



**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 THE THREE-MONTH PERIOD ENDED  
31 MARCH 2026**



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

**The interim condensed separate financial statements  
For the three-month period ended 31 March 2026**

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**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 31 March 2026, and the related interim condensed separate statements of profit or loss, comprehensive income for the period of three months ended 31 March 2026 and changes in equity and cash flows for the three-months 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 limited review in accordance with Egyptian Standard on Review Engagements 2410, “Review of Interim Financial Information 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, and the interim condensed separate financial statements for the period ended 31 March 2025 were reviewed by another auditor, who issued an unmodified audit report / conclusion on those financial statements on 5 February 2026 and 28 April 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 condensed separate interim financial position of the Company as of 31 March 2026 and of its condensed separate financial performance and its interim condensed separate cash flows for the three-month period then ended in accordance with Egyptian Accounting Standard No. (30), “Interim Financial Statements”.

**Auditor**



**Amr Waheed Bayoum**



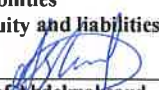
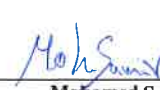
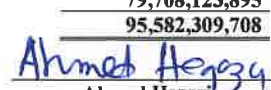
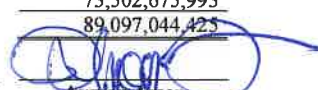
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**Cairo: 27 April 2026**



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

**Statement of interim condensed separate financial position – As of 31 March 2026**

(All amounts are shown in Egyptian Pounds)	Note	31 March 2026	31 December 2025
<b>Assets</b>			
<b>Non-current assets</b>			
Fixed assets (Net)		986,811,248	981,595,862
Projects under construction		931,079,285	752,726,492
Investment properties	20	1,576,132,425	1,609,912,380
Investment properties under development	21	42,272,677	41,865,255
Investments in subsidiaries	28	95,155,024	95,155,024
Right of use assets		1,206,406	2,412,814
Trade and notes receivable	17.1	7,560,862,476	8,059,940,768
Deferred tax assets		888,702,381	886,626,164
<b>Total non-current assets</b>		<b>12,082,221,922</b>	<b>12,430,234,759</b>
<b>Current assets</b>			
Inventory		87,443,579	78,331,406
Completed units ready for sale		1,208,256,435	1,213,211,787
Work in process	16	55,215,380,103	50,461,654,532
Trade and notes receivable	17.2	5,518,420,866	5,279,983,879
Due from related parties	30.1	34,314,894	74,164,567
Debtors and other debit balances	18	18,006,900,681	15,592,696,053
Financial investments at amortized cost		707,608,338	1,682,013,891
Cash and cash equivalents	19	2,721,762,890	2,284,753,551
<b>Total current assets</b>		<b>83,500,087,786</b>	<b>76,666,809,666</b>
<b>Total assets</b>		<b>95,582,309,708</b>	<b>89,097,044,425</b>
<b>Equity and Liabilities</b>			
<b>Equity</b>			
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		7,925,431,739	7,819,056,058
Other equity		689,082,906	689,082,906
<b>Total equity</b>		<b>15,874,185,813</b>	<b>15,594,368,432</b>
<b>Liabilities</b>			
<b>Non-current liabilities</b>			
Bank Loans	22	6,375,530,290	6,545,304,173
Land liabilities	24	18,299,719,302	17,534,332,163
<b>Total non-current liabilities</b>		<b>24,675,249,592</b>	<b>24,079,636,336</b>
<b>Current liabilities</b>			
Banks – credit facilities	23	2,420,446,251	2,270,288,637
Bank Loans	22	1,009,886,515	966,242,132
Contractors, suppliers and notes payable	25	1,654,564,715	811,992,411
Due to related parties	30.2	139,880,880	103,008,959
Advances from customers	26	32,857,244,189	29,153,860,329
Creditors and other credit balances	27	9,221,294,802	8,571,366,896
Land liabilities	24	1,739,730,687	1,772,615,057
Provisions		4,392,146,418	4,270,556,738
Lease contracts liabilities		2,870,892	4,712,892
Income tax liabilities		1,594,808,954	1,498,395,606
<b>Total current liabilities</b>		<b>55,032,874,303</b>	<b>49,423,039,657</b>
<b>Total liabilities</b>		<b>79,708,123,895</b>	<b>73,502,675,993</b>
<b>Total equity and liabilities</b>		<b>95,582,309,708</b>	<b>89,097,044,425</b>
 Ashraf Abdelmaksoud Finance Executive Director	 Mohamed Samir Finance Executive Director	 Ahmed Hegazi Group Financial Controller	 Ayman Amer General Manager

