

ISSUE 07 | July 2026

EGX

EGX REAL ESTATE PULSE | July 2026



INVESTIGATE
— RESEARCH & ANALYSIS —



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ABOUT INVESTIGATE

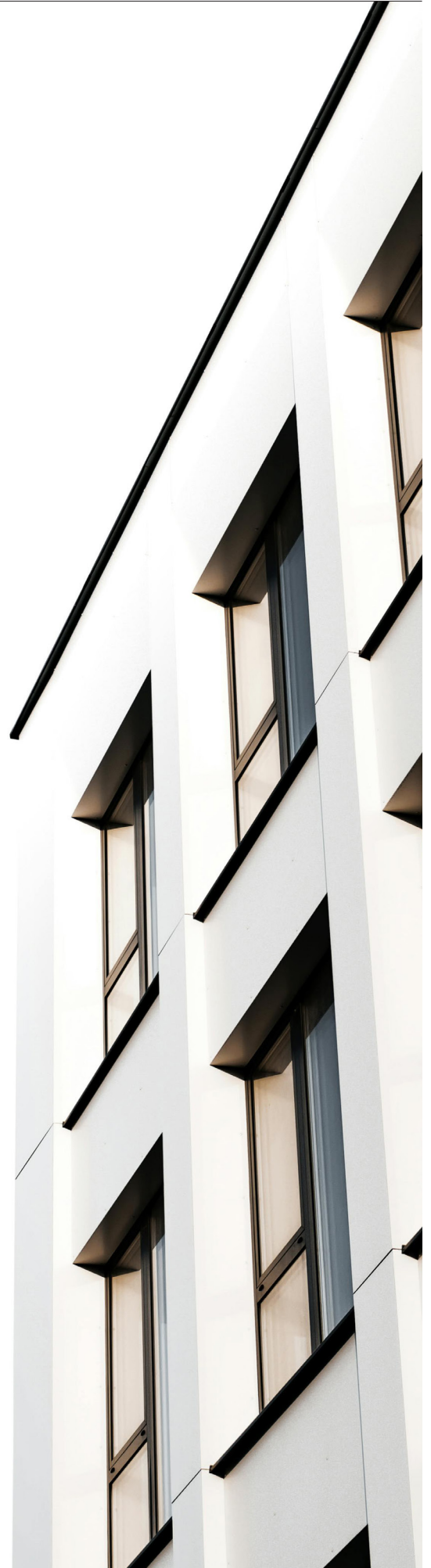
RESEARCH & ANALYSIS

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 decisionmaking. 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.

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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	02 Identifying Leading EGX Real Estate Sector Listed Companies	03 Analyzing Yearly Changes	04 Monitoring Overall Market Trends
Assessing the overall performance of the real estate sector in the Egyptian Exchange (EGX) during the study period.	Monitoring the largest companies across each performance indicator.	Examining both absolute and relative changes in indicators compared to the same month in the previous year.	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:



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

33

Jul. 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
Bonyan for Development and Trade
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

33

Jul. 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
Bonyan for Development and Trade
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

- The number of EGX-listed real estate companies remained unchanged in Jul. 2026 compared to Jul. 2025.
- NOTE THAT: **Arab Developers Holding** announced a capital increase on July 6, 2026 by increasing its issued shares from approximately **13.90 bn** to **23.90 bn**, with a capital increase of **EGP1.0 bn**.

REAL ESTATE COMPANIES INCLUDED IN EGX30

5

Jul. 2025

Emaar Misr for Development

Madinet Masr For Housing and Development

Orascom Development Egypt

Palm Hills Development Company

T M G Holding

5

Jul. 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 Jul. 2026 compared to Jul. 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

Jul. 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 - PRE Group

Six of October Development & Investment (SODIC)

Zahraa Maadi Investment & Development

12

Jul. 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

Tanmiya for Real Estate Investment

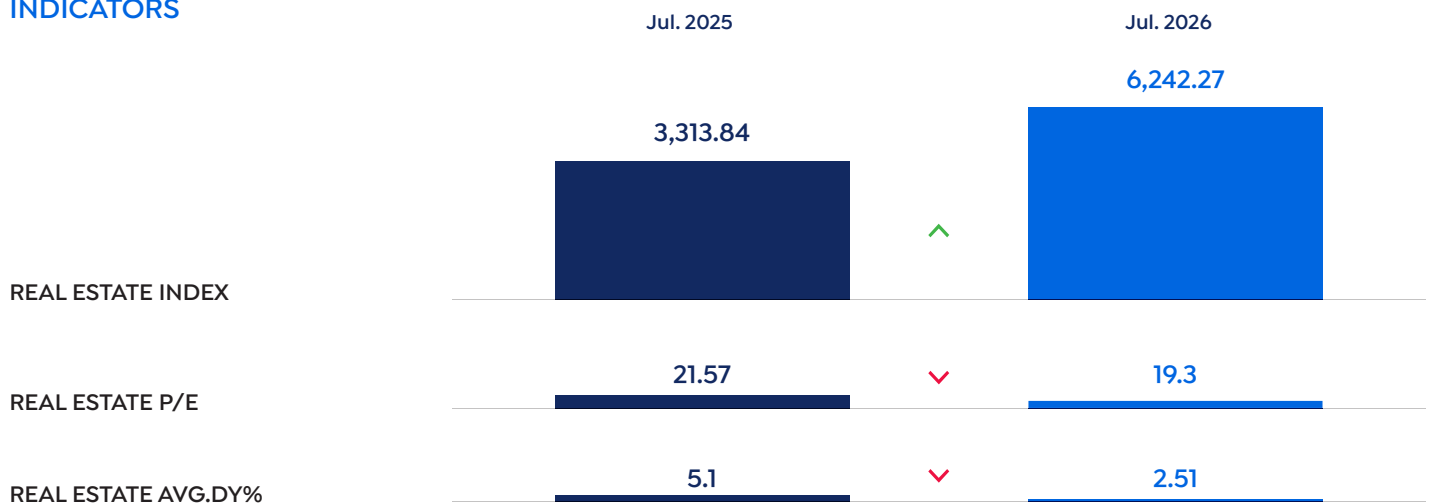
Six of October Development & Investment (SODIC)

