



Ezdan Holding Group Q.P.S.C

Investor Presentation





Disclaimer

The information contained herein has been prepared by Ezdan Holding Group Q.P.S.C (“Ezdan”). Ezdan relies on information obtained from sources believed to be reliable but does not guarantee its accuracy or completeness.

This presentation has been prepared for information purposes only and is not and does not form part of any offer for sale or solicitation of any offer to subscribe for or purchase or sell any securities nor shall it or any part of it form the basis of or be relied on in connection with any contract or commitment whatsoever.

Some of the information in this presentation and related conference call may contain projections or other forward-looking statements regarding future events or the future financial performance of Ezdan. These forward-looking statements include all matters that are not historical facts. The inclusion of such forward-looking information shall not be regarded as a representation by Ezdan or any other person that the objectives or plans of Ezdan will be achieved. any forward-looking statement speaks only as of the date on which it is made. New risks and uncertainties arise from time-to-time, and it is impossible to predict these events or how they may affect Ezdan. Ezdan undertakes no obligation to publicly update or publicly revise any forward-looking statement, whether as a result of new information, future events or otherwise. Figures are being rounded, and that rounding differences may appear throughout the presentation.

HIGHLIGHTS Q2 -2022

**RENTAL
INCOME**

752 Mn

**OPERATING
PROFIT**

708 Mn

**TOTAL
ASSETS**

49,818 Mn

**SUKUK &
BORROWINGS**

11,293 Mn

**TOTAL
EQUITY**

32,763 Mn

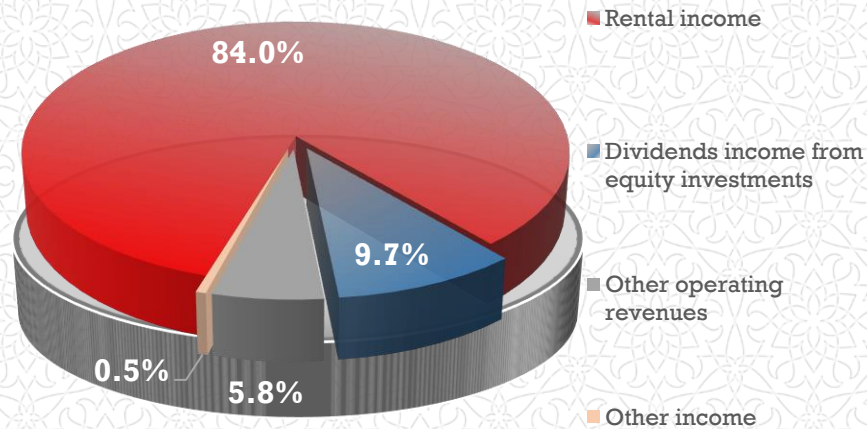
**NET
PROFIT**

262 Mn

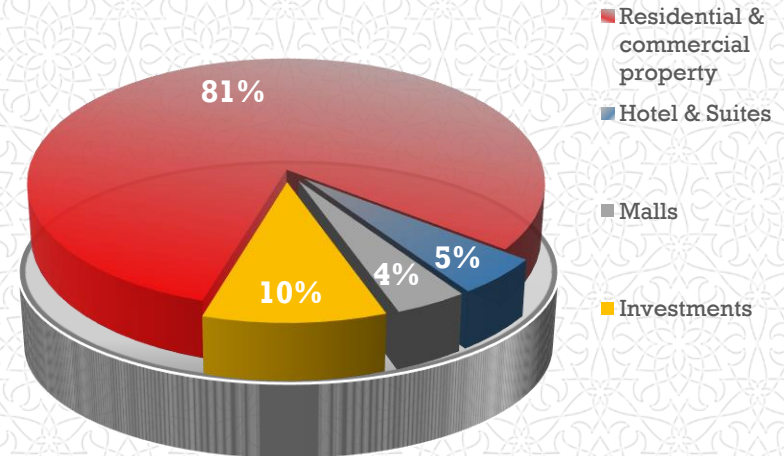
EPS

QR 0.010

REVENUE BREAKDOWN



EBIT SEGMENT CONTRIBUTION



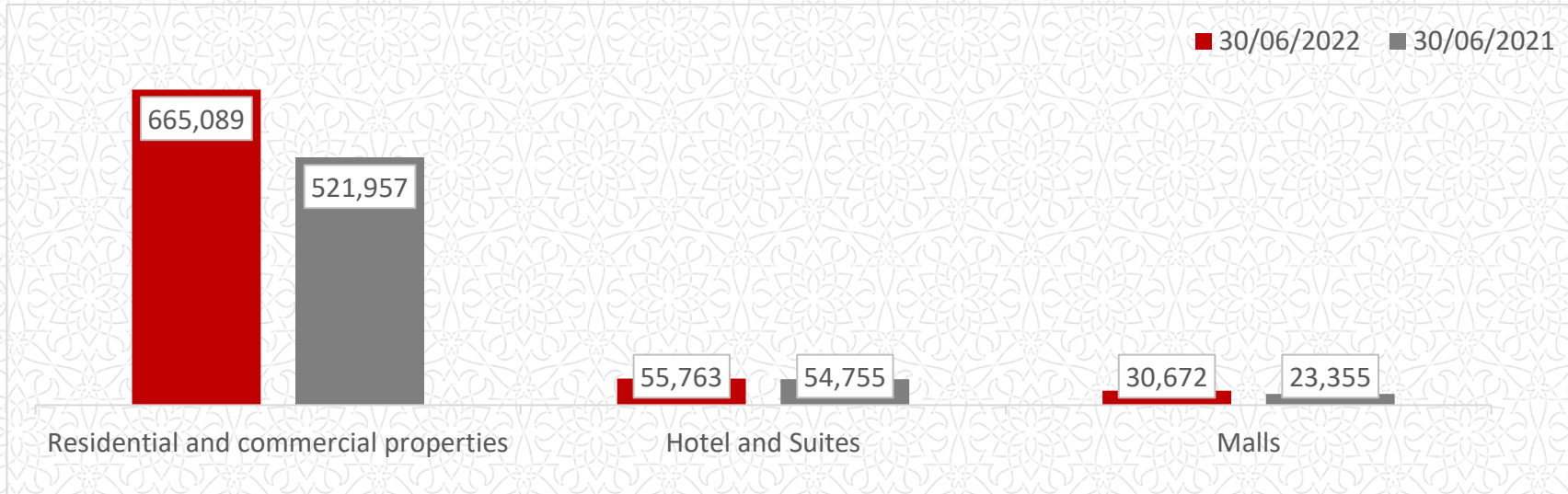
CONSOLIDATED STATEMENT OF PROFIT OR LOSS 30 June 2022	30/06/2022 QR'000	30/06/2021 QR'000	Variance QR'000	Variance %
Rental income	751,524	600,067	151,457	+25.2%
Other operating revenues	51,560	43,770	7,790	+17.8%
Operating expenses	(158,831)	(126,915)	(31,916)	+25.1%
Operating profit for the period	644,253	516,922	127,331	+24.6%
Dividends income from equity investments	86,830	70,215	16,615	+23.7%
Share from the results of equity accounted investees	(23,299)	31,076	(54,375)	-175.0%
NET OPERATING PROFIT	707,784	618,213	89,571	+14.5%
Other income	4,780	5,939	(1,159)	-19.5%
General and administrative expenses	(44,540)	(39,633)	(4,907)	+12.4%
Depreciation	(13,166)	(15,427)	2,261	-14.7%
Finance costs	(363,060)	(356,678)	(6,382)	+1.8%
Impairment of doubtful receivables	(5,560)	(3,920)	(1,640)	+41.8%
(Loss) / gain from foreign currency exchange	(24,841)	(36,224)	11,383	-31.4%
Net Profit	261,397	172,270	89,127	+51.7%
Shareholders of the Group	262,392	172,244	90,148	+52.3%
Non Controlling Interest	(995)	26	(1,021)	-3926.9%
Earnings attributable to shareholders per share	0.010	0.0065	0.0034	+52.3%

