



**SIXTH OF OCTOBER FOR DEVELOPMENT
AND INVESTMENT COMPANY SODIC
(AN EGYPTIAN JOINT STOCK COMPANY)**

**LIMITED REVIEW REPORT
AND THE INTERIM CONDENSED SEPARATE
FINANCIAL STATEMENTS FOR THE SIX-MONTH
PERIOD ENDED 30 JUNE 2025**



**SIXTH OF OCTOBER FOR DEVELOPMENT AND INVESTMENT COMPANY SODIC
(AN EGYPTIAN JOINT STOCK COMPANY)**

**The interim condensed separate financial statements
For the six-month period ended 30 June 2025**

Index	Page
Limited Review Report	1
Statement of interim condensed separate financial position	2
Statement of interim condensed separate profit or loss	3
Statement of interim condensed separate other comprehensive income	4
Statement of interim condensed separate changes in equity	5
Statement of interim condensed separate cash flows	6
Notes to the interim condensed separate financial statements	7 – 28



Limited review report

On the interim condensed separate financial statements

To the Board of Directors of Sixth of October for Development and Investment SODIC "S.A.E."

Introduction

We have conducted a limited review for the accompanying interim condensed separate statement of financial position of Sixth of October for Development and Investment SODIC "S.A.E" (the "Company") as of 30 June 2025 and the related interim condensed separate statements of profit or loss, comprehensive income, changes in equity and cash flows for the six-month period then ended. Management is responsible for the preparation and fair presentation of these interim condensed separate financial statements in accordance with the Egyptian Accounting Standard 30 "Interim financial reporting", and our responsibility is limited to express a conclusion on these interim condensed separate financial statements based on our limited review.

Scope of the limited review

We have conducted our limited review in accordance with the Egyptian Standard on Review Engagements No. 2410 "Review of Interim Financial Statements Performed by the Independent Auditor of the Entity". A limited review of interim financial statements consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other limited review procedures. A limited review is substantially less in scope than an audit conducted in accordance with Egyptian Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion on these interim condensed separate financial statements.

Conclusion

In light of our limited review, nothing has come to our attention that causes us to believe that the accompanying interim condensed separate financial statements are not prepared, in all material respects, in accordance with Egyptian Accounting Standard 30 "Interim financial reporting".


Mohamed El Sawaf
R.A.A 39521
F.R.A 419

22 July 2025
Cairo



**SIXTH OF OCTOBER FOR DEVELOPMENT AND INVESTMENT COMPANY SODIC
(AN EGYPTIAN JOINT STOCK COMPANY)**

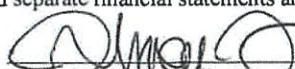
Statement of interim condensed separate financial position – As at 30 June 2025

(All amounts are shown in Egyptian Pounds)	Note	30 June 2025	31 December 2024
Assets			
Non-current assets			
Property plant and equipment		597,318,849	593,795,226
Projects under construction		166,652,448	91,295,348
Investment properties	21	283,062,939	291,212,787
Investment properties under development	22	86,022,149	78,191,028
Investments in subsidiaries	29	1,723,332,466	1,723,332,466
Right of use assets		4,825,630	7,238,446
Trade and notes receivable	18.1	2,132,729,934	2,011,610,275
Deferred tax assets		174,261,539	160,244,151
Investments at fair value through OCI		26,152	26,152
Total non-current assets		5,168,232,106	4,956,945,879
Current assets			
Inventory		2,068,795	2,068,795
Completed units ready for sale		377,646,105	600,931,151
Work in process	17	17,980,616,555	13,741,966,025
Trade and notes receivable	18.2	1,453,994,193	1,414,003,075
Due from related parties	31.1	9,799,534	65,926,562
Debtors and other debit balances	19	7,125,354,324	5,246,194,301
Financial investments at amortized cost		150,003,653	-
Cash and cash equivalents	20	1,059,213,928	1,564,313,507
Total current assets		28,158,697,087	22,635,403,416
Total assets		33,326,929,193	27,592,349,295
Equity and Liabilities			
Equity			
Issued & paid in capital		1,424,789,472	1,424,789,472
Legal reserve		252,011,914	247,658,774
Special reserve - share premium		1,690,069,708	1,690,069,708
Retained earnings / (accumulated losses)		355,168,252	(30,580,427)
Profit from sale of treasury shares		1,725,456	1,725,456
Total equity		3,723,764,802	3,333,662,983
Liabilities			
Non-current liabilities			
Bank loans	23	2,542,858,140	1,970,045,490
New Urban Communities Authority	25	5,073,630,957	4,713,622,256
Lease contracts liabilities		-	6,079,230
Total non-current liabilities		7,616,489,097	6,689,746,976
Current liabilities			
Banks – credit facilities	24	635,438,032	800,303,274
Bank loans	23	114,374,701	111,152,897
Contractors, suppliers and notes payable	26	609,117,707	303,725,390
Due to related parties	31.2	2,482,925,742	2,550,715,640
Advances from customers	27	13,325,356,838	9,780,629,775
Creditors and other credit balances	28	3,329,263,211	2,561,327,385
New Urban Communities Authority	25	445,415,153	532,294,201
Lease contracts liabilities		6,710,498	3,770,343
Income tax liabilities		145,887,059	87,307,727
Provisions		892,186,353	837,712,704
Total current liabilities		21,986,675,294	17,568,939,336
Total liabilities		29,603,164,391	24,258,686,312
Total equity and liabilities		33,326,929,193	27,592,349,295

The accompanying notes from 1 to 36 form an integral part of these interim condensed separate financial statements and to be read therewith.


Mohamed Samir
Financial Director


Ahmed Hegazi
Group Financial Controller


Ayman Amer
General Manager

22 July 2025
Limited review report attached.



**SIXTH OF OCTOBER FOR DEVELOPMENT AND INVESTMENT COMPANY SODIC
(AN EGYPTIAN JOINT STOCK COMPANY)**

**Statement of interim condensed separate profit or loss
For the six-month period ended 30 June 2025**

(All amounts are shown in Egyptian Pounds)

