SODIC

2024
Carbon Footprint Report

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ACRONYMS & ABBREVIATIONS

ACRONYMS & ABBREVIATIONS

BY	Base year
CFP	Carbon Footprint
CAT	Category
CO_2	Carbon Dioxide
DEFRA	Department for Environment, Food & Rural Affairs
EF	Emission Factor
EGP	Egyptian Pounds
Egypt ERA	Egyptian Electric Utility and Consumer Protection Regulatory Agency
GHG	Greenhouse Gases
GWP	Global Warming Potential
HQ	Headquarters
IEA	International Energy Agency
IPCC	Intergovernmental Panel on Climate Change
ISO	International Standard Organization
kg	Kilogram
km	Kilometer

kWh	Kilowatt Hour
M.EGP	Million Egyptian Pounds
MWh	Megawatt Hour
m^2	Square Meter
m^3	Cubic Meter
$mtCO_2e$	Metric tons of carbon dioxide equivalent
p.km	Passenger-kilometer
PV	Photovoltaic
T&D	Transmission & Distribution
WOC	Walk of Cairo
WTT	Well-to-Tank

02
EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

We are pleased to unveil SODIC's **fourth** consecutive Greenhouse Gas (GHG) Emissions Report, reaffirming our steadfast commitment to environmental transparency and sustainability. This report marks another step in our journey to measure, manage, and reduce our climate impact, aligning with global best practices in the real estate sector.

Covering the reporting period from **January 1st to December 31st, 2024**, this year's assessment includes emissions from Scope 1, Scope 2, and significant categories within Scope 3. As part of our ongoing efforts to enhance data accuracy and consistency, we have also recalculated the "Use of Sold Products" figures for the 2023 reporting year, ensuring a more refined and reliable dataset.

The analysis and calculations of this assessment followed protocols & standards specially developed for accounting and reporting carbon footprint including the Greenhouse Gas Protocol Guidelines, the 2006 Intergovernmental Panel on Climate Change (IPCC) Guidelines for Greenhouse Gas Inventories (with 2019 Refinements) and the ISO 14064-1:2018 Standards. To maintain methodological consistency and ensure the reliability of our results, we have adhered to the same methodology utilized in last year's reporting process. This approach enables us to accurately track changes, assess progress, and make informed decisions regarding our environmental impact mitigation strategies.

GREENHOUSE GAS PROTOCOL

ipcc INTERGOVERNMENTAL PANEL ON climate change

ISO 14064

The total emissions for SODIC for the year 2024 are

356,902 $mtCO_2e$.

Scope 1
Direct Emissions
5,908 $mtCO_2e$

Sports facilities represent the largest source at **2,098 $mtCO_2e$ (36% of total Scope 1)**.

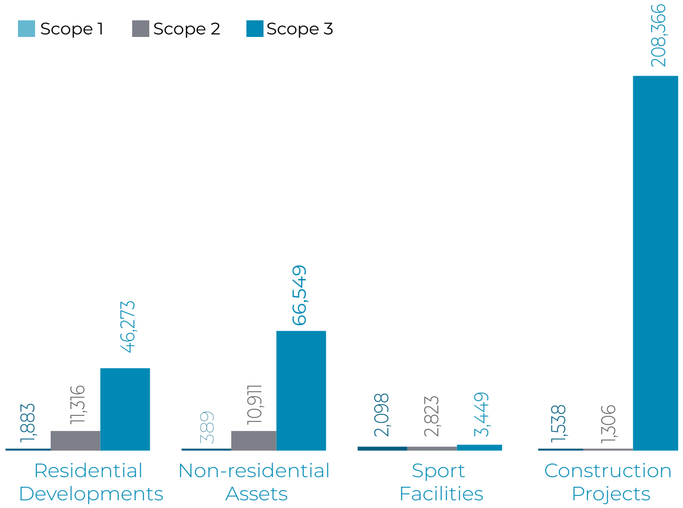
Scope 2
Direct Emissions
26,356 $mtCO_2e$

The largest portion of our operational impact comes from Scope 2 emissions, reaching **26,356 $mtCO_2e$** entirely from purchased electricity. Residential developments account for **43%** of this total **(11,316 $mtCO_2e$)**, followed closely by non-residential assets at **41% (10,911 $mtCO_2e$)**.

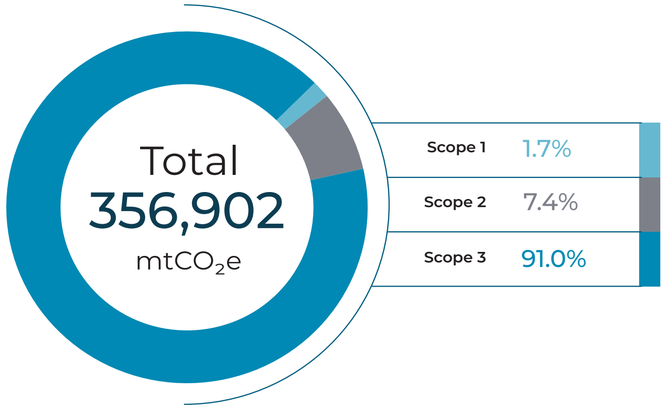
Scope 3
Direct Emissions
324,637 $mtCO_2e$

Our most substantial environmental impact occurs in Scope 3 emissions, which total **324,637 $mtCO_2e$** across the value chain. Construction projects dominate this category, contributing **208,366 $mtCO_2e$ (64% of total Scope 3)**. This includes embodied carbon in building materials, transportation, and the newly included category "Use of Sold Products".

Absolute Emissions by Scope per Boundary ($mtCO_2e$), 2024



SODIC Carbon Emissions ($mtCO_2e$), 2024



EXECUTIVE SUMMARY

CARBON INTENSITY

Residential Developments
3.49
$kgCO_2e/sqm$

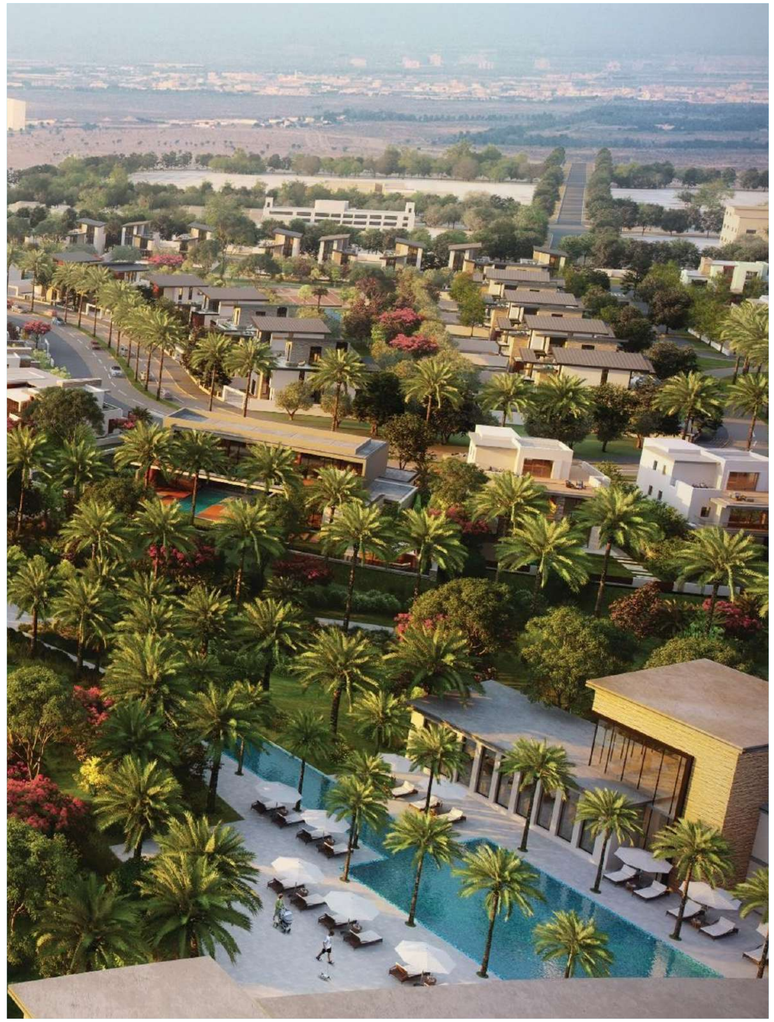
Non-residential Assets
39.01
$kgCO_2e/sqm$

Sports Facilities
272.44
$kgCO_2e/sqm$

Revenue
3.31
$mtCO_2e/M.EGP$

In this reporting period, SODIC has achieved an emissions intensity of **3.31 $mtCO_2e$/Million EGP** in terms of revenue for Scope 1 and 2. This metric provides a valuable measure of SODIC's environmental efficiency, acting as a benchmark to evaluate the company's progress towards sustainable and low-carbon operations. This emissions intensity per revenue has decreased by **9.8%** compared to the 2022 base year. Our assessment extends to include the measurement of carbon intensity across organizational boundaries, with a specific focus on residential developments, non-residential facilities, and sports clubs, measured against their respective built-up area (in square meters).

Residential developments achieved the most significant progress, with intensity dropping sharply by **57.7%**, from **8.26 $kgCO_2e/m^2$** in 2022 to just **3.49 $kgCO_2e/m^2$** in 2024, including a notable **50.8%** year-over-year reduction. Conversely, non-residential assets experienced a concerning **166.1% intensity increase** since 2022, rising from **14.66** to **39.01 $kgCO_2e/m^2$**, with a continued **12.3%** uptick from 2023. This trend suggests growing energy demands in commercial/office spaces that may require targeted intervention. Sports clubs maintained relatively stable intensity levels near **272 $kgCO_2e/m^2$** throughout the period, showing marginal fluctuations of less than **5%** annually. The consistent high intensity highlights this segment as requiring specialized focus for future reduction efforts.



03
INVENTORY BOUNDARIES

ORGANIZATIONAL BOUNDARIES

Upon disclosing emissions, companies typically disclose emissions using one of two primary methods:

Equity Share Approach
based on their ownership stake in the operations

Control Approach
which covers emissions from operations under direct financial or operational control

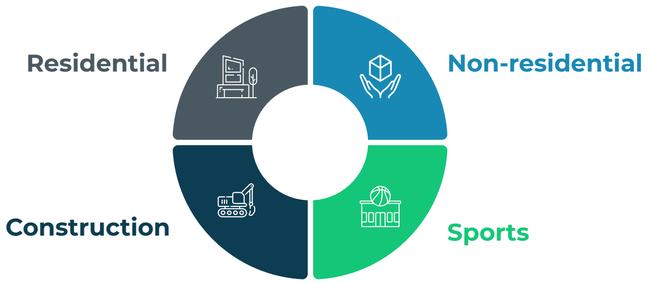
In our case, we have selected the operational **control approach.**

Portfolio Overview

SODIC's diverse portfolio spans three strategic locations in Egypt

West Cairo **East Cairo** **North Coast**

These assets are categorized into four key segments reflecting a balanced and strategic distribution across the region.



RESIDENTIAL DEVELOPMENTS	
Eastown Residences	EAST CAIRO
Villette	EAST CAIRO
Caesar	NORTH COAST
Forty West	WEST CAIRO
One16	WEST CAIRO
Allegria	WEST CAIRO
Westown Residences	WEST CAIRO
The Courtyards	WEST CAIRO
October Plaza	WEST CAIRO
Six West	WEST CAIRO
Main Road (SODIC West)	WEST CAIRO
Sky Condos	EAST CAIRO
Allegria Residences	WEST CAIRO
SODIC East	EAST CAIRO
V Residence	EAST CAIRO

SPORTS FACILITIES	
Eastown Club S	EAST CAIRO
SODIC Sports Club West	WEST CAIRO
Allegria Club S	WEST CAIRO
Allegria Golf Course	WEST CAIRO

WEST CAIRO EAST CAIRO NORTH COAST

NON-RESIDENTIAL FACILITIES	
The Portal	WEST CAIRO
Eastown District New Cairo (EDNC)	EAST CAIRO
Edara Buildings	WEST CAIRO
The Polygon	WEST CAIRO
The Polygon SODIC HQ	WEST CAIRO
The Polygon Xtension	WEST CAIRO
WOC Customer Service & Sales	WEST CAIRO
Sales Centre East Cairo	WEST CAIRO
North Coast Sales Center	NORTH COAST
The Strip	WEST CAIRO
Westown Hub	WEST CAIRO
SODIC Medical District	WEST CAIRO
Six West	WEST CAIRO

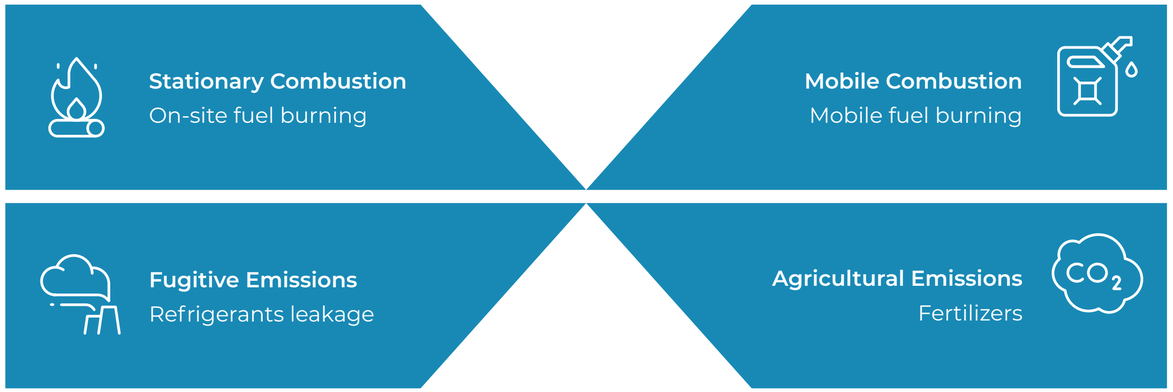
CONSTRUCTION PROJECTS	
June	NORTH COAST
SODIC East	EAST CAIRO
The Estates	WEST CAIRO
V Residences	EAST CAIRO
Villette Club	EAST CAIRO
VYE	WEST CAIRO
Sky Condos	EAST CAIRO
The Estates Residences	WEST CAIRO
Karmell	WEST CAIRO
SODIC Sports Club	EAST CAIRO

OPERATIONAL BOUNDARIES

Operational boundaries define the scope of direct and indirect emissions for operations that fall within SODIC'S established organizational boundary and choosing the scope of accounting and reporting for indirect emissions.

Scope 1

Direct emissions from sources that are owned or controlled by SODIC (i.e., any owned or controlled activities that release emissions straight into the atmosphere).



Scope 2

Indirect emissions associated with the consumption of purchased electricity from a source that is not owned or controlled by SODIC.

Scope 3

Emissions resulting from other activities that are not covered in Scope 1 and 2. These indirect emissions are a result of SODIC's operations but are not directly owned or controlled by it.
The data received does not distinguish between the purchased electricity from leased units and sold units within the diverse facilities.

CATEGORY 1
Purchased Goods and Services
- Water use
- Raw materials
- Contractors
- Monetary goods & services

CATEGORY 2
Capital Goods
- Capital goods

CATEGORY 3
Fuel and Energy-related Activities (Not Included in Scope 1 and 2)
- Transmission & Distribution losses
- Well-to-Tank (WTT)

CATEGORY 5
Waste Generated in Operations
- Solid waste disposal
- Wastewater treatment

CATEGORY 6
Business Travel
- Air travel + (WTT)
- Land travel + (WTT)
- Hotel stays

CATEGORY 7
Employee Commuting
- Employee commuting + (WTT)

CATEGORY 11
Use of Sold Products
- Lifetime energy use of sold units

04
REPORTING PERIOD

REPORTING PERIOD

The reporting period is from the **1st of January 2024** to the **31st of December 2024.**

During this reporting period, a notable methodological enhancement was made in calculating Scope 3, Category 11 emissions (Use of Sold Products). The emissions data for 2023 was recalculated using a more robust and business-specific methodology that better reflects the actual downstream use-phase emissions associated with our sold products. This updated approach provides greater accuracy and aligns more closely with the operational realities and product lifecycle at SODIC.

The same methodology consistently applied to the 2024 reporting year to ensure comparability and support reliable trend analysis moving forward. However, due to limited availability of detailed and reliable historical data, it was not possible to retrospectively apply this new method to the 2022 emissions. As a result, the previously reported 2022 figures based on less representative assumptions were excluded from comparative analysis to uphold the integrity and transparency of our reporting. Accordingly, the year 2023 has been designated as the new base year for Scope 3, Category 11 emissions only.

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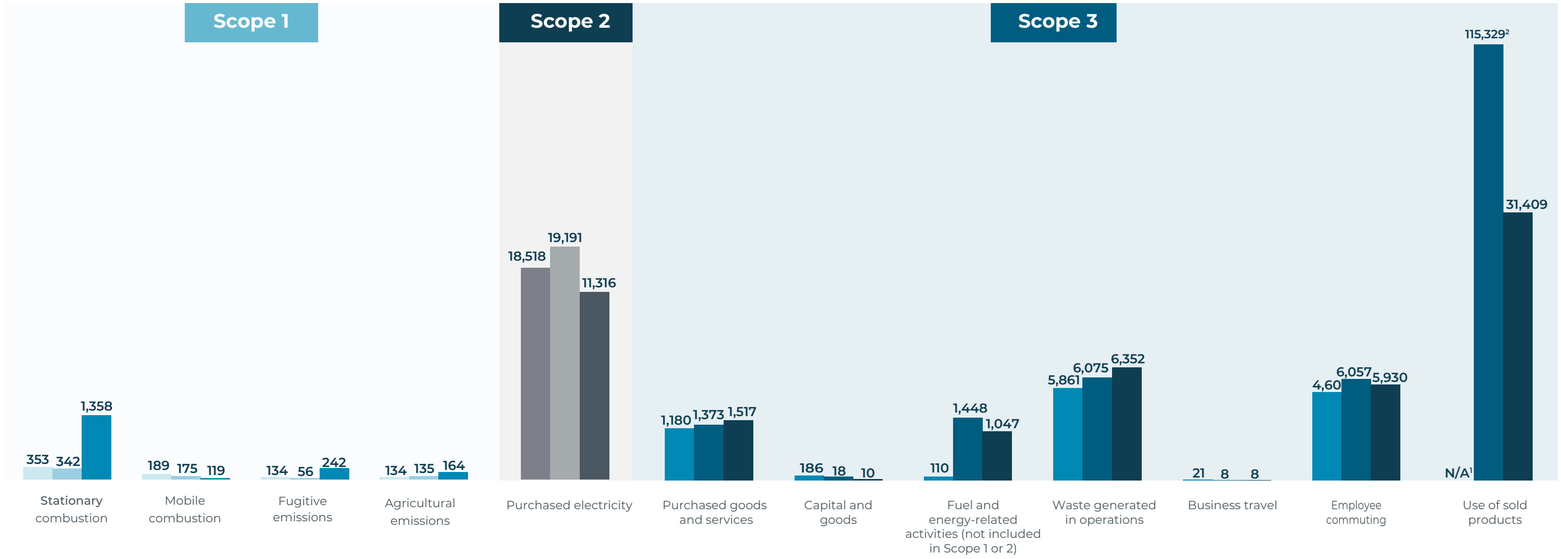
CARBON FOOTPRINT RESULTS

RESIDENTIAL DEVELOPMENTS

RESIDENTIAL DEVELOPMENTS

59,472 $mtCO_2e$

Residential Developments - Absolute Emissions by Scope per Activity ($mtCO_2e$), 2022-2024



Total emissions from residential developments amounted to **59,472 $mtCO_2e$**, representing **17%** of SODIC's overall emissions. Within the residential developments, Scope 1 emissions accounted for **3% (1,883 $mtCO_2e$),** Scope 2 for **19% (11,316 $mtCO_2e$),** and Scope 3 for **78% (46,273 $mtCO_2e$)**. Scope 1 emissions primarily arose from stationary combustion, particularly backup generators, followed by mobile combustion from company-owned vehicles. Scope 3 emissions were largely driven by energy consumption during the operational phase of sold units, comprising 68% of residential Scope 3 emissions.

[1]2022 data have been excluded from comparative analysis as it cannot be recalculated under the new methodology due to insufficient historical records.

[2]2023 data has been recalculated using a more accurate and business-representative methodology, which was then consistently applied to the 2024 reporting year.

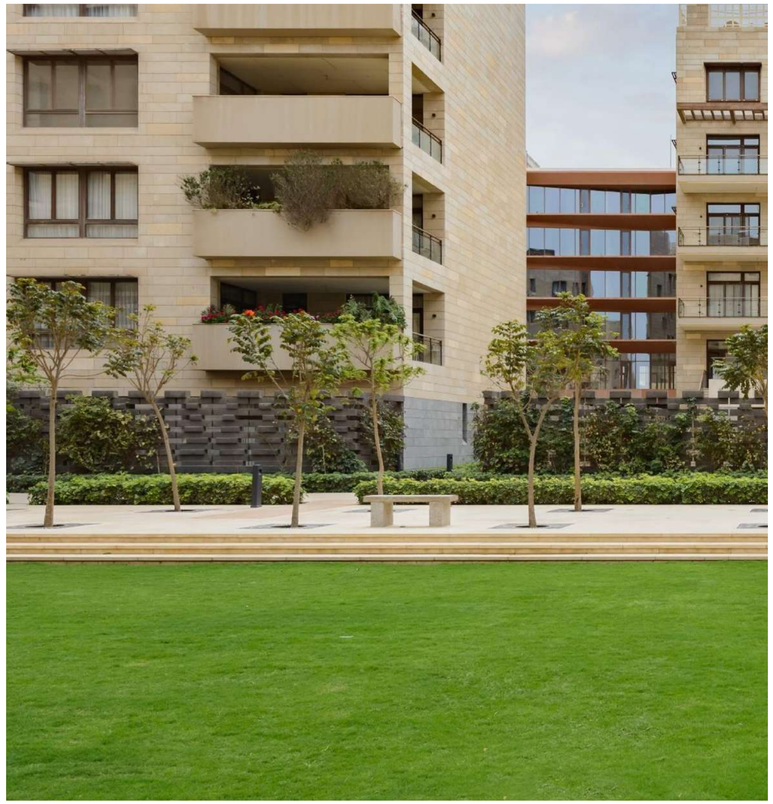
RESIDENTIAL DEVELOPMENTS

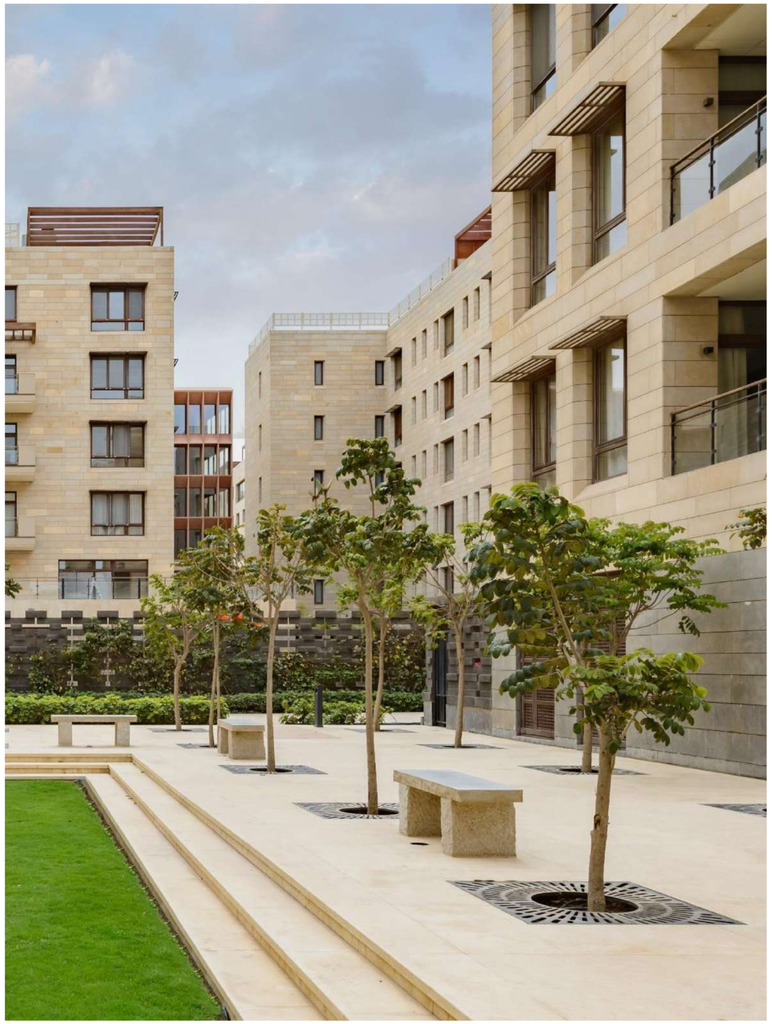
Emissions Overview Across the Years

In 2022, total emissions stood at **31,289 mtCO₂e** excluding Scope 3 Category 11 emissions. This figure rose dramatically to **150,207 mtCO₂e** in 2023 before declining sharply by **60%** to **59,472 mtCO₂e** in 2024. The substantial increase between 2022 and 2023 primarily resulted from our first full accounting of Scope 3 Category 11 emissions (Use of Sold Products), which accounted for the majority of the growth. This change directly correlated with our property sales activity, which reached **157,525 m²** in 2023 before decreasing to **42,904 m²** in 2024. The subsequent reduction in total emissions in 2024 reflects both this decrease in sold area and associated energy consumption.

