

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

AND THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE NINE-MONTHS PERIOD ENDED 30 SEPTEMBER 2026 AND THE LIMITED REVIEW REPORT

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

The interim condensed consolidated financial statements
For the nine-months periods ended 30 September 2026

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Translation of Auditor's report
Originally issued in Arabic

LIMITED REVIEW REPORT

ON THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

TO THE BOARD OF DIRECTORS OF SIXTH OF OCTOBER FOR DEVELOPMENT AND INVESTMENT SODIC (S.A.E.)

Introduction

We have performed a limited review on the accompanying interim condensed consolidated statement of financial position of **Sixth Of October For Development And Investment Company - SODIC S.A.E - ("the Company") and its subsidiaries ("the Group")** as at 30 September 2026 and the related interim condensed consolidated statements of profit or loss, comprehensive income for the periods of three-months and nine-months and interim condensed changes in equity and cash flows for the nine-months period then ended, and a summary of significant accounting policies and other explanatory notes. The management is responsible for the preparation and presentation of these interim condensed consolidated financial statements in accordance with the Egyptian Accounting Standard (EAS) (30) "Interim Financial Statements". Our responsibility is to express a conclusion on these interim condensed consolidated financial statements based on our limited review.

Scope of Limited Review

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

The Group's consolidated financial statements for the year ended 31 December 2025 were audited by another auditor, and the interim condensed consolidated financial statements for the period ended 30 September 2025 were reviewed by another auditor, who issued an unmodified audit report / conclusion on those financial statements on 5 February 2026 and 23 October 2025; respectively.

Conclusion

Based on our limited review, nothing has come to our attention that causes us to believe that the accompanying interim condensed consolidated financial statements do not present fairly , in all material respects, the interim consolidated financial position of the Group as of 30 September 2026 and of its consolidated financial performance for the three-months and nine-months periods then ended and its interim consolidated cash flows for the nine-months period then ended in accordance with Egyptian Accounting Standard No. (30), "Interim Financial Statements".

Auditor



Amr Waheed Bayoumi
FESAA – FEST
(RAA. 17555)
EFSA (358)



Cairo: 25 October 2026

SODIC

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

Statement of interim condensed consolidated financial position – As at 30 September 2026

(All amounts are shown in Egyptian Pounds)	Note	30 September 2026	31 December 2025
Assets			
Non-current assets			
Fixed assets (Net)		**1,242,314,290**	1,067,837,029
Projects under construction		**1,319,124,106**	754,180,735
Investment properties	(23)	**1,544,965,965**	1,636,312,970
Investment properties under development	(21)	**279,080,497**	41,865,255
Investment in associates and joint ventures	(22)	**-**	-
Right of use assets		**51,073,588**	10,186,703
Trade and notes receivable	(17-2)	**7,625,124,404**	8,059,940,768
Deferred tax assets	(14)	**1,111,408,813**	894,022,883
Total non-current assets		**13,173,091,663**	12,464,346,343
Current assets			
Inventory		**157,646,495**	110,134,428
Completed units ready for sale		**1,056,867,251**	1,213,165,672
Works in process	(16)	**63,821,537,455**	50,461,654,533
Trade and notes receivable	(17-1)	**6,157,718,037**	5,431,542,975
Debtors and other debit balances	(18)	**18,187,087,939**	15,802,884,368
Loans to joint ventures	(19)	**-**	-
Financial investments at amortized cost		**1,336,036,446**	1,687,350,051
Cash and cash equivalents	(20)	**3,366,541,927**	2,711,253,056
Total current assets		**94,083,435,550**	77,417,985,083
Total assets		**107,256,527,213**	89,882,331,426
Equity and liabilities			
Equity			
Issued & paid in capital		**5,157,174,344**	5,157,174,344
Legal reserve		**412,427,116**	238,985,416
Special reserve - share premium		**1,690,069,708**	1,690,069,708
Retained earnings		**9,173,941,646**	8,060,862,008
Other equity		**689,087,153**	689,087,153
Equity attributable to equity holders of the Parent Company		**17,122,699,967**	15,836,178,629
Non-controlling interests		**68,339,946**	64,643,935
Total equity		**17,191,039,913**	15,900,822,564
Liabilities			
Non-current liabilities			
Bank Loans	(24)	**10,344,715,057**	6,545,304,173
Land liabilities	(25)	**19,371,145,497**	17,534,332,163
Lease contracts liabilities		**46,141,051**	6,884,784
Total non-current liabilities		**29,762,001,605**	24,086,521,120
Current liabilities			
Banks – credit facilities		**358,637,426**	2,270,288,637
Bank Loans	(24)	**712,609,796**	966,242,132
Advances from customers	(26)	**39,400,841,537**	29,222,421,017
Contractors, suppliers and notes payable	(27)	**1,424,788,617**	858,748,260
Income tax liabilities		**626,862,334**	1,524,397,678
Land liabilities	(25)	**1,678,673,477**	1,772,615,057
Creditors and other credit balances	(28)	**10,754,070,838**	8,918,500,524
Lease contracts liabilities		**13,309,832**	9,075,275
Provisions		**5,333,691,838**	4,352,699,162
Total current liabilities		**60,303,485,695**	49,894,987,742
Total liabilities		**90,065,487,300**	73,981,508,862
Total equity and liabilities		**107,256,527,213**	89,882,331,426

Ashraf Abdelmaksoud	Mohamed Samir	Ahmed Hegazi	Ayman Amer
Finance Executive Director	Finance Executive Director	Group Financial Controller	General Manager

25 October 2026

Limited review report attached.

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

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

Statement of interim condensed consolidated profit or loss
For nine-months periods ended 30 September 2026

(All amounts are shown in Egyptian Pounds)

		Nine months ended 30 September		Three months ended 30 September	
	Note	**2026**	2025	**2026**	2025
Operation Revenues					
Real estate sales	(6)	**7,502,403,104**	7,789,729,953	**3,634,312,859**	4,466,384,714
Installments' interest realized during the period	(6)	**1,940,409,463**	1,226,809,434	**628,761,569**	406,429,033
Total related real estate sales	(6)	**9,442,812,567**	9,016,539,387	**4,263,074,428**	4,872,813,747
Revenues of services of managing cities and resorts		**749,205,678**	534,638,702	**280,341,768**	143,012,248
Revenues of investment property		**268,743,313**	172,914,943	**108,346,603**	67,669,455
Revenues from clubs, golf course and restaurants		**355,905,386**	899,733,690	**186,920,778**	761,266,960
Total operation revenues		**10,816,666,944**	10,623,826,722	**4,838,683,577**	5,844,762,410
Operation Cost of sales					
Cost of real estate sales	(7)	**(6,595,579,808)**	(4,399,823,507)	**(3,041,451,157)**	(2,962,650,555)
Costs of services of managing cities and resorts		**(680,032,324)**	(438,385,538)	**(268,095,635)**	(110,731,786)
Costs of investment property		**(183,992,783)**	(110,789,334)	**(62,143,571)**	(48,434,700)
Cost of clubs, golf course and restaurants		**(574,020,596)**	(1,059,801,379)	**(309,130,308)**	(878,747,655)
Total operation cost of sales		**(8,033,625,511)**	(6,008,799,758)	**(3,680,820,671)**	(4,000,564,696)
Gross profit		**2,783,041,433**	4,615,026,964	**1,157,862,906**	1,844,197,714
Other operating income	(8)	**712,365,092**	563,847,067	**165,780,098**	466,514,568
Selling and marketing expenses	(9)	**(1,032,166,763)**	(809,147,860)	**(437,439,403)**	(439,369,327)
General and administrative expenses	(10)	**(947,247,006)**	(989,886,061)	**(364,257,232)**	(340,686,091)
Other operating expenses		**(53,838,044)**	(140,089,496)	**(2,531,073)**	(80,013,661)
Expected credit losses / reversal	(11)	**(13,735,516)**	25,650,076	**(12,753,195)**	(6,931,627)
Operating profit		**1,448,419,196**	3,265,400,690	**506,662,101**	1,443,711,576
Finance income	(12)	**276,148,435**	237,617,840	**132,311,519**	66,041,443
Finance cost	(13)	**(5,066,197)**	(428,573,372)	**(2,388,059)**	(140,427,007)
Net finance income / (costs)		**271,082,238**	(190,955,532)	**129,923,460**	(74,385,564)
Profit for the period before tax		**1,719,501,434**	3,074,445,158	**636,585,561**	1,369,326,012
Income tax	(14)	**(426,602,061)**	(721,377,698)	**(180,905,359)**	(319,320,158)
Profit for the period		**1,292,899,373**	2,353,067,460	**455,680,202**	1,050,005,854
Attributable to:					
Equity holders of the Parent Company		**1,286,521,338**	2,345,049,475	**452,274,478**	1,047,179,009
Non-controlling interests		**6,378,035**	8,017,985	**3,405,724**	2,826,845
Profit for the period		**1,292,899,373**	2,353,067,460	**455,680,202**	1,050,005,854
Earnings per share	(15)	**1.00**	1.82	**0.35**	0.81

