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EGX

EGX REAL ESTATE PULSE | APR. 2026



INVESTIGATE
— RESEARCH & ANALYSIS —



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ABOUT INVESTIGATE

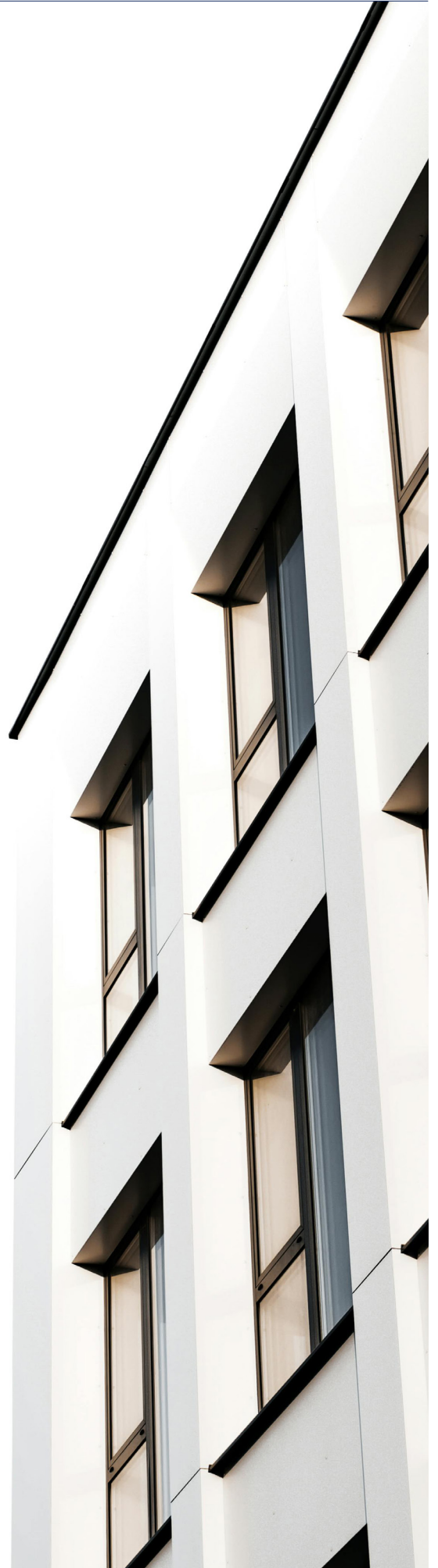
RESEARCH & ANALYSIS

Invest-Gate is one of Egypt's leading real estate information platforms, widely recognized as "The Voice of Real Estate" for delivering credible news, expert insights, and comprehensive market intelligence across the Egyptian property sector. Since its inception, Invest-Gate has successfully organized 27 high-level roundtable discussions, consistently introducing and debating forward-looking and emerging topics such as fractional real estate, Unlocking New Frontiers of Property Investment, and "The Post-Sales Era: Managing Projects, Communities & Cities" themes that reflect the evolving complexities of real estate strategy, operations, and investment in Egypt's market.

These roundtables bring together senior government officials, leading developers, investors, and industry experts to address key market dynamics and future growth strategies. In parallel, the platform publishes (4) in-depth analytical reports annually, in addition to more than 65 editions of its Market Watch series, offering data-driven insights, performance indicators, and sector analysis that support informed decision-making. Through its integrated approach combining journalism, research, and industry dialogue

Invest-Gate continues to serve as a central knowledge hub and strategic connector within Egypt's real estate ecosystem.

For inquiries, email info@invest-gate.me.



ABOUT THIS REPORT

The Egyptian Exchange (EGX) stands as a key barometer of the national economy and investor confidence. Beyond its primary role as a trading platform, the EGX plays a pivotal role in mobilizing capital and channeling it toward sectors essential for economic growth and sustainable development.

Among these, the real estate sector is a core pillar of Egypt's economy. Its significance is amplified by its extensive linkages to ancillary industries, including construction materials, contracting, and financial services. As one of the most heavily represented sectors on the EGX by both listed companies and trading volume, its performance offers a crucial lens into investor sentiment and the broader macroeconomic trends shaping Egypt's investment climate.

OUR METHODOLOGY:

This report's analysis focuses specifically on real estate sector companies listed on the Egyptian Exchange (EGX). The analysis is based on official and reliable data published by the EGX, including monthly reports and disclosure statements. These sources were selected for their accuracy, comprehensiveness, and timeliness, ensuring that the findings directly reflect the actual market conditions of the listed real estate companies during the analysis period.

REPORT'S OBJECTIVES:

01

Evaluating Sector Performance

Assessing the overall performance of the real estate sector in the Egyptian Exchange (EGX) during the study period.

02

Identifying Leading EGX Real Estate Sector Listed Companies

Monitoring the largest companies across each performance indicator.

03

Analyzing Yearly Changes

Examining both absolute and relative changes in indicators compared to the same month in the previous year.

04

Monitoring Overall Market Trends

Comparing the number of companies experiencing growth against those facing decline to understand the sector's dynamics.

TO ACHIEVE THE OBJECTIVES AND ENSURE COMPREHENSIVE COVERAGE, THE REPORT IS ORGANIZED INTO FOUR INTEGRATED SECTIONS:

Section I

Overview of EGX Real Estate Sector Performance

Section II

Market Size of EGX-Listed Real Estate Sector Companies

Section III

Trading Activity of Companies in the EGX-Listed Real Estate Sector

Section IIII

Price Performance of Companies in the EGX-Listed Real Estate Sector

GLOSSARY OF CORE INDICATORS

01. Volume Traded

Fundamental metric in financial markets, representing the total number of shares, contracts, or units exchanged during a specific period. Whether measured in stocks, futures, or cryptocurrencies, it acts as a barometer of market activity, providing critical insights into market sentiment, liquidity, and price movements.

02. Value Traded

The total number of shares traded, both domestic and foreign, multiplied by their respective matching prices. Figures are single-counted (only one side of the transaction is considered). Companies admitted to listing and admitted to trading are included in the data.

03. No. of Trades

The actual number of transactions that have occurred during the period on the relevant Exchange. The number is single-counted (i.e., includes one side of the transaction only).

04. Market Capitalization

The value of a corporation determined by multiplying the current public market price of one share of the corporation by the number of total outstanding shares.

05. Nominal Capitalization

Refers to the total face value of a company's issued shares. It is calculated by multiplying the number of shares by their par value. Unlike market capitalization, this figure remains relatively stable as it is based on accounting records rather than fluctuating market prices.

06. Number of listed shares

Listed shares are shares that are registered on a stock exchange or any other organized secondary market. They are also referred to as "quoted shares," as their prices are publicly available, allowing investors to easily access current market values.

GLOSSARY OF CORE INDICATORS

07. Paid Capital

The money raised by a company after offering its shares for public subscription. It can also be defined as the portion of owners' equity that does not include retained earnings and is referred to as contributed capital.

08. Closing Price

The weighted average price which is equal to the total value traded of the security divided by the total volume traded of the same security.

09. Trailing Price-to-Earnings (Trailing P/E)

A relative valuation multiple that is based on the last 12 months of actual earnings. It is calculated by taking the current stock price and dividing it by the trailing earnings per share (EPS) for the past 12 months.

10. Average Dividend Yield %

A financial ratio that measures the amount of dividends relative to the market value per share



01

**OVERVIEW OF EGX REAL ESTATE
SECTOR PERFORMANCE**

INTRODUCTION

The real estate development sector remains a key driver of market dynamics on the Egyptian Exchange (EGX), directly influencing trading trends and investor confidence. This section provides a framework for evaluating the sector's performance on the EGX, highlighting its status as one of the most influential market sectors. The analysis tracks changes in listed real estate companies and their representation in key indices, specifically the EGX30 and EGX70, to identify structural shifts.

Key performance indicators, including profitability and valuation metrics such as the price-to-earnings (P/E) ratio and average dividend yield, are assessed alongside developments in market and nominal capitalization. Trading activity, measured by value, volume, and number of trades, is examined periodically and year-on-year to capture broader trends. Additionally, the distribution of trading activity among domestic, Arab, and other foreign investors is analyzed, providing insights into sector dynamics and investor behavior.