Scope 1 Direct emissions showed notable growth, increasing **166%** from **708 mtCO₂e** in 2023 to **1,883 mtCO₂e** in 2024. This was driven primarily by stationary combustion, which rose **297%** from **342 mtCO₂e** to **1,358 mtCO₂e**. Several factors contributed to this increase, including expanded operations at Forty West, Allegria, and Allegria Residences. Government-mandated electricity rationing, involving two-hour daily power cuts, necessitated increased generator usage. Additionally, continuous operation of critical infrastructure in Allegria including zoned irrigation pump rooms, submersible water pumps, and domestic water distribution systems further contributed to higher emissions. The 2024 figures also include natural gas consumption data that was not collected in 2023.

Between 2022 and 2024, our Scope 2 emissions from purchased electricity followed a significant trajectory. Starting at **18,518 mtCO₂e** in 2022, emissions initially rose by **3.6%** to **19,191 mtCO₂e** in 2023, reflecting consistent electricity demand during that period. However, 2024 marked a substantial turning point, with emissions decreasing sharply by **41%** to **11,316 mtCO₂e.** This impressive reduction resulted in a net decrease of **38.9%** compared to our 2022 baseline. These results demonstrate the effectiveness of our energy efficiency initiatives, including lighting system optimizations at Six West where we implemented automated controls for basement, common area, and exterior lighting and the replacement of **585** conventional fixtures with LED lighting along SODIC West (main road).





RESIDENTIAL DEVELOPMENTS

Scope 1 **1,883** $mtCO_2e$

Stationary Combustion
1,358 $mtCO_2e$

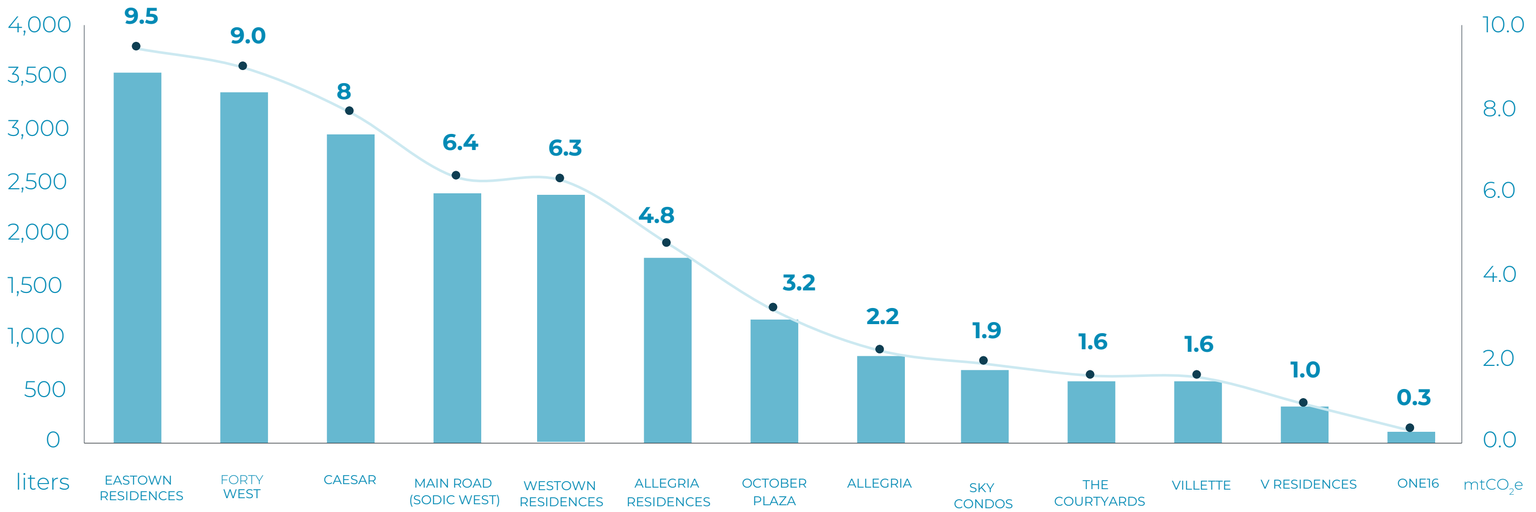
Diesel generators
fuel burning
56 $mtCO_2e$

During the reporting period, diesel generator operations consumed **20,943 liters** of fuel, resulting in direct emissions of approximately **56 $mtCO_2e$**. Among all monitored sites, Eastown Residences demonstrated the highest fuel consumption at **3,555** liters, contributing **9.5 $mtCO_2e$** in emissions and representing **17%** of the total emissions for this category. In contrast, One16 showed the most efficient performance with only **121 liters** of diesel consumed, accounting for a minimal **0.6%** share of emissions.

Natural Gas
1,302 $mtCO_2e$

During the reporting period, total natural gas consumption across facilities amounted to **631,016 m^3**, generating direct emissions of **1,302 $mtCO_2e$**. Facility-level data revealed significant variations in usage patterns. Forty West emerged as the primary consumer, accounting for **1,214 $mtCO_2e$** of emissions representing approximately **93%** of the total natural gas-related emissions. October Plaza demonstrated more moderate consumption levels at **88 $mtCO_2e$**, while Villette usage was minimal at just **1 $mtCO_2e$**.

Generators' Fuel Burning and Emissions in Residential Developments, 2024



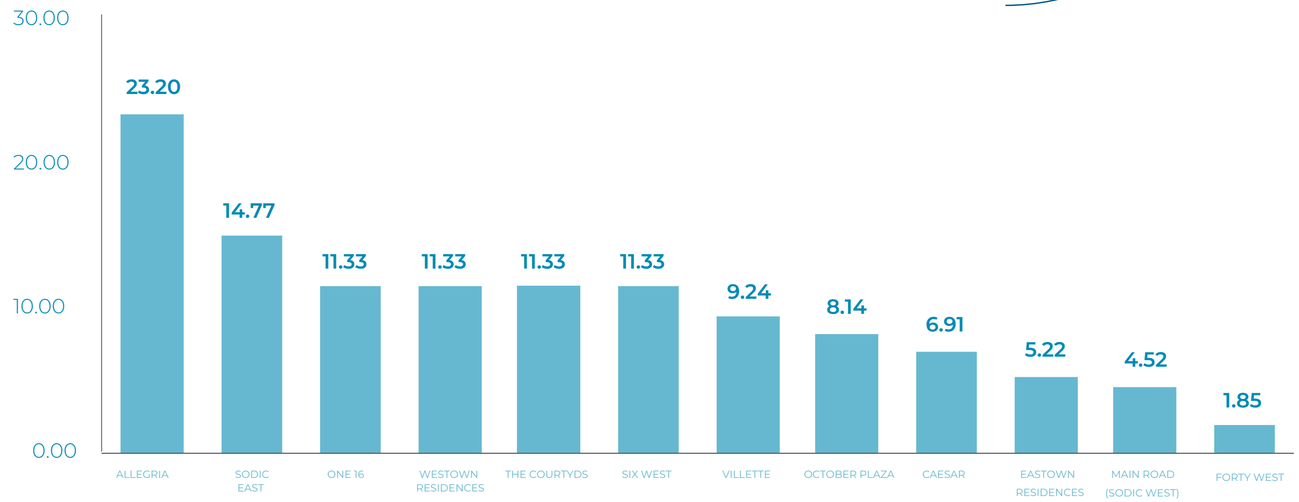
RESIDENTIAL DEVELOPMENTS

MOBILE COMBUSTION

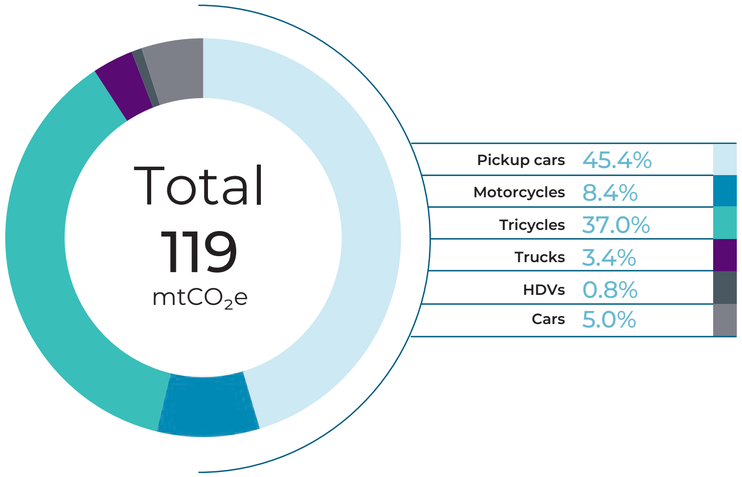
119 $mtCO_2e$

This category includes direct emissions from fuel consumption across SODIC's owned vehicle fleet. Analysis reveals significant variations in emissions contributions by vehicle type and operational location. Pick-up cars emerged as the highest-emitting vehicle category, generating **54 $mtCO_2e$** and accounting for **45.4%** of total fleet emissions. Allegria represented the most emissions-intensive site at **23 $mtCO_2e$**, comprising **19.5%** of the category total. In marked contrast, Forty West demonstrated the lowest emissions output, contributing a minimal **1.6%** share.

Mobile Fuel Combustion Emissions in Residential Developments ($mtCO_2e$), 2024



Share of Mobile Fuel Emissions in Residential Developments, 2024



FUGITIVE EMISSIONS

242 $mtCO_2e$

Fugitive emissions from refrigerant leakage were identified at three residential developments: Eastown Residences, Caesar, and Forty West. A total of **138 kg** of refrigerants **(R410a and R22)** were released, with Forty West alone accounting for **130 kg of R22** representing the vast majority of leakage. This resulted in approximately **229 $mtCO_2e$** in direct emissions, contributing to **94%** of total fugitive emissions from residential operations.

AGRICULTURAL EMISSIONS

164 $mtCO_2e$

During the reporting period, **192,785kg** of synthetic fertilizers were used across 15 residential developments, resulting in direct emissions of approximately **164 $mtCO_2e$**. Emissions were distributed as follows: East Cairo contributed **76 $mtCO_2e$ (46%),** West Cairo **72 $mtCO_2e$ (44%),** and North Coast **17 $mtCO_2e$ (10%).**

RESIDENTIAL DEVELOPMENTS

Scope 2 **11,316** $mtCO_2e$

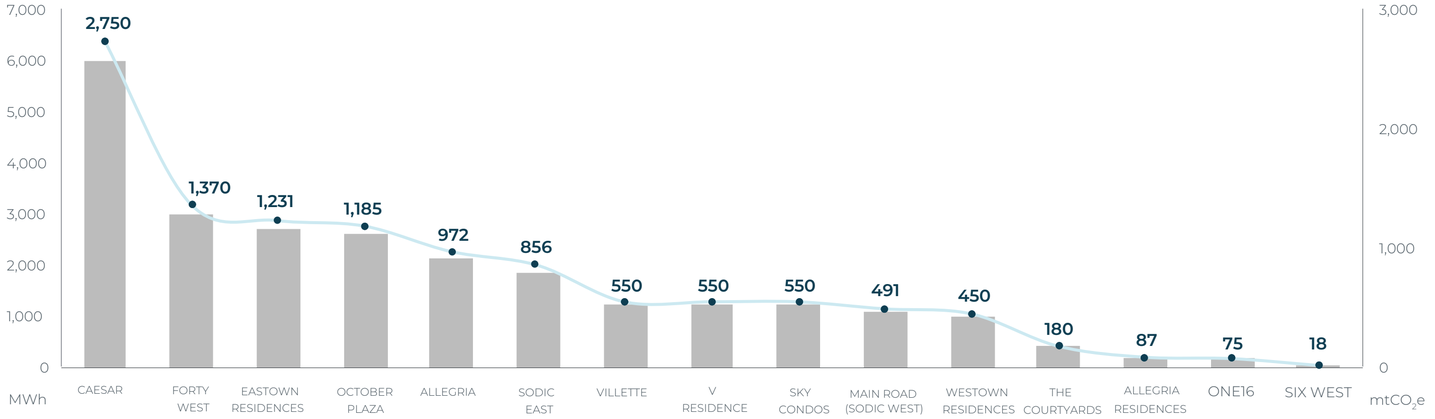
PURCHASED ELECTRICITY

11,316 $mtCO_2e$

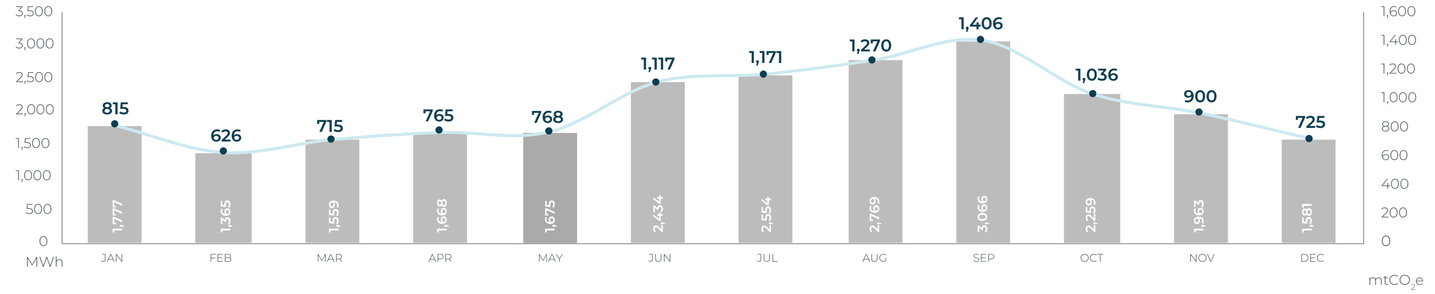
In the 2024 reporting period, total electricity consumption across all residential developments reached **24,671 MWh,** generating **11,316 $mtCO_2e$** of indirect emissions. Among these, Caesar recorded the highest electricity usage at **5,996 MWh,** which translated into **2,750 $mtCO_2e$**. Eastown Residences followed with a consumption of **2,683 MWh**, contributing to **1,231 $mtCO_2e$**. On the opposite end of the spectrum, Six West reported the lowest usage at just **40 MWh**, resulting in emissions of only **18 $mtCO_2e$** accounting for a minimal **0.2%** of the total residential electricity emissions.

Electricity demand and the corresponding emissions peaked in September, with consumption climbing to 3,066 MWh and emissions reaching **1,406 $mtCO_2e$**. February marked the lowest point in the year, with consumption falling to **1,365 MWh** and emissions totaling **626 $mtCO_2e$.**

Total Electricity Consumption and Emissions per Residential Development, 2024



Monthly Electricity Consumption and Emissions in Residential Developments, 2024



Clean Energy Solutions

Through its Taqatak partnership, Solar-powered pergola installed at Villette now generates energy for a customer phone charging station.

E-Car Charging Stations

Through its partnership with INFINITY-E, SODIC deployed **1 electric vehicle charging** station in **Villette**. This project enables sustainable mobility for the community while positioning SODIC at the forefront of Egypt's electric vehicle infrastructure. development. SODIC plans to expand its efforts by deploying **9 additional charging stations** in 2025.

RESIDENTIAL DEVELOPMENTS

Scope 3 **48,429** $mtCO_2e$

The Scope 3 emissions calculations for the residential developments encompassed the following categories:

- **CATEGORY 1** Purchased Goods and Services
- **CATEGORY 2** Capital Goods
- **CATEGORY 3** Fuel and Energy-related Activities (Not Included in Scope 1 and 2)
- **CATEGORY 5** Waste Generated in Operations
- **CATEGORY 6** Business Travel
- **CATEGORY 7** Employee Commuting
- **CATEGORY 11** Use of Sold Products

CATEGORY 1
Purchased Goods and Services

1,517 $mtCO_2e$

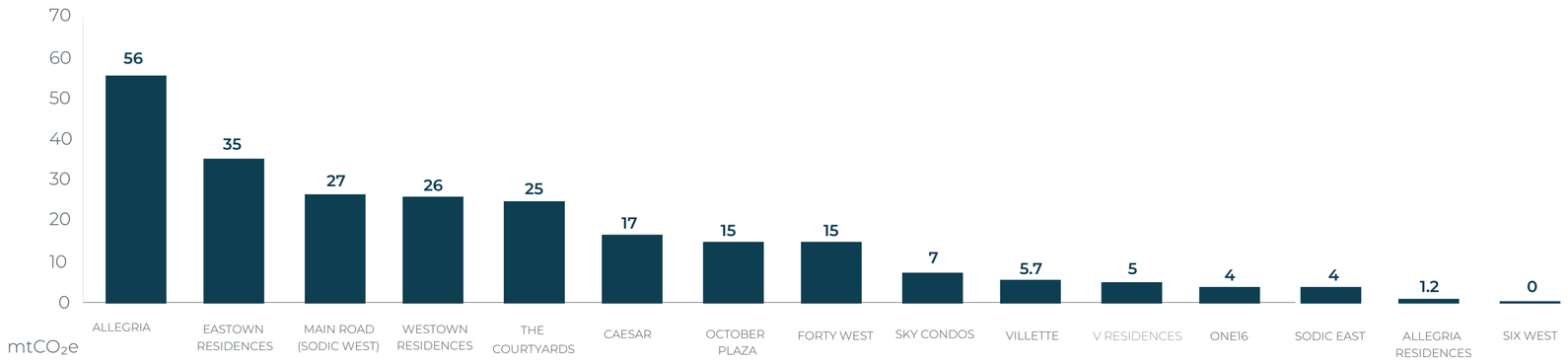
Monetary Purchased Goods & Services

243 $mtCO_2e$

Emissions from purchased goods and services have been assessed across 15 residential developments. Among these, Allegria stands out as the highest emitter, contributing **56 $mtCO_2e$ 23%** of the total emissions. Eastown Residences follows in second place with **35 $mtCO_2e$ (15%),** while Six West has the lowest footprint at just **0.4 $mtCO_2e$**, accounting for a mere **0.15%** of the total.

* Purchased goods are not tracked annually for every facility, as procurement cycles vary and may span multiple years.

Monetary Purchased Goods & Services Emissions in Residential Developments ($mtCO_2e$), 2024



RESIDENTIAL DEVELOPMENTS

Water use

1,274 $mtCO_2e$

The reported residential developments consumed a total of **3,605,111 m^3** of water, resulting in **1,274 $mtCO_2e$** emissions. Allegria accounted for **20%** of emissions, while Six West had the lowest footprint **(11 $mtCO_2e$, 0.9%).**

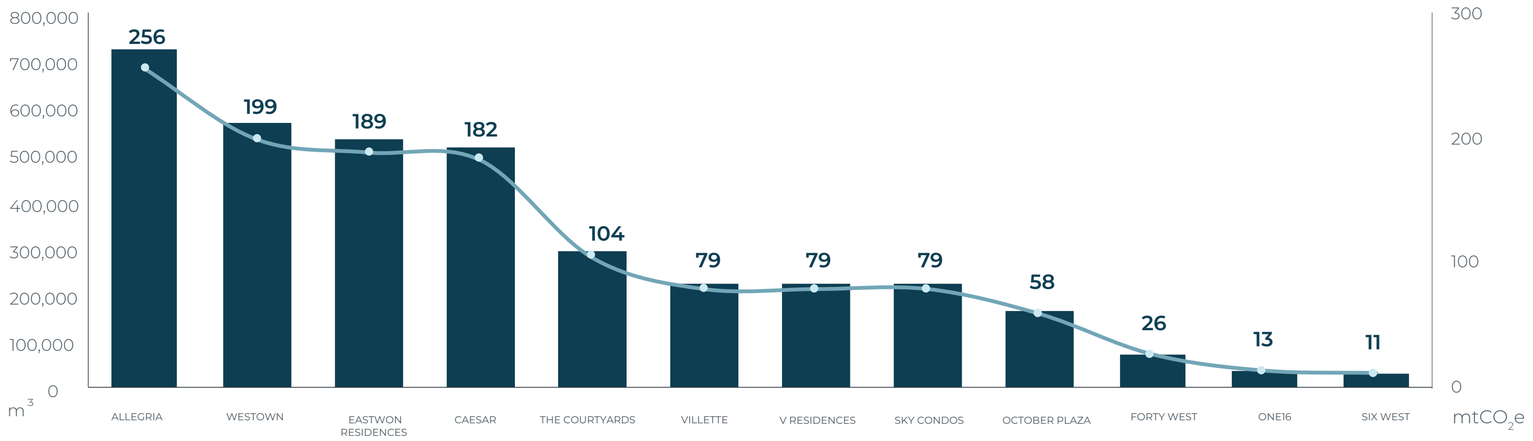
Advancing Water Efficiency in SODIC's New Design Projects

SODIC's 2024 water efficiency initiatives achieved 28-34% reductions in new residential projects. SODIC East's optimized design cut consumption by 28%, while VYE's prototype saved 34% versus LEED v4 baselines.

