

# INVESTOR RELATION PRESENTATION

FOR Q3-2021 | MAZAYA REAL ESTATE DEVELOPMENT Q.P.S.C.



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# ABOUT MAZAYA

Mazaya Real Estate Development is a "Qatari Public Shareholding Company", established on 10 January 2008 with a capital of QR 1 Billion. It was established under Article No.68 of the Law No. 5 of 2002 concerning the issuance of commercial companies, and according to the terms and conditions of the Memorandum of Association of the company and its Articles of Association. The establishment of the company was approved under a decision by his Excellence Minister of Business and Commerce No. 22 of 2008. The Articles of Association was further amended in accordance to Law No. 11 of 2015. The company's shares were listed on the Qatar Stock Exchange on the 17 October 2010. On July 17, 2019 the capital was split to become 1,157,625,000 Shares equivalent to QR 1,157,625,000 (1 QR per Share) from 115,762,500 Shares equivalent to QR 1,157,625,000 (10 QR per Share).

The company operates in agreement with the provisions of the Islamic law, and specializes in such real estate investment and development as: the establishment of residential, commercial and industrial compounds, real estate studies and consulting, contracting, maintenance, brokerages and commission agencies, property-related commercial and real estate representation, marketing, buildings and facilities management, mechanical and electrical equipment and appliances, import and export related to company purposes, and investment of company funds as a form of effective management of the company's liquidity at the discretion of the Board of Directors, and any other activities or purposes as subsequently determined by the General Meeting of the company to the extent permitted under the Qatari regulations and laws in force and effect.



# PROJECTS



MAZAYA

# AL-SADD PROPERTY

On the date specified earlier. It was stated that the Ministry officially received the buildings and accompanying facilities which were thoroughly inspected in early August. Accordingly, the rent will be calculated from the beginning of August with an estimated annual return of 7.5% for a period of 5 years, subject to renewal.

Our contribution comes in response to the call from the Supreme Committee for the delivery and legacy of Real estate owners and developers. It is to reach out to them in order to provide their properties in the preparations for the 2022 World Cup. As per the leasing system, the buildings will be handed over to the Supreme Committee for Delivery & Legacy to host the public and visitors coming to attend the World Cup matches. This is based on the memorandum signed between the Ministry of Administrative Development, Labor and Social Affairs and the Supreme Committee for Delivery & Legacy for 2022.

Mazaya is keen on the state's participation ensuring the comfort and safety of all guests (fans & visitors) in addition to giving them an exceptional and unique experience during their stay.

The project consists of 155 housing units covering an area of 6659 square meters. It is divided into two types of units, including both two and three bedrooms. Each building has a swimming pool and fitness rooms. The buildings also have private parking spaces for 165 cars. The project is located in a popular location, Al Sadd area which is also convenient as it is close to all the services required on a daily basis



# FINANCIALS



MAZAYA

# INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

AS OF SEPTEMBER 30, 2021

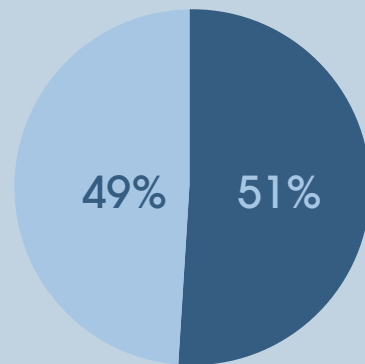
	September 30 2021 (Unaudited) QR	December 31 2020 (Audited) QR
<b>ASSETS</b>		
<b>Non-current assets</b>		
Rights-of-use of assets	1,921,178	3,927,020
Property and equipment	476,025	522,394
Investment properties	900,098,548	900,098,548
Project in progress	68,521,624	65,996,712
Investment securities	18,355,561	18,705,561
Wakala investments	27,677,198	29,177,197
Finance lease receivable	1,110,638,891	1,134,532,248
	<b>2,127,689,025</b>	<b>2,152,959,680</b>
<b>Current assets</b>		
Finance lease receivable	31,614,012	30,177,236
Receivables and prepayments	65,750,454	9,506,526
Islamic bank balances and cash	100,499,860	79,368,669
	<b>197,864,326</b>	<b>119,052,431</b>
<b>TOTAL ASSETS</b>	<b>2,325,553,351</b>	<b>2,272,012,111</b>
<b>EQUITY AND LIABILITIES</b>		
<b>Equity</b>		
Share capital	1,157,625,000	1,157,625,000
Treasury shares	-	(8,983,416)
Legal reserve	58,005,878	58,005,878
Retained earnings	30,571,354	42,836,137
<b>Total equity</b>	<b>1,246,202,232</b>	<b>1,249,483,599</b>
<b>Non-current liabilities</b>		
Islamic finance facilities	951,738,369	690,083,735
Lease liabilities	-	2,033,430
Employees' end of service benefits	2,162,064	2,915,962
	<b>953,900,433</b>	<b>695,033,127</b>
<b>Current liabilities</b>		
Islamic finance facilities	18,321,446	66,108,368
Lease liabilities	2,072,171	2,914,008
Income tax payable	230,696	379,248
Payables and other liabilities	104,826,373	258,093,761
	<b>125,450,686</b>	<b>327,495,385</b>
<b>Total liabilities</b>	<b>1,079,351,119</b>	<b>1,022,528,512</b>
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>2,325,553,351</b>	<b>2,272,012,111</b>