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

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

Statement of interim condensed consolidated comprehensive income
For nine-months periods ended 30 September 2026

(All amounts are shown in Egyptian Pounds)

	Nine months ended 30 September		Three months ended 30 September	
	2026	**2025**	**2026**	**2025**
Profit of the period	**1,292,899,373**	2,353,067,460	**455,680,202**	1,050,005,854
Total comprehensive income items for the period after income tax	-	-	-	-
Total comprehensive income of the period	**1,292,899,373**	2,353,067,460	**455,680,202**	1,050,005,854
Total comprehensive income is attributable to:				
Equity holders of the Parent company	**1,286,521,338**	2,345,049,475	**452,274,478**	1,047,179,009
Non-controlling interests	**6,378,035**	8,017,985	**3,405,724**	2,826,845
Total comprehensive income for the period	**1,292,899,373**	2,353,067,460	**455,680,202**	1,050,005,854

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

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

Statement of interim condensed consolidated changes in equity
For the Nine-months period ended 30 September 2026

(All amounts are shown in Egyptian Pounds)	Issued & paid in capital	Legal reserve	Special reserve-share premium	Retained earnings	Other Equity	Profit from selling of treasury shares	Total Equity attributable to the Parent Company	Non-Controlling interests	Total equity
Balance as at 1 January 2025 before Merge Adjustments	1,424,789,472	247,658,774	1,690,069,708	7,992,415,961	-	1,725,456	11,356,659,371	62,846,377	11,419,505,748
Closing Merger Company net equity as at 31 December 2021	(1,424,789,472)	(224,840,771)	(1,483,154,056)	73,496,282	-	(1,725,456)	(3,061,013,473)	-	(3,061,013,473)
Net Equity of Merger and Merged Companies as at 31 December 2021	-	-	-	-	6,640,328,400	-	6,640,328,400	-	6,640,328,400
Distributing Merger results	5,157,174,344	-	1,483,154,056	-	(6,640,328,400)	-	-	-	-
Merger results adjustments	-	-	-	(4,268,402,081)	689,087,153	-	(3,579,314,928)	-	(3,579,314,928)
Transfer to legal reserve from 1 January 2022 to 31 December 2024	-	95,532,166	-	(95,532,166)	-	-	-	-	-
Balance as at 1 January 2025 after merge adjustments	5,157,174,344	118,350,169	1,690,069,708	3,701,977,996	689,087,153	-	11,356,659,370	62,846,377	11,419,505,747
Profit for the period	-	-	-	2,345,049,475	-	-	2,345,049,475	8,017,985	2,353,067,460
Other comprehensive income items	-	-	-	-	-	-	-	-	-
Total comprehensive income for the period	-	-	-	2,345,049,475	-	-	2,345,049,475	8,017,985	2,353,067,460
Transactions with owners of the parent Company									
Transfer to legal reserve	-	120,635,247	-	(120,635,247)	-	-	-	-	-
Selling /Acquisition of shares in subsidiaries without change in control	-	-	-	-	-	-	-	(294,282)	(294,282)
Total transactions with owners of the parent Company	-	120,635,247	-	(120,635,247)	-	-	-	(294,282)	(294,282)
Balance as at 30 September 2025	5,157,174,344	238,985,416	1,690,069,708	5,926,392,224	689,087,153	-	13,701,708,845	70,570,080	13,772,278,925
Balance as at 1 January 2026	**5,157,174,344**	**238,985,416**	**1,690,069,708**	**8,060,862,008**	**689,087,153**	**-**	**15,836,178,629**	**64,643,935**	**15,900,822,564**
Profit for the year	-	-	-	**1,286,521,338**	-	-	**1,286,521,338**	**6,378,035**	**1,292,899,373**
Other comprehensive income items	-	-	-	-	-	-	-	-	-
Total comprehensive income	-	-	-	**1,286,521,338**	-	-	**1,286,521,338**	**6,378,035**	**1,292,899,373**
Transactions with owners of the Company									
Transfer to legal reserve	-	**173,441,700**	-	**(173,441,700)**	-	-	-	-	-
Selling /Acquisition of shares in subsidiaries without change in control	-	-	-	-	-	-	-	**209,791**	**209,791**
Dividends to NCI	-	-	-	-	-	-	-	**(2,891,815)**	**(2,891,815)**
Total transactions with owners of the parent Company	-	**173,441,700**	-	**(173,441,700)**	-	-	-	**(2,682,024)**	**(2,682,024)**
Balance as at 30 September 2026	**5,157,174,344**	**412,427,116**	**1,690,069,708**	**9,173,941,646**	**689,087,153**	-	**17,122,699,967**	**68,339,946**	**17,191,039,913**

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

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

Statement of interim condensed consolidated cash flows
For the Nine-months period ended 30 September 2026

(All amounts are shown in Egyptian Pounds)

	Note	2026	2025
Cash flows from operating activities			
Profit for the period before tax		**1,719,501,434**	3,074,445,158
Adjustments for:			
Depreciation of fixed assets, investment properties and right of use assets		**247,188,191**	167,998,846
Gain on sale of fixed assets		**-**	(2,131,445)
(losses) / (Gain) on sale of Investment properties		**1,838,949**	(342,317,167)
Interest on lease contract liabilities		**4,922,698**	3,434,528
Net return on investments at amortized cost		**(5,896,922)**	(6,471,736)
ECL on investments at amortized cost		**-**	1,567,579
Reversal / ECL on Trade and notes receivables		**96,644**	(16,462,856)
Reversal of impairment of fixed assets	(8)	**(705,723)**	(1,366,942)
Provisions formed		**1,632,991,333**	314,602,430
Provisions no longer required		**(195,139,500)**	-
Write down to NRV to DWIP		**-**	(6,557,235)
Interest income	(12)	**(164,365,947)**	(231,146,104)
Interest expense	(13)	**143,499**	378,664,561
Gain of Selling /Acquisition of shares in subsidiaries without change in control		**38,637**	(433,811)
Gain on disposal of right of use		**-**	(4,182,713)
Gain on sale of assets held for sale		**-**	(1,716,810)
Operating profit before changes in working capital		**3,240,613,293**	3,327,926,283
Changes in working capital			
Inventory		**(47,512,067)**	(12,927,074)
completed units ready for sale		**156,298,421**	1,010,629,701
Works in process		**(5,674,267,926)**	(5,377,046,664)
Trade and notes receivables		**(291,455,343)**	(2,038,359,020)
Debtors and other debit balances		**(2,347,745,855)**	(4,433,500,049)
Provisions used		**(456,859,158)**	(593,055,196)
Advances from customers		**6,420,898,527**	5,344,155,444
Contractors, suppliers and notes payable		**566,040,339**	320,068,565
Land liabilities and creditors and other credit balances		**410,896,585**	1,333,234,043
Paid income tax		**(1,501,221,753)**	(837,659,133)
Restricted cash & Bank time deposits maturity over three months		**-**	6,500,000
Net cash flows (used in) operating activities		**475,685,063**	(1,950,033,100)
Cash flows from investing activities			
Payments for purchase of fixed assets and projects under construction		**(741,816,333)**	(383,785,434)
Proceeds from sale of Assets classified as held for sale		**-**	933,565
Payments for investments properties under development		**(39,352,654)**	(13,103,967)
Proceeds from credit interests		**278,296,881**	214,427,903
Proceeds from disposal of investment properties		**-**	387,789,481
Payments for investments at amortized cost		**(4,912,305,720)**	(1,584,078,491)
Proceeds from investments at amortized cost		**5,474,195,736**	841,329,232
Proceeds from sale of fixed assets		**209,595**	2,426,330
Net cash flows generated / (used in) from investing activities		**59,227,505**	(534,061,381)
Cash flows from financing activities			
Proceeds from bank loans and facilities		**4,893,686,759**	2,939,002,712
Payments to bank loans and facilities		**(3,218,167,114)**	(746,795,664)
Finance cost paid		**(1,538,148,874)**	(196,962,132)
Payments for operating lease contracts liabilities		**(14,273,813)**	(21,793,476)
Proceeds from NCI subsidiaries		**171,160**	-
Dividends to non-controlling interests in subsidiaries		**(2,891,815)**	-
Net cash flows generated from financing activities		**120,376,303**	1,973,451,440
Net change in cash and cash equivalents		**655,288,871**	(510,643,041)
Cash and cash equivalents at the beginning of the period		**2,707,720,471**	3,355,323,742
Effect of movement in expected credit loss on cash and cash equivalents	(11)	**5,730,622**	(7,824,366)
Cash and cash equivalents at the end of the period	(20)	**3,368,739,964**	2,836,856,335

