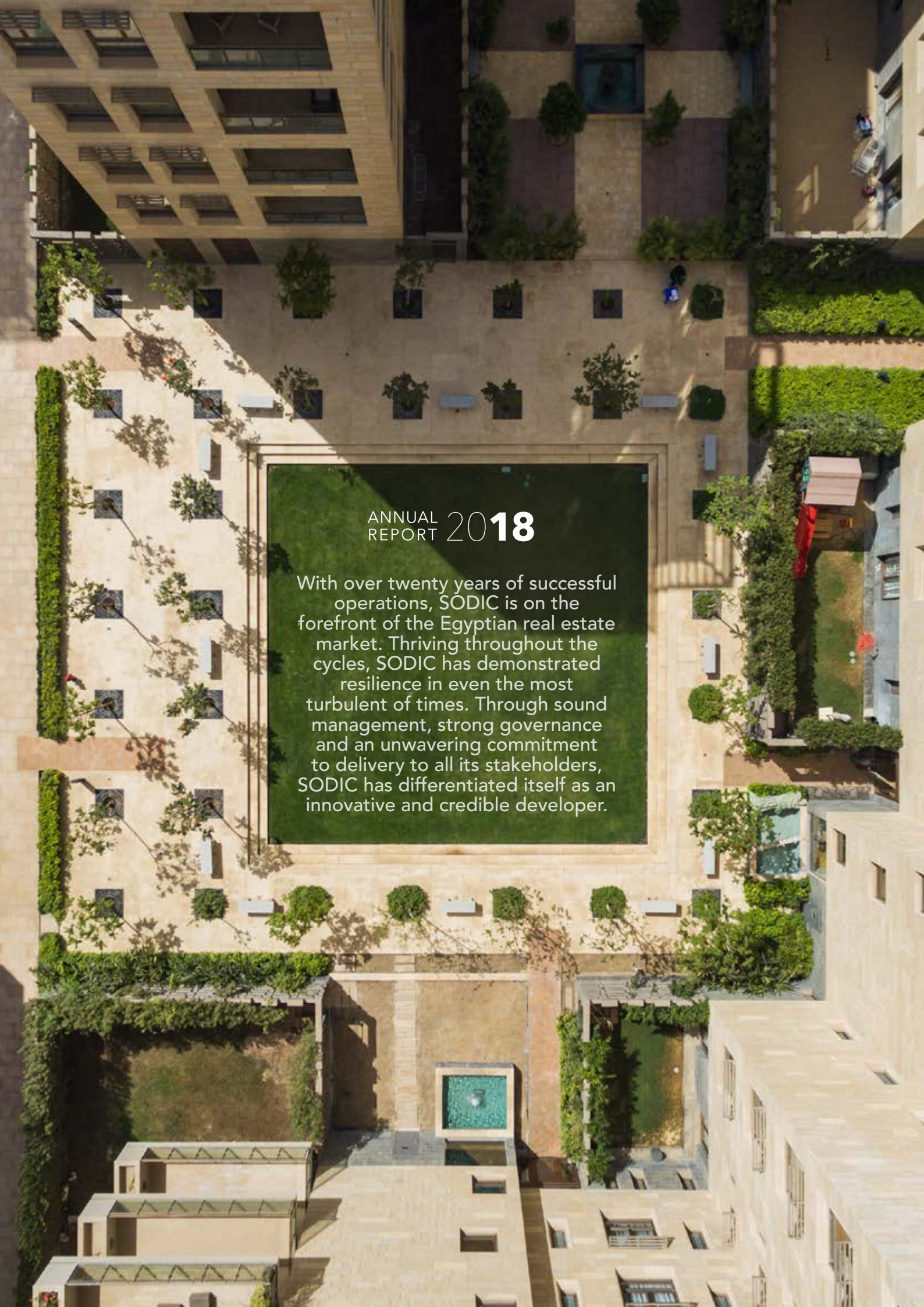


D E L I V E R I N G V A L U E



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Annual Report





ANNUAL REPORT 2018

With over twenty years of successful operations, SODIC is on the forefront of the Egyptian real estate market. Thriving throughout the cycles, SODIC has demonstrated resilience in even the most turbulent of times. Through sound management, strong governance and an unwavering commitment to delivery to all its stakeholders, SODIC has differentiated itself as an innovative and credible developer.

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MANAGEMENT AND GOVERNANCE



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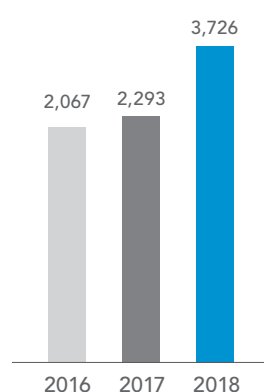
CONSOLIDATED FINANCIAL STATEMENTS

2018 in Review

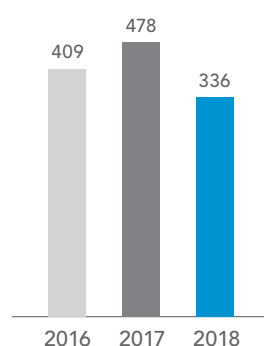


2018 AT A GLANCE

Revenue (EGPmn)



Operating profit (EGPmn)



1,079

Delivered units

2017 1,151

4,165

EGP MN

Year end cash & equivalents

2017 EGPm 3,596

88%

of leadership on personal development plans

449

EGP MN

Profit for the year

1.31

EGP

Basic earnings per share

0.5

EGP

Total dividend per share

22%

of talents grew into managerial positions or above

81%

Cultural health



Where We OPERATE

We operate in three main markets in Egypt. West Cairo, where we began our operations over 20 years ago. East Cairo, the largest and one of the fastest growing markets in the country. The Mediterranean North Coast where we have been selling secondary beach homes since 2015.

+40,000

beneficiaries

Education initiatives

+360

widow's homes renovated

Future Eve Foundation

2020

SODIC HQ will be powered by clean energy

10

Landbank years

2017 (7 years)

Units delivered in 2018

307

West Cairo

609

East Cairo

163

North Coast

New projects launched in 2018

MALAAZ
NORTH COAST



SIX WEST
LUXURY DISTRICT

LETTER FROM THE CEO

We are proud to have built more than 9,000 homes and commercial spaces across Cairo and the North Coast since we began in 1996.

At the heart of our business is a commitment to deliver on time and on quality. Our clients have the right to expect the highest quality and service. By choosing SODIC, their investments are safeguarded as we ensure timely handovers allowing our clients to realize the full value of their asset. This commitment continues to set us apart from the competition and has ensured enduring demand for our projects over the years.

Solid deliveries

We delivered over 1,000 units this year across our projects and had our debut deliveries ahead of schedule in Caesar, our first project on the Mediterranean North Coast. We also welcomed our first homeowners to Villette delivering almost 200 units during the year.

Land bank developments

Land continues to be a key resource for us. We have made great strides in replenishing our land bank this year in both West Cairo and the Mediterranean North Coast. The result is that SODIC today has secured 10 years' worth of land in all our key markets, putting strong visibility and healthy diversity into our projects pipeline.

Operating environment

Over the last few years, the land supply environment has experienced a structural change. The government has been offering more good quality land. It has also been offering land on a revenue share basis, which has presented new opportunities for us, however it has also resulted in an increased level of competition. While land remains a key value driver, the easing of the land constraint means that other elements of the business model have become increasingly important for future success. This includes operational ability, delivery capability and approach to customers, particularly in the context of significantly changed customer expectations. SODIC is prepared.

Strategic initiatives

I am pleased to note that as part of our 2018-2021 strategy we have launched several strategic initiatives that are

— “ —

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— ” —

aimed at positioning SODIC as the developer of choice by building on our credibility and focusing on two other main differentiators: customer centricity and brand equity. Our focus on customer centricity is not new to SODIC, and although we always strive to work in the best interest of the customer, in a sense, this new approach formalises that commitment. But it is more than that. Where it goes further is in outlining, in some detail, the changes we need to make to really put customers first. During 2018 we conducted an in depth market research on consumer behaviour and attitude towards real estate and their profiling of desired developments that will guide our offering in our new launches. This approach focuses on delivery across our customer journey and well into the living experience further strengthening SODIC's established Brand Equity. Moreover,



in such a competitive environment, we believe businesses are distinguished above all by their ability to innovate. We are focusing on institutionalizing innovation in SODIC, having created a dedicated team that will work on fostering the culture of innovation across the organization.

Sustainability

Our unwavering commitment to our communities remains strong. Over the course of the year we have continued our investments in rehabilitation of slum and low-income housing areas and education. We have also taken an important decision to invest in clean energy. As of 2020 SODIC's head office will be mainly powered by solar energy supplied by our investment in solar powered parking sheds.

Board and management changes

We commence 2019 with important changes to our Board of Directors and Executive Management Team. We welcome to the board Timothy Collins & Elisabeth Critchley representing Ripplewood who bring to the board a wealth of investment and industry experience.

I would also like to express our thanks to Omar Bassiouny who stood down as Ripplewood's representative in February 2019 after five years on the board, and to Yazan Haddadin who stood down as an Independent Non Executive Director in February 2019 after almost five years in the role and as a member of the Audit and Compensation Committees. We wish Omar and Yazan all the very best for the future.

We also express our thanks to Ahmed Labib, who stands down from his position as Chief Commercial Officer after 12 years of dedicated service to SODIC. We welcome to the team Nabil Amasha as our new Chief Commercial and Operations Officer effective March 15th, 2019. Amasha brings over 25 years of experience in areas of marketing management, sales, brand management and communications.

Outlook

We have made a positive start to 2019 with the launch and successful sale of the first phase of our upscale apartment complex "Allegria Residence". We believe the strong fundamental drivers in the market will continue to underpin demand in our key markets. We are looking forward to a year of profitable performance as we are guiding for strong growth on both the new contracts as well as revenues and underlying profits. SODIC is bringing to the market two new developments in West Cairo and we continue to launch and offer new products in our developments in East Cairo and the North Coast. With a solid platform, a diversified project portfolio and a strong management team in place we view 2019 with confidence and look forward to delivering a year of strong results.

Magued Sherif

Magued Sherif
Managing Director

LETTER FROM THE CFO

Building on the strength of our balance sheet and our prudently managed business, SODIC continues to expand and deliver to its shareholders.

Five years ago, SODIC embarked on a series of land acquisitions that have significantly diversified the company's sales and hugely expanded our presence in Cairo and the Mediterranean North Coast. Today we reap the rewards with these new projects fuelling growth of 62%, lifting revenue from EGP 2.3 billion in 2017 to EGP 3.7 billion in 2018. During the year we delivered the first phases of Caesar and Villette together contributing to 45% of the delivered value.

Building profitably

Despite the leap in revenues our operating profitability was negatively impacted by the settlement relating to SODIC West land. Pursuant to which SODIC accepted to pay an amount of EGP 800 million over a period of two years related to this legacy plot. Almost 50% of that amount hit our income statement in 2018, significantly impacting profitability. Excluding the effect of the settlement operating profitability showed a solid growth of 52% while net profit expanded by a healthy 37%.

Solid balance sheet

We continued to generate a good level of operating cash flow of EGP 277 million, despite the extraordinary payment on the settlement. With a debt to equity ratio of 0.3x, undrawn facilities of 1.7 billion and backed by EGP 4.2 billion of cash the company is solidly financed and has the capability to pursue further strategic growth opportunities.

Investing in our assets portfolio

Armed with the strength of the balance sheet we have broken

ground on EDNC our prime commercial district in East Cairo. This project will be the cornerstone of our recurring income portfolio with operations slated to begin in 2021.

Land bank expansion

Further leveraging this strong financial position SODIC has made good progress in 2018 expanding its land bank. A number of important milestones were achieved. A 308 acres plot has been added on the North Coast that is now Malaaz. On the other hand SODIC was awarded a 500 acre plot in West Cairo and has in addition received the official notification from the government on the change of use for Al Yosr from agricultural to residential. Not only do these land developments significantly enhance SODIC's sales visibility, they also inject fresh impetus into our presence in West Cairo, a market where SODIC has always been a leading player.

Strong guidance for growth

With these new projects coming on stream in 2019 we look forward to a year of strong momentum and are guiding for a 40% growth in contracted sales. While revenues are expected to expand by more than 35%.

62%

Growth in Revenues



Dividends

To reflect our confidence in our strength and future prospects, and to reward shareholders for the continued support and loyalty, we have recommended a dividend of 0.5 EGP per share. This is the first time SODIC distributes a cash dividend since 2010.

While we are conscious of the wider economic and market risks, particularly as competition intensifies, we are confident that our strong balance sheet, with our high-quality land bank, and a strategy focused on customers makes us a more resilient business and will continue to set us apart from the competition.

Omar Elhamawy
Chief Financial Officer

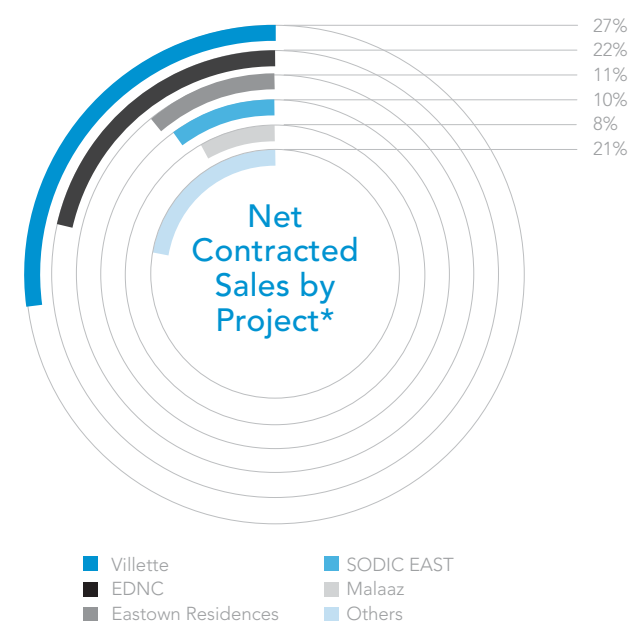
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BUSINESS REVIEW

Operational Review



5.2 EGP BN

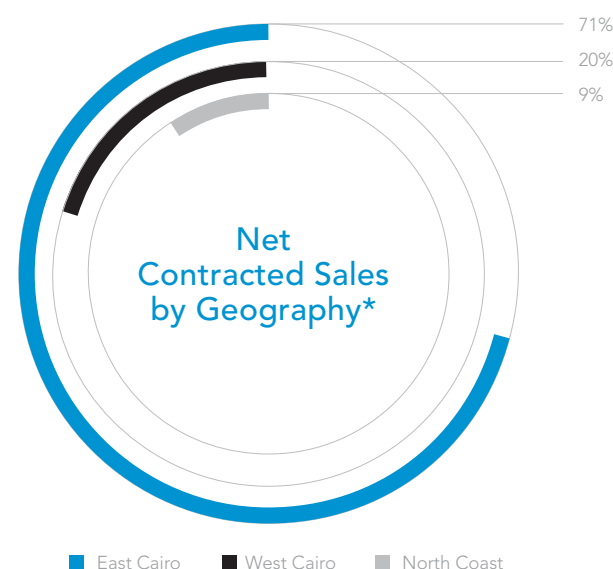
Net Contracted Sales

Net contracted sales for the year reached EGP 5.2 billion, down 10% versus the same period last year. Sales were driven by East Cairo projects which contributed to 71% of the years contracted sales.

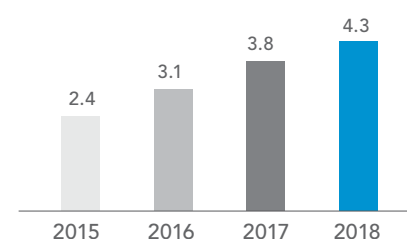
443 EGP MN

Cancellations

Cancellations of EGP 443 million were recorded of which EGP 223 million were attributed to the cancellation of a large sale in the Polygon office buildings. Excluding the effect of this, cancellations stood at 3.9% of our gross sales below our historical averages.



Cash Collections (EGP BN)



Cash collections increased by 12% to reach EGP 4.3 billion during the year, while delinquencies remained low at 4%.

* By value of units sold

1,079 Units

Deliveries

SODIC delivered some 1,079 units during the period, versus 1,151 units delivered in 2017. We continue to deliver on Easttown Residences and the Courtyards together constituting 46% of the delivered value. The year also witnessed the delivery of the first units in Villette and Caesar which contributed to 26% and 19% of the delivered value respectively.



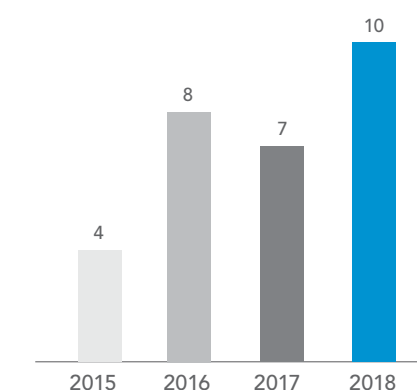
Easttown Residences	29%
Villette	26%
Caesar	19%
Courtyards Westtown	17%
Others	8%



East	55%
West	26%
North Coast	19%

* By value of delivered units

Land bank years



Land bank

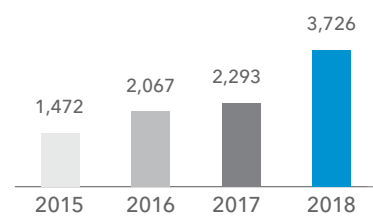
2018 was an eventful year for SODIC with respect to its land bank expansion, having added circa 4 million square metres of land to the development pipeline. This was achieved via the replenishment of our land bank in West Cairo and the Mediterranean North Coast and having received the rezoning letter of Al Yosr. These developments bring SODIC's land bank runway to the highest level it has ever been putting 10 years of sales ahead of us. Below highlights the key events for the year.

February: SODIC announced that it has signed two revenue sharing agreements for two adjacent plots with a total land area of 1.3 million square metres on the Mediterranean North Coast of Egypt. The agreement provides the land owner with a 28% share of the project's revenue generated from the sale of units, while the balance represents SODIC's share. The 1.3 million square metre plot is expected to generate total sales of over EGP 15 billion over a period of seven years. This comes in line with SODIC's growth strategy and expansion plans in second home markets.

September: SODIC received the official award letter for a 500 acre plot allocated by the New Urban Communities Authority (NUCA). The plot, which was offered on a partnership basis, is located in the Sheikh Zayed Extension area and adds eight years of sales to our inventory in West Cairo. The revenue share agreement with NUCA was signed in March 2019.

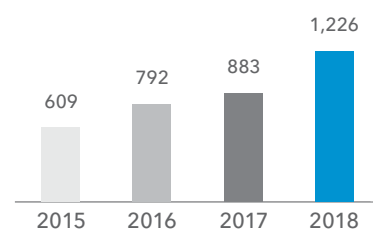
November: Al Yosr for Projects and Agricultural Development ("Al Yosr"), SODIC's fully owned subsidiary, has received a letter from the NUCA with respect to its 300 acre plot located in the Sheikh Zayed city extension. The letter outlined NUCA's decision regarding the change of land usage from agricultural to residential in return for an in kind payment of 50% of the land. NUCA is committed to deliver the required infrastructure in line with increase in the plot's density associated with the higher built up area. The plot now has an allowable footprint of 20% and allowable heights of G+2. This development will enable us to progress with the planning and launch of the project with the aim of bringing the inventory into our sales pipeline in 2019.

Financial Review



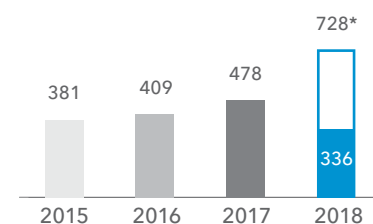
Revenues (EGP mn)

Revenues of EGP 3,726 million were recorded during the full year period compared to EGP 2,293 million recorded during the same period last year, reflecting a strong growth of 62% mainly driven by deliveries in new projects, namely in Caesar and Villette that together amounted to 45% of the delivered value during the period.



Gross Profit (EGP mn)

Gross profit reached EGP 1,226 million growing by a solid 39% and recording a gross profit margin of 33%, with deliveries in the first phases of Villette weighing down on the margins.

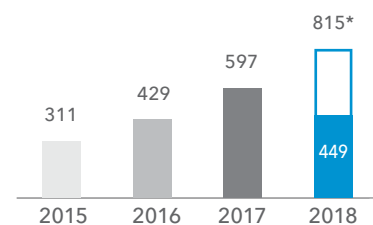


Operating profits (EGP mn)

The operating profits were negatively impacted by the SODIC West settlement signed in December increasing the project costs by some EGP 800 million, of which EGP 391 million were expensed in 2018 as follows:

- EGP 33 million were allocated to the cost of goods sold to account for the share of SODIC West units delivered during the year.
- EGP 358 million were added to other operating expenses in relation to total revenues that have been recognized over the period 2002 to 2017.

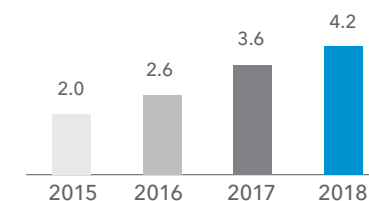
Operating profit amounted to EGP 336 million while adjusted operating profit, excluding the effect of the SODIC West settlement, amounted to EGP 728 million, up 52% and reflecting a healthy operating margin of 20%.



Net Profit (EGP mn)

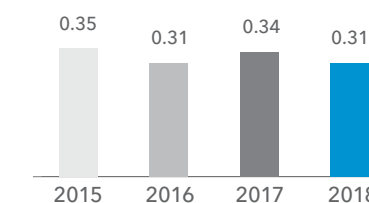
Net profits attributable to equity holders amounted to EGP 449 million for the year, while adjusted net profit to exclude the impact of the settlement amounted to EGP 815 million, up 37%.

* Adjusted to exclude the impact of SODIC West settlement



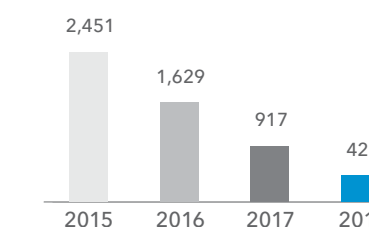
Cash Balance (EGP bn)

Total cash and cash equivalents amounted to EGP 4.2 billion reflecting a very liquid balance sheet supporting the execution of our projects as well as our growth endeavours.



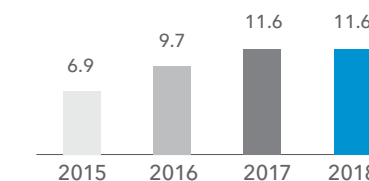
Leverage - Bank debt to equity

Bank leverage remained low with bank debt to equity at 0.31x. SODIC's total bank debts outstanding stood at EGP 1.5 billion out of the total available bank facilities of EGP 3.2 billion.



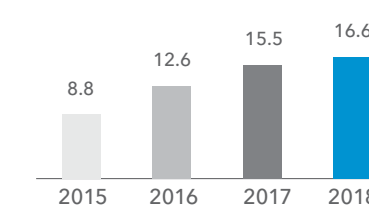
Land installments (EGP mn)

The balance of land instalments outstanding to NUCA as of year end 2018 was EGP 428 million having fully repaid the instalments due on Villette land during 2018. The remaining instalments represent payments due on Eastown land and the last instalment due on October Plaza to be paid in 2019.



Receivables (EGP bn)

Receivables of EGP 11.6 billion provide strong cash flow visibility, with delinquency rates remaining low at 4%.



Client Deposits (EGP bn)

Client deposits represent the backlog of unrecognized revenues from contracted sales of units that are to be delivered over the coming three to four years. Our client deposits as of the end of the quarter reached EGP 16.6 billion, providing strong revenue visibility for the company.

About SODIC



OUR INVESTMENT PROPOSITION



Four compelling reasons to invest in SODIC

1

Delivering Value:

Our operational expertise and stellar track record for delivering on time and on quality that drives enduring demand for our projects

2

Solid Financials:

Our resilient balance sheet and financial strength emanating from years of prudently managing the business and acting as a springboard for growth and execution

3

Earnings visibility:

Our ability to generate robust and predictable income supported by a profitable backlog of unrecognized revenues

4

Diversified land bank:

The scale, balance and quality of our land bank that secures 10 years of sales in all our key markets

OVERVIEW OF SODIC

Sixth of October Development and Investment Co. (SODIC) is one of Egypt's leading listed real estate developers. We specialise in developing large-scale, master-planned communities that cater to the country's ever-growing need for high quality residential, commercial and retail property.

SODIC came into being in 1996. Founded as a publicly listed company, it has since been traded on the Egyptian stock exchange (EGX). SODIC has always been and still remains a non-family owned company, with robust institutional foundations and a strong corporate governance framework.

SODIC has been delivering award-winning developments for over two decades, pioneering the establishment of expansive mixed-use communities across new urban suburbs on the outskirts of Cairo. Our meticulously planned, spacious developments on both the west and east sides of Cairo continue to stand at the forefront of the increasing market demand for relocation away from the ever-congested central Cairo.

Building on our solid foundations in Cairo, SODIC's expansion into the second homes market in 2015 has been very well received, and marks the beginning of our strategy for further growth across new geographies and real estate segments.

The agile and prudent approach we have adopted for growth has meant that we have been able to add circa 8 million square metres to our land bank over the past five years that continue to put over 10 years of sales visibility from 2019 onwards. Forging partnerships with the public sector and private land owners capitalizing on our solid track record of delivering on our commitments, which has positioned us as one of the most reputable real estate developers in Egypt.

— “ —
We are architects of societies. We create and deliver sustainable human developments that redefine the real estate market.
 — ” —

At SODIC, we are architects of societies, our goal is to create not merely world-class real estate developments but vibrant, integrated communities with a balance of residential, recreational and business amenities and activities. We create and deliver sustainable Human Developments that redefine the real estate market in Egypt – holistic communities that aim to facilitate our clients' daily activities and improve their overall quality of life.

The human side of SODIC's endeavours extends beyond our business objectives as we actively pursue several avenues for the betterment of the societies in which we operate. SODIC's corporate social responsibility efforts focus on promoting education opportunities for the less privileged, rehabilitating impoverished areas and taking part in a number of relief initiatives. SODIC is also a proud supporter of the arts and a champion of sports — both forming integral parts of our communities that also serve as important channels for giving back to the societies in which we operate.



▮ SODIC KPIs Since Inception¹

▲ **20** Diverse developments

▲ **c 4^{SQM}_{MN}** Built up areas developed

▲ **c 9^{SQM}_{MN}** Total land area developed

▲ **c 7^{SQM}_{MN}** Unlaunched land bank²

▲ **+33^{EGP}_{BN}** Contracted sales

▲ **c. 13,000** Units Sold

▲ **c. 9,000** Units Delivered

¹ As of year-end 2018

² Owned or controlled through revenue share deals

MILESTONES

Catering to Egypt's increasing demand for residential, commercial and retail spaces, providing award winning developments at the highest international standards. SODIC has become a household name, expanding its footprint to include some of the most coveted urban communities. Such success was built over the last two decades, punctuated by key milestones that have led us to where we stand today.

Solid Foundations

1996

- SODIC established as a publicly traded company with more than 6,000 shareholders.
- The company purchases its first 10 million sqm plot of land in Sheikh Zayed as part of its founders' vision of developing a residential community on the Western outskirts of Cairo.

1997

- SODIC launches its Beverly Hills development on a 1.7 million sqm plot of land, which today is home to over 2,900 families.

Repositioning & Growth

2006

- SODIC welcomes a new management team.

2007

- SODIC launches Allegria transforming the company's brand identity into a luxury developer.

2008

- SODIC diversifies its land bank and acquires 1 million sqm in East Cairo.

2009

- Venturing into the commercial segment with The Polygon and The Strip developments and luxury mixed use development Forty West.

Thriving despite challenges

2011

- First developer to launch a project after the revolution with its Westown Residences, which sold out within 48 hours.

2012

- SODIC launches Westown Hub, its first leasable asset in SODIC West.

2013

- Launch of its Eastown Residences development, a project that has reeled in phenomenal success in terms of sales and price appreciation.

2014

- Concluded land disputes and was the first developer to acquire a sizeable land plot after the 2011 revolution, buying a 301-acre plot in New Cairo and launched Villette.

2015

- SODIC enters the North Coast launches Caesar.

2016

- Concludes deal with Heli on SODIC EAST.
- SODIC launches Westown Medical Centre — SODIC's first medical development.

Flourishing in an improved environment

Another cycle of growth begins

2017

- With the devaluation behind us 2017 lays the ground for another growth cycle. SODIC East's landmark first launch of EGP 1.7 billion was sold out.
- Issuance of presidential decree rezoning Al Yosr to residential land bringing the plot one step closer to monetization.

2018

- SODIC signs revenue share deal on 300 acres in North Coast, launches Malaaz.
- SODIC awarded 500 acre plot in West Cairo in partnership deal with NUCA.
- SODIC launches EDNC.

OUR VALUES



All our activities are underpinned by our values that guide everything we do and essentially shape SODIC's identity.



INTEGRITY

We show integrity in all our working relationships, with our colleagues, customers and all stakeholders. We communicate with honesty and openness, and demonstrate transparency in our actions.

WE ARE HONEST



SYNERGY

We believe that every team member contributes with their skills, strengths, perspective and hard work. We encourage a culture of inclusion and cooperation, built on respect, trust and diversity. We work first and foremost towards the benefit of the collective.

WE WORK TOGETHER



COMMITMENT

We are results-driven and committed to creating value and return on investment to our stakeholders. We deliver on our promises and work conscientiously and diligently at every level of the organisation to ensure excellence in delivering results.

WE DELIVER



OWNERSHIP

We believe in structure but insist on free thinking. We lead and inspire others to perform through taking on responsibility. We expect our people to get it done and allow them to learn as they grow. We are committed to contributing to our own and the company's success.

