

SODIC ("Sixth of October Development & Investment Company") (EGX OCDI.CA) has released its consolidated operational and financial results for the period ended 30th of September 2025.

SODIC Records 150% Growth in Net Profit YoY and 69% Increase in Revenues

Nine Months Ended 30th of September 2025 Operational & Financial Highlights

- Revenues amounted to EGP 10.6 billion, up by 69% YoY.
- Net Cash collections reached EGP 14.1 billion.
- Gross profit reached EGP 4.6 billion, up 95% YoY, and reflecting a gross profit margin of 43%.
- Operating profit amounted to EGP 3.3 billion, up 167% YoY, and implying an operating profit margin of 31%.
- Net profit after tax recorded EGP 2.4 billion, up 150% YoY, and delivering a net profit margin of 22%.

Operational Review

Nine Months Ended 30th of September 2025

Collections

Net cash collections reached EGP 14.1 billion for the period, this compares to collections of EGP 11 billion recorded during the same period last year.

Deliveries

SODIC delivered 908 units during the first nine months of the year, of which 212 were in East Cairo projects, while West Cairo accounted for 696 of the delivered units. This compares to 755 units delivered during the same period last year.

CAPEX

CAPEX spent on construction during the period amounted to EGP 8.3 billion, compared to EGP 5.3 billion spent during the first nine months of 2024.

Financial Review

Income Statement

Nine Months Ended 30th of September 2025

Revenues of EGP 10.6 billion were recorded during the period, representing a 69% increase compared to EGP 6.2 billion of revenues recorded during the same period last year. Revenues were driven by deliveries in West Cairo projects which accounted for 77% of SODIC's deliveries by value, while East Cairo contributed 22% of the delivered value.

Gross profit came in at EGP 4.6 billion, a 95% growth YoY, implying a gross profit margin of 43%.

Operating profit of EGP 3.3 billion was recorded during the nine months, reflecting an operating profit margin of 31%, increasing 167% YoY.

Net profit after tax and non-controlling interest came in at EGP 2.4 billion, implying a net profit margin of 22% and EPS of EGP 1.82.



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Balance Sheet

SODIC continues to maintain a strong liquidity position with total cash and cash equivalents¹ amounting to EGP 3.6 billion.

Bank leverage remains low, with bank debt to equity standing at 0.43x. Bank debt outstanding amounted to EGP 5.9 billion as of 30 September 2025. Debt to equity amounted to 0.33x at year-end 2024, with EGP 3.8 billion of outstanding debt.

Total receivables stood at EGP 87.12 billion, of which EGP 19.2 billion are short-term receivables providing strong cash flow visibility for the company. A total of EGP 10.6 billion of receivables are reported on the balance sheet, reflecting only the receivables related to delivered units already recognized as revenue. On the other hand, some EGP 76.47 billion of receivables related to undelivered units are disclosed in the footnotes.

SODIC's total backlog of unrecognized revenue stood at EGP 94 billion as of 30 September 2025, providing strong revenue visibility for the company.



¹ Including Treasury Bills

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Selected Consolidated Income Statement Items

EGP in million	Q3 2025	Q3 2024
Total Revenue	10,624	6,283
Cost of Revenue	(6,009)	(3,914)
Gross Profit	4,615	2,369
Gross Profit Margin	43%	38%
Operating Profit	3,265	1,221
Operating Profit Margin	31%	19%
Net Profit Before Tax	3,074	1,244
Taxes	(721)	(302)
Non-Controlling Interests	8	7
Net Profit After Tax and Non-Controlling Interests	2,353	942
Net Profit Margin	22%	15%

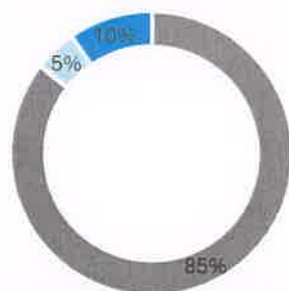
Selected Consolidated Balance Sheet Items

EGP in million	Sep-25	Dec-24
Assets		
Work In Process	33,802	25,210
Long Term & Short-Term Net Trade and Notes Receivable (on-balance sheet)	10,645	8,590
Cash & Cash equivalent & Treasury Bills	3,643	3,405
Total Assets	68,994	54,372
Liabilities & Shareholder Equity		
Bank Facilities & Loans	5,983	3,789
Advances from Customers	29,678	21,679
Total Liabilities	55,221	42,953
Total Equity	13,772	11,420
Total Liabilities & Equity	68,994	54,372



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Shareholding Structure as at 30/09/2025



- Aldar-ADQ Consortium
- Ekuity Holding
- Others

About SODIC

Building on a history of over three decades of successful operations in Egypt, SODIC is one of the country's leading real estate development companies, bringing to the market award-winning large-scale developments to meet Egypt's ever-growing need for high quality housing, commercial and retail spaces.

Headquartered in Cairo and listed on the Egyptian stock exchange (EGX) under OCDI.CA, SODIC is one of the few non-family-owned companies traded on the EGX.

Forward Looking Statements

Statements contained in this document that are not historical facts are based on current expectations, estimates, projections, opinions and beliefs of SODIC. Such statements involve known and unknown risks, uncertainties and other factors; undue reliance should not be placed thereon. Certain information contained herein constitutes "targets" or "forward-looking statements," which can be identified by the use of forward-looking terminology such as "may," "will," "seek," "should," "expect," "anticipate," "project," "estimate," "intend," "continue" or "believe" or the negatives thereof or other variations thereon or comparable terminology. Actual events or results or the actual performance of SODIC may differ materially from those reflected or contemplated in such targets or forward-looking statements. The performance of SODIC is subject to risks and uncertainties. Various factors could cause actual results to differ materially from those expressed or implied by the forward-looking statements in this document including worldwide economic trends, the economic and political climate of Egypt, the Middle East and changes in business strategy and various other factors.



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