27 April 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 Three-month period ended 31 March 2026**

(All amounts are shown in Egyptian Pounds)

	Note	Three-months period ended	
		31 March	
		2026	2025
<b>Revenue</b>			
Real estate sales	6	1,148,142,517	1,223,674,877
Installments' interest realized during the period	6	632,278,868	176,445,346
<b>Total related real estate sales</b>	6	<b>1,780,421,385</b>	1,400,120,223
Revenues from clubs, golf course and restaurants		20,946,166	31,826,554
Revenues of investment property		58,934,620	4,412,798
<b>Total operation revenues</b>		<b>1,860,302,171</b>	1,436,359,575
<b>Cost of sales</b>			
Cost of real estate sales	7	(1,093,596,894)	(273,235,437)
Cost of clubs, golf course and restaurants		(85,972,336)	(43,781,928)
Costs of investment property		(58,913,555)	(4,074,924)
<b>Total operation costs</b>		<b>(1,238,482,785)</b>	(321,092,289)
<b>Gross profit</b>		<b>621,819,386</b>	1,115,267,286
Other operating income	8	74,280,841	10,010,578
Selling and marketing expenses	9	(170,134,306)	(96,530,907)
General and administrative expenses	10	(270,836,171)	(242,842,734)
Other operating expenses		(30,000,000)	(30,005,511)
Expected credit losses	11	(14,175,807)	(3,366,408)
<b>Operating profit</b>		<b>210,953,943</b>	752,532,304
Finance income	12	163,286,910	31,447,657
Finance cost	13	(86,343)	(117,246,372)
<b>Net finance income / (cost)</b>		<b>163,200,567</b>	(85,798,715)
<b>Net profit before tax</b>		<b>374,154,510</b>	666,733,589
Income tax	14	(94,337,129)	(150,334,129)
<b>Profit for the period</b>		<b>279,817,381</b>	516,399,460
<b>Earnings per share</b>	15	<b>0.22</b>	0.40

- 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 comprehensive income  
For the Three-month period ended 31 March 2026**

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(All amounts are shown in Egyptian Pounds)

	<b>Three-months period ended 31 March</b>	
	<b>2026</b>	<b>2025</b>
<b>Profit for the period</b>	<b>279,817,381</b>	516,399,460
Other comprehensive income	-	-
<b>Total comprehensive income for the period</b>	<b>279,817,381</b>	<b>516,399,460</b>

- 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 Three-month period ended 31 March 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
<b>Balance as of 31 December 2024</b>	1,424,789,472	247,658,774	1,690,069,708	-	(30,580,427)	1,725,456	3,333,662,983
<b>Comprehensive income for the period</b>							
Profit for the period	-	-	-	-	516,399,460	-	516,399,460
Other comprehensive income items	-	-	-	-	-	-	-
<b>Total comprehensive income for the period</b>	-	-	-	-	516,399,460	-	516,399,460
<b>Transactions with shareholders</b>							
Transfer to legal reserve	-	4,353,140	-	-	(4,353,140)	-	-
<b>Total Transactions with shareholders</b>	-	4,353,140	-	-	(4,353,140)	-	-
<b>Balance as of 31 March 2025</b>	1,424,789,472	252,011,914	1,690,069,708	-	481,465,893	1,725,456	3,850,062,443
<b>Balance as of 31 December 2025</b>	<b>5,157,174,344</b>	<b>238,985,416</b>	<b>1,690,069,708</b>	<b>689,082,906</b>	<b>7,819,056,058</b>	-	<b>15,594,368,432</b>
<b>Comprehensive income for the period</b>							
Profit for the period	-	-	-	-	279,817,381	-	<b>279,817,381</b>
Other comprehensive income items	-	-	-	-	-	-	-
<b>Total comprehensive income for the period</b>	-	-	-	-	<b>279,817,381</b>	-	<b>279,817,381</b>
<b>Transactions with shareholders</b>							
Transfer to legal reserve	-	173,441,700	-	-	(173,441,700)	-	-
<b>Total Transactions with shareholders</b>	-	173,441,700	-	-	(173,441,700)	-	-
<b>Balance as of 31 March 2026</b>	<b>5,157,174,344</b>	<b>412,427,116</b>	<b>1,690,069,708</b>	<b>689,082,906</b>	<b>7,925,431,739</b>	-	<b>15,874,185,813</b>

- 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 Three-month period ended 31 March 2026**

