



Agenda

1. Company Overview

- Company History
- Values, mission, vision and guiding principals
- Corporate Strategy
- Board and Executive Leadership Team
- Governance
- Corporate Snapshot

2. Financial Statements and Key Highlights

- Key Financial Highlights
- Financial Performance

3. Clusters Overview

- Healthcare
- Ventures
- Services
- Contracting & Industries

4. Discussion

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All currency values are in Qatar Riyal ("QAR") millions unless stated otherwise. All numbers of figures, amounts, percentages, estimates, calculations of value and fractions in this Presentation are subject to the effect of rounding. Accordingly, the actual calculation of these figures may differ from figures set out in this Presentation.

Recipients of this Presentation should be aware that this Presentation contains references to the financial years 2020, 2021, and 2022 financial results for Estithmar. Some of these results are presented on a pro forma basis and comprise the aggregation of the historical financial information for Estithmar (before the IHG acquisition of Elegancia Group) as if they were one entity for these periods. The pro forma results for Estithmar included in this Presentation have been derived from the audited accounts of IHG and Elegancia Group, adjusted for the effects of certain pro forma adjustments. Recipients are cautioned that the historical pro forma accounts have not been audited or reviewed and, accordingly, Recipients should not place undue reliance on this information.

Copies of Estithmar press release, financials and presentations can be viewed and downloaded from the Investor Relations section of Estithmar website at www.estithmar/bolding.com





Estithmar Holding Q.P.S.C.





51 Companies



THE VIEW HOSPITAL
KOREAN MEDICAL CENTER
EWS - MEDICAL SERVICES CONSULTANCY
ALGERIAN QATARI GERMAN HOSPITAL



CATERING
FACILITIES MANAGEMENT
RESOURCES
GABRO
SUPPLY & TRADING



AL MAHA ISLAND
MAYSAN DOHA
KATARA HILLS
EQUESTRIAN CLUB
RIXOS BAGHDAD
ROSEWOOD RESORTS MALDIVES

elegancia

contracting & industries

MEP

LANDSCAPE

MARINE

FIT-OUT

KITCHENS

CESCO

WATER SOLUTIONS

SWITCHGEARS

DATA CENTERS

STEEL

JOINERY

STONES



CONTRACTING SERVICES

COMPANY HISTORY

With the support of its key shareholders, the business has evolved over years from operating units within the shareholder's group of companies to become Estithmar Holding, one of the leading industrial pillars of Qatar's economy.



- Trusted contractor that shaped new Qatar
- Renowned for their fast execution while delivering quality;
- Build success in the contracting ecosystem which is now considered as a foundation of industry through its Joint Ventures
- Elegancia was formed to lead the industrial sector that caters the construction sector
- This was pivotal to launch wide growth strategy of the Company
- Healthcare cluster established in line with Qatar 2030 vision and the group growth strategy
- Elegancia healthcare cluster in addition to other healthcare facilities, also manage The View Hospital in affiliation with Cedars Sinai
- Launch of Estithmar
 Ventures and announcement
 of 4 strategic touristic
 projects in anticipation of
 Qatar FIFA 2022 World Cup
 and Vision 2030
- Al Maha Island
- · The View Hospital
- Katara Hills (Hilton LXR)
- Maysan (Hilton LXR)

QAR 2.3 bn

Full Year 2020 Revenue (Audited)

QAR 3.2 bn

Full Year 2021 Revenue (Audited)

QAR 4.2 bn

Full Year 2022 Revenue (Audited)

QAR 2.9 bn

Full Year 2023 Revenue (Audited)



Estithmar Holding Q.P.S.C.

PURPOSE

To add value to a society for a better lifestyle

VISION

Creating a brighter future from Qatar to the world

MISSION

We add exceptional value to our customers through the skills and knowledge of our employees

VALUES

- Leadership
- Collaboration
- Accountability
- Quality
- Resilience

GUIDING PRINCIPLES

- Preserve Corporate Reputation
- · Corporate Social Responsibility
- · Develop Future Leaders
- Promote Innovation
- Inspire Trust
- Improve Agility



STRATEGY CENTRIC CUSTOMER

To transform from the conventional way of doing business, into embracing a holistic modern measurable customercentric approach

INTEGRATED OFFERING, MARGIN UPGRADE & INTERNATIONAL EXPANSION

MARGIN GROWTH



Evolve towards higher margin service economy

MARKET EXPANSION



Expanding our projects portfolio to promising international markets

SERVICE OFFERING



Expand service offering & create sustainable revenue steams



OUR PEOPLE

Capitalize on our people as the core capability and foundation of our organization, by continue developing their skills to expand our business portfolios and maximize stakeholders' value.



NATIONAL ECONOMY

- Support the government's agenda and enable the core pillars of the national vision 2030.
- Deliver a comprehensive offering across all economic sectors with focus on **Healthcare and tourism**



Give significant importance to our Environmental, Social and **Governance** ("ESG") strategy to secure sustainable growth in the future.







ENABLERS



BOARD OF DIRECTORS



Mr. Moutaz Al-Khayyat Chairman



Mr. Ramez Al-Khayyat
Vice Chairman and President
Chair, Executive Committee
Chair, Investment Committee



Mr. Eyad Abdulrahim Board Member

UCC Trading & Contracting representative; Member, Nomination & Remuneration Committee; Member, Audit & Risk Management Committee; Member, Executive Committee; Member, Investment Committee: Member. Tender Committee



Mr. Khalid Ghanim S Al- Hodifi Al-Kuwari

Board Member



Mr. Hamad Ghanim S Al- Hodifi Al-Kuwari Board Member



Sheikh Suhaim Bin AbdulAziz Al Thani

Independent Board Member



Mr. Abdulla Darwish Al Darwish
Board Member

Chair, Audit & Risk Management Committee



Dr. Bothaina Al Ansari Independent Board Member

Chair, Nomination & Remuneration Committee



Mr. Ibrahim Abdulla Al Abdulla

Independent Board Member

Member, Nomination & Remuneration Committee Member, Audit & Risk Management Committee



Mr. Khalid Zialnon

Board Member

Chair, Tender Committee Member, Executive Committee Member, Investment Committee



Mr. Mohamad Mohamad Sadiq Al-Dawamaneh

Board Member

Highness Holding representative; Member, Nomination & Remuneration Committee; Member, Tender Committee



EXECUTIVE MANAGEMENT



A multigenerational and diversified workforce

91 different nationalities and backgrounds.



