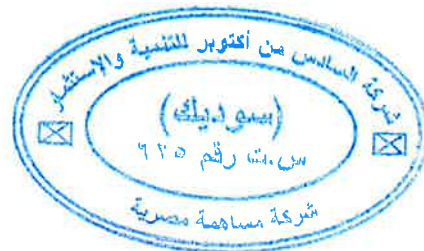


Annual report of the Board of Directors attached to the financial statements
for the Fiscal Year Ended 31/12/2024
Prepared in accordance with Article 40 of the Listing Rules

Company name	Sixth of October for Development & Investment – SODIC
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Main information:

Company objects	Purchase land plots, equip them with facilities, and prepare them for development. Zone, sell and lease land plots. Carry out construction works. Perform all aspects of work relating to information technology and systems, communications and the Internet. Plant and landscape gardens and roads. Engage in the security, maintenance and facility management business. Manage sports facilities and clubs. Own and manage restaurants.		
Company term	50 years starting 25/05/1996 and ending 24/05/2046	Date of listing on the EGX	10/03/1998
Law to which the Company is subject	Law No. 159 of 1981 and its Executive Regulations	Share nominal value	EGP 4
Last authorized capital	EGP 2 800 000 000	Last issued capital	EGP 1 424 789 472
Last paid-up capital	EGP 1 424 789 472	Registration with Commercial Registry (number and date)	625 (Date: 1996)



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Investor Relations:

Contact persons	Ahmed Hegazy Mohamed Youssef Eman Galal Ibrahim Mahmoud Ahmed Asal Salah El Din waly		
Head office address	Kilo 38, Cairo Alexandria Desert Road, Polygon Building 1, Beverly Hills, Sheikh Zayed City, Giza		
Telephone numbers	38270300	Fax numbers	38270301
Website	www.sodic.com , ir.sodic.com		
Email	ahegazi@sodic.com egalal@sodic.com mwalv@sodic.com		

Auditor:

Auditor's name	Wael Sakr Mohamed– PWC -EzzEldeen, Diab & Co		
Date of appointment:	07/03/2024		
Number of registration with the Authority	381	Date of registration with the Authority	07/06/2018

The Board unanimously approved the appointment of Mr. Mohamed Al-Sawaf (Partner at PWC), as the company's auditor for the financial year ending December 31st, 2024, replacing Mr. Wael Saqr, (Partner at PWC), the appointed external auditor who has apologized for continuing as the company's Auditor.

The appointment shall be presented to the Ordinary General Assembly for further approval.

Shareholders' structure and Board members' shareholding:

Holders of 5% or more of shares	No. of shares as of the date of financial position	%
Aldar Ventures International Holdings RSC Limited	213 240 140	59.87%
Gamma Forge Limited	91 388 632	25.66%
Total	304 628 772	85.52%

Details of the company's treasury shares: None

Board of Directors: *Latest formation of the Board:*

* The new Board was elected by the General Assembly meeting convened on 16/1/2022.

Name	Position	Representation	Capacity
Talal Shaffique Abdullallah Al Dhiyebi	Chairman	Aldar Ventures International Holdings RSC Limited	Non-Executive
Osama Abdulmonem Mahmoud Saleh	Deputy Chairman	Self	Independent
Jonathan Michael Emery	Board Member	Aldar Ventures International Holdings RSC Limited	Non-Executive
David Manson Dudley	Board Member	Aldar Ventures International Holdings RSC Limited	Non-Executive
Emma Louise O'Brien	Board Member	Aldar Ventures International Holdings RSC Limited	Non-Executive
Fahad Abdulla Mohamed Abdulla Al Mahmoud	Board Member	Aldar Ventures International Holdings RSC Limited	Non-Executive
Roque Manuel Solabarrieta Chelech	Board Member	Gamma Forge Limited	Non-Executive
Khalifa Mohammed Murad Hassan AIBlooshi	Board Member	Gamma Forge Limited	Non-Executive
Dalia Hazem Gamil Khorshid	Board Member	Self	Independent

Board meetings: 11 Board meetings were held during the year 2024.

