



Investor Presentation

H1 2021



الأندلس العقارية
Alandalus Property

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Overview



الأندلس العقارية
Alandalus Property

Alandalus Property is a pioneering Tadawul-listed real estate company involved in the investment, development and operation of income-generating properties across the Kingdom of Saudi Arabia





Vision

To become the most admired and awarded developer of preferred destination spaces by leading the transformation from transactional to engagement-focused destinations in the Kingdom of Saudi Arabia

Mission

To develop and operate unique and compelling destinations differentiated by engaging guests, customers and communities through experiences that foster loyalty, frequency of visits and lifetime value which ultimately drive and sustain unparalleled growth



H1 2021 Performance at a Glance

> 7m

Total Mall Footfall

103m

Revenue (SAR)

67%

Gross Profit Margin

96%

Avg Occupancy Rate of
Regional Malls Portfolio

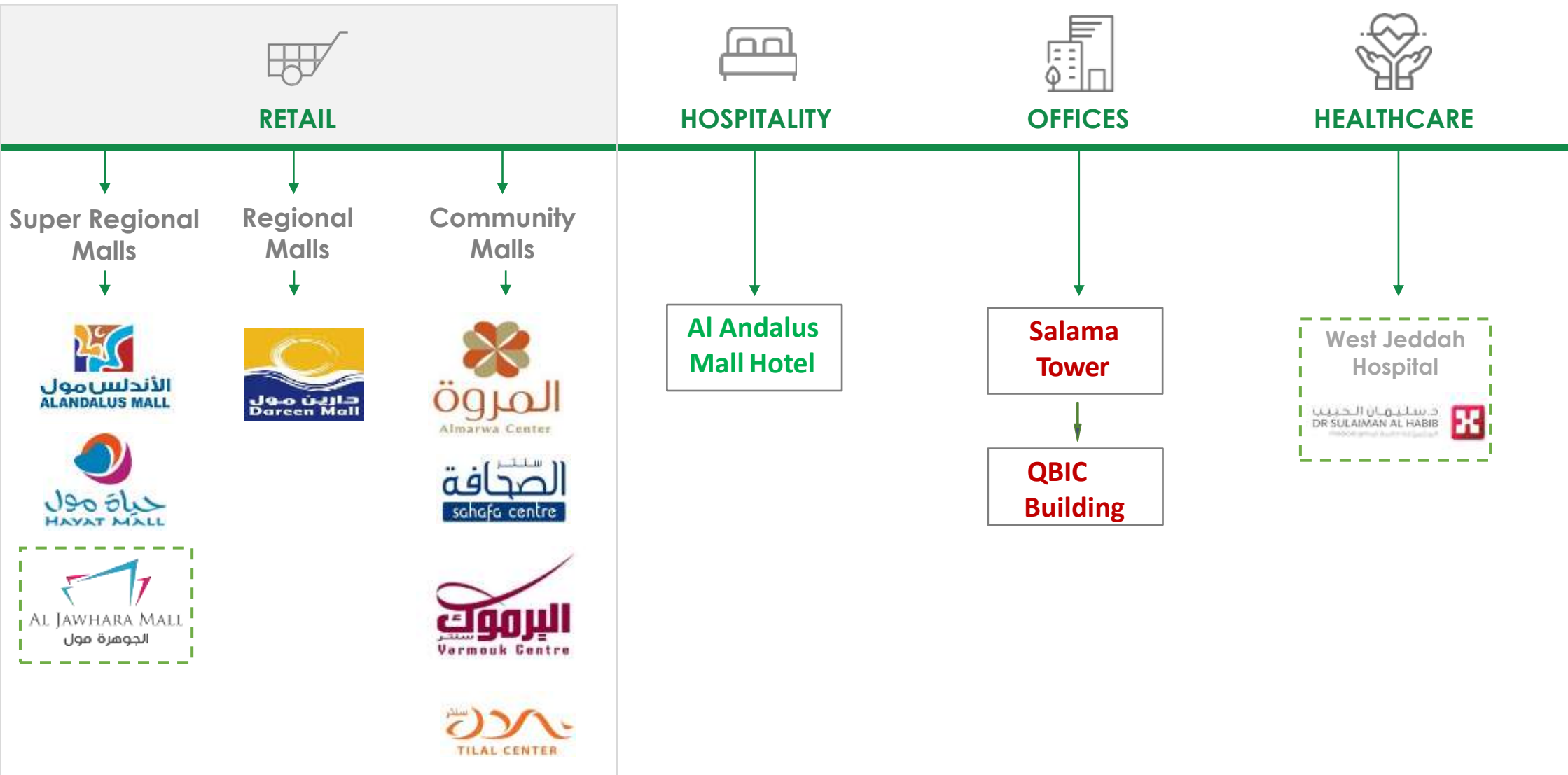
63%

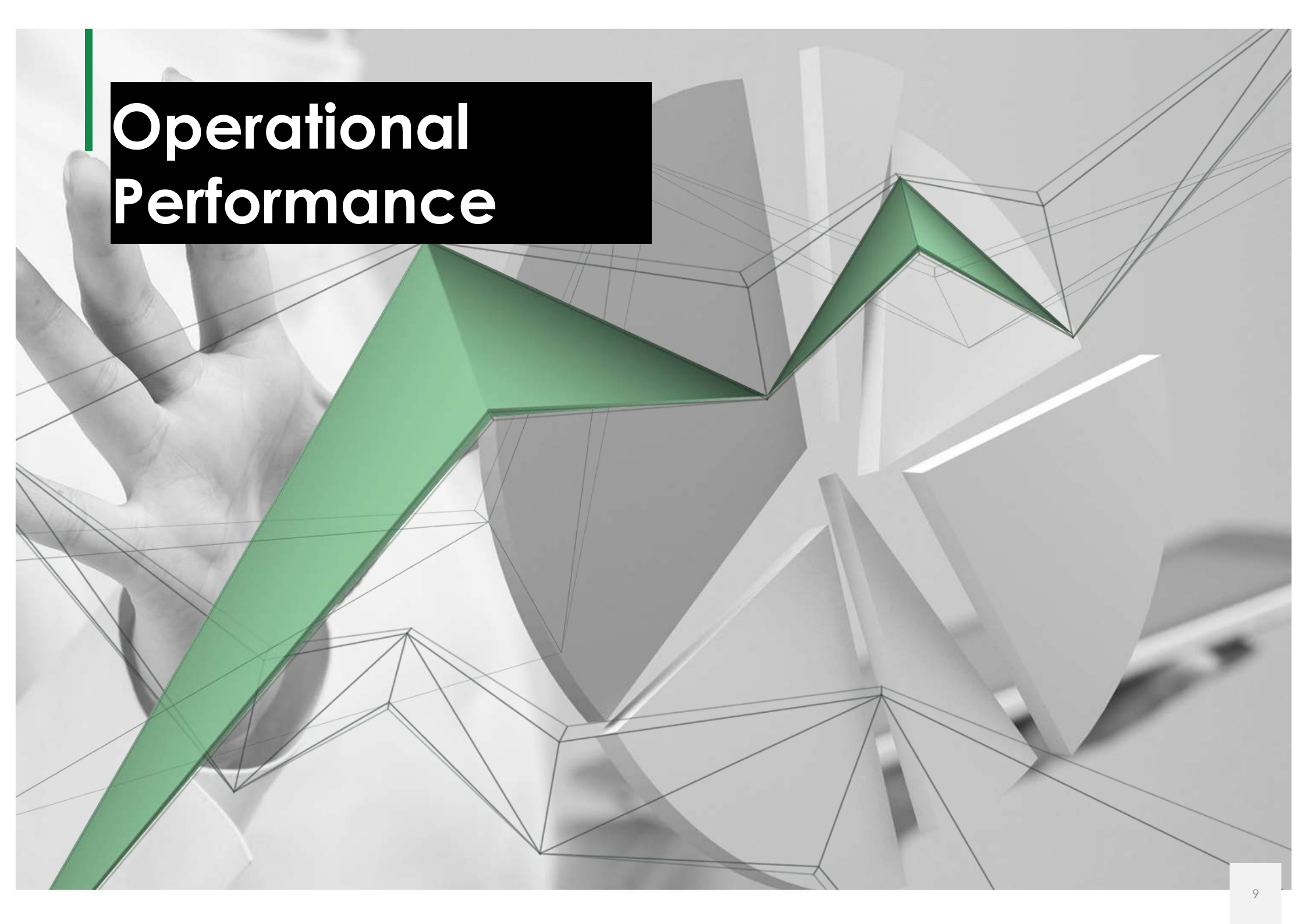
Operating Profit Margin

80%

EBITDA Margin

Commercial Sectors



