



Ezdan Holding Group Q.P.S.C

Investor Presentation





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HIGHLIGHTS 2021

RENTAL INCOME

1,260 Mn

OPERATING PROFIT

1,130 Mn

TOTAL ASSETS

50,185 Mn

SUKUK & BORROWINGS

13,188 Mn

TOTAL EQUITY

32,241 Mn

NET PROFIT

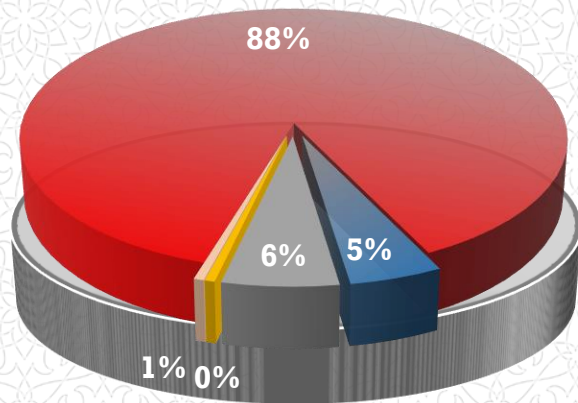
61 Mn

EPS

QR 0.0023

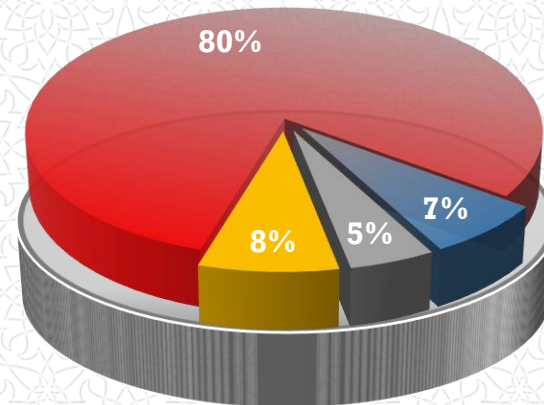
REVENUE BREAKDOWN

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



EBIT SEGMENT CONTRIBUTION

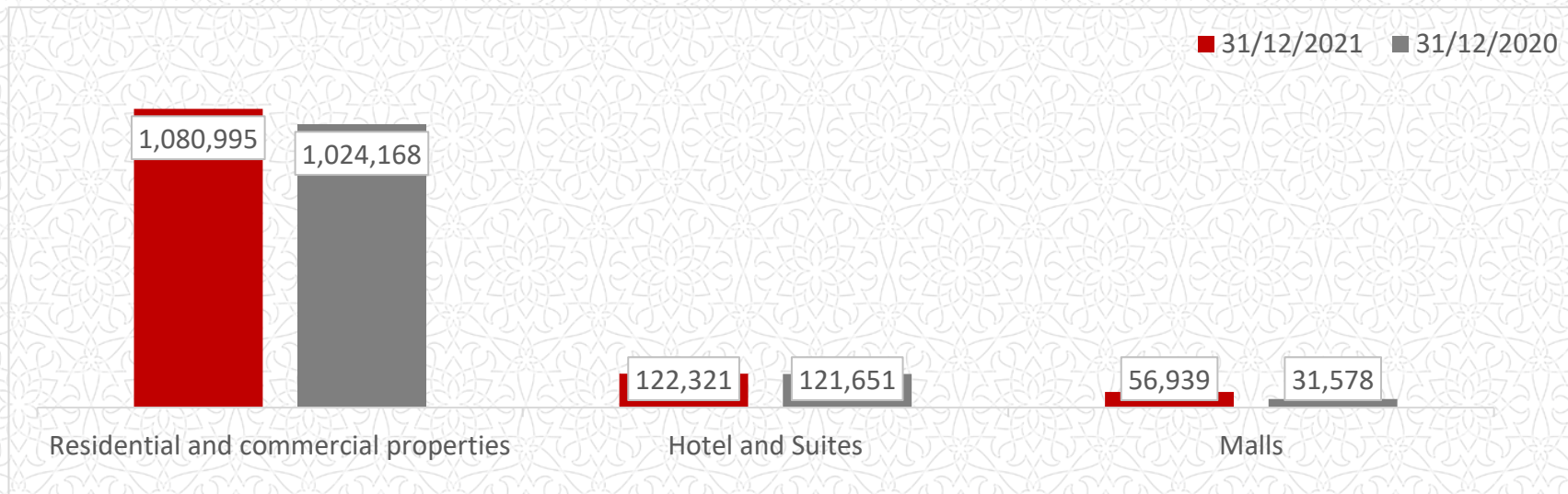
- Residential & commercial property
- Hotel & Suites
- Malls
- Investments