Zahraa Maadi Investment & Development

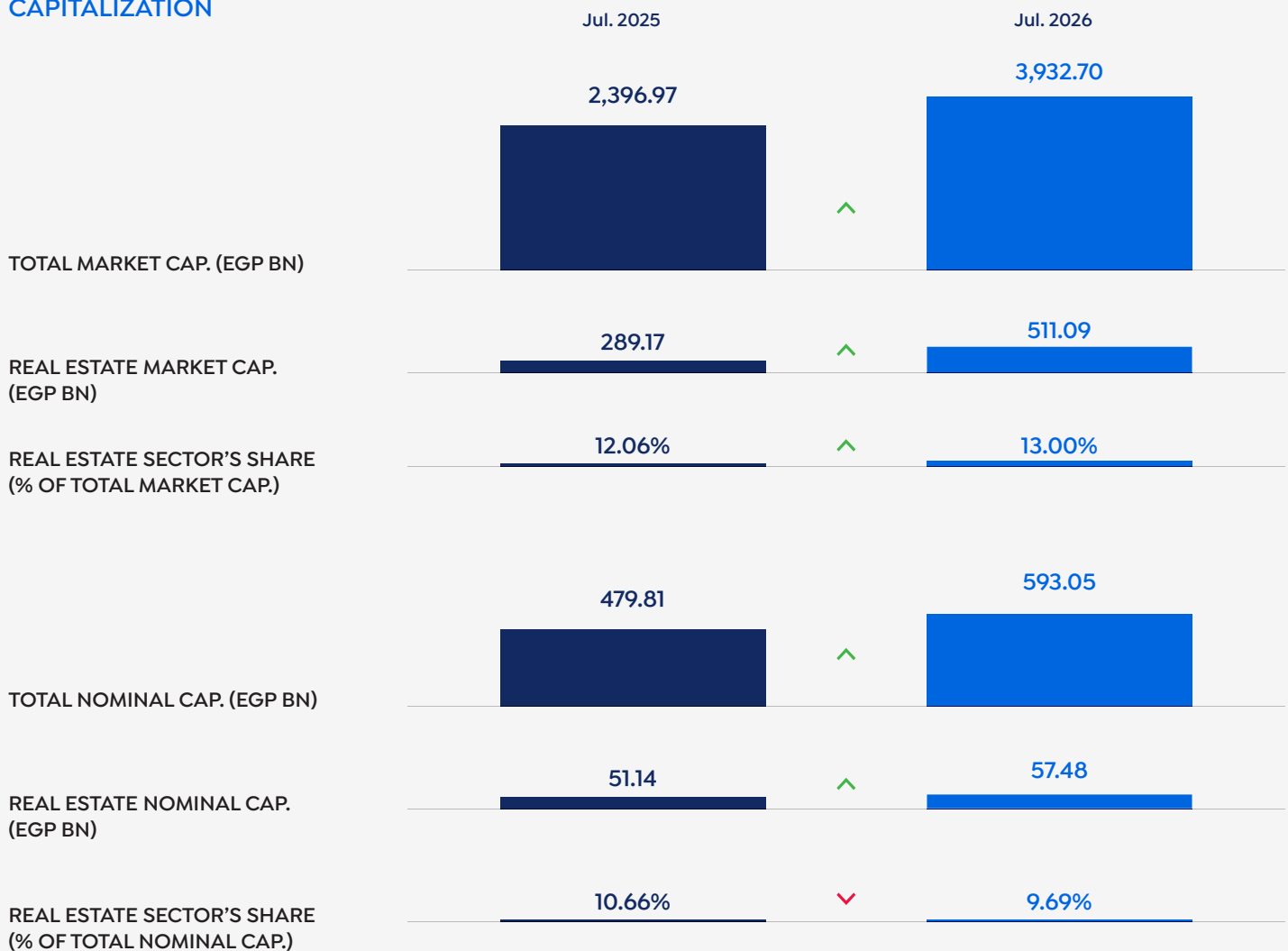
■ Excluded Companies
■ Newly Included

- The number of EGX70-listed real estate companies remained unchanged in Jul. 2026 compared to Jul. 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 - PRE Group**.
- 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**.