(All amounts are shown in Egyptian Pounds)	Note	Three-months period ended 31 March	
		31 March 2026	31 March 2025
<b>Cash flows from operating activities</b>			
Profit before tax		374,154,510	666,733,589
<b>Adjustments for:</b>			
Depreciation of fixed assets and investment properties		71,848,879	19,296,255
Gain on sale of fixed assets		-	5,511
Depreciation of right of use assets		1,505,026	1,206,408
Interest of lease contract liabilities		86,343	394,749
Formed vacations provision		4,939,871	-
Expected credit losses		11,646,483	4,263,461
Interest expenses		-	114,748,758
Interest income		(40,978,169)	(31,447,657)
Provision for claims		30,000,000	30,000,000
Provision formed for cost to complete		312,969,320	12,566,918
Reversal of impairment of fixed assets		(451,213)	(455,647)
<b>Operating profits before changes in working capital</b>		<b>765,721,050</b>	<b>817,312,345</b>
<b>Changes in working capital:</b>			
Inventory and completed units ready for sale		(4,156,821)	191,471,906
Works in process		(2,292,498,173)	(1,134,238,970)
Trade and notes receivables		247,741,621	(301,898,662)
Due from related parties		39,847,362	(8,824,662)
Debtors and other debit balances		(2,407,170,459)	(1,013,273,096)
Provision used for cost to complete		(210,211,212)	(3,854,777)
Provisions for claims		(11,168,427)	(3,445,367)
Provision for vacations used		(303,601)	-
Advances from customers		2,270,999,198	1,284,255,176
Contractors, suppliers and notes payable		842,572,304	376,960,667
Due to related parties		36,871,921	112,849,212
Creditors and other credit balances		426,435,326	296,735,643
<b>Net cash generated from operating activities</b>		<b>(295,319,911)</b>	<b>614,049,415</b>
<b>Net cash flows from investing activities</b>			
Payments for purchase of fixed assets and projects under construction		(221,185,890)	(8,713,037)
Payments for real estate investments under development		(407,422)	(5,501,242)
Payments for investments at amortized cost		(400,023,931)	(400,001,470)
Proceeds from investments at amortized cost		1,436,000,000	-
Proceeds from sale of fixed assets		-	160,000
Interest received		35,199,512	58,303,456
<b>Net cash generated from investing activities</b>		<b>849,582,269</b>	<b>(355,752,293)</b>
<b>Cash flows from financing activities</b>			
Proceeds from bank facilities		209,083,140	-
Repayment of bank facilities		(58,925,526)	(81,685,194)
Interest paid		(139,054,172)	(22,634,893)
Proceeds of banking loans		100,000,000	430,000,000
Repayment of banking loans		(226,129,500)	(25,371,871)
Repayment of Lease contract liabilities		(2,226,961)	-
<b>Net cash generated from financing activities</b>		<b>(117,253,019)</b>	<b>300,308,042</b>
<b>Net increase in cash and cash equivalents</b>		<b>437,009,339</b>	<b>558,605,165</b>
Cash and cash equivalents at beginning of the period		2,296,843,175	1,574,305,368
Effect of movement in expected credit loss on cash and cash equivalents	11	2,529,324	(897,053)
<b>Cash and cash equivalents at end of the period</b>		<b>2,736,381,838</b>	<b>2,132,013,480</b>

- 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)**

**Notes to the interim condensed separate financial statements  
For the Three-month period ended 31 March 2026**

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

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**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.

**1. BACKGROUND AND ACTIVITIES (CONTINUED)**

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

**Notes to the interim condensed separate financial statements  
For the Three-month period ended 31 March 2026**

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

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- 1.7** The interim condensed separate financial statements were approved on 27 April 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 of 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 31 March 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 of 31 December 2025. These interim condensed separate financial statements of the Company are to be read together with its interim condensed consolidated financial statements as on 31 March 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 three-month period ended 31 March 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 of 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.



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

**Notes to the interim condensed separate financial statements  
For the Three-month period ended 31 March 2026**

(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 of 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:

	<b>31 March 2026</b>	31 December 2025
Notes receivable – noncurrent	<b>7,601,944,124</b>	8 093 346 971
Trade and notes receivable –current	<b>5,551,137,900</b>	5 307 476 676
Due from related parties	<b>532,895,840</b>	569 671 082
Debtors and other debit balances *	<b>8,867,617,151</b>	7 059 488 632
Financial investments at amortized cost	<b>707,608,308</b>	1 682 013 891
Cash at banks	<b>2,736,381,838</b>	2 296 843 175
	<b><u>25,997,585,161</u></b>	<u>25 008 840 427</u>

\* 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:

**31 March 2026**

	<b>USD</b>	<b>EURO</b>	<b>GBP</b>
Cash at banks	<u>21,112,072</u>	<u>804,216</u>	<u>36,876</u>
<b>Surplus of foreign currencies</b>	<b><u>21,112,072</u></b>	<b><u>804,216</u></b>	<b><u>36,876</u></b>

**31 December 2025**

	<b>USD</b>	<b>EURO</b>	<b>GBP</b>
Cash at banks	<u>20,891,764</u>	<u>119,167</u>	<u>-</u>
<b>Surplus of foreign currencies</b>	<b><u>20,891,764</u></b>	<b><u>119,167</u></b>	<b><u>-</u></b>



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

**Notes to the interim condensed separate financial statements  
For the Three-month period ended 31 March 2026**

(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	
	31 March 2026	31 December 2025	31 March 2026	31 December 2025
	USD	50.17	49.26	52.74
EUR	54.93	54.93	60.80	55.97
GBP	64.36	64.36	70.32	64.19

**Sensitivity Analysis**

A reasonably possible strengthening (weakening) of 10% other currencies exchange rate against Egyptian pound as of 31 March 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	111,345,068	(111,345,068)
EUR	4,889,633	(4,889,633)
GBP	259,312	(259,312)

A reasonably possible strengthening (weakening) of 10% other currencies exchange rate against Egyptian pound as of 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)



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**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:

	<b>Carrying amount</b>	
	<b>31 March 2026</b>	<b>31 December 2025</b>
<b>Financial instruments with a fixed rate</b>		
Financial assets	<b>13,079,283,342</b>	13,339,924,647
Financial liabilities	<b>(21,098,577,466)</b>	(19,770,961,547)
	<b>(8,019,294,124)</b>	<b>(6,431,036,900)</b>
<b>Financial instruments with a variable rate</b>		
Financial liabilities	<b>(9,805,863,056)</b>	(9,781,834,942)
	<b>(9,805,863,056)</b>	<b>(9,781,834,942)</b>

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:

	<b>Three-month period ended 31 March</b>	
	<b>2026</b>	<b>2025</b>
Revenue from the sales of projects in West Cairo	<b>601,394,436</b>	1,155,453,915
Revenue from the sales of projects in East Cairo	<b>223,257,882</b>	73,847,346
Revenue from the sales of projects in North Coast	<b>377,611,772</b>	-
Discount for early payment	<b>(54,121,573)</b>	(5,626,384)
	<b>1,148,142,517</b>	1,223,674,877
Installments' interest realized during the period	<b>632,278,868</b>	176,445,346
	<b>1,780,421,385</b>	1,400,120,223

- Total real estate sales include an amount of EGP 159,029,771 (31March 2025 EGP 5,720,818) 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.



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**7. COST OF REAL ESTATE SOLD**

	<b>Three-month period ended 31 March</b>	
	<b>2026</b>	<b>2025</b>
Cost of sales of projects in East Cairo	<b>248,020,511</b>	81,763,532
Cost of sales of projects in West Cairo	<b>530,607,785</b>	191,471,905
Cost of sales of projects in North Coast	<b>314,968,598</b>	-
	<b><u>1,093,596,894</u></b>	<b><u>273,235,437</u></b>

- Total cost of real estate sales includes an amount of EGP EGP 156,587,295 (31 March 2025 EGP 5,720,818) 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**

	<b>Three-month period ended 31 March</b>	
	<b>2026</b>	<b>2025</b>
Cancellations and delay penalties	<b>41,313,656</b>	4,164,549
Installments' interest realized of investments properties sale	<b>13,781,943</b>	-
Other revenue	<b>17,949,766</b>	2,703,766
Go smart revenue	<b>784,263</b>	2,686,616
Reversal of impairment losses of fixed assets	<b>451,213</b>	455,647
	<b><u>74,280,841</u></b>	<b><u>10,010,578</u></b>

- \* 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**

	<b>Three-month period ended March 31</b>	
	<b>2026</b>	<b>2025</b>
Salaries and wages	<b>17,561,236</b>	21,422,867
Sales commissions	<b>85,331,641</b>	32,242,151
Advertising	<b>44,275,719</b>	31,526,018
Conferences, exhibitions and events	<b>10,961,515</b>	-
Rent	<b>2,658,795</b>	1,456,029
Travel, transportation, and car rent	<b>1,731,053</b>	2,090,544
Maintenance, cleaning, agriculture	<b>1,674,370</b>	2,567,790
Professional and consultants' fees	-	857,197
Gifts	-	342,151
Printing and photocopying	<b>262,200</b>	666,549
Fees, stamps, and licenses	<b>3,457,054</b>	1,531,305
Communication and electricity	<b>411,319</b>	629,244
Depreciation of fixed assets	<b>950,192</b>	273,594
Vacation	<b>121,457</b>	-
Others	<b>737,755</b>	925,468
	<b><u>170,134,306</u></b>	<b><u>96,530,907</u></b>