	Note	Six-month period ended 30 June		Three-month period ended 30 June	
		2025	2024	2025	2024
Revenue					
Real estate sales	6	1,764,136,759	1,228,211,331	540,461,882	613,925,404
Interest on installments for the period	6	353,594,557	232,563,152	177,149,211	108,423,881
Total related real estate units sales	6	2,117,731,316	1,460,774,483	717,611,093	722,349,285
Clubs revenue		54,192,688	25,894,952	22,366,134	14,240,163
Total operation revenues		2,171,924,004	1,486,669,435	739,977,227	736,589,448
Cost of sales					
Cost of real estate sales	7	(673,977,474)	(768,765,955)	(400,742,037)	(367,063,670)
Cost of clubs		(77,280,515)	(62,466,940)	(33,498,587)	(31,804,531)
Total operation costs		(751,257,989)	(831,232,895)	(434,240,624)	(398,868,201)
Gross profit		1,420,666,015	655,436,540	305,736,603	337,721,247
Other operating income	8	32,014,695	30,285,345	17,591,319	13,971,404
Selling and marketing expenses	9	(246,685,888)	(166,017,641)	(150,154,981)	(83,891,554)
General and administrative expenses	10	(524,859,102)	(340,891,751)	(282,016,368)	(203,509,238)
Other operating expenses	11	(68,155,359)	(47,160,289)	(34,074,924)	(43,572,593)
Expected credit losses reversal	12	22,909,812	6,655,995	26,276,220	14,971,118
Operating profit / (loss)		635,890,173	138,308,199	(116,642,131)	35,690,384
Finance income	13	91,165,114	140,588,727	59,717,457	70,480,845
Finance cost	14	(227,158,423)	(217,307,633)	(109,912,051)	(111,402,284)
Net finance cost		(135,993,309)	(76,718,906)	(50,194,594)	(40,921,439)
Profit / (loss) before tax		499,896,864	61,589,293	(166,836,725)	(5,231,055)
Income tax	15	(109,795,045)	(15,704,436)	40,539,084	3,031,928
Profit / (loss) for the period		390,101,819	45,884,857	(126,297,641)	(2,199,127)
Basic / Diluted earnings / (loss) per share	16	1.10	0.13	(0.35)	(0.01)

The accompanying notes from 1 to 36 form an integral part of these interim condensed separate financial statements and to be read therewith.



**SIXTH OF OCTOBER FOR DEVELOPMENT AND INVESTMENT COMPANY SODIC
(AN EGYPTIAN JOINT STOCK COMPANY)**

**Statement of interim condensed separate other comprehensive income
For the six-month period ended 30 June 2025**

(All amounts are shown in Egyptian Pounds)

	<u>Six-month period ended 30 June</u>		<u>Three-month period ended 30 June</u>	
	<u>2025</u>	<u>2024</u>	<u>2025</u>	<u>2024</u>
Profit / (loss) for the period	390,101,819	45,884,857	(126,297,641)	(2,199,127)
Other comprehensive income items for the period after income tax	-	-	-	-
Total other comprehensive income / (loss) for the period	<u>390,101,819</u>	<u>45,884,857</u>	<u>(126,297,641)</u>	<u>(2,199,127)</u>

The accompanying notes from 1 to 36 form an integral part of these interim condensed separate financial statements and to be read therewith.



SIXTH OF OCTOBER FOR DEVELOPMENT AND INVESTMENT COMPANY SODIC (AN EGYPTIAN JOINT STOCK COMPANY)

**Statement of interim condensed separate changes in equity
For the six-month period ended 30 June 2025**

(All amounts are shown in Egyptian Pounds)	Issued & paid in capital	Legal reserve	Special reserve- share premium	Retained earnings/ (accumulated losses)	Profit from selling of treasury shares	Total equity
Balance as at 1 January 2024	1,424,789,472	224,840,771	1,483,154,057	(94,825,235)	1,725,456	3,039,684,521
Other comprehensive income						
Profit for the period	-	-	-	45,884,857	-	45,884,857
Other comprehensive income items	-	-	-	-	-	-
Total other comprehensive income for the period				45,884,857	-	45,884,857
Transactions with owners of the Company						
Transferred to legal reserve	-	22,818,003	-	(22,818,003)	-	-
Total transactions with owners of the Company		22,818,003	-	(22,818,003)	-	-
Balance as at 30 June 2024	1,424,789,472	247,658,774	1,483,154,057	(71,758,381)	1,725,456	3,085,569,378
Balance as at 1 January 2025	1,424,789,472	247,658,774	1,690,069,708	(30,580,427)	1,725,456	3,333,662,983
Other comprehensive income						
Profit for the period	-	-	-	390,101,819	-	390,101,819
Other comprehensive income items	-	-	-	-	-	-
Total other comprehensive income for the period				390,101,819	-	390,101,819
Transactions with owners of the Company						
Transferred to legal reserve	-	4,353,140	-	(4,353,140)	-	-
Total transactions with owners of the Company		4,353,140	-	(4,353,140)	-	-
Balance as at 30 June 2025	1,424,789,472	252,011,914	1,690,069,708	355,168,252	1,725,456	3,723,764,802

The accompanying notes from 1 to 36 form an integral part of these interim condensed separate financial statements and to be read therewith.



**SIXTH OF OCTOBER FOR DEVELOPMENT AND INVESTMENT COMPANY SODIC
(AN EGYPTIAN JOINT STOCK COMPANY)**

**Statement of interim condensed separate cash flows
For the six-month period ended 30 June 2025**

(All amounts are shown in Egyptian Pounds)

	Note	30 June 2025	30 June 2024
Cash flows from operating activities			
Profit before tax		499,896,864	61,589,293
Adjustments for:			
Depreciation of fixed assets and investment properties	21	38,980,750	38,059,938
Loss / gain on sale of fixed assets		5,512	(13,270)
Amortization of right of use assets		2,412,816	3,738,050
Interest of lease contract liabilities		717,612	1,243,188
Formed vacations provision		22,308,893	7,744,732
Expected credit losses provision		(17,165,833)	(5,685,179)
Interest expenses		218,468,002	216,064,445
Interest income		(90,507,972)	(72,342,650)
Provision for claims		60,000,000	40,000,000
Provision formed for cost to complete		17,889,621	100,366,899
Reversal of impairment of fixed assets		(911,295)	(911,295)
Net return of investments at amortized cost	13	-	(23,484,318)
Operating profits before changes in working capital		752,094,970	366,369,833
Changes in working capital:			
Inventory and completed units ready for sale		223,285,046	206,706,821
Works in process		(3,243,716,040)	(1,118,571,042)
Trade and notes receivables		(144,528,767)	(245,085,298)
Due from related parties		56,123,881	(4,356,551)
Debtors and other debit balances		(1,878,389,068)	(571,768,338)
Provision used for cost to complete		(9,008,278)	(138,793,621)
Provisions for claims		(14,407,694)	(9,000,000)
Provision for vacations used		(439,184)	(1,821,928)
Advances from customers		2,549,792,573	1,021,330,044
Contractors, suppliers and notes payable		305,392,317	238,582,569
Due to related parties		(67,789,898)	253,409,682
Land liabilities and creditors and other credit balances		923,650,765	234,653,663
Income taxes paid		(65,233,100)	-
Net cash flows (used in) / generated from operating activities		(613,172,477)	231,655,834
Net cash flows from investing activities			
Payments for purchase of fixed assets and projects under construction		(108,965,842)	(27,289,720)
Payments for investments properties under development		(7,831,121)	(4,800,000)
Payments for investments at amortized cost		(150,003,653)	(190,349,603)
Proceeds from investments at amortized cost		-	415,675,000
Proceeds from sale of fixed assets		160,000	40,953
Interest received		90,323,986	68,571,548
Net cash flows (used in) / generated from investing activities		(176,316,630)	261,848,178
Cash flows from financing activities			
Proceeds from bank facilities		140,000,000	242,513,399
Repayment of bank facilities		(304,865,242)	(23,790,690)
Interest paid		(122,922,997)	(212,652,823)
Proceeds from bank loans		630,000,000	-
Repayment of banking loans		(53,965,546)	(31,412,915)
Repayment of Lease contract liabilities		(3,856,687)	(1,928,344)
Net cash flows generated from / (used in) financing activities		284,389,528	(27,271,373)
Net change in cash and cash equivalents		(505,099,579)	466,232,639
Cash and cash equivalents at beginning of the period		1,574,305,368	361,183,968
Retained cash		-	1,000,000
Effect of movement in expected credit loss on cash and cash equivalents	12	(5,743,979)	(970,814)
Cash and cash equivalents at end of the period		1,063,461,810	827,445,793

The accompanying notes from 1 to 36 form an integral part of these interim condensed separate financial statements and to be read therewith.



