



Ezdan Holding Group Q.P.S.C

Investor Presentation





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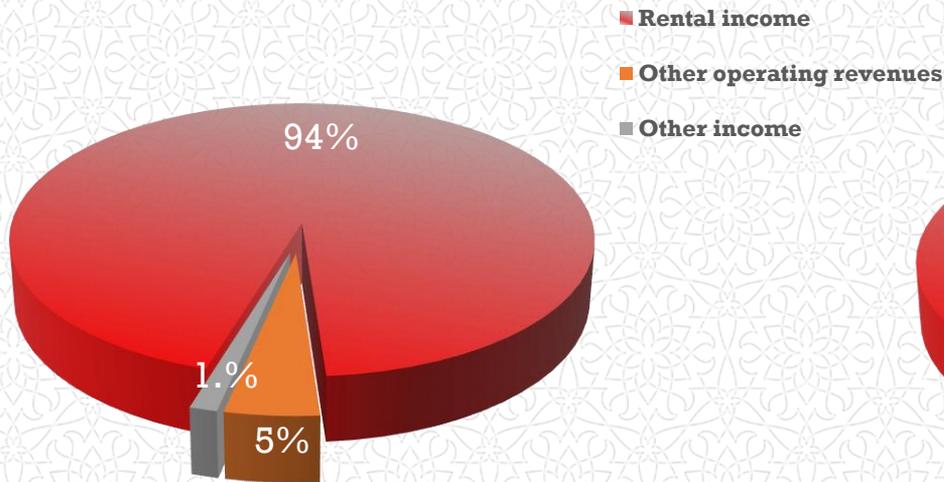
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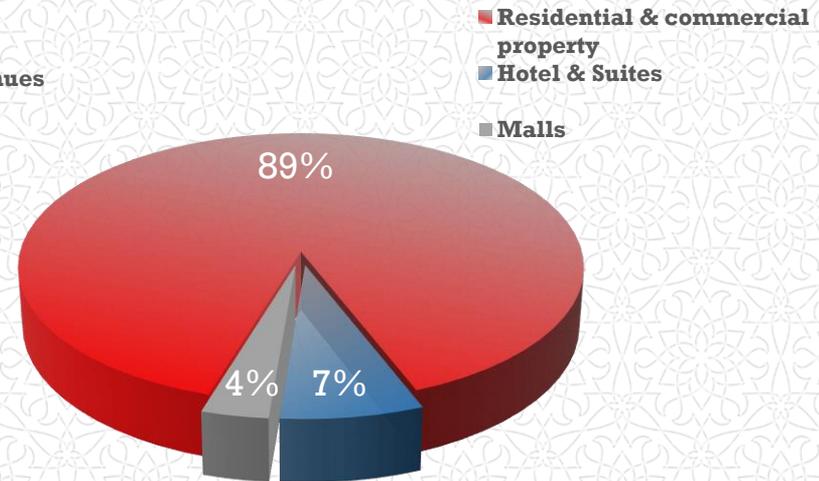
HIGHLIGHTS

