

investor relation presentation

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

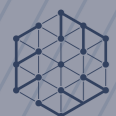


شركة مزايا للتطوير العقاري ش.م.ع.ق.
Mazaya Real Estate Development Q.P.S.C.

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 , with a nominal value of one qr per share.



our **projects**



Replacing land

Completion of the process of replacing
Al Daayen land plot
(Pin number: 70018688)
with **Al Mashaf** land plot
(Pin number: 91042161)

with an area of **29,319** square meters,
with the same commercial activities.

sale of Dubai lands

Sale of lands located in the Wadi Al Safa
area - Dubai, with a total value estimat-
ed approximately **at 32.5 million UAE**
dirhams, equivalent to 32.3 million
Qatari riyals.

Vera Tower

launch of the Vera Tower project in Lusail city. It is an upscale residential tower distinguished by its modern design and its view of Lusail city and its diverse amenities. The Vera Tower project is scheduled to be completed in 2026.



Voya Tower

Mazaya Real Estate Development Company, in partnership with Al-Namaa Real Estate Development Company, launched the Voya Tower project on the waterfront.

The project is scheduled to be completed in 2026.



Golden Plaza

Acquisition of the “Golden Plaza” complex in Abu Hamour area, which includes commercial and residential units with a total area 11,366 square meters, the value of the transaction is QAR 180,000,000.



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.



financial statement

FOR THE PERIOD ENDING
31ST DECEMBER 2023



Balance Sheet Actual Dec 2023 Vs Actual Dec 2022

	31 December 2023 QR	31 DECEMBER 2022 QR	VARIANCE	
			QR	%
ASSETS				
Non-current assets				
Property and equipment	1,835,376	134,419,042	(132,583,666)	-99%
Investment properties	896,885,003	674,291,348	222,593,655	33%
Investment securities	18,743,444	18,463,709	279,735	2%
Wakala investments	24,677,197	26,177,197	(1,500,000)	-6%
Finance lease receivable	1,031,914,051	1,068,262,012	(36,347,961)	-3%
Total non-current assets	1,974,055,071	1,921,613,308	52,441,763	3%
Current assets				
Trading Properties	22,571,014	-	22,571,014	100%
Finance lease receivable	36,347,961	34,162,255	2,185,706	6%
Receivables and prepayments	47,957,174	32,725,623	15,231,551	47%
Islamic bank balances and cash	190,549,738	90,647,150	99,902,588	110%
	297,425,887	157,535,028	139,890,859	89%
Asset held for sale	134,604,201	-	134,604,201	100%
Total current assets	432,030,088	157,535,028	274,495,060	174%
TOTAL ASSETS	2,406,085,159	2,079,148,336	326,936,823	16%

