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EGX

EGX REAL ESTATE PULSE | June 2026

INVESTGATE
— 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.

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	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

32

Jun. 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 - 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

Jun. 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 Jun. 2026, from **32** in Jun. 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**.

REAL ESTATE COMPANIES INCLUDED IN EGX30

5

Jun. 2025

Emaar Misr for Development

Madinet Masr For Housing and Development

Orascom Development Egypt

Palm Hills Development Company

T M G Holding

5

Jun. 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 Jun. 2026 compared to Jun. 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

Jun. 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

Jun. 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

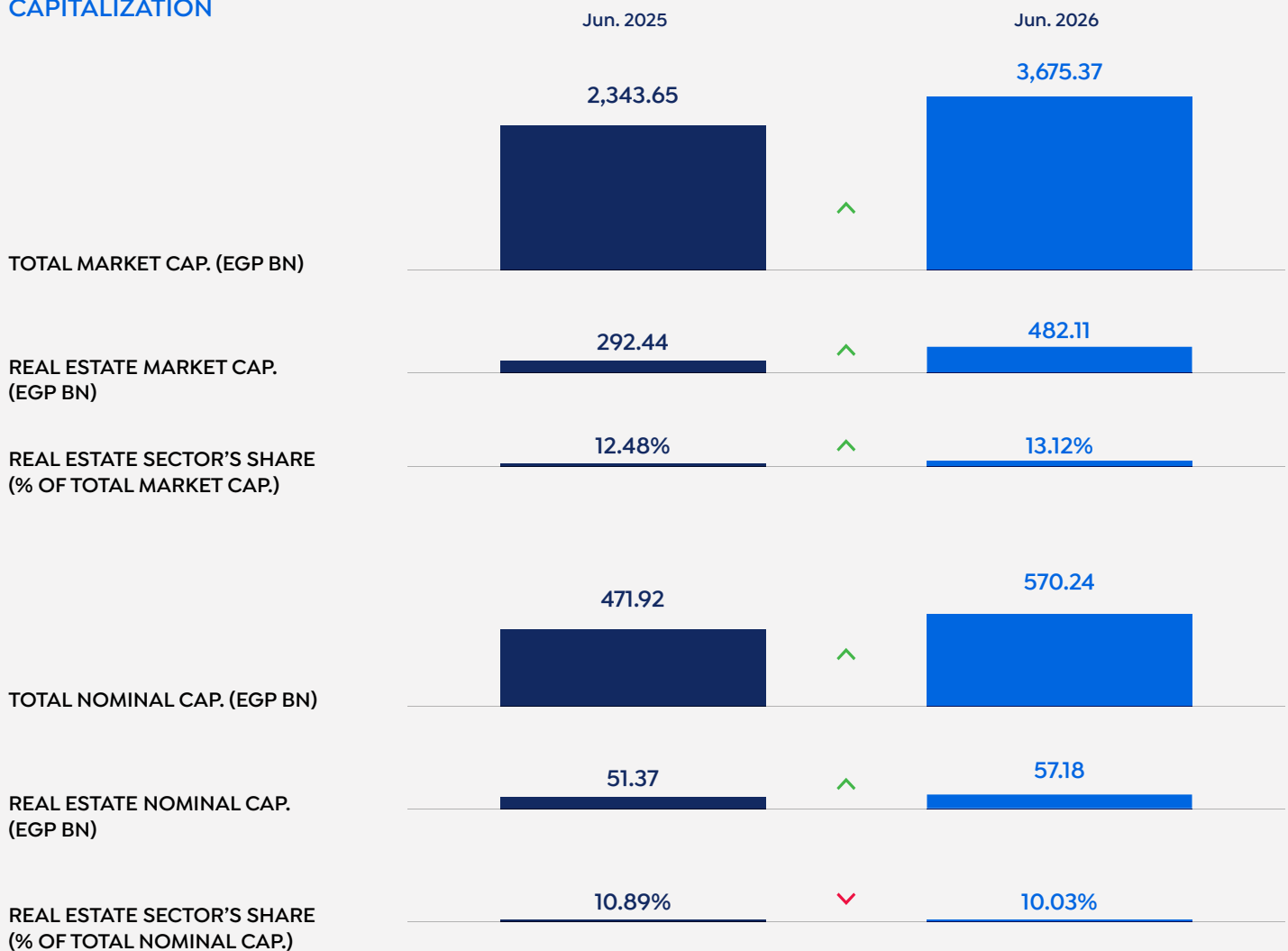
■ Excluded Companies
■ Newly Included

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

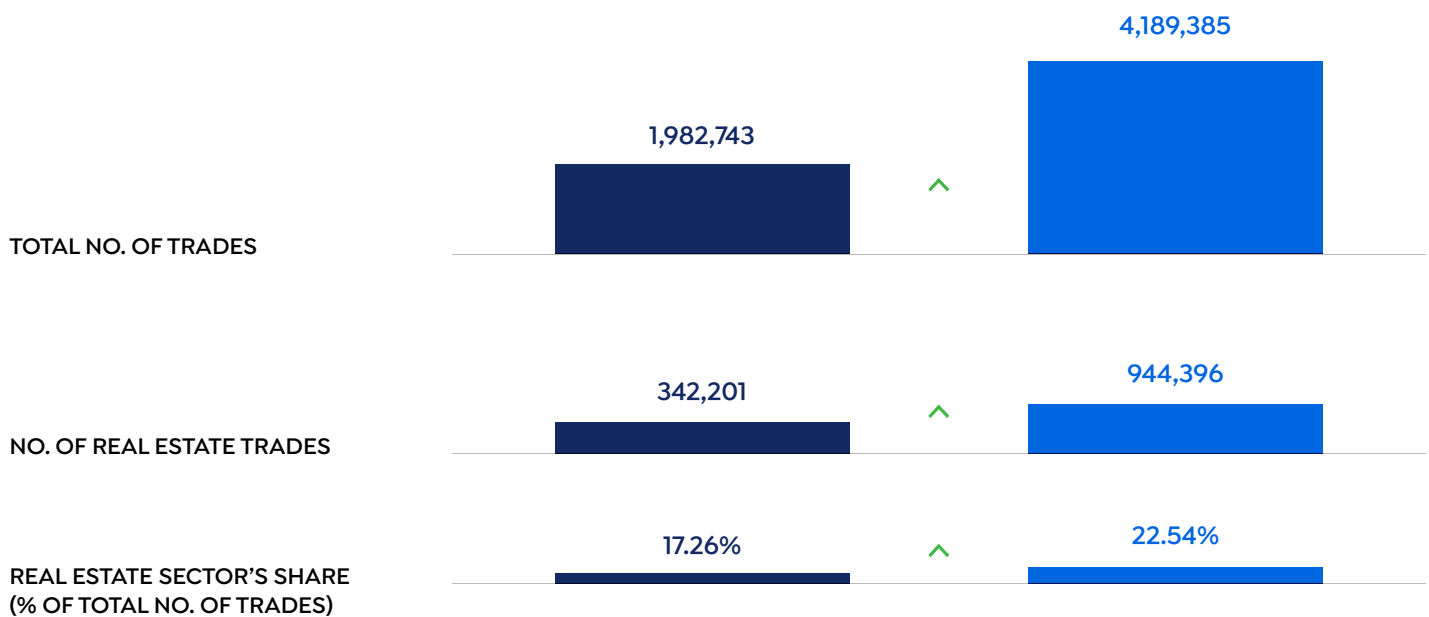
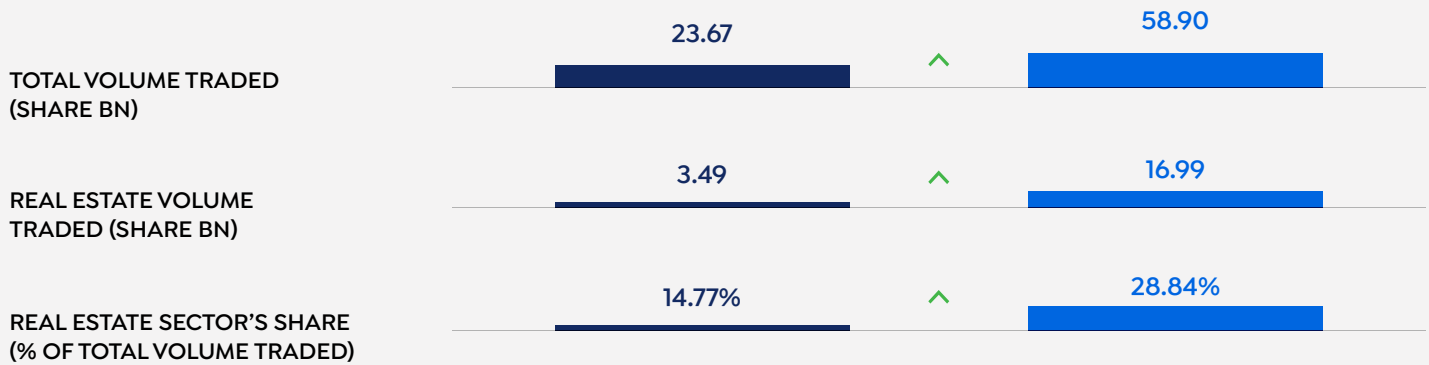
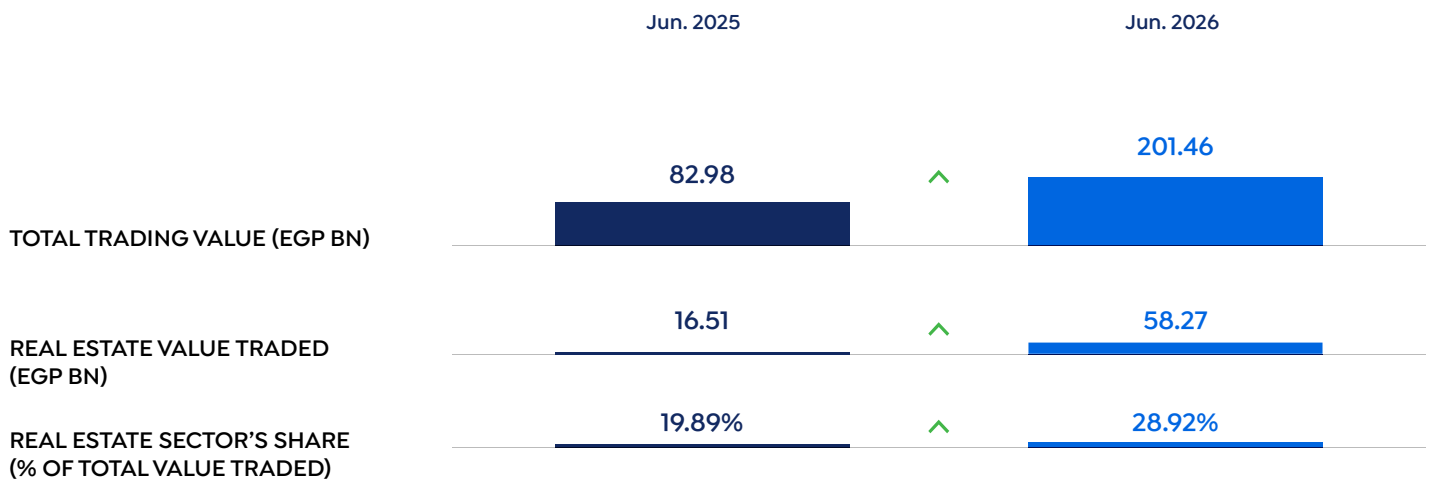
REAL ESTATE SECTOR INDICATORS



