



# Ezdan Holding Group Q.P.S.C

Investor Presentation









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# HIGHLIGHTS Q2 2021

**RENTAL  
INCOME**

**600 Mn**

**OPERATING  
PROFIT**

**618 Mn**

**TOTAL  
ASSETS**

**49,911 Mn**

**SUKUK &  
BORROWINGS**

**13,094 Mn**

**TOTAL  
EQUITY**

**32,495 Mn**

**NET  
PROFIT**

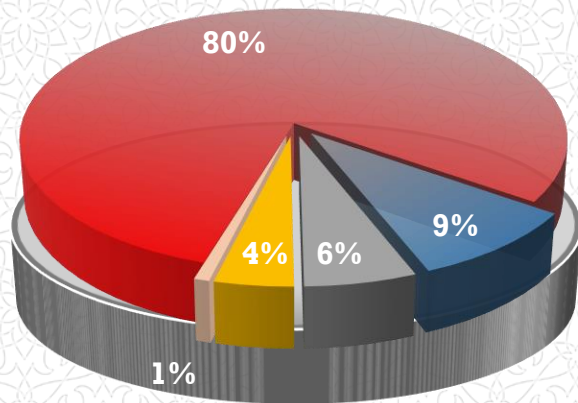
**172Mn**

**EPS**

**QR 0.006**

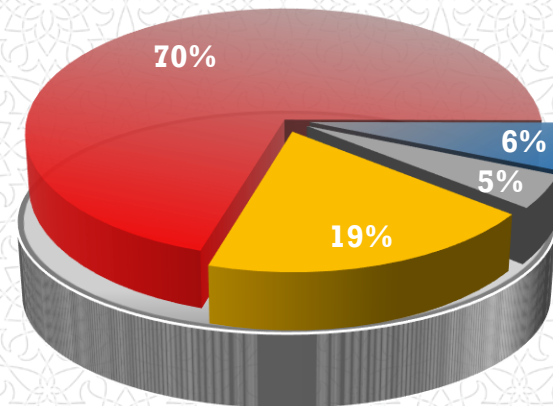
## REVENUE BREAKDOWN

- Rental income
- Dividends income from equity investments
- Other operating revenues
- Share from the results of equity accounted investees
- Other income