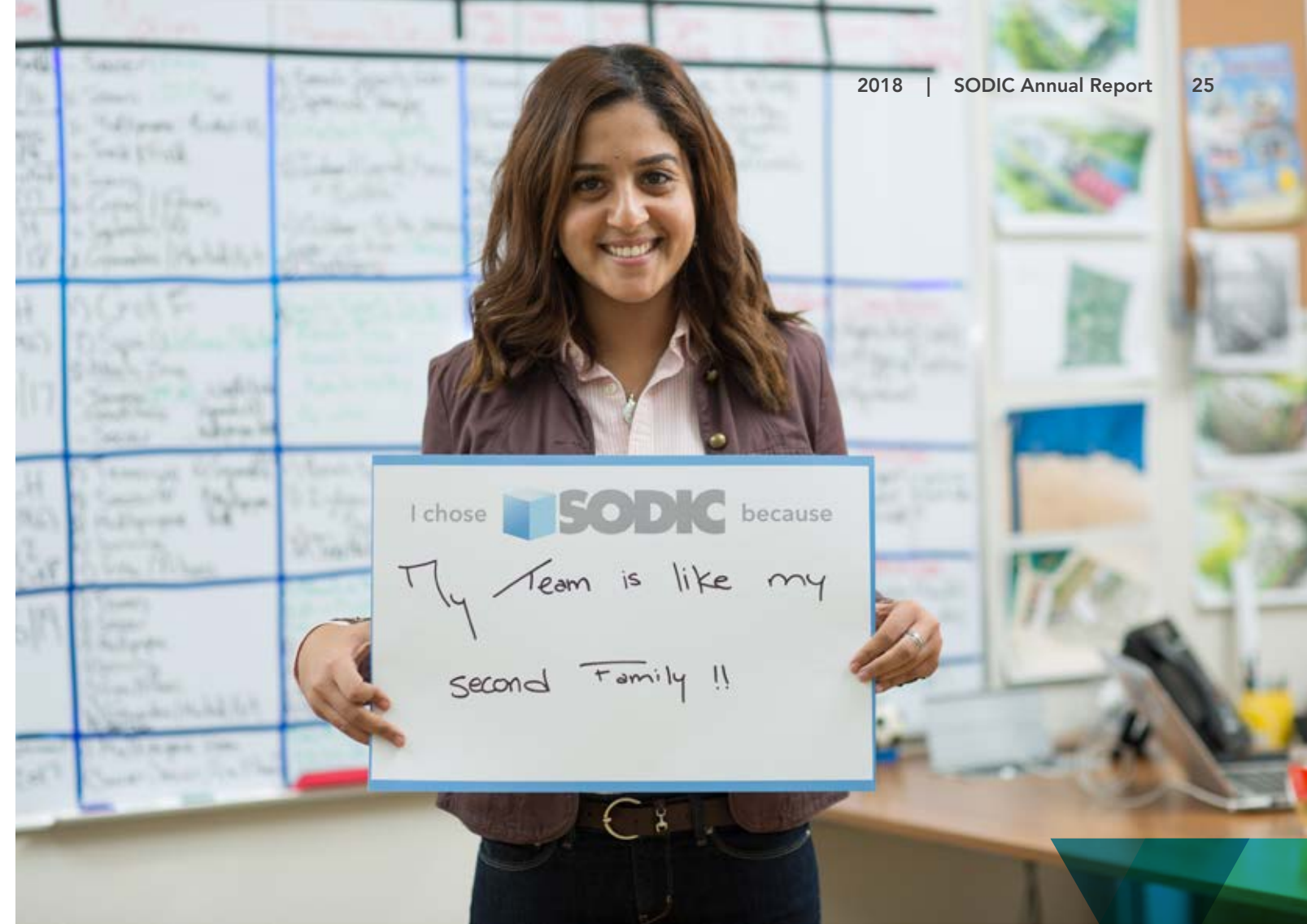
WE ARE ACCOUNTABLE



AGILITY

We are forward thinking, initiating change in the market, adapting to market conditions before they have become a reality. We find opportunity in challenges and always find ways to lead through uncertainty. We embrace change as part of our operating universe and use it as a stepping stone for growth.

WE CHAMPION CHANGE



OUR STRATEGY

Our strategy is to grow and create long-term value by being the leading real estate developer in our markets, focused on creating and delivering sustainable human developments that redefine the real estate market as we know it. To this end, we work together to excel across four key strategic drivers: financial growth, customer centricity, operational excellence and employee empowerment.

Focusing on four key strategic drivers

Financial growth

We expand. We maximize.

Strategic Priority

To be the investment of choice within the real estate market in Egypt, delivering shareholder value through a superior risk balanced approach to growth.

Objective

- Outpacing market growth rates over the coming four years increasing our market share in the destinations we operate in.
- Creating new revenue streams by diversifying our offering to clients to encompass value added services that enhance our customer experience.
- Pursuing development opportunities in secondary cities with high income per capita and low supply of quality housing.
- Building a portfolio of recurring income assets across our mixed use developments with a target of reaching EGP 400 million in four years.
- Continuously improving our cost structure by focusing on efficiencies across all the organisation to positively impact profit margins.
- Improving asset utilization through; ensuring cash is reinvested in value accretive land acquisitions, shortening acquisition to launch period, prudently increasing leverage enhancing returns through a risk balanced approach to balance sheet management, timely delivery of residential assets and expedited construction of leasable assets.
- Reinvestment and distribution of cash generated from projects with the aim of delivering to shareholders a sustainable growth model.

2018 achievements:

- Breaking ground on EDNC to become a major contributor to our leasable assets portfolio by 2022.
- In depth research of Alexandria & Mansoura as identified opportunity areas for geographical expansion.
- Designing finishing packages to be launched to clients in 2019 as a value added service that enhances livability of our developments.

- Launched Malaaz, six months after the land was secured
- Launched fully finished units in Villette in East Cairo
- Introduced a cash dividend of EGP0.5 per share

Customer centricity

We serve. We exceed.

Strategic Priority

- To be the developer of choice by providing a consistently superior customer experience throughout the customer journey and at every touch point. By securing land for developments in the right locations, designing and delivering quality destinations where people aspire to live and maintaining our developments at standard surpassing the expectations of our residents, we keep the customer at the heart of everything we do.

Objective

- We are architects of societies: recognizing that our customers want to live in truly great places we strive to offer not just quality design and buildings but also the holistic communities that facilitate our residents' daily activities and improve their overall quality of life.
- Delivering customer satisfaction: by placing customers at the heart of everything we do, we deliver a consistent superior experience with their satisfaction being a key performance indicator across all customer touch points.
- Brand Equity built on insights. By gathering insight at every stage of our customer journey, we continuously learn and improve, pushing the envelope in what we offer our clients, redefining the real estate industry through what we bring from offering to experience and more.

2018 achievements:

- Building up the Community Management Function dedicated to ensuring the delivery of an exceptional living experience to all SODIC residents.
- Deep understanding of customer segments; in depth market research on consumer behavior and attitude towards real estate and their profiling of desired developments on the 150 and 500 acre lands.

Operational excellence

We optimize. We enhance.

Strategic Priority

To operate a lean and agile organization geared for growth

Objective

- Securing new land while maintaining a balance in our portfolio. We target locations based on the availability of land, demand in the area and the strategic fit to our current development portfolio with an aim of having diversity not just across locations but also across product offering.
- Executing the company's projects on-time, on-budget and on-specifications through trend setting project management.
- Leveraging our facility management excellence to go beyond the market needs, continuing to distinguish SODIC by further strengthening this established competitive edge.

2018 achievements:

- Major additions to our land bank in West Cairo with the 500 acre plot and a 308 acre plot on the Mediterranean North Coast.
- Launched an innovation unit focused on fostering a culture of innovation in SODIC.

Employee empowerment

We learn. We change.

Strategic Priority

To be the employer of choice in our industry. Creating a learning and growth environment with employees working together and enabled to best achieving organizational goals and building for a better society.

Objective

- Achieving the right organizational scale to match our growth ambition through attracting and retaining the right talent.



Our strategy is to grow and create long-term value by being the leading real estate developer in our markets, focused on creating and delivering sustainable human developments that redefine the real estate market as we know it.



- Aligning employees with the company's strategy and long term shareholder value ensuring alignment of individual and departmental objectives to our strategic priorities. The company's employee ownership program helps build pride of ownership among employees and an understanding of how to create value for shareholders.
- Ensuring the cultivation of leaders all across the organization through the creation of leadership development programs and incentives, launching a Talent Management System and the SODIC Graduate Development Program.
- Fostering a customer-focused culture built on SODIC's values and a commitment to high performance.

2018 achievements:

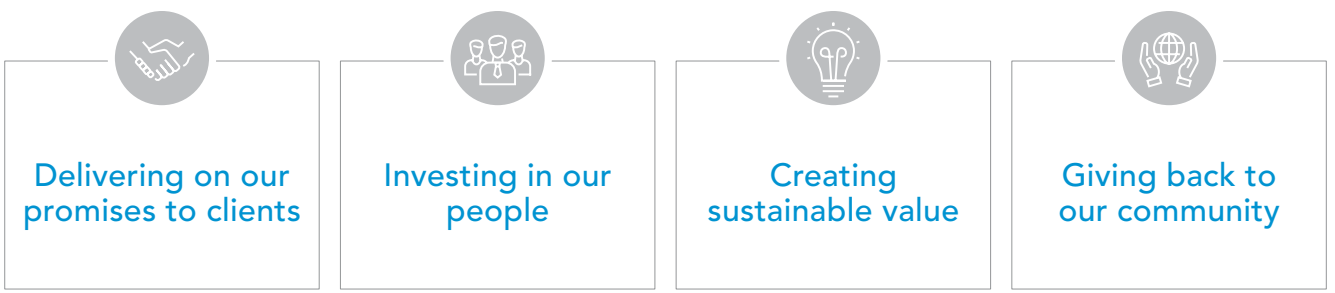
- Leadership Program: Equipping our leaders with the necessary tools to grow and maintain our leadership capabilities and preparing a new generation of future leaders.
- Management by Objectives (MBO): The cascading of SODIC's strategy through strategic initiatives broken down into work objectives and assigned to different departments. These objectives ensure organizational alignment towards one vision.
- Retention Plan: Developing a comprehensive retention plan that will cement SODIC's positioning as an employer of choice and retain SODIC's talents and strong calibers.

BUSINESS MODEL

As one of Egypt's largest listed developers of mega-urban communities, SODIC's business model is centred around a commitment to a number of core pillars that define us, working hand in hand with our stakeholders, safeguarding their interests, earning their trust for life.

SODIC's Core Pillars

Sustainable Human Developments



— “ —

We work hand in hand with our stakeholders, safeguarding their interests, earning their trust for life.

— ” —

Delivering on our promises to clients

- At SODIC, our business is the creation of Human Developments — holistic communities and environments that allow people to lead productive and creative lives away from the hustle and bustle of the city centre.
- As a trend-setter, SODIC is constantly raising the bar for quality standards in Egypt by bringing world-class, award-winning developments to the market and catering to its perpetual need for high quality properties.
- Our competitive edge lies in our ability to factor in the ever-evolving dynamics and needs of our market and clients, as well as our consistency in delivering quality products on time or ahead of schedule, all the while providing unparalleled customer service.
- We extend superior property management services to our residents through our subsidiary, EDARA, the only company of its kind in Egypt to be awarded three ISO certificates, making our developments one of the most highly sought after in the Egyptian market.

Investing in People

At SODIC, we believe our people are our greatest and most invaluable asset, which is why we have always dedicated efforts to our long-term goal of becoming an employer of

choice, investing heavily in the recruitment, training, and retention of the best talents in the market.

- As a flat, young, and progressive company we aim to provide our team with an engaging work environment that encourages individual contributions while promoting a dynamic atmosphere that thrives on collaborative work.
- At SODIC, we constantly strive to provide our growing team of now 645 professionals with the best work environment possible.

Creating Sustainable Value

- SODIC maintains a diverse shareholder base that ranges from large-scale institutions with global footprints to smaller local funds and individual investors.
- Our responsible investment strategy ensures sustainable long-term returns, as we add value through an ambitious, but prudent, land acquisition and development scheme that sees us achieve record turnaround and delivery times and ensures we remain in high demand.
- SODIC's high land monetisation rate is especially evident in the six-month turnaround periods, from land acquisition to the launch of sales, for Villette, Caesar and Malaaz developments.

Giving Back to the Community and Environment

- Improving conditions for the communities we operate in is part of SODIC's philosophy and core values, which is why our corporate citizenship initiatives focus primarily on education and the rehabilitation of slum and low-income housing areas. These programs, which grow and expand together with our company, impact over 40,000 lives each year.
- Through its project developments, SODIC also creates thousands of job opportunities. With every EGP 1 billion invested in construction, nearly 10,000 job opportunities are created.
- We believe that thinking green gives our community the perfect environment to revive, and secures the future for new generations to come. To this end we have launched SODIC Green that will focus on infusing sustainable initiatives in all our developments.

FOCUS AREAS WITHIN SUSTAINABILITY & CORPORATE CITIZENSHIP

Companies from all industries know that the cornerstone of their success rests on the sustainable growth and betterment of the environment in which they operate. A leader in the real estate development sector in Egypt, SODIC was founded on a vision to enhance the real estate market through delivering top-quality developments that aim to enrich our people's quality of life while simultaneously working to advance the communities in which we operate. We focus on sustainability areas directly connected to our business to make the most significant positive contributions to society.

SODIC's projects and how they are delivered ensure a sustainable future for communities, customers and employees. We focus on sustainability aspects most relevant to our core Project Development operations: Environment, Construction & Safety, Diversity, Community Investment, Arts and Sports. Through this strategic approach, SODIC brings the most value to society. The Company issues a sustainability report that presents the Company's achievements in the environmental and social areas.

Environment

Our commitment to the environment is interwoven into our developments. We believe that thinking green gives our community the perfect environment to revive, and secures the future for new generations to come. To this end, SODIC has embarked on several initiatives to promote a more sustainable living experience within its developments.

- Promoting alternative transportation systems through launching SODIC Ride's eco-friendly on-demand car service and Baddel, an e-bike sharing system both available in SODIC West.
- Investing in parking sheds mounted with solar panels to generate electricity to power our head office with clean energy.
- Incorporating energy-saving elements into the design of our properties such as shading shelves on the facades of EDNC, load bearing walls (isolated concrete foam) in

The Strip enhancing thermal insulation and the use of energy efficient light bulbs in all street lamp posts.

Construction & Safety

- SODIC prioritizes awarding contracts to Egyptian construction companies to support local businesses that effectively contribute to the Egyptian economy and employs over 30,000 Egyptian workers indirectly through these companies.
- SODIC ensures a safe environment for employees working onsite projects and applies the safety procedures in compliance with industry, national and international standards.
- SODIC contractors must be responsible for ensuring the welfare of all workers under their control and must ensure adequate welfare facilities as detailed in Egyptian Labor Law.

Diversity

- SODIC has dedicated a space to their working mothers where they can bring their young ones to spend the day during their working day.
- SODIC has preset policies and procedures related to staff compensation and performance management. Results of Company performance, salary increases and bonuses are communicated transparently to company staff.

Community & CSR

SODIC strategically supports communities through its projects and people. Investment areas focus on three main pillars; Education, Rehabilitation & Relief.

Education:

Supporting Educate Me, that runs a high-quality community preschool and primary school in Talbeya. The preschool and community school run by Educate-Me act as "Centres of Excellence", allowing Educate-Me to test and improve its pedagogical approach and develop teacher trainings on the basis of its



practical work. The project impacts over 45 thousand lives. SODIC also supports Tawasol that runs a small community school for children who had escaped schooling, providing them with regular schooling and vocational training. With SODIC's support, Tawasol developed an online store to sell products hand-made by impoverished members of Istabl Antar's community to generate revenue streams for the organisation.

Rehabilitation

Future Eve Foundation is an empowerment initiative that uses vocational and financial literacy training, as well as micro loans, to enable widows to launch their own micro enterprises. Through FEF SODIC supported 360 widows in Upper Egypt with home improvement projects.

Relief

Continuing our relief initiatives with the engagement of our people to run Salary, Blood, Blanket Drives & Ramadan food distribution.

Arts

SODIC has always been a patron of the arts, sponsoring a number of exhibitions and local talents throughout the years including:

- **Eternal Light Art Exhibition** organized by Art D'Égypte. The Art exhibition featured a selection of works by 16 renowned Egyptian artists.
- **Orchestra in Art SODIC and ArtsMart** proudly presented for the second time Orchestra In Art with the theme "The Three Egyptian Tenors" performing a spectacular

homage to the famous original Three Tenors Pavarotti, Domingo and Carreras at the ArtsMart Gallery.

- **OPERA AIDA SODIC** was proud to present Verdi's Opera Aida, conducted by David Crescenzi at the Great Pyramids of Giza with more than 500 performers on stage performing a 3200 year old Story of Love and War.

Sports

We believe in the importance of a well-balanced life and the importance of offering our community the environment to enhance outdoor living and their athletic abilities. We ensure our master-plans empower our community to live a healthy life, through signature golf courses and

outdoor fitness stations to cycling, walking and jogging paths. Across our projects, we hosted a great number of events along the years.

- **SODIC Charity Run** in 2018. SODIC West witnessed an energetic day filled with over 7,000 runners from all over Cairo who gathered in solidarity to join our annual SODIC Charity Run in support of the Control NGO raising awareness for diabetes.
- **Sponsoring Egypt's Top Paralympic Swimmer:** SODIC is proud to sponsor an exceptional athlete, Eslam Abu Ali through his journey as the first Egyptian paratriathlete to complete the IRONMAN 70.3 race. We continue to support Eslam in his incredible journey as an inspirational super adaptive athlete.



COASTAL
PROJECTScaesum
North CoastMALAAZ
NORTH COAST

OUR DEVELOPMENTS

Over the years, SODIC has become a household name in the real estate market, not merely in terms of the scale of the projects it develops, but because of its credibility and unrelenting drive to raise the bar for design, construction, customer service and community engagement. Equipped with a solid brand reputation, the company is committed to diversifying its reach, adding new geographies and market segments to its portfolio, and continuing to successfully deliver large scale, luxury developments.

SODIC
WESTOCTOBER
PLAZA

AL YOSR

500
ACRESWEST CAIRO
PROJECTSEAST CAIRO
PROJECTSSODIC
EASTVILLETTE
NEW CAIROEASTOWN
NEW CAIROKATTAMEYA
PLAZA

WEST CAIRO

Our projects in West Cairo contributed to 20% of our contracted sales in 2018 and 26% of our delivered value

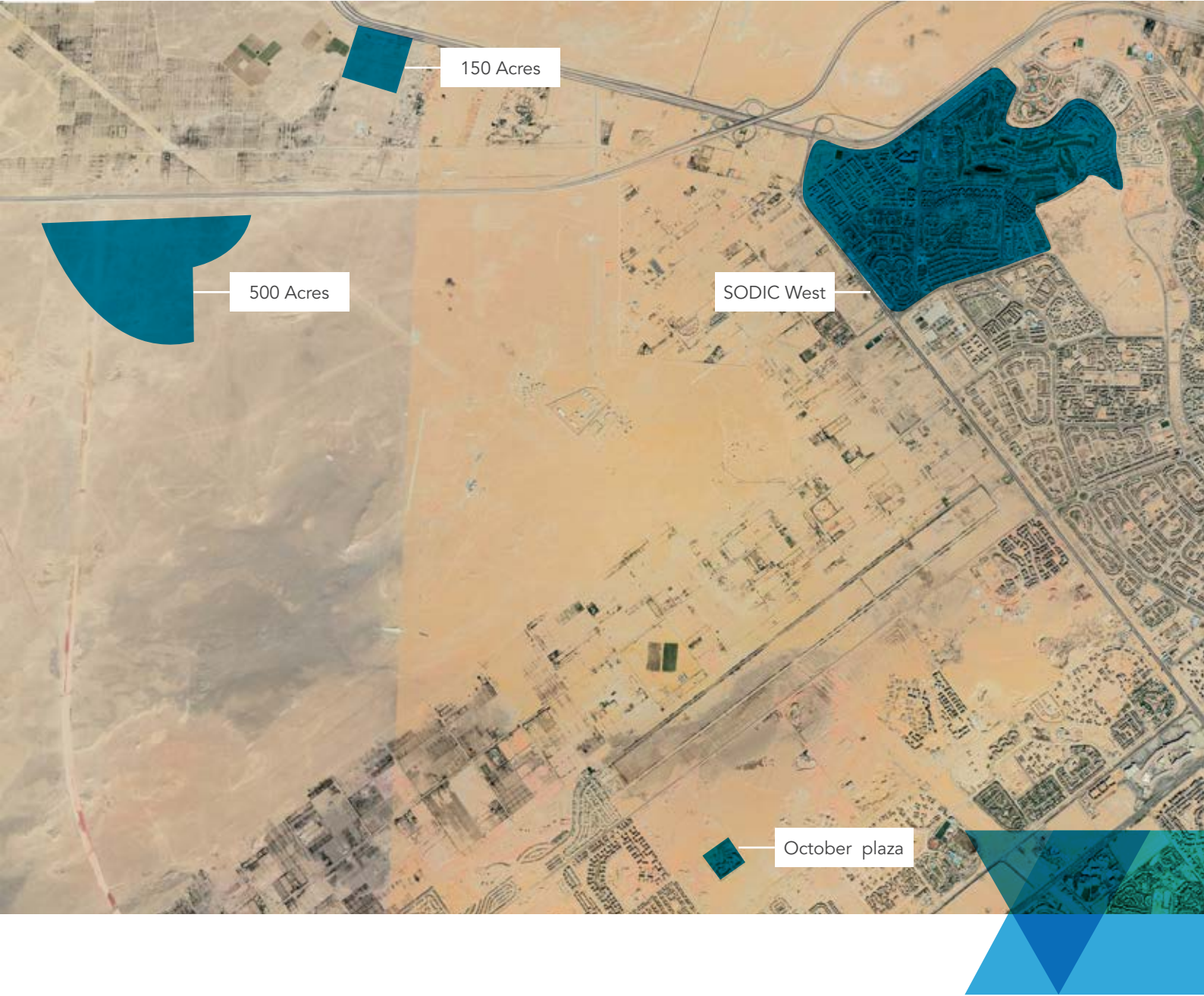
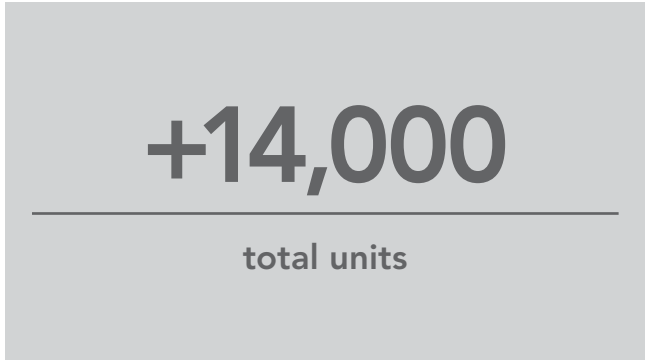
SODIC was one of the first movers in West Cairo, the company was established back in 1996 acquiring and developing a 1,500 acre plot that is today SODIC West. Having developed over 95% of this mega mixed use development, SODIC moved to further expand its presence acquiring a 30 acre plot in 2015 which is now October Plaza and a 500 acre plot in 2018 which is currently being master planned and is to be launched in 2019. In addition, Al Yosr our 150 acre plot is also slated for launch in 2019.

Although West Cairo has always been an important market for SODIC, the government's recent investment in major road and infrastructure development has had a positive impact on our projects. Particularly the opening of Sphinx International Airport which is just across the road from SODIC West and our new 150 acre development. In addition, the Egyptian Museum is scheduled to operate in 2020 invigorating new life into the area.



9mn sqm
of land

■ Launched 68%
■ Unlaunched 32%



SODIC WEST

SODIC West is the largest planned mixed-use development in Egypt's Sheikh Zayed area. Home to over 4,000 families today with a catchment area of 60,000 people. SODIC West is our flagship development, where it all began.

This massive 1,500 acre plot was acquired back in 1996 and the project is made up of several developments interwoven together to create an Egyptian destination like no other. A vibrant mix of residential and commercial sub developments creates a community that embodies modern life in Cairo. The project features three schools including the British International School Cairo (BISC) as well as a leading maternity hospital Al Nada which began its operations in SODIC West this year.

As of December 2018, only c.150,000 sqm of the total 7 million sqm that is SODIC West remained undeveloped. The remaining plots are predominantly commercial land slated to contribute to the build-up of a sizable recurring income portfolio.



1,600 acres
Of gross land



+7,500
Units



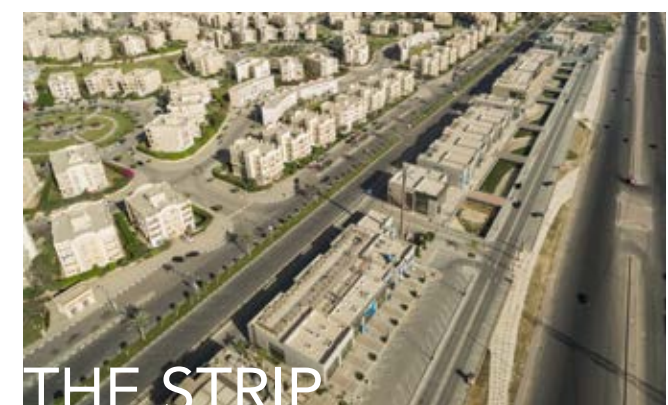
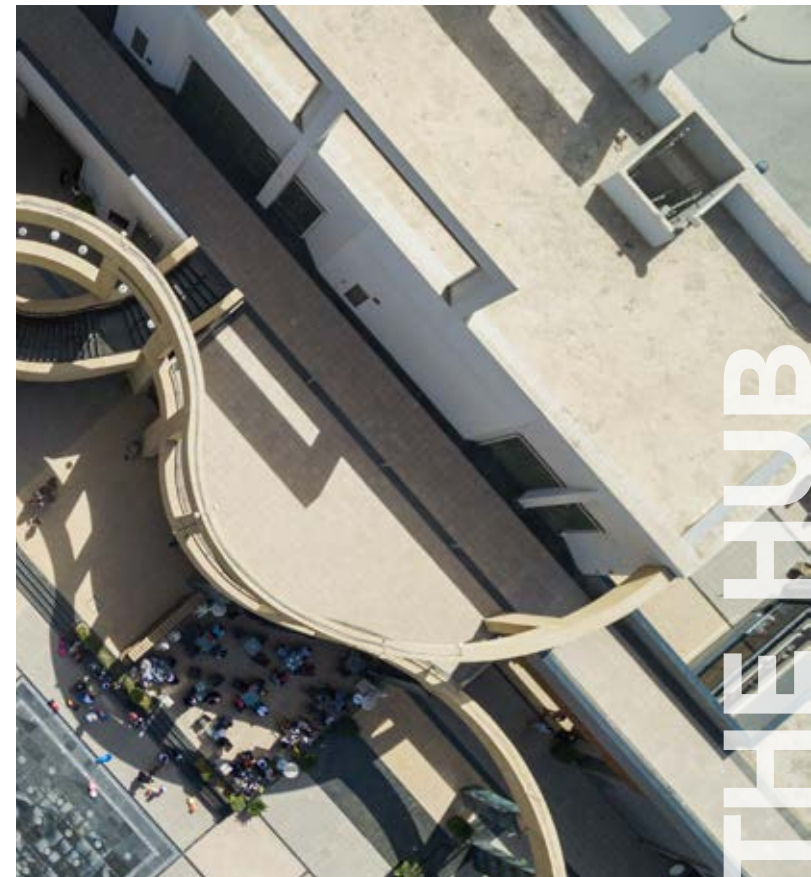
+6,500
Units Delivered



13
Sub developments



13%
SODIC West
Contribution to 2018
Contracted Sales



26%
SODIC West
Contribution to 2018
Delivered Value





Beverly Hills, SODIC's first venture, is a 1.75 million sqm mixed-use residential development boasting some 3,000 residences.



FORTY WEST

Forty West is an exclusive development that boasts 221 fully furnished apartments and a luxurious hotel. The project was designed by internationally acclaimed Boston-based Machado and Silvetti Architects.



Allegria, is an award-winning residential development featuring 1,250 villas and townhouses surrounding an 18-hole Greg Normal Signature Golf Course.



Launched in 2011, Westown Residences offers a premium range of homes including townhouses, twin-houses, city villas, signature lofts, duplexes, and apartments. The development marked SODIC's first move into this wider segment of the market, highlighting our flexibility and capacity to adapt amid changing market demands



The Courtyards showcases homes designed by SODIC's very own in-house design team, making the living spaces one of a kind. Located in the heart of Westtown and launched in 2014, the development comprises of five interlinked courtyards, around which the buildings are arranged, offering green views and private parks for residents.



The Polygon

The first business park in Westtown, The Polygon was designed by the multiple award-winning UK based architects, Wilkinson-Eyre, and includes eleven 'Class A' office buildings aimed at capturing the increasing demand for purpose-built office space in Cairo. The development, boasts over 90,000 sqm of state-of-the-art office space.



SIX WEST
LUXURY DISTRICT

SIX West completes the pillars of SODIC West in the north west 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.



WESTTOWN
HUB

Launched in May 2015, Westtown Hub marks SODIC's first recurring-revenue property. Consisting of five multi-level buildings with 8,000 sqm of leasable indoor areas, the Hub is home to some of Cairo's finest restaurants and cafes.



The Strip

The Strip, a modern, streamlined, and easily accessible commercial project. The mall is comprised of adjacent shops linked together by a walkway for the ease of customer mobility. The Strip features a mix of retail shops, personal services, restaurants and cafes, supermarkets, financial services, and automotive showrooms among others.



Westtown Medical Centre

Westtown Medical Centre is our first fully integrated medical facility in SODIC West and includes the renowned pre-natal and post-natal El Nada Hospital that has begun its operations in 2018, as well as SODIC's own comprehensive Westtown Clinics.



OCTOBER PLAZA

Building on the success of Kattameya Plaza in East Cairo, October Plaza is strategically located within 6th of October city just a 15-minute drive from SODIC West. October Plaza combines the contemporary architecture with diversity of activities including a 1.7Km safe walkway, cycling pathways, swimming pools and meeting spots in order to provide a true living community.

In September 2015, SODIC acquired this 30-acre plot of land through an auction held by the New Urban Communities Authority (NUCA). The land was purchased for a total of EGP 211 million payable to the government over four years. The project was first launched in 2017 with the remaining inventory expected to be launched in 2019.



130K sqm
Of gross land



596
Units



63%
Phases Launched



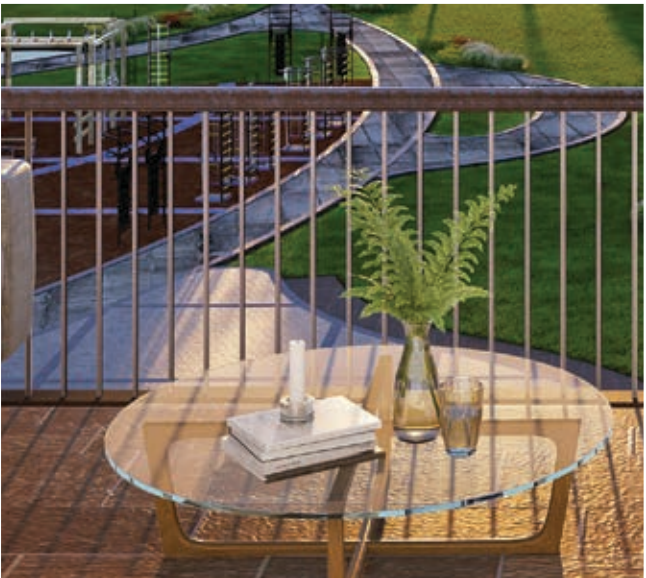
64%*
Inventory Sold from
Launched Phases

**as a percent of gross land area*



6%
Contribution to 2018
Contracted Sales

2020
Delivery Starting



AL YOSR

Al Yosr is an exclusive suburban destination that offers a wide range of living solutions, with a close proximity to leisure, social and sports nodes that collectively create a truly integrated walkable country style community, a rural single family development with a social exclusion evolving around the calmness and leisure of country style communities.