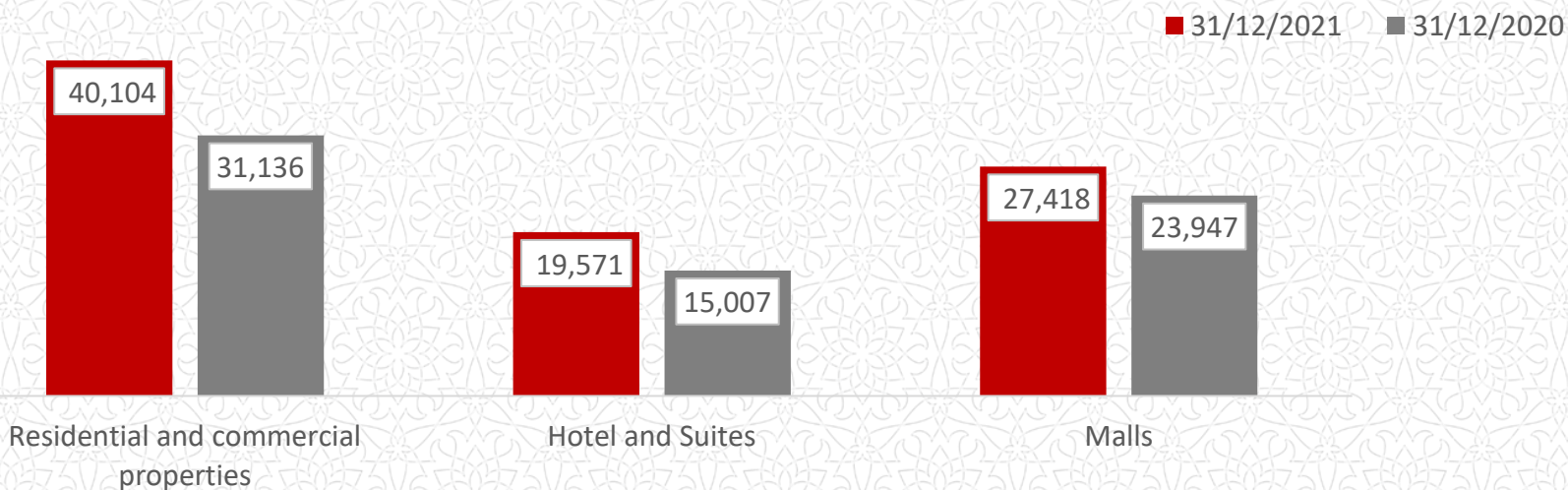
CONSOLIDATED STATEMENT OF PROFIT OR LOSS 31 December 2021	31/12/2021 QR'000	31/12/2020 QR'000	Variance QR'000	Variance %
Rental income	1,260,255	1,177,397	82,858	+7.0%
Other operating revenues	87,093	70,090	17,003	+24.3%
Operating expenses	(295,238)	(252,579)	(42,659)	+16.9%
Operating profit for the period	1,052,110	994,908	57,202	+5.7%
Dividends income from equity investments	70,215	93,205	(22,990)	-24.7%
Share from the results of equity accounted investees	7,545	26,801	(19,256)	-71.8%
NET OPERATING PROFIT	1,129,870	1,114,914	14,956	+1.3%
(Loss) on revaluation of investment properties	(200,508)	-	(200,508)	0.0%
Other income	15,975	33,699	(17,724)	-52.6%
General and administrative expenses	(83,518)	(80,856)	(2,662)	+3.3%
Loss on disposal of investment property	(949)	-	(949)	0.0%
Depreciation	(30,190)	(32,796)	2,606	-7.9%
Net gain from modification of Islamic financing	-	100,098	(100,098)	-100.0%
Finance costs	(728,063)	(752,534)	24,471	-3.3%
Impairment of doubtful receivables	1,826	(21,374)	23,200	-108.5%
(Loss) / gain from foreign currency exchange	(43,377)	(13,168)	(30,209)	+229.4%
Net Profit	61,066	347,983	(286,917)	-82.5%
Shareholders of the Group	61,108	347,941	(286,833)	-82.4%
Non Controlling Interest	(42)	42	(84)	-200.0%
Earnings attributable to shareholders per share	0.0023	0.013	(0.011)	-82.3%

