



Ezdan Holding Group Q.P.S.C

Investor Presentation





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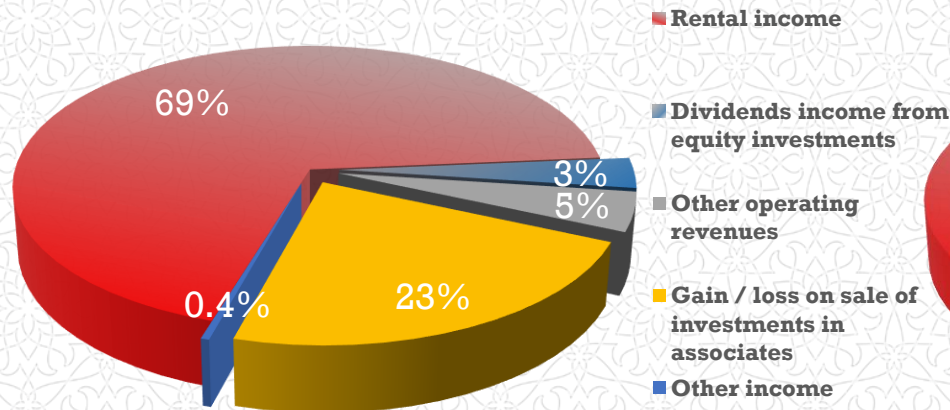
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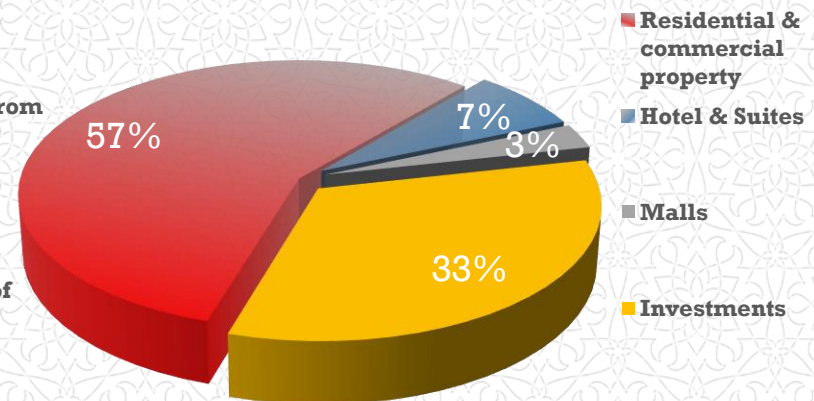
HIGHLIGHTS

RENTAL INCOME	OPERATING PROFIT	TOTAL ASSETS	SUKUK & BORROWINGS	TOTAL EQUITY	NET PROFIT	EPS
1,744 Mn	2,123 Mn	47,008 Mn	11,177 Mn	33,234 Mn	87 Mn	QR 0.003

