

PRESS CLIPPING SHEET

PUBLICATION:	Daily News
DATE:	20-April-2026
COUNTRY:	Egypt
CIRCULATION:	65,000
TITLE:	Egypt's real estate market remains resilient amid regional uncertainty: Savills
PAGE:	02
ARTICLE TYPE:	Agency-Generated News
REPORTER:	Staff Report
AVE:	80,000

Real estate market remains resilient amid regional uncertainty: Savills

Cost pressures persist, but pricing stability, steady demand underpin sector outlook

Egypt's real estate market continues to demonstrate resilience despite ongoing regional uncertainty, according to Savills Egypt. While geopolitical tensions persist, market activity remains largely unaffected, with developers maintaining project pipelines and demand holding steady.

Savills notes that current pressures mirror those seen during previous regional disruptions, with the impact on Egypt primarily driven by external factors rather than direct exposure. Rising energy costs remain the most significant challenge, increasing operational expenses across the sector.

Despite these pressures, Fitch Ratings said in a recent report that Egypt's financial system is entering this period from a position of relative strength, supported by solid banking sector fundamentals, including strong capitalisation, profitability and foreign currency liquidity buffers.

Cost pressures without structural repricing

Catesby Langer-Paget said: "From a real estate perspective, the sector is facing near-term cost pressures, pri-

marily linked to exchange rate movements, energy inputs and supply chain disruptions. At this stage, we see no indication of a broad repricing of real estate assets."

He added that developers are maintaining pricing discipline while prioritising sales and project delivery. Many had already factored in elevated exchange rates during the volatility of 2024, enabling them to absorb part of the current cost increases.

Savills also highlighted that development pipelines remain active, with continued project launches across multiple segments, reflecting sustained confidence and forward momentum.

Demand holds as real estate retains safe-haven appeal

Demand fundamentals remain intact, with real estate continuing to act as a hedge against inflation. Buyer activity remains robust, supported in part by the relative stabilisation of the Egyptian pound prior to the recent escalation in regional tensions.

Population growth and ongoing urban expansion continue to underpin demand across residential and



Catesby Langer-Paget

mixed-use developments, reinforcing the sector's long-term growth drivers.

Measured developer response

Savills observed that developers are adopting a cautious and disciplined approach, with no signs of abrupt strategic shifts. The focus remains on sustaining sales, managing costs and ensuring timely project delivery, while avoiding sharp pricing adjustments.

According to the firm, this reflects a more mature market, where develop-

ers are better equipped to navigate volatility through improved planning assumptions and stronger financial models, drawing on lessons from previous market cycles.

Sustained regional confidence

Regional investor interest remains steady, with GCC developers and investors continuing to advance projects in Egypt, including major developments along the North Coast. This sustained activity underscores confidence in the market's long-term potential.

Outlook: Duration of uncertainty remains key

Looking ahead, Savills emphasised that market performance will largely depend on the duration of current geopolitical tensions and their impact on currency stability and energy costs.

Overall, the outlook remains positive, with Egypt's real estate sector supported by solid demand fundamentals, increasingly experienced developers and continued regional investor interest. Savills said it will continue to monitor developments closely as the situation evolves.

PRESS CLIPPING SHEET

The Spine: New hub for finance, business and tourism in Egypt by 2026

Talaat Moustafa Group's EGP 1.4trn mega project aims to reshape urban development, drive economic growth

In a landmark move poised to redefine Egypt's urban and economic landscape, Talaat Moustafa Group (TMG) has unveiled its most ambitious development to date: The Spine in Madinet Nasr. With investments exceeding EGP 1.4trn and targeted sales of more than EGP 1.7trn, the project signals a transformative shift in Egypt's real estate development model. Far from a conventional large-scale project, The Spine introduces—arguably for the first time in the local market—the concept of an integrated “knowledge city”, a multi-dimensional economic ecosystem that extends beyond traditional property development. At its core, the project is built on a holistic vision that integrates living, working, production and services within a single, cohesive environment.

It is designed not merely as a residential destination, but as a fully-fledged economic engine. The residential component alone is expected to stimulate a wide range of industries linked to construction, finishing and supply chains, driving demand across dozens of sectors. This multiplier effect could activate hundreds of factories and strengthen domestic value chains, giving the development a distinct industrial dimension rarely associated with real estate projects. The Spine also places strong emphasis on hospitality, incorporating a portfolio of hotel units aimed at expanding Egypt's room capacity and supporting the country's push towards business tourism and high-value visitors. This is expected to con-



tribute to foreign currency inflows and enhance Egypt's competitiveness as a global tourism destination. In parallel, the development will feature a dedicated free zone and investment district, offering an attractive business environment for multinational corporations. Through streamlined procedures and commercial incentives, the project is positioned to attract regional headquarters and international firms, reinforcing Egypt's standing as a hub for business services and investment.

