

# investor *relation* presentation

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

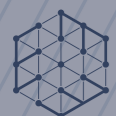


شركة مزايا للتطوير العقاري ش.م.ع.ق.  
Mazaya Real Estate Development Q.P.S.C.

# 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.

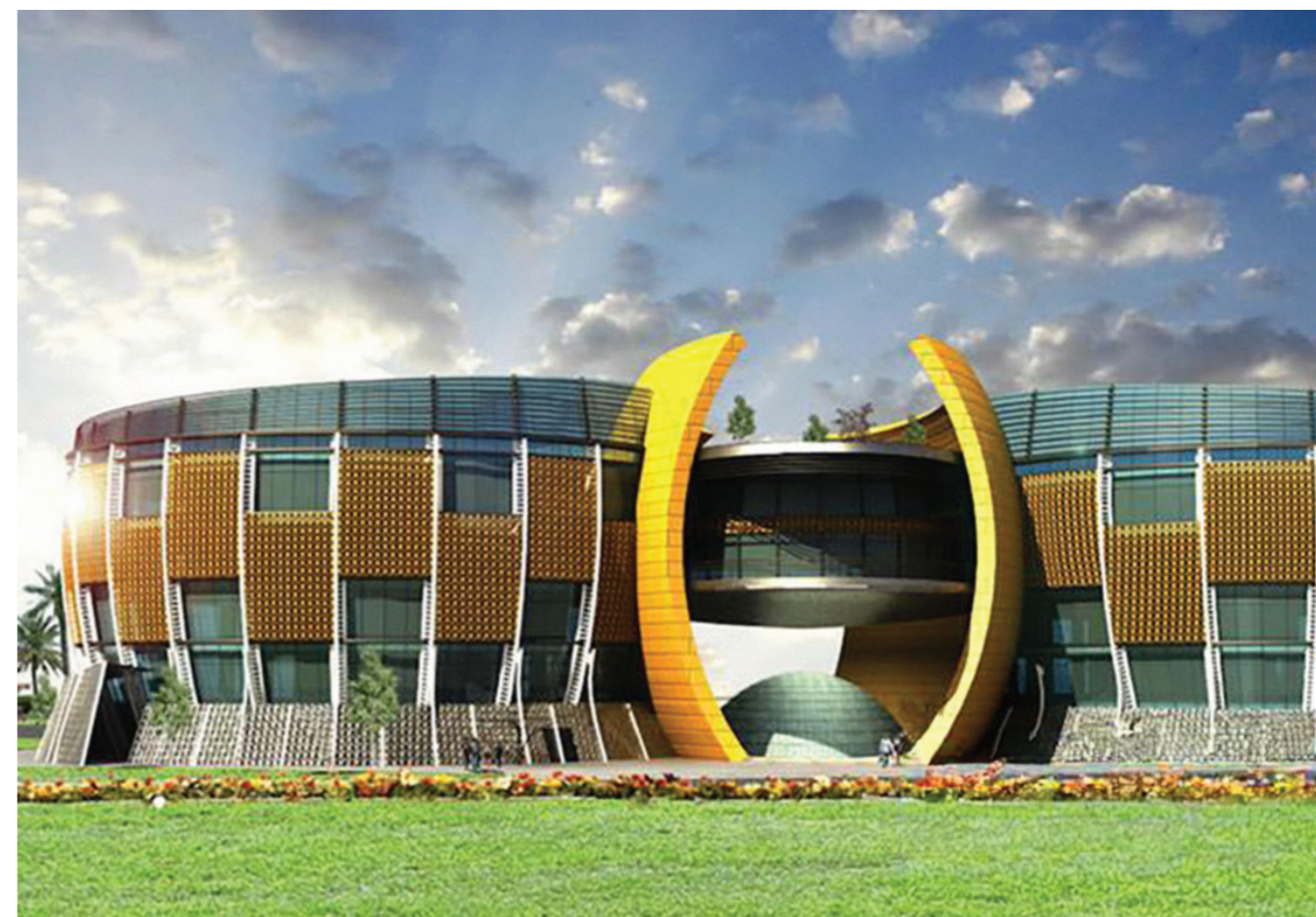


# *our* **projects**



# Lusail University

*Located in Energy City District of Lusail City, Qatar. Site Area is around 16,387 sqm. The property is leased to the Government Housing & Building Department until 31st August 2025.*



