

Investor Presentation

Q1 2021



الأندلس العقارية
Alandalus Property

Disclaimer

The information contained in this presentation is subject to change without further notice, its accuracy is not guaranteed, and it may not contain all material information concerning the company. Neither we nor our advisors make any representation regarding, and assume no responsibility or liability for, the accuracy or completeness of, or any errors or omissions in, to any information contained herein. In addition, the information contains projections and forward-looking statements that reflect the company's current views with respect to future events and financial performance. These views are based on current assumptions which are subject to various risks and may change over time. No assurance can be given that future events will occur, that projections will be achieved, or that the company's assumptions are correct. Actual results may differ materially from those projected. This presentation is strictly not to be distributed without the explicit consent of Alandalus Company management under any circumstances.

Contents

Overview	4
Operational Performance	13
Financial Performance	18

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



Q1 2021 Performance at a Glance

> 4m

Total Mall Footfall

50.5m

Revenue (SAR)

67%

Gross Profit Margin

96%

**Avg Occupancy Rate of
Regional Malls Portfolio**

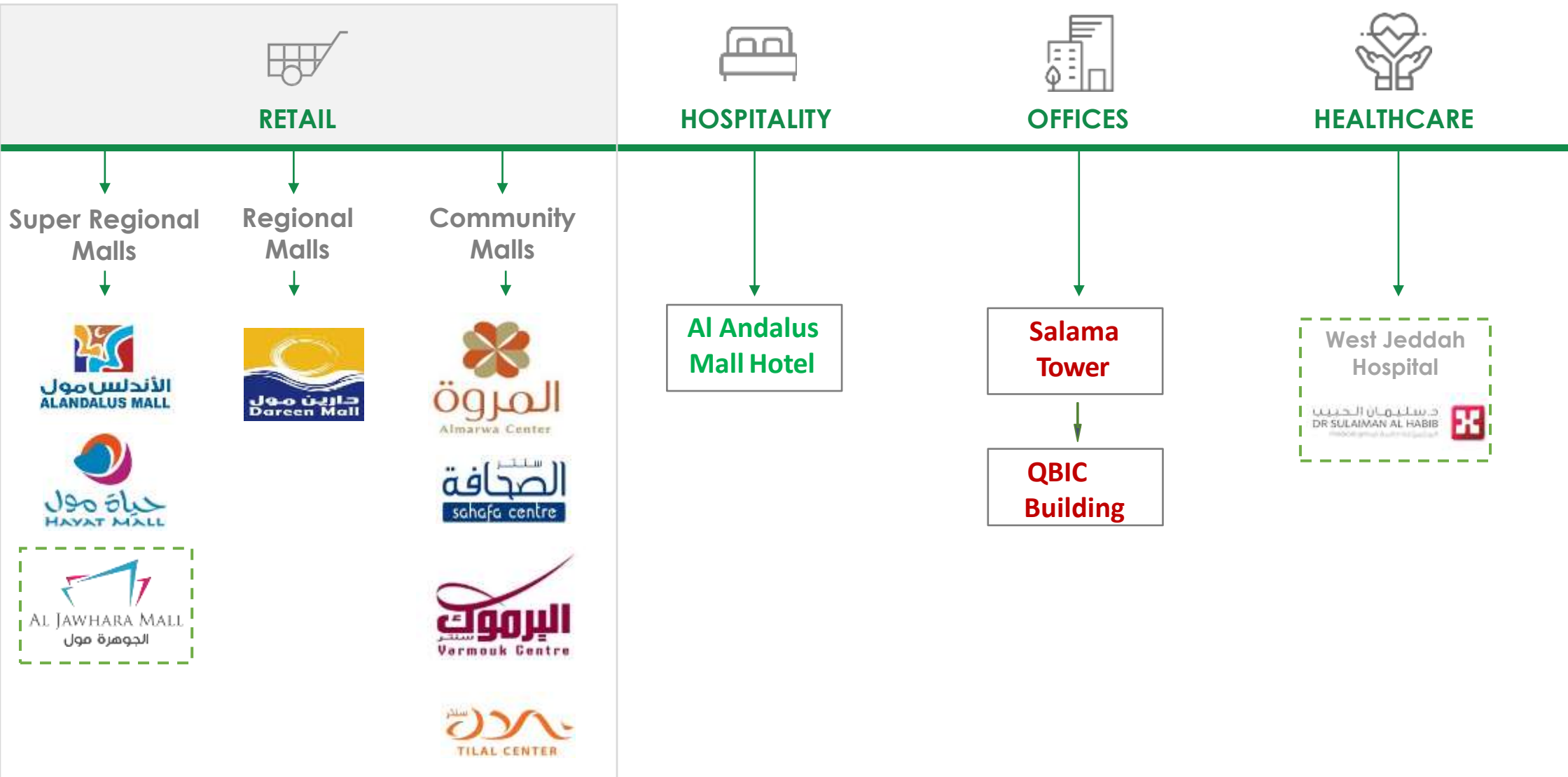
65%

Operating Profit Margin

82%

EBITDA Margin

Commercial Sectors






 Under development

A hand is shown holding a green 3D bar chart with three bars of increasing height. The background features a wireframe cube and a blurred office scene. A black box with white text is in the top left corner.

Operational Performance

Retail

	TYPE	# OF MALLS	GLA	TOTAL FOOTFALL
	Super Regional Malls	2	184k	3.5 million
	Regional Malls	1	47k	500 K
	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

