



Investor Presentation

Q3 2025

30.10.2025

AGENDA

1. Company Overview
2. Financial Highlights
3. Operational Highlights
4. Q&A

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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 2023, 2024, and 2025 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.estithmarholding.com

COMPANY OVERVIEW

1

105 companies



▶ THE BOARD OF DIRECTORS



**Mr. Mohammad
Moutaz Al-Khayyat**
Chairman



Mr. Ramez Al-Khayyat
Vice Chairman and President



**Mr. Khalid Ghanim
S Al-Hodeifi Al-Kuwari**
Board Member



**Mr. Hamad Ghanim
S Al-Hodeifi Al-Kuwari**
Board Member



**Sheikh Suhaim Bin AbdulAziz
Al Thani**
Independent Board Member



**Mr. Abdulla Darwish
Al Darwish**
Independent Board Member



**Dr. Bothaina
Al Ansari**
Independent Board Member



**Mr. Ibrahim Abdulla
Al Abdulla**
Independent Board Member



Mr. Eyad Abdulrahim
Board Member



Mr. Khaled Zialnon
Board Member



**Mr. Mohamad Mohamad Sadiq
Al-Dawamaneh**
Board Member

EXECUTIVE TEAM

A Multigenerational & Diversified
Team of Experts with
100 Nationalities & Backgrounds



Juan Leon
Holding CEO



Walid Shalan
Holding COO & Group CEO
Estithmar Ventures



Abd Almunem Al-Sakka
Group CEO
Elegancia Services



Joe Hazel
Group CEO
Apex Health



Eyad Elkhorebi
Group CEO
Elegancia C & I



Dr. Gabriel Osho
Holding CFO



Riyad Sowaity
Holding CHRO



Sanaa Daakour
Holding CLO



Shahid Razzaq
Holding Risk and Internal Audit
Director



Anshul Nanda
Group CFO
Apex Health



Dr. Fatih Mehmet Gul
CEO
The View Hospital



Dr. Ahmed Zaatari
CEO
Military Medical City



Ahmed El Zeftawy
Group CHRO
Apex Health



Dr. Zoltan Varga
Group CMO
Apex Health



Bob Issa
Group CSMO
Apex Health



William Lloyd Jessee
CEO
Misrata Cardiovascular Hospital



Paul Welford
CEO
Al Imam Al Hassan Al Mujtaba
Teaching Hospital



Yasser Abbas
Group CFO
Elegancia Services



Dr. Youssef El Habbal
Group COO
Elegancia Services



Dr. Ahmad Al Ahmad
Group Supply Chain Director
Elegancia Services



Yaagoub Yousef
Group BD Director
Elegancia Services



Dr. Sokhil Dakkak
Cluster Group HR
Director Elegancia
Services



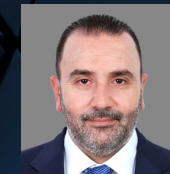
Dr. Rawad Nouredine
Group C&T Director
Elegancia Services



Samer Ratrouf
Group CFO
Elegancia C & I



Rami Basheer
Group Senior Project Control Manager
Elegancia C & I



Mohamad Yarob
KSA Country Manager



Amjad Ghaith
Chief Operating Officer
Elegancia Arabia

SUSTAINABILITY

Driving a Sustainable Growth and Leading Business Responsibly

Sustainability is a key part of Estithmar Holding’s strategy. We aim to create long-term value while minimizing environmental impact across all our operations. This includes reducing our carbon footprint, adopting renewable energy solutions , and participating in responsible community initiatives that support the well-being of the communities in which we operate. We are committed to keeping pace with global sustainability standards in our growth trajectory.

