



INVESTOR PRESENTATION

June 2025





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 Q2-2025



**RENTAL
INCOME**

887 MM



**OPERATING
PROFIT**

765 MM



**TOTAL
ASSETS**

46,820 MM



BORROWINGS

12,015 MM



**TOTAL
EQUITY**

33,848 MM



**NET
PROFIT**

423 MM



EPS

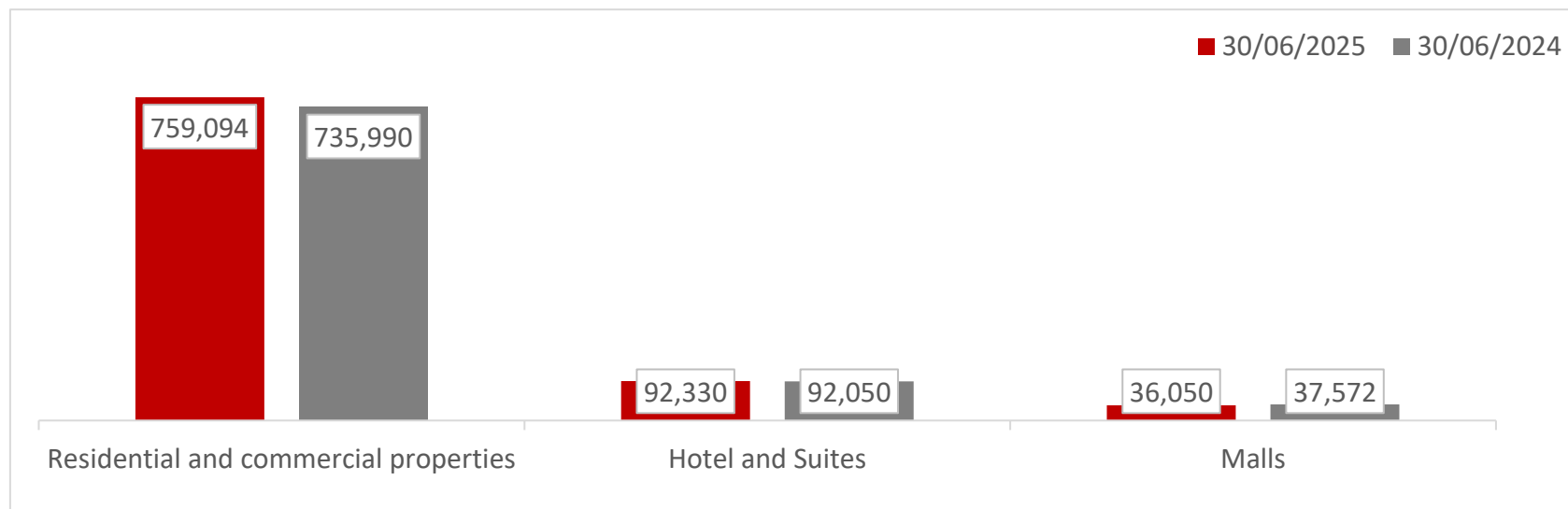
QR 0.016



CONSOLIDATED STATEMENT OF PROFIT OR LOSS	30/06/2025	30/06/2024	Changes	Changes
30 June 2025	QR"000	QR"000	QR"000	%
Rental income	887,474	865,612	21,862	+2.5%
Other operating revenues	40,169	45,920	(5,751)	-12.5%
Operating expenses	(162,228)	(166,362)	4,134	-2.5%
Operating profit for the period	765,415	745,170	20,245	+2.7%
NET OPERATING PROFIT	765,415	745,170	20,245	+2.7%
Gain (loss) on sale of investment properties	115,552	-	115,552	-100.0%
Other income	3,649	8,195	(4,546)	-55.5%
General and administrative expenses	(42,788)	(46,751)	3,963	-8.5%
Depreciation	(12,063)	(10,880)	(1,183)	+10.9%
Finance costs	(421,964)	(508,446)	86,482	-17.0%
Impairment of doubtful receivables	(5,913)	(6,092)	179	-2.9%
(Loss)/ Gain from foreign currency exchange	21,105	(4,694)	25,799	-549.6%
Net Profit	422,993	176,502	246,491	+139.7%
Shareholders of the Group	422,947	176,503	246,444	+139.6%
Non Controlling Interest	46	(1)	47	-4700.0%
EPS (QR)	0.016	0.007	0.009	+137.3%