## EBIT SEGMENT CONTRIBUTION

- Residential & commercial property
- Hotel & Suites
- Malls
- Investments

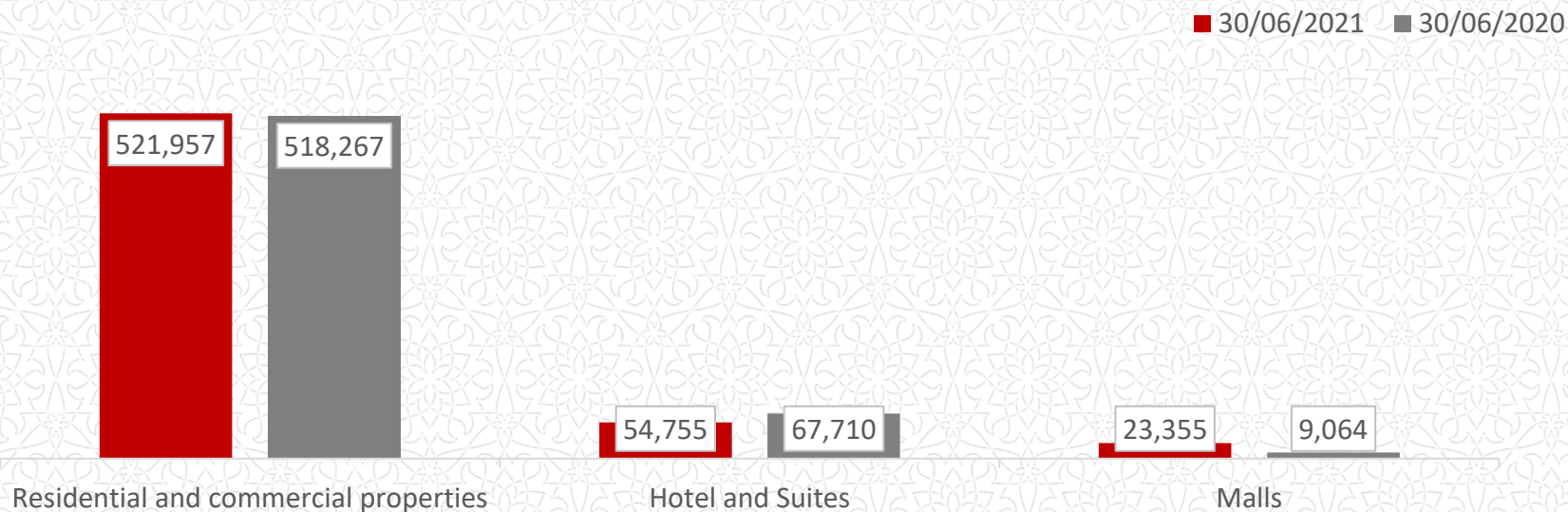




CONSOLIDATED STATEMENT OF PROFIT OR LOSS 30 June 2021	30/06/2021 QR"000	30/06/2020 QR"000	Variance QR"000	Variance %
Rental income	600,067	595,041	5,026	+0.8%
Other operating revenues	43,770	30,421	13,349	+43.9%
Operating expenses	(126,915)	(104,550)	(22,365)	+21.4%
Operating profit for the period	516,922	520,912	(3,990)	-0.8%
Dividends income from equity investments	70,215	93,205	(22,990)	-24.7%
Share from the results of equity accounted investees	31,076	29,352	1,724	+5.9%
NET OPERATING PROFIT	618,213	643,469	(25,256)	-3.9%
Other income	5,939	5,346	593	+11.1%
General and administrative expenses	(39,633)	(36,360)	(3,273)	+9.0%
Depreciation	(15,427)	(16,383)	956	-5.8%
Finance costs	(356,678)	(378,851)	22,173	-5.9%
Impairment of doubtful receivables	(3,920)	(18,755)	14,835	-79.1%
(Loss) / gain from foreign currency exchange	(36,224)	(26,054)	(10,170)	+39.0%
Net Profit	172,270	172,412	(142)	-0.1%
Shareholders of the Group	172,244	172,381	(137)	-0.1%
Non Controlling Interest	26	31	(5)	-16.1%
Earnings attributable to shareholders per share	0.006	0.006	-	0.0%