The background of the slide is a complex, abstract composition. On the left, a grayscale image of a human hand is visible, with fingers slightly spread. Overlaid on this and the rest of the slide are several 3D geometric elements. Two prominent green, angular, prism-like shapes are positioned diagonally, one in the lower-left and another in the upper-right. These green shapes are surrounded by a network of thin, gray wireframe lines that create a sense of depth and structure. In the background, there are also larger, semi-transparent gray geometric forms, including what looks like a large, curved, bowl-like shape. The overall aesthetic is modern and technological.

Operational Performance

Retail

	TYPE	# OF MALLS	GLA	TOTAL FOOTFALL
	Super Regional Malls	2	184k	6 million
	Regional Malls	1	47k	1 million
	Community Malls	4	27k	N/A

Ongoing Investments

Al Jawhara Mall

- Location: Jeddah
- Type: Super Regional Mall
- Area: 124,880 sqm
- Ownership: Al-Jawhara Al-Kubra (25% APC)
- Total expected project cost: SAR 873 million
- Expected Opening: Q2 2022



West Jeddah Hospital

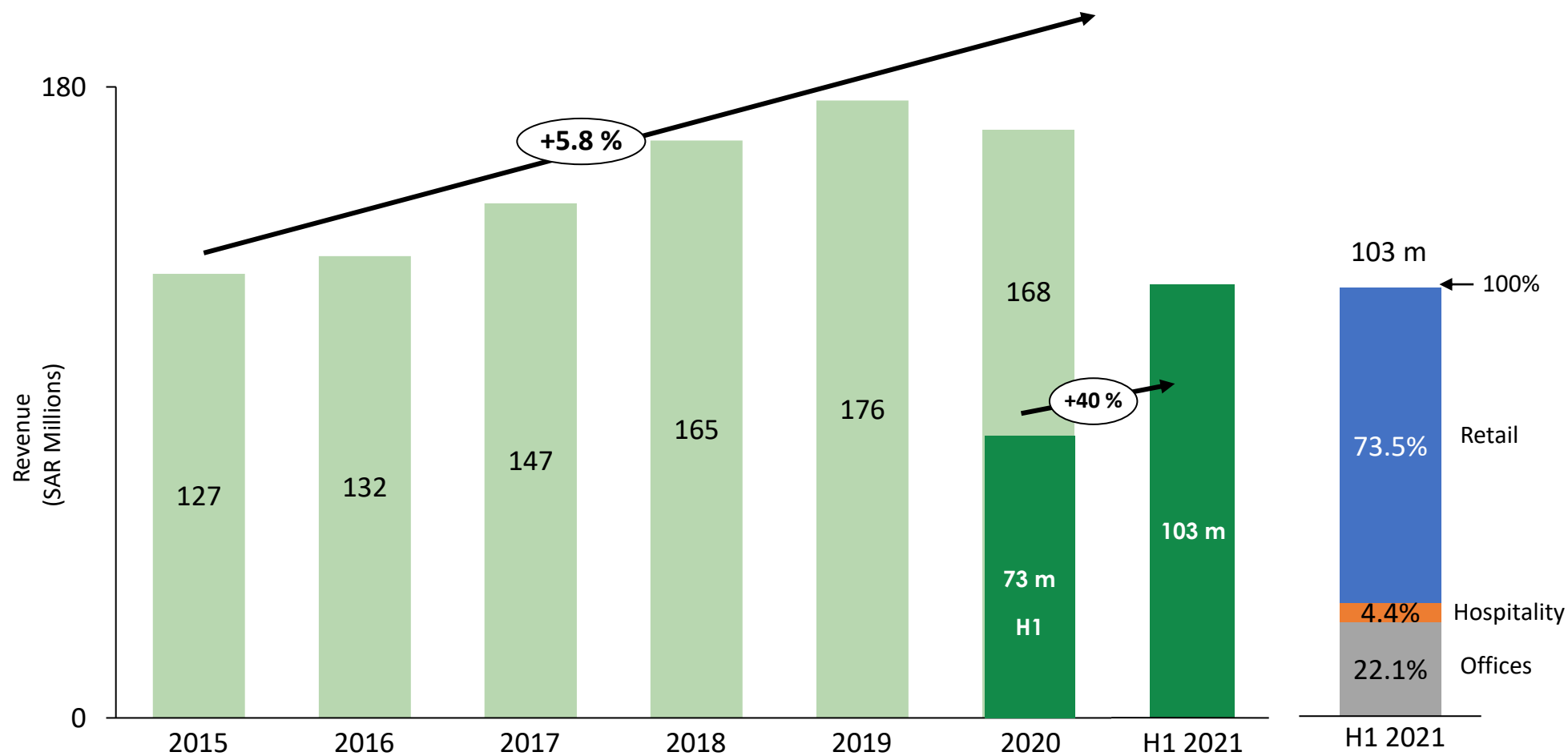
- Location: Jeddah
- Type: Healthcare
- Area: 30,251 sqm
- Ownership: West Jeddah Hospital Company (50% APC)
- Total expected project cost: SAR 1.6 billion (incl. land value)
- Progress: 15 % of total project
- Expected Opening: Q4 2023