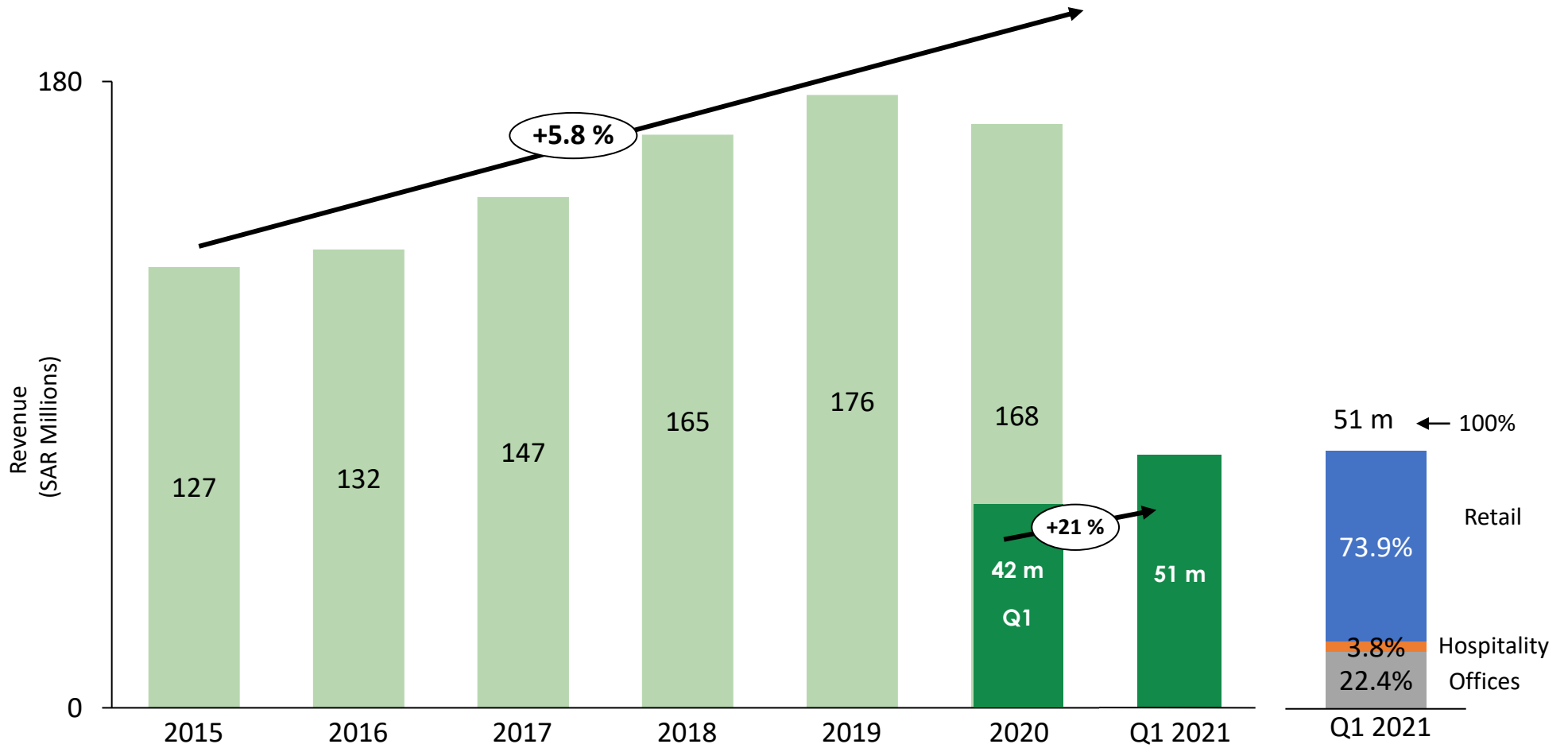
- Location:
 - Jeddah
- Type:
 - Healthcare
- Area:
 - 30,251 sqm
- Ownership:
 - West Jeddah Hospital Company (50% APC)
- Total expected project cost:
 - SAR 1.6 billion (incl. land value)
- Progress:
 - 15 % of total project
- Expected Opening:
 - Q4 2023



