



Ezdan Holding Group Q.P.S.C

Investor Presentation





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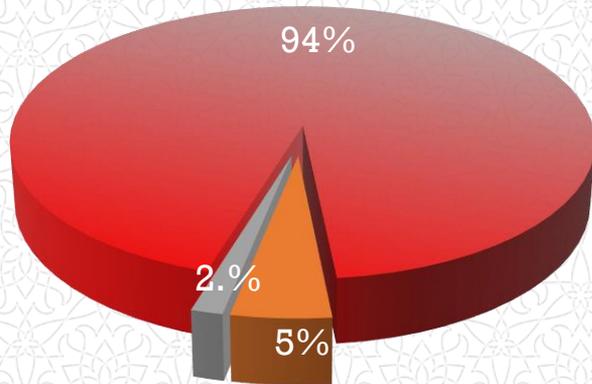
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HIGHLIGHTS Q2

RENTAL INCOME	OPERATING PROFIT	TOTAL ASSETS	BORROWINGS	TOTAL EQUITY	NET PROFIT	EPS
916 Mn	779 Mn	47,044 Mn	11,105 Mn	33,392 Mn	161 Mn	QR 0.006

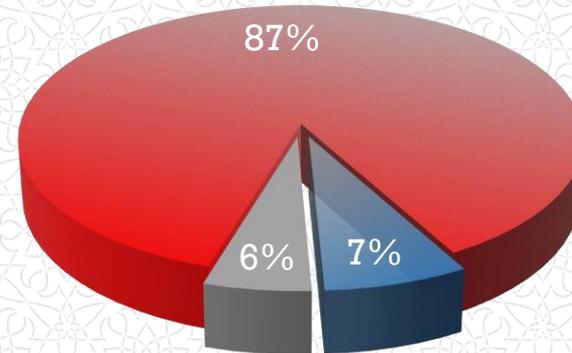
REVENUE BREAKDOWN

■ Rental income ■ Other operating revenues ■ Other income



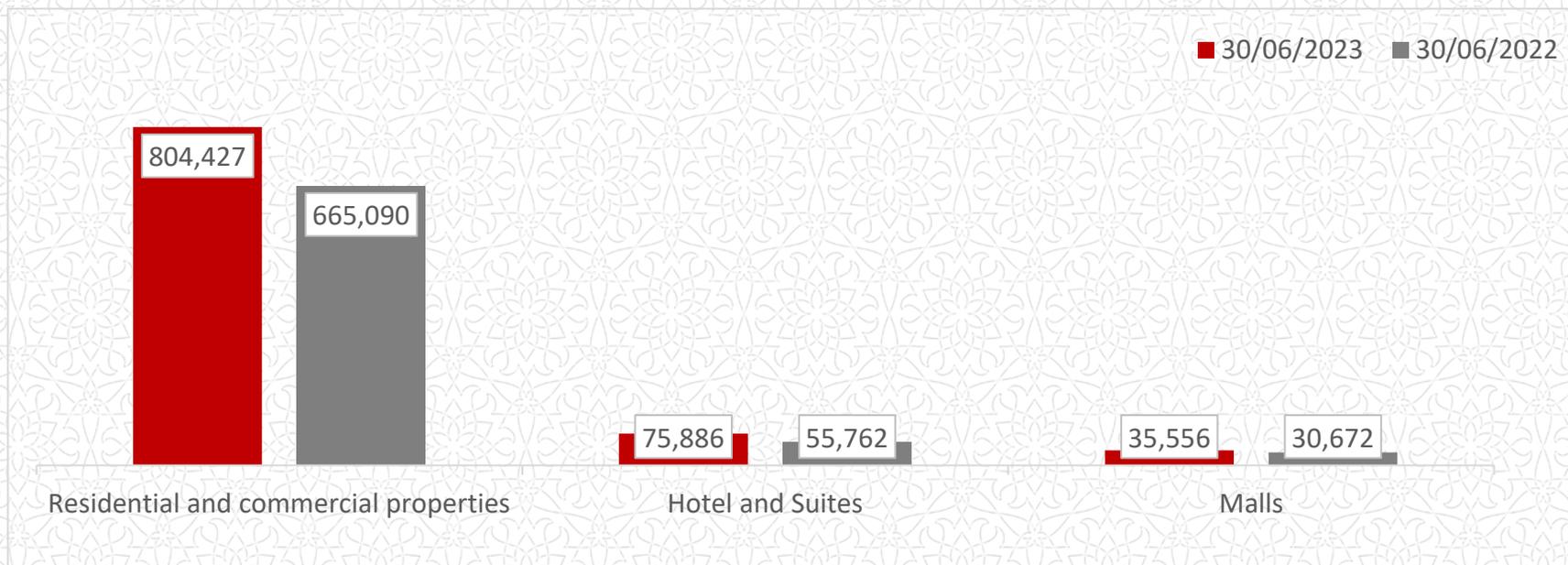
EBIT SEGMENT CONTRIBUTION

■ Residential & commercial property ■ Hotel & Suites ■ Malls



CONSOLIDATED STATEMENT OF PROFIT OR LOSS 30 June 2023	30/06/2023 QR"000	30/06/2022 QR"000	Variance QR"000	Variance %
Rental income	915,869	751,524	164,345	+21.9%
Other operating revenues	46,701	51,560	(4,859)	-9.4%
Operating expenses	(183,882)	(158,831)	(25,051)	+15.8%
Operating profit for the period	778,688	644,253	134,435	+20.9%
Dividends income from equity investments	-	86,830	(86,830)	-100.0%
Share from the results of equity accounted investees	-	(23,299)	23,299	-100.0%
NET OPERATING PROFIT	778,688	707,784	70,904	+10.0%