**SIXTH OF OCTOBER FOR DEVELOPMENT AND INVESTMENT COMPANY SODIC
(AN EGYPTIAN JOINT STOCK COMPANY)**

**Notes to the interim condensed separate financial statements
For the six-month period ended 30 June 2025**

(In the notes all amounts are shown in Egyptian Pounds unless otherwise stated)

1. Background and activities

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 12 May 1996. The Company was registered in Giza Governorate Commercial Registry under No. 625 on 25 May 1996.

1.1 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 all various types of real estate for selling and leasing.
- Developing and reclaiming land in 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.
- 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 may 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.

1.2 The Company’s duration is 50 years starting from the date of registration on the Commercial Registry.

1.3 The company is listed in the Egyptian Stock Exchange.

1.4 The registered office of the Company is located at Km, 38 Cairo / Alexandria Desert Road, Sheikh Zayed City.

Mr. Talal Al Dhiyebi is the Chairman for the Company and Mr. Ayman Amer is the General Manager of the Company.

The parent company is Aldar Ventures International holding RSC Limited, and the ultimate parent company is Aldar properties PJSC which is listed in the Abu Dhabi Securities Exchange and closely held.

1.5 The interim condensed separate financial statements were approved on 22 July 2025.



**SIXTH OF OCTOBER FOR DEVELOPMENT AND INVESTMENT COMPANY SODIC
(AN EGYPTIAN JOINT STOCK COMPANY)**

**Notes to the interim condensed separate financial statements
For the six-month period ended 30 June 2025**

(In the notes all amounts are shown in Egyptian Pounds unless otherwise stated)

2. Basis of preparation of the interim condensed separate financial statements

2.1 Compatibility with Egyptian Accounting Standards

The interim condensed separate financial statements for the financial period ended 30 June 2025 have been prepared in accordance with the requirements of the Egyptian Accounting Standard (30) "Interim Financial Statements".

These interim condensed separate financial statements do not contain all the information required to prepare the full annual separate financial statements and should be read together with the Company's annual separate financial statements as of 31 December 2024. These interim condensed separate financial statements of the Company are to be read together with its interim condensed consolidated financial statements as on 30 June 2025, so that complete information can be obtained about the group's financial position, the results of its business, its cash flows, and changes in equity.

The accounting policies adopted in the preparation of this interim condensed separate financial statements are consistent with those of the previous financial statements as of 31 December 2024 and corresponding interim reporting period. In addition, results of the six months period ended 30 June 2025 are not necessary indicative for the results that may be expected for the financial year ending 31 December 2025.

3. Critical accounting estimates and judgments

In preparing these interim condensed separate financial statements, the significant judgments made by the management in applying the Company's accounting policies and the key sources of estimation uncertainty were the same as those that were applied to the separate financial statements for the year ended 31 December 2024.

4. Financial risk management

The Company's activities are exposed to a range of financial risks: market risk (including currency risk, and interest rate risk), liquidity risk and credit risk. The separate condensed periodic financial statements do not include all the information and disclosures related to risk management that are required in the annual financial statements. It should be read in conjunction with the company's annual financial statements as at 31 December 2024. There have been no changes in risk management policies since the end of the year.

4.1 Liquidity risk

Compared to the year end, there were no material changes in contractual undiscounted cash outflows for financial liabilities.



**SIXTH OF OCTOBER FOR DEVELOPMENT AND INVESTMENT COMPANY SODIC
(AN EGYPTIAN JOINT STOCK COMPANY)**

**Notes to the interim condensed separate financial statements
For the six-month period ended 30 June 2025**

(In the notes all amounts are shown in Egyptian Pounds unless otherwise stated)

4. Financial risk management (continued)

4.2 Credit risk

The carrying amount of financial assets represents the maximum exposure to credit risk as at the financial position date, are as follows:

	30 June 2025	31 December 2024
Trade and notes receivable – non-current (Note 18.1)	2,146,827,334	2,037,622,866
Trade and notes receivable – current (Note 18.2)	1,460,311,866	1,424,987,567
Debtors and other debit balances (Note 19)	5,319,107,414	5,306,537,018
Financial investments at amortized cost	150,003,653	-
Due from related parties (Note 31.1)	9,799,534	65,926,562
Cash and cash equivalents (Note 20)	1,063,461,810	1,574,305,368
	10,149,511,611	10,409,379,381

4.3 Currency risk

(a) Exposure to currency risk

The following statement illustrates the company's exposure to foreign exchange rate risk in foreign currencies:

	30 June 2025		31 December 2024	
	Euro	USD	Euro	USD
Cash at banks	4,451	7,045,021	3,588	9,913,736
Surplus of foreign currencies	4,451	7,045,021	3,588	9,913,736

The following is the average exchange rates during the period:

	Average exchange rate during the period		Spot rate at the financial statements date	
	30 June 2025	31 December 2024	30 June 2025	31 December 2024
USD	50.2	29.23	49.85	50.79
Euros	56.22	31.83	57.78	52.87



**SIXTH OF OCTOBER FOR DEVELOPMENT AND INVESTMENT COMPANY SODIC
(AN EGYPTIAN JOINT STOCK COMPANY)**

**Notes to the interim condensed separate financial statements
For the six-month period ended 30 June 2025**

(In the notes all amounts are shown in Egyptian Pounds unless otherwise stated)

4. Financial risk management (continued)

4.3 Currency risk (continued)

(b) Sensitivity Analysis

A reasonably possible strengthening (weakening) of 10% other currencies exchange rate against Egyptian pound as of 30 June 2025 and 31 December 2024, would have affected the measurement of financial instruments denominated in a foreign currency and affected equity and profit or loss by the amounts shown below. This analysis assumes that all other variables, in particular interest rates, remain constant and ignores any impact of forecast sales and purchases.