Main Income Statement Ratios

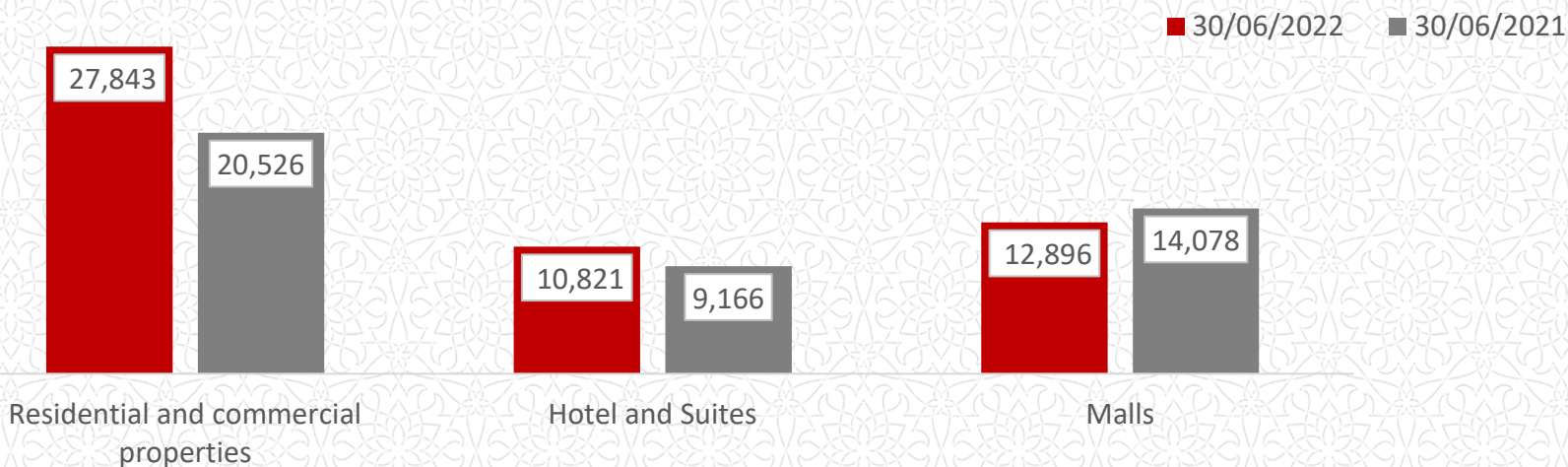
	30/06/2022	30/06/2021
Operating expenses % (to rental revenue+other operating revenue)	20%	20%
Main operation gross profit margin	80%	80%
Gross margin %	82%	82%
Net profit %	29%	24%
EPS	0.010	0.0065

Financial Performance Overview

Rental Revenue by Segment	30/06/2022 QR'000	30/06/2021 QR'000	Variance QR'000	Variance %
Residential and commercial properties	665,089	521,957	143,132	+27.42%
Hotel and Suites	55,763	54,755	1,008	+1.84%
Malls	30,672	23,355	7,317	+31.33%
	751,524	600,067	151,457	25.24%

