



Investor Presentation

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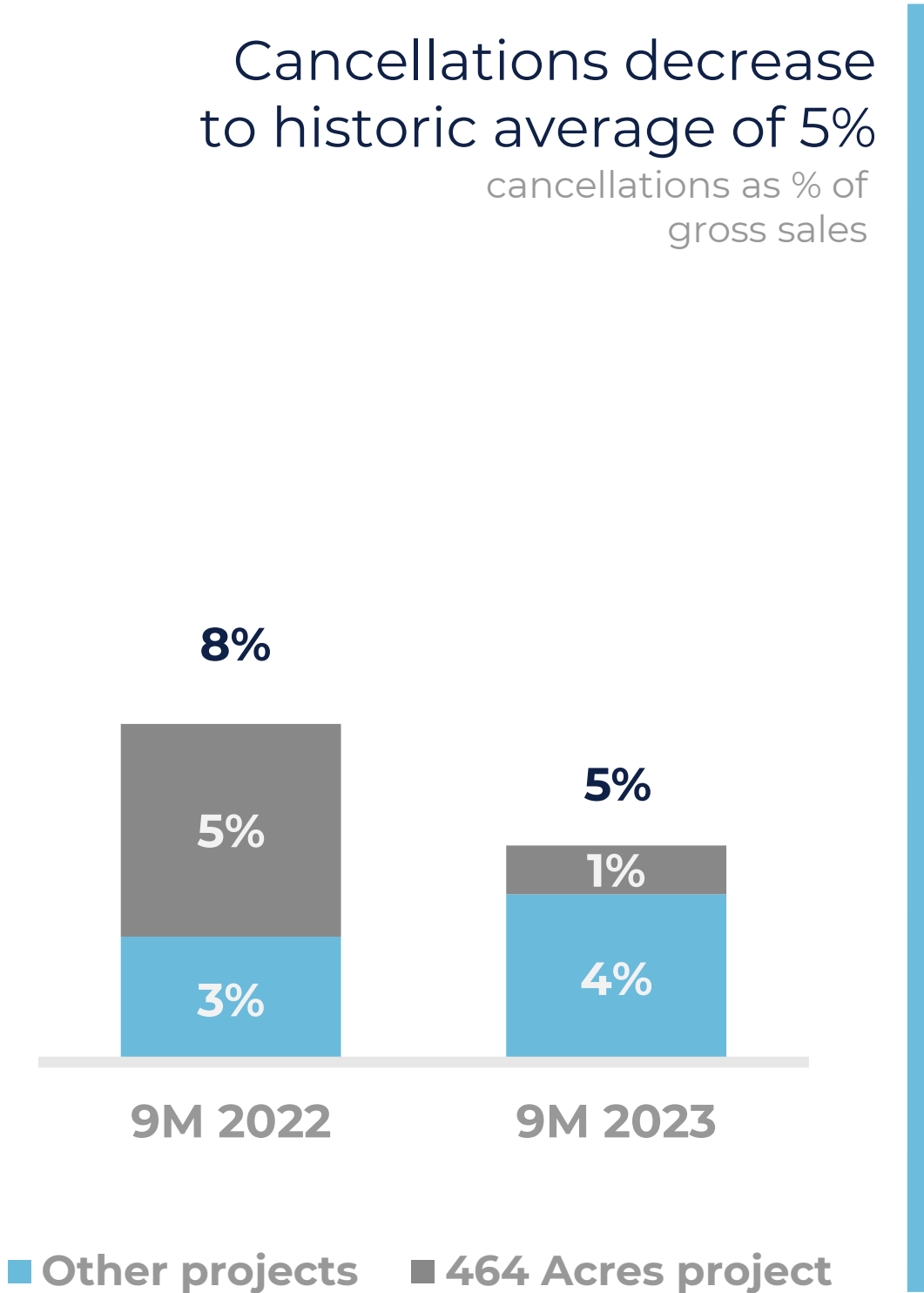
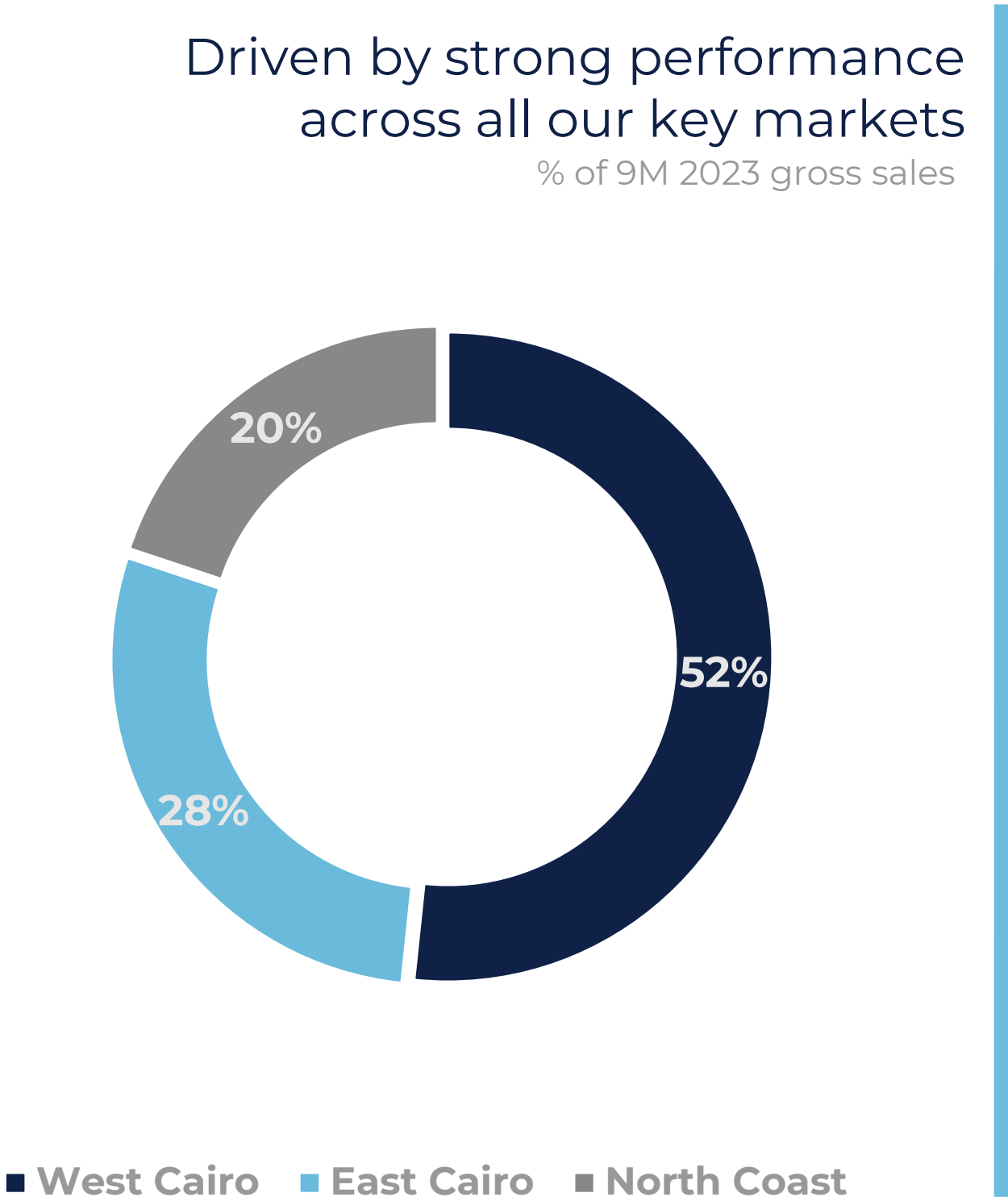
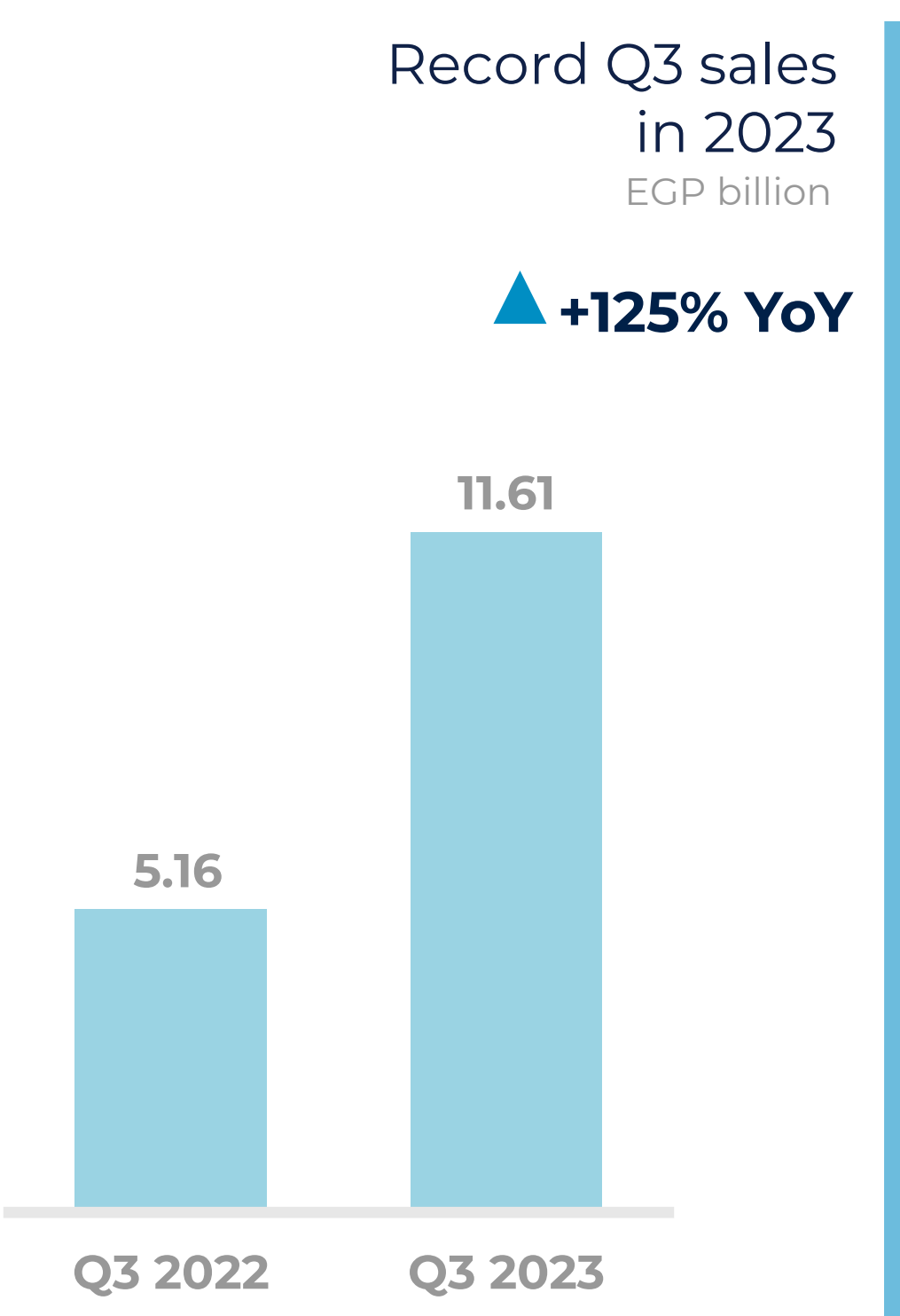
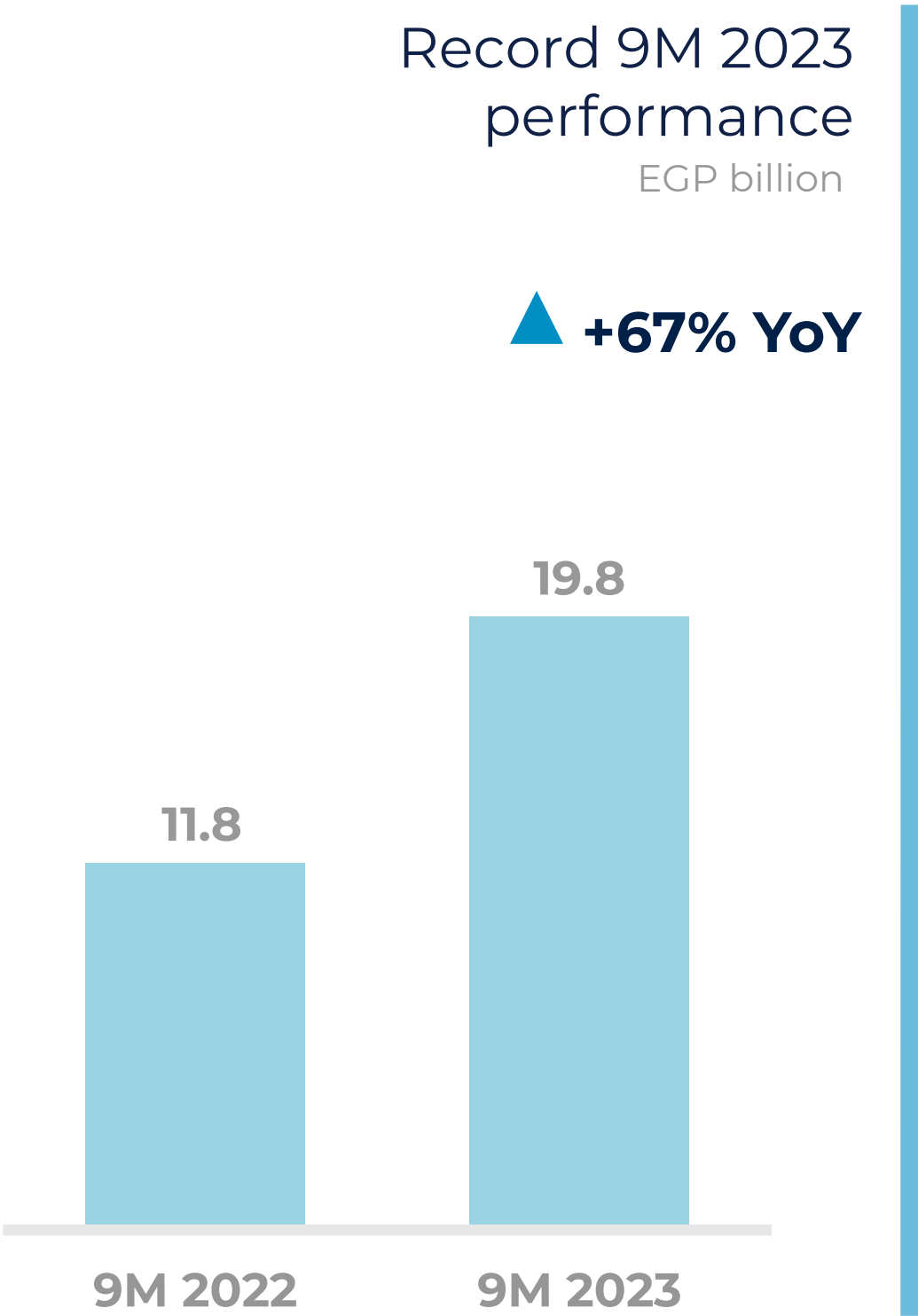
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OPERATIONAL REVIEW 9M 2023

