

مكالمة علاقات المستثمرين

Investor Relation

Conference Call – Q3, 2026



Agenda	بنود الاجتماع
1- launched of Alora Project	1- اطلاق مشروع "ألورا" السكني
2- Discussion of the Financial Statements for the Period Ended 30 September 2026	2- مناقشة البيانات المالية للفترة المنتهية في 30 سبتمبر 2026





Alora Project

Mazaya Real Estate Development announced the launch of its new residential project “Alora” in the Fox Hills area of Lusail City.

And the company aims to complete the project before the end of 2028.

The total area of the project is estimated at approximately (11,200) square meters and includes 67 residential units.

The company is currently finalizing the necessary approvals and permits from the relevant authorities in preparation for commencing the development works in accordance with the highest quality standards and in compliance with the requirements of the Real Estate Regulatory Authority and other competent entities.

مشروع "ألورا" السكني

أعلنت شركة مزايا للتطوير العقاري عن إطلاق مشروعها السكني الجديد "ألورا" في منطقة جبل ثعلب بمدينة لوسيل. وتهدف الشركة إلى الانتهاء من انجاز المشروع قبل نهاية العام 2028 بإذن الله. وتبلغ المساحة الاجمالية للمشروع 11,200 متر مربع تقريباً، وتحتوي على 67 وحدة سكنية.

وتعمل الشركة حالياً على استكمال إجراءات الحصول على الموافقات والتصاريح اللازمة من الجهات المعنية تمهيداً للبدء في أعمال تطوير المشروع وفق أعلى معايير الجودة وبما يتوافق مع اشتراطات الهيئة العامة لتنظيم القطاع العقاري والجهات المختصة.

Condensed consolidated statement of profit or loss and other comprehensive income

For the nine-month period ended 30 September 2026

	30 September 2026	30 September 2025	VARIANCE	
	QR	QR	QR	%
Operating income	98,539,133	104,199,121	(5,659,988)	-5.4%
Income from sale of completed property *	22,529,609	-	22,529,609	100%
Net income from property management	5,269,592	7,574,530	(2,304,938)	-30.4%
Operating expenses	(8,898,087)	(8,747,627)	(150,460)	1.7%
Gross Operating Income*	117,440,247	103,026,024	14,414,223	14%
Other income **	1,968,500	21,891,711	(19,923,211)	-91%
Share of results of equity accounted investee	99,485	342,284	(242,799)	-70.9%
Allowance for impairment of financial assets	(1,125,000)	-	(1,125,000)	100%
General and administrative expenses	(21,413,736)	(19,355,342)	(2,058,394)	10.6%
Gain/ (Loss) on disposal	(945,377)	-	(945,377)	100%
Finance cost	(50,705,848)	(57,509,094)	6,803,246	-11.8%
Profit (loss) before income tax	45,318,271	48,395,583	(3,077,312)	-6.4%
Income tax expense	(307,500)	(1,250)	(306,250)	24500%
Profit (loss) for the period	45,010,771	48,394,333	(3,383,562)	-6.9%
Other comprehensive income	-	-	-	0%
Total comprehensive (loss) income for the period ***	45,010,771	48,394,333	(3,383,562)	-6.9%
Basic and diluted earnings per share	0.045	0.048		

Interim condensed consolidated statement of financial position as of 30 September 2026

	30 September 2026	31 December 2025	VARIANCE	
	QR	QR	QR	%
ASSEST				
Property and equipment	1,562,633	1,391,361	171,272	12.3%
Right-of-use assets	662,231	878,039	(215,808)	-24.6%
Investment properties	1,158,819,228	1,267,889,984	(109,070,756)	-8.6%
Equity accounted investee	19,344,503	19,245,018	99,485	0.5%
Financial assets	14,552,197	15,677,197	(1,125,000)	-7.2%
Finance lease receivable	919,513,169	952,092,696	(32,579,527)	-3.4%
Trade and other receivables	46,759,572	-	46,759,572	100.0%
Total non-current assets	2,161,213,533	2,257,174,295	(95,960,762)	-4.3%
Development properties	42,822,988	115,359,159	(72,536,171)	-62.9%
Finance lease receivable	43,106,947	41,147,847	1,959,100	4.8%
Trade and other receivables	38,507,949	50,440,575	(11,932,626)	-23.7%
Cash and bank balances	75,356,279	104,798,599	(29,442,320)	-28.1%
Current assets	199,794,163	311,746,180	(111,952,017)	-35.9%
TOTAL ASSETS	2,361,007,696	2,568,920,475	(207,912,779)	-8.1%

Interim condensed consolidated statement of financial position as of 30 September 2026

	30 September 2026	31 December 2025	VARIANCE	
	QR	QR	QR	%
EQUITY AND LIABILITIES				
Equity				
Share capital	1,000,000,000	1,000,000,000	-	0.0%
Legal reserve	30,881,273	30,881,273	-	0.0%
Accumulated Profit / (losses)	23,295,102	(21,715,669)	45,010,771	-207.3%
Total equity	1,054,176,375	1,009,165,604	45,010,771	4.5%
Liabilities				
Borrowings	1,191,378,517	1,341,842,946	(150,464,429)	-11.2%
Lease liabilities	415,048	637,453	(222,405)	-34.9%
Employees' end of service benefits	3,253,805	2,627,086	626,719	23.9%
Non-current liabilities	1,195,047,370	1,345,107,485	(150,060,115)	-11.2%
Bank overdraft	348,756	-	348,756	100.0%
Borrowings	56,045,598	84,057,508	(28,011,910)	-33.3%
Lease liabilities	294,333	281,321	13,012	4.6%
Income tax payable	749,146	500,000	249,146	49.8%
Trade and other payables	54,346,118	129,808,557	(75,462,439)	-58.1%
Current liabilities	111,783,951	214,647,386	(102,863,435)	-47.9%
Total liabilities	1,306,831,321	1,559,754,871	(252,923,550)	-16.2%
TOTAL EQUITY AND LIABILITIES	2,361,007,696	2,568,920,475	(207,912,779)	-8.1%

THANK YOU