This 630,000 million sqm plot is situated on the outskirts of West Cairo on the Cairo-Alexandria Desert Road. The plot, which was formerly zoned as agricultural land, has taken a large leap forward towards monetization having received the official rezoning notification letter in 2018.



C 630^{SQM}_{MN}
situated on the outskirts
of West Cairo

500 ACRES

The '500 acres' is envisioned to be the new city center of Sheikh Zayed city by creating a one of a kind mixed use development consisting of a learning hub, retail, outing and smart working spaces.

The plot was acquired through a partnership agreement signed with NUCA and is located in the Sheikh Zayed Extension area and is only 10 minutes away from SODIC

West. The project is expected to comprise over 5,000 units generating an estimated total sales of circa EGP 43 billion.

The project is slated for launch in the fourth quarter of 2019 and is set to be SODIC's second largest development in West Cairo reinforcing our strong position in this market and contributing to our ambitious growth plans.



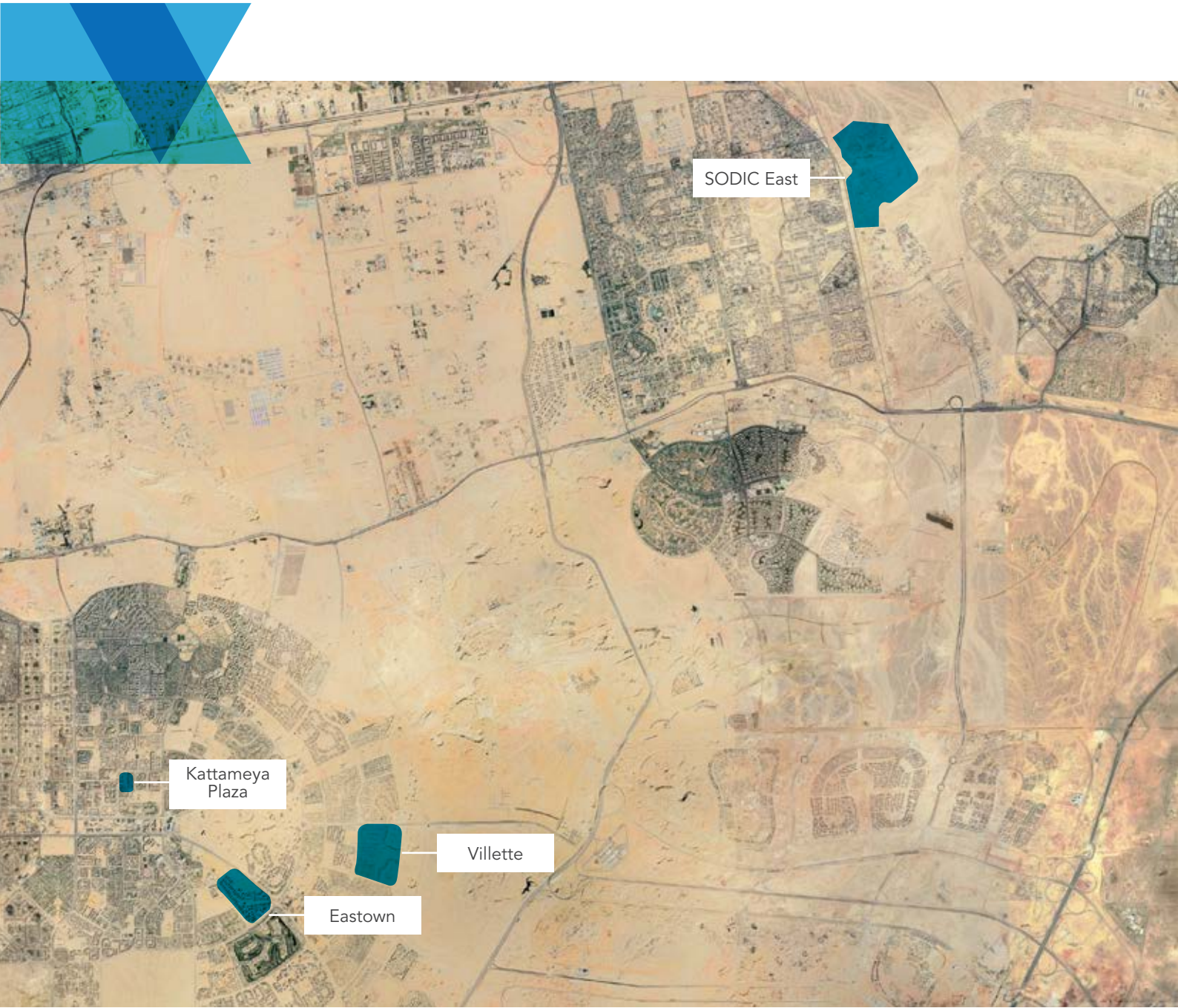
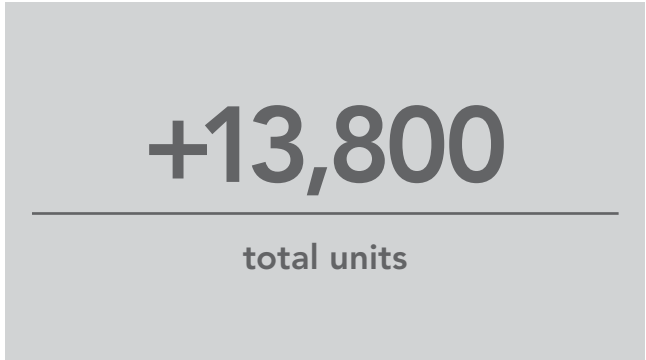
5,000
Units

EAST CAIRO

Our projects in East Cairo contributed to 71% of our contracted sales in 2018 and 55% of our delivered value.

SODIC's first venture into East Cairo was Kattameya Plaza, which is now a vibrant community home to over 400 families. SODIC further expanded its presence in the area in 2013 with the launch of our immensely successful apartment offering in Easttown. In 2014 we acquired a 301 acre plot that was later in the year branded and launched as Villette offering luxury single family homes and apartments. In 2016 we

made our biggest foray in this rapidly growing side of the city by signing a co-development agreement with Heliopolis Housing subsequently launching SODIC East in 2017. 2018 witnessed the launch of SODIC's first non-residential offering in East Cairo with the launch of EDNC offering prime office and retail space.





SODIC East introduces a full-fledged, evolved, world-class destination in East Cairo, located between two of Cairo's main thoroughways, The Cairo Suez and Cairo Ismailia Roads, directly adjacent to Al Shorouk City, and in close proximity to the New Administrative Capital. The development offers a modern environment with a focus on human beings, their lifestyles and their development. SODIC East amenities include a diverse range of activities and services including edutainment and sports. SODIC signed a co-development agreement with Heliopolis Housing and Development Company, back in March 2016, adding a 2.75 million sqm plot (655 acres) in East Cairo to our development pipeline.

The co-development project is expected to house around 8,600 residential units in addition to commercial and retail properties. SODIC is in charge of all internal infrastructure and construction work along with sales and marketing activities, and Heliopolis Housing will provide all external infrastructure to the land plot.

As per the terms of the agreement, SODIC is entitled to 70% of residential revenues and 69.8% of retail and commercial revenues. The minimum land plot guarantee has been valued at c. EGP 5.01 billion, payable in unequal annual instalments throughout the project lifetime, which is expected to be around 10 years.

The project was successfully launched in November 2017 and is expected to bring in circa EGP 60 billion of potential sales.

10%
Contribution to 2018
Contracted Sales



**as a percent of gross land area*



2021
Delivery Starting





Easttown is a mixed use development over a land of 204 acres strategically suited in the heart of New Cairo. Easttown offers multiple family homes, prime office spaces and high-end retail units having launched all the residential area, our development efforts going forward will focus on the commercial


property set on 150,000 sqm of prime land directly on road 90, the high street of east cairo, and adjacent to the american university in cairo. The project will be the cornerstone of our recurring-income portfolio, with construction expected to be completed by 2021.

33%

Contribution to 2018 Contracted Sales


29%

Contribution to Delivered Value




+850K sqm

Of gross land




+2,800

Residential Units




100%

Residential Phases Launched




94%*

Residential Inventory Sold



+85Ksqm

Of Commercial/ Retail Space



2021

Delivery of EDNC starting

*as a percent of gross land area



Easttown Residences is Easttown’s gated residential neighbourhood that offers spacious apartments and duplexes. Since its launch in 2013, Easttown Residences has shown phenomenal success in terms of sales levels and price appreciation.



EDNC is a dynamic office and retail complex located in New Cairo, which marks an important transition between urban space and landscape. The design took a highly creative, playful yet a professional approach to set the scene for this leisure/business destination. Its strategic location captures the civic heart of New Cairo, leaving a positive legacy for the region.



Villette's launch in 2014 marked SODIC's first single-family offering in East Cairo. The project, strategically located at the centre of New Cairo, was master-planned by the world-renowned American firm SWA and comprises several neighbourhoods constructed around a village centre. It offers over

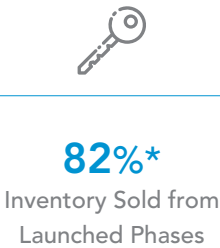
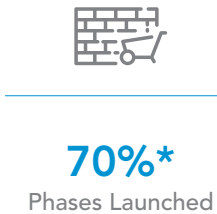
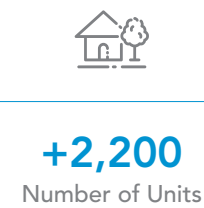
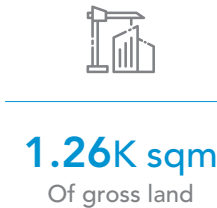
2,000 units that range from standalone villas to apartment buildings. Villette offers its residents all the benefits of a luxurious suburban development: outdoor space, activities, and tranquillity, alongside a socially engaging town centre.



Sky Condos is our premium apartments complex within Villette. With its unique cascading architecture along with exclusive open space compositions and links, Sky Condos constitutes a special urban development that enriches its surrounding scenery, overlooking Villette's entertainment park, The Hive, one of four featured pocket parks in the development.



Introduced in 2018, V Residences addresses the growing market need for fully finished apartments.



**as a percent of gross land area*



KATTAMEYA PLAZA

Located only minutes away from the American University in Cairo and Future University, Kattameya Plaza raises the bar for contemporary apartment living in Egypt. Designed and master-planned by ArchGroup — the world-class firm behind the design of Grosvenor House in Dubai — and landscaped by Evergreen, Kattameya Plaza is the perfect place for those looking to strike the ideal balance between a healthy lifestyle and the comfort and security of a gated residential community, alongside the amenities of a flourishing suburb.

Amenities include 24/7 property management and security services, a convenience quarter housing a supermarket, nursery, gym, pharmacy, laundry services, restaurants and cafés, three swimming pools (with one specifically designed for children), secure play areas for children, jogging paths, a multipurpose sports field, and community areas. Delivery was completed in 2016 with current occupancy of c. 80%



126K sqm
Of gross land



100%
Phases Launched



488
Number of Units



100%*
Inventory Sold

**as a percent of gross land area*

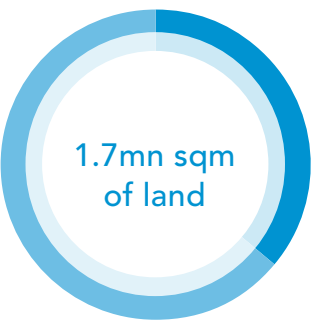


NORTH COAST

Our projects on the North Coast contributed to 9% of our contracted sales in 2018 and 19% of our delivered value.

The Mediterranean North Coast is a growing market for SODIC. It provides us with a cross selling opportunity with our established client base who are looking for beach homes in exclusive destinations. Our entry point into this market was

through the launch of Caesar in 2015 which proved to be quite successful, encouraging SODIC to venture into a larger project that was launched in 2018, Malaaz.



Launched	36%
Unlaunched	64%

+76 EGP BN
of potential future sales

+160
units delivered





Launched in 2015, Caesar marks SODIC's first secondary-home development on the Mediterranean North Coast. Caesar offers a community of homes built on terraced levels with unobstructed sea views and a beachfront that stretches over 1 kilometre. Caesar is poised to become one of the most exclusive residential communities on the North Coast. The first phases of Caesar were delivered in 2018 ahead of schedule.



441K sqm
Of gross land



352
Number of units



100%*
Phases Launched



94%*
Inventory Sold

**as a percent of gross land area*





MALAAZ


NORTH COAST

Capitalizing on the success of Caesar, Malaaz was launched in 2018. Located at km 90 on the Matrouh Alex Road, it spans over a 620 metres beach front along one of the most beautiful bays on Egypt's North Coast. The new Fouka road, which is currently operational, will facilitate a much smoother commute from Cairo, providing ease of access to this summer getaway in only two hours.




1,280K sqm
Of gross land


+2,000
Number of units


14%*
Phases Launched


32%*
Inventory Sold

**as a percent of gross land area*



8%
Contribution to 2018
Contracted Sales

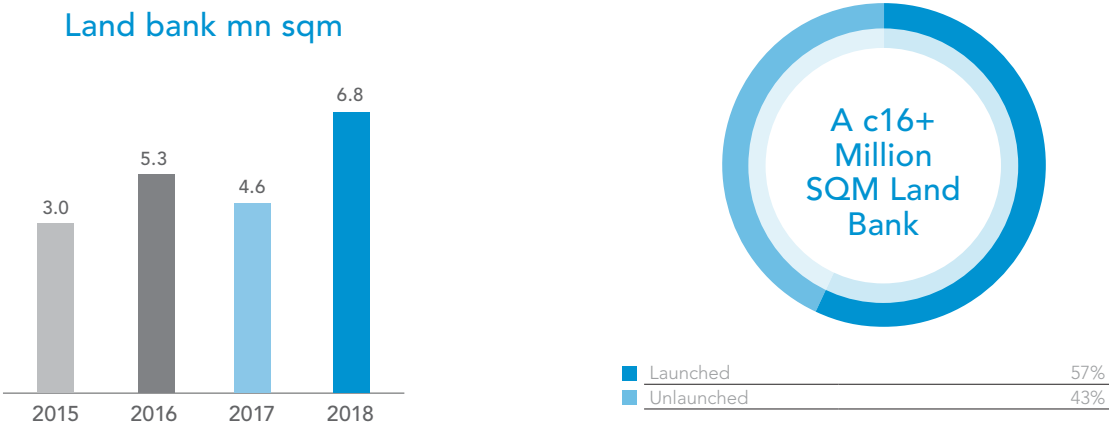


OUR LAND BANK

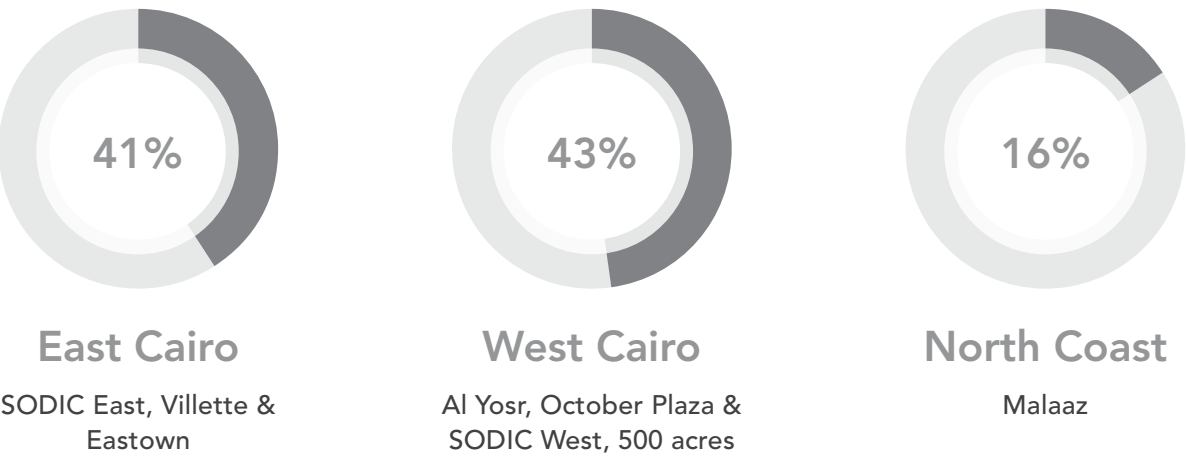
Our current land bank of 6.8 million square meters of owned and controlled land provides an estimate of 10 years of sales visibility. Nonetheless our aim to diversify our offering and pursue accelerated growth drives us to continue to look for new land opportunities. We target high quality land in our traditional markets of West and East Cairo as well as the Mediterranean North Coast. In addition SODIC is exploring new markets in secondary cities such as Alexandria and Mansoura among others. We target

opportunities that exceed our required hurdle rates of a gross margin of 35% and an IRR of 25%.

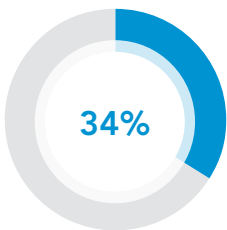
As the market moves towards revenue share deals SODIC capitalizes on its legacy of consistent timely delivery and on our ability to quickly monetize land to drive shareholder value. Equipped with a solid brand reputation and over 20 years of track record in the industry, SODIC is positioned for a new era of accelerated growth.



Unlaunched Land Bank

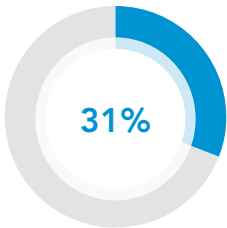


c7 MILLION SQM OF UNLAUNCHED LAND



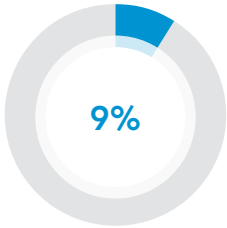
SODIC EAST

A 655 acre co-development with Heliopolis housing. This plot is strategically located in New Heliopolis off Cairo Suez Road. Masterplaned by SASAKI.



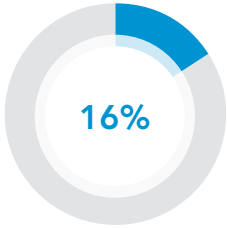
500 acres

Co-development agreement in West Cairo with NUCA.



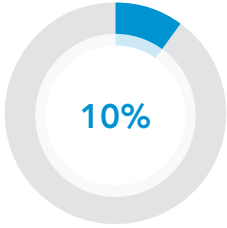
Al Yosr

Formerly zoned as agricultural land, Al Yosr has now been annexed to the city of Sheikh Zayed and Six of October as per a presidential decree issued in 2017. The decree brings the plot closer to monetization through commencing the process of increasing the allowable footprint for construction.



Malaaz

Co-development agreement on the Mediterranean north coast signed in March 2018. Located 8 km East of Caesar.



Remaining Land

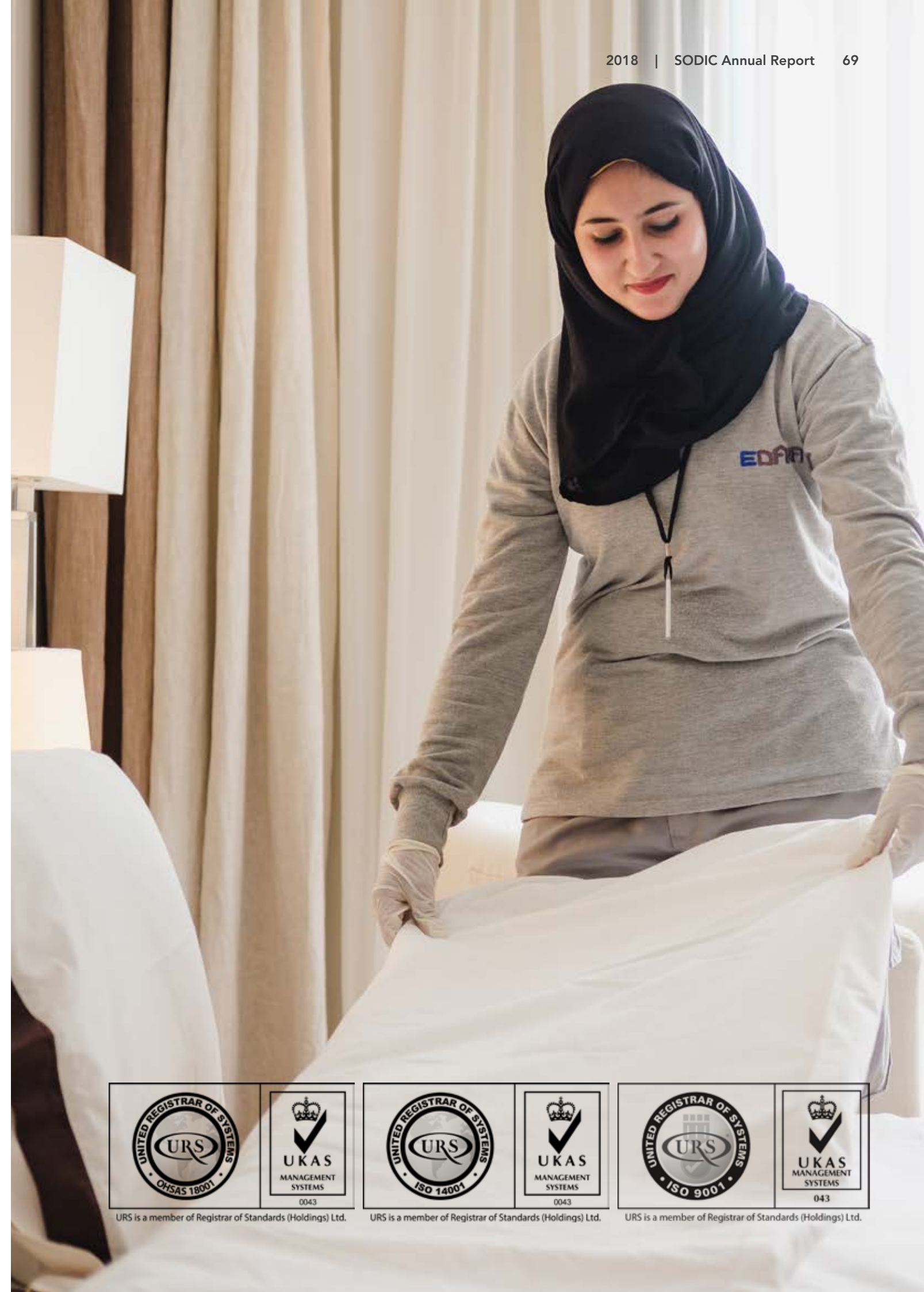
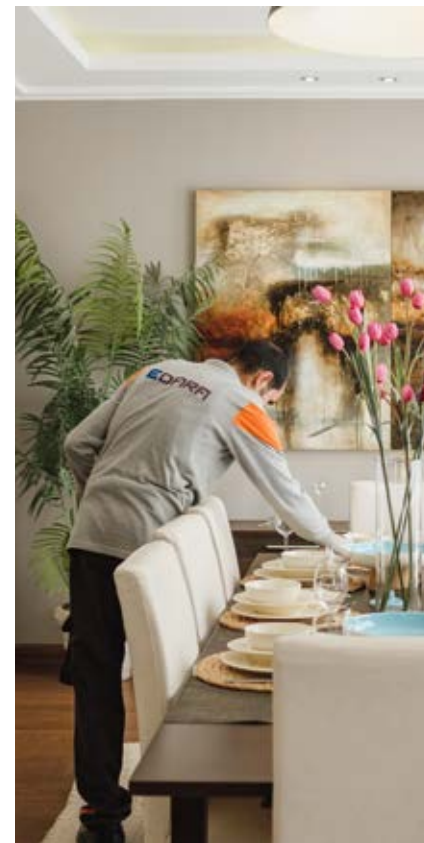
Continuing to monetize new phases of launched projects in East & West Cairo including SODIC West, Villette, Eastown & October Plaza.

FACILITY MANAGEMENT

EDARA Property Management

EDARA Property Management is a wholly owned subsidiary of SODIC created to manage large-scale developments. Launched in 2010, the company takes advantage of the skills and expertise of its over 1,450 highly capable employees that have advanced EDARA to one of the leading firms in the field of property management in Egypt. EDARA Property Management offers a full suite of services specifically tailored to satisfy every client need while simultaneously preserving the uniqueness of each development it

manages. The company has diverse specialties in numerous arenas, including security, refuse collection, street cleaning, lighting maintenance, electricity network maintenance, public landscape maintenance, water and sewerage network maintenance, and building maintenance. EDARA Property Management has been awarded and accredited with the ISO 9001:2008 Quality Standards, ISO 18001:277 Occupational Health and Safety System, and ISO 14001:2004 Environmental Management System.



URS is a member of Registrar of Standards (Holdings) Ltd.



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AWARDS

**2017**

**CITYSCAPE AWARDS**

**CITYSCAPE AWARDS**

Best Community, Culture & Tourism Award

Best Commercial Project Award

**2016**

**EUROMONEY REAL ESTATE AWARDS 2016**

**EUROMONEY REAL ESTATE AWARDS 2016**

Best Residential Developer in Egypt

Best Office/Business Developer in Egypt

**2011**

**CITYSCAPE AWARDS**

**EUROMONEY REAL ESTATE AWARDS 2011**

**EUROMONEY REAL ESTATE AWARDS 2011**

Best Commercial and Mixed Use Project – Future

Best Developer Overall – Egypt

Best Mixed-Use Developer – MENA

**2010**

**EUROMONEY REAL ESTATE AWARDS 2011**

**bt 100 Crystal Awards**

**EUROMONEY REAL ESTATE AWARDS 2010**

Best Residential Developer – MENA

Best Company by BT100 Rank Change


Best Developer Overall – Egypt

**2015**

**CITYSCAPE AWARDS**

Best Mixed-Use Built Development



**2009**

**EUROMONEY REAL ESTATE AWARDS 2010**

**EIA-2010**

**CNBC ARABIAN PROPERTY**

Best Mixed-Use Developer – MENA

Enterprise Innovation Award

CNBC Arabian Property Best Mixed-Use Built Development

**2014**

**EUROMONEY REAL ESTATE AWARDS 2016**

Best Office/Business Developer in Egypt

**2013**

**EUROMONEY REAL ESTATE AWARDS 2016**

**CITYSCAPE AWARDS**

Best Offices & Business Project

Best Residential Project – Built

**2008**

**CNBC ARABIAN PROPERTY**

**CNBC ARABIAN PROPERTY**

CNBC Property Best Residential Project Built

CNBC Property Best Commercial and Mixed Use Project – Future

**2007**

**AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS**

Award of Merit from the ASLA for its master plan, developed by worldrenowned master planners EDAA

Management & Governance



EXECUTIVE MANAGEMENT



Magued Sherif
Managing Director, SODIC

Magued Sherif is SODIC's Managing Director. Sherif has over 30 years of professional experience, including several leadership positions with prominent companies in the industry. Past positions include Egypt Country Head and Properties Chief Executive Officer at Majid Al Futtain 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 2012-2014. Sherif was most recently the Co-founder and Managing Director of The Venturers LLC in Orlando, Florida as well as the Co-founder of AA Investments LLC, Orlando. Earlier in his career, Sherif worked as 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.



Ahmed Labib
Chief Commercial Officer

Ahmed Labib is the Chief Commercial Officer of SODIC. Labib is responsible for setting and achieving company-wide commercial objectives as well as setting and overseeing the execution of SODIC's marketing strategy. In his capacity, Labib collaborates with the development team, heavily contributing to the creation, positioning and pricing of SODIC's products. Labib joined SODIC in 2007 as a Sales Manager whose success quickly earned him the title of Sales Director and later Executive Sales Director. His previous experience includes working in the Marketing Department at McDonalds and spending seven years in the Marketing and Consumer Relations Platform at British American Tobacco, where he held various positions, the last of which was Multiple Category Brand Manager. Labib holds a BA in Psychology with a minor in Mass Communication from The American University in Cairo.

Ahmed Labib resigned effective March 2019 following which Nabil Amasha was appointed as Chief Commercial and Operations Officer



Ahmed Samir
Human Resources Executive Director

Ahmed Samir is SODIC's Human Resources Executive Director, with over 13 years of human resources experience 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, where he lead the planning of OD activities on a group level, developing its framework & value agenda. Prior to that Samir had successfully lead the HR start-up for 3 new operations including WIND Mobile in Canada where he oversaw the Organization Design, Manpower Planning, Compensation Structures, and HR OPEX & CAPEX. Before joining Orascom, Samir held the position of Organization Consultant at LOGIC Management Consulting and was involved in building an array of HR Foundations for many clients across various industries. Samir joined Vodafone in 2011 as Organization Effectiveness and Change Senior Team Leader and started his career in 2005 with Saudi German Hospitals Group in Dubai.

Samir holds a Bachelor of Arts degree in Business Administration from Cairo University, Faculty of Commerce, as well as a number of certifications from renowned HR institutes including HAY Group, Towers Watson and SHL.



Ayman Amer
Chief Business Development & Procurement Officer

Ayman Amer is the Chief Business Development & Procurement Officer at SODIC. Amer has more than 16 years of experience in the real estate, project management and construction Industries in Egypt and North Africa. Amer is responsible for setting and monitoring SODIC's procurement strategy across all divisions as well as expanding SODIC's land bank. Prior to joining SODIC, Amer spent four years as Procurement & 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.



Hisham Salah
Chief Information Officer

Hisham Salah is SODIC's Chief Information Officer. Salah has more than 25 years of professional experience in the areas of information technology and corporate systems, including founding the first in-house residential fiber-to-the-home and triple play project in Egypt in 2009. Salah's previous experience includes serving for eight years as Vice President of Technology at Palm Hills Developments and seven years with Microsoft as Head of Communications, later holding the position of Head of Government Sector in Egypt, where he was responsible for sales and key strategic initiatives supporting the company's growth. Before joining Microsoft, he contributed to establishing the Commercial International Life Insurance Company as Head of Information Technology. Salah began his career at Commercial International Bank (CIB), where he held various positions in Information Technology and Operations. Salah holds an MSc in Information Technology from Middlesex University in London.



Nadine Okasha
Strategy, Research & Public Relations
Director

Nadine Okasha is the Strategy, Research & Public Relations Director at SODIC. In her capacity as Head of Strategy Management Office Okasha oversees strategy formulation, cascading and management for SODIC and heads the market research unit serving the business. Okasha has also been overseeing SODIC's public relations and corporate citizenship functions since 2013.

Okasha joined SODIC in August 2010 as a Marketing Manager, prior to that she held the position of Business & Organisational Development Manager in Azza Fahmy Jewelry from 2007 where she launched the company's first online store and oversaw the Dubai & Bahrain markets. In 2004 Okasha relocated to France where she held the role of Business Development Manager & Headquarter Representative at Kato International S.A.S, France, tasked with growing the UK & Germany markets. Okasha began her career in Nasgeyat for Trade and Industry in a marketing role in February 2003.

