



INVESTOR PRESENTATION

December 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 2025



**RENTAL
INCOME**

1,805 MM



**OPERATING
PROFIT**

1,546 MM



**TOTAL
ASSETS**

45,628 MM



BORROWINGS

11,732 MM



**TOTAL
EQUITY**

33,014 MM



**NET
PROFIT**

114 MM



EPS

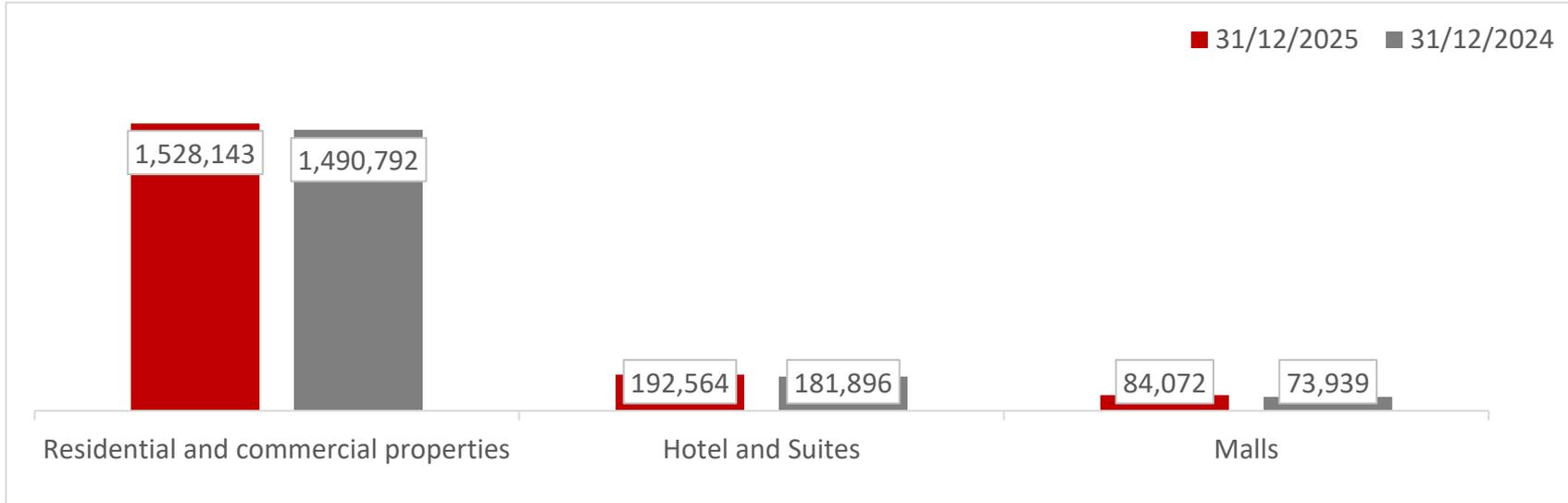
QR 0.004



CONSOLIDATED STATEMENT OF PROFIT OR LOSS	31/12/2025	31/12/2024	Changes	Changes
31 December 2025	QR"000	QR"000	QR"000	%
Rental income	1,804,779	1,746,627	58,152	+3.3%
Other operating revenues	84,241	85,899	(1,658)	-1.9%
Operating expenses	(343,100)	(353,071)	9,971	-2.8%
Operating profit for the period	1,545,920	1,479,455	66,465	+4.5%
NET OPERATING PROFIT	1,545,920	1,479,455	66,465	+4.5%
Loss on revaluation of investment properties	(659,287)	(197,957)	(461,330)	-100.0%
Gain on sale of investment properties and assets held for sale	121,307	-	121,307	-100.0%
Other income	33,038	24,433	8,605	+35.2%
General and administrative expenses	(112,881)	(107,376)	(5,505)	+5.1%
Depreciation	(23,584)	(22,199)	(1,385)	+6.2%
Finance costs	(777,631)	(1,054,489)	276,858	-26.3%
Impairment of doubtful receivables	(29,906)	(9,507)	(20,399)	+214.6%
Gain /(Loss)from foreign currency exchange	16,681	(7,387)	24,068	-325.8%
Net Profit	113,657	104,973	8,684	+8.3%
Shareholders of the Group	113,624	104,991	8,633	+8.2%
Non-Controlling Interest	33	(18)	51	-283.3%
EPS (QR)	0.004	0.004	0.000	+7.5%