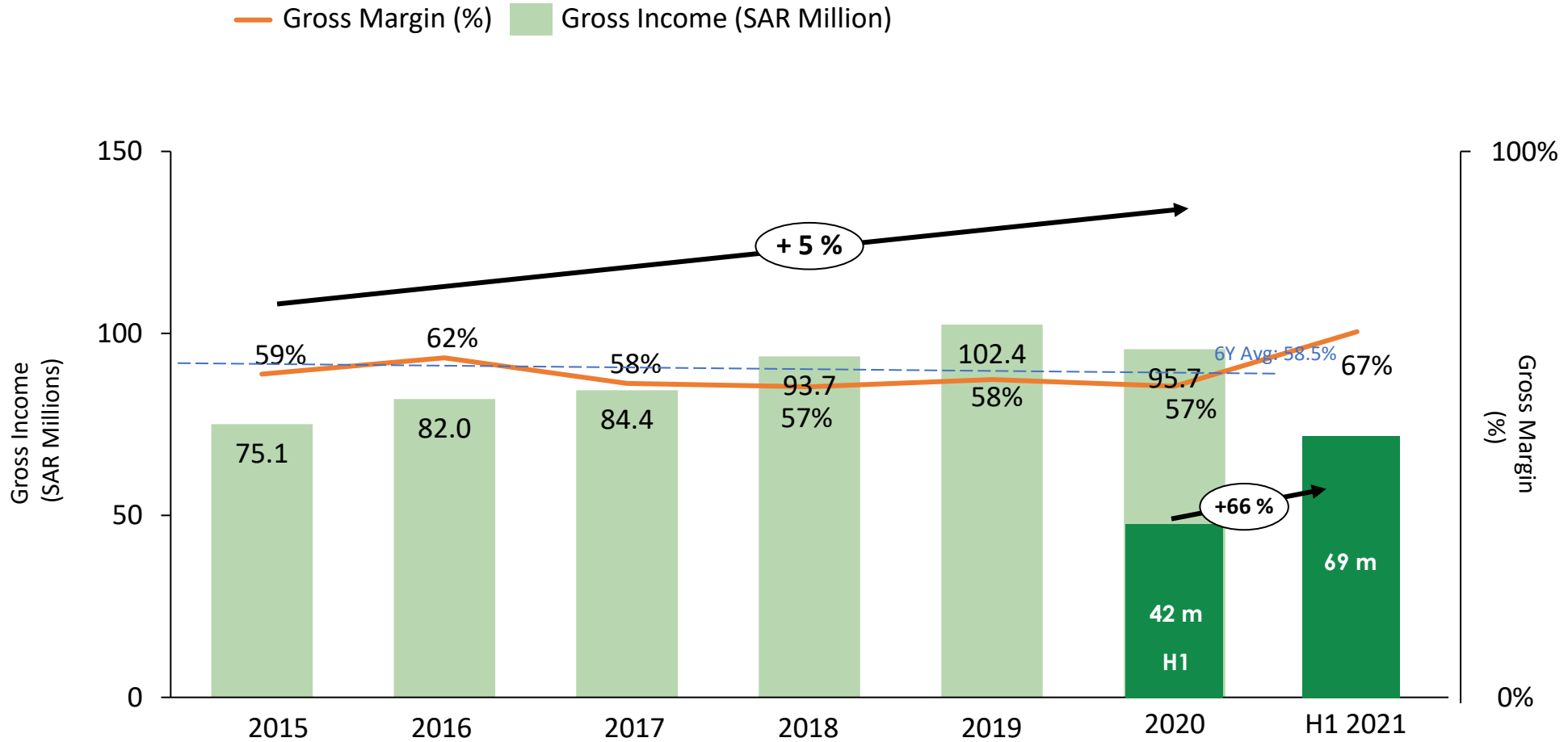
Financial Performance



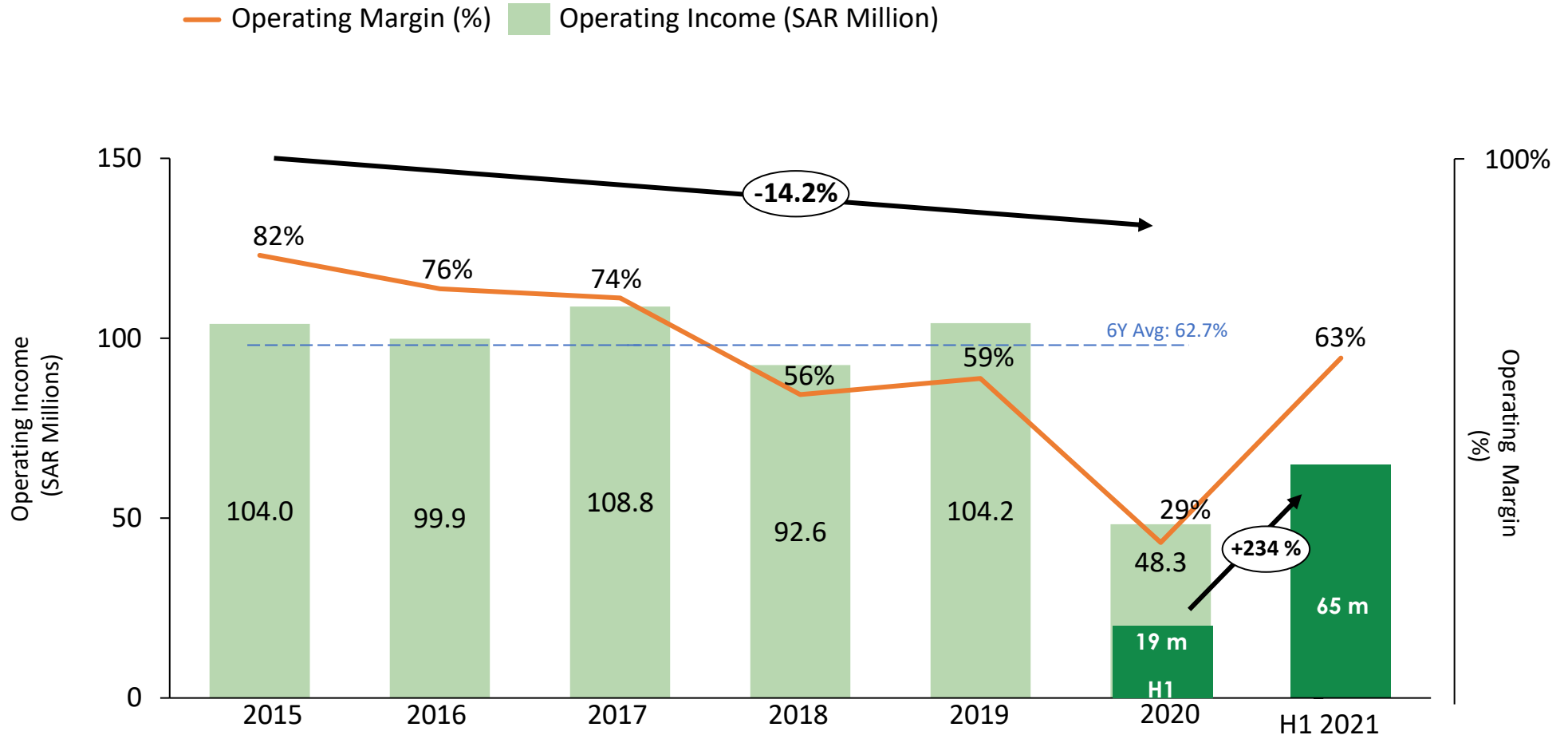
Revenue



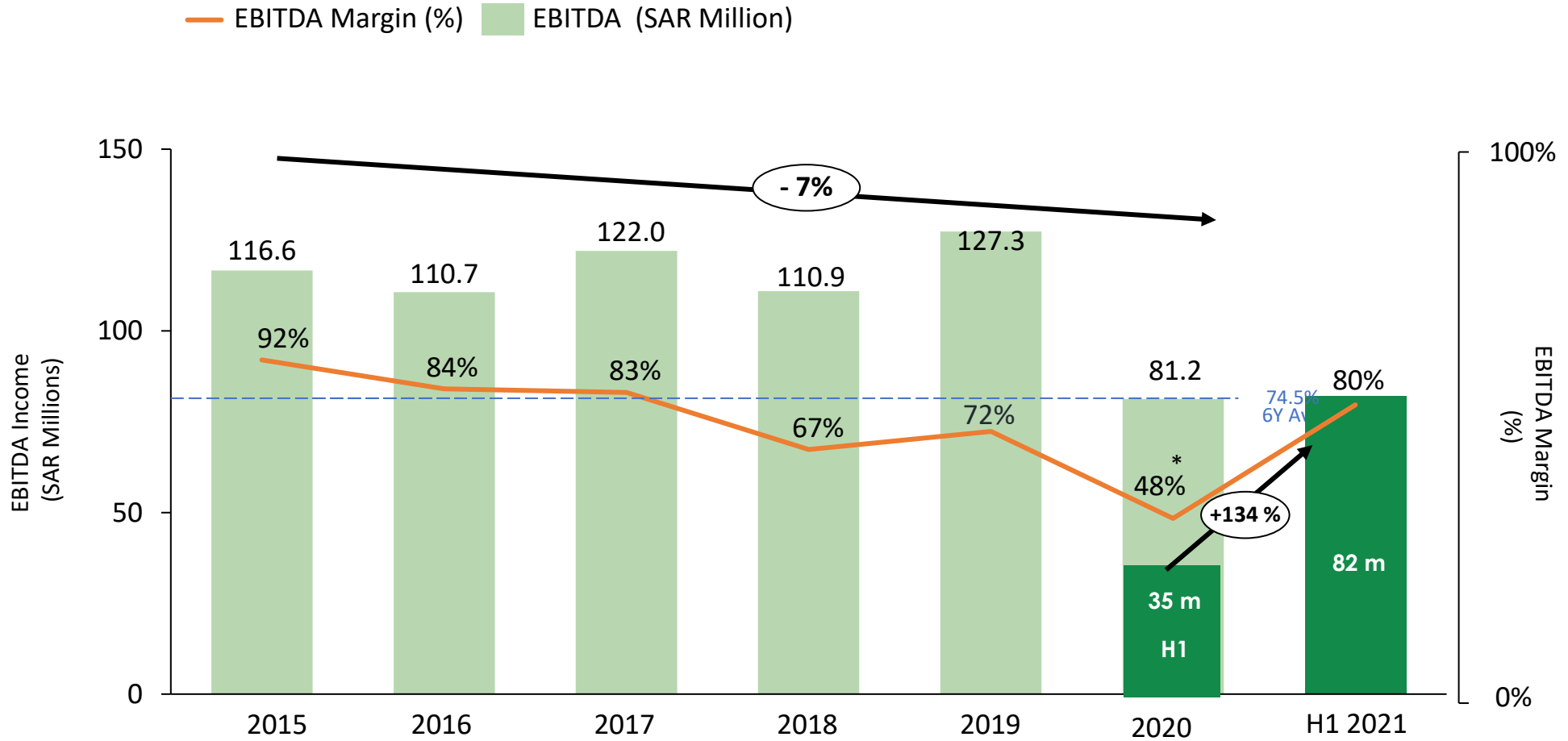