30 June 2025	Profit or Loss (in EGP)	
	Strengthening	Weakening
USD	35,119,430	(35,119,430)
Euro	25,719	(25,719)

31 December 2024	Profit or Loss (in EGP)	
	Strengthening	Weakening
USD	50,351,864	(50,351,864)
Euro	18,970	(18,970)

4.4 Interest rate risk

At the date of the interim condensed separate financial statements, the interest rate profile of the Company's interest-bearing financial instruments were as follows:

	Carrying amount	
	30 June 2025	31 December 2024
Financial instruments with a fixed rate		
Financial assets	3,586,724,127	3,425,613,350
Financial liabilities	(5,837,247,067)	(5,383,825,781)
	(2,550,522,940)	(1,958,212,431)
Financial instruments with a variable rate		
Financial liabilities	(3,292,670,873)	(2,881,501,660)
	(3,292,670,873)	(2,881,501,660)

The Company does not account for any fixed rate financial assets and liabilities at fair value through profit or loss, The Company does not designate derivatives (interest rate swaps) as hedging instruments under a fair value hedge accounting model.



**SIXTH OF OCTOBER FOR DEVELOPMENT AND INVESTMENT COMPANY SODIC
(AN EGYPTIAN JOINT STOCK COMPANY)**

**Notes to the interim condensed separate financial statements
For the six-month period ended 30 June 2025**

(In the notes all amounts are shown in Egyptian Pounds unless otherwise stated)

5. Functional and presentation currency

The interim condensed separate financial statements are presented in Egyptian Pounds, which is the Company's functional currency,

6. Real estate sales

Revenue represents in the present value of delivered units at the delivery date to the customers during the period:

	Six months ended 30 June	
	2025	2024
Revenue from the sale of projects in West Cairo	1,769,491,668	823,585,563
Revenue from the sale of projects in East Cairo	134,471,148	451,805,026
Discount for early payment	(139,826,057)	(47,179,258)
	1,764,136,759	1,228,211,331
Interest on installments for the period	353,594,557	232,563,152
	2,117,731,316	1,460,774,483

- Total real estate sales include an amount of EGP 87,566,208 (30 June 2024: EGP 96,182,072) representing the financial component in the installments collected from customers prior to delivery in compliance with the Egyptian accounting standard No. 48.

7. Cost of Real estate

	Six months ended 30 June	
	2025	2024
Cost of sales of projects in East Cairo	125,956,832	414,333,236
Cost of sales of projects in West Cairo	548,020,642	354,432,719
	673,977,474	768,765,955

- Total cost of real estate sold includes an amount of EGP 87,566,208 (30 June 2024: EGP 96,182,072) representing the financial component in the installments collected from customers prior to delivery in compliance with the Egyptian accounting standard No. 48.



**SIXTH OF OCTOBER FOR DEVELOPMENT AND INVESTMENT COMPANY SODIC
(AN EGYPTIAN JOINT STOCK COMPANY)**

**Notes to the interim condensed separate financial statements
For the six-month period ended 30 June 2025**

(In the notes all amounts are shown in Egyptian Pounds unless otherwise stated)

8. Other operating income

	Six months ended 30 June	
	2025	2024
Cancellations and delay penalties	13,521,718	12,770,485
Leased buildings revenue	8,027,136	7,597,798
Reversal of impairment losses of fixed assets	911,295	911,295
Go smart revenue	3,853,296	4,009,485
Other operating revenue	5,701,250	4,983,012
Gain on sale of fixed assets	-	13,270
	32,014,695	30,285,345

9. Selling and marketing expenses

	Six months ended 30 June	
	2025	2024
Salaries and wages	39,873,425	39,794,099
Sales commissions	69,630,916	60,721,932
Advertising	109,405,158	35,146,803
Conferences and exhibitions	5,005,194	9,658,657
Car rent	2,866,979	3,899,014
Rent	1,754,300	364,000
Travel, transportation, and cars	2,968,858	533,095
Maintenance, cleaning, agriculture and Security	2,579,760	791,425
Professional and consultants' fees	2,580,661	-
Gifts	440,496	680,269
Printing and photocopying	1,479,617	537,200
Fees, stamps and licenses	3,761,375	4,625,937
Communication and electricity	1,856,342	3,062,494
Depreciation of fixed assets	547,074	652,666
Vacation	540,454	492,397
Right of use amortization	-	1,325,234
Others	1,395,279	3,732,419
	246,685,888	166,017,641



**SIXTH OF OCTOBER FOR DEVELOPMENT AND INVESTMENT COMPANY SODIC
(AN EGYPTIAN JOINT STOCK COMPANY)**

**Notes to the interim condensed separate financial statements
For the six-month period ended 30 June 2025**

(In the notes all amounts are shown in Egyptian Pounds unless otherwise stated)

10. General and administrative expenses

	Six months ended 30 June	
	2025	2024
Salaries, wages, and bonuses	233,014,620	138,508,263
Board of Directors' remunerations and allowances	12,000,000	8,000,000
Training and medical care	29,944,304	19,924,057
Professional and consultancy fees	39,834,370	32,499,626
Advertising	655,733	316,800
Donations	2,520,000	222,000
Maintenance, cleaning, agriculture, and security	67,470,126	59,666,454
Depreciation of fixed assets	9,104,960	8,189,735
Right of use amortization	2,412,816	2,412,816
Subscriptions and governmental	7,071,405	5,794,001
Rent	2,441,457	1,915,556
Travel and transportation	3,191,280	3,627,343
Communication and electricity	5,984,125	1,751,386
Computer supplies	74,581,822	37,699,716
Buffet, hospitality, and reception	3,073,938	1,750,624
Bank charges	4,216,950	2,271,965
Employees benefits	276,150	185,085
Employees vacations	13,323,556	7,252,335
Gifts	3,940,619	2,615,724
Conferences and exhibitions	216,841	278,378
Insurance installments	2,105,677	1,552,626
Takaful contribution	5,795,584	4,160,493
Others	1,682,769	296,768
	524,859,102	340,891,751

11. Other operating expenses

	Six months ended 30 June	
	2025	2024
Loss on sale of fixed assets	5,511	-
Provision for claims	60,000,000	40,000,000
Depreciation of investment properties	8,149,848	7,160,289
	68,155,359	47,160,289



**SIXTH OF OCTOBER FOR DEVELOPMENT AND INVESTMENT COMPANY SODIC
(AN EGYPTIAN JOINT STOCK COMPANY)**

**Notes to the interim condensed separate financial statements
For the six-month period ended 30 June 2025**

(In the notes all amounts are shown in Egyptian Pounds unless otherwise stated)

12. Expected credit losses reversal

	Balance in 31 December 2024	Movement during the period	Balance in 30 June 2025
Trade and notes receivables - non-current	26,012,591	(11,915,192)	14,097,399
Trade and notes receivables - current	10,984,492	(4,666,819)	6,317,673
Debtors and other debit balances	60,342,717	(586,969)	59,755,748
Cash and cash equivalents	9,991,861	(5,743,979)	4,247,882
Due from related parties	495,424,870	3,147	495,428,017
	602,756,531	(22,909,812)	579,846,719

