



Ezdan Holding Group Q.P.S.C

Investor Presentation





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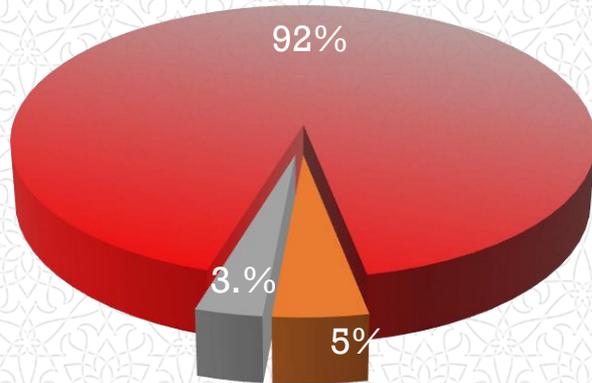
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HIGHLIGHTS 2023

RENTAL INCOME	OPERATING PROFIT	TOTAL ASSETS	ISLAMIC BORROWINGS	TOTAL EQUITY	NET PROFIT	EPS
1,764 Mn	1,487 Mn	46,801 Mn	10,995 Mn	33,328 Mn	100 Mn	QR 0.004

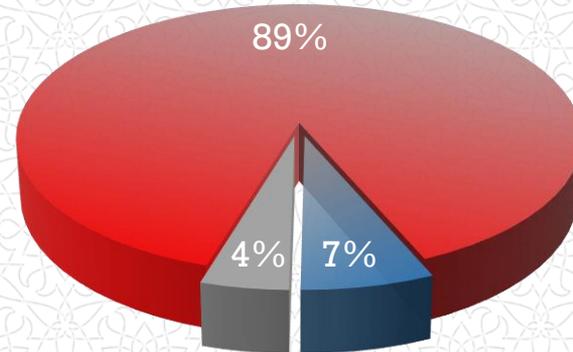
REVENUE BREAKDOWN

■ Rental income ■ Other operating revenues ■ Other income



EBIT SEGMENT CONTRIBUTION

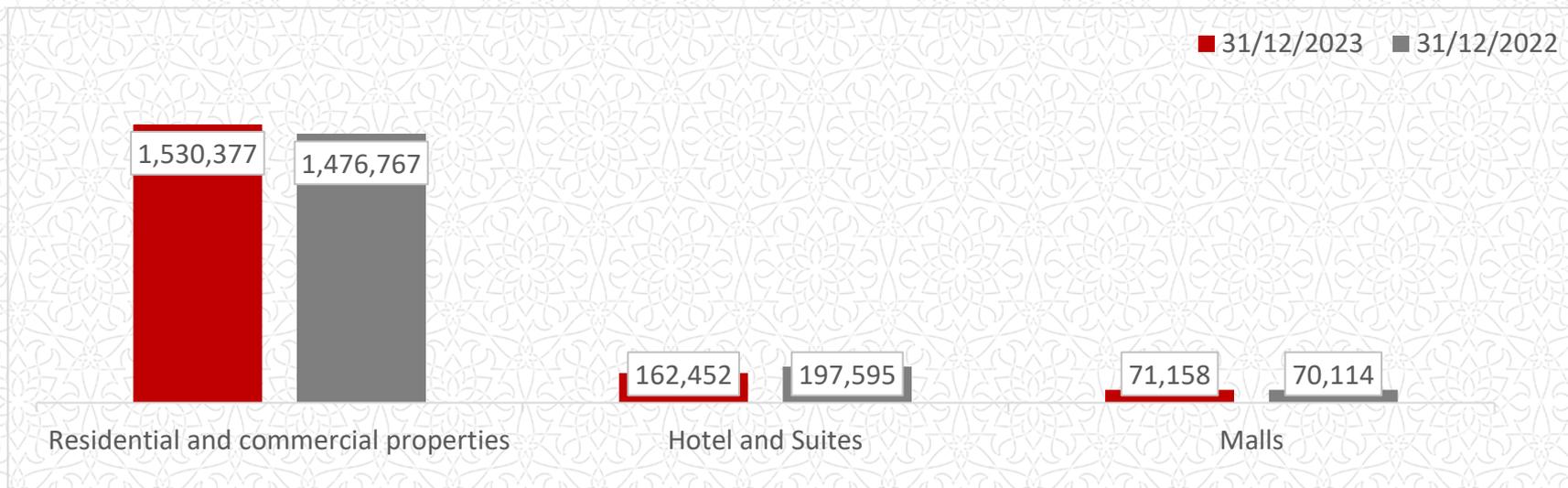
■ Residential & commercial property ■ Hotel & Suites ■ Malls



