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

LIMITED REVIEW REPORT
AND THE INTERIM CONDENSED SEPARATE FINANCIAL STATEMENTS FOR SIX-MONTHS PERIOD ENDED
30 JUNE 2026

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

The interim condensed separate financial statements
For the six-months period ended 30 June 2026

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Translation of Auditor's Report
Originally issued in Arabic

LIMITED REVIEW REPORT
ON THE INTERIM CONDENSED SEPARATE FINANCIAL STATEMENTS
TO THE BOARD OF DIRECTORS OF SIXTH OF OCTOBER FOR DEVELOPMENT AND INVESTMENT SODIC (S.A.E.)

Introduction
We have performed a limited review on the accompanying interim condensed separate statement of financial position of **Sixth Of October For Development And Investment Company - SODIC S.A.E – ("the Company")** as at 30 June 2026, and the related interim condensed separate statements of profit or loss and comprehensive income for the three-months and six months periods ended as at 30 June 2026 as well as the interim condensed changes in equity and cash flow for the period then ended and a summary of significant accounting policies and other explanatory notes. The management is responsible for the preparation and presentation of these interim condensed separate financial statements in accordance with the Egyptian Accounting Standard (EAS) 30 "Interim Financial Statements". Our responsibility is to express a conclusion on these interim condensed separate financial statements based on our limited review.

Scope of Limited Review
We conducted our review in accordance with Egyptian Standard on Review Engagements No. 2410, "Review of Interim Financial Statements Performed by the Independent Auditor of the Entity," A review of interim financial statements consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A 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.
The Company's separate financial statements for the year ended 31 December 2025 were audited by another auditor, and the interim condensed separate financial statements for the period ended 30 June2025 were reviewed by another auditor, who issued an unmodified audit report / conclusion on those financial statements on 5 February 2026 and 22 July 2025; respectively.

Conclusion
Based on our limited review, nothing has come to our attention that causes us to believe that the accompanying interim condensed separate financial statements do not present fairly , in all material respects, the interim separate financial position of the Company as of 30 June 2026 and of its separate financial performance for the three-months and six-months periods then ended and its interim separate cash flows for the six-months period then ended in accordance with Egyptian Accounting Standard No. (30), "Interim Financial Statements".

Auditor

Amr Waheed Bayoumi

FESAA - FEST
R.A.A. 17555
EFSA (358)

Allied For Accounting & Auditing
A Member of
Ernst & Young Global
المتضامنون للمحاسبة والمراجعة

Cairo: 27 July 2026

SIXTH OF OCTOBER FOR DEVELOPMENT AND INVESTMENT COMPANY SODIC
(AN EGYPTIAN JOINT STOCK COMPANY)
Statement of interim condensed separate financial position – As at 30 June 2026

(All amounts are shown in Egyptian Pounds)	Note	30 June 2026	31 December 2025
Assets			
Non-current assets			
Fixed assets (Net)		**972,651,322**	981,595,862
Projects under construction		**1,137,731,077**	752,726,492
Investment properties	20	**1,543,398,077**	1,609,912,380
Investment properties under development	21	**52,927,264**	41,865,255
Investments in subsidiaries	28	**95,155,024**	95,155,024
Right of use assets		**10,496,554**	2,412,814
Trade and notes receivable	17.1	**7,603,995,047**	8,059,940,768
Deferred tax assets		**765,465,800**	886,626,164
Total non-current assets		**12,181,820,165**	12,430,234,759
Current assets			
Inventory		**110,035,880**	78,331,406
Completed units ready for sale		**1,164,981,685**	1,213,211,787
Work in process	16	**59,190,286,518**	50,461,654,532
Trade and notes receivable	17.2	**5,542,432,091**	5,279,983,879
Due from related parties	30.1	**153,938,753**	74,164,567
Debtors and other debit balances	18	**17,658,598,837**	15,592,696,053
Financial investments at amortized cost		**1,258,545,919**	1,682,013,891
Cash and cash equivalents	19	**2,283,899,843**	2,284,753,551
Total current assets		**87,362,719,526**	76,666,809,666
Total assets		**99,544,539,691**	89,097,044,425
Equity and Liabilities			
Equity			
Issued & paid in capital		**5,157,174,344**	5,157,174,344
Legal reserve		**412,427,116**	238,985,416
Special reserve - share premium		**1,690,069,708**	1,690,069,708
Retained earnings		**8,438,994,984**	7,819,056,058
Other equity		**689,082,906**	689,082,906
Total equity		**16,387,749,058**	15,594,368,432
Liabilities			
Non-current liabilities			
Bank Loans	22	**7,272,358,419**	6,545,304,173
Land liabilities	24	**18,708,877,281**	17,534,332,163
Lease contracts liabilities		**8,168,809**	
Total non-current liabilities		**25,989,404,509**	24,079,636,336
Current liabilities			
Banks – credit facilities	23	**2,862,564,529**	2,270,288,637
Bank Loans	22	**905,218,367**	966,242,132
Contractors, suppliers and notes payable	25	**1,285,571,696**	811,992,411
Due to related parties	30.2	**87,807,571**	103,008,959
Advances from customers	26	**35,865,061,363**	29,153,860,329
Creditors and other credit balances	27	**9,608,241,649**	8,571,366,896
Land liabilities	24	**1,690,440,397**	1,772,615,057
Provisions		**4,550,132,269**	4,270,556,738
Lease contracts liabilities		**5,761,376**	4,712,892
Income tax liabilities		**306,586,907**	1,498,395,606
Total current liabilities		**57,167,386,124**	49,423,039,657
Total liabilities		**83,156,790,633**	73,502,675,993
Total equity and liabilities		**99,544,539,691**	89,097,044,425

Ashraf Abdelmaksoud	**Mohamed Samir**	**Ahmed Hegazi**	**Ayman Amer**
Finance Executive Director	**Finance Executive Director**	**Group Financial Controller**	**General Manager**

Mohamed Samir

Ahmed Hegazy

27 July 2026
Limited review report attached.

- The accompanying notes from (1) to (37) form an integral part of these interims condensed separate 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 separate profit or loss
For the six-months period ended 30 June 2026

(All amounts are shown in Egyptian Pounds)