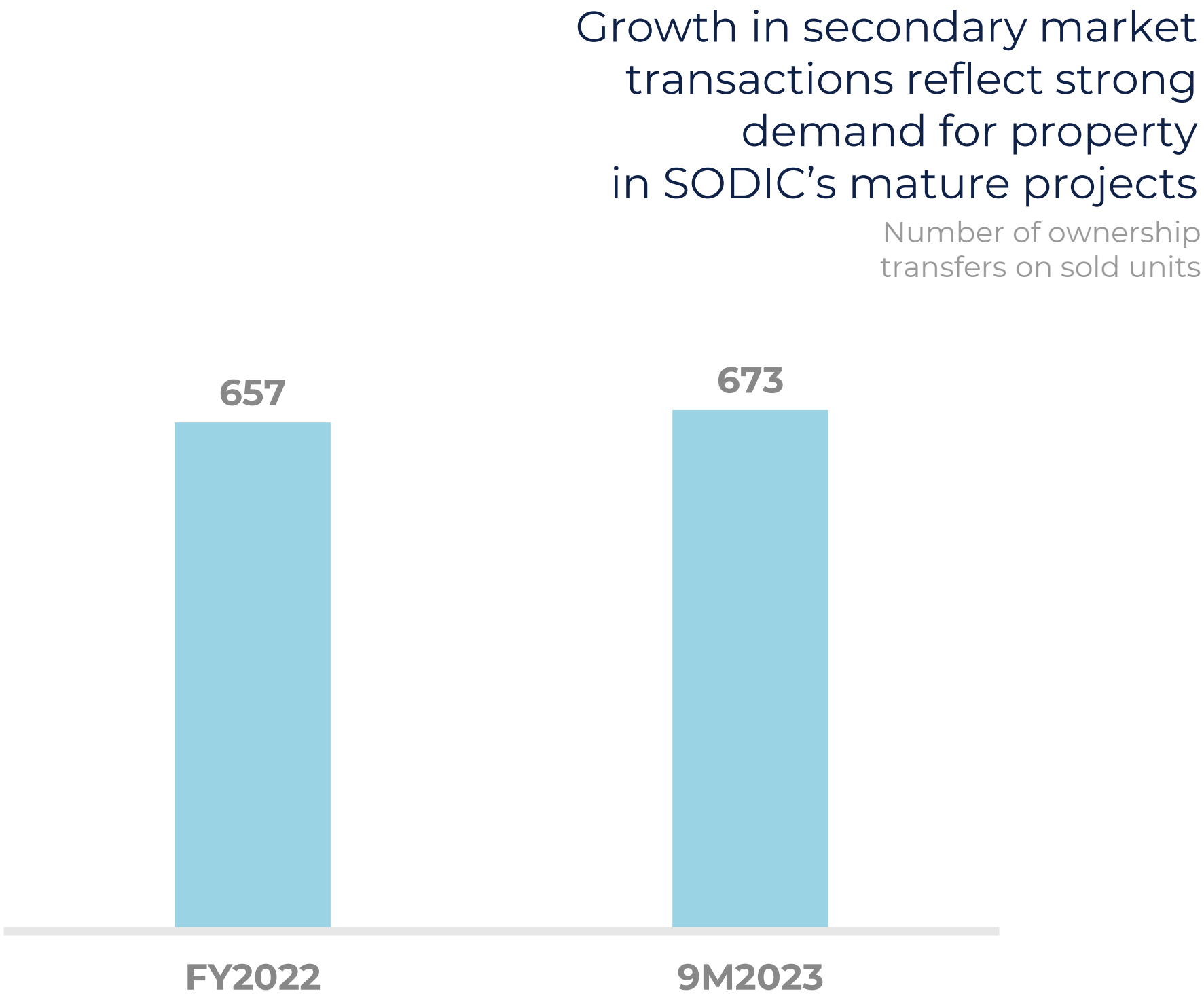
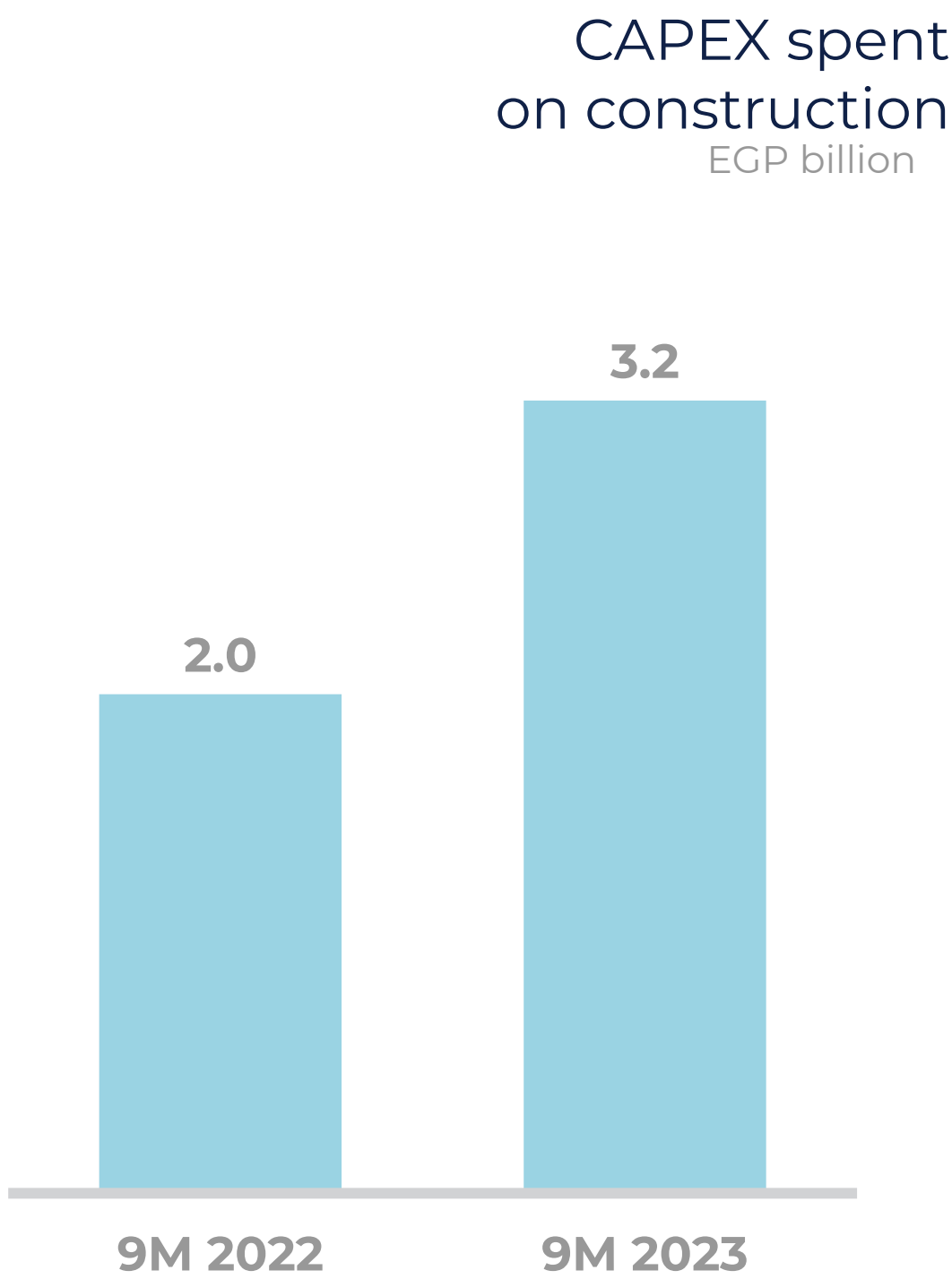
OPERATIONAL REVIEW 9M 2023