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

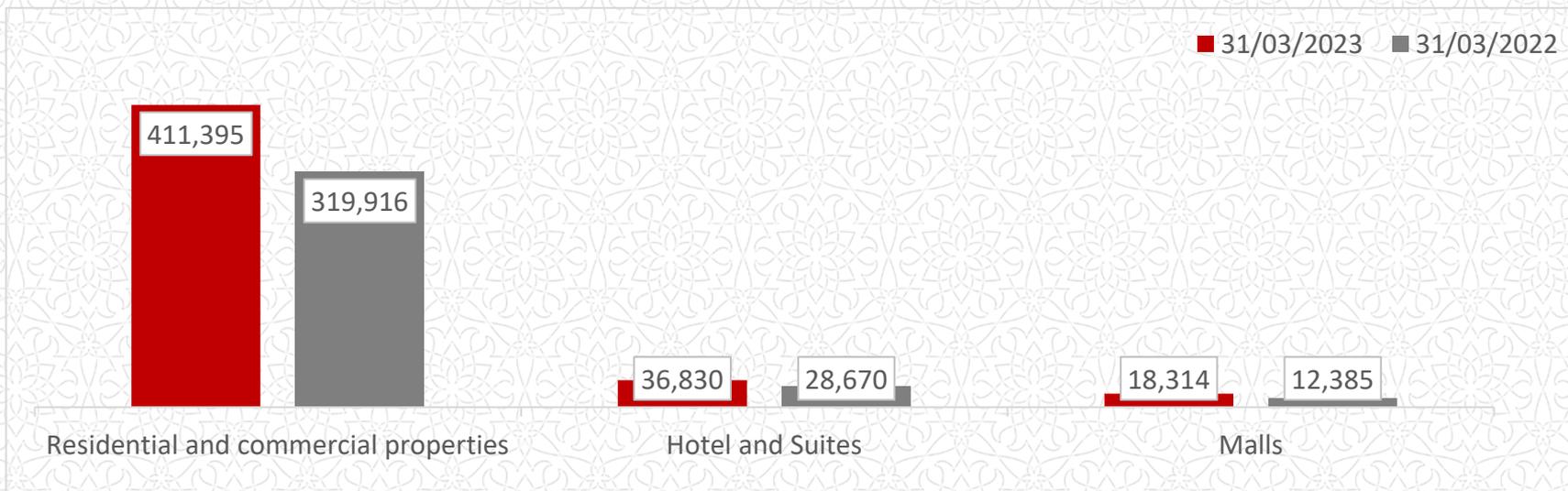


EBIT SEGMENT CONTRIBUTION

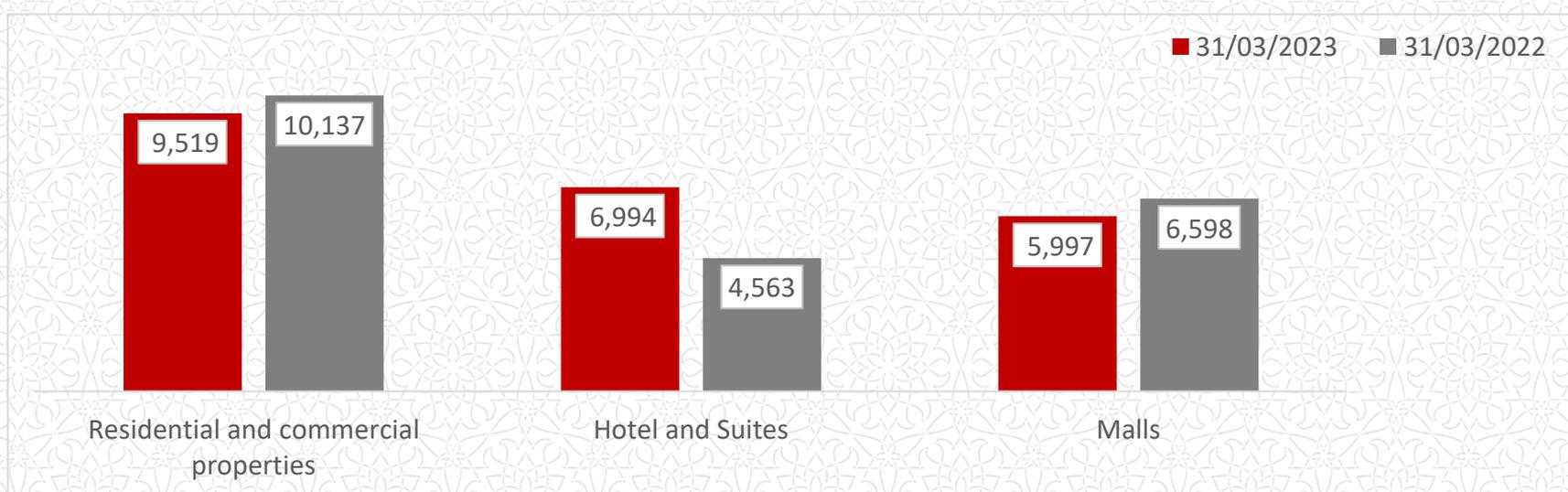


CONSOLIDATED STATEMENT OF PROFIT OR LOSS	31/03/2023	31/03/2022	Variance	Variance
31 March 2023	QR"000	QR"000	QR"000	%
Rental income	466,539	360,971	105,568	+29.2%
Other operating revenues	22,510	21,298	1,212	+5.7%
Operating expenses	(88,734)	(73,565)	(15,169)	+20.6%