	Note	Six-months period ended 30 June		Three-months period ended 30 June	
		2026	2025	2026	2025
Revenue					
Real estate sales	6	**3,868,090,245**	1,764,136,759	**2,719,947,728**	540,461,882
Installments' interest realized during the period	6	**1,311,647,894**	353,594,557	**679,369,026**	177,149,211
Total related real estate sales	6	**5,179,738,139**	2,117,731,316	**3,399,316,754**	717,611,093
Revenues from clubs, golf course and restaurants		**41,683,673**	54,192,688	**20,737,507**	22,366,134
Revenues of investment property		**148,117,704**	8,027,136	**89,183,084**	3,614,338
Total operation revenues		**5,369,539,516**	2,179,951,140	**3,509,237,345**	743,591,565
Cost of sales					
Cost of real estate sales	7	**(3,554,128,651)**	(673,977,474)	**(2,460,531,757)**	(400,742,037)
Cost of clubs, golf course and restaurants		**(126,510,400)**	(77,280,515)	**(40,538,064)**	(33,498,587)
Costs of investment property		**(140,412,080)**	(8,149,848)	**(81,498,525)**	(4,074,924)
Total operation cost		**(3,821,051,131)**	(759,407,837)	**(2,582,568,346)**	(438,315,548)
Gross profit		**1,548,488,385**	1,420,543,303	**926,668,999**	305,276,017
Other operating income	8	**542,946,723**	23,987,559	**468,665,882**	13,976,981
Selling and marketing expenses	9	**(594,727,360)**	(246,685,888)	**(424,593,054)**	(150,154,981)
General and administrative expenses	10	**(544,013,840)**	(524,859,102)	**(273,177,669)**	(282,016,368)
Other operating expenses		**(50,000,000)**	(60,005,511)	**(20,000,000)**	(30,000,000)
Expected credit (losses) / reversal	11	**(42,627)**	22,909,812	**14,133,180**	26,276,220
Operating profit / (loss)		**902,651,281**	635,890,173	**691,697,338**	(116,642,131)
Finance income	12	**123,181,826**	90,507,972	**(40,105,084)**	59,060,315
Finance cost	13	**(857,013)**	(226,501,281)	**(770,670)**	(109,254,909)
Net finance income / (cost)		**122,324,813**	(135,993,309)	**(40,875,754)**	(50,194,594)
Profit / (loss) before tax		**1,024,976,094**	499,896,864	**650,821,584**	(166,836,725)
Income tax	14	**(231,595,468)**	(109,795,045)	**(137,258,339)**	40,539,084
Profit / (loss) for the period		**793,380,626**	390,101,819	**513,563,245**	(126,297,641)
Earnings per share	15	**0.62**	0.30	**0.40**	(0.10)

- The accompanying notes from (1) to (37) form an integral part of these interims condensed separate financial statements and to be read therewith.

Statement of interim condensed separate comprehensive income
For the six-months period ended 30 June 2026

(All amounts are shown in Egyptian Pounds)

	Six-months period ended 30 June		Three-months period ended 30 June	
	2026	2025	**2026**	2025
Profit / (loss) for the period	**793,380,626**	**390,101,819**	**513,563,245**	**(126,297,641)**
Other comprehensive income items for the period after income tax	-	-	-	-
Total other comprehensive income / (loss) for the period	**793,380,626**	**390,101,819**	**513,563,245**	**(126,297,641)**

- The accompanying notes from (1) to (37) form an integral part of these interims condensed separate 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 separate changes in equity
For the six-months period ended 30 June 2026

(All amounts are shown in Egyptian Pounds)

	Issued & paid in capital	Legal reserve	Special reserve- share premium	Other equity	Retained earnings	Profit from selling of treasury shares	Total equity
Balance as at 31 December 2024	1,424,789,472	247,658,774	1,690,069,708	-	(30,580,427)	1,725,456	3,333,662,983
Comprehensive income for the period							
Profit for the period	-	-	-	-	390,101,819	-	390,101,819
Other comprehensive income items	-	-	-	-	-	-	-
Total comprehensive income for the period	-	-	-	-	390,101,819	-	390,101,819
Transactions with shareholders							
Transfer to legal reserve	-	4,353,140	-	-	(4,353,140)	-	-
Total Transactions with shareholders	-	4,353,140	-	-	(4,353,140)	-	-
Balance as at 30 June 2025	1,424,789,472	252,011,914	1,690,069,708	-	355,168,252	1,725,456	3,723,764,802
Balance as at 31 December 2025	5,157,174,344	238,985,416	1,690,069,708	689,082,906	7,819,056,058	-	15,594,368,432
Comprehensive income for the period							
Profit for the period	-	-	-	-	793,380,626	-	793,380,626
Other comprehensive income items	-	-	-	-	-	-	-
Total comprehensive income for the period	-	-	-	-	793,380,626	-	793,380,626
Transactions with shareholders							
Transfer to legal reserve	-	173,441,700	-	-	(173,441,700)	-	-
Total Transactions with shareholders	-	173,441,700	-	-	(173,441,700)	-	-
Balance as at 30 June 2026	**5,157,174,344**	**412,427,116**	**1,690,069,708**	**689,082,906**	**8,438,994,984**	**-**	**16,387,749,058**

- The accompanying notes from (1) to (37) form an integral part of these interims condensed separate 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 separate cash flows
For the six-months period ended 30 June 2026

