



**SIXTH OF OCTOBER FOR DEVELOPMENT
AND INVESTMENT COMPANY SODIC
(AN EGYPTIAN JOINT STOCK COMPANY)**

**LIMITED REVIEW REPORT
AND THE INTERIM CONDENSED CONSOLIDATED
FINANCIAL STATEMENTS FOR THE NINE-MONTH
PERIOD ENDED 30 SEPTEMBER 2025**



**SIXTH OF OCTOBER FOR DEVELOPMENT AND INVESTMENT COMPANY SODIC
(AN EGYPTIAN JOINT STOCK COMPANY)**

**The interim condensed consolidated financial statements
For the nine-month period ended 30 September 2025**

Index	Page
Limited review report	1
Statement of interim condensed consolidated financial position	2
Statement of interim condensed consolidated profit or loss	3
Statement of interim condensed consolidated comprehensive income	4
Statement of interim condensed consolidated changes in equity	5
Statement of interim condensed consolidated cash flows	6
Notes to the interim condensed consolidated financial statements	7 – 37

Limited review report

On the interim condensed consolidated financial statements

To the Board of Directors of Sixth of October for Development and Investment Company SODIC "S.A.E."

Introduction


We have conducted a limited review for the accompanying interim condensed consolidated statement of financial position of Sixth of October for Development and Investment Company SODIC "S.A.E" (the "Company") and its subsidiaries (together the "Group") as of 30 September 2025 and the related interim condensed consolidated statements of profit or loss, comprehensive income, changes in equity and cash flows for the nine-month period then ended. Management is responsible for the preparation and fair presentation of these interim condensed consolidated financial statements in accordance with the Egyptian Accounting Standard 30 "Interim financial reporting", and our responsibility is limited to expressing a conclusion on these interim condensed consolidated financial statements based on our limited review.

Scope of the limited review

We have conducted our limited review in accordance with the Egyptian Standard on Review Engagements No. 2410 "Review of Interim Financial Statements Performed by the Independent Auditor of the Entity". A limited review of interim financial statements consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other limited review procedures. A limited review is substantially less in scope than an audit conducted in accordance with Egyptian Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion on these interim condensed consolidated financial statements.

Conclusion

In light of our limited review, nothing has come to our attention that causes us to believe that the accompanying interim condensed consolidated financial statements are not prepared, in all material respects, in accordance with Egyptian Accounting Standard 30 "Interim financial reporting".


Mohamed Elsawaf
R.A.A 39521
F.R.A 419
23 October 2025
Cairo





**SIXTH OF OCTOBER FOR DEVELOPMENT AND INVESTMENT COMPANY SODIC
(AN EGYPTIAN JOINT STOCK COMPANY)**

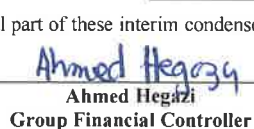
Statement of interim condensed consolidated financial position – As of 30 September 2025

(All amounts are shown in Egyptian Pounds)	Note	30 September 2025	31 December 2024
Assets			
Non-current assets			
Property, plant and equipment		666,324,294	648,473,192
Projects under construction		793,320,863	497,749,583
Investment properties under development	(21)	202,124,690	78,574,672
Investment in associates and joint ventures	(22)	-	-
Investment properties	(23)	1,449,716,386	1,527,933,294
Right of use assets		12,166,153	38,447,925
Trade and notes receivable	(17-2)	6,001,356,116	5,261,736,875
Deferred tax assets	(14)	452,765,625	514,078,016
Total non-current assets		9,577,774,127	8,566,993,557
Current assets			
Inventory		39,508,816	26,581,742
Completed real estate properties		1,826,292,046	2,816,790,168
Works in process	(16)	33,801,691,191	25,209,597,778
Trade and notes receivable	(17-1)	4,643,159,793	3,327,957,157
Debtors and other debit balances	(18)	15,461,702,021	11,011,344,244
Loans to joint ventures	(19)	-	-
Financial investments at amortized cost		803,200,320	55,546,905
Cash and cash equivalents	(20)	2,840,201,311	3,348,973,933
Current assets excluding assets classified as held for sale		59,415,755,498	45,796,791,927
Assets classified as held for sale		-	8,370,419
Total current assets		59,415,755,498	45,805,162,346
Total assets		68,993,529,625	54,372,155,903
Equity and liabilities			
Equity			
Issued and paid in capital		5,157,174,344	1,424,789,472
Legal reserve		238,985,416	247,658,774
Special reserve - share premium		1,690,069,708	1,690,069,708
Retained earnings		5,926,392,224	7,992,415,961
Other equity		689,087,153	-
Profit from sale of treasury shares		-	1,725,456
Equity attributable to equity holders of the Parent Company		13,701,708,845	11,356,659,371
Non-controlling interests		70,570,080	62,846,377
Total equity		13,772,278,925	11,419,505,748
Liabilities			
Non-current liabilities			
Loans	(24)	4,114,599,051	2,430,045,490
Land liabilities	(25)	6,680,496,037	6,447,002,121
Lease contracts liabilities		7,744,063	26,843,770
Total non-current liabilities		10,802,839,151	8,903,891,381
Current liabilities			
Bank facilities		1,656,485,235	898,011,273
Loans	(24)	211,540,114	461,152,897
Advances - from customers	(26)	29,677,709,952	21,679,299,472
Contractors, suppliers and notes payable	(27)	999,193,784	679,125,219
Income tax liabilities		677,850,923	855,444,749
Land liabilities	(25)	757,096,463	881,096,901
Creditors and other credit balances	(28)	8,091,924,484	5,951,771,765
Lease contracts liabilities		11,403,951	28,413,847
Provisions		2,335,206,643	2,613,659,406
Current liabilities excluding liabilities classified as held for sale		44,418,411,549	34,047,975,529
Liabilities classified as held for sale		-	783,245
Total current liabilities		44,418,411,549	34,048,758,774
Total liabilities		55,221,250,700	42,952,650,155
Total equity and liabilities		68,993,529,625	54,372,155,903

The accompanying notes from 1 to 37 form an integral part of these interim condensed consolidated financial statements and to be read therewith.

 **Ashraf Abdelmaksoud**
Finance Ex. Director

 **Mohamed Samir**
Finance Ex. Director

 **Ahmed Hegazy**
Group Financial Controller

 **Ayman Amer**
General Manager

23 October 2025

Limited review report attached.



**SIXTH OF OCTOBER FOR DEVELOPMENT AND INVESTMENT COMPANY SODIC
(AN EGYPTIAN JOINT STOCK COMPANY)**

Statement of interim condensed consolidated financial position – As of 30 September 2025

(All amounts are shown in Egyptian Pounds)	Note	30 September 2025	31 December 2024
Assets			
Non-current assets			
Property, plant and equipment		666,324,294	648,473,192
Projects under construction		793,320,863	497,749,583
Investment properties under development	(21)	202,124,690	78,574,672
Investment in associates and joint ventures	(22)	-	-
Investment properties	(23)	1,449,716,386	1,527,933,294
Right of use assets		12,166,153	38,447,925
Trade and notes receivable	(17-2)	6,001,356,116	5,261,736,875
Deferred tax assets	(14)	452,765,625	514,078,016
Total non-current assets		9,577,774,127	8,566,993,557
Current assets			
Inventory		39,508,816	26,581,742
Completed real estate properties		1,826,292,046	2,816,790,168
Works in process	(16)	33,801,691,191	25,209,597,778
Trade and notes receivable	(17-1)	4,643,159,793	3,327,957,157
Debtors and other debit balances	(18)	15,461,702,021	11,011,344,244
Loans to joint ventures	(19)	-	-
Financial investments at amortized cost		803,200,320	55,546,905
Cash and cash equivalents	(20)	2,840,201,311	3,348,973,933
Current assets excluding assets classified as held for sale		59,415,755,498	45,796,791,927
Assets classified as held for sale		-	8,370,419
Total current assets		59,415,755,498	45,805,162,346
Total assets		68,993,529,625	54,372,155,903
Equity and liabilities			
Equity			
Issued and paid in capital		5,157,174,344	1,424,789,472
Legal reserve		238,985,416	247,658,774
Special reserve - share premium		1,690,069,708	1,690,069,708
Retained earnings		5,926,392,224	7,992,415,961
Other equity		689,087,153	-
Profit from sale of treasury shares		-	1,725,456
Equity attributable to equity holders of the Parent Company		13,701,708,845	11,356,659,371
Non-controlling interests		70,570,080	62,846,377
Total equity		13,772,278,925	11,419,505,748
Liabilities			
Non-current liabilities			
Loans	(24)	4,114,599,051	2,430,045,490
Land liabilities	(25)	6,680,496,037	6,447,002,121
Lease contracts liabilities		7,744,063	26,843,770
Total non-current liabilities		10,802,839,151	8,903,891,381
Current liabilities			
Bank facilities		1,656,485,235	898,011,273
Loans	(24)	211,540,114	461,152,897
Advances - from customers	(26)	29,677,709,952	21,679,299,472
Contractors, suppliers and notes payable	(27)	999,193,784	679,125,219
Income tax liabilities		677,850,923	855,444,749
Land liabilities	(25)	757,096,463	881,096,901
Creditors and other credit balances	(28)	8,091,924,484	5,951,771,765
Lease contracts liabilities		11,403,951	28,413,847
Provisions		2,335,206,643	2,613,659,406
Current liabilities excluding liabilities classified as held for sale		44,418,411,549	34,047,975,529
Liabilities classified as held for sale		-	783,245
Total current liabilities		44,418,411,549	34,048,758,774
Total liabilities		55,221,250,700	42,952,650,155
Total equity and liabilities		68,993,529,625	54,372,155,903

- The accompanying notes from 1 to 37 form an integral part of these interim condensed consolidated financial statements and to be read therewith.

