

INVESTGATE

THE VOICE OF REAL ESTATE



A NEW ERA FOR REAL ESTATE

FEATURING

**INVEST-GATE ACE AWARDS 2025
COVERAGE**



SCAN
TO DOWNLOAD
THE DIGITAL VERSION

SCAN
TO SUBSCRIBE
TO OUR NEWSLETTER



Isla

EAST COAST

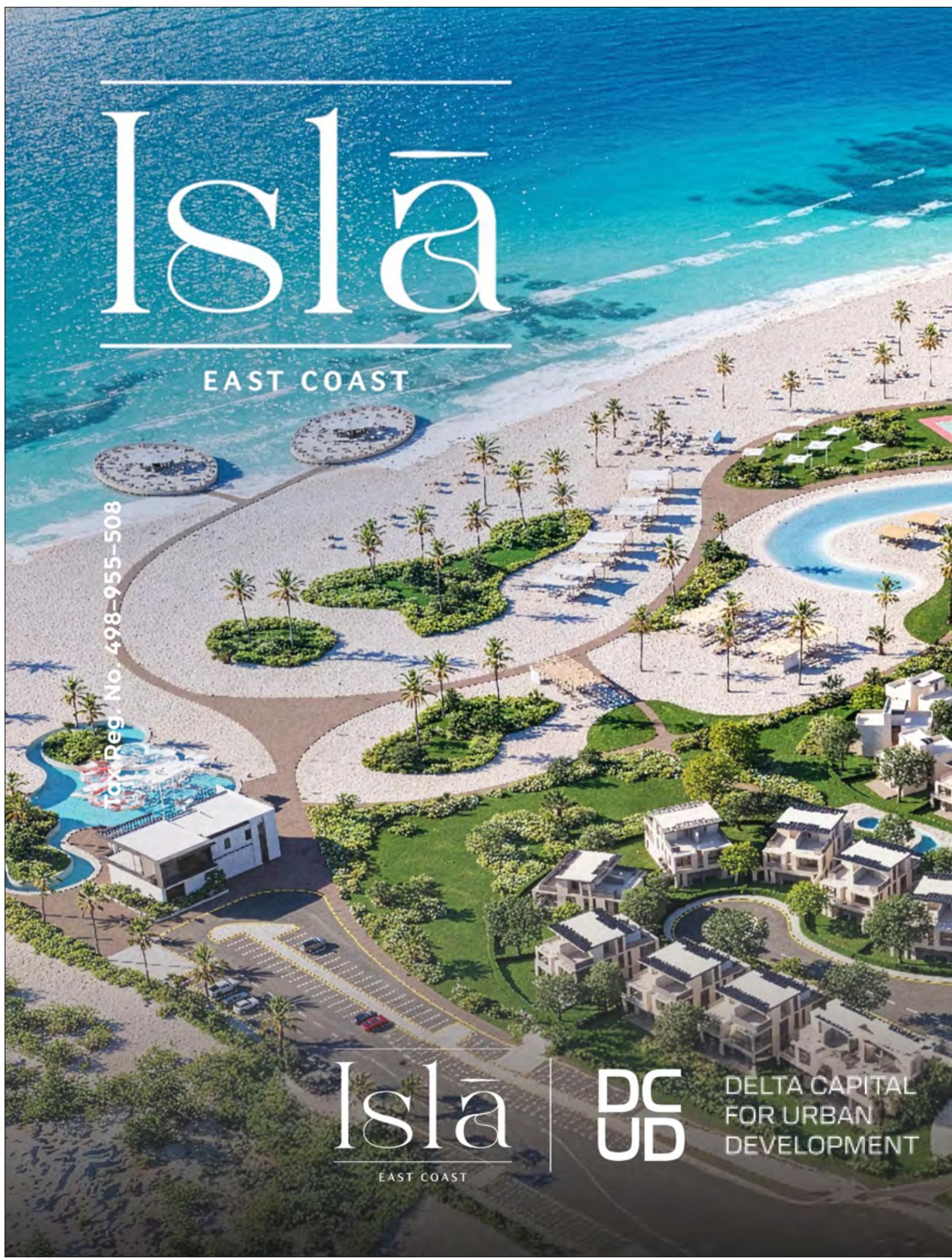
Reg. No. 498-955-508

Isla

EAST COAST

DC
UD

DELTA CAPITAL
FOR URBAN
DEVELOPMENT





Nations of Sky®

16549

www.dcad.com

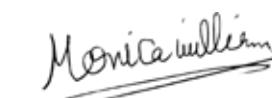
As 2025 has come to an end and look ahead to the beginning of a new year, this issue comes as a moment of reflection on a year that marked a turning point for Egypt's real estate market. Throughout 2025, the sector demonstrated notable resilience, adaptability, and a growing ability to attract diversified forms of investment, despite a complex global economic environment.

This edition focuses on the key achievements that shaped the market over the past year. Among the most significant milestones was the official opening of the Grand Egyptian Museum—an unprecedented event that extends far beyond its cultural significance, redefining the surrounding real estate landscape and reinforcing the link between tourism, heritage, and property development. Equally important were the influx of foreign investments into sector-specific real estate segments that had not previously attracted international capital, signaling a shift in investor confidence and appetite.

These developments have paved the way for new investment models, including fractional ownership concepts and the growing role of digital real estate platforms. Such models reflect an evolving market that is becoming more accessible, data-driven, and aligned with global trends in asset management and property investment.

As we move into 2026, the focus will be on building upon the gains achieved this year. At Invest-Gate, we remain committed to delivering deeper analysis, forward-looking insights, and comprehensive coverage of the real estate sector both locally and regionally. Our goal is not only to document market movements, but to provide context, clarity, and strategic understanding for investors, developers, and decision-makers navigating the year ahead.

We look forward to a new year defined by informed growth, innovation, and opportunity.



MANAGING EDITOR

Email: mwilliam@invest-gate.me

CONTENTS



Invest-Gate Continues its Journey of Excellence by Honoring Egypt's Landmark Real Estate Projects and Innovations

10



Egypt's Real Estate Boom: Unlocking Foreign Investment Opportunities and Growth

20

Fractional Real Estate Investment and Digital Platforms: A New Gateway for Foreign Capital into Egypt's Real Estate and Tourism Markets



22

MARKET WATCH

24

Tower No. 12 – Bavaria Compound, Ring Road in front of Sama Tower – 1st Floor

 investgateofficial

 Invest-Gate

 investgate

 investgatemag

 invest.gate

www.invest-gate.me

PUBLISHER MOHAMED FOUAD

All rights to editorial matters in the newspaper are reserved by Invest-Gate and no article may be reproduced or transmitted in whole or in part by any means without prior written permission from the publisher.

TO ADVERTISE WITH US
marketing@invest-gate.me
(+20) 1005186813

PALM HILLS DEVELOPMENTS SIGNS AGREEMENT WITH MARRIOTT INTERNATIONAL TO DEVELOP THE ST. REGIS PALM HILLS, CAIRO.

Cairo, December 15, 2025:

Palm Hills announces its agreement with Marriott International to develop The St. Regis Hotel & Residences Palm Hills, Cairo – a new icon of luxury hospitality set to elevate Egypt's tourism landscape. Located within P/X, Palm Hills's most elevated residential concept, the hotel is anticipated to include 150 luxury guestrooms, 50 serviced apartments in addition to 150 branded residences crafted to meet the highest international standards.

This strategic collaboration underscores Palm Hills's commitment to advancing Egypt's tourism sector and shaping fully integrated, world-class communities. By introducing one of the world's most prestigious hospitality brands to West Cairo, Palm Hills reinforces its vision to position Egypt as a leading destination for luxury tourism, investment, and exceptional living.

The hotel will be situated in the heart of the Palm Hills October at the iconic P/X project with views of The Great Pyramids and at very close proximity to the newly inaugurated Grand Egyptian Museum and just steps away from Palm Hills' 27-hole golf course designed by Nicklaus Design – the world's leading golf course designer. Anticipated to open in 2030, the hotel will offer a prime location for visitors seeking both luxury and convenience. The location strengthens West Cairo's position as a growing tourism hub, offering immediate access to Egypt's most celebrated landmarks.

The hotel plans to feature exceptional dining destinations, a world-class spa, a fully equipped fitness center, multiple pools, a children's club, and state-of-the-art meeting and event facilities – all designed to deliver the exquisite experiences and uncompromising level of bespoke service that St. Regis is renowned for.

The branded residences aim to introduce a new level of contemporary luxury, combining privacy, comfort, and world-class hospitality. Designed for exquisite living, the residences plan to offer exceptional convenience, effortless access to amenities, and bespoke service to elevate the everyday. Residents will enjoy a refined lifestyle enhanced by the signature St. Regis Butler service best-in-class concierge team, and a fully integrated living environment that blends functional elegance with elevated comfort.

Yasseen Mansour, Chairman & Group CEO, stated: "Introducing the St. Regis brand to West Cairo reflects Egypt's strong standing as a key tourism destination and its steady progress on the global stage. With the official opening of the Grand Egyptian Museum and its positive impact on tourism and cultural development, this partnership supports national plans to develop Egypt's tourism infrastructure. It also improves the level of hospitality by offering integrated hotel experiences that strengthen



Egypt's international position and attract foreign investment that supports the sector's growth."

"Palm Hills' strategy focuses on supporting Egypt's hospitality sector through major investments and by developing a growing portfolio of high-quality projects. We are expanding our hospitality offerings in a sustainable way, with plans to add up to 3,000 hotel rooms in the coming years. This reflects our commitment to building a strong hospitality platform that meets future market needs and contributes to Egypt's economic development." Mansour added.