(All amounts are shown in Egyptian Pounds)	Note	Six-months period ended 30 June 30 June 2026	 30 June 2025
Cash flows from operating activities			
Profit before tax		**1,024,976,094**	499,896,864
Adjustments for:			
Depreciation of fixed assets		**75,320,440**	30,830,902
Depreciation of investment properties		**66,729,763**	8,149,848
Gain on sale of fixed assets		**-**	5,512
Depreciation of right of use assets		**3,724,885**	2,412,816
Interest of lease contract liabilities		**857,013**	717,612
Formed vacations provision		**8,413,785**	22,308,893
Expected credit losses		**(1,960,716)**	(17,165,833)
Interest expenses		**-**	218,468,002
Interest income		**(92,298,365)**	(90,507,972)
Provision formed for claims		**50,000,000**	60,000,000
Provision formed for cost to complete		**966,057,171**	17,889,621
Provision no longer required		**(195,000,000)**	-
Reversal of impairment of fixed assets		**(578,468)**	(911,295)
Operating profits before changes in working capital		**1,906,241,602**	752,094,970
Changes in working capital			
Inventory and completed units ready for sale		**16,525,628**	223,285,046
Works in process		**(3,847,931,541)**	(3,243,716,040)
Trade and notes receivables		**185,739,455**	(144,528,767)
Due from related parties		**(79,781,853)**	56,123,881
Debtors and other debit balances		**(2,094,900,596)**	(1,878,389,068)
Provision used for cost to complete		**(509,078,732)**	(9,008,278)
Provisions for claims		**(32,402,908)**	(14,407,694)
Provision for vacations used		**(978,814)**	(439,184)
Advances from customers		**3,891,858,908**	2,549,792,573
Contractors, suppliers and notes payable		**473,579,285**	305,392,317
Due to related parties		**(15,201,388)**	(67,789,898)
Creditors and other credit balances		**786,004,466**	923,650,765
Income Tax Paid		**(1,259,747,530)**	(65,233,100)
Net cash used in operating activities		**(580,074,018)**	(613,172,477)
Net cash flows from investing activities			
Payments for purchase of fixed assets and projects under construction		**(450,802,017)**	(108,965,842)
Payments for related Parties		**-**	(7,831,121)
Payments for real estate investments		**(215,460)**	-
Payments for real estate investments under development		**(11,062,009)**	-
Payments for investments at amortized cost		**(2,571,650,348)**	(150,003,653)
Proceeds from investments at amortized cost		**3,134,025,968**	-
Proceeds from sale of fixed assets		**-**	160,000
Interest received		**88,526,341**	90,323,986
Net cash generated from / (used in) investing activities		**188,822,475**	(176,316,630)
Cash flows from financing activities			
Proceeds from bank facilities		**1,742,208,126**	770,000,000
Repayment of bank facilities		**(483,901,753)**	(358,830,788)
Interest paid		**(864,460,193)**	(122,922,997)
Repayment of Lease contract liabilities		**(3,448,345)**	(3,856,687)
Net cash generated from financing activities		**390,397,835**	284,389,528
Net increase in cash and cash equivalents		**(853,708)**	(505,099,579)
Cash and cash equivalents at beginning of the period	19	**2,296,843,175**	1,574,305,368
Effect of movement in expected credit loss on cash and cash equivalents	11	**2,003,343**	(5,743,979)
Cash and cash equivalents at end of the period	19	**2,297,992,810**	1,063,461,810

- The accompanying notes from (1) to (37) form an integral part of these interims condensed separate financial statements and to be read therewith.

1. BACKGROUND AND ACTIVITIES

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.

1.1 The purpose of the Company is represented in the following:

- Land acquisition and 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 all various types of real estate for selling and leasing.
- 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 Company may have interest or may 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 Company is entitled to merge into or acquire the a forementioned companies or make them subsidiaries in accordance with the provisions of law and its executive regulations.

1.2 The Company's duration is 50 years starting from the date of registration on the Commercial Registry.

1.3 The company is listed in the Egyptian Stock Exchange.

1.4 The registered office of the Company is located at Km, 38 Cairo / Alexandria Desert Road, Sheikh Zayed City.

1.5 Mr. Talal Al Dhiyebi is the Chairman for the Company and Mr. Ayman Amer is the General Manager of the Company.

1.6 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. BACKGROUND AND ACTIVITIES (CONTINUED)

1.7 The interim condensed separate financial statements were approved on 27 July 2026.

1.8 The company has merged the subsidiary companies (the merged companies) into Sixth of October for Development and Investment Company – SODIC (the merging company), based on the approval of the Extraordinary General Assembly held on March 25, 2025, and ratified on May 19, 2025, and 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 conducted based on the book value of the net shareholders' equity of both the merged and the merging companies, according to the financial statements as at December 31, 2021, as disclosed in Note (37).

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

2.1 Compatibility with Egyptian Accounting Standards

The interim condensed separate financial statements for the financial period ended 30 June 2026 have been prepared in accordance with the requirements of the Egyptian Accounting Standard (30) "Interim Financial Statements".

These interim-condensed separate financial statements do not contain all the information and notes required to prepare the full annual separate financial statements and should be read together with the Company's annual separate financial statements as at 31 December 2025. These interim condensed separate financial statements of the Company are to be read together with its interim condensed consolidated financial statements of the six-months period ended 30 June 2026, so that complete information can be obtained about the group's financial position, the results of its business, its cash flow, and changes in equity.

In addition, results of the six-months period ended 30 June 2026 are not necessary indicative for the results that may be expected for the financial year ending 31 December 2026.

The accounting policies adopted in the preparation of these interim condensed separate financial statements are consistent with those of the previous financial statements as at 31 December 2025 and corresponding interim reporting period.

3. Critical accounting estimates and judgments

In preparing these interim condensed separate financial statements, the significant judgments made by the management in applying the Company's accounting policies and the key sources of estimation uncertainty were the same as those that were applied to the separate financial statements for the year ended 31 December 2025.

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

4. FINANCIAL RISK MANAGEMENT

The Company'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 separate condensed periodic financial statements do not include all the information and disclosures related to risk management that are required in the annual financial statements. It should be read in conjunction with the company's annual financial statement as at 31 December 2025. There have been no changes in risk management policies since the end of the year.

4.1 Liquidity risk

Compared to the year end, there were no material changes in contractual undiscounted cash outflows for financial liabilities.

4.2 Credit risk

Exposure to credit risk

The carrying amount of financial assets represents the maximum credit risk to which the company is exposed, the maximum exposure to credit risk at the interim condensed separate financial position date is as follows:

	30 June 2026	31 December 2025
Notes receivable – noncurrent (Note 17.1)	**7,640,382,813**	8,093,346,971
Trade and notes receivable –current (Note 17.2)	**5,574,701,379**	5,307,476,676
Due from related parties (Note 30.1)	**649,452,935**	569,671,082
Debtors and other debit balances * (Note 18)	**8,134,624,323**	7,059,488,632
Financial investments at amortized cost	**1,258,545,919**	1,682,013,891
Cash and cash equivalent (Note 19)	**2,297,992,810**	2,296,843,175
	25,555,700,179	25,008,840,427

* Debtors and other debit balances presented above exclude advance payments, commissions and prepaid expenses.