# INTERIM CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

FOR THE 9 MONTH PERIOD PERIOD ENDED SEPTEMBER 30, 2021

	September 30 2021 QR (Unaudited)	September 30 2020 QR (Unaudited)
Finance income	53,068,422	54,418,800
Rental income	22,810,973	20,639,315
Operating expenses	(8,015,120)	(7,466,257)
<b>Gross profit</b>	<b>67,864,275</b>	67,591,858
Loss on sale of investment properties	–	(9,270,000)
Fair value loss on investment properties and investment securities	(350,000)	–
Provision for impairment on wakala investments	(1,500,000)	–
Other income	165,428	519,557
General and administrative expenses	(14,349,631)	(15,324,101)
Depreciation	(238,834)	(113,190)
Amortization for rights-of-use of assets	(1,256,213)	(2,047,645)
Finance cost	(35,168,143)	(25,725,500)
<b>Profit for the period before income tax</b>	<b>15,166,882</b>	15,630,979
Income tax	(231,312)	–
<b>Net profit for the period</b>	<b>14,935,570</b>	15,630,979
Other comprehensive income	–	–
<b>Total comprehensive income for the period</b>	<b>14,935,570</b>	15,630,979
<b>Basic and diluted earnings per share</b>	<b>0.0129</b>	0.0135
<i>(attributable to shareholders of the parent expressed in QR per share)</i>		