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**10. GENERAL AND ADMINISTRATIVE EXPENSES**

	<b>Three-month period ended 31 March</b>	
	<b>2026</b>	<b>2025</b>
Salaries, wages, and bonuses	<b>91,453,050</b>	110,466,918
Salaries, wages, and bonuses for board of directors	<b>6,000,000</b>	6,000,000
Training and medical care	<b>13,816,738</b>	15,632,027
Professional and consultancy fees	<b>15,293,755</b>	17,405,154
Advertising	<b>3,426,925</b>	310,709
Donations	<b>10,000</b>	10,000
Maintenance, cleaning, agriculture, and security	<b>67,474,362</b>	37,077,143
Depreciation of fixed assets	<b>18,021,148</b>	5,601,947
Subscriptions and governmental	<b>613,321</b>	1,034,817
Rent	<b>61,854</b>	1,107,638
Travel and transportation	<b>3,341,389</b>	1,430,115
Communication and electricity	<b>1,834,752</b>	2,838,076
Computer supplies	<b>26,833,796</b>	31,949,393
Buffet, hospitality, and reception	<b>3,752,671</b>	1,708,351
Bank charges	<b>3,628,578</b>	2,093,951
Employees benefits	<b>147,520</b>	136,550
Employees vacations	<b>1,739,650</b>	1,518,081
Gifts	<b>3,442,867</b>	1,881,491
Insurance installments	<b>1,172,424</b>	737,333
Takaful contribution	<b>5,249,642</b>	3,699,461
Others	<b>3,521,729</b>	203,579
	<b>270,836,171</b>	<b>242,842,734</b>

**11. EXPECTED CREDIT LOSSES**

	Balance in 31 December 2025	Movement during the period	Balance in 31 March 2026
Trade and notes receivables	60,899,000	<b>12,899,684</b>	<b>73,798,684</b>
Due from related parties	495,506,515	<b>2,311</b>	<b>495,508,826</b>
Debtors and other debit balances	124,991,963	<b>(1,255,512)</b>	<b>123,736,451</b>
Cash and cash equivalent	12,089,624	<b>2,529,324</b>	<b>14,618,948</b>
	<b>693,487,102</b>	<b>14,175,807</b>	<b>707,662,909</b>

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.



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**12. FINANCE INCOME**

	<b>Three-month period ended 31 March</b>	
	<b>2026</b>	2025
Interest income	40,978,169	31,447,657
Foreign exchange differences	122,308,741	-
	<b>163,286,910</b>	<b>31,447,657</b>

**13. FINANCE COST**

	<b>Three-month period ended 31 March</b>	
	<b>2026</b>	2025
Interest expense	-	114,748,758
Foreign exchange differences	-	2,102,865
Interest of lease contract liabilities	86,343	394,749
	<b>86,343</b>	<b>117,246,372</b>

**14. Income tax**

	<b>Three-month period ended 31 March</b>	
	<b>2026</b>	2025
Current income tax	96,413,348	159,896,398
Deferred income tax (benefit)	(2,076,219)	(9,562,269)
	<b>94,337,129</b>	<b>150,334,129</b>

**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:

	<b>Three -month period ended 31 March</b>	
	<b>2026</b>	2025
<b>Net profit for the period</b>	<b>279,817,381</b>	516,399,460
Employees' share of profit	-	-
	<b>279,817,381</b>	516,399,460
<b>Divided by:</b>		
Weighted average number of shares outstanding during the period *	<b>1,289,293,586</b>	1,289,293,586
<b>Earnings per share (EGP / share)</b>	<b>0.22</b>	0.40

\* 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.



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**16. WORK IN PROCESS**

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

	<b>31 March 2026</b>	31 December 2025
West Cairo projects costs (16-1)	<b>18,806,949,372</b>	17,170,804,484
East Cairo projects costs (16-2)	<b>19,521,300,947</b>	18,351,323,330
North Coast projects costs (16-3)	<b>16,887,129,784</b>	14,939,526,718
	<b><u>55,215,380,103</u></b>	<u>50,461,654,532</u>

- The balance includes land cost an amount of EGP 27.488 billion (31 December 2025: EGP 8.152 billion) and 11.68 billion representing the value of capitalized interest include 5.67 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.



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**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.