REVENUE BREAKDOWN

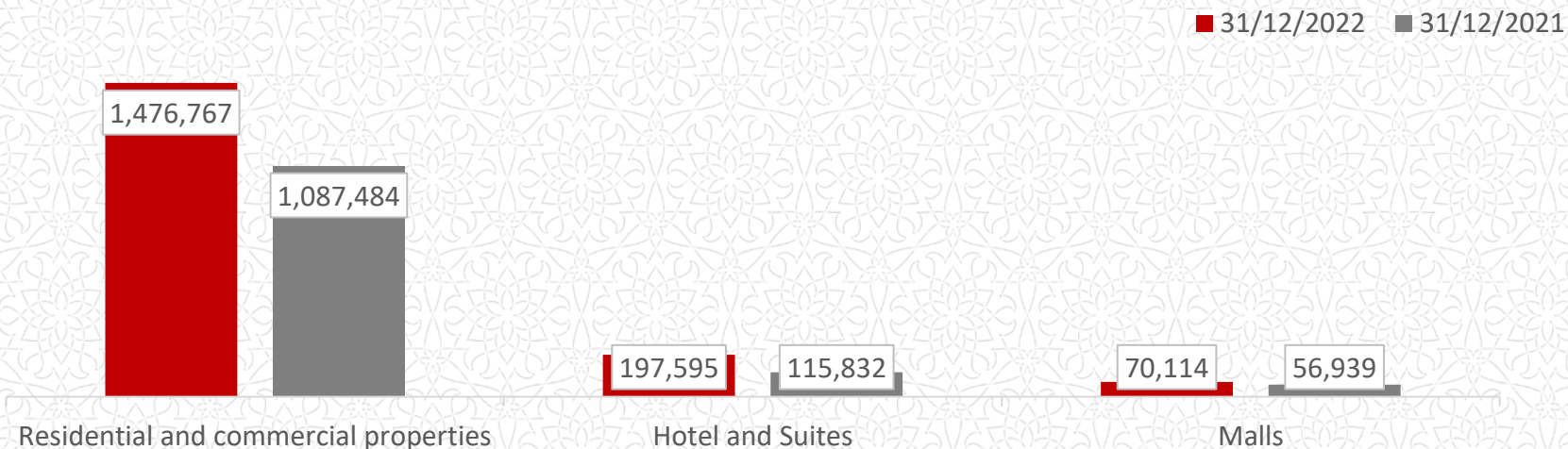


EBIT SEGMENT CONTRIBUTION

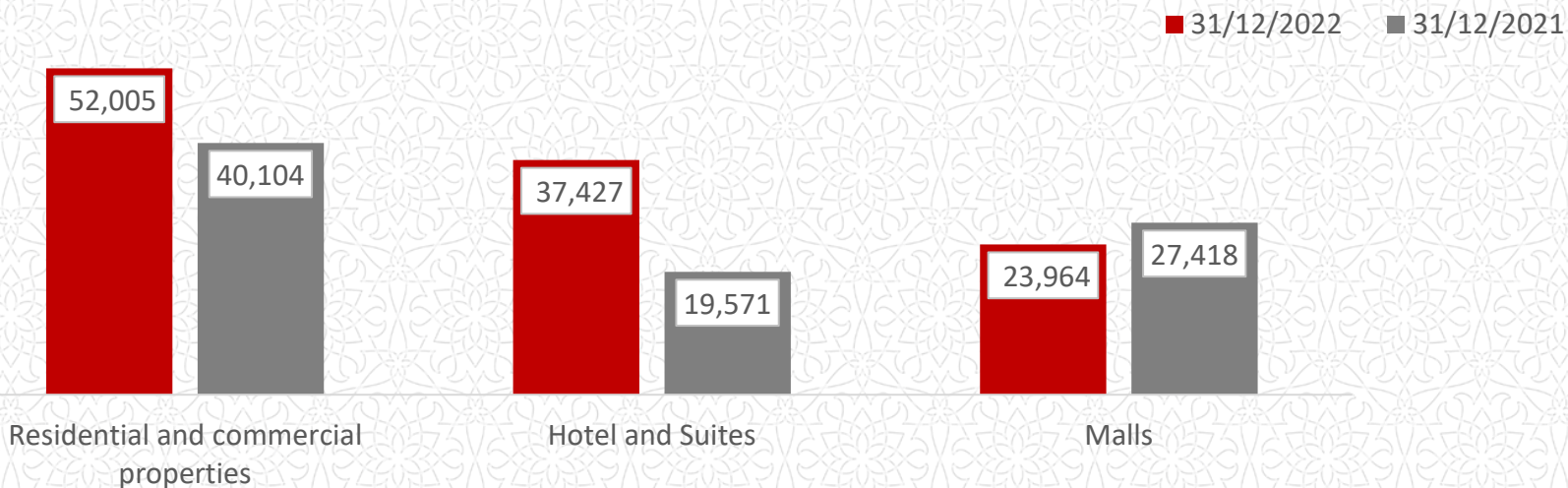


CONSOLIDATED STATEMENT OF PROFIT OR LOSS	31/12/2022	31/12/2021	Variance	Variance
31 December 2022	QR'000	QR'000	QR'000	%
Rental income	1,744,476	1,260,255	484,221	+38.4%
Other operating revenues	113,396	87,093	26,303	+30.2%
Operating expenses	(379,433)	(295,238)	(84,195)	+28.5%
Operating profit for the period	1,478,439	1,052,110	426,329	+40.5%
Dividends income from equity investments	86,830	70,215	16,615	+23.7%
Share from the results of equity accounted investees	(18,411)	7,545	(25,956)	-344.0%
Gain on disposal of investments in associates / joint venture	576,479	-	576,479	0.0%
NET OPERATING PROFIT	2,123,337	1,129,870	993,467	+87.9%
Loss on revaluation of investment properties	(1,059,247)	(200,508)	(858,739)	-100.0%
Other income	10,378	15,975	(5,597)	-35.0%