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

1. BACKGROUND AND ACTIVITIES

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

1.2 The purpose of the Group is represented in the following:

- Land acquisition and the subsequent sale/lease to clients after connecting the relevant infrastructure.
- Operating in the field of construction, integrated construction, and supplementary works.
- Planning, dividing, and preparing lands for building and construction according to modern building techniques.
- Building, selling, and leasing all various types of real estate.
- Developing and reclaiming land in new urban communities.
- Operating in the field of tourism development and tourism related establishments including, building, managing, selling or utilizing hotels, motels and tourist villages in accordance with applicable Egyptian laws and regulations.
- Building, managing, selling and leasing –residential, service, commercial, industrial and tourism projects.
- Operating in the field of coordinating and planting gardens, roads and squares and also providing security, stewardship, maintenance and cleaning services.
- Operating in the field of ownership and management of sporting, entertainment, medical, educational buildings and also ownership, management and operating of restaurants.
- In addition, the Group may have interest or participate in any manner with companies or others that share similar activities or which may assist it to achieve its purposes in Egypt or abroad.
- Also the Group is entitled to merge into or acquire the aforementioned companies or make them subsidiaries in accordance with the provisions of law and its executive regulations.

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

1.4 The Company is listed on the Egyptian Stock Exchange.

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

1.6 The interim condensed consolidated financial statements have been authorized by the company’s Board of directors on October 25,2026

1. BACKGROUND AND ACTIVITIES (CONTINUED)

1.7 The condensed consolidated interim financial statements of Sixth of October for Development & Investment Company SODIC (the Parent Company) for the financial period ended 30 September 2026, comprise the financial statements of the Company and its subsidiaries (together referred to as the "Group") and the Group's interest in the profit or loss of associates and joint ventures.

1.8 The registered office of the Parent Company is located at Km. 38 Cairo / Alexandria Desert Road, Sheikh Zayed City. Mr. Talal Al Dhiyebi is the Chairman of the Parent Company and Mr. Ayman Amer is the General Manager of the Parent Company.

- The financial statements of subsidiaries are included in the interim condensed consolidated financial statements from the date on which control commences until the date on which control ceases.
- Subsidiaries are represented in the following:

Subsidiary name	Nature and activity	Country of Incorporation	Ownership (Directly or Indirectly) As at 30 September 2026	Ownership (Directly or Indirectly) As at 31 December 2025
			%	%
1- Beverly Hills for Management of Cities and Resorts Co. - S.A.E	Facility Management	**Egypt**	**43.40**	**44.18**
2- Edara for Services of Cities and Resorts Co. –S.A.E.	Facility Management	**Egypt**	**100**	**100**
3- SODIC Garden City for Development and Investment Co. S.A.E	Facility Management (Strip I)	**Egypt**	**50**	**50**
4- SODIC for Clubs Company	Clubs Management	**Egypt**	**100**	**100**
5- Fourteen for Real Estate Investment Co. - S.A.E.	Real estate developer (Palmyra project)	**Egypt**	**100**	**100**
6- SODIC Syria L.L.C (*)	Real estate developer (palmyra project)	**Syria**	**100**	**100**

1. BACKGROUND AND ACTIVITIES (CONTINUED)

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

2. BASIS OF PREPARATION OF THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

2.1 Compliance with EAS

The interim condensed consolidated financial statements for the nine months ended 30 September 2026 have been prepared in accordance with the requirements of the Egyptian Accounting Standard (30) “Interim Financial Statements”.

These interim condensed consolidated financial statements don’t contain all the information required in preparing the full annual financial statements and should be read in conjunction with the Group’s annual consolidated financial statements as at 31 December 2025.

The accounting policies adopted in the preparation of these interim condensed consolidated financial statements are consistent with those of the previous financial year and corresponding interim reporting period. In addition, results of the Nine-months period ended 30 September 2026 are not necessarily indicative for the results that may be expected for the financial year ending 31 December 2026.

3. CRITICAL ACCOUNTING ESTIMATES AND JUDGMENTS

In preparing these interim condensed consolidated financial statements, the significant judgments made by the management in applying the Group’s accounting policies and the key sources of estimation uncertainty were the same as those that were applied to the consolidated financial statements for the year ended 31 December 2025.

4. FINANCIAL RISK MANAGEMENT

The Group's activities are exposed to a range of financial risks: market risk (including currency risk and interest rate risk), liquidity risk and credit risk. The interim condensed consolidated financial statements do not include all information and disclosures related to risk management that are required in the annual financial statements. It should be read in conjunction with the Group's annual consolidated financial statements as at 31 December 2025. There have been no changes in risk management policies since the end of last year.

(a) Liquidity risk

In comparison to the year end, no material changes in the undiscounted contracted cash flow to meet the expected payment of financial obligations.

4. FINANCIAL RISK MANAGEMENT (CONTINUED)

(b) Credit Risk

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

	30 September 2026	31 December 2025
Trade and notes receivable – non-current (Note 17.2)	**7,645,708,809**	8,093,346,971
Trade and notes receivable – current (Note 17.1)	**6,203,866,356**	5,464,772,852
Debtors and other debit balances (Note 18)	**8,824,257,267**	7,368,201,204
Financial investments at amortized cost	**1,336,036,446**	1,687,350,051
Loans to joint ventures (Note 19)	**214,377,912**	213,074,553
Cash and cash equivalent (Note 20)	**3,384,404,424**	2,723,384,931
	27,608,651,214	25,550,130,562

(c) Market risk

(i) Exposure to currency risk

The Group's exposure in original foreign currencies was as follows:

30 September 2026

Description	**USD**	**Euro**	**GBP**
Cash at banks	**30,231,900**	**291,535**	**29,616**
Surplus of foreign currencies	**30,231,900**	**291,535**	**29,616**

31 December 2025

Description	USD	Euro	GBP
Cash at banks	21,000,060	126,832	36,881
Surplus of foreign currencies	21,000,060	126,832	36,881

The following is the average exchange rates during the period:

	Average exchange rate during the period		**Spot rate at the financial statements date**	
	30 September 2026	31 December 2025	**30 September 2026**	31 December 2025
USD	**49.91**	49.26	**51.66**	47.61
Euro	**57.61**	54.93	**58.73**	55.97
GBP	**66.53**	64.36	**68.24**	64.19

4. FINANCIAL RISK MANAGEMENT (CONTINUED)

(c) Market risk (continued)

(ii) Sensitivity Analysis

A reasonably possible strengthening (weakening) of 10% other currencies exchange rate against Egyptian pound as of 30 September 2026, would have affected the measurement of financial instruments denominated in a foreign currency and affected equity and profit or loss by the amounts shown below. This analysis assumes that all other variables, in particular interest rates, remain constant and ignores any impact of forecast sales and purchases.