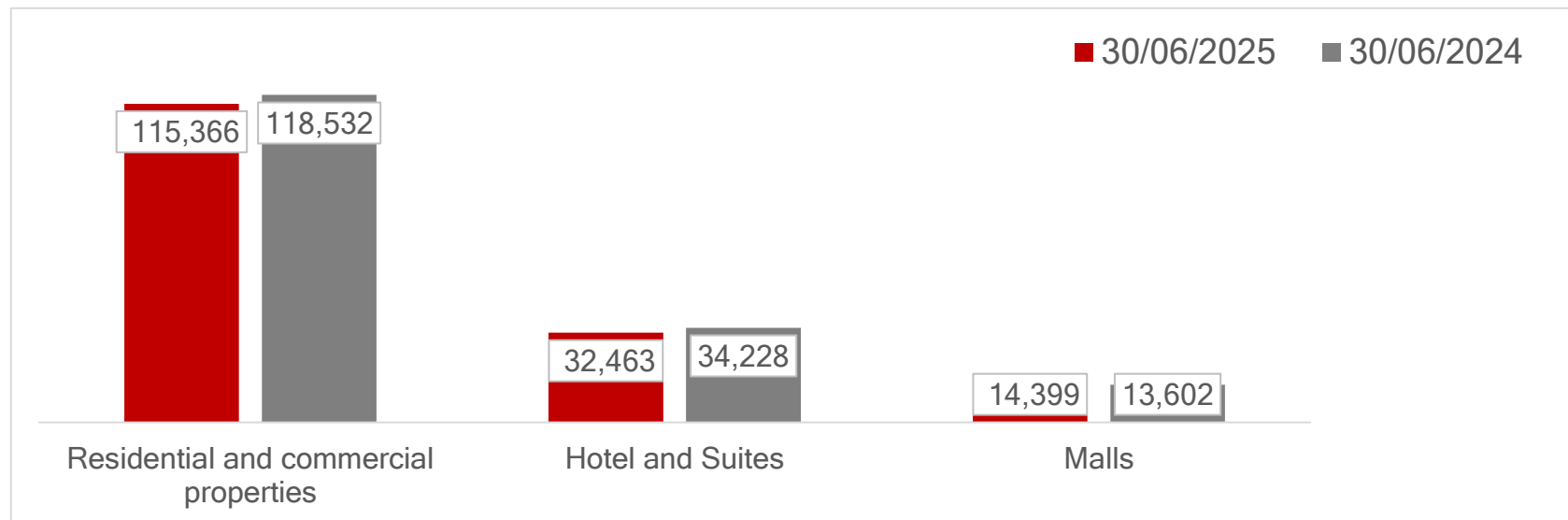


Rental Revenue by Segment	30/06/2025	30/06/2024	Changes	Changes
	QR"000	QR"000	QR"000	%
Residential and commercial properties	759,094	735,990	23,104	+3.14%
Hotel and Suites	92,330	92,050	280	+0.30%
Malls	36,050	37,572	-1,522	-4.05%
	887,474	865,612	21,862	2.53%