Eng. Mohamed Bin Badr Al-Sadah **Group Chief Executive Officer**



Walid Shalan Chief Financial Officer



WORK

Joe Hazel **Chief Executive Officer** Elegancia Healthcare



Abd Almunem Al-Sakka Chief Executive Officer Elegancia Services



Richard Chammas Chief Executive Elegancia Industries & Contracting Officer



Amer Mahasen Chief Executive Officer Estithmar Ventures



Matthew Dronsfield Chief Executive Officer The View Hospital



Marwan Dimas Group Chief Marketing and Sales Officer



Ahmed El Zeftawy Chief Human Resources Officer Chief Human Resources Officer Elegancia Healthcare



Riyad Sowaity



Ahmed Zaatari Chief Executive Officer Military Medical City



Ahmed Al Kalla General Manager Korean Medical Center



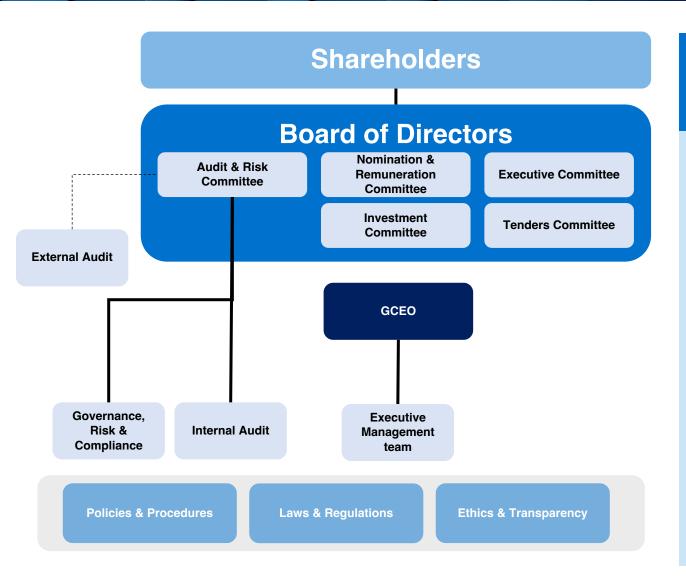
Sanaa Daakour **Group Legal Affairs Director**



Bob Issa Chief Marketing and Sales Officer Elegancia Healthcare



GOVERNANCE



Key Governance principles

- Structured and robust approval process following a comprehensive delegation of authorities (DOA).
- Arm's length dealings with related parties all transactions subject to comparable terms and conditions, and the same stringent approval processes as non-related transactions.
- Competitive procurement and contracting process.
- Third party audit reporting against major related party transactions
- AGM approval for any transaction or series of linked or related transactions aiming to own, sell, lease, exchange, or otherwise dispose of (except for establishing guarantees) assets of the Company or assets to be acquired by the Company or transactions which would change the essential nature of the Company business; or those whose gross value exceeds (10%) of the lesser of either the Company's market value or the net value of the Company's assets according to the latest announced financial statements.



MAJOR SHAREHOLDERS AND TRADING PERFORMANCE

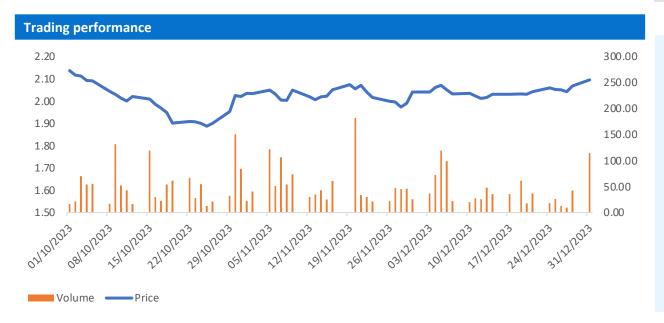
Key	Shareholders	Above 5 % Ownership
#	Shareholder name	% of ownership
1	Mrs. Sumaya Saber Hamsho	20.09%
2	Mr. Ramez Mohamad Al-Khayyat	19.82%
3	Mr.Mohamad Moataz Mohamad Al- Khayyat	19.70%
4	Urbacon Trading and Contracting Company W.L.L	18.73%





Mr. Ramez Al-Khayyat – Vice Chairman





- Mr. Mohammad Moataz and Mr. Ramez are leading Qatari businessmen and entrepreneurs and <u>Chairman and Vice Chairman of Power International</u> <u>Holding ("PIH")</u>, a conglomerate spanning several sectors and UCC Holding, a leading contracting company
- Oversee more than 40 businesses covering healthcare, hospitality, tourism, general contracting, agro-food industries, real-estate development, lifestyle, and services
- Successfully completed the first-ever reverse merger of IHG with Elegancia Holding and renaming the listed Company as Estithmar as well as expansion of the Company in new business sectors, including healthcare, hospitality and tourism
- <u>Successfully founded and listed Baladna</u>, Qatar's leading dairy company which significantly contributed to the strengthening of food security and local economy
- Mr. Mohammad Moataz and Mr. Ramez hold a bachelor's degree in Global Business from the University of West Scotland





Estithmar Holding Q.P.S.C.