4.3 Currency risk

Exposure to currency risk

The following table shows the company's exposure to foreign exchange rate risk in foreign currencies:

30 June 2026

	USD	**EURO**	**GBP**
Cash at banks	**24,204,762**	**187,416**	**36,872**
Surplus of foreign currencies	**24,204,762**	**187,416**	**36,872**

31 December 2025

	USD	EURO	GBP
Cash at banks	20,891,764	119,167	-
Surplus of foreign currencies	20,891,764	119,167	-

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

4. FINANCIAL RISK MANAGEMENT (CONTINUED)

4.3 Currency risk (continued)

Exposure to currency risk (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 June 2026	**31 December 2025**	**30 June 2026**	**31 December 2025**
USD	**49.91**	49.26	**49.38**	47.61
EUR	**57.61**	54.93	**56.07**	55.97
GBP	**66.53**	64.36	**65.08**	64.19

Sensitivity Analysis

A reasonably possible strengthening (weakening) of 10% other currencies exchange rate against Egyptian pound as at 30 June 2026, 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 (in EGP)	
	Strengthening	**Weakening**
USD	**119,523,115**	**(119,523,115)**
EUR	**1,050,841**	**(1,050,841)**
GBP	**239,963**	**(239,963)**

A reasonably possible strengthening (weakening) of 10% other currencies exchange rate against Egyptian pound as at 31 December 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 (in EGP)	
	Strengthening	Weakening
USD	99,465,688	(99,465,688)
Euro	666,978	(666,978)

4. FINANCIAL RISK MANAGEMENT (CONTINUED)

4.4 Interest rate risk

At the date of the interim condensed separate financial statements, the interest rate profile of the Company's financial instruments was as follows:

	Carrying amount	
	30 June 2026	31 December 2025
Financial instruments with a fixed rate		
Financial assets	**13,146,427,139**	13,339,924,647
Financial liabilities	**(20,847,256,930)**	(19,770,961,547)
	(7,700,829,791)	(6,431,036,900)
Financial instruments with a variable rate		
Financial liabilities	**(11,040,141,315)**	(9,781,834,942)
	(11,040,141,315)	(9,781,834,942)

The Company does not account for any fixed rate financial assets and liabilities at fair value through profit or loss, The Company does not designate derivatives (interest rate swaps) as hedging instruments under a fair value hedge accounting model.

5. FUNCTIONAL AND PRESENTATION CURRENCY

The interim condensed separate financial statements are presented in Egyptian Pounds, which is the Company's functional currency,

6. REAL ESTATE SALES

Revenue represents in the present value of delivered units at the delivery date to the customers during the period:

	Six-months period ended 30 June	
	2026	2025
Revenue from the sales of projects in West Cairo	**1,495,464,759**	1,769,491,668
Revenue from the sales of projects in East Cairo	**517,917,065**	134,471,148
Revenue from the sales of projects in North Coast	**2,016,605,069**	-
Discount for early payment	**(161,896,648)**	(139,826,057)
	3,868,090,245	1,764,136,759
Installments' interest realized during the period	**1,311,647,894**	353,594,557
	5,179,738,139	2,117,731,316

- Total real estate sales include an amount of EGP 593,385,880 (30 June 2025 EGP 87,566,208) representing the financial component (calculated interest) on installments collected from customers of delivered real estate properties till the delivery date in compliance with the Egyptian accounting standard No. 48.

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

7. COST OF REAL ESTATE SALES

	Six-months period ended 30 June	
	2026	2025
Cost of sales of projects in West Cairo	**1,325,685,628**	125,956,832
Cost of sales of projects in East Cairo	**541,076,563**	548,020,642
Cost of sales of projects in North Coast	**1,687,366,460**	-
	3,554,128,651	673,977,474

- Total cost of real estate sales includes an amount of EGP 582,493,928 (30 June 2025 EGP 87,566,208) representing the capitalized interest (calculated interest) on the collected installments as advances from customers till the delivered date of real estate properties. in compliance with the Egyptian accounting standard No. 48.

8. OTHER OPERATING INCOME

	Six-months period ended 30 June	
	2026	2025
Cancellations and delay penalties	**275,886,904**	13,521,718
Installments' interest realized of investments properties sale*	**29,517,497**	-
Other revenue	**37,127,793**	5,701,250
Go smart revenue	**4,836,061**	3,853,296
Provision for claim No longer required	**195,000,000**	-
Reversal of impairment losses of fixed assets	**578,468**	911,295
	542,946,723	23,987,559

* Installments' interest realized of investments properties and under development sold during 2025 of commercial units in two administrative buildings in the Six West project and Portal.

9. SELLING AND MARKETING EXPENSES

	Six-months period ended 30 June	
	2026	2025
Salaries and wages	**36,792,894**	39,873,425
Sales commissions	**267,233,843**	69,630,916
Advertising	**230,896,906**	109,405,158
Conferences, exhibitions and events	**25,172,279**	5,005,194
Rent expenses for short term /low value	**11,512,359**	4,621,279
Travel, transportation, and car rent	**3,004,505**	2,968,858
Maintenance, cleaning, agriculture	**3,394,015**	2,579,760
Professional and consultants' fees	**-**	2,580,661
Tips and gifts	**-**	440,496
Printing and photocopying	**262,200**	1,479,617
Fees, stamps, and licenses	**8,601,741**	3,761,375
Communication and electricity	**1,100,795**	1,856,342
Depreciation of fixed assets	**3,329,633**	547,074
Vacation	**409,853**	540,454
Others	**3,016,337**	1,395,279
	594,727,360	246,685,888

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

10. GENERAL AND ADMINISTRATIVE EXPENSES

	Six-months period ended 30 June	
	2026	2025
Salaries, wages, and bonuses	**93,595,587**	233,014,620
Salaries, wages, and bonuses for board of directors	**15,000,000**	12,000,000
Training and medical care	**30,783,322**	29,944,304
Professional and consultancy fees	**75,910,317**	39,834,370
Advertising	**4,487,837**	872,574
Donations	**2,010,000**	2,520,000
Maintenance, cleaning, agriculture, and security	**130,336,362**	67,470,126
Depreciation of fixed assets	**16,574,549**	11,517,776
Subscriptions and governmental	**1,775,879**	7,071,405
Rent	**3,927,227**	2,441,457
Travel and transportation	**7,502,427**	3,191,280
Communication and electricity	**5,249,390**	5,984,125
Computer supplies	**91,525,726**	74,581,822
Buffet, hospitality, and reception	**16,268,720**	3,073,938
Bank charges	**9,973,641**	4,216,950
Employees benefits	**298,810**	276,150
Employees vacations	**3,822,113**	13,323,556
Tips and gifts	**6,507,149**	3,940,619
Insurance installments	**3,491,860**	2,105,677
Takaful contribution	**14,848,235**	5,795,584
Others	**10,124,689**	1,682,769
	544,013,840	524,859,102