# Financial Performance Overview

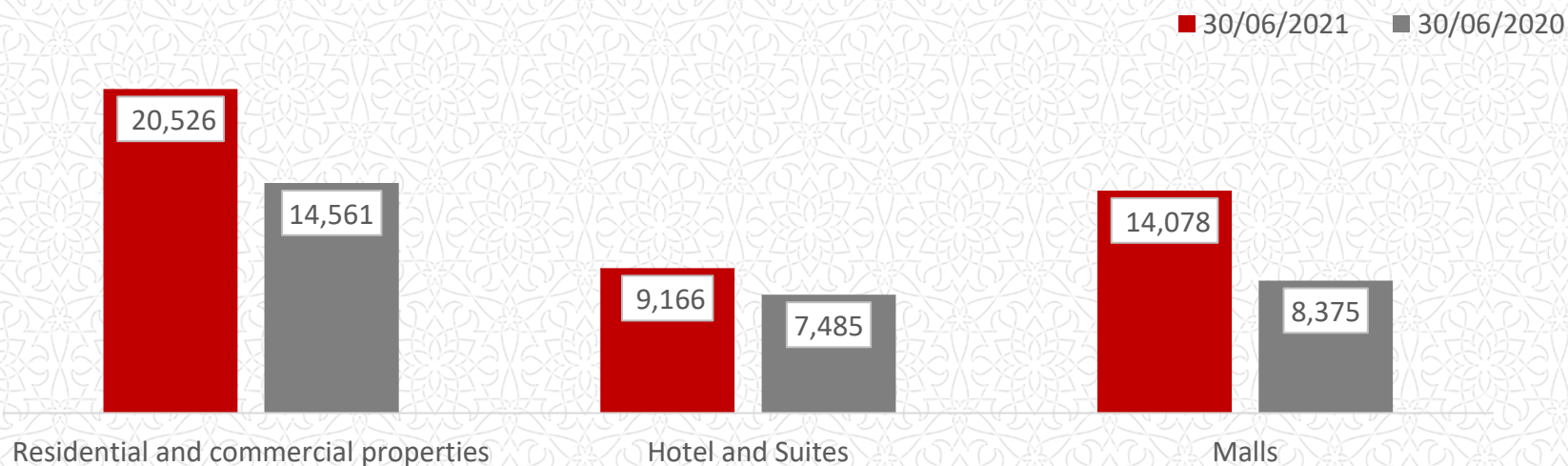
Rental Revenue by Segment	30/06/2021 QR"000	30/06/2020 QR"000	Variance QR"000	Variance %
Residential and commercial properties	521,957	518,267	3,690	+0.71%
Hotel and Suites	54,755	67,710	(12,955)	-19.13%
Malls	23,355	9,064	14,291	+157.67%
	600,067	595,041	5,026	0.84%





## 01 Financial Performance Overview

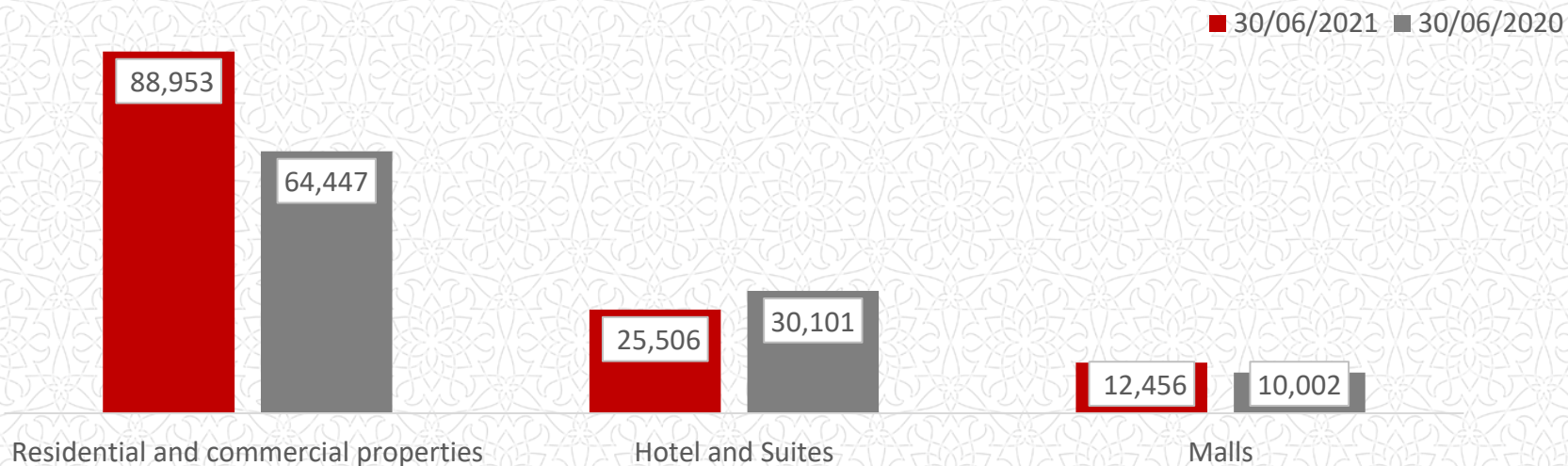
Other Operating Income by Segment	30/06/2021 QR'000	30/06/2020 QR'000	Variance QR'000	Variance %
Residential and commercial properties	20,526	14,561	5,965	+40.97%
Hotel and Suites	9,166	7,485	1,681	+22.46%
Malls	14,078	8,375	5,703	+68.10%
	43,770	30,421	13,349	43.88%