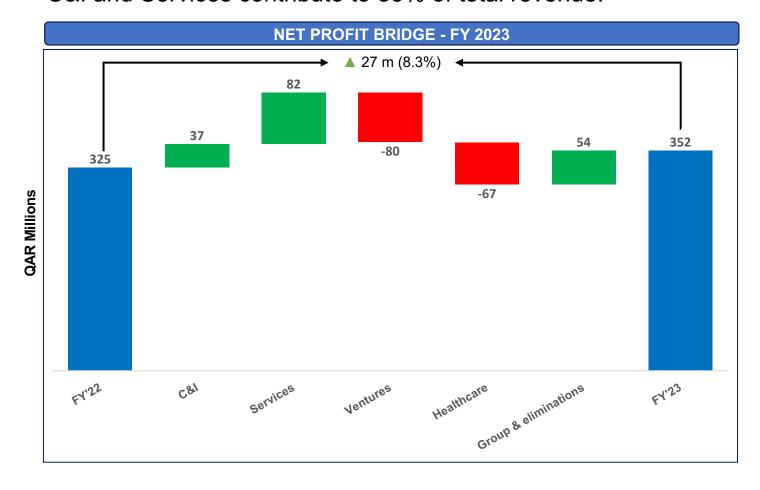
KEY FINANCIAL HIGHLIGHTS FY 2023

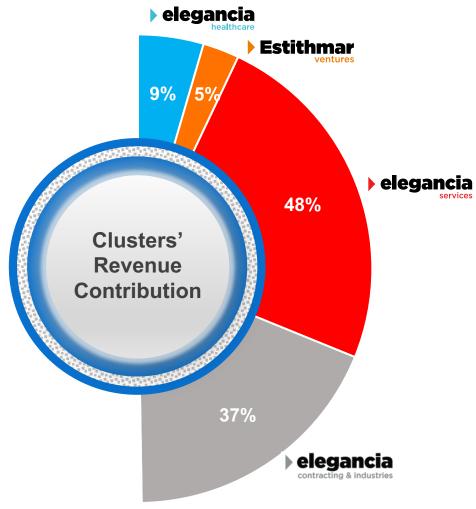
		FY 2022	FY 2023	YoY Growth	
1	Revenue	QAR 4,237 m	QAR 2,919 m	-31%	C&I and Services clusters (85% of total revenue) decline by -31% due to several events and factors that contributed to the revenue of 2022 but are not there in 2023 (i.e. FIFA).
2	Gross Profit	QAR 620 m	QAR 801 m	29%	
3	SSS Net Profit	QAR 325 m	QAR 352 m	8%	Despite decline in revenue, reported significant increases in EBITDA, GP, and NP due to operational efficiencies and overall improved company performance.
4	EBITDA	QAR 518 m	QAR 646 m	25%	



NET PROFIT BRIDGE AND CLUSTER REVENUE CONTRIBUTION FOR FY 2023

Operational efficiencies and improved performance of C&I and Services clusters drove positive net profit results.
C&I and Services contribute to 85% of total revenue.







BALANCE SHEET HIGHLIGHTS FY 2023

Estithmar Holding has a total shareholder equity of QAR 4.8 B and total debt of QAR 2.1 B, which brings its debt-to-equity ratio to 0.44. Its total assets and total liabilities are QAR 9.0 B and QAR 4.2 B respectively. Estithmar Holding's EBITDA is QAR 646 M making its interest coverage ratio 5.0.

TOTAL ASSETS

+287 m

QAR 9,016m in '23 up from QAR 8,729m in '22

RETURN ON ASSETS

4 +5%

3.9% in '23 up from 3.7% in '22

RETURN ON CAPITAL EMPLOYED



7.6% in '23 up from 7.2% in '22

DEBT TO EQUITY

4 +7%

0.44 in '23 up from 0.41 in '22

DEBT TO EBITDA

3X

3X in '23 down from 4X in '22

CURRENT RATIO

1.25

1.25 in '23 up from 1.03 in '22





Estithmar Holding Q.P.S.C.

elegancia healthcare

Existing Operations

- The View Hospital [Own & Operate]
- Korean Medical Center [Own & Operate]
- EWS Medical Services Consultancy

Planned & Upcoming

- Algerian Qatari German Hospital [Own & Operate with offtake agreement]
- Iraq Hospitals [Operate with offtake agreement]





SIGNATURE SERVICES



WOMEN'S HEALTH

HEART HEALTH

DIABETES CARE

EXECUTIVE HEALTH

WELLNESS

FAMILY HEALTH



Has been named

1
In California
2

In The USA
U.S. News & World Report's
"Best Hospitals 2022-23"





QAR 434 M Initial Investment QAR 933 M Annual Revenue at Stabilization 240BedsOperating Rooms

52948ClinicsMedical Staff



IN PARTNERSHIP WITH THE BEST KOREAN MEDICINE PROVIDERS:



EXECUTIVE HEALTH CHECK UP CENTER

FERTILITY CENTER



PLASTIC SURGERY, & DERMATOLOGY

SPINE & JOINT CENTER



DENTAL CENTER

STEMCELL LAB



PAIN MANAGEMENT, REHABILITATION & KOREANMEDICINE CENTER

PRIMARY CARE SERVICES



QAR 264 M Initial Investment QAR 287 M Annual Revenue at Stabilization 66
Procedure
Treatment
Rooms

3 Operating Rooms 46
Outpatient
Clinics





QAR 1.3 B Initial Investment

QAR 1.2 B Annual Revenue at Stabilization 400BedsOperating Rooms

KEY OPERATIONAL HIGHLIGHTS 2023







5 groundbreaking surgeries were successfully conducted at TVH for the first time in the region, marking a significant milestone in our healthcare achievements.

