

# 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 high-performing investments, and thereby also playing a strong role in realization Qatar national vision 2030.

Mazaya shares were listed on the qatar stock exchange in october 2010with initial paid-up capital is QR 1,000,000,000 , with a nominal value of 1 QR per share.



# FINANCIAL STATEMENT

FOR THE PERIOD ENDING  
31 March 2024



# INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

AS OF 31 MARCH, 2025

	31 March 2025 (Unaudited) QR	31 December 2024 (Audited) QR	VARIANCE	
			QR	%
<b>ASSETS</b>				
<b>Non-current assets</b>				
Property and equipment	1,136,466	1,223,211	(86,745)	-7%
Right of use assets	965,763	1,024,891	(59,128)	-6%
Investment properties	1,266,840,453	1,265,372,585	1,467,868	-
Equity accounted investee	19,028,117	19,028,117	-	-
Financial investment	17,177,198	17,177,197	1	-
Finance lease receivable	983,191,563	993,240,539	(10,048,976)	-1%
	<b>2,288,339,560</b>	<b>2,297,066,540</b>	<b>(8,726,980)</b>	<b>-14%</b>
<b>Current assets</b>				
Development properties	78,231,366	45,055,578	33,175,788	74%
Finance lease receivable	39,277,783	38,673,513	604,270	2%
Receivables and prepayments	17,207,938	188,675,124	(171,467,186)	-91%
Cash and cash equivalents	73,438,225	79,579,645	(6,141,420)	-8%
	<b>208,155,312</b>	<b>351,983,860</b>	<b>(143,828,548)</b>	<b>-41%</b>
<b>TOTAL ASSETS</b>	<b>2,496,494,872</b>	<b>2,649,050,400</b>	<b>(152,555,528)</b>	<b>-6%</b>



# INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

AS OF 31 MARCH, 2025

	31 March 2025 (Unaudited) QR	31 December 2024 (Audited) QR	VARIANCE	
			QR	%
<b>EQUITY AND LIABILITIES</b>				
<b>Equity</b>				
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)	26,796,812	-39%
<b>Total equity</b>	<b>983,258,673</b>	<b>956,461,861</b>	<b>26,796,812</b>	<b>3%</b>
<b>Non-current liabilities</b>				
Borrowings	1,356,134,810	1,357,022,485	(887,675)	-
Trade and other payables	18,648,722	15,306,332	3,342,390	22%
Lease liabilities	772,204	789,342	(17,138)	-2%
Provision for employees' end of service benefits	2,289,639	2,193,387	96,252	4%
	<b>1,377,845,375</b>	<b>1,375,311,546</b>	<b>2,533,829</b>	<b>-</b>
<b>Current liabilities</b>				
Borrowings	85,084,736	85,140,429	(55,693)	-
Lease liabilities	220,211	256,015	(35,804)	-14%
Trade and other payables	50,085,877	231,880,549	(181,794,672)	-78%
	<b>135,390,824</b>	<b>317,276,993</b>	<b>(181,886,169)</b>	<b>-57%</b>
<b>Total liabilities</b>	<b>1,513,236,199</b>	<b>1,692,588,539</b>	<b>(179,352,340)</b>	<b>-11%</b>
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>2,496,494,872</b>	<b>2,649,050,400</b>	<b>(152,555,528)</b>	<b>-6%</b>



# INTERIM CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE 3 MONTH

AS OF 31 MARCH, 2025

	31 March 2025 (Unaudited) QR	31 March 2024 (Unaudited) QR	VARIANCE	
			QR	%
Finance income	15,730,298	16,298,235	(567,937)	-3%
Rental income	18,801,687	17,792,384	1,009,303	6%
Other operating income	797,103	-	797,103	100%
Operating expenses	(3,064,866)	(4,183,614)	1,118,748	-27%
<b>Gross profit</b>	<b>32,264,222</b>	<b>29,907,005</b>	<b>2,357,217</b>	<b>8%</b>
Other income	20,823,029	1,851,304	18,971,725	1025%
General and administrative expenses	(7,776,530)	(6,642,842)	(1,133,688)	17%
<b>Operating profit (loss)</b>	<b>45,310,721</b>	<b>25,115,468</b>	<b>20,195,254</b>	<b>80%</b>
Finance cost	(18,513,909)	(18,040,232)	(473,677)	3%
<b>Profit (loss) before income tax for the period</b>	<b>26,796,812</b>	<b>7,075,236</b>	<b>19,721,577</b>	<b>279%</b>
Profit (loss) for the period	26,796,812	7,075,236	19,721,577	
Other comprehensive income	-	-	-	-
<b>Total comprehensive (loss) income for the period</b>	<b>26,796,812</b>	<b>7,075,236</b>	<b>19,721,577</b>	<b>279%</b>
<b>Basic and diluted earnings per share</b> <i>(attributable to shareholders of the parent expressed in QR per share)</i>	<b>0.027</b>	<b>0.007</b>		





# Q&A



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