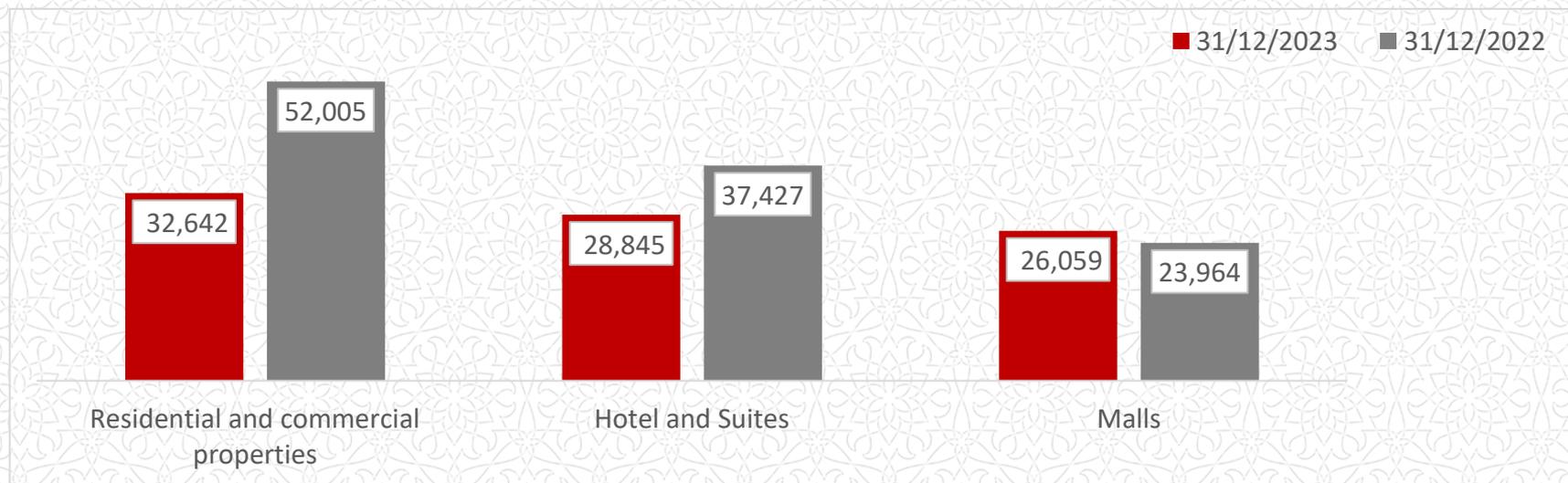
31 December 2023

CONSOLIDATED STATEMENT OF PROFIT OR LOSS	31/12/2023	31/12/2022	Changes	Changes
31 December 2023	QR"000	QR"000	QR"000	%
Rental income	1,763,987	1,744,476	19,511	+1.1%
Other operating revenues	87,546	113,396	(25,850)	-22.8%
Operating expenses	(364,649)	(379,433)	14,784	-3.9%
Operating profit for the period	1,486,884	1,478,439	8,445	+0.6%
Dividends income from equity investments	-	86,830	(86,830)	-100.0%
Net gain on sale of equity-accounted investees	-	576,479	(576,479)	-100.0%
Share from the results of equity accounted investees	-	(18,411)	18,411	-100.0%
NET OPERATING PROFIT	1,486,884	2,123,337	(636,453)	-30.0%
Loss on revaluation of investment properties	(192,857)	(1,059,247)	866,390	-100.0%
Other income	61,877	10,378	51,499	+496.2%
General and administrative expenses	(123,440)	(119,724)	(3,716)	+3.1%
Depreciation	(21,313)	(23,452)	2,139	-9.1%
Finance costs	(1,109,741)	(801,602)	(308,139)	+38.4%
Impairment of doubtful receivables	(10,650)	(17,409)	6,759	-38.8%
Gain/ (Loss) from foreign currency exchange	8,886	(26,927)	35,813	-133.0%
Net Profit	99,646	85,354	14,292	+16.7%
Shareholders of the Group	99,657	86,732	12,925	+14.9%
Non Controlling Interest	(11)	(1,378)	1,367	-99.2%
Earnings attributable to shareholders per share (QR)	0.004	0.003	0.0005	+15.2%