Sustainable Water Management

SODIC has implemented multiple wastewater treatment initiatives across its developments. At Ceasar, two plants (400 m^3/day each, operational since 2018 and 2021) have collectively produced over 61,500 m^3 of treated water. In Villette, a 1,200 m^3/day plant launched in 2024 has generated 32,500 m^3, with a second phase (another 1,200 m^3/day) planned for 2025. Additionally, a 2,000 m^3/day MBBR Sewage Treatment Plant (STP) is set for SODIC West in 2026 to support Allegria and Golf Course irrigation.

Total Water Use And Emissions In Residential Developments, 2024

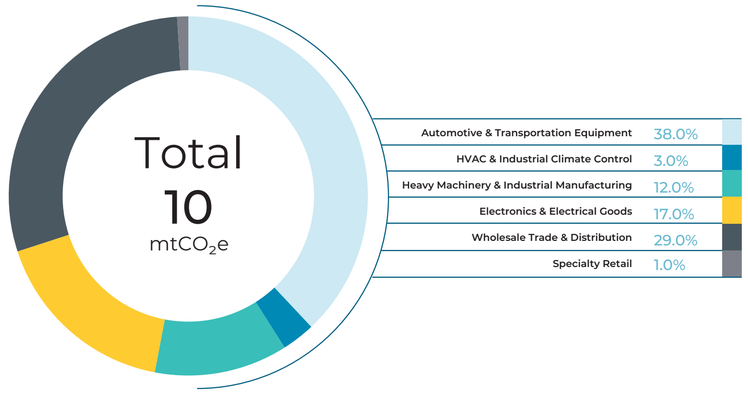


CATEGORY 2
CAPITAL GOODS

10 $mtCO_2e$

Emissions from capital goods across nine residential developments totaled **10 $mtCO_2e$**. General Residential capital goods accounted for **1.2 $mtCO_2e$ (11.5% of total emissions)**, covering shared assets including laptops, refrigerators, and hard disks serving all developments. Among specific developments, SODIC East recorded the highest emissions at **4.5 $mtCO_2e$ (43% of total)**, while Allegria Residences showed the lowest at just **0.1 $mtCO_2e$.** These capital goods emissions fall into five subgroups, with automotive and transportation equipment representing the largest share at **3.8 $mtCO_2e$ (38% of total emissions).**

Share Of Capital Goods Emissions In Residential Projects, 2024



RESIDENTIAL DEVELOPMENTS

CATEGORY 3
FUEL AND ENERGY-RELATED ACTIVITIES (NOT INCLUDED IN SCOPE 1 AND 2)

2,821 $mtCO_2e$

To fully evaluate the climate impacts of fuel-related activities, SODIC quantified both well-to-tank (WTT) emissions and emissions from transmission and distribution (T&D) losses, capturing the complete Scope 3 environmental footprint of its fuel consumption. In 2024, WTT emissions from SODIC's vehicle fleet reached **120 $mtCO_2e$**, while stationary fuel use revealed significant variations: diesel-powered generators contributed **336 $mtCO_2e$,** petrol accounted for just **1 $mtCO_2e$,** and natural gas water heaters generated **520 $mtCO_2e$**. Beyond direct fuel use, associated T&D losses represented the largest emissions source at **1,845 $mtCO_2e$**, highlighting the substantial hidden impacts of energy infrastructure.

CATEGORY 5
WASTE GENERATED IN OPERATIONS

6,352 $mtCO_2e$

Solid waste disposal

4,258 $mtCO_2e$

Residential developments generated **6,641 tons** of waste during the reporting period, resulting in **4,258 $mtCO_2e$** of indirect emissions. This represents **68%** of total solid waste emissions across all SODIC facilities. Allegria was the largest contributor at **1,843 $mtCO_2e$ (44%** of residential waste emissions), followed by Westown Residences with **883 $mtCO_2e$ (21% share).** The remaining developments collectively accounted for 35% of emissions from residential waste.

Wastewater treatment

2,093 $mtCO_2e$

In 2024, residential developments discharged approximately **3.24 million m^3** of water into sewage systems for treatment. The subsequent wastewater treatment process generated **2,093 $mtCO_2e$** in emissions.

CATEGORY 6
BUSINESS TRAVEL

8 $mtCO_2e$

Air travel

7 $mtCO_2e$

Reported employee travel included **31,620 km** of combined international and domestic flights, generating approximately **6 $mtCO_2e$** of Scope 3 emissions. An additional **1 $mtCO_2e$** was attributed to well-to-tank (WTT) emissions from fuel production and distribution.

Hotel stay

1 $mtCO_2e$

Employee accommodations totaled **19 hotel** nights last year, resulting in approximately **1 $mtCO_2e$** of associated emissions.

CATEGORY 7
EMPLOYEE COMMUTING & WTT

5,930 $mtCO_2e$

For approximately **60%** of employees, we used actual commuting data collected by individuals across each operational boundary. For the remaining **40%,** we applied an estimated average one-way distance of **25 km** per person, maintaining consistency with our established methodology from previous years. In total, employee commuting generated **4,766 $mtCO_2e$** in Scope 3 indirect emissions, with an additional **1,164 $mtCO_2e$** attributable to Well-to-Tank (WTT) emissions from fuel production and distribution.

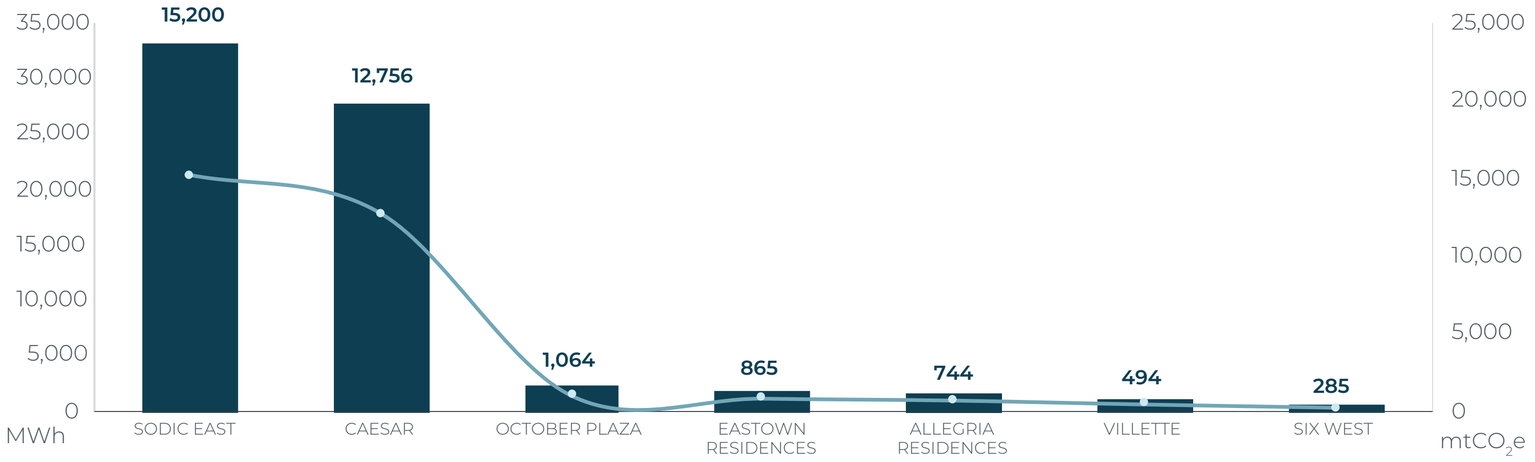
RESIDENTIAL DEVELOPMENTS

CATEGORY 11
USE OF SOLD PRODUCTS

31,409 $mtCO_2e$

In the 2024 reporting period, the cumulative electricity consumption across all sold residential units reached **68,475 MWh**, generating direct emissions of **31,409 $mtCO_2e$**. This calculation is based on an average yearly energy consumption of **26.6 kWh** per square meter for residential buildings, factoring in the total sold area and average building life expectancy. Among the residential projects, SODIC East recorded the highest electricity consumption at **33,138 MWh**, contributing **15,200 $mtCO_2e$** in emissions. This figure alone accounts for **48%** of the total electricity-related emissions from sold residential units. Allegria in West Cairo followed with an electricity consumption of **15,336 MWh,** resulting in **7,035 $mtCO_2e$** representing **22%** of the total emissions. In contrast, Six West in West Cairo had the lowest electricity consumption at just **622 MWh**, leading to emissions of **285 $mtCO_2e$**, a minimal **0.9%** share of the total residential emissions.

Total Electricity Consumption and Emissions per Residential Compound, 2024



REDUCED EMISSIONS
RENEWABLE ENERGY

0.42 $mtCO_2e$

In 2024, Allegria continued its commitment to sustainability by generating **922 kWh** of clean energy through an off-grid CCTV system, achieving a total carbon reduction of **0.42 $mtCO_2e$** Meanwhile, Villette contributed **150 kWh** of renewable energy, resulting in a **0.07 $mtCO_2e$** reduction.

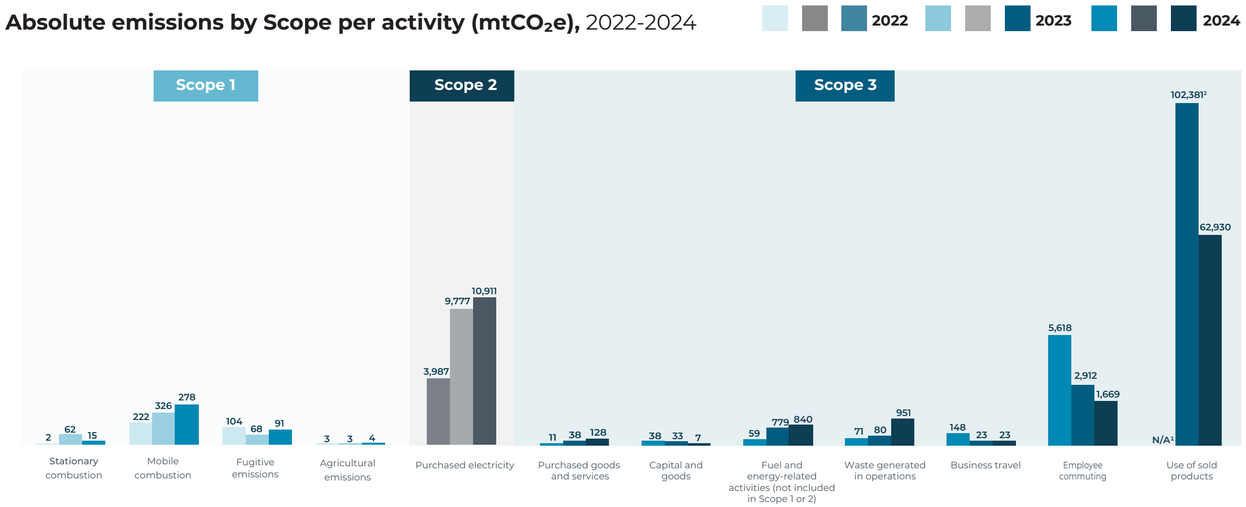
NON-RESIDENTIAL ASSETS

NON-RESIDENTIAL ASSETS

77,849 $mtCO_2e$

Non-Residential Assets

Absolute emissions by Scope per activity ($mtCO_2e$), 2022-2024



SODIC's non-residential portfolio comprises four primary categories: administrative offices, office buildings, retail spaces, and healthcare facilities. In the reporting period, these assets collectively accounted for **77,849 $mtCO_2e$,** representing **22%** of the company's total carbon footprint. A detailed analysis of emission scopes reveals significant variations: Scope 1 emissions were negligible at **389 $mtCO_2e$**, constituting merely **0.5%** of non-residential emissions and **0.11%** of SODIC's total. Scope 2 emissions totaled **10,911 $mtCO_2e$ (41%** of non-residential emissions or **3%** of corporate-wide emissions). The overwhelming majority stemmed from Scope 3, which reached **66,549 $mtCO_2e$** representing **85%** of non-residential emissions and **19%** of SODIC's total footprint.

[1]2022 data has been excluded from comparative analysis as it cannot be recalculated under the new methodology due to insufficient historical records.

[2]2023 data has been recalculated using a more accurate and business-representative methodology, which was then consistently applied to the 2024 reporting year.

Emissions Overview Across the Years

In 2022, total emissions stood at **10,263 $mtCO_2e$** excluding Scope 3 Category 11 emissions. This figure rose dramatically to **116,482 $mtCO_2e$** in 2023 before declining by **33% to 77,849 $mtCO_2e$** in 2024. The substantial increase between 2022 and 2023 primarily resulted from our first full accounting of Scope 3 Category 11 emissions (Use of Sold Products), which accounted for the majority of the growth. This change directly correlated with our property sales activity, which reached **20,667 m^2** in 2023 before decreasing to **12,703 m^2 in 2024**. The subsequent reduction in total emissions in 2024 reflects both this decrease in sold area and associated energy consumption.

Our total Scope 1 emissions showed notable fluctuations over the reporting period, driven by changes in direct operational activities. In 2022, Scope 1 emissions amounted to **331 $mtCO_2e$.** This figure rose by **39%** to **459 $mtCO_2e$** in 2023, before dropping by **15%** to **389 $mtCO_2e$** in 2024.

The significant reduction in Scope 1 emissions in 2024, despite increased electricity outages, is largely attributed to operational changes in the EDNC project. In 2023, elevated stationary combustion was recorded due to the project's active phase. However, as the project was handed over at the end of 2023, fuel consumption returned to normal levels in 2024, with some fuel stock carried over from the previous year. Additionally, enhanced preventive maintenance of diesel generators in "The Strip" further contributed to reduced fuel use.

Conversely, emissions from purchased electricity (Scope 2) exhibited consistent growth throughout the same period. Starting at **3,987 $mtCO_2e$** in 2022, these emissions rose by **145%** to **9,777 $mtCO_2e$** in 2023, followed by a further **12%** increase to reach **10,911 $mtCO_2e$** in 2024.

Sustainable Business Spaces

EDNC earned EDGE Advanced certification by cutting energy use 40%, water 33%, and embodied energy 22%. Its high-efficiency ventilation/heat systems set a benchmark for sustainable business parks.

NON-RESIDENTIAL ASSETS

Scope 1 **140** $mtCO_2e$

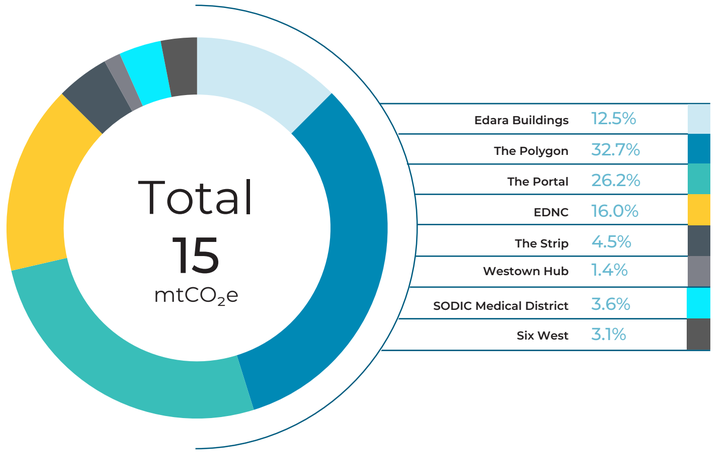
STATIONARY COMBUSTION

15 $mtCO_2e$

Diesel generators
fuel burning
15 $mtCO_2e$

During the reporting period, diesel generators consumed **5,741 liters** of fuel, producing **15 $mtCO_2e$** in direct emissions. The Polygon recorded the highest fuel usage at **1,877 liters**, resulting in approximately **5 $mtCO_2e$,** accounting for **33%** of total emissions in this category. In contrast, Westown Hub had the lowest consumption **(81 liters),** contributing just **1.4%** of emissions

Share Of Emissions from Diesel Generators in Non-Residential Assets, 2024



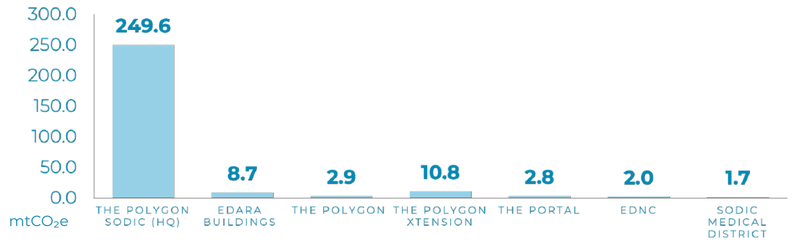
MOBILE COMBUSTION

278 $mtCO_2e$

SODIC's direct emissions from owned vehicle fuel consumption totaled **278 $mtCO_2e$**, with significant variation across facilities. The Polygon SODIC HQ represented the largest contributor at **90%** of total fleet emissions, while SODIC Medical District accounted for the smallest share at just **0.6%.**

These figures exclusively reflect facilities where SODIC both maintains vehicle ownership and operates the premises.

Mobile Fuel Combustion Emissions in Non-Residential Assets ($mtCO_2e$), 2024



FUGITIVE EMISSIONS

91 $mtCO_2e$

A total of **52 kg** of **R22** refrigerant was used across three operational sites: Edara Buildings, EDNC, and Westown Hub. Westown Hub accounted for the largest share at **58% (30 kg)**, followed by EDNC at **25% (13 kg**) and Edara Buildings at **17% (9 kg).**

AGIRCULTURAL EMISSIONS

4 $mtCO_2e$

In the reporting period, our non-residential operations utilized **3,243 kg** of synthetic fertilizers across seven assets, generating approximately **4 $mtCO_2e$.** Westown Hub represented the largest contributor with **40%** of total emissions in this category, while The Polygon accounted for **16%.**

NON-RESIDENTIAL ASSETS

Scope 2 **10,911** $mtCO_2e$

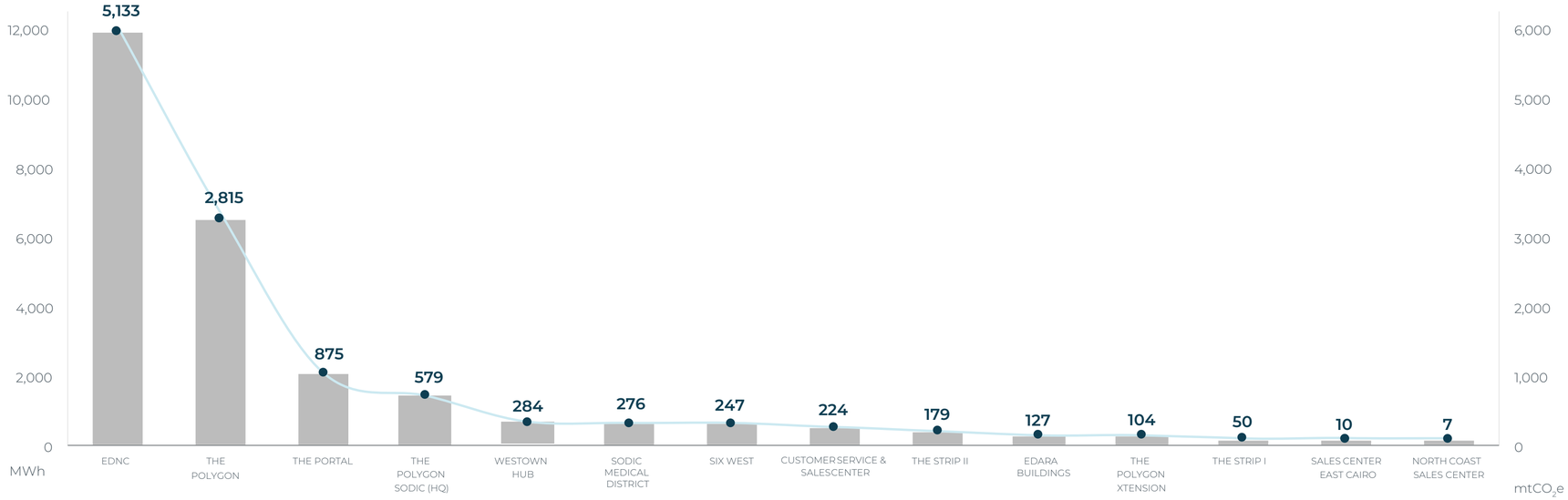
PURCHASED ELECTRICITY

10,911 $mtCO_2e$

In 2024, our non-residential portfolio consumed **23,787 MWh** of electricity, resulting in **10,911 $mtCO_2e$** of Scope 2 emissions.

The largest contributor was Eastown District New Cairo (EDNC), accounting for **11,191 MWh (5,133 $mtCO_2e$)** representing **48%** of total category emissions. The Polygon followed with **6,137 MWh (26%** of category emissions). All other facilities individually contributed less than **10%** each to the total emissions.

Total Electricity Consumption and Emissions per Non-Residential Asset, 2024



Energy Efficiency Improvements

Westown Hub cut power use 18% via cooling/lighting optimizations, while Strip I saved 3%. New refrigerant management enhances ongoing efficiency gains.

Westown HUB Solar Station

Solar shades in Westown Hub's parking area generated 136,630 kWh of clean energy in 2024, reducing grid dependence and carbon footprint.

E-Car Charging Stations

Through its partnership with INFINITY-E, SODIC has deployed a pilot project of **2 electric vehicle charging stations** at Westown Hub, advancing sustainable community mobility and positioning SODIC at the forefront of Egypt's EV infrastructure. Building on this initiative, SODIC is planning to install **5 additional EV charging stations** across key developments in 2025, including SODIC West, October Plaza, Eastown residences, EDNC, and Caesar.

NON-RESIDENTIAL ASSETS

Scope 3 **66,549** $mtCO_2e$

The Scope 3 emissions calculations for the non-residential assets encompassed the following categories:

CATEGORY 1
Purchased Goods and Services

CATEGORY 2
Capital Goods

CATEGORY 3
Fuel and Energy-related Activities (Not Included in Scope 1 and 2)

CATEGORY 5
Waste Generated in Operations

CATEGORY 6
Business Travel

CATEGORY 7
Employee commuting & WTT

CATEGORY 11
Use of Sold Products

Pilot Collaboration with TileGreen at SODIC West

SODIC has launched a pilot program at the Hub and The Portal, featuring TileGreen's recycled plastic paving tiles. This innovative solution repurposes plastic waste into durable, eco-friendly surfaces, supporting circular economy principles while reducing environmental impact. The initiative represents SODIC's first step toward broader adoption of recycled materials in construction.