	Profit or Loss (EGP)	
	Strengthening	**Weakening**
USD	**156,177,996**	**(156,177,996)**
Euro	**1,712,184**	**(1,712,184)**
GBP	**202,100**	**(202,100)**
	158,092,280	**(158,092,280)**

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

	Profit or Loss (EGP)	
	Strengthening	Weakening
USD	99,981,287	(99,981,287)
Euro	709,881	(709,881)
GBP	236,737	(236,737)
	100,927,905	(100,927,905)

(d) Interest rate risk

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

	Carrying amount	
	30 September 2026	31 December 2025
Financial instruments with a fixed rate		
Financial assets	**16,631,864,562**	16,335,902,845
Financial liabilities	**(21,825,495,982)**	(19,420,500,004)
	(5,193,631,420)	(3,084,597,159)
Financial instruments with a variable rate		
Financial liabilities	**(11,587,686,069)**	(10,135,224,682)
	(11,587,686,069)	(10,135,224,682)

4. FINANCIAL RISK MANAGEMENT (CONTINUED)

(d) Interest rate risk (continued)

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

5. FUNCTIONAL AND PRESENTATION CURRENCY

The interim condensed consolidated financial statements were presented in Egyptian pounds, which represents the functional currency of the parent company and each of the Group's companies (except for SODIC Syria, a limited liability company).

6. REAL ESTATE SALES

The Group's operations are considered to fall into one broad class of business, sale of real estate units and hence, The Group's revenues can be analyzed as follows:

	Nine months period ended 30 September	
	2026	2025
Revenues from the sale of projects in West Cairo	**3,051,005,728**	6,009,124,964
Revenues from the sale of projects in East Cairo	**989,765,545**	1,740,852,216
Revenues from the sale of projects in North Coast	**3,740,757,361**	445,816,300
	7,781,528,634	8,195,793,480
Discount for early payment	**(278,793,633)**	(406,063,527)
	7,502,735,001	7,789,729,953
Sales returns	**(331,897)**	-
	7,502,403,104	7,789,729,953
Installments' interest realized during the period	**1,940,409,463**	1,226,809,434
	9,442,812,567	9,016,539,387

Total real estate sales Includes an amount of EGP 1.22 billion (30 September 2025 EGP 766.8 million) representing the financial component on installments collected from customers of delivered units prior to delivery in compliance with the Egyptian accounting standard No. 48.

7. COST OF REAL ESTATE SALES

	Nine months period ended 30 September	
	2026	2025
Cost of sales of projects in West Cairo	**2,574,172,358**	3,165,943,897
Cost of sales of projects in East Cairo	**928,037,755**	996,725,264
Cost of sales of projects in North Coast	**3,093,369,695**	237,154,346
	6,595,579,808	4,399,823,507

Total cost of real estate sold Includes an amount of EGP 1.20 billion (30 September 2025 EGP 752 million) representing the financing component on installments collected from customers of delivered units prior to delivery in compliance with the Egyptian accounting standard No. 48.

8. OTHER OPERATING INCOME

	Nine months period ended 30 September	
	2026	2025
Cancellations and delay penalties	**400,576,240**	132,105,142
Reversal of impairment losses of fixed assets	**705,723**	1,366,942
Subscription fees	**5,263,049**	4,262,343
Provisions no longer required	**195,139,500**	32,000,000
Installments' interest realized of Investment Properties	**42,552,651**	-
Gain on sale of property, plant, and equipment	**-**	2,131,445
Gain on sale of investments properties under development	**-**	342,317,167
Gain on sale / liquidation of subsidiaries	**-**	2,180,271
Other income	**68,127,929**	47,483,757
	712,365,092	563,847,067

9. SELLING AND MARKETING EXPENSES

	Nine months period ended 30 September	
	2026	2025
Salaries and wages	**58,674,277**	57,703,633
Sales commissions	**427,847,273**	331,120,343
Advertising & Events	**481,617,099**	366,302,735
Rent expenses for short term- low value	**14,226,166**	9,802,368
Depreciation of fixed assets and amortization of right of use assets	**6,409,728**	8,443,870
Communication, electricity, telephone, and water	**2,189,077**	2,273,725
Fees, stamps and licenses	**14,402,990**	6,615,161
Maintenance, security, cleaning, and agriculture	**7,009,676**	2,990,506
Tips and gifts	**-**	446,816
Travel, transportation, and cars	**4,064,452**	6,429,883
Printing and photocopying	**330,389**	1,852,440
Employee vacation	**441,556**	619,727
Professional and consultants' fees	**7,717,254**	4,866,324
Other	**7,236,826**	9,680,329
	1,032,166,763	809,147,860

10. GENERAL AND ADMINISTRATIVE EXPENSES

	Nine months period ended 30 September	
	2026	2025
Salaries, wages, and bonuses	**261,598,266**	410,322,071
Board of Directors' remunerations and allowances	**22,500,000**	18,000,000
Medical care, training, meals & uniforms	**47,300,262**	46,194,970
Specific employee's benefits	**473,870**	426,620
Maintenance, security, cleaning, and agriculture	**160,268,430**	170,057,924
Professional and consultancy fees	**114,672,551**	82,329,249
Exhibitions, and conferences	**6,126,042**	1,021,070
Donations	**6,725,000**	5,280,000
Gifts and tips	**7,541,607**	6,460,616
Depreciation and amortization of right of use assets	**30,355,929**	21,052,950
Takaful contribution	**26,397,212**	26,643,347
Programs and computer supplies	**153,050,846**	102,432,191
Stationery and printing supplies	**2,739,226**	1,567,378
Subscriptions and governmental dues	**3,532,463**	14,560,608
Rent expenses for short term- low value	**7,334,178**	4,777,042
Bank charges	**17,873,775**	14,592,826
Reception and hospitality	**6,971,109**	10,245,050
Communication, electricity, telephone, and water	**23,917,713**	17,066,997
Travel, transportation and cars	**8,231,110**	7,960,766
Employees vacations	**4,385,720**	5,795,791
Insurance installments	**5,550,313**	3,772,068
Other	**29,701,384**	19,326,527
	947,247,006	989,886,061

11. EXPECTED CREDIT LOSSES / REVERSAL

	Balance as at 31 December 2025	**Movement during the period**	**Balance as at 30 September 2026**
Loans to joint ventures (Note 19)	213,074,553	1,303,359	**214,377,912**
Cash and cash equivalent (Note 20)	12,131,875	5,730,622	**17,862,497**
Trade and notes receivable (Note 17)	66,636,080	96,644	**66,732,724**
Debtors and other debit balances (Note 18)	239,647,310	6,604,891	**246,252,201**
	531,489,818	13,735,516	**545,225,334**

The Group applied the Prime Minister's Decree No. (4575) of 2023 that was issued amending some provisions of the Egyptian Accounting standards, by exempting debt instruments issued by the Egyptian government in local currency at banks operating in Egypt with a maturity of one month or less from recognizing and measuring the expected credit loss starting from the date of the financial position.

12. FINANCE INCOME

	Nine months period ended 30 September	
	2026	2025
Interest income	**164,365,947**	231,146,104
Return on financial investment at amortized cost	**5,896,922**	6,471,736
Foreign exchange gains from balances denominated in foreign currencies	**105,885,566**	-
	276,148,435	237,617,840

13. FINANCE COST

	Nine months period ended 30 September	
	2026	2025
Interest expense	**143,499**	378,664,561
Interest of lease contract liabilities	**4,922,698**	3,434,528
Foreign exchange losses from balances denominated in foreign currencies	**-**	46,474,283
	5,066,197	428,573,372

14. INCOME TAX

(a) Items recognized in the profit or loss

	Nine months period ended 30 September	
	2026	2025
Current income tax expense	**642,832,188**	658,951,115
Treasury bills income tax	**866,621**	1,114,192
Dividends tax	**289,182**	-
Deferred income tax benefit / expense	**(217,385,930)**	61,312,391
	426,602,061	721,377,698

(b) Deferred tax assets and liabilities movement

			Balance as at 30 September 2026		
	Balance as at 1 January 2026 Asset / (liability)	**Charged to profit or loss**	**Deferred tax resulted in asset**	**Deferred tax resulted in (liability)**	**Net deferred tax resulted in (Assets) / Liability**
Fixed assets	**(23,917,621)**	**10,106,936**	**-**	**(13,810,685)**	**(13,810,685)**
Foreign exchange differences	**(65,029,596)**	**(17,368,885)**	**-**	**(82,398,481)**	**(82,398,481)**
Provisions	**984,807,215**	**225,401,269**	**1,210,208,484**	**-**	**1,210,208,484**
EAS application differences	**(1,837,115)**	**(753,390)**	**-**	**(2,590,505)**	**(2,590,505)**
	894,022,883	**217,385,930**	**1,210,208,484**	**(98,799,671)**	**1,111,408,813**