Main Income Statement Ratios	31/12/2021	31/12/2020
Operating expenses % (to rental revenue+other operating revenue)	22%	20%
Main operation gross profit margin	78%	80%
Gross margin %	79%	81%
Net profit %	4%	26%
EPS	0.0023	0.013

Rental Revenue by Segment	31/12/2021 QR'000	31/12/2020 QR'000	Variance QR'000	Variance %
Residential and commercial properties	1,080,995	1,024,168	56,827	+5.55%
Hotel and Suites	122,321	121,651	670	+0.55%
Malls	56,939	31,578	25,361	+80.31%
	1,260,255	1,177,397	82,858	7.04%

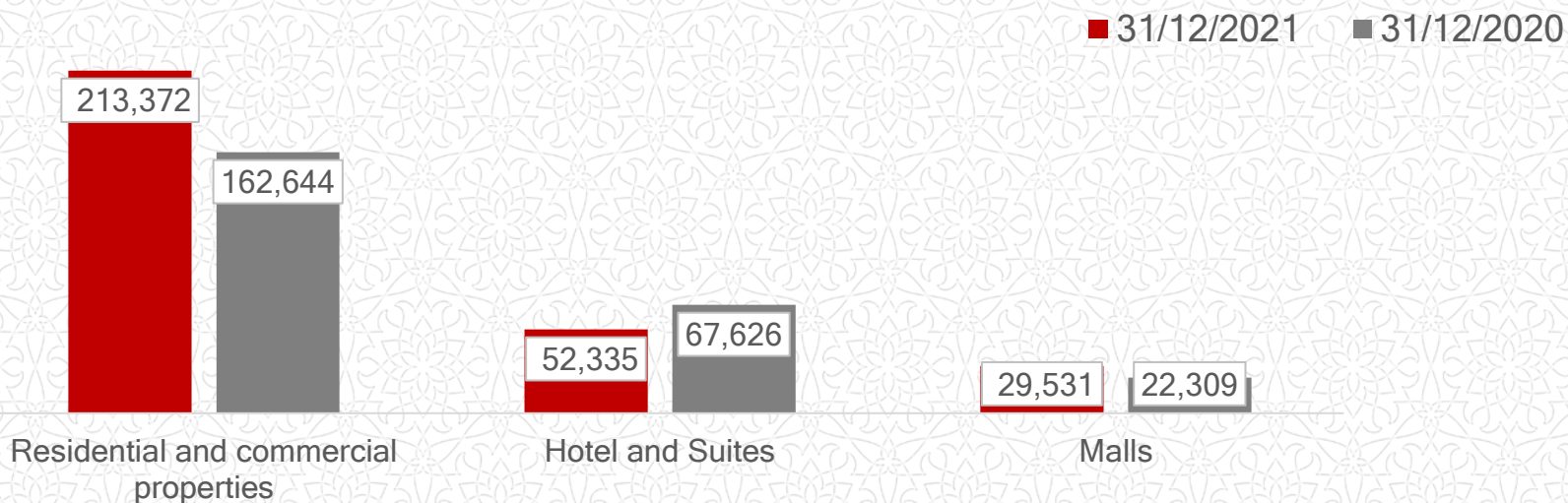