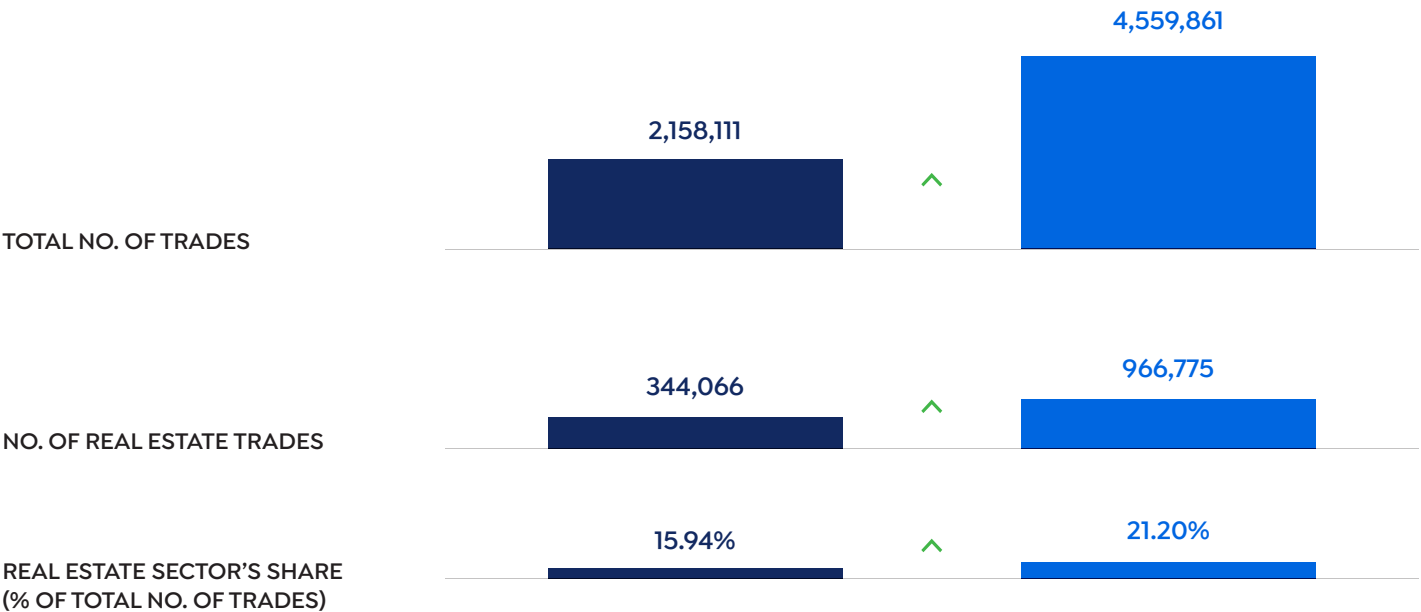
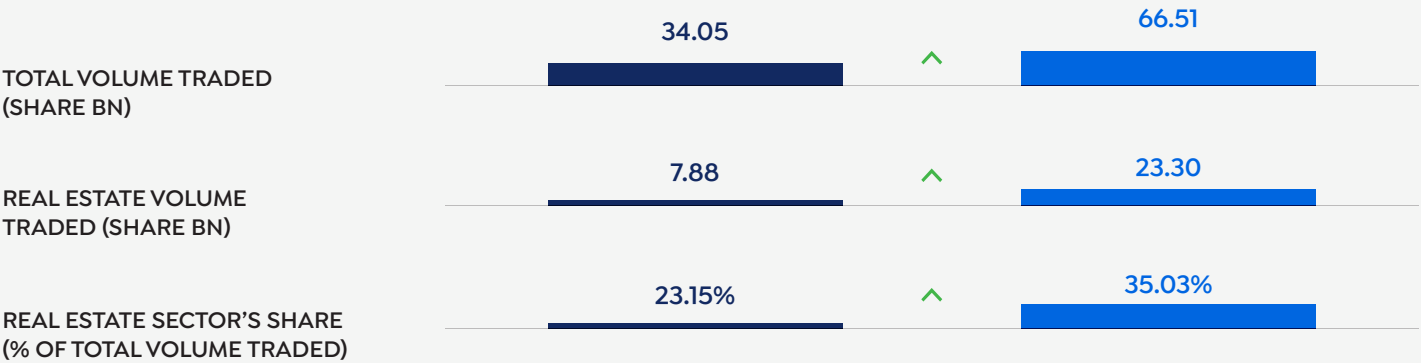
REAL ESTATE SECTOR INDICATORS



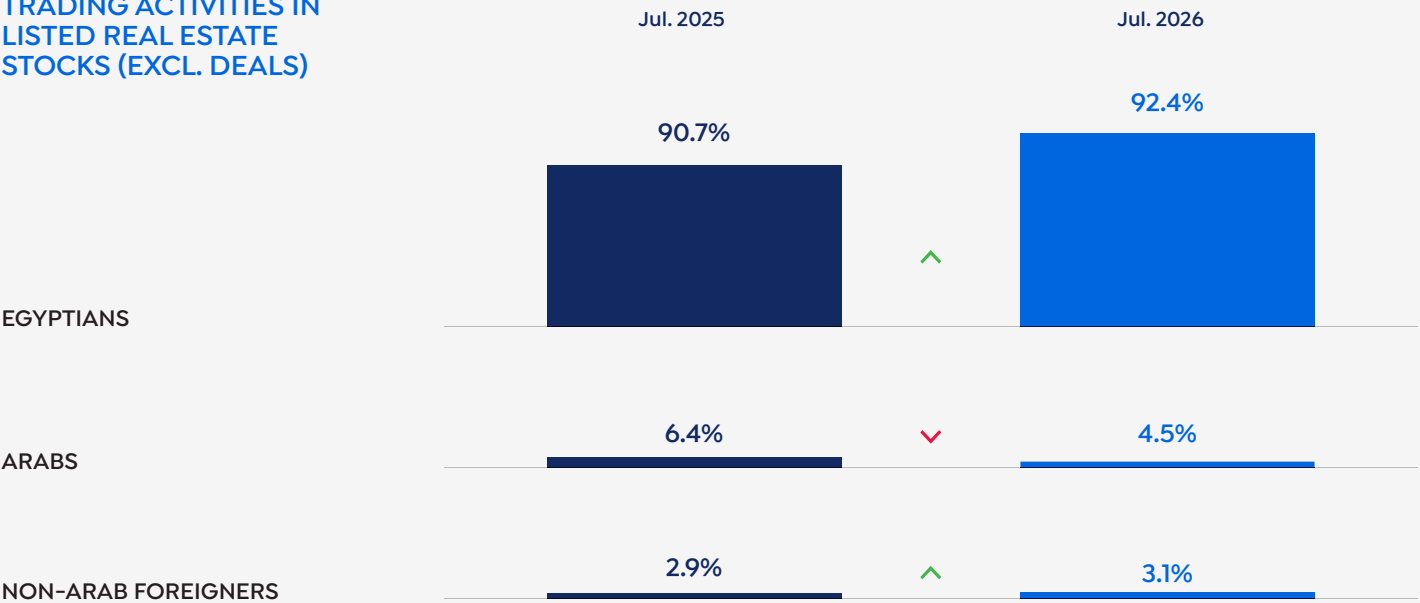
MARKET & NOMINAL CAPITALIZATION



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.