Other income	14,763	4,780	9,983	+208.8%
General and administrative expenses	(58,356)	(44,540)	(13,816)	+31.0%
Depreciation	(10,443)	(13,166)	2,723	-20.7%
Finance costs	(572,135)	(363,060)	(209,075)	+57.6%
Impairment of doubtful receivables	(312)	(5,560)	5,248	-94.4%
Gain/ (Loss) from foreign currency exchange	9,135	(24,841)	33,976	-136.8%
Net Profit	161,340	261,397	(100,057)	-38.3%
Shareholders of the Group	161,343	262,392	(101,049)	-38.5%
Non Controlling Interest	(3)	(995)	992	-99.7%
Earnings attributable to shareholders per share (QR)	0.006	0.010	(0.0038)	-38.4%

Rental Revenue by Segment	30/06/2023 QR"000	30/06/2022 QR"000	Variance QR"000	Variance %
Residential and commercial properties	804,427	665,090	139,337	+20.95%
Hotel and Suites	75,886	55,762	20,124	+36.09%
Malls	35,556	30,672	4,884	+15.92%
	915,869	751,524	164,345	21.87%



Other Operating Income by Segment	30/06/2023	30/06/2022	Variance	Variance
	QR"000	QR"000	QR"000	%
Residential and commercial properties	18,550	27,843	(9,293)	-33.38%
Hotel and Suites	15,633	10,821	4,812	+44.47%
Malls	12,518	12,896	(378)	-2.93%
	46,701	51,560	(4,859)	-9.42%