Other Operating Income by Segment	31/12/2021 QR"000	31/12/2020 QR"000	Variance QR"000	Variance %
Residential and commercial properties	40,104	31,136	8,968	+28.80%
Hotel and Suites	19,571	15,007	4,564	+30.41%
Malls	27,418	23,947	3,471	+14.49%
	87,093	70,090	17,003	24.26%



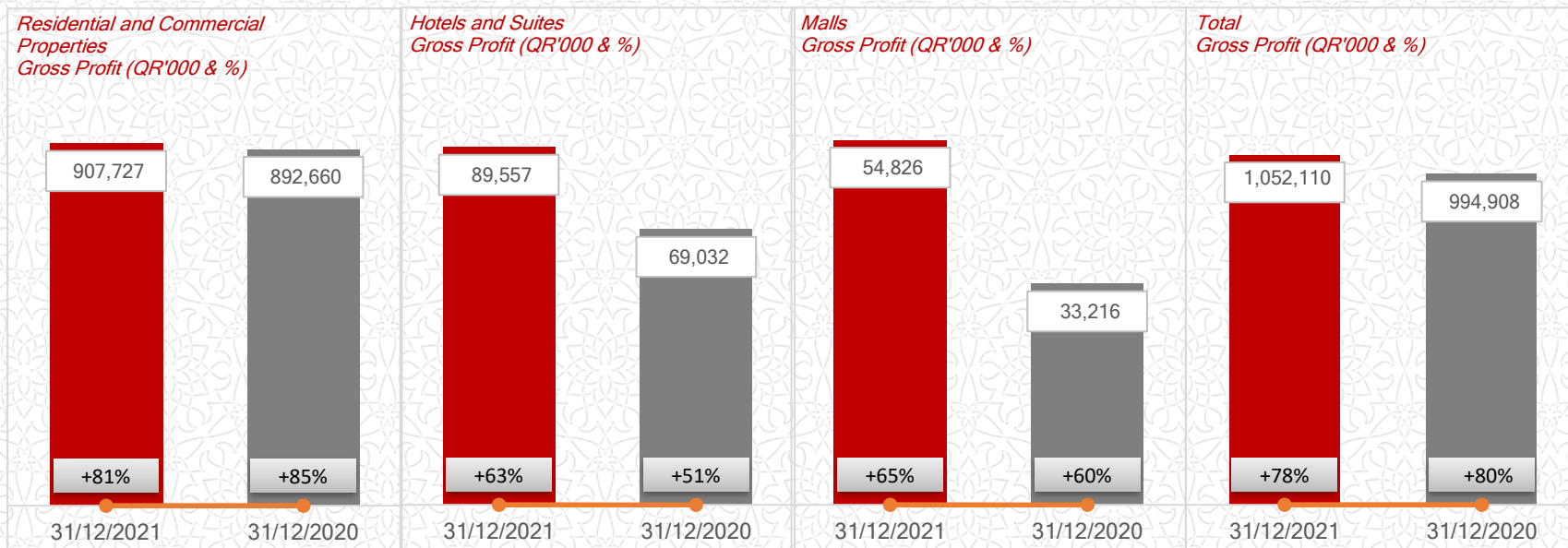
01 Financial Performance Overview

Operating expenses by Segment	31/12/2021 QR'000	31/12/2020 QR'000	Variance QR'000	Variance %
Residential and commercial properties	213,372	162,644	50,728	+31.19%
Hotel and Suites	52,335	67,626	(15,291)	-22.61%
Malls	29,531	22,309	7,222	+32.37%
	295,238	252,579	42,659	16.89%