The signing of agreements to develop and operate the Algerian Qatari-German Hospital, in partnership with the Algerian National Investment Fund

The int'l visiting doctors'
program in affiliation with CedarSinai attracted +20 medical
doctors and experts from US, UK,
Spain, and France

The View Hospital proudly presents a diverse team of 1,220 medical staff across 298 specialties, representing 63 nationalities

The Korean Medical Center is set to open in April 2024 in partnership with renowned Korean health centers the likes of JK Medical Group and Asan Medical Center



Estithmar ventures

Existing Operations

- Al Maha Island Qatar
- Katara Hills Qatar
- Maysan Doha Qatar
- The Equestrian Club Event Halls

Under Development

- Rosewood Maldives
- Rixos Baghdad Iraq





The Ultimate Most Attractive Destination of Qatar

+230,000 m²

9

Restaurants

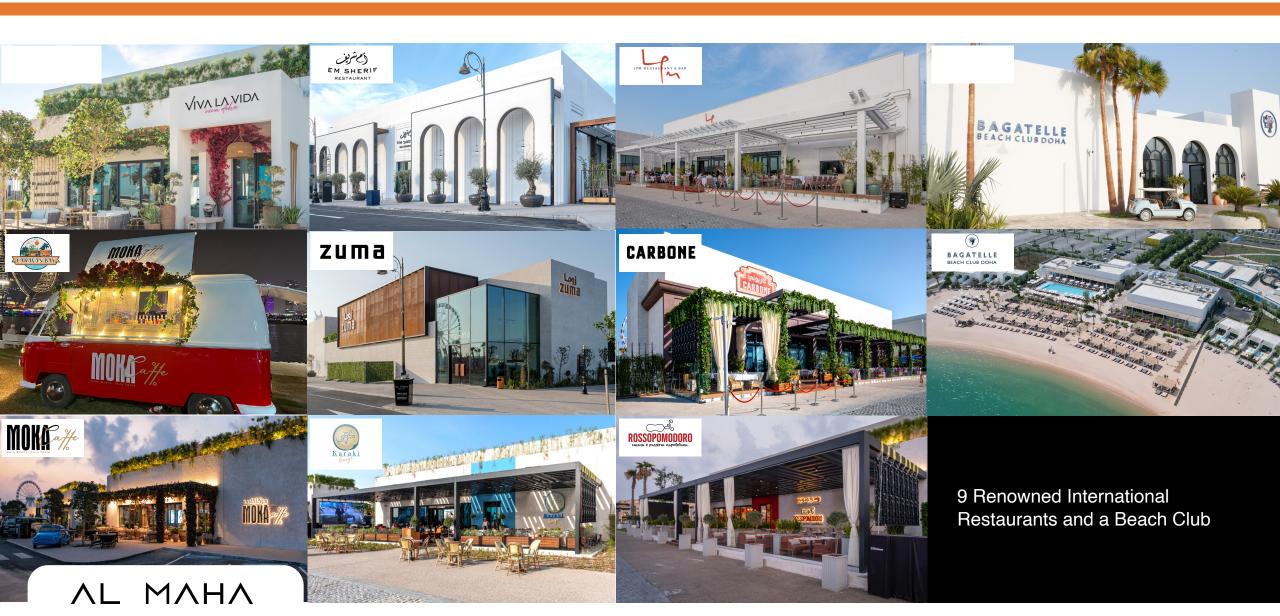
Beach Club

Lusail Winter Wonderland

ISLAND LUSAIL

QAR 650 M Initial Investment QAR 212 M Annual

Revenue at Stabilization





A New & Distinctive Architectural Design in Harmony with Nature.

Fifteen Luxury Villas with Private Pools

9 One Bedroom Villa

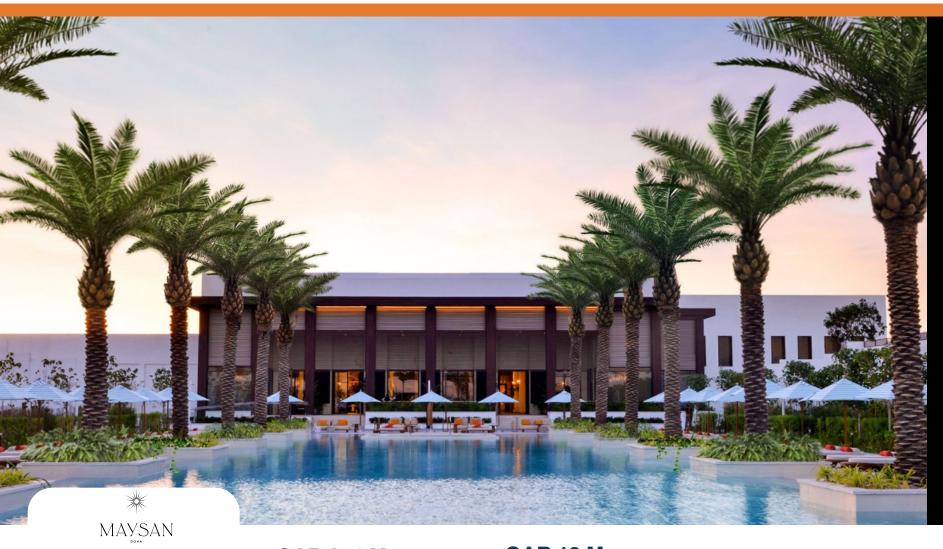
5 Two Bedroom Villa

1 VIP Three Bedroom Villa

Spa

Gymkhana Restaurant

QAR 135 M Initial Investment QAR 12 M Annual Revenue at Stabilization



A State-of-the-Art Luxurious Destination

33 Villas

20 Suites 65m²

13

Two Bedrooms Villas 200m²

F&B Experiences

Spa

La Casa All Day Dining

QAR 234 M Initial

Investment

LXR HOTELS & RESORTS

QAR 13 M Annual Revenue at Stabilization



Rosewood Restaurants

Sunset & Seafood Bar Italian Steakhouse Family Restaurant and Ice Creak Kiosk Cocktail Bar Mediterranean / Levantine Restaurant Thai Restaurant Japanese Fine Dining