	Balance in 31 December 2023	Movement during the period	Balance in 30 June 2024
Trade and notes receivables - non-current	19,479,955	2,475,997	21,955,952
Trade and notes receivables - current	7,827,556	2,369,085	10,196,641
Debtors and other debit balances	18,334,287	(12,387,864)	5,946,423
Cash and cash equivalents	1,682,947	970,816	2,653,763
Due from related parties	495,593,868	(84,029)	495,509,839
	542,918,613	(6,655,995)	536,262,617

13. Finance income

	Six months ended 30 June	
	2025	2024
Interest income	90,507,972	72,342,650
Return on investment at amortized cost	-	23,484,318
Difference of foreign currencies translation	657,142	44,761,759
	91,165,114	140,588,727

14. Finance cost

	Six months ended 30 June	
	2025	2024
Interest expense	218,468,001	216,064,445
Difference of foreign currencies translation	7,972,810	-
Interest of lease contract liabilities	717,612	1,243,188
	227,158,423	217,307,633



**SIXTH OF OCTOBER FOR DEVELOPMENT AND INVESTMENT COMPANY SODIC
(AN EGYPTIAN JOINT STOCK COMPANY)**

**Notes to the interim condensed separate financial statements
For the six-month period ended 30 June 2025**

(In the notes all amounts are shown in Egyptian Pounds unless otherwise stated)

15. Income tax

	Six months ended 30 June	
	2025	2024
Current income tax	123,812,433	10,700,402
Financial investments at amortized costs tax	-	4,696,864
Deferred income tax expense	-	307,170
Deferred income tax (gain)	(14,017,388)	-
	109,795,045	15,704,436

16. Basic/ Diluted earnings per share for the period

Earnings per share is calculated based on the net profit of the period using the weighted average number of outstanding shares during the period as follows:

	Six months ended 30 June	
	2025	2024
Profit for the period	390,101,819	45,884,857
Employees share of profit	-	-
	390,101,819	45,884,857
Divided by:		
Weighted average number of shares outstanding during the period	356,197,368	356,197,368
Basic / Diluted earnings per share (EGP / share)	1.10	0.13

17. Work in process

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

	30 June 2025	31 December 2024
West Cairo projects costs (17.1)	13,854,381,242	11,104,824,065
North Coast projects costs (17.2)	1,742,136,146	869,655,581
East Cairo projects costs	2,384,099,167	1,767,486,379
	17,980,616,555	13,741,966,025

- Land cost amounting 6.199 billion (2024: 5.192 billion), and amount of EGP 4.96 billion representing the value of total capitalized interest on work in process including 2.515 billion representing the value of significant financing component on installments collected from customers before delivery in accordance with EAS 48 (EGP 3.3 billion including EGP 1.5 billion respectively on 31 December 2024).



**SIXTH OF OCTOBER FOR DEVELOPMENT AND INVESTMENT COMPANY SODIC
(AN EGYPTIAN JOINT STOCK COMPANY)**

**Notes to the interim condensed separate financial statements
For the six-month period ended 30 June 2025**

(In the notes all amounts are shown in Egyptian Pounds unless otherwise stated)

17. Work in process (continued)

17.1 The West Cairo project balance includes the following:

- An amount of 7,230,699,403 Egyptian pounds, the current value of the project land in addition to the interest sent, according to an allocation contract under the partnership system between the company and the New Urban Communities Authority, with a minimum guaranteed by the authority in the amount of 11,356 billion Egyptian pounds, as detailed in the explanation (25).
- An amount of EGP 580,940,399 has been paid as an advance against the variable cost for a plot of land measuring 1,007.48 feddans, located within New Sphinx City. On May 11, 2025, SODIC (as the real estate developer) signed a co-development agreement for the land with Rula Land Reclamation Company – Freiji & Partners. Subsequently, on June 24, 2025, a partial handover of 1,001.812 feddans out of the total land area was completed to SODIC.

17.2 The North Coast project balance includes the following

- The balance includes 1,134,293,784 Egyptian pounds, paid representing part of the variable cost of acquiring 440 acres in north coast home of Ogami Project as On July 11, 2023, SODIC (as a real estate developer) signed a land acquisition contract with Al-Safi Real Estate Development Company and one of its related parties (as owner) to establish, develop and develop a tourist residential project for two adjacent plots of land with a total area of approximately 440 acres on the North Coast near the Caesar project at kilo 83 Alexandria/Marsa Matrouh road with a façade on the sea of more than 800 meters, on July 18, 2024 a 336 acres of the total plot area was handed over to the Company.

18. Trade and notes receivable

18.1 Trade and notes receivable - non-current

This item represents the present value of trade and notes receivable non-current balances as follow:

	30 June 2025	31 December 2024
Notes receivable – units' installments *	3,629,868,541	3,476,294,858
Unamortized interest-notes receivable	(1,483,041,208)	(1,438,671,992)
	2,146,827,333	2,037,622,866
Expected credit losses	(14,097,399)	(26,012,591)
	2,132,729,934	2,011,610,275

- * The balance of notes receivable represents the value of notes receivable received from delivered units' customers that are due after 12 months from the date of the financial position.
- Notes receivable not included in the financial statements have been disclosed in (Note 33).



**SIXTH OF OCTOBER FOR DEVELOPMENT AND INVESTMENT COMPANY SODIC
(AN EGYPTIAN JOINT STOCK COMPANY)**

**Notes to the interim condensed separate financial statements
For the six-month period ended 30 June 2025**

(In the notes all amounts are shown in Egyptian Pounds unless otherwise stated)

18. Trade and notes receivable (continued)

18.2 Trade and notes receivable –Current

	30 June 2025	31 December 2024
Trade receivable	108,474,510	127,165,518
Notes receivable – units' installments *	1,495,710,742	1,340,790,229
	1,604,185,252	1,467,955,747
Unamortized interest – notes receivable	(143,873,386)	(42,968,180)
	1,460,311,866	1,424,987,567
Expected credit losses	(6,317,673)	(10,984,492)
	1,453,994,193	1,414,003,075

* The balance of notes receivable - units, represents the value of notes receivable received from real estate delivered units customers that are due within 12 months from the date of the financial position.

- Notes receivable not included in the financial statements have been disclosed in (Note 33).
- The Company's exposure to credit and currency risk related to trade and notes receivable is disclosed in (Note 4).