EGX-LISTED REAL ESTATE COMPANIES

32

APR. 2025

A Capital Holding
Amer Group Holding
Arab Co. for Asset Management And Development
Arab Developers Holding
Arab Real Estate Investment CO.-ALICO
Atlas For Investment and Food Industries
Development & Engineering Consultants
Egyptian Gulf Marseilia For Real Estate Investment
Egyptian Real Estate Group
Egyptians Housing Development & Reconstruction
El Kahera Housing
El Obour Real Estate Investment
El Shams Housing & Urbanization
Elsaeed Contracting & Real Estate Investment Company SCCD
Emaar Misr for Development
Gharbia Islamic Housing Development
Gulf Canadian Real Estate Investment Co.
Heliopolis Housing
International Co For Investment & Development
Ismailia Development and Real Estate Co
Madinet Masr For Housing and Development
Mena Touristic & Real Estate Investment
*Reacap Financial Investments
National Housing for Professional Syndicates
Orascom Development Egypt
Palm Hills Development Company
Pioneers Properties For Urban Development(PREDCO)
Six of October Development & Investment (SODIC)
T M G Holding
Tanmiya for Real Estate Investment
United Housing & Development
Zahraa Maadi Investment & Development

33

APR. 2026

A Capital Holding
Amer Group Holding
Arab Co. for Asset Management And Development
Arab Developers Holding
Arab Real Estate Investment CO.-ALICO
Atlas For Investment and Food Industries
Development & Engineering Consultants
Egyptian Gulf Marseilia For Real Estate Investment
Egyptian Real Estate Group
Egyptians Housing Development & Reconstruction
El Kahera Housing
El Obour Real Estate Investment
El Shams Housing & Urbanization
Elsaeed Contracting& Real Estate Investment Company SCCD
Emaar Misr for Development
Gharbia Islamic Housing Development
Gulf Canadian Real Estate Investment Co.
Heliopolis Housing
International Co For Investment & Development
Ismailia Development and Real Estate Co
Madinet Masr For Housing and Development
Mena Touristic & Real Estate Investment
Naeem Real Estate Holding Group
National Housing for Professional Syndicates
Orascom Development Egypt
Palm Hills Development Company
Pioneers Properties For Urban Development – PRE Group
Six of October Development & Investment (SODIC)
T M G Holding
Tanmiya for Real Estate Investment
United Housing & Development
Zahraa Maadi Investment & Development
Bonyan for Development and Trade

- The number of EGX-listed real estate companies increased to **33** in Apr. 2026, from **32** in Apr. 2025
- This growth was driven by the listing of **Bonyan for Development and Trade** on the EGX.
- Meanwhile, **Reacap Financial Investments** continued trading under its new name, **Naeem Real Estate Holding Group**.
- NOTE THAT: **Arab Developers Holding** announced a rights issue capital increase on Apr. 1, 2026, by **10.0 bn shares**, with shares offered at **EGP 0.101** each.

REAL ESTATE COMPANIES INCLUDED IN EGX30

5

APR. 2025

Emaar Misr for Development

Madinet Masr For Housing and Development

Orascom Development Egypt

Palm Hills Development Company

T M G Holding

5

APR. 2026

Emaar Misr for Development

Heliopolis Housing

Orascom Development Egypt

Palm Hills Development Company

T M G Holding

■ Excluded Companies
■ Newly Included

- The number of EGX30-listed real estate companies remained unchanged in Apr. 2026 compared to Apr. 2025.
- It is worth noting that the company excluded from the index was **Madinet Masr For Housing and Development**.
- Meanwhile, the newly included company was **Heliopolis Housing**.

REAL ESTATE COMPANIES INCLUDED IN EGX70

12

APR. 2025

Amer Group Holding

Arab Developers Holding

Arab Real Estate Investment CO.-ALICO

Egyptians Housing Development & Reconstruction

El Kahera Housing

El Shams Housing & Urbanization

Elsaeed Contracting & Real Estate Investment Company SCCD

Heliopolis Housing**Mena Touristic & Real Estate Investment****Pioneers Properties For Urban Development(PREDCO)**

Six of October Development & Investment (SODIC)

Zahraa Maadi Investment & Development

12

APR. 2026

Amer Group Holding

Arab Developers Holding

Development & Engineering Consultants

Egyptians Housing Development & Reconstruction

El Obour Real Estate Investment

El Shams Housing & Urbanization

Elsaeed Contracting & Real Estate Investment Company SCCD

Ismailia Development and Real Estate Co

Madinet Masr For Housing and Development

Six of October Development & Investment (SODIC)