			Balance as at 31 December 2025		
	Balance as at 1 January 2025 Asset / (liability)	Charged to profit or loss	Deferred tax resulted in asset	Deferred tax resulted in (liability)	Net deferred tax resulted in (Assets) / Liability
Fixed assets	(6,191,297)	(17,726,324)	-	(23,917,621)	(23,917,621)
Foreign exchange differences	(74,223,698)	9,194,102	-	(65,029,596)	(65,029,596)
Provisions	595,760,045	389,047,170	984,807,215	-	984,807,215
EAS application differences	(1,267,034)	(570,081)	-	(1,837,115)	(1,837,115)
	514,078,016	379,944,867	984,807,215	(90,784,332)	894,022,883

Liability for temporary differences related to investments in subsidiaries, associates and joint ventures were not recognized because the Group controls the timing of the reversal of the related temporary differences and is satisfied that they will not reverse in the foreseeable future

(c) Unrecognized deferred tax assets

	30 September 2026	31 December 2025
Temporary deductible differences	**202,772,251**	200,380,924
	202,772,251	200,380,924

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

15. EARNINGS PER SHARE

15.1 Consolidated earnings per share

Earnings per share as of 30 September 2026, is calculated based on the Parent company share in earnings for the period using the weighted average number of outstanding shares during the period as follows:

	Nine months period ended 30 September	
	2026	2025
Profit for the period (parent company share)	**1,286,521,338**	2,345,049,475
	1,286,521,338	2,345,049,475
Weighted average number of shares outstanding during the period	**1,289,293,586**	1,289,293,586
Earnings per share (EGP / share)	**1.00**	1.82

15.2 Separate earnings per share

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

	Nine months period ended 30 September	
	2026	2025
Net profit for the period	**1,247,352,666**	1,320,218,743
	1,247,352,666	1,320,218,743
Divided on:		
Weighted average number of shares outstanding during the period	**1,289,293,586**	1,289,293,586
Earnings per share (EGP / share)	**0.97**	1.02

* The weighted average number of outstanding shares in the comparative figures has been adjusted to account for the company's capital issuance after the merger, resulting in a capital of EGP 5,157,174,344 distributed over 1,289,293,586 shares.

16. WORK IN PROCESS

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

	30 September 2026	31 December 2025
West Cairo projects costs (16-1)	**21,560,692,574**	17,170,804,485
East Cairo projects costs (16-2)	**21,759,869,957**	18,351,323,330
North Coast projects costs (16-3)	**20,500,974,924**	14,939,526,718
	63,821,537,455	50,461,654,533

The work in process balances includes the following:

- Total capitalized interest on work in process 18.2 billion (31 December 2025: 10.3 billion EGP).

16.1 West Cairo projects costs

(A) The Estates project

The Balance includes the value of two plots of land owned by the Group, on which the The-Estates and The-Estates residences projects are developed.

The purchase of the Front plot with a total area of 150 acres, according to the agreement was concluded On 11 July 2019 between the Group and the New Urban Communities Authority (NUCA).

The back plot with a total area of 115.34 acres, according to the contract annex signed in May 2022, accordingly the total land area allocated to the Group became 265.34 acres.

(B) VYE and Karmell Projects

On 21 March 2019 SODIC development agreement was signed between SODIC and the Urban Communities Authority “NUCA” to establish an integrated urban project with an area of 464.81 acres, according to the contract.

(C) New Sphinx land

An amount of EGP 580,940,399 has been paid as an advance against the variable cost for a plot of land measuring 1,007.48 feddans, located within New Sphinx City. On May 11, 2025, SODIC (as the real estate developer) signed a co-development agreement for the land with Rula Land Reclamation Company – Freiji & Partners. Subsequently, on June 24, 2025, a partial handover of 1,001.812 feddans out of the total land area was completed to SODIC.

The land cost as per the co-development contract is variable consideration.

16. WORK IN PROCESS (CONTINUED)

16.2 East Cairo projects costs

(A) SODIC East Project

Joint arrangement with Heliopolis Housing and Development Company

On March 16,2016 SODIC entered into a joint arrangement contract with Heliopolis Housing and Development Company, according to the contract SODIC will act as a real estate developer for the land plot owned by Heliopolis Housing and Development Company with an area of 655 acres in New Heliopolis City. Heliopolis Housing and Development Company will earn a share of the revenue, with minimum guarantee.

On December 21,2020 an appendix to the contract was signed between the two parties where some of the terms and conditions of the co-development contract were amended including increasing the minimum guarantee to be EGP 5.9 billion.

The Group considered that the payment of the minimum guarantee is not expected on the basis that the approved budgeted revenue exceeds the revenue share of Heliopolis Housing and Development Company. The Group will only recognize a liability which they expect to pay off expected shortfalls over the life of the contract which is not likely to take place. The two parties have agreed that the Group at its own expense and under its responsibility will implement, finance, market and sell the real estate properties of the project and all its inclusions and components.

The Group's conclusion to a joint arrangement is supported by the following information:

1- The purpose, activity and duration of the joint arrangement is set in the contractual arrangement between the parties.

2- The agreement establishes a decision-making process over relevant activities, where the key decisions are to be made over all Project plans by the two parties.

3- Arbitration procedures are set in the arrangement in case the parties cannot agree on decisions related to relevant activities, for example, amendments to the plans. It is important that neither party has the right to make a decision unilaterally and obtain control over the arrangement as a result of a resolution process, including by means of terminating the participation of the other party in the project. The parties will either have to adhere to the initial plans and agreements or follow the expert opinion of the independent bodies involved in the arbitration process in accordance with the procedures set in the contractual agreement.

4- The contributions required from the parties, where New Heliopolis contributes land for the project development and SODIC contributes development and other project related costs, appear to reflect the parties share of the revenue from the sale of the joint operation's output.

16. WORK IN PROCESS (CONTINUED)

(B) Eastvale Project

On November 10, 2025, the Group signed a revenue-sharing agreement with Midar Investment and Urban Development Company to develop an integrated urban project within city "MADA". Under this agreement, the Group will develop a 500-acre plot of land.

The value of the land was determined at EGP 14.7 billion, based on its present value at the contract date. An amount of EGP 2.94 billion was paid upon signing, and the remaining balance will be paid over eight instalments according to a schedule starting in November 2026 and ending in November 2033.

16.3 North Coast projects costs

(A) June project

August 25, 2021, a development contract was concluded between the Group and the Owners Union – Shahin, to include the area of land belonging to Owners Union – Shahin after increasing it to 1,182,004 sqm according to the Master plan for the North Coast and as per the contract signed between the Owners Union – Shahin and the New Urban Communities Authority on September 12, 2021.

Under the development contract, the Group at its expense, is responsible to develop all the components of the project, including the internal infrastructure and facilities, except for the licensing and construction of 200 hotel rooms, including internal facilities and infrastructure, with the commitment of the Group, to deliver the facilities to the boundaries of the hotel plot.

The land cost as per the development contract is as follows:

(1) Fixed payments with a total amount of EGP 2,659,509,000 to be paid over 24 equal semi-annual installments of EGP 110,812,875 each.

(2) A variable cost representing the Owners Union – Shahin's percentage of the project's revenues as per the terms of the contract.

(B) Ceaser Project back plot

On May 15, 2023, the Group signed the minutes of meeting of negotiation with the New Urban Communities Authority to acquire a plot of land of approximately 180 acres, which is an extension of its "Caesar" project on the north coast. On August 1st, 2023 the contract was signed with the New Urban Communities Authority, and the remaining down payment amount was paid, the rest of the price and interests will be paid over 10 consecutive semi-annual installments.

(C) Ogami Project

On July 11, 2023, a development contract was concluded between SODIC and Al-Safi Real Estate Development Company and one of its related parties to establish and develop a tourist and residential project for two adjacent plots of land with a total area of approximately 440 acres on the North Coast near the Caesar project at kilo 83 Alexandria/Marsa Matrouh road with a façade on the sea of more than 800 meters, on July 18,2024 a 336 acres of the total plot area was handed over to SODIC.