General and administrative expenses	(119,724)	(83,518)	(36,206)	+43.4%
Loss on disposal of investment property	-	(949)	949	-100.0%
Depreciation	(23,452)	(30,190)	6,738	-22.3%
Finance costs	(801,602)	(728,063)	(73,539)	+10.1%
Impairment of doubtful receivables	(17,409)	1,826	(19,235)	-1053.4%
Loss from foreign currency exchange	(26,927)	(43,377)	16,450	-37.9%
Net Profit	85,354	61,066	24,288	+39.8%
Shareholders of the Group	86,732	61,108	25,624	+41.9%
Non Controlling Interest	(1,378)	(42)	(1,336)	+3181.0%
Earnings attributable to shareholders per share (QR)	0.003	0.002	0.0010	+43.5%

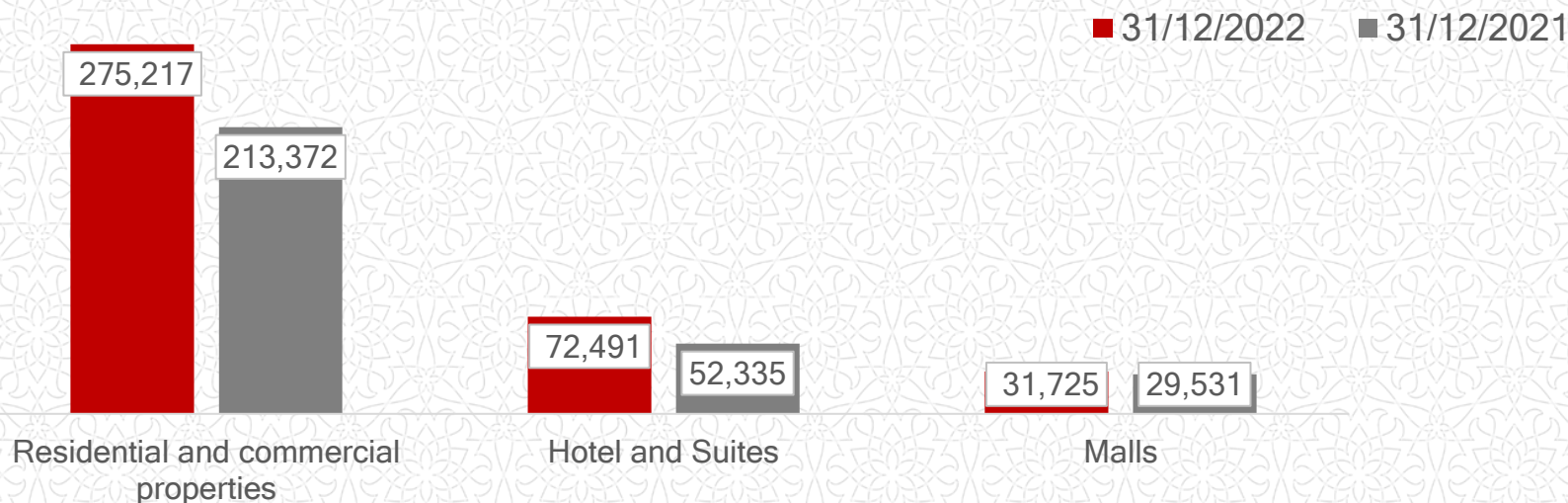
Rental Revenue by Segment	31/12/2022 QR"000	31/12/2021 QR"000	Variance QR"000	Variance %
Residential and commercial properties	1,476,767	1,087,484	389,283	+35.80%
Hotel and Suites	197,595	115,832	81,763	+70.59%
Malls	70,114	56,939	13,175	+23.14%
	1,744,476	1,260,255	484,221	38.42%