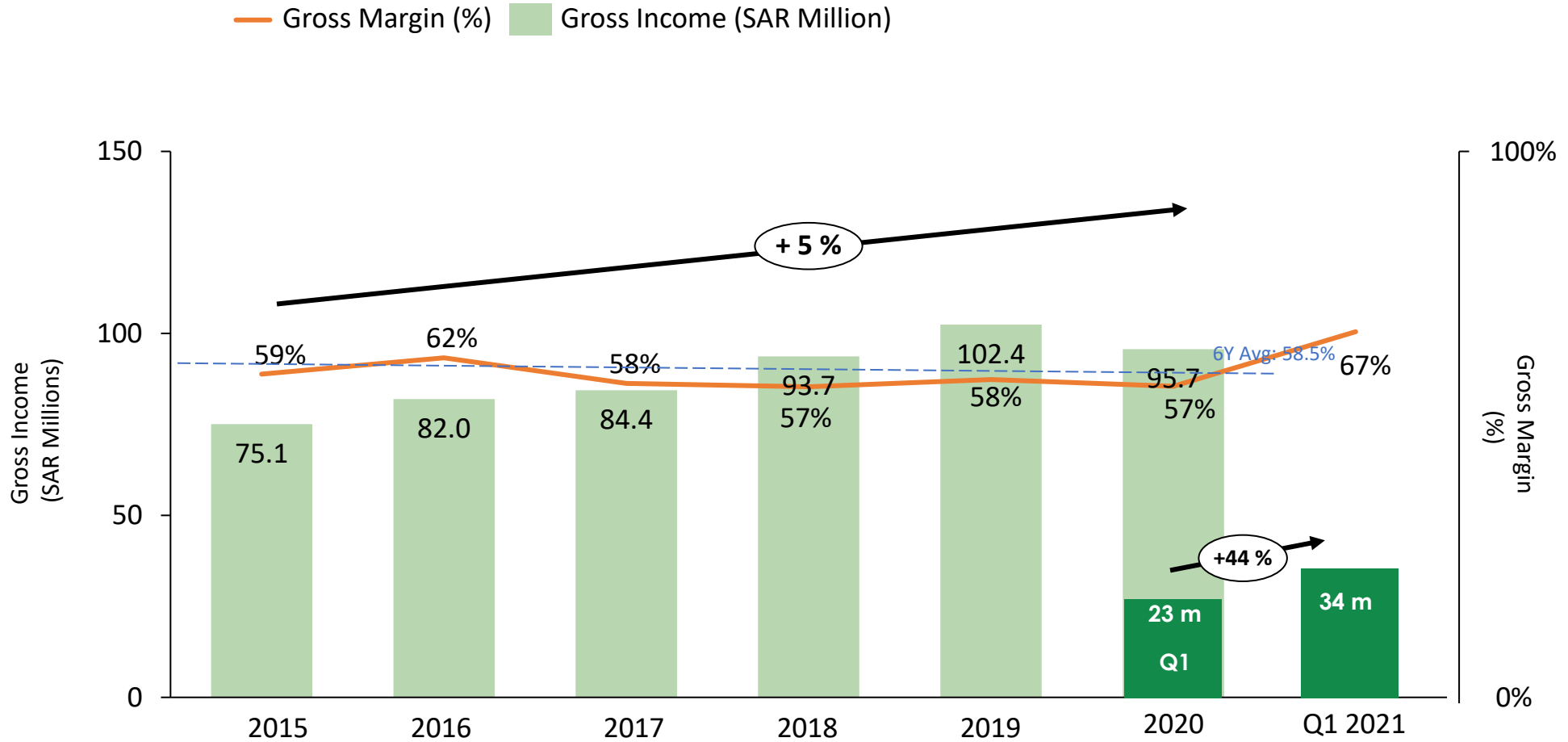
Financial Performance



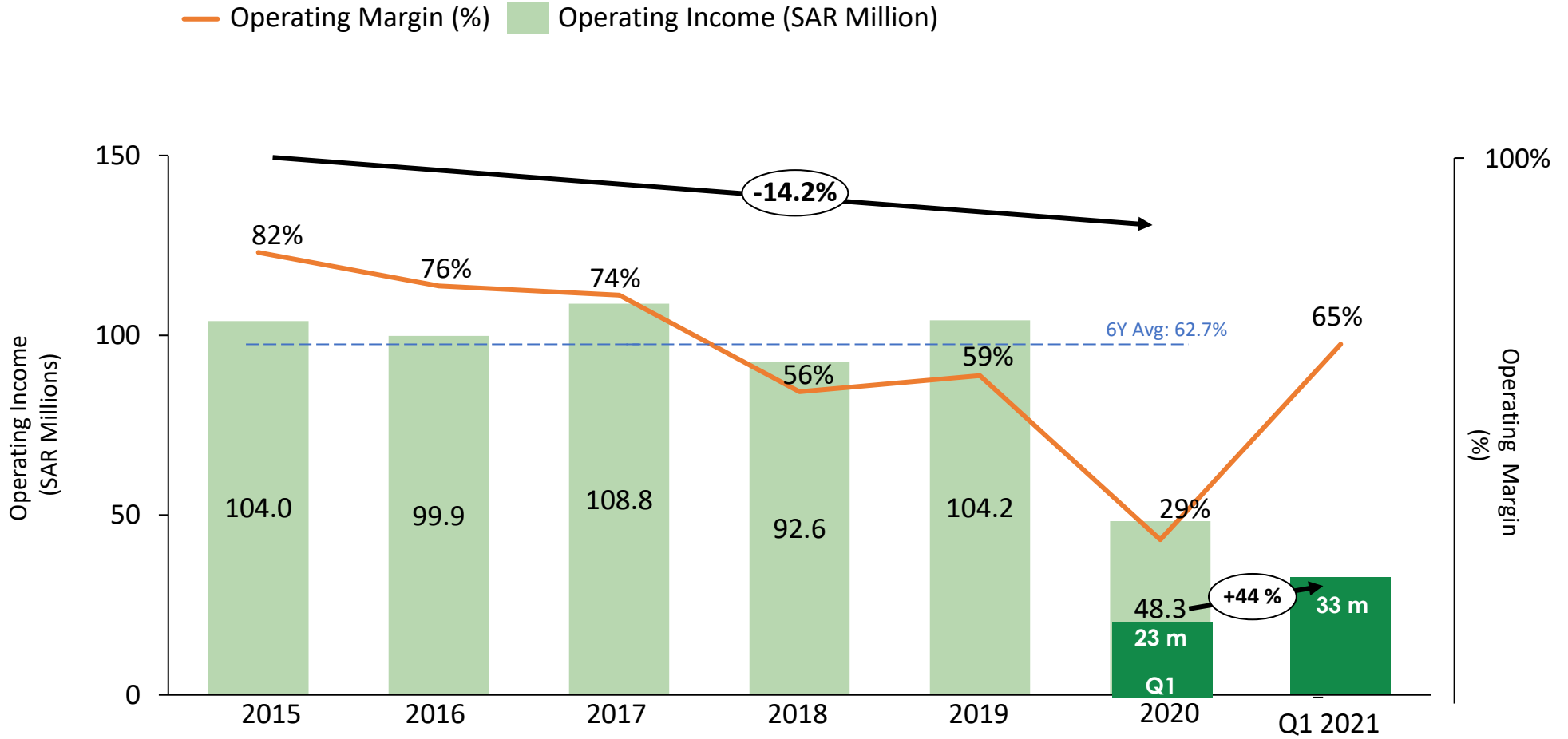
Revenue



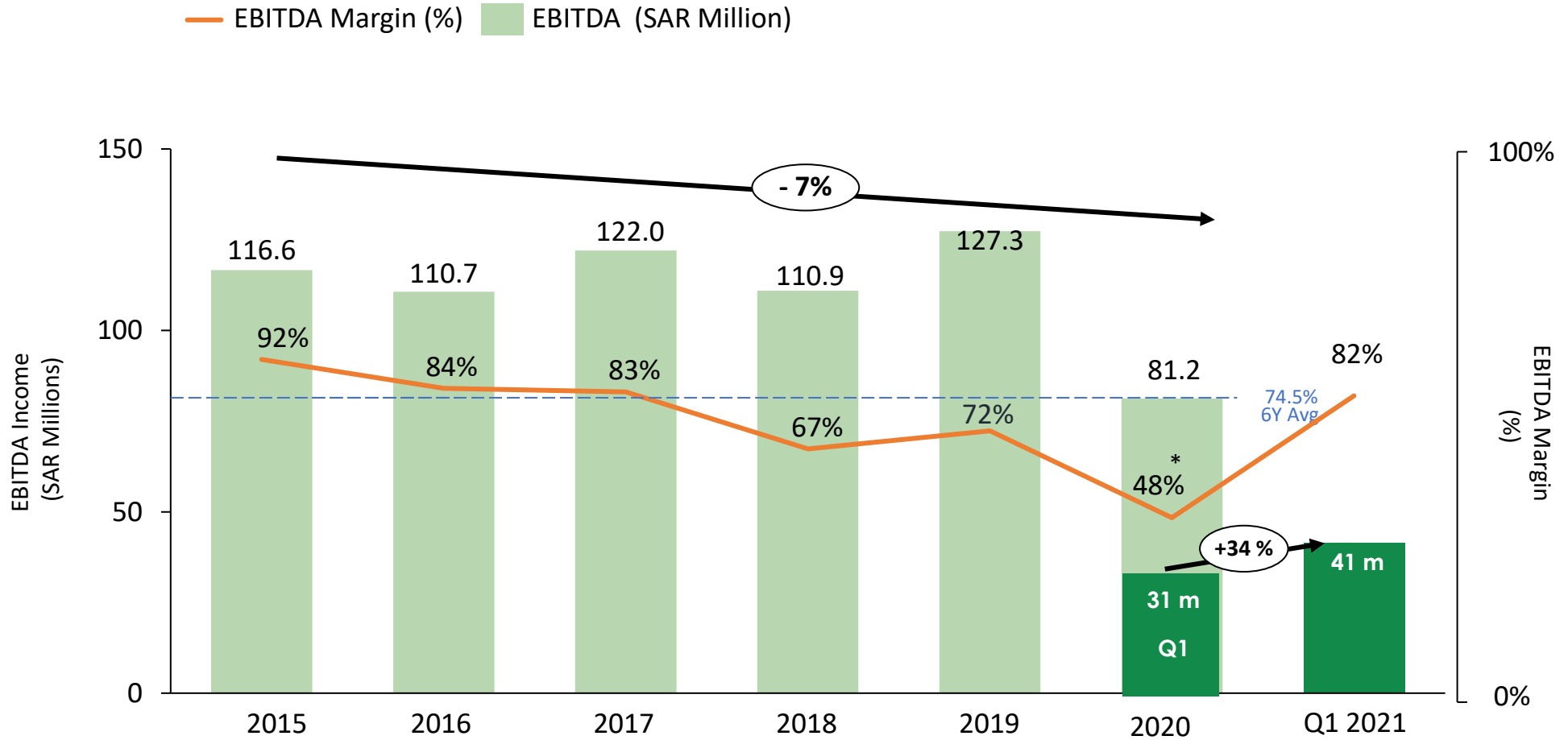
Gross Income & Margin