11. EXPECTED CREDIT LOSSES

	Balance in 31 December 2025	**Movement during the period**	**Balance as at 30 June 2026**
Trade and notes receivables (Note 17)	60,899,000	7,758,054	**68,657,054**
Due from related parties (Note 30.1)	495,506,515	7,667	**495,514,182**
Debtors and other debit balances (Note 18)	124,991,963	(9,726,437)	**115,265,526**
Cash and cash equivalent (Note 19)	12,089,624	2,003,343	**14,092,967**
	693,487,102	42,627	**693,529,729**

Company has implemented the Prime Minister’s resolution No. 4575 of 2023, which stipulates the amendment of some provisions of Egyptian Accounting Standards, with the exception of debt instruments issued by the Egyptian government in local currency at banks operating in Egypt with a maturity of one month or less from the date of the financial position from recognizing and measuring expected credit loss.

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

12. FINANCE INCOME

	Six-months period ended 30 June	
	2026	2025
Interest income	**92,298,365**	90,507,972
Foreign exchange differences	**30,883,461**	-
	123,181,826	90,507,972

13. FINANCE COST

	Six-months period ended 30 June	
	2026	2025
Interest expense	**-**	218,468,001
Foreign exchange differences	**-**	7,315,668
Interest of lease contract liabilities	**857,013**	717,612
	857,013	226,501,281

14. Income tax

	Six-months period ended 30 June	
	2026	2025
Current income tax	**110,435,105**	123,812,433
Deferred income tax (benefit)	**121,160,363**	(14,017,388)
	231,595,468	109,795,045

15. EARNINGS PER SHARE

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

	Six -months period ended 30 June	
	2026	2025
Net profit for the period	**793,380,626**	390,101,819
Employees' share of profit	**-**	-
	793,380,626	390,101,819
Divided by:		
Weighted average number of shares outstanding during the period *	**1,289,293,586**	1,289,293,586
Earnings per share (EGP / share)	**0.62**	0.30

* 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.

(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 work currently being undertaken, Details of these works are as follows:

	30 June 2026	31 December 2025
West Cairo projects costs (16-1)	**19,893,914,122**	17,170,804,484
East Cairo projects costs (16-2)	**20,564,574,808**	18,351,323,330
North Coast projects costs (16-3)	**18,731,797,588**	14,939,526,718
	59,190,286,518	50,461,654,532

- The balance includes land cost an amount of EGP 30.737 billion (31 December 2025: EGP 8.152 billion) and 15.8 billion representing the value of capitalized interest include 8.6 billion representing the value of significant financing component on installments collected from customers before delivery according to Egyptian Accounting Standard No. (48). (EGP10,3 billion include EGP 5.76 billion on 31 December 2025)

16.1 West Cairo projects costs

A. VYE and Karmel Projects

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

B. The Estates project

The Balance includes the value of two plots of land owned by the Company, 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 Company 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 Company became 265.34 acres.

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 acres, 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 1001.812 feddans out of the total land area was completed to SODIC.

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

16. WORK IN PROCESS (CONTINUED)

16.2 East Cairo projects costs

A) SODIC East Project

On March 16,2016 the Company entered into a joint arrangement contract with Heliopolis Housing and Development Company, according to the contract the Company 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 a minimum guarantee.

- **Joint arrangement with Heliopolis Housing and Development Company**

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 Company 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 Company 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 Company 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.

The company 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.

16. WORK IN PROCESS (CONTINUED)

16.2 Esta Cairo projects cost (continued)

B) Eastvale Project

On November 10, 2025, the Company signed a revenue-sharing agreement with Midar MIDAR Investment and Urban Development Company to develop an integrated urban project within city “MADA”. Under this agreement, the Company will develop a 500-acre plot of land.

The value of the land was determined at EGP 14.7 billion, based on its present value at the contract date. An amount of EGP 2.94 billion was paid upon signing, and the remaining balance will be paid over eight instalments according to a schedule starting in November 2026 and ending in November 2033.

16.3 Costs of projects in North Coast

A) June Project

On August 25, 2021, a development contract was concluded between by the Company 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 12 September 2021.

Under the development contract, the Company 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 Company, to deliver the facilities to The boundaries of the hotel plot.

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

a. 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.
b. A variable cost representing the Owners Union – Shahin’s percentage of the project’s revenues as per the terms of the contract.

B) Ceaser Project back plot

On May 15, 2023, the Company 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.

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

16. WORK IN PROCESS (CONTINUED)

16.3 Costs of projects in North Coast (continued)

C) Ogami Project

On July 11, 2023, a co-development contract was concluded between the Company and Al-Safi Real Estate Development Company and a company 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 18 July 2024 a 336 acres of the total plot area was handed over to the Company.

The land cost as per the co-development contract is variable consideration representing a percentage of the project's revenues as per the terms of the contract

17. TRADE AND NOTES RECEIVABLE

17.1 Trade and notes receivable - non-current

This item represents the present value of trade and notes receivable non-current balances as follows:

	30 June 2026	31 December 2025
Clients	**18,117,729**	19,229,686
Notes receivable – units' installments *	**12,596,365,639**	13,941,002,371
	12,614,483,368	13,960,232,057
Unamortized interest - notes receivable	**(4,974,100,555)**	(5,866,885,086)
	7,640,382,813	8,093,346,971
Expected credit losses	**(36,387,766)**	(33,406,203)
	7,603,995,047	8,059,940,768

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

\- Notes receivable not included in the financial statements have been disclosed in note No. (34).

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

17. TRADE AND NOTES RECEIVABLE (CONTINUED)

17.2 Trade and notes receivable –Current

	30 June 2026	31 December 2025
Trade receivable	**524,634,191**	282,955,726
Notes receivable – units' installments *	**5,701,356,399**	5,423,504,328
	6,225,990,590	5,706,460,054
Unamortized interest – notes receivable	**(651,289,211)**	(398,983,378)
	5,574,701,379	5,307,476,676
Expected credit losses	**(32,269,288)**	(27,492,797)
	5,542,432,091	5,279,983,879

* The balance of notes receivable - units 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.