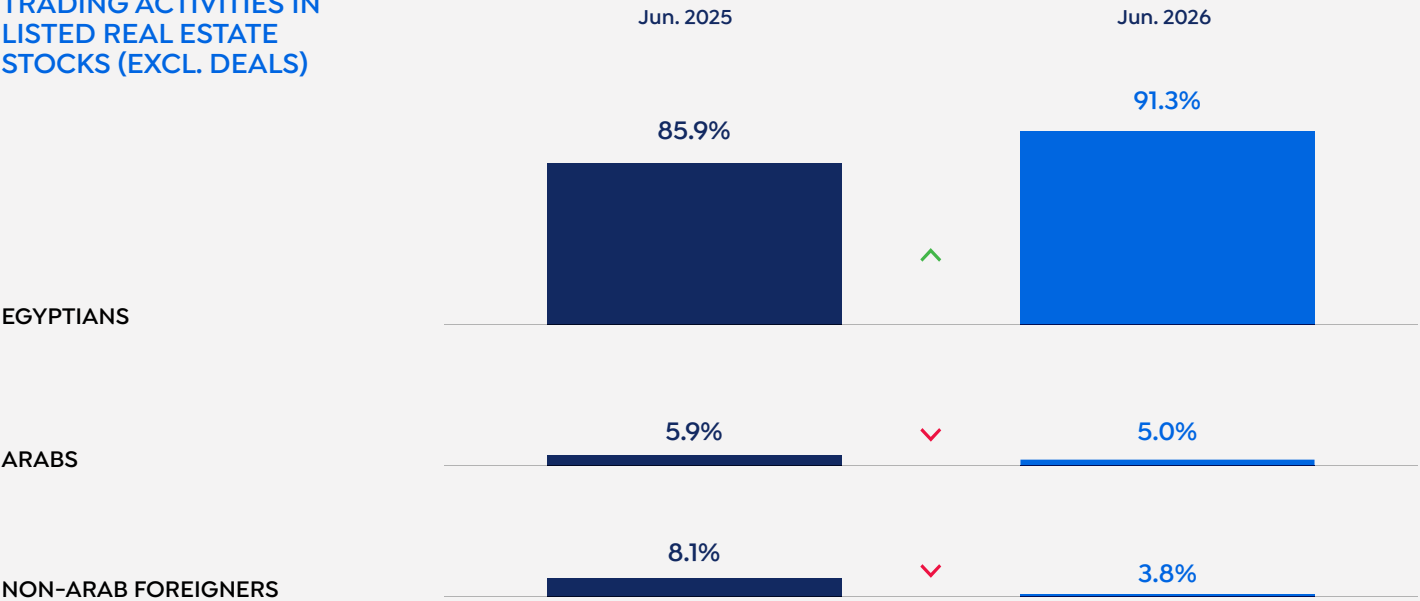
MARKET & NOMINAL CAPITALIZATION



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

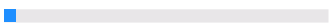
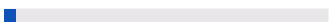
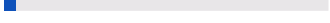
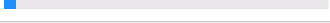
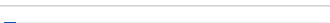
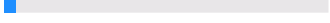
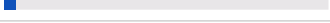
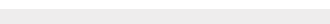
Listed shares are shares that are registered on a stock exchange or any other organized secondary market.

03. Paid Capital

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



MARKET CAPITALIZATION (EGP MN)