**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.

**16. WORK IN PROCESS (CONTINUED)**

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**16.3 Costs of projects in North Coast (continued)**

**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.

**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:

	<b>31 March 2026</b>	31 December 2025
Clients	<b>18,673,708</b>	19,229,686
Notes receivable – units' installments *	<b>12,957,686,768</b>	13,941,002,371
	<b>12,976,360,476</b>	13,960,232,057
Unamortized interest - notes receivable	<b>(5,374,416,351)</b>	(5,866,885,086)
	<b>7,601,944,125</b>	8,093,346,971
Expected credit losses	<b>(41,081,649)</b>	(33,406,203)
	<b>7,560,862,476</b>	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).



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**17. TRADE AND NOTES RECEIVABLE (CONTINUED)**

**17.2 Trade and notes receivable –Current**

	<u>31 March 2026</u>	<u>31 December 2025</u>
Trade receivable	572,923,889	282,955,726
Notes receivable – units' installments *	5,477,391,396	5,423,504,328
	<b>6,050,315,285</b>	5,706,460,054
Unamortized interest – notes receivable	(499,177,384)	(398,983,378)
	<b>5,551,137,901</b>	5,307,476,676
Expected credit losses	(32,717,035)	(27,492,797)
	<u><b>5,518,420,866</b></u>	<u><b>5,279,983,879</b></u>

\* 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**

	<u>31 March 2026</u>	<u>31 December 2025</u>
Bank current accounts & deposits – Maintenance (18-1)	5,791,220,483	5,391,472,927
Contractors and suppliers – advance payments	5,833,058,450	5,830,380,484
Commissions and prepaid expenses	3,429,961,530	2,827,818,897
Heliopolis Housing and Development Company (18-2)	260,802,472	260,802,472
Bank accounts – Escrow account (18-3)	1,775,206,026	563,216,455
Accrued Revenues	98,974,469	53,787,434
Withholding tax	84,882,798	69,464,925
Other debit balances	345,274,590	241,667,751
Deposits with others	43,929,380	36,063,325
Maintenance receivables	467,326,934	443,013,346
	<u><b>18,130,637,132</b></u>	<u>15,717,688,016</u>
Expected credit losses	(123,736,451)	(124,991,963)
	<u><b>18,006,900,681</b></u>	<u><b>15,592,696,053</b></u>

**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.



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**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**

	<b>31 March 2026</b>	31 December 2025
Bank – current accounts	<b>1,247,378,370</b>	1,347,733,857
Bank – time deposits *	<b>1,437,135,734</b>	908,608,159
Checks under collection	<b>44,813,515</b>	36,688,535
Cash on hand	<b>7,054,219</b>	3,812,624
	<b>2,736,381,838</b>	2,296,843,175
Expected credit losses	<b>(14,618,948)</b>	(12,089,624)
	<b>2,721,762,890</b>	2,284,753,551

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



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**20. INVESTMENT PROPERTIES**

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

<b>Description</b>	<b><u>Leased out units</u></b>
<b>Cost</b>	
<b>On 1 January 2025</b>	335,008,363
Additions during the year	1,522,356,594
Disposals during the year	<u>(2,902,018)</u>
<b>On 31 December 2025</b>	<u>1,854,462,939</u>
<b>On 1 January 2026</b>	<b>1,854,462,939</b>
Additions during the period	<u>215,460</u>
<b>On 31 March 2026</b>	<b><u>1,854,678,399</u></b>
<b>Less</b>	
<b>Accumulated depreciation</b>	
<b>On 1 January 2025</b>	43,795,576
Depreciation for the year	200,878,151
Disposals depreciation during the year	<u>(123,168)</u>
<b>On 31 December 2025</b>	<u>244,550,559</u>
<b>On 1 January 2026</b>	<b>244,550,559</b>
Depreciation for the period	<u>33,995,415</u>
<b>On 31 March 2026</b>	<b><u>278,545,974</u></b>
<b>Net book value on 1 January 2025</b>	291,212,787
<b>Net book value on 31 December 2025</b>	<u>1,609,912,380</u>
<b>Net book value on 31 March 2026</b>	<b><u>1,576,132,425</u></b>

- 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 on 31 December 2025.

**21. INVESTMENT PROPERTIES UNDER DEVELOPMENT**

	<b><u>31 March</u></b>	<b>31 December</b>
	<b>2026</b>	<b>2025</b>
West Cairo Projects	<u>42,272,677</u>	<u>41,865,255</u>
	<b><u>42,272,677</u></b>	<b><u>41,865,255</u></b>

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.