Gross Income & Margin



Operating Income & Margin

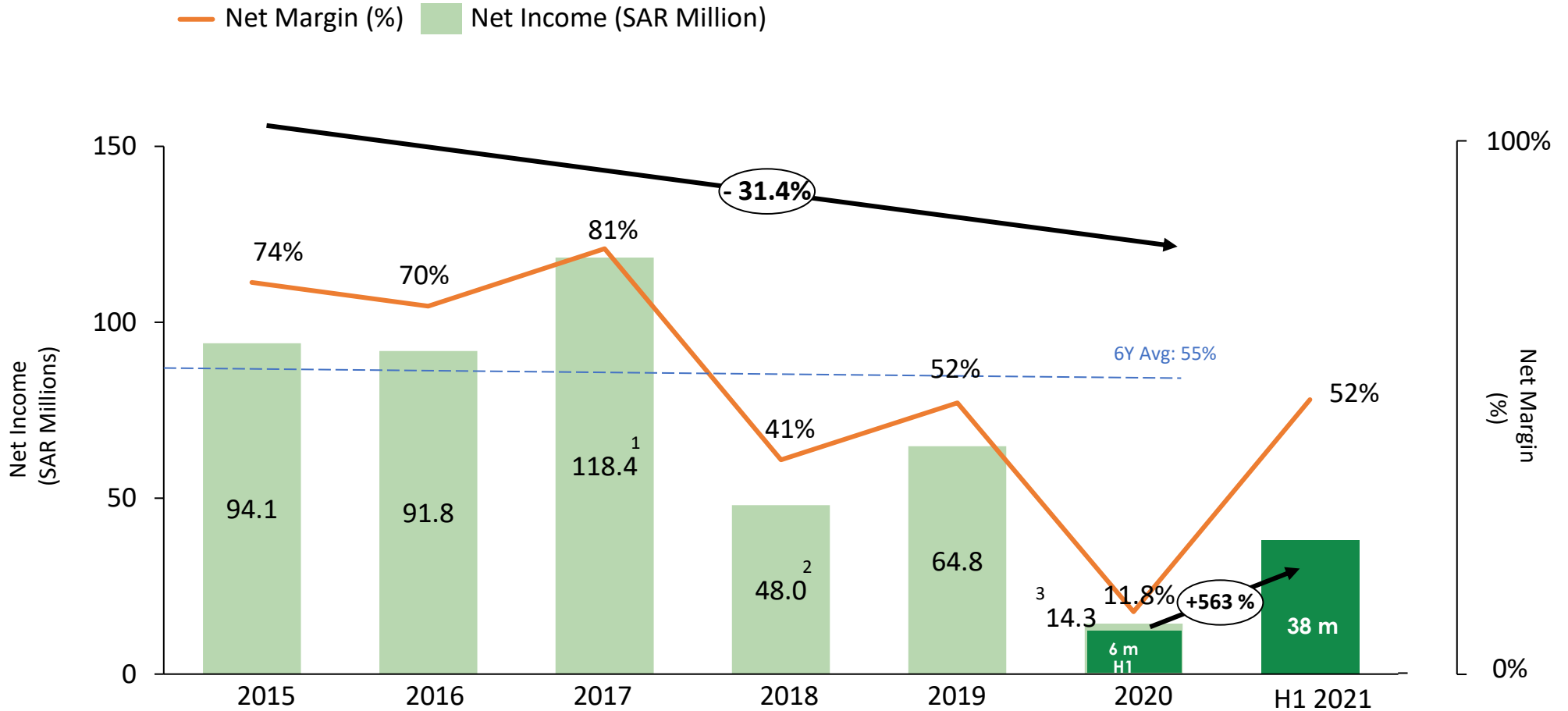


EBITDA & Margin



*Adjusted EBITDA ratio is 67% excluding impairment (32M)