Okasha completed her BSc in chemical engineering from Cairo University in 2002 and was certified from The Wharton School of Business Executive Development Program in 2009.



Omar Elhamawy
Chief Financial Officer

Omar Elhamawy is the Chief Financial Officer of SODIC. Since joining SODIC in May 2013, Elhamawy has overseen the successful completion of SODIC's EGP 1 billion capital increase as well as the signing of over EGP 3 billion of medium-term debt facilities. Prior to joining SODIC, Elhamawy spent eight years as a Director within Beltone's Investment Banking Division, where he focused on the real estate sector through his close involvement in both M&A and capital market transactions. His most notable transactions include advising Mena for Touristic and Real Estate Investments on a capital increase, advising Beltone Private Equity on the tender offer and acquisition of Nasr City Housing and Development as well as advising Amer Group on its IPO. Elhamawy holds a BA in Business Administration from The American University in Cairo and is a CFA Charter-holder.



Ramy Raafat
Chief Development Officer

Ramy Raafat is the Chief Development Officer at SODIC with over 18 years of experience in the field of real estate development and investment. In his capacity, Raafat is responsible for the development of SODIC's real estate portfolio. Raafat has managed mega investments in Egypt and abroad working on the development of mixed-use projects such as Burj Dubai Development, the Dubai Mall, the Address Hotel, JAL Twin Towers and Agha Khan Culture Dubai center. Prior to joining SODIC, Raafat worked at Palm Hills Developments where he managed the company's real estate portfolio with full P&L accountability as Portfolio Management Director. He also worked for GSSG Holding, YMM Investments Dubai, and MEINHARDT Consulting Engineers and Project Managers-Dubai. Ramy holds a BSc in Civil Engineering, a Master's degree in Real Estate Development and Management from Heriot Watt University in the UK and earned his Project Management Professional "PMP" certification from PMI in USA.



Shehab Elorabi
Chief Operating Officer

Shehab El Orabi is the Chief Operating Officer of SODIC and is responsible for the company operations beginning with inception and development of the business plan through sales launch, design, construction and ultimately delivery of the projects to the end users. Shehab previously served as the Chief Technical Officer of SODIC and Director of Project Controls for a combined total of 8 years from 2009 to 2017. He briefly left in 2017 to assume the position of Chief Officer Project Execution and Delivery for Dubai Properties before returning to SODIC in December 2018. Shehab was responsible for the execution and delivery of some of SODIC's largest developments including Allegria, Westown, Eastown, Villette and Caesar. During his previous tenure as Chief Technical Officer, Shehab was one of the cornerstones behind SODIC's Value proposition. Prior to joining SODIC, Shehab worked for large development companies and multinationals including Nakheel, and Hill International in Dubai, Fluor International and Turner International in Egypt, and Bechtel Corporation in the USA. His experience spans Residential, Mixed Use, Hospitality and Commercial Real Estate Developments as well as the Power Generation Industry. He holds an MBA from Golden Gate University in California, and a bachelor's of science degree in Industrial Engineering and Operations Research from UC Berkeley, USA.



Yasser El Said
Chief Technical Officer

Yasser El Said is the Chief Technical Officer at SODIC, with nearly 30 years of experience in 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 a Project Manager at Dubai-based Nakheel Co. as well as Construction Manager at Hill International Project Management Firm. During his work in Egypt, El Said spent nine years with ABB SUSA operating in USAID projects. El Said holds a BSc in Civil Engineering from Mansoura University.

BOARD OF DIRECTORS



Hani Sarie El Din
Chairman (Non-Executive)

With over 25 years of experience in corporate, banking and capital markets, Dr. Hani Sarie El Din is a prominent legal practitioner in Egypt and the Middle East. In addition to his private professional career, Sarie El Din has served in executive and non-executive public positions including Chairman of the Capital Market Authority and Board Member of the Central Bank of Egypt, the General Authority for Investment and the first official US-Egyptian Fund to promote investment in Egypt. Sarie El Din holds a Ph.D. in International Business Law from Queen Mary and Westfield College, University of London.



Magued Sherif
Managing Director, SODIC

Magued Sherif is SODIC's Managing Director. Sherif has over 30 years of professional experience, including several leadership positions with prominent companies in the industry. 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 2012-2014. Sherif was most recently the Co-founder and Managing Director of The Venturers LLC in Orlando, Florida as well as the Co-founder of AA Investments LLC, Orlando. Earlier in his career, Sherif worked as 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.



Walid Abanamay
Board Member (Non-Executive)

Walid Sulaiman Abanamay has been the Managing Director of Al-Mareefa Al – Saudia Company since 1997. Prior to this, he served in the Treasury and Corporate Banking Departments of SAMBA Financial Group. Abanamay has served on the Board of Directors of several companies and funds including, Jousour, Beltone Financial, UGIC, Mena Capital Fund and GB Auto. He also served on the Boards of SAFCO, Nasr City, Al-Inmaia, Al Raya Holdings and Al Masafi. Abanamay holds a Bachelor of Science in Computer Science from Southern Illinois University, a Master's degree in Management Information Systems from the University of Illinois and a Ph.D. in Business Administration with a specialisation in Finance from Southern Illinois University.



Sabah Barakat
Board Member (Non-Executive)

Sabah Taysir Barakat is the Vice President of Riyadh-based Olayan Financing Company, overseeing a portfolio of wholly owned and joint venture companies in the fields of energy, construction and real estate development. From 2003-2008, Barakat was Vice President of Bechtel Group, from 1998-2003, he was the Regional Vice President of National Grid Plc. and from 1986-1998, he worked for the Costain Group Plc., a leading international contracting firm, specialising in infrastructure, energy and building construction. Barakat graduated in 1986 with an Engineering degree from London University as a Chartered Engineer, and he was a member of the UK's Institute of Civil Engineers. Barakat is also a member of the UK's Chartered Institute of Management.

**Yezan Haddadin***

Board Member (Non-Executive)

Yazan Haddadin has over 15 years of investment and investment banking experience and is currently the Chief Investment Officer of the Capital Bank Group. In 2013, he co-founded HCH Partners, a private equity investment company focused on East Africa, where he currently serves on the Board. Prior to that, Haddadin acted as Advisor at Ripplewood Holdings LLC., following his post as Managing Director at Perella Weinberg in New York from 2007 to 2012 and his work with JPMorgan's M&A group in New York from 2000 to 2007. Haddadin received a Bachelor of Science from Georgetown's School of Foreign Service and a Juris Doctor from Northwestern University School of Law.

**Omar Elhamawy**

Board Member (Executive)

Omar Elhamawy is the Chief Financial Officer of SODIC. Since joining SODIC in May 2013, Elhamawy has overseen the successful completion of SODIC's EGP 1 billion capital increase as well as the signing of over EGP 3 billion of medium-term debt facilities. Prior to joining SODIC, Elhamawy spent eight years as a Director within Beltone's Investment Banking Division, where he focused on the real estate sector through his close involvement in both M&A and capital market transactions. His most notable transactions include advising Mena for Touristic and Real Estate Investments on a capital increase, advising Beltone Private Equity on the tender offer and acquisition of Nasr City Housing and Development as well as advising Amer Group on its IPO. Elhamawy holds a BA in Business Administration from The American University in Cairo and is a CFA Charter-holder.

**Omar Salah Bassiouny***

Board Member (Non-Executive)

Omar S. Bassiouny is the co-founder and Executive Partner of Matouk Bassiouny and the head of the company's Corporate and M&A group. Bassiouny has a strong track record in the areas of corporate law and mergers and acquisitions. Bassiouny is a prominent member of several chambers of commerce and business associations. His achievements have been recognised with numerous awards such as Leading Lawyer in Mergers & Acquisitions in Egypt in 2014 by IFLR 1000 and Leading Lawyer in Egypt in 2013 by Chambers & Partners. Bassiouny received a Bachelor's in Public and International Law from the American University Cairo and a Licence en Droit from the Faculty of Law at Cairo University.

**Hussein Choucri**

Board Member (Non-Executive)

Hussein Choucri is the Chairman and Managing Director of HC Securities & Investment. Choucri also serves on the Board of Member of the Holding Company for Tourism and Cinema (HOTAC), Edita Food Industries, Integrated Diagnostics Holdings (IDH) and the Egyptian British Business Council (EBBC). In addition, Choucri is the Chairman of the Board of Trustees of Shefaa Charity Foundation. Choucri held the position of Managing Director at Morgan Stanley, New York from 1987 to 1993, before serving as an Advisory Director until December 2007. Prior to joining Morgan Stanley, Choucri worked with Abu Dhabi Investment Company. Choucri received a Management Diploma from the American University in Cairo and a Bachelor's from the Faculty of Commerce, Ain Shams University.

**Hisham El-Khazindar**

Board Member (Non-Executive)

Hisham El-Khazindar is the Managing Director and Co-Founder of Qalaa Holdings. El-Khazindar also serves on the board of several leading regional companies, and on the Advisory Committee of the Emerging Markets Private Equity Association. He also serves as a Trustee of the American University in Cairo, a Trustee of the Cairo Children's Cancer Hospital, and as a Fellow of the Aspen Institute's Middle East Leadership Initiative. Prior to co-founding Qalaa Holdings, El-Khazindar held the position of Executive Director of Investment Banking at EFG Hermes. During the period 1999-2000, El-Khazindar was on secondment to Goldman Sachs in London. El-Khazindar holds a Bachelor's in Economics from the American University in Cairo and an MBA from Harvard Business School.

*On 14/02/2019, the Board accepted the resignation of Mr. Yezan Monzer Gerees Haddadin with effect from 07/02/2019; approved RA Six Holdings change of its representative on the Board to Ms. Elizabeth Critchley, in place of Mr. Omar Salah Hassan Bassiouny; and approved the appointment of Mr. Timothy Clark Collins as a second representative of RA Six Holdings Limited.

CORPORATE GOVERNANCE

Shareholders' general meetings

Ordinary and extraordinary general meetings shall be convened in the city in which the Company's head office is located. A general meeting shall be convened when called by the Board. The notice of a general meeting shall be published two times in two daily newspapers, with at least one of them being issued in Arabic. A shareholder may attend a general meeting in person or by proxy. Attendance by proxy may not be valid unless it is evidenced by written power of attorney, or unless the representative is a shareholder.

The Board

Under both Egyptian company law and SODIC's articles of association, the board has ultimate responsibility for all decisions concerning the company's business strategy and management.

Defined terms of reference for Board Committees, formal documentation of powers delegated to Executive Directors, and clear reporting lines ensure that the board receives all relevant information about the business and that decisions are made by people at the right levels and who have the authority to do so.

Board Formation

The shareholders elected the current Board in the Ordinary General Meeting held on 29/03/2018. The Board consists of 11 members and its term is three years until the general meeting of 2021. The Board comprises non-executive persons and entities representing the shareholders, independent members and executive members, as follows:

— “ —

SODIC's success is owed to a combination of hard work, dedication, diligence, and a strict adherence to sound principles of corporate governance, high ethical conduct, and good corporate citizenship. We firmly believe these three principles alongside trust, transparency, and open communication serve as the main propellants that drive our performance as a company, and that enhance shareholder value

— ” —

No.	Name	Capacity (Executive/Non-Executive/Independent)	Number of Owned Shares	Joining Date	Representing
1	Hani Salah Mohamed Sarie El Din	Chairman Non-Executive Independent	-	29/03/2018	Self
2	Magued Ahmed Sami Mohamed Sherif	Managing Director Executive	-	29/03/2018	Sixth of October for Development and Real Estate Projects (SOREAL)
3	Walid Sulaiman Abdulmohsen Abanamay	Member Non-Executive Independent	6,301,380	29/03/2018	Self
4	Sabah Tayseer Barakat	Member Non-Executive	48,331,696	29/03/2018	Olayan Saudi Investment Co. Ltd.
5	Yezan Monzer Gerees Haddadin	Member Non-Executive Independent	-	29/03/2018	Self
6	Omar Salah el-Din Hassan Bassiouny	Member Non-Executive	31,992,544	29/03/2018	RA Six Holdings Limited
7	Hussein Hassan Choucri	Member Non-Executive Independent	-	29/03/2018	Self
8	Hisham Hussein El-Khazindar	Member Non-Executive Independent	-	29/03/2018	Self
9	Omar Mahmoud Raafat Elhamawy	Member Executive	-	29/03/2018	SODIC for Devel- opment and Real Estate Investment
10	Tabrook Development Company	Represented by one member still not named	-	29/03/2018	Tabrook Develop- ment Company
11	Soreal for Real Estate Investment	Represented by one member still not named	-	29/03/2018	Soreal for Real Estate Investment

* On 14/02/2019, the Board accepted the resignation of Mr. Yezan Monzer Gerees Haddadin from the Board, with effect from 07/02/2019; approved RA Six Holdings changing of its representative on the Board to Ms. Elizabeth Critchley, in place of Mr. Omar Salah Hassan Bassiouny; and approved the appointment of Mr. Timothy Clark Collins as a second representative of RA Six Holdings Limited. The Stock Exchange and the Financial Regulatory Authority have been notified of the aforementioned resolutions. The Company is currently having the resolutions certified and recorded in its Commercial Register.

Board Meetings

A Board or committee meeting may be attended in person, by phone (conference call), or by any visual means (video conferencing). Board resolutions may be adopted by circulation when necessary.

Board Role and Responsibilities

The Board shall be in charge of running the Company's affairs based on the mandate given by the general meeting. The Board shall set the strategic objectives of the Company and conduct the Border's business under the regulating laws, the Company's regulations, and the approval powers applicable in the Company, in order to ensure that the executive management is fulfilling its duties within the set plans and in a way serving the Company and shareholders' interests and the Company's responsibilities towards the community and the environment, and to ensure the efficiency of the internal control system and risk management, and determine the best way to implement the governance system.

Chairman of the board

The Board Chairman shall perform certain duties, including:

- Call, set the agendas of, and preside over, Board meetings.
- Call ordinary and extraordinary general meetings to consider the agendas submitted by the Board.
- Ensure that sufficient and accurate information is timely made available to shareholders and Board members.
- Ensure that the decisions are made based on sound grounds and full awareness of the relevant matters, and that a suitable mechanism is in place to guarantee the efficiency of implementing these decisions at the right time.
- Receive reports and recommendations from all committees, and submit them to the Board on a regular basis for necessary action.
- Ensure that the Board is fulfilling its duties in the best manner that serves the Company's interests, while avoiding any conflict of interest.
- Ensure the efficiency of the governance system and efficiency of the Board committee's performance.

Managing Director

The Managing Director shall perform their duties according to the powers that the Board and the law vest in them, including the following:

- Implement the strategy and annual plan approved by the Board.
- Lead the Company's executive work and day-to-day business, supervise work progress in all the departments and divisions [of the Company], monitor the performance of all activities, make such decisions as they may deem necessary for the work to be performed orderly and the objectives to be achieved, and seek to improve customer satisfaction.

- Seek to implement all the Company's internal policies, rules and regulations approved by the Board.
- In consultation with the Board, propose the matters to be presented in the periodical Board meetings.
- Supervise the preparation of the periodical financial and non-financial reports on the Company's business results and performance assessment, as well as the corporate governance report, and review all the answers to the auditor's inquiries before preparing said reports.
- Effectively participate in building and developing a culture of ethical values, propose the ESOP plan and succession planning mechanisms approved by the Board to ensure employee loyalty and maximize the Company's value.
- Determine the functions and responsibilities of all employees, in accordance with the applicable work regulations and Board resolutions.

Board Secretary

The Company has a Board Secretary of a suitable occupational grade allowing them to act as the driver and mediator between the Board and top management members. The Board Secretary role includes the following duties:

- Arrange for the Board and committee meetings, prepare the matters to be presented at these meetings, assist the Board Chairman and the Managing Director in preparing the meeting agendas, prepare the information, data and details relating to the said matters and send them to members before meetings and manage the logistics of meetings.
- Assist the Board Chairman and Managing Director in the preparation for shareholders' general meetings and management of related logistics.
- Take attendance at all meetings, noting whether attendance is in person.
- Prepare and record the minutes of Board and general meetings.
- Monitor the issuance and the carrying out of Board resolutions, update the concerned departments, and prepare follow-up reports in this regard.
- Keep and document all that is related to Board resolutions and matters presented to the Board, and ensure the Boards' timely receipt of related necessary information
- Liaise with all Board committees, ensuring effective communication between the Board and committees.

Board committees

Committee formation

No.	Name	Committee Name		Member's Capacity	Position on Committee	Joining Date
		Audit Committee	ESOP Committee			
1	Hani Salah Mohamed Sarie El Din	√	√	Non-Executive Independent	Committee Chair	29/03/2018
2	Hossam Hassan Helal	√		Non-Executive Independent	Committee Member	29/03/2018
3	Yezan Monzer Gerees Haddadin*	√	√	Non-Executive Independent	Committee Member	29/03/2018
4	Hussein Hassan Choucri	√		Non-Executive Independent	Committee Member	29/03/2018
5	Walid Sulaiman Abanamay		√	Non-Executive	Committee Member	29/03/2018
6	Sabah Barakat		√	Non-Executive Independent	Committee Member	29/03/2018
7	Hisham Hussein El-Khazindar		√	Non-Executive Independent	Committee Member	29/03/2018

* On 14/02/2019, the Board accepted the resignation of Mr. Yezan Monzer Gerees Haddadin from the Board, with effect from 07/02/2019.

Convened Board and Board committee meetings

20 Board meetings, 4 Audit Committee meetings, and 1 ESOP, and Compensation Committee meetings were convened during the year 2018.

Board members' attendance

No.	Name	Board Meetings	Audit Committee Meetings	ESOP Committee Meetings
1	Hani Salah Mohamed Sarie El Din	14/20	2/4	1/1
2	Magued Ahmed Sami Mohamed Sherif	20/20	-	-
3	Walid Sulaiman Abdulmohsen Abanamay	18/20	-	1/1
4	Yezan Monzer Gerees Haddadin*	15/20	2/4	1/1
5	Sabah Tayseer Barakat	20/20	-	1/1
6	Hussein Hassan Choucri	14/20	2/4	-
7	Omar Salah el-Din Hassan Bassiouny	12/20	-	-
8	Hisham Hussein El-Khazindar	16/20	-	1/1
9	Omar Mahmoud Raafat El-Hamawy	20/20	-	-
10	Tabrook Development Company (represented by one member will be determined later)	0/20	-	-
11	Soreal for Real Estate Investment (represented by one member will be determined later)	0/20	-	-

* On 14/02/2019, the Board accepted the resignation of Mr. Yezan Monzer Gerees Haddadin from the Board, with effect from 07/02/2019

Audit Committee

The Audit Committee comprises four members, including three independent members and one expert member. The Committee convened 4 times during 2018 according to its periodical convening requirement under the law.

Audit Committee role and duties

The Committee has performed the role assigned to it under the Listing Rules and the related governance instructions, decisions and rules, to examine the management performance of the obligation to implement the Board policies and ensure proper running of work; as follows:

- The Committee examined and reviewed the internal control procedures, and whether they were properly implemented.
- The Committee studied the adopted accounting policies and the changes resulting from the implementation of any new accounting policies; and examined the following:
 - The coherence between the adopted accounting policies and any changes occurred thereto.
 - The methods employed to explain important or unusual transactions (as various methods are used).
 - The clarity and sufficiency of information disclosure, as shown in the financial reports.
 - The entire basic information given with the financial statements.
- The Committee examined and reviewed the internal audit mechanisms, tools, procedures, plans and results, studied

the internal audit reports and monitored the implementation of the recommendations contained in these reports.

- The Committee examined and reviewed the managerial periodical reports submitted to the different managerial levels, the methods of preparing these reports and the time at which they were presented.
- The Committee monitored the procedures applied in the preparation and review of the following:
 - The periodical and annual financial statements.
 - The prospectuses of subscriptions, public offerings and private placements.
- The Committee examined the draft financial statements and their notes before they were presented to the Board in preparation for sending them to the auditor.
- The Committee discussed and examined with management matters of material importance.
- The Committee examined the efficiency of the system monitoring compliance with the laws and regulations, and examined and monitored the results of the investigations conducted by the management (including disciplinary actions) regarding any non-compliance incidents.
- The Committee examined the results of any inspection conducted by regulatory authorities, any remarks given by any auditor, and ensured the appropriateness of the remedial actions.
- The Committee reviewed the procedures of communicating the Code of Ethics to the employees to monitor compliance.

- The Committee proposed the appointment of the auditor, determination of their fees, and consideration of the matters relating to their resignation and removal, without prejudice to the law.
- The Committee offered an opinion on tasking the auditor with doing services other than auditing of financial statements, and determining the related fees, without prejudice to the auditor independence requirements.
- The Committee studied the auditor's report on the financial statements, discussed with the auditor the remarks and qualifications contained in the report, followed up the actions taken in response to these remarks and qualifications, and sought to settle any difference between the viewpoints of the Company and those of the auditor.
- The Committee ensured the implementation of the control methods necessary for preserving the Company's assets, and the conducting of periodical assessment of the administrative procedures to ensure adherence to the rules; and prepared reports for submission to the Board.
- The Committee discussed and approved the annual plan of the Internal Audit Department, monitored the efficiency of the plan, and ensured that it covered all the Company's departments and activities.
- The Committee invited the auditor, the Internal Audit manager and others, as it deemed appropriate, from inside and outside the Company, to attend Committee meetings as necessary.

- The Committee carried out and followed up all other aspects of work the Board had assigned to it.

ESOP and Compensation Committee

The Board's ESOP and Compensation Committee comprises five non-executive Board members, and carries out the following duties:

- Propose clear policies for bonuses and reward of Board members, committee members, and senior executives, set and amend the performance-related standards relating to determining the bonuses, review these policies on an annual basis after conducting the studies and surveys necessary in relation to the reward packages.
- Supervise the FRA-approved ESOP plan applying to the employees, managers and executive Board members. The plan includes the issuance and allocation of a portion of the Company's shares to the employees, managers and executive Board members to incentivize them by linking the increase in the share price and yield under the plan to the advantages the shareholders gain, which improves the Company's performance in the long term.
- Examine and approve the total annual bonus of employee in light of the Performance Indicators.
- Regularly assess the Company's long-term incentive plans to ensure their compatibility with the objectives and strategies of the Company, and propose amendments to them from time to time.



Control Environment

Internal Control System

The internal control system is the set of policies, procedures, guides and regulations prepared by the relevant departments of the Company and approved by the Board. The system also specifies the different functions, and segregates completely, the different duties and responsibilities, as this is taken into account in preparing the organizational structure. This is addition to all that is related to it in terms of the tools or indicators employed in the Company to preserve its assets.

The Company's organizational structure includes an internal audit department that provides reports to the Audit Committee, which evaluates the internal control system periodically and submits recommendations to the Board.

The Company prepares a set of policies, procedures, guides and regulations produced by a number of the Company's relevant departments and approved by the Board, to achieve the following:

- Complete segregation of responsibilities and powers for all employees.
- Ensuring accuracy and high quality of information, so that correct and accurate information on the Company is made available to the Company and others.
- Safeguarding the Company's tangible assets against any possible danger, and document and record these assets in the Company's registers.
- Increasing the Company's productive efficiency, and achieving the Company's objectives at the lowest cost possible while maintaining the level of quality.
- Ensuring accurate implementation of instructions to make certain that all instructions have been carried out properly.
- Defined roles and fully segregated duties and responsibilities, which is taken into consideration in preparing the organizational structure.
- Ensuring the implementation of the corporate governance rules through the accurate carrying out of all the governance instructions and rules.

Internal Audit Department

The Company's internal audit function constitutes an objective and independent activity designed to add value and improve the performance of operations, in order to help the Company achieve its objectives, by adopting a systematic and orderly method to evaluate the internal control tools and systems and the risk management procedures, and ensure sound implementation of the governance rules in relation to all executive, financial and legal activities and departments.

The Internal Audit Department is managed by an officer devoted on a full-time basis to this role. The officer is selected from among the administrative leaders. The Internal Audit manager reports technically to the Audit Committee and administratively to the Managing Director.

The manager is appointed and removed, and their remuneration is determined, by a decision of the Managing Director based on a recommendation by the Audit Committee. The Audit Committee sets the objectives, duties and powers of the Internal Audit Department, and submits them to the Board for approval.

The internal audit scope includes the examination and assessment of the accuracy and efficiency of the internal occupational and commercial operations, as well as the quality of carrying out the responsibilities assigned to the Internal Audit, in order to achieve the Company's objectives. This includes the following:

- Assess the accuracy, reliability, timing and correctness of the financial, administrative and operational information, and the tools used to identify, measure, sort, and prepare reports on, this information.
- Evaluate the asset protection tools and verify whether the assets actually exist, as appropriate.
- Evaluate the operations, programs or systems to verify whether the results are in line with the achieved objectives, and whether the operations, programs or systems are planned in the pre-established manner.
- Monitor the employees to ensure compliance with the Company's policies, standards and procedures, and the applicable laws and regulations.
- Evaluate the systems created to ensure observance of the policies, plans, procedures, laws and regulations that may have a significant effect on the Company.
- Prepare periodical reports on the Internal Audit objectives, powers, responsibilities, and performance, as well as as the Internal Audit results related to the Internal Audit plan.
- Prepare reports on the highly important matters that pose a risk, and control these matters. This includes fraud and other issues the Internal Committee may require.
- Achieve harmony with the External Audit Department to ensure the highest level of efficiency of the audit services at their broadest scope.

At least once every quarter, the Internal Audit manager submits a report to the Audit Committee showing the results of their business.

Role of Audit Department	Scope	Whether it is a permanent department of the Company or an external private audit company	Name of the Internal Audit officer/the private external audit company	Frequency of reports
Assess the efficiency of the internal control system, and submit to the Audit Committee reports of the findings.	Financial, operational and technical activities	Permanent department of the Company	1/1	Quarterly
Assess the adherence of every department to the obligation to perform all the work assigned to it in accordance with the work procedures and policies, and without conflicting with the functions of other departments.				
Assess the efficiency of the set procedures and policies, and their compatibility with the work and market developments.				
Follow up on the remedial actions addressing the findings in the reports of the Internal Audit, external audit, and supervisory authorities.				

Risk Management

The Board has overall responsibility for risk management in the manner proper for the Company's business nature, the Company's size and the market in which the Company operates. The Internal Audit Department, in cooperation with the other departments concerned, analyzes the risks to which the Company may be exposed to during the year. This includes the following:

- Analyze the risks the Company may face. The analysis must be conducted accurately, timely and early.
- Identify the level of risks the Company can afford from within the volume of the different potential risks, based on their effect and probability.
- Develop a risk policy and set specific indicators to measure, follow up and monitor the risks that may affect the Company.
- Provide accurate and expressive reports that allow the concerned parties to make the necessary decisions in relation thereto, and submit these reports to the Audit Committee, which in turn provides recommendations to the Board.

Compliance Department

The Board Secretary holds the post of the Compliance Manager as an independent position reporting to the Group's Financial Controller. This role includes identifying, assessing, monitoring, advising, and preparing reports regarding the risks that would result from non-compliance with the laws, regulations and supervisory instructions issued by competent entities, in order to avoid any penalty or damage to the Company's reputation.

The responsibility for developing the policies relating to the Compliance Department lies with the top management. The Board is responsible for approving said policies, of which all employees must be made aware.

During the year, the Compliance Department, in cooperation with other concerned departments, shall continuously monitor and ensure compliance of all employees with the binding laws, disciplines, supervisory instructions issued by

the competent entities, as well as the Company's governance systems and policies.

Governance Department

The governance process shall be conducted by the Company's concerned departments. The process aims to aid in establishing and strengthening the governance principles, and present these to the Audit Committee to monitor their implementation and increase their effectiveness.

Auditor

The Company has appointed its auditor for 2018, Mr. Ehab Aboul-Magd, a partner in KMPG Hazem Hassan. The auditor was nominated by the Board, and an ordinary general meeting approved his appointment and annual fees, as the auditor satisfies the conditions stated in the Accounting and Auditing Practice Law, including the requirement of being totally independent of the Company, in addition to competence, reputability, and sufficient experience suitable for size and nature of the Company's business and the parties dealing with the Company. Mr. Aboul-Magd is registered with the FRA.

Disclosure and Transparency

The Company strives to firmly establish the disclosure and transparency principles. It discloses on a regular basis documented and clear financial and non-financial information. The Company ensures this is done in a timely manner for the users of such information. The information is announced to everyone simultaneously through the disclosure channels. The Company also discloses all material information as soon as they exist.

Material Information – Financial & Non-Financial Disclosure

The Company discloses through the various available means its financial information important to shareholders and concerned parties. The information is provided in the Company's annual and periodical financial statements and auditor reports, Board report, accounting policies, budgets, asset valuation methods, and dividend distribution. The annual financial statements are published in two widely circulated daily newspapers in accordance with the law. These are also published on the website, and the information is disclosed

to the Stock Exchange, Financial Regulatory Authority (FRA) and the media, through, for example, newspapers, websites and press conferences.

The Company also discloses the non-financial information important to current and potential shareholders and investors, including the following:

- Information on the Company, such as its objectives, vision, business nature, plans and future strategies.
- Ownership structures of affiliate and subsidiary companies.
- Dealings with related parties, and related-party agreements.
- Disclosing to shareholders and supervisory authorities the information regarding treasury shares. In the event of a subsidiary purchasing the shares of its owner holding company, the Company applies to the shares so purchased all the treasury share rules. These shares are not counted within the quorum of shareholders or vote at general meetings.
- Notify the FRA and the Stock Exchange of the EGM and OGM resolutions as soon as a meeting is concluded, and in any event no later than the start time of the first trading session following the meeting. In addition, provide the Stock Exchange within one week of every general meeting with the meeting minutes, approved by the Board.
- Provide the Stock Exchange with the general meeting minutes certified by the competent administrative authority, within three business days of receiving the certified minutes.
- Provide the FRA and the Stock Exchange with a summary of the Board resolutions involving material information, no later than the start time of the first trading session following the meeting in which the resolutions are adopted.
- Provide the FRA and the Stock Exchange with a statement approved by the Board showing the most important business results, compared with the corresponding period, in the form designated by Stock Exchange, as soon as the Board approves the annual or quarterly periodical financial statements, in preparation for submitting the same to the auditor to issue its related report - no later than the start time of the trading session following the meeting.
- Announce the decision of the competent body regarding the cash and/or stock dividend distributions.

Penalties and judgments against the Company in 2018

No	Judgments, penalties and fines during the year	Penalty in EGP
1	Violation of Articles 28 and 32 of the Listing Rules, and Article 44 of the Listing Rules' Implementation Procedures.	50,000
2	Delay in submission of the standalone and consolidated financial statements for the fiscal period ending 30/09/2018.	33,000



Investor Relations

Shareholder Engagement

In keeping with our belief of open and transparent communication, SODIC runs an active investor relations programme. Communication with investors and analysts is an ongoing practice throughout the year and includes regularly scheduled Investor Relations events, one-to-one and group meetings with the Executive Directors, and tours of our properties, as well as routine contact with the Investor Relations department.