Hazem Badran, CO-CEO & Managing Director of Palm Hills, stated: "Extending our relationship with Marriott International reflects Palm Hills' unwavering commitment to supporting the growth of Egypt's tourism sector – a vital pillar of national economic development. With the St. Regis brand, we are introducing an international benchmark of luxury to West Cairo, attracting visitors, investment, and global attention, and setting new standards for integrated, tourism-driven development that strengthen Egypt's position on the regional and global tourism map."

P/X encompasses a full spectrum of experiences, including commercial, hospitality, retail, entertainment, recreational, and wellness offerings, with direct extension into Palm Hills Sports Club October. The project features a range of fully finished units – including villas, townhouses, and apartments – all designed with unobstructed views at the most prestigious address in West Cairo.

JAN-FEB HEADLINES

President El-Sisi Reviews Progress of the First and Second Phases of the “Haya Karima” Initiative and Stresses Speedy Implementation

President Abdel Fattah El-Sisi met with Prime Minister Dr. Mostafa Madbouly, Minister of Planning and Economic Development and International Cooperation Dr. Rania Al Mashat, Minister of Military Production Mohamed Salah El-Din, Minister of Local Development Dr. Manal Awad, Minister of Social Solidarity Dr. Maya Morsy, Minister of Housing, Utilities, and Urban Communities Eng. Sherif el Sharbini, Presidential Advisor for the “Haya Karima” Initiative, Lieutenant General Mohamed Farid Hegazy, Head of the Financial Affairs Authority of the Armed Forces, Major General Walid Aref, Head of the Armed Forces Engineering Authority, and Major General Abdel Rahman Abdel Azim, Director General of the Arab Organization for Industrialization, Invest-Gate reports.

The official spokesperson of the Presidency stated that during the meeting, the President reviewed the latest developments in the implementation of the first phase of the national project to develop Egypt’s rural villages, the presidential initiative “Haya Karima,” which represents an unprecedented developmental model in economic and urban development. The meeting included a review of the works completed in the first phase, which is being



implemented across 20 governorates, 52 districts, 333 local administrative units, and 1,477 villages, benefiting around 20mn people. The total number of projects under this phase amounts to approximately 27,332, with an average implementation rate of 90%.

Spokesperson Mohamed El-Shenawy noted that the meeting detailed the geographical scope of the first phase, developments in infrastructure, including sewage systems, drinking water, energy, and telecommunications, as well as engineering works related to transportation, roads, and community and security services. The meeting also discussed the current status of projects under the initiative and ways to

overcome challenges to ensure completion within the scheduled timelines.

The meeting also reviewed the objectives and preparations for the second phase of the “Haya Karima” initiative, which includes projects in sewage, water, natural gas, and fiber-optic networks, alongside health units, medical centers, and ambulance units as part of the comprehensive health insurance system, as well as educational facilities. The second phase is planned for 20 governorates and 204 local administrative units, totaling approximately 14,500 projects, with implementation already underway in 245 villages.

Minister of Housing Reviews Latest Developments of the Central Business District in the New Capital and the “Downtown” Towers and Lagoons in New Alamein City

Eng. Sherif El Sherbini, Minister of Housing, Utilities, and Urban Communities, held the regular meeting to follow up on the latest developments of the executive status of the Central Business District (CBD) project in the New Capital and the “Downtown Towers and Lagoons” project in New Alamein City. The meeting was attended by officials from the Ministry, the New Urban Communities Authority, the Chinese company CSCEC executing the works, and the project consultants, according to Invest-Gate, Invest-Gate reports.

The meeting reviewed the executive status of civil defense works in the residential and administrative towers, the progress of finishing works at the Iconic Tower and the Crescent Towers, as well as the status of site coordination and external areas of the Central Business District in the New Capital. The meeting also addressed operational readiness and remaining finished works.

The Central Business District includes a group of mixed-use towers, divided into towers with administrative, office, commercial, and service activities, with a total built-up area of 806,000



sqm and heights ranging from 80 to 175 meters. It also includes five fully finished residential towers comprising 1,700 residential units, with a total area of 102,000 sqm and heights ranging between 152 and 200 meters, in addition to the Crescent Towers (consisting of four interconnected towers) featuring hotel, serviced apartments, public services, recreational, and commercial activities.

The district also includes the Iconic Tower, the tallest tower in Africa, with a height of approximately 400 meters, hosting mixed uses (hotel, commercial, and administrative). It includes a global hotel brand operating for the first time in Egypt and Africa, hotel

and administrative units, and a commercial zone offering various services (business, recreational, commercial, and hospitality services).

Eng. Sherif El Sherbini also reviewed implementation rates, façade works, electromechanical works, finishing works, infrastructure, and site coordination for the “Downtown Towers” project in New Alamein City. The project includes the construction of five fully finished residential towers with integrated services, comprising the Iconic Tower with a height of 250 meters (68 floors) and a total built-up area of 465,000 square meters, and four towers each with a height of 200 meters (56 floors) and a total built-up area of 320,000 square meters.

The Minister of Housing also followed up on the design and implementation progress of the New Alamein “Downtown Lagoon” project, located between the Downtown towers. The project includes seven islands and 11 lagoons, surrounded by a tourist promenade, and is expected to rival similar international projects worldwide.



BRINGING FRACTIONAL REAL ESTATE INVESTMENT TO YOUR FINGERTIPS.



A Strategic Partnership Introduces a New Era in Property Ownership. Coldwell Banker Egypt announced a new strategic partnership with Sakr Investment Management, marking the official promotion and operation of "Farida", Egypt's first integrated digital platform dedicated to fractional real estate ownership.

More accessible way to invest "Farida" introduces a modern investment model that enables users to own shares in residential, commercial, administrative, and medical units, allowing investors to participate in high-value real estate opportunities without purchasing a full property.

Welcome to the next generation of real estate. The collaboration aims to establish a new category of property investment in Egypt with the first scalable framework for fractional real-estate ownership and future expansion potential into regional and international markets.

TAX NO. 303-468-947

Madinet Masr Records an Unprecedented Milestone, Achieving the Highest New Sales Value in Its History at EGP 52.1 Bn and 201% Increase in Deliveries in 2025

Madinet Masr (EGX code: MASR.CA), reported an exceptional performance during 2025, achieving total new sales of approximately EGP 52.1 bn, representing a remarkable increase compared to 2024, reflecting the strength of the company's business model and the resilience of its expansion-driven strategy. Invest-Gate reports.

During the year, the company successfully sold 4,462 units, while the number of units delivered increased significantly to 1,941 units versus 645 units in 2024, marking a remarkable 201% increase compared to the previous year. This strong growth underscores Madinet Masr's commitment to meeting delivery schedules and further strengthening customer confidence.

Commenting on the company's performance, Eng. Abdallah Sallam, President and CEO of Madinet Masr, stated: "We are proud of the



strong performance achieved by Madinet Masr during 2025, which reflects the dedication of our teams and the trust our customers place in our developments. Achieving new sales of EGP 52.1 bn, alongside unprecedented growth in delivery rates, reaffirms the success of our balanced strategy that combines expansion with sustainable growth.

During 2025, the company signed a strategic partnership to develop Prism, the first commercial and entertainment destination

in "Tajed", the commercial district within Taj City. In addition, Madinet Masr launched "Talala" in New Heliopolis, a strategically located development spanning two land plots with a total area of 491.41 feddans with total investments of EGP 90 bn. The company also introduced "Elm Tree Park", developed over an area of 476,262 square meters, equivalent to 113 feddans with EGP 20 bn total sales. Strategic partnerships were also signed with leading construction companies to accelerate the development pace of our projects and execute construction works within the Club Side project in Taj City, as well as the Elan, Rai, and Rai Views projects in Sarai.

Madinet Masr aims to enhance its land portfolio as part of its strategic expansion strategy, which spans over 12.8 million sqm, by developing new residential and commercial projects that adhere to the highest efficiency and quality standard.

With the Launch of "Hyde Park Terraces," Hyde Park Developments Announces a New Expansion in East Cairo and Commences the Construction Work of the Project Before its Official Launch, to Deliver within Two Years

Hyde Park Developments, one of Egypt's leading real estate developers, has announced the launch of its latest project, Hyde Park Terraces. Spanning 102 acres, the project features a prime strategic location in the heart of New Cairo, directly in front of the German University in Cairo (GUC). Hyde Park Terraces is also situated near Hyde Park Views, a highly successful development where all units were sold out immediately upon launch, underscoring the strength of the company's brand and the growing confidence of customers in its projects, Invest-Gate reports.

Hyde Park Terraces marks the eighth project developed by Hyde Park, reflecting the company's firm commitment to the highest standards of quality and timely execution. Construction has already commenced ahead of the project's official launch, with plans to deliver units within two years. In addition, the company offers flexible payment plans, starting with a down payment of just 5% and installment options extending up to 10 years.

The project features a variety of unit sizes ranging from 195 to 285 sqm, offering diverse options such as townhouses, twin houses, and standalone villas to cater to different lifestyles. This approach reflects Hyde Park Development's strategy of selecting prime locations and creating fully integrated residential communities that prioritize quality of life. Alongside its ongoing commitment to the highest standards of quality and excellence, as well as adherence



to scheduled timelines for execution and delivery.

Engineer Amin Serag, CEO of Hyde Park Developments, remarked, "Planning and balancing expansion between west and east Cairo represent the core of our strategy. We have successfully reinforced our position as one of the leading players in Egypt's real estate development sector through a diversified portfolio of projects strategically balanced between East and West Cairo."