# *financial statement*

FOR THE PERIOD ENDING  
31ST MARCH 2024



# Balance Sheet Actual Mar 2024 Vs Actual Dec 2023

	31 MARCH 2024 QR	31 DECEMBER 2023 QR	VARIANCE	
			QR	%
<b>ASSETS</b>				
<b>Non-current assets</b>				
Property and equipment	841,919	1,835,376	(993,457)	-54%
Investment properties	1,285,513,938	896,885,003	388,628,935	43%
Investment securities	18,743,444	18,743,444	-	0%
Wakala investments	24,677,197	24,677,197	-	0%
Finance lease receivable	1,022,469,350	1,031,914,051	(9,444,701)	-1%
<b>Total non-current assets</b>	<b>2,352,245,848</b>	<b>1,974,055,071</b>	<b>378,190,777</b>	<b>19%</b>
<b>Current assets</b>				
Trading Properties	28,297,659	22,571,014	5,726,645	25%
Finance lease receivable	36,915,898	36,347,961	567,937	2%
Receivables and prepayments	66,723,022	47,957,174	18,765,848	39%
Islamic bank balances and cash	199,406,610	190,549,738	8,856,872	5%
	<b>331,343,189</b>	<b>297,425,887</b>	<b>33,917,302</b>	<b>11%</b>
Asset held for sale	-	134,604,201	(134,604,201)	-100%
<b>Total current assets</b>	<b>331,343,189</b>	<b>432,030,088</b>	<b>(100,686,899)</b>	<b>-23%</b>
<b>TOTAL ASSETS</b>	<b>2,683,589,037</b>	<b>2,406,085,159</b>	<b>277,503,878</b>	<b>12%</b>

# Balance Sheet Actual Mar 2024 Vs Actual Dec 2023

	31 MARCH 2024 QR	31 DECEMBER 2023 QR	VARIANCE	
			QR	%
<b>EQUITY AND LIABILITIES</b>				
<b>Equity</b>				
Share capital	1,000,000,000	1,000,000,000	-	0%
Legal reserve	25,475,761	25,475,761	-	0%
Retained earnings	8,051,568	25,976,332	(17,924,764)	-69%
<b>Total equity</b>	<b>1,033,527,329</b>	<b>1,051,452,093</b>	<b>(17,924,764)</b>	<b>-2%</b>
<b>Non-current liabilities</b>				
Islamic finance facilities	1,462,438,919	1,157,370,108	305,068,811	26%
Employees' end of service benefits	2,487,579	2,793,420	(305,841)	-11%
	<b>1,464,926,498</b>	<b>1,160,163,528</b>	<b>304,762,970</b>	<b>26%</b>
<b>Current liabilities</b>				
Islamic finance facilities	55,440,907	72,833,662	(17,392,755)	-24%
Income tax payable	440,800	435,238	5,562	1%
Payables and other liabilities	*129,253,503	121,200,638	8,052,865	7%
	<b>185,135,210</b>	<b>194,469,538</b>	<b>(9,334,328)</b>	<b>-5%</b>
<b>Total liabilities</b>	<b>1,650,061,708</b>	<b>1,354,633,066</b>	<b>295,428,642</b>	<b>22%</b>
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>2,683,589,037</b>	<b>2,406,085,159</b>	<b>277,503,878</b>	<b>12%</b>

# Income Statement

Actual Mar 2024 Vs Actual Dec 2023

	2024	2023	VARIANCE	
	QR	QR	QR	%
Finance income	16,298,235	16,832,020	(533,785)	-3%
Rental income	17,792,384	15,667,964	2,124,420	14%
Operating expenses	(4,183,614)	(3,602,411)	(581,203)	16%
<b>Income from operations</b>	<b>29,907,005</b>	<b>28,897,573</b>	<b>1,009,432</b>	<b>3%</b>
Other income	*1,851,304	5,760,708	(3,909,404)	-68%
General and administrative expenses	(6,568,033)	(7,698,417)	1,130,384	-15%
Depreciation	(74,809)	(71,106)	(3,703)	5%
Finance costs	** (18,040,231)	(16,689,535)	(1,350,696)	8%
<b>Profit for the period</b>	<b>7,075,236</b>	<b>10,199,223</b>	<b>(3,123,987)</b>	<b>-31%</b>
Other comprehensive income	-	-		
<b>Total comprehensive income for the period</b>	<b>7,075,236</b>	<b>10,199,223</b>	<b>(3,123,987)</b>	<b>-31%</b>
Basic and diluted earnings per share	0.007	0.01	(0.00)	-31%



# Q&A



*thank*  
*you*