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**22. BANK LOANS**

	31 March 2026			31 December 2025		
	Total Loan	Current portion	Non-current portion	Total Loan	Current portion	Non-current portion
On Oct 13, 2021, SODIC signed 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	1,050,308,225	132,093,979	918,214,246	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.	2,830,000,000	-	2,830,000,000	2,730,000,000	-	2,730,000,000
On Jan 22, 2023, A subsidiary of the group signed an agreement signed a medium-term syndicated loan contract with the AAIB "facility with a total amount of EGP 2.75 million to finance "the estates" projects	1,160,000,000	5,800,000	1,154,200,000	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. Unamortized borrowing cost	2,353,964,990	873,602,792	1,480,362,198	2,551,500,814	832,536,604	1,718,964,210
	(8,856,410)	(1,610,256)	(7,246,154)	(9,258,974)	(1,610,256)	(7,648,718)
	<u>7,385,416,805</u>	<u>1,009,886,515</u>	<u>6,375,530,290</u>	<u>7,511,546,305</u>	<u>966,242,132</u>	<u>6,545,304,173</u>

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**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**

	<b>31 March 2026</b>	31 December 2025
New Urban Communities Authority "NUCA" (24-1)	<b>6,175,849,550</b>	6,149,898,492
Owners Union – Shahin	<b>1,065,424,811</b>	1,031,636,088
MIDAR (24-2)	<b>12,798,175,628</b>	12,125,412,640
	<b><u>20,039,449,989</u></b>	<u>19,306,947,220</u>
Non-current portion	<b>18,299,719,302</b>	17,534,332,163
Current portion	<b>1,739,730,687</b>	1,772,615,057
	<b><u>20,039,449,989</u></b>	<u>19,306,947,220</u>

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**24-1 NEW URBAN COMMUNITIES AUTHORITY “NUCA”**

	<b>31 March 2026</b>			
	<b>The Estates</b>	<b>464 Acres (VYE &amp; Karmell)</b>	<b>180 Acres (Ceaser)</b>	<b>Total</b>
New Urban Communities Authority	285,946,722	9,707,269,682	340,418,618	10,333,635,022
Unamortized interest	<b>(28,605,286)</b>	<b>(4,062,717,620)</b>	<b>(66,462,566)</b>	<b>(4,157,785,472)</b>
	<b>257,341,436</b>	<b>5,644,552,062</b>	<b>273,956,052</b>	<b>6,175,849,550</b>
Current portion	171,127,547	794,907,485	109,270,390	1,075,305,422
Non-current portion	<b>86,213,889</b>	<b>4,849,644,577</b>	<b>164,685,662</b>	<b>5,100,544,128</b>
New Urban Communities Authority	<b>257,341,436</b>	<b>5,644,552,062</b>	<b>273,956,052</b>	<b>6,175,849,550</b>

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

**24-2 MIDAR**

	<b>31 March 2026</b>	<b>31 December 2025</b>
Midar Company	40,732,242,337	40,655,559,221
Unamortized interest	<b>(27,934,066,709)</b>	<b>(28,530,146,581)</b>
	<b>12,798,175,628</b>	<b>12,125,412,640</b>
Current portion	575,141,159	544,907,656
Non-current portion	<b>12,223,034,469</b>	<b>11,580,504,984</b>
	<b>12,798,175,628</b>	<b>12,125,412,640</b>

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**25. CONTRACTORS, SUPPLIERS AND NOTES PAYABLE**

	<b>31 March 2026</b>	31 December 2025
Contractors	<b>355,229,109</b>	197,594,502
Suppliers	<b>240,208,129</b>	150,383,582
Notes payable	<b>1,059,127,477</b>	464,014,327
	<b><u>1,654,564,715</u></b>	<u>811,992,411</u>

**26. Advances from customers**

	<b>31 March 2026</b>	31 December 2025
Advances – Projects in West Cairo	<b>9,607,973,370</b>	8,734,637,982
Advances – Projects in East Cairo *	<b>3,467,139,056</b>	2,933,435,661
Advances – Projects in North Coast	<b>18,753,008,600</b>	16,537,802,228
Advances – Clubs memberships	<b>1,029,123,163</b>	947,984,458
	<b><u>32,857,244,189</u></b>	<u>29,153,860,329</u>

- Includes an amount of EGP 7.32 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).