Net Income (shareholders) & Margin

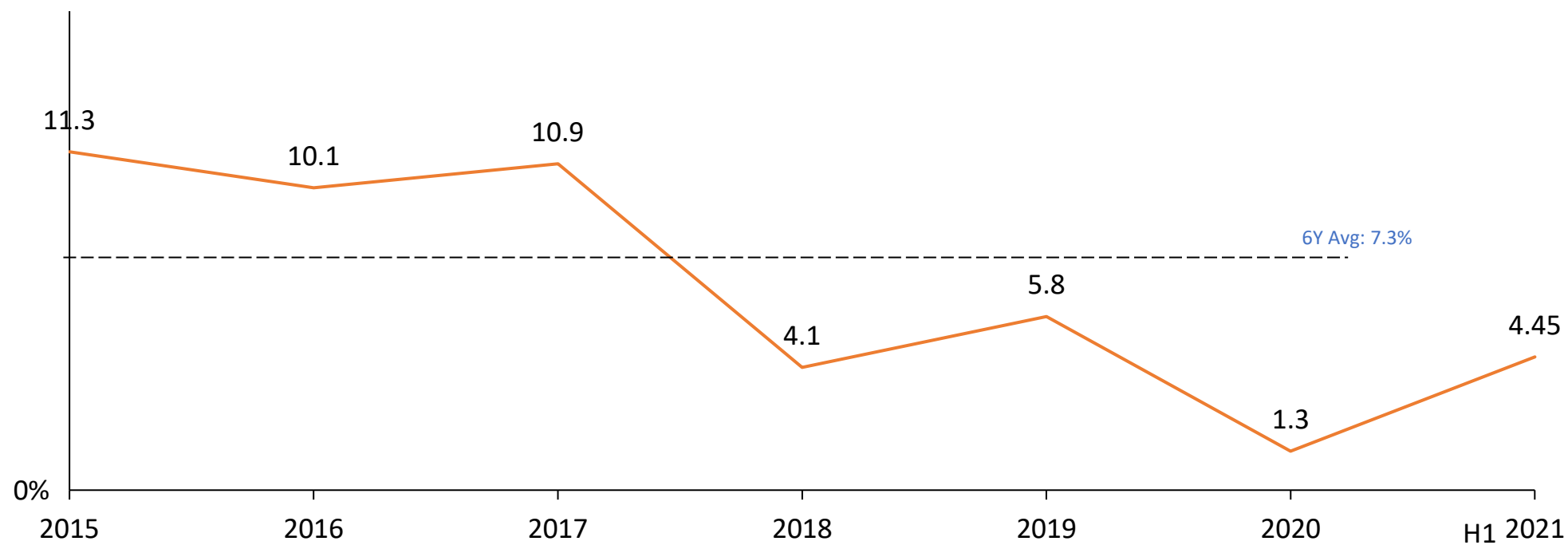


1 – Includes Extraordinary Capital Gain of SAR 22m

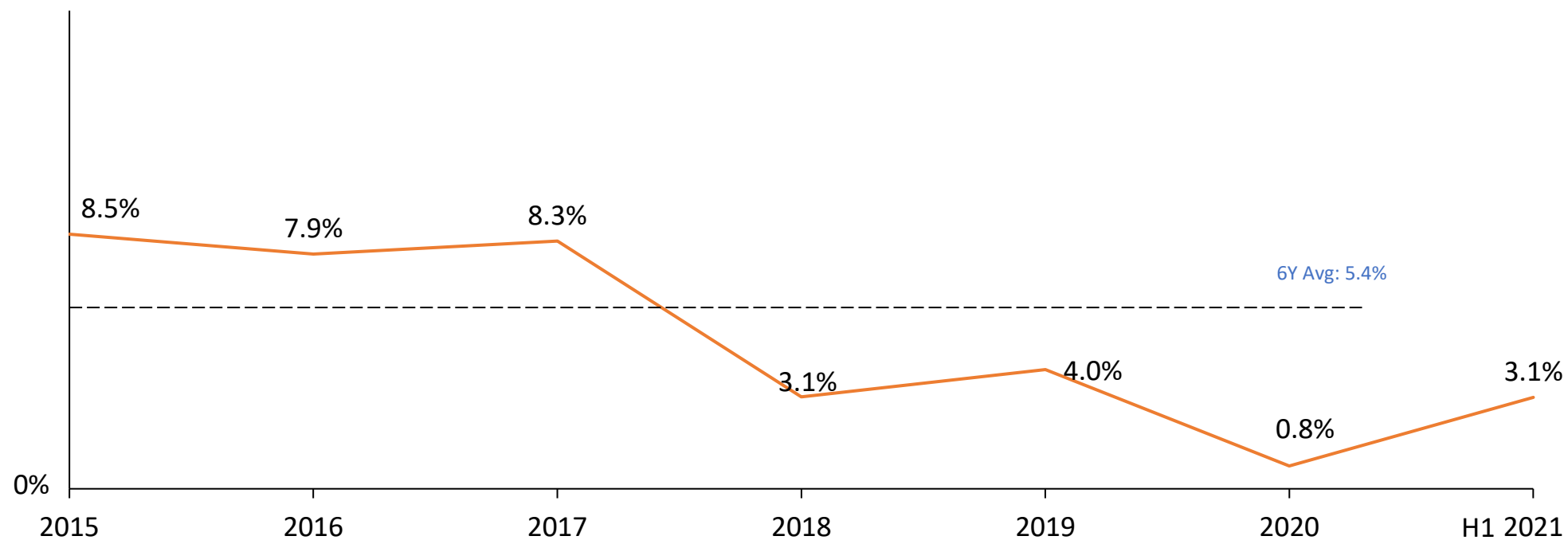