The land cost as per the co-development contract is variable consideration.

17. TRADE AND NOTE RECEIVABLE

17.1 Trade and notes receivable - current

	30 September 2026	31 December 2025
Trade receivable	**712,109,162**	394,411,813
Notes receivable – units *	**5,995,758,314**	5,416,096,960
Notes receivable - others	**22,579,803**	53,247,457
	6,730,447,279	5,863,756,230
Unamortized interest – notes receivable	**(526,580,923)**	(398,983,378)
	6,203,866,356	5,464,772,852
Expected credit losses	**(46,148,319)**	(33,229,877)
	6,157,718,037	5,431,542,975

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

17.2 Trade and notes receivable – non current

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

	30 September 2026	31 December 2025
Trade receivable	**17,561,750**	19,229,686
Notes receivable – units' installments *	**12,669,548,518**	13,941,002,371
	12,687,110,268	13,960,232,057
Unamortized interest – notes receivables	**(5,041,401,459)**	(5,866,885,086)
	7,645,708,809	8,093,346,971
Expected credit losses	**(20,584,405)**	(33,406,203)
	7,625,124,404	8,059,940,768

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

Total post-dated checks and future instalments not recognized in the statement of financial position, amounting to approximately EGP 105.3 billion, are disclosed in Note 33.

18. DEBTORS AND OTHER DEBIT BALANCES

	30 September 2026	31 December 2025
Contractors and suppliers – advance payments	**5,617,934,810**	5,840,874,988
Due from related parties – Joint Venture	**35,191,620**	35,191,620
Accrued Revenues	**909,130,323**	130,566,596
Due from related parties	**1,376,221**	273,354
Prepaid expenses and sales commissions	**3,991,148,063**	2,833,455,486
Deposits with others	**49,048,776**	38,691,995
Tax Authority other than income tax	**110,883,400**	149,944,479
Heliopolis Development and Housing Company (18-1)	**260,880,847**	260,802,472
Bank accounts – Escrow account (18-2)	**364,144,501**	562,951,784
Bank current accounts & deposits - Maintenance (18-3)	**6,247,379,157**	5,391,472,927
Project maintenance receivables	**595,653,758**	528,399,468
Other debit balances	**250,568,664**	269,906,509
	18,433,340,140	16,042,531,678
Expected credit losses	**(246,252,201)**	(239,647,310)
	18,187,087,939	15,802,884,368

18.1 This amount represents an advance payment made to Heliopolis Company for Housing and Development, which will be settled against Heliopolis Company's share of revenues under the joint development agreement related to the Heliopolis Housing and Development project.

18.2 This balance represents the Group's share of the collected amounts from customers in the joint escrow bank accounts held by the banks for Group projects. These balances are restricted unless agreed upon by both the developer and the owner in accordance with the contract terms of the joint bank accounts between the Group as a developer, the bank, and the owner.

18.3 The balance represents maintenance deposits collected from customers, which have been invested in time deposits and interest-bearing current accounts for the purpose of financing the regular maintenance expenses related to the delivered units and cannot be used for any other purpose.

19. LOANS TO JOINT VENTURES

	30 September 2026	31 December 2025
This item represents the loan granted to the Joint Venture project in the by the Group on 16 August 2010 for a total amount of USD 19.5 Million. The loan carries an interest rate of 8.5% per annum. The principal together with interest were scheduled for payment before 31 December 2011. The loan was renewed with an interest rate of 12.5% per annum.	**135,485,961**	135,485,961
This item represents the utilized amount of the bridge loan granted to the Joint Venture project in the on 28 October 2010 for a total amount of USD 8,445,674. The loan carries an interest rate of 8.5% per annum.	**78,891,951**	77,588,592
	214,377,912	213,074,553
Expected credit losses	**(214,377,912)**	(213,074,553)
	-	-

The Group's exposure to market risks and interest rate risks associated with financial investments at amortized cost was disclosed in note No. (4).

20. CASH AND CASH EQUIVALENTS

	30 September 2026	31 December 2025
Bank - time deposits	**1,512,985,675**	1,157,069,051
Bank - current accounts	**1,817,977,610**	1,523,078,428
Cheques under collection	**43,713,673**	37,270,811
Cash on hand	**9,727,466**	5,966,641
	3,384,404,424	2,723,384,931
Expected credit losses	**(17,862,497)**	(12,131,875)
	3,366,541,927	2,711,253,056

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

	30 September 2026	31 December 2025
Cash and cash equivalents before ECL	**3,384,404,424**	2,723,384,931
Time deposits maturing after three months	**(500,000)**	(500,000)
Restricted deposits *	**(15,164,460)**	(15,164,460)
Cash and cash equivalents in the consolidated statement of cash flows	**3,368,739,964**	2,707,720,471

* Deposits include an amount of EGP 15.16 million restricted as a guarantee for the credit facility granted to the Parent Company and one of its subsidiaries from commercial banks.

21. INVESTMENT PROPERTIES UNDER DEVELOPMENT

	30 September 2026	31 December 2025
Projects in West Cairo	**42,375,182**	41,865,255
Projects in East Cairo	**198,078,048**	-
Projects in North Coast	**38,627,267**	-
	279,080,497	41,865,255

22. INVESTMENT IN ASSOCIATES AND JOINT VENTURES

The Group has the following investment in associates:

	Legal form	**Ownership Percentage %**		**Carrying amount**	
		30 September 2026	31 December 2025	**30 September 2026**	31 December 2025
Royal Gardens for Investment Property Co.	S.A.E.	**20**	20	-	-
Palmyra SODIC Real Estate Development **(*)**	Syrian Ltd.	**50**	50	-	-
				-	-

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

This situation coupled with the unstable political environment witnessed in Syria led SODIC's Board of Directors to take the view that the invested amounts in Syria are non-recoverable. As such, SODIC recognized a loss arising from the inability to recover its investments.

23. INVESTMENT PROPERTIES

Investment properties include commercial, administrative and residential units leased out to others. The movement of the investment properties and its depreciation is as follows:

Description	**Leased out units**
Cost	
As at 1 January 2025	1,671,590,434
Additions during the year	224,778,869
Disposal during the year	(2,902,017)
As at 31 December 2025	1,893,467,286
As at 1 January 2026	**1,893,467,286**
Additions during the period	**215,460**
Transferred from projects under construction during the period	**9,889,939**
As at 30 September 2026	**1,903,572,685**
Less	
Accumulated depreciation	
As at 1 January 2025	143,657,140
Depreciation for the year	113,620,344
Disposal during the year	(123,168)
As at 31 December 2025	257,154,316
As at 1 January 2026	**257,154,316**
Depreciation for the period	**101,452,404**
As at 30 September 2026	**358,606,720**
Net carrying amount as at 1 January 2025	1,527,933,294
Net carrying amount as at 31 December 2025	1,636,312,970
Net carrying amount as at 30 September 2026	**1,544,965,965**

Fair value of investment properties were determined by external, independent property Valuer, having appropriate recognized professional qualifications and experience in the location and category of the properties being valued. The fair value of investment properties amounted to EGP 3.27 billion as per last valuation prepared by the Valuer on 31 December 2025.