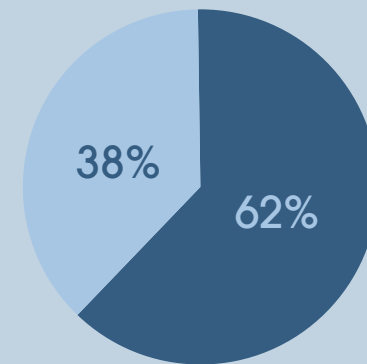
## ASSETS



	30 Sep 2021	31 Dec 2020
ASSETS	2,325,553,351	2,272,012,111

■ 30 Sep 2021    □ 31 Dec 2020

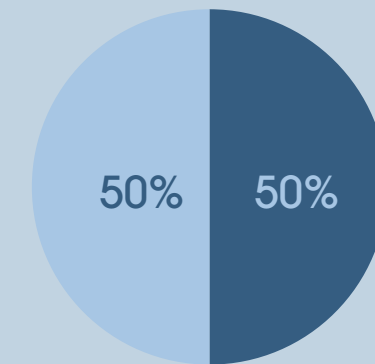
## CURRENT ASSETS



	30 Sep 2021	31 Dec 2020
CURRENT ASSETS	197,864,326	119,052,431

■ 30 Sep 2021    □ 31 Dec 2020

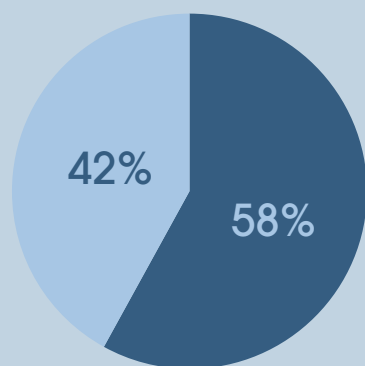
## EQUITY



	30 Sep 2021	31 Dec 2020
EQUITY	1,246,202,232	1,246,202,232

■ 30 Sep 2021    □ 31 Dec 2020

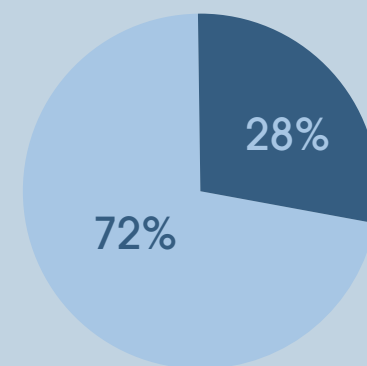
## NON-CURRENT LIABILITIES



	30 Sep 2021	31 Dec 2020
NON-CURRENT LIABILITIES	953,900,433	695,033,127

■ 30 Sep 2021    □ 31 Dec 2020

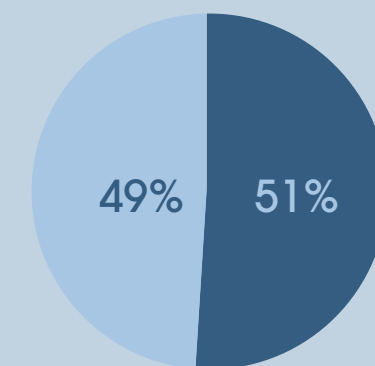
## CURRENT LIABILITIES



	30 Sep 2021	31 Dec 2020
CURRENT LIABILITIES	125,450,686	327,495,385

■ 30 Sep 2021    □ 31 Dec 2020

## TOTAL EQUITY & LIABILITIES

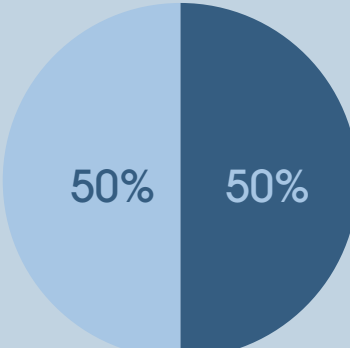


	30 Sep 2021	31 Dec 2020
TOTAL EQUITY & LIABILITIES	2,325,553,351	2,272,012,111

■ 30 Sep 2021    □ 31 Dec 2020



# GROSS PROFIT



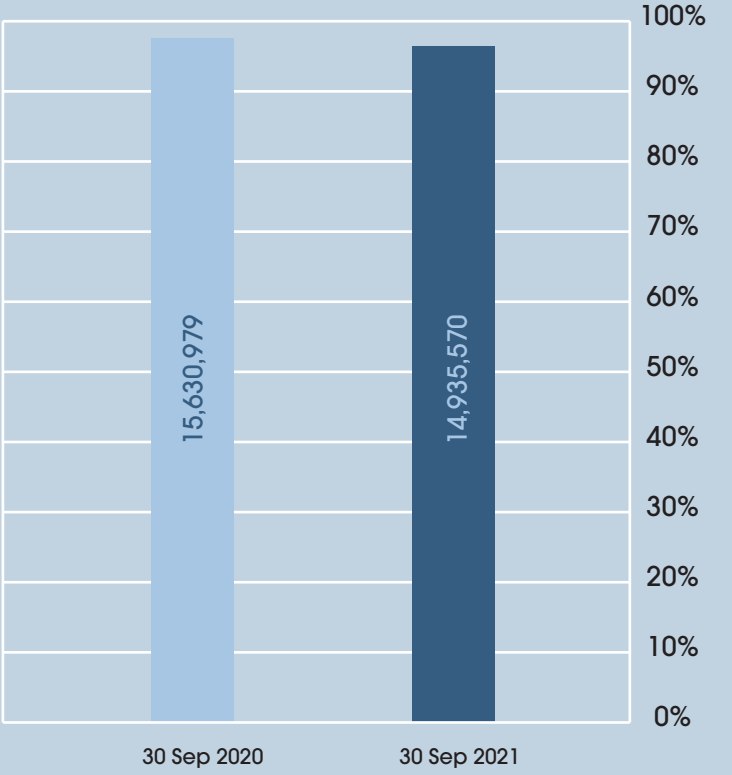
	30 Sep 2021	31 Dec 2020
GROSS PROFIT	67,864,275	67,591,858

■ 30 Sep 2021
 ■ 31 Dec 2020

# TOTAL COMPREHENSIVE INCOME FOR THE PERIOD

	30 Sep 2021	30 Sep 2020
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD	14,935,570	15,630,979

■ 30 Sep 2021
 ■ 30 Sep 2020





# Q&A



MAZAYA

THANK YOU