

19 October 2023

Q3-2023

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.

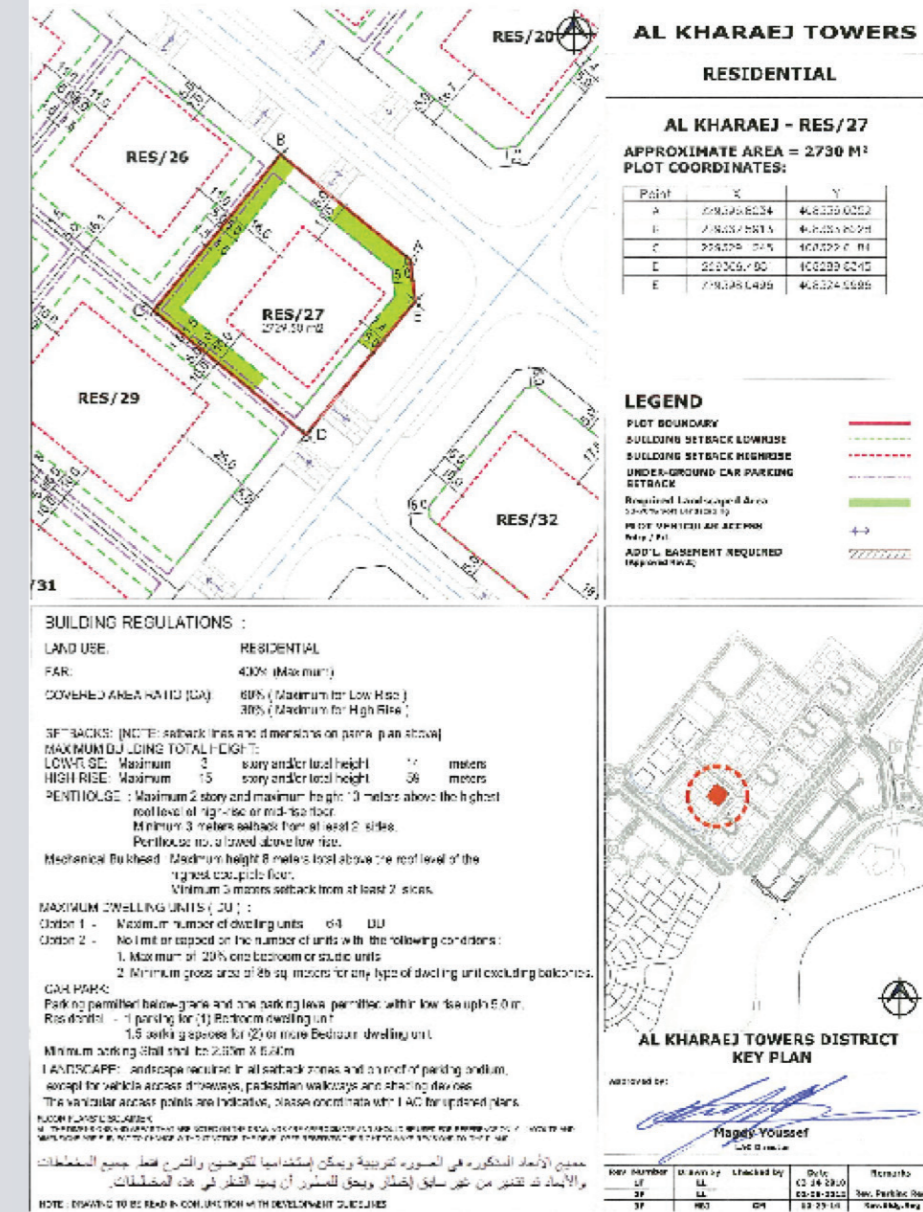
MESSIMER

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.



AL KHARAYEJ

Mazaya Real Estate Development announced the purchase of a plot of land in the Al Kharayej area in Lusail City, the value of the deal about 20 million QR, aiming to develop it as a residential tower. The company's management is currently working on finalizing the designs of the project that will be built on the plot.