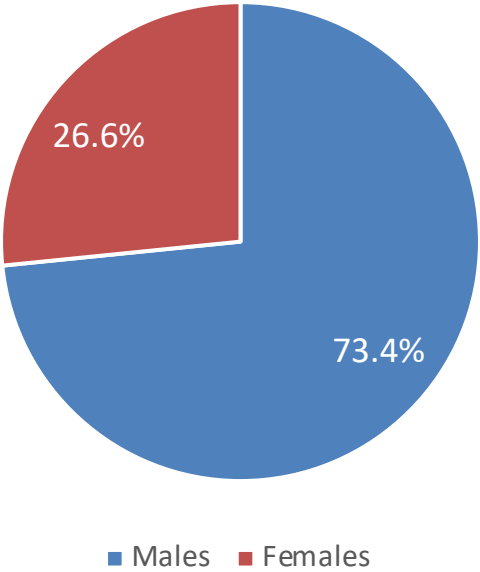
Our Commitment



Integrating the United Nations SDGs in our Operations



Gender Distribution



FINANCIAL
STATEMENTS AND
KEY HIGHLIGHTS

2

▶ KEY HIGHLIGHTS

4,900m ▲ 66%

Revenue
Q3 2024 = 2,955m

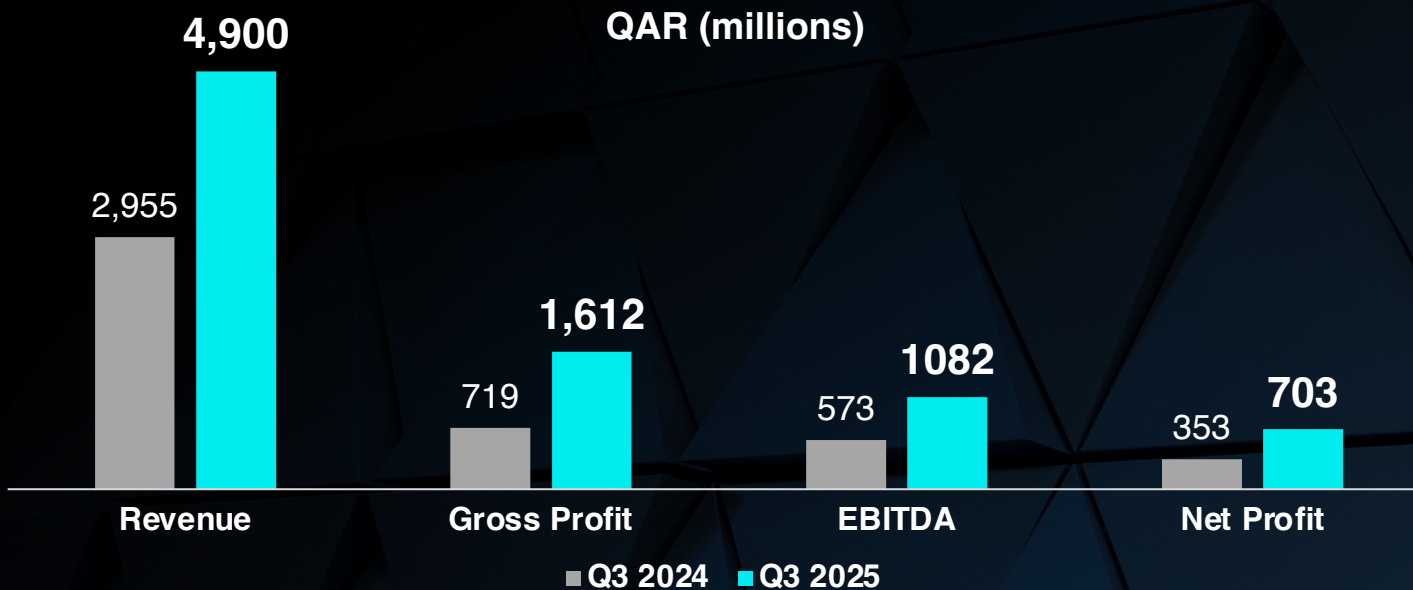
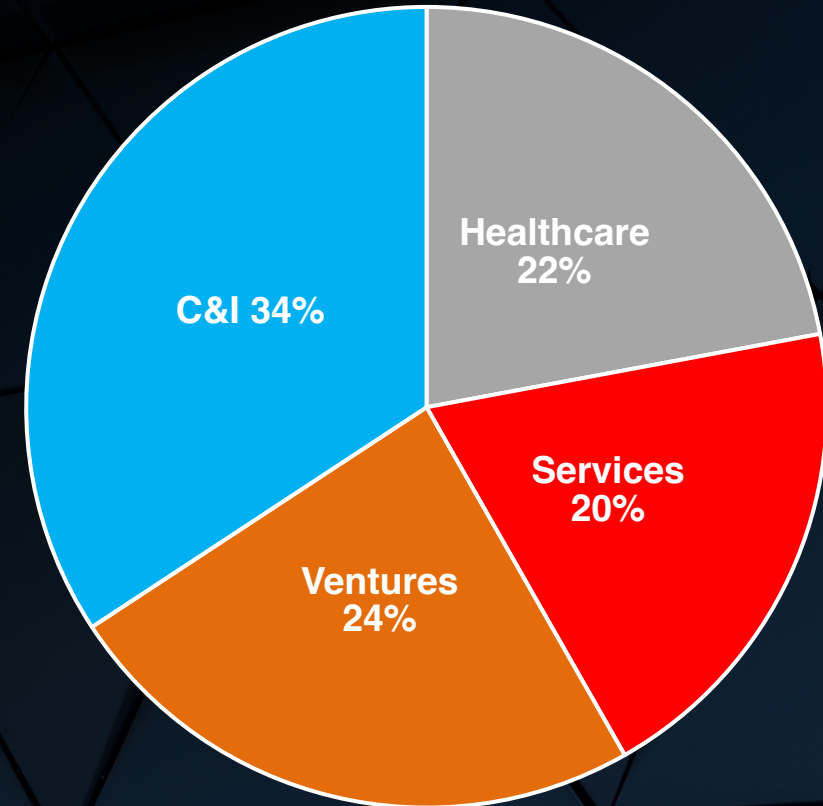
703m ▲ 99%