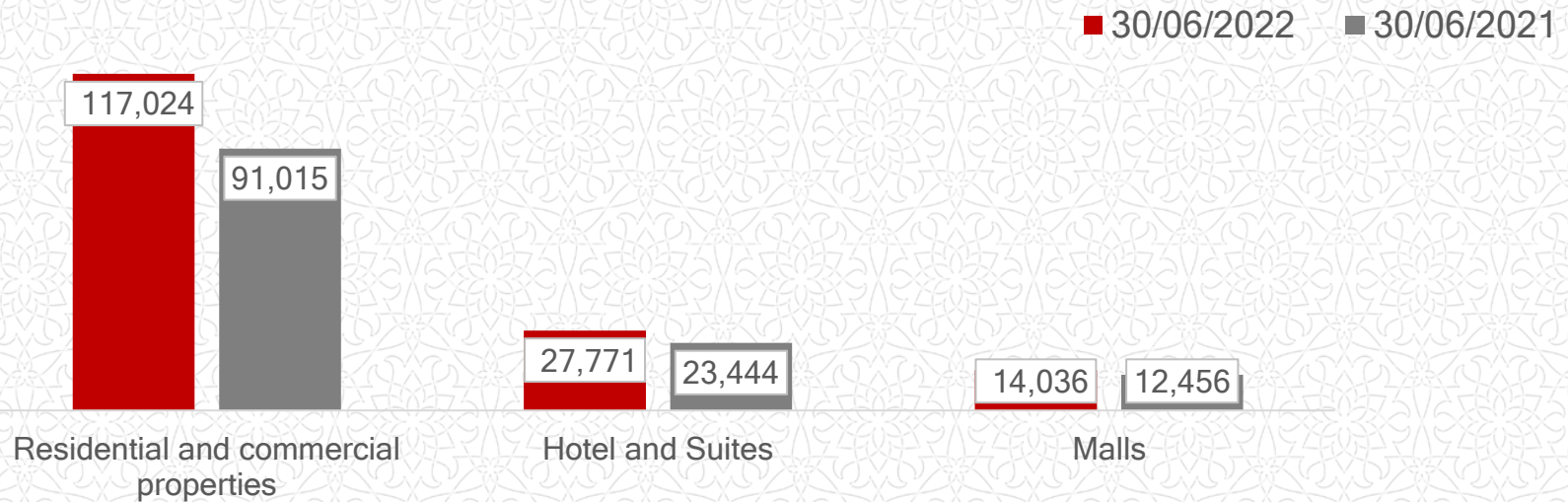


Other Operating Income by Segment	30/06/2022 QR"000	30/06/2021 QR"000	Variance QR"000	Variance %
Residential and commercial properties	27,843	20,526	7,317	+35.65%
Hotel and Suites	10,821	9,166	1,655	+18.06%
Malls	12,896	14,078	(1,182)	-8.40%
	51,560	43,770	7,790	17.80%



01 Financial Performance Overview

Operating expenses by Segment	30/06/2022 QR'000	30/06/2021 QR'000	Variance QR'000	Variance %
Residential and commercial properties	117,024	91,015	26,009	+28.58%
Hotel and Suites	27,771	23,444	4,327	+18.46%
Malls	14,036	12,456	1,580	+12.68%
	158,831	126,915	31,916	25.15%