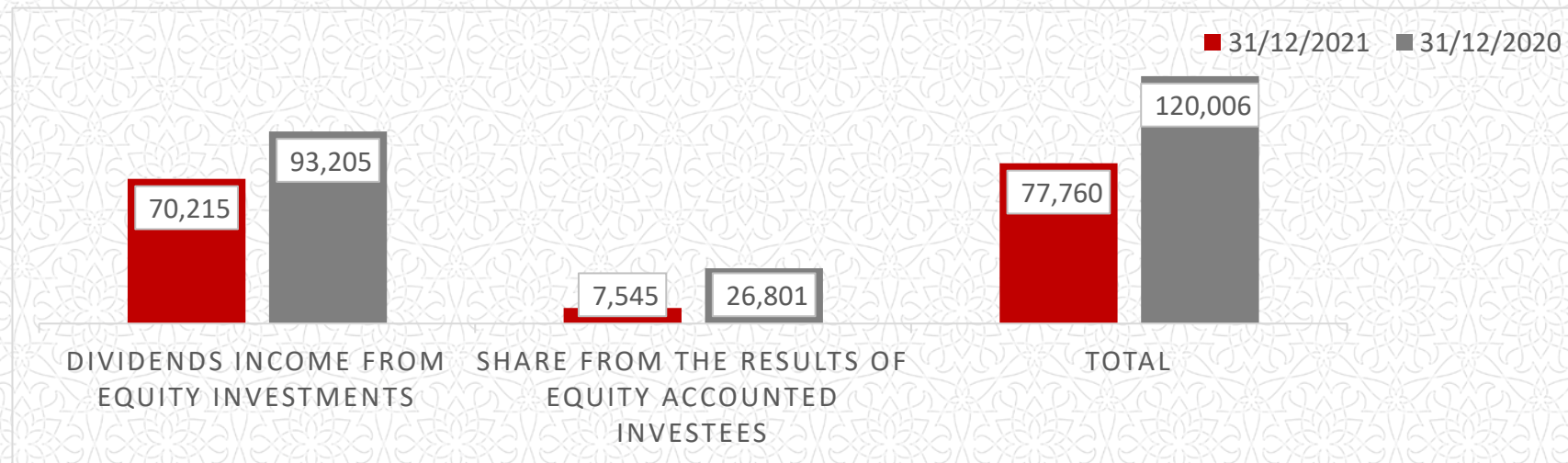
Operating expenses details	31/12/2021 QR'000	31/12/2020 QR'000	Variance QR'000	Variance %
Staff benefits	67,761	50,258	17,503	+34.83%
Utilities	97,583	82,143	15,440	+18.80%
Sewage	29,892	23,153	6,739	+29.11%
Maintenance expenses	33,853	23,197	10,656	+45.94%
Air Conditioning	18,247	17,815	432	+2.42%
Security	11,764	9,484	2,280	+24.04%
Cleaning	10,439	7,759	2,680	+34.54%
Foods and beverage	3,755	3,978	(223)	-5.61%
Laundry and dry cleaning	2,918	3,358	(440)	-13.10%
Commissions	2,217	2,001	216	+10.79%
Registration fees	6,775	6,159	616	+10.00%
Advertising and marketing	3,547	1,564	1,983	+126.79%
Fuel	329	245	84	+34.29%
Others	6,158	21,465	(15,307)	-71.31%
	295,238	252,579	42,659	+16.89%

Operating profit by Segment	31/12/2021	31/12/2020	Variance	Variance %
<i>" operating profit ÷ (rental revenue + other operating revenue)"</i>				
Residential and commercial properties (QR"000)	907,727	892,660	15,067	+1.7%
Residential & commercial property (%)	+81%	+85%		
Hotel and Suites (QR"000)	89,557	69,032	20,525	+29.7%
Hotel & Suites (%)	+63%	+51%		
Malls (QR"000)	54,826	33,216	21,610	+65.1%
Malls (%)	+65%	+60%		
Total Operating Margin (QR"000)	1,052,110	994,908	57,202	5.75%
Total Operating Margin (%)	+78%	+80%		