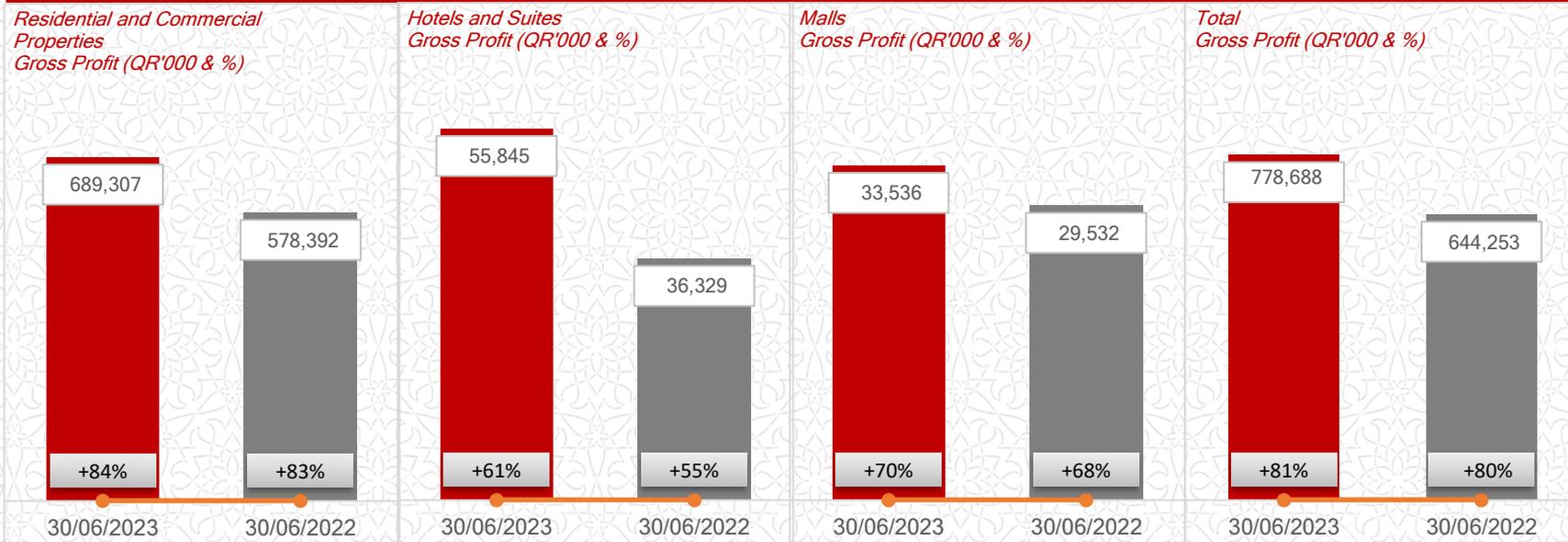
Operating expenses by Segment	30/06/2023	30/06/2022	Variance	Variance
	QR"000	QR"000	QR"000	%
Residential and commercial properties	133,670	114,541	19,129	+16.70%
Hotel and Suites	35,674	30,254	5,420	+17.91%
Malls	14,538	14,036	502	+3.58%
	183,882	158,831	25,051	15.77%



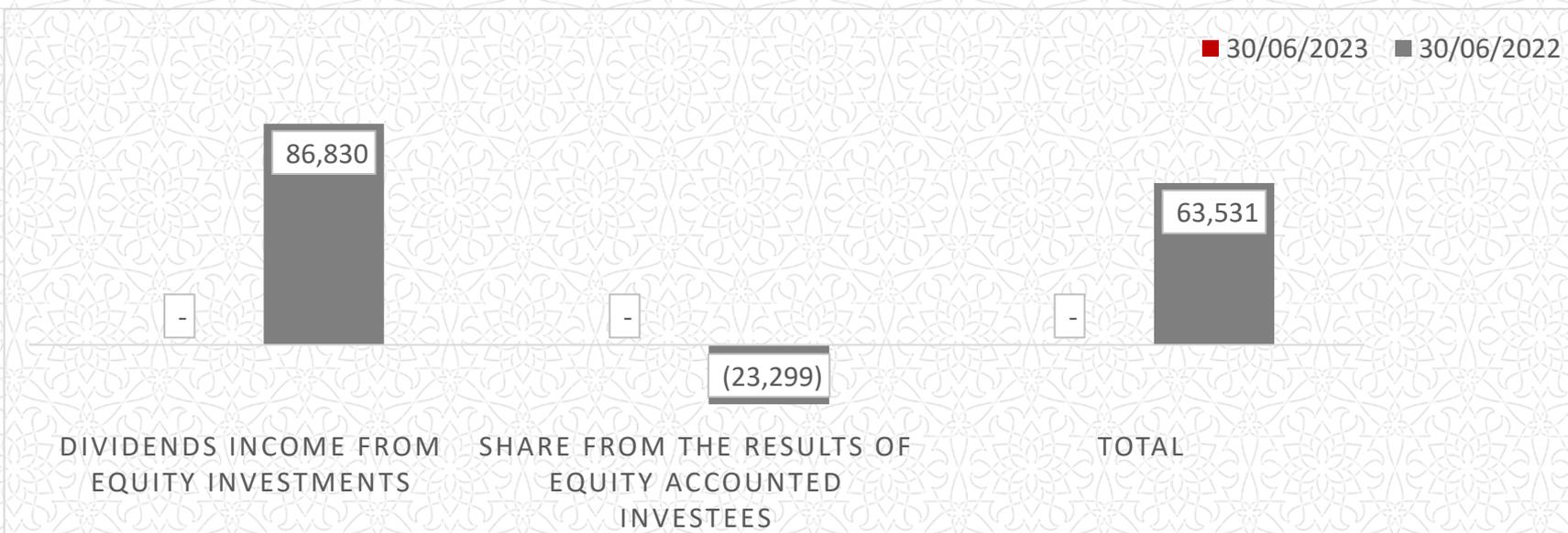
Operating expenses details	30/06/2023 QR"000	30/06/2022 QR"000	Variance QR"000	Variance %
Staff benefits	45,282	40,074	5,208	+13.00%
Utilities	39,307	46,008	(6,701)	-14.56%
Sewage	34,885	18,651	16,234	+87.04%
Maintenance expenses	23,351	17,519	5,832	+33.29%
Air Conditioning	10,235	9,333	902	+9.66%
Security	7,143	6,828	315	+4.61%
Cleaning	7,420	6,003	1,417	+23.60%
Foods and beverage	3,064	2,361	703	+29.78%
Laundry and dry cleaning	2,718	1,616	1,102	+68.19%
Commissions	942	1,071	(129)	-12.04%
Registration fees	4,078	4,066	12	+0.30%
Advertising and marketing	1,899	1,682	217	+12.90%
Others	3,558	3,619	(61)	-1.69%
	183,882	158,831	25,051	+15.77%