QAR 1.9 B Initial

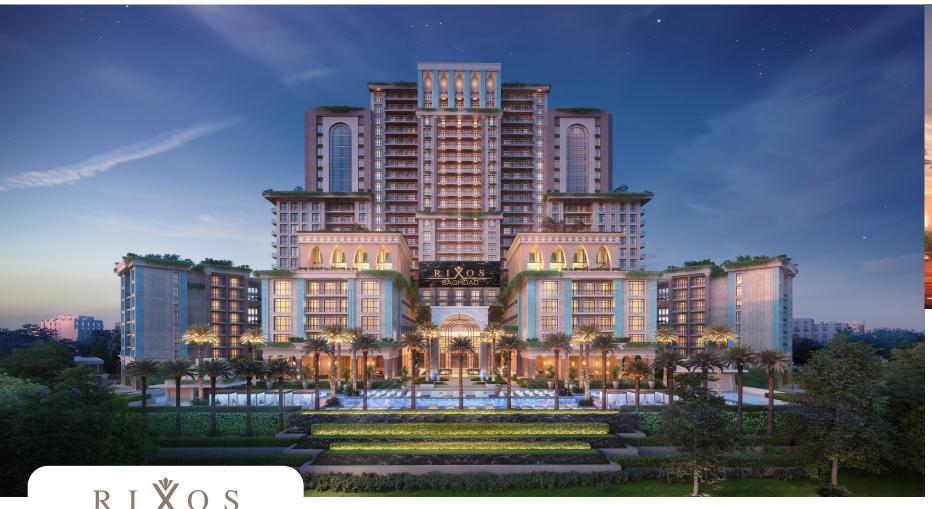
Investment

HOTELS & RESORTS

QAR 380 M Annual Revenue at Stabilization



















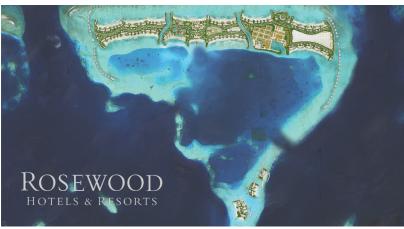
QAR 1.75 B Initial Investment

BAGHDAD

QAR 564 M Annual Revenue at Stabilization

KEY OPERATIONAL HIGHLIGHTS 2023







Winter Wonderland successfully attracted +300 K Visitors in the winter season

Al Maha Island welcomed+10 K Visitors on average on a daily basis in the winter season

Significant progress on the development of the Roswood Maldives Project which is set to become one of the most luxurious tourist destinations globally

Planned a global comprehensive marketing strategy to promote Branded Residences which is set to open in 2025

Katara Hills and Maysan Doha draw more than 10 K visitors with an ADR of QAR 8,000 and occupancy of 72%



elegancia services

- Catering
- Facilities Management
- Resources
- Gabro
- Supply & Trading





2,500 Manpower

250,000 Meals / Day

5,000 sqm Kitchens

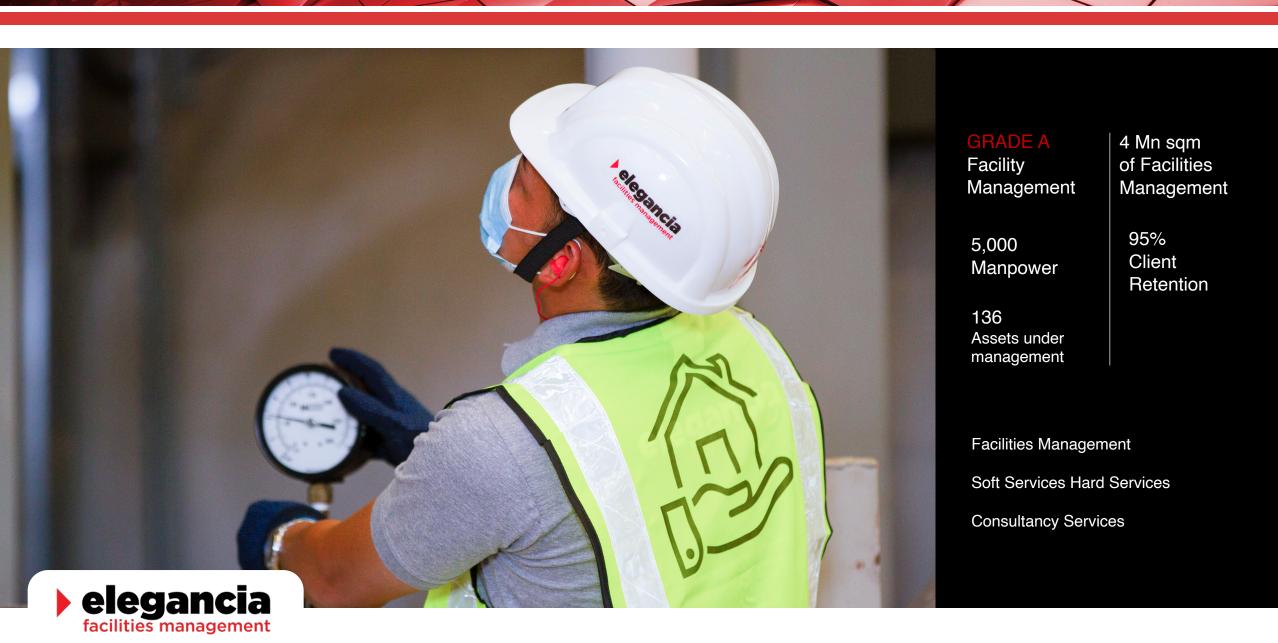
Corporate Hospitality and VIP Dining

Business, Industry & Commercial Catering

Accommodation Catering

Mobile Kitchens

Consultation services





4,000 Manpower

350 Transportation Vehicles

14 Sectors Service

Supplying Manpower

High Standard Accommodation



+3.6 Mn/Mt Yearly Importing Capacity

Gabro Supply

Shipping

Land Transportation

KEY OPERATIONAL HIGHLIGHTS 2023









Establishing a branch in **Jordan** as part of the regional expansion initiative for Facilities

Management, synergizing the existing expansions in KSA

The Resources Division secured the contract for the Last Mile operations of the

AFC Cup 2023

+50 weddings and events

Elegancia Facilities Management oversees operations across a vast expanse of approximately