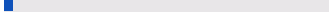
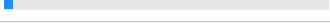
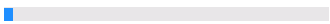
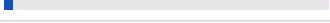
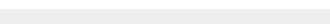


MARKET CAPITALIZATION (EGP MN)

COMPANY NAME	Jul. 2026	YOY CHANGE (%)
T M G Holding	200,501.61	82.55% ^
Emaar Misr for Development	61,277.96	32.20% ^
Orascom Development Egypt	44,438.91	74.71% ^
Palm Hills Development Company	41,468.76	74.91% ^
Six of October Development & Investment (SODIC)	36,138.90	75.20% ^
Heliopolis Housing	32,843.10	153.87% ^
Madinet Masr For Housing and Development	17,037.30	73.86% ^
Pioneers Properties For Urban Development - PRE Group	9,581.42	172.32% ^
Bonyan for Development and Trade	8,181.14	12.42% ^
Zahraa Maadi Investment & Development	7,170.00	73.19% ^
A Capital Holding	6,493.59	152.91% ^
Arab Developers Holding	5,688.91	110.92% ^
United Housing & Development	4,108.14	106.75% ^
Amer Group Holding	4,062.55	254.33% ^
El Kahera Housing	3,137.93	44.27% ^
Arab Co. for Asset Management And Development	3,071.86	141.67% ^
El Shams Housing & Urbanization	3,042.39	88.08% ^
Atlas For Investment and Food Industries	2,486.78	64.58% ^
Development & Engineering Consultants	2,234.63	82.38% ^
Naeem Real Estate Holding Group	2,160.17	114.60% ^
Egyptian Gulf Marseilia For Real Estate Investment	1,835.61	168.69% ^
Egyptians Housing Development & Reconstruction	1,834.56	45.99% ^
Ismailia Development and Real Estate Co	1,724.03	71.43% ^
Mena Touristic & Real Estate Investment	1,674.10	42.68% ^
Elsaeed Contracting & Real Estate Investment Company SCCD	1,668.03	123.30% ^
National Housing for Professional Syndicates	1,331.04	60.78% ^
El Obour Real Estate Investment	1,296.00	215.79% ^
Arab Real Estate Investment CO.-ALICO	1,133.44	103.54% ^
Tanmiya for Real Estate Investment	883.19	78.01% ^
International Co For Investment & Development	820.00	134.96% ^
Egyptian Real Estate Group	560.00	45.83% ^
Gulf Canadian Real Estate Investment Co.	537.60	114.87% ^
Gharbia Islamic Housing Development	320.29	67.47% ^

- In Jul. 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 Jul. 2025, **the top five** real estate companies were **T M G Holding, Emaar Misr for Development, Orascom Development Egypt, Palm Hills Development Company and Six of October Development & Investment (SODIC)**
- Meanwhile, the companies that recorded the largest absolute year-on-year (YoY) changes in market capitalization were **Amer Group Holding (YoY: 254.33%), El Obour Real Estate Investment (YoY: 215.79%) and Pioneers Properties For Urban Development - PRE Group (YoY: 172.32%)**
- Overall, **33** out of the EGX-listed real estate companies recorded positive YoY growth in market capitalization.

NO. OF LISTED SHARES (SHARE -MN)

