

**MAZAYA REAL ESTATE
DEVELOPMENT Q.S.C
DOHA - QATAR**

**INTERIM CONDENSED CONSOLIDATED
FINANCIAL STATEMENTS
FOR THE 9 MONTH PERIOD ENDED
SEPTEMBER 30, 2023**

MAZAYA REAL ESTATE DEVELOPMENT Q.S.C
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MAZAYA REAL ESTATE DEVELOPMENT Q.S.C**INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION**

AS OF SEPTEMBER 30, 2023

	30 September 2023	31 December 2022
	(Unaudited) QR	(Audited) QR
ASSETS		
Non-current assets		
Property and equipment	1,819,069	134,419,042
Investment properties	765,527,915	674,291,348
Equity accounted investee	18,302,181	18,463,709
Financial investment	24,677,198	26,177,197
Finance lease receivable	1,041,213,448	1,068,262,012
	<u>1,851,539,811</u>	<u>1,921,613,308</u>
Current assets		
Finance lease receivable	35,788,762	34,162,255
Receivables and prepayments	91,841,432	32,725,623
Cash and cash equivalents	151,593,595	90,647,150
	<u>279,223,789</u>	<u>157,535,028</u>
Assets held for sale	134,797,500	-
	<u>414,021,289</u>	<u>157,535,028</u>
TOTAL ASSETS	<u>2,265,561,100</u>	<u>2,079,148,336</u>
EQUITY AND LIABILITIES		
Equity		
Share capital	1,157,625,000	1,157,625,000
Legal reserve	62,106,682	62,106,682
Retained earnings / (accumulated losses)	(175,680,132)	(197,224,645)
Total equity	<u>1,044,051,550</u>	<u>1,022,507,037</u>
Non-current liabilities		
Borrowings	1,031,459,554	897,277,479
Provision for employees' end of service benefits	2,525,976	2,283,861
	<u>1,033,985,530</u>	<u>899,561,340</u>
Current liabilities		
Borrowings	73,564,824	38,125,912
Income tax payable	292,335	413,105
Trade and other payables	113,666,861	118,540,942
	<u>187,524,020</u>	<u>157,079,959</u>
Total liabilities	<u>1,221,509,550</u>	<u>1,056,641,299</u>
TOTAL EQUITY AND LIABILITIES	<u>2,265,561,100</u>	<u>2,079,148,336</u>


Sheikh Hamad Bin Mohamed Al Thani
Chief Executive Officer

MAZAYA REAL ESTATE DEVELOPMENT Q.S.C**INTERIM CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME**

FOR THE 9 MONTH PERIOD PERIOD ENDED SEPTEMBER 30, 2023

	30 September 2023	30 September 2022
	QR	QR
	(Unaudited)	(Unaudited)
Finance income	50,102,946	51,631,646
Rental income	38,872,503	30,564,812
Operating expenses	<u>(11,738,990)</u>	<u>(5,603,629)</u>
Gross profit	77,236,459	76,592,829
Other income	13,923,381	372,595
Net fair value gain on investment properties	17,110,013	-
Share of profit/(loss) of equity accounted investee	684,759	(137,672)
Allowance for impairment of financial investment	(1,500,000)	(1,500,000)
General and administrative expenses	<u>(42,105,491)</u>	<u>(15,216,528)</u>
Operating profit	65,349,121	60,111,224
Finance cost	<u>(43,509,387)</u>	<u>(27,568,226)</u>
Profit before income tax for the period	21,839,734	32,542,998
Income tax expense	<u>(295,221)</u>	<u>(350,567)</u>
Profit for the period	21,544,513	32,192,431
Other comprehensive income	-	-
Total comprehensive income for the period	21,544,513	32,192,431
Basic and diluted earnings per share <i>(attributable to shareholders of the parent expressed in QR per share)</i>	0.019	0.028