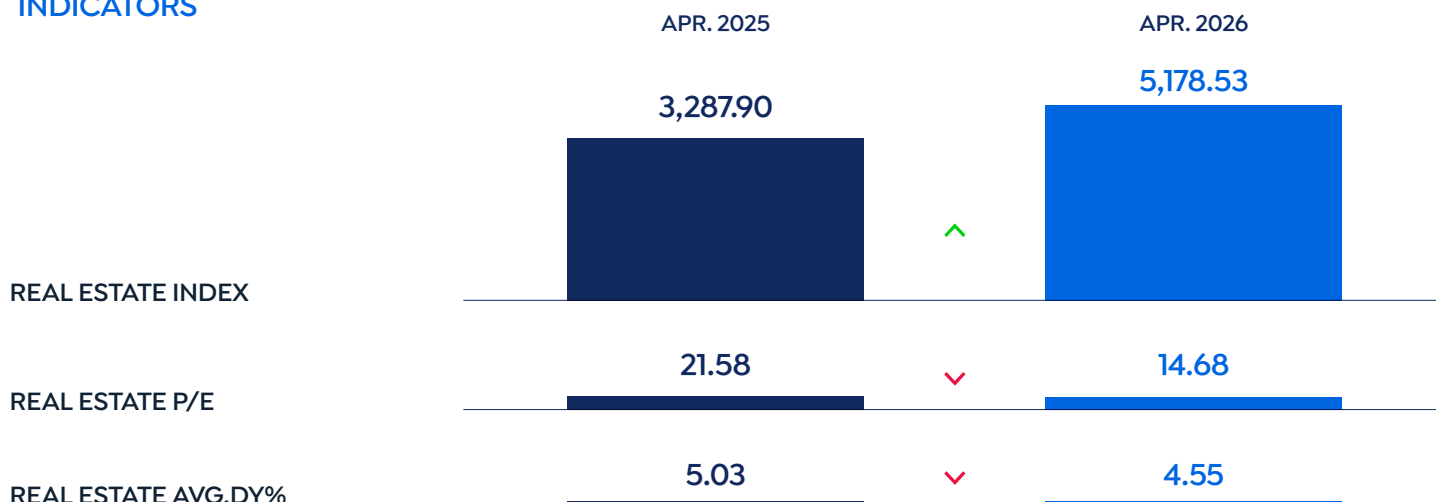
Tanmiya for Real Estate Investment

Zahraa Maadi Investment & Development

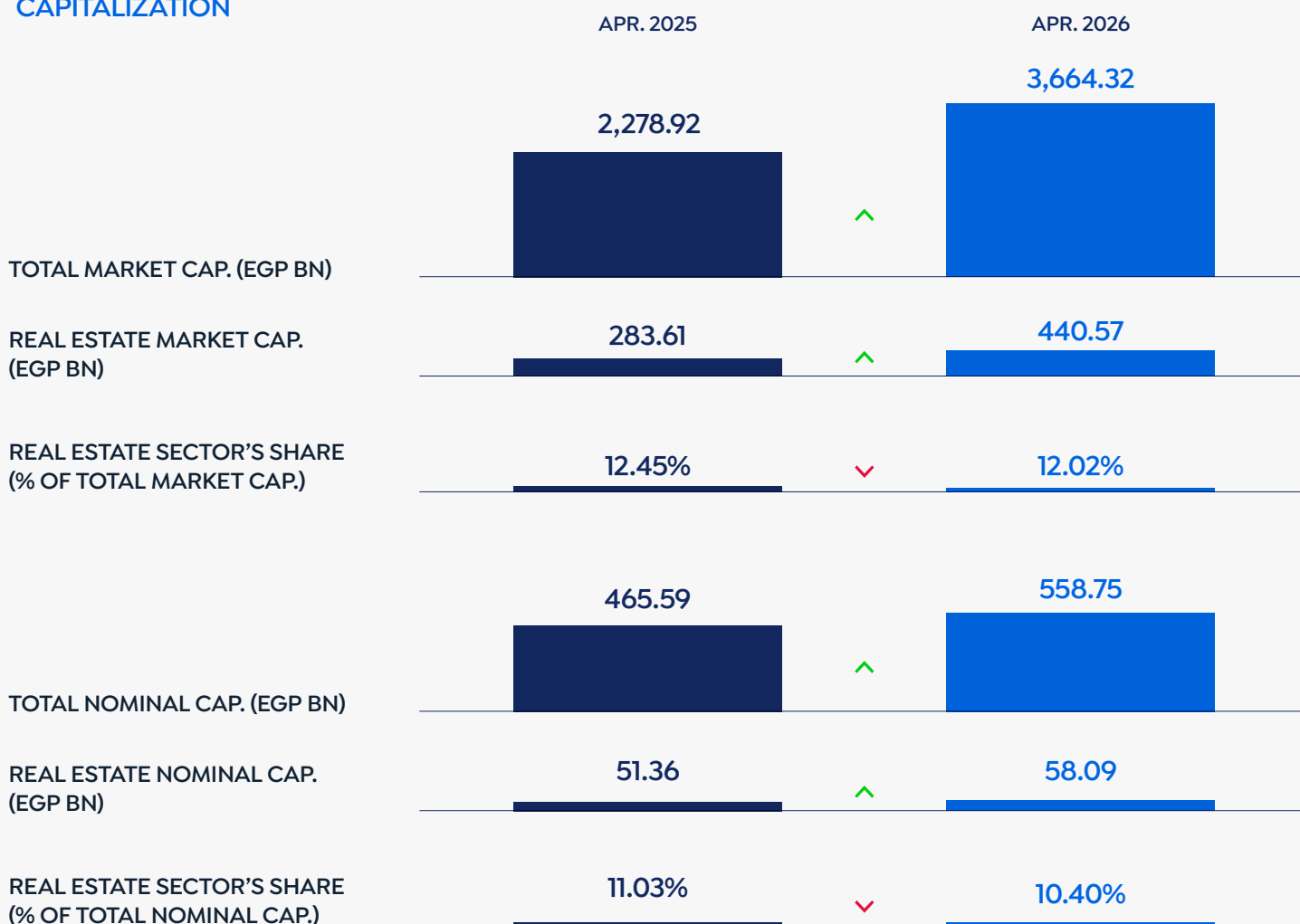
■ Excluded Companies
■ Newly Included

- The number of EGX70-listed real estate companies remained unchanged in Apr. 2026 compared to Apr. 2025.
- It is worth noting that the excluded companies from the index were **Arab Real Estate Investment CO.-ALICO, El Kahera Housing, Heliopolis Housing, Mena Touristic & Real Estate Investment, and Pioneers Properties For Urban Development(PREDCO)**.
- Meanwhile, the newly included companies were **Development & Engineering Consultants, El Obour Real Estate Investment, Ismailia Development and Real Estate Co, Madinet Masr For Housing and Development, and Tanmiya for Real Estate Investment**.

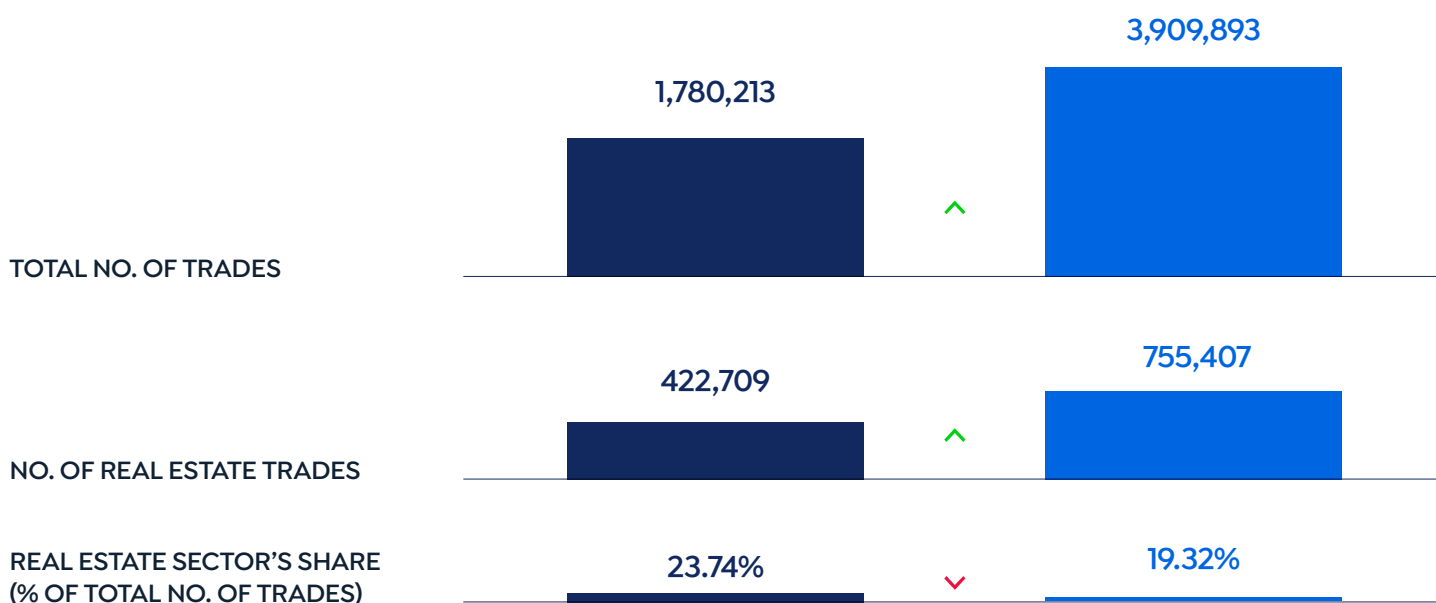
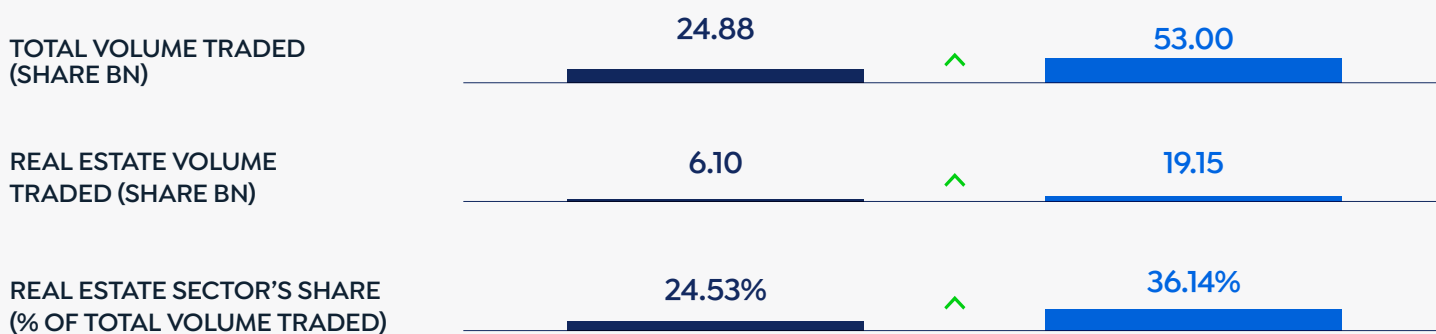
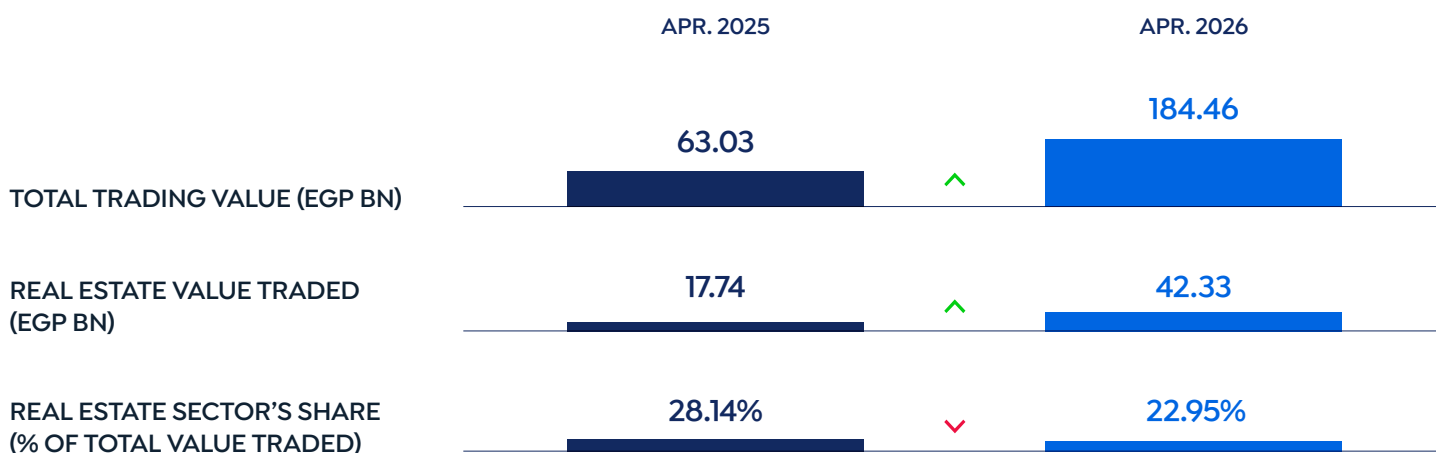
REAL ESTATE SECTOR INDICATORS