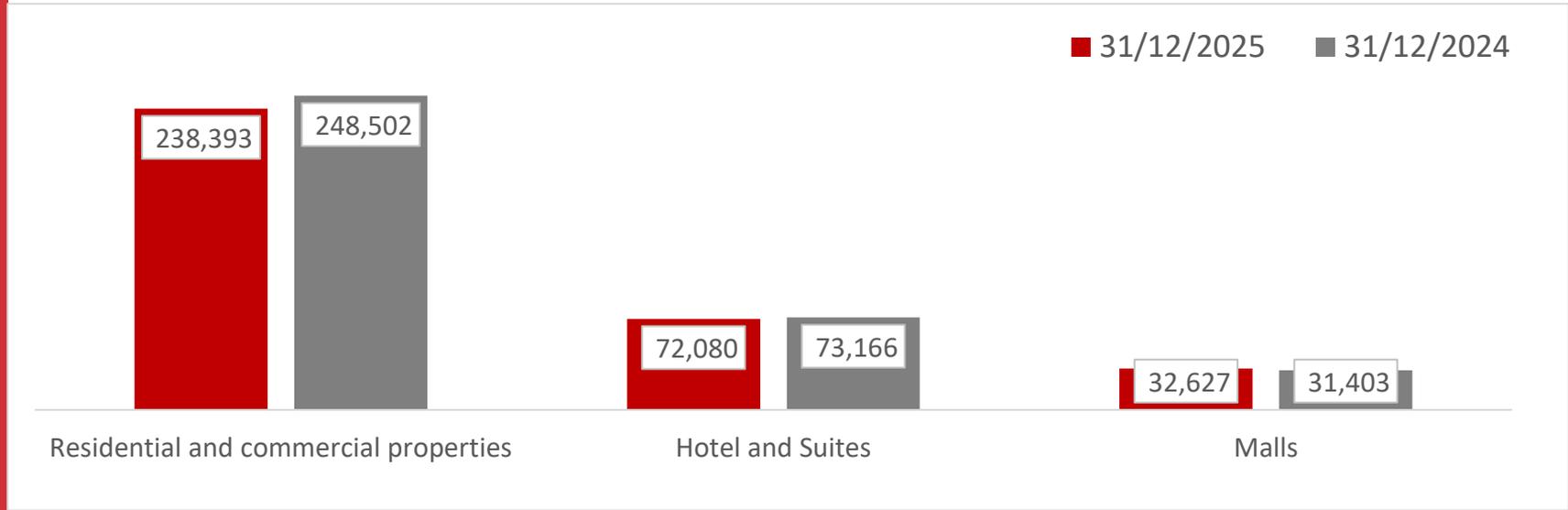


Rental Revenue by Segment	31/12/2025	31/12/2024	Changes	Changes
	QR"000	QR"000	QR"000	%
Residential and commercial properties	1,528,143	1,490,792	37,351	+2.51%
Hotel and Suites	192,564	181,896	10,668	+5.87%
Malls	84,072	73,939	10,133	+13.70%
	1,804,779	1,746,627	58,152	3.33%