01 Financial Performance Overview

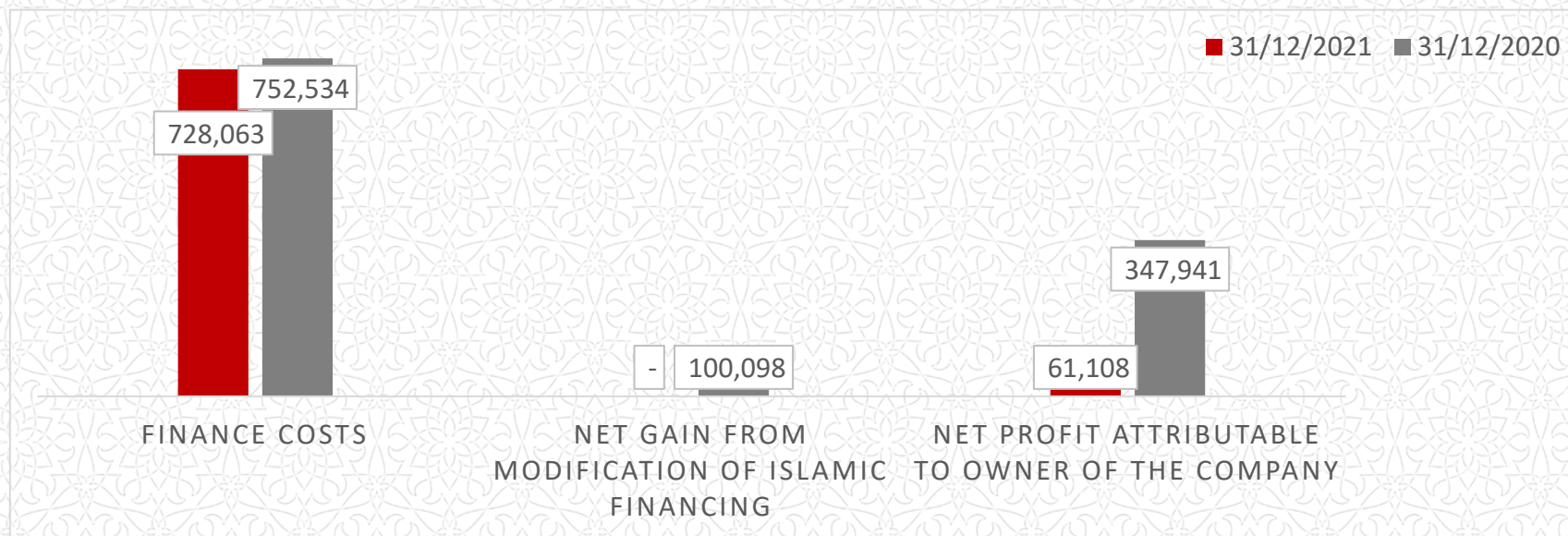
Investment Income	31/12/2021 QR'000	31/12/2020 QR'000	Variance QR'000	Variance %
Dividends income from equity investments	70,215	93,205	(22,990)	-24.67%
Share from the results of equity accounted investees	7,545	26,801	(19,256)	-71.85%
Total	77,760	120,006	(42,246)	-35.20%



01 Financial Performance Overview

General and Admin expenses details	31/12/2021 QR"000	31/12/2020 QR"000	Variance QR"000	Variance %
Staff benefits	35,826	29,509	6,317	+21.41%
Advertising and marketing	487	375	112	+29.87%
Professional and legal fees	15,534	15,220	314	+2.06%
Qatar Exchange registration fees	8,394	8,395	(1)	-0.01%
Information system expenses	1,684	1,636	48	+2.93%
Communication	2,164	1,956	208	+10.63%
Bank charges	6,131	6,007	124	+2.06%
Insurance	3,971	3,888	83	+2.13%
Printing and stationery	600	553	47	+8.50%
Utilities	4,747	-	4,747	0.00%
Repair and maintenance	139	-	139	0.00%
Connection fees for Kahramaa	-	6,042	(6,042)	
Others	3,841	7,275	(3,434)	-47.20%
	83,518	80,856	2,662	+3.29%