4.5 M SQMs

Our catering division expanded into healthcare and high-end catering sectors in 2023



elegancia contracting & industries

MEP

Kitchens

Steel

- Landscape
- **ELV**

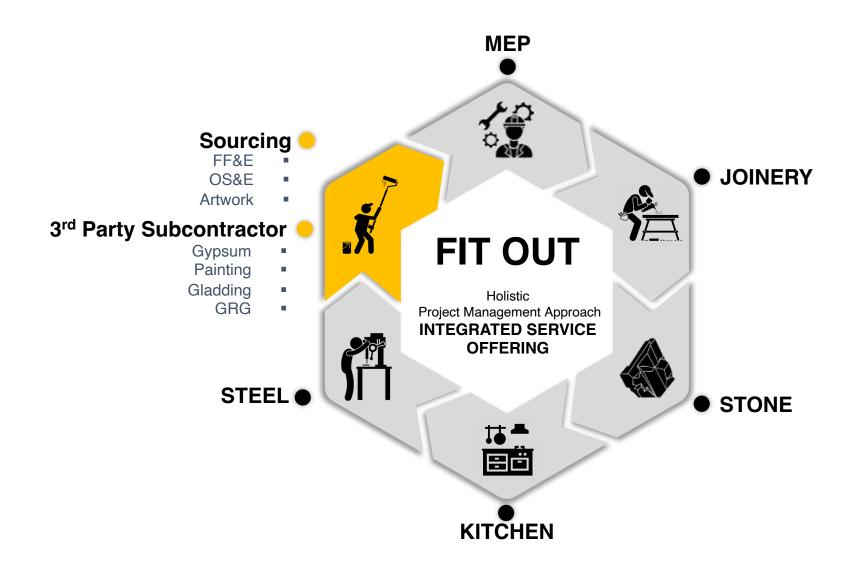
Joinery

- Marine
- Data Centers
- Stones

- Contracting
- Water Solutions
- Switchgears



SERVICE OFFERING MODEL







GRADE AMEP Contractor

5,500 Manpower

+50 Projects

Mechanical Services

Electrical Service

Plumbing (MEP services, such as HVAC, District Cooling Plants, etc.)



GRADE A

Landscape Contractor

500,000 sqm Nurseries

+2,300Manpower

Design & Engineering I Hard Landscape I Soft Landscape I Irrigation Networks & Pumping Stations I Amusement & Entertainment Parks I Sport Fields, Golf Courses I Indoor & Outdoor Plants Trading Water Features & Swimming Pools I Landscape Lighting I Green Wall Systems I Street Furniture I Play Equipment



+26 Years of

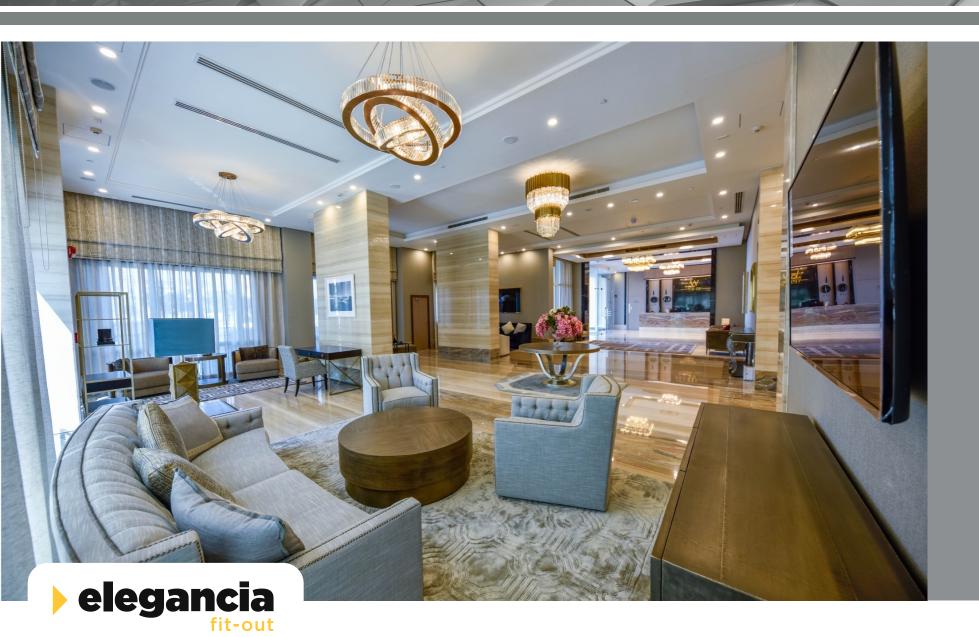
Experience

+30 Marine Units

+3mn/sqm

Excavation & Reclamation Works

Bulk Cargo Transport & Logistics Services I Oil & Gas Offshore Support Services I Vessel Chartering & Brokering Services I Ship Management Services I Ship Repair Maintenance and Drydocking I Ship Building and Supervision I Marine Procurement



Hotels & Resorts

Commercial Residential

Malls

Banking Healthcare

Retail

F&B



+33 Years of Experience

+100 Experts

+1,600 Brands

45 Completed projects in 2022

Design Drawings I Final Connection Drawings I Electromechanical Drawings I Supply and Installation of Electromechanical Works I Field Training I Technical Information Service I Spare Parts and Emergency Assistance