COMPANY NAME	Jul. 2026	YOY CHANGE (%)
Arab Developers Holding	 23,902.96	71.93% 
Emaar Misr for Development	 5,446.93	..
Heliopolis Housing	 4,005.26	200.00% 
Palm Hills Development Company	 2,859.91	..
Madinet Masr For Housing and Development	 2,135.00	..
T M G Holding	 2,060.65	..
El Kahera Housing	 1,856.76	75.00% 
Bonyan for Development and Trade	 1,704.40	3.05% 
Arab Co. for Asset Management And Development	 1,324.08	..
Six of October Development & Investment (SODIC)	 1,289.29	261.96% 
Atlas For Investment and Food Industries	 1,151.29	76.77% 
Orascom Development Egypt	 1,130.47	..
Pioneers Properties For Urban Development - PRE Group	 1,047.15	..
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% 
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 Jul. 2026, including Arab Developers Holding, Emaar Misr for Development, Heliopolis Housing, Palm Hills Development Company, and Madinet Masr For Housing and Development.
- Compared to Jul. 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 Jul. 2026, 10 of the EGX-listed real estate companies experienced notable changes in their number of listed shares compared to Jul. 2025 (8 companies recorded an increase, while 2 reported a decrease), while approximately 23 companies reported no change in their number of listed shares.
- The companies that recorded the largest absolute year-on-year (YoY) changes in Jul. 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	Jul. 2026	YOY CHANGE (%)
T M G Holding	20,606.54	..
Palm Hills Development Company	5,719.83	..
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	..
Arab Developers Holding	2,390.30	71.93%
Madinet Masr For Housing and Development	2,135.00	..
Bonyan for Development and Trade	1,704.40	3.05% ^
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	75.00% ^
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% v
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	..
Atlas For Investment and Food Industries	115.13	76.77% ^
Gulf Canadian Real Estate Investment Co.	105.00	250.00% ^
Egyptian Gulf Marseilia For Real Estate Investment	103.82	..
International Co For Investment & Development	100.00	..
Egyptian Real Estate Group	80.00	..
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 Jul. 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 Jul. 2026, **9** of the EGX-listed real estate companies recorded notable changes in their paid capital compared to Jul. 2025 (**8** companies reported an increase, while **1** reported a decrease). In contrast, approximately **24** companies reported no change in their paid capital.
- The companies that recorded the largest absolute year-on-year (YoY) changes in Jul. 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	Jul. 2026	% of Total Real Estate Sector	YOY CHANGE (%)
T M G Holding	7,318.52	12.94%	342.74% ^
Zahraa Maadi Investment & Development	5,327.20	9.42%	105.05% ^
Palm Hills Development Company	4,679.27	8.27%	80.60% ^
Heliopolis Housing	4,224.30	7.47%	460.56% ^
Arab Developers Holding	3,874.90	6.85%	262.83% ^
Orascom Development Egypt	2,937.51	5.19%	92.32% ^
El Shams Housing & Urbanization	2,935.11	5.19%	514.13% ^
Pioneers Properties For Urban Development - PRE Group	2,385.40	4.22%	1,854.67% ^
Amer Group Holding	2,253.02	3.98%	967.25% ^
Six of October Development & Investment (SODIC)	1,981.62	3.50%	440.80% ^
National Housing for Professional Syndicates	1,743.49	3.08%	8,272.88% ^
Madinet Masr For Housing and Development	1,641.94	2.90%	218.93% ^
El Kahera Housing	1,568.48	2.77%	1,061.21% ^
Arab Co. for Asset Management And Development	1,455.16	2.57%	650.25% ^
Arab Real Estate Investment CO.-ALICO	1,274.88	2.25%	577.61% ^
Naeem Real Estate Holding Group	1,259.18	2.23%	4,548.00% ^
Emaar Misr for Development	1,167.03	2.06%	136.33% ^
Elsaeed Contracting & Real Estate Investment Company SCCD	1,076.04	1.90%	607.59% ^
Gharbia Islamic Housing Development	1,070.60	1.89%	573.27% ^
El Obour Real Estate Investment	873.88	1.54%	438.03% ^
Egyptians Housing Development & Reconstruction	847.29	1.50%	579.98% ^
Bonyan for Development and Trade	690.71	1.22%	18.73% ^
United Housing & Development	595.20	1.05%	1,128.78% ^
Ismailia Development and Real Estate Co	551.95	0.98%	357.66% ^
Egyptian Real Estate Group	514.59	0.91%	301.12% ^
Atlas For Investment and Food Industries	439.69	0.78%	43.15% ^
Development & Engineering Consultants	380.59	0.67%	338.68% ^
Gulf Canadian Real Estate Investment Co.	364.67	0.64%	533.79% ^
Tanmiya for Real Estate Investment	333.26	0.59%	658.72% ^
Egyptian Gulf Marseille For Real Estate Investment	329.39	0.58%	710.40% ^
A Capital Holding	182.24	0.32%	814.53% ^
Mena Touristic & Real Estate Investment	153.03	0.27%	81.48% ^
International Co For Investment & Development	145.88	0.26%	189.97% ^

Total Real Estate Sector's Value Traded

56,576

- The top five real estate companies by value traded were **T M G Holding, Zahraa Maadi Investment & Development, Palm Hills Development Company, Heliopolis Housing and Arab Developers Holding** collectively accounting for a **44.94%** of the sector's total value traded.
- Compared to the previous year, when the top five real estate companies, namely **Zahraa Maadi Investment & Development, Palm Hills Development Company, T M G Holding, Orascom Development Egypt and Arab Developers Holding** represented **62.46%** of the sector's total value traded.
- The companies that recorded the largest absolute year-on-year (YoY) changes in value traded were **National Housing for Professional Syndicates (YoY: 8,272.88%), Naeem Real Estate Holding Group (YoY: 4,548%), and Pioneers Properties For Urban Development - PRE Group (YoY: 1,854.67%)**, which together represented approximately **9.52%** of the sector's total value traded.
- Overall, **33** out of the EGX-listed real estate companies, representing **100%** of the sector's total value traded, recorded positive YoY growth in value traded.

VOLUME TRADED (SHARE MN)

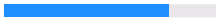
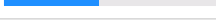
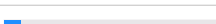
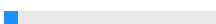
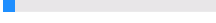
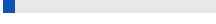
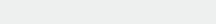
COMPANY NAME	Jul. 2026	% of Total Real Estate Sector	YOY CHANGE (%)
Arab Developers Holding	16,245.83	69.73%	225.17% ^
El Kahera Housing	902.28	3.87%	1,330.53% ^
Zahraa Maadi Investment & Development	733.54	3.15%	10.72% ^
Amer Group Holding	650.42	2.79%	310.52% ^
Arab Co. for Asset Management And Development	617.40	2.65%	202.87% ^
Heliopolis Housing	561.47	2.41%	631.59% ^
Elsaeed Contracting & Real Estate Investment Company SCCD	517.36	2.22%	252.46% ^
Egyptian Real Estate Group	326.24	1.40%	152.55% ^
Palm Hills Development Company	315.21	1.35%	5.90% ^
Egyptians Housing Development & Reconstruction	303.41	1.30%	-5.51% v
Arab Real Estate Investment CO.-ALICO	302.63	1.30%	266.72% ^
Pioneers Properties For Urban Development - PRE Group	262.47	1.13%	634.06% ^
El Shams Housing & Urbanization	206.93	0.89%	231.53% ^
Atlas For Investment and Food Industries	205.82	0.88%	42.37% ^
Madinet Masr For Housing and Development	205.57	0.88%	87.39% ^
Gulf Canadian Real Estate Investment Co.	143.56	0.62%	939.52% ^
Bonyan for Development and Trade	140.81	0.60%	19.08% ^
Emaar Misr for Development	99.18	0.43%	78.87% ^
Orascom Development Egypt	74.57	0.32%	6.89% ^
T M G Holding	73.77	0.32%	146.54% ^
Six of October Development & Investment (SODIC)	72.66	0.31%	1,072.69% ^
Naeem Real Estate Holding Group	67.71	0.29%	2,097.53% ^
Tanmiya for Real Estate Investment	55.46	0.24%	342.32% ^
Egyptian Gulf Marselilia For Real Estate Investment	39.92	0.17%	232.09% ^
United Housing & Development	31.82	0.14%	435.92% ^
El Obour Real Estate Investment	24.25	0.10%	56.09% ^
Mena Touristic & Real Estate Investment	21.47	0.09%	25.13% ^
National Housing for Professional Syndicates	21.09	0.09%	5,234.40% ^
A Capital Holding	20.38	0.09%	221.09% ^
Gharbia Islamic Housing Development	19.70	0.08%	289.66% ^
International Co For Investment & Development	17.95	0.08%	28.37% ^
Ismailia Development and Real Estate Co	11.55	0.05%	164.71% ^
Development & Engineering Consultants	4.15	0.02%	156.86% ^