Other Operating Income by Segment	31/12/2022	31/12/2021	Variance	Variance
	QR'000	QR'000	QR'000	%
Residential and commercial properties	52,005	40,104	11,901	+29.68%
Hotel and Suites	37,427	19,571	17,856	+91.24%
Malls	23,964	27,418	(3,454)	-12.60%
	113,396	87,093	26,303	30.20%

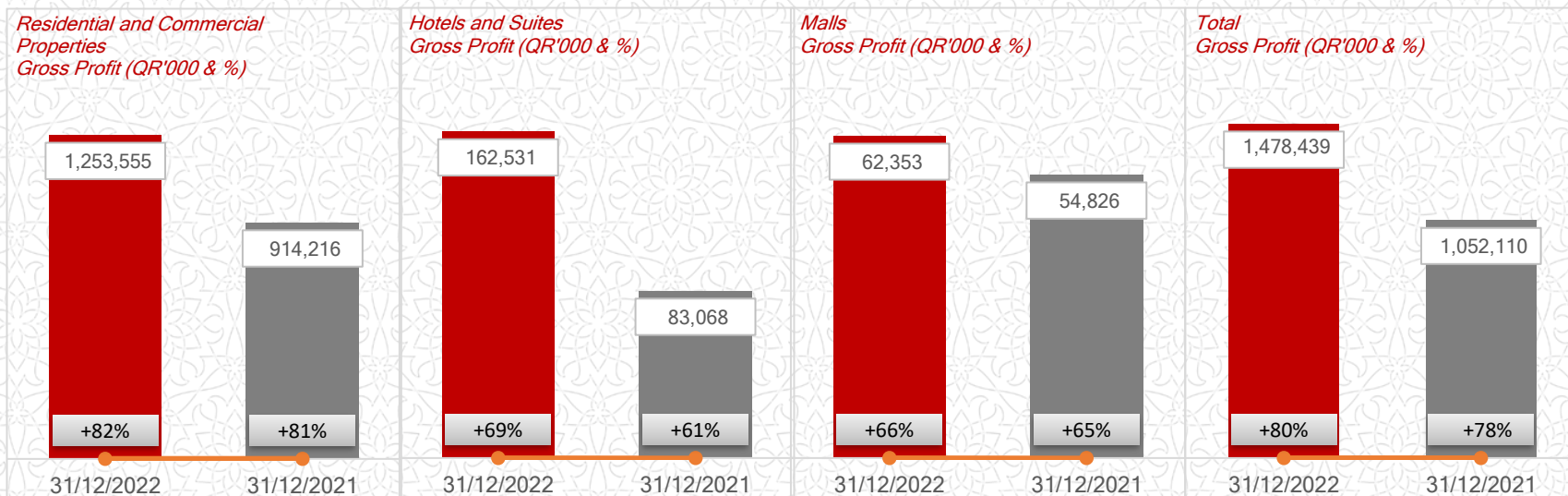


Operating expenses by Segment	31/12/2022	31/12/2021	Variance	Variance
	QR'000	QR'000	QR'000	%
Residential and commercial properties	275,217	213,372	61,845	+28.98%
Hotel and Suites	72,491	52,335	20,156	+38.51%
Malls	31,725	29,531	2,194	+7.43%
	379,433	295,238	84,195	28.52%