"We always reaffirm our unwavering commitment to delivery timelines, placing

clients and their needs at the center of our strategy. This strategy relies on a proactive approach, initiating construction across multiple projects to ensure schedules are met and to exceed clients' expectations regarding delivery dates."

The new project underscores Hyde Park Development's intelligent and strategic approach to expansion, reinforcing its distinctive presence in East Cairo while embracing sustainable building practices that respond to the evolving demands of the real estate market.

Palm Hills Developments Signs Strategic Agreement with Marriott International to Develop St. Regis Palm Hills–Giza



Palm Hills Developments has signed a strategic agreement with Marriott International to launch St. Regis Palm Hills, reinforcing the company's commitment to advancing luxury tourism and hospitality in Egypt. The project will be developed within P/X project, one of Palm Hills' flagship integrated communities, located at the highest point of the plateau in Palm Hills October, one of West Cairo's most prestigious districts, Invest-Gate reports.

The development will include 150 luxury hotel rooms, 50 serviced apartments, and 150 branded residential units, all designed according to the highest international standards. The project reflects Palm Hills' strategy to introduce world-renowned hospitality brands to West Cairo, enhance Egypt's tourism infrastructure, attract high-quality investments, and deliver

premium living experiences aligned with global benchmarks of quality and sophistication.

Strategically positioned in the heart of Palm Hills October, the project offers panoramic views of the Giza Pyramids and is located in close proximity to the newly inaugurated Grand Egyptian Museum. It is also steps away from the 27-hole Palm Hills Golf Course designed by Nicklaus Design. Scheduled to open in 2030.

The branded residential units will offer a contemporary luxury living experience that blends privacy, comfort, and world-class hospitality services. Designed as fully integrated residences, they provide seamless access to premium amenities, 24/7 hotel services, personalized hospitality, and a refined residential

environment that balances elegance with functionality and well-being.

Commenting on the partnership, Mr. Yasseen Mansour, Chairman and CEO of Palm Hills Developments, said: "Introducing the St. Regis brand to West Cairo reflects Egypt's well-established tourism stature and its strong potential to further enhance its global presence. With the official opening of the Grand Egyptian Museum and the momentum it brings to tourism and cultural destinations, this partnership aligns with the state's direction toward developing an advanced tourism infrastructure."

He added: "Palm Hills' strategic vision is centered on supporting Egypt's hospitality sector through significant investments and the development of a growing portfolio of projects that elevate hotel services to the highest standards. We aim to add up to 3,000 hotel rooms in the coming years, reflecting our commitment to meeting rising demand and delivering real added value to the Egyptian market."

In the same context, Mr. Hazem Badran, CO-CEO and Managing Director of Palm Hills Developments, stated: "Strengthening our partnership with Marriott International reflects Palm Hills' commitment to advancing Egypt's tourism sector as a key pillar of economic growth."

With an investment exceeding EGP 3 billion and covering an area of 42 feddans.. "MIDAR" launches the first social sports club in Phase Three of "Mostakbal City" in New Cairo.

MIDAR for Investment and Urban Development Company, the master developer of "Mostakbal City" and "MADA" in New Cairo, has signed an agreement with Sporting for Investment and Sports Facilities (S.I.S.F), owned by Alexandria Sporting Club, to manage, operate, and market the first social sports club spanning 42 feddans within Phase Three of "Mostakbal City", with investments exceeding EGP 3 billion, Invest-Gate reports.

The signing ceremony was held at MIDAR's administrative headquarters in "Mostakbal City", in the presence of Eng. Ayman ElKousey, CEO and Managing Director of MIDAR, Mr. Ahmed Saqr, Chairman of Sporting for Investment and Sports Facilities Company, and Mr. Ahmed Hassan, Chairman of Sporting Club, along with several senior executives from both companies.

The project will be implemented in three phases, with the first phase scheduled for operation during the first half of 2027, providing various sports and social activities for residents of MIDAR's cities and the surrounding urban communities. Exclusive early registration offers will be launched, with memberships opening by



the end of 2026, alongside special privileges for residents of MIDAR's cities.

Eng. Ayman ElKousey, CEO and Managing Director of MIDAR Investment and Urban Development Company, stated that this project represents a strategic step in developing the sports and social infrastructure in Mostakbal City. It reflects MIDAR's commitment to providing an integrated experience for the city's residents, combining sports, culture, and entertainment, emphasizing the project's significance due to its substantial investment value and diverse sports and recreational activities.

For his part, Mr. Ahmed Hassan, Chairman of Sporting Club, expressed his appreciation for the new partnership with MIDAR, aimed at delivering a high-level social sports experience to all residents of Mostakbal City in New Cairo.

He highlighted the successful track record of Sporting Club in Alexandria and its distinguished position among Egypt's most prestigious sports clubs, along with his vision and plans to maximize this success within Mostakbal City, transforming it into the premier sports destination in New Cairo.



INVEST-GATE
THE VOICE OF REAL ESTATE

ACE AWARDS 2025

INVEST-GATE CONTINUES ITS JOURNEY OF
EXCELLENCE BY HONORING EGYPT'S LANDMARK
REAL ESTATE PROJECTS AND INNOVATIONS



Invest-Gate launched the second edition of “Invest-Gate ACE Awards 2025” during a grand ceremony that marked the year’s most prominent event dedicated to honoring innovation and outstanding achievements in Egypt’s real estate sector in 2025. The celebration brought together leading developers, investors, experts, and key decision-makers. The event comes as part of Invest-Gate’s pioneering role in promoting excellence and spotlighting influential contributors who drive the advancement and competitiveness of Egypt’s real estate sector at both the local and regional levels.

This year’s edition reaffirmed Invest-Gate’s vision to foster a culture of innovation and professionalism within Egypt’s real estate market. It celebrated outstanding projects and entities that played a pivotal role in elevating performance standards and shaping the future of the industry. The event reflects Invest-Gate’s commitment to supporting impactful and sustainable initiatives that contribute to Egypt’s urban development, in line with the latest global benchmarks in development, construction, and sustainability.

The awards ceremony was held on Wednesday, 10 December 2025, serving as a leading platform that brought together top executive leaders, entrepreneurs, and key decision-makers in the real estate sector. The exceptional event enriched opportunities for networking and building strategic partnerships, while celebrating the most impactful and distinguished real estate achievements in the Egyptian market.

Invest-Gate ACE Awards 2025 ceremony honored a distinguished selection of outstanding achievements across a diverse range of real estate and investment fields, including: Mixed-Use Projects, Coastal Projects, Branded Residences Projects, Community Projects, Sustainable Development, Social Media Campaigns, Creative Brand Communication, Innovative Proptech Developers, Retrofit Projects, Strategic Partner Leaders, Global Investment Leadership Award, Skyscraper Excellence, Heritage Projects, Hospitality Projects, Real Estate Media Programs, Under-Construction Residential Projects, Under-Construction Branded Residences Projects; all as part of a comprehensive framework that reflects all dimensions of innovation and development within the sector.

To ensure the highest standards of integrity and professionalism, the awards jury was composed of a distinguished panel of local and international experts, chaired by Mr. Amr Elkady, Founder & Managing Director of AKD Advisory. The jury also included: Dr. Eng. Abdelkhalek Ibrahim, Deputy Minister of Housing, Utilities and Urban Communities; Ms. Ana Gazzara, Founder & CEO of Gazzara Global Group and Chairman of the Global Advisory Board at ARAB MLS; Dr. Salwa Arfaoui, Founder, Woman of Vision – International Real estate Instructor – Regional Director, Next Level – Member FIABCI USA-UAE; Eng. Abdel Nasser Taha, President & Founder of FIABCI Egypt; Mr. John D. Mayfield, President of Mayfield Real Estate and Global Real Estate School.





The jury also featured Mr. Georg Ortner, Founder of Makler Service AG, RealEstate-talk.ae, and “InvestDubai.de”; Dr. Vitaly Berezka, Regional Head – Central Asia, MENA & APAC (Dubai, UAE) of PlanRadar GmbH (Austria); Mr. Mohammad Mousa, CEO of Innovation Experts Real Estate Institute; Mr. Ayman Sami, Country Head of JLL Egypt; and Mrs. Joes van de Wouw, President of FIABCI Belgium, CEO of The Housefriend Real Estate Belgium and Managing Partner of Honders/ Alting Belgium.

The ceremony began with opening remarks by Ms. Safaa Abdel Bary, General Manager & Business Development Director at Invest-Gate, who welcomed an audience of leading developers, investors, experts, and key decision-makers. She emphasized the significance of the event as a platform that brings together the sector's leaders to celebrate creativity and excellence within Egypt's real estate market.

Ms. Abdel Bary highlighted that “Invest-Gate ACE Awards 2025” were established to honor real estate developers and project owners who have delivered exceptional contributions and set new benchmarks in design and execution, while upholding the highest standards of sustainability and quality. She added that the awards are not merely a recognition of individual success, but a celebration of the creative spirit and professionalism that continue to push the industry toward new horizons, encouraging ongoing innovation and elevating the real estate experience for investors and the wider community.

She concluded her speech by affirming that these awards reflect Invest-Gate's commitment to supporting all those who strive to advance Egypt's real estate sector, noting that every distinguished project and every impactful innovation help shape a brighter and more sustainable future for the industry in Egypt.

For his part, Mr. Amr Elkady, Founder & Managing Director of AKD Advisory, extended his gratitude to the members of the judging panel, praising their professionalism and valuable feedback. He noted that the panel commended the completeness of the submitted projects and the significant progress witnessed this year, reflecting the participants' commitment to quality and innovation.