**27. CREDITORS AND OTHER CREDIT BALANCES**

	<b>31 March 2026</b>	31 December 2025
Creditors of management, operation and maintenance of projects	<b>5,743,626,023</b>	5,317,884,378
Accrued expenses	<b>1,093,366,746</b>	803,908,600
Retentions	<b>1,100,226,484</b>	1,072,200,347
Customers - Cancellation	<b>231,353,100</b>	716,505,859
Tax authority	<b>93,046,608</b>	80,568,410
Creditors of gas and electricity installments	<b>75,632,297</b>	71,049,355
Accrued compensated absence	<b>18,888,247</b>	14,251,977
Insurance Deposits collected from customers – Against modifications	<b>24,270,282</b>	24,383,070
Contractors – Social Insurance	<b>173,032,391</b>	146,604,310
Deposits from others	<b>131,176,785</b>	122,556,684
Customers – rents	<b>6,023,543</b>	5,052,578
Other creditors	<b>530,652,296</b>	196,401,328
	<b><u>9,221,294,802</u></b>	<u>8,571,366,896</u>

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

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**28. INVESTMENTS IN SUBSIDIARIES**

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

**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	31 March 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	3,019,286
Sodic Garden City for development and investment	A subsidiary	Current account	154,131
Edara for Services of Cities and Resorts Company	A subsidiary	Works of agriculture, maintenance, and security services for SODIC West	18,545,345
Fourteen For Real estate Investment	A subsidiary	Current account	208,429
SODIC Clubs	A subsidiary	Revenue/expenses of clubs	33,046,575
Aldar Egypt for Projects Development	A subsidiary	Administrative fees	1,650,000
Executive directors and board members		Current account	254,660
		Salaries and allowances	6,000,000

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**30. RELATED PARTIES (CONTINUED)**

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

**30.1 Due from related parties**

	<b>31 March 2026</b>	31 December 2025
SODIC Syria Company – Subsidiary Company	<b>434,145,985</b>	434,145,985
Palmyra Real Estate Development Company – a Joint project	<b>35,191,620</b>	35,191,620
Move-In for Advanced Contracting Company	<b>22,411,128</b>	22,411,128
Beverly Hills for Management of Cities and Resorts Co	<b>16,881,886</b>	18,391,529
Green scape for Agriculture and Reclamation Company ( under Liquidation)	<b>3,651,668</b>	3,651,668
SODIC Garden City for development and investment	<b>4,373,570</b>	4,219,438
Fourteen for real estates	<b>12,639,849</b>	12,431,420
Aldar for Real Estate Company – Egypt	<b>528,014</b>	273,354
Edara for Cities & resorts Services	-	38,954,940
	<b>529,823,720</b>	569,671,082
Expected credit losses *	<b>(495,508,826)</b>	(495,506,515)
	<b>34,314,894</b>	74,164,567

\* 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 495,509,839 as at 31 March 2024.

**30.2 Due to related parties**

	<b>31 March 2026</b>	31 December 2025
SODIC Clubs Company	<b>90,945,098</b>	103,008,959
Edara for Cities & resorts Services	<b>48,877,119</b>	-
Aldar for Real Estate Company – Egypt	<b>58,663</b>	-
	<b>139,880,880</b>	103,008,959

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**31. NON - CASH TRANSACTIONS**

For the purpose of preparing the statement of cash flows for the financial year ending 31 March 2026, the effect of the following investment transactions was excluded as they are considered non - cash transactions:

	<u>EGP</u>
Capitalized financial component on installments collected from customers	<b>1,432,384,662</b>
Amortized interests on NUCA & land purchase creditors, that were capitalized to work in process	<b>915,480,121</b>
Interest unpaid	<b>218,856,311</b>
Interest not yet collected	<b>5,778,657</b>

**32. CAPITAL COMMITMENTS.**

The value of contracts concluded with third parties for work in progress and real estate investments under development amounted to EGP 32.27 billion (EGP 33 billion as of 31 December 2025) and executed works till 31 March 2026 amounted to EGP 17.5 billion (EGP 15.7 billion as of 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.

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**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:

	<b>31 March 2026</b>	31 December 2025
Postdated checks customers and unit's installments	<b>77,610,191,436</b>	79,587,292,928
Postdated checks and customers maintenance installments	<b>7,028,687,077</b>	7,141,596,157
Postdated checks and customers clubhouse installment	-	-
Postdated checks customers cancellations	<b>139,472,822</b>	27,637,505
	<b>84,778,351,335</b>	86,756,526,590
Due as follows:		
Posted checks and customers due long term	<b>70,177,192,176</b>	72,505,338,780
Posted checks and customers due short term	<b>14,601,159,159</b>	14,251,187,810
	<b>84,778,351,335</b>	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.

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**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:

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

The merged companies were removed from the Commercial Register on 14 July 2025. Accordingly, the statements of interim condensed separate profit or loss, comprehensive income, changes in equity, and cash flows for the comparative three-month period ended 31 March 2025 were not affected by the results of the merger.