2 – Change in ownership of Alandalus Mall and Staybridge Suites from 100% to 68.73%

3 – Includes Impairment of SAR 32m

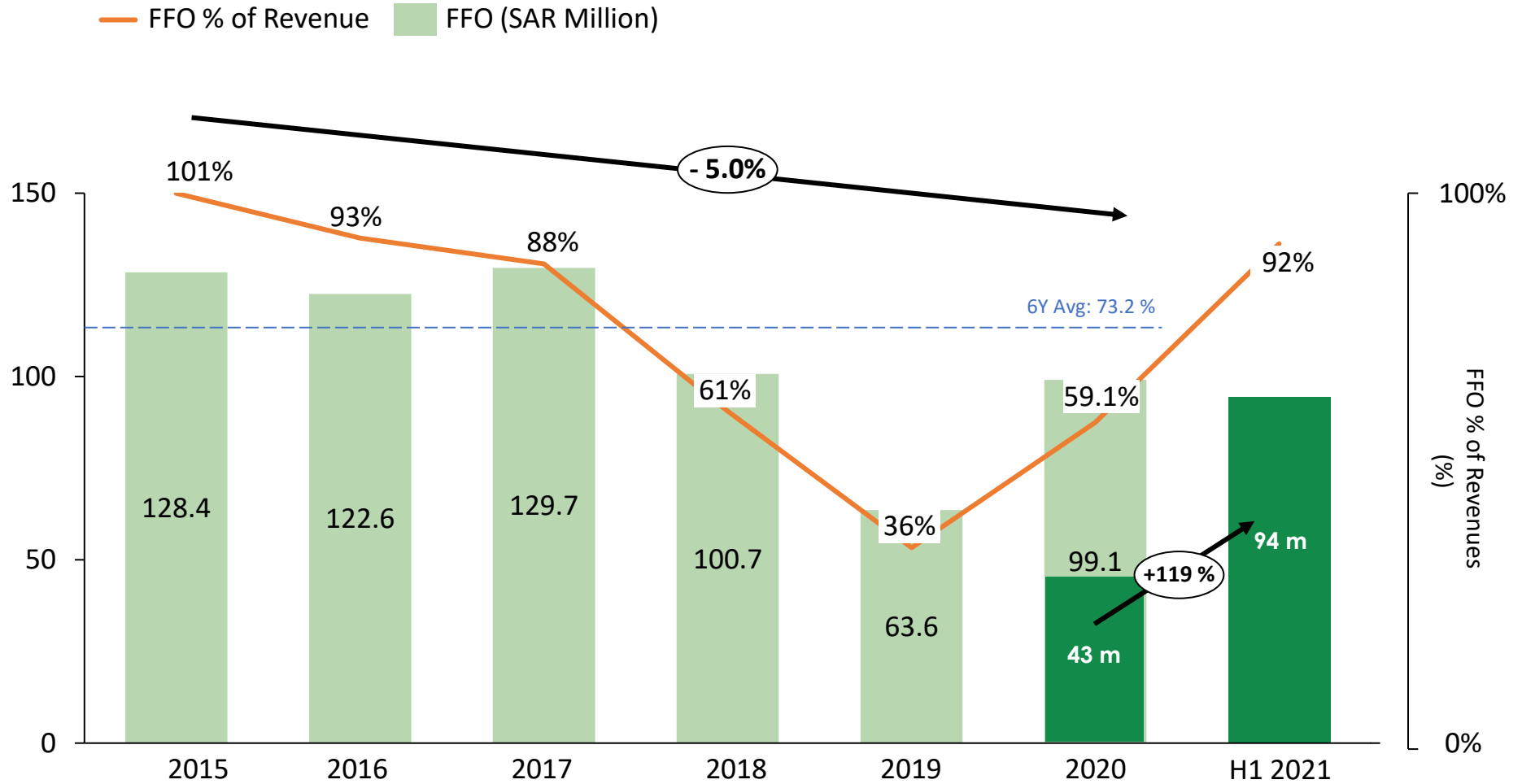
Return on Equity (ROE)