Net Profit
Q3 2024 = 353m

1,082m ▲ 89%

EBITDA
Q3 2024 = 573m

Revenue Contribution by Cluster



Note: The financial results presented herein are derived from financial statements as of 30th September 2025. Figures may have been rounded for visual clarity, and for precise details, please refer to the officially published financial statements.

13,047m

Total Assets
(FY 2024 = 11,304m)

1,320m

Working Capital
(FY 2024 = 818m)

7,488m

Non-Current Assets
(FY 2024 = 6,735m)

5,560m

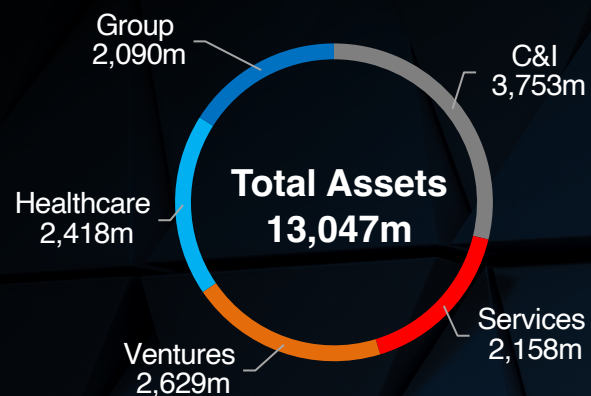
Current Assets
(FY 2024 = 4,569m)

5,932m

Equity
(FY 2024 = 5,236m)

4,038m

Borrowings
(FY 2024 = 3,447m)

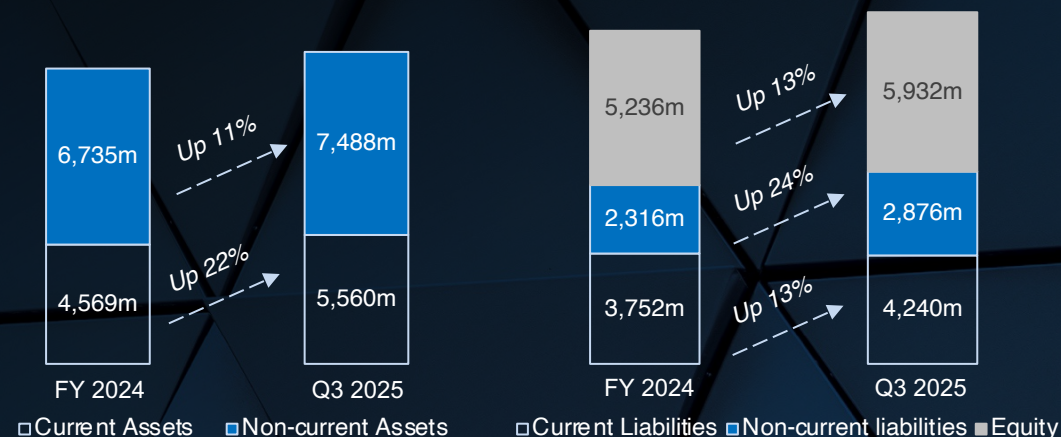


Earnings Per Share



Note: Restated basic and diluted EPS attributable to shareholders

Assets Liability Management (ALM)



OPERATIONAL
HIGHLIGHTS FOR
Q3 2025

3

GLOBAL FOOTPRINT



QATAR
Headquarters



KSA
Contracting & Services



ALGERIA
Algerian Qatari German Hospital -
Healthcare



SYRIA
Damascus International Airport - Services



IRAQ
Rixos Baghdad Hotel and Residences - Ventures
Al Nasriya Teaching Hospital - Healthcare
Imam Al Hasan Al Mujtaba Teaching Hospital - Healthcare



