



# INVESTOR PRESENTATION

March 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 Q1-2025



**RENTAL  
INCOME**

**443 MM**



**OPERATING  
PROFIT**

**386 MM**



**TOTAL  
ASSETS**

**46,406 MM**



**BORROWINGS**

**11,380 MM**



**TOTAL  
EQUITY**

**33,582 MM**



**NET  
PROFIT**

**153 MM**



**EPS**

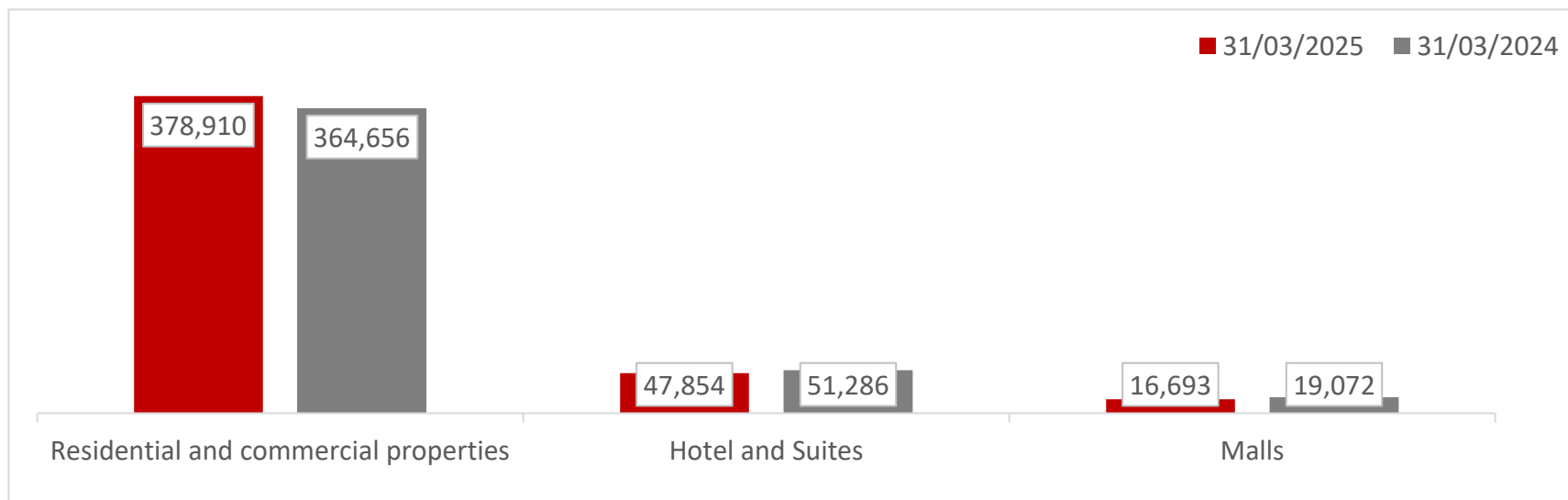
**QR 0.006**



CONSOLIDATED STATEMENT OF PROFIT OR LOSS 31 March 2025	31/03/2025 QR"000	31/03/2024 QR"000	Changes QR"000	Changes %
Rental income	443,457	435,014	8,443	+1.9%
Other operating revenues	21,225	25,388	(4,163)	-16.4%
Operating expenses	(78,298)	(85,202)	6,904	-8.1%
<b>Operating profit for the period</b>	<b>386,384</b>	<b>375,200</b>	<b>11,184</b>	<b>+3.0%</b>
<b>NET OPERATING PROFIT</b>	<b>386,384</b>	<b>375,200</b>	<b>11,184</b>	<b>+3.0%</b>
Other income	2,039	3,466	(1,427)	-41.2%
General and administrative expenses	(19,974)	(22,659)	2,685	-11.8%
Depreciation	(6,206)	(5,432)	(774)	+14.2%
Finance costs	(217,917)	(252,503)	34,586	-13.7%
Impairment of doubtful receivables	(2,360)	(780)	(1,580)	+202.6%
(Loss)/ Gain from foreign currency exchange	11,075	(1,840)	12,915	-701.9%
<b>Net Profit</b>	<b>153,041</b>	<b>95,452</b>	<b>57,589</b>	<b>+60.3%</b>
Shareholders of the Group	153,041	95,453	57,588	+60.3%
Non Controlling Interest	-	(1)	1	-100.0%
<b>EPS (QR)</b>	<b>0.006</b>	<b>0.004</b>	<b>0.002</b>	<b>+61.1%</b>