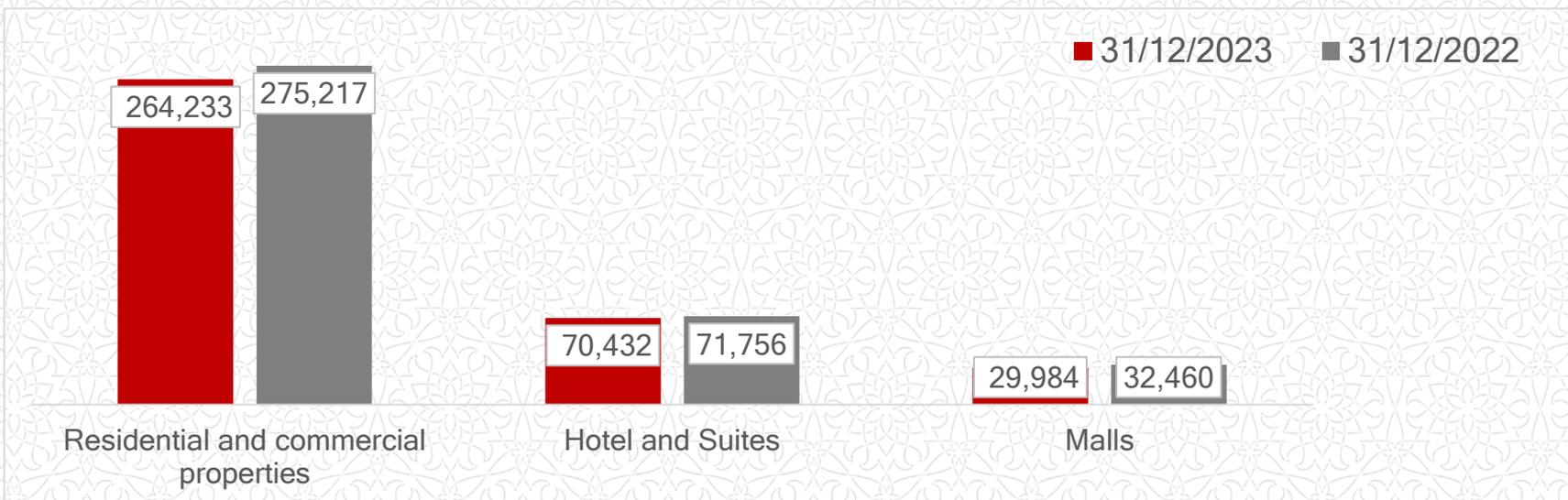
Rental Revenue by Segment	31/12/2023 QR"000	31/12/2022 QR"000	Changes QR"000	Changes %
Residential and commercial properties	1,530,377	1,476,767	53,610	+3.63%
Hotel and Suites	162,452	197,595	-35,143	-17.79%
Malls	71,158	70,114	1,044	+1.49%
	1,763,987	1,744,476	19,511	1.12%



Other Operating Income by Segment	31/12/2023 QR"000	31/12/2022 QR"000	Changes QR"000	Changes %
Residential and commercial properties	32,642	52,005	(19,363)	-37.23%
Hotel and Suites	28,845	37,427	(8,582)	-22.93%
Malls	26,059	23,964	2,095	+8.74%
	87,546	113,396	(25,850)	-22.80%