- Notes receivable not included in the financial statements have been disclosed in note No. (34).
- The Company's exposure to credit and currency risk related to trade and notes receivable are disclosed in notes (4).

18. DEBTORS AND OTHER DEBIT BALANCES

	30 June 2026	31 December 2025
Bank current accounts & deposits – Maintenance (18-1)	**6,229,116,724**	5,391,472,927
Contractors and suppliers – advance payments	**6,065,358,393**	5,830,380,484
Commissions and prepaid expenses	**3,573,881,647**	2,827,818,897
Heliopolis Housing and Development Company (18-2)	**260,802,472**	260,802,472
Bank accounts – Escrow account (18-3)	**617,682,788**	563,216,455
Accrued Revenues	**101,026,867**	53,787,434
Withholding tax	**64,961,043**	69,464,925
Other debit balances	**276,393,904**	241,667,751
Deposits with others	**46,389,877**	36,063,325
Maintenance receivables	**538,250,648**	443,013,346
	17,773,864,363	15,717,688,016
Expected credit losses	**(115,265,526)**	(124,991,963)
	17,658,598,837	15,592,696,053

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

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

18. DEBTORS AND OTHER DEBIT BALANCES (CONTINUED)

18.2 This amount represents an advance payment made to Heliopolis Company for Housing and Development, which will be settled against Heliopolis Company's share of revenues under the joint development agreement related to the Heliopolis Housing and Development project.

18.3 This balance represents the Company's share of the amounts collected from customers in the joint bank accounts held by the banks, which cannot be utilized except with the approval of both the developer and the landlord, in accordance with the contractual terms governing the joint bank accounts between the Company as the developer, the bank, and the landlord. And letters of guarantee coverage.

19. CASH AND CASH EQUIVALENT

	30 June 2026	31 December 2025
Bank – current accounts	**1,124,000,559**	1,347,733,857
Bank – time deposits *	**1,119,348,822**	908,608,159
Checks under collection	**49,629,111**	36,688,535
Cash on hand	**5,014,318**	3,812,624
	2,297,992,810	2,296,843,175
Expected credit losses	**(14,092,967)**	(12,089,624)
	2,283,899,843	2,284,753,551

Disclosure of the company's exposure to interest rate risks for financial assets in Note No. (4-4).

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

20. INVESTMENT PROPERTIES

The movement of investment in property during the period / year is as follows:

Description	**Leased out units**
Cost	
As at 1 January 2025	335,008,363
Additions during the year	1,522,356,594
Disposals during the year	(2,902,018)
As at 31 December 2025	1,854,462,939
As at 1 January 2026	**1,854,462,939**
Additions during the period	**215,460**
As at 30 June 2026	**1,854,678,399**
Less	
Accumulated depreciation	
As at 1 January 2025	43,795,576
Depreciation for the year	200,878,151
Disposals depreciation during the year	(123,168)
As at 31 December 2025	244,550,559
As at 1 January 2026	**244,550,559**
Depreciation for the period	**66,729,763**
As at 30 June 2026	**311,280,322**
Net book value As at 1 January 2025	291,212,787
Net book value As at 31 December 2025	1,609,912,380
Net book value As at 30 June 2026	**1,543,398,077**

- Fair value of investment properties were determined by external, independent property valuers, 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 3,27billion as per last valuation prepared by the Valuer As at 31 December 2025.

21. INVESTMENT PROPERTIES UNDER DEVELOPMENT

	30 June 2026	31 December 2025
West Cairo Projects	**42,320,182**	41,865,255
North Coast projects	**10,607,082**	-
	52,927,264	41,865,255

The investment properties under development are valued annually on 31 December at fair value, by an independent, professionally qualified valuator who has recent experience in valuing similar properties in Egypt. The fair value amounted to EGP 115.5 million as of 31 December 2025.

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

22. BANK LOANS

	30 June 2026			31 December 2025		
	Toal Loan	**Current portion**	**Non-current portion**	Toal Loan	Current portion	Non-current portion
On Oct 13, 2021, SODIC singed with the AAIB "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	**1,021,311,986**	**128,872,175**	**892,439,811**	1,079,304,465	135,315,784	943,988,681
On Sept 8, 2024, a joint financing contract up to a maximum of EGP 4.140 billion was signed with Banque Misr (financing agent and lender account bank) and CIB (acting as guaranteed agent and intermediary bank) for the purpose of partially financing the remaining investment cost of the project 464 acres.	**3,560,000,000**	**-**	**3,560,000,000**	2,730,000,000	-	2,730,000,000
On Jan 22, 2023, SODIC signed an agreement singed a medium-term syndicated loan contract with the AAIB "facility with a total amount of EGP 2.75 million to finance “the estates” projects	**1,360,000,000**	**13,600,000**	**1,346,400,000**	1,160,000,000	-	1,160,000,000
On November 26, 2025, SODIC signed a revolving credit facility with Banque Misr for a total amount of up to EGP 3 billion with a term of up to four years, to finance the company's general operating activities. (Interest rate: Corridor + Margin). Promissory notes (Interest rate: Corridor + Margin). The company commits to a coverage ratio of 111% of the proceeds from the sale of units in the Villette project or any other projects.	**2,244,718,646**	**764,356,448**	**1,480,362,198**	2,551,500,814	832,536,604	1,718,964,210
Unamortized borrowing cost	**(8,453,846)**	**(1,610,256)**	**(6,843,590)**	(9,258,974)	(1,610,256)	(7,648,718)
	8,177,576,786	**905,218,367**	**7,272,358,419**	7,511,546,305	966,242,132	6,545,304,173

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

23. BANKS - CREDIT FACILITIES

- On 13 November 2023, a revolving financing contract was agreed upon with the Commercial International Bank, with a maximum amount of 1.2 billion Egyptian pounds, to finance the existing projects of the company. The duration of this facility is seven years, supported by receivables representing future installments for the units delivered on different SODIC projects.

(a) Guarantees:

Checks issued in favor of the company from delivered projects, in addition to promissory notes for each withdrawal request.

(b) Coverage rate:

Post-dated checks should not be less than 110% of the facility amount, and the term period for these checks should not exceed six years.