RECORD GROSS CONTRACTED SALES IN Q3 2023 ON TRACK TO ACHIEVE ANOTHER RECORD YEAR OF SALES



OPERATIONAL REVIEW 9M 2023

YOY GROWTH IN CAPEX, GROWTH IN RESALE OF SODIC UNITS IN MATURE PROJECTS



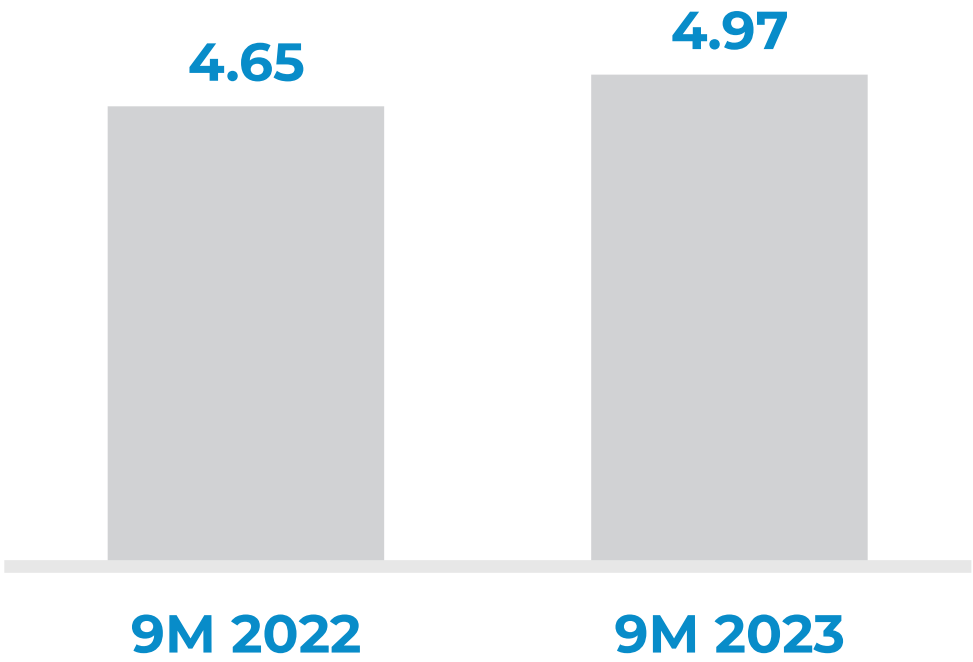


FINANCIAL REVIEW 9M 2023

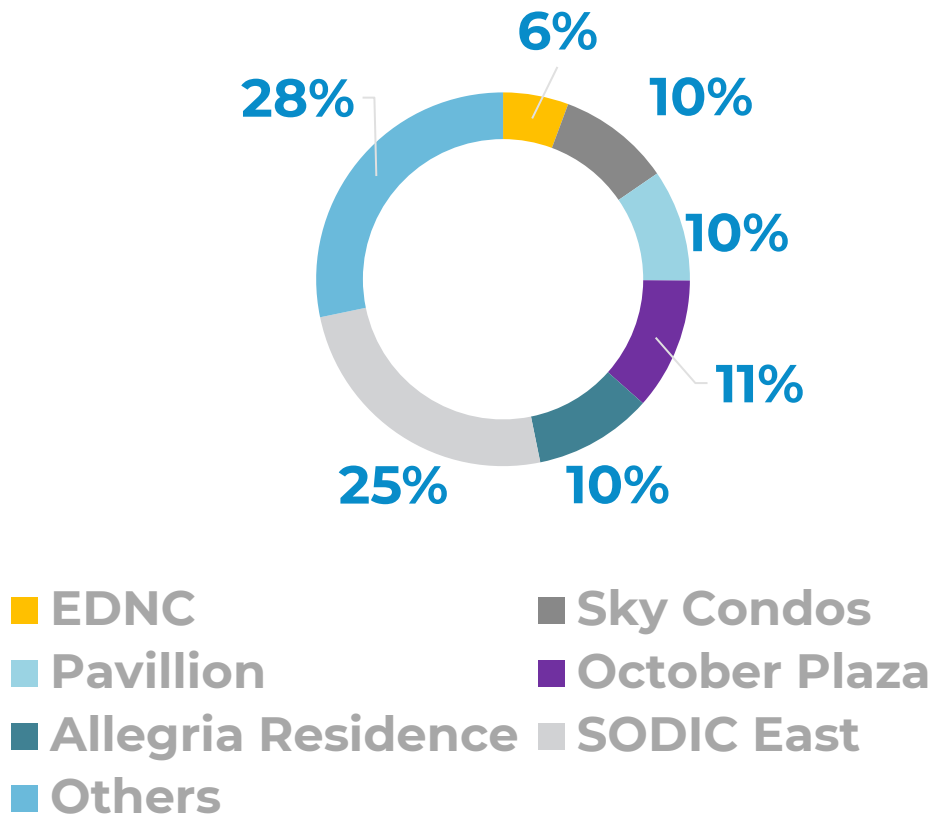
FINANCIAL REVIEW 9M 2023

REVENUE AND GROSS PROFIT
INCREASE ON THE BACK OF
GROWTH IN DELIVERED
VALUE

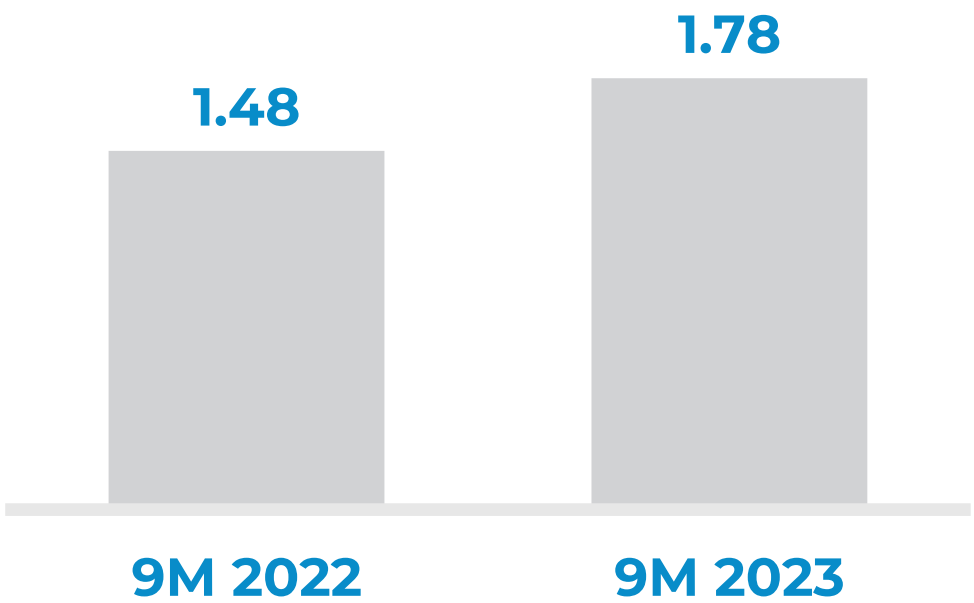
Revenue
▲ **+7% YoY**
EGP billion



Driven by deliveries
in SODIC East and
October Plaza
% of delivered value



Gross profit
▲ **+20% YoY**
EGP billion

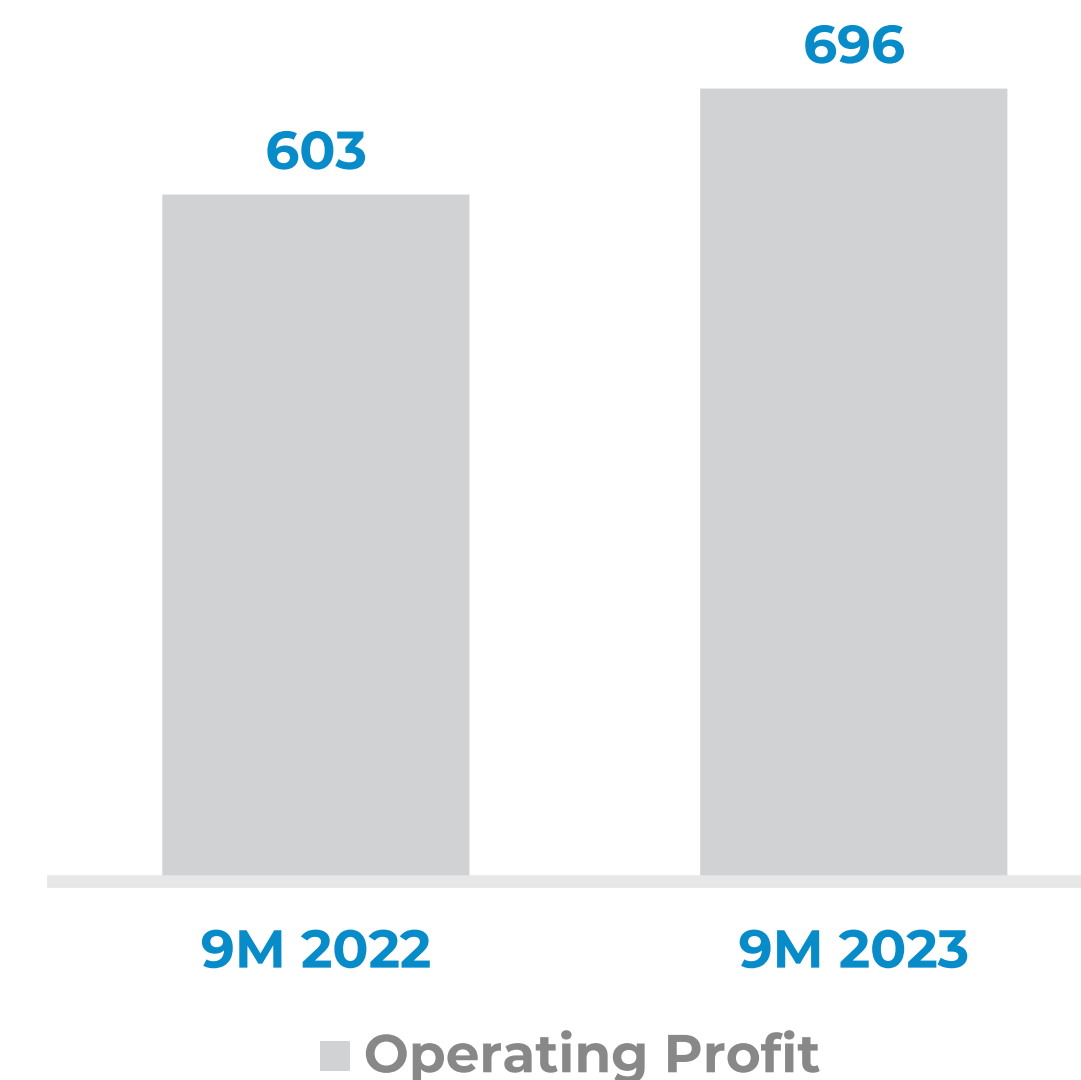


■ Gross Profit

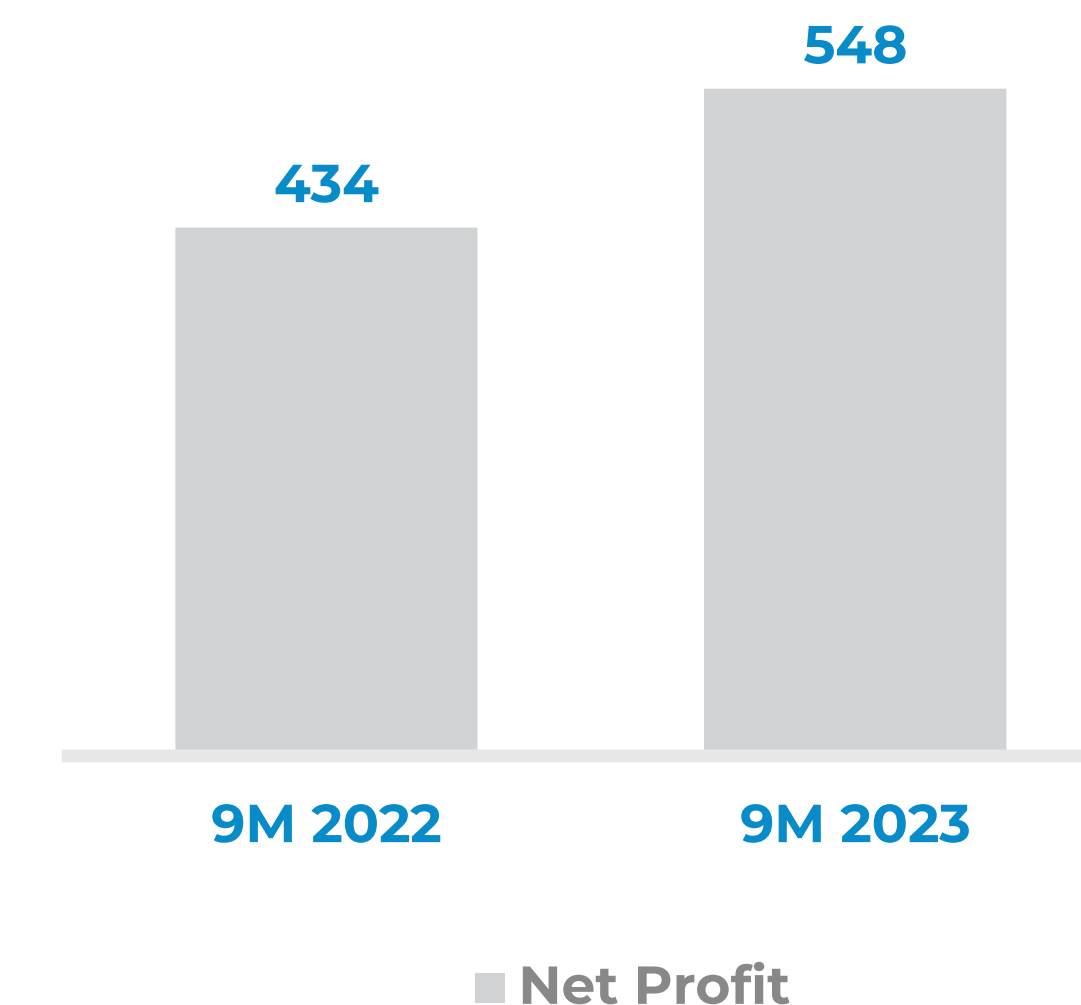
FINANCIAL REVIEW 9M 2023

**OPERATING PROFITABILITY
IMPROVES ON THE BACK OF
HIGHER REVENUES AND
GROSS PROFIT**

Operating Profits
▲ **+15% YoY**
EGP billion



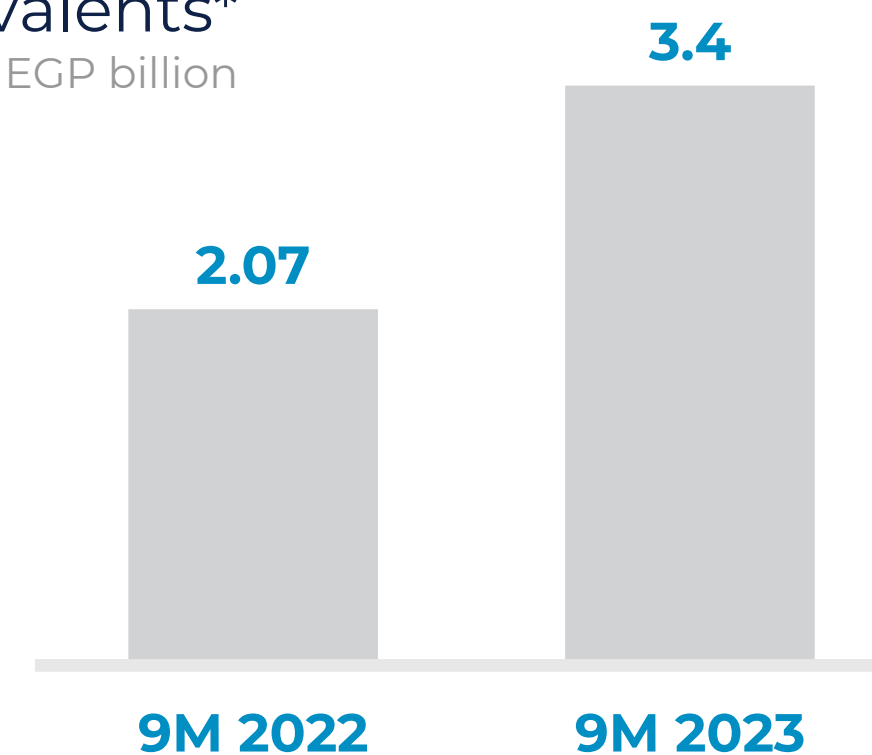
Net Profits
▲ **+26% YoY**
EGP billion



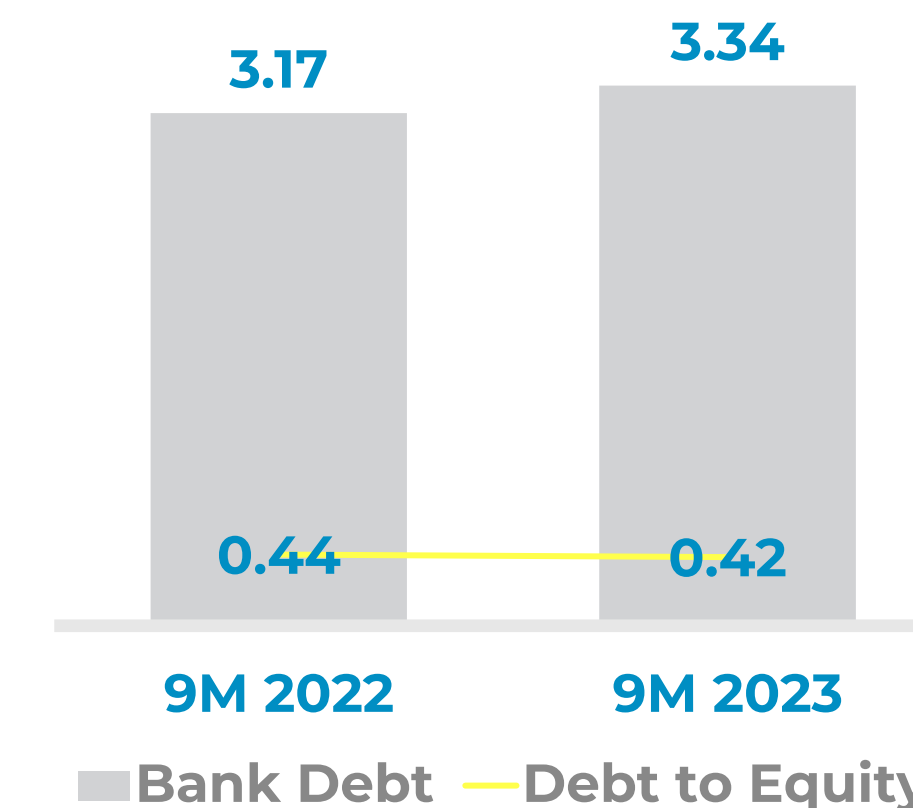
FINANCIAL REVIEW 9M 2023

**BALANCE SHEET REMAINS
HIGHLY LIQUID, STRONG
VISIBILITY FOR COLLECTIONS
& REVENUES**

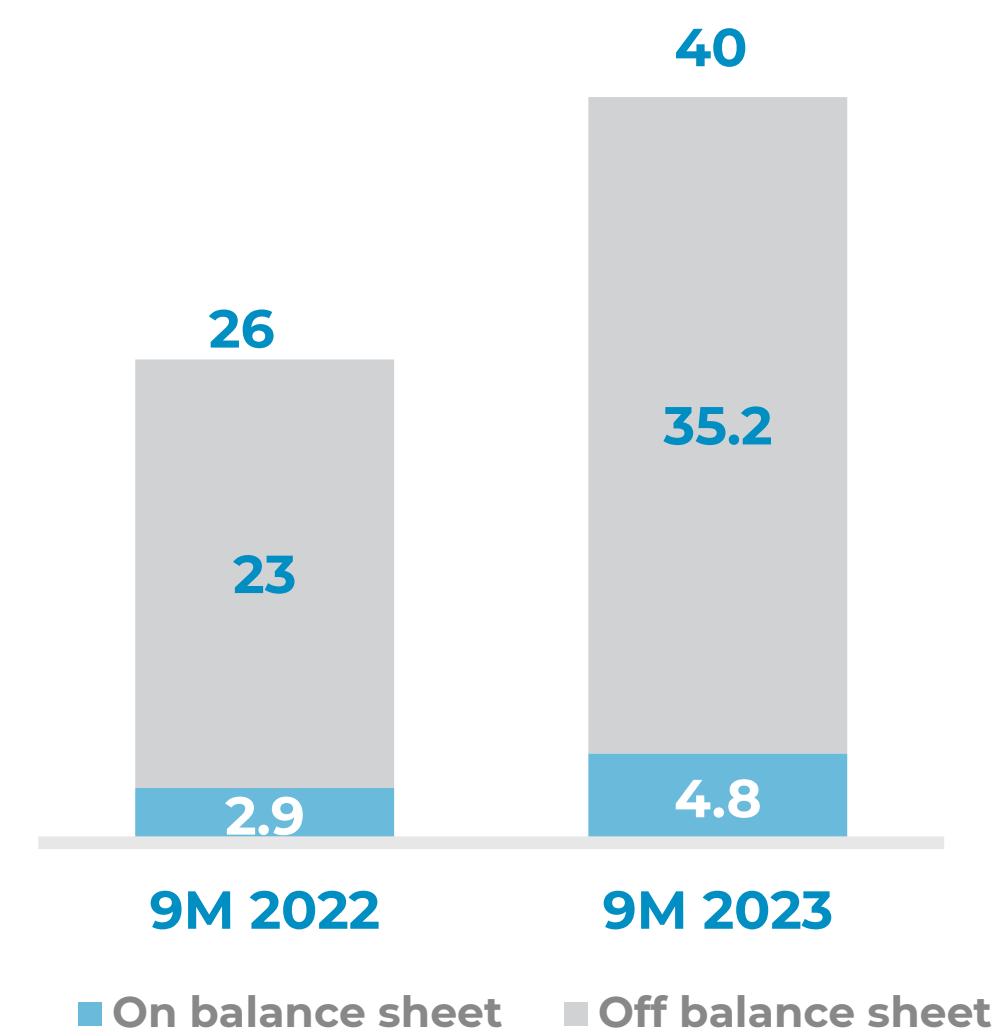
Cash and
equivalents*
EGP billion



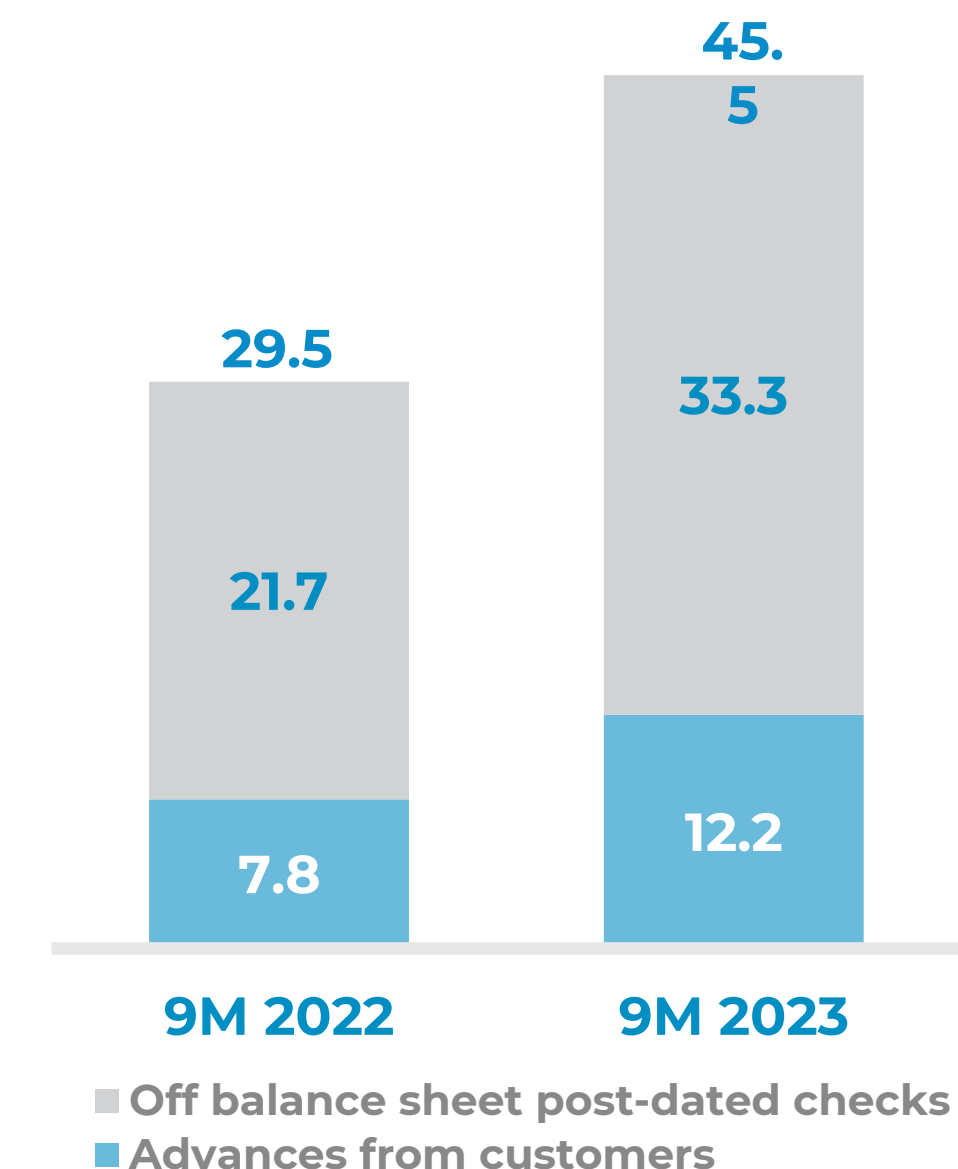
Bank Debt
EGP billion



Receivables
EGP billion



Revenue Backlog
EGP billion



*Cash balance excludes maintenance deposits

Item in EGP (unless stated otherwise)	9M 2022	9M 2023	YoY growth
Gross contracted sales	11.8.4 bn	19.8 bn	67%
Delivered Units, Number of	845	743	-12%
Revenue	4.65 bn	4.97 bn	7%
Gross Profit	1.48 bn	1.78 bn	20%
Operating Profit	0.6 bn	0.7 bn	15%
Net Profit attributable to equity holders	0.43 bn	0.55 bn	26%
Basic Earnings per Share	1.22	1.54	26%
Cash and equivalents	2.07 bn	3.4 bn	63%

