

18 APRIL 2023

Q1-2023

RISING BEYOND

# INVESTOR RELATION PRESENTATION

FOR MAZAYA REAL ESTATE DEVELOPMENT Q.P.S.C.



شركة مزايا للتطوير العقاري ش.م.ع.ق.  
Mazaya Real Estate Development Q.P.S.C.



# ABOUT MAZAYA

AS A LEADING QATARI PUBLIC SHAREHOLDING COMPANY, MAZAYA REAL ESTATE DEVELOPMENT, WHICH OPERATES ACCORDING TO SHARIAH COMPLIANT INVESTMENTS IN LONG-TERM PROJECTS AND SPECIALIZES IN REAL ESTATE INVESTMENT AND DEVELOPMENT. SINCE 2008, THE COMPANY HAS DEMONSTRATED ITS EXPERTISE IN CREATING A WELL-PERFORMING INVESTMENTS, AND THEREBY ALSO PLAYING A STRONG ROLE IN REALIZING QATAR NATIONAL VISION 2030.

MAZAYA REAL ESTATE DEVELOPMENT COMPANY WAS ESTABLISHED ON JANUARY 2008, AND ITS SHARES WERE LISTED ON THE QATAR STOCK EXCHANGE IN OCTOBER 2010. THE INITIAL PAID-UP CAPITAL IS QR 1,000,000,000 AND CURRENTLY 1,157,625,000 SHARES WITH A NOMINAL VALUE OF ONE QR PER SHARE.



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# OUR PROJECTS

Mazaya Real Estate Development Q.P.S.C.



# MESSIMER

Mazaya Real Estate Development Company (Q.P.S.C) has announced this year the completion and receipt of two buildings from the Qatar Company for Reclamation and Development of Expansive Lands and Rehabilitation located in Messimer, at a value of 53 million riyals, with an annual return equivalent to 7.8%, and leased for a period of five years, subject to renewal, in accordance with the terms and conditions stipulated in the contract.





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# FINANCIAL STATEMENT

FOR THE PERIOD ENDING  
31ST March 2023



# BALANCE SHEET

ACTUAL MARCH 2023 VS ACTUAL DECEMBER 2022

	31 March 2023 QR	31 DECEMBER 2022 QR	VARIANCE	
			QR	%
<b>ASSETS</b>				
<b>Non-current assets</b>				
Property and equipment	134,371,591	134,419,042	(47,451)	0%
Investment properties	727,291,348	674,291,348	53,000,000	8%
Investment securities	18,463,709	18,463,709	-	0%
Wakala investments	26,177,197	26,177,197	-	0%
Finance lease receivable	1,059,385,244	1,068,262,012	(8,876,768)	-1%
	<b>1,965,689,089</b>	<b>1,921,613,308</b>	<b>44,075,781</b>	<b>2%</b>
<b>Current assets</b>				
Finance lease receivable	34,696,040	34,162,255	533,785	2%
Receivables and prepayments	51,704,207	32,725,623	18,978,584	58%
Islamic bank balances and cash	975,170,805	90,647,150	884,523,655	976%
	<b>1,061,571,052</b>	<b>157,535,028</b>	<b>904,036,024</b>	<b>574%</b>
<b>TOTAL ASSETS</b>	<b>3,027,260,141</b>	<b>2,079,148,336</b>	<b>948,111,805</b>	<b>46%</b>



# BALANCE SHEET

ACTUAL MARCH 2023 VS ACTUAL MARCH 2022

	31 March 2023 QR	31 DECEMBER 2022 QR	VARIANCE	
			QR	%
<b>EQUITY AND LIABILITIES</b>				
<b>Equity</b>				
Share capital	1,157,625,000	1,157,625,000	-	0%
Legal reserve	62,106,682	62,106,682	-	0%
Retained earnings	(187,025,422)	(197,224,645)	10,199,223	-5%
<b>Total equity</b>	<b>1,032,706,260</b>	<b>1,022,507,037</b>	<b>10,199,223</b>	<b>1%</b>
<b>Non-current liabilities</b>				
Islamic finance facilities	1,076,874,088	897,277,479	179,596,609	20%
Employees' end of service benefits	2,375,350	2,283,861	91,489	4%
	1,079,249,438	899,561,340	179,688,098	20%
<b>Current liabilities</b>				
Islamic finance facilities	813,085,912	38,125,912	774,960,000	5%
Income tax payable	446,605	413,105	33,500	8%
Payables and other liabilities	101,771,926	118,540,942	(16,769,016)	-14%
	<b>915,304,443</b>	<b>157,079,959</b>	<b>758,224,484</b>	<b>483%</b>
<b>Total liabilities</b>	<b>1,994,553,881</b>	<b>1,056,641,299</b>	<b>937,912,582</b>	<b>89%</b>
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>3,027,260,141</b>	<b>2,079,148,336</b>	<b>948,111,805</b>	<b>46%</b>



# INCOME STATEMENT

ACTUAL MARCH 2023 VS ACTUAL MARCH 2022

	2023	2022	VARIANCE	
	QR	QR	QR	%
Finance Income	16,832,020	17,333,707	(501,687)	-3%
Rental Income	15,667,964	11,204,346	4,463,618	40%
Operating Expenses	(3,602,411)	(1,240,795)	(2,361,616)	190%
<b>Income From Operations</b>	<b>28,897,573</b>	<b>27,297,258</b>	<b>1,600,315</b>	<b>6%</b>
Other Income	5,760,708	55,611	5,705,097	10259%
General And Administrative Expenses	(7,698,417)	(6,709,626)	(988,791)	15%
Depreciation	(71,106)	(169,595)	98,489	-58%
Finance Costs	(16,689,535)	(9,100,172)	(7,589,363)	83%
<b>Profit For The Period</b>	<b>10,199,223</b>	<b>11,373,476</b>	<b>(1,174,253)</b>	<b>-10%</b>
Other Comprehensive Income	-	-	-	0%
<b>Total Comprehensive Income For The Period</b>	<b>10,199,223</b>	<b>11,373,476</b>	<b>(1,174,253)</b>	<b>-10%</b>
Basic And Diluted Earnings Per Share	0.01	0.01	(0.0)	-10%



# Q&A



MAZAYA

Mazaya Real Estate Development Q.P.S.C.

[www.mazayaqatar.com](http://www.mazayaqatar.com)



# THANK YOU



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