Return on Assets (ROA)

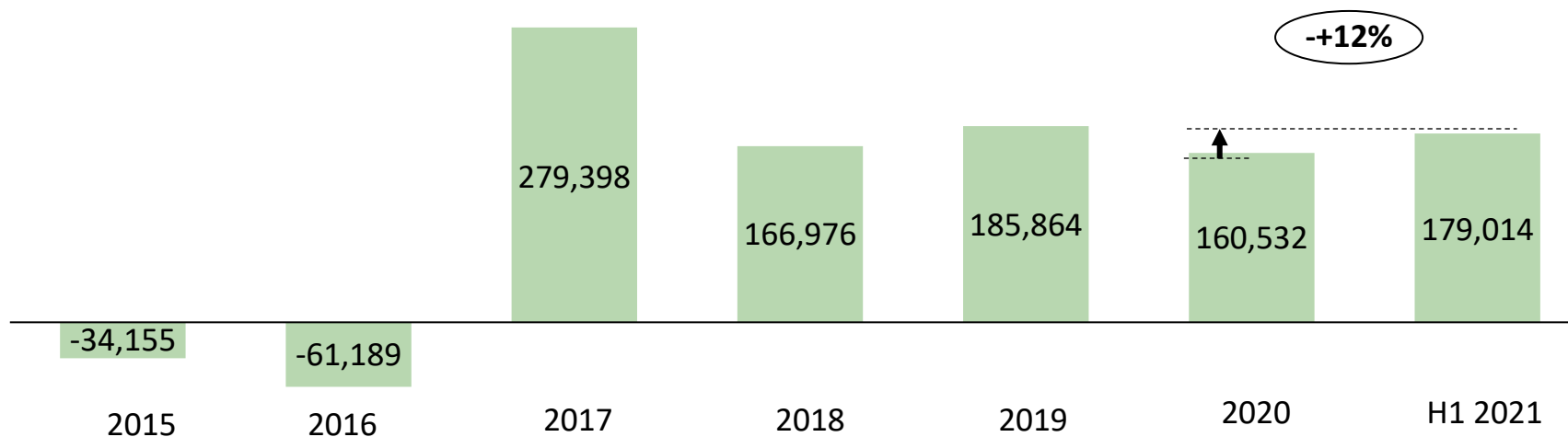


Funds From Operations (FFO)