Ashraf Abdelmaksoud Finance Ex. Director	Mohamed Samir Finance Ex. Director	Ahmed Hegazi Group Financial Controller	Ayman Amer General Manager
--	--	---	--------------------------------------

23 October 2025
Limited review report attached.



**SIXTH OF OCTOBER FOR DEVELOPMENT AND INVESTMENT COMPANY SODIC
(AN EGYPTIAN JOINT STOCK COMPANY)**

**Statement of interim condensed consolidated comprehensive income
For the nine-month period ended 30 September 2025**

(All amounts are shown in Egyptian Pounds)

	Nine-months ended		Three-months ended	
	30 September 2025	30 September 2024	30 September 2025	30 September 2024
Profit of the period	2,353,067,460	941,676,684	1,050,005,854	312,109,282
Total comprehensive income items for the period after income tax	-	-	-	-
Total comprehensive income of the period	<u>2,353,067,460</u>	<u>941,676,684</u>	<u>1,050,005,854</u>	<u>312,109,282</u>
Total comprehensive income is attributable to:				
Equity holders of the Parent company	2,345,049,475	934,553,694	1,047,179,009	309,018,839
Non-controlling interests	8,017,985	7,122,990	2,826,845	3,090,443
Total comprehensive income for the period	<u>2,353,067,460</u>	<u>941,676,684</u>	<u>1,050,005,854</u>	<u>312,109,282</u>

The accompanying notes from 1 to 37 form an integral part of these interim condensed consolidated financial statements and to be read therewith.



SIXTH OF OCTOBER FOR DEVELOPMENT AND INVESTMENT COMPANY SODIC (AN EGYPTIAN JOINT STOCK COMPANY)

Statement of interim condensed consolidated changes in equity - For the nine-month period ended 30 September 2025

(All amounts are shown in Egyptian Pounds)

	Issued & paid in capital	Legal reserve	Special reserve- share premium	Retained earnings	Other Equity	Profit from selling of treasury shares	Total Equity attributable to the Parent Company	Non- Controlling interests	Total equity
Balance as at 1 January 2024	1,424,789,472	224,840,771	1,483,154,057	5,488,021,516	-	1,725,456	8,622,531,272	61,168,199	8,683,699,471
Profit for the period	-	-	-	934,553,694	-	-	934,553,694	7,122,990	941,676,684
Other comprehensive income items	-	-	-	-	-	-	-	-	-
Total comprehensive income for the period	-	-	-	934,553,694	-	-	934,553,694	7,122,990	941,676,684
Transactions with owners of the Company									
Transfer to legal reserve	-	22,818,003	-	(22,818,003)	-	-	-	-	-
Selling /Acquisition of shares in subsidiaries without change in control	-	-	-	-	-	-	-	29,817	29,817
Selling ESOP shares at a premium	-	-	154,848,140	-	-	-	154,848,140	-	154,848,140
Total transactions with owners of the Company	-	22,818,003	154,848,140	(22,818,003)	-	-	154,848,140	29,817	154,877,957
Balance as at 30 September 2024	1,424,789,472	247,658,774	1,638,002,197	6,399,757,207	-	1,725,456	9,711,933,106	68,321,006	9,780,254,112
Balance as at 1 January 2025 before Merge Adjustments	1,424,789,472	247,658,774	1,690,069,708	7,992,415,961	-	1,725,456	11,356,659,371	62,846,377	11,419,505,748
Closing Merger Company net equity as at 31 December 2021	(1,424,789,472)	(224,840,771)	(1,483,154,056)	73,496,282	-	(1,725,456)	(3,061,013,473)	-	(3,061,013,473)
Net Equity of Merger and Merged Companies as at 31 December 2021	-	-	-	-	6,640,328,400	-	6,640,328,400	-	6,640,328,400
Distributing Merger results	5,157,174,344	-	1,483,154,056	-	(6,640,328,400)	-	-	-	-
Merger results adjustments	-	-	-	(4,268,402,081)	689,087,153	-	(3,579,314,928)	-	(3,579,314,928)
Transfer to legal reserve from 1 January 2022 to 31 December 2024	-	95,532,166	-	(95,532,166)	-	-	-	-	-
Balance as at 1 January 2025 after merge adjustments	5,157,174,344	118,350,169	1,690,069,708	3,701,977,996	689,087,153	-	11,356,659,370	62,846,377	11,419,505,747
Profit for the period	-	-	-	2,345,049,475	-	-	2,345,049,475	8,017,985	2,353,067,460
Other comprehensive income items	-	-	-	-	-	-	-	-	-
Total comprehensive income for the period	-	-	-	2,345,049,475	-	-	2,345,049,475	8,017,985	2,353,067,460
Transactions with owners of the Company									
Transfer to legal reserve	-	120,635,247	-	(120,635,247)	-	-	-	-	-
Selling /Acquisition of shares in subsidiaries without change in control	-	-	-	-	-	-	-	(294,282)	(294,282)
Total transactions with owners of the Company	-	120,635,247	-	(120,635,247)	-	-	-	(294,282)	(294,282)
Balance as at 30 September 2025	5,157,174,344	238,985,416	1,690,069,708	5,926,392,224	689,087,153	-	13,701,708,845	70,570,080	13,772,278,925

The accompanying notes from 1 to 37 form an integral part of these interim condensed consolidated financial statements and to be read therewith.



**SIXTH OF OCTOBER FOR DEVELOPMENT AND INVESTMENT COMPANY SODIC
(AN EGYPTIAN JOINT STOCK COMPANY)**

Statement of interim condensed consolidated cash flows - For the nine-month period ended 30 September 2025

(All amounts are shown in Egyptian Pounds)	Note	30 September 2025	30 September 2024
Cash flows from operating activities			
Profit for the period before tax		3,074,445,158	1,244,109,755
Adjustments for:			
Depreciation of fixed assets, investment properties and amortization of right of use assets		167,998,846	105,878,255
Loss / gain on sale of property, plant and equipment		(2,131,445)	(95,904)
Loss / gain on sale of Investment properties		(342,317,167)	-
Interest on lease contract liabilities	13	3,434,528	7,094,342
Net return on investments at amortized cost		(6,471,736)	(57,016,696)
ECL on investments at amortized cost		1,567,579	9,052,840
ECL on Trade and notes receivables		(16,462,856)	6,011,632
Reversal of impairment losses of property, plant and equipment	8	(1,366,942)	(1,366,942)
Provisions formed		314,602,430	669,319,539
Write down to NRV to DWIP		(6,557,235)	-
Interest income	12	(231,146,104)	(206,246,433)
Interest expense	13	378,664,561	462,219,508
Gain(loss) on acquiring /selling to NCI without change in control		(433,811)	(6,853)
Gain on disposal of right of use		(4,182,713)	(3,683)
Gain on sale of assets held for sale		(1,716,810)	-
Operating profit before changes in working capital		3,327,926,283	2,238,949,360
Change in working capital			
Inventory		(12,927,074)	(6,083,450)
Completed units ready for sale		1,010,629,701	312,676,786
Works in process		(5,377,046,664)	(3,762,614,645)
Trade and notes receivables		(2,038,359,020)	(980,118,459)
Debtors and other debit balances		(4,433,500,049)	(1,889,821,754)
Provisions used		(593,055,196)	(620,475,887)
Advances - from customers		5,344,155,444	5,679,830,951
Contractors, suppliers and notes payable		320,068,565	75,453,721
Land liabilities and creditors and other credit balances		1,333,234,043	1,254,941,355
Income tax paid		(837,659,133)	(534,567,058)
Restricted cash & Bank time deposits maturity over three months		6,500,000	(6,000,000)
Net cash flows (used in) / generated from operating activities		(1,950,033,100)	1,762,170,920
Cash flows from investing activities			
Payments for purchase of property, plant and equipment and projects under construction		(383,785,434)	(64,969,364)
Proceeds from sale of Assets classified as held for sale		933,565	-
Payments for investments properties under development		(13,103,967)	(86,322,894)
Proceeds from credit interests		214,427,903	213,661,135
Proceeds from disposal of investment properties		387,789,481	-
Payments for investments at amortized cost		(1,584,078,491)	(803,798,844)
Proceeds from investments at amortized cost		841,329,232	1,587,960,725
Proceeds from sale of property, plant and equipment		2,426,330	255,126
Net cash flows (used in) / generated from investing activities		(534,061,381)	846,785,884
Cash flows from financing activities			
Proceeds from bank loans and facilities		2,939,002,712	429,476,502
Payment to bank loans and facilities		(746,795,664)	(655,926,490)
Finance cost paid		(196,962,132)	(609,343,098)
Payment for operating lease contracts liabilities		(21,793,476)	(18,349,025)
Selling ESOP shares at a premium		-	154,848,141
Net cash flows generated from / (used in) financing activities		1,973,451,440	(699,293,970)
Net change in cash and cash equivalents		(510,643,041)	1,909,662,834
Cash and cash equivalents at the beginning of the period		3,355,323,742	1,868,167,259
Effect of movement in expected credit loss on cash and cash equivalents	11	(7,824,366)	10,363,848
Cash and cash equivalents at the end of the period		2,836,856,335	3,788,193,941

The accompanying notes from 1 to 37 form an integral part of these interim condensed consolidated financial statements and to be read therewith.



**SIXTH OF OCTOBER FOR DEVELOPMENT AND INVESTMENT COMPANY SODIC
(AN EGYPTIAN JOINT STOCK COMPANY)**

**Notes to the interim condensed consolidated financial statements
For the nine-month period ended 30 September 2025**

(In the notes all amounts are shown in Egyptian Pounds unless otherwise stated)

1. Background and activities

- 1.1** Sixth of October for Development and Investment Company – SODIC (An Egyptian Joint Stock Company) was incorporated in accordance with the provisions of Law No. 159 of 1981 and its Executive Regulations and considering the provisions of Law No. 95 of 1992 and its Executive Regulations and by virtue of the decree of the Minister of Economy and International Cooperation No. 322 of 1996 issued on 12 May 1996. The Company was registered in Giza Governorate Commercial Registry under No. 625 on 25 May 1996.
- 1.2** The purpose of the Group is represented in the following:
- Land acquisition and the subsequent sale/lease to clients after connecting the relevant infrastructure.
 - Operating in the field of construction, integrated construction, and supplementary works.
 - Planning, dividing, and preparing lands for building and construction according to modern building techniques.
 - Building, selling, and leasing all various types of real estate.
 - Developing and reclaiming land in new urban communities.
 - Operating in the field of tourism development and tourism related establishments including, building, managing, selling or utilizing hotels, motels and tourist villages in accordance with applicable Egyptian laws and regulations.
 - Building, managing, selling and leasing –residential, service, commercial, industrial and tourism projects.
 - Operating in the field of coordinating and planting gardens, roads and squares and also providing security, steward ship, maintenance and cleaning services.
 - Operating in the field of ownership and management of sporting, entertainment, medical, educational buildings and also ownership, management and operating of restaurants.
 - In addition, the Group may have interest or participate in any manner with companies or others that share similar activities or which may assist it to achieve its purposes in Egypt or abroad.
 - Also the Group is entitled to merge into or acquire the aforementioned companies or make them subsidiaries in accordance with the provisions of law and its executive regulations.
- 1.3** The Company's duration is 50 years starting from the date of registration in the Commercial Registry.
- 1.4** The Company is listed on the Egyptian Stock Exchange.
- 1.5** The parent company is Aldar Ventures International holding RSC Limited, and the ultimate parent company is Aldar properties PJSC which is listed in the Abu Dhabi Securities Exchange and closely held.
- 1.6** The interim condensed consolidated financial statements have been authorized by the company's Board of directors on October 23, 2025
- 1.7** The condensed consolidated interim financial statements of Sixth of October for Development & Investment Company SODIC (the Parent Company) for the financial period ended 30 September 2024, comprise the financial statements of the Company and its subsidiaries (together referred to as the "Group") and the Group's interest in the profit or loss of associates and joint ventures.