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FINANCIAL STATEMENT

FOR THE PERIOD ENDING
30th september 2023

BALANCE SHEET

ACTUAL **September 2023** VS ACTUAL **DECEMBER 2022**

	30 September 2023	31 DECEMBER 2022	VARIANCE	
	QR	QR	QR	%
ASSETS				
Non-current assets				
Property and equipment	***1,819,069	***134,419,042	(132,599,973)	-99%
Investment properties	****765,527,915	674,291,348	91,236,567	14%
Equity accounted investee	*18,302,181	*18,463,709	(161,528)	-1%
Financial investment	24,677,198	26,177,197	(1,499,999)	-6%
Finance lease receivable	**1,041,213,448	**1,068,262,012	(27,048,564)	-3%
Total non-current assets	1,851,539,811	1,921,613,308	(70,073,497)	-4%
Current assets				
Finance lease receivable	**35,788,762	**34,162,255	1,626,507	5%
Trade and other receivables	91,841,432	32,725,623	59,115,809	181%
Cash and cash equivalents	151,593,595	90,647,150	60,946,445	67%
	279,223,789	157,535,028	121,688,761	77%
Assets held for sale	***134,797,500	-	134,797,500	100%
Total current assets	414,021,289	157,535,028	256,486,261	163%
TOTAL ASSETS	2,265,561,100	2,079,148,336	186,412,764	9%

BALANCE SHEET

ACTUAL **September 2023** VS ACTUAL **DECEMBER 2022**

	30 September 2023	31 DECEMBER 2022	VARIANCE	
	QR	QR	QR	%
EQUITY AND LIABILITIES				
Equity				
Share capital	1,157,625,000	1,157,625,000	-	0%
Legal reserve	62,106,682	62,106,682	-	0%
Accumulated losses	(175,680,132)	(197,224,645)	21,544,513	-11%
Total equity	1,044,051,550	1,022,507,037	21,544,513	2%
Non-current liabilities				
Borrowings	1,031,459,554	897,277,479	134,182,075	15%
Provision for employees' end of service benefits	2,525,976	2,283,861	242,115	11%
	1,033,985,530	899,561,340	134,424,190	15%
Current liabilities				
Borrowings	73,564,824	38,125,912	35,438,912	93%
Income tax payable	292,335	413,105	(120,770)	-29%
Trade and other payables	113,666,861	118,540,942	(4,874,081)	-4%
	187,524,020	157,079,959	30,444,061	19%
Total liabilities	1,221,509,550	1,056,641,299	164,868,251	16%
TOTAL EQUITY AND LIABILITIES	2,265,561,100	2,079,148,336	186,412,764	9%

INCOME STATEMENT

ACTUAL **September 2023** VS ACTUAL **DECEMBER 2022**

	2023	2022	VARIANCE	
	QR	QR	QR	%
Finance income	50,102,946	51,631,646	(1,528,700)	-
Rental income	38,872,503	30,564,812	8,307,691	27%
Operating expenses	(11,738,990)	(5,603,629)	(6,135,361)	109%
Income from operations	77,236,459	76,592,829	643,630	1%
Other income	13,923,381	372,595	13,550,786	3637%
Net fair value gain on investment properties	17,110,013	-	17,110,013	100%
Share of gain/ (loss) of equity accounted investee	684,759	(137,672)	822,431	-597%
Allowance for impairment of financial assets	(1,500,000)	(1,500,000)	-	0%
General and administrative expenses	(42,105,491)	(15,216,528)	(26,888,963)	177%
Operating Profit	65,349,121	60,111,224	5,237,897	9%
Finance Cost	(43,509,387)	(27,568,226)	(15,941,161)	58%
Profit Before Income Tax	21,839,734	32,542,998	(10,703,264)	-33%
Income tax expense	(295,221)	(350,567)	55,346	-16%
Total comprehensive income for the period	21,544,513	32,192,431	(10,647,918)	-33%
Basic and diluted earnings per share	0.019	0.028	(0)	-32%

Q&A



MAZAYA

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www.mazayaqatar.com

THANK YOU



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