In 2018, our Managing Director, CFO, and Investor Relations team held over 210 meetings with representatives from each of our institutional investors. Such interaction is a testament to our desire to build a strong reciprocity of dialogue between the company and our shareholders.

This year, SODIC has participated in seven investor conferences cementing stable communication with our global net of investors that spans Egypt, Europe, the USA, the Middle East, and Africa,.

In addition to such initiatives, the Executive Board members attend the Annual General Meeting, which is an opportunity for all shareholders to engage in direct communication with the Directors on a one-to-one basis.

Materials including investor presentations, our financial results, and information on the work of the board and its committees can be downloaded at ir.sodic.com.

During 2018 SODIC was honoured to receive an award from the Middle East Investor Relations Association (MEIRA) for

the second time in a row recognizing our ongoing efforts to deliver a best in class investor relations program. The award comes on the back of a study conducted by MEIRA in partnership with Extel, and has recognized SODIC as the leading corporate in Investor Relations in Egypt.

Disclosure & Transparency

SODIC, as a listed company, is bound by the disclosure rules and new listing rules set by the Egyptian Exchange and approved by the Egyptian Financial Regulatory Authority. Accordingly, we are in compliance with the corporate governance, financial reporting, and disclosure provisions of the rules.

SODIC reports all its financials on a quarterly basis and announces all major news and developments regarding the company's operations in a clear, coherent, and timely basis. All material matters concerning the corporation, including company objectives, financial and operational results, major share ownership and voting rights, information about Board members, related party transactions, and governance structures and policies are expressed and conducted with complete transparency.

Codes and Policies

Code of Ethics and Professional Conduct
The Company has an internal code of ethics and professional conduct. The code involves a set of values that controls and organizes ethics and professional conduct in the Company, which reinforces the Company's reputation and credibility.

Succession Planning Policy

The management adopts a policy for recruitment, selection

and promotion, implemented by the Human Resources Department. The policy ensures securing the best candidates for the positions where they fit. At the same time, it encourages professional development of existing employees under a comprehensive strategy that includes continuous training plans. According to this strategy, employee annual training plans are announced. There are other plans in place to incentivize competent and high-performance employees, and therefore retain them. This is in addition to the career path planning that ensures succession of authority. This represents added value to the Company and maintains its sustainability.

Whistleblowing Policy

The Company adopts a whistleblowing policy for reporting violations and making complaints. The policy provides for dealing with violations and complaints according to the internal procedures the Company applies. It aims to encourage employees to report any act that breaches the code of ethics or the law. Thus, honesty and integrity are reinforced in all activities. Total secrecy is guaranteed, and reporting a violation should be substantiated by objective documents and/or information.

The Company seeks to act proactively and decisively to avert any unethical conduct, negligence, or illegal activity (if any). The aim is to enable genuine reform and strengthen the principles of justice and transparency. The Company aims to avoid

any potential damage to its business or name in the market. These procedures create a safe channel that keeps confidential the information of the whistleblower. They encourage voicing any suspicion of, for example, any unethical conduct, illegal act, corruption, violation of internal policies or rules, breach of laws or regulations, fraud, or threat to public rights.

Insider and Related-Party Dealing Policy

An insider may deal in the Company's shares only according to the Company's insider dealing policy that is announced to all employees. The policy has been developed in accordance with rules set by supervisory bodies. The policy includes the following:

- Neither an insider nor their related group may deal in any securities issued by the Company during the five days preceding, and the day following, the publication of any material information.
- A shareholder that owns, either alone or through their related group, 20% or more may not deal before they have notified the Stock Exchange.
- Neither any of the Company's Board members, irrespective of their shareholding size, or officers, nor any person that has access to information not available to others but may affect the price of a security, may purchase or sell this security (to which the information is related).

The Insiders Trading on the Company's shares took place during 2018:

Ser.	Name	No. of Shares as of Jan 1, 2018	Bought shares during the year 2018	Sold shares during the year 2018	No. of Shares as of December 31, 2018
1	Related party to Dr. Walid Abanumay (the Board Member)	5,968,118		3,888,305	2,079,813
2	Olayan Saudi Investment Limitedperiod ending 30/09/2018.	43,121,432	5,210,264		48,331,696

Social and Environmental Responsibility

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 more than 45,000 family 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.



SHAREHOLDER INFORMATION

Headquartered in Cairo and listed on the Egyptian Stock Exchange (EGX), SODIC is a non-family owned company, with a strong corporate governance framework.

Share Information

Our shares are listed on the Egyptian Exchange since 1998 under the ticker OCDI.

Share listing: Cairo Egypt
ISIN Code: EGS65851C015
Currency: EGP
No. of Shares Outstanding: 342,298,668
Market Capitalisation as of 31/12/2018: EGP 4.6 billion

Symbol:

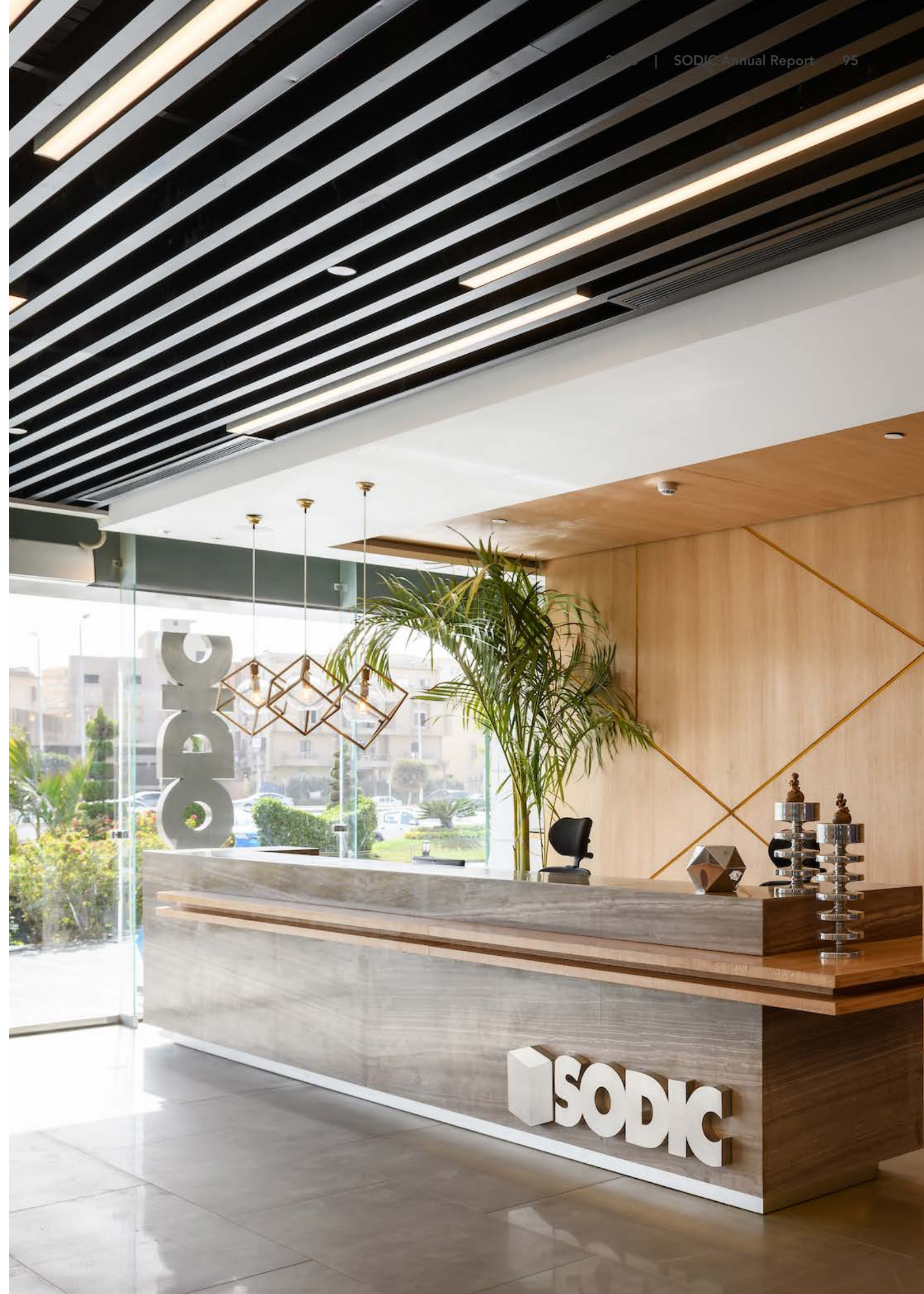
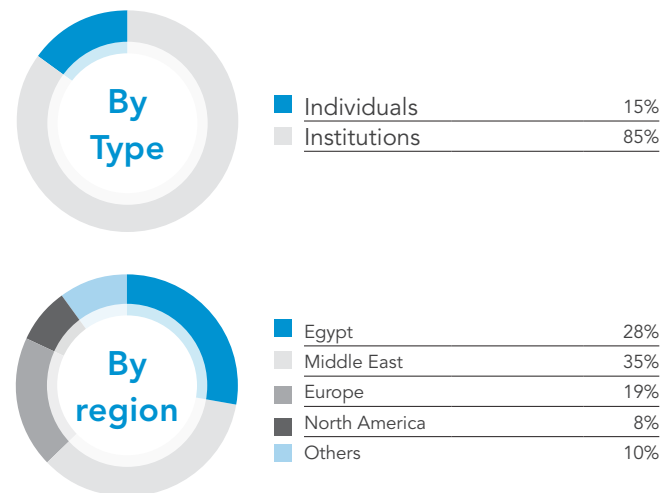
EGX: OCDI.CA
Reuters: OCDI.CA
Bloomberg: OCDA.CA

Shareholders as at	31/12/2018
Olayan Saudi Investment Company	14.1%
Abanumay Family	10.3%
Ripplewood Advisors L.L.C.	9.3%
RIMCO	7.4%
Ekuity Holding	5.2%
Others	53.7%

— “ —

Delivering long-term, sustainable returns empowered by our strong corporate governance framework and our diversified shareholder base, SODIC is one of the few non-family owned companies traded on the EGX.

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CONSOLIDATED FINANCIAL STATEMENTS



AUDITOR’S REPORT

To The Shareholders of Sixth of October for Development and Investment Company “SODIC”

Report on the Consolidated Financial Statements

We have audited the accompanying consolidated financial statements of Sixth of October for Development and Investment Company “SODIC” (S.A.E.), which comprise the consolidated statement of financial position as at December 31, 2018, and the consolidated statements of profit or loss, comprehensive income, changes in equity and cash flows for the financial year then ended, and a summary of significant accounting policies and other explanatory notes.

Management’s Responsibility for the Consolidated Financial Statements

These consolidated financial statements are the responsibility of Company’s management. Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with the Egyptian Accounting Standards and in the light of the prevailing Egyptian laws, management responsibility includes, designing, implementing and maintaining internal control relevant to the preparation and fair presentation of consolidated financial statements that are free from material misstatement, whether due to fraud or error; management responsibility also includes selecting and applying appropriate accounting policies and making accounting estimates that are reasonable in the circumstances.

Auditor’s Responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audit. We conducted our audit in accordance with the Egyptian Standards on Auditing and in the light of the prevailing Egyptian laws. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor’s judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant

to the entity’s preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity’s internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the consolidated financial statements.

Opinion

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the consolidated financial position of Sixth of October for Development and Investment Company “SODIC”, as at December 31, 2018, and of its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with the Egyptian Accounting Standards and the Egyptian laws and regulations relating to the preparation of these financial statements.

Report on Other Legal and Regulatory Requirements

The financial information included in the Board of Directors’ report, prepared in accordance with Law No. 159 of 1981 and its executive regulations, is in agreement with the Company’s books of account, according to the limits of this information in books.

Cairo March 7th, 2019

KPMG Hazem Hassan
Public Accountants & Consultants

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at December 31, 2018

EGP	Note No.	31/12/2018 L.E	31/12/2017 L.E
Non-current assets			
Property, plant, equipment	(23)	287 051 622	293 356 731
Projects under construction	(24)	11 137 625	7 224 581
Biological Assets under construction	(25)	7 944 190	7 155 205
Investments in associates and joint ventures	(26)	3 000 000	-
Investments - available for sale	(27)	4 250 000	4 250 000
Investment properties	(28)	120 313 395	100 640 819
Notes receivables	(29)	7 665 834 206	7 491 486 453
Total non-current assets		8 099 531 038	7 904 113 789
Current assets			
Other assets	(15)	8 216 290	6 612 533
Completed units ready for sale	(16)	21 884 293	40 036 102
Works in process	(17)	8 771 755 720	8 010 655 682
Trade and notes receivable	(18)	3 968 869 882	3 731 853 644
Debtors and other debit balances	(19)	1 851 380 992	1 381 356 958
Loans to joint ventures	(20)	-	-
Investments in treasury bills	(21)	1 927 465 583	106 401 376
Cash at banks and on hand	(22)	2 237 914 428	3 490 082 191
Total current assets		18 787 487 188	16 766 998 486
Total assets		26 887 018 226	24 671 112 275
Equity			
Issued & paid in capital	(30)	1 369 194 672	1 369 194 672
Legal reserve	(31)	213 930 055	206 217 101
Special reserve - share premium	(32)	1 389 595 728	1 389 595 728
Retained earnings		1 847 915 972	1 408 181 914
Treasury shares	(33)	(12 833)	(12 833)
Profit from sale of treasury shares	(34)	1 725 456	1 725 456
Reserve for employee stock option plan	(52)	21 001 101	1 645 597
Equity attributable to equity holders of the Company		4 843 350 151	4 376 547 635
Non-controlling interests	(35)	63 701 852	66 686 563
Total equity		4 907 052 003	4 443 234 198
Non-current liabilities			
Loans - long term	(36)	933 339 597	957 398 523
Notes payable - long term	(37)	276 650 024	353 024 284
Deferred tax liabilities	(13)	13 494 124	12 443 280
Total non-current liabilities		1 223 483 745	1 322 866 087
Current liabilities			
Bank - credit facilities	(40)	-	2 814 717
Loans - Short term	(36)	586 931 449	536 502 676
Contractors, suppliers and notes payable	(42)	875 972 969	756 163 682
Advances - from customers	(41)	16 596 378 710	15 496 559 259
Creditors and other credit balances	(43)	2 393 153 663	1 973 740 918
Provision for completion	(38)	292 298 590	132 649 205
Provisions	(39)	11 747 097	6 581 533
Total current liabilities		20 756 482 478	18 905 011 990
Total liabilities		21 979 966 223	20 227 878 077
Total equity and liabilities		26 887 018 226	24 671 112 275

* The accompanying notes form an integral part of these consolidated financial statements and to be read therewith.

Financial Manager	Group Financial Controller	Chief Financial Officer	Managing Director	Chairman
Mohamed Samir	Ahmed Hegazi	Omar Elhamawy	Magued Sherif	Hani Sarie El Din

CONSOLIDATED STATEMENT OF PROFIT OR LOSS

For The Financial Year Ended December 31, 2018

EGP	Note No.	2018 L.E	2017 L.E
Continuing operations			
Revenues			
Sales of real estate and lands	(5)	3 561 193 175	2 143 092 694
Revenues of services of managing cities and resorts		137 214 347	130 333 261
Revenues of rental of real state		14 472 301	9 368 985
Revenues from golf course and restaurants		12 745 218	10 041 512
Total operation revenues		3 725 625 041	2 292 836 452
Cost of sales			
Cost of sales of real estate and lands	(6)	(2 353 373 202)	(1 274 013 105)
Costs of services of managing cities and resorts		(116 903 965)	(111 060 996)
Costs of rental of real state		(7 722 732)	(7 145 336)
Cost of golf course and restaurants		(21 610 769)	(17 801 514)
Total operation costs		(2 499 610 668)	(1 410 020 951)
Gross profit		1 226 014 373	882 815 501
Other operating revenues	(7)	212 455 356	210 703 902
Selling and marketing expenses	(8)	(314 738 781)	(179 905 492)
General and administrative expenses	(9)	(346 685 026)	(322 950 845)
Other operating expenses	(10)	(440 657 389)	(113 014 111)
Operating profit		336 388 533	477 648 955
Finance income	(11)	511 702 686	420 858 639
Finance cost	(12)	(110 077 865)	(99 838 251)
Net finance income		401 624 821	321 020 388
Net profit before tax		738 013 354	798 669 343
Income tax	(13)	(287 056 752)	(200 041 760)
Profit from continuing operations		450 956 602	598 627 583
Profit for the year		450 956 602	598 627 583
Attributable to:			
Equity holders of the Company		448 945 066	597 124 977
Non-controlling interests	(35)	2 011 536	1 502 606
Net profit for the year		450 956 602	598 627 583
Earnings per share (L.E / Share)	(14)	1.31	1.74

* The accompanying notes form an integral part of these consolidated financial statements and to be read therewith.

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

As at December 31, 2018

EGP	Note No.	31/12/2018 L.E	31/12/2017 L.E
profit of the year		450 956 602	598 627 583
Total other comprehensive income items for the year after income tax		-	-
Total comprehensive income of the year		450 956 602	598 627 583
Total comprehensive income is attributable to:			
Equity holders of the Company		448 945 066	597 124 977
Non-controlling interests	(35)	2 011 536	1 502 606
Total comprehensive income for the year		450 956 602	598 627 583

* The accompanying notes form an integral part of these consolidated financial statements and to be read therewith.

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For The Financial Year Ended December 31, 2018

	Issued and paid in capital	Legal reserve	Special reserve- share premium	Retained earnings	Treasury shares	Profit / (losses) from selling of treasury shares	Set aside amount for bonus and incentive plan	Total	Non-Controlling interests	Total equity
Balance as at December 31, 2016	1 355 638 292	195 088 853	1 357 933 479	822 185 185	(12 833)	1 725 456	18 276 121	3 750 834 553	70 180 204	3 821 014 757
Total comprehensive income										
Net profit for the year	-	-	-	597 124 977	-	-	-	597 124 977	1 502 606	598 627 583
Other comprehensive income items	-	-	-	-	-	-	-	-	-	-
Total comprehensive income	-	-	-	597 124 977	-	-	-	597 124 977	1 502 606	598 627 583
Transactions with owners of the Company										
Increase in capital	13 556 380	-	(13 556 380)	-	-	-	-	-	-	-
Transferred to legal reserve	-	11 128 248	-	(11 128 248)	-	-	-	-	-	-
Applied of amount for bonus and incentive plan	-	-	16 630 524	-	-	-	(16 630 524)	-	-	-
Transferred to statement of profit and loss	-	-	28 588 105	-	-	-	-	28 588 105	-	28 588 105
Dividends to non-controlling interests in subsidiaries	-	-	-	-	-	-	-	-	(4 996 247)	-
Total transactions with owners of the Company	13 556 380	11 128 248	31 662 249	(11 128 248)	-	-	(16 630 524)	28 588 105	(4 996 247)	28 588 105
Balance as at December 31, 2017	1 369 194 672	206 217 101	1 389 595 728	1 408 181 914	(12 833)	1 725 456	1 645 597	4 376 547 635	66 686 563	4 448 230 445
Balance as at December 31, 2017	1 369 194 672	206 217 101	1 389 595 728	1 408 181 914	(12 833)	1 725 456	1 645 597	4 376 547 635	66 686 563	4 443 234 198
Total comprehensive income for the year	-	-	-	-	-	-	-	-	-	-
Net profit for the year	-	-	-	448 945 066	-	-	-	448 945 066	2 011 536	450 956 602
Other comprehensive income items	-	-	-	-	-	-	-	-	-	-
Total comprehensive income	-	-	-	448 945 066	-	-	-	448 945 066	2 011 536	450 956 602
Transactions with owners of the Company										
Transferred to legal reserve	-	7 712 954	-	(7 712 954)	-	-	-	-	-	-
Dividends to employees in subsidiaries	-	-	-	(1 498 054)	-	-	-	(1 498 054)	-	(1 498 054)
Reserve for employee stock option plan	-	-	-	-	-	-	19 355 504	19 355 504	-	-
Dividends to non-controlling interests in subsidiaries	-	-	-	-	-	-	-	-	(4 996 247)	(4 996 247)
Total transactions with owners of the Company	-	7 712 954	-	(9 211 008)	-	-	19 355 504	(1 498 054)	(4 996 247)	(1 498 054)
Balance at December 31, 2018	1 369 194 672	213 930 055	1 389 595 728	1 847 915 972	(12 833)	1 725 456	21 001 101	4 823 994 647	63 701 852	4 892 692 746

★ The accompanying notes form an integral part of these consolidated financial statements and to be read therewith.

CONSOLIDATED STATEMENT OF CASH FLOWS

For The Financial Year Ended December 31, 2018

EGP	Note No.	2015 L.E	2014 L.E
Cash flows from operating activities			
Net profit for the period before tax		738 013 354	798 669 343
Adjustments for:			
Depreciation of fixed assets and investment properties	(23) , (28)	40 126 200	32 160 660
Capital loss (gain)	(7)	(418 973)	(1 215 698)
Return on investments in treasury bills	(11)	(326 884 792)	(262 624 402)
Impairment loss of debtors, trade receivables and loans to joint ventures	(10)	5 876 924	3 741 621
Investments in associates and joint ventures		(3 000 000)	-
Reversal of impairment loss of debtors	(7)	(240 263)	(350 320)
Provisions formed	(39) , (38)	216 428 214	87 837 931
Provisions no longer required	(39) , (38)	-	(11 813 167)
Reversal of impairment of property, plant and equipment	(23)	(1 822 590)	(1 823 247)
Reserve for employees stock option plan	(9) , (53)	19 355 504	-
Changes in:			
Other assets		(1 603 757)	(1 410 928)
Finished units available for sale		(639 684)	702 050
Works in process		(765 771 724)	(852 428 383)
Trade and notes receivables		(411 369 691)	(1 472 111 964)
Debtors and other debit balances		(473 329 620)	(516 553 482)
Loans to joint ventures		(2 325 375)	(1 968 789)
Provisions used	(39) , (38)	(51 613 265)	(29 639 054)
Advances from customers		1 099 819 451	2 877 358 028
Contractors, suppliers and notes payable		43 435 027	(516 023 605)
Creditors and other credit balances		133 406 837	364 091 873
Restricted cash		19 500 197	51 984 523
Net cash generated from operating activities		276 941 974	548 582 990
Cash flows from investing activities			
Payments for purchase of fixed assets, projects under construction and biological assets		(34 100 904)	(60 666 938)
Payments for investments in treasury bills		(4 213 538 107)	(6 319 675 632)
Proceeds from investments in treasury bills		2 719 358 692	6 774 148 365
Proceeds from sale of property, plant, equipment		1 609 950	2 114 326
Net cash (used in) / generated from investing activities		(1 526 670 369)	395 920 121
Cash flows from financing activities			
(Payments for) from banks – credit facilities		(2 814 717)	(590 683)
Proceeds from short and long term loans		26 369 847	301 718 758
Dividends to non-controlling interests		(4 996 247)	(4 996 247)
Proceeds from bounce and incentive plan		-	28 588 105
Dividends to employees and BOD of Subsidiaries		(1 498 054)	-
Net cash generated from financing activities		17 060 829	324 719 933
Net (decrease) / increase in cash and cash equivalents		(1 232 667 566)	1 269 223 044
Cash and cash equivalents at January 1		3 433 362 722	2 164 139 678
Cash and cash equivalents at December 31	(22)	2 200 695 156	3 433 362 722

★ The accompanying notes form an integral part of these consolidated financial statements and to be read therewith.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial Year ended December 31, 2018

1. Background and activities

1-1 Sixth of October for Development and Investment Company “SODIC”– An Egyptian Joint Stock Company – was incorporated in accordance with the provisions of Law No. 159 of 1981 and its Executive Regulations and considering the provisions of Law No. 95 of 1992 and its Executive Regulations and by virtue of the decree of the Minister of Economy and International Cooperation No. 322 of 1996 issued on May 12, 1996. The Company was registered in Giza Governorate Commercial Registry under No. 625 on May 25, 1996.

1-2 The purpose of the Company is represented in the following:

- Land acquisition and the subsequent sale/lease to clients after connecting the relevant infrastructure.
- Operating in the field of construction, integrated construction and supplementary works.
- Planning, dividing and preparing lands for building and construction according to modern building techniques.
- Building, selling and leasing all various types of real estate.
- Developing and reclaiming land in the new urban communities.
- Operating in the field of tourism development and tourism related establishments including, building, managing, selling or utilizing hotels, motels and tourist villages in accordance with applicable Egyptian laws and regulations.
- Building, managing, selling and leasing –residential, service, commercial, industrial and tourism projects.
- Importing and operating as trade agents within the allowable limits of the Company’s purpose (not with the purpose of trading)
- Financial leasing in accordance with Law No. 95 of 1995.
- Working in all fields of information technology and systems, hardware and software (computer software and services).
- Operating in fields of communication systems, internet, space stations and transmission except for the field of satellites.
- Investing in the various activities related to petroleum, gas and petrochemicals.
- Operating in the field of coordinating and planting gardens, roads and squares and also providing security, steward – ship, maintenance and cleaning services.
- Operating in the field of ownership and management of sporting, entertainment, medical, educational buildings and also ownership, management and operating of restaurants.
- In addition, the Company may have interest or participate in any manner with companies or others that share similar activities or which may assist it to achieve its purposes in Egypt or abroad.
- Also the Company is entitled to merge into or acquire the aforementioned companies or make them subsidiaries in accordance with the provisions of law and its executive regulations.

1-3 The Company's duration is 50 years starting from the date of registration in the Commercial Registry.

1-4 The Company is listed on the Egyptian Exchange.

1-5 The consolidated financial statements of Sixth of October for Development & Investment Company “SODIC” (the Parent Company) for the financial period ended December 31, 2018 comprise the financial statements of the Company and its subsidiaries (together referred to as the “Group”) and the Group’s interest in the profit or loss of associates and joint ventures.

The registered office of the Parent Company is located at Km. 38 Cairo / Alexandria Desert Road, Sheikh Zayed City. Dr. Hany Sarie El Din is the Chairman for the Parent Company and Mr. Maged Sherif, is the Managing Director of the Parent Company.

2. Basis of preparation of consolidated financial statements

Compliance with accounting standards and laws

- The consolidated financial statements have been prepared in accordance with Egyptian Accounting Standards and applicable laws and regulations.
- The consolidated financial statements were approved by the Board of Directors on March 3, 2019.

3. Functional and presentation currency

- The consolidated financial statements are presented in Egyptian Pounds, which is the Company’s functional currency.

4. Use of judgment and estimates

- In preparing the consolidated financial statements in accordance with Egyptian Accounting Standards (EAS), management has made judgments, estimates and assumptions that affect the application of the Group’s accounting policies and the reported amounts of assets, liabilities, income and expenses. These estimates and assumptions are based on past experience and various factors. Actual results may differ from these estimates.
- Estimates and underlying assumptions are reviewed on an ongoing basis.
- The recognition of the change in accounting estimates in the period in which the change in estimate, if the change affects only that period, or in the period of change and future period if the change affects both.

Measurement of fair value

- The fair value of financial instruments is determined based on the market value of the financial instrument or a similar financial instrument at the date of the financial statements without deducting any estimate for the future costs of sale. The financial asset values is determined at current prices at the date of purchase of those assets, while determining the value of financial liabilities at current prices, which could be settled by those commitments.
- In the absence of an active market to determine the fair value of financial instruments, the fair value is estimated using various valuation techniques, taking into consideration the recent transactio prices or is guided by the current fair value of other instruments which are substantially similar. Or the use of – discounted cash flow – or any other evaluating method that leads to reliable results.
- When using the discounted cash flow method as a way of evaluation, the future cash flows are estimated based on the best estimates of management. And the discount rate used is determined based on the prevailing market price at the date of the financial statements of financial instruments that are similar in nature and terms.

5. Real estate and land sales

The Group’s operations are considered to fall into one broad class of business, sale of real estate units and lands and hence, segmental analysis of assets and liabilities is not considered meaningful. The Group’s revenues can be analyzed as follows:

	For the year ended 31/12/2018 EGP	For the year ended 31/12/2017 EGP
Revenues from the sale of SODIC’s projects in West Cairo	890 214 230	952 658 549
Revenues from the sale of SODIC’s projects in East Cairo	1 999 426 400	1 190 434 145
Revenues from the sale of SODICs projects on the North Coast	671 552 545	-
	3 561 193 175	2 143 092 694

6. Cost of real estate and land sold

	For the year ended 31/12/2018	For the year ended 31/12/2017
	EGP	EGP
Cost of sales of SODIC's projects in West Cairo (*)	429 603 227	498 908 748
Cost of sales of SODIC's projects in East Cairo	1 467 273 966	775 104 357
Cost of sales of SODICs projects on the North Coast	456 496 009	-
	2 353 373 202	1 274 013 105

(*) Includes an amount of EGP 33 540 221 representing the adjustment to the cost of land for the SODIC West, El Sheikh Zayed plot as shown in details in note (17).

7. Other operating revenues

	For the year ended 31/12/2018	For the year ended 31/12/2017
	EGP	EGP
Interest income realized from installments during the year	81 608 088	91 963 859
Assignment, cancellation dues and delay penalties	113 550 886	106 268 441
Other income	9 062 960	8 059 641
Dividends income from associates	-	1 022 697
Gain from liquidation of investments	2 751 596	-
Share from associate companies	3 000 000	-
Reversal of impairment of property, plant and equipment	1 822 590	1 823 246
Capital gain	418 973	1 215 698
Provisions no longer required and reversal of impairment of debtors	240 263	350 320
	212 455 356	210 703 902

8. Selling and marketing expenses

	For the year ended 31/12/2018	For the year ended 31/12/2017
	EGP	EGP
Salaries and wages	33 556 773	25 045 506
Sales commissions	110 167 156	73 059 139
Advertising expenses	116 050 792	59 126 668
Conferences and exhibitions	15 418 114	5 190 683
Advertising events	11 187 594	4 723 116
Rent	3 148 188	2 855 669
Maintenance, cleaning and agriculture	2 591 585	1 521 639
Travel, transportation and cars	3 142 618	687 518
Professional and consultants fees	2 990 042	2 669 287
Tips and gifts	5 729 687	1 008 328
Depreciation	760 633	840 424
Employees vacations	-	105 880
Fees and stamps	3 318 118	310 223
Printing and photocopying	3 499 850	1 145 064
Others	3 177 631	1 616 348
	314 738 781	179 905 492

9. General and administrative expenses

	For the year ended 31/12/2018	For the year ended 31/12/2017
	EGP	EGP
Salaries, wages and bonuses (9-1)	107 266 222	161 437 570
Board of Directors' remunerations and allowances	12 746 101	12 783 518
Training, medical care, meals & uniforms	20 956 419	7 391 352
Employees Stock Option Plan (9-2)	19 355 504	-
Specific employees benefits	2 542 691	32 786
Maintenance, cleaning, agriculture, security and guarding	65 374 150	49 209 107
Professional and consultancy fees	24 875 314	17 165 931
Advertising, exhibitions and conferences	4 264 946	3 478 736
Donations	5 414 150	4 345 266
Gifts and tips	4 087 597	3 035 116
Compensations	-	6 780 200
Administrative depreciation of fixed assets	27 164 559	21 335 252
Reception and hospitality	2 384 264	2 337 108
Printings and office supplies	7 076 732	6 240 597
Communication, electricity, telephone and water	11 652 971	7 303 139
Subscriptions and governmental dues	4 821 711	2 754 648
Rent	7 375 317	2 591 847
Travel and transportation	3 522 496	3 445 254
Bank charges	4 839 889	5 566 732
Employees vacations	954 754	1 413 177
Insurance installments	655 931	612 138
Comprehensive insurance	5 661 759	-
Others	3 691 549	3 691 371
	346 685 026	322 950 845

(9-1) this item includes salaries of the executive Board of Directors as follows:

	For the year ended 31/12/2018	For the year ended 31/12/2017
	EGP	EGP
Salaries	14 214 240	14 034 323
	14 214 240	14 035 323

(9-2) Represents in the fair value difference at the granted date for granted shares for beneficiaries of Employees Stock Option Plan granted to the executives board members and the directors as shown in note (52).