**SIXTH OF OCTOBER FOR DEVELOPMENT AND INVESTMENT COMPANY SODIC
(AN EGYPTIAN JOINT STOCK COMPANY)**

**Notes to the interim condensed consolidated financial statements
For the nine-month period ended 30 September 2025**

(In the notes all amounts are shown in Egyptian Pounds unless otherwise stated)

1. Background and activities (continued)

1.8 The registered office of the Parent Company is located at Km. 38 Cairo / Alexandria Desert Road, Sheikh Zayed City. Mr. Talal Al Dhiyebi is the Chairman of the Parent Company and Mr. Ayman Amer is the General Manager of the Parent Company.

- The financial statements of subsidiaries are included in the interim condensed consolidated financial statements from the date on which control commences until the date on which control ceases.
- Subsidiaries are represented in the following:

Subsidiary name	Nature and activity	Country of Incorporation	Ownership (Directly or Indirectly)	
			As at 30 September 2025	As at 31 December 2024
			%	%
1- Beverly Hills for Management of Cities and Resorts Co. - S.A.E.	Facility Management	Egypt	44.18	44.46
2- Edara for Services of Cities and Resorts Co. -S.A.E.	Facility Management	Egypt	100	100
3- SODIC Garden City for Development and Investment Co. S.A.E.	Facility Management (Strip I)	Egypt	50	50
4- SODIC for Clubs Company	Clubs Management	Egypt	100	100
5- Fourteen for Real Estate Investment Co. - S.A.E.	Real estate developer (Palmyra project)	Egypt	100	100
6- SODIC Syria L.L.C (*)	Real estate developer (palmyra project)	Syria	100	100
7- SODIC for Securitization (**)	Securitization	Egypt	-	100
8- Tegara for Trading Centers Co. S.A.E. (***)	Dormant company liquidated	Egypt	-	99.99
Merged entities as of 14 July 2025 (Note 37)				
1- Sixth of October for Development and Real Estate Projects Company "SOREAL" - S.A.E. (1.9)	Real estate developer (East town project) Merged into SODIC	Egypt	-	100
2- Al Yosr for Projects and Real Estate Development Co. - S.A.E. (1.9)	Real estate developer (Estates project) Merged into SODIC	Egypt	-	100
3- SODIC for Development and Real Estate Investment Co. – S.A.E. (1.9)	Real estate developer Merged into SODIC	Egypt	-	100
4- SODIC Polygon for Real Estate Investment Co. - S.A.E. (1.9)	Real estate developer (Polygon project) Merged into SODIC	Egypt	-	100
5- La Maison for Real Estate Investment Co. - S.A.E. (1.9)	Management of Hub Merged into SODIC	Egypt	-	100
6- Soreal for Real Estate Investment (1.9)	Real estate developer (Villette project) Merged into SODIC	Egypt	-	100
7- Tabrouk Development Company (1.9)	Real estate developer (June project) Merged into SODIC	Egypt	-	100



**SIXTH OF OCTOBER FOR DEVELOPMENT AND INVESTMENT COMPANY SODIC
(AN EGYPTIAN JOINT STOCK COMPANY)**

**Notes to the interim condensed consolidated financial statements
For the nine-month period ended 30 September 2025**

(In the notes all amounts are shown in Egyptian Pounds unless otherwise stated)

1. Background and activities (continued)

- (*) On June 15, 2010, SODIC Syria Co. a Syrian limited liability Co. was established for acquiring a 50% stake of the share capital of Palmyra - SODIC for Real Estate Development L.L.C, a limited liability company registered and operating in the Syrian Arab Republic.
- (**) In February 2025, the sale of SODIC Securitization to Beltone was completed for a total amount of EGP 8.5 million.
- (***) In July 2025, liquidation process of Tegara for Trading Centers company was finalized, and the commercial register was erased on July 20, 2025.

1.9 The Group merged the subsidiaries listed below (the merged companies) into its parent company, Sixth of October Development and Investment Company - SODIC (the merging company), based on the approval of the Extraordinary General Assembly held on March 25, 2025, approved on May 19, 2025, and based on the resolution No. 365/2 of 2025 of the Chairman of the General Authority for Investment and Free Zones, issued on May 14, 2025. The merged companies were delisted from the commercial register on July 14, 2025. The merger was accounted for at the book value of the net equity of the merged and merging companies, as per the financial statements as of December 31, 2021. (Note 37)

2. Basis of preparation of the interim condensed consolidated financial statements

2.1 Compliance with EAS

The interim condensed consolidated financial statements for the financial period ended 30 September 2025 have been prepared in accordance with the requirements of the Egyptian Accounting Standard (30) "Interim Financial Statements".

These interim condensed consolidated financial statements don't contain all the information required in preparing the full annual financial statements and should be read in conjunction with the Group's annual consolidated financial statements as at 31 December 2024.

The accounting policies adopted in the preparation of these interim condensed consolidated financial statements are consistent with those of the previous financial year and corresponding interim reporting period. In addition, results of the Nine month period ended 30 September 2025 are not necessary indicative for the results that may be expected for the financial year ending 31 December 2024.

3. Critical accounting estimates and judgments

In preparing these interim condensed consolidated financial statements, the significant judgments made by the management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those that were applied to the consolidated financial statements for the year ended 31 December 2024.



**SIXTH OF OCTOBER FOR DEVELOPMENT AND INVESTMENT COMPANY SODIC
(AN EGYPTIAN JOINT STOCK COMPANY)**

**Notes to the interim condensed consolidated financial statements
For the nine-month period ended 30 September 2025**

(In the notes all amounts are shown in Egyptian Pounds unless otherwise stated)

4. Financial risk management

The Group's activities are exposed to a range of financial risks: market risk (including currency risk and interest rate risk), liquidity risk and credit risk. The interim condensed consolidated financial statements do not include all information and disclosures related to risk management that are required in the annual financial statements. It should be read in conjunction with the Group's annual consolidated financial statements as at 31 December 2024. There have been no changes in risk management policies since the end of last year.

(a) Liquidity risk

In comparison to the year end, no material changes in the undiscounted contracted cash flow to meet the expected payment of financial obligations.

(b) Credit Risk

The carrying amount of financial assets represents the maximum exposure to credit risk as at the financial position date, are as follows:

	30 September 2025	31 December 2024
Trade and notes receivable – non-current (Note 17.2)	6,031,564,663	5,305,062,014
Trade and notes receivable – current (Note 17.1)	4,672,835,637	3,360,979,265
Debtors and other debit balances (Note 18)	6,982,082,891	4,966,597,396
Financial investments at amortized cost	803,200,320	57,114,484
Loans to joint ventures (Note 19)	212,870,624	211,886,181
Cash and cash equivalent (Note 20)	2,851,722,812	3,368,319,800
	21,554,276,947	17,269,959,140

(c) Market risk

(i) Exposure to currency risk

The Group's exposure in original foreign currencies was as follows:

30 September 2025

Description	USD	Euro	GBP
Cash at banks	19,549,335	102,871	36,886
Surplus of foreign currencies	19,549,335	102,871	36,886

31 December 2024

Description	USD	Euro	GBP
Cash at banks	20,218,683	22,739	36,899
Surplus of foreign currencies	20,218,683	22,739	36,899



**SIXTH OF OCTOBER FOR DEVELOPMENT AND INVESTMENT COMPANY SODIC
(AN EGYPTIAN JOINT STOCK COMPANY)**

**Notes to the interim condensed consolidated financial statements
For the nine-month period ended 30 September 2025**

(In the notes all amounts are shown in Egyptian Pounds unless otherwise stated)

4. Financial risk management (continued)

The following is the average exchange rates during the period:

	Average exchange rate during the period		Spot rate at the financial statements date	
	30 September 2025	31 December 2024	30 September 2025	31 December 2024
USD	49.81	48,37	48.08	50,79
Euro	54.58	51,58	56.20	52,87
GBP	64.42	62,12	64.29	63,80

(ii) Sensitivity Analysis

A reasonably possible strengthening (weakening) of 10% other currencies exchange rate against Egyptian pound as of 30 September 2025, would have affected the measurement of financial instruments denominated in a foreign currency and affected equity and profit or loss by the amounts shown below. This analysis assumes that all other variables, in particular interest rates, remain constant and ignores any impact of forecast sales and purchases.

	Profit or Loss (EGP)	
	Strengthening	Weakening
USD	93,993,202	(93,993,202)
Euro	578,136	(578,136)
GBP	237,138	(237,138)
	94,808,476	(94,808,476)

A reasonably possible strengthening (weakening) of 10% other currencies exchange rate against Egyptian pound as of 31 December 2024, would have affected the measurement of financial instruments denominated in a foreign currency and affected equity and profit or loss by the amounts shown below. This analysis assumes that all other variables, in particular interest rates, remain constant and ignores any impact of forecast sales and purchases.