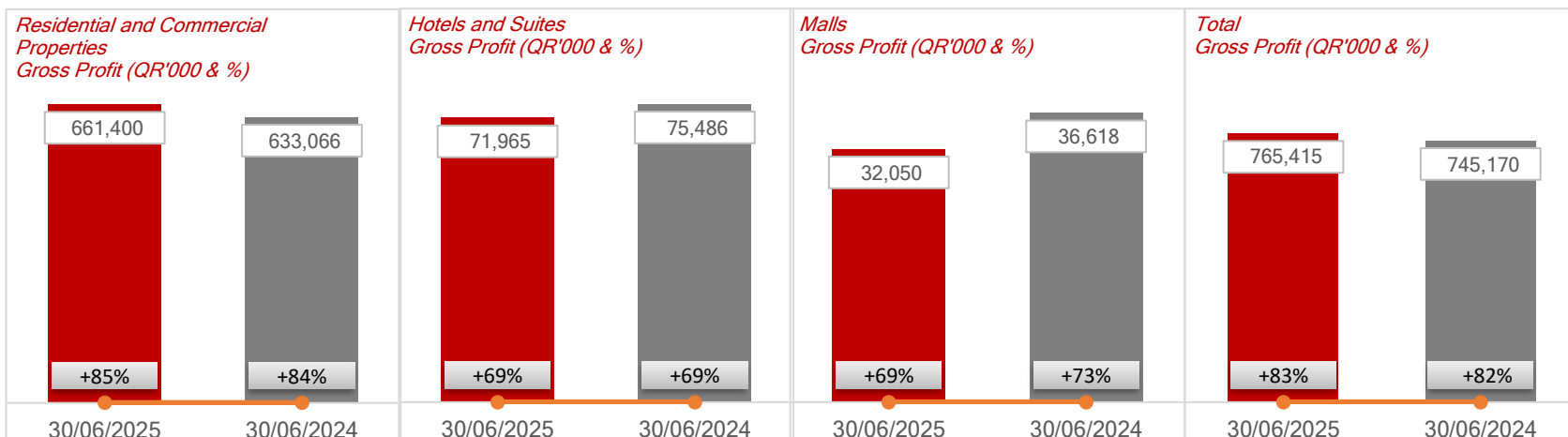
Operating expenses by Segment	30/06/2025 QR"000	30/06/2024 QR"000	Changes QR"000	Changes %
Residential and commercial properties	115,366	118,532	(3,166)	-2.67%
Hotel and Suites	32,463	34,228	(1,765)	-5.16%
Malls	14,399	13,602	797	+5.86%
	162,228	166,362	(4,134)	-2.48%





Financial Performance Overview

Operating profit by Segment	30/06/2025	30/06/2024	Changes	Changes
" operating profit ÷ (rental revenue + other operating revenue)"				%
Residential and commercial properties (QR"000)	661,400	633,066	28,334	+4.5%
Residential & commercial property (%)	+85%	+84%		
Hotel and Suites (QR"000)	71,965	75,486	(3,521)	-4.7%
Hotel & Suites (%)	+69%	+69%		
Malls (QR"000)	32,050	36,618	(4,568)	-12.5%
Malls (%)	+69%	+73%		
Total Operating Margin (QR"000)	765,415	745,170	20,245	2.72%
Total Operating Margin (%)	+83%	+82%		