Operating Income & Margin

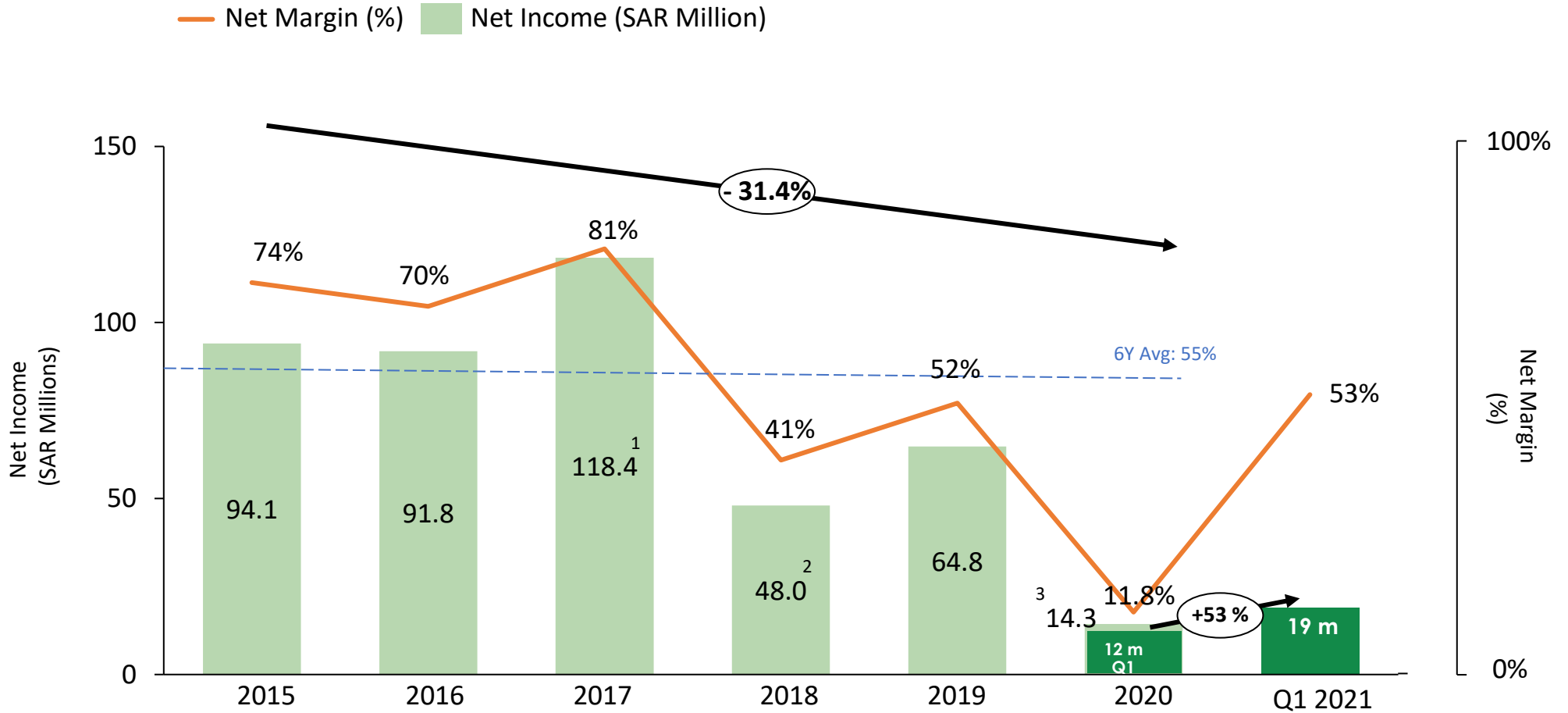


EBITDA & Margin



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

Net Income (shareholders) & Margin

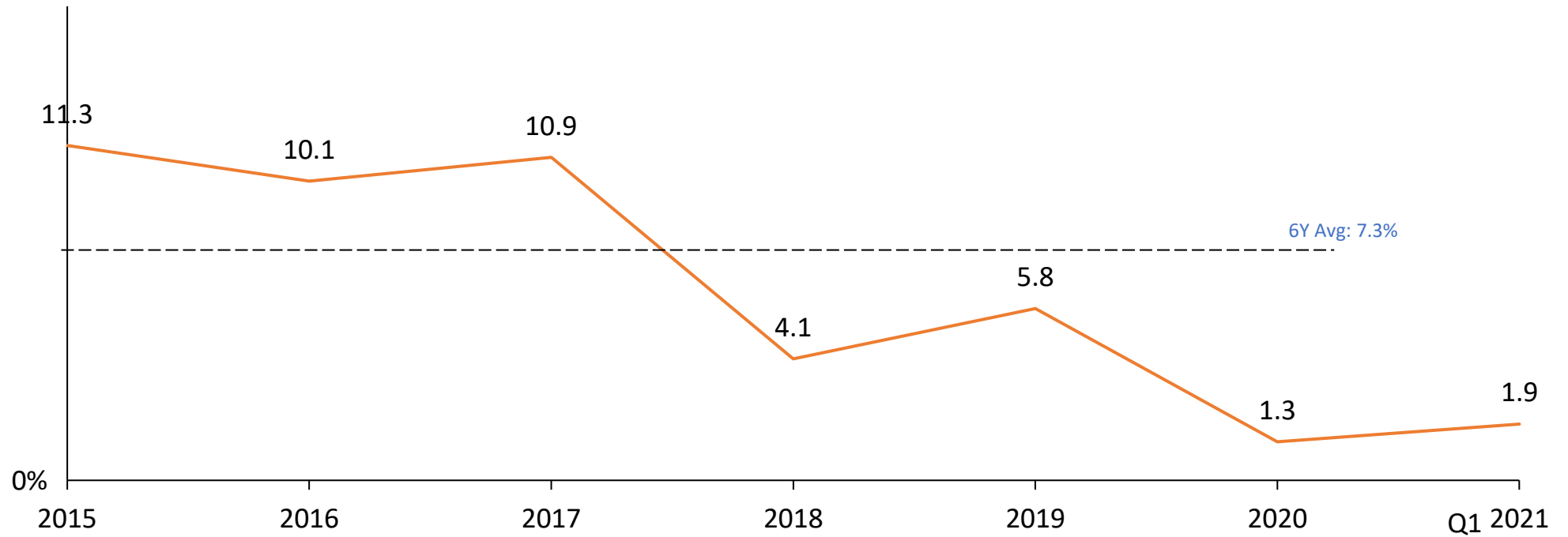