YoY

PERFORMANCE

IN NUMBERS

ABOUT SODIC

SODIC is a leading real estate developer in Egypt, with a distinguished track record of over 25 years of successful operations in West Cairo, East Cairo, and the North Coast.

The company develops sustainable, largescale, mixed-use communities that cater to the growing demand for high-quality residential, commercial, and retail properties. SODIC's vibrant communities are home to over 30,000 people today.

SODIC is listed on the EGX and is one of the few non-family-owned companies traded on the exchange, prudently managed with strong governance and discipline, with a track record of delivering projects ahead of time.



WHERE WE OPERATE

THE NORTH COAST

caesar

june.

WEST CAIRO

SODIC WEST

OCTOBER PLAZA

THE ESTATES
NEW ZAYED

THE ESTATES
RESIDENCES

V Y E

Karmell
New Zayed

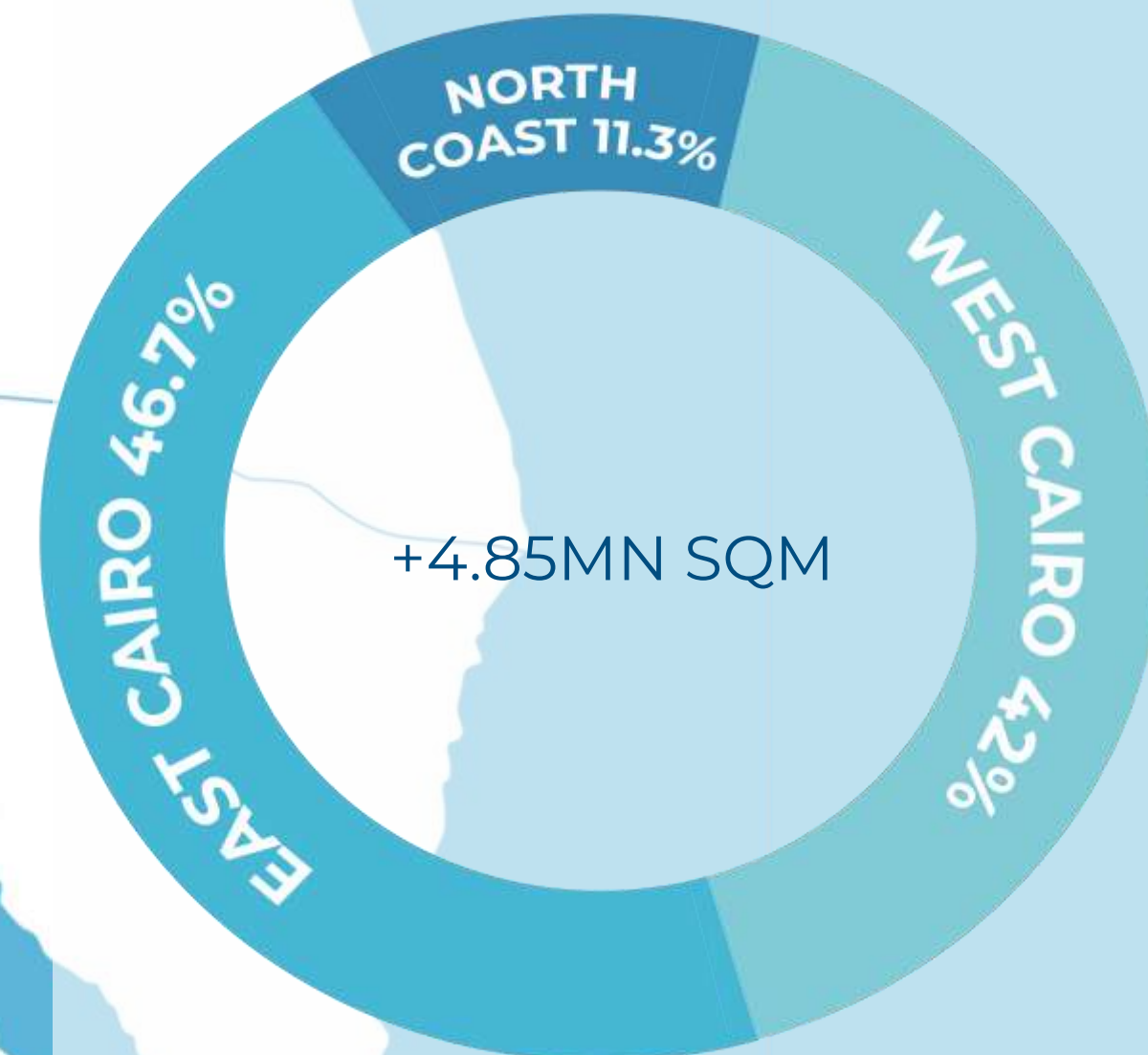
EAST CAIRO

SODIC EAST

KATTAMEYA PLAZA

VILLETTE
NEW CAIRO

EASTOWN
NEW CAIRO



UNLAUNCHED LAND BANK
ACROSS KEY MARKETS

SODIC IN NUMBERS

26

YEARS OF
OPERATION

+13K

UNITS
DELIVERED

+30K

RESIDENTS

+17MN SQM

TOTAL LAND BANK

+9K

FAMILIES BENEFITING FROM CSR
PROGRAMS ANNUALLY

+10

DEVELOPMENTS

+70%

DEVELOPED

+17K

UNITS SOLD

12

91%

OF UNITS DELIVERED AHEAD
OF TIME

55 NPS RATING

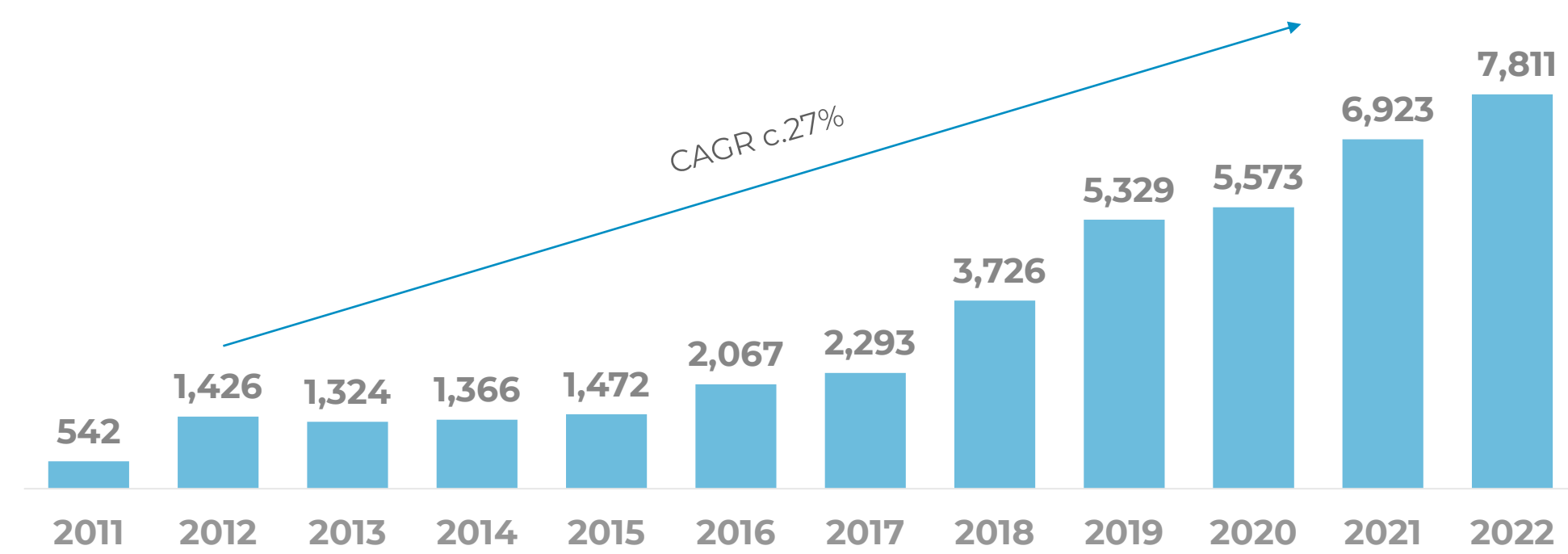
LEADING RATING IN THE MARKET

EARNINGS VISIBILITY

SOLID TRACK RECORD FOR DELIVERING GROWTH

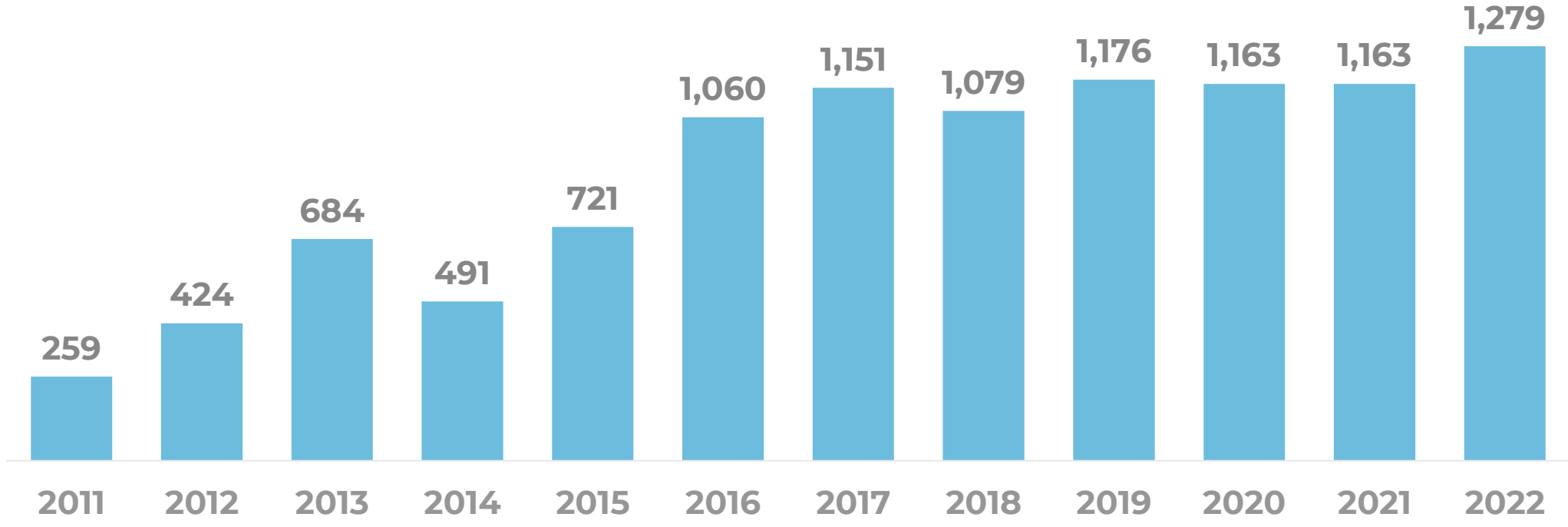
STRONG GROWTH IN REVENUES

EGP million



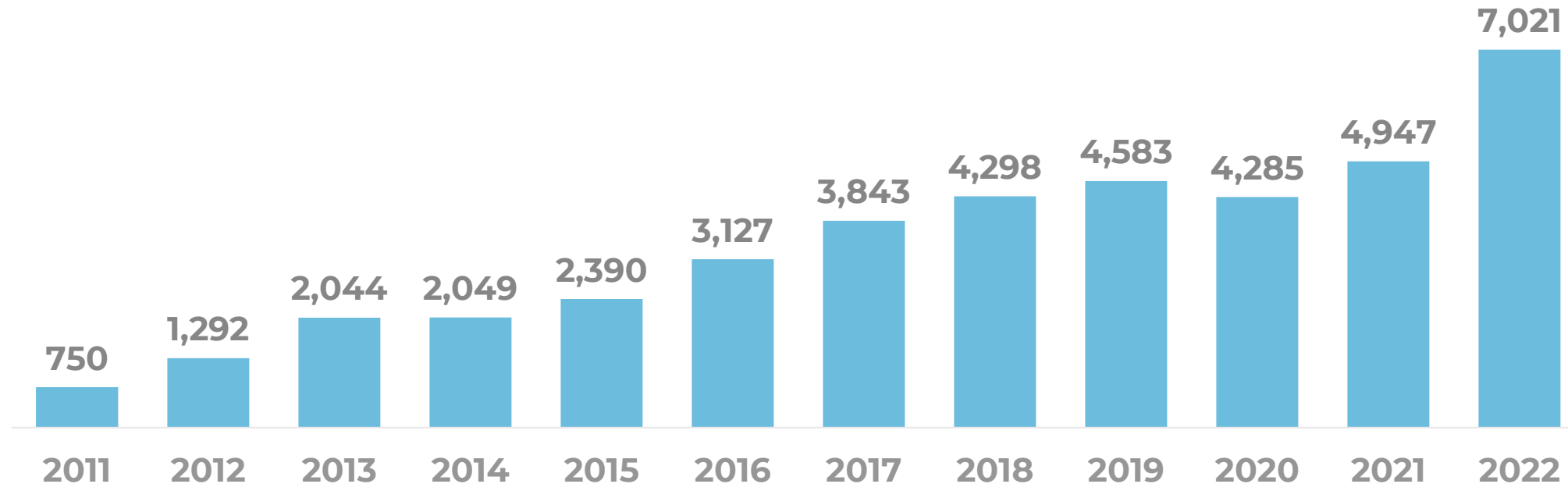
CONTINUING TO DELIVER ON SCHEDULE

Units Delivered



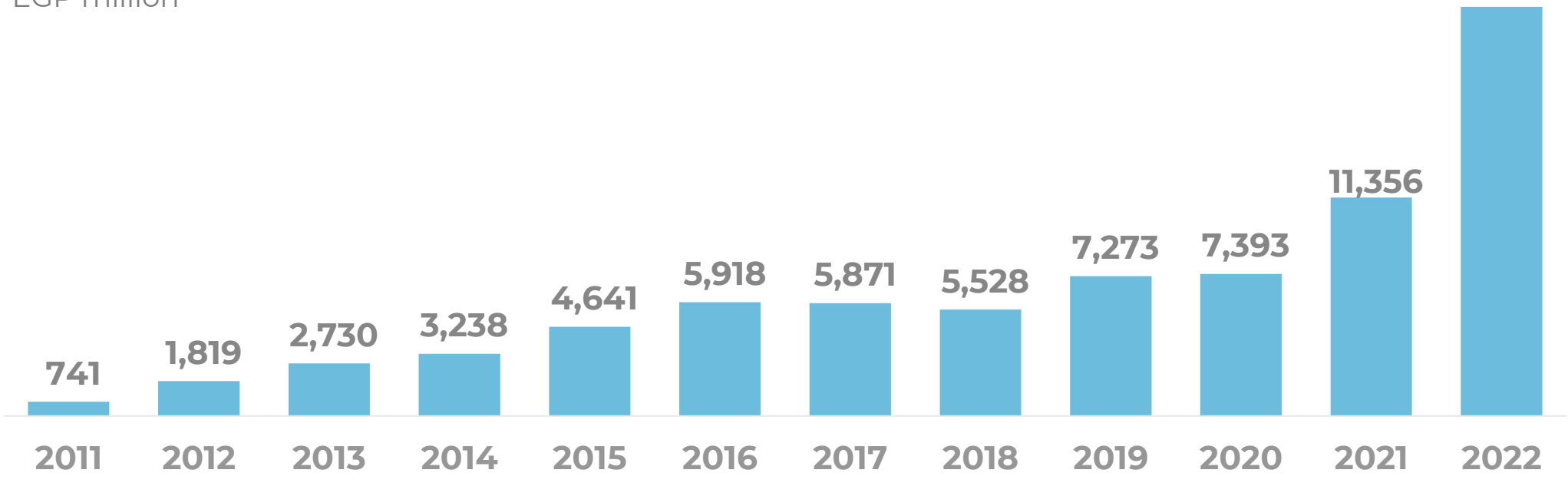
HEALTHY COLLECTIONS ACROSS THE YEARS

EGP million



SOLID GROWTH IN ANNUAL SALES

Gross contracted sales
EGP million



EARNINGS VISIBILITY