COMPANY NAME	Jun. 2026	YOY CHANGE (%)
T M G Holding	 194,711.18	70.10% ^
Emaar Misr for Development	 63,238.85	24.57% ^
Orascom Development Egypt	 43,398.88	78.81% ^
Palm Hills Development Company	 41,754.75	62.22% ^
Six of October Development & Investment (SODIC)	 31,948.70	52.15% ^
Heliopolis Housing	 25,633.64	99.17% ^
Madinet Masr For Housing and Development	 15,585.50	60.79% ^
Bonyan for Development and Trade	 8,147.05	Trading start: Jul. 25
Pioneers Properties For Urban Development - PRE Group	 7,748.91	123.29% ^
Zahraa Maadi Investment & Development	 6,540.00	87.93% ^
A Capital Holding	 6,332.71	146.65% ^
United Housing & Development	 3,027.55	63.41% ^
Arab Co. for Asset Management And Development	 2,965.94	139.57% ^
Arab Developers Holding	 2,947.43	68.11% ^
El Shams Housing & Urbanization	 2,658.98	56.89% ^
El Kahera Housing	 2,469.50	9.79% ^
Atlas For Investment and Food Industries	 2,360.14	77.64% ^
Amer Group Holding	 2,175.72	81.20% ^
Development & Engineering Consultants	 1,906.49	67.01% ^
Naeem Real Estate Holding Group	 1,808.87	72.41% ^
Egyptians Housing Development & Reconstruction	 1,686.72	29.72% ^
Mena Touristic & Real Estate Investment	 1,652.32	48.16% ^
Ismailia Development and Real Estate Co	 1,572.99	62.79% ^
Egyptian Gulf Marseilia For Real Estate Investment	 1,497.14	121.17% ^
El Obour Real Estate Investment	 1,313.60	238.21% ^
National Housing for Professional Syndicates	 1,087.04	28.41% ^
Elsaeed Contracting & Real Estate Investment Company SCCD	 1,029.83	39.90% ^
Arab Real Estate Investment CO.-ALICO	 857.47	64.15% ^
International Co For Investment & Development	 839.00	135.01% ^
Tanmiya for Real Estate Investment	 737.69	51.34% ^
Egyptian Real Estate Group	 620.00	55.00% ^
Gulf Canadian Real Estate Investment Co.	 472.50	83.14% ^
Gharbia Islamic Housing Development	 236.98	51.33% ^

- In Jun. 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 Jun. 2025, **the top five** real estate companies were **T M G Holding, Emaar Misr for Development, Palm Hills Development Company, Orascom Development Egypt and Six of October Development & Investment (SODIC)**
- Meanwhile, the companies that recorded the largest absolute year-on-year (YoY) changes in market capitalization were **El Obour Real Estate Investment (YoY: 238.21%), A Capital Holding (YoY: 146.65%) and Arab Co. for Asset Management and Development (YoY: 139.57%)**
- Overall, **32** out of the EGX-listed real estate companies recorded positive YoY growth in market capitalization.

NO. OF LISTED SHARES (SHARE -MN)

COMPANY NAME	Jun. 2026	YOY CHANGE (%)
T M G Holding	13,902.96	80.00% ^
Palm Hills Development Company	5,446.93	..
Emaar Misr for Development	4,005.26	200.00% ^
Zahraa Maadi Investment & Development	2,859.91	..
El Shams Housing & Urbanization	2,135.00	..
Orascom Development Egypt	2,060.65	..
Pioneers Properties For Urban Development - PRE Group	1,856.76	75.00% ^
Arab Co. for Asset Management And Development	1,704.40	Trading start: Jul. 25
Heliopolis Housing	1,324.08	..
Arab Developers Holding	1,289.29	261.96% ^
Six of October Development & Investment (SODIC)	1,151.29	76.77% ^
Madinet Masr For Housing and Development	1,130.47	..
Amer Group Holding	1,047.15	-0.73% v
Egyptians Housing Development & Reconstruction	1,000.00	..
Bonyan for Development and Trade	902.79	..
El Kahera Housing	731.26	-10.00% v
Egyptian Real Estate Group	725.23	..
Naeem Real Estate Holding Group	672.00	-80.00% v
Atlas For Investment and Food Industries	400.00	..
Elsaeed Contracting & Real Estate Investment Company SCCD	246.40	..
Arab Real Estate Investment CO.-ALICO	241.92	..
Egyptian Gulf Marseilia For Real Estate Investment	235.42	..
International Co For Investment & Development	226.88	..
El Obour Real Estate Investment	210.00	250.00% ^
Gulf Canadian Real Estate Investment Co.	207.65	..
A Capital Holding	145.50	..
Mena Touristic & Real Estate Investment	127.75	8.00% ^
Ismailia Development and Real Estate Co	100.00	..
Development & Engineering Consultants	40.00	..
Gharbia Islamic Housing Development	36.84	..
Tanmiya for Real Estate Investment	23.52	..
United Housing & Development	16.00	..
National Housing for Professional Syndicates	5.63	..

- The top five real estate companies by the number of listed shares in Jun. 2026, including Arab Developers Holding, Emaar Misr for Development, Heliopolis Housing, Palm Hills Development Company, and Madinet Masr For Housing and Development.
- Compared to Jun. 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 Jun. 2026, 10 of the EGX-listed real estate companies experienced notable changes in their number of listed shares compared to Jun. 2025 (7 companies recorded an increase, while 3 reported a decrease), while approximately 22 companies reported no change in their number of listed shares.
- The companies that recorded the largest absolute year-on-year (YoY) changes in Jun. 2026 were Six of October Development & Investment (SOD-IC) (YoY: 261.96%), Gulf Canadian Real Estate Investment Co. (YoY: 250%), and Heliopolis Housing (YoY: 200%).

PAID CAPITAL (EGP MN)