Financial Performance Overview

Operating profit by Segment " operating profit ÷ (rental revenue + other operating revenue)"	30/06/2023	30/06/2022	Variance	Variance %
Residential and commercial properties (QR"000)	689,307	578,392	110,915	+19.2%
Residential & commercial property (%)	+84%	+83%		
Hotel and Suites (QR"000)	55,845	36,329	19,516	+53.7%
Hotel & Suites (%)	+61%	+55%		
Malls (QR"000)	33,536	29,532	4,004	+13.6%
Malls (%)	+70%	+68%		
Total Operating Margin (QR"000)	778,688	644,253	134,435	20.87%
Total Operating Margin (%)	+81%	+80%		

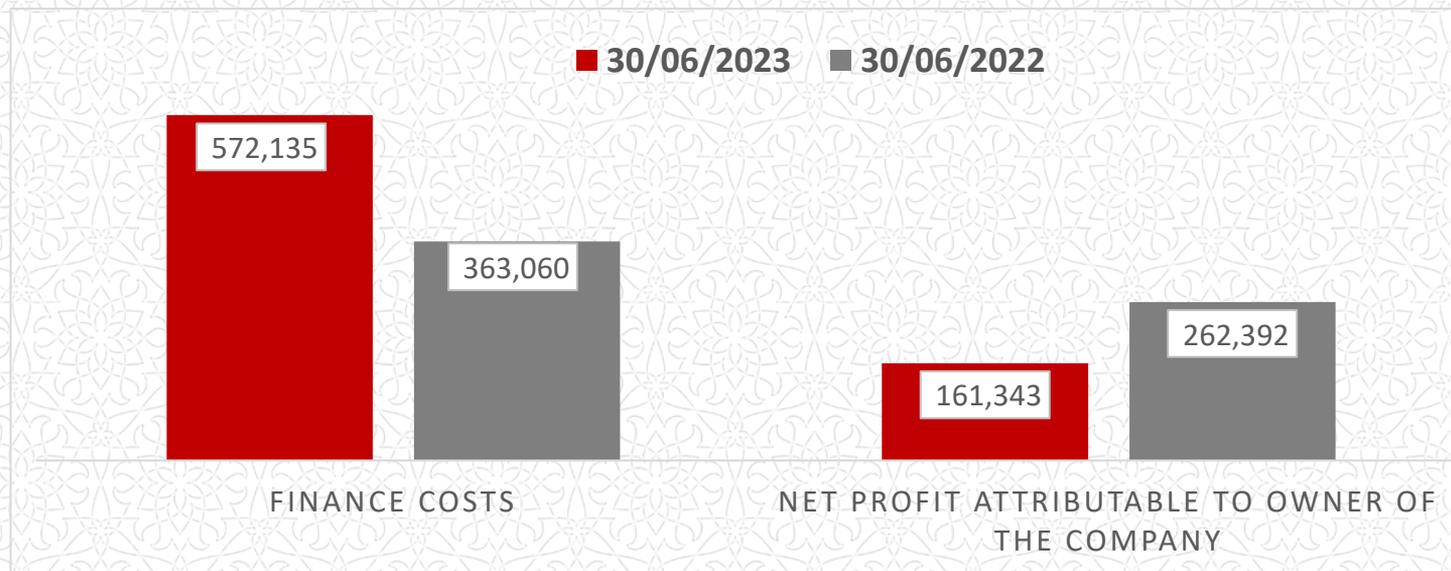


Investment Income	30/06/2023	30/06/2022	Variance	Variance
	QR"000	QR"000	QR"000	%
Dividends income from equity investments	-	86,830	(86,830)	-100.00%
Share from the results of equity accounted investees	-	(23,299)	23,299	-100.00%
Total	-	63,531	(63,531)	-100.00%



