



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

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

**INTERIM CONDENSED CONSOLIDATED
FINANCIAL STATEMENTS
FOR THE THREE-MONTH PERIOD ENDED
MARCH 31, 2025**

MAZAYA REAL ESTATE DEVELOPMENT Q.S.C
INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS
FOR THE THREE- MONTH PERIOD ENDED MARCH 31, 2025

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MAZAYA REAL ESTATE DEVELOPMENT Q.S.C

INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

AS OF MARCH 31, 2025

	31 March 2025	31 December 2024
	(Unaudited) QR	(Audited) QR
ASSETS		
Non-current assets		
Property and equipment	1,136,466	1,223,211
Right of use assets	965,763	1,024,891
Investment properties	1,266,840,453	1,265,372,585
Equity accounted investee	19,028,117	19,028,117
Financial investment	17,177,198	17,177,197
Finance lease receivable	983,191,563	993,240,539
	<u>2,288,339,560</u>	<u>2,297,066,540</u>
Current assets		
Development properties	78,231,366	45,055,578
Finance lease receivable	39,277,783	38,673,513
Receivables and prepayments	17,207,938	188,675,124
Cash and cash equivalents	73,438,225	79,579,645
	<u>208,155,312</u>	<u>351,983,860</u>
TOTAL ASSETS	<u>2,496,494,872</u>	<u>2,649,050,400</u>
EQUITY AND LIABILITIES		
Equity		
Share capital	1,000,000,000	1,000,000,000
Legal reserve	25,475,761	25,475,761
Retained earnings / (accumulated losses)	(42,217,088)	(69,013,900)
Total equity	<u>983,258,673</u>	<u>956,461,861</u>
Non-current liabilities		
Borrowings	1,356,134,810	1,357,022,485
Trade and other payables	18,648,722	15,306,332
Lease liabilities	772,204	789,342
Provision for employees' end of service benefits	2,289,639	2,193,387
	<u>1,377,845,375</u>	<u>1,375,311,546</u>
Current liabilities		
Borrowings	85,084,736	85,140,429
Lease liabilities	220,211	256,015
Trade and other payables	50,085,877	231,880,549
	<u>135,390,824</u>	<u>317,276,993</u>
Total liabilities	<u>1,513,236,199</u>	<u>1,692,588,539</u>
TOTAL EQUITY AND LIABILITIES	<u>2,496,494,872</u>	<u>2,649,050,400</u>

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Sheikh Hamad Bin Mohamed Al Thani
Board Member & Chief Executive Officer

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

FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2025

	31 March 2025	31 March 2024
	QR	QR
	(Unaudited)	(Unaudited)
Finance income	15,730,298	16,298,235
Rental income	18,801,687	17,792,384
Other operating income	797,103	-
Operating expenses	<u>(3,064,866)</u>	<u>(4,183,614)</u>
Gross profit	32,264,222	29,907,005
Other income	20,823,029	1,851,304
General and administrative expenses	<u>(7,776,530)</u>	<u>(6,642,842)</u>
Operating profit (loss)	45,310,721	25,115,468
Finance cost	<u>(18,513,909)</u>	<u>(18,040,232)</u>
Profit (loss) before income tax for the period	26,796,812	7,075,236
Profit (loss) for the period	26,796,812	7,075,236
Other comprehensive income	-	-
Total comprehensive (loss) income for the period	26,796,812	7,075,236
Basic and diluted earnings per share		
<i>(attributable to shareholders of the parent expressed in QR per share)</i>	0.027	0.007