Total Real Estate Sector's Volume Traded

23,297

- The top five real estate companies by Volume Traded, including Arab Developers Holding, El Kahera Housing, Zahraa Maadi Investment & Development, Amer Group Holding and Arab Co. for Asset Management And Development accounted for a highly concentrated 82.2% of the sector's total volume traded.
- Compared to Jul. 2025, the top five real estate companies, namely Arab Developers Holding, Zahraa Maadi Investment & Development, Egyptians Housing Development & Reconstruction, Palm Hills Development Company and Arab Co. for Asset Management And Development represented 82.23% of the sector's total volume traded.
- The companies that recorded the largest absolute year-on-year (YoY) changes in volume traded were National Housing for Professional Syndicates (YoY: 5,234.4%), Naeem Real Estate Holding Group (YoY: 2,097.53%), and El Kahera Housing (YoY: 1,330.53%), collectively accounting for approximately 4.25% of the sector's volume traded.
- Overall, 32 out of the EGX-listed real estate companies, representing around 98.7% of the sector's total volume traded, experienced positive YoY growth.

NO. OF TRADES

COMPANY NAME	Jul. 2026	% of Total Real Estate Sector	YOY CHANGE (%)
T M G Holding	 82,222	8.50%	259.06% ^
Palm Hills Development Company	 72,702	7.52%	89.72% ^
Madinet Masr For Housing and Development	 60,516	6.26%	300.58% ^
Arab Developers Holding	 52,823	5.46%	98.56% ^
Heliopolis Housing	 52,415	5.42%	153.60% ^
Amer Group Holding	 51,425	5.32%	645.94% ^
El Shams Housing & Urbanization	 49,466	5.12%	336.13% ^
Zahraa Maadi Investment & Development	 47,539	4.92%	49.26% ^
Orascom Development Egypt	 46,302	4.79%	74.70% ^
El Kahera Housing	 36,134	3.74%	512.03% ^
National Housing for Professional Syndicates	 35,029	3.62%	2,050.34% ^
Naeem Real Estate Holding Group	 33,097	3.42%	3,031.22% ^
Gharbia Islamic Housing Development	 28,683	2.97%	301.10% ^
Pioneers Properties For Urban Development - PRE Group	 26,955	2.79%	620.14% ^
El Obour Real Estate Investment	 26,280	2.72%	195.51% ^
Arab Real Estate Investment CO.-ALICO	 23,803	2.46%	228.95% ^
Elsaeed Contracting & Real Estate Investment Company SCCD	 23,544	2.44%	332.08% ^
Emaar Misr for Development	 22,687	2.35%	54.73% ^
Bonyan for Development and Trade	 22,333	2.31%	-3.73% v
Arab Co. for Asset Management And Development	 22,024	2.28%	175.33% ^
Egyptians Housing Development & Reconstruction	 19,452	2.01%	270.37% ^
United Housing & Development	 18,620	1.93%	696.41% ^
Six of October Development & Investment (SODIC)	 18,515	1.92%	215.20% ^
Egyptian Real Estate Group	 15,008	1.55%	149.39% ^
Ismailia Development and Real Estate Co	 15,001	1.55%	153.82% ^
Development & Engineering Consultants	 11,173	1.16%	174.52% ^
Atlas For Investment and Food Industries	 10,806	1.12%	29.60% ^
Tanmiya for Real Estate Investment	 10,401	1.08%	288.24% ^
A Capital Holding	 8,487	0.88%	229.21% ^
Gulf Canadian Real Estate Investment Co.	 8,115	0.84%	89.07% ^
Egyptian Gulf Marseille For Real Estate Investment	 7,554	0.78%	184.95% ^
Mena Touristic & Real Estate Investment	 4,036	0.42%	-11.45% v
International Co For Investment & Development	 3,628	0.38%	51.17% ^