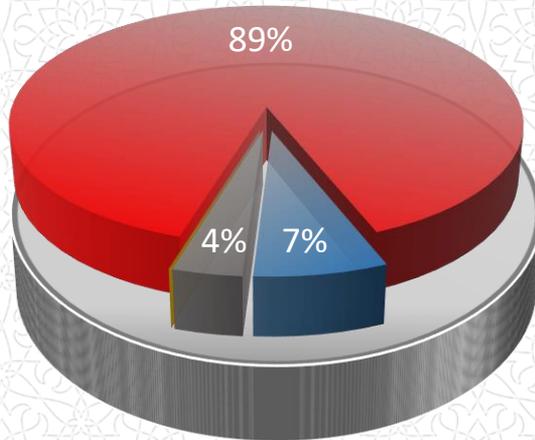
General and Admin expenses details	30/06/2023	30/06/2022	Variance	Variance
	QR"000	QR"000	QR"000	%
Staff benefits	18,995	17,688	1,307	+7.39%
Professional and legal fees	24,840	11,239	13,601	+121.02%
Advertising and marketing	208	636	(428)	-67.30%
Qatar Exchange registration fees	4,208	4,202	6	+0.14%
Information system expenses	1,977	871	1,106	+126.98%
Communication	936	990	(54)	-5.45%
Bank charges	2,687	3,398	(711)	-20.92%
Insurance	1,990	1,691	299	+17.68%
Printing and stationery	385	303	82	+27.06%
Utilities	-	1,814	(1,814)	-100.00%
Repair and maintenance	-	44	(44)	-100.00%
Others	2,130	1,664	466	+28.00%
	58,356	44,540	13,816	+31.02%

Other Main Components of Income Statement	30/06/2023	30/06/2022	Variance	Variance
	QR"000	QR"000	QR"000	%
Finance costs	572,135	363,060	209,075	+57.59%
Net profit attributable to owner of the company	161,343	262,392	(101,049)	-38.51%

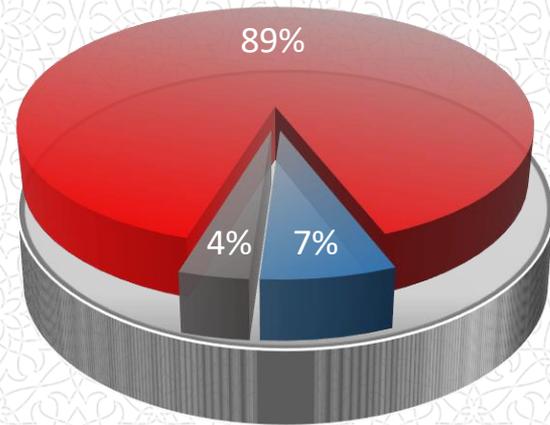


Consolidated Statement Of Financial Position	30/06/2023	31/12/2022	Changes	Changes
30 June 2023	QR"000	QR"000	QR"000	%
Cash and bank balances	460,918	463,098	(2,180)	-0.5%
Receivables and prepayments	134,598	138,227	(3,629)	-3%
Inventory	15,087	15,599	(512)	-3%
Due from related parties	486	626	(140)	-22%
Investment properties	45,753,992	45,702,277	51,715	+0.1%
Property and equipment	678,589	687,920	(9,331)	-1%
TOTAL ASSETS	47,043,670	47,007,747	35,923	+0%
Payables and other liabilities	910,982	958,891	(47,909)	-5%
Due to related parties	1,636,065	1,638,199	(2,134)	-0.1%
Islamic financing borrowings	11,104,789	11,176,547	(71,758)	-1%
TOTAL LIABILITIES	13,651,836	13,773,637	(121,801)	-1%
Share capital	26,524,967	26,524,967	-	0%
Legal reserve	1,696,560	1,696,560	-	0%
Foreign currency translation reserve	640	4,256	(3,616)	-85%
Retained earnings	5,345,042	5,183,699	161,343	+3%
Equity Holders of the Parent	33,567,209	33,409,482	157,727	+0%
Non-controlling interest	(175,375)	(175,372)	(3)	+0%
Total Equity	33,391,834	33,234,110	157,724	+0.5%
TOTAL LIABILITIES AND EQUITY	47,043,670	47,007,747	35,923	+0.1%