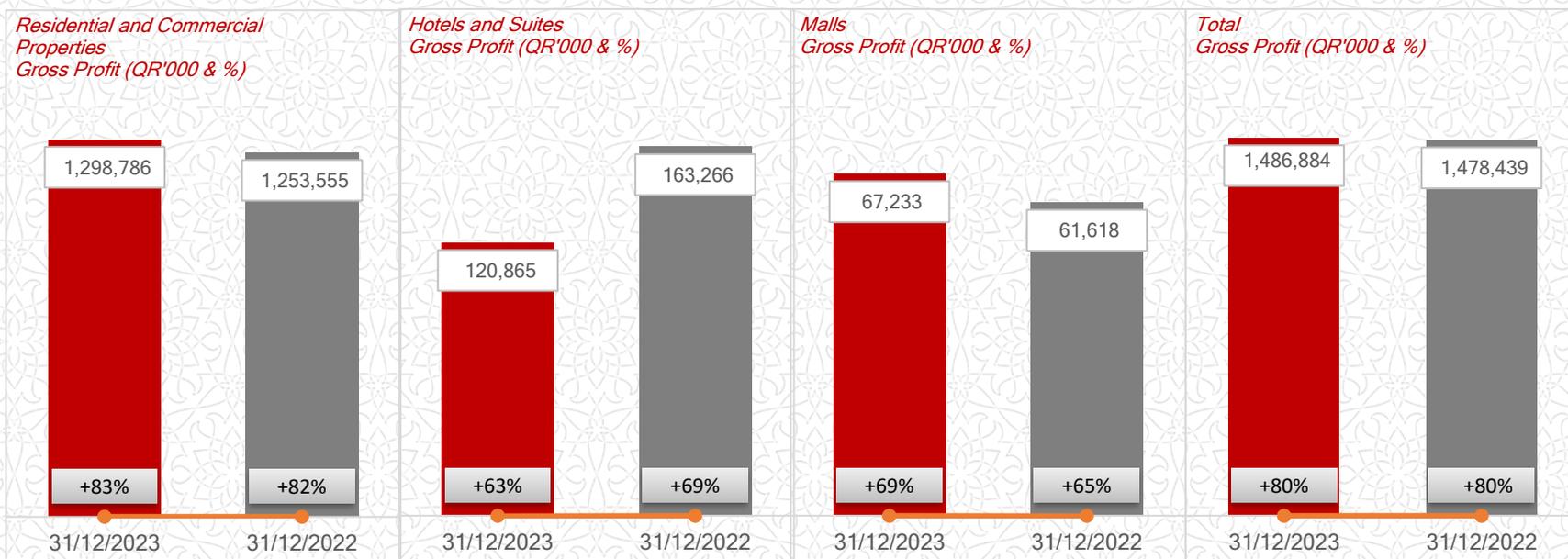
Operating expenses by Segment	31/12/2023 QR"000	31/12/2022 QR"000	Changes QR"000	Changes %
Residential and commercial properties	264,233	275,217	(10,984)	-3.99%
Hotel and Suites	70,432	71,756	(1,324)	-1.85%
Malls	29,984	32,460	(2,476)	-7.63%
	364,649	379,433	(14,784)	-3.90%



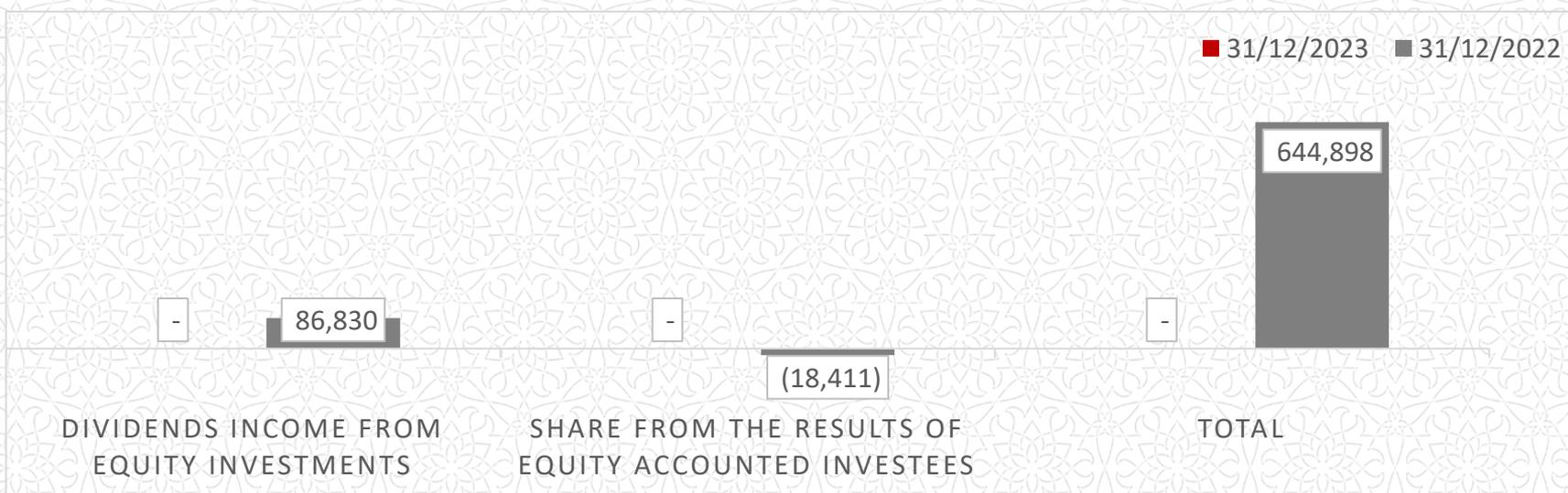
Operating expenses details	31/12/2023 QR"000	31/12/2022 QR"000	Changes QR"000	Changes %
Staff benefits	96,538	97,029	(491)	-0.51%
Utilities	72,944	105,835	(32,891)	-31.08%
Sewage	64,741	47,618	17,123	+35.96%
Maintenance expenses	48,266	43,581	4,685	+10.75%
Air Conditioning	22,159	19,287	2,872	+14.89%
Security	14,460	14,006	454	+3.24%
Cleaning	13,789	14,123	(334)	-2.36%
Foods and beverage	5,068	6,242	(1,174)	-18.81%
Laundry and dry cleaning	5,834	4,638	1,196	+25.79%
Commissions	1,901	2,984	(1,083)	-36.29%
Registration fees	7,588	7,613	(25)	-0.33%
Advertising and marketing	4,397	5,498	(1,101)	-20.03%
Others	6,964	10,979	(4,015)	-36.57%
	364,649	379,433	(14,784)	-3.90%