Total Real Estate Sector's No. of Trades

966,775

- The top five real estate companies by number of trades, including **T M G Holding, Palm Hills Development Company, Madinet Masr For Housing and Development, Arab Developers Holding and Heliopolis Housing** collectively accounted for 33.17% of the sector's total trades.
- Compared to Jul. 2025, when the top five real estate companies, namely **Palm Hills Development Company, Zahraa Maadi Investment & Development, Arab Developers Holding, Orascom Development Egypt and Bonyan for Development and Trade** represented 42.57% 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: 3,031.22%), National Housing for Professional Syndicates (YoY: 2,050.34%), and United Housing & Development (YoY: 696.41%)** together representing around 8.97% of the sector's total trades.
- Overall, 31 out of the EGX-listed real estate companies, accounting for 97.27% 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	Jul. 2026	YOY CHANGE (%)
T M G Holding	97.30	82.55%
Development & Engineering Consultants	95.00	82.38%
National Housing for Professional Syndicates	83.19	60.78%
Gharbia Islamic Housing Development	56.94	67.47%
Ismailia Development and Real Estate Co	46.80	71.43%
Orascom Development Egypt	39.31	74.71%
El Obour Real Estate Investment	32.40	215.79%
Six of October Development & Investment (SODIC)	28.03	-51.60%
United Housing & Development	17.45	106.75%
Naeem Real Estate Holding Group	16.91	98.71%
Palm Hills Development Company	14.50	74.91%
El Shams Housing & Urbanization	13.41	88.08%
Emaar Misr for Development	11.25	32.20%
Pioneers Properties For Urban Development - PRE Group	9.15	172.32%
A Capital Holding	8.88	181.01%
Egyptian Gulf Marseilia For Real Estate Investment	8.84	168.69%
International Co For Investment & Development	8.20	134.96%
Heliopolis Housing	8.20	-15.38%
Madinet Masr For Housing and Development	7.98	73.86%
Zahraa Maadi Investment & Development	7.17	73.19%
Mena Touristic & Real Estate Investment	6.92	42.68%
Tanmiya for Real Estate Investment	6.07	78.01%
Bonyan for Development and Trade	4.80	9.09%
Arab Real Estate Investment CO.-ALICO	4.60	103.54%
Amer Group Holding	4.50	254.33%
Egyptians Housing Development & Reconstruction	2.73	629.95%
Gulf Canadian Real Estate Investment Co.	2.56	-38.61%
Arab Co. for Asset Management And Development	2.32	141.67%
Elsaeed Contracting & Real Estate Investment Company SCCD	2.30	123.30%
Atlas For Investment and Food Industries	2.16	-6.90%
El Kahera Housing	1.69	-17.56%
Egyptian Real Estate Group	1.40	45.83%
Arab Developers Holding	- 0.24	22.68%

- **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 Jul. 2025, **the highest five** real estate companies were **Six of October Development & Investment (SODIC), T M G Holding, Development & Engineering Consultants, National Housing for Professional Syndicates and Gharbia Islamic Housing Development.**
- The companies that recorded the largest absolute year-on-year (YoY) changes in closing price were **Egyptians Housing Development & Reconstruction (YoY: 629.95%), Amer Group Holding (YoY: 254.33%), and El Obour Real Estate Investment (YoY: 215.79%).**
- Overall, **28** 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	
National Housing for Professional Syndicates	95.00	-	67.00	=	28.00		
Gharbia Islamic Housing Development	65.50	-	41.71	=	23.79		
Development & Engineering Consultants	99.71	-	81.00	=	18.71		
Ismailia Development and Real Estate Co	52.68	-	42.22	=	10.46		
T M G Holding	103.87	-	94.10	=	9.77		
United Housing & Development	21.39	-	12.80	=	8.59		
Naeem Real Estate Holding Group	21.85	-	13.62	=	8.23		
El Obour Real Estate Investment	39.27	-	32.20	=	7.07		
Six of October Development & Investment (SODIC)	29.20	-	24.46	=	4.74		
El Shams Housing & Urbanization	15.59	-	11.53	=	4.06		
Orascom Development Egypt	40.90	-	37.76	=	3.14		
Pioneers Properties For Urban Development - PRE Group	10.40	-	7.40	=	3.00		
International Co For Investment & Development	8.98	-	6.55	=	2.43		
Amer Group Holding	4.80	-	2.40	=	2.40		
Heliopolis Housing	8.60	-	6.41	=	2.19		
Tanmiya for Real Estate Investment	6.93	-	5.08	=	1.85		
Egyptian Gulf Marseilia For Real Estate Investment	8.93	-	7.13	=	1.80		
Arab Real Estate Investment CO.-ALICO	4.98	-	3.45	=	1.53		
Elsaeed Contracting & Real Estate Investment Company SCCD	2.74	-	1.41	=	1.33		
Zahraa Maadi Investment & Development	7.79	-	6.47	=	1.32		
Madinet Masr For Housing and Development	8.51	-	7.24	=	1.27		
Emaar Misr for Development	12.22	-	11.08	=	1.14		
Palm Hills Development Company	15.38	-	14.32	=	1.06		
El Kahera Housing	2.25	-	1.35	=	0.90		
A Capital Holding	9.38	-	8.50	=	0.88		
Mena Touristic & Real Estate Investment	7.59	-	6.74	=	0.85		
Egyptians Housing Development & Reconstruction	3.05	-	2.49	=	0.56		
Bonyan for Development and Trade	5.21	-	4.68	=	0.53		
Gulf Canadian Real Estate Investment Co.	2.76	-	2.26	=	0.50		
Egyptian Real Estate Group	1.76	-	1.38	=	0.38		
Arab Co. for Asset Management And Development	2.52	-	2.21	=	0.31		
Atlas For Investment and Food Industries	2.28	-	2.00	=	0.28		
Arab Developers Holding	0.27	-	0.21	=	0.06		