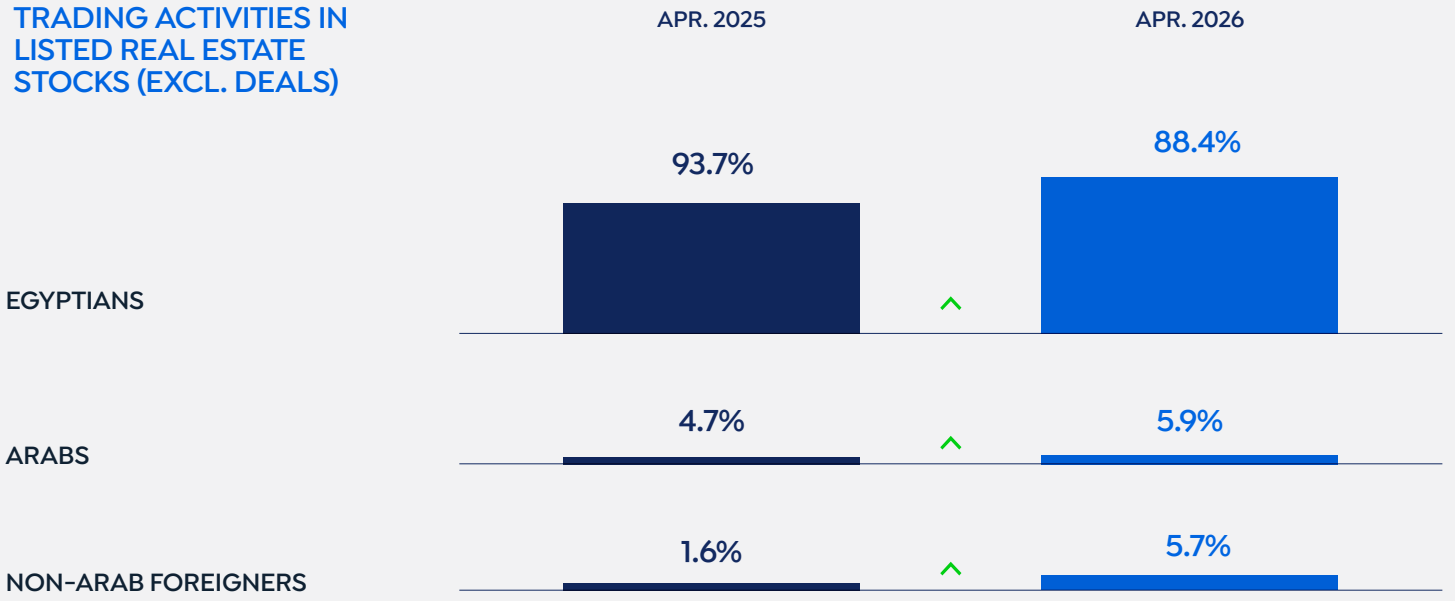
MARKET & NOMINAL CAPITALIZATION



TRADING ACTIVITY



INVESTORS' TOTAL TRADING ACTIVITIES IN LISTED REAL ESTATE STOCKS (EXCL. DEALS)



02

**MARKET SIZE OF EGX-LISTED
REAL ESTATE SECTOR COMPANIES**

INTRODUCTION

This section provides a detailed overview of EGX-listed real estate sector companies' market capitalization, number of listed shares, and paid capital, highlighting both absolute values and year-on-year (YoY) changes. Market capitalization and share structure are fundamental indicators of the real estate sector's financial strength and market positioning within the Egyptian Exchange (EGX). Therefore, understanding these metrics is essential for investors, analysts, and policymakers seeking insights into the sector's valuation trends, equity distribution, and growth dynamics.

The assessment focuses on three primary indicators:

01. Market Capitalization

Represents the total market value of a company's outstanding shares, calculated by multiplying the share price by the total number of shares.

02. Number of listed shares

Listed shares are shares that are registered on a stock exchange or any other organized secondary market.

03. Paid Capital

The money raised by a company after offering its shares for public subscription.



MARKET CAPITALIZATION (EGP MN)

COMPANY NAME	APR. 2026	YOY CHANGE (%)
T M G Holding	193,928.13	80.97% ▲
Emaar Misr for Development	57,192.76	17.71% ▲
Orascom Development Egypt	34,988.16	28.96% ▲
Palm Hills Development Company	32,488.63	67.87% ▲
Six of October Development & Investment (SODIC)	27,990.56	23.56% ▲
Heliopolis Housing	24,832.58	66.82% ▲
Madinet Masr For Housing and Development	13,044.85	31.40% ▲
Bonyan for Development and Trade	7,533.46	Trading start: Jul. 25
Zahraa Maadi Investment & Development	5,770.00	58.08% ▲
A Capital Holding	5,564.89	105.68% ▲
Pioneers Properties For Urban Development - PRE Group	5,277.64	53.48% ▲
Arab Developers Holding	2,822.30	53.53%
Rights Issue Of Arab Developers Holding -2	800.00	--
Arab Co. for Asset Management And Development	2,661.40	110.03% ▲
United Housing & Development	2,450.76	36.97% ▲
El Kahera Housing	2,061.01	-5.77% ▼
Development & Engineering Consultants	1,928.84	57.66% ▲
Amer Group Holding	1,877.80	48.57% ▲
El Shams Housing & Urbanization	1,715.18	14.20% ▲
El Obour Real Estate Investment	1,485.20	196.80% ▲
Egyptians Housing Development & Reconstruction	1,478.40	10.55% ▲
Ismailia Development and Real Estate Co	1,414.96	33.79% ▲
Mena Touristic & Real Estate Investment	1,398.31	7.43% ▲
National Housing for Professional Syndicates	1,224.64	58.96% ▲
Naeem Real Estate Holding Group	1,205.91	33.62% ▲
Atlas For Investment and Food Industries	1,146.26	11.39% ▲
Elsaeed Contracting& Real Estate Investment Company SCCD	986.32	24.77% ▲
Egyptian Gulf Marseilia For Real Estate Investment	942.72	33.92% ▲
Arab Real Estate Investment CO.-ALICO	916.61	59.66% ▲
Tanmiya for Real Estate Investment	696.95	32.32% ▲
Egyptian Real Estate Group	528.00	51.72% ▲
International Co For Investment & Development	440.00	13.99% ▲
Gulf Canadian Real Estate Investment Co.	413.70	53.91% ▲
Gharbia Islamic Housing Development	226.18	45.16% ▲

- In Apr. 2026, **the top five** real estate companies by market capitalization were **T M G Holding, Emaar Misr for Development, Orascom Development Egypt, Palm Hills Development Company, and Six of October Development & Investment (SODIC)**.
- Compared to Apr. 2025, **the top five** real estate companies were **T M G Holding, Emaar Misr for Development, Orascom Development Egypt, Six of October Development & Investment (SODIC), and Palm Hills Development Company**.
- Meanwhile, the companies that recorded the largest absolute year-on-year (YoY) changes in market capitalization were **El Obour Real Estate Investment (YoY: 196.80%), Arab Co. for Asset Management and Development (YoY: 110.03%), and A Capital Holding (YoY: 105.68%)**.
- Overall, **31** out of the EGX-listed real estate companies recorded positive YoY growth in market capitalization.