Balance Sheet Actual Dec 2023 Vs Actual Dec 2022

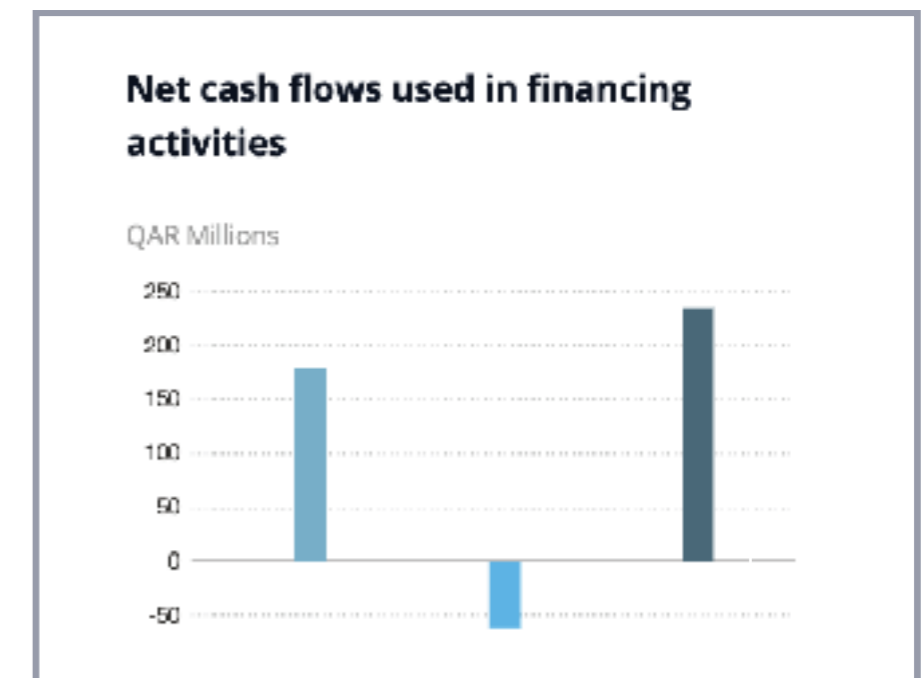
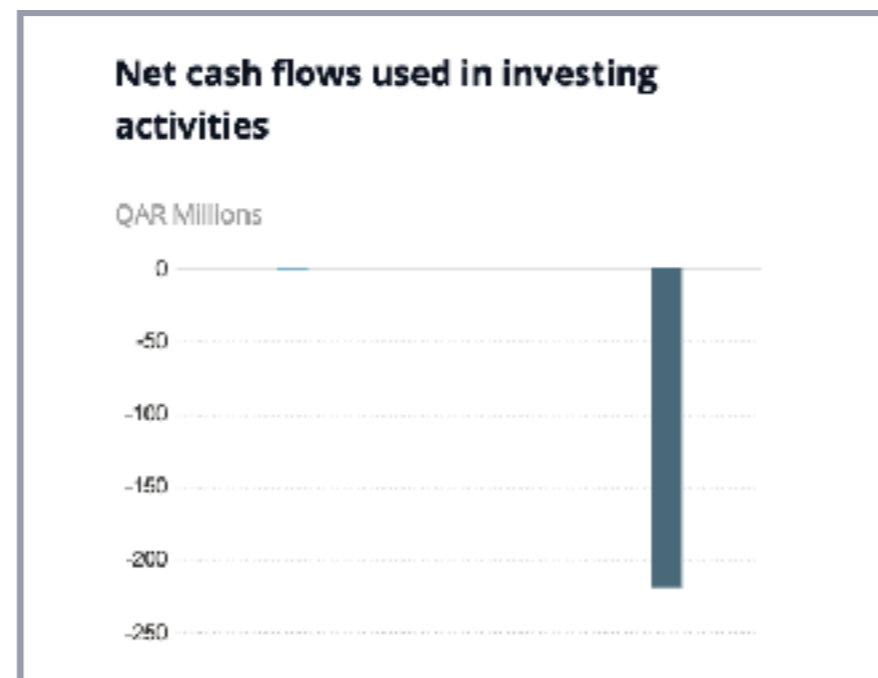
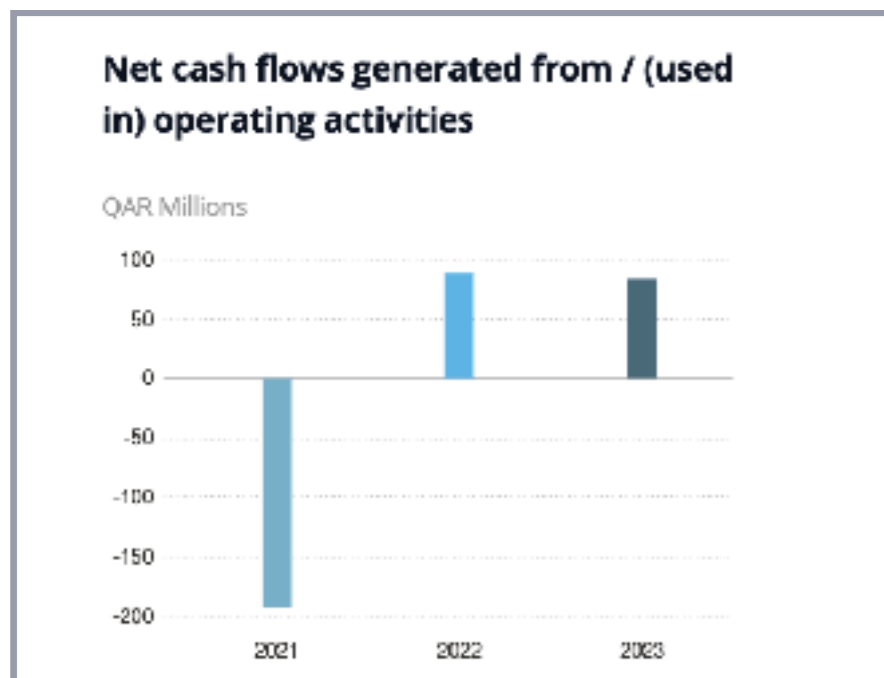
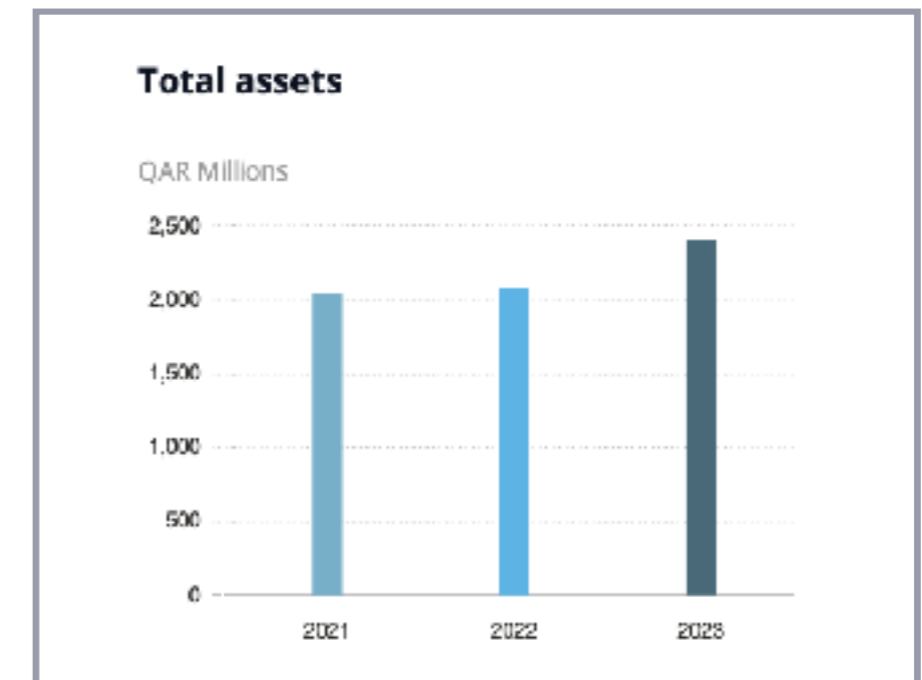
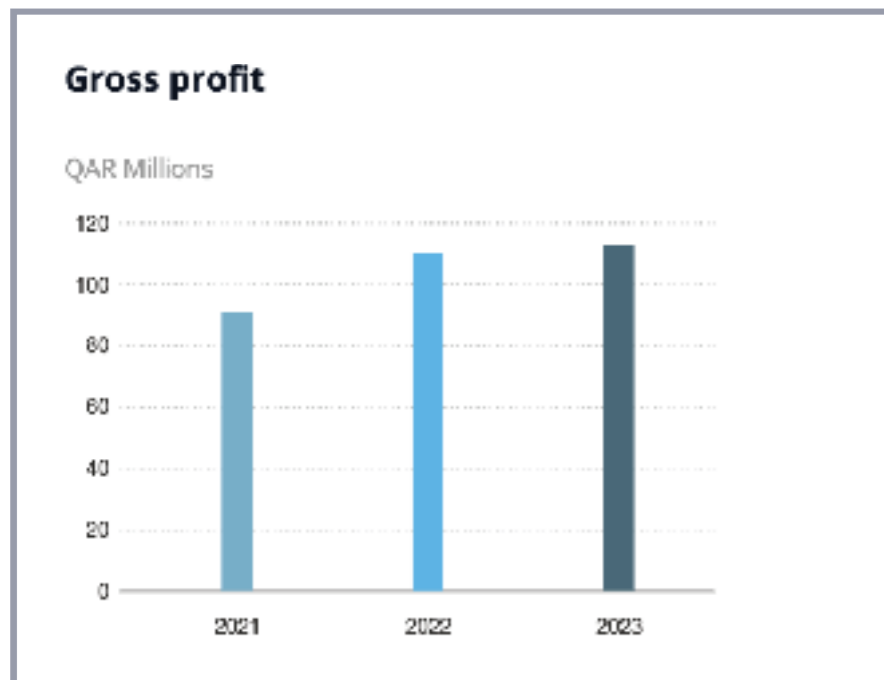
	2023	2022	VARIANCE	
	QR	QR	QR	%
EQUITY AND LIABILITIES				
Equity				
Share capital	1,000,000,000	1,157,625,000	(157,625,000)	-14%
Legal reserve	25,475,761	62,106,682	(36,630,921)	-59%
Retained earnings	25,976,332	(197,224,645)	223,200,977	-113%
Total equity	1,051,452,093	1,022,507,037	28,945,056	3%
Non-current liabilities				
Islamic finance facilities	1,157,370,108	897,277,479	260,092,629	29%
Employees' end of service benefits	2,793,420	2,283,861	509,559	22%
	1,160,163,528	899,561,340	260,602,188	29%
Current liabilities				
Islamic finance facilities	72,833,662	38,125,912	34,707,750	91%
Income tax payable	435,238	413,105	22,133	5%
Payables and other liabilities	121,200,638	118,540,942	2,659,696	2%
	194,469,538	157,079,959	37,389,579	24%
Total liabilities	1,354,633,066	1,056,641,299	297,991,767	28%
TOTAL EQUITY AND LIABILITIES	2,406,085,159	2,079,148,336	326,936,823	16%