Operating profit for the period	400,315	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	31/03/2022	Variance	Variance
	QR'000	QR'000	QR'000	%
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%

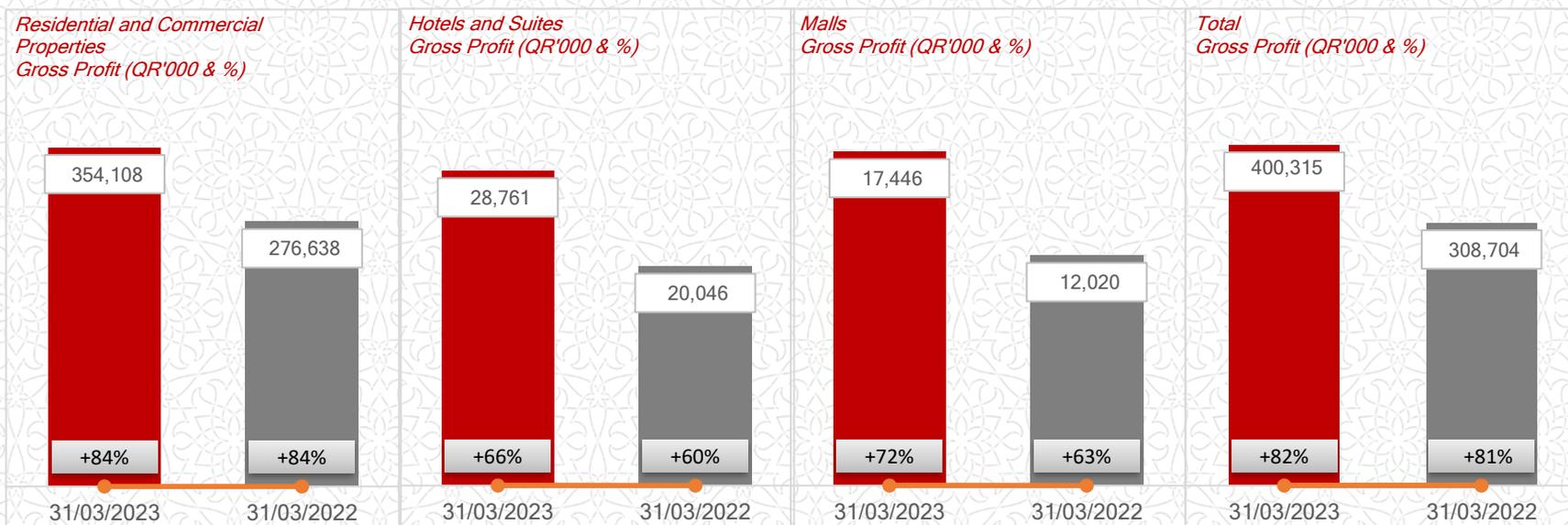


Operating expenses by Segment	31/03/2023	31/03/2022	Variance	Variance
	QR'000	QR'000	QR'000	%
Residential and commercial properties	66,806	53,415	13,391	+25.07%
Hotel and Suites	15,063	13,187	1,876	+14.23%
Malls	6,865	6,963	(98)	-1.41%
	88,734	73,565	15,169	20.62%