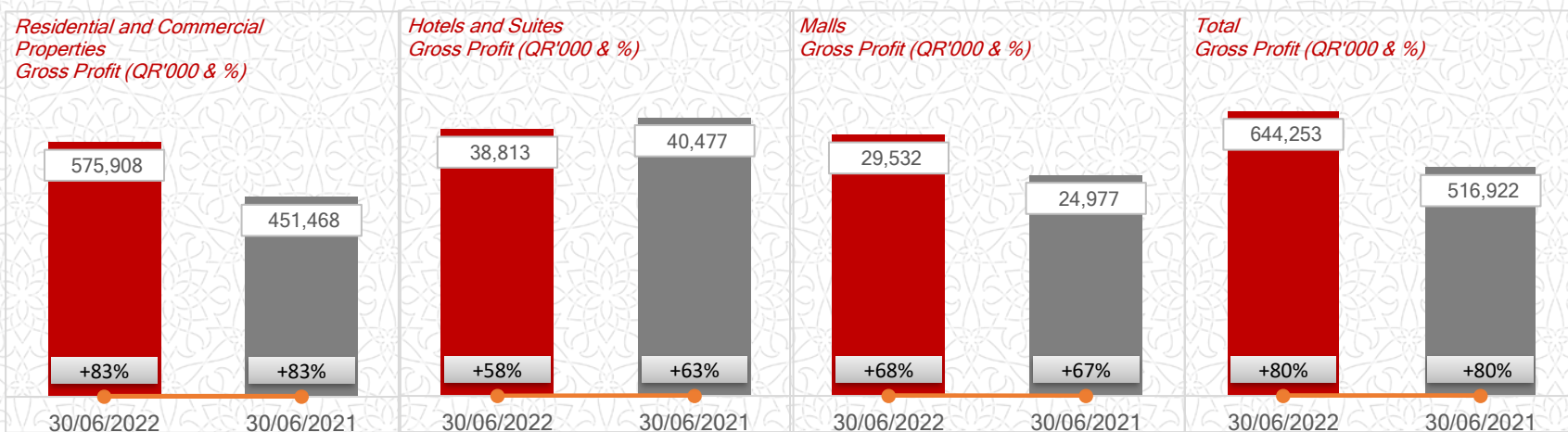


01 Financial Performance Overview

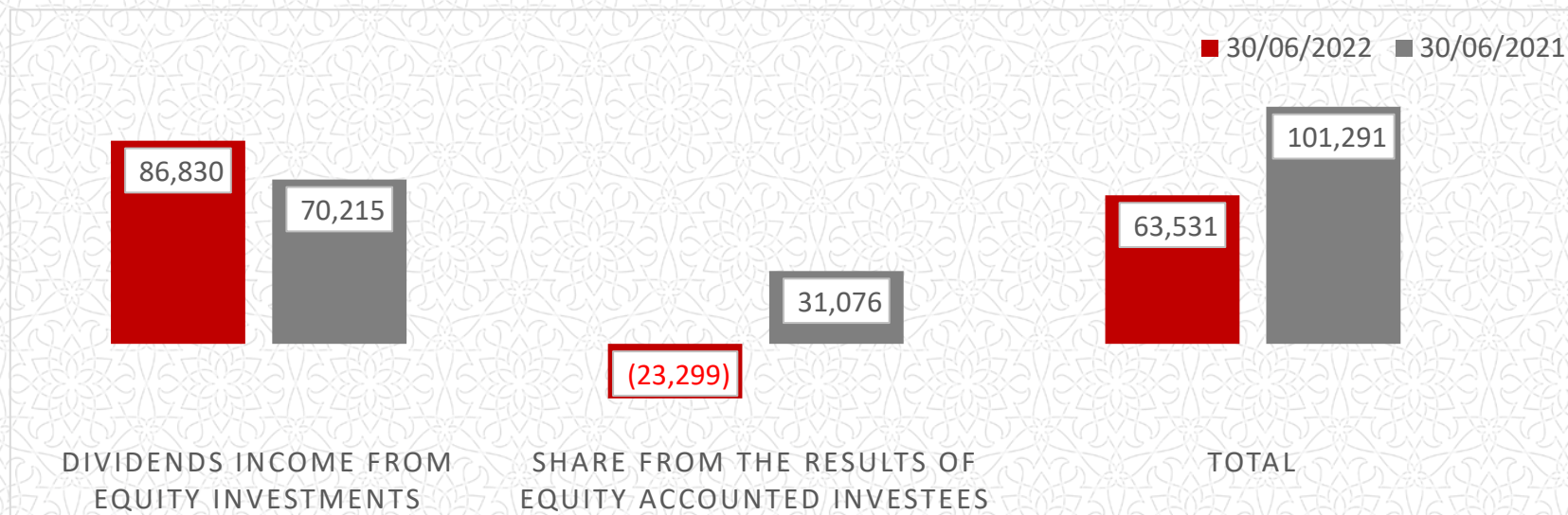
Operating expenses details	30/06/2022 QR"000	30/06/2021 QR"000	Variance QR"000	Variance %
Staff benefits	40,074	30,933	9,141	+29.55%
Utilities	46,008	40,447	5,561	+13.75%
Fuel	350	127	223	+175.59%
Sewage	18,651	12,967	5,684	+43.83%
Maintenance expenses	17,519	13,876	3,643	+26.25%
Air Conditioning	9,333	8,186	1,147	+14.01%
Security	6,828	5,758	1,070	+18.58%
Cleaning	6,003	4,506	1,497	+33.22%
Foods and beverage	2,361	1,760	601	+34.15%
Laundry and dry cleaning	1,616	1,315	301	+22.89%
Commissions	1,071	360	711	+197.50%
Registration fees	4,066	3,049	1,017	+33.36%
Advertising and marketing	1,682	856	826	+96.50%
Others	3,269	2,775	494	+17.80%
	158,831	126,915	31,916	+25.15%