He also highlighted that the participation of the Ministry of Housing in this year's judging process added a new layer of competitiveness, enhancing the value and credibility of the event. He affirmed that the number of participating projects has doubled, as has the number of attendees—a step that underscores the event's growing prominence and the collective dedication to celebrating distinguished projects and supporting the continued development of the real estate sector.

The ceremony also honored a number of members from this year's judging panel, in recognition of their significant contributions and their essential role in ensuring the transparency and credibility of the evaluation process. The honorees included:



• **Mr. Amr Elkady**

Founder & Managing Director of AKD Advisory, and Chair of this year's judging panel.

• **Dr. AbdelKhalek Ibrahim**

Deputy Minister of Housing, Utilities, and Urban Communities, and member of the judging panel.

• **Eng. Abdel Nasser Taha**

President & Founder of FIABCI Egypt, and member of the judging panel.

• **Mr. Ayman Sami**

Country Head of JLL Egypt, and member of the judging panel.

As part of celebrating national achievements that reflect Egypt's civilizational leadership and enduring heritage, **the Grand Egyptian Museum** – one of the world's most significant landmarks embodying the grandeur of Egyptian identity and offering an inspiring model for modern cultural tourism – was honored. The award was received by Dr. Ahmed Ghoneim, CEO of the Grand Egyptian Museum.

The ceremony honored **the Ministry of Housing, Utilities, and Urban Communities** for its pioneering efforts in promoting urban development and achieving Egypt's Vision 2030. The award was presented to Dr. Eng. Abdelkhalek Ibrahim, Deputy Minister of Housing, Utilities, and Urban Communities.

During his remarks, Dr. Abdelkhalek extended his gratitude to Invest-Gate for its continued efforts in organizing conferences and events that have a strong and direct impact on the real estate market, affirming that such platforms serve as an open invitation for all industry professionals to foster creativity and innovation.

He added that competition is the main driver for improving the quality of real estate products, with the ultimate goal of reaching global standards in performance and quality, aligned with the ministry's vision for sector development. He noted that the ministry, in cooperation with the private sector, is calling for the organization of a competition dedicated to individuals interested in the real estate field, building on today's success and encouraging the emergence of new talents and ideas.

He also explained that the projects evaluated this year demonstrated a high level of diversity, and that the criteria set were precise and tailored to each project. He emphasized that the difficulty of the judging process stemmed from how closely matched the competing projects were, reflecting the strength and quality of the competition.

In conclusion, Dr. Ibrahim called on the organizers to increase the diversity of project categories in the upcoming edition, in support of innovation and to broaden participation opportunities.





The event also honored **the Administrative Capital for Urban Development (ACUD)**, which received the Mega City Development of the Year for its pioneering role in providing an integrated model for smart cities. The award was presented to Mr. Khaled Elhusseiny Soliman, Director of PR & Government Affairs and ACUD Official speaker.



The ceremony also honored **Tourism Development Authority**, in recognition of its role in supporting the government's plans to advance the tourism sector and strengthen Egypt's position as a leading investment and tourist destination. The award was presented to Eng. Amr Soliman, Strategic management General director of Tourism Development Authority.



Furthermore, **Financial Regulatory Authority**, in recognition of its prominent role in the real estate sector—where its regulatory efforts and forward-looking vision have contributed to strengthening confidence in the market and improving the investment climate, positively reflecting on the trajectory of real estate growth in Egypt. The award was presented to Mr. Moatasem Ahmed, Director of Investment Funds at the Financial Regulatory Authority.



The Pioneers in the Real Estate Development Industry were also honored, arranged in alphabetical order:



Al Ahly Sabbour Developments, one of the most established real estate companies in the Egyptian market, boasts a diverse portfolio that includes residential, commercial, and mixed-use projects across the country. For more than 30 years, the company has successfully delivered communities built on quality of life, innovative planning, and long-term sustainable value. It continues to play a pivotal role in shaping modern housing concepts and contemporary communities in Egypt, firmly cementing its position as one of the most influential and trusted developers in the Egyptian real estate sector. The event welcomed Mr. Hussein Ahmed Sabbour, Board Member – Managing the Business Development Scope of Al Ahly Sabbour Developments.

Hassan Allam Properties, one of the leading developers in the premium real estate segment, is renowned for its integrated communities and exceptional designs. The company has delivered standout projects such as Swan Lake Residences and Park View, earning a strong reputation for providing high-quality homes and fully integrated residential destinations. Its commitment to excellence, craftsmanship, and sustainability reflects its pivotal role in shaping the upscale real estate sector in the Egyptian market. The event welcomed Eng. Amr Gad, Managing Director Operations of Hassan Allam Properties.

Invest-Gate ACE Awards 2025 categories this year were diversified to showcase all aspects of excellence and innovation within Egypt's real estate sector, spanning residential and commercial projects, advancements in sustainability, modern technologies, and digital services. Outstanding companies were recognized in each category, with awards celebrating exceptional efforts and pioneering initiatives that have made a tangible impact on market development.



Following this, the ceremony celebrated the recipients of the remaining award categories, arranged in alphabetical order:

Brand Consultant of the year

Coldwell Banker Egypt

The award was presented to Mr. Karim Zein, CEO of Coldwell Banker Egypt; and Ms. Weaam Katton, Deputy CEO & Head of Franchising.



Branded Residences Project of the year

A Capital Holding for Marriott Residences

Heliopolis Cairo

The award was presented to Mr. Salah Abdelhakim Amer, CEO of A Capital Holding; and Ms. Dahlia El Kordy, Chief Commercial Officer of A Capital Holding.



Coastal Project of the year

Madaar Developments for Azha Al Sokhna Project

Commercial Project of the year

Redcon Properties for Golden Gate Project

The award was presented to Eng. Ahmed Abdallah Ahmed, Chief Technical Officer of Redcon Properties.



Community Project of the year

Al Salem Holding Group for Nile View Project in Benha

The award was presented to Dr. Bahaa Salem, Group President of Al Salem Holding Group.

Creative Brand Communication of the year

One of One

The award was presented to Mr. Mostafa Salah, CEO & Board Member of One of One.



CSR Initiative of the year

Madinet Masr for Buyut EL khalifa project

The award was presented to Eng. Abdallah Sallam, President and CEO of Madinet Masr; and Ms. Dena Habib, Vice President Corporate Relations of Madinet Masr.





ESG Leadership in Real Estate of the year

El Attal Holding

The award was presented to Eng. Mohamed El-Attal, Vice Chairman of El Attal Holding; and Mr. Sherif Saleh, CEO of El Attal Holding.



Expansion Achievement of the year

RED – Real Estate Domain

The award was presented to Eng. Khaled Bahig, Chairman and CEO of RED – Real Estate Domain.

Global Investment Leadership Award of the year

Adeer International

The award was presented to Eng. Bassel El Serafy, CEO of Adeer International.

Heritage Project of the year

Orascom Pyramids for The Pyramids of Giza Project

The award was presented to Eng. Michel Shenouda, Chief Operations Officer of Orascom Pyramids.



Hospitality Operator of the year

Prime Hospitality

The award was presented to Mr. Moataz Amin, Founder and CEO of Prime Hospitality; and Mr. Khaled Omar, CFO and Board Member of Prime Hospitality.

Hospitality Project of the year

City Edge Developments for Maspero Metropolis project

The award was presented to Eng. Tamer Nasser, CEO of City Edge Developments.

Innovative Proptech Developer of the year

VOOM

The award was presented to Mr. Alaa Elsayed, CEO of VOOM.

Mixed-Use Project of the year

Madinet Masr for Taj City project

The award was presented to Eng. Abdallah Sallam, President and CEO of Madinet Masr; and Eng. Mohamed Lasheen, Vice President Projects of Madinet Masr.

Outdoor Campaign of the year

Sky Abu Dhabi Developments for Sky North Campaign

The award was presented to Ms. Nanis Fahim, Chief Commercial Officer of Sky Abu Dhabi Developments.



Real Estate Media Program of the year

Al-Gedaan Real Estate TV Show

The award was presented to the Show Presenters Mr. Mohamed Ghanem; and Eng. Mohamed Serag.



Retrofit Project of the year

Misr Real Estate Assets Management for 14 Talaat Harb Street – 15 Kasr Al Nile Street (Contact Building Now) project

The award was presented to Ms. Maha AbdelRazek, CEO of Misr Real Estate Assets Management.



Rising Star of the year

Housing & Developments Properties – HDP

The award was presented to Mr. Hossam Eissa, CEO of HDP; and Ms. Rana Diab, Marketing Director of HDP.



Skyscraper Excellence of the year

Nile Developments for (Tycoon Center, Tycoon Tower & 31 North) projects

The award was presented to Eng. Mohamed Taher, CEO of Nile Developments.



Strategic Partner Leader of the year

Orange Egypt

The award was presented to Eng. Mohamed Shebl, Acting Vice President of the Corporate Sector at Orange Egypt.



Sustainable Development of the year

ElSewedy Industrial Development for Building and Managing Sustainable Industrial Cities

The award was presented to Eng. Mohamed AlKammah, CEO of ElSewedy Industrial Development.

TV Commercial of the year

Hyde Park Developments for Ramadan TV Campaign "El Farq Kbeer"

The award was presented to Ms. Nirveen Bookly, Head of Marketing of Hyde Park Developments.

Urban Regeneration Project of the year

Urban Development Fund for Darah Provincial Capitals Development Project

The award was presented to Eng. Khaled Sedeik, Chairman of the Board of Urban Development Fund.



Under-Construction Administrative Project of the year

W's for PlugN Serviced Offices – At District People Project

The award was presented to Eng. Moaaz Wessam, CEO of W's.