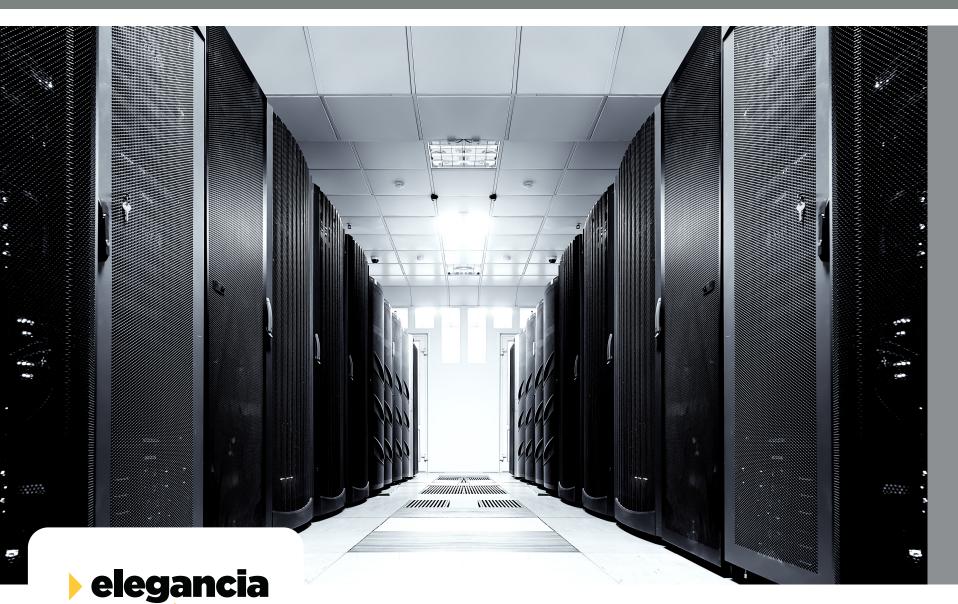


+19 Years of Experience

+900 Completed Projects

ELV Systems I Fire Alarm & Life Safety Solutions I Audio-Visual Solutions I Access Control and Security Systems I CCTV I Public Address and General Alarm Systems I BMS I Fire Fighting I Cyber Security and IT Solutions

We Specialize in Design & Engineering, Supply, Installation, Testing & Commissioning, and Maintenance.

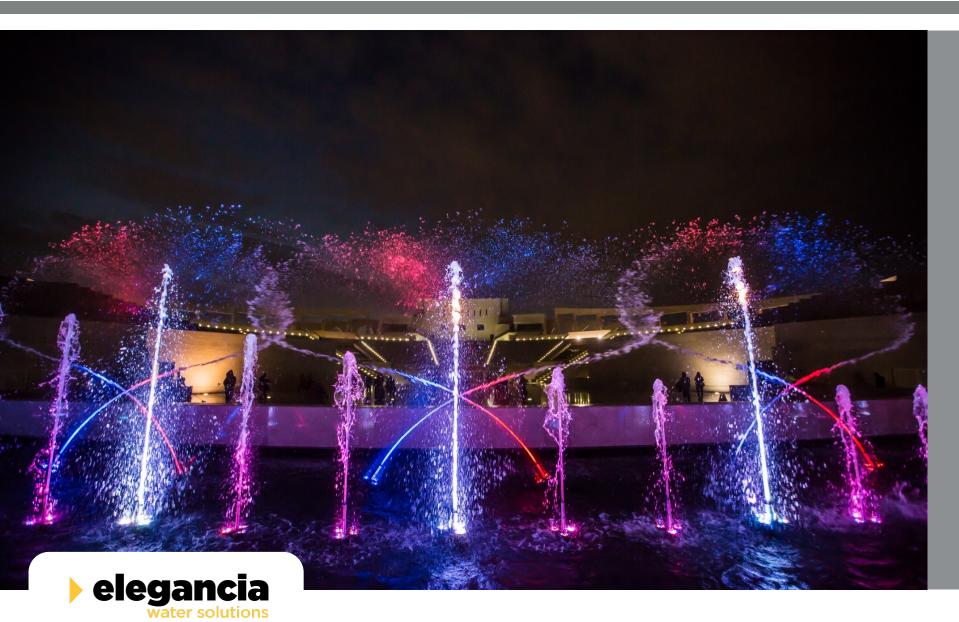


+17 Years of Experience

+20,000 SQM of Major Data Centers Construction

Design & Engineering I Construction I Operation I Maintenance

Our Comprehensive Services
Cover the entire Execution
Process from Design and
Construction to Testing,
Commissioning and Integrated
Facilities Management



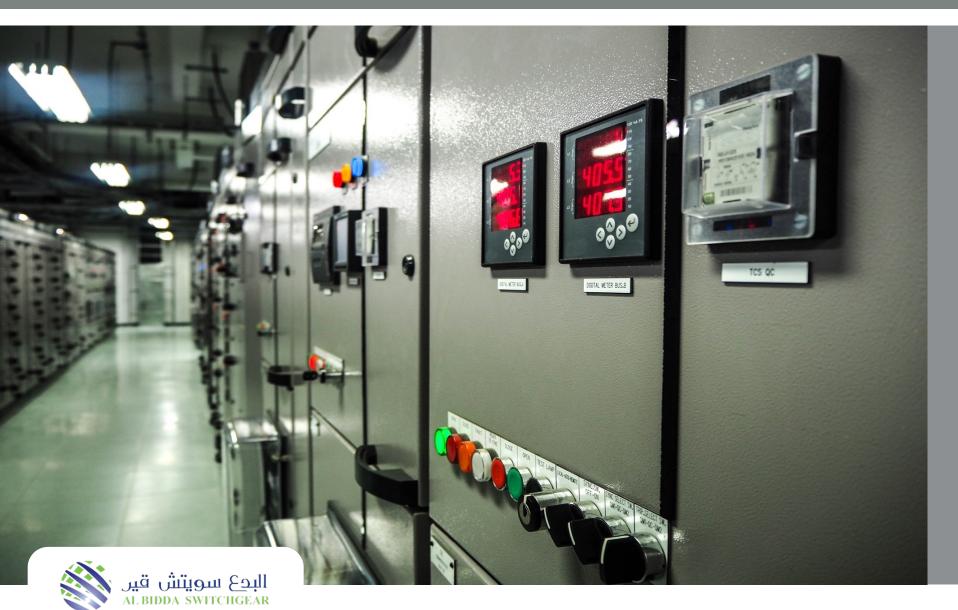
+17

Years of Experience

+6,000 Completed Water Features

12,000m³ /DayCompleted Water Treatment
Solutions

Consultancy I Conceptual Design I Equipment Supply I Installation and Commissioning Water Treatment solutions



17,000 Units

Production Capacity Distributed among:

MV Switchgear LV Switchgear Enclosures

Design & Engineering I CNC Machines for Sheet Metal Fabrication Which Includes Laser Cutting, Shearing, Bending, Turret Punch & Welding I CNC Fully Automated and Manual Powder Coating I CNC Gasket Dispensing CNC Copper Fabrication which includes Copper Bending, Cutting & Bus Bar Sleeving CNC Bus Bar Insulators Cutting I CNC Labelling and Laminate Cutting I Assembly of Electrical Components and Wiring I CNC Wire Harnessing and Cable Crimping