10. Other operating expenses

	For the year ended 31/12/2018 EGP	For the year ended 31/12/2017 EGP
Discount for early payment	71 441 469	108 423 319
Provision of claims	5 164 564	165 647
Impairment losses of debtors and loans to joints ventures	5 876 924	3 921 589
Loss from liquidation of investments	614 599	503 556
SODIC West land adjustment*	357 588 833	-
	440 657 389	113 014 111

(*) Represents cost of sales for previous years of the company's land adjusting cost at El Sheikh Zayed as shown in details in note (17).

11. Finance income

	For the year ended 31/12/2018 EGP	For the year ended 31/12/2017 EGP
Interest income	183 188 502	158 234 237
Return on investment in treasury bills	326 884 792	262 624 402
Net foreign exchange translation	1 629 392	-
	511 702 686	420 858 639

12. Finance cost

	For the year ended 31/12/2018 EGP	For the year ended 31/12/2017 EGP
Interest expense	110 077 865	98 928 868
Foreign exchange losses from balances denominated in foreign currencies	-	909 383
	110 077 865	99 838 251

13. Income tax

A- Items recognized in the profit or loss	For the year ended 31/12/2018 EGP	For the year ended 31/12/2017 EGP
Current income tax	285 755 720	202 908 647
Discounted income tax on dividends	250 188	352 458
Deferred income tax (benefit)	1 050 844	(3 219 345)
	287 056 752	200 041 760

B- Deferred tax assets and liabilities movement

December 31, 2018

	Balance as at 31/12/2018				
	Balance as at 1/1/2018 asset / (liability) EGP	Charged to profit or loss EGP	Deferred tax resulted in asset EGP	Deferred tax resulted in (liability) EGP	Net deferred tax resulted in (Liability) / Asset EGP
Property, plant and equipment	(1 928 707)	(1 060 018)	-	(2 988 725)	(2 988 725)
Foreign exchange translation	(10 605 334)	9 174	-	(10 596 160)	(10 596 160)
Provisions	90 761	-	90 761	-	90 761
Net	(12 443 280)	(1 050 844)	90 761	(13 584 885)	(13 494 124)

December 31, 2017

	Balance as at 31/12/2017				
	Balance at 1/1/2017 asset / (liability) EGP	Charged to profit or loss EGP	Deferred tax resulted in asset EGP	Deferred tax resulted in (liability) EGP	Net deferred tax resulted in (Liability) / Asset EGP
Property, plant and equipment	(424 049)	(1 504 658)	-	(1 928 707)	(1 928 707)
Foreign exchange translation	(15 309 320)	4 703 986	-	(10 605 334)	(10 605 334)
Provisions	70 744	20 017	90 761	-	90 761
Net	(15 662 625)	3 219 345	90 761	(12 534 041)	(12 443 280)

C- Liability for temporary differences related to investments in subsidiaries, associates and the joint venture were not recognized because the group controls the timing of the reversal of the related temporary differences and are satisfied that they will not reverse in the foreseeable future.

D- Unrecognized deferred tax assets

	31/12/2018 EGP	31/12/2017 EGP
Temporary deductible differences	87 500 325	182 441 117
Tax losses carried forward	48 081 715	22 064 009
	135 582 040	204 505 126

Deferred tax assets have not been recognized in respect of the above-mentioned items because of uncertainty associated with the taxable profit to cover these tax assets.

14. Earnings per share

A- Accumulated Earnings per share

Earnings per share as at December 31, 2018, is calculated based on the Parent Company's share in earnings for the period using the weighted average number of outstanding shares during the period as follows:

	For the year ended 31/12/2018 EGP	For the year ended 31/12/2017 EGP
Net profit for the period (parent company share)	448 945 066	597 124 977
Employees share of profit	-	-
Board of directors' remunerations	-	-
Employees and board of directors share in subsidiaries and as-sociates companies	-	-
	448 945 066	597 124 977
Weighted average number of shares outstanding during the period	342 298 668	342 298 668
Earnings per share (EGP / share)	1.31	1.74

Earnings per share

Earnings per share as at December 31, 2018, is calculated based on the Parent Company's share in earnings for the period according to separate financial statement using the weighted average number of outstanding shares during the period as follows:

	For the year ended 31/12/2018 EGP	For the year ended 31/12/2017 EGP
Net profit for the period (due to separate Profit or loss statement)	(193 497 109)	154 259 058
Employees share of profit	-	-
Board of directors' remunerations	-	-
	(193 497 109)	154 259 058
Weighted average number of shares outstanding during the period	342 298 668	342 298 668
Earnings per share (EGP / share)	(0.57)	0.45

15. Other assets

	31/12/2018 EGP	31/12/2017 EGP
Assets – companies under liquidation	-	268 372 4
Inventories	8 216 290	3 928 809
	8 216 290	6 612 533

16. Completed units ready for sale

	31/12/2018 EGP	31/12/2017 EGP
Cost of completed commercial units	21 236 026	38 583 585
Cost of units purchased for resale	648 267	1 452 517
	21 884 293	40 036 102

17. Work in process

This item represents the total costs related to works currently being undertaken. Details of these works are as follows:

	31/12/2018 EGP	31/12/2017 EGP
West Cairo projects costs (17-1)	3 017 280 124	2 116 876 977
East Cairo projects costs (17 -2)	5 387 235 402	5 359 163 338
North Cost projects costs (17 -3)	367 240 194	534 615 367
	8 771 755 720	8 010 655 682

(17-1) West Cairo projects costs

Al Yosr for Projects and Agricultural Development ("Al Yosr"), SODIC's fully owned subsidiary. Al Yosr has received a letter from the New Urban Communities Authority ("NUCA") with respect to the 300 acre plot (circa 1.26 million square meters) of land owned by Al Yosr and located in the Sheikh Zayed city extension area as determined by the presidential decree number 77. The letter informs Al Yosr of NUCA's Board of Directors decision regarding the payment required to be made by land owners in order for NUCA to deliver infrastructure to the plot and change the land usage from agricultural to residential, increasing the allowable built up area within the limits of Republican Resolutions (77-230 of 2017). In consideration for the above Al Yosr will make an in kind payment of 50% of the land. The company has been able to complete the work of the master plan for the project to be set up as the company aims to launch the project for sale during 2019.

A- Company's Land settlement in El SheikhZayed

On September 21, 2015, an absentia judgment was issued by the criminal court of El Sayeda Zainab against the former Chairman of the Company, and in the presence of other defendants being non related parties to the Company on account of misappropriation of public funds and profiteering with respect to the Sheikh Zayed land of approximately 1,400 acres acquired by the Company by virtue of sale contract dated November 19, 1995.

On 21st of December 2016 a judgment was issued by the Court of Cassation confirming the former judgment issued, noting that the judgment and the penalties mentioned therein only concerns the accused persons in their personal capacity and does not involve the Company, in accordance with the provisions of law.

Based on the above judgments, and during the course of the recent investigation no.15 for year 2011 carried out by the Illicit Gains Authority ("IGA"), the Company was requested to respond to certain queries about the sale contract dated 19/11/1995, the Company attended such discussions to ascertain its solid legal position and that the issue of the case concerns the defendants in their personal capacities and that the company had not committed any violations and was not part of any of the criminal proceedings mentioned above noting that these issues relate to the contracts signed over 20 years ago.

Nonetheless, the IGA insisted on the application of Article 18 of the Illicit Gaining Law No. 62 of 1975 (as amended) on the Company in relation to the aforementioned transactions and facts, claiming that the Company had gained illicitly, and that such gains must be returned with the possibility of settlement in accordance of the above mentioned law.

Noting that entering into lengthy legal disputes would have significant negative implications on the Company on the operation and its stakeholders, and that Company maintains a keen interest in keeping a stable operation. The Company is also keen to promptly settle any disputes with all judicial and its board of directors and with the objective of avoiding legal procedures against the Company that may result in negative implications on the operation. Accordingly, and acting in good faith, the Company has signed a final settlement agreement with the IGA, the Company accepted to pay a total settlement amount of eight hundred million Egyptian Pounds as a final and comprehensive settlement of all allegations raised against the Company with respect to this issue. The payment will be as follows:

- A payment of EGP 250 million upon signature of the Settlement Agreement.
- Unequal four payments with total of EGP 550 million, will be paid upon two years starting from March 1, 2019 and ended at December 1, 2020.

As per the settlement agreement the company shall not be requested to pay any additional amounts with regards to the Sheikh Zayed plot of land of approximately 1,400 acres acquired by SODIC by virtue of sale contract dated November 19, 1995 and has been discharged from any claims with respect to the said matter. The accounting treatment settlement that agreed with the Egyptian accounting standards on the financial statements of the company will be allocated as follows:

- An amount of EGP 391 129 054 with a percentage of 52% approximately of the present value of the settlement amount is to be recognized on the profit or loss statement during the last quarter of the financial year 2018 which attributed to the portion of the project revenues that have already been recognized since 2002 till 2018 as follow:

	31/12/2018 EGP
Cost of sales	33 540 221
Other operating expenses	357 588 833
	391 129 054

An amount of EGP 360 618 452 with a percentage of 48% approximately of the present value settlement amount will be capitalized will be capitalized to work in progress as a cost element for the units which its related revenues will be recognized in the profit or loss statement for the coming years.

(17-2) East Cairo projects costs

- Includes the present value of the Easttown land purchase price differentials which is outcome of the amendments to the contract for settlement of the dispute between one of the subsidiaries and the Ministry of Housing and the New Urban Communities Authority dated on April 14, 2014, where the subsidiaries pays 900 million EGP in installments for seven years and an operational periodic schedule of five years.
- Includes the value of the Villette project's land of 301.48 acres owned by one of the subsidiaries which was acquired from the New Urban Communities Authority on June 9, 2014 for an amount of approximately 2.5 billion EGP.

(17-3) North Coast projects costs

- Includes the acquisition value of the Caesar project's land of 178 thousand square meters on the North Coast – Ras El Hekma for approximately amount of 190 million EGP.

18. Trade and notes receivable

	31/12/2018 EGP	31/12/2017 EGP
Trade receivable	117 694 580	114 011 450
Notes receivable *	3 905 668 719	3 651 132 663
	4 023 363 299	3 765 144 113
Deduct :		
unamortized interest – notes receivable	54 204 914	33 007 666
	3 969 158 385	3 732 136 447
Deduct :		
Impairment losses of trade and notes receivable	288 503	282 803
	3 968 869 882	3 731 853 644

* The balance includes the following

- An amount of EGP 261 575 064 that represents the net amount of notes receivable relating to SODIC East project with a gross amount of EGP 350 282 021. The gross amount was decreased by EGP 88 703 957 representing the share of Heliopolis Housing and Development Company of the residential units mentioned as per the revenue share agreement (70% for the developer and 30% for the owner).
- An amount of EGP 33 430 078 that represents the net amount of notes receivable relating to Malaaz project with a gross amount of EGP 48 257 136

The gross amount was decreased by EGP 14 927 058 representing the share of the Owners Union – Shahin of the residential units mentioned as per the revenue share agreement according to the percentage mentioned in the agreement.

The Group's exposure to credit and currency risks related to trade and notes receivable is disclosed in note No. (45).

19. Debtors and other debit balances

	31/12/2018 EGP	31/12/2017 EGP
Contractors and suppliers – advance payments	1 017 832 335	771 113 532
Due from related parties – Joint Venture	35 191 620	35 191 620
Accrued Revenues	82 900 851	78 583 088
Due from related parties	3 651 669	6 920 792
Prepaid expenses	471 094 128	407 384 209
Deposits with others	27 943 858	5 832 764
Tax Authority	44 551 663	63 531 714
Letter of guarantee cover	431 508	1 353 021
Due from the bonus and incentives plan to employees and managers fund	364 894	364 894
Debtors from sale of investments (19-1)	-	3 371 400
Heliopolis Development and Housing Company (19-2)	100 000 000	100 000 000
Owners Union – Shahin (19-3)	39 375 344	-
Bank accounts – Joint venture (19-4)	97 353 326	-
Debtors from projects maintenance	15 591 336	3 293 401
Other debit balances	35 405 076	21 417 553
	1 971 687 608	1 498 357 988
Deduct :-		
Impairment losses of debtors and other debit balances	120 306 616	117 001 030
	1 851 380 992	1 381 356 958

(19-1) On July 19, 2018, the General authority for investments certified the extraordinary general assembly meeting minutes of "El Diwan for Real Estate Development" to amend 5,11,12 articles in the article of incorporation for the company by entering both of Sixth of October for Development and Investment Company "SODIC" and SODIC for development instead of the former owners by executing the agreement to cancel the sale of "El Dewan for real estate development" formerly "EL SheikhZayed for real estate development" and signed on 31 December 2016 for which a loss from the sale reversal was recognized during the year 2016 and the investment amounting to EGP 3 371 400 was recognized as debtors of the purchase of investments until the completion of the share ownership transfer to the group.

(19-2) This item represents the amount paid as a down payment to Heliopolis Housing and Development Company, this amount will be settled with Heliopolis Housing and Development Company's revenue share in the co-development contract pertaining to New Heliopolis City. Accordingly, the Company will act as a real estate developer for the land plot owned by Heliopolis Housing and Development Company with an area of 655 acres in New Heliopolis City and Heliopolis Housing and Development Company will earn a share of the revenue with minimum guarantee amounting to EGP 5.01 Billion. The two parties have agreed that the Company at its own expense and under its responsibility will implement, finance, market and sell the units of the project and all its inclusions and components, in addition to providing management and maintenance either directly or through third parties, and delivering on all other obligations as stipulated in the co-development contract and will accordingly share the revenue (according to the defined percentages in the contract for each component of the project).

(19-3) On March 8, 2018, the Company signed two co-development contracts for a residential and tourism project for two land plots of approximately 308 acres on the North Coast with the owners as follows:

- Contract signed with Owners Union – Shahin of for the land plot of approximately 111 acres (the first plot).
- Contract signed with the Alammur Company for Urban Expansion for the land plot of approximately 197 acres (the second plot).

Accordingly, the Company at its own expense and under its responsibility will implement, finance, market and sell the units of the two projects and all its inclusions and components, in addition to providing management and maintenance either directly or through third parties, and delivering on all other obligations as stipulated in the co-development contract and will accordingly share the revenue according to the defined percentages in the contract for each component of the project.

According to the first plot's contract the Company paid an amount of EGP 30 Million which represents down payment which will be settled during a three year period in equal installments against Owners Union – Shahin share in the project revenues in accordance to the co-development contract.

On July 4, 2018, according to the co-development contract Sixth of October for Development and Investment Company "SODIC" informs the Owners Union – Shahin that Tabrouk Development Company which is a subsidiary of SODIC, owned % 99.9 will replace it in the co-development contract dated March 8, 2018 mentioned above, and all rights and obligations will be transferred to Tabrouk Development Company from July 4, 2018.

(19-4) This balance represents the collected amounts from customers in the joint bank accounts regarding to SODIC East and Malaaz projects and those balances are restricted until the issuance of licenses for lunched phases according to the contract terms and joint bank accounts between the company as a developer, the bank and the owner.

The Group's exposure to credit and currency risks related to debtors and other debit balances is disclosed in note No. (45).

20. Loans to Joint Ventures

	31/12/2018 EGP	31/12/2017 EGP
This item represents the loan granted to the Joint Venture project by the Group on August 16, 2010 for a total amount of USD 19.5 Million. The loan carries an interest rate of 8.5% per annum. The principal together with interest were scheduled for payment before September 30, 2011. The loan was renewed with an interest rate of 12.5% per annum.	135 485 960	135 485 960
This item represents the utilized amount of the bridge loan granted to the Joint Venture project on October 28, 2010 for a total amount of USD 8 188 966. The loan carries an interest rate of 8.5% per annum.	59 874 897	57 549 523
	195 360 857	193 035 483
Deduct :-		
Impairment for loans to joint ventures	195 360 857	193 035 483

21. Investments in treasury bills

	31/12/2018 EGP	31/12/2017 EGP
Treasury bills at par value	2 056 850 000	115 550 000
Unearned return on treasury bills	(129 384 417)	(9 148 624)
	1 927 465 583	106 401 376

The Group's exposure to market risk related to the trading investments is disclosed in note No. (45).

22. Cash at banks and on hand

	31/12/2018 EGP	31/12/2017 EGP
Bank - time deposits *	1 713 293 085	3 094 783 543
Bank - current accounts	479 462 891	352 227 069
Checks under collection	40 385 203	41 560 910
Cash on hand	4 773 249	1 510 669
	2 237 914 428	3 490 082 191

* Deposits include an amount of EGP 16 Million restricted as a guarantee for the credit facility granted to the Parent Company and one of its subsidiaries from a commercial banks. In addition, it includes an amount of EGP 868 Million representing the value of deposits collected from customers on account of the regular maintenance expenses.

For the purpose of preparing the consolidated statement of cash flows, cash and cash equivalents items are represented as follows:

	31/12/2018 EGP	31/1/2017 EGP
Cash at banks and on hand	2 237 914 428	3 490 082 191
Less:		
Restricted Deposits	16 169 272	56 719 469
Deposits deserve in three months	21 050 000	-
Cash and cash equivalents in the consolidated statement of cash flows	2 200 695 156	3 433 362 722

The Group's exposure to interest rate risk and currency risk for cash on hands and at banks which is disclosed in note No. (45)

23 Property, plant, equipment

	Golf Course	Lands	Buildings and Constructions	Vehicles	Furniture and fixtures	Beach Furniture and fixtures	Office equipment and communications	Computer software	Generators, machinery and equipment	Solar power stations	Leasehold improvements	Total
	EGP	EGP	EGP	EGP	EGP	EGP	EGP	EGP	EGP	EGP	EGP	EGP
Cost												
Cost at January 1, 2017	93 628 961	56 406 229	39 492 983	22 047 570	24 804 108	806 999	17 896 806	8 815 876	23 851 740	-	11 531 038	299 282 310
Additions during the year	-	1 348 922	148 929 659	4 611 020	4 368 417	47 917	7 173 101	359 923	3 552 905	-	42 569 240	212 961 104
Disposals during the year	-	-	-	(3 016 950)	(10 000)	-	(90 344)	-	(2 750)	-	-	(3 120 044)
Cost at December 31, 2017	93 628 961	57 755 151	188 422 642	23 641 640	29 162 525	854 916	24 979 563	9 175 799	27 401 895	-	54 100 278	509 123 370
Cost at January 1, 2018	93 628 961	57 755 151	188 422 642	23 641 640	29 162 525	854 916	24 979 563	9 175 799	27 401 895	-	54 100 278	509 123 370
Additions during the year	-	-	1 080 356	4 342 812	8 147 418	168 575	8 008 347	4 223 876	3 031 477	396 014	-	29 398 875
Adjustment during the year	-	-	(856 292)	-	-	-	-	-	-	-	-	(856 292)
Disposals during the year	-	-	-	(711 500)	(3 300)	-	(5 390)	-	(4 076)	-	-	(724 266)
Cost at December 31, 2018	93 628 961	57 755 151	188 646 706	27 272 952	37 306 643	1 023 491	32 982 520	13 399 675	30 429 296	396 014	54 100 278	536 941 687
Accumulated depreciation and impairment losses												
Accumulated depreciation and impairment losses at January 1, 2017	93 628 961	-	18 935 144	15 117 541	16 557 662	296 234	11 486 700	7 519 913	17 836 190	-	10 627 037	192 005 382
Depreciation during the year	1 823 247	-	7 593 832	2 132 760	2 796 610	228 443	2 866 918	687 251	2 427 419	-	7 249 440	27 805 920
Accumulated depreciation of disposals during the year	-	-	-	(2 159 144)	(7 500)	-	(53 227)	-	(1 545)	-	-	(2 221 416)
Reversal of Impairment losses during the year	(1 823 247)	-	-	-	-	-	-	-	-	-	-	(1 823 247)
Accumulated depreciation and impairment losses at December 31, 2017	93 628 961	-	26 528 976	15 091 157	19 346 772	524 677	14 300 391	8 207 164	20 262 064	-	17 876 477	215 766 639
Accumulated depreciation and impairment losses at January 1, 2018	93 628 961	-	26 528 976	15 091 157	19 346 772	524 677	14 300 391	8 207 164	20 262 064	-	17 876 477	215 766 639
Depreciation during the year	1 822 590	-	9 522 927	2 940 904	3 615 384	180 899	4 592 073	1 918 652	3 119 538	15 712	8 606 918	36 335 597
Accumulated depreciation of disposals during the year	-	-	-	(376 822)	(3 300)	-	(5 385)	-	(4 074)	-	-	(389 581)
Reversal of impairment losses during the year	(1 822 590)	-	-	-	-	-	-	-	-	-	-	(1 822 590)
Accumulated depreciation and impairment losses at December 31, 2018	93 628 961	-	36 051 903	17 655 239	22 958 856	705 576	18 887 079	10 125 816	23 377 528	15 712	26 483 395	249 890 065
Net book value												
Net Book Value At January 1, 2017	-	56 406 229	20 557 839	6 930 029	8 246 446	510 765	6 410 106	1 295 963	6 015 550	-	904 001	107 276 928
Net Book Value At December 31, 2017	-	57 755 151	161 893 666	8 550 483	9 815 753	330 239	10 679 172	968 635	7 139 831	-	36 223 801	293 356 731
Net Book Value At December 31, 2018	-	57 755 151	152 594 803	9 617 713	14 347 787	317 915	14 095 441	3 273 859	7 051 768	380 302	27 616 883	287 051 622

Fixed assets included fully depreciated assets amounted to EGP 71 376 848 at December 31, 2018

24 Projects under construction

This item is represented as follows:

	31/12/2018	31/12/2017
	EGP	EGP
Buildings and constructions	9 372 833	3 972 754
Advance payments -fixtures and purchasing of fixed assets	1 764 792	2 172 680
Buildings, construction and landscape development	-	1 079 147
	11 137 625	7 224 581

25 Biological asset under construction

On December 31, 2018 the balance of EGP 7 944 190 presents the cost of planting agricultural seedlings and the related costs, irrigation, water, wages, etc. (2017: EGP 7 155 205).

26 Investments in associates and joint ventures

The Group has the following investments in associates and joint ventures:

	Legal Form	Ownership Percentage		Carrying amount	
		31/12/2018	31/12/2017	31/12/2018	31/12/2017
		%	%	EGP	EGP
Royal Gardens for Investment Property Co. (A)	SAE	20	20	3 000 000	-
Palmyra SODIC Real Estate Development (B)	Syrian Ltd.	50	50	-	-
				3 000 000	-

Summary of financial information of associates and joint ventures:-

	Assets EGP	Liabilities EGP	Equity EGP	Revenues EGP	Expenses EGP
Feb. 28, 2018					
Royal Gardens for Real Estate Investments Co. (A)	186 317 539	(169 736 852)	(16 679 687)	(10 235 340)	4 171 079
December 31, 2017					
Royal Gardens for Real Estate Investments Co. (A)	184 957 300	(174 341 874)	(10 615 426)	(58 742 324)	68 103 861
December 31, 2018					
Palmyra SODIC Real Estate Development (B)	144 230 336	(1 175 670 255)	10 314 399	-	67 021 335
December 31, 2017					
Palmyra SODIC Real Estate Development (B)	141 831 198	(1 096 453 673)	954 622 475	(185 505 900)	73 094 158

(A) Royal Gardens for Investment Property Co. was established during the year 2006 in association with Palm Hills Developments and other shareholders. The cost of investment amounted to EGP 3 Million which represents 50% of the Parent Company's participation in the share capital of Royal Gardens Co. The Parent Company's share in the unrealized gain resulting from the sale of land by the Parent Company to its associate during 2007 amounted to EGP 32 298 112 out of which only EGP 3 Million has been eliminated to the extent of the Company's interest in the associate when preparing the consolidated financial statements for the previous years until December 31, 2017 as the profit from the sale of land was realized to complete the sale of the units of the casa project, the investments was confirmed and the group's share of the former profits was eliminated in the preparation of the consolidated financial statements at December 31, 2018.

(B) On June 15, 2010, SODIC Syria was established – a limited liability company – to acquire a 50% stake in Palmyra – SODIC Real Estate Development Co., Ltd. – a limited liability company – registered and operating in the Syrian Arab Republic. The direct investment cost amounts to EGP 243 Million.

Due to the current political circumstances in the Syrian Arab Republic and the confiscation of assets and documents related to Palmyra – SODIC Real Estate Development Co by the state government, the management of SODIC addressed the Embassy of the Syrian Arab Republic in Egypt and commissioned a law firm to handle the issue and protect the interest of SODIC's shareholders.

This situation, coupled with the unstable political environment witnessed in Syria led SODIC's Board of Directors to take the view that the invested amounts in Syria are non-recoverable. As such, SODIC recognized a loss arising from the inability to recover its investments. The recognized impairment loss of the investment and the foreign accumulated translation differences amounted to EGP 481 051 416 as at December 31, 2013.

27 Available for sale investments

This item is represented as follows:

	Legal Form	Ownership %	Paid amount of Participation %	Carrying amount as at 31/12/2018 EGP	Carrying amount as at 31/12/2017 EGP
Egyptian Company for Development and Management of Smart Villages	S.A.E	1.8	100	4 250 000	4 250 000
				4 250 000	4 250 000

Exposure to market risk related to available for sale investments is considered limited since these investments represent equity instruments that are not traded in an active market and are denominated in Egyptian Pound.

28 Investment properties

The net carrying amount of the investment properties as at December 31, 2018, amounted to EGP 107 439 303. The amount includes commercial / residential units leased out to others.

The movement of the investment properties and its associated depreciation during the period as follows:-

Description	Leased out units EGP	HUB Project's units EGP	Total EGP
Cost			
At January 1, 2017	20 481 909	86 733 319	107 215 228
Additions during the year	2 735 130	396 251	3 131 381
At December 31, 2017	23 217 039	87 129 570	110 346 609
At January 1, 2018	23 217 039	87 129 570	110 346 609
Additions during the year	21 345 908	2 117 271	23 463 179
At December 31, 2018	44 562 947	89 246 84 841	133 809 788
Less			
Accumulated depreciation			
At January 1, 2017	709 634	4 641 416	5 351 050
Depreciation for the year	1 567 239	2 787 501	4 354 740
At December 31, 2017	2 276 873	7 428 917	9 705 790
At January 1, 2018	2 276 873	7 428 917	9 705 790
Depreciation for the year	933 236	2 857 367	3 790 603
At December 31, 2018	3 210 109	10 286 284	13 496 393
Net carrying amount as at January 1, 2017	19 772 275	82 091 903	101 864 178
Net carrying amount as at December 31, 2017	20 940 166	79 700 653	100 640 819
Net carrying amount as at December 31, 2018	41 352 838	78 960 557	120 313 395

29 Notes receivable – Long-term

This item represents the present value of long-term trade and notes receivable and debtors balances as follows:-

	31/12/2018 EGP	31/12/2017 EGP
Notes receivable *	7 812 465 501	7 572 269 682
Deduct:		
Unamortized interest	146 631 295	80 783 229
	7 665 834 206	7 491 486 453

* The balance includes the following:

- An amount of EGP 1 095 913 788 which represents the net amount of notes receivable – long term related to SODIC East project with a gross amount of EGP 1 533 226 841 has been deducted by an amount of EGP 437 313 053 which represents Heliopolis Housing and Development Company's share of the residential units mentioned in the revenue share contract (70% for the developer and 30% for the owner).

- An amount of EGP 185 482 554 that represents the net amount of long-term notes receivable relating to Malaaz project with a gross amount of EGP 257 614 658. The gross amount was deducted by an amount of EGP 72 132 104 representing the share of Owners Union – Shahin of the residential units mentioned as per the revenue share agreement according to the percentage mentioned in the agreement.

The Group's exposure to credit, and currency risks related to trade and notes receivable is disclosed in note No. (45).