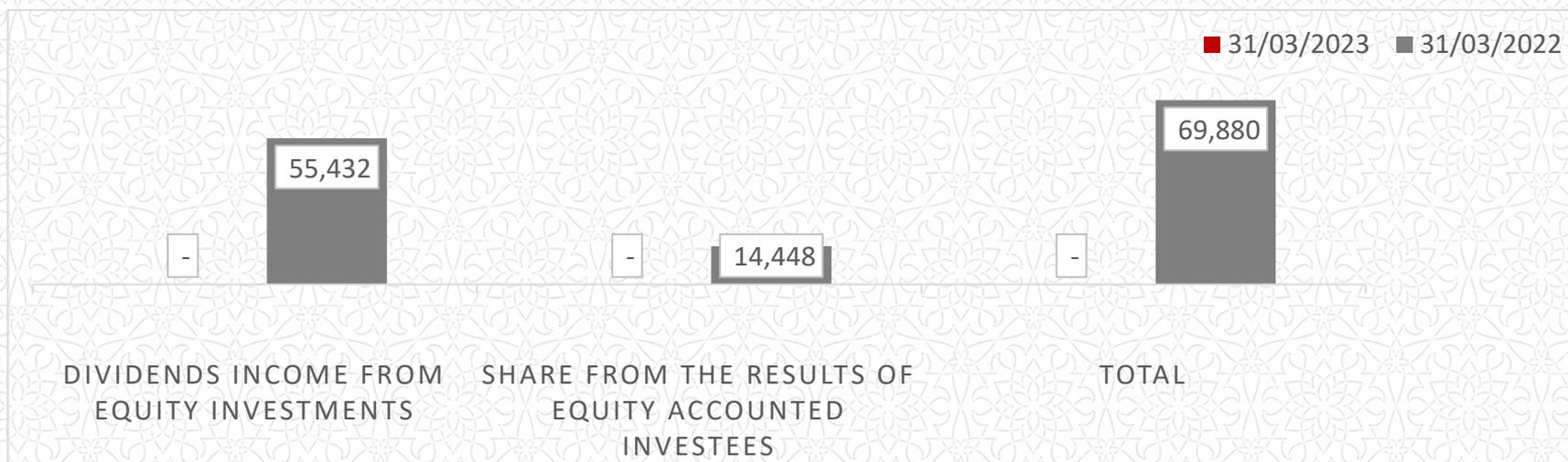


Operating expenses details	31/03/2023	31/03/2022	Variance	Variance
	QR'000	QR'000	QR'000	%
Staff benefits	22,536	19,092	3,444	+18.04%
Utilities	16,414	18,765	(2,351)	-12.53%
Sewage	17,965	8,748	9,217	+105.36%
Maintenance expenses	12,126	9,214	2,912	+31.60%
Air Conditioning	4,782	4,256	526	+12.36%
Security	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%		