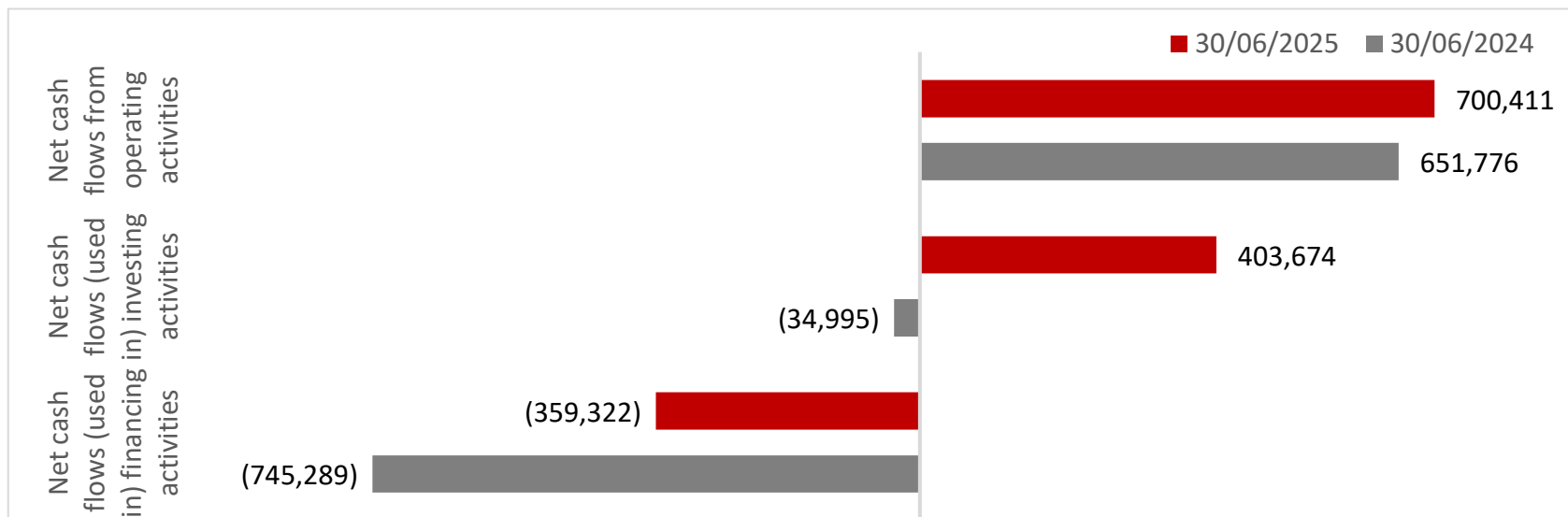


Consolidated Statement Of Financial Position 30 June 2025	30/06/2025 QR"000	31/12/2024 QR"000	Changes QR"000	Changes %
Cash and bank balances	837,853	113,210	724,643	+640%
Receivables and prepayments	89,389	74,688	14,701	+20%
Inventory	13,777	14,320	(543)	-4%
Due from related parties	453	453	-	0%
Investment properties	45,211,654	45,488,397	(276,743)	-1%
Property and equipment	667,311	676,825	(9,514)	-1%
TOTAL ASSETS	46,820,437	46,367,893	452,544	+1%
Payables and other liabilities	354,687	379,166	(24,479)	-6%
Due to related parties	602,846	1,369,872	(767,026)	-56%
Islamic financing borrowings	12,015,208	11,185,540	829,668	+7%
TOTAL LIABILITIES	12,972,741	12,934,578	38,163	+0%
Share capital	26,524,967	26,524,967	-	0%
Legal reserve	1,717,025	1,717,025	-	0%
Foreign currency translation reserve	(4,655)	3,957	(8,612)	-218%
Retained earnings	5,785,714	5,362,767	422,947	+8%
Equity Holders of the Parent	34,023,051	33,608,716	414,335	+1%
Non-controlling interest	(175,355)	(175,401)	46	-0%
Total Equity	33,847,696	33,433,315	414,381	+1%
TOTAL LIABILITIES AND EQUITY	46,820,437	46,367,893	452,544	+1%



Financial Cash Flow Overview

Consolidated Statement Of Cash Flows	30/06/2025	30/06/2024	Changes	Changes
30 June 2025	QR"000	QR"000	QR"000	%
Net cash flows from operating activities	700,411	651,776	48,635	+7%
Net cash flows (used in) investing activities	403,674	(34,995)	438,669	-1254%
Net cash flows (used in) financing activities	(359,322)	(745,289)	385,967	-52%
(Decrease) /Increase in cash and cash equivalents	744,763	(128,508)	873,271	-680%





Got any questions?



ezdanholding.qa/EHDinvestors



ir@ezdanholding.qa