	Profit or Loss (EGP)	
	Strengthening	Weakening
USD	105,079,003	(105,079,003)
Euro	119,834	(119,834)
GBP	194,532	(194,532)
	105,393,369	(105,393,369)



**SIXTH OF OCTOBER FOR DEVELOPMENT AND INVESTMENT COMPANY SODIC
(AN EGYPTIAN JOINT STOCK COMPANY)**

**Notes to the interim condensed consolidated financial statements
For the nine-month period ended 30 September 2025**

(In the notes all amounts are shown in Egyptian Pounds unless otherwise stated)

4. Financial risk management (continued)

(d) Interest rate risk

At the date of consolidated financial statements, the interest rate profile of the Group's financial instruments was as follows:

	Carrying amount	
	30 September 2025	31 December 2024
Financial instruments with a fixed rate		
Financial assets	12,345,232,134	10,677,775,075
Financial liabilities	(7,772,621,187)	(7,502,836,534)
	4,572,610,947	3,174,938,541
Financial instruments with a variable rate		
Financial liabilities	(6,325,439,810)	(3,789,209,660)
	(6,325,439,810)	(3,789,209,660)

The Group does not account for any fixed rate financial assets and liabilities at fair value through profit or loss. The Group does not designate derivatives (interest rate swaps) as hedging instruments under a fair value hedge accounting model. Therefore, a change in interest rates at the consolidated financial statements date would not affect the consolidated statement of profit or loss.

5. Functional and presentation currency

The interim condensed consolidated financial statements were presented in Egyptian pounds, which represents the functional currency of the parent company and each of the Group's companies (except for SODIC Syria, a limited liability company).

6. Real estate sales

The Group's operations are considered to fall into one broad class of business, sale of real estate units and hence, The Group's revenues can be analyzed as follows:

	Nine months ended 30 September	
	2025	2024
Revenues from the sale of projects in West Cairo	6,009,124,964	2,622,802,197
Revenues from the sale of projects in East Cairo	1,740,852,216	2,371,149,840
Revenues from the sale of Sodic projects in North Coast	445,816,300	-
	8,195,793,480	4,993,952,037
Discount for early payment	(406,063,527)	(257,005,744)
	7,789,729,953	4,736,946,293
Interest income from installments for the period	1,226,809,434	891,030,266
	9,016,539,387	5,627,976,559



**SIXTH OF OCTOBER FOR DEVELOPMENT AND INVESTMENT COMPANY SODIC
(AN EGYPTIAN JOINT STOCK COMPANY)**

**Notes to the interim condensed consolidated financial statements
For the nine-month period ended 30 September 2025**

(In the notes all amounts are shown in Egyptian Pounds unless otherwise stated)

6. Real estate sales (continued)

Total real estate sales Includes an amount of EGP ٧٦٦.8 million (30 September 2024 EGP 352,714,548) representing the financial component on installments collected from customers of delivered units prior to delivery in compliance with the Egyptian accounting standard No. 48.

7. Cost of real estate sold

	Nine months ended 30 September	
	2025	2024
Cost of sales of projects in West Cairo (*)	3,165,943,897	1,374,540,713
Cost of sales of projects in East Cairo	996,725,264	1,908,657,156
Cost of sales of Sodic projects in North Coast	237,154,346	-
	4,399,823,507	3,283,197,869

Total cost of real estate sold Includes an amount of EGP 752 million (30 September 2024 EGP 352,714,548) representing the financing component on installments collected from customers of delivered units prior to delivery in compliance with the Egyptian accounting standard No. 48.

8. Other operating revenue

	Nine months ended 30 September	
	2025	2024
Cancellations and delay penalties	132,105,142	46,905,074
Reversal of impairment losses of property, plant and equipment	1,366,942	1,366,942
Subscription fees	4,262,343	7,716,380
Provisions no longer required	32,000,000	-
Gain on sale of property, plant, and equipment	2,131,445	95,904
Gain on sale of investments properties under development (*)	342,317,167	-
Gain on sale / liquidation of subsidiaries	2,180,271	29,023
Other income	47,483,757	23,666,855
	563,847,067	79,780,178

* The gain on sale of investment properties under development represents the net profit resulting from the sale of commercial units in two administrative buildings in the Six West project, with a total cost of EGP 45,472,314 and proceeds of EGP 387,789,481.



**SIXTH OF OCTOBER FOR DEVELOPMENT AND INVESTMENT COMPANY SODIC
(AN EGYPTIAN JOINT STOCK COMPANY)**

**Notes to the interim condensed consolidated financial statements
For the nine-month period ended 30 September 2025**

(In the notes all amounts are shown in Egyptian Pounds unless otherwise stated)

9. Selling and marketing expenses

	Nine months ended 30 September	
	2025	2024
Salaries and wages	57,703,633	61,732,140
Sales commissions	331,120,343	221,818,841
Advertising & Events	366,302,735	192,482,515
Rent	9,802,368	9,264,487
Fixed assets depreciation and amortization of right of use assets	8,443,870	14,149,603
Communication, electricity, telephone, and water	2,273,725	4,541,683
Fees, stamps and licenses	6,615,161	6,065,624
Maintenance, security, cleaning, and agriculture	2,990,506	1,495,875
Tips and gifts	446,816	764,805
Travel, transportation, and cars	6,429,883	2,715,019
Printing and photocopying	1,852,440	1,428,404
Employees vacations	619,727	272,538
Professional and consultants' fees	4,866,324	1,305,788
Other	9,680,329	29,864,790
	809,147,860	547,902,112



**SIXTH OF OCTOBER FOR DEVELOPMENT AND INVESTMENT COMPANY SODIC
(AN EGYPTIAN JOINT STOCK COMPANY)**

**Notes to the interim condensed consolidated financial statements
For the nine-month period ended 30 September 2025**

(In the notes all amounts are shown in Egyptian Pounds unless otherwise stated)

10. General and administrative expenses

	Nine months ended 30 September	
	2025	2024
Salaries, wages, and bonuses	410,322,071	248,475,609
Board of Directors' remunerations and allowances	18,000,000	12,000,000
Medical care, training, meals & uniforms	46,194,970	31,513,160
Specific employee's benefits	426,620	328,765
Maintenance, security, cleaning, and agriculture	170,057,924	105,656,829
Professional and consultancy fees	82,329,249	69,688,223
Exhibitions, and conferences	1,021,070	755,038
Donations	5,280,000	5,242,000
Gifts and tips	6,460,616	3,737,381
Fixed assets depreciation and amortization of right of use assets	21,052,950	19,512,878
Takaful contribution	26,643,347	15,779,321
Programs and computer supplies	102,432,191	62,269,603
Stationery and printing supplies	1,567,378	1,575,493
Subscriptions and governmental dues	14,560,608	8,752,542
Rent	4,777,042	3,546,336
Bank charges	14,592,826	10,689,806
Reception and hospitality	10,245,050	7,877,613
Communication, electricity, telephone, and water	17,066,997	7,127,002
Travel, transportation and cars	7,960,766	6,880,032
Employees vacations	5,795,791	8,085,992
Insurance installments	3,772,068	2,808,479
Other	19,326,527	10,433,071
	989,886,061	642,735,173

11. Expected credit losses reversal

	Balance in 31 December 2024	Movement during the period	Balance in 30 September 2025
Loans to joints ventures (Note 19)	211,886,181	984,443	212,870,624
Cash and cash equivalent (Note 20)	19,345,867	(7,824,366)	11,521,501
Financial investment at amortized cost	1,567,579	(1,567,579)	-
Trade and notes receivable (Note 17)	76,347,247	(16,462,856)	59,884,391
Debtors and other debit balances (Note 18)	215,931,966	(779,718)	215,152,248
	525,078,840	(25,650,076)	499,428,764



**SIXTH OF OCTOBER FOR DEVELOPMENT AND INVESTMENT COMPANY SODIC
(AN EGYPTIAN JOINT STOCK COMPANY)**

**Notes to the interim condensed consolidated financial statements
For the nine-month period ended 30 September 2025**

(In the notes all amounts are shown in Egyptian Pounds unless otherwise stated)

11. Expected credit losses reversal (continued)

	Balance in 31 December 2023	Movement during the period	Balance in 30 September 2024
Loans to joints ventures (Note 19)	210,069,108	1,613,144	211,682,252
Cash and cash equivalent (Note 20)	7,959,630	10,363,848	18,323,478
Financial investment at amortized cost	-	9,052,840	9,052,840
Trade and notes receivable (Note 17)	64,353,210	6,011,632	70,364,842
Debtors and other debit balances (Note 18)	158,213,553	(30,861,494)	127,352,059
	440,595,501	(3,820,030)	436,775,471

The Group applied the Prime Minister's Decree No. (4575) of 2023 that was issued amending some provisions of the Egyptian Accounting standards, by exempting debt instruments issued by the Egyptian government in local currency at banks operating in Egypt with a maturity of one month or less from recognizing and measuring the expected credit loss starting from the date of the financial position.

12. Finance income

	Nine months ended 30 September	
	2025	2024
Interest income	231,146,104	206,246,433
Return on financial investment at amortized cost	6,471,736	57,016,696
Foreign exchange gains from balances denominated in foreign currencies	-	228,687,106
	237,617,840	491,950,235

13. Finance cost

	Nine months ended 30 September	
	2025	2024
Interest expense	378,664,561	462,219,508
Interest of lease contract liabilities	3,434,528	7,094,342
Foreign exchange losses from balances denominated in foreign currencies	46,474,283	-
	428,573,372	469,313,850



**SIXTH OF OCTOBER FOR DEVELOPMENT AND INVESTMENT COMPANY SODIC
(AN EGYPTIAN JOINT STOCK COMPANY)**

**Notes to the interim condensed consolidated financial statements
For the nine-month period ended 30 September 2025**

(In the notes all amounts are shown in Egyptian Pounds unless otherwise stated)

14. Income tax

(a) Items recognized in the profit or loss

	Nine months ended 30 September	
	2025	2024
Current income tax expense	658,951,115	274,318,197
Treasury bills income tax	1,114,192	8,990,606
Dividends tax	-	7,765
Deferred income tax expense	61,312,391	19,116,503
	721,377,698	302,433,071

(b) Deferred tax assets and liabilities movement

	Balance as at 30 September 2025				
	Balance as at 1 January 2024 Asset / (liability)	Charged to profit or loss	Deferred tax resulted in asset	Deferred tax resulted in (liability)	Net deferred tax resulted in (Assets) / Liability
Property, plant and equipment	(6,191,297)	2,149,309	-	(4,041,988)	(4,041,988)
Foreign exchange differences	(74,223,698)	5,709,111	-	(68,514,587)	(68,514,587)
Provisions	595,760,045	(68,995,959)	526,764,086	-	526,764,086
EAS application differences	(1,267,034)	(174,852)	-	(1,441,886)	(1,441,886)
	514,078,016	(61,312,391)	526,764,086	(73,998,461)	452,765,625