CATEGORY 1
PURCHASED GOODS AND SERVICES

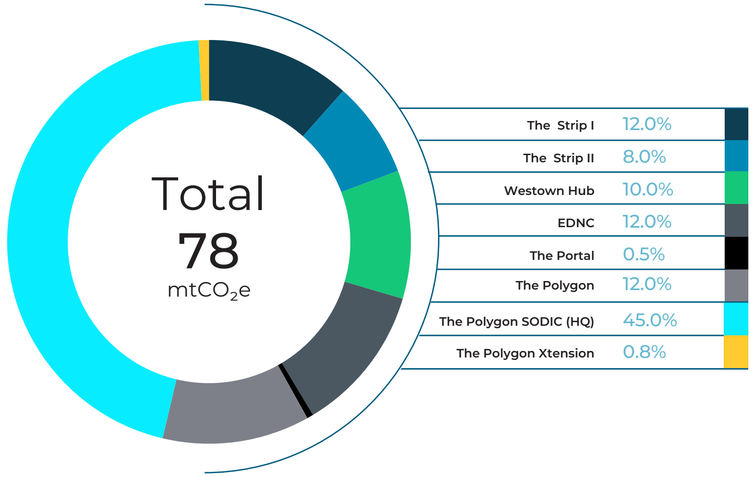
128 $mtCO_2e$

Monetary Purchased Goods & Services

78 $mtCO_2e$

Emissions from monetary purchased goods and services have been reported for 7 non-residential assets. The highest emissions come from The Polygon SODIC HQ, accounting for **45%** of the total at **35 $mtCO_2e$.** The lowest emissions are from The Polygon Xtension, at **0.64 $mtCO_2e$,** representing just **0.8%** of the total.

Share of Emissions from Monetary Purchased Goods & Serrvices in Non-Residential Assets, 2024



NON-RESIDENTIAL ASSETS

Water use

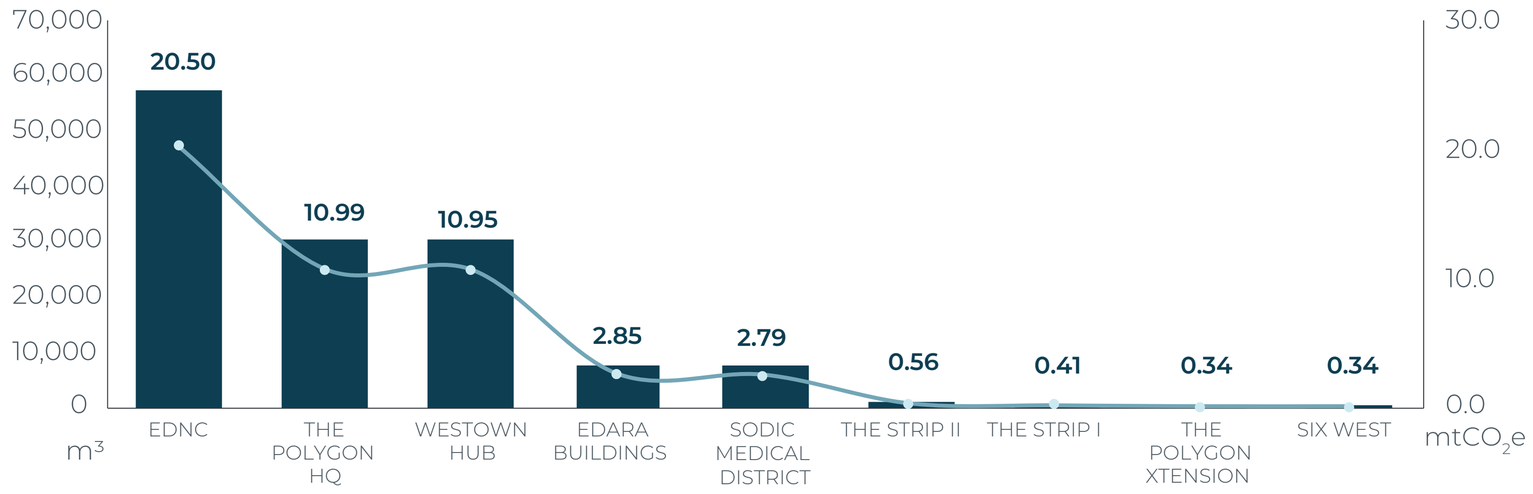
50 $mtCO_2e$

Water Efficiency

SODIC cut water use by 22% at Westown Hub and 29% at Strip Mall II in 2024, lowering costs and conserving local supplies.

This category only accounts for water use under SODIC's operation. The total water consumed in non-residential facilities was about **140,716 m³.** EDNC stands out for its significant water consumption, accounting for **41%** of the total water emissions in non-residential assets at **21 $mtCO_2e$.** In contrast, the Strip 1, the Polygon Xtension and Six West had the lowest resulting emissions, totaling **1.09 $mtCO_2e$**. As specific data for The Polygon SODIC (HQ) was unavailable, we extrapolated its water consumption based on the total water use of The Polygon, which amounted to **31,102 m³**, utilizing area ratio analysis.

Total Water Use and Emissions in Non-Residential Assets, 2024



CATEGORY 2
CAPITAL GOODS

7 $mtCO_2e$

Emissions from capital goods across four non-residential assets totaled **7 $mtCO_2e$** in Scope 3 emissions. These emissions were generated from four primary equipment categories: electronic and technology, electrical and power, industrial and machinery, and office and service equipment. EDNC accounted for the largest share at **3.5 $mtCO_2e$** (**48%** of total non-residential category emissions), while The Portal represented the smallest contribution with **0.4 $mtCO_2e$ (6%).** The remaining emissions were distributed among other facilities in the portfolio.

Capital goods are not necessarily accounted for in every facility, since it depends on the purchasing cycle for each facility, which may occur every couple of years rather than annually.

CATEGORY 3
FUEL AND ENERGY-RELATED ACTIVITIES (NOT INCLUDED IN SCOPE 1 AND 2)

840 $mtCO_2e$

In line with its commitment to full-scope emissions accounting, SODIC evaluated climate impacts from fuel combustion activities by assessing both Well-to-Tank (WTT) emissions and emissions from Transmission & Distribution (T&D) losses. During the 2024 reporting period, WTT emissions from company-owned vehicles reached **73 $mtCO_2e$**, while diesel generators contributed an additional **3.6 $mtCO_2e$**. The most substantial impact came from T&D losses, which totaled **763.8 $mtCO_2e$**.

NON-RESIDENTIAL ASSETS

CATEGORY 5
WASTE GENERATED IN OPERATIONS

951 $mtCO_2e$

Solid waste disposal

870 $mtCO_2e$

In 2024, solid waste generation across **10** non-residential assets totaled **1,529 tons**, with landfill waste representing the largest share at **65%** of total waste **(994 tons)**. Paper and board accounted for **28% (429 tons)**, followed by plastics at **10% (153 tons)**, and glass making up **0.2% (3 tons)**. These waste streams generated **870 $mtCO_2e$** in indirect emissions, comprising **97%** of this emissions category and **14%** of SODIC's total solid waste emissions from all facilities. The Strip I facility was the largest contributor, responsible for **41%** of all landfill waste **(622 tons)** and **37%** of the category's emissions. Westown Hub followed with **551 tons** of mixed waste **(36% of total waste),** which included significant portions of plastics **(28%**), paper and board **(39%),** and landfill waste **(33%),** resulting in **182 $mtCO_2e$** of emissions.

Wastewater treatment

82 $mtCO_2e$

In the 2024 reporting period, non-residential assets were responsible for discharging approximately **126,645 m^3** of water into the sewage system for treatment. This wastewater treatment process resulted in emissions totaling about **82 $mtCO_2e$**.

CATEGORY 6
BUSINESS TRAVEL

23 $mtCO_2e$

Air travel (including WTT)

19 $mtCO_2e$

Throughout the reporting period, employees collectively journeyed on international flights spanning a total distance of 50,774 km. This travel activity generated approximately **17 $mtCO_2e$** in indirect emissions, along with **2 $mtCO_2e$** in WTT emissions.

Hotel stay (including WTT)

4 $mtCO_2e$

Employees lodged for a total of **82 nights** in hotels spanning 7 different countries. This accommodation activity resulted in approximately **4 $mtCO_2e$** in indirect emissions.

CATEGORY 7
EMPLOYEE COMMUTING (including WTT)

1,699 $mtCO_2e$

Employee commuting generated **1,341 $mtCO_2e$** in Scope 3 emissions, plus **328 $mtCO_2e$** from fuel production (WTT). For **14%** of employees, we collected commute data, for the remaining **86%,** we applied our standard estimate of 25 km per one-way trip, consistent with prior methodology.

NON-RESIDENTIAL ASSETS

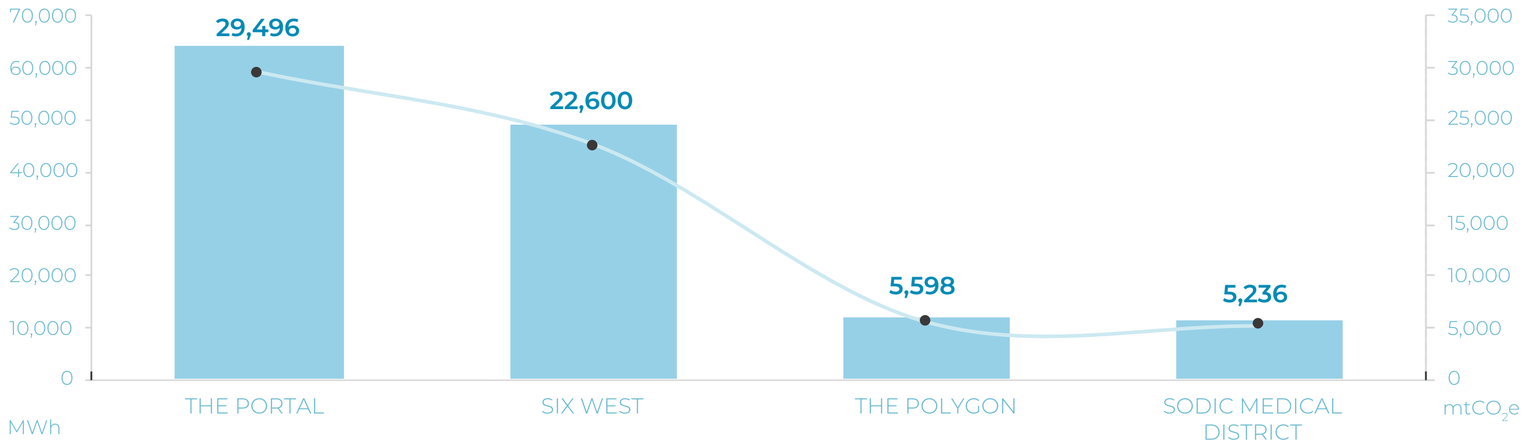
CATEGORY 11
USE OF SOLD PRODUCTS

62,930 $mtCO_2e$

In 2024, electricity consumption across non-residential assets totaled **137,192 MWh**, resulting in **62,930 $mtCO_2e$** of indirect emissions. The Portal accounted for the largest share at **64,303 MWh (47% of total consumption)**, generating **29,496 $mtCO_2e$**. In contrast, SODIC Medical District represented the smallest portion with **11,416 MWh (8% of total)** and **5,236 $mtCO_2e$** in emissions.

It is important to note that a change in the calculation approach and methodology was implemented this year. Specifically, emissions associated with the use of sold products now account for the lifetime energy consumption of the facilities sold during the reporting year, assessed once at the point of sale. This differs from the previous approach, which assessed the energy use of all units sold each year regardless of when they were sold. As a result, the emissions reported for the current year are significantly higher than in previous years. To ensure year-on-year consistency and comparability, prior year figures have been recalculated using the updated methodology.

Total Purchased Energy Consumption and Emissions per Non-Residential Asset, 2024



REDUCED EMISSIONS
RENEWABLE ENERGY

68,8 $mtCO_2e$

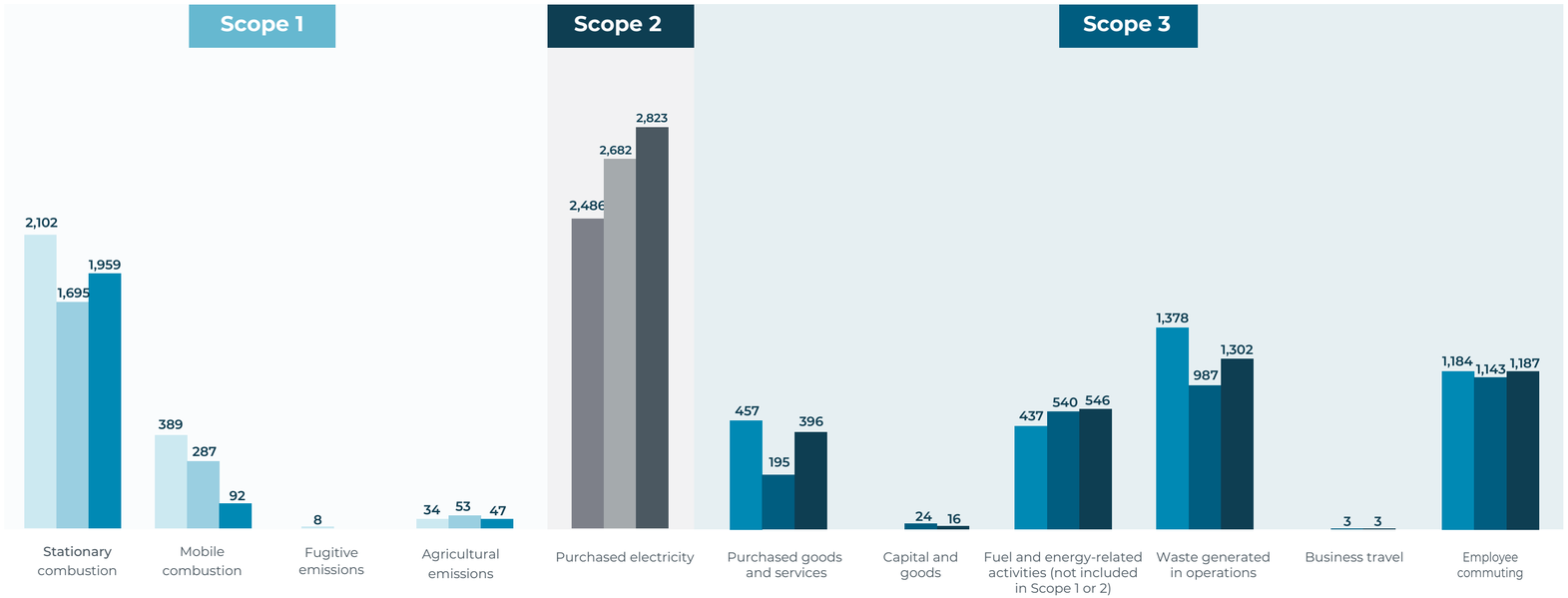
The Polygon SODIC (HQ) reduced its emissions by **68.8 $mtCO_2e$** through clean energy generation. By producing **149,893 kWh** of renewable energy, the facility effectively displaced grid-sourced electricity, contributing to meaningful carbon avoidance.

SPORTS FACILITIES

SPORTS FACILITIES

8,371 $mtCO_2e$

Sports Facilities Absolute Emissions by Scope Per Activity ($mtCO_2e$), 2022-2024



SODIC's sports facilities generated a total of **8,371 $mtCO_2e$** in emissions, accounting for **2%** of the company's overall carbon footprint. A detailed breakdown shows Scope 3 emissions were the largest contributor at **3,449 $mtCO_2e$ (41%** of sports facilities emissions and **1%** of SODIC's total). Scope 2 emissions followed at **2,823 $mtCO_2e$ (34%** of sports facilities emissions and **0.8% of total**), while Scope 1 emissions accounted for **2,098 $mtCO_2e$** (**25%** of sports facilities emissions and **0.6%** of SODIC's total). Within Scope 1 emissions, stationary combustion primarily from generator usage represented the primary source. Scope 2 emissions stemmed mainly from electricity consumption. For Scope 3, operational waste was the dominant factor, constituting **16%** of total sports facility emissions and **38%** of its Scope 3 emissions specifically.

Emissions Overview Across the Years

In 2022, emissions stood at **8,384 $mtCO_2e$.** We achieved a **9.3%** reduction in 2023, lowering emissions to **7,610 $mtCO_2e$**, before seeing a **10%** increase in 2024 to **8,371 $mtCO_2e$**. Scope 1 Direct emissions showed a **3%** increase in 2024 compared to the previous year. At Eastown Club S, diesel consumption for generators rose by **14%** due to more frequent power outages throughout the year, compounded by construction-related disruptions from the adjacent monorail project. Meanwhile, Allegria Club S experienced a **32%** increase in natural gas consumption. This was primarily due to the lap pool being closed for five months in 2023 (January through May), during which the gas boiler heating system was inactive. Additionally, the launch of Tempo Kitchen in 2024 introduced new gas-powered equipment that contributed to higher consumption levels.

Scope 2 emissions demonstrated consistent growth across the reporting period, increasing from **2,486 $mtCO_2e$** in 2022 to **2,682 $mtCO_2e$** in 2023 **(a 7.9% rise)**, followed by a further **5.3%** increase to **2,823 $mtCO_2e$** in 2024. At Eastown Club S, electricity consumption grew by **15%**, driven largely by extended operation of the central air conditioning system. The system ran two additional hours daily to address member comfort during summer months, and the full restoration of a previously impaired cooling unit in 2024 further increased usage. Allegria Club S saw a **10%** rise in electricity consumption, attributable to the lap pool filtration system operating throughout 2024 after being inactive during its five-month closure the previous year. The complete return to service of Tempo Kitchen and Kids Park Kitchen, which were largely out of operation in 2023, also contributed to higher electrical loads.

SPORTS FACILITIES

Scope 1 **2,098** $mtCO_2e$

STATIONARY COMBUSTION

1,959 $mtCO_2e$

Diesel generators
fuel burning

79 $mtCO_2e$

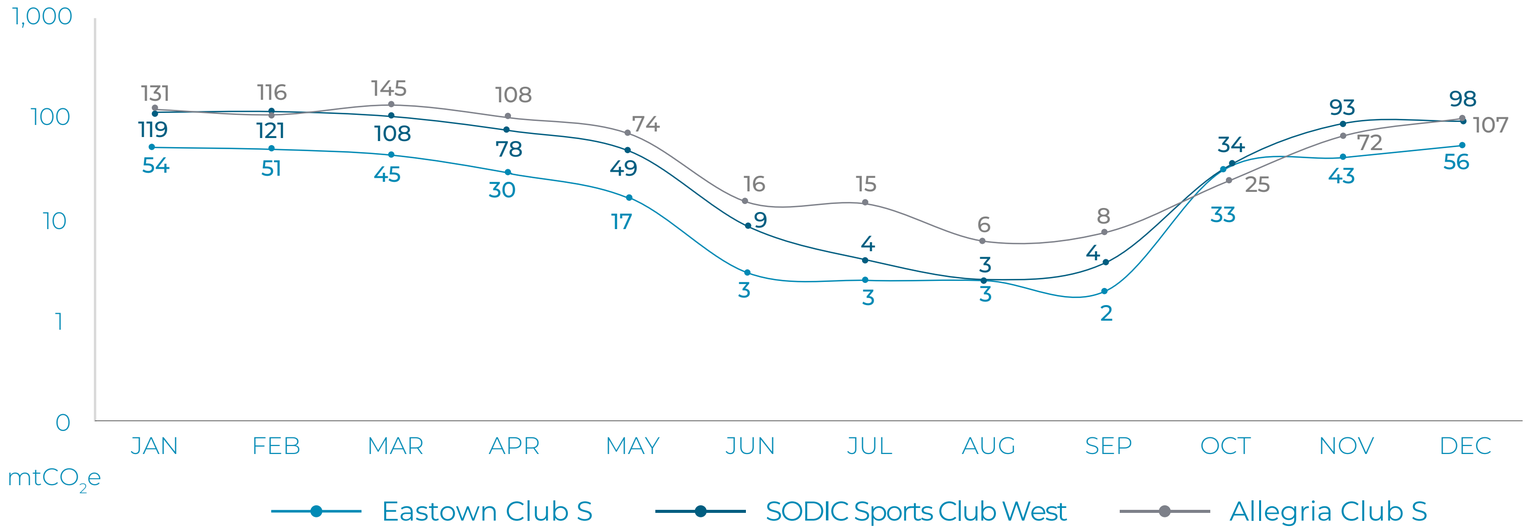
During the reporting period, operational diesel generators consumed **29,687 liters** of fuel, resulting in direct emissions of **79 $mtCO_2e$**. Allegria Golf Course represented the predominant source, consuming the majority of fuel and generating **74 $mtCO_2e$** accounting for a substantial **94%** of total emissions in this category. In contrast, Eastown Club S demonstrated significantly lower consumption levels, using just **488 liters** of diesel fuel and contributing only **2%** of category emissions.

Natural Gas

1,880 $mtCO_2e$

Natural gas usage across Eastown Club S, SODIC Sports Club West, and Allegria Club S totaled **911,122 m^3** during the reporting period, resulting in **1,880 $mtCO_2e$** of direct emissions. Allegria Club S accounted for the largest share with **398,390 m^3** of natural gas consumption, generating **822 $mtCO_2e$** (**44%** of total emissions). SODIC Sports Club West followed with **720 $mtCO_2e$ (38%),** while Eastown Club S contributed **338 $mtCO_2e$ (18%).** The facilities demonstrated distinct seasonal patterns, with peak consumption occurring during January and August, with January showing peak usage at **147,264 m^3 (304 $mtCO_2e$)**, representing **16%** of total category emissions. In contrast, August recorded the lowest consumption at just **5,676 m^3 (12 $mtCO_2e$**), accounting for a mere **0.6%** of emissions. Intermediate peaks occurred in June, September and November. These fluctuations reflect varying operational demands throughout the year and present opportunities for optimizing energy efficiency during high-consumption periods.

Monthly Natural Gas Emissions per Sports Facility ($mtCO_2e$), 2024



SPORTS FACILITIES

MOBILE COMBUSTION

92 $mtCO_2e$

SODIC's owned passenger vehicles at Allegria Golf Course including sedans, minibuses, buses, and pickup trucks consumed a total of **37,100 liters** of fuel during the reporting period. The fuel mix consisted predominantly of diesel **(80% or 29,680 liters)**, with petrol accounting for the remaining **20% (7,420 liters**). This fuel consumption resulted in total direct emissions of **92 $mtCO_2e$**. Diesel fuel contributed, while petrol accounted for **49.7 $mtCO_2e$.**

AGRICULTURAL EMISSIONS

47 $mtCO_2e$

During the reporting period, SODIC's four sports facilities collectively used **35,448 kg of fertilizers**, comprising both organic and synthetic varieties. This fertilizer application resulted in direct emissions totaling **47.2 $mtCO_2e$**, with synthetic fertilizers representing **83%** of the total usage. The emissions distribution revealed significant variation among facilities. Allegria Golf Course accounted for the overwhelming majority at **44 $mtCO_2e$** (**92%** of total fertilizer-related emissions). The remaining facilities showed substantially lower impacts: Allegria Club S contributed **1.5 $mtCO_2e$ (3%)**, followed by SODIC Sports Club West at **1.1 $mtCO_2e$ (2%**), and Eastown Club S at just **1 $mtCO_2e$ (2%).** This analysis highlights the concentrated nature of fertilizer-related emissions, with Allegria Golf Course generating nearly **30** times more emissions than the lowest-impact facility.