SOLID BACKLOG FOR REVENUES AND COLLECTIONS

EGP 39.98 BN

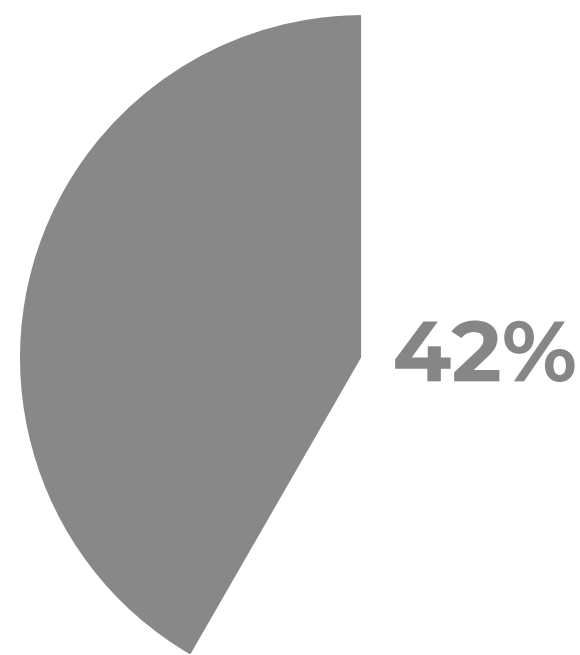
Checks on hand and receivables generating EGP 8.96 billion of collection in the coming 12 months¹

EGP 45.46 BN

Future revenues from units already sold and currently under construction providing revenue visibility for the coming 3-4 years¹

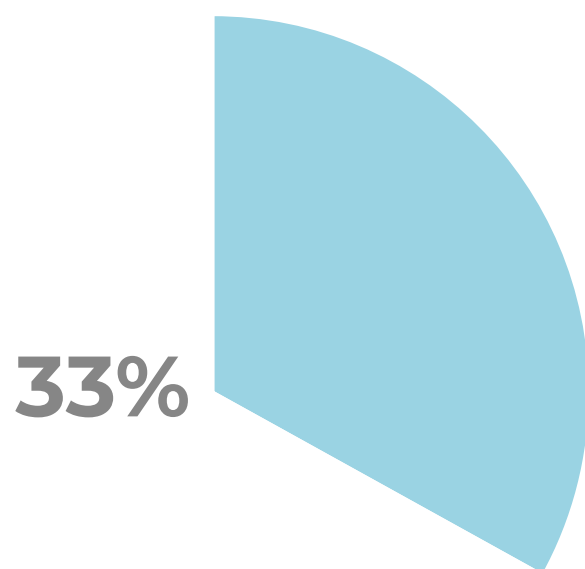
DIVERSIFIED LANDBANK

c.6.4 MILLION SQM UNLAUNCHED LAND



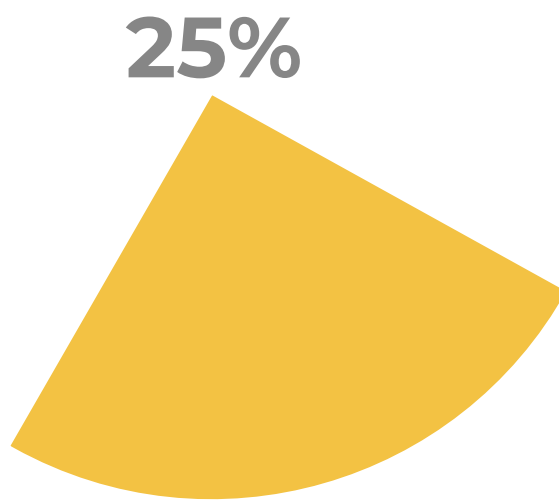
NORTH COAST

Caesar Back plot, June &
440



EAST CAIRO

SODIC East



WEST CAIRO

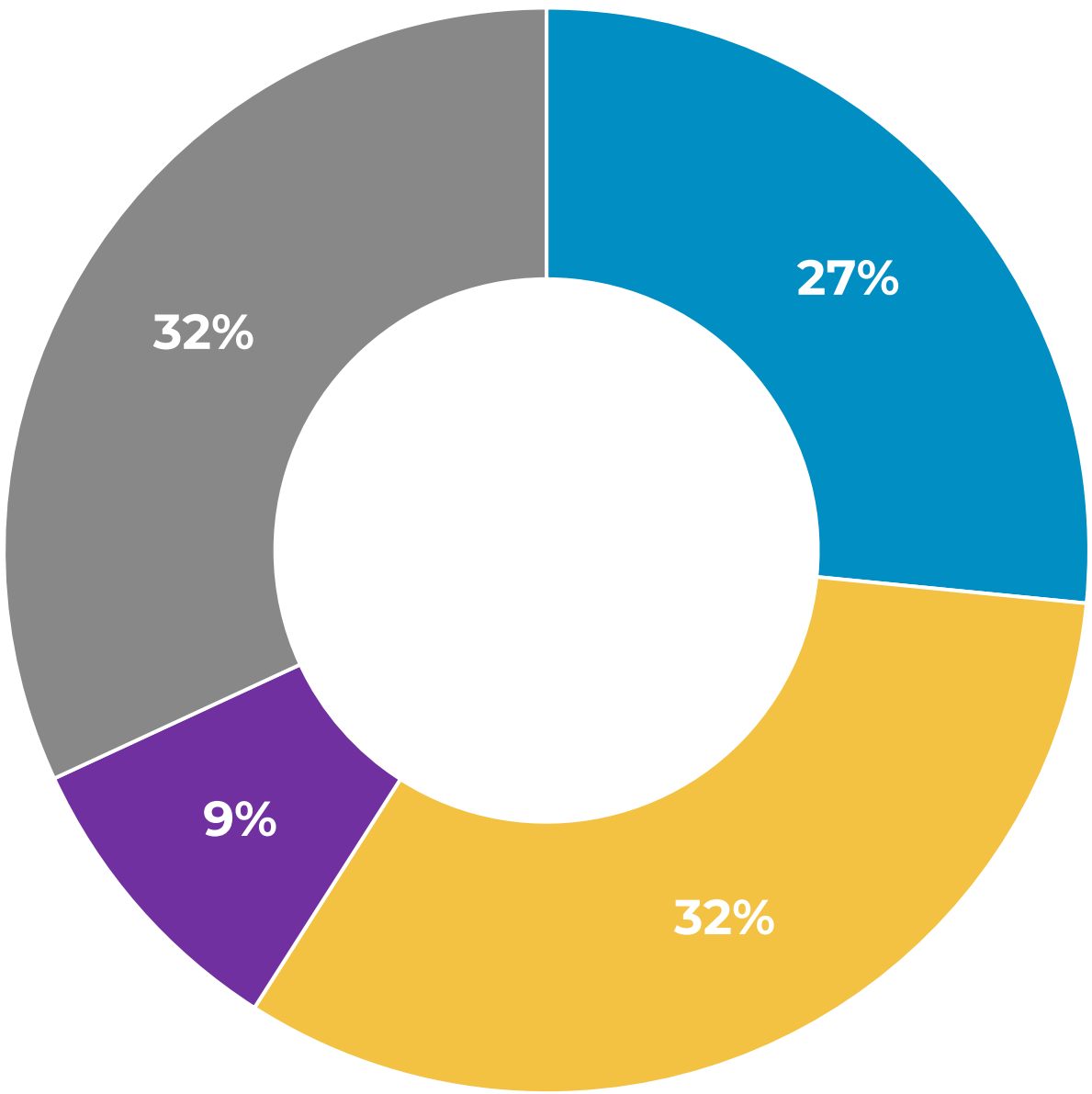
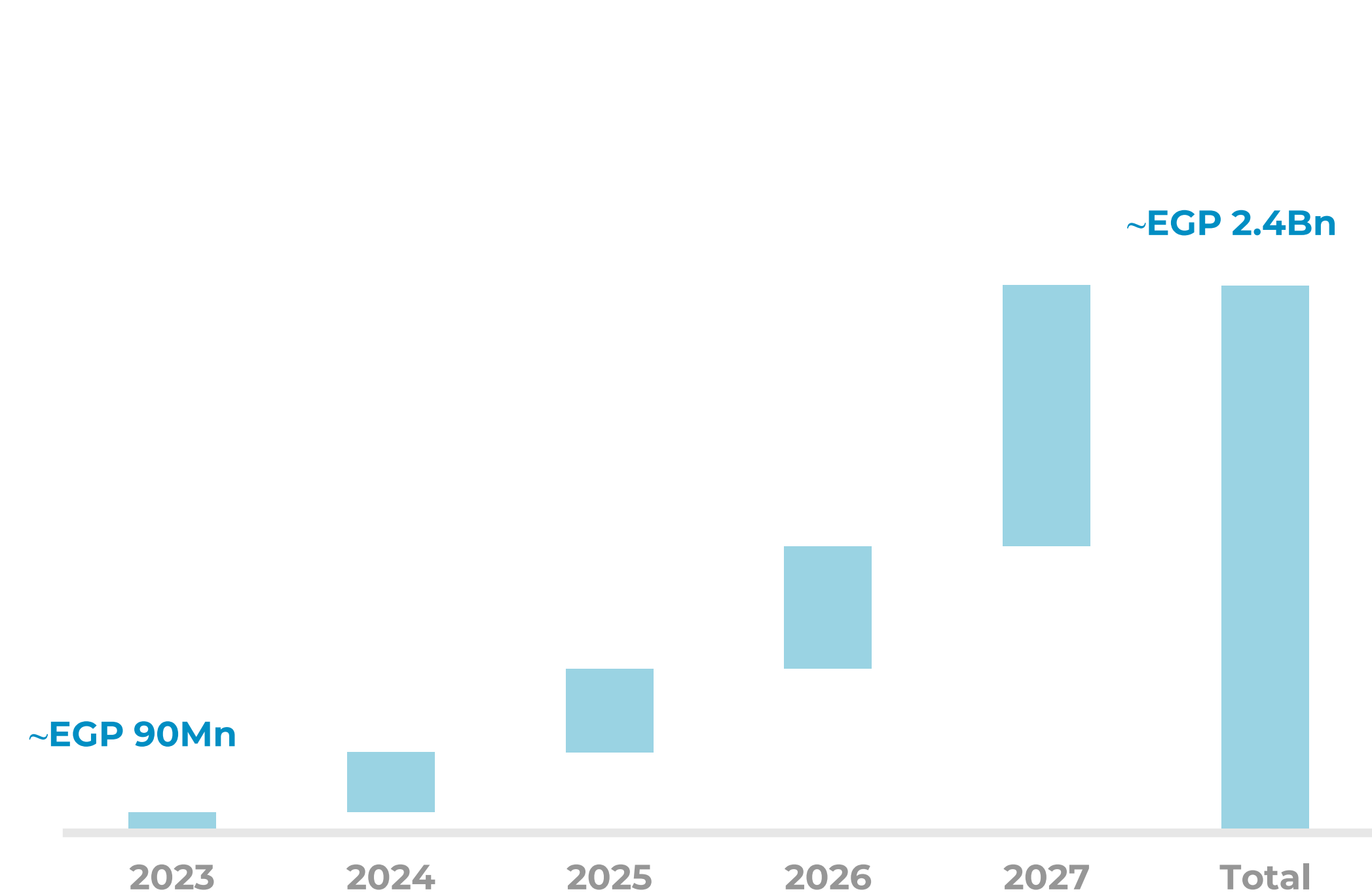
The Estates , The Estates
Residences & 464

Providing inventory to cover some 6-7 years of sales in all our main markets

1) As of 30/09/2023

RECURRING INCOME

AN ATTRACTIVE DIVERSIFIED PORTFOLIO



■ SODIC West ■ EDNC ■ Others ■ Hotels

Income by asset class/project - % of total

A LISTED COMPANY SINCE INCEPTION

Traded on the Egyptian stock exchange (EGX) since 1996 under OCDI.CA,

SODIC is one of the few non-family-owned companies traded on the EGX.

BACKED BY A STRATEGIC SHAREHOLDER



- ALDAR ADQ consortium acquired 85% of SODIC in 2021 through MTO
- Largest foreign direct investment (FDI) in the Egyptian real estate market to date
- Backed by this strategic partner SODIC is well-positioned to achieve ambitious growth.

OWNERSHIP STRUCTURE

- Aldar - ADQ Consortium
- Ekuity Holding
- Others



91%

Delivery ahead of schedule

As part and parcel of its value-driven strategy, SODIC has cemented a solid reputation in the market for prompt project delivery. Throughout the years in operation, its solid governance framework and disciplined project management approach have allowed it to deliver projects ahead of schedule 91% of the time.