NO. OF LISTED SHARES (SHARE -MN)

COMPANY NAME	APR. 2026	YOY CHANGE (%)
Arab Developers Holding	13,902.96	80.00% ▲
Rights Issue Of Arab Developers Holding -2	10,000.00	--
Emaar Misr for Development	5,446.93	--
Heliopolis Housing	4,005.26	200.00% ▲
Palm Hills Development Company	2,859.91	-0.69% ▼
Madinet Masr For Housing and Development	2,135.00	--
T M G Holding	2,060.65	-0.14% ▼
El Kahera Housing	1,856.76	107.14% ▲
Bonyan for Development and Trade	1,704.40	Trading start: Jul. 25
Arab Co. for Asset Management And Development	1,324.08	--
Six of October Development & Investment (SODIC)	1,289.29	261.96% ▲
Orascom Development Egypt	1,130.47	--
Pioneers Properties For Urban Development - PRE Group	1,047.15	-0.73% ▼
Zahraa Maadi Investment & Development	1,000.00	--
Amer Group Holding	902.79	--
A Capital Holding	731.26	-10.00% ▼
Elsaeed Contracting& Real Estate Investment Company SCCD	725.23	--
Egyptians Housing Development & Reconstruction	672.00	-80.00% ▼
Atlas For Investment and Food Industries	651.29	--
Egyptian Real Estate Group	400.00	--
Arab Real Estate Investment CO.-ALICO	246.40	--
Mena Touristic & Real Estate Investment	241.92	--
United Housing & Development	235.42	--
El Shams Housing & Urbanization	226.88	--
Gulf Canadian Real Estate Investment Co.	210.00	250.00% ▲
Egyptian Gulf Marseilia For Real Estate Investment	207.65	--
Tanmiya for Real Estate Investment	145.50	--
Naeem Real Estate Holding Group	127.75	8.00% ▲
International Co For Investment & Development	100.00	--
El Obour Real Estate Investment	40.00	--
Ismailia Development and Real Estate Co	36.84	--
Development & Engineering Consultants	23.52	--
National Housing for Professional Syndicates	16.00	--
Gharbia Islamic Housing Development	5.63	--

- **The top five** real estate companies by the number of listed shares in Apr. 2026, including **Arab Developers Holding, Emaar Misr for Development, Heliopolis Housing, Palm Hills Development Company, and Madinet Masr For Housing and Development.**
- Compared to Apr. 2025, **the top five** real estate companies were **Arab Developers Holding, Emaar Misr for Development, Egyptians Housing Development & Reconstruction, Palm Hills Development Company, and Madinet Masr For Housing and Development.**
- Overall, in Apr. 2026, **11** of the EGX-listed real estate companies experienced notable changes in their number of listed shares compared to Apr. 2025 (**6** companies recorded an increase, while **5** reported a decrease), while approximately **21** companies reported no change in their number of listed shares.
- The companies that recorded the largest absolute year-on-year (YoY) changes in Apr. 2026 were **Six of October Development & Investment (SODIC) (YoY: 261.96%), Gulf Canadian Real Estate Investment Co. (YoY: 250%), and Heliopolis Housing (YoY: 200%).**

PAID CAPITAL (EGP MN)

COMPANY NAME	APR. 2026	YOY CHANGE (%)
T M G Holding	20,606.54	-0.14% ↓
Palm Hills Development Company	5,719.83	-0.69% ↓
Emaar Misr for Development	5,446.93	--
Six of October Development & Investment (SODIC)	5,157.17	261.96% ↑
Pioneers Properties For Urban Development - PRE Group	4,712.18	-0.73% ↓
Madinet Masr For Housing and Development	2,135.00	--
Bonyan for Development and Trade	1,704.40	Trading start: Jul. 25
Arab Developers Holding	1,390.30	80.00% ↑
Rights Issue Of Arab Developers Holding -2	700.00	--
Orascom Development Egypt	1,130.47	--
Heliopolis Housing	1,001.31	200.00% ↑
Zahraa Maadi Investment & Development	1,000.00	--
El Kahera Housing	928.38	107.14% ↑
Elsaeed Contracting& Real Estate Investment Company SCCD	725.23	--
Naeem Real Estate Holding Group	638.73	8.00% ↑
Amer Group Holding	631.95	--
Egyptians Housing Development & Reconstruction	336.00	--
Development & Engineering Consultants	329.31	--
United Housing & Development	294.28	--
Arab Real Estate Investment CO.-ALICO	246.40	--
Mena Touristic & Real Estate Investment	241.92	--
El Shams Housing & Urbanization	226.88	--
A Capital Holding	219.38	-10.00% ↓
El Obour Real Estate Investment	200.00	--
National Housing for Professional Syndicates	160.00	--
Ismailia Development and Real Estate Co	147.35	--
Tanmiya for Real Estate Investment	145.50	--
Arab Co. for Asset Management And Development	132.41	--
Gulf Canadian Real Estate Investment Co.	105.00	250.00% ↑
Egyptian Gulf Marseilleia For Real Estate Investment	103.82	--
International Co For Investment & Development	100.00	--
Egyptian Real Estate Group	80.00	--
Atlas For Investment and Food Industries	65.13	--
Gharbia Islamic Housing Development	22.50	--

- **The top five** real estate companies by paid capital, including **T M G Holding, Palm Hills Development Company, Emaar Misr for Development, Six of October Development & Investment (SODIC), and Pioneers Properties For Urban Development - PRE Group**
- Compared to Apr. 2025, when the top five real estate companies, namely **T M G Holding, Palm Hills Development Company, Emaar Misr for Development, Pioneers Properties For Urban Development - PRE Group, and Madinet Masr For Housing and Development.**
- Overall, in Apr. 2026, **10** of the EGX-listed real estate companies recorded notable changes in their paid capital compared to Apr. 2025 (**6** companies reported an increase, while **4** reported a decrease). In contrast, approximately **22** companies reported no change in their paid capital.
- The companies that recorded the largest absolute year-on-year (YoY) changes in Apr. 2026 were **Six of October Development & Investment (SODIC) (YoY: 261.96%), Gulf Canadian Real Estate Investment Co. (YoY: 250%), and Heliopolis Housing (YoY: 200%).**

03

**TRADING ACTIVITY OF COMPANIES IN
THE EGX-LISTED REAL ESTATE SECTOR**

INTRODUCTION

The real estate sector is a cornerstone of the Egyptian economy and a pivotal segment of the Egyptian Exchange (EGX), as it commands substantial investor attention; therefore, its performance serves as a key barometer of overall market health and investor confidence. This section provides a comprehensive assessment of the liquidity, and trading activity of EGX-listed real estate sector companies. Understanding these dynamics is essential for investors, analysts, and policymakers seeking to gauge the sector's resilience and potential. The assessment is built upon three primary indicators:

01. Value Traded

The total monetary value of all shares exchanged during the month.

02. Volume Traded

The total number of shares traded during the month.

03. Number of Trades

The total number of executed transactions within the month.



VALUE TRADED (EGP MN)

COMPANY NAME	APR. 2026	% OF TOTAL REAL ESTATE SECTOR	YOY CHANGE (%)
T M G Holding	8,668.13	20.48%	272.05% ↑
Palm Hills Development Company	7,260.71	17.15%	303.54% ↑
Orascom Development Egypt	3,934.70	9.29%	163.96% ↑
Heliopolis Housing	3,576.05	8.45%	143.21% ↑
Zahraa Maadi Investment & Development	3,338.87	7.89%	-5.33% ↓
Emaar Misr for Development	2,211.42	5.22%	271.45% ↑
Arab Developers Holding	1,834.79	4.33%	377.17% ↑
Rights Issue Of Arab Developers Holding -2	243.19	0.57%	--
Six of October Development & Investment (SODIC)	1,553.73	3.67%	236.27% ↑
Arab Co. for Asset Management And Development	1,343.27	3.17%	567.77% ↑
Madinet Masr For Housing and Development	1,291.69	3.05%	57.26% ↑
Amer Group Holding	1,137.21	2.69%	15.20% ↑
Arab Real Estate Investment CO.-ALICO	1,123.17	2.65%	257.72% ↑
El Kahera Housing	605.62	1.43%	71.23% ↑
Gulf Canadian Real Estate Investment Co.	377.49	0.89%	163.50% ↑
El Obour Real Estate Investment	362.41	0.86%	-36.56% ↓
Bonyan for Development and Trade	357.18	0.84%	Trading start: Jul. 25
Egyptian Real Estate Group	341.73	0.81%	219.20% ↑
Elsaeed Contracting& Real Estate Investment Company SCCD	325.67	0.77%	32.62% ↑
Atlas For Investment and Food Industries	303.44	0.72%	243.76% ↑
Egyptians Housing Development & Reconstruction	282.46	0.67%	135.54% ↑
Naeem Real Estate Holding Group	227.29	0.54%	664.30% ↑
Pioneers Properties For Urban Development - PRE Group	220.99	0.52%	6.60% ↑
International Co For Investment & Development	194.22	0.46%	8.17% ↑
El Shams Housing & Urbanization	192.59	0.45%	-48.46% ↓
Mena Touristic & Real Estate Investment	191.55	0.45%	234.15% ↑
Egyptian Gulf Marseilia For Real Estate Investment	187.82	0.44%	80.54% ↑
Ismailia Development and Real Estate Co	146.84	0.35%	-56.40% ↓
Development & Engineering Consultants	138.43	0.33%	82.59% ↑
Tanmiya for Real Estate Investment	112.31	0.27%	214.22% ↑
National Housing for Professional Syndicates	108.99	0.26%	577.47% ↑
Gharbia Islamic Housing Development	67.62	0.16%	177.19% ↑
A Capital Holding	46.77	0.11%	-44.63% ↓
United Housing & Development	23.32	0.06%	-85.07% ↓