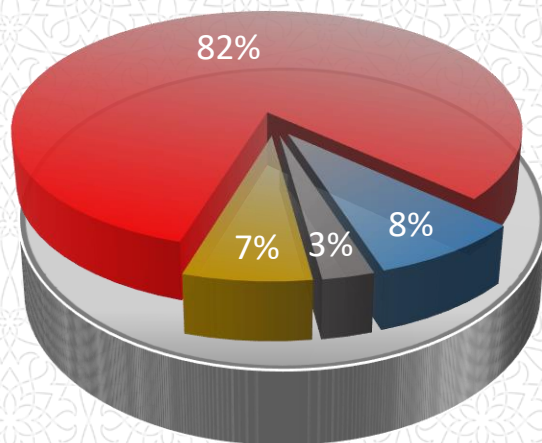
Other Main Components of Income Statement	31/12/2021 QR'000	31/12/2020 QR'000	Variance QR'000	Variance %
Finance costs	728,063	752,534	(24,471)	-3.25%
Net gain from modification of Islamic financing	-	100,098	(100,098)	-100.00%
Net profit attributable to owner of the company	61,108	347,941	(286,833)	-82.44%



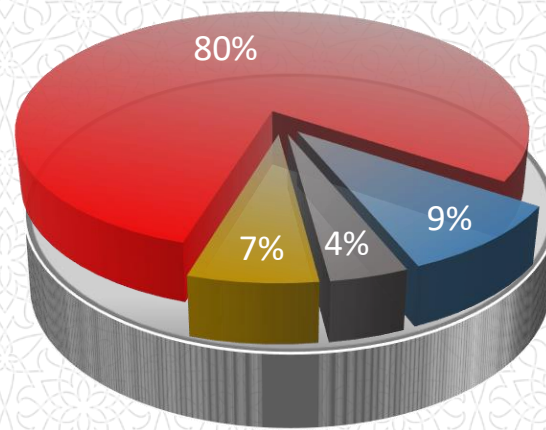
Financial Position Overview

Consolidated Statement Of Financial Position 31 December 2021	31/12/2021 QR"000	31/12/2020 QR"000	Changes QR"000	Changes %
Cash and bank balances	1,089,092	650,311	438,781	+67%
Receivables and prepayments	92,231	123,518	(31,287)	-25%
Inventory	10,129	9,745	384	+4%
Due from related parties	643	1,380	(737)	-53%
Equity investments	2,671,864	2,549,407	122,457	+5%
Investments in equity accounted investees	788,278	816,653	(28,375)	-3%
Investment properties	44,827,392	44,512,585	314,807	+1%
Property and equipment	704,891	734,202	(29,311)	-4%
TOTAL ASSETS	50,184,520	49,397,801	786,719	+2%
Payables and other liabilities	939,109	971,116	(32,007)	-3%
Due to related parties	3,843,683	1,634,142	2,209,541	+135%
Islamic financing borrowings	13,187,750	14,760,938	(1,573,188)	-11%
TOTAL LIABILITIES	17,970,542	17,366,196	604,346	+3%
Share capital	26,524,967	26,524,967	-	0%
Legal reserve	1,687,887	1,681,776	6,111	+0%
Revaluation reserve	1,002,558	882,152	120,406	+14%
Foreign currency translation reserve	(1,546)	(1,784)	238	-13%
Retained earnings	3,279,146	3,223,486	55,660	+2%
Equity Holders of the Parent	32,493,012	32,310,597	182,415	+1%
Non-controlling interest	(279,034)	(278,992)	(42)	+0%
Total Equity	32,213,978	32,031,605	182,373	+1%
TOTAL LIABILITIES AND EQUITY	50,184,520	49,397,801	786,719	+2%