Financial Performance Overview

Operating profit by Segment " operating profit ÷ (rental revenue + other operating revenue)"	31/12/2023	31/12/2022	Changes	Changes %
Residential and commercial properties (QR"000)	1,298,786	1,253,555	45,231	+3.6%
Residential & commercial property (%)	+83%	+82%		
Hotel and Suites (QR"000)	120,865	163,266	(42,401)	-26.0%
Hotel & Suites (%)	+63%	+69%		
Malls (QR"000)	67,233	61,618	5,615	+9.1%
Malls (%)	+69%	+65%		
Total Operating Margin (QR"000)	1,486,884	1,478,439	8,445	0.57%
Total Operating Margin (%)	+80%	+80%		

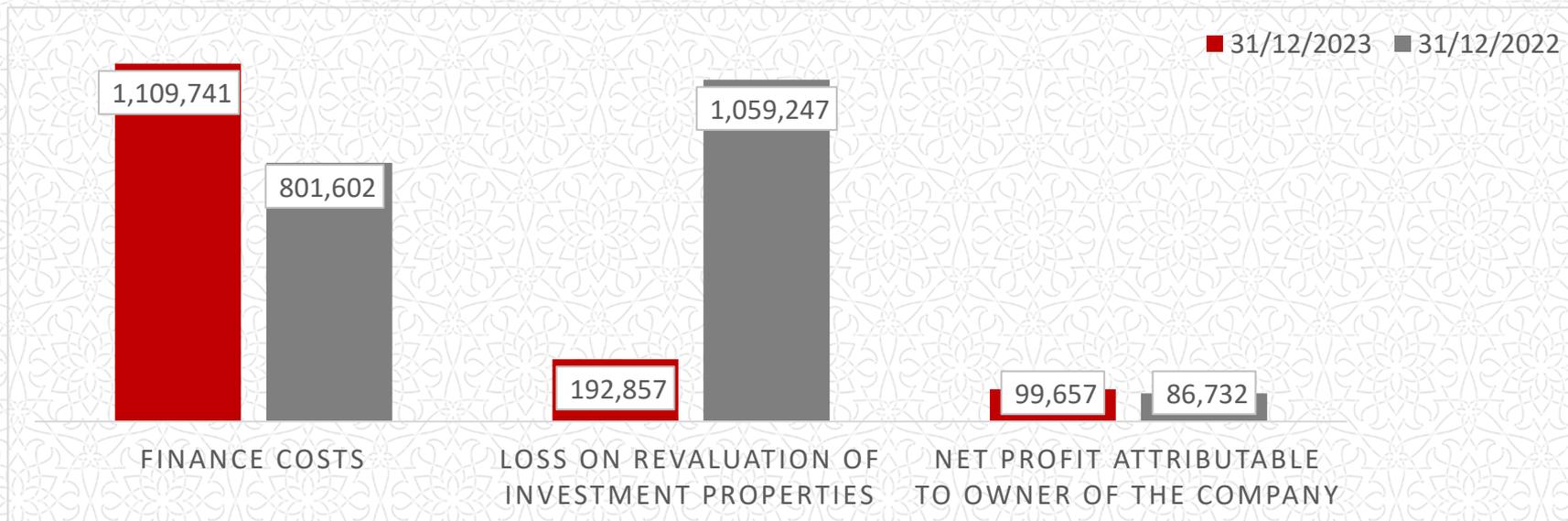


Investment Income	31/12/2023 QR'000	31/12/2022 QR'000	Changes QR'000	Changes %
Dividends income from equity investments	-	86,830	(86,830)	-100.00%
Net gain on sale of equity-accounted investees	-	576,479	(576,479)	-100.00%
Share from the results of equity accounted investees	-	(18,411)	18,411	-100.00%
Total	-	644,898	(644,898)	-100.00%



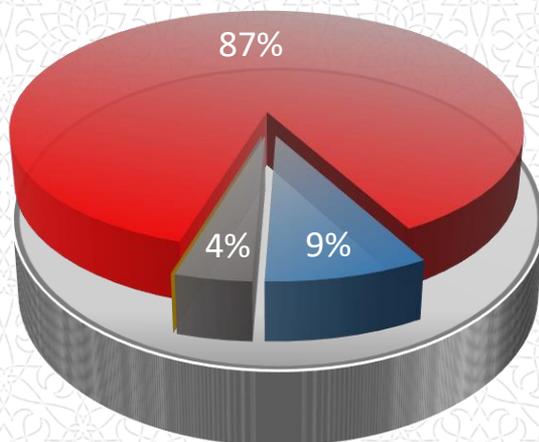
General and Admin expenses details	31/12/2023 QR"000	31/12/2022 QR"000	Changes QR"000	Changes %
Staff benefits	47,207	47,565	(358)	-0.75%
Professional and legal fees	45,486	37,174	8,312	+22.36%
Advertising and marketing	797	939	(142)	-15.12%
Qatar Exchange registration fees	8,406	8,400	6	+0.07%
Information system expenses	4,779	3,896	883	+22.66%
Communication	1,935	2,018	(83)	-4.11%
Bank charges	6,645	6,179	466	+7.54%
Insurance	3,944	4,909	(965)	-19.66%
Printing and stationery	722	780	(58)	-7.44%
Utilities	-	3,395	(3,395)	-100.00%
Repair and maintenance	-	703	(703)	-100.00%
Others	3,519	3,766	(247)	-6.56%
	123,440	119,724	3,716	+3.10%

Other Main Components of Income Statement	31/12/2023 QR"000	31/12/2022 QR"000	Changes QR"000	Changes %
Finance costs	1,109,741	801,602	308,139	+38.44%
Loss on revaluation of investment properties	192,857	1,059,247	(866,390)	+100.00%
Net profit attributable to owner of the company	99,657	86,732	12,925	+14.90%

