



Earnings Release H1 2025

Cairo, Egypt

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

SODIC Displays 107% Growth in Net Profit YoY and 22% Increase in Revenues

Half Year 2025 Operational & Financial Highlights

- Revenues amounted to EGP 4.8 billion, up by 22% YoY.
- Net Cash collections EGP 8.5 billion
- Gross profit reached EGP 2.8 billion, up 96% YoY, and reflecting a gross profit margin of 58%.
- Operating profit amounted to EGP 1.8 billion, up 155% YoY, and implying an operating profit margin of 38%.
- Net profit after tax recorded EGP 1,303 million, up 107% YoY, and delivering a net profit margin of 27%.

Commenting on the results, Ayman Amer, SODIC General Manager, said: "We are pleased to report another strong set of financial results for the first half of 2025, showing a remarkable 107% YoY growth in net profit. The signing of a revenue share agreement for a 1,000-acre land plot in New Sphinx City marks a major milestone in our expansion strategy, effectively doubling our undeveloped land bank".

Key Corporate Highlights

- **March 11th:** SODIC announced the signing of an EGP 2.45 billion Bridge Facility with Commercial International Bank (CIB) to finance the development of June.
- **May 12th:** SODIC has signed a revenue share agreement with Rula for Land Reclamation for the development of a 1,000 feddan land plot in New Sphinx City, West Cairo.
- **June 17th:** SODIC announced the early delivery of VYE, its pioneering next-generation development in New Zayed, six months ahead of schedule.
- **July 14th:** SODIC announced the early delivery of the first homes at June, its Miami inspired vibrant beachfront destination on the North Coast.

Operational Review

Half Year ended 30th June 2025

Collections

Net cash collections reached EGP 8.5 billion for the period, this compares to collections of EGP 5.95 billion recorded during the half year of 2024.

Deliveries

SODIC delivered 313 units during the first six months, of which 148 were in East Cairo projects, while West Cairo accounted for 165 of the delivered units. This compares to 478 units delivered during the same period in 2024.





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CAPEX

CAPEX spent on construction during 2025 amounted to EGP 4.9 billion, compared to EGP 3.1 billion spent during the same period last year.

Financial Review

Income Statement

First six months Ended 30st of June 2025

Revenues of EGP 4.8 billion were recorded during the period, representing a 22% Increase compared to EGP 3.9 billion of revenues recorded during the same period last year. Revenues were driven by deliveries in West Cairo projects which accounted for 56% of SODIC's deliveries by value, while East Cairo contributed 44% of the delivered value.

Gross profit came in at EGP 2.8 billion, implying a gross profit margin of 58%, and gross profits recorded a 96% growth YoY.

Operating profit of EGP 1.8 billion was recorded during 2025, reflecting an operating profit margin of 38% growing 155% YoY.

Net profit after tax and non-controlling interest came in at EGP 1,298 million, implying a net profit margin of 27% and EPS of EGP 3.64.

Balance Sheet

SODIC continues to maintain a strong liquidity position with total cash and cash equivalents¹ amounting to EGP 2.4 billion.

Bank leverage remains low, with bank debt to equity standing at 0.39x. Bank debt outstanding amounted to EGP 4.9 billion as of 30 June 2025. Debt to equity amounted to 0.33x at year-end 2024, with EGP 3.8 billion of outstanding debt.

Total receivables stood at EGP 81.1 billion, of which EGP 18.5 billion are short-term receivables providing strong cash flow visibility for the company. A total of EGP 8.9 billion of receivables are reported on the balance sheet, reflecting only the receivables related to delivered units already recognized as revenue. On the other hand, some EGP 72.2 billion of receivables related to undelivered units are disclosed in the footnotes.

SODIC's total backlog of unrecognized revenue stood at EGP 89.4 billion as of 30 June 2025, providing strong revenue visibility for the company.



¹ Including Treasury Bills



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Selected Consolidated Income Statement Items

EGP in million	H1 2025	H1 2024
Total Revenue	4,779	3,935
Cost of Revenue	(2,008)	(2,522)
Gross Profit	2,771	1,413
Gross Profit Margin	58%	36%
Operating Profit	1,822	714
Operating Profit Margin	38%	18%
Net Profit Before Tax	1,705	829
Taxes	(402)	(199)
Non-Controlling Interests	(5)	(4)
Net Profit After Tax and Non-Controlling Interests	1,298	626
Net Profit Margin	27%	16%

Selected Consolidated Balance Sheet Items

EGP in million	Jun-25	Dec-24
Assets		
Work In Process	32,751	25,210
Long Term & Short-Term Net Trade and Notes Receivable (on-balance sheet)	8,952	8,590
Cash & Cash equivalent & Treasury Bills	2,353	3,405
Total Assets	63,540	54,372
Liabilities & Shareholder Equity		
Bank Facilities & Loans	4,922	3,789
Advances from Customers	27,875	21,679
Total Liabilities	50,818	42,953
Total Equity	12,722	11,420
Total Liabilities & Equity	63,540	54,372



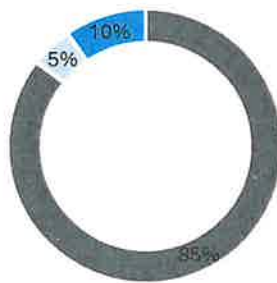


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Shareholding Structure as at 30/06/2025



- Aldar-ADQ Consortium
- Ekuity Holding
- Others

About SODIC

Building on a history of over 28 years of successful operations in Egypt, SODIC is one of the country's leading real estate development companies, bringing to the market award-winning large-scale developments to meet Egypt's ever-growing need for high quality housing, commercial and retail spaces.

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

Forward Looking Statements

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



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