24. BANK LOANS

	30 September 2026			31 December 2025		
	Total Loan	**Current portion**	**Non-current portion**	Total Loan	Current portion	Non-current portion
On October 13, 2021, Sixth of October for Development and Investment Company "SODIC" signed a medium-term syndicated loan contract with the Arab African International Bank "facility and guarantee agent" and Banque Misr (in its capacity as the account bank) with a total amount of EGP 1 570 million according to the previous syndicated loan contract signed on April 4, 2017 on two tranches: First tranche amount to finance the total debt outstanding &Second tranche to finance "SODIC West" projects. (The interest rate is CBE corridor plus margin). **Debt covenant:** - The company pledges to deposit all proceeds from the sale of the project. - The company is obligated to conclude an insurance policy on the construction work of the project in favor of the bank, with a coverage rate of 120%. - As of 30 September 2026, there were no breaching to the debt covenant.	**1,021,311,986**	**128,872,175**	**892,439,811**	1,079,304,465	135,315,784	943,988,681
On 26 August 2026, the Group entered into a medium-term loan agreement with Commercial International Bank (CIB) for a facility of up to EGP 7.5 billion, comprising up to EGP 5.05 billion to partially finance the development costs of the Group's "June" project on the North Coast and up to EGP 2.45 billion to settle the outstanding bridge loan **Debt covenant:** -Pledge of the project bank accounts -Assignment to the bank of rights under the project's insurance policies. -Promissory Notes- (The interest rate is CBE corridor plus margin). (The interest rate is corridor plus margin).	**2,574,354,074**	-	**2,574,354,074**	-	-	-
On January 22, 2023, a Group's subsidiary signed a medium-term facility agreement with the Arab African International Bank for the purpose of obtaining a loan of 2.75 billion Egyptian pounds, to finance the cost of completing and developing the Estates project including the land cost. (The interest rate is CBE corridor plus margin). **Debt covenant:** - Pledge of project accounts in favor of the escrow agent - Issuing a power of attorney in favor of the guaranteed agent authorizing the guaranteed agent to pledge the unsold and recovered project units immediately after the start of the project. As of 30 September 2026, no breaching to the debt covenant.	**1,560,000,000**	**23,400,000**	**1,536,600,000**	1,160,000,000	-	1,160,000,000

24. BANK LOANS (CONTINUED)

	30 September 2026			31 December 2025		
	Total Loan	**Current portion**	**Non-current portion**	Total Loan	Current portion	Non-current portion
On September 8, 2024, SODIC signed a long-term syndicated facility with Bank Misr and commercial international bank CIB for a total amount of EGP 4.14 billion, to Partially finances remaining development cost along with other expenses related to Sodic 464 acres project, the loan will be repaid on 12 unequal quarterly installments. (The interest rate is CBE corridor plus margin).	**3,910,000,000**	-	**3,910,000,000**	2,730,000,000	-	2,730,000,000
Debt Covenant: Pledge of project accounts to the guaranteed agent All insurance policy in favor of the guaranteed agent.						
As of 30 September 2026, no breaching to the debt covenant.						
On November 26, 2025, SODIC signed a Revolving facility with Bank Misr for a total amount of up to EGP 3 billion with a tenor of four years. This Revolving facility is designed to finance SODIC's overall operating activities. (The interest rate is CBE corridor plus margin).	**2,042,310,075**	**561,947,877**	**1,480,362,198**	2,551,500,814	832,536,604	1,718,964,210
Debt Covenant: Pledging financing accounts in favor of the bank Issuing a power of attorney in favor of the bank authorizing it to endorse commercial papers submitted as collateral in favor of the bank (Interest rate is corridor + margin). Promissory notes (Interest rate is corridor + margin). The Group commits to a coverage ratio of 111% of the proceeds from the sale of units in the Villette project or any other project						
Unamortized borrowing cost	**(50,651,282)**	**(1,610,256)**	**(49,041,026)**	(9,258,974)	(1,610,256)	(7,648,718)
	11,057,324,853	**712,609,796**	**10,344,715,057**	7,511,546,305	966,242,132	6,545,304,173

25. LAND LIABILITIES

	30 September 2026	31 December 2025
New Urban Communities Authority (Note 25.1)	**6,275,766,150**	6,149,898,492
Owners Union – Shahin (Note 25.2)	**1,022,410,662**	1,031,636,088
Midar Company (Note 25.3)	**13,751,642,162**	12,125,412,640
	21,049,818,974	19,306,947,220
Current portion	**1,678,673,477**	1,772,615,057
Non-current portion	**19,371,145,497**	17,534,332,163
	21,049,818,974	19,306,947,220

25.1 New Urban Communities Authority (NUCA)

	30 September 2026				31 December 2025			
	The Estates	**464 Acres (VYE & Karmell)**	**180 Acres (Ceaser)**	**Total**	The Estates	464 Acres (VYE & Karmell)	180 Acres (Ceaser)	Total
New Urban Communities Authority	**185,430,190**	**9,509,285,572**	**260,976,972**	**9,955,692,734**	391,664,215	9,803,121,930	340,418,618	10,535,204,763
Unamortized interest	**(13,706,400)**	**(3,624,574,470)**	**(41,645,714)**	**(3,679,926,584)**	(38,274,475)	(4,266,527,843)	(80,503,953)	(4,385,306,271)
	171,723,790	**5,884,711,102**	**219,331,258**	**6,275,766,150**	353,389,740	5,536,594,087	259,914,665	6,149,898,492
Current portion	**171,723,790**	**660,421,968**	**109,293,238**	**941,438,996**	176,378,794	861,222,209	103,653,835	1,141,254,838
Non-current portion	-	**5,224,289,134**	**110,038,020**	**5,334,327,154**	177,010,946	4,675,371,878	156,260,830	5,008,643,654
New Urban Communities Authority	**171,723,790**	**5,884,711,102**	**219,331,258**	**6,275,766,150**	353,389,740	5,536,594,087	259,914,665	6,149,898,492

(a) The Estate Residences

In May 2022 an agreement was signed between Egyptian New Urban Communities Authority ("NUCA") and the Group to purchase a plot of land covering an area of 115.34 acres with a total value of EGP1.16 billion. The remaining purchase price and any associated interest are to be paid in semi-annual installments concluding on 8 September 2027, by this agreement the total land area allocated to the Company housing the Estate & The Estate residence increased to 265.34 acres.

(b) 464 Acres Land plot

On June 2022 a purchase of land agreement was signed between the Group and NUCA to establish an integrated urban project with an area of 464.81 acres with a total value of EGP 11.36 billion.

(c) 180 Acres Land plot

On 1 August 2023, the Group signed a contract with the NUCA to acquire a plot of land area approximately 180 acres with a total amount of EGP 807.5 million, the down payment amount was paid, and the rest of the price and interest will be paid over 10 consecutive semi-annual instalments.

25. LAND LIABILITIES (CONTINUED)

25.2 Owners Union-Shahin

	30 September 2026	31 December 2025
Owners Union – Shahin	**1,551,380,250**	1,662,193,125
Unamortized interest	**(528,969,588)**	(630,557,037)
	1,022,410,662	1,031,636,088
Current portion	**95,346,495**	86,452,563
Non-current portion	**927,064,167**	945,183,525
	1,022,410,662	1,031,636,088

The balance represents the present value of the deferred installments due to Owners Union – Shahin for the fixed payments of the co-development contract.

25.3 Midar Company

	30 September 2026	31 December 2025
Midar Company	**40,369,737,101**	40,655,559,221
Unamortized interest	**(26,618,094,939)**	(28,530,146,581)
	13,751,642,162	12,125,412,640
Current portion	**641,887,981**	544,907,656
Non-current portion	**13,109,754,181**	11,580,504,984
	13,751,642,162	12,125,412,640

The balance represents the present value of the deferred installments due to Midar Company for the fixed payments of the co-development contract.

26. ADVANCES FROM CUSTOMERS

	30 September 2026	31 December 2025
Advances – Projects in West Cairo	**10,565,656,207**	8,734,637,981
Advances – Projects in East Cairo (*)	**5,412,418,817**	2,933,435,661
Advances – Projects on the North Coast	**22,100,552,691**	16,537,802,228
Advances – Clubs memberships	**1,208,101,330**	947,984,458
Advances for other Group activities	**114,112,492**	68,560,689
	39,400,841,537	29,222,421,017

- Includes an amount of EGP 9.6 billion representing the value of financial component on installments collected from customers (31 December 2025: EGP 5.88 billion).

- Uncollected notes receivable for undelivered units, amounting to EGP 96.2 billion that are not included in the financial statements have been disclosed in (Note 33).