1 – Includes Extraordinary Capital Gain of SAR 22m

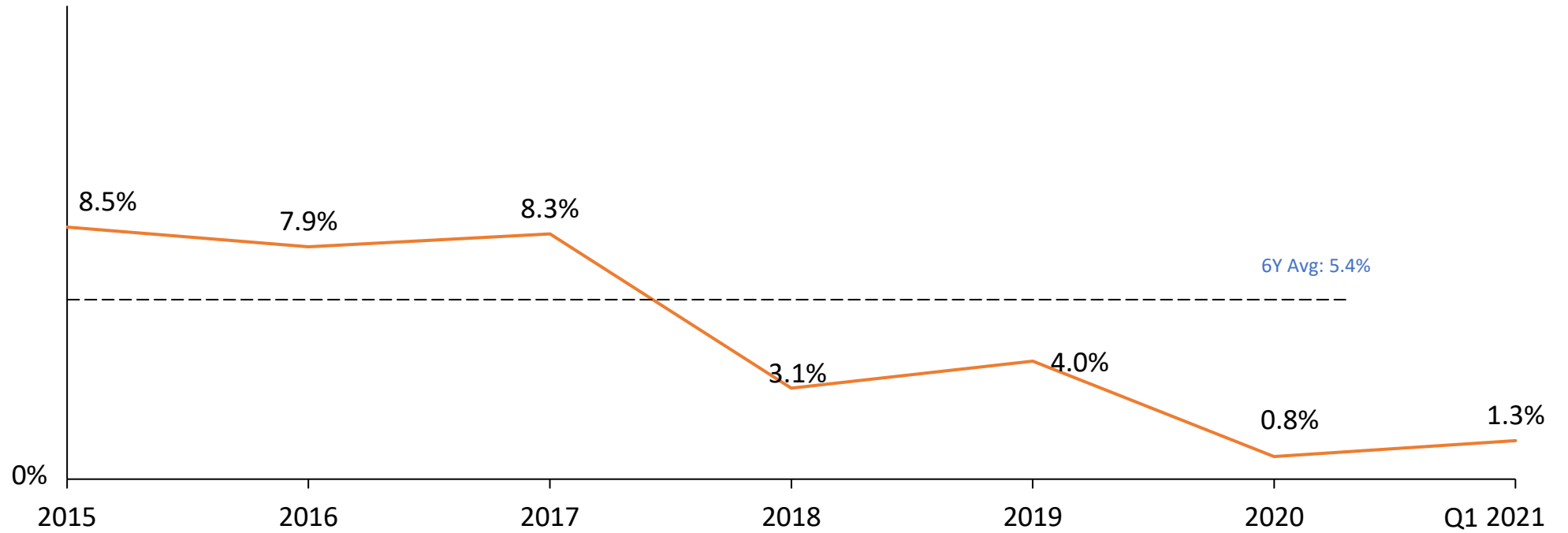
2 – Change in ownership of Alandalus Mall and Staybridge Suites from 100% to 68.73%