Total Real Estate Sector's Value Traded

42,332

- The top five real estate companies by value traded were T M G Holding, Palm Hills Development Company, Orascom Development Egypt, Heliopolis Housing, and Zahraa Maadi Investment & Development, collectively accounting for a 63.26% of the sector's total value traded
- Compared to the previous year, when the top five real estate companies, namely Zahraa Maadi Investment & Development, T M G Holding, Palm Hills Development Company, Orascom Development Egypt, and Heliopolis Housing represented 59.86% of the sector's total value traded.
- The companies that recorded the largest absolute year-on-year (YoY) changes in value traded were Naeem Real Estate Holding Group (YoY: 664.30%), National Housing for Professional Syndicates (YoY: 577.47%), and Arab Co. for Asset Management and Development (YoY: 567.77%), which together represented approximately 3.97% of the sector's total value traded.
- Overall, 26 out of the EGX-listed real estate companies, representing approximately 88.87% of the sector's total value traded, recorded positive YoY growth in value traded.

VOLUME TRADED (SHARE MN)

COMPANY NAME	APR. 2026	% OF TOTAL REAL ESTATE SECTOR	YOY CHANGE (%)
Arab Developers Holding	9,316.95	48.64%	475.57% ↑
Rights Issue Of Arab Developers Holding -2	3,633.22	18.97%	--
Palm Hills Development Company	729.22	3.81%	168.66% ↑
Arab Co. for Asset Management And Development	716.83	3.74%	245.26% ↑
Heliopolis Housing	609.29	3.18%	364.75% ↑
Zahraa Maadi Investment & Development	589.04	3.08%	-38.61% ↓
Amer Group Holding	562.87	2.94%	-22.04% ↓
El Kahera Housing	557.41	2.91%	267.52% ↑
Arab Real Estate Investment CO.-ALICO	316.45	1.65%	125.05% ↑
Egyptian Real Estate Group	273.18	1.43%	110.59% ↑
Elsaeed Contracting& Real Estate Investment Company SCCD	237.82	1.24%	0.81% ↑
Emaar Misr for Development	219.18	1.14%	212.15% ↑
Madinet Masr For Housing and Development	217.35	1.13%	21.39% ↑
Gulf Canadian Real Estate Investment Co.	217.02	1.13%	590.37% ↑
Atlas For Investment and Food Industries	173.03	0.90%	210.71% ↑
Orascom Development Egypt	136.43	0.71%	112.08% ↑
Egyptians Housing Development & Reconstruction	129.80	0.68%	-57.55% ↓
T M G Holding	96.45	0.50%	104.45% ↑
Bonyan for Development and Trade	83.96	0.44%	Trading start: Jul. 25
Six of October Development & Investment (SODIC)	73.35	0.38%	911.62% ↑
Pioneers Properties For Urban Development - PRE Group	46.65	0.24%	-26.97% ↓
International Co For Investment & Development	44.69	0.23%	-13.36% ↓
Egyptian Gulf Marseilleia For Real Estate Investment	39.98	0.21%	24.91% ↑
Mena Touristic & Real Estate Investment	33.29	0.17%	200.46% ↑
El Shams Housing & Urbanization	25.69	0.13%	-54.60% ↓
Naeem Real Estate Holding Group	24.80	0.13%	509.70% ↑
Tanmiya for Real Estate Investment	23.90	0.12%	135.36% ↑
El Obour Real Estate Investment	9.51	0.05%	-79.16% ↓
A Capital Holding	6.04	0.03%	-75.34% ↓
Ismailia Development and Real Estate Co	4.10	0.02%	-63.78% ↓
United Housing & Development	2.28	0.01%	-87.95% ↓
Development & Engineering Consultants	1.73	0.01%	22.10% ↑
Gharbia Islamic Housing Development	1.71	0.01%	94.13% ↑
National Housing for Professional Syndicates	1.59	0.01%	364.51% ↑

Total Real Estate Sector's Volume Traded

19,155

- The top five real estate companies by Volume Traded, including Arab Developers Holding, Palm Hills Development Company, Arab Co. for Asset Management and Development, Heliopolis Housing, and Zahraa Maadi Investment & Development, accounted for a highly concentrated 81.41% of the sector's total volume traded.
- Compared to Apr. 2025, the top five real estate companies, namely Arab Developers Holding, Zahraa Maadi Investment & Development, Amer Group Holding, Egyptians Housing Development & Reconstruction, and Palm Hills Development Company, represented 70.77% of the sector's total volume traded.
- The companies that recorded the largest absolute year-on-year (YoY) changes in trading volume were Six of October Development & Investment (SODIC) (YoY: 911.62%), Gulf Canadian Real Estate Investment Co. (YoY: 590.37%), and Naeem Real Estate Holding Group (YoY: 509.70%), collectively accounting for approximately 1.65% of the sector's volume traded.
- Overall, 22 out of the EGX-listed real estate companies, representing around 73.18% of the sector's total volume traded, experienced positive YoY growth.

NO. OF TRADES

COMPANY NAME	APR. 2026	% OF TOTAL REAL ESTATE SECTOR	YOY CHANGE (%)
T M G Holding	131,701	17.43%	195.79% ▲
Palm Hills Development Company	99,215	13.13%	280.16% ▲
Orascom Development Egypt	67,699	8.96%	172.13% ▲
Heliopolis Housing	49,742	6.58%	61.14% ▲
Zahraa Maadi Investment & Development	44,677	5.91%	-9.80% ▼
Arab Developers Holding	36,607	4.85%	145.57% ▲
Rights Issue Of Arab Developers Holding -2	11,128	1.47%	--
Arab Co. for Asset Management And Development	28,351	3.75%	198.49% ▲
Madinet Masr For Housing and Development	26,220	3.47%	47.77% ▲
Six of October Development & Investment (SODIC)	25,928	3.43%	267.30% ▲
Emaar Misr for Development	25,128	3.33%	62.11% ▲
Arab Real Estate Investment CO.-ALICO	24,818	3.29%	152.04%
Amer Group Holding	23,068	3.05%	14.93% ▲
El Obour Real Estate Investment	14,735	1.95%	-39.02% ▼
Bonyan for Development and Trade	13,692	1.81%	Trading start: Jul. 25
Atlas For Investment and Food Industries	11,834	1.57%	84.79% ▲
El Kahera Housing	11,809	1.56%	-1.32% ▼
Egyptian Real Estate Group	11,476	1.52%	76.07% ▲
Gulf Canadian Real Estate Investment Co.	10,268	1.36%	3.83% ▲
Egyptians Housing Development & Reconstruction	8,630	1.14%	44.05% ▲
Naeem Real Estate Holding Group	8,364	1.11%	654.19% ▲
Egyptian Gulf Marseilia For Real Estate Investment	7,210	0.95%	18.84% ▲
Mena Touristic & Real Estate Investment	6,844	0.91%	53.04% ▲
Elsaeed Contracting& Real Estate Investment Company SCCD	6,799	0.90%	-15.16% ▼
Pioneers Properties For Urban Development - PRE Group	6,571	0.87%	16.63% ▲
Ismailia Development and Real Estate Co	6,331	0.84%	-56.44% ▼
El Shams Housing & Urbanization	6,142	0.81%	-50.17% ▼
International Co For Investment & Development	5,791	0.77%	-32.32% ▼
Tanmiya for Real Estate Investment	5,064	0.67%	114.30% ▲
National Housing for Professional Syndicates	4,879	0.65%	290.95% ▲
Development & Engineering Consultants	4,853	0.64%	25.92% ▲
A Capital Holding	4,594	0.61%	-30.40% ▼
Gharbia Islamic Housing Development	3,782	0.50%	110.70% ▲
United Housing & Development	1,457	0.19%	-77.94% ▼