27. CONTRACTORS, SUPPLIERS AND NOTES PAYABLE

	30 September 2026	31 December 2025
Contractors	**262,503,939**	204,160,284
Suppliers	**214,883,880**	187,645,452
Notes payable	**947,400,798**	466,942,524
	1,424,788,617	**858,748,260**

28. CREDITORS AND OTHER CREDIT BALANCES

	30 September 2026	31 December 2025
Amounts collected on account for management, operation, and maintenance of projects *	**6,384,857,932**	5,262,814,857
Accrued expenses	**1,566,776,113**	861,542,593
Due to related parties	**94,846**	-
Customers – credit balances	**459,990,701**	448,790,314
Tax Authority – other than income tax	**166,734,784**	192,280,668
Accrued compensated absence	**25,526,569**	14,251,977
Insurance Deposits collected from customers – Against modifications	**23,259,024**	24,383,070
Social insurance – Contractors	**271,325,219**	156,260,712
Unearned revenue	**6,804,065**	4,420,071
Retentions	**1,319,772,773**	1,072,200,347
Deposits from others	**257,837,231**	242,703,368
Other creditors	**271,091,581**	638,852,547
	10,754,070,838	8,918,500,524

* The balance represents maintenance deposits collected from customers, which have been invested in time deposits and interest-bearing current accounts for the purpose of financing the regular maintenance expenses related to the delivered units and cannot be used for any other purpose.

* Uncollected notes receivable for maintenance of undelivered units amounting to EGP 8.9 billion as disclosed in (Note 33).

29. NON - CASH TRANSACTIONS

For the purpose of preparing the consolidated statement of cash flows for the financial period ended 30 September 2026, the effect of the following investment transactions was excluded as they are considered non - cash transactions:

	EGP
Loans unamortized cost	**41,393,308**
Amortized interests on NUCA & land purchase creditors, that were capitalized to work in process	**2,940,427,939**
Capitalized financial component on installments collected from customers	**3,757,521,993**
Transfer between investment properties and development work in Process	**9,889,939**
Transfer between fixed assets and Development work in Process	**86,670,620**
Transfer between fixed assets projects under construction	**91,295,348**
Transfer between IPUD and Development work in Process	**198,078,048**
Capitalized return on Treasury bills to Development work in Process	**204,679,488**
Capitalized Borrowing cost to project under constructions	**46,057,290**
Capitalized Borrowing cost to Development work in progress	**1,711,336,027**

30. RELATED PARTIES

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

30.1 Transactions with related parties

Party	Nature of relationship	Nature of Transaction	30 September 2026 Amount of Transaction
	Executive directors	Salaries and	**48,416,677**
Executive and board of directors	Board members	allowances	**22,500,000**
Al Dar Egypt	Under common control	Payment on behalf	**1,102,867**

30. RELATED PARTIES (CONTINUED)

30.2 Balances resulting from transactions with related parties in other debit balances

		Paid amount of participation %	Carrying amount as at 30 September 2026	Carrying amount as at 31 December 2025
Palmyra – SODIC for Real Estate Development *	Loans to Joint Ventures		**214,377,912**	213,074,553
	Accrued interest on loan under debtors and other debit balances caption		**65,482,130**	65,482,130
	Accrued on – related parties joint venture under debtor and other debit balances caption		**35,191,620**	35,191,620
Al Dar Properties Egypt Company	Debtors & other debit balances		**1,376,221**	273,354
Al Dar Properties PJSC	Creditors & other credit balances		**(94,846)**	-
			316,333,037	314,021,657
ECL			**(315,051,662)**	(313,748,303)
Total			**1,281,375**	273,354

* Impairment in dues from Palmyra – SODIC for Real Estate Development has been recorded as described in note No. (18 & 19).

31. Capital commitments.

The value of contracts concluded with third parties for work in progress and real estate investments under development amounted to EGP 43.6 billion (EGP 34.39 billion as of 31 December 2025), and executed works till 30 September 2026 amounted to EGP 23.3 billion (EGP 17.7 billion as of 31 December 2025).

32. Contingent liabilities

The Group signed a credit facility contract with the Commercial International Bank to issue letters of guarantee with a credit limit of EGP 221,625,750 for the purpose of issuing letters of guarantee for checks issued to the Owners Union – Shahin. The letters of guarantee are subject to renewal and modification as the issuance of checks continues until the final settlement of the fixed installments due to the owner according to the co-development contract concluded between the Group and the Owners Union – Shahin.

The Group signed a credit facility contract with the Commercial International Bank to issue letters of guarantee with a credit limit of EGP 26,704,450 for the purpose of issuing letters of guarantee for installment due to New Urban Communities Authority for acquiring a plot of land area approximately 180 acres in North Coast.

The Group signed credit facility contracts with the Arab African international Bank to issue letters of guarantee with a credit limit of EGP 129,400,240 for the purpose of issuing letters of guarantee for amounts due to Heliopolis Development and Housing for SODIC East project.

33. POST-DATED CHECKS (OFF BALANCE SHEET)

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

	30 September 2026	31 December 2025
Postdated checks clients and unit's installments	**96,154,885,014**	79,599,162,725
Postdated checks customers cancellations	**206,493,371**	27,637,505
Postdated checks clients and maintenance installments	**8,920,519,030**	7,140,604,708
	105,281,897,415	86,767,404,938
These are due		
Checks due short term	**18,945,128,052**	14,536,508,278
Checks due long term	**86,336,769,363**	72,230,896,660
	105,281,897,415	86,767,404,938

34. SEGMENT REPORTING

The Group's main business segment is developing projects and selling the developed units. Revenues, profits and investments in other business segments are currently immaterial. Accordingly rental, service & managing cities and clubs business segments do not meet the criteria of reportable segments under EAS (41), and as such, are not separately disclosed in the condensed consolidated financial statements. All revenues of the Company in the period ended 30 September 2026 were reported under one segment in the condensed consolidated financial statements. The financial information about the projects is aggregated and disclosed based on its geographical locations in the related notes of revenues, cost of sales, investment properties under development, completed units, work in progress, advances from customers and the land liabilities.

35. MERGER

The Group has merged the subsidiaries listed below (the merged companies) into the parent company, Sixth of October for Development and Investment – SODIC (the merging company), based on the approval of the Extraordinary General Assembly held on March 25, 2025, and ratified on May 19, 2025. This is in accordance with the decision of the Chairman of the General Authority for Investment and Free Zones No. 2/365 of 2025, issued on May 14, 2025. The merged companies were removed from the commercial register on July 14, 2025. The merger was completed at the book value of the net equity of the merged and merging companies according to the financial statements as of December 31, 2021.

35. MERGER (CONTINUED)

According to the decision of the General Authority for Investment and Free Zones No. 365/2 of 2025, the authorized capital of Sixth of October Development and Investment Company - SODIC, after the merger, became EGP 25 billion, and the issued capital after the merger became EGP 5,157,174,344 (only five billion, one hundred and fifty-seven million, one hundred and seventy-four thousand, three hundred and forty-four Egyptian pounds), and the number of capital shares became 1,289,293,586 shares with a nominal value of EGP 4 per share, after transferring an amount of EGP 1,483,154,056 (only one billion, four hundred and eighty-three million, one hundred and fifty-four thousand and fifty-six Egyptian pounds) to a "Special Reserve Account - Share Issuance Premium".

The following table shows the net equity according to the report of the Evaluation and Review Committee, finalized by the committee formed by the General Authority for Investment and ratified by the Authority on April 24, 2024, regarding the merger and specifying the net equity of both the merging and merged companies as of the merger date, December 31, 2021:

Company	Net Equity EGP
Sixth of October for Development and Investment – SODIC (Merging)	1,349,403,900
SODIC for Development and Real Estate Investment Co (Merged 1)	118,065,800
SODIC Polygon for Real Estate Investment (Merged 2)	152,128,900
Soreal for Real Estate Investment (Merged 3)	1,405,409,200
Sixth of October for Development and Real Estate Projects Company – "SOREAL" (Merged 4)	2,991,783,500
Tabrouk for Development Company (Merged 5)	463,858,100
La Maison for Real Estate Investment (Merged 6)	120,240,800
Al Yosr for Projects and Real Estate Development (Merged 7)	39,438,200
Total	6,640,328,400
Issued capital (After merger)	5,157,174,344
Share premium	1,483,154,056
Total	6,640,328,400

36. SIGNIFICANT EVENTS

During the period, geopolitical tensions in parts of the Middle East have increased. which had economic implications for markets in the region and the Egyptian market, resulting in an increase in the official exchange rates of foreign currencies against the Egyptian pound.

The company has assessed the potential implications of these events on its operations, financial position and performance. Based on information currently available, including the continuation of core business activities, it is not practicable to reliably estimate the full financial effect of these non-adjusting events on future periods.

Management has also considered the impact of these events on the company’s ability to continue as a going concern and has concluded that the going concern basis of preparation remains appropriate