19. Debtors and other debit balances

	30 June 2025	31 December 2024
Contractors and suppliers – advance payments	2,224,136,906	1,673,975,352
Heliopolis Housing and Development Company (*)	260,802,472	260,802,472
Restricted cash for SODIC East project	73,631,283	47,731,239
Restricted cash for the 464 acres project	85,034,704	55,827,464
Deposits with others	20,577,106	13,582,684
Bank current accounts & deposits – Maintenance (**)	2,154,406,220	1,604,830,654
Tax Authority- VAT & WHT	88,521,785	90,224,454
Letters of guarantee	107,477,268	-
Other debit balances	37,586,056	19,396,308
Prepaid sales commissions on undelivered units	1,866,002,658	1,281,146,325
Restricted cash for the 440 acres project	68,145,115	60,231,567
Maintenance receivables	198,788,499	198,788,499
	7,185,110,072	5,306,537,018
Expected credit losses	(59,755,748)	(60,342,717)
	7,125,354,324	5,246,194,301



**SIXTH OF OCTOBER FOR DEVELOPMENT AND INVESTMENT COMPANY SODIC
(AN EGYPTIAN JOINT STOCK COMPANY)**

**Notes to the interim condensed separate financial statements
For the six-month period ended 30 June 2025**

(In the notes all amounts are shown in Egyptian Pounds unless otherwise stated)

19. Debtors and other debit balances (continued)

- * 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 a plot of land with an area of 655 acres in New Heliopolis City. Heliopolis Housing and Development Company will earn a share of the revenue, with minimum guarantee amounting to EGP 5.9 billion. The Company considered that the payment of the minimum guarantee is not genuine on the basis that the approved budgeted revenue exceeds the revenue share of Heliopolis Housing and Development Company. The Company will only recognize a liability which they expect to pay for an expected shortfall over the life of the contract that is not likely to occur.
- ** The balance represents maintenance deposits collected from customers, which have been invested in time deposits and interest-bearing current accounts for the purpose of financing the regular maintenance expenses related to the delivered units, and the Company cannot use it for any other purpose.

20. Cash and cash equivalents

	30 June 2025	31 December 2024
Bank – current accounts	739,316,740	429,662,867
Bank – time deposits	295,610,500	1,127,870,700
Checks under collection	22,520,685	13,110,098
Cash on hand	6,013,885	3,661,703
	1,063,461,810	1,574,305,368
Expected credit losses	(4,247,882)	(9,991,861)
	1,059,213,928	1,564,313,507

Disclosure of the company's exposure to interest rate risks for financial assets in (Note 4.4).



**SIXTH OF OCTOBER FOR DEVELOPMENT AND INVESTMENT COMPANY SODIC
(AN EGYPTIAN JOINT STOCK COMPANY)**

**Notes to the interim condensed separate financial statements
For the six-month period ended 30 June 2025**

(In the notes all amounts are shown in Egyptian Pounds unless otherwise stated)

21. Investment properties

The movement of investment property during the period / year is as follow:

Description	EGP
Cost	
On 1 January 2024	294,390,201
Additions during the year	40,618,162
On 31 December 2024	335,008,363
On 1 January 2025	335,008,363
Additions during the period	-
On 30 June 2025	335,008,363
Less	
Accumulated depreciation	
On 1 January 2024	29,469,678
Depreciation for the year	14,325,898
On 31 December 2024	43,795,576
On 1 January 2025	43,795,576
Depreciation for the period	8,149,848
On 30 June 2025	51,945,424
Net book value on 1 January 2024	264,920,523
Net book value on 31 December 2024	291,212,787
Net book value on 30 June 2025	283,062,939

- Fair value of investment properties were determined by external, independent property valuer, having appropriate recognized professional qualifications and experience in the location and category of the properties being valued. The fair value of investment properties amounted to EGP 898 million as per last valuation prepared by the Valuer as at 31 December 2024.

22. Investment properties under development

This item represents the value of investments property under development that have been re-presented from the accounts of work in progress, as the Company management have decided to lease those units upon completion instead of selling them as follows:

	30 June 2025	31 December 2024
SODIC projects in West Cairo	86,022,149	78,191,028
	86,022,149	78,191,028

Fair value of investment properties under development were determined by external, independent property valuer, having appropriate recognized professional qualifications and experience in the location and category of the properties being valued. The fair value of investment properties amounted to EGP 183.5 million as per last valuation prepared by the Valuer as at 31 December 2024.



**SIXTH OF OCTOBER FOR DEVELOPMENT AND INVESTMENT COMPANY SODIC
(AN EGYPTIAN JOINT STOCK COMPANY)**

**Notes to the interim condensed separate financial statements
For the six-month period ended 30 June 2025**

(In the notes all amounts are shown in Egyptian Pounds unless otherwise stated)

23. Bank Loans

	30 June 2025		31 December 2024	
	Toal Loan	Current portion	Non-current portion	Toal Loan
				Current portion
				Non-current portion

On October 13, 2021, Sixth of October for Development and Investment Company "SODIC" signed a medium-term syndicated loan contract with the Arab African International Bank "facility and guarantee agent" and Banque Misr (in its capacity as the account bank) with a total amount of EGP 1,570 million according to the previous syndicated loan contract signed on April 4, 2017 on two tranches: First tranche amount to finance the total debt outstanding and Second tranche to finance "SODIC West" projects (The interest rate is CBE corridor plus margin).

Debt covenant:

The company pledges to deposit all proceeds from the sale of the project.

- The company is obligated to conclude a mortgage and assignment of a right of the first degree on the account of the project in favor of the bank.
- The company is obligated to conclude a mortgage procurement that allows to inquire about the possibility of registering the land and buildings constructed on the financed project in the name of the borrower and completing a first-class mortgage on the leased assets and buildings only.
- The company is obligated to conclude an insurance policy on the construction work of the project in favor of the bank, with a coverage rate of 120%.

1,137,296,943	115,984,957	1,021,311,986	1,192,067,617	112,763,153	1,079,304,464
----------------------	--------------------	----------------------	----------------------	--------------------	----------------------



**SIXTH OF OCTOBER FOR DEVELOPMENT AND INVESTMENT COMPANY SODIC
(AN EGYPTIAN JOINT STOCK COMPANY)**

**Notes to the interim condensed separate financial statements
For the six-month period ended 30 June 2025**

(In the notes all amounts are shown in Egyptian Pounds unless otherwise stated)

23. Bank Loans (continued)

	30 June 2025		31 December 2024	
	Total Loan	Current portion	Total Loan	Current portion Non-current portion
On September 8, 2024, SODIC signed a long-term syndicated facility with Bank Misr and commercial financial international bank CIB for a total amount of EGP 4.14 billion, to Partially finances remaining development cost along with other expenses related to Sodic 464 acres project, the loan will be repaid on 12 unequal quarterly installments (The interest rate is CBE corridor plus margin).				
Debt Covenant:				
Pledge of project accounts to the guaranteed agent	1,530,000,000	-	900,000,000	900,000,000
All insurance policy in favor of the guaranteed agent	(10,064,102)	(1,610,256)	(10,869,230)	(1,610,256)
Unamortized borrowing cost				(9,258,974)
Total	2,657,232,841	114,374,701	2,081,198,387	1,970,045,490



**SIXTH OF OCTOBER FOR DEVELOPMENT AND INVESTMENT COMPANY SODIC
(AN EGYPTIAN JOINT STOCK COMPANY)**

**Notes to the interim condensed separate financial statements
For the six-month period ended 30 June 2025**

(In the notes all amounts are shown in Egyptian Pounds unless otherwise stated)

24. Bank - Credit Facilities

On 13 November 2023, a revolving financing contract was agreed upon with the Commercial International Bank, with a maximum amount of 1.2 billion Egyptian pounds, to finance the existing projects of the company. The duration of this facility is seven years, supported by receivables representing future installments for the units delivered in different SODIC projects. As of 30 June 2025, the total outstanding balance is EGP 635,438,032, (and as of 31 December 2024, EGP 800,303,274).