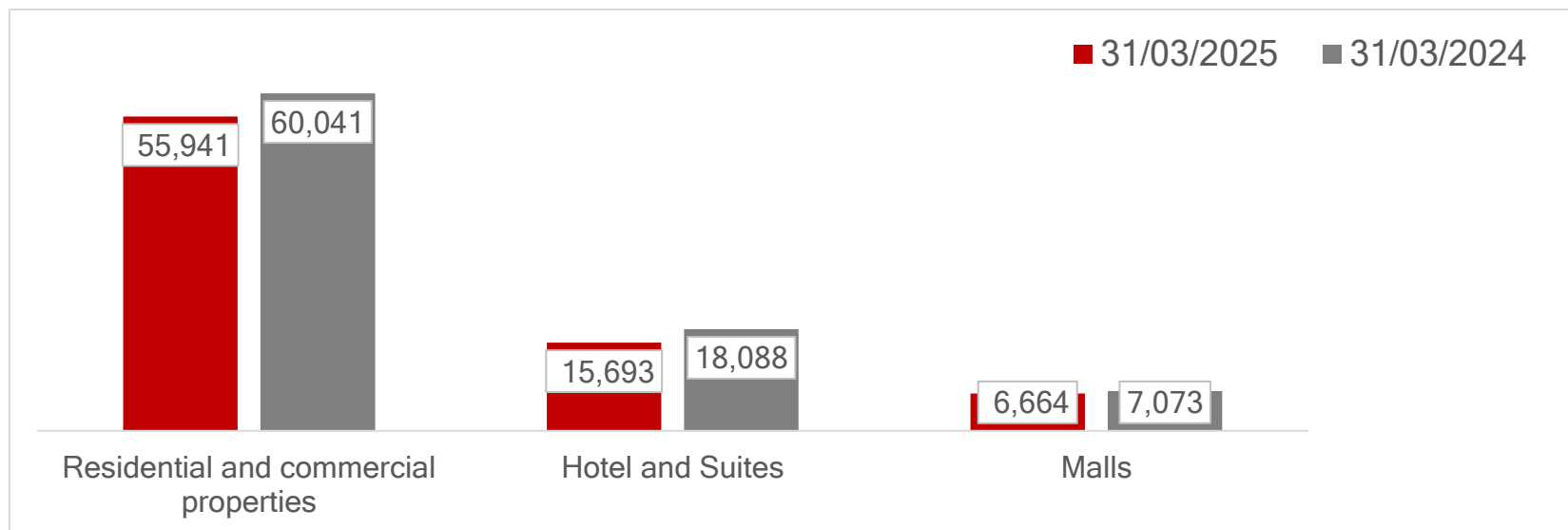


Rental Revenue by Segment	31/03/2025	31/03/2024	Changes	Changes
	QR"000	QR"000	QR"000	%
Residential and commercial properties	378,910	364,656	14,254	+3.91%
Hotel and Suites	47,854	51,286	-3,432	-6.69%
Malls	16,693	19,072	-2,379	-12.47%
	443,457	435,014	8,443	1.94%





