

SODIC's Net Profit and Revenues Surge in 2025

SODIC records an EGP 4.49 billion in net profit, up a sharp 77% YoY and EGP 21.26 billion in revenues, up an exceptional 118% YoY.

The remarkable success of the newly launched 'Eastvale' in 2025, was met with exceptional demand growing SODIC's presence in East Cairo.

Full Year 2025 Highlights

- Gross contracted sales of EGP 48.4 billion*.
- Revenues of EGP 21.26 billion, 118% YoY growth.
- Gross profit reached EGP 7.63 billion, up 41% YoY, and reflecting a gross profit margin of 36%.
- Operating profit amounted to EGP 5.55 billion, up 68% YoY, and implying an operating profit margin of 26%.
- Net profit after tax and non-controlling interests recorded EGP 4.49 billion, up 77% YoY, and reflecting a net profit margin of 21%
- SODIC accelerated long-term growth through the expansion of the Company's land bank by approximately 1,500 feddans (c. 6.3 million sqm), comprising 1,000 feddans in West Cairo in partnership with Rula for Land Reclamation and 500 feddans in East Cairo (Mada City) in partnership with Midar for Investment and Urban Development, further solidifying SODIC's development pipeline and future revenue generation capacity.

Commenting on the results Ayman Amer SODIC's Group General Manager said, "We are proud to deliver another exceptional year for SODIC, with our net profit and revenues growing significantly by 77% and 118% respectively. The remarkable success of our newly launched East Cairo project, Eastvale, which generated over EGP 21 billion in contracted sales, has built on SODIC's East portfolio, further strengthening the brand's presence in East Cairo. With units delivered nearly doubling YoY and strong progress across construction, we remain focused on creating sustainable value for our customers, partners, and shareholders. We continue to execute our strategic growth plans with the same diligence and customer-centric approach that sets SODIC apart".

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.
- **October 12th:** SODIC signed a revenue share agreement with MIDAR for Investment and Urban Development for the development of a 500 feddan land plot within "MADA", East Cairo.
- **November 23rd:** SODIC launched its newest East Cairo project, Eastvale, located in MADA.
- **November 26th:** SODIC announced the signing of a Revolving Facility with Banque Misr (BM) for a total amount of up to EGP 3 billion with a tenor of four years.

* EGP 44.5 billion contracted collected and EGP 48.4 billion contracted collected and under collection.



Earnings Release

FY 2025

Cairo, Egypt

SODIC ("Sixth of October Development & Investment Company") (EGX OCDI.CA) has released its consolidated operational and financial results for the year ended 31st of December 2025.

Operational Review

Full Year Ended 31st of December 2025

Gross Contracted Sales

SODIC sold 1,788 units during 2025, compared to 1,270 units in 2024 and generating gross contracted sales of EGP 48.4 billion.

Gross contracted sales were diversified between SODIC's main markets, heavily driven by East Cairo, accounting for 52% c. of total sales, led by the strong demand for the newly launched project Eastvale, which contributed to c. EGP 21 bn in contracted sales, representing 44% of SODIC's contracted sales in 2025. West Cairo projects contributed 21% and North coast projects contributed 27% of the company's gross contracted sales on the back of robust sales in Ogami, which contributed 17% of sales.

Collections

Net cash collections reached EGP 20.1 billion for the period. This compares to collections of EGP 15 billion in 2024.

Deliveries

SODIC delivered some 2,083 units during the year, of which 395 were in East Cairo projects, while West Cairo accounted for 1,486 and North cost accounted for 202 of the delivered units. This compares to 1,045 units delivered during the previous year.

CAPEX

CAPEX spent on construction during 2025 amounted to EGP 11 billion, compared to EGP 8.5 billion spent last year.

Revenue backlog

SODIC's total backlog of unrecognized revenue stood at EGP 106 billion as of 31 December 2025, compared to EGP 87 billion recorded in 2024, providing strong revenue growth and visibility for the company.



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Financial Review

Income Statement

Full Year Ended 31st of December 2025

Revenues of EGP 21.26 billion were recorded during the year, compared to EGP 9.75 billion of revenues recorded in 2024. Real Estates Revenues were driven by deliveries in West Cairo's projects which accounted for 69.4% of SODIC's deliveries by value. West Cairo's project 464 Acres separately accounted for 41% of the value delivered during the full year. East Cairo contributed 20.3% and North Coast contributed 10.3% of the delivered value.

Gross profit came in at EGP 7.63 billion, implying a gross profit margin of 36%, gross profits recorded a 41% growth YoY.

Operating profit of EGP 5.55 billion was recorded during 2025, reflecting a healthy operating profit margin of 26% growing 68% YoY.

Net profit after tax and non-controlling interests came in at EGP 4.49 billion and implying a net profit margin of 21% and EPS of EGP 3.47.

Balance Sheet

SODIC continues to maintain a strong liquidity position with total cash and cash equivalents¹ amounting to EGP 4.4 billion.

Bank leverage remains low, with bank debt to equity standing at 0.61x. Bank debt outstanding amounted to EGP 9.7 billion as of 31 December 2025.

Total receivables stood at EGP 100.2 billion, of which EGP 19.96 billion are short term receivables providing strong cash flow visibility for the company. A total of EGP 13.5 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 86.7 billion of receivables related to undelivered units are disclosed in the footnotes.

¹ Including Treasury Bills

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Selected Consolidated Income Statement Items

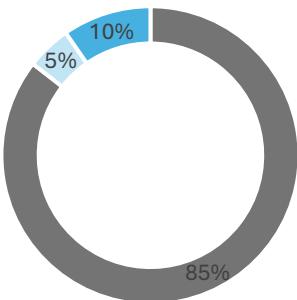
EGP in million	FY 2025	FY 2024
Total Revenue	21,264	9,754
Cost of Revenue	(13,634)	(4,343)
Gross Profit	7,631	5,411
Gross Profit Margin	36%	55%
Operating Profit	5,555	3,310
Operating Profit Margin	26%	34%
Net Profit Before Tax	5,796	3,360
Taxes	(1,306)	(827)
Non-Controlling Interests	(11)	(9)
Net Profit After Tax and Non-Controlling Interests	4,490	2,536
Net Profit Margin	21%	26%

Selected Consolidated Balance Sheet Items

EGP in million	FY 2025	FY 2024
Assets		
Work In Process	50,462	25,210
Long Term & Short-Term Net Trade and Notes Receivable (on-balance sheet)	13,491	8,590
Cash & Cash equivalent & Treasury Bills	4,399	3,405
Total Assets	89,882	54,372
Liabilities & Shareholder Equity		
Bank Facilities & Loans	9,782	3,789
Advances from Customers	29,222	21,679
Total Liabilities	73,982	42,953
Total Equity	15,901	11,420
Total Liabilities & Equity	89,882	54,372

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Shareholding Structure as at 31/12/2025



- Aldar-ADQ Consortium
- Ekuity Holding
- Others

About SODIC

Building on a history of 30 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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