COMPANY NAME	Jun. 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	-0.73% v
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% ^
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 Jun. 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 Jun. 2026, **9** of the EGX-listed real estate companies recorded notable changes in their paid capital compared to Jun. 2025 (**7** companies reported an increase, while **2** reported a decrease). In contrast, approximately **23** companies reported no change in their paid capital.
- The companies that recorded the largest absolute year-on-year (YoY) changes in Jun. 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	Jun. 2026	% of Total Real Estate Sector	YOY CHANGE (%)
T M G Holding	8,589.81	14.74%	143.47% ^
Palm Hills Development Company	7,887.21	13.54%	110.13% ^
Emaar Misr for Development	6,253.99	10.73%	1,011.44% ^
Zahraa Maadi Investment & Development	4,537.70	7.79%	133.75% ^
El Shams Housing & Urbanization	4,061.02	6.97%	818.39% ^
Orascom Development Egypt	3,706.49	6.36%	110.43% ^
Pioneers Properties For Urban Development - PRE Group	2,728.79	4.68%	1,713.46% ^
Arab Co. for Asset Management And Development	2,688.77	4.61%	2,318.41% ^
Heliopolis Housing	2,402.86	4.12%	144.45% ^
Arab Developers Holding	1,882.77	3.23%	2,306.89% ^
Six of October Development & Investment (SODIC)	1,671.07	2.87%	294.49% ^
Madinet Masr For Housing and Development	1,468.50	2.52%	249.04% ^
Amer Group Holding	1,448.29	2.49%	209.74% ^
Egyptians Housing Development & Reconstruction	1,217.15	2.09%	948.23% ^
Bonyan for Development and Trade	1,145.50	1.97%	Trading start: Jul. 25
El Kahera Housing	950.49	1.63%	337.11%
Egyptian Real Estate Group	792.64	1.36%	106.55% ^
Naeem Real Estate Holding Group	554.44	0.95%	1,122.06% ^
Atlas For Investment and Food Industries	551.59	0.95%	181.95% ^
Elsaeed Contracting & Real Estate Investment Company SCCD	499.52	0.86%	262.09% ^
Arab Real Estate Investment CO.-ALICO	361.54	0.62%	221.74% ^
Egyptian Gulf Marseille For Real Estate Investment	355.08	0.61%	1,247.32% ^
International Co For Investment & Development	329.47	0.57%	686.55% ^
El Obour Real Estate Investment	310.95	0.53%	150.79% ^
Gulf Canadian Real Estate Investment Co.	305.70	0.52%	367.61% ^
A Capital Holding	283.95	0.49%	1,402.39% ^
Mena Touristic & Real Estate Investment	267.24	0.46%	254.67% ^
Ismailia Development and Real Estate Co	260.23	0.45%	217.87% ^
Development & Engineering Consultants	202.65	0.35%	959.39% ^
Gharbia Islamic Housing Development	180.93	0.31%	308.80% ^
Tanmiya for Real Estate Investment	138.43	0.24%	661.47% ^
United Housing & Development	135.00	0.23%	88.54% ^
National Housing for Professional Syndicates	99.61	0.17%	12.04% ^

Total Real Estate Sector's Value Traded
58,269

- The top five real estate companies by value traded were **T M G Holding, Palm Hills Development Company, Emaar Misr for Development, Zahraa Maadi Investment & Development, and El Shams Housing & Urbanization**, collectively accounting for a **53.77%** of the sector's total value traded.
- Compared to the previous year, when the top five real estate companies, namely **Palm Hills Development Company, T M G Holding, Zahraa Maadi Investment & Development, Orascom Development Egypt and Heliopolis Housing** represented **72.49%** of the sector's total value traded.
- The companies that recorded the largest absolute year-on-year (YoY) changes in value traded were **Arab Co. for Asset Management And Development (YoY: 2,318.41%), Arab Developers Holding (YoY: 2,306.89%), and Pioneers Properties For Urban Development - PRE Group (YoY:1,713.46%)**, which together represented approximately **12.53%** of the sector's total value traded.
- Overall, **32** out of the EGX-listed real estate companies, representing approximately **98.03%** of the sector's total value traded, recorded positive YoY growth in value traded.

VOLUME TRADED (SHARE MN)

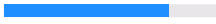
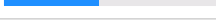
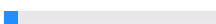
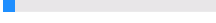
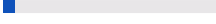
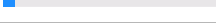
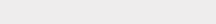
COMPANY NAME	Jun. 2026	% of Total Real Estate Sector	YOY CHANGE (%)
Arab Developers Holding	8,909.97	52.46%	2,437.66% ^
Arab Co. for Asset Management And Development	1,153.36	6.79%	839.41% ^
El Kahera Housing	740.42	4.36%	621.98% ^
Zahraa Maadi Investment & Development	720.97	4.24%	31.62% ^
Amer Group Holding	544.28	3.20%	57.33% ^
Emaar Misr for Development	520.64	3.07%	740.41% ^
Egyptian Real Estate Group	509.50	3.00%	39.61% ^
Palm Hills Development Company	508.30	2.99%	12.84% ^
Egyptians Housing Development & Reconstruction	455.99	2.68%	50.64% ^
Pioneers Properties For Urban Development - PRE Group	413.93	2.44%	805.10% ^
Heliopolis Housing	365.78	2.15%	274.80% ^
Elsaeed Contracting & Real Estate Investment Company SCCD	347.35	2.04%	152.63% ^
El Shams Housing & Urbanization	324.83	1.91%	458.20% ^
Atlas For Investment and Food Industries	288.83	1.70%	177.53% ^
Bonyan for Development and Trade	214.80	1.26%	Trading start: Jul. 25
Madinet Masr For Housing and Development	205.05	1.21%	116.47% ^
Gulf Canadian Real Estate Investment Co.	124.15	0.73%	699.97% ^
Arab Real Estate Investment CO.-ALICO	99.86	0.59%	88.60% ^
Orascom Development Egypt	97.28	0.57%	16.26% ^
T M G Holding	89.32	0.53%	38.52% ^
Six of October Development & Investment (SODIC)	72.32	0.43%	936.03% ^
Egyptian Gulf Marseille For Real Estate Investment	57.53	0.34%	579.69% ^
International Co For Investment & Development	51.90	0.31%	316.90% ^
Naeem Real Estate Holding Group	42.23	0.25%	721.55% ^
Mena Touristic & Real Estate Investment	37.84	0.22%	131.52% ^
A Capital Holding	29.73	0.18%	382.99% ^
Tanmiya for Real Estate Investment	27.30	0.16%	379.19% ^
United Housing & Development	9.47	0.06%	2.56% ^
El Obour Real Estate Investment	8.82	0.05%	-29.40% v
Ismailia Development and Real Estate Co	5.81	0.03%	87.91% ^
Gharbia Islamic Housing Development	4.16	0.02%	154.07% ^
Development & Engineering Consultants	2.47	0.01%	526.92% ^
National Housing for Professional Syndicates	1.46	0.01%	-14.64% v

