



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

**INTERIM CONDENSED CONSOLIDATED
FINANCIAL STATEMENTS
FOR THE NINE-MONTH PERIOD ENDED
SEPTEMBER 30, 2025**

MAZAYA REAL ESTATE DEVELOPMENT Q.S.C
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MAZAYA REAL ESTATE DEVELOPMENT Q.S.C

INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

AS OF SEPTEMBER 30, 2025

	30 September 2025	31 December 2024
	(Unaudited) QR	(Audited) QR
ASSETS		
Non-current assets		
Property and equipment	923,098	1,223,211
Right of use assets	847,507	1,024,891
Investment properties	1,265,372,585	1,265,372,585
Equity accounted investee	19,370,401	19,028,117
Financial investment	17,177,197	17,177,197
Finance lease receivable	962,620,112	993,240,539
	2,266,310,900	2,297,066,540
Current assets		
Development properties	101,624,117	45,055,578
Finance lease receivable	40,514,803	38,673,513
Receivables and prepayments	25,105,373	188,675,124
Cash and cash equivalents	113,307,928	79,579,645
	280,552,221	351,983,860
TOTAL ASSETS	2,546,863,121	2,649,050,400
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)	(20,619,567)	(69,013,900)
Total equity	1,004,856,194	956,461,861
Non-current liabilities		
Borrowings	1,357,362,550	1,357,022,485
Trade and other payables	6,408,090	15,306,332
Lease liabilities	719,623	789,342
Provision for employees' end of service benefits	2,304,673	2,193,387
	1,366,794,936	1,375,311,546
Current liabilities		
Borrowings	74,079,105	85,140,429
Lease liabilities	233,403	256,015
Trade and other payables	100,899,483	231,880,549
	175,211,991	317,276,993
Total liabilities	1,542,006,927	1,692,588,539
TOTAL EQUITY AND LIABILITIES	2,546,863,121	2,649,050,400

Hamad

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

Refa'

MAZAYA REAL ESTATE DEVELOPMENT Q.S.C

INTERIM CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

FOR THE NINE- MONTH PERIOD ENDED SEPTEMBER 30, 2025

	30 September 2025	30 September 2024
	QR (Unaudited)	QR (Unaudited)
Finance income	46,745,867	48,476,438
Rental income	57,468,583	54,883,057
Operating expenses	<u>(8,747,627)</u>	<u>(12,523,717)</u>
Gross profit	95,466,823	90,835,778
Other income	28,532,428	5,413,996
Share of profit/ (loss) of equity accounted investee	342,284	78,722
Allowance for impairment of financial investment	-	(1,500,000)
Net gain on disposal of investment properties	-	1,686,408
Provision for legal expenses	-	(85,871,006)
General and administrative expenses	<u>(18,438,108)</u>	<u>(23,166,527)</u>
Operating profit (loss)	105,903,427	(12,522,629)
Finance cost	<u>(57,509,094)</u>	<u>(58,306,682)</u>
Profit (loss) before income tax for the period	48,394,333	(70,829,311)
Income tax expenses	<u>-</u>	<u>(245,348)</u>
Profit (loss) for the period	48,394,333	(71,074,659)
Other comprehensive income	<u>-</u>	<u>-</u>
Total comprehensive (loss) income for the period	48,394,333	(71,074,659)
Basic and diluted earnings per share		
<i>(attributable to shareholders of the parent expressed in QR per share)</i>	0.048	(0.071)