	Balance as at 31 December 2024				
	Balance as at 1 January 2024 Asset / (liability)	Charged to profit or loss	Deferred tax resulted in asset	Deferred tax resulted in (liability)	Net deferred tax resulted in (Assets) / Liability
Property, plant and equipment	(1,797,900)	(4,393,397)	-	(6,191,297)	(6,191,297)
Foreign exchange differences	(28,920,967)	(45,302,731)	-	(74,223,698)	(74,223,698)
Provisions	529,383,142	66,376,903	595,760,045	-	595,760,045
EAS application differences	(941,696)	(325,338)	-	(1,267,034)	(1,267,034)
	497,722,579	16,355,437	595,760,045	(81,682,029)	514,078,016

Liability for temporary differences related to investments in subsidiaries, associates and joint ventures were not recognized because the Group controls the timing of the reversal of the related temporary differences and is satisfied that they will not reverse in the foreseeable future



**SIXTH OF OCTOBER FOR DEVELOPMENT AND INVESTMENT COMPANY SODIC
(AN EGYPTIAN JOINT STOCK COMPANY)**

**Notes to the interim condensed consolidated financial statements
For the nine-month period ended 30 September 2025**

(In the notes all amounts are shown in Egyptian Pounds unless otherwise stated)

14. Income tax (continued)

(c) Unrecognized deferred tax assets

	30 September 2025	31 December 2024
Temporary deductible differences	192,795,627	208,469,259
	192,795,627	208,469,259

Deferred tax assets have not been recognized in respect of the above-mentioned items because of uncertainty associated with the taxable profit to cover these tax assets.

15. Basic/Diluted earnings per share

15.1 Consolidated earnings per share

Earnings per share as of 30 September 2024, is calculated based on the Parent company share in earnings for the period using the weighted average number of outstanding shares during the period as follows:

	Nine months ended 30 September	
	2025	2024
Profit of the period (parent company share)	2,345,049,475	934,553,694
	2,345,049,475	934,553,694
Weighted average number of shares outstanding during the period (*)	1,289,293,586	1,289,293,586
Basic/Diluted earnings per share (EGP / share)	1.82	0.72

15.2 Separate basic/diluted earnings per share

Earnings per share is calculated based on the net profit of the period using the weighted average number of outstanding shares during the period as follows:

	Nine-month period ended 30 September	
	2025	2024
Profit of the period	1,320,218,743	156,779,219
Employees share of profit	-	-
	1,320,218,743	156,779,219

Divided on:

Weighted average number of shares outstanding during the period (*)

	1,289,293,586	1,289,293,586
--	---------------	---------------

Basic/Diluted earnings per share (EGP / share)	1.02	0.12
---	-------------	-------------

(*) The weighted average number of outstanding shares in the comparative figures has been adjusted to account for the company's capital issuance after the merger, resulting in a capital of EGP 5,157,174,344 distributed over 1,289,293,586 shares.



**SIXTH OF OCTOBER FOR DEVELOPMENT AND INVESTMENT COMPANY SODIC
(AN EGYPTIAN JOINT STOCK COMPANY)**

**Notes to the interim condensed consolidated financial statements
For the nine-month period ended 30 September 2025**

(In the notes all amounts are shown in Egyptian Pounds unless otherwise stated)

16. Work in process

This item represents the total costs related to works currently being undertaken. Details of these works are as follows:

	30 September 2025	31 December 2024
West Cairo projects costs (16-1)	18,255,578,831	14,771,136,447
East Cairo projects costs (16-2)	2,723,062,300	2,245,118,750
North Coast projects costs (16-3)	12,823,050,060	8,193,342,581
	<u>33,801,691,191</u>	<u>25,209,597,778</u>

The work in process balances includes the following:

- Total capitalized interest on work in process 9.7 billion (31 December 2024: 6.1 billion EGP).

16.1 West Cairo projects costs

(A) The Estates project

The Balance includes the value of two plots of land owned by the Group, on which the The-Estates and The-Estates residences projects are developed.

The purchase of the Front plot with a total area of 150 acres, according to the agreement was concluded On 11 July 2019 between the Group and the New Urban Communities Authority (NUCA).

The back plot with a total area of 115.34 acres, according to the contract annex signed in May 2022, accordingly the total land area allocated to the Group became 265.34 acres.

(B) VYE and Karmell Projects

On 21 March 2019 SODIC development agreement was signed between SODIC and the Urban Communities Authority "NUCA" to establish an integrated urban project with an area of 464.81 acres, according to the contract.

(C) New Sphinx land

An amount of EGP 580,940,399 has been paid as an advance against the variable cost for a plot of land measuring 1,007.48 feddans, located within New Sphinx City. On May 11, 2025, SODIC (as the real estate developer) signed a co-development agreement for the land with Rula Land Reclamation Company – Freiji & Partners. Subsequently, on June 24, 2025, a partial handover of 1,001.812 feddans out of the total land area was completed to SODIC.



**SIXTH OF OCTOBER FOR DEVELOPMENT AND INVESTMENT COMPANY SODIC
(AN EGYPTIAN JOINT STOCK COMPANY)**

**Notes to the interim condensed consolidated financial statements
For the nine-month period ended 30 September 2025**

(In the notes all amounts are shown in Egyptian Pounds unless otherwise stated)

16. Work in process (continued)

16.2 East Cairo projects costs

(A) SODIC East Project

Joint agreement with Heliopolis Housing and Development Company

On March 16, 2016 SODIC entered into a joint arrangement contract with Heliopolis Housing and Development Company, according to the contract SODIC will act as a real estate developer for the land plot owned by Heliopolis Housing and Development Company with an area of 655 acres in New Heliopolis City. Heliopolis Housing and Development Company will earn a share of the revenue, with minimum guarantee.

On December 21, 2020 an appendix to the contract was signed between the two parties where some of the terms and conditions of the co-development contract were amended including increasing the minimum guarantee to be EGP 5.9 billion.

The Group considered that the payment of the minimum guarantee is not expected on the basis that the approved budgeted revenue exceeds the revenue share of Heliopolis Housing and Development Company. The Group will only recognize a liability which they expect to pay off expected shortfalls over the life of the contract which is not likely to take place. The two parties have agreed that the Group at its own expense and under its responsibility will implement, finance, market and sell the real estate properties of the project and all its inclusions and components.

The balance in note (18) includes an amount of EGP 98.6 million (31 December 2024: EGP 47.7 million), represents the company's share of the collected amounts from customers in the joint accounts - escrow bank account held by the banks for SODIC East project. These balances are restricted unless agreed upon by both the developer and the owner in accordance with the contract terms of the joint bank accounts between the company as a developer, the bank, and the owner (70% for the developer and 30% for the owner).

And the amount paid as a down payment to Heliopolis Housing and Development Company, amounting to EGP 261 million note (18), this amount will be settled with Heliopolis Housing and Development Company's revenue share in the co-development contract.



**SIXTH OF OCTOBER FOR DEVELOPMENT AND INVESTMENT COMPANY SODIC
(AN EGYPTIAN JOINT STOCK COMPANY)**

**Notes to the interim condensed consolidated financial statements
For the nine-month period ended 30 September 2025**

(In the notes all amounts are shown in Egyptian Pounds unless otherwise stated)

16. Work in process (continued)

16.2 East Cairo projects costs (continued)

The Group conclusion to a joint arrangement is supported by the following information:

- 1- The purpose, activity and duration of the joint arrangement is set in the contractual arrangement between the parties.
- 2- The agreement establishes a decision-making process over relevant activities, where the key decisions are to be made over all Project plans by the two parties.
- 3- Arbitration procedures are set in the arrangement in case the parties cannot agree on decisions related to relevant activities, for example, amendments to the plans. It is important that neither party has the right to make a decision unilaterally and obtain control over the arrangement as a result of a resolution process, including by means of terminating the participation of the other party in the project. The parties will either have to adhere to the initial plans and agreements or follow the expert opinion of the independent bodies involved in the arbitration process in accordance with the procedures set in the contractual agreement.
- 4- The contributions required from the parties, where New Heliopolis contributes land for the project development and SODIC contributes development and other project related costs, appear to reflect the parties share of the revenue from the sale of the joint operation's output.

(B) Villete Project

On 9 June 2014 a purchase of land agreement was signed between the Group, and the New Urban Communities Authority "NUCA" to establish an integrated urban project with an area of 301.48 acres under deficit or increase, according to the contract.

16.3 North Cost projects costs

(A) June Project

On August 25, 2021, a development contract was concluded between the Group and the Owners Union – Shahin, to include the area of land belonging to Owners Union – Shahin after increasing it to 1,182,004 sqm according to the Master plan for the North Coast and as per the contract signed between the Owners Union – Shahin and the New Urban Communities Authority on September 12, 2021.

Under the development contract, the Group at its expense, is responsible to develop all the components of the project, including the internal infrastructure and facilities, except for the licensing and construction of 200 hotel rooms, including internal facilities and infrastructure, with the commitment of the Group, to deliver the facilities to the boundaries of the hotel plot.

The land cost as per the development contract is as follows:

- (1) A fixed payments with a total amount of EGP 2,659,509,000 to be paid over 24 equal semi-annual installments of EGP 110,812,875 each.
- (2) A variable cost representing the Owners Union – Shahin's percentage of the project's revenues as per the terms of the contract.



**SIXTH OF OCTOBER FOR DEVELOPMENT AND INVESTMENT COMPANY SODIC
(AN EGYPTIAN JOINT STOCK COMPANY)**

**Notes to the interim condensed consolidated financial statements
For the nine-month period ended 30 September 2025**

(In the notes all amounts are shown in Egyptian Pounds unless otherwise stated)

16. Work in process (continued)

16.3 North Cost projects costs (continued)

(B) Ceaser Project back plot

On May 15, 2023, the Group signed the minutes of meeting of negotiation with the New Urban Communities Authority to acquire a plot of land of approximately 180 acres, which is an extension of its "Caesar" project on the north coast. On August 1st, 2023 the contract was signed with the New Urban Communities Authority, and the remaining down payment amount was paid, the rest of the price and interests will be paid over 10 consecutive semi-annual installments.