Total Real Estate Sector's Volume Traded

16,986

- The top five real estate companies by Volume Traded, including Arab Developers Holding, Arab Co. for Asset Management And Development, El Kahera Housing, Zahraa Maadi Investment & Development, and Amer Group Holding, accounted for a highly concentrated 71.05% of the sector's total volume traded.
- Compared to Jun. 2025, the top five real estate companies, namely Zahraa Maadi Investment & Development, Palm Hills Development Company, Egyptian Real Estate Group, Arab Developers Holding, and Amer Group Holding, represented 58.96% of the sector's total volume traded.
- The companies that recorded the largest absolute year-on-year (YoY) changes in volume traded were Arab Developers Holding (YoY: 2,437.66%), Six of October Development & Investment (SODIC) (YoY: 936.03%), and Arab Co. for Asset Management And Development (YoY: 839.41%), collectively accounting for approximately 59.67% of the sector's volume traded.
- Overall, 30 out of the EGX-listed real estate companies, representing around 98.67% of the sector's total volume traded, experienced positive YoY growth.

NO. OF TRADES

COMPANY NAME		Jun. 2026	% of Total Real Estate Sector	YOY CHANGE (%)
Palm Hills Development Company		114,493	12.12%	147.83% 
T M G Holding		85,858	9.09%	101.91% 
El Shams Housing & Urbanization		76,524	8.10%	576.96% 
Orascom Development Egypt		74,282	7.87%	152.81% 
Zahraa Maadi Investment & Development		64,627	6.84%	105.83% 
Emaar Misr for Development		49,690	5.26%	240.53% 
Heliopolis Housing		42,132	4.46%	64.20% 
Madinet Masr For Housing and Development		36,966	3.91%	138.55% 
Arab Co. for Asset Management And Development		35,350	3.74%	526.11% 
Bonyan for Development and Trade		32,037	3.39%	Trading start: Jul. 25
Arab Developers Holding		31,874	3.38%	403.30% 
Amer Group Holding		30,615	3.24%	151.98% 
Egyptians Housing Development & Reconstruction		27,268	2.89%	411.88% 
Six of October Development & Investment (SODIC)		26,874	2.85%	320.96% 
Pioneers Properties For Urban Development - PRE Group		23,129	2.45%	424.94% 
El Kahera Housing		21,915	2.32%	139.40% 
Egyptian Real Estate Group		16,644	1.76%	34.34% 
Naeem Real Estate Holding Group		15,551	1.65%	545.00% 
A Capital Holding		15,287	1.62%	439.60% 
Atlas For Investment and Food Industries		12,607	1.33%	122.27% 
Elsaeed Contracting & Real Estate Investment Company SCCD		12,362	1.31%	98.43% 
Egyptian Gulf Marseille For Real Estate Investment		11,681	1.24%	408.31% 
Arab Real Estate Investment CO.-ALICO		10,951	1.16%	116.68% 
El Obour Real Estate Investment		10,836	1.15%	40.34% 
Ismailia Development and Real Estate Co		9,414	1.00%	90.53% 
International Co For Investment & Development		8,863	0.94%	234.33% 
Mena Touristic & Real Estate Investment		8,579	0.91%	72.03% 
Gulf Canadian Real Estate Investment Co.		7,635	0.81%	55.56% 
Development & Engineering Consultants		6,654	0.70%	357.63% 
Gharbia Islamic Housing Development		6,505	0.69%	156.30% 
Tanmiya for Real Estate Investment		6,369	0.67%	392.96% 
United Housing & Development		6,299	0.67%	105.78% 
National Housing for Professional Syndicates		4,525	0.48%	-22.09% 