SPORTS FACILITIES

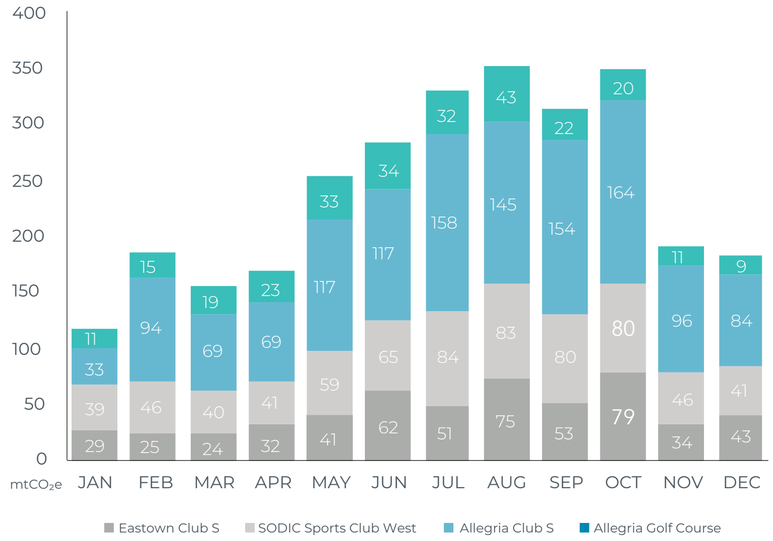
Scope 2 **2,823** $mtCO_2e$

PURCHASED ELECTRICITY

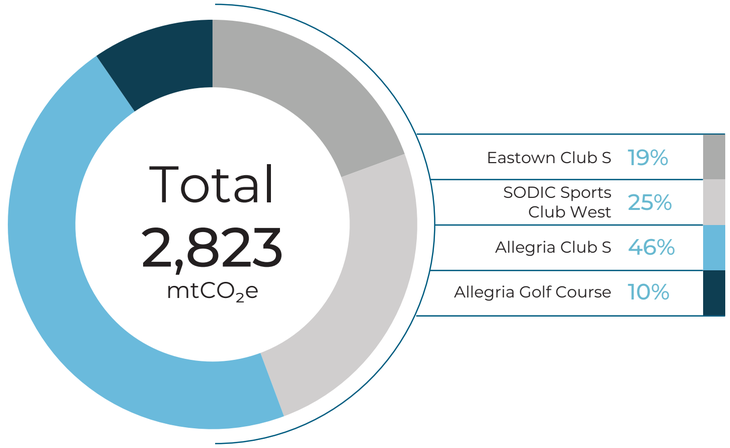
2,823 $mtCO_2e$

In 2024, electricity consumption across SODIC's sports facilities totaled **6,155 MWh**, producing **2,823 $mtCO_2e$** in direct emissions. Allegria Club S represented the largest share, consuming **2,836 MWh** and generating **1,301 $mtCO_2e$ (46% of total emissions).** SODIC Sports Club West followed with **1,534 MWh (703 $mtCO_2e$, 25%)**, while Eastown Club S accounted for **1,194 MWh** (**548 $mtCO_2e$, 19%).** Allegria Golf Course showed the lowest consumption at **591 MWh (271 $mtCO_2e$, 10%).** Monthly patterns revealed significant seasonal variations, with August showing peak demand at **755 MWh (346 $mtCO_2e$)** more than triple January's low consumption of **243 MWh (112 $mtCO_2e$).**

Monthly Electricity Emissions per Sports Facility ($mtCO_2e$), 2024



Purchased Energy Share Per Sports Facility, 2024



Solar Farm at SODIC East Club

A 499 kWp solar farm now powers SODIC East Club, cutting grid electricity use by 50% while reducing costs and emissions.

Clean Energy Solutions

Through its Taqatak partnership, LED lighting upgrades at SODIC Sports Club West have significantly reduced electricity use.

SPORTS FACILITIES

Scope 3 **3,449** $mtCO_2e$

The Scope 3 emissions calculations for the sports facilities encompassed the following categories:

CATEGORY 1
Purchased Goods and Services

CATEGORY 2
CAPITAL GOODS

CATEGORY 3
Fuel and Energy-related Activities (Not Included in Scope 1 and 2)

CATEGORY 5
Waste Generated in Operations

CATEGORY 6
Business Travel

CATEGORY 7
Employee commuting & WTT

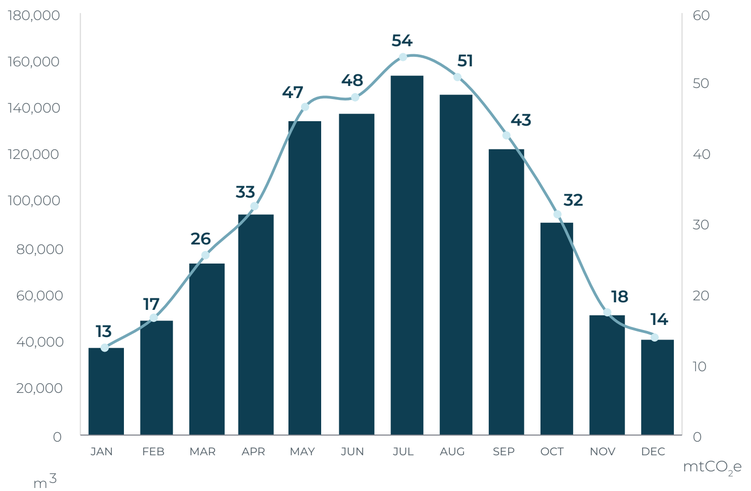
CATEGORY 1
PURCHASED GOODS AND SERVICES

396 $mtCO_2e$

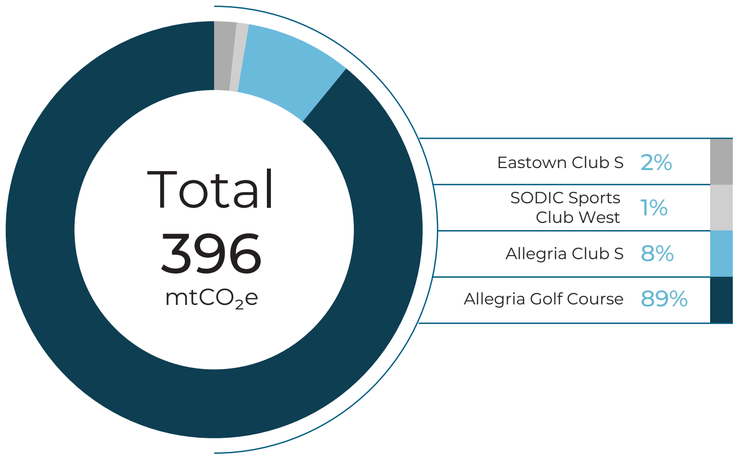
Water use
396 $mtCO_2e$

The sports facilities' total water consumption reached **1,120,988 m³,** contributing to Scope 3 indirect emissions. Allegria Golf Course accounted for the vast majority of usage at **998,563 m³ (89% of total consumption and emissions),** while SODIC Sports Club West represented the smallest share with **10,489 m³ (6 $mtCO_2e$, 0.9% of emissions)**. Seasonal trends showed peak water demand in July, which accounted for **14%** of total consumption and emissions, whereas January recorded the lowest usage at just **3%.**

Monthly Water Use and Emissions in Sports Facilities, 2024



Water Use Share per Sports Facility, 2024



SPORTS FACILITIES

CATEGORY 2
CAPITAL GOODS

16 $mtCO_2e$

Current category analysis utilizes verified 2023 emission data due to existing collection limitations. Emissions from capital goods have been reported across all four sports facilities, totaling **16 $mtCO_2e$.** SODIC Sports Club West leads with the highest emissions, contributing **10 $mtCO_2e$** or **61%** of the total. This is followed by Allegria Club S at **4%,** Eastown at **2%,** and Allegria Golf Course at **0.4%.**

CATEGORY 3
FUEL AND ENERGY-RELATED ACTIVITIES (NOT INCLUDED IN SCOPE 1 AND 2)

546 $mtCO_2e$

In the reporting period of 2024, WTT emissions from SODIC-owned vehicles amounted to **22.8 $mtCO_2e$**. Additionally, diesel usage in generators produced around **18.5 $mtCO_2e$**, while natural gas usage in water heaters resulted in **306.7 $mtCO_2e$** of emissions. Emissions from transmission and distribution (T&D) losses totaled **198 $mtCO_2e$.**

CATEGORY 5
WASTE GENERATED IN OPERATIONS

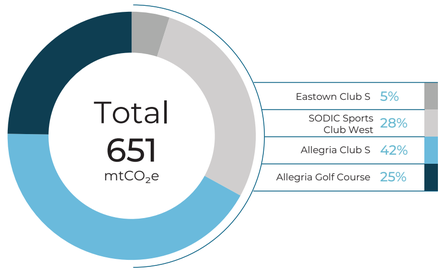
1,302 $mtCO_2e$

Solid waste disposal

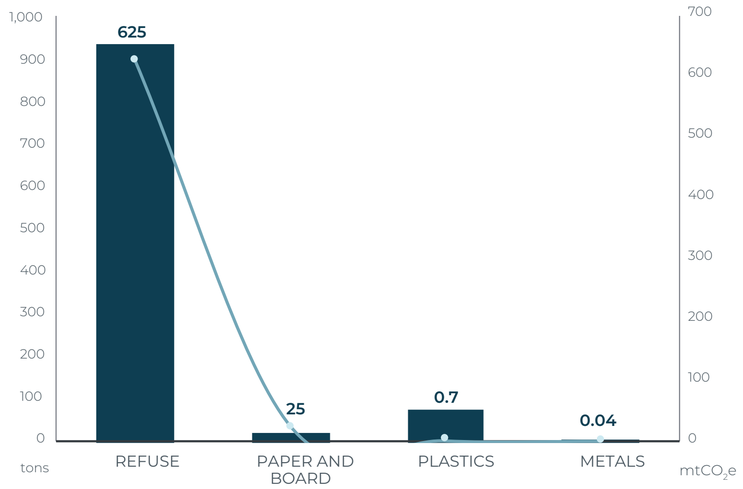
651 $mtCO_2e$

Across all sports facilities, a total of **1,035 tons** of waste was generated, comprising plastics, paper, metals, and general refuse. This waste stream resulted in **651 $mtCO_2e$** of indirect emissions, with general refuse representing the dominant category at 96% of total waste volume. Allegria Club S accounted for the largest share, producing **407 tons** of waste that generated **275 $mtCO_2e$**, representing **42%** of total emissions in this category. In contrast, Eastown Club S demonstrated the lowest environmental impact, with **108 tons** of waste contributing just **32 $mtCO_2e$ (5% of total emissions).**

Solid Waste Disposal Share per Sports Facility, 2024



Solid Waste Emissions by Type in Sports Facilties, 2024



Wastewater treatment

651 $mtCO_2e$

During the reporting period of 2024, sport facilities were responsible for approximately **1,008,889 m^3** of water that drained into the sewage system for treatment. The wastewater treatment process resulted in emissions totaling approximately **651 $mtCO_2e$.**

SPORTS
FACILITIES

CATEGORY 6
BUSINESS TRAVEL

2.5 $mtCO_2e$

Air travel (including WTT)

2.4 $mtCO_2e$

Employees collectively traveled **12,340 km** on international and local flights. This travel resulted in around **2.2 $mtCO_2e$** of indirect emissions and **0.3 $mtCO_2e$** of WTT emissions

Hotel stay (including WTT)

0.1 $mtCO_2e$

Employees spent **6 nights** in hotels, generating approximately **0.1 $mtCO_2e$** in emissions from these stays.

CATEGORY 7
EMPLOYEE COMMUTING (including WTT)

1,187 $mtCO_2e$

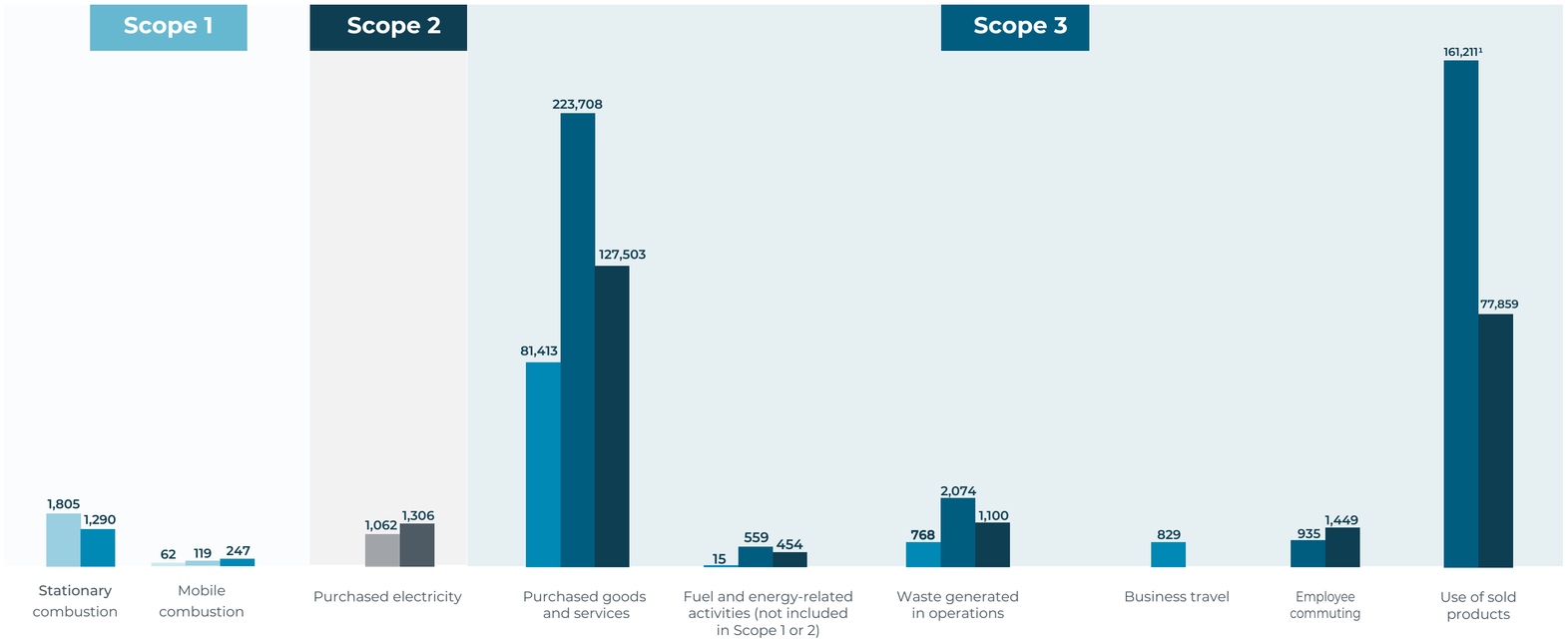
Given current data limitations, this year's employee commuting emissions assessment for sports facilities relied on our established estimation methodology rather than survey data. We maintained consistency with previous reporting periods by applying a standard one-way commuting distance per employee across the sports facility boundary. The analysis calculated **954 $mtCO_2e$** in Scope 3 indirect emissions from employee commuting, with an additional **233 $mtCO_2e$** in WTT emissions related to fuel production and distribution. This combined total of **1,187 $mtCO_2e$** represents our current best estimate of transportation-related emissions for sports facility staff.

CONSTRUCTION PROJECTS

CONSTRUCTION PROJECTS

211,209 $mtCO_2e$

Construction Projects - Absolute Emissions by Scope Per Activity ($mtCO_2e$), 2022-2024



Total emissions from projects under construction amount to **221,209 $mtCO_2e$**, accounting for **59%** of SODIC's overall emissions. Scope 1 emissions represent **0.4%** of SODIC's total emissions, Scope 2 emissions constitute **0.4%,** and Scope 3 emissions make up **58%.** Within construction projects, Scope 3 emissions are the largest, amounting to **208,366 $mtCO_2e$ (98.7% of all construction activities emissions).**

Following this are Scope 1 emissions, contributing **1,538 $mtCO_2e$ (0.7%).** Scope 2 emissions from electricity consumption are the lowest at **1,306 $mtCO_2e$ (0.6%).** Detailed data on SODIC's construction projects reveals that purchased goods and services account for the **majority** of the total emissions for these projects.

Emissions Overview Across the Years

In 2022, total emissions stood at **83,087 $mtCO_2e$** representing an initial assessment that excluded several important categories, mainly Scope 3 Category 11 (Use of Sold Products) emissions. This partial accounting reflected our early-stage emissions measurement capabilities at the time. With improved data collection systems and expanded reporting boundaries, our 2023 emissions inventory reached **391,472 $mtCO_2e$**. The following year marked a significant milestone, as we achieved a **46%** reduction to **211,209** in 2024.

Within Scope 3 emissions, the purchased goods and services category showed particularly dynamic trends, mirroring our supply chain transformation efforts. Starting from an initial **81,413 $mtCO_2e$** in 2022, these emissions surged to **223,708 $mtCO_2e$** in 2023, a **175%** increase that reflected more comprehensive accounting of supplier emissions, with these emissions declining by **43%** to **127,503 $mtCO_2e$**. This reduction represents a significant achievement in our supply chain sustainability efforts, while still accounting for **39%** of our total Scope 3 emissions.

[1]2023 data has been recalculated using a more accurate and business-representative methodology, which was then consistently applied to the 2024 reporting year.

CONSTRUCTION
PROJECTS

Scope 1 **1,538** $mtCO_2e$

STATIONARY COMBUSTION

1,290 $mtCO_2e$

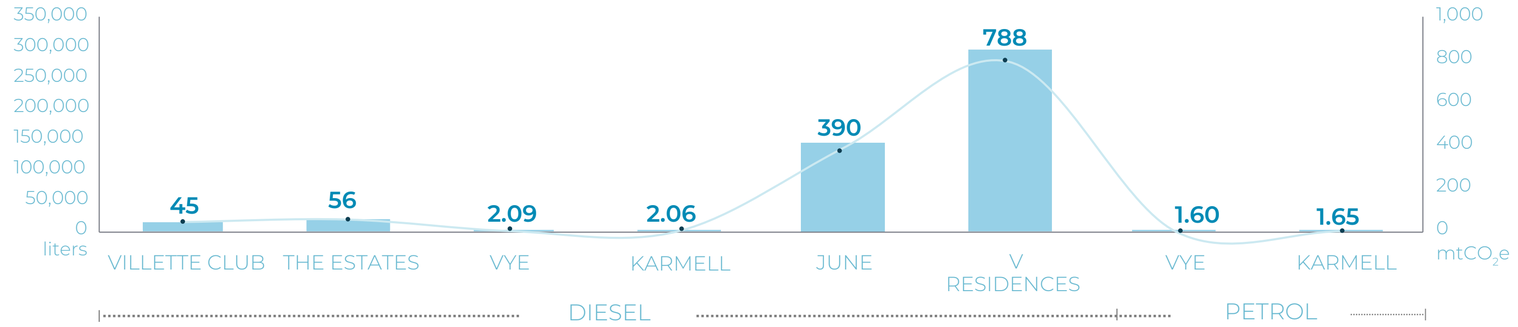
Across eight active construction projects, generator usage of both diesel and petrol resulted in varying emission impacts. V Residences emerged as the primary contributor, with fuel consumption generating **788 $mtCO_2e$**, representing **61%** of total emissions in this category. At the opposite end of the spectrum, both VYE and Karmell projects demonstrated minimal environmental impact, each accounting for just **0.1%** of total generator emissions.

MOBILE COMBUSTION

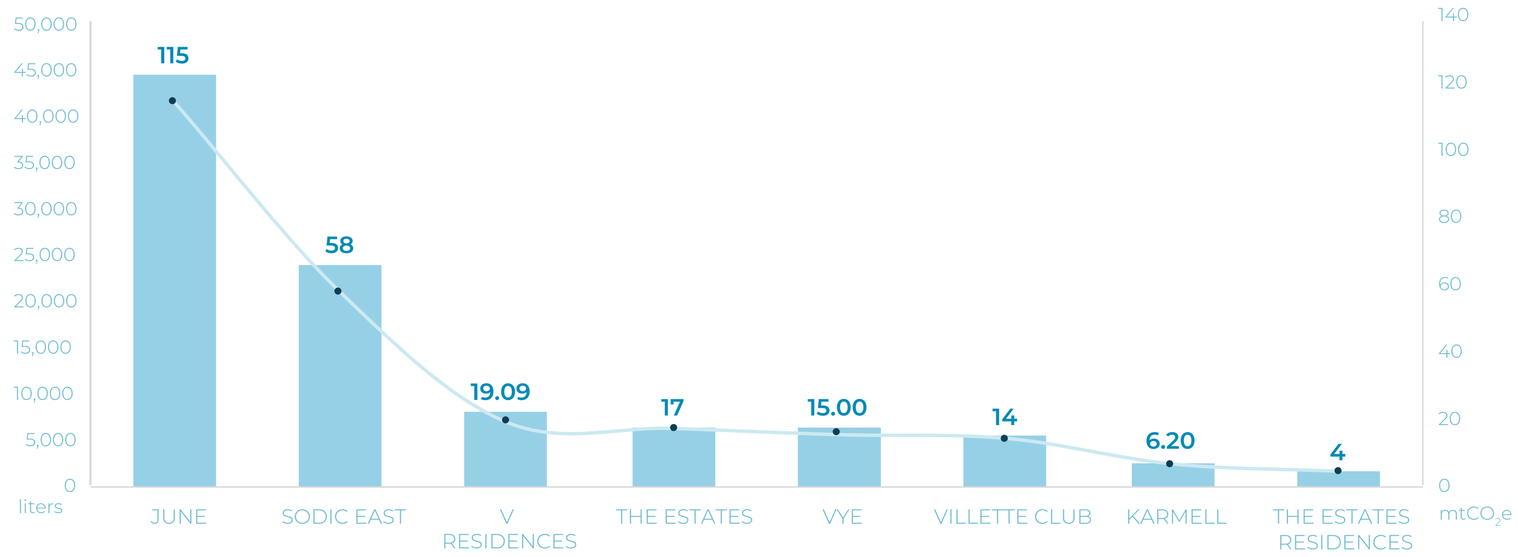
92 $mtCO_2e$

SODIC's transport vehicle operations across eight active construction projects generated total direct emissions of **247 $mtCO_2e$** during the reporting period. Petrol-fueled vehicles accounted for **104 $mtCO_2e$** of emissions, while diesel vehicles contributed significantly more at **143 $mtCO_2e$.** The June project represented the largest single source of transport emissions at **115 $mtCO_2e$ (46% of total**). SODIC East followed as the second-highest emitter, responsible for **23%** of the category's total emissions.

