

Annual report of the Board of Directors attached to the financial statements
for the Fiscal Year Ended 31/12/2025
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 25 000 000 000	Last issued capital	EGP 5 157 174 344
Last paid-up capital	EGP 5 157 174 344	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 mwaly@sodic.com		

Auditor:

Auditor's name	Mohamed Rashad Abdo ELSawaaf– PWC -EzzEldeen, Diab & Co		
Date of appointment:	06/03/2025		
Number of registration with the Authority	419	Date of registration with the Authority	02/10/2024

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	771 844 964	59.87%
Gamma Forge Limited	330 790 701	25.66%
Total	1 102 635 665	85.52%

Details of the company's treasury shares: None



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Board of Directors: Latest formation of the Board:

* The new Board was elected by the General Assembly meeting convened on 06/03/2025.

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	Non-Executive Independent
Fahad Abdulla Mohamed Abdulla Al Mahmoud	Deputy Chairman	Aldar Ventures International Holdings RSC Limited	Executive
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
Nora Samy Yassin	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 AlBlooshi	Board Member		Non-Executive
Dalia Hazem Gamil Khorshid	Board Member	Self	Non-Executive Independent
Hisham Mohamed Ashraf Labib Gohar	Board Member	Self	Non-Executive Independent

Board meetings: 12 Board meetings were held during the year 2025.

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

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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 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



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Employees' information:

Average number of employees during the year	690
Average salary of employee during the year	EGP 731 484

Employee and Manager ESOP (Employee Stock Option Plan): None

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

During the fiscal year ending on 12/31/2025, a financial obligation of EGP 35,000 was imposed on the company by the Egyptian Stock Exchange due to a violation of Article (30) of the Listing and Delisting Rules and Article (43) of the Executive Procedures.

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

SODIC follows a clear policy that emphasizes its commitment to fostering societal growth and development. Recognizing its role in contributing to the betterment of the national community, we place particular emphasis on marginalized areas and the creation of sustainable cities for the future, leveraging its position as a leading real estate developer in the Egyptian market.

Through our well-defined initiatives, we improve the living conditions of over 150,000 beneficiaries annually. This comes out of SODIC's belief in a set of essential principles such as supporting education, creating job opportunities, empowering people of determination, and safeguarding children's rights, in light of the general-meeting resolutions concerning donations.



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Donations:

Entity Name	Amount in EGP
Arab Learning Initiative (Alfanar)	4 000 000
Tawasol for developing Istabl Antar	3 000 000
People of the Qur'an Charity Association	497 000
Irteqaa Charity	700 000
Zayed City Investors Association	10 000
Archdiocese of Maghagha and Adwa	30 000
Total	8 237 000

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 31/12/2025:

1. The total net value of executed customer contracts (net contracted sales) during the period from 01/01/2025 to 31/12/2025 is EGP **40.5 Billion**.
2. The net cash collection from contracted sales during the period from 01/01/2025 to 31/12/2025 is EGP **20.1 Billion**.

Project Name	Number of the Delivered Units	Values of the Units Million EGP
464 Acres	1,279	7,655
Eastown Residence	1	27.6
Villette	193	3,165
Forty West	1	53
Portal	10	375
October Plaza	3	32.4
Six west	91	3,117
Westown Project Medical Center	17	214
Sodic East	201	1,798
Estates	73	2,755
Allegria Residence	6	177
June	202	1,662
The Polygon	6	382



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Key indicators deduced from the Company's consolidated financial statements for the fiscal year ending 31/12/2025:

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

Item	Fiscal Year	
	2025 (EGP'000)	2024 (EGP'000)
Total revenues from operations	21 264 499	9 754 035
Gross Profit	7 630 586	5 411 103
Net Profit	4 490 486	2 535 855
Net Profit attributable to equity holders	4 479 519	2 527 212

• **Statement of financial position Indicators:**

Item	Fiscal Year	
	2025 (EGP'000)	2024 (EGP'000)
Long-Term Assets	12 464 346	8 566 994
Trade & Notes Receivables	13 491 484	8 589 694
Work in Process	50 461 655	25 209 598
Financial Investments at amortized Cost	1 687 350	55 546
Cash and cash equivalents	2 711 253	3 348 974
Total Equity/ Property rights	15 900 823	11 419 506
Advances from Customers	29 222 421	21 679 299
Total Bank Loans & Credit Facilities	9 781 835	3 789 210



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Key indicators deduced from the Company's Separate financial statements for the fiscal year ending 31/12/2025:

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

Item	Fiscal Year	
	2025 (EGP'000)	2024 (EGP'000)
Total revenues from operations	17 956 472	3 240 507
Gross Profit	6 128 829	1 798 867
Net Profit	3 468 834	87 063

• **Statement of financial position Indicators:**

Item	Fiscal Year	
	2025 (EGP'000)	2024 (EGP'000)
Long-Term Assets	12 430 235	4 956 946
Trade & Notes Receivables	13 339 925	3 425 613
Work in Process	50 461 655	13 741 966
Financial Investments at amortized Cost	1 682 014	-
Cash and cash equivalents	2 284 754	1 564 314
Total Equity	15 594 368	3 333 663
Advances from Customers	29 153 860	9 780 630
Total Bank Loans & Credit Facilities	9 781 835	2 881 502

General Manager

Ayman Mustafa Aly Amer




Date: 05/02/2026