- On June 13, 2022, the Company entered into a financing facility agreement with Kuwait Finance House Bank-Egypt for the discounting of cheques related to certain completed and delivered units. These cheques are issued in favor of the Company and drawn on the unit owners of the Eastown Project. The facility is subject to a maximum limit of EGP 600 million, based on the net present value after applying the applicable discount rate. Additionally, 5% of the value of each discounted transaction will be retained as a frozen reserve. The Bank maintains full recourse rights against the Company. The applicable interest rate is determined based on the Central Bank of Egypt's corridor rate plus a margin

24. LAND LIABILITIES

	30 June 2026	31 December 2025
New Urban Communities Authority "NUCA" (24-1)	**6,216,339,548**	6,149,898,492
Owners Union – Shahin (24-2)	**989,288,881**	1,031,636,088
MIDAR (24-3)	**13,193,689,249**	12,125,412,640
	20,399,317,678	19,306,947,220
Non-current portion	**18,708,877,281**	17,534,332,163
Current portion	**1,690,440,397**	1,772,615,057
	20,399,317,678	19,306,947,220

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

24. LAND LIABILITIES (CONTINUED)

24-1 NEW URBAN COMMUNITIES AUTHORITY "NUCA"

	30 June 2026			
	The Estates	**464 Acres (VYE & Karmell)**	**180 Acres (Ceaser)**	**Total**
New Urban Communities Authority	**285,946,722**	**9,592,287,949**	**260,976,972**	**10,139,211,643**
Unamortized interest	**(20,888,642)**	**(3,848,917,751)**	**(53,065,702)**	**(3,922,872,095)**
	265,058,080	**5,743,370,198**	**207,911,270**	**6,216,339,548**
Current portion	**176,271,976**	**710,911,040**	**103,583,244**	**990,766,260**
Non-current portion	**88,786,104**	**5,032,459,158**	**104,328,026**	**5,225,573,288**
New Urban Communities Authority	**265,058,080**	**5,743,370,198**	**207,911,270**	**6,216,339,548**

	31 December 2025			
	The Estates	464 Acres (VYE & Karmell)	180 Acres (Ceaser)	Total
New Urban Communities Authority	391,664,215	9,803,121,930	340,418,618	10,535,204,763
Unamortized interest	(38,274,475)	(4,266,527,843)	(80,503,953)	(4,385,306,271)
	353,389,740	5,536,594,087	259,914,665	6,149,898,492
Current portion	176,378,794	861,222,209	103,653,835	1,141,254,838
Non-current portion	177,010,946	4,675,371,878	156,260,830	5,008,643,654
New Urban Communities Authority	353,389,740	5,536,594,087	259,914,665	6,149,898,492

24-2 Owners Union – Shahin

	30 June 2026	31 December 2025
Owners Union - Shahin	**1,551,380,250**	1,662,193,125
Unamortized interest	**(562,091,369)**	(630,557,037)
	989,288,881	1,031,636,088
Current portion	**92,257,672**	86,452,563
Non-current portion	**897,031,209**	945,183,525
	989,288,881	1,031,636,088

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

24. LAND LIABILITIES (CONTINUED)

24-3 MIDAR

	30 June 2026	31 December 2025
Midar Company	**40,491,420,178**	40,655,559,221
Unamortized interest	**(27,297,730,929)**	(28,530,146,581)
	13,193,689,249	12,125,412,640
Current portion	**607,416,465**	544,907,656
Non-current portion	**12,586,272,784**	11,580,504,984
	13,193,689,249	12,125,412,640

25. CONTRACTORS, SUPPLIERS AND NOTES PAYABLE

	30 June 2026	31 December 2025
Contractors	**208,750,414**	197,594,502
Suppliers	**144,138,195**	150,383,582
Notes payable	**932,683,087**	464,014,327
	1,285,571,696	811,992,411

26. Advances from customers

	30 June 2026	31 December 2025
Advances – Projects in West Cairo	**10,290,876,830**	8,734,637,982
Advances – Projects in East Cairo	**4,347,322,661**	2,933,435,661
Advances – Projects in North Coast	**20,094,860,046**	16,537,802,228
Advances – Clubs memberships	**1,132,001,826**	947,984,458
	35,865,061,363	29,153,860,329

- Includes an amount of EGP 8.7 billion (31 December 2025: 5,88) representing the value of financial component interest on installments collected from customers.
- Uncollected notes receivable for undelivered units, that are not included in the financial statements have been disclosed in note No. (34).

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

27. CREDITORS AND OTHER CREDIT BALANCES

	30 June 2026	31 December 2025
Creditors of management, operation and maintenance of projects	**6,143,082,677**	5,317,884,378
Accrued expenses	**905,508,266**	803,908,600
Retentions	**1,185,834,034**	1,072,200,347
Customers - Cancellation	**447,040,177**	716,505,859
Tax authority	**92,334,772**	80,568,410
Creditors of gas and electricity installments	**78,532,828**	71,049,355
Accrued compensated absence	**21,686,948**	14,251,977
Insurance Deposits collected from customers – Against modifications	**24,016,074**	24,383,070
Contractors – Social Insurance	**216,284,499**	146,604,310
Deposits from others	**114,108,798**	122,556,684
Customers – rents	**12,832,475**	5,052,578
Other creditors	**366,980,101**	196,401,328
	9,608,241,649	8,571,366,896

The Company's exposure to currency and liquidity risks related to creditors is disclosed in note No. (4).

28. INVESTMENTS IN SUBSIDIARIES

				Carrying amount as at	
	Legal Form	**Ownership %**	**Paid amount of participation %**	**30 June 2026**	31 December 2025
SODIC for Clubs	S.A.E.	99.99	100	**39,999,900**	39,999,900
Beverly hills property Management	S.A.E.	43.81	100	**20,155,154**	20,155,154
Sodic Garden City for real estates	S.A.E.	50	100	**25,000,000**	25,000,000
Fourteen for Real Estates	S.A.E.	99.99	100	**69,999,970**	69,999,970
Edara for Cities & resorts Services	S.A.E.	99.99	100	**9,999,970**	9,999,970
Royal Gardens for real Estates	S.A.E.	20	100	**3,000,000**	3,000,000
				168,154,994	168,154,994
Expected credit losses				**(72,999,970)**	(72,999,970)
				95,155,024	95,155,024

29. FAIR VALUES

Financial instruments are represented, in cash at banks and on hand, investments, customers, notes receivable and investments in subsidiaries, and associates, suppliers, contractors, notes payable and other credit balances and monetary items included in debtors and creditors accounts.

The main purpose of these financial instruments is to provide funding for the activities of the Company.