# 01 Financial Performance Overview

## Operating expenses by Segment

	30/06/2021	30/06/2020	Variance	Variance
	QR"000	QR"000	QR"000	%
Residential and commercial properties	88,953	64,447	24,506	+38.03%
Hotel and Suites	25,506	30,101	(4,595)	-15.27%
Malls	12,456	10,002	2,454	+24.54%
	126,915	104,550	22,365	21.39%





# 01 Financial Performance Overview

Operating expenses details	30/06/2021 QR"000	30/06/2020 QR"000	Variance QR"000	Variance %
Staff benefits	30,933	24,069	6,864	+28.52%
Utilities	40,447	30,029	10,418	+34.69%
Sewage	12,967	11,361	1,606	+14.14%
Maintenance expenses	13,876	9,344	4,532	+48.50%
Air Conditioning	8,186	8,575	(389)	-4.54%
Security	5,758	4,835	923	+19.09%
Cleaning	4,506	4,003	503	+12.57%
Foods and beverage	1,760	2,026	(266)	-13.13%
Laundry and dry cleaning	1,315	1,871	(556)	-29.72%
Commissions	360	917	(557)	-60.74%
Registration fees	3,049	2,694	355	+13.18%
Advertising and marketing	856	396	460	+116.16%
Fuel	127	197	(70)	-35.53%
Others	2,775	4,233	(1,458)	-34.44%
	126,915	104,550	22,365	+21.39%

## Operating profit by Segment

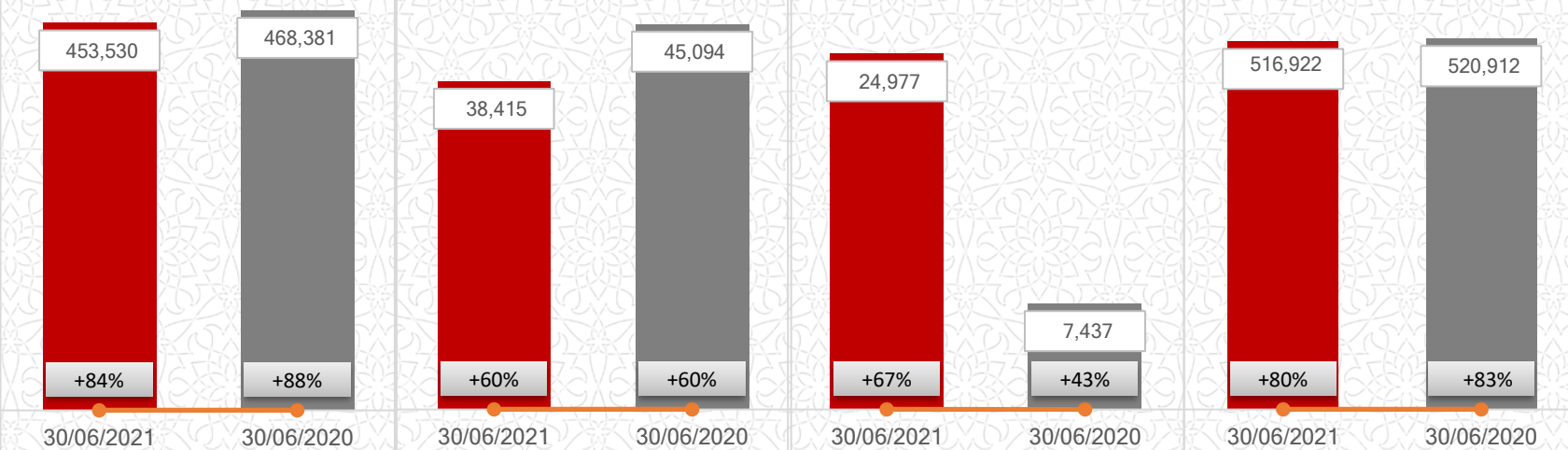
	30/06/2021	30/06/2020	Variance	Variance %
<i>"operating profit ÷ ( rental revenue + other operating revenue)"</i>				
Residential and commercial properties (QR'000)	453,530	468,381	(14,851)	-3.2%
Residential & commercial property (%)	+84%	+88%		
Hotel and Suites (QR'000)	38,415	45,094	(6,679)	-14.8%
Hotel & Suites (%)	+60%	+60%		
Malls (QR'000)	24,977	7,437	17,540	+235.8%
Malls (%)	+67%	+43%		
Total Operating Margin (QR'000)	516,922	520,912	(3,990)	-0.77%
Total Operating Margin (%)	+80%	+83%		