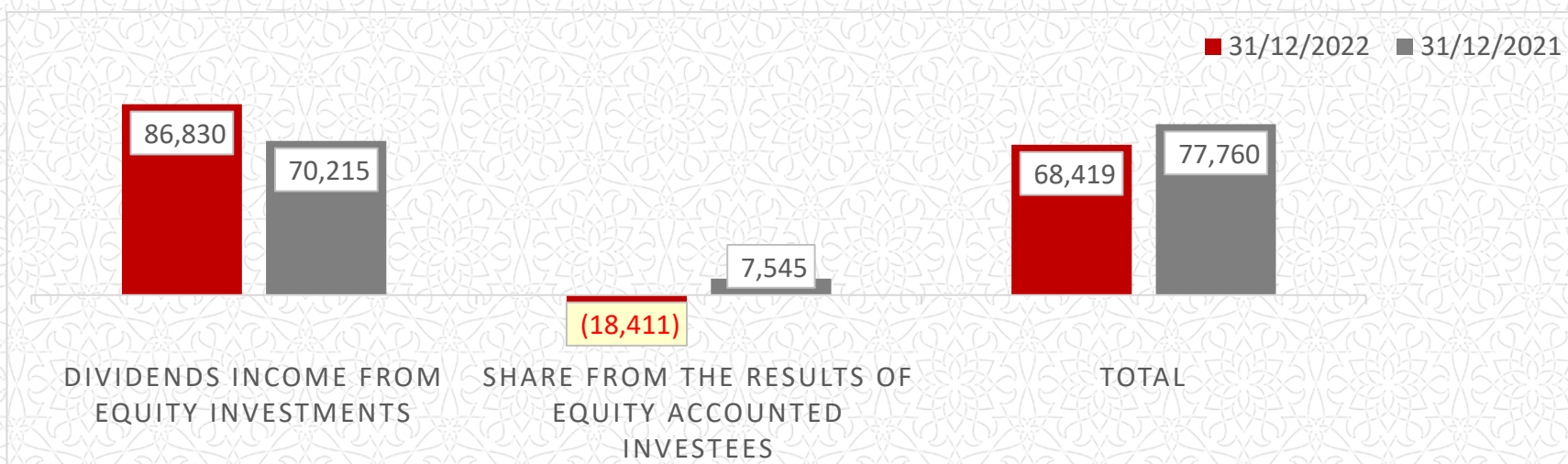


Operating expenses details	31/12/2022	31/12/2021	Variance	Variance
	QR'000	QR'000	QR'000	%
Staff benefits	97,029	67,761	29,268	+43.19%
Utilities	105,835	97,583	8,252	+8.46%
Sewage	47,618	29,892	17,726	+59.30%
Maintenance expenses	43,581	33,853	9,728	+28.74%
Air Conditioning	19,287	18,247	1,040	+5.70%
Security	14,006	11,764	2,242	+19.06%
Cleaning	14,123	10,439	3,684	+35.29%
Foods and beverage	6,242	3,755	2,487	+66.23%
Laundry and dry cleaning	4,638	2,918	1,720	+58.94%
Commissions	2,984	2,217	767	+34.60%
Registration fees	7,613	6,775	838	+12.37%
Advertising and marketing	5,498	3,547	1,951	+55.00%
Others	10,979	6,487	4,492	+69.25%
	379,433	295,238	84,195	+28.52%