VILLETTE - EAST CAIRO -1.26M SQUARE METERS PROJECT

DIRECT ACCESS TO FUNDING WITH LEADING INSTITUTIONS

2023



MTL EGP
2.75 billion



2022



Discounting facility
EGP 600 million



2021



MTL EGP
1.57 billion




2020




MTL EGP
2.57 billion



2019



MTL EGP
1 billion



2019



MTL EGP
500 million



INTERNATIONAL CONSULTANTS PARTNERING WITH SODIC

BENOY SASAKI *ARQUITECTONICA* STICKMAN TRIBE **swa**

WilkinsonEyre J Z M K PARTNERS WSA whitespace architects Stantec EDAW | AECOM

michael gribb studio LIGHT. LIGHTING. ILLUMINATION. DLRGROUP Craig Bradford ARCHITECT cracknell L35

MACHADO SILVETTI MICHAEL GRAVES studioêtre Dewan Architects + Engineers Rdo

AWARDS & RECOGNITION



EDGE CERTIFICATION (EDGE & IFC WORLD BANK)

2023: EDNC awarded EDGE Advanced Green Building Certification



CIPS

2021: CIPS Award for Excellence in Procurement



MEIRA

2017: Best Investor Relations Corporate in Egypt

2018: Best Investor Relations Corporate in Egypt



EUROMONEY

2016: Best Residential Project

2016: Best Offices/Business Project – The Polygon

2014: Best Office Business Developer in Egypt – The Polygon

2011: Best Developer Overall – Egypt

2011: Best Mixed-Use Developer – MENA

2011: Best Residential Developer – MENA

2010: Best Developer Overall – Egypt

2010: Best Mixed-Use Developer – MENA



CITYSCAPE

2017: Best Community, Culture, and Tourism Award

2017: Best Commercial Project Award

2015: Best Mixed-Use Built Development

2013: Best Residential Project, Built – The Allegria

2013: Best Commercial and Mixed-Use Project, Future – The Polygon



BUSINESS TODAY

2011: Best Company by BT100 Rank Change – BT100 Crystal Awards – Ministry of Trade and Industry

2010: Enterprise Innovation Award (awarded for registering all of its trademarks with the Internal Trade Development Authority, an affiliate of the Ministry of Trade and Industry)



CNBC PROPERTY

CNBC Arabian Property 2009: Best Architecture – The Allegria

CNBC Property 2008: Best Development in Egypt with a Five-Star Award – The Allegria

CNBC Property 2008: Best Golf Course Development with a Four-Star Award – American Society of Landscape Architects (ASLA) – The Allegria

2007: Award of Merit – ASLA – The Allegria (for its master plan, developed by world-renowned master planners EDAW)

NEXT GEN PROJECTS



THE ESTATES

Located a mere five minutes from SODIC West and spanning 630K SQM in New Zayed, SODIC's high-end signature development features 160,000 sqm of landscape and open spaces. The Estates is master-planned with a 13% footprint to ensure privacy and seamless integration with nature. Serviced by a world-class designer clubhouse and spa at the heart of the project, The Estates will boast spacious, luxurious homes ranging from mansion-like flat villas to town and twin homes. The upscale gated community offers something entirely new with traditional values at heart.

- Sector: Residential Development
- Location: New Zayed, West Cairo
- Gross Land Area: 1.15 million sqm
- No. Of Units: 446
- Status: Delivery in 2023



THE ESTATES RESIDENCES

An important milestone in 2021 was acquiring a plot of land that serves as a natural extension to the upscale signature project, The Estates in New Zayed, after it enjoyed strong sales performance.

Launched in early 2022, the signature high-end quality project offers luxury multi-family homes. The project booked EGP 1 billion in sales and reservations on launch day.

- Sector: Residential Development
- Location: New Zayed, West Cairo
- Gross Land Area: 484,559
- No. Of Units: 979
- Status: Delivery in 2026



VYE & KARMELL



Government Owned
Land. New Urban
Communities Authority

New Urban Communities Authority NUCA is Egypt's regulator and largest government supplier of land. In 2021 SODIC partnered with NUCA to develop 464 plot inaugurating New Zayed city. As a first mover SODIC has assisted NUCA in not only monetizing this plot but also attracting investment in this new city by other developers such as Emaar and ORA with investments that followed.

2M
SQM

2021
LAUNCHED

5,132
UNITS

EGP 79.7 Bn
TOTAL PROJECTED SALES



VYE & KARMELL

VYE & KARMELL are targeted to be New Zayed's city center. They will house a one-of-a-kind mixed-use development with exciting new concepts for learning, retail, sports, leisure, and working spaces. Expected to comprise over 5,000 units, SODIC's second largest development in West Cairo, only 10 minutes away from SODIC West, with 164 SQM set as commercial BUA.

VYE, a mixed-use sub-development with innovation and sustainability in mind, targeting a new generation of home buyers; while Karmell, is SODIC's second sub-development in New Zayed; a Californian inspired town centered around easy living. The first phase of Karmell was sold out on the day of its launch.

- Sector: Mixed-use developments
- Location: New Zayed, Cairo
- No. Of Residential Units: 5,132
- Status: First Delivery in 2025



SODIC East

Partnership with New Heliopolis (Public Sector)



Heliopolis Housing is a listed public sector company with a portfolio of prime land in East Cairo. SODIC was the first private developer to sign a revenue share deal with Heliopolis Housing creating significant value from monetizing prime legacy land. Today the project contributes approximately 17%* of Heliopolis Housing total revenues.

2.7M
SQM

2017
LAUNCHED

4,533
TOTAL UNITS

EGP 88 Bn
TOTAL PROJECTED SALES

* Of two years ending 30/6/2022



SODIC EAST

SODIC East is a full-fledged world-class destination in East Cairo, located between two of Cairo's main thoroughways: the Cairo-Suez and Cairo-Ismailia roads. It is directly adjacent to Al Shorouk City and in close proximity to the New Administrative Capital. SODIC East is master-planned by the renowned Massachusetts-based Sasaki, boasting over 84% open and green spaces. Parceled into neighborhoods, homes are designed around outdoor living, fostering a true sense of community while benefiting from the extensive range of amenities offered within the larger development.

- Sector: Mixed Use Development
- Location: New Cairo
- No. Of Residential Units: 4,533
- Status: First Delivery 2022



JUNE

Partnership with Private Landowners

In 2021 SODIC partnered with one of the leading private landowners on the Mediterranean north coast having sold over 50% of the project in less than 2 years SODIC has demonstrated again its ability to create value for its partner.

is a coastal beach town with a beautiful sandy beach and pristine seawater. The Miami- inspired development offers a wide range of neighborhoods, each with a very unique sense of the summer feel, to meet diversified tastes and living needs. Interconnected for residents' convenience, June offers pedestrian-only tracks dedicated to walking, jogging, rollerblading, skateboarding, scooters, and bicycles. With hotel-serviced apartments and villas, a scenic coastline, swimmable lagoons, unobstructed horizon pools, beach hotels, and a plethora of amenities,

- Sector: Mixed Use Development
- Location: North Coast, Matrouh
- Gross land area: 1.18M sqm
- No. Of Units: 2,747
- June Hotel: 200-250 Keys
- Total projected sales: EGP 41.8 Bn
- Status:
 - First Delivery 2025
 - Hotel under development



SOLID TRACK RECORD

FOR OVER 25 YEARS SODIC HAS BEEN
DELIVERING AWARD WINNING DEVELOPMENTS
ACROSS ALL OUR MAIN MARKETS.



MIXED-USE FLAGSHIP DEVELOPMENT **SODIC WEST**

SODIC West is SODIC's flagship development located in Sheikh Zayed. It is the largest planned mixed-use development in Sheikh Zayed, comprising 15% of the city and spanning 6.3M square meters. SODIC West features interwoven developments that create an Egyptian destination like no other. Its vibrant mix of sub-developments creates a community that reflects modern life in Cairo.

Offering residents and tenants a truly integrated community experience, SODIC West features residential and commercial sub-developments that cater to the different needs of SODIC owners.



SODIC WEST FLAGSHIP MIXED-USE DEVELOPMENT FACTS & FIGURES

6.3M
SQM

3
SCHOOLS

15%
OF SHEIKH ZAYED

1
HOSPITAL - Al Nada Hospital

+7,000
UNITS

2
SPORTS CLUBS

+25K
RESIDENTS

1
HOTEL - Under Construction

45K
POTENTIAL POPULATION

+226K
BUA OF COMMERCIAL RETAIL
& MEDICAL SPACES

Allegria 18 Hole Golf Course

WORLD CLASS GOLF COURSE DESIGNED BY GREG NORMAN

c.1M SQM sold

SUCCESSFULLY ATTRACTING INVESTORS INTO SUB DEVELOPMENT



ALLEGRIA

Allegria is a world-class, award-winning development spanning 2.4 million square meters and developed around an 18-hole Greg Norman Signature Golf Course. Today Allegria is home to over 1,250 families and served by The Allegria Club S Country Club.

- Sector: Residential Development
- Location: SODIC West
- No. Of Units: 1,251
- Status: Delivered



BEVERLY HILLS

Beverly Hills was one of the first ever large-scale residential compounds to be developed in Sheikh Zayed City, off the Cairo-Alexandria Desert Road. With 2,985 villas and apartments, Beverly Hills has developed into a cosy yet vibrant community, and has become a sought-out address in west Cairo. Beverly Hills, SODIC's first venture, is a 1.9 million square meters mixed-use residential & commercial development that generated over EGP 1 billion in revenue for the company.

- Sector: Mixed Use Development
- Location: SODIC West
- No. Of Residential Units: 2,985
- Status: Delivered



FORTY WEST

Forty West is an exclusive mixed-use signature development designed by the internationally-acclaimed, Boston-based Machado and Silvetti Architects featuring high-end, fully-finished apartments. The project also features a boutique hotel and a 2,000-square-meter piazza.

- Sector: Mixed Use Signature Development
- Location: SODIC West
- No. Of Residential Units: 204
- Status: Delivered



WESTOWN RESIDENCES

SODIC was the first developer to launch a project after the Egyptian Revolution with Westown Residences, selling out within 48 hours. Delivery began in December 2013 – a record-breaking two years since launch and a full year ahead of schedule.

- Sector: Residential Development
- Location: SODIC West
- No. Of Units: 1,394
- Status: Delivered



ALLEGRIA RESIDENCE

Allegria Residence is a fully finished signature development, located on SODIC West's main gateway, overlooking Allegria - SODIC's upscale golf development.

- Sector: Residential Development
- Location: SODIC West
- No. Of Residential Units: 147
- Status: Delivered



SIXWEST

SIX West completes the pillars of SODIC West in the northwest corner as the mixed-use destination that capitalizes on the retail, commercial and residential components in addition to its proximity to the SODIC Sports Club, providing the owners with a full sustained and well serviced development.

- Sector: Mixed Use Development
- Location: SODIC West
- No. Of Residential Units: 112
- Status: Delivered

OCTOBER PLAZA

Featuring open spaces that encourage an active lifestyle, October Plaza is the ideal setting for young, growing families. Contemporary architecture, walkways, cycling paths, pools, and open spaces weave seamlessly together, providing residents with a true community feel.

Strategically located in 6th of October City, a mere 10-minute drive from SODIC West, October Plaza is easily accessible from Greater Cairo's main axis.

- Sector: Residential Development
- Location: Sheikh Zayed, Cairo
- No. Of Units: 641
- Status: Delivered



EASTOWN

Built on 858 square meters, Eastown is a mixed-use development strategically located in the heart of New Cairo, directly adjacent to the American University in Cairo (AUC). Designed to offer residents a modern lifestyle, Eastown is developed around a vibrant Club S, diverse sports and leisure outlets, pedestrian walkways, and pocket parks that encourage spending time outside.

Additionally, Eastown has a commercial component, EDNC, which offers prime office spaces, and high-end retail units which spans over 146 SQM

- Sector: Mixed Use Development
- Location: New Cairo
- No. Of Units: 2,862
- Status: Delivered



VILLETTE

Villette is SODIC's signature development in East Cairo. Villette is master-planned by the world-renowned American firm SWA. A quiet residential community offering over 2,515 units ranging from standalone villas to high-end apartments, it includes a Club S, several pocket parks, and nearby everyday conveniences. Villette is nestled in a tranquil environment in the heart of New Cairo, just a 10-minute drive from AUC, with direct access to Road 90 and 15 minutes away from Cairo-Sokhna Road.

Villette is home to different communities that offer a range of residences, tailored to our different clients' needs.

- Sector: Residential Development
- Location: New Cairo
- No. Of Units:
 - Villette Villas: 779
 - V Residences: 931
 - Sky Condos: 805
- Status: Delivered



V RESIDENCES

Offering exclusive, high-end apartments, V Residences is a signature development located in Villette, in the heart of New Cairo. With open views of the surrounding greenery and prime amenities, it offers residents both the convenience that comes with apartment living and the luxury that SODIC communities are renowned for.

For those with an appetite for more, V Editions are fully finished, serviced, luxury apartments, with exclusive amenities. From personal concierge services, private gyms, and pools to valet service and more, V Editions redefines refined living.

- Sector: Residential Development
- Location: New Cairo
- No. Of Units: 931
- Status: Delivery in 2023



SKY CONDOS

Sky Condos is an all-apartment neighborhood in SODIC's signature development, Villette. It features unique cascading architecture and is a short walk from the vibrant Club S. With a dedicated spacious park and everyday necessities nearby, Sky Condos offers its residents a fully-integrated community.

- Sector: Residential Development
- Location: New Cairo
- No. Of Units: 805
- Status: First Phase Delivered 2022



KATAMEYA PLAZA

Located only minutes away from the American University in Cairo and Future University, Katameya Plaza was SODIC's first venture into East Cairo.

The development raises the bar for contemporary apartment living in Egypt, having been designed and master-planned by ArchGroup—the world-class firm behind the design of Grosvenor House in Dubai. Katameya Plaza strikes the perfect balance between a healthy lifestyle and the comfort and security of a gated residential community.

- Sector: Residential Development
- Location: New Cairo
- No. Of Units: 488
- Status: Delivered



CAESAR

Nestled in the heart of Ras El Hikma, Caesar is home to one of the most beautiful bays on Egypt's Mediterranean North Coast. Developed with simplicity at heart, Caesar is a beautiful development infused with nature along 1.1km of sandy beaches. Launched in 2015 and fully delivered, today Caesar is home to over 350 families and has become one of the most sought-after destinations on Egypt's North Coast.

- Sector: Residential Development
- Location: North Coast, Matrouh
- No. Of Units: 819
- Status:
 - Phase 1 Delivered
 - Back plot to be launched 2023



EDARA

A key differentiator for SODIC is its facility management arm, Edara. SODIC's 100% owned subsidiary was established in 2010 and is responsible for providing SODIC's residents with all services that guarantee an ever-improving quality of life.

2,415

EMPLOYEES

5

PROJECTS SERVED

+30,000

PEOPLE SERVED IN
COMMUNITIES

EGP 470 MN

REVENUE IN 2022



ISO CERTIFIED
ISO 45001, ISO 14001, ISO 9001



SPORTS MANAGEMENT (CLUB S)

SODIC Clubs is SODIC's sports management arm. It runs three sports clubs across its different communities in East and West Cairo.

One of the main club branches has been officially registered as a Sports Club in the Ministry of Youth and Sports; offering over 22 Sports Academies, making Club S academies eligible to compete Nationally and internationally representing SODIC.

5,307
MEMBERSHIPS

+22
ACADEMIES

3
CLUBS OPERATING

3
IN PIPELINE





SODIC'S NON- RESIDENTIAL ASSETS

POLYGON

The Polygon Business Park in SODIC West, established a new standard for business parks in Egypt. Designed by multiple-award-winning, UK-based architecture firm Wilkinson-Eyre, it boasts 11 Class-A office buildings including SODIC's Headquarters.

- Sector: Offices
- Location: SODIC West, Sheikh Zayed, Cairo
- BUA: 89,257
- No. Of Units:
 - Polygon: 339
 - Polygon X: 54
- Status: Delivered

THE PORTAL

The Portal brings international-standard commercial spaces to the centre of SODIC West. Offering 31,300 sqm of premium retail and office spaces, it includes fully finished offices, an outdoor business park, and underground parking.

From start-ups to multinationals, the Portal's key location and premium amenities promise all tenants, an exceptional day-to-day experience.