Total Real Estate Sector's No. of Trades

755,407

- The top five real estate companies by number of trades, including **T M G Holding, Palm Hills Development Company, Orascom Development Egypt, Heliopolis Housing, and Zahraa Maadi Investment & Development**, collectively accounted for **52.03%** of the sector's total trades
- Compared to Apr. 2025, when the top five real estate companies, namely **Zahraa Maadi Investment & Development, T M G Holding, Heliopolis Housing, Palm Hills Development Company, and Orascom Development Egypt**, represented **41.61%** of the sector's total trades.
- The companies that recorded the largest absolute year-on-year (YoY) changes in the number of trades were **Naeem Real Estate Holding Group (YoY: 654.19%), National Housing for Professional Syndicates (YoY: 290.95%), and Palm Hills Development Company (YoY: 280.16%)** together representing around 14.89% of the sector's total trades.
- Overall, **23** out of the EGX-listed real estate companies, accounting for **83.17%** of total trades, registered positive YoY growth in trading activity.

04

**PRICE PERFORMANCE OF COMPANIES IN
THE EGX-LISTED REAL ESTATE SECTOR**

INTRODUCTION

This section aims to comprehensively study the price performance of real estate sector companies listed on the Egyptian Exchange (EGX), with a specific focus on analyzing year-on-year (YoY) performance compared to the previous period. The primary objective of this detailed analysis is to identify and understand the closing price shifts, determine the degree of price stability—using the range between maximum and minimum prices as a stability indicator—, and explore the relationship between stock prices and corporate earnings. This assessment provides a comprehensive view of overall performance dynamics by three primary indicators:

01. Weighted Average Closing Price (WACP)

Is the weighted average price, which is equal to the total value traded of the security divided by the total volume traded of the same security.

02. Price Volatility

Difference between maximum trading prices and minimum trading prices

03. Trailing Price-to-Earnings (Trailing P/E)

It is a relative valuation metric calculated by dividing the current stock price by the actual earnings per share (EPS) over the past 12 months.



CLOSE PRICE

COMPANY NAME	APR. 2026	YOY CHANGE (%)
T M G Holding	94.11	81.22%
Development & Engineering Consultants	82.00	57.66%
National Housing for Professional Syndicates	76.54	58.96%
Gharbia Islamic Housing Development	40.21	45.16%
Ismailia Development and Real Estate Co	38.41	33.79%
El Obour Real Estate Investment	37.13	196.80%
Orascom Development Egypt	30.95	28.96%
Six of October Development & Investment (SODIC)	21.71	-65.86%
Palm Hills Development Company	11.36	69.05%
Emaar Misr for Development	10.50	17.71%
United Housing & Development	10.41	36.97%
Naeem Real Estate Holding Group	9.44	23.72%
A Capital Holding	7.61	128.53%
El Shams Housing & Urbanization	7.56	14.20%
Heliopolis Housing	6.20	-44.39%
Madinet Masr For Housing and Development	6.11	31.40%
Mena Touristic & Real Estate Investment	5.78	7.43%
Zahraa Maadi Investment & Development	5.77	58.08%
Pioneers Properties For Urban Development - PRE Group	5.04	54.60%
Tanmiya for Real Estate Investment	4.79	32.32%
Egyptian Gulf Marseilia For Real Estate Investment	4.54	33.92%
Bonyan for Development and Trade	4.42	TRADING START: JUL. 25
International Co For Investment & Development	4.40	13.99%
Arab Real Estate Investment CO.-ALICO	3.72	59.66%
Egyptians Housing Development & Reconstruction	2.20	452.76%
Amer Group Holding	2.08	48.57%
Arab Co. for Asset Management And Development	2.01	110.03%
Gulf Canadian Real Estate Investment Co.	1.97	-56.03%
Atlas For Investment and Food Industries	1.76	11.39%
Elsaeed Contracting& Real Estate Investment Company SCCD	1.36	24.77%
Egyptian Real Estate Group	1.32	51.72%
El Kahera Housing	1.11	-54.51%
Arab Developers Holding	0.20	-14.71%
Rights Issue Of Arab Developers Holding -2	0.08	--

- **The highest five** real estate companies by close price, including **T M G Holding, Development & Engineering Consultants, National Housing for Professional Syndicates, Gharbia Islamic Housing Development, and Ismailia Development and Real Estate Co.**
- Compared to Apr. 2025, **the highest five** real estate companies were **Six of October Development & Investment (SODIC), Development & Engineering Consultants, T M G Holding, National Housing for Professional Syndicates, and Ismailia Development and Real Estate Co.**
- The companies that recorded the largest absolute year-on-year (YoY) changes in closing price were **Egyptians Housing Development & Reconstruction (YoY: 452.76%), El Obour Real Estate Investment (YoY: 196.80%), and A Capital Holding (YoY: 128.53%).**
- Overall, **27** out of the EGX-listed real estate companies recorded positive YoY growth in closing price.
- Note that: Close Prices aren't adjusted for corporate action.

PRICE VOLATILITY ANALYSIS

COMPANY NAME	MAX PRICE	MIN PRICE		DIFFERENCE
T M G Holding	100.00	75.40	=	24.60
National Housing for Professional Syndicates	76.88	62.00	=	14.88
Development & Engineering Consultants	83.99	73.01	=	10.98
Orascom Development Egypt	31.90	24.33	=	7.57
El Obour Real Estate Investment	41.45	34.00	=	7.45
Ismailia Development and Real Estate Co	39.00	32.29	=	6.71
Gharbia Islamic Housing Development	41.77	36.10	=	5.67
Palm Hills Development Company	12.00	8.21	=	3.79
Six of October Development & Investment (SODIC)	23.17	19.50	=	3.67
Naeem Real Estate Holding Group	10.29	7.71	=	2.58
United Housing & Development	10.94	9.10	=	1.84
Emaar Misr for Development	10.84	9.06	=	1.78
Arab Real Estate Investment CO.-ALICO	4.12	2.48	=	1.64
Mena Touristic & Real Estate Investment	6.27	5.10	=	1.17
Pioneers Properties For Urban Development - PRE Group	5.22	4.08	=	1.14
International Co For Investment & Development	4.84	3.75	=	1.09
Heliopolis Housing	6.45	5.37	=	1.08
Madinet Masr For Housing and Development	6.25	5.21	=	1.04
Egyptian Gulf Marseilia For Real Estate Investment	5.17	4.15	=	1.02
El Shams Housing & Urbanization	7.87	6.94	=	0.93
Zahraa Maadi Investment & Development	6.10	5.23	=	0.87
A Capital Holding	8.20	7.36	=	0.84
Tanmiya for Real Estate Investment	5.02	4.24	=	0.78
Gulf Canadian Real Estate Investment Co.	2.05	1.43	=	0.62
Bonyan for Development and Trade	4.47	4.04	=	0.43
Amer Group Holding	2.22	1.81	=	0.41
Arab Co. for Asset Management And Development	2.07	1.69	=	0.38
Egyptians Housing Development & Reconstruction	2.32	2.05	=	0.27
Atlas For Investment and Food Industries	1.88	1.61	=	0.27
Egyptian Real Estate Group	1.36	1.10	=	0.26
Elsaheed Contracting& Real Estate Investment Company SCCD	1.44	1.32	=	0.12
El Kahera Housing	1.13	1.03	=	0.10
Arab Developers Holding	0.21	0.18	=	0.04
Rights Issue Of Arab Developers Holding -2	0.08	0.06	=	0.02

- The real estate companies exhibiting **the highest price volatility (least stable)** in Apr. 2026 are **T M G Holding, National Housing for Professional Syndicates, Development & Engineering Consultants, Orascom Development Egypt, and El Obour Real Estate Investment**. This differs from Apr. 2025, when the companies with the greatest volatility were **Development & Engineering Consultants, Six of October Development & Investment (SODIC), Ismailia Development and Real Estate Co, T M G Holding, and National Housing for Professional Syndicates**.
- Conversely, the companies that showed **the lowest price volatility (most stable)** in Apr. 2026 were **Arab Developers Holding, El Kahera Housing, Elsaheed Contracting & Real Estate Investment Company SCCD, Egyptian Real Estate Group, and Atlas For Investment and Food Industries**. Compared to Apr. 2025, the companies with the lowest volatility were **Arab Developers Holding, Egyptians Housing Development & Reconstruction, Arab Co. for Asset Management and Development, Elsaheed Contracting& Real Estate Investment Company SCCD, and Egyptian Real Estate Group**.