Operating profit by Segment

	30/06/2022	30/06/2021	Variance	Variance %
<i>" operating profit ÷ (rental revenue + other operating revenue)"</i>				
Residential and commercial properties (QR"000)	575,908	451,468	124,440	+27.6%
Residential & commercial property (%)	+83%	+83%		
Hotel and Suites (QR"000)	38,813	40,477	(1,664)	-4.1%
Hotel & Suites (%)	+58%	+63%		
Malls (QR"000)	29,532	24,977	4,555	+18.2%
Malls (%)	+68%	+67%		
Total Operating Margin (QR"000)	644,253	516,922	127,331	24.63%
Total Operating Margin (%)	+80%	+80%		

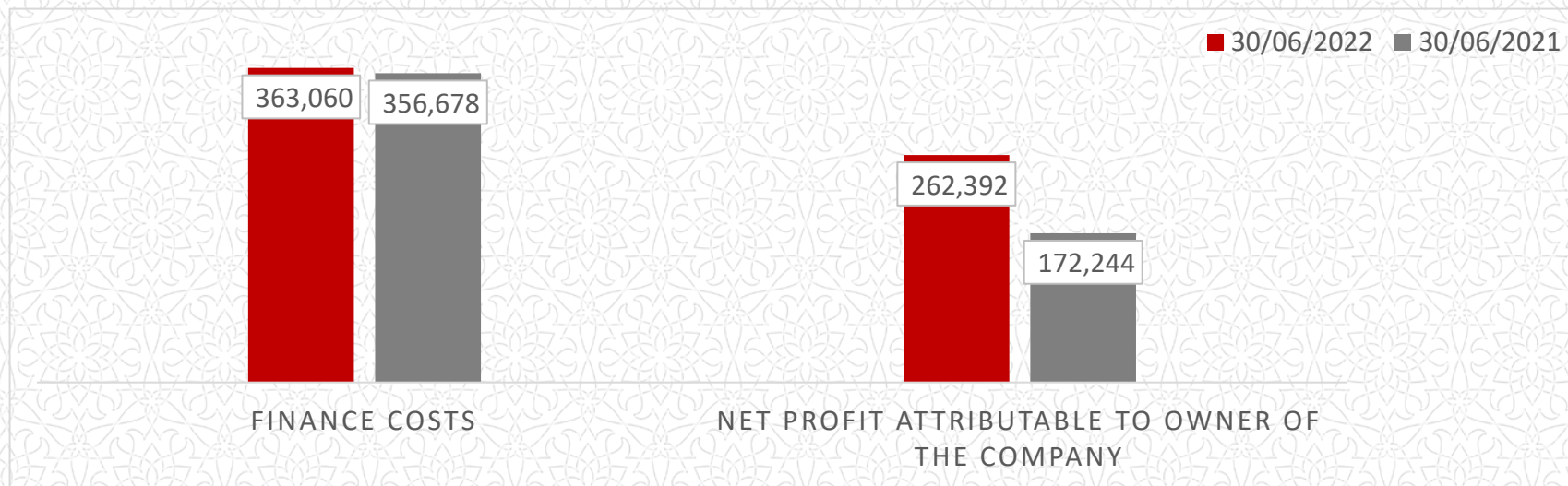


Investment Income	30/06/2022 QR'000	30/06/2021 QR'000	Variance QR'000	Variance %
Dividends income from equity investments	86,830	70,215	16,615	+23.66%
Share from the results of equity accounted investees	(23,299)	31,076	(54,375)	-174.97%
Total	63,531	101,291	(37,760)	-37.28%



General and Admin expenses details	30/06/2022 QR'000	30/06/2021 QR'000	Variance QR'000	Variance %
Staff benefits	17,688	15,749	1,939	+12.31%
Advertising and marketing	636	276	360	+130.43%
Professional and legal fees	11,239	9,043	2,196	+24.28%
Qatar Exchange registration fees	4,202	4,193	9	+0.21%
Information system expenses	871	754	117	+15.52%
Communication	990	1,080	(90)	-8.33%
Bank charges	3,398	2,631	767	+29.15%
Insurance	1,691	2,002	(311)	-15.53%
Printing and stationery	303	298	5	+1.68%
Utilities	1,814	2,070	(256)	-12.37%
Repair and maintenance	44	70	(26)	-37.14%
Others	1,664	1,467	197	+13.43%
	44,540	39,633	4,907	+12.38%