Income Statement

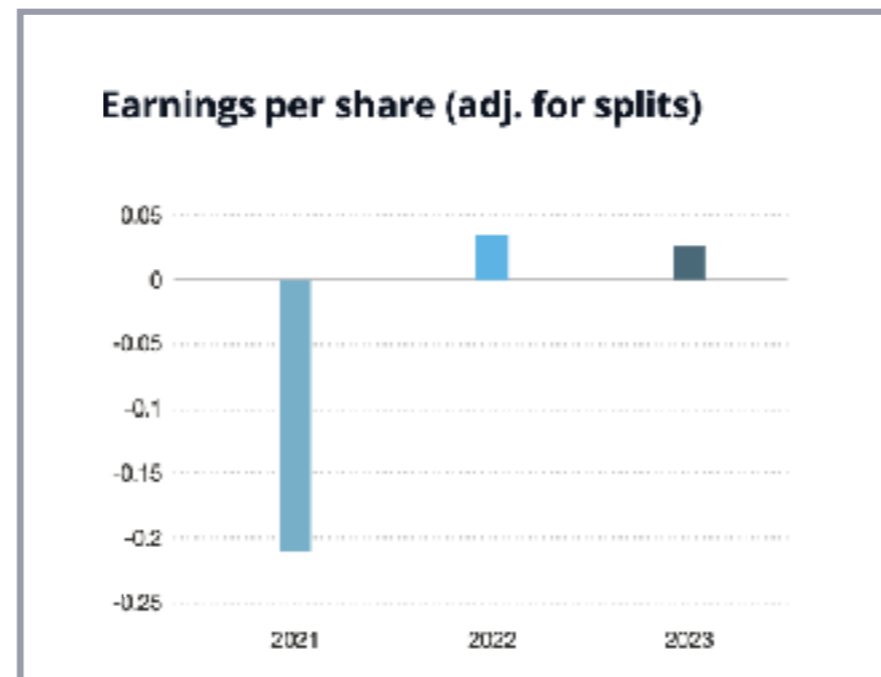
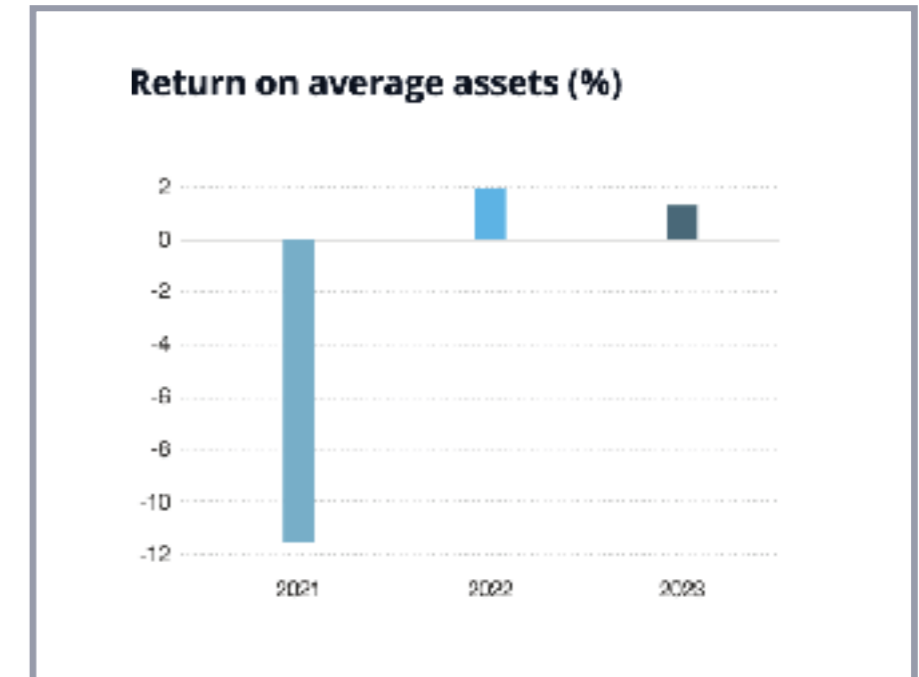
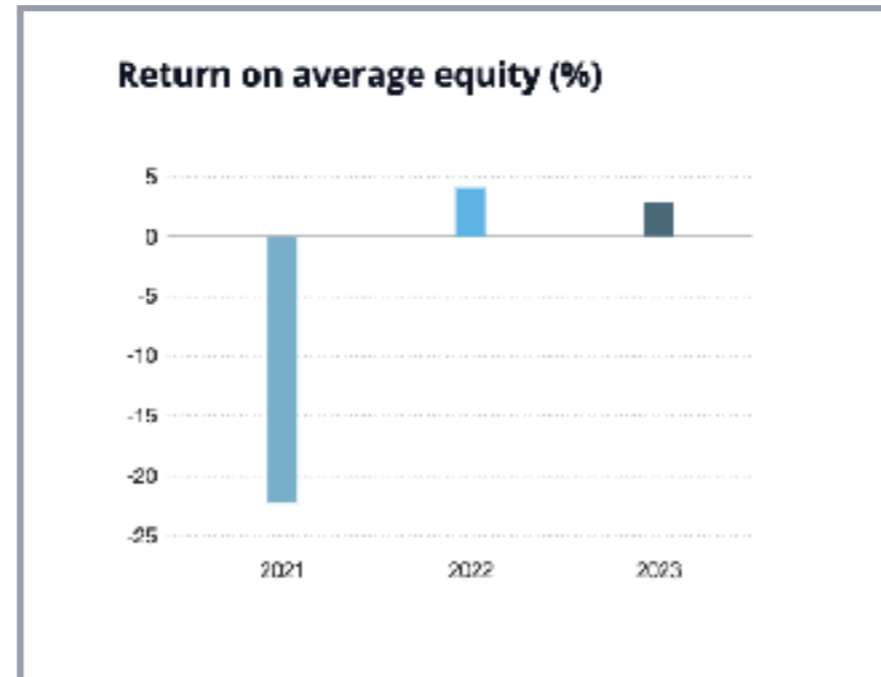
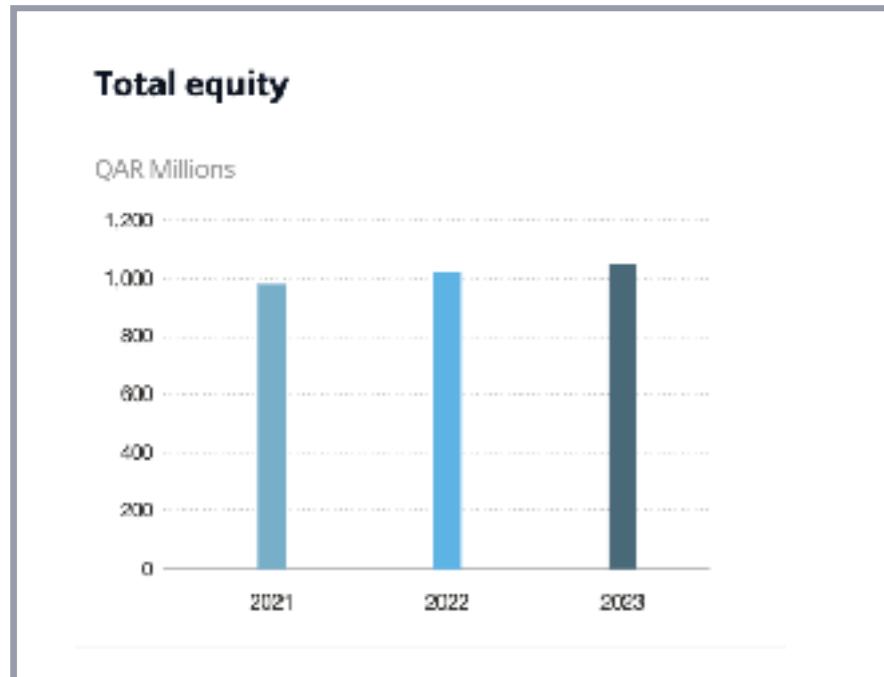
Actual Dec 2023 Vs Actual Dec 2022

	2023	2022	VARIANCE	
	QR	QR	QR	%
Operating Revenue	129,752,570	121,872,162	7,880,408	6%
Operating expenses	(15,944,270)	(11,455,037)	(4,489,233)	39%
Income from operations	113,808,300	110,417,125	3,391,175	3%
Other income	11,766,017	1,137,740	10,628,277	934%
General and administrative expenses	(53,819,433)	(26,426,988)	(27,392,445)	104%
Allowance for impairment of financial investment	(1,500,000)	(1,500,000)	-	0%
Net fair value gain on investment properties	17,110,013	-	17,110,013	0%
Share of profit of equity accounted investee	1,079,735	108,148	971,587	898%
Finance costs	(58,310,268)	(42,314,312)	(15,995,956)	38%
Profit for the year	30,134,364	41,421,713	(11,287,349)	-27%
Income tax	(447,127)	(413,672)	(33,455)	8%
Total comprehensive income for the year	29,687,237	41,008,041	(11,320,804)	-28%
Basic and diluted earnings per share	0.03	0.04	(0.01)	-25%

Fact Sheet *Actual Dec 2023 Vs Actual Dec 2022*



Fact Sheet Actual Dec 2023 Vs Actual Dec 2022



Q&A



thank
you