*Residential and Commercial Properties*  
Gross Profit (QR'000 & %)

*Hotels and Suites*  
Gross Profit (QR'000 & %)

*Malls*  
Gross Profit (QR'000 & %)

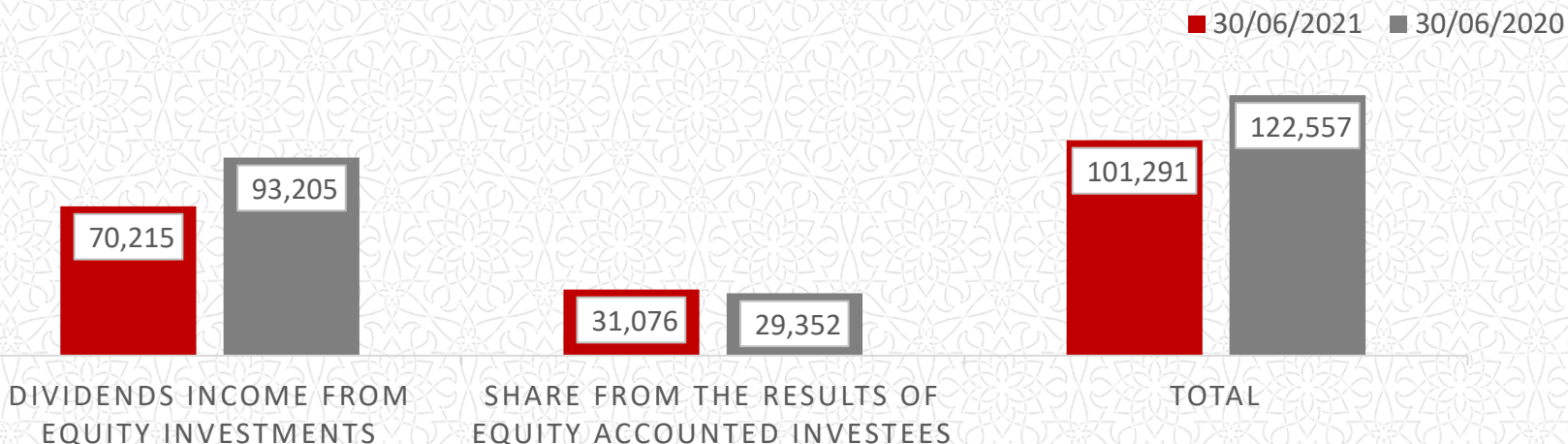
*Total*  
Gross Profit (QR'000 & %)





## 01 Financial Performance Overview

Investment Income	30/06/2021 QR"000	30/06/2020 QR"000	Variance QR"000	Variance %
Dividends income from equity investments	70,215	93,205	(22,990)	-24.67%
Share from the results of equity accounted investees	31,076	29,352	1,724	+5.87%
<b>Total</b>	<b>101,291</b>	<b>122,557</b>	<b>(21,266)</b>	<b>-17.35%</b>