Generators' Fuel Burning and Emissions in Construction Projects, 2024



Owned Vehicles Fuel Burning and Emissions in Construction Projects, 2024



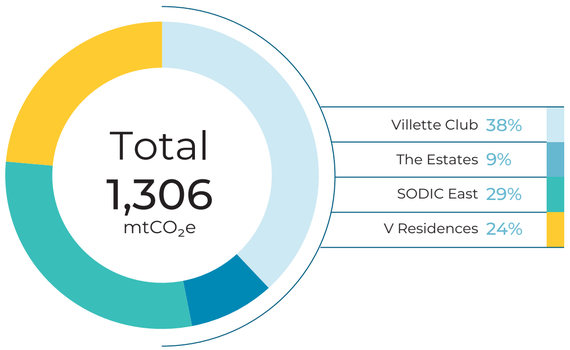
CONSTRUCTION
PROJECTS

Scope 2 — 1,306 $mtCO_2e$

PURCHASED ELECTRICITY
1,306 $mtCO_2e$

In 2024, electricity consumption across SODIC's construction projects totaled **2,847 MWh**, resulting in **1,306 $mtCO_2e$** of direct emissions. Villette Club recorded the highest electricity consumption at **1,085 MWh,** resulting in emissions of **498 $mtCO_2e$**, which represents **38%** of the total electricity emissions across our construction sites. The Estates had the lowest electricity consumption, with a yearly total of **252 MWh,** corresponding to **115 $mtCO_2e$ (9%)**.

Share of Purchased Energy Emissions in Construction Projects, 2024



Scope 3 — 208,366 $mtCO_2e$

The Scope 3 emissions calculations for the construction projects encompassed the following categories:

CATEGORY 1
Purchased Goods and Services

CATEGORY 3
Fuel and Energy-related activities (Not Included in Scope 1 and 2)

CATEGORY 5
Waste Generated in Operations

CATEGORY 7
Employee commuting & WTT

CATEGORY 11
Use of Sold Products

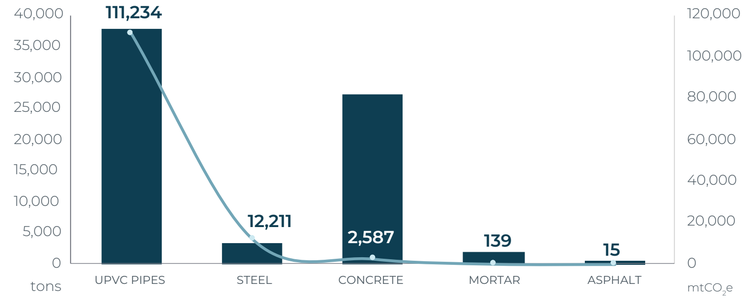
CATEGORY 1
PURCHASED GOODS AND SERVICES
127,503 $mtCO_2e$

Raw materials
126,185 $mtCO_2e$

SODIC's 2024 construction activities involved the use of **70,571 tons** of various raw materials, resulting in total emissions of **126,185 $mtCO_2e$**. The emissions profile revealed significant variations across material types, with UPVC pipes emerging as the most emission-intensive category by far, accounting for **88%** of total raw material emissions despite representing a smaller portion of the total mass used. Steel constituted the second-largest emissions source at **10%** of the total, while concrete despite its substantial consumption volume of **27,233 tons** contributed only **2%** to overall emissions due to its relatively lower emission factor. At the opposite end of the spectrum, asphalt usage totaled **394 tons** with minimal climate impact **(15 $mtCO_2e$, 0.01%),** followed closely by mortar at **0.11%** of total emissions.

CONSTRUCTION PROJECTS

Raw Materials Weight and Emissions in Construction Projects, 2024



Contractors' energy

928 $mtCO_2e$

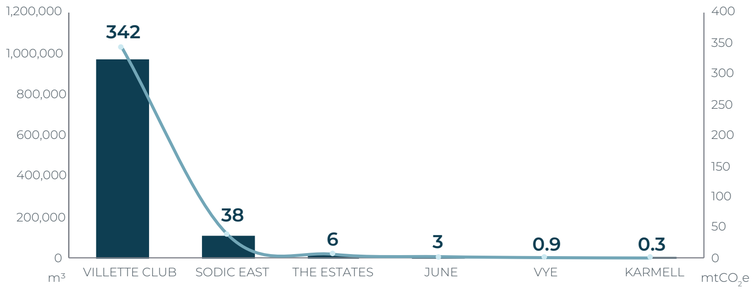
During the reporting period, construction activities at SODIC East consumed **203,864 liters** of diesel fuel through contractor operations, resulting in **543 $mtCO_2e$** of direct emissions. In addition, these projects required **840 MWh** of purchased electricity, which contributed a further **385 $mtCO_2e$** of indirect emissions.

Water use

390 $mtCO_2e$

Water usage was reported across six construction projects. Villette Club had the highest water usage, resulting in **342 $mtCO_2e$,** which constituted **88%** of the total water emissions. Conversely, Karmell had the lowest consumption, resulting in only **0.3 $mtCO_2e$** and accounting for **just 0.1%** of the total water emissions

Water Use and Emissions in Construction Proejcts, 2024



CATEGORY 3
FUEL AND ENERGY-RELATED ACTIVITIES (NOT INCLUDED IN SCOPE 1 AND 2)

454 $mtCO_2e$

During the 2024 reporting period, SODIC's operations generated emissions across several fuel-related categories. Well-to-Tank (WTT) emissions from company-owned vehicles totaled **60 $mtCO_2e$,** reflecting the upstream carbon impact of fuel production and distribution. Energy generation activities contributed significantly, with diesel and petrol consumption in generators producing **302 $mtCO_2e$**. Natural gas usage resulted in minimal emissions at just **0.5 $mtCO_2e$,** while transmission and distribution (T&D) losses accounted for **91 $mtCO_2e$**.

CATEGORY 5
WASTE GENERATED IN OPERATIONS

1,100 $mtCO_2e$

Solid waste disposal

459 $mtCO_2e$

SODIC's construction activities generated **465,808 tons** of waste during the reporting period, resulting in **459 $mtCO_2e$** of emissions. The overwhelming majority of emissions **(97%)** stemmed from non-hazardous waste streams, with hazardous waste contributing only **3%** to the total. A detailed breakdown reveals significant disparities across facilities. SODIC East accounted for the largest share at **264 $mtCO_2e$ (57% of total waste emissions),** followed by June with **96 $mtCO_2e$ (21%).** Villette Club demonstrated notably lower impacts, contributing just **16 $mtCO_2e$ (4%).**

Wastewater treatment

641 $mtCO_2e$

During the reporting period of 2024, projects under construction were responsible for approximately **993,721 m³** of water that drained into the sewage system for treatment. The wastewater treatment process resulted in emissions totaling approximately **641 $mtCO_2e$**.

CONSTRUCTION
PROJECTS

CATEGORY 7
EMPLOYEE COMMUTING (including WTT)

1,449 $mtCO_2e$

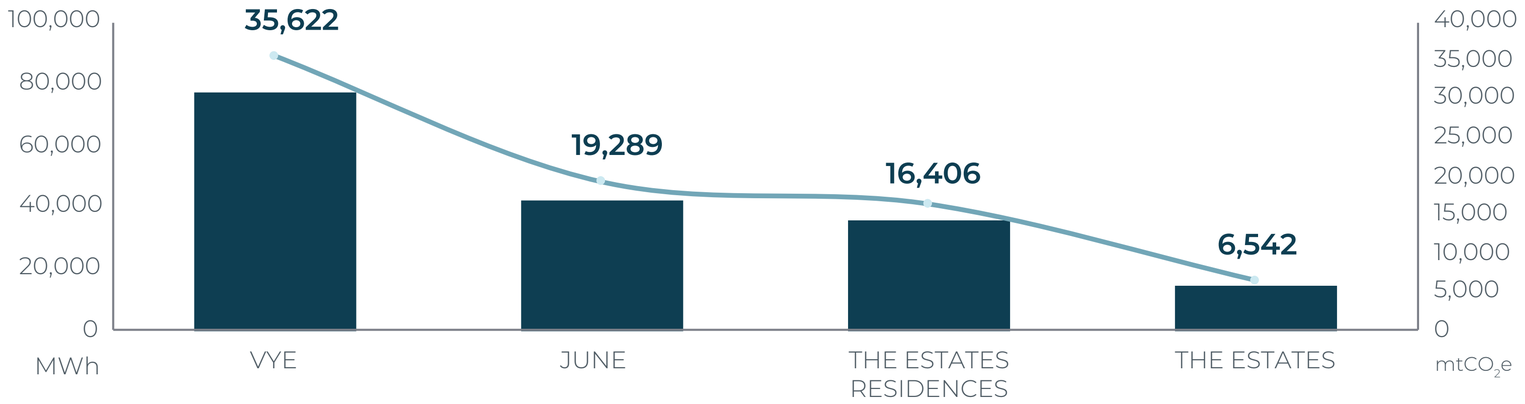
This year's emissions assessment for employee commuting was conducted primarily using estimated data due to limited survey participation. Actual commuting data was available for only **4%** of employees, collected through site-specific reporting at operational boundaries. For the remaining **96%,** we maintained methodological consistency with previous years by applying our standard estimated commute distance of 25 km per employee (one-way). The analysis calculated **1,165 $mtCO_2e$** in Scope 3 indirect emissions from employee commuting, with an additional **284 $mtCO_2e$** in Well-to-Tank (WTT) emissions associated with fuel production and distribution. This combined total of **1,449 $mtCO_2e$** represents our current best estimate of transportation-related emissions

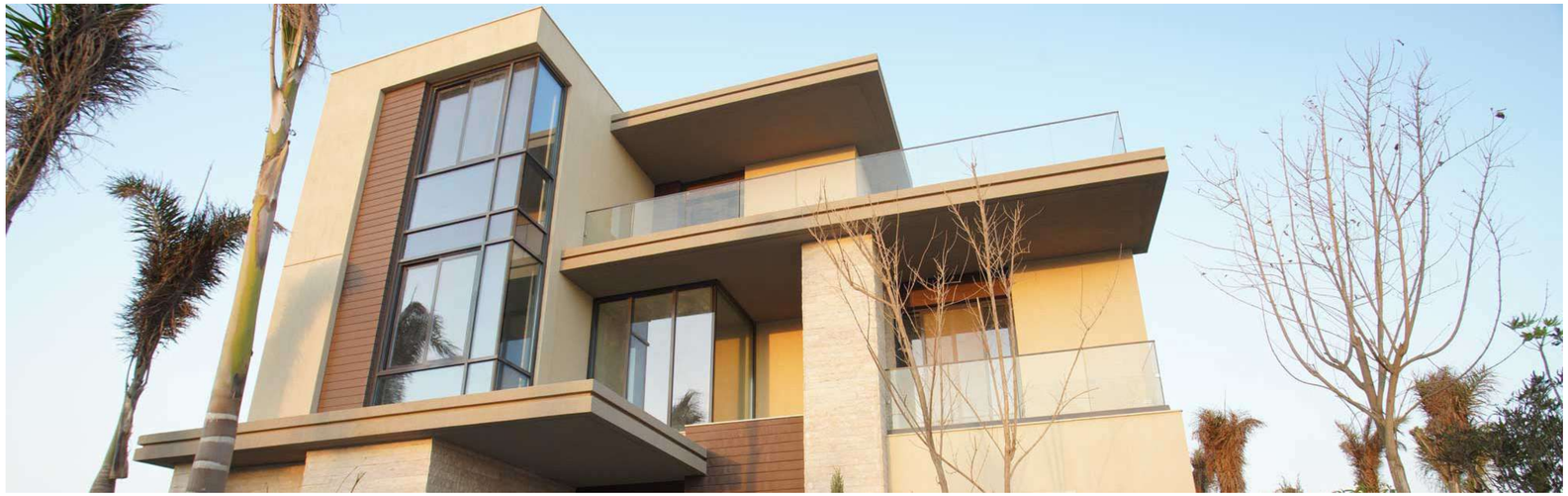
CATEGORY 11
USE OF SOLD PRODUCTS

77,859 $mtCO_2e$

In 2024, the estimated lifetime electricity consumption of units sold during the reporting year amounted to **169,741 MWh**, resulting in **77,859 $mtCO_2e$** of indirect emissions under the Use of Sold Products category. VYE accounted for the largest share of this consumption, with sold units projected to use **77,659 MWh** over their lifetimes (46% of the total), leading to **35,622 $mtCO_2e$** of emissions. The Estates represented the lowest share, with an estimated lifetime consumption of **14,262 MWh (8% of the total)** and **6,542 $mtCO_2e$** in associated emissions.

Total Purchased Energy Consumption and Emissions per Construction Project, 2024





06

CARBON FOOTPRINT RESULTS SUMMARY

CARBON FOOTPRINT
RESULTS SUMMARY

SCOPE 1 – DIRECT EMISSIONS ($mtCO_2e$)		2022 (BY)	2023	2024	
Stationary Combustion	Fuel burning – Diesel	118	721	1,434	**1.7%**
	Fuel burning – Natural gas	2,249	1,916	3,185	
	Fuel burning – Petrol	—	1,267	3	
Mobile Combustion	Mobile Fuel burning – Diesel	259	597	363	
	Mobile Fuel burning – Petrol	602	309	374	
Fugitive Emissions	Refrigerant leakage	245	125	334	
Agricultural Emissions	Fertilizers	170	191	215	
Total Scope 1 ($mtCO_2e$)		**3,644**	**5,126**	**5,908**	

SCOPE 2 – INDIRECT EMISSIONS ($mtCO_2e$)		2022 (BY)	2023	2024	
Purchased energy	Purchased electricity	24,991	32,712	26,356	**7.4%**
Total Scope 2 ($mtCO_2e$)		**24,991**	**32,712**	**26,356**	

Total Scope 1 & 2 Emissions ($mtCO_2e$)	28,635	37,838	32,265	$mtCO_2e$
Scope 1 & 2 Carbon intensity ($kgCO_2e/ m^2$) – Sports Facilities	272.79[1]	261.11[2]	272.44	$kgCO_2e/sqm$
Scope 1 & 2 Carbon intensity ($kgCO_2e/ m^2$) – Residential Developments	8.26	7.09	3.49	$kgCO_2e/sqm$
Scope 1 & 2 Carbon intensity ($kgCO_2e/ m^2$) – Non-Residential Assets	14.66	34.76[3]	39.01	$kgCO_2e/sqm$
Scope 1 & 2 Carbon intensity ($mtCO_2e$/ Million EGP Revenue)	3.67	3.66	3.31	$mtCO_2e$/ Mil.EGP

[1,2]Recalculated carbon intensity using built-up area rather than total site area. This methodological refinement better reflects the actual operational footprint.

CARBON FOOTPRINT
RESULTS SUMMARY

SCOPE 3 – INDIRECT EMISSIONS ($mtCO_2e$)		2022 (BY)	2023	2024	
Category 1: Purchased Goods and Services	Water use	1,723	2,496	2,110	**91%**
	Raw materials	80,358	220,596	126,185	
	Contractors	979	2,115	928	
	Monetary goods and Services	—	107	321	
Category 2: Capital Goods	Capital goods	223	75	33	
Category 3: Fuel and energy-related activities (not included in scope 1 and 2)	Transmission & Distribution losses	—	2,290	1,845	
	Fuel burning – Diesel (WTT)	27	169	336	
	Fuel burning – Natural gas (WTT)	380	314	520	
	Fuel burning – Petrol (WTT)	—	328	0.8	
	Mobile Fuel burning – Diesel (WTT)	145	143	86	
	Mobile Fuel burning – Petrol (WTT)	69	82	99	
Category 5: Waste generated in operations	Wastewater treatment	2,831	4,100	3,467	
	Solid waste disposal	5,246	5,116	6,237	
Category 6: Business travel	Air Travel + (WTT)	142	28	28	
	Land Travel + (WTT)	829	—	—	
	Hotel stay	27	6	6	
Category 7: Employee Commuting	Employee commuting + (WTT)	11,406	11,047	10,236	
Category 11: Use of sold products	Use of Sold Products	N/A[4]	378,913[5]	172,198	
Total Scope 3 ($mtCO_2e$)		**104,387[6]**	**627,925[7]**	**324,637**	
Total Scope 1, 2 & 3 Emissions ($mtCO_2e$)		**133,022[8]**	**665,763[9]**	**356,902**	**$mtCO_2e$**

REDUCED EMISSIONS ($mtCO_2e$)		2022 (BY)	2023	2024
Renewable Energy	PV electricity generation	70	69	69
Total Reduced Emissions ($mtCO_2e$)		**70**	**69**	**69**

[3]Reported values have been updated to correct prior inaccuracies.

[4]2022 data has been excluded from comparative analysis as it cannot be recalculated under the new methodology due to insufficient historical records.

[5]2023 data has been recalculated using a more accurate and business-representative methodology, which was then consistently applied to the 2024 reporting year.

[6]Updated total Scope 3 emissions to reflect the exclusion of Category 11 (Use of Sold Products).

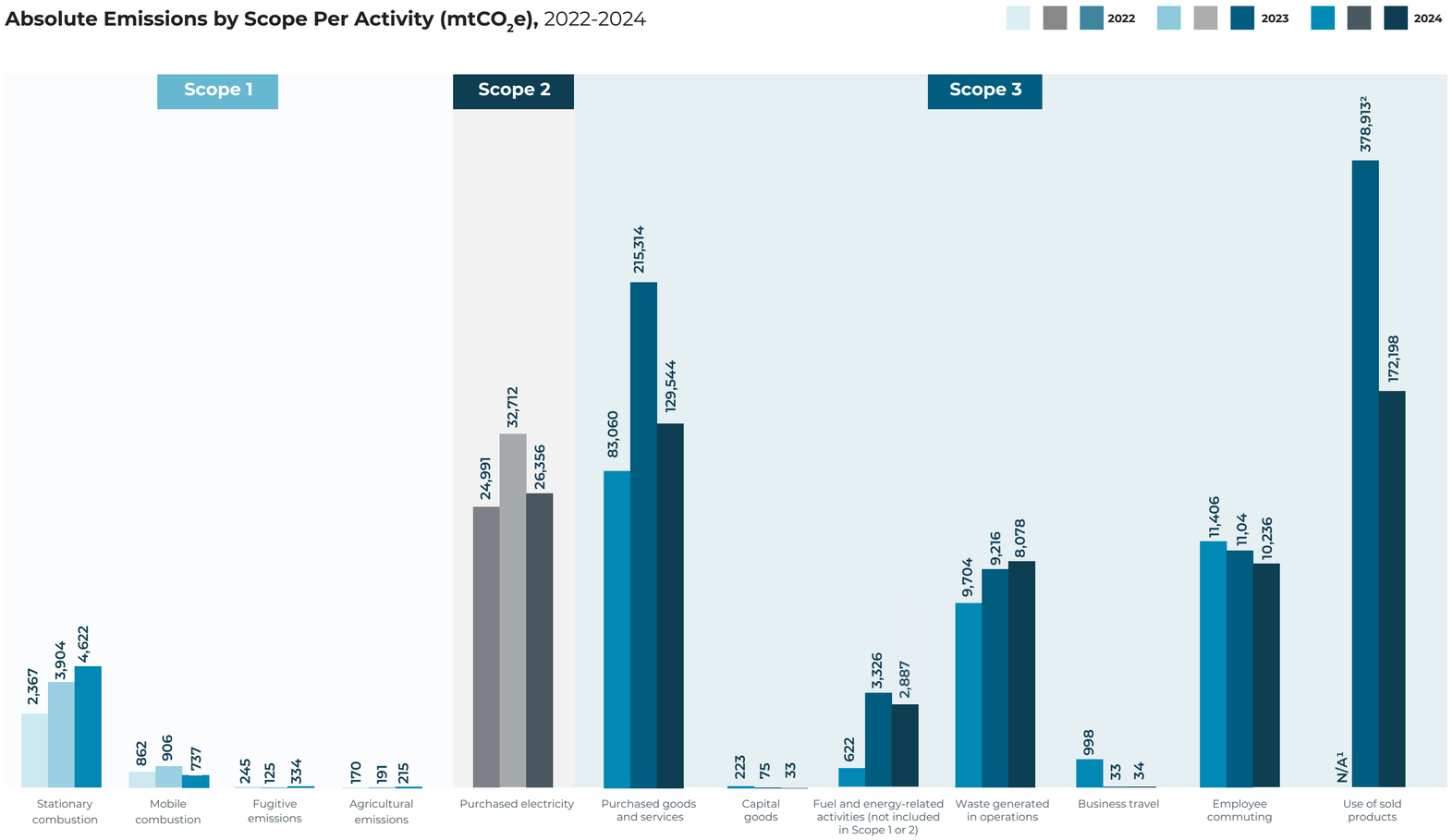
[7]Updated total Scope 3 emissions to reflect methodological refinements in calculating Category 11 (Use of Sold Products).

[8]Updated total emissions to reflect the exclusion of Category 11 (Use of Sold Products).

[9]Updated total emissions to reflect methodological refinements in calculating Category 11 (Use of Sold Products).

CARBON FOOTPRINT
RESULTS SUMMARY

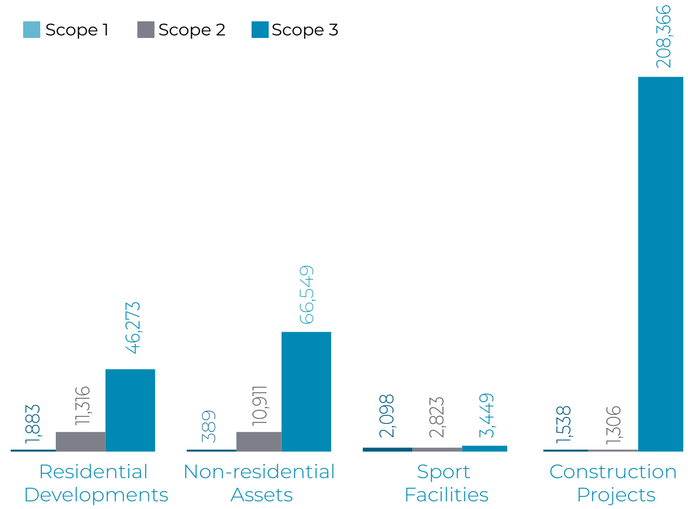
Absolute Emissions by Scope Per Activity ($mtCO_2e$), 2022-2024



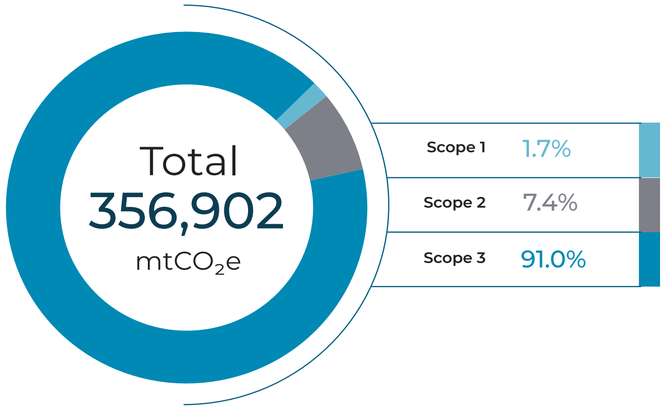
[1]2022 data have been excluded from comparative analysis as it cannot be recalculated under the new methodology due to insufficient historical records.