30 Share capital

- The authorized capital of the Company is EGP 2.8 Billion and the Company's issued and paid in capital is EGP 1 355 638 292 distributed over 338 909 573 shares with a par value of EGP 4 per share, the commercial register was notified on December 7, 2014.
- The Board of Directors have decided on the meeting dated November 30, 2016 to increase the issued capital from EGP 1 355 638 292 to become EGP 1 369 194 672 by an amount of EGP 13 556 380 divided on 3 389 095 shares of par value EGP 4 per share, this capital increase should be financed from the special reserve- Additional paid in capital, and to be fully utilized by the Employees Stock Option Plan granted to the executives board members and the directors as per the option plan approved by the extra ordinary general assembly dated January 20, 2016, which have decided to apply the Employees Stock Option Plan for the executive board members and directors through assigning shares with certain conditions. The commercial register was modified on February 5, 2017.
- The board of directors have decided on the meeting dated October 23, 2018 to increase the issued capital from EGP 1 369 194 672 to become EGP 1 396 715 488 by an amount of EGP 27 520 816 divided on 6 880 204 shares of par value EGP 4 per share, this capital increase should be financed from the special reserve- Additional paid in capital, and to be fully utilized for the second and third sections from the sections of Employees Stock Option Plan granted to the executives board members and the directors as per the option plan approved by the extra ordinary general assembly dated January 20, 2016, which have decided to apply the Employees Stock Option Plan for the executive board members and directors through assigning shares with certain conditions, and delegate the board of directors to execute the procedures of the required increase to issue new shares to be utilize in the Employees Stock Option Plan, The commercial register was modified on January 8, 2019.
- The current capital structure for the holding company represented as follow:

Shareholder	Number of shares	Share value EGP	Ownership percentage %
Olayan Saudi Investment Company.	48 331 696	193 326 784	14.12
RA Six Holdings Limited	31 992 544	127 970 176	9.35
Rimco EGT Investment LL	25 484 739	101 938 956	7.45
EKUIITY Holding for Investments	17 677 593	70 710 372	5.16
Norges Bank	13 764 240	55 056 960	4.02
Ajeej Mena Fund	9 144 268	36 577 072	2.67
EFG Hermes Holdings Financial Group.	8 183 111	32 732 444	2.39
Financial Holdings International LTD	7 267 503	29 070 012	2.12
Walid Bin Seliman Bin AbdElmohssen Abanumey	6 301 380	25 205 520	1.84
Yazeid Bin Seliman Bin AbdElmohssen Abanumey	6 233 653	24 934 612	1.82
Al- Majid Investments LLC.	5 700 000	22 800 000	1.67
Moda bnt saleh bin abd allah el mosfr	4 897 091	19 588 364	1.43
Allianz for life Insurance Egypt	4 644 782	18 579 128	1.36
Egyptian Endowments Authority	4 369 750	17 479 000	1.28
KIA G309 DUET	4 357 634	17 430 536	1.27
Other shareholders	143 948 684	575 794 736	42.05
	342 298 668	1 369 194 672	100

31 Legal Reserve

The balance as at December 31, 2018 is represented as follows:-

	EGP
Legal reserve equal 5% of the Company's net profit till year 2016	33 734 213
Add:	
Increase of the legal reserve with the difference between the par value of the treasury shares and its actual cost (according to the Company's Extra-Ordinary General Assembly Meeting held on July 10, 2003).	4 627 374
Increase of the legal reserve with part of capital increase share premium with limits of half of the Company's issued share capital during 2006.	123 409 151
Increase of the legal reserve with part of capital increase share premium during year 2007 with limits of half of the Company's issued share capital.	5 000 000
Increase of the legal reserve with part of the capital increase share premium with limits of half of the Company's issued share capital during 2010.	39 446 365
Increase in legal reserve by 5% of 2017 net profit.	7 712 954
Deduct:	
The amount used to increase the issued share capital during 2011.	2
	213 930 055

32 Special reserve – share premium

The balance as at December 31, 2018 is represented in the following:

Description	EGP
Total value of the capital increase share premiums collected for the years 2006 and 2010	1 455 017 340
Add:	
Share premium of the employees' incentive and bonus plan issued during 2007.	90 000 000
The value of selling 712 500 share which has been sold through beneficiaries of incentive and bonus plan during 2014 with EGP 30 per share (after split).	21 375 000
The value of 200 000 shares converted to treasury shares during 2015 at par value, these shares were previously set aside for the benefit of the incentive and bonus plan with the capital increase in 2008 as a result of the termination of the program (Note No.52).	2 150 000
The value received from the selling of offering rights for 737 500 shares during 2014, which were transferred from shares held for "incentive and bonus plan" as a result of the termination of the program (Note No.52).	16 306 910
The value of accrued dividends for 737 500 shares which were transferred from the shares set aside for the incentive and bonus plan during 2015 as a result of the termination of the program (Note No.52).	1 180 000
The value received from the selling of 3 083 938 shares which had been sold by beneficiaries of the Employees Stock Option Plan during the year by average EGP 9.27 per share.	28 588 105
The value received from the sale of 3 083 938 shares which had been sold by beneficiaries of the Employees Stock Option Plan during the year by average EGP 9.27 per share.	16 630 524
Deduct:	
Amounts transferred to the legal reserve (Note No.31).	167 855 516
Capital increase – related expenses.	55 240 255
Amount used for share capital increase during 2008.	5 000 000
Amount used for share capital increase during 2017 (Note No.30)	13 556 380
	1 389 595 728

33 Treasury shares

The balance of treasury shares at December 31, 2018 represents shares held by some subsidiary companies in the parent's company share capital.

34 Profit from sale of treasury shares

- On August 14, 2011, the Board of Directors of the Company approved the purchase of one Million treasury shares at EGP 18 per share (the par value is EGP 4 per share) with a total amount of EGP 18 018 000 from the Company's shares offered on the Egyptian stock exchange. On August 13, 2012 the Company's Board of Directors agreed to sell these shares for a total value of EGP 21 710 867 resulting in a profit from the sale of treasury shares with an amount of EGP 3 692 867.
- On February 1, 2015, the Company's Extraordinary General Assembly agreed on the termination of the current incentive and bonus plan for employees and executive directors of the company by the end of its duration as of March 31, 2015 and converting the remaining shares amounting to 737 500 shares on which its rights have not been exercised yet, into treasury shares in accordance with the related regulations, and the conversion of the shares into treasury shares has been executed on July 14, 2015, these shares carrying a book value of EGP 10 150 000 have been sold during the financial year ended December 31, 2016 with a selling value amounted to EGP 8 182 589 realizing a loss in the amount of EGP 1 967 411. Accordingly, the profit from sale of treasury shares reserve becomes EGP 1 725 456.

35 Non-controlling interest

Non-controlling interest balance as at December 31, 2018, represents the interest shares in subsidiary's equity as follows:

	Non-controlling interest				
	Percentage	Profit / (loss) for the period	excluding profit / (loss) for the period	as at 31/12/2018	as at 31/12/2017
	%	EGP	EGP	EGP	EGP
Sixth of October for Development and Real Estate Projects Co. "SOREAL"	0.01	57 617	126 858	184 475	126 858
Beverly Hills for Management of Cities and Resorts Co.	53.25	48 637	28 564 821	28 613 458	28 564 821
SODIC Garden City for Development and Investment Co.	50	1 873 819	35 257 505	32 135 077	35 257 505
Al Yosr for Projects and Agriculture Development Co.	0.001	9	27 063	27 072	27 063
SODIC for Development and Real Estate Investment Co.	0.001	-	20	20	20
Tegara for Trading Centers Co.	4.76	31 076	2 709 378	2 740 454	2 709 378
Edara for Services of Cities and Resorts Co.	0.003	378	914	1 292	914
Fourteen for Real Estate Investment Co.	0.004	-	2	2	2
La Maison for Real Estate Investment Co.	0.004	-	2	2	2
		2 011 536	61 690 316	63 701 852	66 686 563

36 Long-term loans

	31/12/2018 EGP	31/12/2017 EGP
	104 141 290	132 543 460

On July 16, 2014, Sixth of October for Development and Investment Company "SODIC" signed a medium-term loan contract with Commercial International Bank (CIB) for an amount of EGP 300 Million to finance the total amount due to Solidere International following the settlement agreement Tranche (A) to finance any deficit in the cash flows related to the development of specific blocks on Westown Residences in stage (B) tranche (B).

Guarantees:

- The Company committed to deposit all revenues from the sale of the project.
- The Company shall sign a mortgage and a first degree right of transfer on the project in favor of the bank.
- The Company shall get insurance cover the project's constructions in favor of the bank.

On April 4, 2017, Sixth of October for Development and Investment Company "SODIC" signed a medium-term syndicated loan contract with group of banks represented by Arab African International Bank "facility agent" with a total amount of EGP 1 300 Million on two tranches:

- First tranche amount of EGP 243 Million to finance the total debt outstanding due to group of banks represented by Arab African International Bank.
- Second tranche amount of EGP 1 057 Million to finance "SODIC West" projects located in Kilo 38 Cairo/Alex desert road -Giza- Egypt.

Guarantees:

- Unconditional and irrevocable revenue transfer by which the lender and some of its subsidiaries transfer all current and future proceeds, selling and lease contracts of the current and foreseeable project units to the interest of the "Guarantee agent".
- Accounts mortgage contracts: debt interest and all amounts deposited therein are pledged for the interest of the "guarantee agent", and pledge the project's account.
- Promissory note from the Company (the borrower).

Grace period:

Thirty months from the date of the signature, or September 30, 2019, which is earlier, and this period shall apply to the principal of loan only.

Repayment:

Commenced on September 30, 2019, and repayable in (14) quarterly unequal installments.

444 821 774	384 821 775
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548 963 064	517 365 235
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	31/12/2018 EGP	31/12/2017 EGP
On August 30, 2017, Sixth of October for Development and Investment Company "SODIC" signed a medium-term loan contract with Commercial International Bank "CIB" with a total amount of EGP 270 Million to finance the development cost of October Plaza Project which will be established on area of 31 acres in northern expansions at sixth of October city.	98 000 000	30 000 000
Guarantees:		
<ul style="list-style-type: none"> The Company committed to deposit all revenues from the sale of the project. The Company shall sign a mortgage and a first degree right of transfer on the project in favor of the bank. The Company shall get insurance cover 110% the project's constructions in favor of the bank. 		
Grace period:		
Three years and six months applied on the principal of the loan only from the date of first drawdown.		
Repayment:		
Commenced on March 2021, and repayable in (13) quarterly unequal installments.		
On July 3, 2014, a Company's subsidiary signed a medium term facility agreement with Arab African International Bank (AAIB) for a total amount of EGP 950 Million to finance the repayment of advance payments and installments due to the New Urban Communities Authority against the land of the project through the funding of the Real Estate Development Model.	873 307 982	946 535 964
On August 23, 2017, the Company signed the first addendum to the above mentioned loan agreement, increasing the facility amount by EGP 450 Million (Tranche B) can be increased with an amount equal to what has been repaid under the facility of (Tranche A) so the total amount of the medium term facility after the increase will be amounted to EGP 1.4 Billion. Based on that, the two parties have agreed to amend some of the facility contract terms and conditions.		
Guarantees:		
<ul style="list-style-type: none"> The company's commitment to assign all revenues arising from the project before or after the date of the facility for the benefit of the project. Accounts mortgage contracts: debt interest and all amounts deposited therein are pledged for the interest of the bank, and pledge the project's account. 		
Availability period:		
For Tranche A commences from the signing date until December 31, 2017.		
For Tranche B commences from the signing date until December 31, 2019.		
	1 520 271 046	1 493 901 199

	31/12/2018 EGP	31/12/2017 EGP
Grace period:		
Three months after the end of availability period, this applies to the principle amount of the loan only.		
Repayment:		
For Tranche A commences at the end of the grace period, and to be paid on 8 consecutive quarters each 3 months ending, December 31, 2019.		
For Tranche B commences at the end of the grace period, and to be paid on 5 consecutive quarters each 3 months ending, December 31, 2019.		
Total	1 520 271 046	1 493 901 199
Deduct: Current portion		
A medium term loan from CIB	104 141 290	28 402 170
A medium term loan for one of subsidiary from Arab African International Bank	438 307 982	508 100 506
A medium-term syndicated loan contract with group of banks represented by Arab African International Bank	44 482 177	-
Total of Current portion	586 931 449	536 502 676
	933 339 597	957 398 523

37 Long-term notes payable

	31/12/2018 EGP	31/12/2017 EGP
Total par value of the checks issued to New Urban Communities Authority which are payable till Jan. 1, 2021.	225 000 000	375 000 000
Total par value of the checks issued to New Urban Communities Authority which are payable till September 8, 2019.	-	52 574 310
Total par value of the checks issued to El Sheikh Zayed land settlement	105 500 000	-
Unamortized interest	(53 849 976)	(74 550 026)
	276 650 024	353 024 284

The Company's exposure to credit risk related to long-term notes payable are disclosed in Note No. (45).

38 Provision for completion

	Balance as at 1/1/2018 EGP	Formed during the year EGP	Used during the year EGP	Provisions no longer required during the year EGP	Balance as at 31/12/2018 EGP
Provision for completion of works (38-1)	132 649 205	211 262 650	(51 613 265)	-	292 298 590
	132 649 205	211 262 650	(51 613 265)	-	292 298 590

(38-1) This provision is formed against the estimated costs expected to be incurred to complete the execution of the project in its final stage related to units delivered to customers, which are expected to be incurred in the following periods.

39 Provisions

	Balance as at 1/1/2018 EGP	Formed during the year EGP	Used during the year EGP	Provisions no longer required during the year EGP	Balance as at 31/12/2018 EGP
Provision for expected claims	6 581 533	5 165 564	-	-	11 747 097
	6 581 533	5 165 564	-	-	11 747 097

- The provision is formed in relation to existing claims on the Company's transactions with other parties. The Company's management reviews the provisions annually and makes any amendments if needed according to the latest agreements and negotiations with those parties.
- The Company did not disclose all of the information required by the Egyptian accounting standards with those parties as the management assumes that the disclosure of such information shall seriously affect the company's negotiations with those parties.

40 Bank - credit facilities

	31/12/2018 EGP	31/12/2017 EGP
Represents the amounts drawn down from the EGP 8 Million fully secured overdraft facility signed with SAIB Bank and one of the subsidiaries. The facility is fully secured by deposits kept at the bank.	-	2 814 717
	-	2 814 717

Information regarding the Group's exposure to interest rate and liquidity risks is disclosed in note No. (45).

41 Advances - from customers

This item represents the advance payments and contracting for units and land as follows:

	31/12/2018 EGP	31/12/2017 EGP
Advances – Projects in West Cairo	3 588 726 489	3 560 912 373
Advances – Projects in East Cairo (41-1)	11 845 695 359	10 455 303 898
Advances – Projects on the North Coast (41-2)	1 161 956 862	1 480 342 988
	16 596 378 710	15 496 559 259

(41-1) The balance of Advances – Projects in East Cairo includes amount of EGP 1 536 907 715 that represents the net of advances from customers with a total contracted value of EGP 2 200 539 623 which has been reduced by EGP 663 631 908 representing Heliopolis Housing And Development Company's share of the residential units mentioned in the joint operation contract (70% for the developer and 30% for the owner).

(41-2) The balance of Advances – Projects on the North Coast include an amount of 221 924 969. This amount represents the net of advances from customers with a total contracted value of EGP 308 229 123 which has been reduced by EGP 86 304 154 representing the Owners Union Shatin's share of the residential units mentioned in the joint operation contract (72% for the developer and 28% for the owner).

42 Contractors, suppliers and notes payable

	31/12/2018 EGP	31/12/2017 EGP
Contractors	181 964 586	169 628 420
Suppliers	26 094 291	12 309 511
Notes payable (42-1)	701 823 163	592 444 478
	909 882 040	774 382 409
Deduct: Unamortized interest-notes payable	33 909 071	18 218 727
	875 972 969	756 163 682

(42-1) Notes payable includes EGP 203 Million which represents the amount due to the New Urban Communities Authority. The Group's exposure to currency and liquidity risks related to suppliers, contractors and notes payable is disclosed in note No. (45).

43 Creditors and other credit balances

	31/12/2018 EGP	31/12/2017 EGP
Amounts collected on account for management, operation and maintenance of projects	1 357 121 107	1 053 508 923
Due to related parties	146 909	5 596 161
Accrued expenses	84 034 755	145 641 094
Customers – Beverly Hills – capital contributions	15 075 320	14 191 530
Customers – credit balances	64 265 957	40 121 891
Tax Authority	283 501 977	224 862 242
Dividends payable	91 643	91 643
Accrued compensated absence	4 496 820	4 128 080
Insurance Deposits collected from customers – Against modifications	784 615	684 615
Social insurance	5 190 834	4 500 527
Creditors of investments purchase*	-	1 000 000
Unearned revenue	11 615 871	10 231 027
Retentions	65 473 210	37 402 922
Due to beneficiaries from Incentive plan	1 192 490	1 192 490
Deposits from others	39 940 623	33 422 842
Premiums of club	443 213 850	375 859 514
Sundry creditors	17 007 682	21 305 417
	2 393 153 663	1 973 740 918

The balance represents the amount due to Invesmart for Investments Company and ADA for Investment Property Company as a result of reversal of sale of El Diwan for Real Estate Development Company shares formerly "El Sheikh Zayed for Real Estate Development", until ownership transfer of shares to the group, disclosed in note No. (19-1).

The Group's exposure to currency and liquidity risks related to creditors is disclosed in note No. (45).

44 Fair values

Fair values versus carrying values

Financial instruments are represented, in cash at banks and on hand, treasury bills, customers, notes receivable and investments in equity instruments, suppliers, contractors, notes payable and other credit balances and monetary items included in debtors and creditors accounts.

The main purpose of these financial instruments is to provide funding for the activities of the group. According to the valuation techniques used to evaluate the assets and liabilities of the group, the carrying value of these financial instruments represent a reasonable estimate of their fair value.

Capital management

The Company’s policy is to maintain a strong capital base so as to maintain investor, creditor and market confidence and to sustain future development of the business.

The Board of Directors of the Parent Company monitors the return on capital, which the Company defines as net profit for the period divided by total equity. The Board of Directors of the Parent Company also monitors the level of dividends to ordinary shareholders.

There were no changes in the Company’s approach to capital management during the period. The Company is not subject to externally imposed capital requirements.

45 Financial risk management

The Group is exposed to the following risks from its use of financial instruments:

- A. Credit risk
- B. Liquidity risk
- C. Market risk
- D. Currency risk
- E. Interest rate risk
- F. Other market price risk

This note presents information about the Group’s exposure to each of the above risks, the Group’s objectives, policies and processes for measuring and managing risk, and the Group management of capital. Further quantitative disclosures are included throughout these consolidated financial statements.

The Board of Directors of the Parent Company has overall responsibility for the establishment and oversight of the Company’s risk management framework. The Board also identifies and analyzes the risks faced by the Company, to set appropriate risk limits and controls, and to monitor risks and adherence to limits. The Group aims to develop a disciplined and constructive control environment in which all employees understand their roles and obligations.

The audit committee and the internal control department assist the Company’s Board of Directors in its supervisory role, the internal audit department is also responsible for regular and sudden inspection of internal control and the policies associated with the risk management and reports conclusion to the Company’s Board of Directors.

a) Credit risk

Credit risk is the risk that one party to a financial instrument will fail to discharge an obligation and cause the other party to incur financial loss. This risk is mainly associated with the Company’s customers and other receivables.

Trade and other receivables

The Group’s exposure to credit risk is influenced mainly by the individual characteristics of each customer. The demographics of the Group’s customer base, including the default risk of the industry which has less influence on credit risk.

Almost all of the Group’s revenues is attributable to sales transaction with a vast group of customers. Therefore, demographically, there is no concentration of credit risk.

The Group’s management has established a credit policy under which each customer is subject to credit valuation before the Company’s standard payment and delivery terms and conditions are offered to him. The Company obtained advance payments and cheques covers for the full sales value in advance and before the delivery of units to customers. No previous losses were observed from transactions with customers.

Sales of units are made subject to retention of title clauses and the ownership title is transferred after collection of the full sales value. In the event of non-payment, the unit is returned to the Company and the amounts collected from customers are repaid at the default date after deducting a 5 % to 10 % of this value.

Investments

The Company manages the risk via conducting detailed investment studies which are reviewed by the Board of Directors. Company’s management does not expect any counterparty to fail to meet its obligation.

Guarantees

The group extends corporate guarantees to subsidiaries, when needed, after the approval of the Extra Ordinary General Assembly Meeting (EGM). The following corporate guarantees were provided: On the 1st of February, 2015, Sixth of October for Development and Investment Company’s “SODIC” EGM approved extending a corporate guarantee to SOREAL For Real Estate Investments (99.99 % owned by SODIC).

b) Liquidity risk

Liquidity risk is the risk that the Group will not be able to meet its financial obligations as they fall due.

The Group’s approach to managing liquidity is to ensure, as far as possible, that it will always have sufficient liquidity to meet its liabilities when due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Group’s reputation.

The Group ensures that it has sufficient cash on demand to meet expected operational expenses for an appropriate period including the cost of servicing financial obligations; this excludes the potential impact of extreme circumstances that cannot reasonably be predicted, such as natural disasters.

In addition, the Group maintains the following lines of credit:

- EGP 8 Million as a bank facility for one of the subsidiaries guaranteed by time deposits.
- A facility amounting to EGP 150 Million. The facility is fully secured by deposits amounting to EGP 150 Million.
- A facility amounting to EGP 150 Million for one of the subsidiaries. The facility is fully secured by deposits amounting to EGP 150 Million.
- A medium term loan in the amount of EGP 1 300 Million.
- A medium term loan in the amount of EGP 300 Million.
- A medium term loan in the amount of EGP 270 Million.
- A medium term loan in the amount of EGP 1 400 Million for one of the subsidiaries.

c) Market risk

Market risk is the risk that changes in market prices, such as foreign exchange rates, interest rates and equity prices will affect the Group’s income or the value of its holdings of financial instruments.

The objective of market risk management is to manage and control market risk exposure within acceptable parameters, while optimizing the return.

d) Currency risk

The Group is exposed to currency risk on sales and financial assets that are denominated in foreign currencies. Such risk is primarily represented in USD and Syrian Lira.

In respect of monetary assets and liabilities denominated in other foreign currencies, the Group ensures that its net exposure is kept to an acceptable level by buying or selling foreign currencies at spot rates when necessary to address short- term imbalances.

The Company’s investments in its subsidiaries are not hedged as those currency positions are considered long-term in nature.

The Parent Company does not enter into hedging contracts for foreign currencies.

e) Interest rate risk

The Company adopts a policy to limit the company's exposure for interest risk, therefore the company's management evaluates the available alternatives for finance and negotiates with banks to obtain the best available interest rates and credit conditions. Borrowing contracts are presented to the Board of Directors. The finance position and finance cost is periodically evaluated by the Company's management. The Company does not enter into hedging contracts for interest rates.

f) Other market price risk

Equity price risk arises from available-for-sale equity securities and management of the Group monitors the mix of equity securities in its investment portfolio based on market indices or an objective valuation of the financial statements related to these shares.

Material investments within the portfolio are managed on an individual basis and all buy and sell decisions are approved by the Company's Board of Directors.

The primary goal of the Company's investment strategy is to maximize investment returns. Management is assisted by external advisors in this regard.

In accordance with this strategy certain investments are designated at held for trading because their performance is actively monitored and they are managed on a fair value basis.

45-1 Credit risk

The carrying amount of financial assets represented in the balances of trade and notes receivables, debtors and cash and cash equivalent, loans to joint venture and investments in trading securities.

The maximum exposure to credit risk as at December 31, 2018, amounted to EGP 16 157 765 379 (December 31, 2017: EGP 15 021 172 211).

45-2 Liquidity risk

The following are the contractual maturities of financial liabilities:

December 31, 2018	Carrying amount EGP	Less than 1 year EGP	1-2 years EGP	2-5 years EGP
Banks – credit facilities	-	-	-	-
Short – term loans	586 931 449	586 931 449	-	-
Long – term loans	933 339 597	-	636 543 065	296 796 532
Contractors and suppliers	208 058 877	208 058 877	-	-
Other creditors	2 393 153 663	1 833 367 621	539 426 966	20 359 076
Notes payable –short term	667 914 092	667 914 092	-	-
Notes payable –long term	276 650 024	-	276 650 024	-
	5 066 047 702	3 296 272 039	1 452 620 055	317 155 608

December 31, 2017	Carrying amount EGP	Less than 1 year EGP	1-2 years EGP	2-5 years EGP
Banks – credit facilities	2 814 717	2 814 717	-	-
Short – term loans	536 502 676	536 502 676	-	-
Long – term loans	957 398 523	-	584 058 925	376 339 598
Contractors and suppliers	181 937 931	181 937 931	-	-
Other creditors	1 973 740 920	1 468 776 627	486 599 050	18 365 243
Notes payable – short term	574 225 751	574 225 751	-	-
Notes payable – long term	353 024 287	-	179 593 417	173 430 870
	4 579 644 805	2 764 257 702	1 250 251 392	568 135 711

45-3 Currency risk

Exposure to currency risk

The Group's exposure to foreign currency risk with main currencies was as follows:

December 31, 2018

Description	USD	Euro
Cash at banks	13 653 356	294 852
Notes receivables	2 963 187	-
Debtors and other debit balances	-	359 256
Advances – from customers	(12 262 002)	-
Creditors and other credit balances	(486 000)	-
Surplus of foreign currencies	3 868 541	654 108

December 31, 2017

Description	USD	Euro	AED
Cash at banks	8 879 087	130 686	77 120
Notes receivables	6 638 700	-	-
Debtors and other debit balances	-	432 365	-
Advances – from customers	(12 262 002)	-	-
Creditors and other credit balances	(830 187)	-	-
Surplus of foreign currencies	2 425 598	563 051	77 120

45-4 Interest rate risk

At the date of consolidated financial statements, the interest rate profile of the Group's financial instruments was as follows:-

	Carrying amount 31/12/2018 EGP	31/12/2017 EGP
Financial instruments with a fixed rate		
Financial assets	15 275 462 756	14 424 525 016
Financial liabilities	(944 564 116)	(927 250 038)
	14 330 898 640	13 497 274 978
Financial instruments with a floating rate		
Financial liabilities	(1 520 271 046)	(1 496 715 916)
	(1 520 271 046)	(1 496 715 916)

The Group does not account for any fixed rate financial assets and liabilities at fair value through profit or loss and the Company does not designate derivatives (interest rate swaps) as hedging instruments under a fair value hedge accounting model. Therefore, a change in interest rates at the consolidated financial statements date would not affect the consolidated statement of profit or loss.

46 Transactions with related parties

Related parties are represented in the Parent Company' shareholders, Board of Directors, executive directors and companies in which they own directly or indirectly shares giving them significant influence or control over the Group. The Parent Company made several transactions with related parties during the period and these transactions have been made in accordance with the terms determined by the Board of Directors of the Group and all transactions excluded added value. Summary of significant transactions concluded during the period and the resulting balances of the related parties at the consolidated balance sheet date were as follows:-

a) Transactions with related parties

Party / Relationship	Nature of transaction	31/12/2018 Amount of transaction EGP
Executive managers and Board of Directors (Parent Company)	Executive and Board of Directors	(See note No.9-1).
Palmyra – SODIC for Real Estate Development	Loan for joint projects	

b) Balances resulting from transactions with related parties

Party	Item as shown in the consolidated balance sheet	31/12/2018 EGP	31/12/2017 EGP
	Loans to Joint Ventures	195 360 857	193 035 483
Palmyra – SODIC for Real Estate Development *	Accrued interest on loan under debtors caption	65 482 130	65 482 130
	Accrued on joint venture – related parties under debtor caption	35 191 620	35 191 620

- Impairment in dues from Palmyra – SODIC for Real Estate Development has been recorded as its described in note No. (19).

47 Tax status

Summary of the Company's tax status at the separate financial statements date is as follows: -

Corporate tax

- Years from 1996 till 2005 have been tax inspected and tax differences has been paid and settled.
- Year from 2006 till 2014 have been inspected and the settlement of accrued tax differences is under way for that years.
- Year from 2015 till 2017, have not been inspected and no tax claims have been received till the date of authorizing of these financial statements for issuance.
- The Company submits its annual tax return on due dates in accordance with Law No. 91 of 2005.

Salary tax

- Year from 1996 till 2012 have been inspected and tax differences has been paid and settled.
- Years from 2013 till 2017 have not been inspected and no tax claims have been received till the date of authorizing of these financial statements for issuance.
- The Company pays the monthly salary tax on a regular basis.

Withholding tax

- Tax inspection has been carried out from 1996 till the first quarter of the year 2017, and the Company has not received any tax claims till the date of authorizing of these financial statements for issuance.
- The Company pays the tax quarterly according to withholding and add on tax forms on a regular basis.

Stamp tax

- Tax inspection was carried out from 1996 till December 31, 2014, and tax differences have been fully paid.
- Years from 2015 till 2017 have not been inspected and no tax claims have been received till the date of authorizing of these financial statements for issuance.
- The Company provides stamp tax returns on a regular basis.

Sales tax

- The Company was inspected from inception till December 31, 2013, and tax differences has been paid and settled.
- Years from 2014 till 2015 have been inspected and no tax claims have been received till the date of authorizing of these financial statements for issuance.

The value added tax

- On September 7, 2016, the VAT law No. 67 for 2016 was issued, which stipulates the cancellation of sales tax law No. 11 for 1991, with the continuation of the conciliation and the appealing committees in accordance to the provisions of sales tax law for the appeals presented for a period of three months, following which the appeals are to be transferred to the committees set forth in the VAT law.
- According to article 10 has been issued at the official journal and has been started to confession with that law from the day one had been published in the journal.
- Years from 2016 till 2017 have not been inspected and no tax claims have been received till the date of authorizing of these financial statements for issuance.
- The Company submits the value add tax returns on a regular basis and pay the accrued taxes on the legal dates.

Real estate property tax

- The Company submitted its real estate property tax returns of year 2009 on due dates in accordance with Law No. 196 of 2008.

48 Capital commitments

Capital commitments as at December 31, 2018 amounted EGP 140 150 is represented in contracted and unexecuted works (December 31, 2017: EGP 1 511 161).

49 Contingent liabilities

The contingent liabilities as at December 31, 2018, amounting to EGP 40 Million which represent letters of guarantees were issued by banks on the account of the Group and in favor of others, which led to a seizing mortgage on treasury bills with a par value of EGP 8 Million.

50 Legal status

There is a dispute between the parent Company and another party regarding the contract concluded between them on 23/2/1999 which is related to delivering this party a plot of land as a usufruct right for indefinite year of time and a return for an annual rental with a minimal amount for a total of 96 acres approximately and which has not been delivered up till this date as the management of this party did not abide by the detailed conditions of the contract. There are exchanged notifications concerning this land between the management of the parent Company and the management of this party. During 2009, this party raised a court case No. 3 of 2009 Civil 6th of October against the parent Company asking it for the delivery of the allocated land. A preliminary sentence was issued by the court in its session held on February 22, 2010 to refer this matter to Experts and to delegate the Experts Office of the Ministry of Justice to embark this case and set a session to be held on April 26, 2010 for the expert to present his report. The session was postponed by the court several times On November 24, 2014, 6 of October partial court decided to dissuade its decline decree of previous proof procedures dated February 22, 2010 and the coming one will be held on May 5, 2019.

The parent Company's legal counsel is of the opinion that the parent Company has the right to maintain and exploit this land under the contract as the said contract has not been affected and no usufruct right has been arisen to this party since its effect was based on conditions that have not been met. In addition, in case of any dispute raised by this party to possess the land, the parent Company has the actual and physical possession of the land and hence it has the right to continue in possessing the land till settlement of this dispute in front of court.

51 Basis of measurement

The consolidated financial statements have been prepared on historical cost basis except for the following:

- Financial assets and liabilities recognized at fair values through profits and losses.
- Held for trading investments are valued at fair value.
- Available for sale investments, which have market values are valued at fair value.