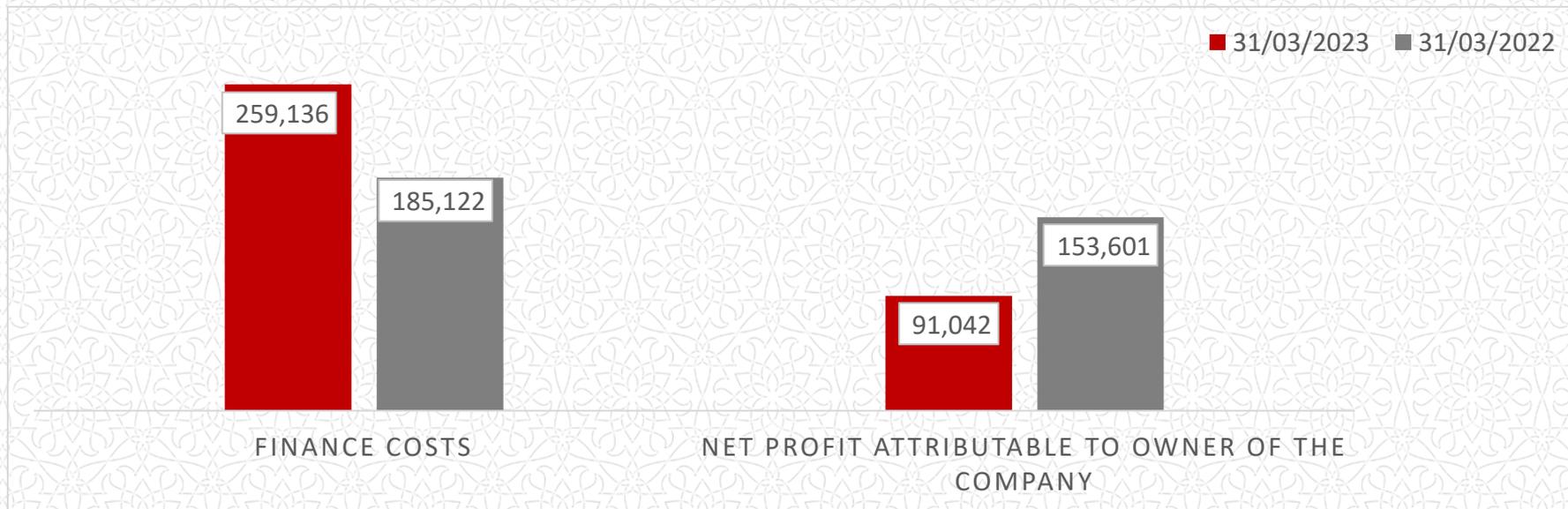


Investment Income	31/03/2023 QR'000	31/03/2022 QR'000	Variance QR'000	Variance %
Dividends income from equity investments	-	55,432	(55,432)	-100.00%
Share from the results of equity accounted investees	-	14,448	(14,448)	-100.00%
Total	-	69,880	(69,880)	-100.00%



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%

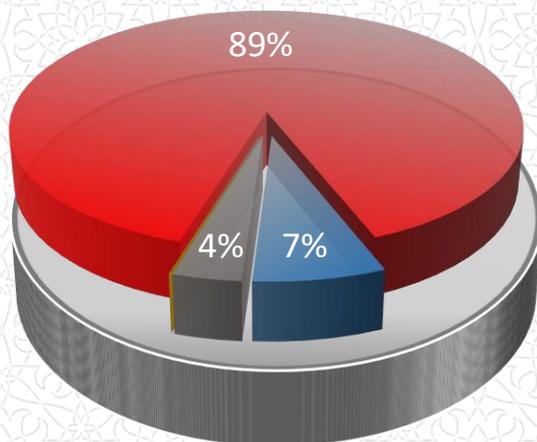
Other Main Components of Income Statement	31/03/2023	31/03/2022	Variance	Variance
	QR'000	QR'000	QR'000	%
Finance costs	259,136	185,122	74,014	+39.98%
Net profit attributable to owner of the company	91,042	153,601	(62,559)	-40.73%



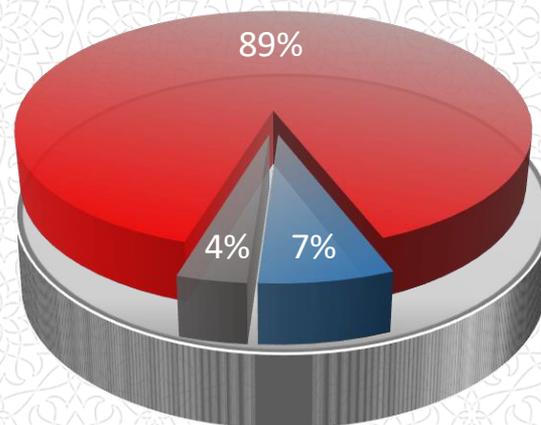
Consolidated Statement Of Financial Position	31/03/2023	31/12/2022	Changes	Changes
31 March 2023	QR'000	QR'000	QR'000	%
Cash and bank balances	450,372	463,098	(12,726)	-3%
Receivables and prepayments	137,622	138,227	(605)	-0%
Inventory	15,882	15,599	283	+2%
Due from related parties	619	626	(7)	-1%
Investment properties	45,726,595	45,702,277	24,318	+0%
Property and equipment	683,368	687,920	(4,552)	-1%
TOTAL ASSETS	47,014,458	47,007,747	6,711	+0%
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%
TOTAL LIABILITIES	13,691,001	13,773,637	(82,636)	-1%
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%
Equity Holders of the Parent	33,498,832	33,409,482	89,350	+0%
Non-controlling interest	(175,375)	(175,372)	(3)	+0%
Total Equity	33,323,457	33,234,110	89,347	+0%
TOTAL LIABILITIES AND EQUITY	47,014,458	47,007,747	6,711	+0%