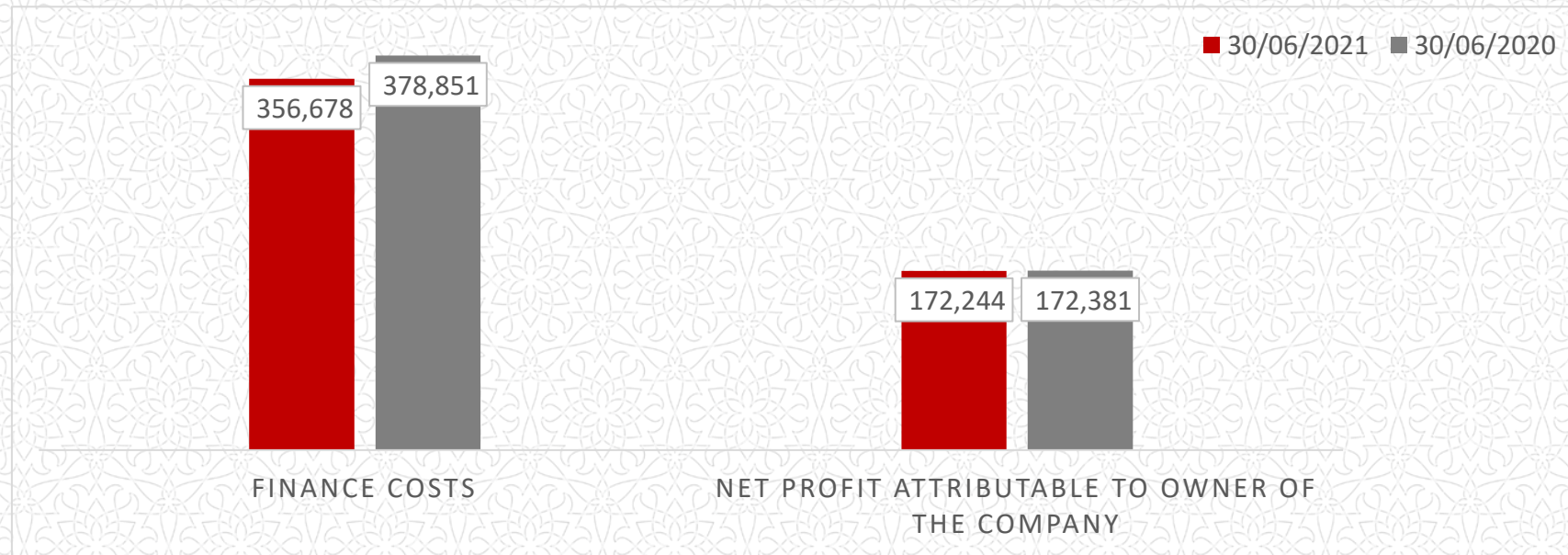


General and Admin expenses details	30/06/2021 QR"000	30/06/2020 QR"000	Variance QR"000	Variance %
Staff benefits	15,749	14,920	829	+5.56%
Advertising and marketing	276	174	102	+58.62%
Professional and legal fees	9,043	7,812	1,231	+15.76%
Qatar Exchange registration fees	4,193	4,204	(11)	-0.26%
Information system expenses	754	975	(221)	-22.67%
Communication	1,080	981	99	+10.09%
Bank charges	2,631	2,787	(156)	-5.60%
Insurance	2,002	1,937	65	+3.36%
Printing and stationery	298	246	52	+21.14%
Utilities	2,070	-	2,070	0.00%
Repair and maintenance	70	-	70	0.00%
Others	1,467	2,324	(857)	-36.88%
	39,633	36,360	3,273	+9.00%



## Other Main Components of Income Statement

	30/06/2021	30/06/2020	Variance	Variance
	QR"000	QR"000	QR"000	%
Finance costs	356,678	378,851	(22,173)	-5.85%
Net profit attributable to owner of the company	172,244	172,381	(137)	-0.08%