52 Incentive and bonus plan of the Parent Company’s employees and managers

- On January 20, 2016 the extra ordinary general assembly have approved the new Employees Stock Option Plan for executive board members and directors through granting shares with special conditions as per stated in the plan that part of the company’s shares should be assigned to the employee stock option plan equal to 1% of the company’s issued capital annually on five tranches for a period of six years and three months as per annex (1). These shares should be available through the special reserve- additional paid in capital, or through reserves, or part of it, or through retained earnings, or part of it which is to be used in the capital increase, this capital increase is based on the approval of the Board of Directors as per the proxy granted by the company’s extra ordinary general assembly dated January 20, 2016. The grant of the employee stock option plan is done based on a decision from the supervisory committee by the treasurer.
- The board of directors have decided on the meeting dated November 30, 2016 to increase the issued capital from EGP 1 355 638 292 to become EGP 1 369 194 672 by an amount of EGP 13 556 380 divided on 3 389 095 shares of par value EGP 4 per share, this capital increase should be financed from the special reserve- Additional paid in capital, and to be fully utilized by the Employees Stock Option Plan granted to the executives board members and the directors as per the option plan approved by the extra ordinary general assembly dated January 20, 2016, which have decided to apply the Employees Stock Option Plan for the executive board members and directors through assigning shares with certain conditions. The commercial register was modified on February 5, 2017.
- The Board of Directors have decided on the meeting dated October 23, 2018 to increase the issued capital from EGP 1 369 194 672 to become EGP 1 396 715 488 by an amount of EGP 27 520 816 divided on 6 880 204 shares of par value EGP 4 per share, this capital increase should be financed from the special reserve- Additional paid in capital, and to be fully utilized for the second and third sections from the sections of Employees Stock Option Plan granted to the executives board members and the directors as per the option plan approved by the extra ordinary general assembly dated January 20, 2016, which have decided to apply the Employees Stock Option Plan for the executive board members and directors through assigning shares with certain conditions, and delegate the board of directors to execute the procedures of the required increase to issue new shares to be utilize in the Employees Stock Option Plan, The commercial register was modified on January 8, 2019.

53 Significant accounting policies

53-1 Business combination

- The Group accounts for business combination using the acquisition method when control is transferred to the Group.
- The consideration transferred in the acquisition is generally measured at fair value, as are the identifiable net assets acquired.
- Any goodwill that arises is tested annually for Impairment. Any gain on a bargain purchase in recognized profit or loss immediately.
- Transaction cost are expensed as incurred, except if related to the issue of debt or equity securities.
- The consideration transferred does not include amounts related to the settlement of pre-exiting relationship. Such amounts are generally recognized in profit or loss.
- Any contingent consideration is measured at fair value at the date of acquisition. If an obligation to pay contingent consideration that met the definition of financial instrument is classified as equity, then it is not re-measured and settlement is accounted for within equity. Otherwise, other contingent consideration is re-measured at fair value at each reporting date and subsequent changes in the fair value of the contingent consideration are recognized in profit or loss.

a) Subsidiaries

- Subsidiaries are entities controlled by the Group.
- The Group controls an entity when it is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity.
- The financial statements of subsidiaries are included in the consolidated financial statements from the date on which control commences until the date on which control ceases.
- Subsidiaries are represented in the following:-

Subsidiary name	Country of Incorporation	Ownership	
		As at 31/12/2018 %	As at 31/12/2017 %
Sixth of October for Development and Real Estate Projects Company “SOREAL” - S.A.E	Egypt	99.99	99.99
Beverly Hills for Management of Cities and Resorts Co. - S.A.E (*)	Egypt	46.75	46.75
SODIC Garden City for Development and Investment Co. S.A.E	Egypt	50	50
Al Yosr for Projects and Agriculture Development Co. - S.A.E	Egypt	99.99	99.99
SODIC for Development and Real Estate Investment Co. - S.A.E	Egypt	99.99	99.99
SODIC Polygon for Real Estate Investment Co. - S.A.E	Egypt	100	100
SODIC for Golf and Tourist Development Co. - S.A.E	Egypt	100	100
Fourteen for Real Estate Investment Co. - S.A.E	Egypt	99.99	99.99
La Maison for Real Estate Investment Co. - S.A.E	Egypt	99.99	99.99
Tegara for Trading Centers Co. S.A.E	Egypt	95.24	95.24
Edara for Services of Cities and Resorts Co. -S.A.E	Egypt	99.97	99.97
Soreal for Real Estate Investment	Egypt	99.99	99.99
SODIC for Securitization	Egypt	99.99	99.99
SODIC Syria L.L.C (**)	Syria	100	100
Tabrouk Development Company (D)	Egypt	100	100
El Diwan for Real Estate Development Company	Egypt	100	-
SODIC for Management of Hotels and Clubs Company	Egypt	100	-

(*) The legal participation in Beverly Hills for Management of Cities and Resorts Co. amounts to 48.91 %, which includes 2.16 % transitory shares currently in the name of the Company. The title of these shares will be transferred to the ultimate shareholders (Owners of Beverly Hills Project units).

(**) On June 15, 2010, SODIC Syria Co. a Syrian limited liability Co. was established for acquiring a 50% stake of the share capital of Palmyra - SODIC for Real Estate Development L.L.C, a limited liability company registered and operating in Syria.

b) Non-controlling interests

NCI are measured at their proportionate share of the acquirer’s identifiable net assets at the date of acquisition. Changes in the Group’s interest in a subsidiary that do not result in a loss of control are accounted for as equity transactions.

c) Loss of control

When the Group loses control over a subsidiary, it derecognises the assets and liabilities of the subsidiary, and any related NCI and other components of equity. Any resulting gain or loss is recognized in profit or loss. Any interest retained in the former subsidiary is measured at fair value when control is lost.

d) Investments accounted for equity method

Investments that are accounted for using the equity method comprise interests in associates and joint venture. And have no right to its assets and obligations for its liabilities associated with the arrangements.

Associates are those entities in which the group has significant influence, but not control or joint control, over the financial and operating policies.

A joint venture is an arrangement in which the group has joint control, whereby the group has rights to the net assets of the arrangement.

Investments in associates and joint venture are accounted for using the equity method. They are initially recognized at cost, which includes transaction costs.

Subsequent to initial recognition, the consolidated financial statements include the group share of the profit or loss and OCI of equity-accounted investees.

e) Transaction elimination on consolidation

Intra – group balances and transactions, and any unrealised income and expenses arising from intra – group transactions, are eliminated. Unrealised gains arising from transactions with equity accounted investees are eliminated against the investment to the extent of the Group’s interest in the investee. Unrealised losses are eliminated in the same way as unrealised gains, but only to the extent that there is no evidence of impairment.

53-2 Foreign currency

a) Foreign currency transactions

Transactions in foreign currencies are translated into the respective functional currencies of Group companies at the exchange rates at the dates of the transactions.

Monetary assets and liabilities denominated in foreign currencies are translated into the functional currency at the exchange rate at the reporting date.

Assets and liabilities that are measured at fair value in a foreign currency are translated at the exchange rate when the fair value was determined.

Non – monetary assets and liabilities that are measured based on historical cost in a foreign currency are translated at the exchange rate at the date of the transaction.

Foreign currency differences are generally recognized in profit or loss.

However, foreign currency differences arising from the translation of the following items are recognized in OCI:

- Available – for – sale equity investments (except on impairment, in which case foreign currency differences that have been recognized in OCI are reclassified to profit or loss).
- A financial liability designated as a hedge of the net investment in a foreign operation to the extent that the hedge is effective.
- Qualifying cash flow hedges to the extent that the hedges are effective.

b) Foreign Operations

The assets and liabilities of foreign operations, including goodwill and fair value adjustments arising on acquisition, are translated at the exchange rates at the reporting date. The income and expenses of foreign operations are translated at the exchange rates at the dates of the transactions.

Foreign currency differences are recognized in OCI and accumulated in the translation reserve, except to the extent that the translation difference is allocated to NCI.

When a foreign operation is disposed of in its entirety or partially such that control, significant influence or joint control is lost, the cumulative amount in the translation reserve related to that foreign operation is reclassified to profit or loss as part of the gain or loss on disposal.

If the Group disposes of part of its interest in a subsidiary but retains control, then the relevant proportion of the cumulative amount is reattributed to NCI.

When the Group disposes of only part of an associate or joint venture while retaining significant influence or joint control, the relevant proportion of the cumulative amount is reclassified to profit or loss.

53-3 Discontinued operation

A discontinued operation is a component of the Group’s business, the operations and cash flows of which can be clearly distinguished from the rest of the Group.

Classification as a discontinued operation occurs at the earlier of disposal or when the operation meets the criteria to be classified as held – for – sale.

When an operation is classified as a discontinued operation, the comparative statement of profit or loss and OCI is represented as if the operation had been discontinued from the start of the comparative period.

53-4 Revenue recognition

Revenue is measured at the fair value of the consideration received or receivable and is recognized when it is probable that the future economic benefits will flow to the entity and the amount of the revenue can be measured reliably. No revenue is recognized if there are uncertainties regarding the recovery of that consideration due or associated costs.

a. Real estate and land sales

Revenue from sale of residential units, offices, commercial shops, service and villas for which contracts were concluded is recorded when all the ownership risks and rewards are transferred to customers and upon the actual delivery of these villas and units whether the said villas and units have been (completed or semi – completed). Revenue from sale of lands is recorded upon the delivery of the sold land to customers and the transfer of all the ownership rewards and risks to the buyer. Net sales are represented in the selling value of units and lands delivered to customers – after excluding the future interests that have not been realized till the consolidated balance sheet date and after deducting the value of sales returns (represented in the saleable value of the sales returns less unrealized interests that have been previously excluded from the saleable value). Discounts granted to customers are recorded within the other operating expenses.

b. Service revenues

Revenue from services is recognized when the service is rendered to the customer.

c. Rental income

Rental income resulting from investment properties (less any discounts) is recognized in the consolidated income statement on a straight-line basis over the terms of the lease.

d. Interest income

Interest income is recognized using the accrual basis, considering the period of time and effective interest rate.

e. Commission revenue

Commission revenue is recognized in the consolidated statement of profit or loss according to the accrual basis of accounting.

f. Dividends

Dividends income is recognized in the consolidated statement of profit or loss on the date the Company’s right to receive payments is established.

53-5 Employee benefit

a) Short – term employee benefits

Short – term employee benefits are expensed as the related service is provided. A liability is recognized for the amount expected to be paid if the Group has a present legal or constructive obligation to pay this amount as a result of past service provided by the employee and the obligation can be estimated reliably.

b) Share – based payment arrangements

The grant (date fair value of equity) settled share – based payment arrangements granted to employees is generally recognized as an expense, with a corresponding increase in equity, over the vesting period of the awards. The amount recognized as an expense is adjusted to reflect the number of awards for which the related service and non – market performance conditions are expected to be met, such that the amount ultimately recognized is based on the number of awards that meet the related service and non – market performance conditions at the vesting date.

For share – based payment awards with non – vesting conditions, the grant – date fair value of the share – based payment is measured to reflect such conditions and there is no true-up for differences between expected and actual outcomes.

The fair value of the amount payable to employees in respect of SAR's, which are settled in cash, is recognized as an expense with a corresponding increase in liabilities, over the period during which the employees become unconditionally entitled to payment. The liability is remeasured at each reporting date and at settlement date based on the fair value of the SAR's. Any changes in the liability are recognized in profit or loss.

c) Define contribution plans

Obligations for contributions to defined contribution plans are expensed as the related service is provided. Prepaid contributions are recognized as an asset to the extent that a cash refund or a reduction in future payments is available.

The Group pays contributions to the Public Authority for Social Insurance for their employees based on the rules of the social insurance law no 79 for the year 1975. The employees and employers contribute under this law with a fixed percentage of wages. The Group's commitment is limited to the value of their contribution. And the Group's contribution amount expensed in profits and losses according to accrual basis.

The company also contributes to a group insurance program for its employees with one of the insurance companies. Accordingly the insured employees receive end of service benefits when leaving the Company that will be paid by the insurance company. The contribution of the Company is confined to the monthly instalments. Contributions are charged to statement of profit or loss using the accrual basis. During 2017, the Company suspended the charging profit or loss statement for one year only and will resume charging to profit or loss statement during 2018.

53-6 Finance income and finance costs

The Group's finance income and finance costs include:

- interest income
- interest expense
- The foreign currency gain or loss on financial assets and financial liabilities
- The fair value loss on contingent consideration classified as a financial liability
- The net gain or loss on hedging instruments that are recognized in profit or loss

Interest income or expense is recognized using the effective interest method. Dividend income is recognized in profit or loss on the date on which the group's right to receive payment is established.

53-7 Income Tax

The recognition of the current tax and deferred tax as income or expense in the profit or loss for the period, except in cases in which the tax comes from process or event recognized – at the same time or in a different period – outside profit or loss, whether in other comprehensive income or in equity directly or business combination.

a) Current income tax

The recognition of the current tax for the current period and prior periods and that have not been paid as a liability, but if the taxes have already been paid in the current period and prior periods in excess of the value payable for these periods, this increase is recognized as an asset. The taxable current liabilities (assets) for the current period and prior periods measured at expected value paid to (recovered from) the tax authority, using the current tax rates (and tax laws) or in the process to issue in the end of the financial period. Dividends are subject to tax as part of the current tax. But do not be offset for tax assets and liabilities only when certain conditions are met.

b) Deferred tax

Deferred tax is recognized in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes.

Deferred tax is not recognized for:

- Taxable temporary differences arising on the initial recognition of goodwill.
- Temporary differences on the initial recognition of assets or liabilities in a transaction that is not:
 - a. A business combination.
 - b. And not affects either accounting nor taxable profit or loss.

Temporary differences related to investments in subsidiaries, associates and joint arrangements to the extent that the Group is able to control the timing of the reversal of the temporary differences and it is probable that they will not reverse in the foreseeable future.

Deferred tax assets are recognized for unused tax losses, unused tax credits and deductible temporary differences to the extent that it is probable that future taxable profits will be available against which they can be used. Future taxable profits are determined based on business plans for individual subsidiaries in the Group. deferred tax assets are reassessed at each reporting date, and recognized to the extent that it has become probable that future taxable profits will be available against which they can be used.

Deferred tax is measured at the tax rates that are expected to be applied to temporary differences.

The measurement of deferred tax reflects the tax consequences that would follow from the manner in which the Group expects, at the reporting date, to recover or settle the carrying amount of its assets and liabilities.

Deferred tax assets and liabilities are offset only if certain criteria are met.

53-8 Biological assets

Biological assets are measured at fair value less costs to sell, profit or loss will be recognized in statement of profit or loss.

53-9 Units ready for sale

Units ready for sale are stated at lower of cost or net realizable value. Cost is calculated based on the product of the total area of the remaining units ready for sale on the reporting date multiplied by the average cost per meter. (The cost of the units includes land, utilities, construction, construction related professional fees, labor cost and other direct and indirect expenses). Net realizable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and selling expenses.

53-10 Work in process

All costs relating to uncompleted works are recorded in work in process account until the completion of the works. Work in process is stated in the consolidated balance sheet at cost or net realizable value whichever is lower. Costs include directly attributable cost needed to bring the units to the selling status.

53-11 Property, plant and equipment

a) Recognition and measurement

Items of property, plant and equipment are measured at cost less accumulated depreciation and any accumulated impairment losses.

If significant parts of an item of property, plant and equipment have different useful lives, then they are accounted for as separate items (major components) of property, plant and equipment.

Any gain or loss on disposal of an item of property, plant and equipment is recognized in profit or loss.

b) Subsequent expenditure

Subsequent expenditure is capitalized only if it is probable that the future economic benefits associated with the expenditure will flow to the Group.

c) Depreciation

Depreciation is calculated to write off the cost of items of property, plant and equipment less their estimated residual values using the (straight-line method) over their estimated useful lives for each item, and is generally recognized in profit or loss.

Land is not depreciated. Estimated depreciation rates for each type of assets for current and comparative periods are as follow:

Asset	Years
Buildings and construction works	5-20
Caravans	5-10
Vehicles and transportation	5
Furniture and fixtures	4-10
Beach Furniture and fixtures	3-5
Office and communications equipment	5
Computer software	3
Solar power stations	25
Generators, machinery and equipment	2-5
Kitchen utensils	10
Wells, pumps and networks	4
Leasehold improvements	5 years or lease term whichever is lower
Golf course assets	
Constructions	20
Irrigation networks	15
Equipment and tools	15

53-12 Projects under construction

Projects under construction are recognized initially at cost. Cost includes all expenditures directly attributable to bringing the asset to a working condition for its intended use. Projects under construction are transferred to property, plant and equipment caption when they are completed and ready for their intended use.

53-13 Intangible assets and goodwill

a) Recognition and measurement

I. Goodwill:

Arising on the acquisition of subsidiaries is measured at cost less accumulated impairment losses.

II. Research and development:

- Expenditure on research activities is recognized in profit or loss as incurred
- Development expenditure is recognized only if the expenditure can be measured reliably, the product or process is technically and commercially feasible, future economic benefits are probable and the group intends to and has sufficient resources to complete development and to use or sell the asset. Otherwise it is recognized in profit or loss as incurred. Subsequent to initial recognition, development expenditure is measured at cost less accumulated amortization and accumulated impairment losses.

III. Other intangible assets:

Other intangible assets, including patents and trademarks, that are acquired by the Group and have finite useful lives are measured at cost less accumulated amortization and any accumulated impairment losses.

b) Subsequent expenditure

Subsequent expenditure is capitalized only when the intangible asset will increase the future economic benefits embodied in project, research, and development under construction which is recognized as intangible assets. All other expenditure, including expenditure on internally generated goodwill and brands, is recognized in profit or loss as incurred.

c) Amortization

Amortization is calculated to write off the cost of intangible assets less their estimated residual values using the (straight - line method) over their estimated useful lives, and is generally recognized in profit or loss.

Goodwill is not amortized.

53-14 Investment properties

This item includes properties held for rent or increase in its value or both of them, Investment property is initially measured at cost and subsequently at fair value with any change therein recognized in profit or loss.

Depreciation is charged to statement of profit or loss on a straight-line basis over the estimated useful lives of each component of the investment properties. The estimated useful lives are as follows:

Asset	Years
Leased units	20 -50
Roads	20
Elevators	10
Agriculture and landscape	10
Air-conditions	5
Sound systems and cameras	2

Any gain or loss on disposal of investment property (calculated as the difference between the net proceeds from disposal and the carrying amount of the item) is recognized in profit or loss.

53-15 Financial instruments

The Group classifies non-derivative financial assets into the following categories: financial assets at fair value through profit or loss, held-to-maturity financial assets, loans and receivables and available-for-sale financial assets.

The Group classifies non-derivative financial liabilities into the following categories: financial liabilities at fair value through profit or loss and other financial liabilities category.

1) Non-derivative financial assets and financial liabilities – Recognition and derecognition

The Group initially recognises loans and receivables and debt securities issued on the date when they are originated. All other financial assets and financial liabilities are initially recognized on the trade date when the entity becomes a party to the contractual provisions of the instrument.

The Group derecognises a financial asset when the contractual rights to the cash flows from the asset expire, or it transfers the rights to receive the contractual cash flows in a transaction in which substantially all of the risks and rewards of ownership of the financial asset are transferred, or it neither transfers nor retains substantially all of the risks and rewards of ownership and does not retain control over the transferred asset. Any interest in such derecognized financial assets that is created or retained by the Group is recognized as a separate asset or liability.

The Group derecognises a financial liability when its contractual obligations are discharged or cancelled, or expire.

Financial assets and financial liabilities are offset and the net amount presented in the statement of financial position when, and only when, the Group currently has a legally enforceable right to offset the amounts and intends either to settle them on a net basis or to realise the asset and settle the liability simultaneously.

2) Non-derivative financial assets – Measurement

Financial assets at fair value through profit or loss

A financial asset is classified as at fair value through profit or loss if it is classified as held- for-trading or is designated as such on initial recognition. Directly attributable transaction costs are recognized in profit or loss as incurred. Financial assets at fair value through profit or loss are measured at fair value and changes therein, including any interest or dividend income, are recognized in profit or loss.

Held-to-maturity financial assets

These assets are initially measured at fair value plus any directly attributable transaction costs. Subsequent to initial recognition, they are measured at Amortized cost using the effective interest method.

Loans and receivables

These assets are initially measured at fair value plus any directly attributable transaction costs. Subsequent to initial recognition, they are measured at Amortized cost using the effective interest method.

Available-for-sale financial assets

These assets are initially measured at fair value plus any directly attributable transaction costs. Subsequent to initial recognition, they are measured at fair value and changes therein, other than impairment losses and foreign currency differences on debt instrument are recognized in OCI and accumulated in the fair value reserve. When these assets are derecognized, the gain or loss accumulated in equity is reclassified to profit or loss.

3) Non-derivative financial liabilities – Measurement

A financial liability is classified as at fair value through profit or loss if it is classified as held – for – trading or is designated as such on initial recognition. Directly attributable transaction costs are recognized in profit or loss as incurred. Financial liabilities at fair value through profit or loss are measured at fair value and changes therein, including any interest expense, are recognized in profit or loss.

Other non – derivative financial liabilities are initially measured at fair value less any directly attributable transaction costs. Subsequent to initial recognition, these liabilities are measured at Amortized cost using the effective interest method.

4) Derivative financial instruments and hedge accounting

The group holds derivative financial instruments to hedge its foreign currency and interest rate risk exposures. Embedded derivatives are separated from the host contract and accounted for separately if certain criteria are met.

Derivatives are initially measured at fair value; any directly attributable transaction costs are recognized in profit or loss as incurred. Subsequent to initial recognition, derivatives are measured at fair value, and changes therein are generally recognized in profit or loss.

Cash Flow Hedges

When a derivative is designated as a cash flow hedging instrument, the effective portion of changes in the fair value of the derivative is recognized in OCI and accumulated in the hedging reserve. Any ineffective portion of changes in the fair value of the derivative is recognized immediately in profit or loss.

The amount accumulated in equity is retained in OCI and reclassified to profit or loss in the same period or periods during which the hedged forecast cash flows affects profit or loss or the hedged item affects profit or loss.

If the forecast transaction is no longer expected to occur, the hedge no longer meets the criteria for hedge accounting, the hedging instrument expires or is sold, terminated or exercised or the designation is revoked, then hedge accounting is discontinued prospectively. If the forecast transaction is no longer expected to occur, then the amount accumulated in equity is reclassified to profit or loss.

53-16 Share capital

1) Ordinary Shares

Incremental costs directly attributable to the issue of ordinary shares are recognized as a deduction from equity. Income tax relating to transaction costs of an equity transaction are accounted for in accordance with EAS No. (24) “Income Tax”.

2) Repurchase and reissue of ordinary shares (treasury shares)

When shares recognized as equity are repurchased, the amount of the consideration paid, which includes directly attributable costs is recognized as a deduction from equity. Repurchased shares are classified as treasury shares and are presented as a deduction from equity. When treasury shares are sold or reissued subsequently, the amount received is recognized as an increase in equity and the resulting surplus or deficit on the transaction is presented within share premium.

53-17 Impairment

1) Non-derivative financial assets

Financial assets not classified as at fair value through profit or loss, including an interest in an equity – accounted investee, are assessed at each reporting date to determine whether there is objective evidence of impairment.

Objective evidence that financial assets are impaired includes:

- Default or delinquency by a debtor;
- Restructuring of an amount due to the group on terms that the group would not consider otherwise;
- Indications that a debtor or issuer will enter bankruptcy;
- Adverse changes in the payment status of borrowers or issuers;
- The disappearance of an active market for a security because of financial difficulties; or
- Observable data indicating that there is a measurable decrease in the expected cash flows from a group of financial assets.

For an investment in an equity security, objective evidence of impairment includes a significant or prolonged decline in its fair value below its cost. The Group considers a decline of 20% to be significant and a period of nine months to be prolonged.

Financial assets measured at Amortized cost

The Group considers evidence of impairment for these assets at both an individual asset and a collective level. All individually significant assets are individually assessed for impairment. Those found not to be impaired are then collectively assessed for any impairment that has been incurred but not yet individually identified. Assets that are not individually significant are collectively assessed for impairment. Collective assessment is carried out by grouping together assets with similar risk characteristics.

In assessing collective impairment, the Group uses historical information on the timing of recoveries and the amount of loss incurred, and makes an adjustment if current economic and credit conditions are such that the actual losses are likely to be greater or lesser than suggested by historical trends.

An impairment loss is calculated as the difference between an asset’s carrying amount and the present value of the estimated future cash flows discounted at the asset’s original effective interest rate. Losses are recognized in profit or loss and reflected in an allowance account.

When the Group considers that there are no realistic prospects of recovery of the asset, the relevant amounts are written off. If the amount of impairment loss subsequently decreases and the decrease can be related objectively to an event occurring after the impairment was recognized, then the previously recognized impairment loss is reversed through profit or loss.

Available-for-sale financial assets

Impairment losses on available-for-sale financial assets are recognized by reclassifying the losses which have been recognized previously in OCI and the accumulated in the fair value reserve to profit or loss. The amount reclassified is the difference between the acquisition cost (net of any principal repayment and Amortization) and the current fair value, less any impairment loss previously recognized in profit or loss.

If the fair value of an impaired available-for-sale debt security subsequently increases and the increase can be related objectively to an event occurring after the impairment loss was recognized, then the impairment loss is reversed through profit or Impairment loss.

Losses recognized in profit or loss for an investment in an equity instrument classified as available-for-sale are not reversed through profit or loss.

Equity-accounted investees

An impairment loss in respect of an equity-accounted investee is measured by comparing the recoverable amount of the investment with its carrying amount. An impairment loss is recognized in profit or loss, and is reversed if there has been a favourable change in the estimates used to determine the recoverable amount.

2) Non-financial Assets

At each reporting date, the Group reviews the carrying amounts of its non – financial assets (other than biological assets, investment property, inventories and deferred tax assets) to determine whether there is any indication of impairment. If any such indication exists, then the asset’s recoverable amount is estimated. Goodwill is tested annually for impairment.

For impairment testing, assets are grouped together into the smallest group of assets that generates cash inflows from continuing use that are largely independent of the cash inflows of other assets or CGUs. Goodwill arising from a business combination is allocated to CGUs or groups of CGUs that are expected to benefit from the synergies of the combination.

The recoverable amount of an asset or CGU is the greater of its value in use and its fair value less costs to sell. Value in use is based on the estimated future cash flows, discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset or CGU.

An impairment loss is recognized if the carrying amount of an asset or CGU exceeds its recoverable amount.

Impairment losses are recognized in profit or loss. They are allocated first to reduce the carrying amount of any goodwill allocated to the CGU, and then to reduce the carrying amounts of the other assets in the CGU on a pro rata basis.

An impairment loss in respect of goodwill is not reversed in the subsequent period. For other assets, an impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined (net of depreciation or Amortization) if no impairment loss had been recognized in previous periods.

53-18 Provisions

Provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability. The unwinding of the discount is recognized as finance cost.

Provision for completion

A provision for completion of work is formed at the estimated value of the completion of the projects' utility works (relating to the units delivered to customers and the completed units according to the contractual terms and conditions and the completed units for which contracts were not concluded) in their final form as determined by the Company's technical department. The necessary provision is reviewed at the end of each reporting period until finalization of all the project works.

53-19 Operational lease

Lease payments under an operating lease, excluding any incentives received from the lessor over the contract period, shall be recognized as an expense charged to the statement of profit or loss for the period on a time pattern basis and accrued base.

53-20 Sale and leaseback

When a company lets a property to a lessee, the legal title of this property is transferred to the lessee according to an executory contract subject to a finance lease contract signed between parties, accordingly any gain or loss resulting from the differences between the sale price and the net book value of the property is deferred and amortized over the period of the lease contract.

When the property is then bought back, any unamortized gains or losses are recognized in the income statement on the buyback date.

53-21 Investments

a- Available for sale investments

Financial instruments held by the Company and classified as available-for-sale investment are stated at cost and subsequently measured at fair value, unless this cannot be reliably measured. Changes in fair value are reported as a separate component in equity. When these investments are derecognized, the cumulative gain or loss previously recognized in equity is recognized in consolidated statement of profit or loss. Except the impairment loss, Investments in unlisted securities such investments are stated at cost less impairment losses.

Financial instruments classified as available-for-sale investments are recognized /derecognized by the Company on the date it commits to purchase / sell the investments.

b- Held for trading investments

Held for trading investments are classified as current assets and are stated at fair value. Any gain or loss resulting from the change in fair value or sale of such investment is recognized in the statement of profit or loss.

Treasury bills are stated at their net cost after deducting the amortized interest and the Impairment losses.

53-22 Trade, notes receivable and debtors

Trade and notes receivables, debtors and other debit balances, that do not carry interest are stated at their nominal value and are reduced by impairment losses, Impairment losses are formed when there is objective evidence that the Com-

pany is not able to collect the due amounts according to the original terms of the contracts. Impairment represents the difference between the book value and net recoverable amount which is represented in the future cash flows that the Company expects. Long-term trade and notes receivables are initially recognized at fair value and subsequently re-measured at amortized cost using the effective interest rate method.

53-23 Cash and cash equivalents

As a basis for preparation of cash flow, cash and cash equivalents comprise cash at banks and on hand, checks under collection and time deposits, that have maturity date less than three months from the purchase date. Bank overdrafts that are repayable on demand and form an integral part of the Group's cash management.

53-24 Borrowing costs

Borrowing costs are recognized as an expense when incurred using the effective interest rate.

53-25 Interest –bearing borrowings

Interest – bearing borrowings are recognized initially at fair value, net of attributable transaction costs incurred. Borrowings are subsequently stated at amortized cost, any differences between cost and redemption value are recognized in the statement of profit or loss over the period of the borrowing using the effective interest rate.

53-26 Trade, contractors and other credit balances

Trade, contractors and other credit balances are stated at cost.

53-27 Notes payable

Notes payable are stated at amortized cost using the effective interest rate method.

53-28 Cost of sold lands

The cost of sold lands is computed based on the value of the net area of land sold in addition to its respective share in road areas as determined by the Company's technical management, plus its share of the open area cost as well as its share of infrastructure cost.

53-29 Expenses

Lease payments

Payments under leases are recognized (net after discounts) in the statement of profit or loss on a straight-line basis over the terms of the lease and according to the accrual basis.

53-30 Employees' profit sharing

As per the Companies Law, employees are entitled to receive not less than 10% of the distributed profits, after deducting a percentage to support the legal reserve, according to the rules proposed by the Company's board of directors and after the approval of General Assembly Meeting which should not exceed the total employees' annual salaries.

Employees' share in profit is recognized as dividends of profit and shown in the statement of changes in equity and as an obligation in the financial period at which the declaration has been authorized.

53-31 Earnings / (losses) per share

Earnings (losses) per share is calculated by dividing the profit or loss attributable to ordinary shareholders of the Company by the weighted average number of ordinary shares outstanding during the period.

54 Subsequent events

- With reference to the possibility of cooperation between the Sixth of October for Development and Investment Company "SODIC" and Nasr City Housing and Development Company by way of either acquisition or merger, it was announced on October 13, 2018, the company preliminarily intends to launch a mandatory tender offer on the shares of Madinet Nasr for Housing & Development "MNHD" through a direct share swap.

The company had announced on January 22, 2019 it does not have intention to make a mandatory tender offer on the shares of Madinet Nasr for Housing & Development "MNHD" and that no agreement was reached with Madinet Nasr for Housing & Development "MNHD" about swap ratio.

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