Under Construction Branded Residence of the year

Vantage Developments for M. Signature Project

The award was presented to Dr. Mohamed Abdel Gawad, Chairman of Vantage Developments.



Under-Construction Coastal Project of the year

DCUD – Delta Capital for Urban Development for "Isla" Project in collaboration with Nations of Sky

The award was presented to Mr. Hashem El Kadi, Chief Commercial Officer of DCUD.



Under-Construction Commercial Project of the year

MARAKEZ for Mall of Mansoura

The award was presented to Ms. Nadia Ezz, Executive Marketing & PR Director of MARAKEZ.



Under-Construction Residential Project of the year

MARAKEZ for Crescent Walk Project

The award was presented to Ms. Yasmine Abou Samra, Chief Development Officer of MARAKEZ.

Invest-Gate ACE Awards 2025 was sponsored by:

Official Sponsor: **DCUD – Delta Capital for Urban Development**

Gala Dinner Sponsor: **Hassan Allam Properties**

Platinum Sponsors: **City Edge Developments, Nile Developments, Coldwell Banker Egypt, and RED – Real Estate Domain**

Gold Sponsors: **Wadi Degla Developments, and Adeer International**

Silver Sponsors: **Misr Real Estate Assets Management, and Prime Hospitality**





APPOINTS ENG. SHERIF MAMDOUH ELADAWY AS CHIEF EXECUTIVE OFFICER

Menassat Developments announced the appointment of Eng. Sherif El Adawy as its new Chief Executive Officer (CEO), marking a strategic step aimed at reinforcing leadership continuity and sustaining the company's growth momentum within Egypt's real estate market.

The company is chaired by Eng. Ahmed Amin Masoud, under whose leadership Menassat Developments has pursued a clear strategic direction focused on disciplined expansion, institutional development, and long-term value creation.

Menassat Developments was created by the coming together of 8 experienced co-founders who were looking to establish an entity that can stand out in the real estate industry as a leader and a supporter for its clients' investments. Menassat is a real estate development company that believes that the success of its venture lays in its diversity and aims at achieving the most successful investments by constantly growing and believing that the key element of success is giving great attention to the details.

During the period in which Eng. Mohamed Al Bostany served in the capacity of Acting CEO and as a Board Member, Menassat Developments achieved a number of important milestones that contributed to strengthening its operational structure and advancing its development portfolio. This phase played a central role in establishing the company's foundations and positioning it for its next stage of growth. Building on these achievements, the appointment of a new CEO reflects Menassat Developments' commitment to continuity, scalability, and the sustained execution of its long-term vision.

Eng. Sherif El Adawy brings over 33 years of professional experience in engineering and real estate development. Throughout his career, he has overseen the delivery of large-scale, mixed-use projects across Egypt, Africa, and the Middle East. He has held senior executive and leadership positions in engineering consultancy, project management, construction, and real estate development, successfully leading complex projects from concept stage through to final handover.

Eng. Sherif El Adawy currently serves as Chief Executive Officer (CEO) of Menassat Developments, following a distinguished performance as Chief Technology Officer (CTO) of the company. During his tenure at Menassat, he assumed full responsibility for the Engineering Division, including design management, project management, tendering and awarding processes, contract negotiations, and on-site execution. He played a pivotal role in several landmark projects, most notably Podia Tower, the tallest commercial and medical tower in Egypt's New Capital, and Eclipse Business Space in New Cairo.

Prior to joining Menassat Developments, Eng. Sherif El Adawy held the position of Engineering Director and Partner at Spark Concord, where he supervised the execution of a wide portfolio of major projects



across the commercial, hospitality, industrial, and mixed-use sectors. Notable projects included Smart Green Complex, Smart Green Serviced Apartments Hotel, the industrial wastewater treatment plant at the Zohr Gas Field, as well as the development and refurbishment of several five-star luxury Nile cruise vessels.

Earlier in his career, Eng. Sherif El Adawy held senior leadership roles at Abraj Misr for Urban Development, where he oversaw prominent developments such as The Gate, one of Egypt's largest and most significant mixed-use and environmentally sustainable projects, in addition to The Shore project in the Ras El Hekma area.

His professional journey also includes more than ten years at MANCON for Consultancy and Project Management, during which he delivered numerous international projects for global clients across Africa and the Gulf region. In parallel, he held leadership positions at Egyptian Real Estate Companies, MANCON for Engineering and Construction, and Misr Development Company.

With a solid engineering background, a proven record in leading multidisciplinary teams, and extensive experience managing multi-billion-pound projects, Eng. Sherif El Adawy combines strategic vision with operational excellence in his leadership of Menassat Developments.

EGYPT'S REAL ESTATE BOOM: UNLOCKING FOREIGN INVESTMENT OPPORTUNITIES AND GROWTH

BY YOMNA FEKRY



Over the past decade, Egypt has emerged as one of North Africa's most dynamic real estate markets, attracting a growing wave of foreign direct investment (FDI). From residential and commercial construction in Cairo's booming new cities to luxury tourism developments along the Red Sea and Mediterranean coasts, the real estate sector plays a critical role in Egypt's broader economic strategy.

The Rise of Real Estate as a Key FDI Magnet

Egypt's construction and real estate sector has solidified its place as a primary destination for foreign capital. In the 2023/2024 fiscal year, the sector reportedly attracted USD 37bn in the net flows of foreign direct investment, accounting for nearly 80% of Egypt's total net FDI inflows. This exceptional performance was largely driven by landmark deals such as the coastal project at Ras El Hekma on the Mediterranean, signaling strong confidence from international investors in Egypt's urban development agenda.

Alongside construction and real estate, the tourism sector recorded a strong rebound, with net FDI inflows reaching USD 1.2 billion in 2023/2024, marking a 317.5% increase compared to the previous year.

Regarding 2025, data from the first quarter indicates a continued positive momentum in construction and real estate investment, even when

excluding the one-off impact of the Ras El Hekma deal. The sector attracted around USD 1bn in net FDI, representing nearly 28% of Egypt's total net FDI inflows during the period. In contrast, the tourism sector recorded negative net FDI flows, reflecting short-term volatility despite its strong performance in the previous fiscal year.

Additionally, property sales to foreign buyers have recorded notable growth in recent years, indicating that individual investment – beyond corporate FDI – is gaining momentum. According to available data, foreign property sales increased by 47.5%, reaching approximately USD 1.9bn in 2024/2025, compared with USD 1.29bn in 2023/2024 and USD 0.55bn in 2022/2023.

Overall, these trends underscore a clear structural shift in Egypt's investment landscape, where real estate has moved from a secondary activity to a core driver of foreign capital inflows. The strength of construction-led investments, the evolving dynamics of tourism-related projects, and the rising participation of individual foreign buyers collectively point to a maturing and increasingly diversified market.

Together, these developments reflect sustained investor confidence in Egypt's strategic location, demographic depth, and expanding urban and infrastructure base, positioning the real estate sector as a key pillar of economic growth in the years ahead.

Sector Breakdown: Construction vs. Tourism Linked Real Estate

Construction and Urban Development

The growth of mixed-use urban developments in new cities like the New Capital and 6th of October City reflects a broader trend in Egypt's real estate sector, combining residential, commercial, and lifestyle components to attract both local and foreign investors.

The expansion of infrastructure – including transportation networks, utilities, and public services – has enhanced land values and increased investor interest in Egypt's real estate market by improving connectivity and overall project viability compared with other emerging markets.

Tourism Driven Real Estate

Parallel to construction for urban living is investment in tourism oriented real estate. Egypt's decades old appeal as a global travel destination – from the Red Sea resorts of Sharm El Sheikh and Hurghada to historical hubs like Luxor and Alexandria – has created fertile ground for foreign developers.

Recent high profile projects reflect this trend. For instance, Egypt and Qatar signed agreements to develop large scale real estate and tourism destinations on the Mediterranean coast, with hundreds of millions of dollars in upfront payments and long term development plans aimed at luxury tourism and mixed use communities.

These developments tie directly into Egypt's strategy to broaden its foreign exchange earnings beyond traditional tourism flows, appealing to affluent global travelers and expatriates seeking resort style living.

Regulatory Landscape and Legal Framework

Foreign participation in Egypt's real estate sector is primarily shaped by a well-defined legal and regulatory framework. The Investment Law No. 72 of 2017 allows foreign investors to own real estate for personal, commercial, and development purposes under specific conditions, while Law No. 230 of 1996 on the Ownership of Built Real Estate by Non-Egyptians regulates foreign ownership by setting limits on property numbers, usage, and resale. These provisions are further supported by relevant Prime Ministerial decrees and the Egyptian Civil Code, which collectively govern ownership rights, registration, and legal safeguards for foreign investors.

Within this framework, the concept of real estate export has increasingly emerged as a state-led policy objective rather than a purely market-driven trend. According to legal and economic studies, Egypt has been working to position real estate as an exportable product by facilitating property ownership for non-residents and foreign investors, with the primary goal of attracting foreign currency inflows and supporting balance-of-payments stability.

Reforms aimed at streamlining property registration, clarifying title deeds, and enhancing transparency have been central to these efforts, as legal certainty remains a prerequisite for exporting real estate assets to foreign markets. Collectively, these regulatory enhancements align with Egypt's Vision 2030, which identifies real estate as a key pillar of economic diversification, foreign investment attraction, and job creation, while reinforcing the sector's role as a sustainable source of foreign exchange.