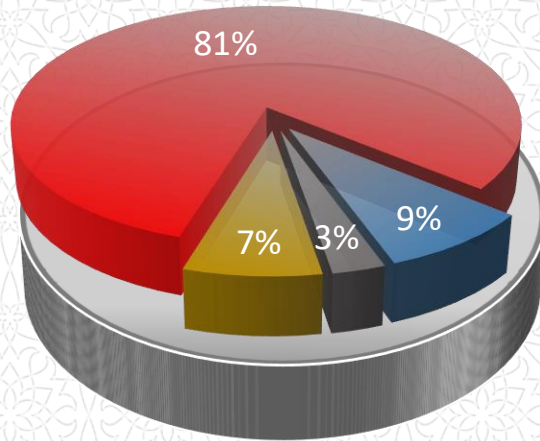
Other Main Components of Income Statement	30/06/2022 QR'000	30/06/2021 QR'000	Variance QR'000	Variance %
Finance costs	363,060	356,678	6,382	+1.79%
Net profit attributable to owner of the company	262,392	172,244	90,148	+52.34%



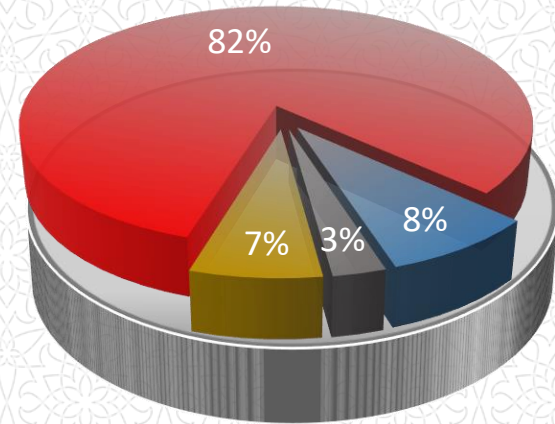
Financial Position Overview

Consolidated Statement Of Financial Position 30 June 2022	30/06/2022 QR"000	31/12/2021 QR"000	Changes QR"000	Changes %
Cash and bank balances	303,724	1,089,092	(785,368)	-72%
Receivables and prepayments	99,296	92,231	7,065	+8%
Inventory	10,469	10,129	340	+3%
Due from related parties	639	643	(4)	-1%
Equity investments	2,953,346	2,671,864	281,482	+11%
Investments in equity accounted investees	726,569	788,278	(61,709)	-8%
Investment properties	45,029,616	44,827,392	202,224	+0%
Property and equipment	694,094	704,891	(10,797)	-2%
TOTAL ASSETS	49,817,753	50,184,520	(366,767)	-1%
Payables and other liabilities	938,463	939,109	(646)	-0%
Due to related parties	4,823,799	3,843,683	980,116	+25%
Islamic financing borrowings	11,292,545	13,187,750	(1,895,205)	-14%
TOTAL LIABILITIES	17,054,807	17,970,542	(915,735)	-5%
Share capital	26,524,967	26,524,967	-	0%
Legal reserve	1,687,887	1,687,887	-	0%
Revaluation reserve	1,284,277	1,002,558	281,719	+28%
Foreign currency translation reserve	4,306	(1,546)	5,852	-379%
Retained earnings	3,541,538	3,279,146	262,392	+8%
Equity Holders of the Parent	33,042,975	32,493,012	549,963	+2%
Non-controlling interest	(280,029)	(279,034)	(995)	+0%
Total Equity	32,762,946	32,213,978	548,968	+2%
TOTAL LIABILITIES AND EQUITY	49,817,753	50,184,520	(366,767)	-1%