MALDIVES
Rosewood Ranfaru - Ventures



LIBYA
Misrata Hospital for Cardiovascular
Disease and Surgery - Healthcare



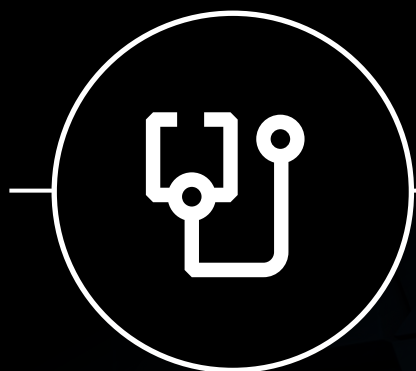
JORDAN
MENA FM - Services



EGYPT
Offshore Office



▶ FOUR GROUPS



HEALTHCARE

Apex
Health



SERVICES

▶ **elegancia**
services



VENTURES

▶ **Estithmar**
ventures



CONTRACTING & INDUSTRIES

▶ **elegancia**
contracting & industries

▶ THE GROUP DELIVERED STRONG PERFORMANCE THROUGH REGIONAL EXPANSION

Number
of Operating
Hospitals

6

Number
of Beds

2080

Under
Development

2

Hospitals

700

Beds

Number
of Patients

577k

Apex
Health



QATAR



ALGERIA

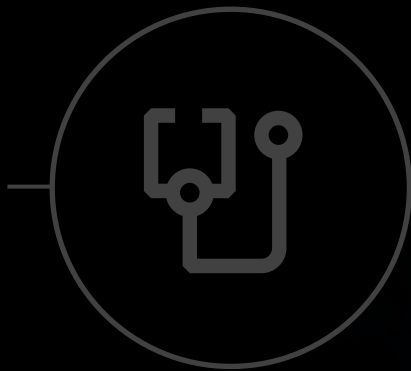


IRAQ



LIBYA

► FOUR GROUPS



HEALTHCARE

Apex
Health



SERVICES

► **elegancia**
services



VENTURES

► **Estithmar**
ventures



CONTRACTING & INDUSTRIES

► **elegancia**
contracting & industries

► THE GROUP EXPANDED GLOBALLY / ENTRY INTO SYRIA

Number of
Employees

+15,000

Countries of
Operation

8



QATAR



KSA



SYRIA



IRAQ



LIBYA



JORDAN

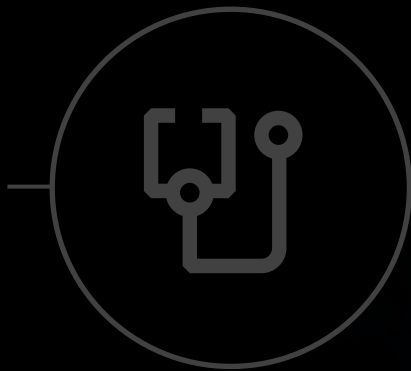


KAZAKHSTAN



MALDIVES

▶ FOUR GROUPS



HEALTHCARE

Apex
Health



SERVICES

▶ **elegancia**
services



VENTURES

▶ **Estithmar**
ventures



CONTRACTING & INDUSTRIES

▶ **elegancia**
contracting & industries

▶ FEATURING A PORTFOLIO OF LUXURY DEVELOPMENTS

▶ **Estithmar**
Holding استثمر القابضة

Rixos Baghdad Hotel & Residences

Rapid construction completion

40%

Rixos Baghdad Residences

Off-plan sales progressing with high demand

29%

Rosewood Maldives

Construction outpacing the project timeline

Expected to open Nov 2026

25%

Al Maha Island sustains robust footfall, averaging

380k

per month

▶ **Estithmar**
ventures



QATAR



IRAQ



MALDIVES



► CONSTRUCTION PROGRESS – RIXOS BAGHDAD



ROSEWOOD

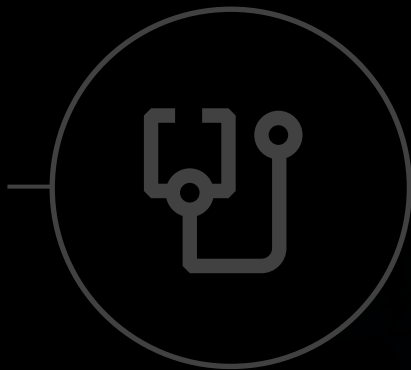
HOTELS & RESORTS



► CONSTRUCTION PROGRESS – ROSEWOOD MALDIVES



▶ FOUR GROUPS



HEALTHCARE

Apex
Health



SERVICES

▶ **elegancia**
services



VENTURES

▶ **Estithmar**
ventures



CONTRACTING & INDUSTRIES

▶ **elegancia**
contracting & industries

▶ THE GROUP IS A MAJOR CONTRIBUTOR TO REVENUE IN Q3 2025

▶ **Estithmar**
Holding استثمر القابضة

▶ **elegancia**
contracting & industries

New Projects Awarded
in Specialized Contracting

QAR 3.91 Bn

Specialized Contracting
Projects Backlog to Date

QAR 6.00 Bn



QATAR



KSA



IRAQ



MALDIVES



Thank You