(a) Interest rate:

CBE corridor interest rate plus a risk premium.

(b) Guarantees:

Checks issued in favor of the company from delivered projects, in addition to promissory notes for each withdrawal request.

(c) Coverage rate:

Post-dated checks should not be less than 110% of the facility amount, and the term period for these checks should not exceed six years.

25. New Urban Communities Authority

	30 June 2025	31 December 2024
New Urban Communities Authority "NUCA"	10,219,670,307	10,343,855,608
Unamortized interest	<u>(4,700,624,197)</u>	<u>(5,097,939,151)</u>
	<u>5,519,046,110</u>	<u>5,245,916,457</u>
Current portion	445,415,153	532,294,201
Non-current portion	<u>5,073,630,957</u>	<u>4,713,622,256</u>
	<u>5,519,046,110</u>	<u>5,245,916,457</u>

On 21 March 2019 a co-development agreement was signed between SODIC and the Urban Communities Authority "NUCA" to establish an integrated urban project with an area of 464.81 acres (previously 500 acres) under deficit or increase. According to the contract, NUCA share in return of the land includes an advance payment, annual cash installments in addition to a percentage of the project expected revenues with a total minimum value of EGP 11.356 billion the co-development contract annex was signed on 27 June 2022.



**SIXTH OF OCTOBER FOR DEVELOPMENT AND INVESTMENT COMPANY SODIC
(AN EGYPTIAN JOINT STOCK COMPANY)**

**Notes to the interim condensed separate financial statements
For the six-month period ended 30 June 2025**

(In the notes all amounts are shown in Egyptian Pounds unless otherwise stated)

26. Contractors, suppliers and notes payable

	30 June 2025	31 December 2024
Contractors	155,342,675	65,128,112
Suppliers	135,574,075	100,687,955
Notes payable	318,200,957	137,909,323
	609,117,707	303,725,390

27. Advances from customers

This item represents the collected from customers for booking and contracting of units, lands and clubs as follows:

	30 June 2025	31 December 2024
Advances – SODIC West project	7,419,275,581	5,962,399,546
Advances – SODIC East project	1,922,517,467	1,479,754,175
Advances – SODIC North coast project	3,293,836,233	1,731,828,987
Advances – Clubs' memberships	689,727,557	606,647,067
	13,325,356,838	9,780,629,775

- Includes an amount of EGP 2,521,726,426 (31 December 2024: 1,526,791,936) representing the value of financial component interest on installments collected from customers.
- Uncollected notes receivable for undelivered units, that are not included in the financial statements have been disclosed in (Note 33).



**SIXTH OF OCTOBER FOR DEVELOPMENT AND INVESTMENT COMPANY SODIC
(AN EGYPTIAN JOINT STOCK COMPANY)**

**Notes to the interim condensed separate financial statements
For the six-month period ended 30 June 2025**

(In the notes all amounts are shown in Egyptian Pounds unless otherwise stated)

28. Creditors and other credit balances

	30 June 2025	31 December 2024
Accrued expenses	561,730,787	426,317,263
Retentions	346,416,447	252,979,385
Customers - Cancellation	36,797,855	37,787,910
Tax authority	129,513,912	113,428,878
Creditors of gas and electricity installments	39,055,590	34,602,074
Accrued compensated absence	22,258,999	389,290
Insurance Deposits collected from customers – Against modifications	26,197,686	28,888,636
Social insurance – Contractors	28,251,914	10,758,169
Customers – rents	879,519	1,507,109
Creditors of management, operation and maintenance of projects	2,027,323,028	1,602,211,432
Other creditors short term	110,837,474	52,457,239
	3,329,263,211	2,561,327,385

The Company's exposure to currency and liquidity risks related to creditors is disclosed in (Note 4).

29. Investments in subsidiaries

				Carrying amount as at	
	Legal Form	Ownership %	Paid amount of participation %	30 June 2025	31 December 2024
Sixth of October for Development and Real Estate Projects Co. (SOREAL)	S.A.E.	99.99	100	807,334,516	807,334,516
SOREAL for Real Estate Investment Co.	S.A.E.	99.99	100	499,999,970	499,999,970
SODIC for Development and Real Estate Investment Co.		99.99	100	299,999,980	299,999,980
Tabrouk Development Co.	S.A.E.	99.99	100	99,998,000	99,998,000
SODIC for Clubs *	S.A.E.	40	100	16,000,000	16,000,000
				1,723,332,466	1,723,332,466

* The Company owns directly and indirectly 100% in Sodici for Clubs.



**SIXTH OF OCTOBER FOR DEVELOPMENT AND INVESTMENT COMPANY SODIC
(AN EGYPTIAN JOINT STOCK COMPANY)**

**Notes to the interim condensed separate financial statements
For the six-month period ended 30 June 2025**

(In the notes all amounts are shown in Egyptian Pounds unless otherwise stated)

30. Fair values

Financial instruments are represented, in cash at banks and on hand, investments, customers, notes receivable and investments in subsidiaries, and associates, 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 Company.

According to the valuation techniques used to evaluate the assets and liabilities of the Company, the carrying value of these financial instruments represent a reasonable estimate of their fair value.

31. Related parties

Related parties are represented in the Company's shareholders, board of directors, executive directors and Companies in which they own directly or indirectly shares giving them significant influence over these Companies. The Company made several transactions during the period with related parties and these transactions have been done in accordance with the terms determined by the Company's management and have been approved by the Company's Ordinary General Assembly. A summary of significant transactions concluded during the period at the separate financial position date were as follows:

Party	Nature of relationship	Nature of transaction	30 June 2025 Amount of Transaction
Beverly Hills Company for Management of Cities and Resorts	A subsidiary	Works of agriculture, maintenance, and security services for Beverly Hills City	18,493,074
Sixth of October for Development and Real Estate Projects (SOREAL)	A subsidiary	Current account	106,396,008
AL DAR Properties PJSC	Ultimate Parent Company	Current account	797,492
Sodic Garden City for development and investment	A subsidiary	Current account	438,995
Edara for Services of Cities and Resorts Company	A subsidiary	Works of agriculture, maintenance, and security services for SODIC West	110,191,989
Al Yosr for Projects and Real estate Development Company	A subsidiary	Current account	210,355,051
SOREAL for Real estate investment Company	A subsidiary	Current account	187,449,041
Tabrouk Development Company	A subsidiary	Current account	116,910,346
SODIC for Development and Real Estate Investment Company	A subsidiary	Current account	3,181,100
SODIC Clubs	A subsidiary	Revenue/expenses of clubs	37,624,111
		Administrative fees	2,640,000
		Current account	8,153,731
Aldar Egypt for Projects Development	Under common control	Current account	229,074
	Executive directors		20,383,270
Executive directors and board members	Board members	Salaries and allowances	12,000,000