Drivers Attracting Foreign Investors

Several structural factors make Egypt's real estate market compelling:

- Population Growth & Urbanization: Egypt's rapidly growing population continues to fuel demand for housing and commercial spaces.
- Government Infrastructure Projects: The Egyptian government is investing heavily in infrastructure, including transportation, utilities, and urban development projects and Cairo Metro expansion.
- High Rental Yields: Egypt offered one of the highest rental yields in the region, averaging 6–8%, making its real estate market attractive to investors amid rising property prices and strong rental demand.
- Sustainability in New Developments: In 2024, about 60% of new Egyptian residential developments incorporated eco-friendly features, reflecting the country's strong national commitment to sustainability and green investment.
- Currency Dynamics: The periodic depreciation of the Egyptian pound has made Egyptian real estate more affordable in foreign currency terms, boosting interest from international buyers.

Challenges and Risks

Despite the strong inflows, several challenges temper the market's allure:

- Economic Volatility: Egypt's broader economic headwinds – including inflation and currency fluctuation – can impact both project costs and investor returns.
- Regulatory Hurdles: Complex procedures and bureaucratic protocols can delay project approvals and increase development timelines, affecting investor confidence.
- Market Saturation: In some urban zones, rapid development has raised concerns about oversupply, potentially dampening rental yields or resale values.

Looking Forward: Opportunities and Strategic Directions

The outlook for foreign investment in Egyptian real estate remains largely positive, supported by government initiatives and sustained international interest. Experts predict continued growth in FDI, particularly as tourism and residential demand intersect with global investors' search for high yield emerging markets.

Conclusion

Foreign investment in Egypt's real estate sector – from the skyscrapers of new cities to resort islands along sun soaked coasts – represents a significant engine of economic transformation. Bolstered by regulatory support, demographic demand, and strategic positioning within the region, the sector continues to capture the attention of international investors.

As Egypt advances its development agenda, real estate will likely remain a vital source for foreign capital, blending urban growth with tourism led prosperity. Yet, careful navigation of economic cycles and continued improvements in transparency and efficiency will be essential to sustain this upward trajectory.



FRACTIONAL REAL ESTATE INVESTMENT AND DIGITAL PLATFORMS: A NEW GATEWAY FOR FOREIGN CAPITAL INTO EGYPT'S REAL ESTATE AND TOURISM MARKETS

BY PASSANT ESSAM

Egypt's real estate and tourism sectors are undergoing a structural transformation driven by digital innovation and the emergence of fractional real estate investment models. Enabled by technology-driven platforms, this model allows investors—particularly foreign individuals—to access high-value assets with lower capital thresholds, positioning Egypt as an increasingly attractive destination for diversified and alternative investment flows.

Sector-Based Fractional Investment: Concept and Strategic Value

Fractional real estate investment refers to the ability of investors to own partial shares in income-generating real estate assets, such as hotels, serviced apartments, commercial units, or mixed-use developments, rather than acquiring full ownership. This model significantly reduces entry barriers while offering.

Sector-based fractional investment further refines this model by channeling capital into specific real estate segments, particularly hospitality, tourism assets, and commercial developments linked to high footfall and operational revenues. This specialization enables investors to target assets with predictable cash flows, while developers gain access to diversified funding sources beyond traditional sales or bank financing.

Digital Platforms and Their Role in Enabling Fractional Investment

Digital platforms form the backbone of fractional real estate investment, acting as regulated intermediaries between developers and investors while ensuring transparency, governance, and operational efficiency. Their key functions include:

1. Asset Digitization and Fractionalization

Platforms convert real estate assets into investment units or shares, enabling investors to participate with relatively small ticket sizes and access high-value properties.

2. Simplified Legal and Payment Processes

By leveraging digital signatures and regulated payment channels, platforms streamline contractual procedures and ensure full compliance, safeguarding investor interests.

3. Data-Driven Project Evaluation

Platforms provide detailed investment analytics, financial projections, property reports, and performance dashboards. This transparent data on asset valuation, expected returns, and project drivers enhances investor confidence and facilitates informed decision-making.

4. Automated Investment Management and Return Distribution

Fractional investment platforms support digital management of investments, including rental income tracking, profit allocation, and performance monitoring through unified dashboards that display project progress, risk indicators, and investor-specific metrics.

Digital Platforms and Fractional Real Estate Investment: Key Statistics and Impact

Digital platforms are revolutionizing fractional real estate investment by providing clear financial projections, performance dashboards, and automated portfolio management. Global data indicate that average annual returns on fractional real estate investments range between 8% and 12%, while the global market exceeds \$5.5 billion as of May 2025 with over 400 active platforms in 2023. Approximately 80% of investors report increased confidence when tracking projects digitally.

Major platforms like Fundrise and RealtyMogul have successfully managed investments for 274,000 investors, with CrowdStreet distributing over \$220 million since inception.

Egypt's Rise in Proptech-Driven Fractional Real Estate: Platforms and Regulatory Outlook

Egypt has witnessed the early emergence of proptech-driven fractional investment initiatives. Platforms such as **Tharwa Crowd** provide access to real estate investments through structured ownership models that allow investors to purchase shares in selected assets. Meanwhile, **Madinet Masr's SAFE App** represents a developer-led approach to fractional ownership, enabling investors to access shares in projects within new urban communities through a fully digital interface.

Additional initiatives, including **Farida**, developed in cooperation with Coldwell Banker Egypt and Sahr Investment Management, reflect a growing trend toward regulated, institutional-grade fractional ownership models.

Emtelaak Property Fractions redefined real estate investment across MEASA markets through AI-powered fractional ownership platform. Also, in December 2024 Emtelaak has officially launched in Egypt, partnering with Uptown 6 October to offer fractional real estate ownership, enabling investors to buy shares in commercial, administrative, and residential properties.

In Egypt, platforms such as Farida, Madinet Masr SAFE App, Emtelaak, and Navy Shares demonstrate rapid adoption: Madinet Masr's SAFE App has processed nearly EGP 300 million in transactions, sold 5,600 shares, and engaged 65,000 users in six months. Emtelaak attracted 230+ investors and raised EGP 170 million.

Legal and Regulatory Framework for Fractional Investment in Egypt

The regulatory environment plays a decisive role in scaling fractional real estate investment and attracting foreign capital. While Egypt does

not yet have a standalone law governing fractional ownership, several regulatory pillars support its gradual institutionalization.

The Financial Regulatory Authority (FRA) has taken concrete steps toward developing a regulatory framework for fractional real estate investment, focusing on licensing requirements, investor protection mechanisms, and disclosure standards.

Additionally, the FRA has approved digital platforms for real estate fund investments, enabling regulated online participation in real estate-backed investment vehicles.

Existing legislation—including the Capital Market Law, Investment Law No. 72 of 2017, and regulations governing electronic signatures and digital transactions—provides a legal foundation upon which fractional investment models can operate.

As regulatory clarity improves, these frameworks are expected to significantly enhance Egypt's appeal to international investors seeking compliant and transparent entry points into the real estate and tourism markets.

Impact on Egypt's Real Estate and Tourism Sectors

Fractional investment allows smaller and foreign investors to access high-value tourism and hospitality properties, including hotels, resorts, and serviced apartments, injecting capital into key developments. This broadens the investor base, enhances market liquidity, and supports infrastructure growth. In Egypt, destinations like the Red Sea, North Coast, and New Alamein benefit from tourism-driven revenues, providing investors with returns without operational involvement while ensuring long-term capital stability for developers.

Challenges

- **Regulatory Uncertainty:** Limited clarity slows platform operations and investor protection.
- **Low Market Awareness:** Many retail and foreign investors are unfamiliar with fractional ownership models.
- **Liquidity Constraints:** Restricted secondary trading limits exit options and slows capital inflows.

Policy Recommendations

- **Regulatory Clarity:** Accelerate comprehensive FRA regulations to standardize operations and protect investors.
- **Investor Education:** Launch awareness campaigns and workshops on risks, returns, and procedures.
- **Developer-Platform Partnerships:** Expand availability of high-quality projects for fractional investment.
- **Fintech Integration:** Enable transparent transactions, automated income tracking, and secondary market trading to boost liquidity and confidence.

Conclusion

Fractional real estate investment, powered by digital platforms, represents a strategic opportunity to reposition Egypt as a competitive destination for foreign capital in real estate and tourism. By lowering entry barriers, enhancing transparency, and aligning with global investment trends, this model has the potential to play a pivotal role in supporting Egypt's long-term economic growth—provided it is underpinned by robust regulation and market-driven innovation.

