

IRCC – Q4, 2025

Mazaya Real Estate Development



Agenda

1. Financial Statement for period end 31 December 2025



Condensed consolidated statement of profit or loss and other comprehensive income

For the year ended 31st December 2025

	31 Dec 2025	31 Dec 2024	VARIANCE	
	QR	QR	QR	%
Operating Income (Rental, Finance Income & Facility Management)	149,333,987	139,200,982	10,133,005	7%
Operating expenses	(17,835,419)	(19,372,412)	1,536,993	-8%
Gross profit	131,498,568	119,828,570	11,669,998	10%
Other income*	29,974,147	10,141,785	19,832,362	196%
General and administrative expenses	(28,925,793)	(29,881,004)	955,211	-3%
Provision for legal expenses	-	(85,871,006)	85,871,006	-100%
Allowance for impairment of financial investment	(1,500,000)	(7,500,000)	6,000,000	-80%
Share of profit/ (loss) of equity accounted investee	216,901	284,673	(67,772)	-24%
Operating profit	131,263,823	7,003,018	124,260,805	1774%
Finance cost	(76,708,702)	(76,993,250)	284,548	0%
Profit (loss) before income tax	54,555,121	(69,990,232)	124,545,353	178%
Income tax expense	(500,000)	-	(500,000)	100%
Profit (loss) for the period	54,055,121	(69,990,232)	124,045,353	177%
Other comprehensive income	-	-	-	-
Total comprehensive (loss) income for the period	54,055,121	(69,990,232)	124,045,353	177%
Basic and diluted earnings per share (attributable to shareholders of the parent expressed in QR per share)	0.054	(0.070)		



Condensed consolidated statement of financial position

as of 31st December 2025

	31 Dec 2025	31 Dec 2024	VARIANCE	
	QR	QR	QR	%
ASSEST				
Property and equipment	1,391,361	1,223,211	168,150	14%
Right of use assets	878,039	1,024,891	(146,852)	-14%
Investment properties	1,267,889,984	1,265,372,585	2,517,399	0.2%
Equity accounted investee	19,245,018	19,028,117	216,901	1%
Financial assets	15,677,197	17,177,197	(1,500,000)	-9%
Finance lease receivable	952,092,696	993,240,539	(41,147,843)	-4%
Non-current assets	2,257,174,295	2,297,066,540	(39,892,245)	-2%
Development properties	115,359,159	45,055,578	70,303,581	156%
Finance lease receivable	41,147,847	38,673,513	2,474,334	6%
Trade and other receivables	50,440,575	188,675,124	(138,234,549)	-73%
Cash and bank balances	104,798,599	79,579,645	25,218,954	32%
Current assets	311,746,180	351,983,860	(40,237,680)	-11%
TOTAL ASSETS	2,568,920,475	2,649,050,400	(80,129,925)	-3%



Condensed consolidated statement of financial position

as of 31st December 2025

	31 Dec 2025	31 Dec 2024	VARIANCE	
	QR	QR	QR	%
EQUITY AND LIABILITIES				
Equity				
Share capital	1,000,000,000	1,000,000,000	-	0%
Legal reserve	30,881,273	25,475,761	5,405,512	21%
Accumulated losses	(21,715,669)	(69,013,900)	47,298,231	-69%
Total equity	1,009,165,604	956,461,861	52,703,743	6%
Liabilities				
Borrowings	1,341,842,946	1,357,022,485	(15,179,539)	-1%
Trade and other payables	-	15,306,332	(15,306,332)	-100%
Lease liabilities	637,453	789,342	(151,889)	-19%
Employees' end of service benefits	2,627,086	2,193,387	433,699	20%
Non-current liabilities	1,345,107,485	1,375,311,546	(30,204,061)	-2%
Borrowings	84,057,508	85,140,429	(1,082,921)	-1%
Lease liabilities	281,321	256,015	25,306	10%
Income tax payable	500,000	-	500,000	100%
Trade and other payables	129,808,557	231,880,549	(102,071,992)	-44%
Current liabilities	214,647,386	317,276,993	(102,629,607)	-32%
Total liabilities	1,559,754,871	1,692,588,539	(132,833,668)	-8%
TOTAL EQUITY AND LIABILITIES	2,568,920,475	2,649,050,400	(80,129,925)	-3%

THANK
YOU