Operating profit by Segment	31/12/2022	31/12/2021	Variance	Variance
" operating profit ÷ (rental revenue + other operating revenue)"				%
Residential and commercial properties (QR"000)	1,253,555	914,216	339,339	+37.1%
Residential & commercial property (%)	+82%	+81%		
Hotel and Suites (QR"000)	162,531	83,068	79,463	+95.7%
Hotel & Suites (%)	+69%	+61%		
Malls (QR"000)	62,353	54,826	7,527	+13.7%
Malls (%)	+66%	+65%		
Total Operating Margin (QR"000)	1,478,439	1,052,110	426,329	40.52%
Total Operating Margin (%)	+80%	+78%		



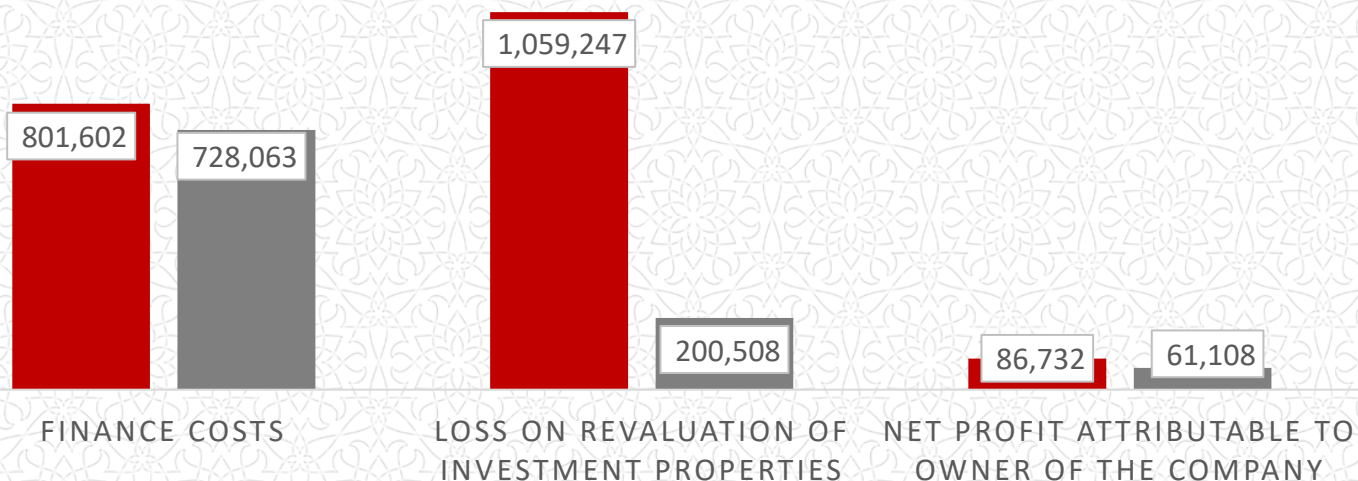
Investment Income	31/12/2022	31/12/2021	Variance	Variance
	QR'000	QR'000	QR'000	%
Dividends income from equity investments	86,830	70,215	16,615	+23.66%
Share from the results of equity accounted investees	(18,411)	7,545	(25,956)	-344.02%
Total	68,419	77,760	(9,341)	-12.01%



General and Admin expenses details	31/12/2022 QR"000	31/12/2021 QR"000	Variance QR"000	Variance %
Staff benefits	47,565	35,826	11,739	+32.77%
Advertising and marketing	939	487	452	+92.81%
Professional and legal fees	37,174	15,534	21,640	+139.31%
Qatar Exchange registration fees	8,400	8,394	6	+0.07%
Information system expenses	3,896	1,684	2,212	+131.35%
Communication	2,018	2,164	(146)	-6.75%
Bank charges	6,179	6,131	48	+0.78%
Insurance	4,909	3,971	938	+23.62%
Printing and stationery	780	600	180	+30.00%
Utilities	3,395	4,747	(1,352)	-28.48%
Repair and maintenance	703	139	564	+405.76%
Others	3,766	3,841	(75)	-1.95%
	119,724	83,518	36,206	+43.35%