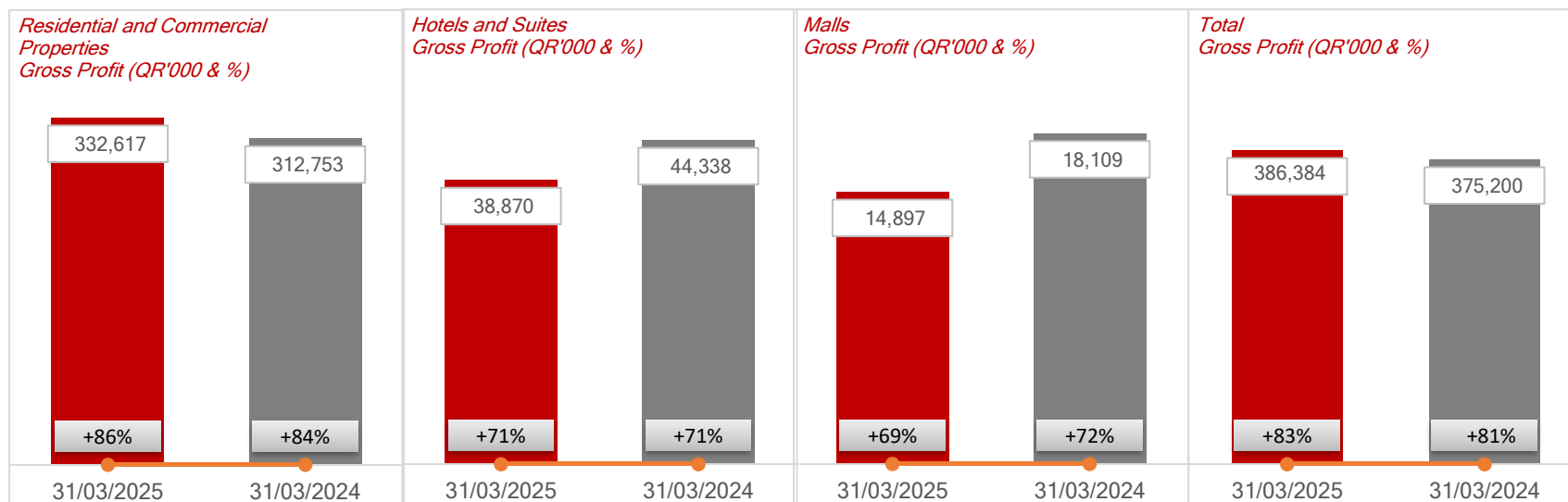
Operating expenses by Segment	31/03/2025	31/03/2024	Changes	Changes
	QR"000	QR"000	QR"000	%
Residential and commercial properties	55,941	60,041	(4,100)	-6.83%
Hotel and Suites	15,693	18,088	(2,395)	-13.24%
Malls	6,664	7,073	(409)	-5.78%
	78,298	85,202	(6,904)	-8.10%





# Financial Performance Overview

Operating profit by Segment	31/03/2025	31/03/2024	Changes	Changes %
" operating profit ÷ ( rental revenue + other operating revenue)"				
Residential and commercial properties (QR"000)	332,617	312,753	19,864	+6.4%
Residential & commercial property (%)	+86%	+84%		
Hotel and Suites (QR"000)	38,870	44,338	(5,468)	-12.3%
Hotel & Suites (%)	+71%	+71%		
Malls (QR"000)	14,897	18,109	(3,212)	-17.7%
Malls (%)	+69%	+72%		
Total Operating Margin (QR"000)	386,384	375,200	11,184	2.98%
Total Operating Margin (%)	+83%	+81%		