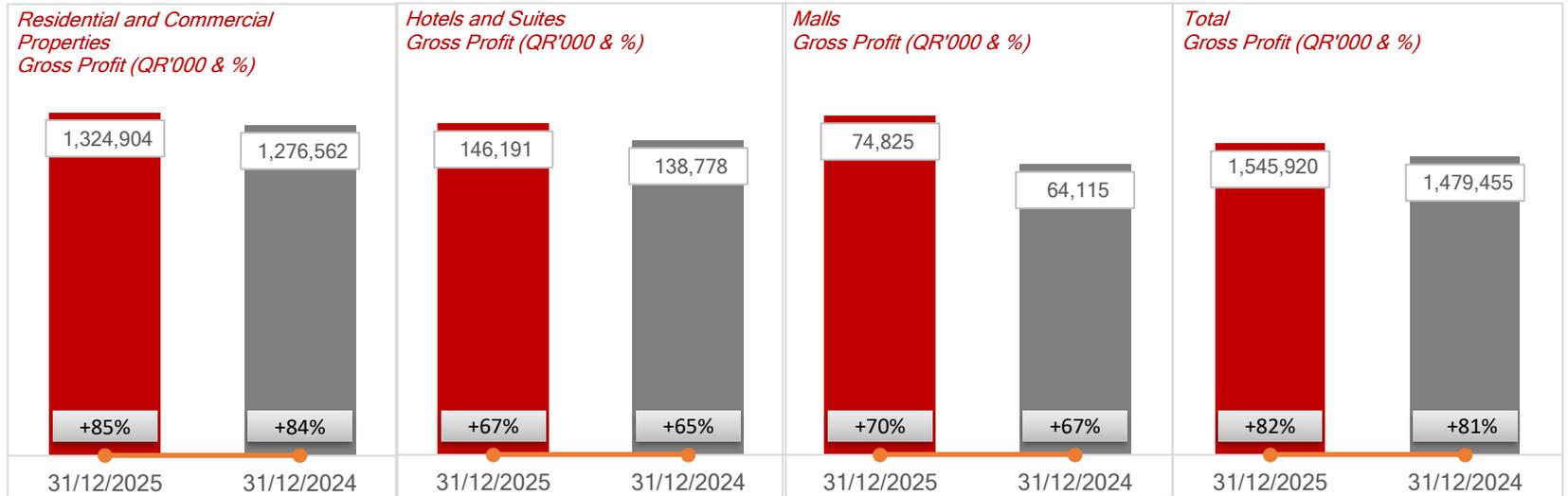
Operating expenses by Segment	31/12/2025 QR"000	31/12/2024 QR"000	Changes QR"000	Changes %
Residential and commercial properties	238,393	248,502	(10,109)	-4.07%
Hotel and Suites	72,080	73,166	(1,086)	-1.48%
Malls	32,627	31,403	1,224	+3.90%
	343,100	353,071	(9,971)	-2.82%





Financial Performance Overview

Operating profit by Segment	31/12/2025	31/12/2024	Changes	Changes %
" operating profit ÷ (rental revenue + other operating revenue)"				%
Residential and commercial properties (QR"000)	1,324,904	1,276,562	48,342	+3.8%
Residential & commercial property (%)	+85%	+84%		
Hotel and Suites (QR"000)	146,191	138,778	7,413	+5.3%
Hotel & Suites (%)	+67%	+65%		
Malls (QR"000)	74,825	64,115	10,710	+16.7%
Malls (%)	+70%	+67%		
Total Operating Margin (QR"000)	1,545,920	1,479,455	66,465	4.49%
Total Operating Margin (%)	+82%	+81%		