Total Assets by Segment	30/06/2022 QR"000	31/12/2021 QR"000	Changes QR"000	Changes %
Residential and commercial properties	40,484,407	41,152,833	(668,426)	-1.6%
Hotel and suites	4,226,052	4,162,149	63,903	+1.5%
Malls	1,427,367	1,408,668	18,699	+1.3%
Investment	3,679,927	3,460,870	219,057	+6.3%
Total Assets	49,817,753	50,184,520	(366,767)	-0.7%



2022

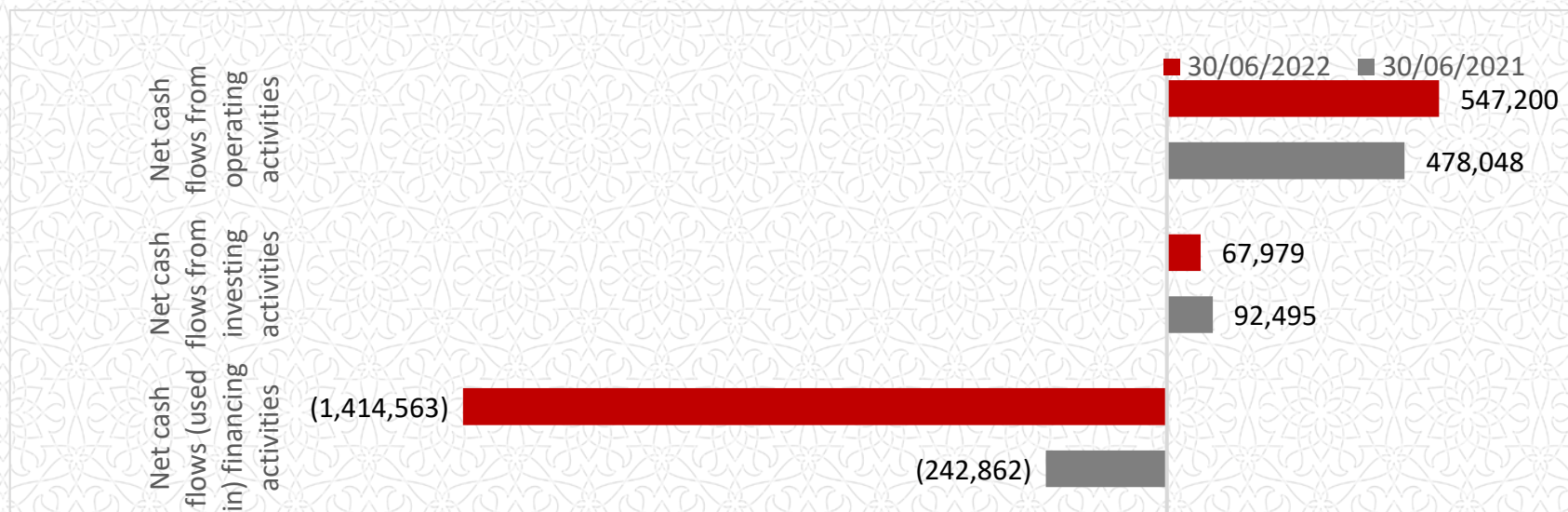


2021

Main Ratios for Statement of Financial Position	30/06/2022	30/06/2021
Return on Assets (*)	0.51%	0.35%
Return on Equity (*)	0.79%	0.54%
	30/06/2022	31/12/2021
Islamic borrowings as % of Total Equity	34%	41%
Investment properties as % of Total Assets	90%	89%
Investments as % of Total Assets	7%	7%

* Ratio not annualized

Consolidated Statement Of Cash Flows 30 June 2022	30/06/2022 QR'000	30/06/2021 QR'000	Variance QR'000	Variance %
Net cash flows from operating activities	547,200	478,048	69,152	+14%
Net cash flows from investing activities	67,979	92,495	(24,516)	-27%
Net cash flows (used in) financing activities	(1,414,563)	(242,862)	(1,171,701)	+482%
Increase in cash and cash equivalents	(799,384)	327,681	(1,127,065)	-344%



Thank you

Got any questions ?

Please visit :

ezdanholding.qa/EHDinvestors

Email :

ir@ezdanholding.qa