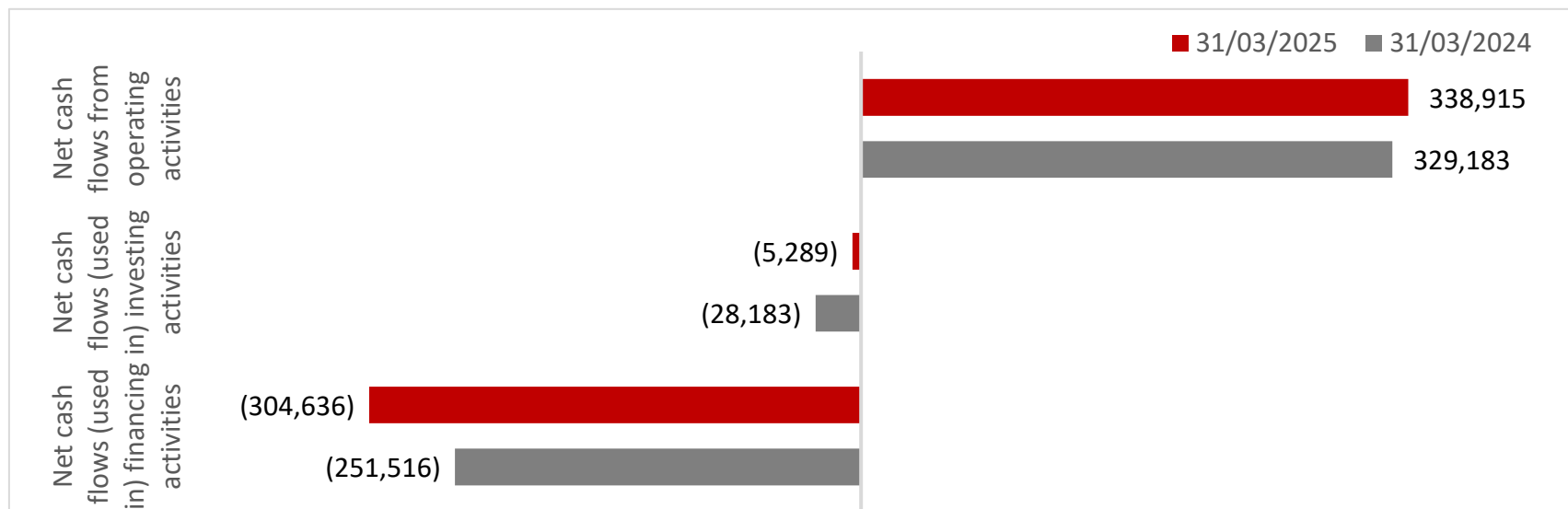




Consolidated Statement Of Financial Position 31 March 2025	31/03/2025 QR"000	31/12/2024 QR"000	Changes QR"000	Changes %
Cash and bank balances	131,402	113,210	18,192	+16%
Receivables and prepayments	87,742	74,688	13,054	+17%
Inventory	14,403	14,320	83	+1%
Due from related parties	453	453	-	0%
Investment properties	45,499,768	45,488,397	11,371	+0%
Property and equipment	672,086	676,825	(4,739)	-1%
<b>TOTAL ASSETS</b>	<b>46,405,854</b>	<b>46,367,893</b>	<b>37,961</b>	<b>+0%</b>
Payables and other liabilities	355,334	379,166	(23,832)	-6%
Due to related parties	1,088,978	1,369,872	(280,894)	-21%
Islamic financing borrowings	11,379,715	11,185,540	194,175	+2%
<b>TOTAL LIABILITIES</b>	<b>12,824,027</b>	<b>12,934,578</b>	<b>(110,551)</b>	<b>-1%</b>
Share capital	26,524,967	26,524,967	-	0%
Legal reserve	1,717,025	1,717,025	-	0%
Foreign currency translation reserve	(572)	3,957	(4,529)	-114%
Retained earnings	5,515,808	5,362,767	153,041	+3%
<b>Equity Holders of the Parent</b>	<b>33,757,228</b>	<b>33,608,716</b>	<b>148,512</b>	<b>+0%</b>
Non-controlling interest	(175,401)	(175,401)	-	0%
<b>Total Equity</b>	<b>33,581,827</b>	<b>33,433,315</b>	<b>148,512</b>	<b>+0%</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>46,405,854</b>	<b>46,367,893</b>	<b>37,961</b>	<b>+0%</b>



Consolidated Statement Of Cash Flows	31/03/2025	31/03/2024	Changes	Changes
31 March 2025	QR"000	QR"000	QR"000	%
Net cash flows from operating activities	338,915	329,183	9,732	+3%
Net cash flows (used in) investing activities	(5,289)	(28,183)	22,894	-81%
Net cash flows (used in) financing activities	(304,636)	(251,516)	(53,120)	+21%
(Decrease) /Increase in cash and cash equivalents	28,990	49,484	(20,494)	-41%





*Got any questions?*



[ezdanholding.qa/EHDinvestors](http://ezdanholding.qa/EHDinvestors)



[ir@ezdanholding.qa](mailto:ir@ezdanholding.qa)