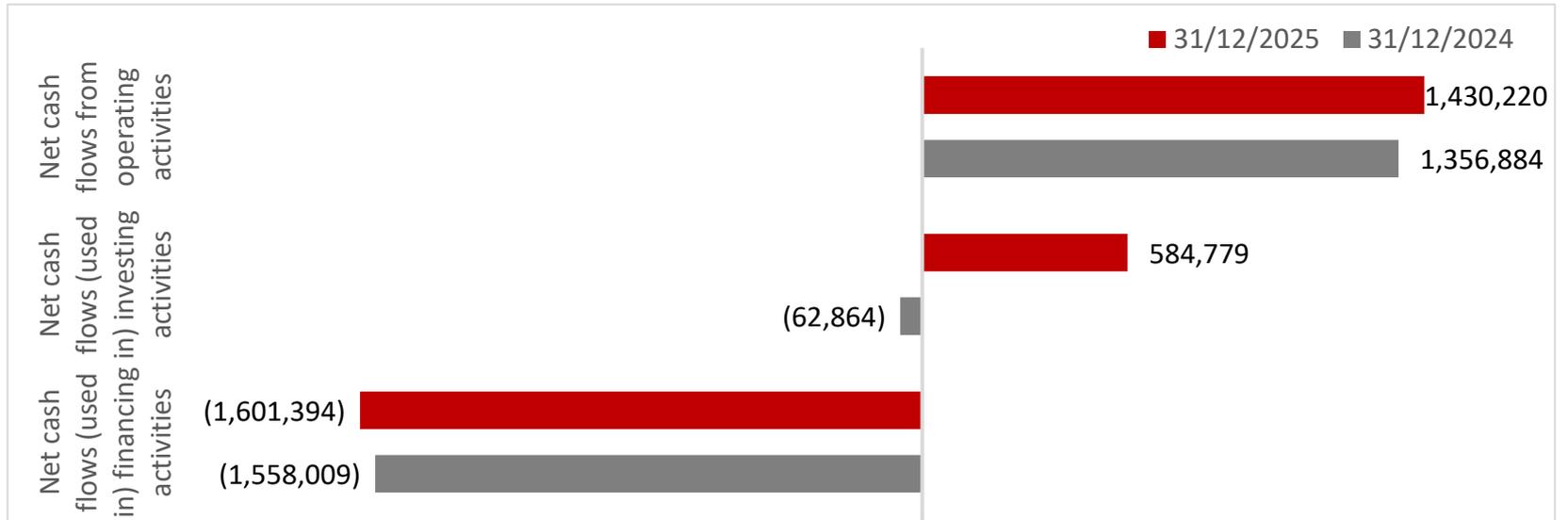


Consolidated Statement Of Financial Position 31 December 2025	31/12/2025 QR"000	31/12/2024 QR"000	Changes QR"000	Changes %
Cash and bank balances	510,936	113,210	397,726	+351%
Receivables and prepayments	66,795	74,688	(7,893)	-11%
Inventory	13,281	14,320	(1,039)	-7%
Due from related parties	992	453	539	+119%
Investment properties	44,146,663	45,488,397	(1,341,734)	-3%
Assets held for sale	233,000	-	233,000	0%
Property and equipment	656,687	676,825	(20,138)	-3%
TOTAL ASSETS	45,628,354	46,367,893	(739,539)	-2%
Payables and other liabilities	359,602	379,166	(19,564)	-5%
Due to related parties	-	1,369,872	(1,369,872)	-100%
Islamic financing borrowings	11,731,649	11,185,540	546,109	+5%
TOTAL LIABILITIES	12,091,251	12,934,578	(843,327)	-7%
Share capital	26,524,967	26,524,967	-	0%
Legal reserve	1,728,388	1,717,025	11,363	+1%
Foreign currency translation reserve	(3,071)	3,957	(7,028)	-178%
Retained earnings	5,306,886	5,362,767	(55,881)	-1%
Equity Holders of the Parent	33,557,170	33,608,716	(51,546)	-0%
Non-controlling interest	(20,067)	(175,401)	155,334	-89%
Total Equity	33,537,103	33,433,315	103,788	+0%
TOTAL LIABILITIES AND EQUITY	45,628,354	46,367,893	(739,539)	-2%



Financial Cash Flow Overview

Consolidated Statement Of Cash Flows 31 December 2025	31/12/2025 QR"000	31/12/2024 QR"000	Changes QR"000	Changes %
Net cash flows from operating activities	1,430,220	1,356,884	73,336	+5%
Net cash flows from (used in) investing activities	584,779	(62,864)	647,643	-1030%
Net cash flows (used in) financing activities	(1,601,394)	(1,558,009)	(43,385)	+3%
(Decrease) /Increase in cash and cash equivalents	413,605	(263,989)	677,594	-257%





Got any questions?



ezdanholding.qa/EHDinvestors



ir@ezdanholding.qa