- Sector: Commercial & Retail
- Location: Sheikh Zayed, Cairo
- BUA: 31,324
- No. Of Units: 165
- Status: Delivered

THE STRIP

SODIC's go-to destination for a hassle-free shopping experience, The Strip offers a myriad of outlets, ranging from drive-through restaurants, cafes, and eateries to conveniences such as banks and supermarkets. Launched in 2009, The Strip is a modern, streamlined, and easily accessible shopping mall located in SODIC West. Capitalizing on the success of The Strip, SODIC launched an extension to the project, The Strip II, in 2018.

- Sector: Commercial & Retail
- Location: West Cairo
- Leasable Area: 46,400 SQM
- No. Of Units: 141
- 96% Occupied – Phase one
- Status: Delivered



WESTOWN HUB

Westown hub is home to some of Sheikh Zayed's finest restaurants and cafes, all set among pedestrian-friendly, open-air, tree-lined spaces and fountains. The hub is strategically located in SODIC West alongside Westtown Residences, the Courtyards, the Polygon, and the British International School (BISC).

- Sector: Commercial & Retail
- Location: West Cairo
- Leasable Area: 11,000 SQM
- No. Of Units: 41
- Status Delivered



FORTY WEST HOTEL & RETAIL

SODIC's exclusive mixed-use development—designed by the internationally-acclaimed, Boston-based Machado and Silvetti Architects and launched in 2009—boasts high-end, fully-finished apartments designed by the award-winning interior design house Eklego. The project also features a luxurious hotel and a 2,500-square-meter piazza that is planned to be home to world-class restaurants, cafés, and shops.

- Sector: Retail
- Location: West Cairo
- Leasable Area: 2K SQM
- Status: opening 2026
- No. Of Retail Units: 6
- Hotel Keys: 169 Keys
- Status: Delivered

SIX WEST OFFICES & RETAIL

Six West is a mixed-use destination that features retail, commercial and residential spaces and is located in the northwest corner of SODIC West's development.

- Sector: Commercial & Retail
- Location: West Cairo
- BUA: 14,857
- No. Of Units: 87
- Status: Delivered

SODIC MEDICAL DISTRICT

Strategically located in SODIC West, SODIC Medical District is our first fully-integrated medical facility. It includes the renowned maternity hospital El Nada, as well as SODIC's own Clinics. In addition to the medical facilities, the development features a number of retail outlets that complement the medical facilities, making it a truly comprehensive medical destination.

- Sector: Medical
- Location: West Cairo
- BUA: 13,800
- Status: Delivered

SODIC
MEDICAL
DISTRICT

EDNC

The commercial component of SODIC's mixed- use development, Easttown, and SODIC's flagship asset in East Cairo, EDNC, is strategically located directly on Road 90—the main street and central axis of New Cairo—and is immediately adjacent to the AUC. EDNC is designed as a dynamic office and retail complex. The project is developed with a focus on sustainability, with buildings' forms and façades proportioned to provide ideal daylighting through an optimum organization of office space. EDNC is designed to encourage a healthier and more productive environment with a reduced carbon footprint.

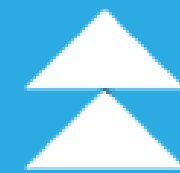
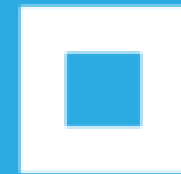










- Sector: Offices & Retail
- Location: East Cairo
- Leasable Area: 22,295 SQM
- No. of units:
 - 235 Offices & 72 Retail
- Status: Delivered

GROWTH STRATEGY

OUR STRATEGY IS TO CREATE LONG-TERM
VALUE THROUGH DISCIPLINED GROWTH
WHILE ANCHORING VALUE THROUGH A
PRIME LEASABLE ASSETS PORTFOLIO



VISION & STRATEGY

VISION	“To lead the Egyptian real estate landscape through diversity, experience and value creation.”				
MISSION	<i>“We create & deliver sustainable developments that redefine the real estate market. We work hand in hand with our stakeholders, safeguarding their interests, earning their trust for life”</i>				
VALUES	Brand Values	PROGRESSIVE 	AUTHENTIC 	ASPIRATIONAL 	
	Aspirational Values	WINNERS 	CREATIVE 	CUSTOMER OBSESSED 	SUSTAINABLE 
	Core Values	Integrity	synergy	commitment	ownership
STRATEGIC THEMES	Growth & Expansion 	Scaling up Operations 	Customer Centricity 	Digital Transformation 	Culture Transformation 



COMMITMENT TO ESG & SUSTAINABILITY

DEVELOPING FOR TOMORROW

LEADERSHIP IN ESG

In 2022, SODIC published its first GRI assured [Sustainability Report](#)

SODIC is also considered the first developer in the Real estate sector to measure & publish its carbon footprint.



SUSTAINABILITY MILESTONES

1. Joining the United Nations Global Compact (UNGC) initiative in 2014
2. SODIC's HQ 95% powered by Solar Energy
3. Undergoing Green Building Certification for SODIC's flagship commercial project, EDNC
4. Collaborating with different startups focused on Sustainability
5. Participating in Global Real Estate Benchmarks "GRESB" & in S&P, attaining a baseline score of 49 and 32, respectively.



S&P Global

CREATING SHARED VALUE

A RESPONSIBLE DEVELOPER

SODIC's corporate citizenship programmes impact over 9,000 families annually. SODIC is committed to achieving social impact across three focus areas; Education, Rehabilitation, and Equal Opportunities.



SODIC SPORTS

Empowering youth and promoting sports and healthy living have always been a part of SODIC's ethos. SODIC is an avid supporter of sports at large with a strong legacy in sports leadership.

Through SODIC Sports we have managed to partner with top athletes in different sports, and develop on ground athletic events, in line with the main business objectives of raising awareness, and brand equity for SODIC as a leader in its field.



SODIC ARTS

A patron of the arts from the start, in 2011 SODIC dedicated 3,000 sqm for an art symposium, inviting artists from all over the world to participate, creating sculptures and functional art that found their home in SODIC West's many public parks and spaces.

Over the year SODIC hosted several CARAVAN traveling exhibitions, proudly partnered with TAM Gallery for the "Orchestra in Art" events conducted by world renowned Nader Abassi and joined by soloists Fatma Said and Jala El Hadidi.





ANNEX I

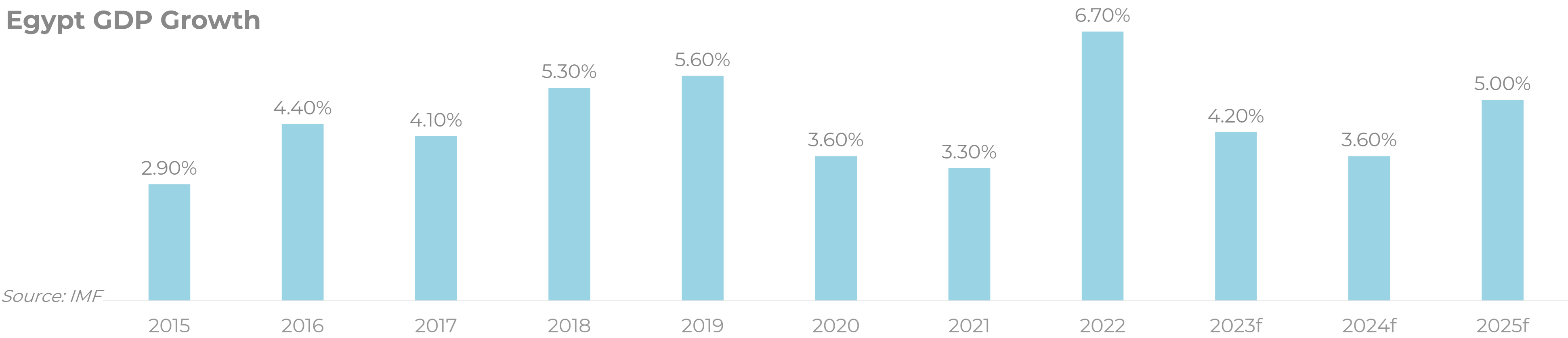
SECTOR FUNDAMENTALS

MACRO ECONOMIC DRIVERS



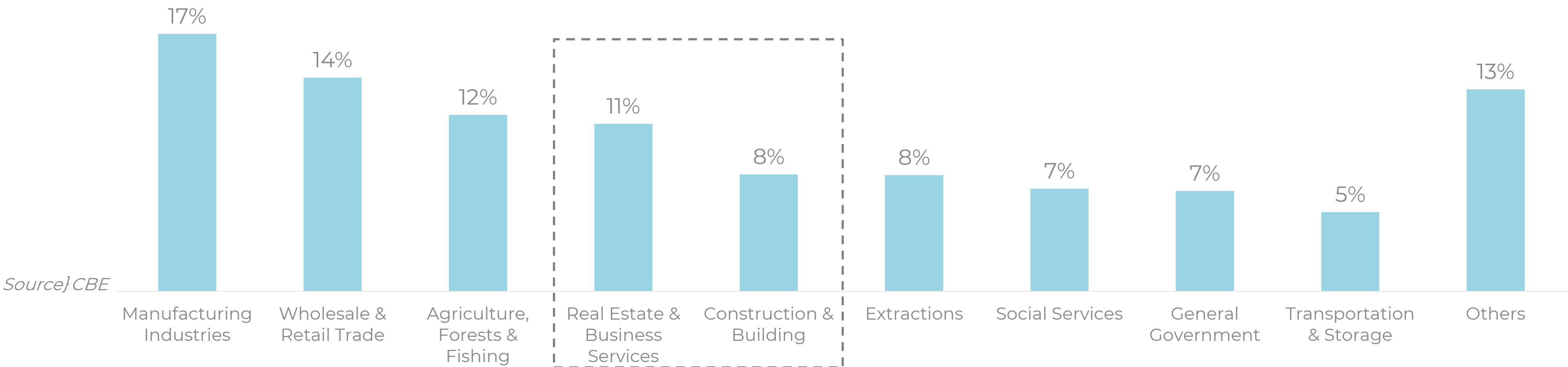
RESILIENT ECONOMY WITH 19% CONTRIBUTION FROM REAL ESTATE & CONSTRUCTION INDUSTRIES

Egypt GDP Growth



Source: IMF

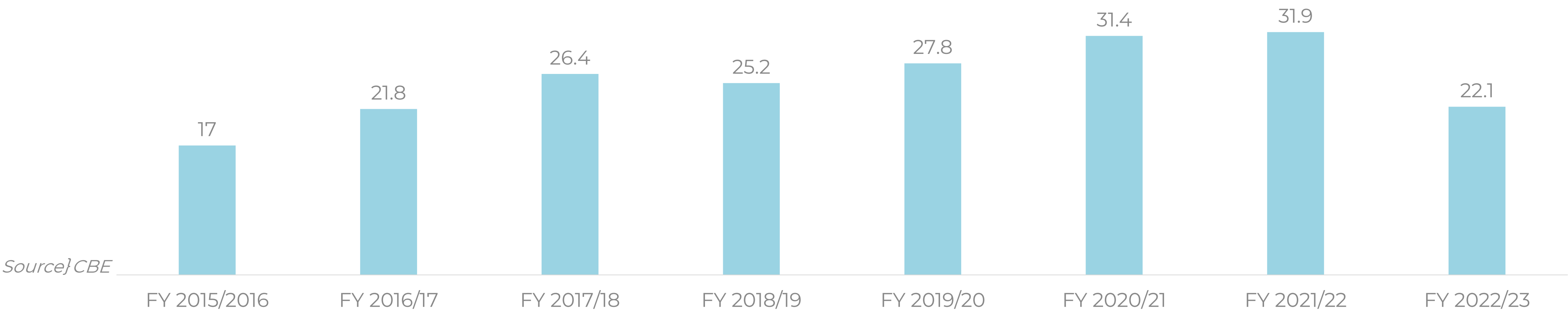
Contribution to GDP (%)



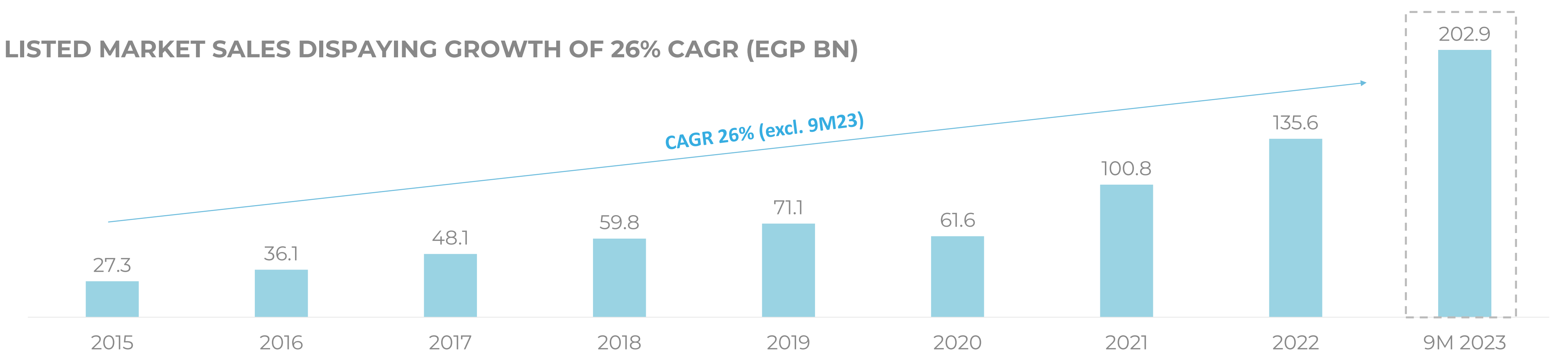
Source: CBE

MACRO ECONOMIC DRIVERS

REMITTANCES KEY CONTRIBUTOR OF FOREIGN CURRENCY (USD bn)



LISTED MARKET SALES DISPLAYING GROWTH OF 26% CAGR (EGP BN)



Source: Listed Developers Releases

TRENDS SUPPORTING GROWTH

DEMOGRAPHICS

01

Real demand backed by demographics

- At over 100mn the population is the largest in the region
- Young population 70% under 35
- 936,000 marriages a year
- 2% population growth
- SODIC estimates that its addressable upper middle income market accounts for 10%-15% of the population

CONSUMER PREFERENCE

02

Favoring gated communities in new cities

- Quality of life and a secure gated community is driving tenants from the densely populated city center
- East & West Cairo are autonomous satellite cities offering their residents all the amenities needed
- With most of the organized office space as well as new school and university campuses located in these new cities, these suburbs have become the destination of choice for most new home buyers
- With most developers offering payment plans and in the absence of the mortgage market, off plan purchases appeal to most buyers

INVESTMENT DEMAND

03

Healthy and predominantly non-speculative

- Demand continued post devaluation and despite high interest rates
- Investment in real estate as an inflation hedge is a long-term trend and deeply rooted in our culture
- A familiar and tangible investment
- Cultural norms: Parents often buying property for second generation tenants
- With rental yields at 5-7% and historical property appreciation on SODIC developments estimated at 20-30% annually, real estate has historically delivered attractive returns

POLICY

04

Government is playing a pivotal role in catalyzing growth

- Mandate to expand national footprint from 7-15% by 2050 with through availing land in New Urban Communities
- Significant infrastructure investments including road, electricity plants and airports that are catalyzing growth
- Zoning and master planning new cities across Egypt



ANNEX II

ADDITIONAL INFORMATION

BOARD OF DIRECTORS



Talal Al Dhiyebi
Chairman of the Board
(Non-Executive)

Talal Al Dhiyebi is the Group Chief Executive Officer at Aldar Properties, having previously held the positions of Chief Development Officer and Executive Director of Asset Management, among other senior positions within the group.

Al Dhiyebi is a graduate of electrical engineering from the University of Melbourne, Australia.

Al Dhiyebi serves on the boards of numerous companies, including Chairman of Aldar Investment, Chairman of Aldar Estates, Chairman of Musanada, Vice-Chairman of Aldar Education, and board member of Miral Asset Management, Abu Dhabi Motorsports Management, Sandooq Al Watan, Abu Dhabi Housing Authority, and Abu Dhabi Chamber of Commerce and Industry.