3 – Includes Impairment of SAR 32m

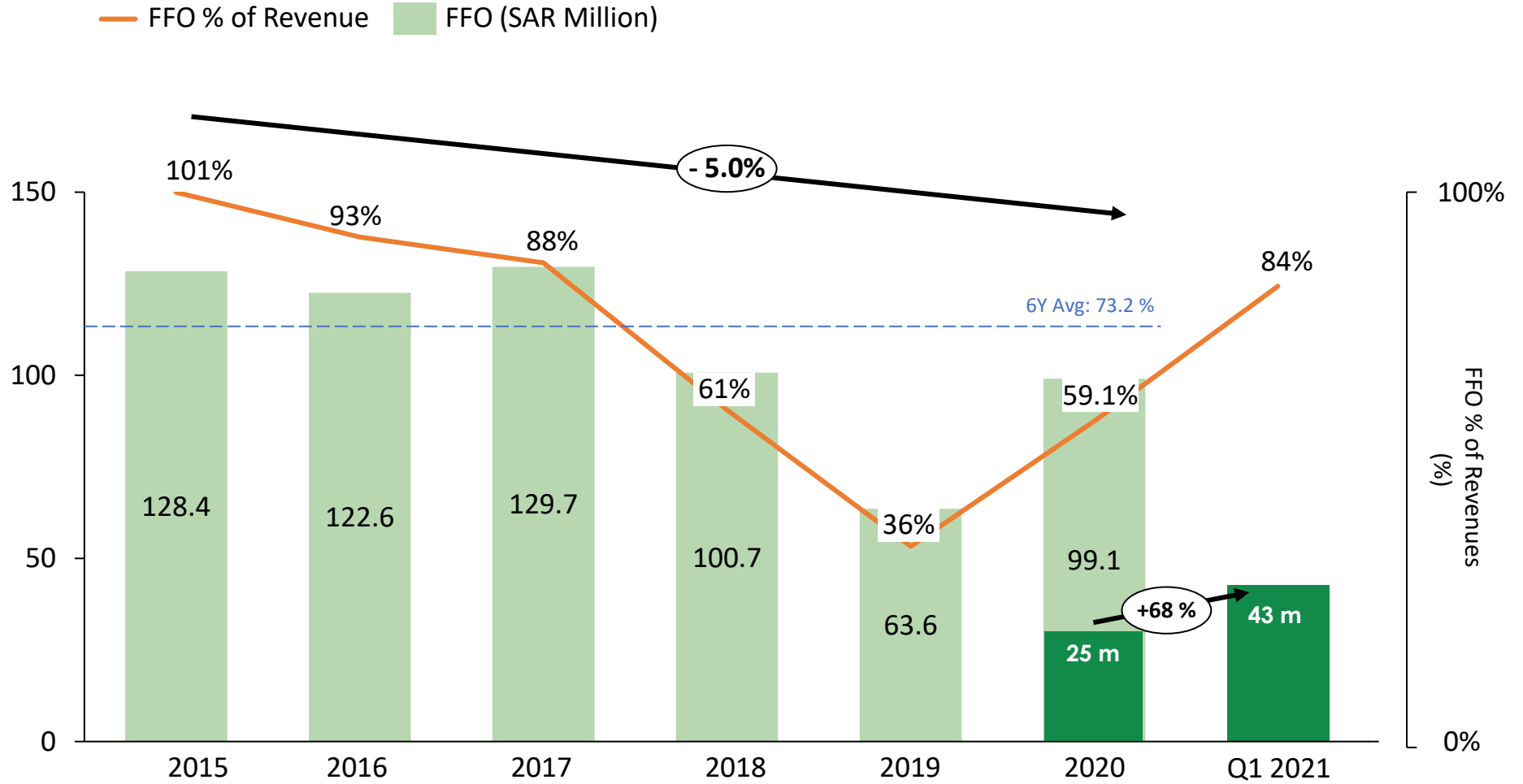
Return on Equity (ROE)



Return on Assets (ROA)

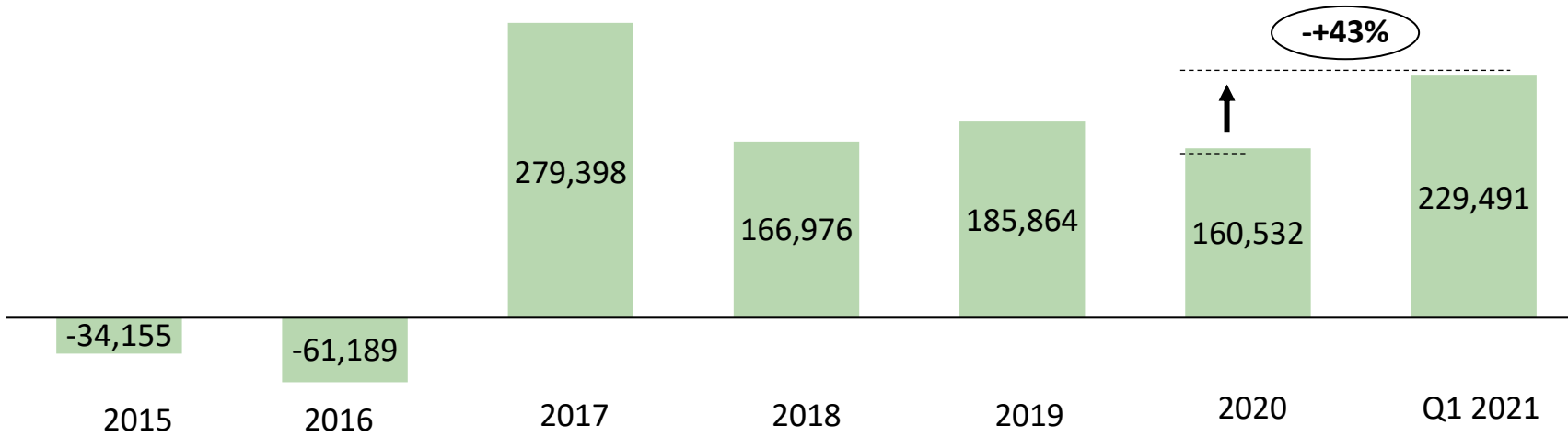


Funds From Operations (FFO)

