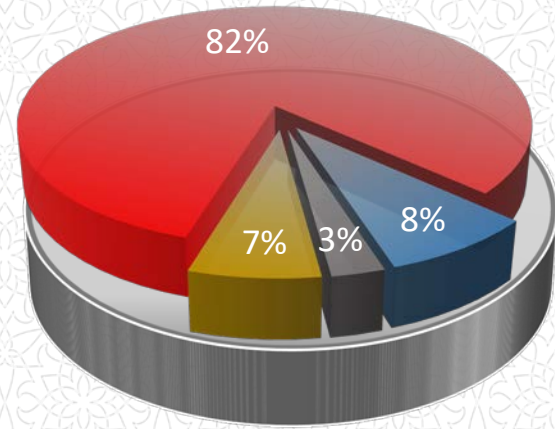
Financial Position Overview

Consolidated Statement Of Financial Position 31 March 2022	31/03/2022 QR"000	31/12/2021 QR"000	Changes QR"000	Changes %
Cash and bank balances	2,023,289	1,089,092	934,197	+86%
Receivables and prepayments	91,124	92,231	(1,107)	-1%
Inventory	10,195	10,129	66	+1%
Due from related parties	639	643	(4)	-1%
Equity investments	3,306,252	2,671,864	634,388	+24%
Investments in equity accounted investees	766,719	788,278	(21,559)	-3%
Investment properties	44,956,838	44,827,392	129,446	+0%
Property and equipment	698,336	704,891	(6,555)	-1%
TOTAL ASSETS	51,853,392	50,184,520	1,668,872	+3%
Payables and other liabilities	952,523	939,109	13,414	+1%
Due to related parties	4,775,150	3,843,683	931,467	+24%
Islamic financing borrowings	13,122,478	13,187,750	(65,272)	-0%
TOTAL LIABILITIES	18,850,151	17,970,542	879,609	+5%
Share capital	26,524,967	26,524,967	-	0%
Legal reserve	1,687,887	1,687,887	-	0%
Revaluation reserve	1,636,978	1,002,558	634,420	+63%
Foreign currency translation reserve	38	(1,546)	1,584	-102%
Retained earnings	3,432,747	3,279,146	153,601	+5%
Equity Holders of the Parent	33,282,617	32,493,012	789,605	+2%
Non-controlling interest	(279,376)	(279,034)	(342)	+0%
Total Equity	33,003,241	32,213,978	789,263	+2%
TOTAL LIABILITIES AND EQUITY	51,853,392	50,184,520	1,668,872	+3%

Total Assets by Segment	31/03/2022 QR"000	31/12/2021 QR"000	Changes QR"000	Changes %
Residential and commercial properties	42,177,530	41,152,833	1,024,697	+2.5%
Hotel and suites	4,188,804	4,162,149	26,655	+0.6%
Malls	1,410,753	1,408,668	2,085	+0.1%
Investment	4,076,305	3,460,870	615,435	+17.8%
Total Assets	51,853,392	50,184,520	1,668,872	+3.3%



2022

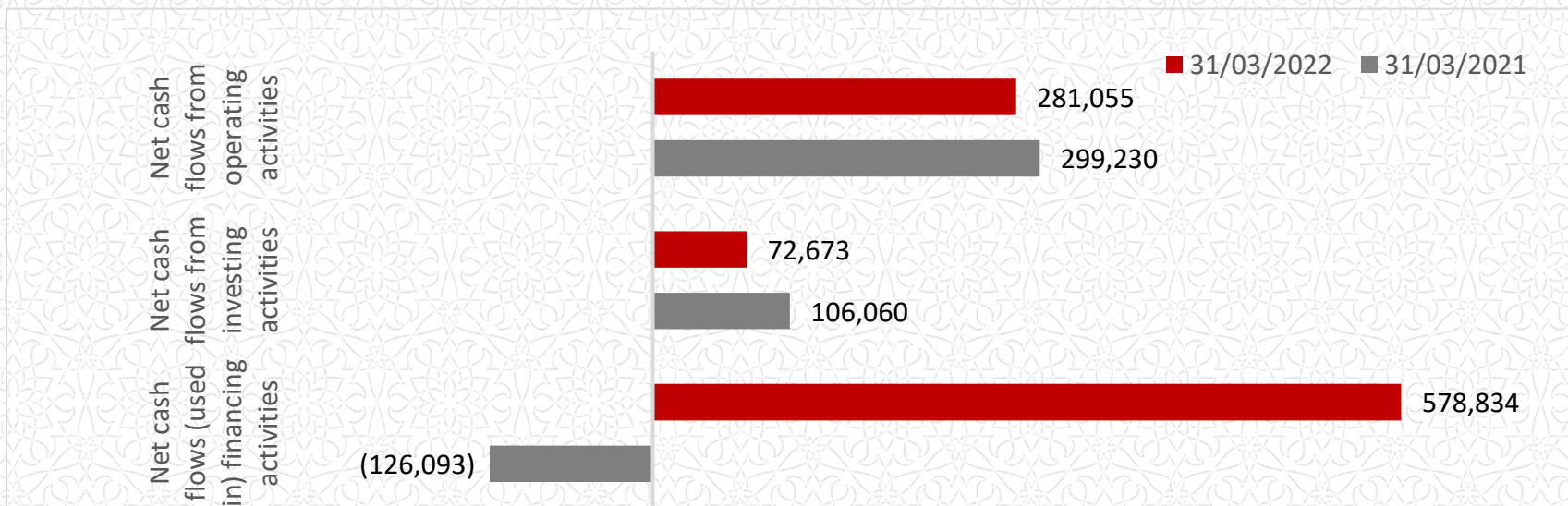


2021

Main Ratios for Statement of Financial Position	31/03/2022	31/03/2021
Return on Assets (*)	0.30%	0.30%
Return on Equity (*)	0.47%	0.46%
	31/03/2022	31/12/2021
Islamic borrowings as % of Total Equity	40%	41%
Investment properties as % of Total Assets	87%	89%
Investments as % of Total Assets	8%	7%

* Ratio not annualized

Consolidated Statement Of Cash Flows 31 March 2022	31/03/2022 QR"000	31/03/2021 QR"000	Variance QR"000	Variance %
Net cash flows from operating activities	281,055	299,230	(18,175)	-6%
Net cash flows from investing activities	72,673	106,060	(33,387)	-31%
Net cash flows (used in) financing activities	578,834	(126,093)	704,927	-559%
Increase in cash and cash equivalents	932,562	279,197	653,365	+234%





Thank you

Got any questions ?

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