Main Income Statement Ratios	30/06/2021	30/06/2020
Operating expenses % ( to rental revenue+other operating revenue)	20%	17%
Main operation gross profit margin	80%	83%
Gross margin %	82%	85%
Net profit %	24%	24%
EPS	0.006	0.006

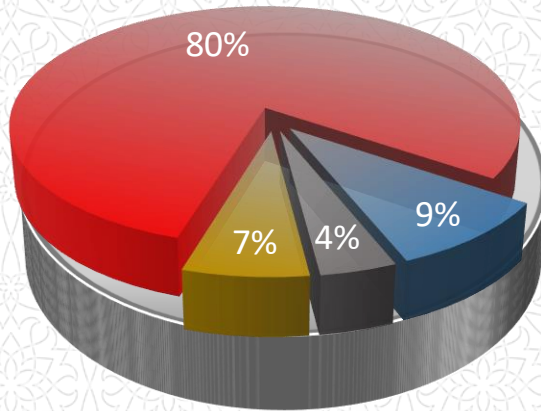


## Financial Position Overview

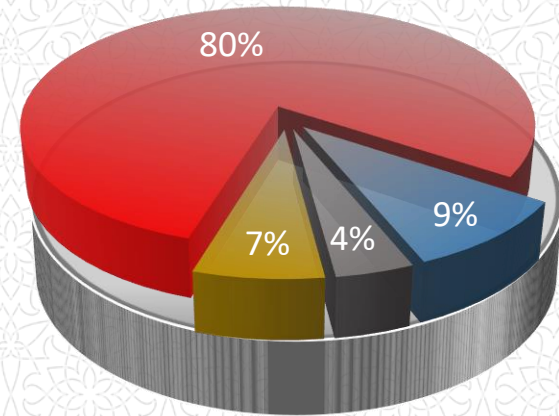
Consolidated Statement Of Financial Position 30 June 2021	30/06/2021 QR"000	31/12/2020 QR"000	Changes QR"000	Changes %
Cash and bank balances	939,779	650,311	289,468	+45%
Receivables and prepayments	93,339	123,518	(30,179)	-24%
Inventory	10,330	9,745	585	+6%
Due from related parties	1,331	1,380	(49)	-4%
Equity investments	2,563,220	2,549,407	13,813	+1%
Investments in equity accounted investees	812,725	816,653	(3,928)	-0%
Investment properties	44,771,198	44,512,585	258,613	+1%
Property and equipment	719,243	734,202	(14,959)	-2%
<b>TOTAL ASSETS</b>	<b>49,911,165</b>	<b>49,397,801</b>	<b>513,364</b>	<b>+1%</b>
Payables and other liabilities	961,666	971,116	(9,450)	-1%
Due to related parties	3,639,272	1,634,142	2,005,130	+123%
Islamic financing borrowings	13,093,753	14,760,938	(1,667,185)	-11%
<b>TOTAL LIABILITIES</b>	<b>17,694,691</b>	<b>17,366,196</b>	<b>328,495</b>	<b>+2%</b>
Share capital	26,524,967	26,524,967	-	0%
Legal reserve	1,681,776	1,681,776	-	0%
Revaluation reserve	893,828	882,152	11,676	+1%
Foreign currency translation reserve	(3,052)	(1,784)	(1,268)	+71%
Retained earnings	3,397,921	3,223,486	174,435	+5%
<b>Equity Holders of the Parent</b>	<b>32,495,440</b>	<b>32,310,597</b>	<b>184,843</b>	<b>+1%</b>
Non-controlling interest	(278,966)	(278,992)	26	-0%
<b>Total Equity</b>	<b>32,216,474</b>	<b>32,031,605</b>	<b>184,869</b>	<b>+1%</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>49,911,165</b>	<b>49,397,801</b>	<b>513,364</b>	<b>+1%</b>

