

Eshraq Investments, an entity entering a new phase of expansion and development, supported by its ongoing portfolio diversification strategy. Founded in 2006 and listed on the Abu Dhabi Securities Exchange (ADX) in 2011, Eshraq is committed to continuing to grow its investment portfolio from primarily real estate towards a diversified multi-asset class investment fund, with allocation across multiple sectors to offer highly competitive long-term returns and improved resilience to market volatility. The Group's diversification strategy has been a key catalyst, already delivering material rewards following the acquisition of the Goldilocks Fund in 2022, alongside existing profitable real estate investments.

Real Estate Development

Eshraq focuses on the development of residential, commercial, and mixed-use properties in prime locations. These developments are known for matching sustainability with innovative design, whilst enhancing and contributing to local communities.

Real Estate Investment

Eshraq manages a diverse real estate investment portfolio of income-generating properties. Our experienced team leverage their track record and knowledge to identify opportunities that offer attractive risk-adjusted returns.

Financial Investments

Eshraq is actively engaged in the financial markets, with a focus on long-term investments across equities, bonds and alternative assets, with the objective of managing risk and optimizing returns.

Asset Management

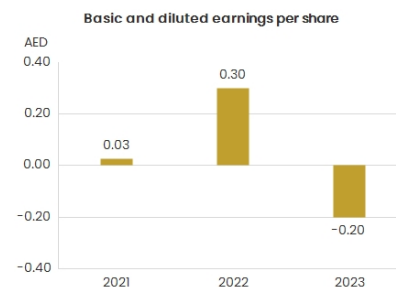
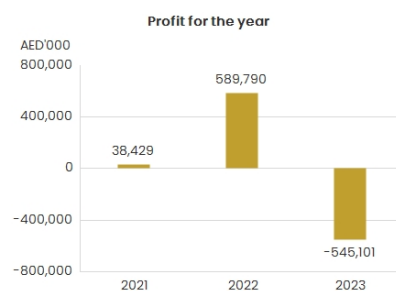
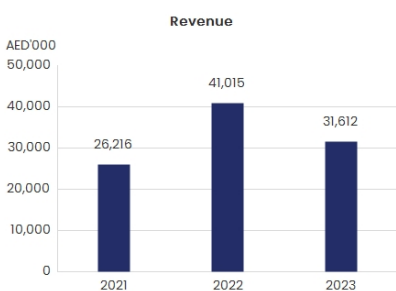
Eshraq offers comprehensive asset management services to individuals and institutional investors, providing tailored investment solutions and advisory services.

● Eshraq Investments

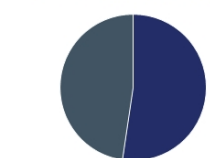


Share Data		15/01/2025
Currency	SAR	Volume 15,245,463
Previous Close	0.34	Number of Shares (mln) 2,685.29
Change (%)	0.88	Market Cap (mln) 923.74

Key Figures (AED'000)	2021	2022	2023
Consolidated Income Statement			
Revenue from commercial operations	26,216	41,015	31,612
Gross profit from commercial operations	13,391	25,154	20,449
Net finance (costs)/income	7,862	(907)	(9,593)
Net gain from investments	46,089	546,436	(543,335)
Total operating income	67,342	570,683	(532,479)
Profit for the year	38,429	589,790	(545,101)
Consolidated Balance Sheet			
Total assets	1,688,819	3,019,773	2,276,674
Total equity	1,363,255	2,703,665	2,112,781
Total liabilities	325,564	316,108	163,893
Consolidated Cash Flow			
Net cash generated from/(used in) operating activities	(7,638)	33,912	(28,359)
Net cash (used in)/generated from investing activities	24,132	(30,457)	258,549
Net cash (used in)/ generated from financing activities	39,420	(49,688)	(190,148)
Cash and cash equivalents end of the year	61,733	15,500	55,542
Key Indicators			
Basic and diluted earnings per share (AED)	0.0272	0.3011	(0.2008)
Profit margin (%)	146.59	1,437.99	(1724.35)



Revenue by segment 2023



- 52.3 % Investment properties
- 47.7 % Hospitality and leisure

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