[2]2023 emissions have been recalculated using a more accurate and business-representative methodology, which was then consistently applied to the 2024 reporting year.

Absolute Emissions by Scope Per Boundary ($mtCO_2e$), 2024

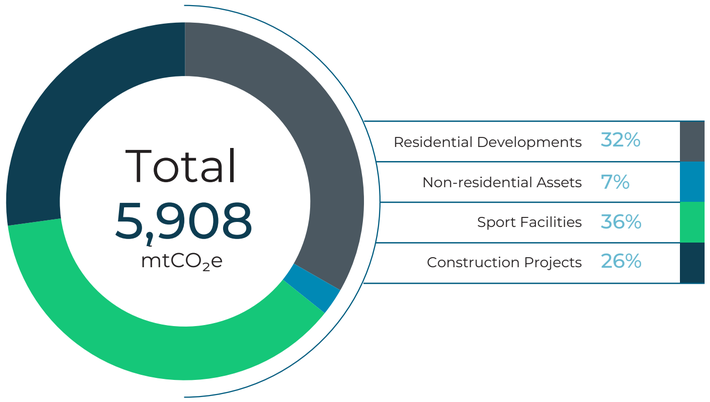


SODIC Carbon Emissions ($mtCO_2e$), 2024

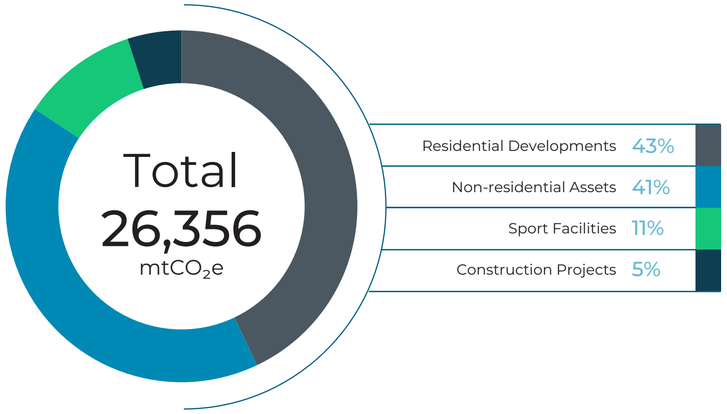


CARBON FOOTPRINT
RESULTS SUMMARY

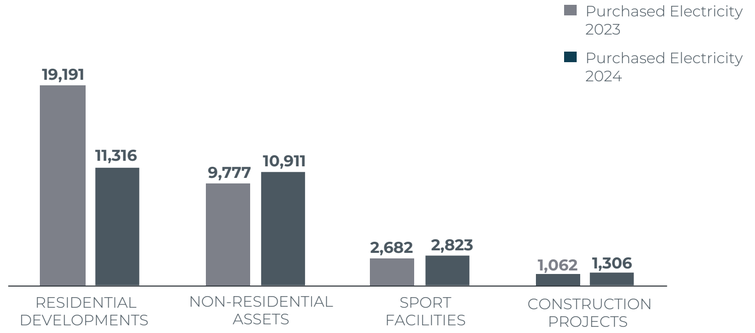
Scope 1 Emissions Share by Facility, 2024



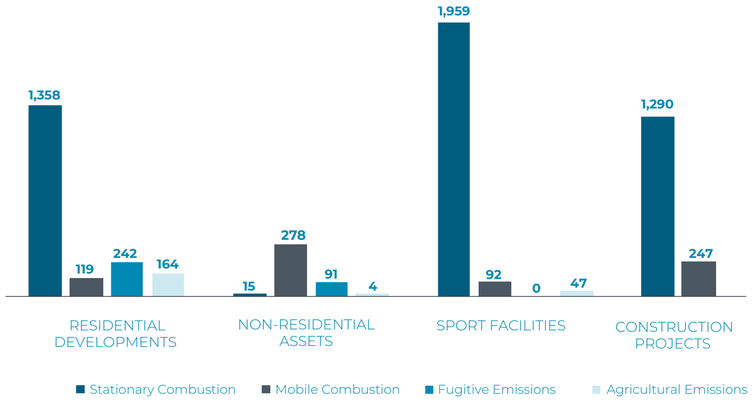
Scope 2 Emissions Share by Facility, 2024



Scope 2 Emissions Breakdown by Facility ($mtCO_2e$), 2023-2024



Scope 1 Emissions Breakdown by Facility and Activity ($mtCO_2e$), 2024



In 2024, SODIC's direct operational emissions totaled **5,908 $mtCO_2e$,** with sports facilities accounting for the largest portion at **2,098 $mtCO_2e$ (36% of total Scope 1 emissions)**. Residential developments followed at **1,883 $mtCO_2e$ (32%),** construction projects contributed **1,538 $mtCO_2e$ (26%)**, and non-residential assets represented a minimal **389 $mtCO_2e$ (7%).** Stationary combustion dominated emissions, generating **4,622 $mtCO_2e$ (78% of total Scope 1).** Sports facilities were responsible for **1,959 $mtCO_2e$** of these stationary emissions **(42% of this subcategory).** Mobile combustion accounted for **737 $mtCO_2e$ (12% of total Scope 1),** while fugitive emissions and agricultural activities contributed **334 $mtCO_2e$ (6%)** and **215 $mtCO_2e$ (4%)** respectively.

SODIC's total indirect emissions from purchased electricity reached **26,356 $mtCO_2e$** in 2024, corresponding to **56,936 MWh** of electricity consumption. Residential developments represented the largest source at **11,316 $mtCO_2e$ (43% of total Scope 2 emissions)**, followed closely by non-residential assets with **10,911 $mtCO_2e$ (41%).** Sports facilities accounted for a more modest **11%** share, while construction projects contributed the least at just **1,306 $mtCO_2e$ (5%).**

Earth Hour 2024

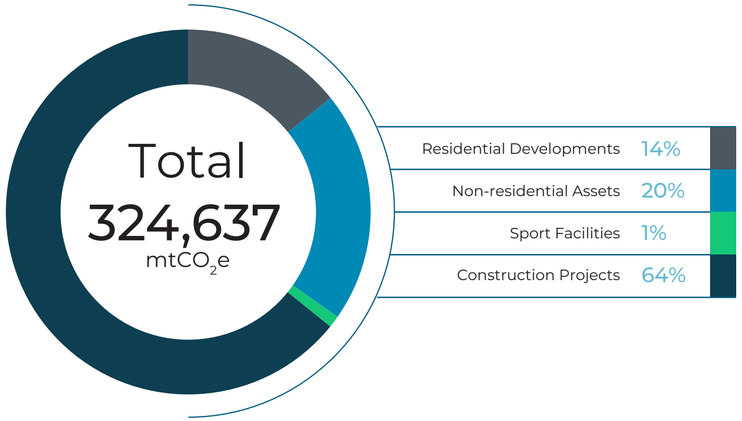
SODIC supported global sustainability efforts by powering down non-essential lighting across its developments during Earth Hour, saving over 1,012 kWh in common areas.

Solar PV Systems

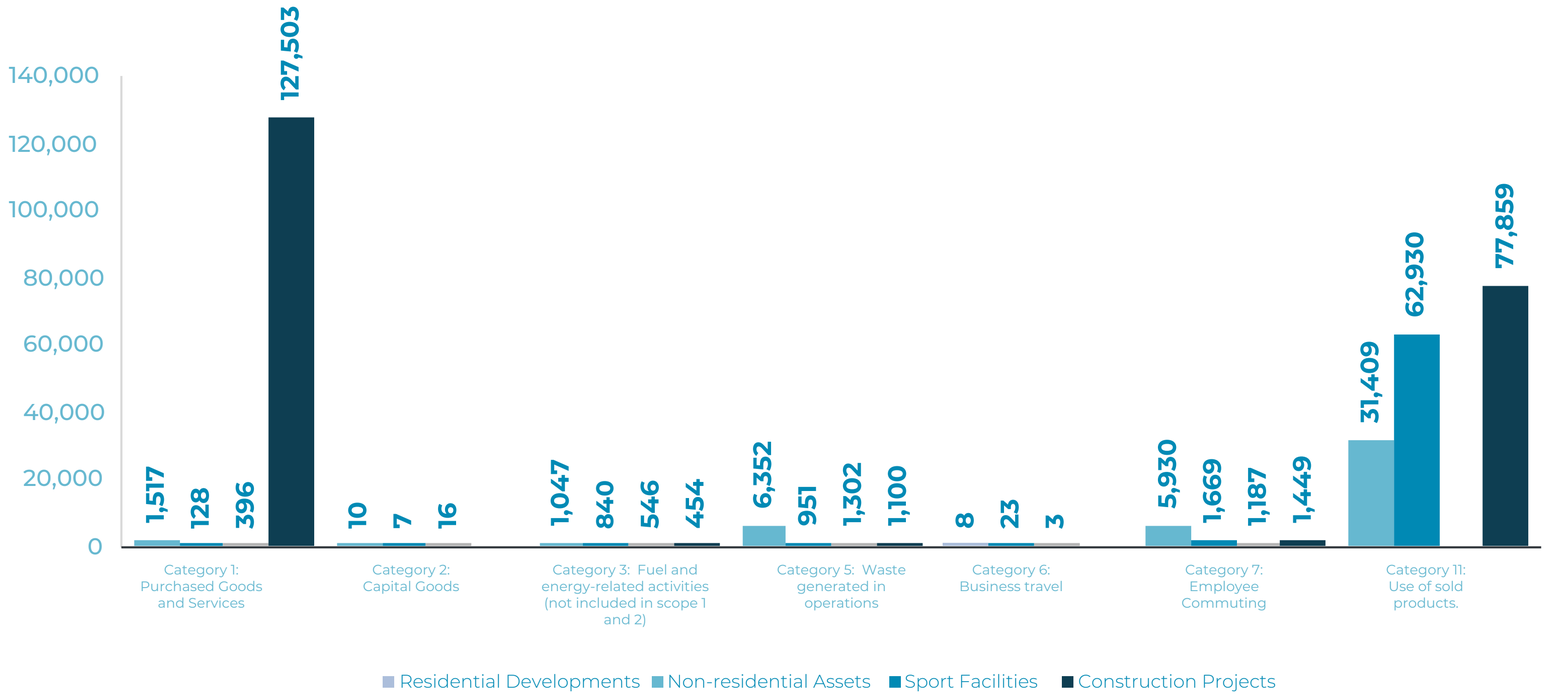
Solar/PV systems now operate in 15% of SODIC developments, reducing grid dependence. Planned expansions will grow renewable energy integration, advancing both efficiency goals and industry sustainability standards.

CARBON FOOTPRINT
RESULTS SUMMARY

Scope 3 Emissions Share by Facility, 2024



Scope 3 Emissions Breakdown by Facility (mtCO$_2$e), 2024



SODIC's operations generated substantial indirect emissions totaling **324,637 mtCO$_2$e** during the reporting period, with construction projects representing the dominant source at **208,366 mtCO$_2$e (64% of total Scope 3 emissions).** This significant contribution underscores the environmental impact of ongoing development activities within the organization's portfolio. The distribution across facility types reveals notable disparities, with sports facilities demonstrating minimal impact at just **3,449 mtCO$_2$e (1%).** Non-residential assets accounted for **66,549 mtCO$_2$e (20%),** while residential developments contributed **46,273 mtCO$_2$e (14%).** A detailed examination of emission sources identifies Category 11: Use of Sold Products as the most substantial contributor at **172,198 mtCO$_2$e (53% of total Scope 3 emissions).**

Construction-related activities through Purchased Goods and Services followed closely at **129,544 mtCO$_2$e (40%).** Category 6: Business Travel showed negligible impact at **34 mtCO$_2$e (0.01%),** representing an immaterial portion of the organization's carbon footprint.

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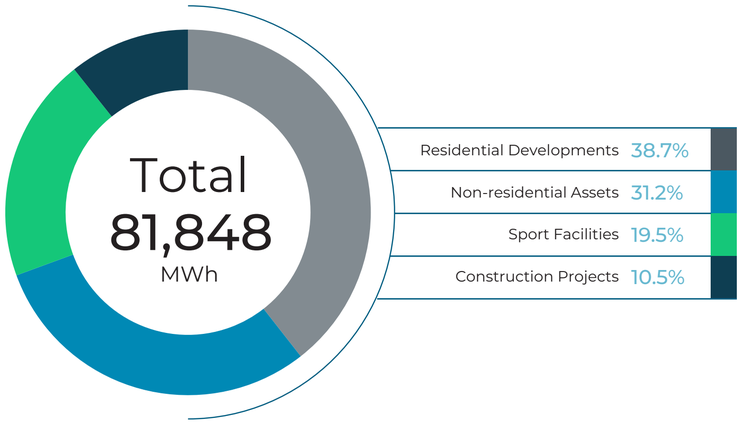
ENERGY CONSUMPTION

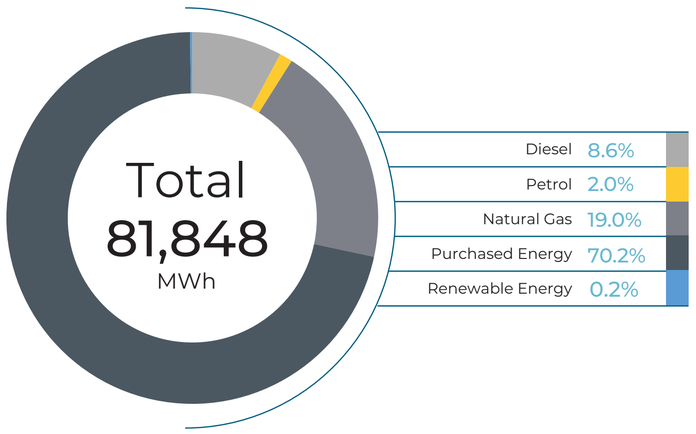
ENERGY CONSUMPTION

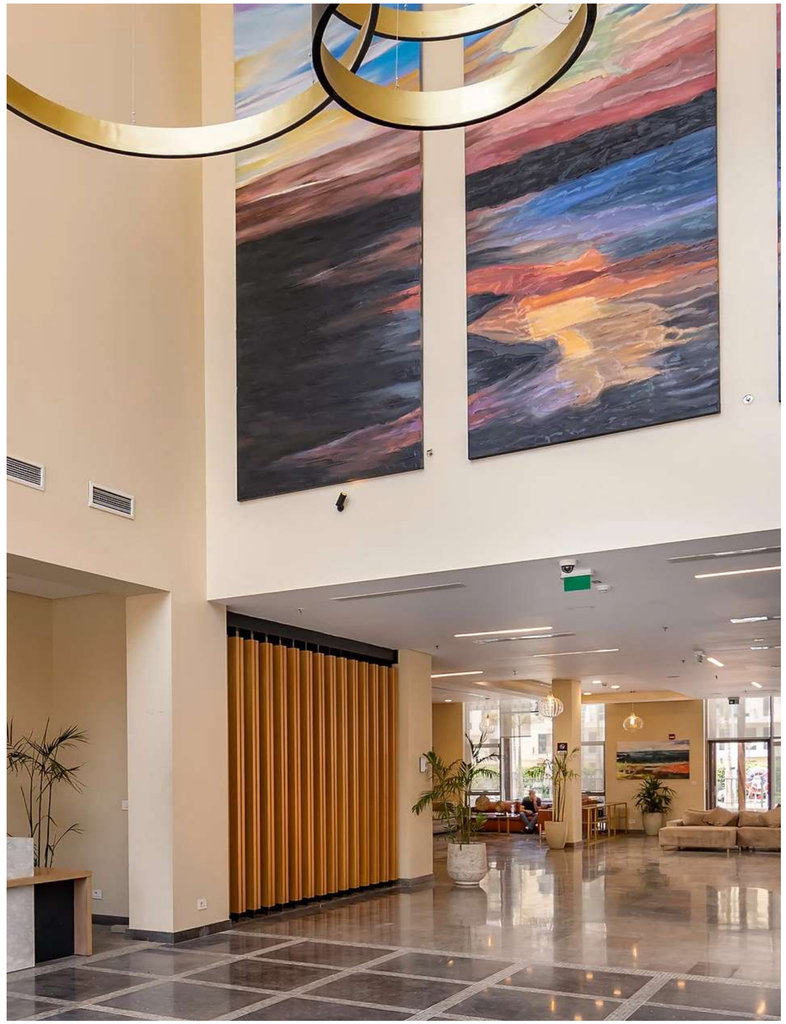
SODIC's total energy consumption for the reporting period amounted to **81,848 MWh.** Purchased energy represented the majority share at **70%** of total consumption **(57,460 MWh),** establishing itself as the primary energy source. Natural gas followed as the second largest contributor at **19% (15,575 MWh)**, while diesel accounted for **9% (7,056 MWh)** and petrol represented just **2% (1,607 MWh).** Renewable energy sources currently make up a minimal portion of the energy mix at **0.2% (151 MWh)**, indicating significant potential for growth in this area. When examining energy use across different facility types, residential developments emerged as the largest energy consumers, accounting for **39%** of total consumption **(31,703 MWh).** Non-residential assets followed closely at **30% (24,103 MWh),** with sports facilities representing **20% (15,996 MWh)**. Construction projects showed the lowest energy demand at **11% (8,607 MWh).**

Energy consumption by Facility (MWh), 2024



Energy consumption by Source (MWh), 2024





08

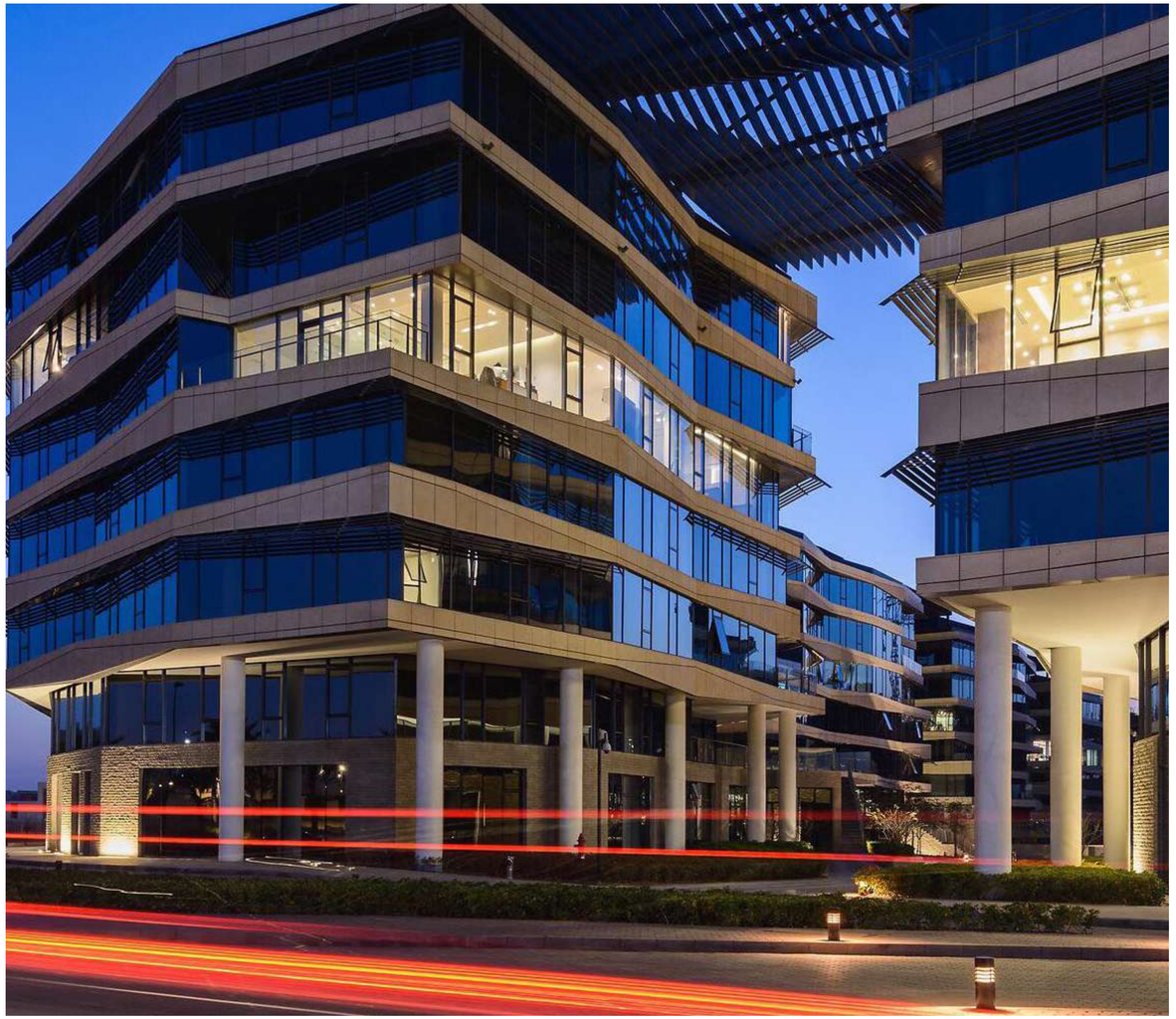
PERFORMANCE EVALUATION

ABSOLUTE EMISSIONS

Scope 1 direct emissions have shown consistent growth over the reporting period. Compared to the 2022 base year of **3,644 mtCO₂e,** Scope 1 emissions increased by **62.1%** to reach **5,908 mtCO₂e** in 2024. This includes a **15.3%** year-over-year increase from 2023 levels, indicating continued upward pressure from operational activities and fuel consumption.

In contrast, Scope 2 emissions related to purchased electricity demonstrate more positive trends. After peaking at **32,712 mtCO₂e** in 2023, these emissions decreased by **19.4%** in 2024 to **26,356 mtCO₂e**. However, they remain **5.5%** above the 2022 base year level of **24,991 mtCO₂e**. When examining combined Scope 1 and 2 emissions, the overall performance shows a **12.7%** increase compared to the 2022 base year (rising from **28,635 mtCO₂e to 32,265 mtCO₂e)**, with **14.7%** decrease from 2023 levels.