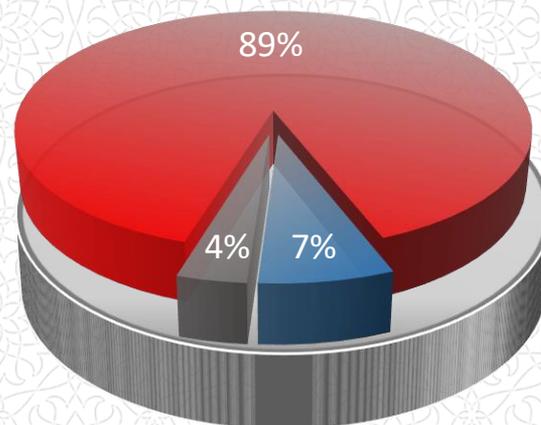


Consolidated Statement Of Financial Position 31 December 2023	31/12/2023 QR"000	31/12/2022 QR"000	Changes QR"000	Changes %
Cash and bank balances	371,574	463,098	(91,524)	-20%
Receivables and prepayments	99,960	138,227	(38,267)	-28%
Inventory	14,592	15,599	(1,007)	-6%
Due from related parties	473	626	(153)	-24%
Investment properties	45,643,861	45,702,277	(58,416)	-0%
Property and equipment	670,977	687,920	(16,943)	-2%
TOTAL ASSETS	46,801,437	47,007,747	(206,310)	-0%
Payables and other liabilities	889,175	958,891	(69,716)	-7%
Due to related parties	1,589,257	1,638,199	(48,942)	-3%
Islamic financing borrowings	10,995,266	11,176,547	(181,281)	-2%
TOTAL LIABILITIES	13,473,698	13,773,637	(299,939)	-2%
Share capital	26,524,967	26,524,967	-	0%
Legal reserve	1,706,526	1,696,560	9,966	+1%
Foreign currency translation reserve	729	4,256	(3,527)	-83%
Retained earnings	5,270,900	5,183,699	87,201	+2%
Equity Holders of the Parent	33,503,122	33,409,482	93,640	+0%
Non-controlling interest	(175,383)	(175,372)	(11)	+0%
Total Equity	33,327,739	33,234,110	93,629	+0%
TOTAL LIABILITIES AND EQUITY	46,801,437	47,007,747	(206,310)	-0%

Total Assets by Segment	31/12/2023 QR"000	31/12/2022 QR"000	Changes QR"000	Changes %
Residential and commercial properties	40,798,992	41,990,244	(1,191,252)	-2.8%
Hotel and suites	4,087,343	3,304,675	782,668	+23.7%
Malls	1,915,102	1,712,828	202,274	+11.8%
Total Assets	46,801,437	47,007,747	(206,310)	-0.4%

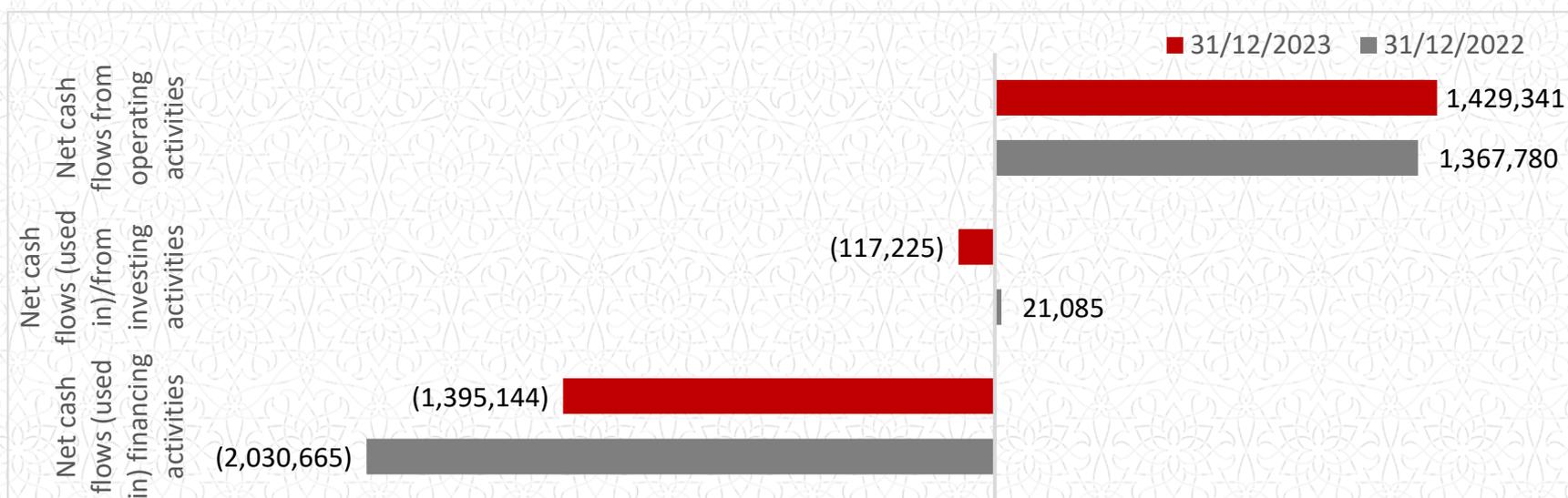


Dec-2023



Dec-2022

Consolidated Statement Of Cash Flows	31/12/2023	31/12/2022	Changes	Changes
31 December 2023	QR"000	QR"000	QR"000	%
Net cash flows from operating activities	1,429,341	1,367,780	61,561	+5%
Net cash flows (used in)/from investing activities	(117,225)	21,085	(138,310)	-656%
Net cash flows (used in) financing activities	(1,395,144)	(2,030,665)	635,521	-31%
(Decrease) in cash and cash equivalents	(83,028)	(641,800)	558,772	-87%



Thank you

Got any questions ?

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