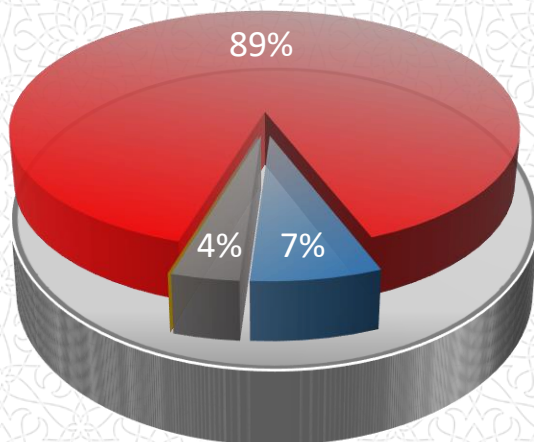
Other Main Components of Income Statement	31/12/2022 QR'000	31/12/2021 QR'000	Variance QR'000	Variance %
Finance costs	801,602	728,063	73,539	+10.10%
Loss on revaluation of investment properties	1,059,247	200,508	858,739	+100.00%
Net profit attributable to owner of the company	86,732	61,108	25,624	+41.93%

■ 31/12/2022 ■ 31/12/2021

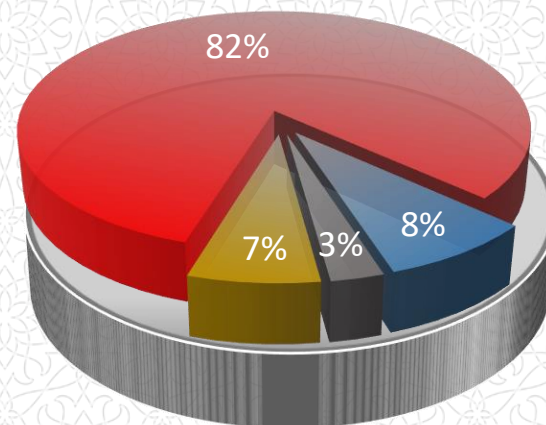


Consolidated Statement Of Financial Position	31/12/2022	31/12/2021	Changes	Changes
31 December 2022	QR'000	QR'000	QR'000	%
Cash and bank balances	463,098	1,089,092	(625,994)	-57%
Receivables and prepayments	138,227	92,231	45,996	+50%
Inventory	15,599	10,129	5,470	+54%
Due from related parties	626	643	(17)	-3%
Equity investments	-	2,671,864	(2,671,864)	-100%
Investments in equity accounted investees	-	788,278	(788,278)	-100%
Investment properties	45,702,277	44,827,392	874,885	+2%
Property and equipment	687,920	704,891	(16,971)	-2%
TOTAL ASSETS	47,007,747	50,184,520	(3,176,773)	-6%
Payables and other liabilities	958,891	939,109	19,782	+2%
Due to related parties	1,638,199	3,843,683	(2,205,484)	-57%
Islamic financing borrowings	11,176,547	13,187,750	(2,011,203)	-15%
TOTAL LIABILITIES	13,773,637	17,970,542	(4,196,905)	-23%
Share capital	26,524,967	26,524,967	-	0%
Legal reserve	1,696,560	1,687,887	8,673	+1%
Revaluation reserve	-	1,002,558	(1,002,558)	-100%
Foreign currency translation reserve	4,256	(1,546)	5,802	-375%
Retained earnings	5,183,699	3,279,146	1,904,553	+58%
Equity Holders of the Parent	33,409,482	32,493,012	916,470	+3%
Non-controlling interest	(175,372)	(279,034)	103,662	-37%
Total Equity	33,234,110	32,213,978	1,020,132	+3%
TOTAL LIABILITIES AND EQUITY	47,007,747	50,184,520	(3,176,773)	-6%