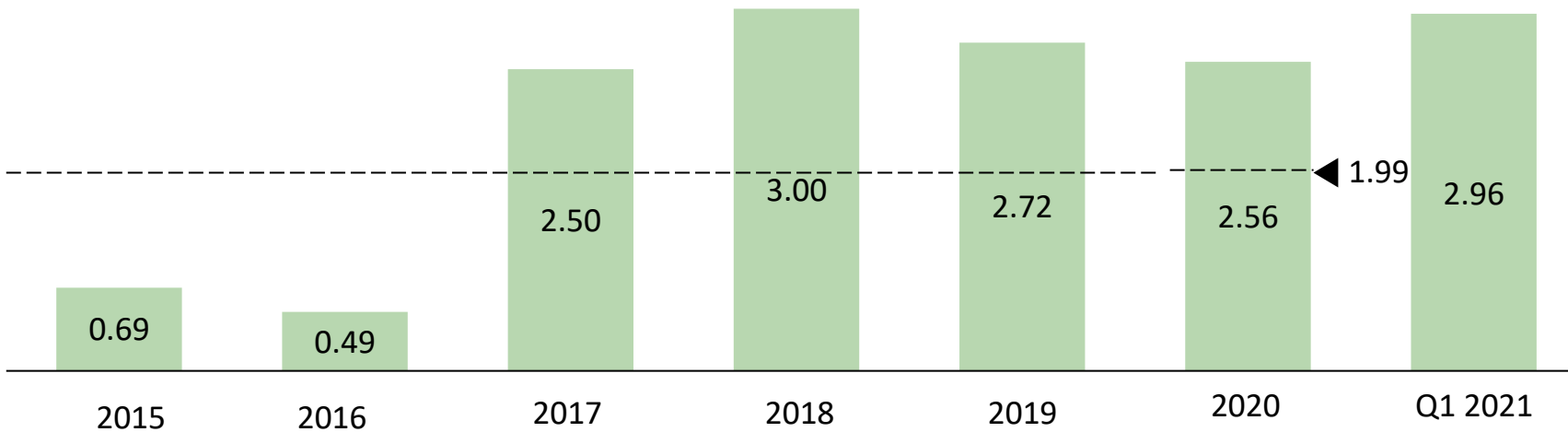


Liquidity

Net Working Capital

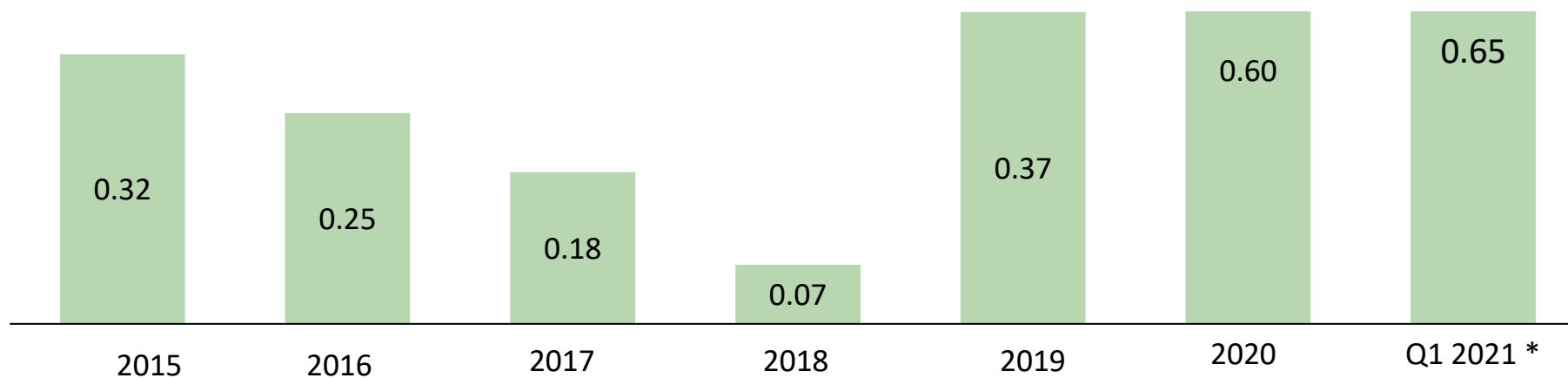


Current Ratio

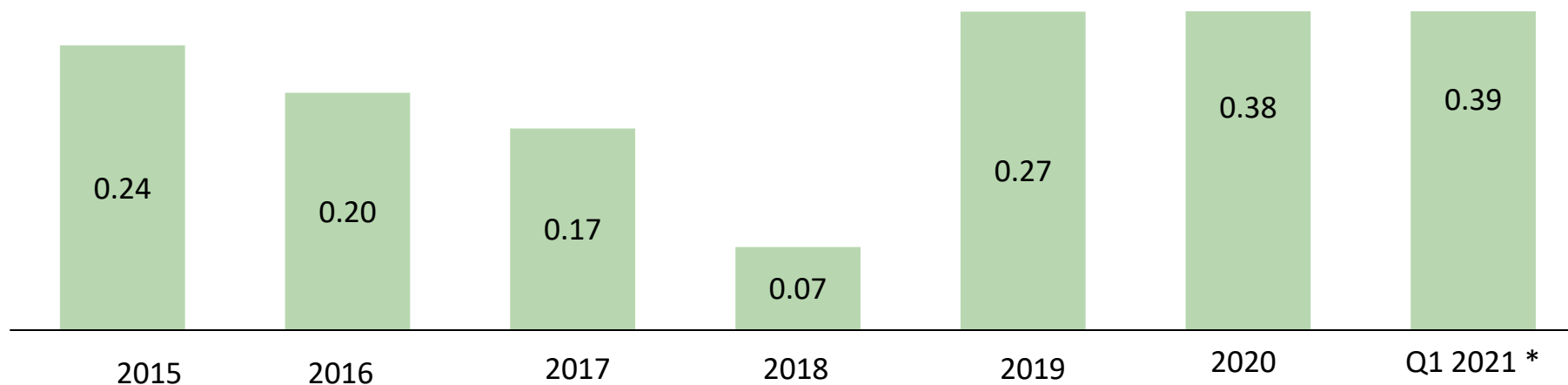


Leverage

Debt-Equity Ratio



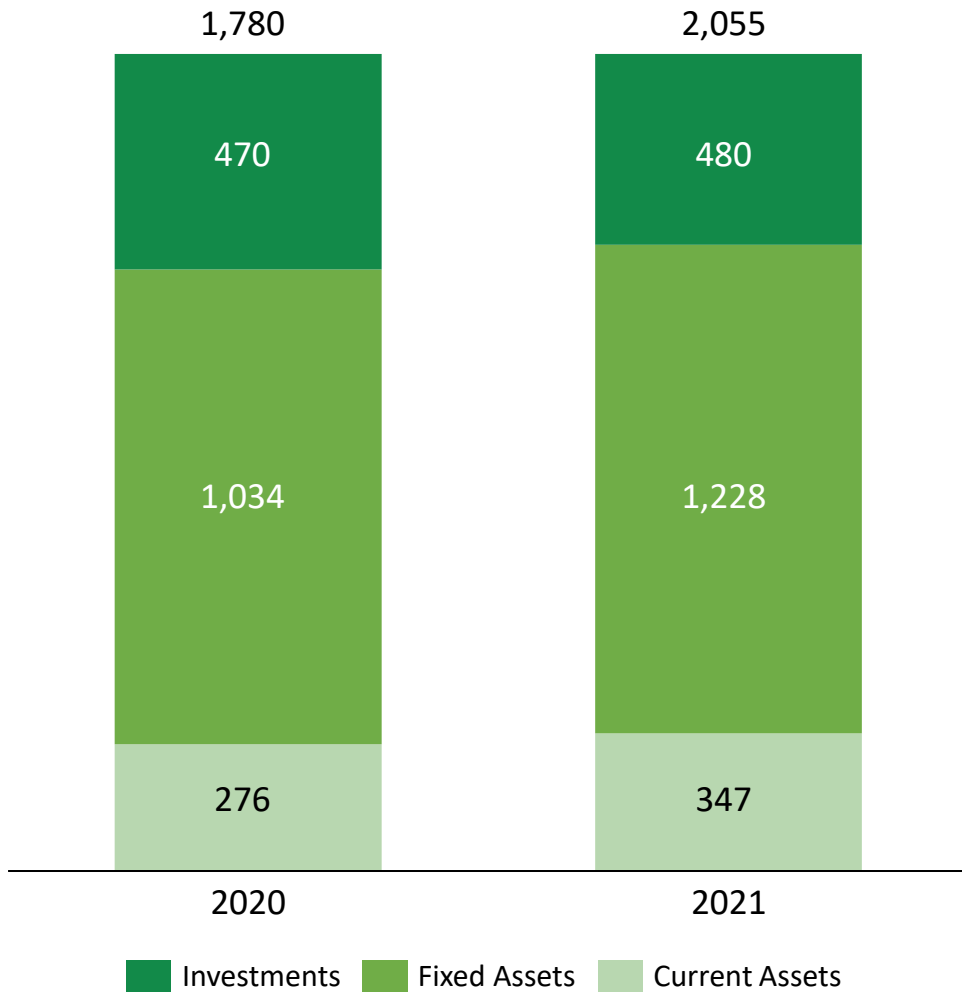
Debt-Assets Ratio



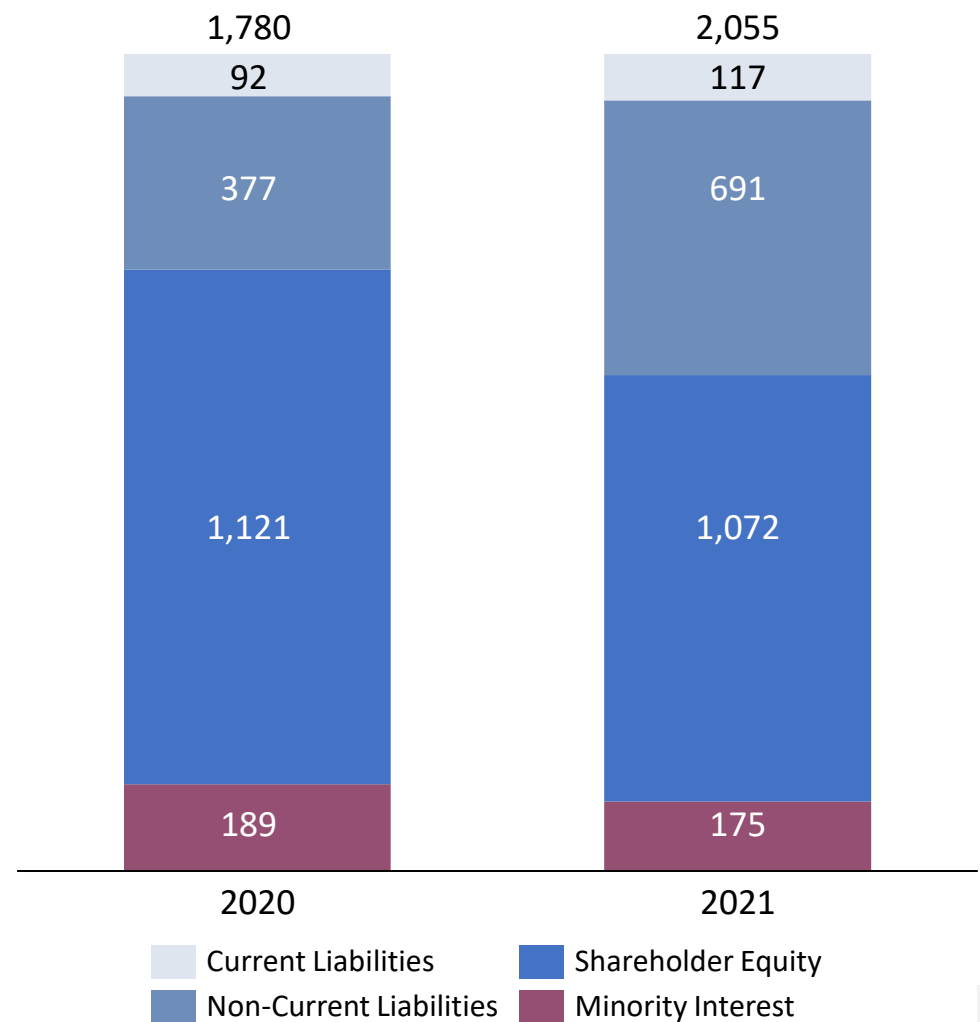
Note: * Debt-Equity ratio and Debt-Asset ratio would be 54% and 33%, respectively, if the impact of IFRS 16 is excluded

Consolidated Balance Sheet as at 31 Mar 2021

Total Assets (SAR million)



Total Liabilities & Equity (SAR million)





الاندلس العقارية
Alandalus Property