TRAILING P/E

COMPANY NAME	APR. 2026	YOY CHANGE (%)
Egyptian Real Estate Group	1,233.35	4,236.67% ▲
Ismailia Development and Real Estate Co	1,076.89	1,289.18% ▲
Arab Real Estate Investment CO.-ALICO	159.23	59.66% ▲
International Co For Investment & Development	41.87	13.99% ▲
Gharbia Islamic Housing Development	40.76	-47.85% ▼
Development & Engineering Consultants	36.95	57.70% ▲
Arab Developers Holding	30.52	53.52% ▲
El Obour Real Estate Investment	30.12	-40.92% ▼
National Housing for Professional Syndicates	20.82	105.73% ▲
Egyptians Housing Development & Reconstruction	19.93	-2.69% ▼
Tanmiya for Real Estate Investment	18.67	41.12% ▼
United Housing & Development	11.13	-18.94% ▼
T M G Holding	10.65	43.72% ▲
Elsaeed Contracting& Real Estate Investment Company SCCD	10.62	23.78% ▲
El Shams Housing & Urbanization	10.57	12.45% ▲
Emaar Misr for Development	10.31	227.30% ▲
Amer Group Holding	9.58	-44.14% ▼
Naeem Real Estate Holding Group	9.43	95.24% ▲
Heliopolis Housing	9.18	57.73% ▲
Zahraa Maadi Investment & Development	8.10	17.39% ▲
Pioneers Properties For Urban Development - PRE Group	7.83	187.87% ▲
A Capital Holding	7.75	-53.43% ▼
Palm Hills Development Company	7.34	29.00% ▲
Orascom Development Egypt	6.52	-17.15% ▼
Six of October Development & Investment (SODIC)	6.23	-30.24% ▼
Bonyan for Development and Trade	3.76	TRADING START: JUL. 25
Madinet Masr For Housing and Development	3.58	6.23% ▲
El Kahera Housing	3.44	84.95% ▲

- The top five real estate companies by Trailing P/E are **Egyptian Real Estate Group, Ismailia Development and Real Estate Co., Arab Real Estate Investment CO.-ALICO, International Co For Investment & Development, and Gharbia Islamic Housing**. Compared to Apr. 2025, the top five real estate companies were **Atlas for Investment and Food Industries, Gulf Canadian Real Estate Investment Co., Arab Real Estate Investment CO.-ALICO, Gharbia Islamic Housing, and Ismailia Development and Real Estate Co.**
- The companies that recorded the largest absolute year-on-year (YoY) changes in Trailing P/E were **Egyptian Real Estate Group (YoY: 4,236.67%), Ismailia Development and Real Estate Co. (YoY: 1,289.18%), and Emaar Misr for Development (YoY: 227.30%)**.
- Overall, **19** out of the EGX-listed real estate companies recorded positive YoY growth in their Trailing P/E.

SUMMARY FOR REAL ESTATE COMPANIES' PERFORMANCE (APR. 2025 VS APR. 2026)

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Key Findings	Apr. 2025	Apr. 2026
Total No. of EGX Listed Real Estate Companies	32	33
Real Estate Index Inclusion	<ul style="list-style-type: none"> • 5 Real Estate Companies in EGX30 • 12 Real Estate Companies in EGX70 	<ul style="list-style-type: none"> • 5 Real Estate Companies in EGX30 • 12 Real Estate Companies in EGX70
Market Contribution of the Real Estate Sector	<ul style="list-style-type: none"> • 12.45% of Total Market Capitalization • 11.03% of Total Nominal Capitalization 	<ul style="list-style-type: none"> • 12.02% of Total Market Capitalization • 10.40% of Total Nominal Capitalization
Trading Contribution of the Real Estate Sector	<ul style="list-style-type: none"> • 28.14% of Total Value Traded • 24.53% of Total Volume Traded • 23.74% of Total Number of Trades 	<ul style="list-style-type: none"> • 22.95% of Total Value Traded • 36.14% of Total Volume Traded • 19.32% of Total Number of Trades
Top 5 according to Market Capitalization	<ol style="list-style-type: none"> 1. TMG Holding 2. Emaar Misr 3. Orascom Dev. 4. SODIC 5. Palm Hills 	<ol style="list-style-type: none"> 1. TMG Holding 2. Emaar Misr 3. Orascom Dev. 4. Palm Hills 5. SODIC
Top 5 according to No. of Listed Shares	<ol style="list-style-type: none"> 1. Arab Developers 2. Emaar Misr 3. Egyptians Housing Development 4. Palm Hills 5. Madinet Masr 	<ol style="list-style-type: none"> 1. Arab Developers 2. Emaar Misr 3. Heliopolis Housing 4. Palm Hills 5. Madinet Masr
Top 5 according to Paid Capital	<ol style="list-style-type: none"> 1. T M G Holding 2. Palm Hills 3. Emaar Misr 4. PRE Group 5. Madinet Masr 	<ol style="list-style-type: none"> 1. T M G Holding 2. Palm Hills 3. Emaar Misr 4. SODIC 5. PRE Group

SUMMARY FOR REAL ESTATE COMPANIES' PERFORMANCE (APR. 2025 VS APR. 2026)

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Key Findings	Apr. 2025	Apr. 2026
Top 5 according to Value Traded	<ol style="list-style-type: none"> 1. Zahraa Maadi 2. T M G Holding 3. Palm Hills 4. Orascom Development 5. Heliopolis Housing 	<ol style="list-style-type: none"> 1. T M G Holding 2. Palm Hills 3. Orascom Development 4. Heliopolis Housing 5. Zahraa Maadi
Top 5 according to Volume Traded	<ol style="list-style-type: none"> 1. Arab Developers 2. Zahraa Maadi 3. Amer Group 4. Egyptians Housing Development 5. Palm Hills Development 	<ol style="list-style-type: none"> 1. Arab Developers 2. Palm Hills 3. Arab Co. for Asset Management 4. Heliopolis Housing 5. Zahraa Maadi
Top 5 according to Number of Trades	<ol style="list-style-type: none"> 1. Zahraa Maadi 2. T M G Holding 3. Heliopolis Housing 4. Palm Hills 5. Orascom Development 	<ol style="list-style-type: none"> 1. T M G Holding 2. Palm Hills 3. Orascom Development 4. Heliopolis Housing 5. Zahraa Maadi
Highest Closing Price	<ol style="list-style-type: none"> 1. SODIC 2. Development & Engineering Consultants 3. T M G Holding 4. National Housing 5. Ismailia Development 	<ol style="list-style-type: none"> 1. T M G Holding 2. Development & Engineering Consultants 3. National Housing 4. Gharbia Islamic Housing 5. Ismailia Development
Most Price Volatility	<ol style="list-style-type: none"> 1. Development & Engineering Consultants 2. SODIC 3. Ismailia Development 4. T M G Holding 5. National Housing 	<ol style="list-style-type: none"> 1. T M G Holding 2. National Housing 3. Development & Engineering Consultants 4. Orascom Development 5. El Obour Real Estate
Least Price Volatility	<ol style="list-style-type: none"> 1. Arab Developers 2. Egyptians Housing Development 3. Arab Co. for Asset Management 4. Elsaeed Contracting & Real Estate 5. Egyptian Real Estate 	<ol style="list-style-type: none"> 1. Arab Developers 2. El Kahera Housing 3. Elsaeed Contracting & Real Estate 4. Egyptian Real Estate 5. Atlas For Investment
Top 5 according to Trailing P/E	<ol style="list-style-type: none"> 1. Atlas For Investment 2. Gulf Canadian Real Estate 3. Arab Real Estate 4. Gharbia Islamic Housing 5. Ismailia Development 	<ol style="list-style-type: none"> 1. Egyptian Real Estate 2. Ismailia Development 3. Arab Real Estate 4. International Co For Investment 5. Gharbia Islamic Housing"

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