(C) Ogami Project

On July 11, 2023, a development contract was concluded between SODIC and Al-Safi Real Estate Development Company and one of its related parties to establish and develop a tourist and residential project for two adjacent plots of land with a total area of approximately 440 acres on the North Coast near the Caesar project at kilo 83 Alexandria/Marsa Matrouh road with a façade on the sea of more than 800 meters, on July 18, 2024 a 336 acres of the total plot area was handed over to SODIC.

The land cost as per the co-development contract is variable consideration.

17. Trade and note receivable

17.1 Trade and notes receivable - current

	30 September 2025	31 December 2024
Trade receivable	377,842,878	341,846,010
Notes receivable – units *	4,611,418,076	3,438,936,486
Notes receivable - others	51,647,833	13,532,780
	5,040,908,787	3,794,315,276
Unamortized interest – notes receivable	(368,073,150)	(433,336,011)
	4,672,835,637	3,360,979,265
Expected credit losses	(29,675,844)	(33,022,108)
	4,643,159,793	3,327,957,157

* The balance of notes receivable represents the value of notes receivable received from real estate delivered units customers that are due within 12 months from the date of the financial position.



**SIXTH OF OCTOBER FOR DEVELOPMENT AND INVESTMENT COMPANY SODIC
(AN EGYPTIAN JOINT STOCK COMPANY)**

**Notes to the interim condensed consolidated financial statements
For the nine-month period ended 30 September 2025**

(In the notes all amounts are shown in Egyptian Pounds unless otherwise stated)

17. Trade and note receivable (continued)

17.2 Trade and notes receivable - non-current

This item represents the present value of long-term trade and notes receivable, and debtors' balances as follows:

	30 September 2025	31 December 2024
Trade receivable	18,528,964	16,239,569
Notes receivable – units *	10,127,066,894	8,399,415,710
	10,145,595,858	8,415,655,279
Unamortized interest – notes receivables	(4,114,031,195)	(3,110,593,265)
	6,031,564,663	5,305,062,014
Expected credit losses	(30,208,547)	(43,325,139)
	6,001,356,116	5,261,736,875

* The balance of notes receivable installments represents the value of notes receivable received from real estate delivered units customers that are due after 12 months from the date of the financial position.

Trade and notes receivable not included in the financial statements amounting to EGP 76,47 billion have been disclosed in note No. (33).

18. Debtors and other debit balances

	30 September 2025	31 December 2024
Contractors and suppliers – advance payments	5,872,039,903	4,040,468,757
Due from related parties – Joint Venture	35,191,620	35,191,620
Accrued Revenues	306,588,852	80,643,605
Due from related parties	567,747	1,042,141
Prepaid expenses and sales commissions	2,822,731,475	2,220,210,057
Deposits with others	39,420,812	28,048,007
letter of guarantees	107,477,268	-
Tax Authority	228,479,663	206,265,736
Heliopolis Development and Housing Company (18-1)	260,802,472	260,802,472
Bank accounts – Escrow account (18-2)	382,899,994	202,518,192
Bank current accounts & deposits - Maintenance (18-3)	5,072,472,705	3,666,158,427
Project maintenance receivables	370,390,768	402,980,099
Other debit balances	177,790,990	82,947,097
	15,676,854,269	11,227,276,210
Expected credit losses	(215,152,248)	(215,931,966)
	15,461,702,021	11,011,344,244



**SIXTH OF OCTOBER FOR DEVELOPMENT AND INVESTMENT COMPANY SODIC
(AN EGYPTIAN JOINT STOCK COMPANY)**

**Notes to the interim condensed consolidated financial statements
For the nine-month period ended 30 September 2025**

(In the notes all amounts are shown in Egyptian Pounds unless otherwise stated)

18. Debtors and other debit balances (continued)

- 18.1** This item represents the amount paid as a down payment to Heliopolis Housing and Development Company, this amount will be settled with Heliopolis Housing and Development Company's revenue share in the co-development contract pertaining to a plot of land with an area of 655 acres in New Heliopolis City. Heliopolis Housing and Development Company will earn a share of the revenue, with minimum guarantee amounting to EGP 5.9 billion. The Group considered that the payment of the minimum guarantee is not expected on the basis that the approved budgeted revenue exceeds the revenue share of Heliopolis Housing and Development Company. The Group will only recognize a liability which they expect to pay off expected shortfalls over the life of the contract which is not likely to take place. The two parties have agreed that the Group at its own expense and under its responsibility will implement, finance, market and sell the units of the project and all its inclusions and components.
- 18.2** This balance represents the Group's share of the collected amounts from customers in the joint accounts held by the banks for SODIC East project, New Sheikh Zayed land plot, and June. These balances are restricted unless agreed upon by both the developer and the owner in accordance with the contract terms of the joint bank accounts between the Group as a developer, the bank, and the owner.
- 18.3** The balance represents maintenance deposits collected from customers, which have been invested in time deposits and interest-bearing current accounts for the purpose of financing the regular maintenance expenses related to the delivered units and cannot be used for any other purpose.

19. Loans to joint ventures

	30 September 2025	31 December 2024
This item represents the loan granted to the Joint Venture project in the by the Group on 16 August 2010 for a total amount of USD 19.5 Million. The loan carries an interest rate of 8.5% per annum. The principal together with interest were scheduled for payment before 31 December 2011. The loan was renewed with an interest rate of 12.5% per annum.	135,485,961	135,485,961
This item represents the utilized amount of the bridge loan granted to the Joint Venture project in the on 28 October 2010 for a total amount of USD 8,445,674. The loan carries an interest rate of 8.5% per annum.	77,384,663	76,400,220
	212,870,624	211,886,181
Expected credit losses	(212,870,624)	(211,886,181)
	<u>-</u>	<u>-</u>

The Group's exposure to market risks and interest rate risks associated with financial investments at amortized cost was disclosed in note No. (4).



**SIXTH OF OCTOBER FOR DEVELOPMENT AND INVESTMENT COMPANY SODIC
(AN EGYPTIAN JOINT STOCK COMPANY)**

**Notes to the interim condensed consolidated financial statements
For the nine-month period ended 30 September 2025**

(In the notes all amounts are shown in Egyptian Pounds unless otherwise stated)

20. Cash and cash equivalents

	30 September 2025	31 December 2024
Bank - time deposits *	897,515,905	2,032,534,137
Bank - current accounts	1,888,233,986	1,301,514,488
Checks under collection	55,379,554	28,667,223
Cash on hand	10,593,367	5,603,952
	2,851,722,812	3,368,319,800
Expected credit losses	(11,521,501)	(19,345,867)
	2,840,201,311	3,348,973,933

For the purpose of preparing the consolidated statement of cash flows, cash and cash equivalents items are represented as follows:

	30 September 2025	31 December 2024
Cash and cash equivalents before ECL	2,851,722,812	3,368,319,800
Cash and cash equivalents classified as held for sale	-	8,370,419
Time deposits maturing after three months	(500,000)	(7,000,000)
Restricted deposits *	(14,366,477)	(14,366,477)
Cash and cash equivalents in the consolidated statement of cash flows	2,836,856,335	3,355,323,742

* Deposits include an amount of EGP 14.4 million restricted as a guarantee for the credit facility granted to the Parent Company and one of its subsidiaries from commercial banks.

21. Investment properties under development

	30 September 2025	31 December 2024
Projects in West Cairo	40,573,331	78,574,672
Projects in North cost	161,551,359	-
	202,124,690	78,574,672



**SIXTH OF OCTOBER FOR DEVELOPMENT AND INVESTMENT COMPANY SODIC
(AN EGYPTIAN JOINT STOCK COMPANY)**

**Notes to the interim condensed consolidated financial statements
For the nine-month period ended 30 September 2025**

(In the notes all amounts are shown in Egyptian Pounds unless otherwise stated)

22. Investment in associates and joint ventures

The Group has the following investments in associates:

	Legal form	Ownership Percentage %		Carrying amount	
		30 September 2025	31 December 2024	30 September 2025	31 December 2024
Royal Gardens for Investment Property Co.	S.A.E.	20	20	-	-
Palmyra SODIC Real Estate Development (*)	Syrian Ltd.	50	50	-	-
				<u>-</u>	<u>-</u>

* Due to the current political circumstances in the Syrian Arab Republic and the confiscation of assets and documents related to Palmyra - SODIC Real Estate Development Co by the state government, the management of SODIC addressed the Embassy of the Syrian Arab Republic in Egypt and commissioned a law firm to handle the issue and protect the interest of SODIC's shareholders.

This situation coupled with the unstable political environment witnessed in Syria led SODIC's Board of Directors to take the view that the invested amounts in Syria are non-recoverable. As such, SODIC recognized a loss arising from the inability to recover its investments.



**SIXTH OF OCTOBER FOR DEVELOPMENT AND INVESTMENT COMPANY SODIC
(AN EGYPTIAN JOINT STOCK COMPANY)**

**Notes to the interim condensed consolidated financial statements
For the nine-month period ended 30 September 2025**

(In the notes all amounts are shown in Egyptian Pounds unless otherwise stated)

23. Investment properties

Investment properties include commercial, administrative and residential units leased out to others.
The movement of the investment properties and its depreciation is as follows:

Description	<u>Leased out units</u>
Cost	
On 1 January 2024	470,682,789
Additions during the year	1,200,907,645
On 31 December 2024	1,671,590,434
On 1 January 2025	1,671,590,434
Additions during the period	5,632,996
On 30 September 2025	1,677,223,430
Less	
Accumulated depreciation	
On 1 January 2024	83,197,213
Depreciation for the year	60,459,927
On 31 December 2024	143,657,140
On 1 January 2025	143,657,140
Depreciation for the period	83,849,904
On 30 September 2025	227,507,044
Net book value as of 1 January 2024	387,485,576
Net book value as of 31 December 2024	1,527,933,294
Net book value as of 30 September 2025	1,449,716,386

- Fair value of investment properties were determined by external, independent property Valuer, having appropriate recognized professional qualifications and experience in the location and category of the properties being valued. The fair value of investment properties amounted to EGP 2.9 billion as per last valuation prepared by the Valuer on 31 December 2024.