Audit Committee: *Latest formation of the Audit Committee:*

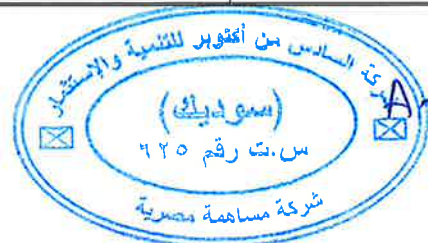
Name	Capacity
Osama Abdulmonem Mahmoud Saleh	Head of Committee
Dalia Hazem Gamil Khorshid	Committee Member
Ahmad Taha Hasan	Committee Member

Audit Committee's responsibilities and duties:

1. To examine and review the Company's internal control procedures, and to verify the Company's implementation of these procedures.
2. To study the adopted accounting policies, and any changes that would occur from the implementation of the new accounting standards.
3. To examine and review the internal audit mechanisms, tools, procedures, plans and findings, study the internal audit reports and monitor the implementation of the recommendations presented in these reports.
4. To examine and review the periodic managerial reports, submitted to the various managerial levels; noting the methodology, and manner of presentation.
5. To examine the procedures that were followed in the preparation and review of the following:
 - Periodic and annual financial statements.
 - The Public offering and private placement of financial instruments.
 - Estimated budgets, including estimated income and cash flow statements.
6. To examine the preliminary financial statements prior to the presentation to the Board, in preparation for their audit.
7. To nominate the appointment of an auditor(s), determine the auditor's fee, and the matters relating to the auditor's resignation and removal, in accordance applicable law.
8. To render an opinion on the permission to assign the auditor to provide services for the Company other than auditing services, as well as on the estimated fees for those services, without prejudice to the auditor's independence requirements.
9. To review the auditor's report on the financial statements, discuss with the auditor the observations and qualifications stated in the report, follow up on the actions taken in response to these observations and qualifications, and settle any discrepancies between the Company's management and the auditor.
10. To ensure the implementation of the control methods necessary to preserve the Company's assets, conduct periodical assessment of the administrative procedures to ensure adherence to the rules, and prepare reports to the Board.

AUDIT Committee's activities during the year:

Number of Committee meetings held	5 meetings
Were the Committee's reports submitted to the Board of Directors?	Yes
Did the Committee's reports include material issues that must be remedied?	No
Did the Board remedy the material issues?	Not Applicable



Employees' information:

Average number of employees during the year	690
Average salary of employee during the year	EGP 709 327

Employee and Manager ESOP (Employee Stock Option Plan):

- The ESOP was concluded on March 31st, 2022, the remaining number of unallocated and allocated and unexercised ESOP shares are 3 878 425 shares was sold during .

Violations and procedures relating to the Capital Market Law and the Listing Rules:

During the fiscal year ending on 12/31/2024, no fines or financial obligation were imposed on the company by the Financial Supervisory Authority or the Egyptian Stock Exchange.

Conflict of interest:

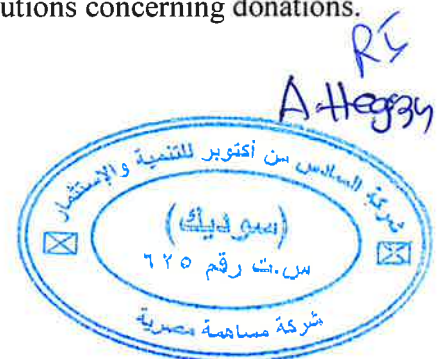
There are no conflicts of interest cases reported between the company and its insiders that require disclosure to the Company's Board of Directors.

Community Development and Environment Preservation Activities during the Year

The Company follows a clear policy on its social and environmental responsibility, and on its continuous commitment to participating in the economic and societal development, which is also stemming from the Company's responsibility toward the community and the environment.

SODIC is committed to performing an effective role in achieving real and tangible human development that benefits the Egyptian citizen in poorer communities, while affording real opportunities, since it is a leading real estate developer in the Egyptian market.

SODIC adopts a group of societal development initiatives that contribute to improving the living conditions of over 9,000 beneficiaries annually. This comes out of SODIC's belief in a set of essential principles, such as turning attention to youth by supporting educational initiatives, development of informal settlements, creating job opportunities, empowerment of women, and protection of children's rights, in light of the general-meeting resolutions concerning donations.



Donations:

Entity Name	Amount in EGP
People of the Qur'an Charity Association	712 000
Virgin Mary's Coptic Church	10 000
Archdiocese of Maghagha and Adwa	20 000
Zayed City Investors Association	20 000
Zayed General Hospital	200 000
Total	962 000

Proposals regarding addition to the reserve: the reserves is being allocated as per law, and the company's statutes.