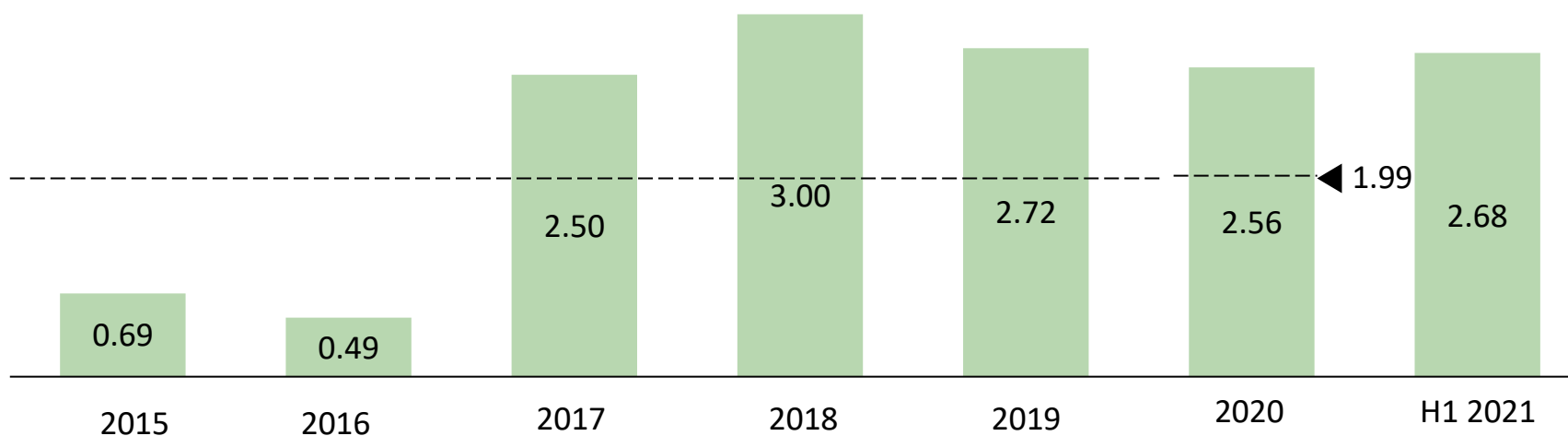


Liquidity

Net Working Capital

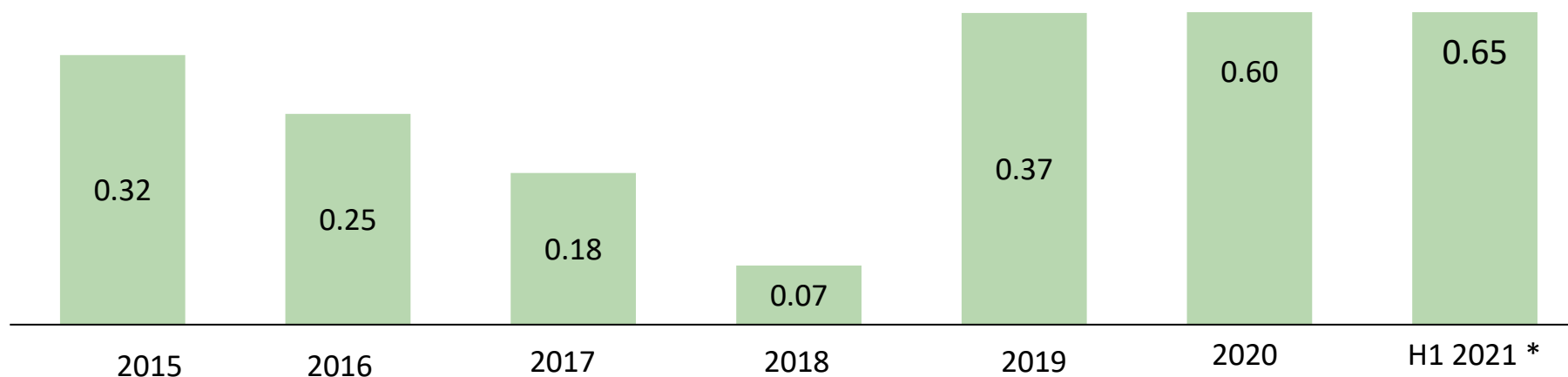


Current Ratio

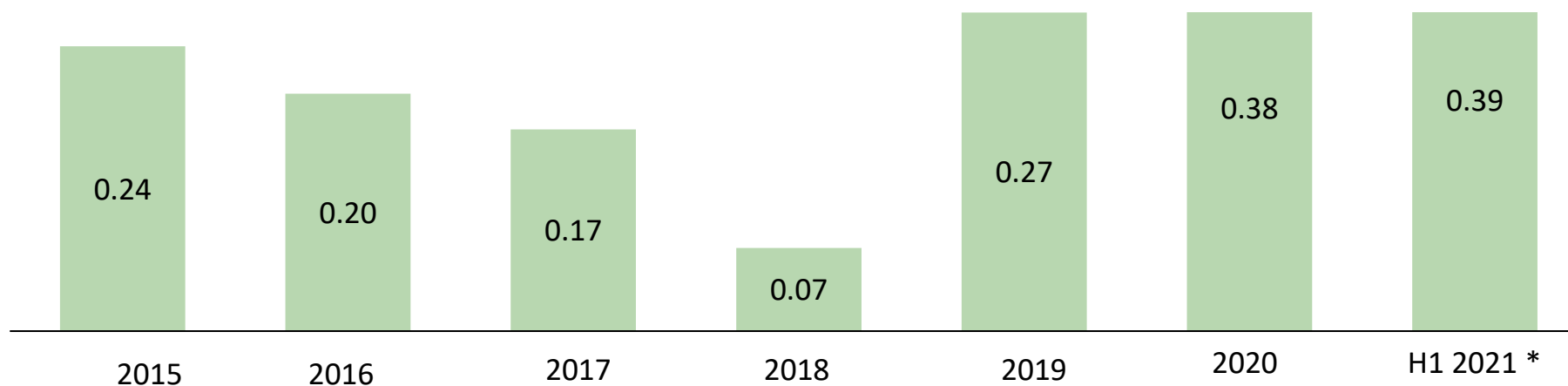


Leverage

Debt-Equity Ratio



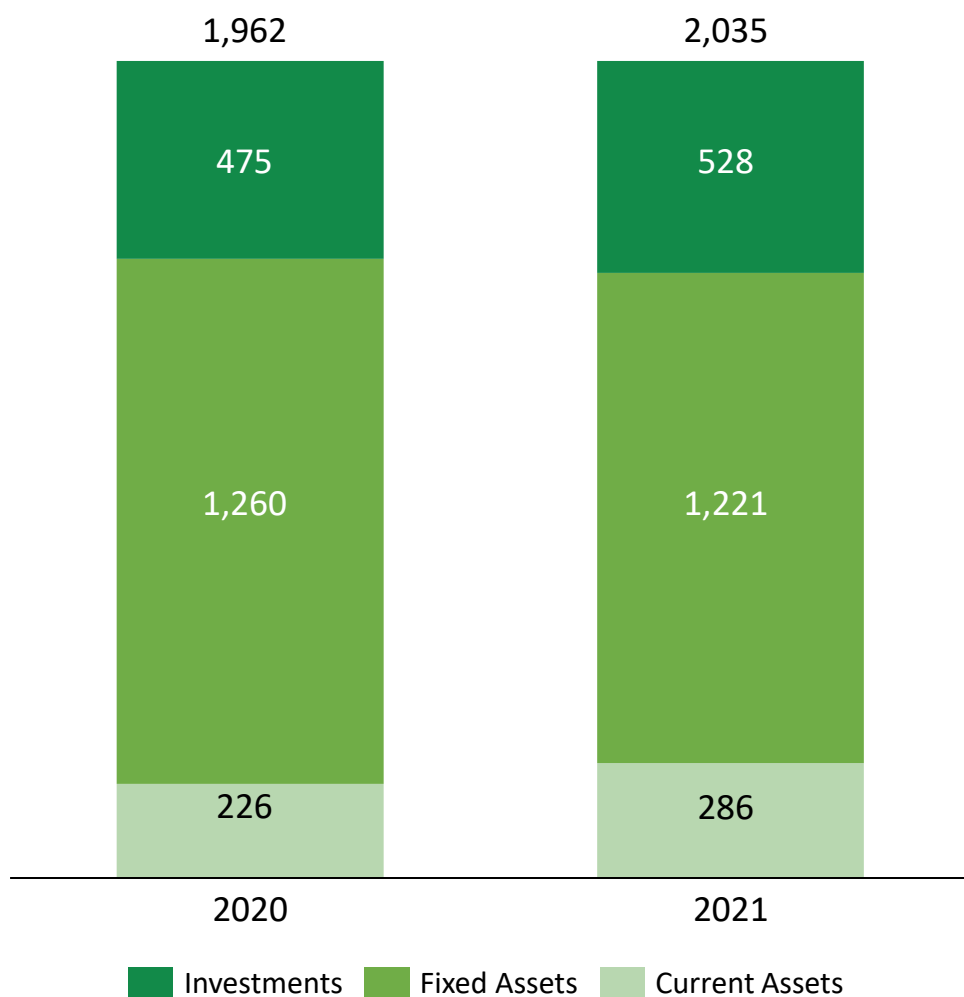
Debt-Assets Ratio



Note: * Debt-Equity ratio and Debt-Asset ratio would be 54% and 33%, respectively, if the impact of IFRS 16 is excluded

Consolidated Balance Sheet as at 30 JUN 2021

Total Assets (SAR million)



Total Liabilities & Equity (SAR million)