## Financial Position Overview

Total Assets by Segment	30/06/2021 QR'000	31/12/2020 QR'000	Changes QR'000	Changes %
Residential and commercial properties	39,765,369	39,316,558	448,811	+1.1%
Hotel and suites	4,709,600	4,679,225	30,375	+0.6%
Malls	2,059,546	2,035,747	23,799	+1.2%
Investment	3,376,650	3,366,271	10,379	+0.3%
<b>Total Assets</b>	<b>49,911,165</b>	<b>49,397,801</b>	<b>513,364</b>	<b>+1.0%</b>



**2021**



**2020**



## Main Ratios for Statement of Financial Position

30/06/2021

30/06/2020

Return on Assets (\*)

0.35%

0.36%

Return on Equity (\*)

0.54%

0.55%

30/06/2021

31/12/2020

Islamic borrowings as % of Total Equity

41%

46%

Investment properties as % of Total Assets

90%

90%

Investments as % of Total Assets

7%

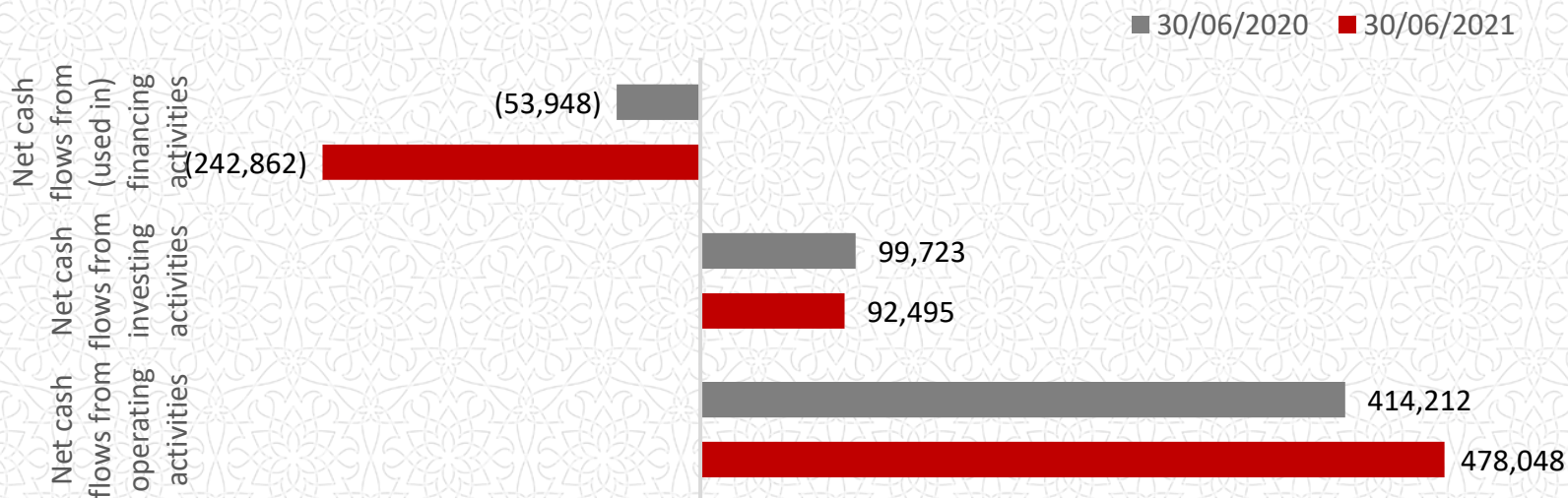
7%

\* Ratio not annualized

## Consolidated Statement Of Cash Flows

30 June 2021

	30/06/2021	30/06/2020	Variance	Variance
	QR"000	QR"000	QR"000	%
Net cash flows from operating activities	478,048	414,212	63,836	+15%
Net cash flows from investing activities	92,495	99,723	(7,228)	-7%
Net cash flows from (used in) financing activities	(242,862)	(53,948)	(188,914)	+350%
<b>Increase in cash and cash equivalents</b>	<b>327,681</b>	<b>459,987</b>	<b>(132,306)</b>	<b>-29%</b>





***Thank you***

***Got any questions ?***

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