	Base year 2022	Previous year 2023	Reporting year 2024	Comparison	
Scope 1 emissions ($mtCO_2e$)	3,644	5,126	**5,908**	↑ **62.1% increase**	from 2022 BY
				↑ **15.3% increase**	from 2023
Scope 2 emissions ($mtCO_2e$)	24,991	32,712	**26,356**	↑ **5.5% increase**	from 2022 BY
				↓ **19.4% decrease**	from 2023
Scope 1 & 2 emissions ($mtCO_2e$)	28,635	37,838	**32,265**	↑ **12.7% increase**	from 2022 BY
				↓ **14.7% decrease**	from 2023



CARBON INTENSITY

Carbon intensity serves as a critical metric for evaluating the efficiency of greenhouse gas emissions relative to economic output. This ratio provides valuable insight into whether operational improvements are successfully decoupling business growth from environmental impact. In the 2024 reporting period, SODIC achieved a carbon intensity of **3.31 mtCO_2e per million EGP** of revenue for combined Scope 1 and 2 emissions. This represents significant progress, showing a **9.8% reduction** from base year levels and a comparable **9.6% decrease** from the previous reporting year in 2023.

SODIC's residential developments demonstrated exceptional progress, achieving a **57.7%** reduction in carbon intensity **(8.26 to 3.49 kgCO_2e/m²)** since 2022. In contrast, non-residential assets showed a concerning **166% intensity increase (14.66 to 39.01 kgCO_2e/m²**), indicating escalating energy demands in commercial spaces that require immediate attention through operational optimizations and efficiency upgrades. Sports facilities maintained consistently high intensity levels **(~272 kgCO_2e/m²),** with minimal annual variation, positioning this segment as a critical focus area for innovative reduction strategies.

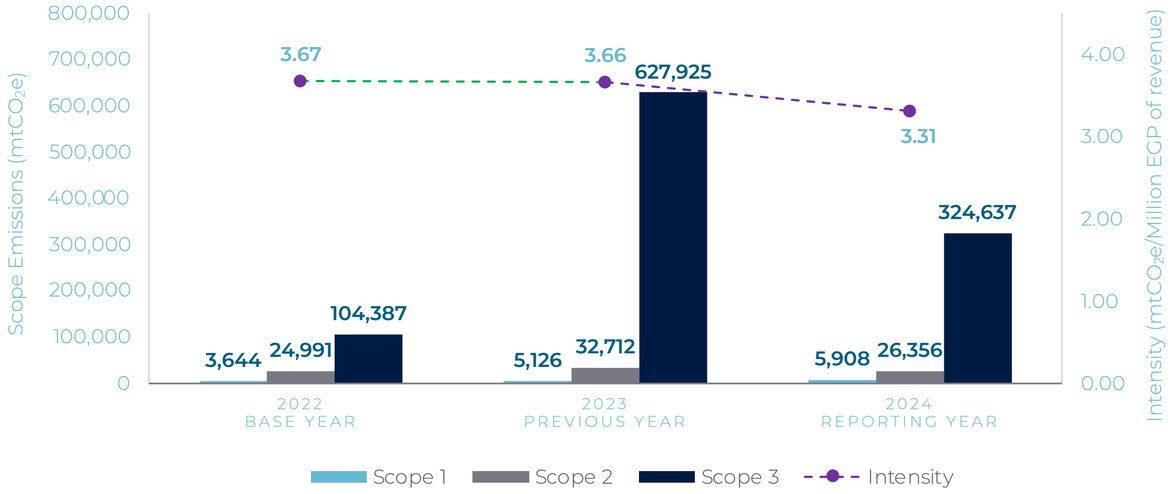
SODIC's energy analysis shows significant savings against the ASHRAE 90.1 standard. SODIC East (Single Family) achieved 37% energy savings, with its proposed design aiming for 41.6% improvement and equivalent GHG reduction. VYE (Multifamily) reached 20% savings, targeting 25% improvement and GHG reduction. VYE (Single Family with Solar PV) achieved 35% savings, with its proposed design targeting 42.8% improvement and GHG reduction.

		2022 BY	2023	2024	Comparison
Carbon Intensity	**Revenue** (mtCO_2e/ Million EGP revenue)	3.67	3.66	**3.31**	9.8% decrease from 2022 BY 9.6% decrease from 2023
	Residential Developments (kgCO_2e/ sqm)	8.26	7.09	**3.49**	57.7% decrease from 2022 BY 50.8% decrease from 2023
	Non-Residential Assets (kgCO_2e/ sqm)	14.66	34.76[1]	**39.01**	166.1% increase from 2022 BY 12.3% increase from 2023
	Sports Clubs (kgCO_2e/ sqm)	272.79[2]	261.11[3]	**272.44**	0.13% decrease from 2022 BY 4.3% increase from 2023

[1] Reported values have been updated to correct prior inaccuracies.

[2,3] Recalculated carbon intensity using built-up area rather than total site area. This methodological refinement better reflects the actual operational footprint.

YOY Scope Emissions with Intensity Trend



09
ANNEX

DATA
SOURCES & QUALITY

All the information used to compute the carbon footprint comes from SODIC's database. The data quality has been evaluated and presented below, with data from each business sector evaluated independently to enable better analysis and display of resolution and fur- ther explanations. The quality of the data is divided into 3 levels to assess possible areas of improvement for each activity.

Primary data

data taken from documents that are directly linked to the assessment, such as electricity invoices, to calculate emissions caused due to electricity.

Secondary data

such as databases, studies, and reports.

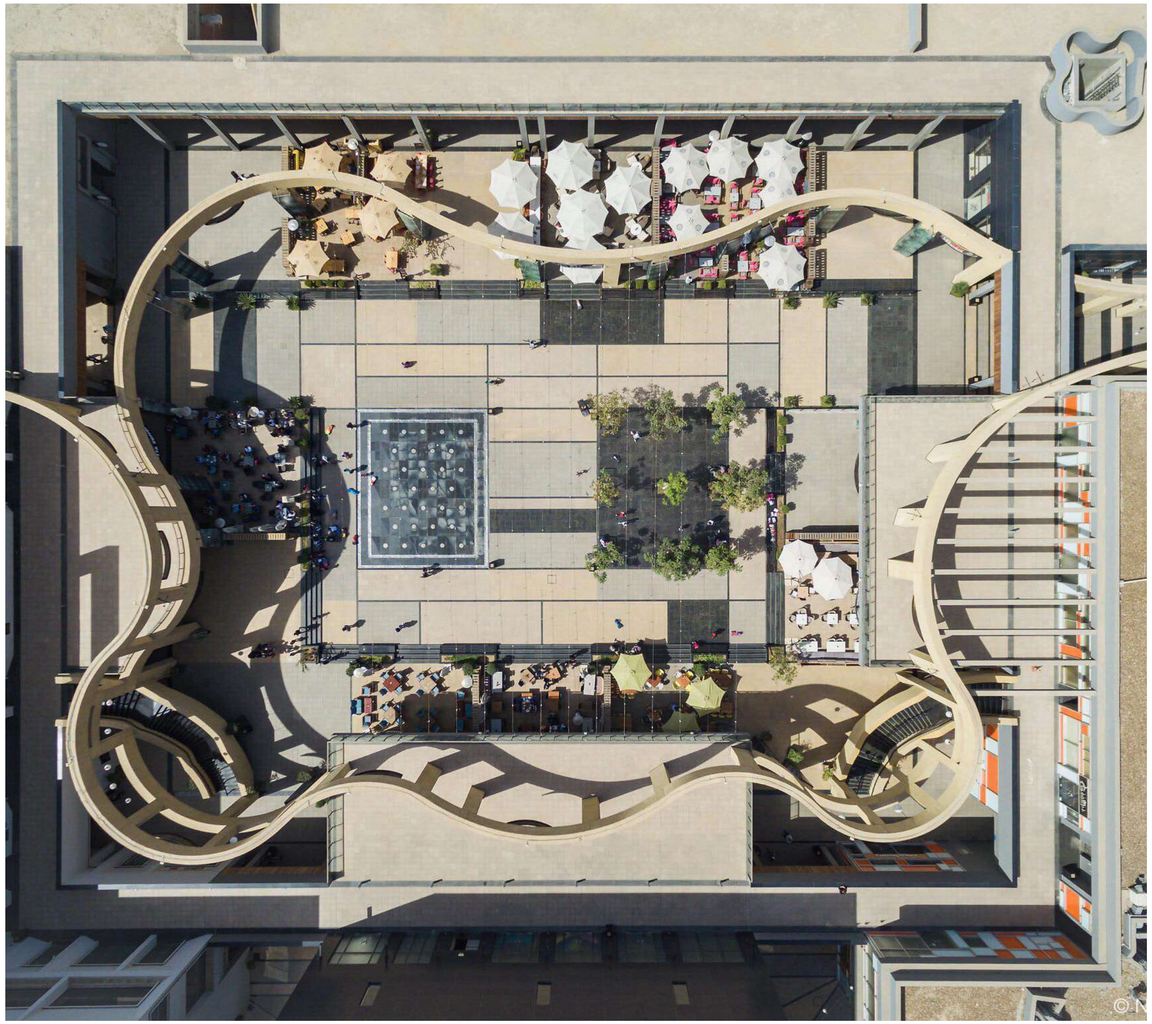
Assumptions

assumptions made based on internationally recognized standards and studies.

Good
No changes recommended

Satisfactory
Could be improved

Weak
Priority areas for improvement



DATA
SOURCES & QUALITY

RESIDENTIAL DEVELOPMENTS

	SCP		ACTIVITY	DATA		UNITS	RESOLUTION
	1	**Stationary combustion**	On-site fuel burning	20,943	Diesel	liters	Data provided monthly.
				631,016	Natural gas	m^3	Data provided monthly.
	1	**Mobile combustion**	Owned vehicles	20,298	Diesel	liters	• Data provided monthly. • For October Plaza, estimated the data for Jul-Dec using the monthly average fuel consumption for the first 6 months (288.33 liters/month), as actual data not provided for the second half of the year.
				27,677	Petrol	liters	
	1	**Fugitive emissions**	Refrigerants leakage	138		kg	Type of refrigerants and quantity provided monthly.
	1	**Agricultural emissions**	Fertilizers	198,655		kg	Quantity of fertilizers and nitrogen content provided monthly.
	2	**Purchased energy**	Purchased electricity	24,671		MWh	Data provided monthly.
	3	**Purchased goods**	Monetary value	52,373,527		EGP	Data includes total purchased quantities, product categories and corresponding expenditures in EGP.
			Water use	3,605,111		m^3	• Data provided monthly. • For October Plaza, 2024 water use combines measured May-Dec consumption (137,683 m^3) with Jan-Apr estimates based on monthly averages, excluding 2025 data to maintain calendar-year reporting
		Capital goods	Monetary value	3,910,643.31		EGP	Data includes total purchased quantities, product categories and corresponding expenditures in EGP.
		Waste disposal	Solid waste	6,641		tons	Data includes waste type, fate, and total quantities.
			Wastewater treatment	3,244,600		m^3	Data estimated based on the assumption that the total discharge accounts for approximately 90% of the total water withdrawn.
		Employee commuting	Commuting & WTT	43,944,972		passenger.km	Actual commuting data used for 61% of the employees; for the remaining employees we applied the standard estimate of 25 km per employee (one-way).
		Business travel	Air travel	31,620		passenger.km	No updated data was available this year, last year's figures were used instead.
			Hotel stay	19		days	
		Use of sold products	Purchased energy	68,475		MWh	Sold area provided for each facility in the reporting year in m^2 . Applied the following standardized parameters: 60-year operational lifespan for all buildings, Egypt's average residential building's electricity consumption.

DATA
SOURCES & QUALITY

NON-RESIDENTIAL ASSETS

	SCP	ACTIVITY	DATA		UNITS	RESOLUTION
1	**Stationary combustion**	On-site fuel burning	5,741	Diesel	liters	Data provided monthly.
1	**Mobile combustion**	Owned vehicles	7,300	Diesel	liters	Data provided monthly.
1	**Mobile combustion**	Owned vehicles	941,953	Diesel	km	Data provided annually.
1	**Mobile combustion**	Owned vehicles	4,020	Petrol	liters	Data provided monthly.
1	**Mobile combustion**	Owned vehicles	679,677	Petrol	km	Data provided annually.
1	**Fugitive emissions**	Refrigerants leakage	52		kg	Type of refrigerants and quantity provided monthly.
1	**Agricultural emissions**	Fertilizers	7,687		kg	Quantity of fertilizers and nitrogen content provided monthly.
2	**Purchased energy**	Purchased electricity	23,263		MWh	• Data provided monthly. • For the Polygon SODIC HQ, data was estimated using the ratio of HQ built area to the polygon (10 buildings), as actual data was not provided.
2	**Purchased energy**	Purchased electricity	838,383		EGP	• For WOC Customer Service & Sales Center, monthly data provided except December. Estimated December usage based on MWh/m^3 monthly intensity • For Sales Center East Cairo, estimated using WOC's MWh/m^2 intensity. Assumed similar consumption patterns due to comparable operations • For North Coast Sales Center, no data available. Estimated by doubling East Cairo's consumption (due to 2x larger area) Applied only for 4 operational months.
3	**Purchased goods**	Monetary value	23,622,444		EGP	Data includes total purchased quantities, product categories and corresponding expenditures in EGP.
3	**Purchased goods**	Water use	140,716		m^3	• Data is provided monthly except July-Dec for Strip I and II. Used total given for those 4 months + monthly data for full-year coverage.
3	**Capital goods**	Monetary value	3,138,072.66		EGP	Data includes total purchased quantities, product categories and corresponding expenditures in EGP.
3	**Waste disposal**	Solid waste	1,532		tons	Data includes waste type, fate, and total quantities.
3	**Waste disposal**	Wastewater treatment	126,645		m^3	Data estimated based on the assumption that the total discharge accounts for approximately %90 of the total water withdrawn
3	**Employee commuting**	Commuting & WTT	12,179,000		passenger.km	Actual commuting data used for %14 of the employees; for the remaining employees we applied the standard estimate of 25 km per employee (one-way).
3	**Business travel**	Air travel	4,749		passenger.km	No updated data was available this year, last year's figures were used instead.
3	**Business travel**	Hotel stay	82		days	
3	**Use of sold products**	Purchased energy	137,192		MWh	Sold area provided for each facility in the reporting year in m2 . Applied the following standardized parameters: -60year operational lifespan for all buildings, Egypt's average non-residential building's electricity consumption

DATA
SOURCES & QUALITY

SPORTS ASSETS

	SCP	ACTIVITY	DATA		UNITS	RESOLUTION
	1 **Stationary combustion**	On-site fuel burning	29,687	Diesel	liters	Data provided monthly.
			911,122	Natural gas	m^3	Data provided monthly.
	1 **Mobile combustion**	Owned vehicles	15,972	Diesel	liters	Data provided monthly.
			21,128	Petrol	liters	Data provided monthly.
	1 **Agricultural emissions**	Fertilizers	35,448		kg	Quantity of fertilizers and nitrogen content provided monthly.
	2 **Purchased energy**	Purchased electricity	6,155		MWh	Data provided monthly.
	3 **Capital goods**	Monetary value	4,114,439		EGP	No updated data was available this year, last year›s figures were used instead.
	Waste disposal	Solid waste	1,035		tons	Data includes waste type, fate, and total quantities.
		Wastewater treatment	1,008,889		m^3	Data estimated based on the assumption that the total discharge accounts for approximately %90 of the total water withdrawn.
	Employee commuting	Commuting & WTT	8,798,400		passenger. km	Actual commuting data not provided for all employees; we applied the standard estimate of 25 km per employee (one-way).
	Business travel	Air travel	7,591		passenger. km	No updated data was available this year, last year›s figures were used instead.
		Hotel stay	6		days	

DATA
SOURCES & QUALITY

CONSTRUCTION PROJECTS

	SCP	ACTIVITY	DATA		UNITS	RESOLUTION
	1 **Stationary combustion**	On-site fuel burning	482,259	Diesel	liters	Data provided monthly.
			1,631	Natural gas	m^3	Data provided monthly.
			1,378	Petrol	liters	Data provided monthly.
	1 **Mobile combustion**	Owned vehicles	53,779	Diesel	liters	Data provided monthly.
			44,299	Petrol	liters	Data provided monthly.
	2 **Purchased energy**	Purchased electricity	2,847		MWh	Data provided monthly.
	3 **Purchased goods**	Raw materials	65,122		tons	Data provided monthly includes material type and quantities.
		Electricity	840		MWh	Data provided monthly.
		Fuel	203,864	Diesel	liters	Data provided monthly.
		Water use	1,104,134		m^3	Data provided monthly.
	Waste disposal	Solid waste	465,808		tons	Data includes waste type, fate, and total quantities.
		Wastewater treatment	993,721		m^3	Data estimated based on the assumption that the total discharge accounts for approximately %90 of the total water withdrawn.
	Employee commuting	Commuting & WTT	10,738,000		passenger. km	Actual commuting data used for %4 of the employees; for the remaining employees we applied the standard estimate of 25 km per employee (one-way).
	Use of sold products	Purchased energy	169,741		MWh	Sold area provided for each facility in the reporting year in m2 . Applied the following standardized parameters: -60 year operational lifespan for all buildings, Egypt's average non-residential building's electricity consumption.

RELEVANCY & EXCLUSIONS

The following table describes the GHG emissions sources that were excluded from SODIC's GHG inventory due to several reasons, including: some activities are minor/immaterial, lack of data, and data that is beyond SODIC'S operation and control and hence considered technically infeasible to attain. The exclusion rationale per activity has also been specified.

Scope 3 category		Description	Emissions	Status
Category 1	Purchased goods and services	Emissions from company purchases, including construction raw materials, energy used by contractors, monetary purchased goods, and water use.	129,544	Relevant, calculated
Category 2	Capital goods	Emissions from capital expenditures including computers, computer software, motor vehicles, furniture, office equipment and plant and project machinery.	33	Relevant, calculated
Category 3	Fuel and energy related Activities (Not included in Scope 1 and 2)	Emissions from extraction, production and transportation of fuels and energy sources. . In addition to the emissions of electricity transmission and distribution losses.	2,887	Relevant, calculated
Category 4	Upstream transportation and distribution	Third-party transportation and distribution services purchased by SODIC during the reporting year. Not calculated due to lack of data availability.	-	Relevant, not yet calculated
Category 5	Waste generated in operations	Emissions from the transportation of solid waste, landfill emissions from the disposed waste and emissions from wastewater treatment.	9,704	Relevant, calculated
Category 6	Business travel	Emissions generated from various modes of travel associated with business activities, including flights, land travel, and hotel stays.	34	Relevant, calculated
Category 7	Employee commuting	Emissions from the transportation of employees between their homes and their worksites during the reporting year (in vehicles not owned or operated by SODIC).	10,236	Relevant, calculated

RELEVANCY & EXCLUSIONS

Scope 3 category		Description	Emissions	Status
Category 8	Upstream leased assets	Emissions associated with properties that SODIC leases from other landlords (i.e., where SODIC is the tenant). However, this is not relevant to SODIC's reporting because SODIC primarily operates as a developer and lessor (owner leasing properties to tenants), not as a tenant leasing from others.	-	Not relevant, explanation provided
Category 9	Downstream transportation and distribution	This category is not relevant to SODIC as all products transportation costs are paid by the bank and reported under upstream transportation and distribution	-	Not relevant, explanation provided
Category 10	Processing of sold products	Emissions from goods/services that are processed further. Not relevant as any building sold would likely not have elements that need to be further processed.	-	Not relevant, explanation provided
Category 11	Use of sold products	Emissions from the electricity consumption of SODIC's sold properties (residential and commercial units) during their operational phase. These emissions occur after ownership transfer to customers but result from energy use in buildings developed by SODIC.	172,198	Relevant, calculated
Category 12	End of life treatment of sold products	Emissions from demolition activities include the recycling, or disposal methods employed for items such as building materials, fixtures, and other components at the end of their useful life within the properties developed and sold by SODIC.	-	Relevant, not yet calculated
Category 13	Downstream leased assets	Emissions from the electricity consumption of properties that SODIC owns and leases to tenants (both residential and commercial spaces). These emissions occur during the lease period while SODIC maintains ownership of the assets.	-	Relevant, not yet calculated
Category 14	Franchises	Emissions from the operation of franchises. SODIC does not have any franchises.	-	Not relevant, explanation provided
Category 15	Investments	Emissions from operation of investments, including equity and debt investments and project finance. SODIC does not have any investment in any projects.	-	Not relevant, explanation provided

QUALITY
ASSURANCE STATEMENT

To the SODIC Board of Directors,

We have been appointed by **SODIC** to conduct carbon footprint calculations pertaining **SODIC's** operational activities for the period **1st of January 2024** to the **31st of December 2024**. This assessment encompasses SODIC's portfolio across three main locations in Egypt: 'West Cairo' (6th October), 'East Cairo' (New Cairo), and Egypt's 'North Coast'. The scope includes residential developments, non-residential assets, sports facilities, and construction projects.

Auditors' Independence and Quality Control

We adhere to integrity, objectivity, competence, due diligence, confidentiality, and professional behavior. We maintain a quality control system that includes policies and procedures regarding compliance with ethical requirements, professional standards, and applicable laws and regulations.

Auditors' Responsibility

In conducting the carbon footprint calculations, we have adopted the Greenhouse Gas Protocol Guidelines, IPCC Guidelines for Greenhouse Gas Inventories, and finally ISO 14064-1:2018 specification with guidance at the organization level for quantification and reporting of GHG emissions and removals.

It is our responsibility to express a conclusion about the quality and completeness of the primary data collected/ provided by SODIC. We have performed the following quality assurance/ quality control tasks:

- Several rounds of data requests were performed whenever the received in formation was not clear;
- All data presented in this report were provided by the reporting entity and revised and completed by our technical teams;
- For data outliers, meetings were held to investigate the accuracy of the data and new data was provided when requested;
- Any gaps, exclusions and/or assumptions have been clearly stated in the report.

Conclusion

Based on the aforementioned procedures, nothing has come to our attention that would cause us to believe that **SODIC's** raw data used in the carbon footprint calculations have not been thoroughly collected, verified, and truly represent **SODIC's** resource consumption in the reporting period related to all categories/aspects identified in this report. We do not assume and will not accept responsibility to anyone other than **SODIC** for the provided assurance and conclusion.

Dr. Abdelhamid Beshara, Founder and Chief Executive Officer

Masader, Environmental and Energy Services (S.A.E)

Cairo, June 2025

environmental & energy services masader

CDP ACCREDITED PROVIDER 2022 | TCFD TASK FORCE ON CLIMATE-RELATED FINANCIAL DISCLOSURES | GRI TRAINING PARTNER 2025

ISSB Standards INSIDE | SASB INSIDE | PREMIER Edge SERVICE PROVIDER APRIL 2025 | AA1000 Licensed Assurance Provider 000-534

About Masader

Masader is an innovative interdisciplinary consulting, design and engineering sustainability firm based in Cairo, aiming at leveraging positive impact across the MENA region and globally. It specializes in Resource Efficiency, Sustainable Management of Natural Resources and Integrated Sustainability Solutions. Since 2015, Masader has led 100+ projects across the areas of energy, environment, climate change & carbon footprint, circular economy, green building (LEED), as well as corporate sustainability strategies, reporting and certification.

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SODIC