30,000 mt Annual Galvanizing Capacity with 11 Chemical Treatment Tanks

18,000 mtAnnual Structural Steel **Fabrication Capacity**

+27,000 sqm Facilities

+400 Manpower

Steel Fabrication and Installation Steel Galvanization

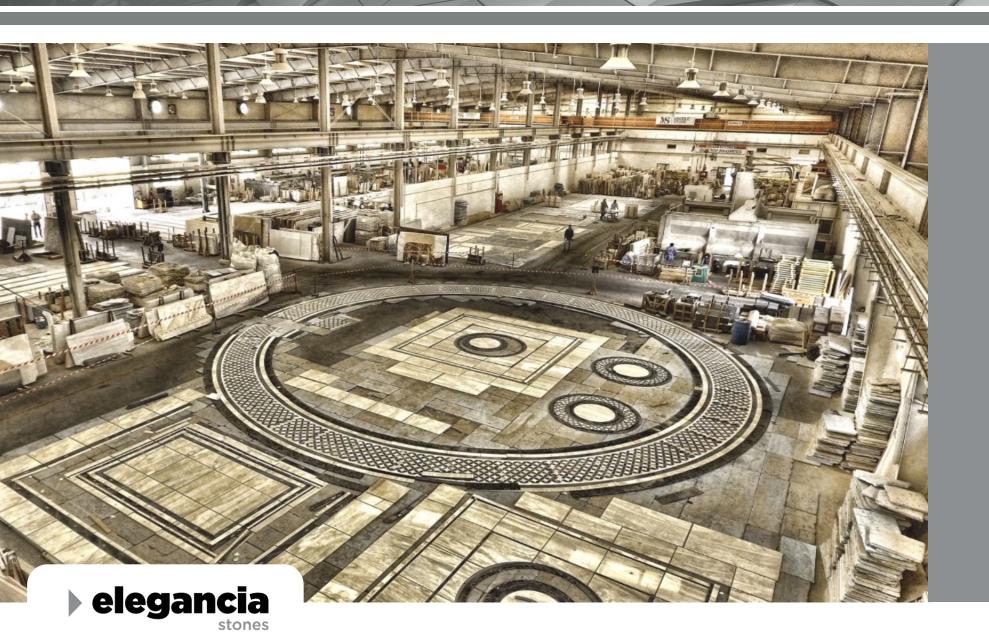


+18,000 sqm Facilities

#1Joinery Factory in Qatar

+1,000 Manpower

Bespoke Items, Furniture I Wardrobes Wall cladding I Doors, Kitchens Vanities, Flooring



+23,000 sqm

Facilities

+83Marble Lines

+1,000Manpower

Marble and Stone Supply

KEY OPERATIONAL HIGHLIGHTS 2023





92% satisfaction rate from FIFA clients

Expansion in KSA with an
Established Company and an
Office based in Riyadh with
+2,000 Employees

Successful signing of projects portfolio worth **over QAR 2.5 B** in KSA

We are a preferred supplier to work with **PIF** owned subsidiaries in KSA

Elegancia Steel **expands into Oil & Gas sector**, listed among approved suppliers in Ras Laffan







BALANCE SHEET HIGHLIGHTS FY 2023

	December 31,				
	2023	2022		Var.	
ASSETS:					
Non-current assets:					
Property, plant and equipment	1,853.21	1,941.51	∇	-5%	
Investment property	320.31	90.78		72%	
Intangible assets	34.78	39.95	∇	-15%	
Goodwill	3,240.04	3,240.04		0%	
Right-of-use assets	257.58	98.93		62%	
Investments in equity accounted investees	29.75	0.00		100%	
Retention receivables	50.90	43.83		14%	
Financial assets at fair value through profit or loss	31.00	31.00		0%	
Total non-current assets	5,817.56	5,486.03		6%	
Current assets:					
Inventories	220.06	233.94	∇	-6%	
Retention receivables	83.60	92.06	∇	-10%	
Contract assets	524.94	951.74	∇	-81%	
Trade and other receivables	1,429.27	1,306.49		9%	
Due from related parties	743.22	490.80		34%	
Cash and bank balances	197.48	167.49		15%	
Total current assets	3,198.57	3,242.52	∇	-1%	
TOTAL ASSETS	9,016.13	8,728.55		3%	

	December 31,			
	2023	2022		Var.
EQUITY AND LIABILITIES:				
Equity:				
Share capital	3,404.04	3,404.04		0%
Legal reserve	56.87	56.87		0%
Other reserve	3.92	3.92		0%
Reserve for renewal of furniture, fixtures and equipmen	0.71	0.48		31%
Retained earnings	1,342.50	1,003.44		25%
Total equity attributable to owners' of the company	4,808.03	4,468.75		7%
Non-controlling interests	(4.45)	(9.13)	∇	-105%
Total equity	4,803.58	4,459.63		7%
Non-current liabilities:				
Lease liabilities	253.44	69.37		73%
Loan from a related party	29.52	28.78		3%
Employees' end of service benefits	98.62	99.59	∇	-1%
Loans and borrowings	1,279.70	915.78		28%
Retention payable	1.33	1.33		0%
Total non-current liabilities	1,662.62	1,114.86		33%
Current liabilities:				
Lease liabilities	16.76	24.66	∇	-47%
Contract liabilities	16.35	125.23	∇	-666%
Due to related parties	125.30	110.13		12%
Loans and borrowings	807.84	887.63	∇	-10%
Income tax liability	4.32	3.47	_	20%
Trade and other payables	1.579.37	2.002.95	∇	-27%
Total current liabilities	2,549.93	3,154.06	∇	-24%
Total liabilities	4,212.56	4,268.92	$\overline{}$	-1%
TOTAL EQUITY AND LIABILITIES	9,016.13	8,728.55		3%