Total Assets by Segment	31/12/2022 QR'000	31/12/2021 QR'000	Changes QR'000	Changes %
Residential and commercial properties	41,990,244	41,152,833	837,411	+2.0%
Hotel and suites	3,304,675	4,162,149	(857,474)	-20.6%
Malls	1,712,828	1,408,668	304,160	+21.6%
Investment	0	3,460,870	(3,460,870)	-100.0%
Total Assets	47,007,747	50,184,520	(3,176,773)	-6.3%



2022

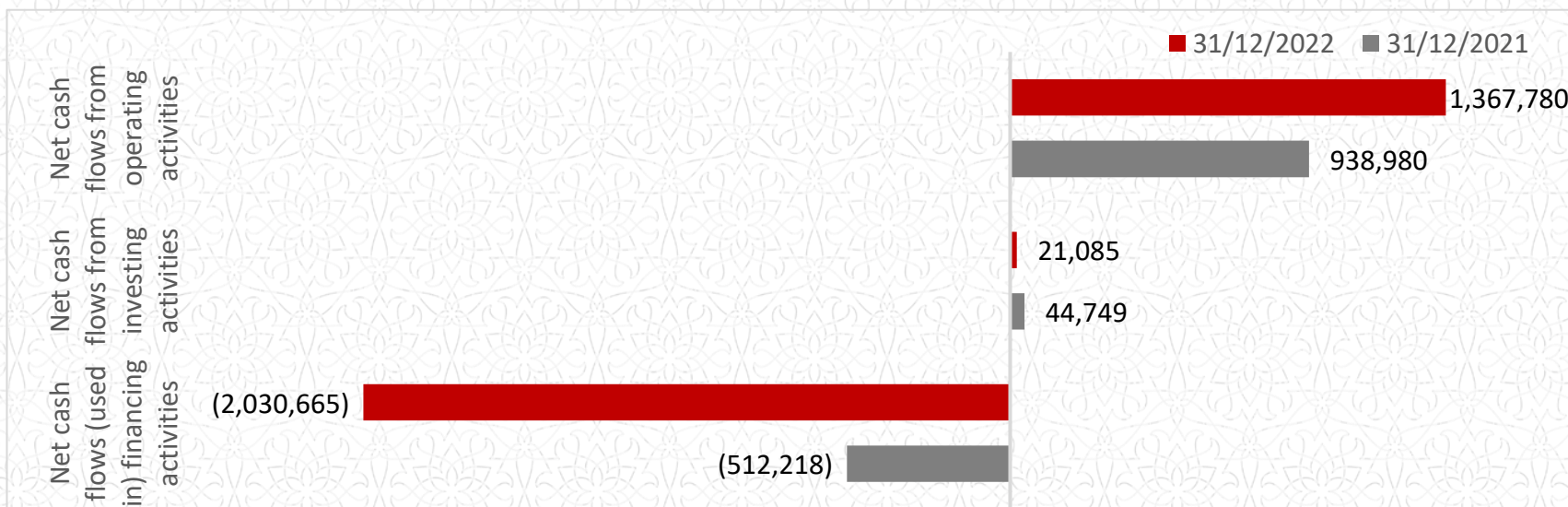


2021

Main Ratios for Statement of Financial Position	31/12/2022	31/12/2021
Return on Assets (*)	0.18%	0.12%
Return on Equity (*)	0.26%	0.19%
	31/12/2022	31/12/2021
Islamic borrowings as % of Total Equity	34%	41%
Investment properties as % of Total Assets	97%	89%
Equity Investments as % of Total Assets	0%	7%

Cash Flow Overview

Consolidated Statement Of Cash Flows	31/12/2022	31/12/2021	Variance	Variance
31 December 2022	QR"000	QR"000	QR"000	%
Net cash flows from operating activities	1,367,780	938,980	428,800	+46%
Net cash flows from investing activities	21,085	44,749	(23,664)	-53%
Net cash flows (used in) financing activities	(2,030,665)	(512,218)	(1,518,447)	+296%
Increase in cash and cash equivalents	(641,800)	471,511	(1,113,311)	-236%



Thank you

Got any questions ?

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