Total Real Estate Sector's No. of Trades

944,396

- The top five real estate companies by number of trades, including **Palm Hills Development Company, T M G Holding, El Shams Housing & Urbanization, Orascom Development Egypt and Zahraa Maadi Investment & Development**, collectively accounted for **44.03%** of the sector's total trades.
- Compared to Jun. 2025, when the top five real estate companies, namely **Palm Hills Development Company, T M G Holding, Zahraa Maadi Investment & Development, Orascom Development Egypt and Heliopolis Housing**, represented **51.19%** of the sector's total trades.
- The companies that recorded the largest absolute year-on-year (YoY) changes in the number of trades were **El Shams Housing & Urbanization (YoY: 576.96%), Naeem Real Estate Holding Group (YoY: 545.00%), and Arab Co. for Asset Management And Development (YoY: 526.11%)** together representing around **13.49%** of the sector's total trades.
- Overall, **31** out of the EGX-listed real estate companies, accounting for **96.13%** 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	Jun. 2026	YOY CHANGE (%)
T M G Holding	94.49	70.10%
Development & Engineering Consultants	81.05	67.01%
National Housing for Professional Syndicates	67.94	28.41%
Ismailia Development and Real Estate Co	42.70	62.79%
Gharbia Islamic Housing Development	42.13	51.33%
Orascom Development Egypt	38.39	78.81%
El Obour Real Estate Investment	32.84	238.21%
Six of October Development & Investment (SODIC)	24.78	-57.96%
Palm Hills Development Company	14.60	62.22%
Naeem Real Estate Holding Group	14.16	59.64%
United Housing & Development	12.86	63.41%
El Shams Housing & Urbanization	11.72	56.89%
Emaar Misr for Development	11.61	24.57%
A Capital Holding	8.66	174.05%
International Co For Investment & Development	8.39	135.01%
Pioneers Properties For Urban Development - PRE Group	7.40	124.92%
Madinet Masr For Housing and Development	7.30	60.79%
Egyptian Gulf Marsella For Real Estate Investment	7.21	121.17%
Mena Touristic & Real Estate Investment	6.83	48.16%
Zahraa Maadi Investment & Development	6.54	87.93%
Heliopolis Housing	6.40	-33.61%
Tanmiya for Real Estate Investment	5.07	51.34%
Bonyan for Development and Trade	4.78	Trading start: Jul. 25
Arab Real Estate Investment CO.-ALICO	3.48	64.15%
Egyptians Housing Development & Reconstruction	2.51	548.58%
Amer Group Holding	2.41	81.20%
Gulf Canadian Real Estate Investment Co.	2.25	-47.67%
Arab Co. for Asset Management And Development	2.24	139.57%
Atlas For Investment and Food Industries	2.05	0.49%
Egyptian Real Estate Group	1.55	55.00%
Elsaeed Contracting & Real Estate Investment Company SCCD	1.42	39.90%
El Kahera Housing	1.33	-37.26%
Arab Developers Holding	- 0.21	-6.61%

- **The highest five** real estate companies by close price, including **T M G Holding, Development & Engineering Consultants, National Housing for Professional Syndicates, Ismailia Development and Real Estate Co, and Gharbia Islamic Housing Development.**
- Compared to Jun. 2025, **the highest five** real estate companies were **Six of October Development & Investment (SODIC), T M G Holding, National Housing for Professional Syndicates, Development & Engineering Consultants 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: 548.58%), El Obour Real Estate Investment (YoY: 238.21%), and A Capital Holding (YoY: 174.05%).**
- 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	
Gharbia Islamic Housing Development	47.00	-	35.15	=	11.85		
Development & Engineering Consultants	87.90	-	76.60	=	11.30		
National Housing for Professional Syndicates	71.79	-	61.55	=	10.24		
T M G Holding	98.98	-	92.10	=	6.88		
Ismailia Development and Real Estate Co	47.60	-	41.10	=	6.50		
El Shams Housing & Urbanization	14.72	-	8.32	=	6.40		
Six of October Development & Investment (SODIC)	25.89	-	20.00	=	5.89		
El Obour Real Estate Investment	37.25	-	31.50	=	5.75		
Naeem Real Estate Holding Group	15.09	-	9.35	=	5.74		
Orascom Development Egypt	40.48	-	35.01	=	5.47		
United Housing & Development	15.80	-	12.00	=	3.80		
International Co For Investment & Development	8.47	-	5.00	=	3.47		
Pioneers Properties For Urban Development - PRE Group	9.00	-	5.74	=	3.26		
A Capital Holding	10.55	-	8.12	=	2.43		
Egyptian Gulf Marseilia For Real Estate Investment	7.54	-	5.24	=	2.30		
Palm Hills Development Company	16.43	-	14.26	=	2.17		
Emaar Misr for Development	12.70	-	10.80	=	1.90		
Mena Touristic & Real Estate Investment	7.75	-	6.22	=	1.53		
Bonyan for Development and Trade	5.95	-	4.70	=	1.25		
Madinet Masr For Housing and Development	7.69	-	6.54	=	1.15		
Zahraa Maadi Investment & Development	6.69	-	5.82	=	0.87		
Tanmiya for Real Estate Investment	5.47	-	4.70	=	0.77		
Amer Group Holding	3.00	-	2.28	=	0.72		
Egyptians Housing Development & Reconstruction	2.87	-	2.27	=	0.60		
Heliopolis Housing	6.87	-	6.28	=	0.59		
Arab Real Estate Investment CO.-ALICO	3.85	-	3.34	=	0.51		
Gulf Canadian Real Estate Investment Co.	2.65	-	2.18	=	0.47		
Arab Co. for Asset Management And Development	2.60	-	2.14	=	0.46		
Egyptian Real Estate Group	1.73	-	1.32	=	0.41		
Atlas For Investment and Food Industries	2.06	-	1.75	=	0.31		
Elsaeed Contracting & Real Estate Investment Company SCCD	1.58	-	1.32	=	0.26		
El Kahera Housing	1.37	-	1.16	=	0.21		
Arab Developers Holding	0.22	-	0.20	=	0.02		