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

TRAILING P/E

COMPANY NAME	Jul. 2026	YOY CHANGE (%)
Ismailia Development and Real Estate Co	1,312.12	1,680.11% ^
Arab Real Estate Investment CO.-ALICO	196.89	103.55% ^
International Co For Investment & Development	61.83	86.18% ^
Arab Developers Holding	59.39	103.60% ^
Gharbia Islamic Housing Development	57.72	-39.84% v
El Obour Real Estate Investment	26.28	-37.14% v
Egyptians Housing Development & Reconstruction	24.73	28.47% ^
Tanmiya for Real Estate Investment	23.66	89.89% ^
National Housing for Professional Syndicates	22.63	108.19% ^
Amer Group Holding	20.72	33.25% ^
El Shams Housing & Urbanization	18.74	85.18% ^
United Housing & Development	18.65	22.30% ^
Elsaeed Contracting & Real Estate Investment Company SCCD	17.96	121.45% ^
Naeem Real Estate Holding Group	16.89	213.36% ^
Pioneers Properties For Urban Development - PRE Group	14.21	411.15% ^
Heliopolis Housing	12.14	140.40% ^
Emaar Misr for Development	11.05	267.11% ^
T M G Holding	11.02	45.19% ^
Zahraa Maadi Investment & Development	10.07	28.61% ^
Palm Hills Development Company	9.37	34.43% ^
A Capital Holding	9.04	-42.75% v
Orascom Development Egypt	8.28	12.20% ^
Six of October Development & Investment (SODIC)	8.05	-0.98% v
El Kahera Housing	5.24	183.24% ^
Madinet Masr For Housing and Development	4.67	40.24% ^

- The top five real estate companies by Trailing P/E are **Ismailia Development and Real Estate Co.**, **Arab Real Estate Investment CO.-ALICO**, **International Co For Investment & Development**, **Arab Developers Holding** and **Gharbia Islamic Housing Development**. Compared to Jul. 2025, the top five real estate companies were **Egyptian Real Estate Group**, **Arab Real Estate Investment CO.-ALICO**, **Gharbia Islamic Housing Development**, **Ismailia Development and Real Estate Co** and **El Obour Real Estate Investment**.
- The companies that recorded the largest absolute year-on-year (YoY) changes in Trailing P/E were **Ismailia Development and Real Estate Co. (YoY: 1,680.11%)**, **Pioneers Properties For Urban Development - PRE Group (YoY: 411.15%)**, and **Emaar Misr for Development (YoY: 267.11%)**.
- Overall, 21 out of the EGX-listed real estate companies recorded positive YoY growth in their Trailing P/E.

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

Key Findings

	Jul. 2025	Jul. 2026
Total No. of EGX Listed Real Estate Companies	33	33
Real Estate Index Inclusion	• 5 Real Estate Companies in EGX30 • 12 Real Estate Companies in EGX70	• 5 Real Estate Companies in EGX30 • 12 Real Estate Companies in EGX70
Market Contribution of the Real Estate Sector	• 12.06% of Total Market Capitalization • 10.66% of Total Nominal Capitalization	• 13% of Total Market Capitalization • 9.69% of Total Nominal Capitalization
Trading Contribution of the Real Estate Sector	• 16.52% of Total Value Traded • 23.15% of Total Volume Traded • 15.94% of Total Number of Trades	• 26.06% of Total Value Traded • 35.03% of Total Volume Traded • 21.2% of Total Number of Trades
Top 5 according to Market Capitalization	1. TMG Holding 2. Emaar Misr 3. Orascom Dev. 4. Palm Hills 5. SODIC	1. TMG Holding 2. Emaar Misr 3. Orascom Dev. 4. Palm Hills 5. SODIC
Top 5 according to No. of Listed Shares	1. Arab Developers 2. Emaar Misr 3. Egyptians Housing Development 4. Palm Hills 5. Madinet Masr	1. Arab Developers 2. Emaar Misr 3. Heliopolis Housing 4. Palm Hills 5. Madinet Masr
Top 5 according to Paid Capital	1. T M G Holding 2. Palm Hills 3. Emaar Misr 4. PRE Group 5. Madinet Masr	1. T M G Holding 2. Palm Hills 3. Emaar Misr 4. SODIC 5. PRE Group

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

Key Findings

	Jul. 2025	Jul. 2026
Top 5 according to Value Traded	1. Zahraa Maadi 2. Palm Hills 3. T M G Holding 4. Orascom Development 5. Arab Developers	1. T M G Holding 2. Zahraa Maadi 3. Palm Hills 4. Heliopolis Housing 5. Arab Developers
Top 5 according to Volume Traded	1. Arab Developers 2. Zahraa Maadi 3. Egyptians Housing Development & Reconstruction 4. Palm Hills 5. Arab Co. for Asset Management	1. Arab Developers 2. El Kahera Housing 3. Zahraa Maadi 4. Amer Group Holding 5. Arab Co. for Asset Management"
Top 5 according to Number of Trades	1. Palm Hills 2. Zahraa Maadi 3. Arab Developers 4. Orascom Development 5. Bonyan	1. T M G Holding 2. Palm Hills 3. Madinet Masr 4. Arab Developers 5. Heliopolis Housing
Highest Closing Price	1. SODIC 2. T M G Holding 3. Development & Engineering Consultants 4. National Housing 5. Gharbia Islamic Housing	1. T M G Holding 2. Development & Engineering Consultants 3. National Housing 4. Gharbia Islamic Housing 5. Ismailia Development
Most Price Volatility	1. Development & Engineering Consultants 2. Gharbia Islamic Housing 3. SODIC 4. T M G Holding 5. National Housing	1. National Housing 2. Gharbia Islamic Housing 3. Development & Engineering Consultants 4. Ismailia Development 5. T M G Holding
Least Price Volatility	1. Egyptians Housing Development 2. Arab Developers 3. Elsaeed Contracting& Real Estate 4. Arab Co. for Asset Management 5. Egyptian Real Estate	1. Arab Developers 2. Atlas For Investment 3. Arab Co. for Asset Management 4. Egyptian Real Estate 5. Gulf Canadian Real Estate
Top 5 according to Trailing P/E	1. Egyptian Real Estate Group 2. Arab Real Estate Investment 3. Gharbia Islamic Housing 4. Ismailia Development 5. El Obour Real Estate	1. Ismailia Development 2. Arab Real Estate Investment 3. International Co For Investment 4. Arab Developers 5. Gharbia Islamic Housing

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