

IR conference call

Mazaya Real Estate Development



Agenda

1. Financial Statement for the period ended 31 March 2026



Condensed consolidated statement of Profit & Loss and other comprehensive income

For the three-month period ended 31 March 2026

	31 March 2026	31 March 2025
	QR	QR
Finance Income	15,126,024	15,730,298
Rental Income	19,321,849	18,801,687
Other Operating Income	1,447,170	797,103
Operating expenses	(2,839,942)	(3,064,866)
Gross profit	33,055,101	32,264,222
Other income *	780,213	20,823,029
Allowance for impairment of financial assets	(375,000)	-
General and administrative expenses	(7,974,128)	(7,776,530)
Operating profit	25,486,186	45,310,721
Finance cost	(17,189,178)	(18,513,909)
Profit before income tax	8,297,008	26,796,812
Income tax expense	(112,500)	-
Profit for the period	8,184,508	26,796,812
Other comprehensive income	-	-
Total comprehensive income for the period**	8,184,508	26,796,812
Basic and diluted earnings per share (attributable to shareholders of the parent expressed in QR per share)	0.008	0.027



Interim condensed consolidated statement of financial position as of 31 March 2026

	31 March 2026	31 Dec 2025
	QR	QR
ASSEST		
Property and equipment	1,567,933	1,391,361
Right of use assets	806,103	878,039
Investment properties	1,267,889,984	1,267,889,984
Equity accounted investee	19,245,018	19,245,018
Financial assets	15,302,197	15,677,197
Finance lease receivable	941,400,785	952,092,696
Non-current assets	2,246,212,020	2,257,174,295
Development properties	119,698,930	115,359,159
Finance lease receivable	41,790,782	41,147,847
Trade and other receivables	46,486,502	50,440,575
Cash and bank balances	123,830,518	104,798,599
Current assets	331,806,732	311,746,180
TOTAL ASSETS	2,578,018,752	2,568,920,475



Interim condensed consolidated statement of financial position as of 31 March 2026

	31 March 2026	31 Dec 2025
	QR	QR
EQUITY AND LIABILITIES		
Equity		
Share capital	1,000,000,000	1,000,000,000
Legal reserve	30,881,273	30,881,273
Accumulated losses	(13,531,161)	(21,715,669)
Total equity	1,017,350,112	1,009,165,604
Liabilities		
Borrowings	1,333,669,273	1,341,842,946
Lease liabilities	637,453	637,453
Employees' end of service benefits	2,782,307	2,627,086
Non-current liabilities	1,337,089,033	1,345,107,485
Borrowings	79,703,240	84,057,508
Lease liabilities	212,573	281,321
Income tax payable	637,500	500,000
Trade and other payables	143,026,294	129,808,557
Current liabilities	223,579,607	214,647,386
Total liabilities	1,560,668,640	1,559,754,871
TOTAL EQUITY AND LIABILITIES	2,578,018,752	2,568,920,475



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