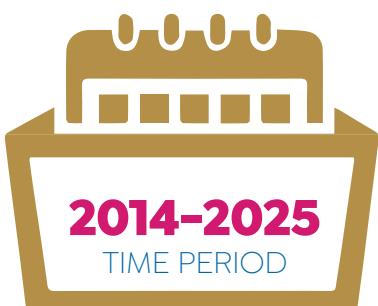


Updates 2024

REAL ESTATE MARKET



MINISTRY OF HOUSING, UTILITIES & URBAN COMMUNITIES ACHIEVEMENTS



HOUSING FOR ALL EGYPTIANS INITIATIVE



31

FOR LOW-INCOME



FOR MIDDLE-INCOME



Source: Cabinet



02 NEW CITIES

Updates 2025



NEW CAPITAL (NC)

CENTRAL BUSINESS DISTRICT

► 10 MIXED USE TOWERS

806,000 sqm
AREA

80-175 m
HEIGHT

► CRESCENT TOWERS

4 Connected Towers
NO. OF TOWERS

64 m
HEIGHT

► 5 RESIDENTIAL TOWERS

102,000 sqm
AREA

152-200 m
HEIGHT

1,700
NO. OF HOUSING UNITS

► ICONIC TOWER

266,000 sqm
AREA

400 m
HEIGHT

NO. OF FLOORS
40 Floors for Administrative Units
10 Floors for Hotel Apartments
(52 Apartments)
30 Floors for Hotel (**183** Rooms)

R3

1,016 acres
AREA

24,130+
NO. OF HOUSING UNITS

151,360 sqm
COMMERCIAL & ADMINISTRATIVE ZONE AREA

697 Residential Buildings (**19,944** Housing Units)
64 Mixed Residential Buildings (**2,560** Housing Units)
328 Villas
157 Townhouses

NEW GARDEN CITY (R5)

885 acres
AREA

278
NO. OF RESIDENTIAL BUILDINGS

107
NO. OF MIXED USE BUILDINGS

633
NO. OF COMMERCIAL UNITS

22,567
NO. OF HOUSING UNITS

03

Updates 2025



PRIVATE REAL ESTATE PROJECTS



NEW RESIDENTIAL PROJECTS

/ 4 PROJECTS

HOM

Developer: ZAYA Real Estate Development



6th of October City,
West Cairo
LOCATION



24 acres
AREA

► PHASE I



400
NO. OF RESIDENTIAL
UNITS



60-170 sqm
UNITS AREA



EGP 1.5 bn
TARGET SALES

NEW PROJECT (NAME: N/A)

Developer: AlQamzi Developments



Mostakbal City, New Cairo
LOCATION



95 acres
AREA



EGP 50 bn
TOTAL INVESTMENTS



Villas, Apartment
Buildings & Townhouses
UNIT TYPES



Within 5 Yrs
COMPLETION DATE

NASEEM COMPOUND

Developer: Golden Land Development



Sheikh Zayed
LOCATION



8.5 acres
AREA



EGP 5 bn
TOTAL INVESTMENTS



10
NO. OF RESIDENTIAL
BUILDINGS



Each Building: Ground & 4 Floors
NO. OF FLOORS



Within 3 Yrs
DELIVERY DATE

CITRA RESIDENCE

Developer: Wealth Holding



New Sheikh Zayed City
LOCATION



30 acres
AREA



EGP 10 bn
TOTAL INVESTMENTS



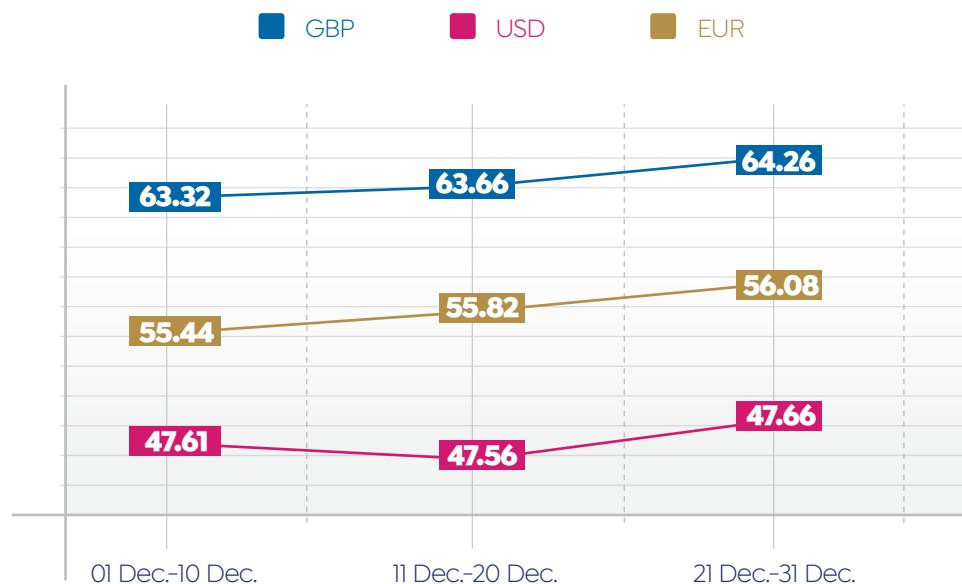
Serviced Apartments,
Twin Houses, Townhouses
& Standalone Villas
UNIT TYPES

04

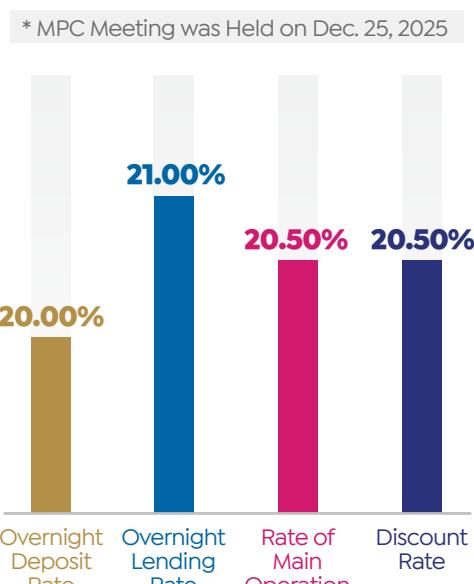
Updates 2025

ECONOMIC SNAPSHOT

EXCHANGE RATES



INTEREST RATES



NET INTERNATIONAL RESERVES (USD BN)



ANNUAL HEADLINE INFLATION RATE (%)



PURCHASING MANAGERS' INDEX (PMI)