**SIXTH OF OCTOBER FOR DEVELOPMENT AND INVESTMENT COMPANY SODIC
(AN EGYPTIAN JOINT STOCK COMPANY)**

**Notes to the interim condensed separate financial statements
For the six-month period ended 30 June 2025**

(In the notes all amounts are shown in Egyptian Pounds unless otherwise stated)

31. Related parties (continued)

The following is the balances of related parties at the date of the financial statements:

31.1 Due from related parties

	30 June 2025	31 December 2024
SODIC Syria Company	434,145,985	434,145,985
Palmyra Real Estate Development Company – a Joint project	35,191,620	35,191,620
Tabrouk Development Company	-	51,035,510
Move-In for Advanced Contracting Company	22,411,128	22,411,128
Beverly Hills for Management of Cities and Resorts Co	3,877,160	10,511,238
Green scape for Agriculture and Reclamation Company (under Liquidation)	3,651,668	3,651,668
SODIC Garden City for development and investment	3,801,137	3,362,142
Aldar for Real Estate Company – Egypt	813,067	1,042,141
Edara for Services of Cities and Resorts Company	1,335,786	-
	505,227,551	561,351,432
Expected credit losses (*)	(495,428,017)	(495,424,870)
	9,799,534	65,926,562

* Due to the current political circumstances in the Syrian Arab Republic which affected a significant impact on the economic sectors in general, and the confiscation of assets and documents related to Palmyra - SODIC Real Estate Development Company by the Syrian Arab Republic government, the management of SODIC addressed the Embassy of the Syrian Arab Republic in Egypt to protect all of its interest from these acts and commissioned a law firm for trying to reserve its interest.

Accordingly, the Board of Directors of Sixth of October Development and Investment "SODIC" saw that the assets of the investee company all become in dispute with the mentioned country's government, which requires to recognize a loss arising from an inability to recover its investments and therefore the Board of Directors decided on 16 April 2014 to impair the due from related parties relating to investments that have been injected for projects in the Syrian Arab Republic in addition to an impairment for due from some subsidiaries related to debts unexpected to be collected which are amounted to EGP 495,428,017 as at 30 June 2025.

31.2 Due to related parties

	30 June 2025	31 December 2024
Sixth of October Development and Real Estate Projects Company (SOREAL)	1,715,342,137	1,821,738,146
SOREAL Real Estate Investment Company	106,076,640	293,525,680
SODIC Real Estate Development & Investment Company	217,711,774	214,530,675
Al Yosr Company for Projects and Real Estate Development	336,631,912	126,276,861
SODIC Clubs Company	41,288,443	73,627,897
Tabrouk Development Company	65,874,836	-
Edara Company for Cities and Resorts Services	-	21,016,381
	2,482,925,742	2,550,715,640



**SIXTH OF OCTOBER FOR DEVELOPMENT AND INVESTMENT COMPANY SODIC
(AN EGYPTIAN JOINT STOCK COMPANY)**

**Notes to the interim condensed separate financial statements
For the six-month period ended 30 June 2025**

(In the notes all amounts are shown in Egyptian Pounds unless otherwise stated)

32. Non - cash transactions

For the purpose of preparing the statement of cash flows for the financial year ended 30 June 2025, the effect of the following investment transactions was excluded as they are considered non-cash transactions:

	EGP
Capitalized financial component on installments collected from customers	994,934,490
Amortized interests on NUCA & land purchase creditors, that were capitalized to work in process	397,314,954
Interest unpaid	95,545,005
Interest not yet collected	183,986

33. Post-dated checks (off balance sheet)

The value of post-dated checks and installment customers are not included in the interim condensed separate statement of financial position items - for the undelivered units, is the value of the post-dated checks retained and received from customers according to the payment terms of each customer in accordance with the contracts, as well as the value of future installments that have not received checks on them where the contract was made and the payment was collected in advance and no future checks have been presented for the rest of the unit value until the date of the financial position, and its statement is as follows:

	30 June 2025	31 December 2024
Postdated checks customers and unit's installments	40,907,825,882	40,442,737,712
Postdated checks and customers clubhouse installment	513,372,386	535,471,184
Postdated checks customers cancellations	-	7,870,952
Postdated checks and customers maintenance installments	3,354,498,398	3,222,009,845
	44,775,696,666	44,208,089,693
Due as follows:		
Posted checks and customers due long term	36,231,836,090	36,927,489,256
Posted checks and customers due short term	8,543,860,576	7,280,600,437
	44,775,696,666	44,208,089,693



**SIXTH OF OCTOBER FOR DEVELOPMENT AND INVESTMENT COMPANY SODIC
(AN EGYPTIAN JOINT STOCK COMPANY)**

**Notes to the interim condensed separate financial statements
For the six-month period ended 30 June 2025**

(In the notes all amounts are shown in Egyptian Pounds unless otherwise stated)

34. Segment reporting

Currently the Company's main business segment is developing projects and selling the developed real estate properties. Revenues, profits and investments in other business segments are currently immaterial. Accordingly rental, service & managing cities and clubs business segments do not meet the criteria of reportable segments under EAS (41), and as such, are not separately disclosed in the consolidated financial statements. All revenues of the Company in the Year ended 31 December 2024 were reported under one segment in the separate financial statements. The financial information about the projects is aggregated and disclosed based on its geographical locations in the related notes of revenues, cost of sales, investment properties, completed real estate properties, work in progress, advances from customers and the land liabilities notes.

35. Significant events during the period

On April 17, 2025, the Central Bank of Egypt's Monetary Policy Committee (MPC) decided, during its meeting on Thursday, to cut the overnight deposit and lending rates, as well as the central bank's main operation rate, by 225 basis points to 25%, 26%, and 25%, respectively. It also decided to cut the credit and discount rates by 225 basis points to 25.5%.

36. Subsequent events

At a date subsequent to the date of the condensed separate financial statements, the Company (merging company) merged its subsidiaries listed below (the merged companies), based on the approval of the Extraordinary General Assembly held on March 25, 2025, approved on May 19, 2025, and based on the resolution No. 365/2 of 2025 of the Chairman of the General Authority for Investment and Free Zones, issued on May 14, 2025. The merged companies were delisted from the commercial register on July 14, 2025. The merger was accounted for at the book value of the net equity of the merged and merging companies, as per the financial statements as of December 31, 2021.

Companies merged at a date subsequent to the financial statements:

- 1- Sixth of October for Development and Real Estate Projects Company "SOREAL" - S.A.E.
- 2- Al Yosr for Projects and Real Estate Development Co. - S.A.E.
- 3- SODIC for Development and Real Estate Investment Co. - S.A.E.
- 4- SODIC Polygon for Real Estate Investment Co. - S.A.E.
- 5- La Maison for Real Estate Investment Co. - S.A.E.
- 6- Soreal for Real Estate Investment
- 7- Tabrouk Development Company