Financial Position Overview

Total Assets by Segment	31/03/2023	31/12/2022	Changes	Changes
	QR"000	QR"000	QR"000	%
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%
Total Assets	47,014,458	47,007,747	6,711	+0.0%



Mar-2023

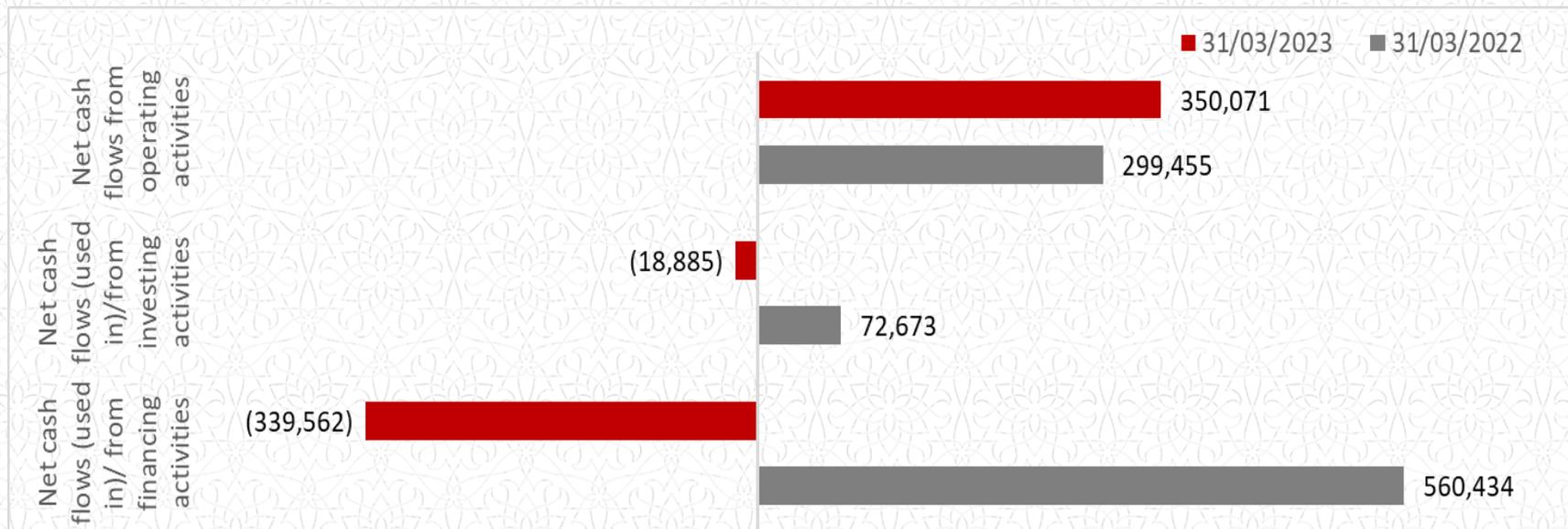


Dec-2022

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	31/03/2023	31/03/2022	Variance	Variance
31 March 2023	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 ?

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