Earnings Release
H1 2026
Cairo, Egypt

SODIC ("Sixth of October Development & Investment Company") (EGX OCDI.CA) has released its consolidated operational and financial results for the period ended 30th of June 2026.

SODIC Displays Robust Growth Across Key Metrics with 25% increase in Revenues, 78% in Deliveries, 201% in Gross Sales and 18% in Net Cash Collections

Half Year 2026 Operational & Financial Highlights

- Gross sales of EGP 23.5 billion, up 201% YoY
- Revenues amounted to EGP 6 billion, up by 25% YoY
- Net Cash collections of EGP 10.2 billion, up by 18% YoY
- Gross profit stood at EGP 1.6 billion, with a gross profit margin of 27%
- Operating profit recorded EGP 942 million, implying an operating profit margin of 16%
- Net profit after tax recorded EGP 834 million, delivering a net profit margin of 14%

Commenting on the results Ayman Amer SODIC's General Manager said "We are happy to report a solid set of results for the first half of 2026, reflecting robust growth across revenues, deliveries, sales and collections. This growth is a testament to the company's commitment to its customers and in turn the customers continuous trust and loyalty to the brand. We are also excited to celebrate the unveiling of the first Nobu Residences in Egypt, the lifestyle-led world class offering in Ogami, our newest signature development on the North Coast."

Key Corporate Highlights

- April 28th: SODIC signed an Escrow Account Contract with Banque Misr and Midar for Eastvale Development in New Cairo.
- June 19th: SODIC and Nobu Hospitality introduce the first Nobu Residences in Egypt, unveiled by Robert De Niro as part of Nobu's landmark expansion in the country.
- June 24th: SODIC celebrated the opening of Nobu New Cairo at Eastown District New Cairo (EDNC), attended by Chef Nobu Matsuhisa.

Operational Review

Half Year Ended 30th of June 2026

Gross Sales

Gross sales reached EGP 23.5 billion, an increase of 201% over EGP 7.8 billion of gross sales recorded during the first half of 2025.

Collections

Net cash collections reached EGP 10.2 billion for the period, representing an 18.6% increase compared to collections of EGP 8.6 billion recorded during the first half of 2025.

شركة السادس من أكتوبر للتنمية والإستثمار
(سوديك)
س.ت رقم ١٢٥
شركة مساهمة مصرية

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Deliveries

SODIC delivered 557 units during the first six months, up 78% YoY, of which 192 were in West Cairo projects, while East Cairo accounted for 63 of the delivered units and North coast accounted for 302 of the delivered units. This compares to 313 units delivered during the same period of 2025.

CAPEX

CAPEX spent on construction during 2026 amounted to EGP 5.3 billion, representing an 8% increase compared to EGP 4.9 billion spent during the same period last year.

Financial Review

Income Statement

First six months ended 30th of June 2026

Revenues of EGP 6 billion were recorded during the period, representing a 25% increase compared to EGP 4.8 billion of revenues recorded during the same period last year. Revenues were driven by deliveries in West Cairo projects which accounted for 41% of SODIC's deliveries by value. West Cairo project VYE separately accounted for 35% of the value delivered during the first half of 2026, while East Cairo contributed 20% of the delivered value.

Gross profit came in at EGP 1.6 billion, implying a gross profit margin of 27%.

Operating profit of EGP 942 million was recorded during 2026, reflecting an operating profit margin of 16%.

Net profit after tax and non-controlling interest came in at EGP 834 million, implying a net profit margin of 14% and EPS of EGP 0.65.

Balance Sheet

SODIC continues to maintain a strong liquidity position with total cash and cash equivalents[1] amounting to EGP 4 billion.

Bank leverage remains low, with bank debt to equity standing at 0.66x. Bank debt outstanding amounted to EGP 11 billion as of 30 June 2026. Debt to equity amounted to 0.62 x at year-end 2025, with EGP 9.8 billion of outstanding debt.

Total receivables stood at EGP 102.1 billion, of which EGP 22.1 billion are short-term receivables providing strong cash flow visibility for the company. A total of EGP 13.4 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 88.8 billion of receivables related to undelivered units are disclosed in the footnotes.

SODIC's total backlog of unrecognized revenue stood at EGP 116 billion as of 30 June 2026, providing strong revenue visibility for the company.

[1] Including Treasury Bills

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Selected Consolidated Income Statement Items

EGP in million	H1 2026	H1 2025
Total Revenue	5,978	4,779
Cost of Revenue	(4,353)	(2,008)
Gross Profit	**1,625**	**2,771**
Gross Profit Margin	27%	58%
Operating Profit	**942**	**1,822**
Operating Profit Margin	16%	38%
Net Profit Before Tax	**1,083**	**1,705**
Taxes	(246)	(402)
Non-Controlling Interests	(3)	(5)
Net Profit After Tax and Non-Controlling Interests	**834**	**1,298**
Net Profit Margin	14%	27%

Selected Consolidated Balance Sheet Items

EGP in million	H1 2026	EY 2025
Assets		
Work In Process	59,190	50,462
Long Term & Short-Term Net Trade and Notes Receivable (on-balance sheet)	13,351	13,491
Cash & Cash equivalent & Treasury Bills	3,767	4,399
Total Assets	**100,436**	**89,882**
Liabilities & Shareholder Equity		
Bank Facilities & Loans	11,040	9,782
Advances from Customers	35,994	29,222
Total Liabilities	**83,698**	**73,982**
Total Equity	**16,738**	**15,901**
Total Liabilities & Equity	**100,436**	**89,882**

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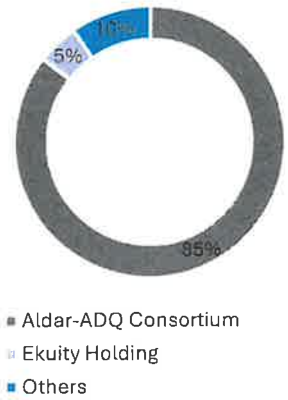
Shareholding Structure as at 30/06/2026



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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