Proposals regarding Dividends: None

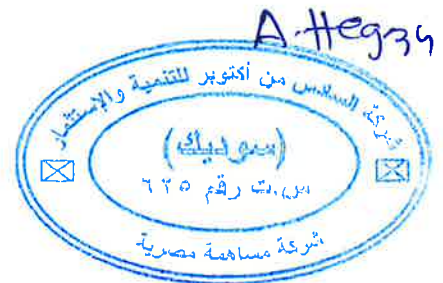
Shares and bonds issued during the year: None

Company and subsidiaries' main activities:

- Real estate investment
- Facility management
- Clubs management

Group performance during the fiscal year ending 31/12/2024:

1. The total net value of executed customer contracts (net contracted sales) during the period from 01/01/2024 to 31/12/2024 is EGP **48 Billion**.
2. The net cash collection from contracted sales during the period from 01/01/2024 to 31/12/2024 is EGP **14.5 Billion**.

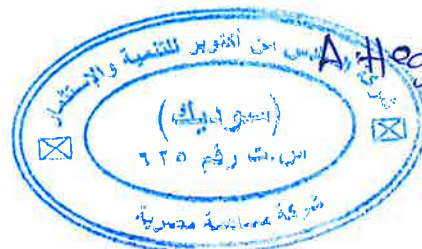


Project Name	Number of the Delivered Units	Values of the Units Million EGP
Eastown Residence	6	112
Strip II	1	35
Polygon	4	104
Portal	47	1,195
October Plaza	42	286
One 16	1	4
V-Residence	385	3,509
Six west	9	110
Sky Condos	24	121
EDNC	2	34
Westown Project Medical Center	43	326
Sodic East	318	1,033
CWT	1	2
Villette	1	13
Estates	142	2,309
Allegria Residence	19	260

Key indicators deduced from the Company's consolidated financial statements for the fiscal year ending 31/12/2024:

• **Statement of profit or loss Indicators:**

Item	Fiscal Year	
	2024 (EGP'000)	2023 (EGP'000)
Total revenues from operations	9 754 035	10 329 991
Gross Profit	5 411 103	3 567 759
Net Profit	2 535 855	1 378 817
Net Profit attributable to equity holders	2 527 212	1 373 013



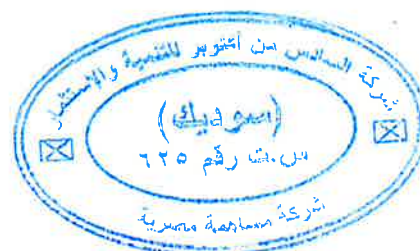
• **Statement of financial position Indicators:**

Item	Fiscal Year	
	2024 (EGP'000)	2023 (EGP'000)
Long-Term Assets	8 566 994	6 636 319
Trade & Notes Receivables	8 589 694	6 714 754
Work in Process	25 209 598	17 571 221
Financial Investments at amortized Cost	55 546	784 485
Cash and cash equivalents	3 348 974	1 875 574
Total Equity/ Property rights	11 419 506	8 683 699
Advances from Customers	21 679 299	12 428 610
Total Bank Loans & Credit Facilities	3 789 210	3 224 555

Key indicators deduced from the Company's Separate financial statements for the fiscal year ending 31/12/2024:

• **Statement of profit or loss Indicators:**

Item	Fiscal Year	
	2024 (EGP'000)	2023 (EGP'000)
Total revenues from operations	3 240 507	4 462 116
Gross Profit	1 798 867	1 877 308
Net Profit	87 063	456 360



• **Statement of financial position Indicators:**

Item	Fiscal Year	
	2024 (EGP'000)	2023 (EGP'000)
Long-Term Assets	4 956 946	4 669 927
Trade & Notes Receivables	3 425 613	2 815 790
Work in Process	13 741 966	9 003 272
Financial Investments at amortized Cost	-	255 024
Cash and cash equivalents	1 564 314	360 501
Total Equity	3 333 663	3 039 685
Advances from Customers	9 780 630	4 700 861
Total Bank Loans & Credit Facilities	2 881 502	1 728 001

General Manager

RS
A Hegazy

Ayman Mustafa Aly Amer



Date: 06/02/2024