EGYPT CREDIT RATING



RATING

Caa1

MOODY'S

OUTLOOK

Positive

B

S&P GLOBAL

Stable

B

FITCH

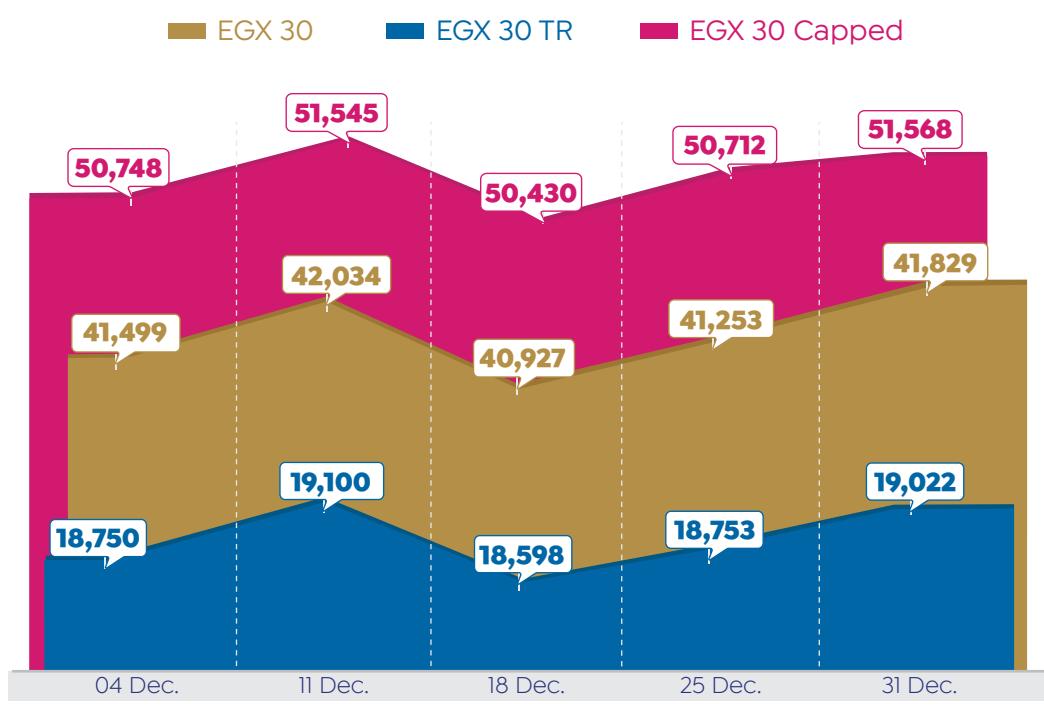
Stable

* According to Last Review Date on Feb. 19, 2025

* According to Last Review Date on Oct. 10, 2025

* According to Last Review Date on Oct. 10, 2025

EGX INDICATORS



EGX 35 LV

04 Dec.	4,517
11 Dec.	4,624
18 Dec.	4,551
25 Dec.	4,592
31 Dec.	4,658

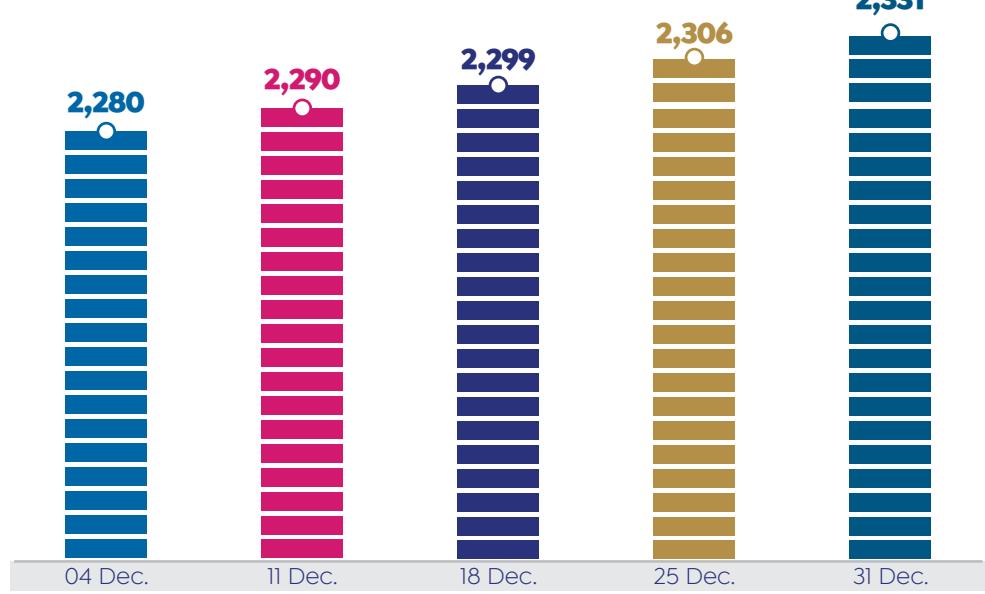
EGX 70 EWI

04 Dec.	12,465
11 Dec.	12,941
18 Dec.	12,868
25 Dec.	13,075
31 Dec.	13,125

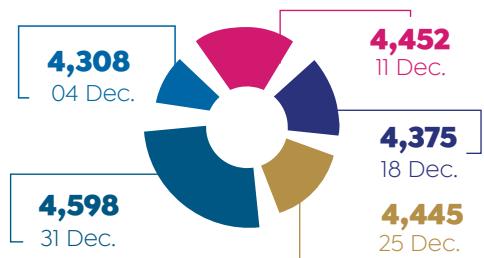
EGX 100 EWI

04 Dec.	16,585
11 Dec.	17,144
18 Dec.	17,030
25 Dec.	17,260
31 Dec.	17,426

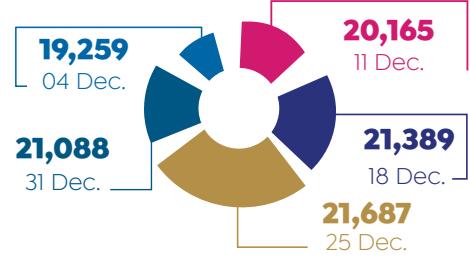
T-BOND



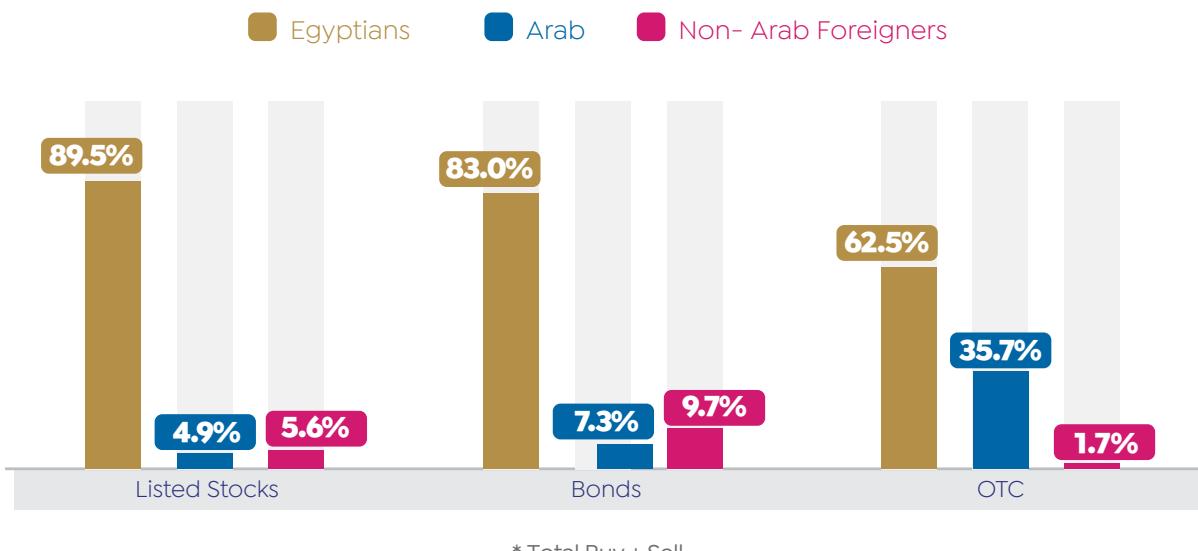
EGX 33 SHARIAH



TAMAYUZ



TOTAL INVESTORS' TRADING ACTIVITIES BY MARKETS DURING DEC. 2025 (INC. DEALS)*



FOR ACCESS TO FURTHER
IN-DEPTH ANALYSIS
PLEASE SCAN

鮓 **MORISUSHI** EST.
2007
THE ART OF FUSION —
SUSHI

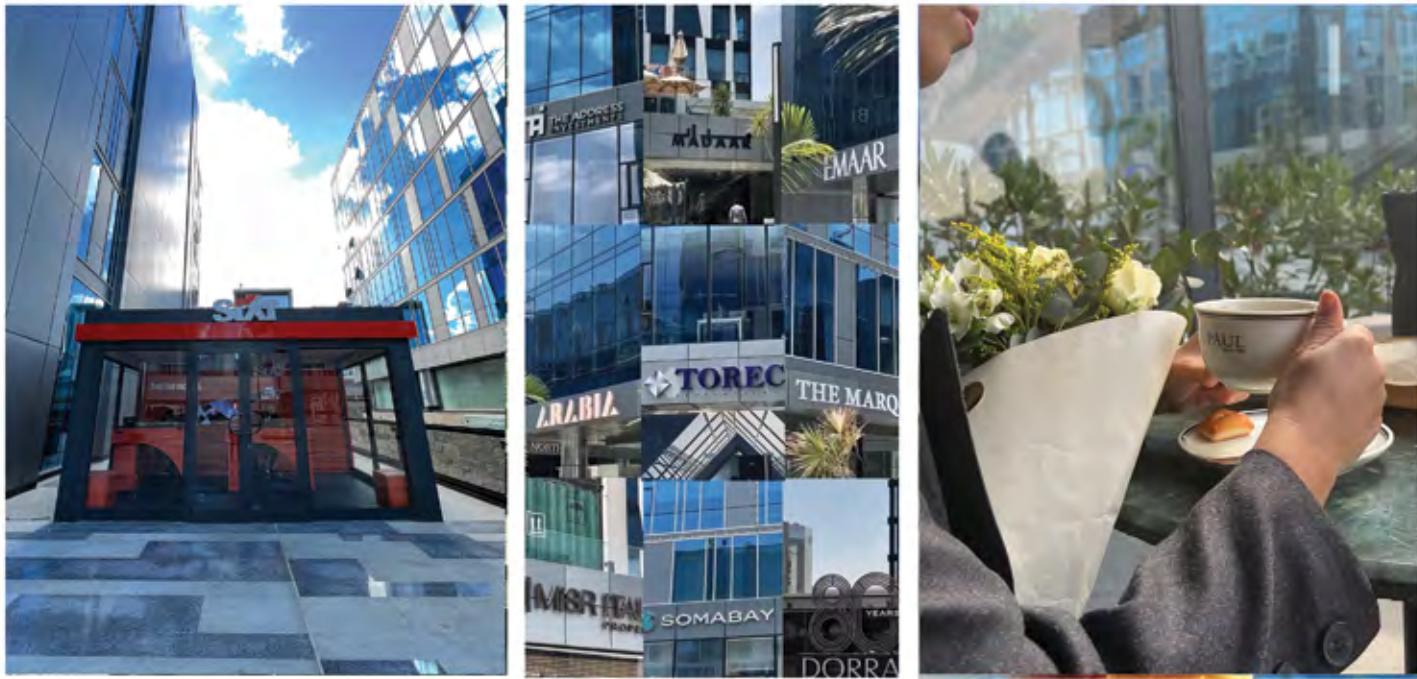
MORI'S SPECIAL HAND ROLLS & NIGIRI

619 - 028 - 731



CAPITAL PROMENADE

■ by THE PLATFORM



A FULL EXPERIENCE #ONTHEPROMENADE

AT CAPITAL PROMENADE, SHEIKH ZAYED CITY



PORSCHE



EGYPT

EXEED



depuis 1889



SIXT

swatchPlus

30
NORTH

EATERY



Seize
Fortunes



MINCE

ZÖÖBA



JOIE DE VIVRE
BESPOKE FLORISTS

KKAN

bloom

OKHTEIM

DWA
Solutions

DISCOVER
SOMABAY

SOMABAY

M MISR ITALIA
PROPERTIES

MADAAR
DEVELOPMENTS

ARABIA
DEVELOPMENTS

TOREC

© IL CAZAR

FAB1

رقم التسجيل الضريبي: ٥٥٢-٤٩٠٠٠٨

Experience a signature a of luxury



Signature

HOT SPONSOR



INVEST-GATE

ACE AWARDS
ACKNOWLEDGING CONTRIBUTION
AND EXCELLENCE AWARDS
DECEMBER 10 2025INVEST-GATE
THE VOICE OF REAL ESTATE

ACE AWARDS

ACKNOWLEDGING CONTRIBUTION
AND EXCELLENCE AWARDS

2025

مشروع M SIGNATURE الحاصل على جائزة ACE AWARDS 2025

THE BEST BRANDED RESIDENCES UNDER “CONSTRUCTION OF THE YEAR”

يقدم وحدات فندقية فاخرة كاملة التشطيب والفرش بإدارة شركة مورجانتي العالمية
في قلب التجمع الخامس

مقدم يبدأ من 10% وتقسيط حتى 10 سنوات

بقسط شهري يبدأ من 29 ألف جنيه



VANTAGE
DEVELOPMENTS

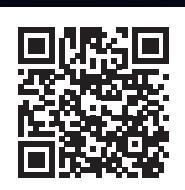
19135
VANTAGE-DEVELOPMENTS.COM

MANAGED BY
MORGANTI

ORGANIZED BY



THE POST-SALES ERA MANAGING PROJECTS, COMMUNITIES & CITIES ROUNDTABLE



**REGISTER
FOR FREE!**

For More Information

Please Contact

0109 896 4099