**SIXTH OF OCTOBER FOR DEVELOPMENT AND INVESTMENT COMPANY SODIC
(AN EGYPTIAN JOINT STOCK COMPANY)**

**Notes to the interim condensed consolidated financial statements
For the nine-month period ended 30 September 2025**

(In the notes all amounts are shown in Egyptian Pounds unless otherwise stated)

24. Bank Loans

	30 September 2025			31 December 2024		
	Total Loan	Current portion	Non-current portion	Total Loan	Current portion	Non-current portion
On October 13, 2021, Sixth of October for Development and Investment Company "SODIC" signed a medium-term syndicated loan contract with the Arab African International Bank "facility and guarantee agent" and Banque Misr (in its capacity as the account bank) with a total amount of EGP 1 570 million according to the previous syndicated loan contract signed on April 4, 2017 on two tranches: First tranche amount to finance the total debt outstanding & Second tranche to finance "SODIC West" projects. (The interest rate is CBE corridor plus margin).	1,108,300,703	125,650,370	982,650,333	1,192,067,617	112,763,153	1,079,304,464
Debt covenant:						
- The company pledges to deposit all proceeds from the sale of the project.						
- The company is obligated to conclude an insurance policy on the construction work of the project in favor of the bank, with a coverage rate of 120%.						
- As of 30 September 2025, no breaching to the debt covenant.						
On December 26, 2019, one of the subsidiaries signed a medium-term loan contract with Commercial International Bank "CIB" with a total amount of EGP one Billion to finance technical investment cost of EDNC Project except any payments for the project land. (The interest rate is CBE corridor plus margin)	87,500,000	87,500,000	-	350,000,000	350,000,000	-

Debt covenant:

- The Company committed to deposit all revenues from the sale of the project.
- The Company shall sign a mortgage and a first-degree right of transfer on the project in favor of the bank.
- The Company shall get insurance cover 110% the project's constructions in favor of the bank.

As of 30 September 2025, no breaching to the debt covenant.



**SIXTH OF OCTOBER FOR DEVELOPMENT AND INVESTMENT COMPANY SODIC
(AN EGYPTIAN JOINT STOCK COMPANY)**

**Notes to the interim condensed consolidated financial statements
For the nine-month period ended 30 September 2025**

(In the notes all amounts are shown in Egyptian Pounds unless otherwise stated)

24. Bank Loans (continued)

	30 September 2025			31 December 2024		
	Total Loan	Current portion	Non-current portion	Total Loan	Current portion	Non-current portion
On January 22, 2023, a Group's subsidiary signed a medium-term facility agreement with the Arab African International Bank for the purpose of obtaining a loan of 2.75 billion Egyptian pounds, to finance the cost of completing and developing the Estates project including the land cost. (The interest rate is CBE corridor plus margin).	1,060,000,000	-	1,060,000,000	460,000,000	-	460,000,000
Debt covenant:						
- Pledge of project accounts in favor of the escrow agent						
- Issuing a power of attorney in favor of the guaranteed agent authorizing the guaranteed agent to pledge the unsold and recovered project units immediately after the start of the project.						
As of 30 September 2025, no breaching to the debt covenant.						
After	<u>2,255,800,703</u>	<u>213,150,370</u>	<u>2,042,650,333</u>	<u>2,002,067,617</u>	<u>462,763,153</u>	<u>1,539,304,464</u>
Before	<u>2,255,800,703</u>	<u>213,150,370</u>	<u>2,042,650,333</u>	<u>2,002,067,617</u>	<u>462,763,153</u>	<u>1,539,304,464</u>
On September 8, 2024, SODIC signed a long-term syndicated facility with Bank Misr and commercial international bank CIB for a total amount of EGP 4.14 billion, to Partially finances remaining development cost along with other expenses related to Sodic 464 acres project, the loan will be repaid on 12 unequal quarterly installments. (The interest rate is CBE corridor plus margin).	2,080,000,000	-	2,080,000,000	900,000,000	-	900,000,000
Debt Covenant:						
Pledge of project accounts to the guaranteed agent All insurance policy in favor of the guaranteed agent.						
As of 30 September 2025, no breaching to the debt covenant.						
Unamortized borrowing cost	(9,661,538)	(1,610,256)	(8,051,282)	(10,869,230)	(1,610,256)	(9,258,974)
	<u>4,326,139,165</u>	<u>211,540,114</u>	<u>4,114,599,051</u>	<u>2,891,198,387</u>	<u>461,152,897</u>	<u>2,430,045,490</u>



**SIXTH OF OCTOBER FOR DEVELOPMENT AND INVESTMENT COMPANY SODIC
(AN EGYPTIAN JOINT STOCK COMPANY)**

**Notes to the interim condensed consolidated financial statements
For the nine-month period ended 30 September 2025**

(In the notes all amounts are shown in Egyptian Pounds unless otherwise stated)

25. Land liabilities

	30 September 2025	31 December 2024
New Urban Communities Authority (Note 25.1)	6,331,545,952	6,136,518,830
Owners Union – Shahin (Note 25.2)	1,106,046,548	1,191,580,192
	7,437,592,500	7,328,099,022
Current portion	757,096,463	881,096,901
Non-current portion	6,680,496,037	6,447,002,121
	7,437,592,500	7,328,099,022

25.1 New Urban Communities Authority (NUCA)

	30 September 2025				31 December 2024			
	The Estates(a)	464 Acres (b) (VYE & Karmell)	180 Acres (c) (Ceaser)	Total	The Estates (a)	464 Acres (b) (VYE & Karmell)	180 Acres (c) (Ceaser)	Total
New Urban Communities Authority	391,664,215	10,147,289,663	425,539,224	10,964,493,102	618,702,085	10,343,855,608	516,338,792	11,478,896,485
Unamortized interest	(48,848,805)	(4,487,183,617)	(96,914,728)	(4,632,947,150)	(88,933,560)	(5,097,939,151)	(155,504,944)	(5,342,377,655)
	342,815,410	5,660,106,046	328,624,496	6,331,545,952	529,768,525	5,245,916,457	360,833,848	6,136,518,830
Current portion	171,091,629	393,075,710	109,293,238	673,460,577	176,378,794	532,294,201	100,919,183	809,592,178
Non-current portion	171,723,781	5,267,030,336	219,331,258	5,658,085,375	353,389,731	4,713,622,256	259,914,665	5,326,926,652
New Urban Communities Authority	342,815,410	5,660,106,046	328,624,496	6,331,545,952	529,768,525	5,245,916,457	360,833,848	6,136,518,830



**SIXTH OF OCTOBER FOR DEVELOPMENT AND INVESTMENT COMPANY SODIC
(AN EGYPTIAN JOINT STOCK COMPANY)**

**Notes to the interim condensed consolidated financial statements
For the nine-month period ended 30 September 2025**

(In the notes all amounts are shown in Egyptian Pounds unless otherwise stated)

25. Land liabilities (continued)

25.1 New Urban Communities Authority (NUCA) (continued)

(a) The Estate Residences

In May 2022 an agreement was signed between Egyptian New Urban Communities Authority (“NUCA”) and the Group to purchase a plot of land covering an area of 115.34 acres with a total value of EGP1.16 billion. The remaining purchase price and any associated interest are to be paid in semi-annual installments concluding on 8 September 2027, by this agreement the total land area allocated to the Company housing the Estate & The Estate residence increased to 265.34 acres.

(b) 464 Acres Land plot

On June 2022 a purchase of land agreement was signed between the Group and NUCA to establish an integrated urban project with an area of 464.81 acres with a total value of EGP 11.36 billion.

(c) 180 Acres Land plot

On 1 August 2023, the Group signed a contract with the NUCA to acquire a plot of land area approximately 180 acres with a total amount of EGP 807.5 million, the down payment amount was paid, and the rest of the price and interest will be paid over 10 consecutive semi-annual instalments.

25.2 Owners Union-Shahin

	30 September 2025	31 December 2024
Owners Union – Shahin	1,773,006,000	1,883,818,875
Unamortized interest	(666,959,452)	(692,238,683)
	<u>1,106,046,548</u>	<u>1,191,580,192</u>
Current portion	83,635,886	71,504,723
Non-current portion	1,022,410,662	1,120,075,469
	<u>1,106,046,548</u>	<u>1,191,580,192</u>

The balance represents the present value of the deferred installments due to Owners Union – Shahin for the fixed payments of the co-development contract.



**SIXTH OF OCTOBER FOR DEVELOPMENT AND INVESTMENT COMPANY SODIC
(AN EGYPTIAN JOINT STOCK COMPANY)**

**Notes to the interim condensed consolidated financial statements
For the nine-month period ended 30 September 2025**

(In the notes all amounts are shown in Egyptian Pounds unless otherwise stated)

26. Advances - from customers

	30 September 2025	31 December 2024
Advances – Projects in West Cairo	10,903,996,444	9,051,240,233
Advances – Projects in East Cairo (*)	2,724,965,524	2,284,745,671
Advances – Projects on the North Coast	15,132,322,788	9,099,705,849
Advances – Clubs memberships	834,692,585	1,187,151,753
Advances for other Group activities	81,732,611	56,455,966
	<u>29,677,709,952</u>	<u>21,679,299,472</u>

- (i) Includes an amount of EGP 5.77 billion representing the value of financial component on installments collected from customers (31 December 2024: EGP 1.527 billion).
- (ii) Uncollected notes receivable for undelivered units, amounting to EGP 70.5 billion that are not included in the financial statements have been disclosed in (Note 33).

27. Contractors, suppliers and notes payable

	30 September 2025	31 December 2024
Contractors	130,508,662	129,114,237
Suppliers	190,841,025	148,235,592
Notes payables	677,844,097	401,775,390
	<u>999,193,784</u>	<u>679,125,219</u>



**SIXTH OF OCTOBER FOR DEVELOPMENT AND INVESTMENT COMPANY SODIC
(AN EGYPTIAN JOINT STOCK COMPANY)**

**Notes to the interim condensed consolidated financial statements
For the nine-month period ended 30 September 2025**

(In the notes all amounts are shown in Egyptian Pounds unless otherwise stated)

28. Creditors and other credit balances

	30 September 2025	31 December 2024
Amounts collected on account for management, operation, and maintenance of projects *	4,905,473,105	3,672,312,261
Accrued expenses	909,932,952	576,911,659
Customers – credit balances	253,143,168	154,152,004
Tax Authority – other than income tax	211,754,076	258,630,418
Accrued compensated absence	10,509,040	389,290
Insurance Deposits collected from customers – Against modifications	25,171,696	28,888,636
Social insurance – Contractors	137,929,850	70,417,390
Unearned revenue	4,719,024	3,313,944
Retentions	966,276,009	654,023,624
Deposits from others	378,496,631	341,691,399
Other creditors	288,518,933	191,041,140
	8,091,924,484	5,951,771,765

* The balance represents maintenance deposits collected from customers, which have been invested in time deposits and interest-bearing current accounts for the purpose of financing the regular maintenance expenses related to the delivered units and cannot be used for any other purpose.