- The real estate companies exhibiting **the highest price volatility (least stable)** in Jun. 2026 are **Gharbia Islamic Housing Development, Development & Engineering Consultants, National Housing for Professional Syndicates, T M G Holding and Ismailia Development and Real Estate Co.** This differs from Jun. 2025, when the companies with the greatest volatility were **National Housing for Professional Syndicates, Six of October Development & Investment (SODIC), T M G Holding, Ismailia Development and Real Estate Co and Development & Engineering Consultants.**
- Conversely, the companies that showed **the lowest price volatility (most stable)** in Jun. 2026 were **Arab Developers Holding, El Kahera Housing, El-saeed Contracting & Real Estate Investment Company SCCD, Atlas For Investment and Food Industries and Egyptian Real Estate Group**. Compared to Jun. 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	Jun. 2026	YOY CHANGE (%)
Ismailia Development and Real Estate Co	1,197.17 	1,590.44% ^
Arab Real Estate Investment CO.-ALICO	148.95 	64.15% ^
International Co For Investment & Development	63.26 	86.22% ^
Gharbia Islamic Housing Development	42.70 	-45.65% v
Arab Developers Holding	30.77 	62.29% ^
El Obour Real Estate Investment	26.64 	-32.68% v
Egyptians Housing Development & Reconstruction	22.73 	14.16% ^
Tanmiya for Real Estate Investment	19.76 	61.44% ^
National Housing for Professional Syndicates	18.48 	66.19% ^
El Shams Housing & Urbanization	16.38 	54.38% ^
Naeem Real Estate Holding Group	14.15 	151.78% ^
United Housing & Development	13.74 	-3.38% v
Pioneers Properties For Urban Development - PRE Group	11.49 	319.34% ^
Emaar Misr for Development	11.40 	245.45% ^
Amer Group Holding	11.10 	-31.86% v
Elsaeed Contracting & Real Estate Investment Company SCCD	11.09 	38.80% ^
T M G Holding	10.70 	35.27% ^
Heliopolis Housing	9.48 	88.47% ^
Palm Hills Development Company	9.44 	24.87% ^
Zahraa Maadi Investment & Development	9.18 	39.51% ^
A Capital Holding	8.82 	-44.14% v
Orascom Development Egypt	8.08 	14.77% ^
Six of October Development & Investment (SODIC)	7.11 	-14.13% v
Madinet Masr For Housing and Development	4.27 	29.79% ^
El Kahera Housing	4.12 	115.71% ^
Bonyan for Development and Trade	4.07 	Trading start: Jul. 25

- 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**, **Gharbia Islamic Housing** and **Arab Developers Holding**. Compared to Jun. 2025, the top five real estate companies were **Egyptian Real Estate Group**, **Arab Real Estate Investment CO.-ALICO**, **Gharbia Islamic Housing**, **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: 1,590.44%)**, **Pioneers Properties For Urban Development - PRE Group (YoY: 319.34%)**, and **Emaar Misr for Development (YoY: 245.45%)**.
- 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 (JUN. 2025 VS JUN. 2026)

Key Findings	Jun. 2025	Jun. 2026
Total No. of EGX Listed Real Estate Companies	32	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	• 12.48% of Total Market Capitalization • 10.89% of Total Nominal Capitalization	• 13.12% of Total Market Capitalization • 10.03% of Total Nominal Capitalization
Trading Contribution of the Real Estate Sector	• 19.89% of Total Value Traded • 14.77% of Total Volume Traded • 17.26% of Total Number of Trades	• 28.92% of Total Value Traded • 28.84% of Total Volume Traded • 22.54% of Total Number of Trades
Top 5 according to Market Capitalization	1. TMG Holding 2. Emaar Misr 3. Palm Hills 4. Orascom Dev. 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 (JUN. 2025 VS JUN. 2026)

Key Findings

	Jun. 2025	Jun. 2026
Top 5 according to Value Traded	1. Palm Hills 2. T M G Holding 3. Zahraa Maadi 4. Orascom Development 5. Heliopolis Housing	1. T M G Holding 2. Palm Hills 3. Emaar Misr 4. Zahraa Maadi 5. El Shams Housing
Top 5 according to Volume Traded	1. Zahraa Maadi 2. Palm Hills 3. Egyptian Real Estate Group 4. Arab Developers 5. Amer Group Holding	1. Arab Developers 2. Arab Co. for Asset Management 3. El Kahera Housing 4. Zahraa Maadi 5. Amer Group Holding
Top 5 according to Number of Trades	1. Palm Hills 2. T M G Holding 3. Zahraa Maadi 4. Orascom Development 5. Heliopolis Housing	1. Palm Hills 2. T M G Holding 3. El Shams Housing 4. Orascom Development 5. Zahraa Maadi
Highest Closing Price	1. SODIC 2. T M G Holding 3. National Housing 4. Development & Engineering Consultants 5. Gharbia Islamic Housing	1. T M G Holding 2. Development & Engineering Consultants 3. National Housing 4. Ismailia Development 5. Gharbia Islamic Housing
Most Price Volatility	1. National Housing 2. SODIC 3. T M G Holding 4. Ismailia Development 5. Development & Engineering Consultants	1. Gharbia Islamic Housing 2. Development & Engineering Consultants 3. National Housing 4. T M G Holding 5. Ismailia Development
Least Price Volatility	1. Arab Developers 2. Egyptians Housing Development 3. Arab Co. for Asset Management 4. Elsaeed Contracting& Real Estate 5. Egyptian Real Estate	1. Arab Developers 2. El Kahera Housing 3. Elsaeed Contracting& Real Estate 4. Atlas For Investment 5. Egyptian 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. Gharbia Islamic Housing 5. Arab Developers

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