According to the valuation techniques used to evaluate the assets and liabilities of the Company, the carrying value of these financial instruments represents a reasonable estimate of their fair value.

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

30. RELATED PARTIES

Related parties are represented in the Company' shareholders, board of directors, executive directors and Companies in which they own directly or indirectly shares giving them significant influence over these Companies. The Company made several transactions during the period with related parties and these transactions have been made in accordance with the terms determined by the Company's management and have been approved by the Company's Ordinary General Assembly. A summary of significant transactions concluded during the period at the separate financial position date were as follows:

Party	Nature of relationship	Nature of transaction	30 June 2026 Amount of Transaction
Beverly Hills Company for Management of Cities and Resorts	A subsidiary	Works of agriculture, maintenance, and security services for Beverly Hills City	7,996,080
Sodic Garden City for development and investment	A subsidiary	Current account	337,330
Edara for Services of Cities and Resorts Company	A subsidiary	Works of agriculture, maintenance, and security services for SODIC West	112,992,654
Fourteen For Real estate Investment	A subsidiary	Current account	865,731
SODIC Clubs	A subsidiary	Revenue/expenses of clubs	74,649,553
		Administrative fees	4,290,000
Aldar Egypt for Projects Development	A subsidiary	Current account	209,957
Executive directors and board members		Salaries and allowances	15,000,000

The following is the balances of related parties at the date of the financial statements:

30.1 Due from related parties

	30 June 2026	31 December 2025
SODIC Syria Company – Subsidiary Company	**434,145,985**	434,145,985
Palmyra Real Estate Development Company – a Joint project	**35,191,620**	35,191,620
Move-In for Advanced Contracting Company	**22,411,128**	22,411,128
Beverly Hills for Management of Cities and Resorts Co	**11,905,092**	18,391,529
Green scape for Agriculture and Reclamation Company (under Liquidation)	**3,651,668**	3,651,668
SODIC Garden City for development and investment	**4,556,768**	4,219,438
Fourteen for real estates	**13,297,152**	12,431,420
Aldar for Real Estate Company – Egypt	**483,311**	273,354
Edara for Cities & resorts Services	**123,810,211**	38,954,940
	649,452,935	569,671,082
Expected credit losses *	**(495,514,182)**	(495,506,515)
	153,938,753	74,164,567

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

30. RELATED PARTIES (CONTINUED)

* Due to the current political circumstances in the Syrian Arab Republic which affected a significant impact on the economic sectors in general, and the confiscation of assets and documents related to Palmyra - SODIC Real Estate Development Company by the Syrian Arab Republic government, the management of SODIC addressed the Embassy of the Syrian Arab Republic in Egypt to protect all of its interest from these acts and commissioned a law firm for trying to reserve its interest.

Accordingly, the Board of Directors of Sixth of October Development and Investment SODIC saw that the assets of the investee company all become in dispute with the mentioned country's government, which requires to recognize a loss arising from an inability to recover its investments and therefore the Board of Directors decided on 16 April 2014 to impair the due from related parties relating to investments that have been injected for projects in the Syrian Arab Republic in addition to an impairment for due from some subsidiaries related to debts unexpected to be collected which are amounted to EGP 495,514,182 as at 30 June 2026.

30.2 Due to related parties

	30 June 2026	31 December 2025
SODIC Clubs Company	**87,712,725**	103,008,959
Aldar for Real Estate Company – Egypt	**94,846**	-
	87,807,571	103,008,959

31. NON - CASH TRANSACTIONS

For the purpose of preparing the statement of cash flows for the financial period ended 30 June 2026, the effect of the following investment transactions was excluded as they are considered non - cash transactions:

	EGP
Capitalized financial component on installments collected from customers	**2,819,342,126**
Amortized interests on NUCA & land purchase creditors, that were capitalized to work in process	**1,908,609,250**
Interest unpaid	**243,435,316**
Interest not yet collected	**3,772,024**

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

32. CAPITAL COMMITMENTS

The value of contracts concluded with third parties for work in progress and real estate investments under development amounted to EGP 39.7 billion (EGP 34.39 billion as at 31 December 2025) and executed works till 30 June 2026 amounted to EGP 19.8 billion (EGP 17.7 billion as at 31 December 2025).

33. CONTINGENT LIABILITIES

The Company 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 Company 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.

The Company signed credit facility contracts with the Arab African international Bank to issue letters of guarantee with a credit limit of EGP 129,400,240 for the purpose of issuing letters of guarantee for amounts due to Heliopolis Development and Housing for SODIC East project.

34. POST-DATED CHECKS (OFF BALANCE SHEET)

The value of post-dated checks and installment customers are not included in the interim condensed separate 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 June 2026	31 December 2025
Postdated checks customers and unit's installments	**81,377,879,644**	79,587,292,928
Postdated checks and customers maintenance installments	**7,333,634,251**	7,141,596,157
Postdated checks customers cancellations	**68,234,958**	27,637,505
	88,779,748,853	86,756,526,590
Due as follows:		
Posted checks and customers due long term	**72,409,852,650**	72,505,338,780
Posted checks and customers due short term	**16,369,896,203**	14,251,187,810
	88,779,748,853	86,756,526,590

35. SEGMENT REPORTING

The Company's activities are organized into one segment which is related to the sale of real estate. This is in accordance with the presentations to the Board of Directors. Therefore, entity wide information required under EAS 41 "operating segments" are already included in the interim condensed separate financial statements, so no further information require disclosures.

36. SIGNIFICANT EVENTS DURING THE PERIOD

During the period, geopolitical tensions in parts of the Middle East have increased. which had economic implications for markets in the region and the Egyptian market, resulting in an increase in the official exchange rates of foreign currencies against the Egyptian pound.

The company has assessed the potential implications of these events on its operations, financial position and performance. Based on information currently available, including the continuation of core business activities, it is not practicable to reliably estimate the full financial effect of these non-adjusting events on future periods.

Management has also considered the impact of these events on the company's ability to continue as a going concern and has concluded that the going concern basis of preparation remains appropriate.

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 at 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."

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

37. MERGER (CONTINUED)

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 at 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 Real Estate Development and 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 (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**

The merged companies were removed from the commercial register on July 14, 2025, and therefore, did not receive the benefits of the abbreviated periodicity of profit or loss, comprehensive income, changes in equity, and successful cash flows for the six months ended June 30, 2025, with successful results.