* Uncollected notes receivable for maintenance of undelivered units amounting to EGP 5.94 billion as disclosed in (Note 33)

29. Non - cash transactions

For the purpose of preparing the consolidated statement of cash flows for the financial period ended 30 September 2025, the effect of the following investment transactions was excluded as they are considered non-cash transactions:

	EGP
Addition to investment properties from investment properties under development	993,608
Loans amortized cost	1,207,680
Amortized interests on NUCA & land purchase creditors, that were capitalized to work in process	694,624,981
Capitalized financial component on installments collected from customers	2,654,255,036
Reversal /Write down of the amount of work in progress	6,557,235
Transfer between investment properties under development and work in progress	161,551,359
Transfer between inventories, completed real estate properties and work in progress	20,131,579
Acquisition / sale to NCI without change of control	139,530



**SIXTH OF OCTOBER FOR DEVELOPMENT AND INVESTMENT COMPANY SODIC
(AN EGYPTIAN JOINT STOCK COMPANY)**

**Notes to the interim condensed consolidated financial statements
For the nine-month period ended 30 September 2025**

(In the notes all amounts are shown in Egyptian Pounds unless otherwise stated)

30. Related parties

Related parties are represented in the Parent Company' shareholders, Board of Directors, executive directors and companies in which they own directly or indirectly shares giving them significant influence or control over these companies. The Parent Company made several transactions with related parties during the period and these transactions have been made in accordance with the terms determined by the Group's management. Summary of significant transactions concluded during the year and the resulting balances of the related parties at the consolidated balance sheet date were as follows:

30.1 Transactions with related parties

Party	Nature of relationship	Nature of Transaction	30 September 2025
			Amount of Transaction
Executive and board of directors Al Dar Egypt	Executive directors	Salaries and	33,442,270
	Board members	allowances	18,000,000
	Under common control	Payment on behalf	(474,394)

30.2 Balances resulting from transactions with related parties in other debit balances

	Paid amount of participation %	Carrying amount as at	
		30 September 2025	31 December 2024
Palmyra – SODIC for Real Estate Development *	Loans to Joint Ventures	212,870,624	211,886,181
	Accrued interest on loan under debtors and other debit balances caption	65,482,130	65,482,130
	Accrued on – related parties joint venture under debtor and other debit balances caption	35,191,620	35,191,620
Al Dar Egypt	Debtors & other debit balances	567,747	1,042,141
		314,112,121	313,602,072
ECL		(313,544,374)	(312,559,931)
Total		567,747	1,042,141

* Impairment in dues from Palmyra – SODIC for Real Estate Development has been recorded as described in note No. (18 & 19).



**SIXTH OF OCTOBER FOR DEVELOPMENT AND INVESTMENT COMPANY SODIC
(AN EGYPTIAN JOINT STOCK COMPANY)**

**Notes to the interim condensed consolidated financial statements
For the nine-month period ended 30 September 2025**

(In the notes all amounts are shown in Egyptian Pounds unless otherwise stated)

31. Capital commitments.

The value of contracts concluded with third parties for work in progress and real estate investments under development amounted to EGP 33 billion (EGP 27.25 billion as of 31 December 2024), and executed works till 30 September 2025 amounted to EGP 15.7 billion (EGP 13.4 billion as of 31 December 2024).

32. Contingent liabilities

The Group signed a credit facility contract with the Commercial International Bank to issue letters of guarantee with a credit limit of EGP 221,625,750 for the purpose of issuing letters of guarantee for checks issued to the Owners Union – Shahin. The letters of guarantee are subject to renewal and modification as the issuance of checks continues until the final settlement of the fixed installments due to the owner according to the co-development contract concluded between one of the subsidiaries and the Owners Union – Shahin.

The Group signed a credit facility contract with the Commercial International Bank to issue letters of guarantee with a credit limit of EGP 26,704,450 for the purpose of issuing letters of guarantee for installment due to New Urban Communities Authority for acquiring a plot of land area approximately 180 acres in North Coast.

33. Post-dated checks (off balance sheet)

The value of post-dated checks and installment customers are not included in the consolidated statement of financial position items - for the undelivered units, is the value of the post-dated checks retained and received from customers according to the payment terms of each customer in accordance with the contracts, as well as the value of future installments that have not received checks on them where the contract was made and the payment was collected in advance and no future checks have been presented for the rest of the unit value until the date of the financial position, and its statement is as follows:

	30 September 2025	31 December 2024
Postdated checks clients and unit's installments	70,502,615,540	69,108,074,623
Postdated checks customers cancellations	31,480,785	7,870,952
Postdated checks clients and maintenance installments	5,944,688,047	5,439,772,521
	<u>76,478,784,372</u>	<u>74,555,718,096</u>
These are due		
Checks due short term	14,541,651,084	13,095,747,190
Checks due long term	61,937,133,288	61,459,970,906
	<u>76,478,784,372</u>	<u>74,555,718,096</u>



**SIXTH OF OCTOBER FOR DEVELOPMENT AND INVESTMENT COMPANY SODIC
(AN EGYPTIAN JOINT STOCK COMPANY)**

**Notes to the interim condensed consolidated financial statements
For the nine-month period ended 30 September 2025**

(In the notes all amounts are shown in Egyptian Pounds unless otherwise stated)

34. Segment reporting

The Group's main business segment is developing projects and selling the developed units. Revenues, profits and investments in other business segments are currently immaterial. Accordingly rental, service & managing cities and clubs business segments do not meet the criteria of reportable segments under EAS (41), and as such, are not separately disclosed in the condensed consolidated financial statements. All revenues of the Company in the period ended 30 September 2025 were reported under one segment in the condensed consolidated financial statements. The financial information about the projects is aggregated and disclosed based on its geographical locations in the related notes of revenues, cost of sales, investment properties under development, completed units, work in progress, advances from customers and the land liabilities.

35. Significant events during the period

The following companies of the group were merged into the parent company (Sixth of October Development and Investment Company SODIC) on July 14, 2025, as detailed in note (37).

On March 10, 2025, the Group entered into a bridge credit facility agreement with the Commercial International Bank (CIB) for an amount of EGP 2.45 billion, aimed at partially financing the cost of June project.

On April 17, 2025, the Central Bank of Egypt's Monetary Policy Committee (MPC) decided, during its meeting on Thursday, to cut the overnight deposit and lending rates, as well as the central bank's main operation rate, by 225 basis points to 25%, 26%, and 25%, respectively. It also decided to cut the credit and discount rates by 225 basis points to 25.5%.

On August 28, 2025, the Central Bank of Egypt's Monetary Policy Committee (MPC) decided to cut the CBE's overnight deposit rate, overnight lending rate, and the rate of the main operation by 200 basis points to 22%, 23%, and 22.5%, respectively. The Committee also decided to cut the discount rate to 22.5%.

36. Subsequent events

On October 2, 2025, the overnight deposit and lending rates, and the rate of the central bank's main operation were reduced by 100 basis points to 21.0%, 22.0%, and 21.5%, respectively. The credit and discount rate was reduced by 100 basis points to 21.5%.

On October 12, 2025, the Group signed a revenue-sharing agreement with Midar Investment and Urban Development Company to develop an integrated urban project within city "MADA". Under this agreement, the Group will develop a 500-acre plot of land.



**SIXTH OF OCTOBER FOR DEVELOPMENT AND INVESTMENT COMPANY SODIC
(AN EGYPTIAN JOINT STOCK COMPANY)**

**Notes to the interim condensed consolidated financial statements
For the nine-month period ended 30 September 2025**

(In the notes all amounts are shown in Egyptian Pounds unless otherwise stated)

37. Merger

The Group has merged the subsidiaries listed below (the merged companies) into the parent company, Sixth of October for Development and Investment – SODIC (the merging company), based on the approval of the Extraordinary General Assembly held on March 25, 2025, and ratified on May 19, 2025. This is in accordance with the decision of the Chairman of the General Authority for Investment and Free Zones No. 2/365 of 2025, issued on May 14, 2025. The merged companies were removed from the commercial register on July 14, 2025. The merger was completed at the book value of the net equity of the merged and merging companies according to the financial statements as of December 31, 2021.

According to the resolution of the General Authority for Investment and Free Zones No. 365/2 of 2025, the authorized capital of Sixth of October for Development and Investment – SODIC after the merger became EGP 25 billion, and the issued capital after the merger became EGP 5,157,174,344 (only five billion, one hundred fifty-seven million, one hundred seventy-four thousand, three hundred forty-four Egyptian pounds). The number of capital shares is 1,289,293,586 shares with a nominal value of 4 Egyptian pounds per share, after transferring an amount of 1,483,154,056 Egyptian pounds (only one billion, four hundred eighty-three million, one hundred fifty-four thousand, fifty-six Egyptian pounds) to the “Special Reserve– Share Premium Account.”

The following table shows the net equity according to the report of the Evaluation and Review Committee, finalized by the committee formed by the General Authority for Investment and ratified by the Authority on April 24, 2024, regarding the merger and specifying the net equity of both the merging and merged companies as of the merger date, December 31, 2021:

Company	Net Equity EGP
Sixth of October for Development and Investment – SODIC (Merging)	1,349,403,900
SODIC for Development and Real Estate Investment Co (Merged 1)	118,065,800
SODIC Polygon for Real Estate Investment (Merged 2)	152,128,900
Soreal for Real Estate Investment (Merged 3)	1,405,409,200
Sixth of October for Development and Real Estate Projects Company – “SOREAL” (Merged 4)	2,991,783,500
Tabrouk for Development Company (Merged 5)	463,858,100
La Maison for Real Estate Investment (Merged 6)	120,240,800
Al Yosr for Projects and Real Estate Development (Merged 7)	39,438,200
Total	6,640,328,400
Issued capital (After merger)	5,157,174,344
Share premium	1,483,154,056
Total	6,640,328,400