Total Assets by Segment	31/12/2021 QR'000	31/12/2020 QR'000	Changes QR'000	Changes %
Residential and commercial properties	41,152,833	39,316,529	1,836,304	+4.7%
Hotel and suites	4,162,149	4,679,254	(517,105)	-11.1%
Malls	1,408,668	2,035,747	(627,079)	-30.8%
Investment	3,460,870	3,366,271	94,599	+2.8%
Total Assets	50,184,520	49,397,801	786,719	+1.6%



2021



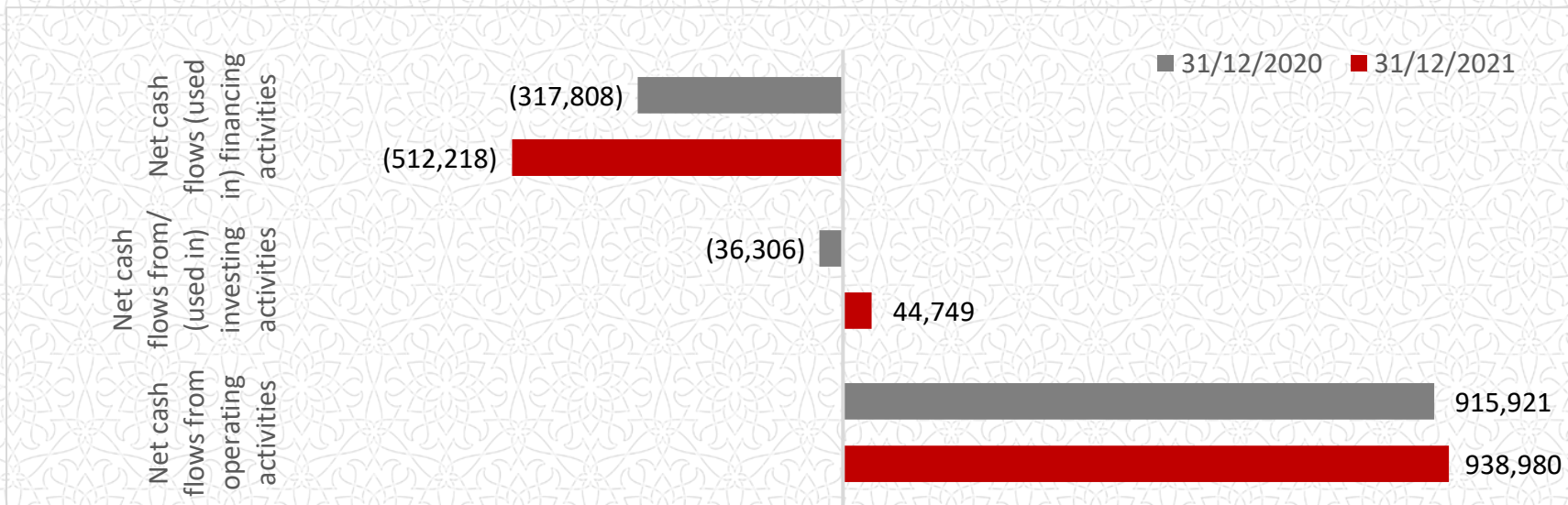
2020

Main Ratios for Statement of Financial Position	31/12/2021	31/12/2020
Return on Assets (*)	0.12%	0.71%
Return on Equity (*)	0.19%	1.10%
	31/12/2021	31/12/2020
Islamic borrowings as % of Total Equity	41%	46%
Investment properties as % of Total Assets	89%	90%
Investments as % of Total Assets	7%	7%

Consolidated Statement Of Cash Flows

31 December 2021

	31/12/2021 QR"000	31/12/2020 QR"000	Variance QR"000	Variance %
Net cash flows from operating activities	938,980	915,921	23,059	+3%
Net cash flows from/ (used in) investing activities	44,749	(36,306)	81,055	-223%
Net cash flows (used in) financing activities	(512,218)	(317,808)	(194,410)	+61%
Increase in cash and cash equivalents	471,511	561,807	(90,296)	-16%



Thank you

Got any questions ?

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