Total Assets by Segment	30/06/2023 QR"000	31/12/2022 QR"000	Changes QR"000	Changes %
Residential and commercial properties	41,950,046	41,990,244	(40,198)	-0.1%
Hotel and suites	3,349,734	3,304,675	45,059	+1.4%
Malls	1,743,890	1,712,828	31,062	+1.8%
Total Assets	47,043,670	47,007,747	35,923	+0.1%



Jun-2023

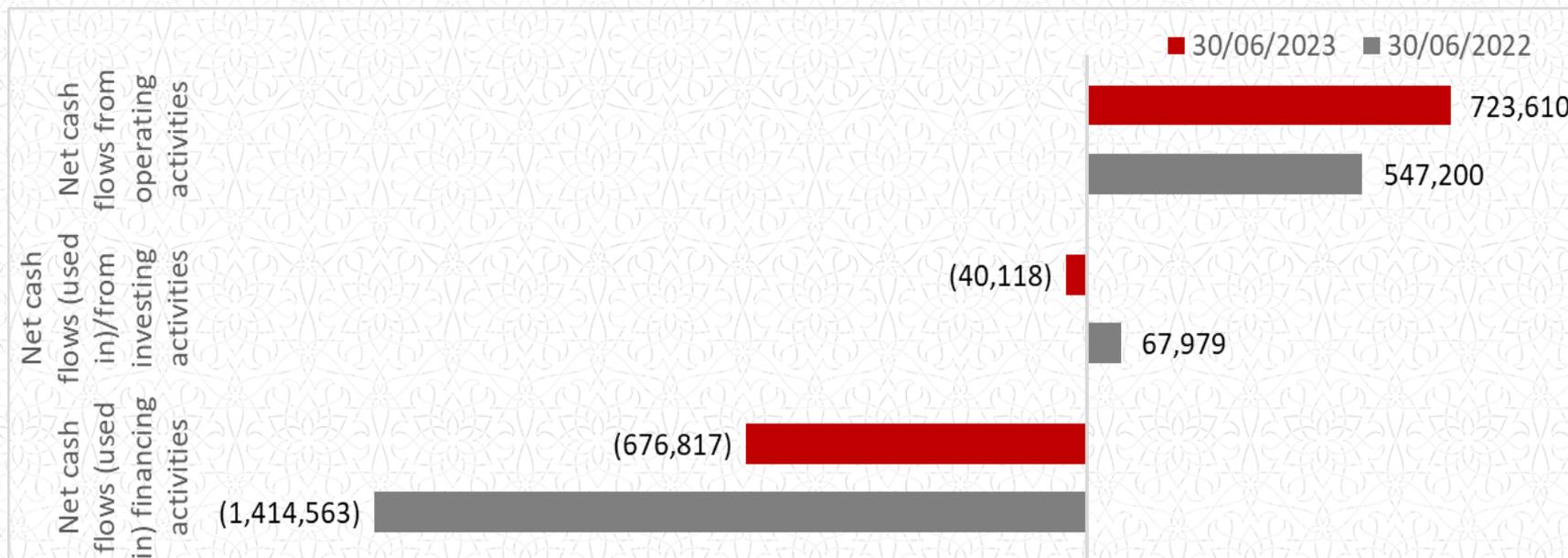


Dec-2022

Main Ratios for Statement of Financial Position	30/06/2023	30/06/2022
Return on Assets (*)	0.33%	0.51%
Return on Equity (*)	0.49%	0.79%
	30/06/2023	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 30 June 2023	30/06/2023 QR"000	30/06/2022 QR"000	Variance QR"000	Variance %
Net cash flows from operating activities	723,610	547,200	176,410	+32%
Net cash flows (used in)/from investing activities	(40,118)	67,979	(108,097)	-159%
Net cash flows (used in) financing activities	(676,817)	(1,414,563)	737,746	-52%
Increase/ (Decrease) in cash and cash equivalents	6,675	(799,384)	806,059	-101%



Thank you

Got any questions ?

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