OSAMA SALEH
DEPUTY CHAIRMAN OF THE
BOARD (INDEPENDENT)

Osama Saleh served as Non-executive Chairman of SODIC from April 1, 2020 until 16 January, 2022. Saleh has over 40 years of experience during which he held several leading positions in the public and private sectors.

Saleh is a renowned Egyptian economist who once served as the Minister of Investment. Saleh served as the Chairman of the Egyptian Mortgage Finance Authority (MFA), Chairman of the General Authority for Investment and Free Zones (GAFI), and the Regional Manager of American Express Bank Ltd.

He is currently the Non-executive Chairman of the Board of Directors of Ayadi for Investment and Development, Ayadi for Urban Development, Abu Soma Tourism Development Company, and Damietta City Furniture Company

He is the Founder and Chairman of Riseinvest for Financial Consultancy and Investment Solutions and Chairman of the Egyptian-Serbian Business Council. Saleh is also a board member of several authorities and companies, including the National Investment Bank, NI Capital Company, Akhbar Al-Youm Investment Company, and the Holding Company for Electricity Distribution.

Saleh received a BA from the Faculty of Commerce, Cairo University.



JONATHAN EMERY

BOARD MEMBER (NON-EXECUTIVE)

Jonathan Emery is the Chief Executive Officer at Aldar Development and is responsible for all development activities across the company. Throughout his 30+ years in the global real estate industry, Emery has held senior positions at leading developers, including UK Managing Director at Hammerson and Managing Director of Development and Communities at Majid Al Futtaim.

Most recently, he has held senior positions at Lendlease—a multinational construction, property, and infrastructure company—where he was both CEO of the firm's global residential practice and Managing Director of Property for Europe, and prior to that, he was their Managing Director of Development for Australia.

Emery graduated from Nottingham Trent University in the UK. He has also attended a number of other academic institutions including Henley Management College, Harvard, and INSEAD, and he has been a visiting professor at Yale University.



FAHAD ABDULLA AL MAHMOOD

BOARD MEMBER (NON-EXECUTIVE)

Fahad Abdulla Al Mahmood is the Managing Director of Aldar International and is responsible for leading Aldar's expansion into international markets. The company's first new market entry was completed in 2021 through the acquisition of a majority stake in one of Egypt's leading real estate companies, SODIC.

Since joining Aldar in 2013, Al Mahmood has held a number of senior positions including Chief Ventures Officer at Aldar Development, Executive Director of Stakeholder Management, and Director of Infrastructure and Government Relations.

Before his time at Aldar, he spent seven years at Emirates Advanced Investment as a secondee from the UAE Government, where he was employed as an engineer since 2001. Al Mahmood received his MBA from the New York Institute of Technology and his BSc in electrical and electronics engineering from the United Arab Emirates University (UAEU).



DAVID DUDLEY

BOARD MEMBER (NON-EXECUTIVE)

David Dudley is the Chief Partnerships and Investments Officer at Aldar Development and is responsible for executing and managing development partnerships, including joint ventures, public-private partnerships, land acquisition, and corporate acquisitions. Dudley also plays a key role in the development and implementation of Aldar Development's strategy for international expansion and asset class diversification.

Dudley has over 25 years of global experience in real estate advisory, development management, asset management, and transactions.

Prior to joining Aldar, he held senior positions at JLL, including Director of Operations and Head of Abu Dhabi, KSA, and Egypt, and prior to that, he held senior roles with JLL in Hong Kong, Asia, Russia, and the UK. Dudley holds a BSc (Hons) in urban land economics from Sheffield Hallam University.

He serves as a board member for various Aldar Development Partnerships.



DALIA KHORSHID

BOARD MEMBER (INDEPENDENT)

Dalia Khorshid is the Chief Executive Officer and Managing Director at Beltone Financial Holding (BTFH.CA) – a leading, full-fledged investment bank in the MENA Region. Khorshid boasts over 25 years of global experience in various leadership roles across the banking and financial sector, having advised on landmark transactions including private placements, investment strategies, and M&A deals in the region.

H.E. Dalia Khorshid's career spanned the private and public sectors. She founded and chaired MASAR Financial Advisory and Eagle Capital for Financial Investment where she advised on fundraising, corporate finance, project finance, M&A advisory and management of more than 50 strategic investments and transactions worth c.USD 44 billion. Khorshid is also the former Minister of Investment for the Government of Egypt where she led the charge on the country's investment law and successfully launched Egypt's 3-5-year IPO program. Prior to her ministerial tenure, Khorshid spent 11 years as Executive Vice President & Group Treasurer at Orascom Construction Limited and Head of Investment Banking and Corporate Finance at OCI NV (2008-2016) where she successfully spearheaded the groups' multi-billion-dollar fundraising initiatives.

Khorshid was the Vice President of Corporate Finance and Investment Banking at Citibank for the MENA region (1997-2005) where she brought numerous multi-million-dollar deals to completion. Khorshid started her corporate career at Commercial International Bank (CIB) (1994- 1996). In addition, Khorshid has held board appointments across local and regional private and public sector organizations. She is the former Chairwoman of the General Authority for Investment and Free Zone (2016-2017), Chairwoman of Egypt's Dispute Resolutions Committee (2016-2017), Chairwoman of the Sovereign Wealth Fund Committee (2016-2017), Founder and Executive Head of the Supreme Investment Counsel (2016-2017), Board Member at the Egyptian General Petroleum Corporation EGPC (2016-2017), Board Member at New Cairo Urban Communities Authority NUCA (2016-2017), Board Member at the Industrial Development Authority (2016-2017), Board Member at the Agricultural Development Authority ADA (2016-2017), and Board Member at the General Authority for Suez Canal Economic Zone (2016-2017).

In recognition of her impact across the market, Khorshid was recognized in 2017 by Forbes Magazine as one of the most powerful Arab women. She holds a BA in Business Administration from The American University in Cairo (AUC).



EMMA O'BRIEN

BOARD MEMBER (NON-EXECUTIVE)

Emma O'Brien has been Group General Counsel at Aldar since 2014 and is responsible for the company's legal and governance affairs.

Prior to joining Aldar, Emma had previously practiced in a number of international law firms, both in Abu Dhabi and London. Emma has also advised on a wide range of transactions, including mergers and acquisitions, international arbitrations, public-private partnerships, and major development projects.

Emma is a graduate of the Universities of Birmingham and the West of England in the United Kingdom and a Solicitor of the Senior Courts of England and Wales.



ROQUE SOLABARRIETA

BOARD MEMBER (NON-EXECUTIVE)

Roque Solabarrieta is an Executive Director at ADQ.

Prior to joining ADQ, Roque was the Chief Operating Officer for E-Vision, the media arm of Etisalat Group. Prior to this role, Roque led Etisalat Group Strategy unit for numerous years as the Group VP of Corporate Strategy and Business Development.

He also served as an Associate Management Consultant at Booz & Company, a Senior Consultant at Capgemini UK, and a Director of Wholesale at Primus Telecommunications.

Roque has substantial Board experience during his historical and current board and board committee experience at Etisalat Nigeria, E-Vision, twofour54, ImageNation, Abu Dhabi Media Company, StarzPlay, ADNEC Group, Eltizam Group, and ExCeL London.

Roque holds an MBA from Helsinki School of Economics, Finland, and a bachelor's degree in Commercial Engineering from Universidad Adolfo Ibanez, Chile.



KHALIFA ALBLOOSHI

BOARD MEMBER (NON-EXECUTIVE)

Khalifa AlBlooshi is an Investment Manager (Energy and utilities) at ADQ.

AlBlooshi has also served as a Senior Associate at Mubadala (International Real Estate Investments) and an Associate at Prudential Real Estate Investments.

He is also a Board Member in Sustainable Water Solutions Holding Company, Abu Dhabi Waste Management Company (Tadweer), Al Wathba Veolia Besix Wastewater Company, and Al Etihad Biwater Wastewater Company.

Khalifa holds a Bachelor of Science in Electrical Engineering from Purdue University, West Lafayette, Indiana, United States.



MAGUED SHERIF

BOARD MEMBER (NON-EXECUTIVE)

Magued Sherif has over 35 years of professional experience during which he held several leadership positions with prominent companies in the industry. Some of his past positions include Egypt Country head and Properties Chief Executive Officer at Majid Al Futtaim Properties Egypt, as well as General Manager and Senior vice President at Palm hills Developments for a 10-year period starting from the company's inception.

Sherif was also Chief Executive Officer and Managing Director at hyde Park Properties for Development from 2012 to 2014.

Most recently, Sherif was the Co-Founder and Managing Director of venturers LLC in Orlando, Florida, and the Co-Founder of AA Investments LLC in Orlando, Florida. Earlier in his career, Sherif was the head of the Privatization unit at Arthur Anderson, in addition to spending seven years at Bechtel Egypt and Bechtel Limited. he began his career as a Site Engineer with Orascom Construction Industries in 1986.

Sherif holds a BSc in architecture from Cairo university, Egypt, in addition to an MBA from The American university in Cairo.

SODIC'S LEADERSHIP TEAM



AYMAN AMER
GENERAL MANAGER

Ayman Amer is SODIC's General Manager. Amer has over 20 years of experience across the Real Estate, Project Management, and Construction industries in North Africa. Amer previously held the position of SODIC's Chief Operating Officer, where he headed the development business unit, and oversaw operations from land acquisition and project development to the marketing and sales of SODIC's developments.

Amer previously served as SODIC's Chief Business Development and Procurement Officer, where he was responsible for setting and monitoring SODIC's procurement strategy across all divisions, as well as expanding the

company's land bank and forming strategic partnerships with operators.

Prior to joining SODIC, Amer spent four years as Procurement and Cost Control Manager at Turner International Middle East (TIME), following his post as Senior Procurement Engineer at Orascom Construction Industries (OCI).

Amer holds a BSc in architectural engineering from Cairo university and a diploma in project management from The American university in Cairo as a Certified International Procurement Professional.



ASHRAF HAMDY
CHIEF FINANCIAL OFFICER

Ashraf Hamdy is SODIC's Chief Financial Officer. Hamdy has over 25 years of experience across the financial services, real estate development, hospitality, and industrial sectors. Prior to joining SODIC, Hamdy held key positions at prominent organizations, including Ernst & Young, CFO of Morocco at Orascom Development Holding, Group CFO at Jordan Projects for Tourism and Development and Managing Partner at Sovereign Global Partnership in Egypt.

Hamdy played a pivotal role in his previous CFO position at Macro Group Pharmaceuticals, where he led the finance transformation and contributed significantly to the institutionalization of the company. He was instrumental in successfully guiding the company through an IPO and listing on EGX.

Hamdy holds a Bachelor of Commerce, majoring in Accounting, from Ain Shams University, French department in Egypt (DGCI), and an MBA from IBAS Switzerland.



AHMED EL-HALAWANY

CHIEF DEVELOPMENT OFFICER

Ahmed El-Halawany is the Chief Development Officer at SODIC. He has over 15 years of experience in managing the development portfolio of prominent real estate players in Egypt and the region.

Prior to joining SODIC, El-Halawany served as the Chief Development Officer at Orascom Development in Egypt, where he led the real estate business unit in El Gouna with special focus on projects' progress, revenues, deliveries, and cash flow management.

El-Halawany also served as the Development Director for Malls and Residential Units at Marakez and as the Development Director at Eagle Hills Properties.

At SODIC, El-Halawany held the same position, overseeing Eastown for over two years. Earlier in his career, El-Halawany spent five years as Development Manager at Emaar Properties, Mivida, following his role as Design Architect at Dar El Handasah. El-Halawany holds a BSc in architecture from Cairo University.



YASSER EL SAID

CHIEF PROJECTS OFFICER

Yasser El Said is the Chief Projects Officer at SODIC with over 30 years of experience in the real estate, project management, and construction sectors in Egypt and the Gulf region. In his capacity, he oversees the technical, controls, and design divisions.

Prior to joining SODIC in 2010 as Senior Projects Manager, El Said spent four years as Project Manager at Dubai-based Nakheel Co. and served as Construction Manager at project management firm Hill International.

During his work in Egypt, El Said spent nine years with ABB SUSA, taking part in various USAID projects. El Said holds a BSc in civil engineering from Mansoura University.



ALY EL SAMRA

CHIEF COMMERCIAL OFFICER

Aly El Samra is SODIC's Chief Commercial Officer. El Samra has over 18 years of experience in the Real Estate Development sector.

El Samra joined SODIC in 2008 as a Property Consultant, he then moved on to hold many managerial positions within the sales department. In 2022 El Samra was appointed as SODIC's Executive Director of Sales, where he oversaw regional and international sales teams, achieving the highest sales record for SODIC since inception.

Prior to joining SODIC, El Samra held the position of Account Supervisor at Fortune Promoseven and Account Executive at Marcom.

Aly El Samra holds a BA degree in Mass Communication from the American University in Cairo (AUC), specializing in marketing studies.



NADINE OKASHA

CHIEF STRATEGY, BRAND, & SUSTAINABILITY OFFICER

Nadine Okasha is the Chief Strategy, Brand, and Sustainability Officer at SODIC. In her current capacity, Okasha heads SODIC's strategy management office and several other corporate functions, including market research and customer experience, as well as SODIC's corporate marketing, public relations, social responsibility, and sustainability functions.

Prior to joining SODIC, she held the position of Business and Organizational Development Senior Manager at Azza Fahmy Jewelry from 2007, where she oversaw the Dubai and Bahrain markets.

In 2004, Okasha relocated to France, where she served as Business Development Manager and headquarters representative at Kato International S.A.S, tasked with growing the UK and German markets.

Okasha began her career in Nasgeyat for Trade and Industry in a marketing role in February 2003. She earned her BSc in chemical engineering from Cairo university in 2002 and her certification from the Wharton School of Business Executive Development program in 2009.



MARWA EL KHODARY

GENERAL COUNCIL

Marwa El Khodary is SODIC's General Counsel, overseeing the Legal & Compliance departments. El Khodary has over 23 years of legal expertise in managing public and private companies and providing various commercial legal services.

Prior to joining SODIC, El Khodary held the position of Arab Legal Consultant partner, Foreign Trade Analyst at the Ministry of Economy and Foreign Trade, and Attorney at Law at various well-reputed organizations.

El Khodary has extensive experience in Commercial, International Trade, and Financial Law.

She is a member of the Arab Lawyers Union, the Egyptian Bar Association, and the British Chevening Scholars Association. El Khodary was granted the British Chevening Scholarship to undertake studies for an LLM in International Business Law from the London School of Economics and Political Science.

El Khodary represented Egypt at the World Trade Organization (WTO) workshops, working group meetings, and ministerial conferences. She holds a BSc in Law from Cairo University.



AHMED SAMIR

CHIEF PEOPLE AND CAPABILITIES OFFICER

Ahmed Samir is SODIC's Chief People and Capabilities Officer, overseeing SODIC's human Resources function, Center of Excellence & Transformation as well as Innovation. Ahmed has over 17 years of experience in human Resources & Organization Development across different industries and operating levels.

Prior to joining SODIC in 2014, Samir held the position of head of Organization Development at Orascom Telecom holding. Before that, Samir had successfully led the HR startup for three new operations, including WIND Mobile in Canada.

Before joining Orascom, Samir held the position of Organization Consultant at LOGIC Management Consulting and was involved in developing an array of HR foundations and strategies as well as sunning assessment centers and mega

recruitment projects for many clients in different sectors including but not limited to tech, shipping, FMCGs, and telecoms.

In 2011, Samir joined Vodafone as Senior Team Leader for Organization Effectiveness and Change. He started his career in 2005 with Saudi German hospitals Group, Dubai.

Samir holds a BA in business administration from the Faculty of Commerce, English section at Cairo University, as well as a number of certifications from renowned HR institutes, including HAY Group, Towers Watson, and SHL.

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