Complementing its economic and commercial pillars, The Spine will include a broad range of entertainment and service facilities designed to boost both domestic and international tourism, while generating additional economic value through increased consumer spending. As such, it is envisioned as a fully integrated urban centre with diversified economic functions. At the macroeconomic level, the project's impact is expected to be significant. It is projected to generate approximately 155,000 direct and indirect job opportunities and contribute nearly 1% to Egypt's GDP. In addition, it is anticipated to deliver more than EGP 600bn in tax revenues to the state bud-

get, supporting public services and broader development plans. Amid ongoing geopolitical uncertainty and global economic headwinds, the launch of The Spine sends a strong signal of confidence in the resilience of the Egyptian economy. Advancing a project of this scale under current global conditions reflects growing investor confidence in Egypt's ability to provide a stable and attractive environment for long-term investment. Ultimately, The Spine represents more than a mega development; it is a strategic economic statement. As companies increasingly look to expand within Egypt, the project underscores the country's emergence as a regional platform connecting markets and driving growth in an evolving global landscape.

Real estate market remains resilient amid regional uncertainty: Savills

Cost pressures persist, but pricing stability, steady demand underpin sector outlook

Egypt's real estate market continues to demonstrate resilience despite ongoing regional uncertainty, according to Savills Egypt. While geopolitical tensions persist, market activity remains largely unaffected, with developers maintaining project pipelines and demand holding steady. Savills notes that current pressures mirror those seen during previous regional disruptions, with the impact on Egypt primarily driven by external factors rather than direct exposures. Rising energy costs remain the most significant challenge, increasing operational expenses across the sector. Despite these pressures, Fitch Ratings said in a recent report that Egypt's financial system is entering this period from a position of relative strength, supported by solid banking sector fundamentals, including strong capitalisation, profitability and foreign currency liquidity buffers.

Cost pressures without structural weakening
Catesby Langer-Paget said: “From a real estate perspective, the sector is facing near-term cost pressures, pri-

marily linked to exchange rate movements, energy inputs and supply chain disruptions. At this stage, we see no indication of a broad repricing of real estate assets.” He added that developers are maintaining pricing discipline while prioritising sales and project delivery. Many have already factored in elevated exchange rates during the volatility of 2024, enabling them to absorb part of the current cost increases. Savills also highlighted that development pipelines remain active, with continued project launches across multiple segments, reflecting sustained confidence and forward momentum.

Demand holds as real estate remains safe-haven appeal
Demand fundamentals remain intact, with real estate continuing to act as a hedge against inflation. Buyer activity remains robust, supported in part by the relative stabilisation of the Egyptian pound prior to the recent escalation in regional tensions. Population growth and ongoing urban expansion continue to underpin demand across residential and



Catesby Langer-Paget

mixed-use developments, reinforcing the sector's long-term growth drivers. Measured developer response Savills observed that developers are adopting a cautious and disciplined approach, with no signs of abrupt strategic shifts. The focus remains on sustaining sales, managing costs and ensuring timely project delivery, while avoiding sharp pricing adjustments. According to the firm, this reflects a more mature market, where develop-

ers are better equipped to navigate volatility through improved planning assumptions and stronger financial models, drawing on lessons from previous market cycles.

Sustained regional confidence
Regional investor interest remains steady, with GCC developers and investors continuing to advance projects in Egypt, including major developments along the North Coast. This sustained activity underscores confidence in the market's long-term potential.

Outlook: Duration of uncertainty remains key
Looking ahead, Savills emphasised that market performance will largely depend on the duration of current geopolitical tensions and their impact on currency stability and energy costs. Overall, the outlook remains positive, with Egypt's real estate sector supported by solid demand fundamentals, increasingly experienced developers and continued regional investor interest. Savills said it will continue to monitor developments closely as the situation evolves.

Wadi Degla Developments records EGP 5.6bn in 2025 sales

Developer sustains delivery momentum with 1,500 units completed, targets EGP 10bn sales in 2026

Wadi Degla Developments recorded total sales of EGP 5.6bn in 2025, alongside the delivery of 1,500 residential units, maintaining a steady execution pace of around three units per day. This marks the third consecutive year the company has sustained this delivery rate, standing out in a market where delays have increasingly weighed on buyer confidence. Over the past three years, the company has consistently ranked among Egypt's top ten developers by delivered units, reinforcing its position as one of the sector's most focused players.

“Our ability to deliver year after year—despite devaluations, inflationary pressures and supply chain disruptions—is not about working harder, but about restructuring how we work,” said Raymond Adhy.

The 2025 sales performance reflects continued momentum following two years of strong outperformance. “The past three years followed a clear sequence,” Adhy noted. “In 2023 and 2024, we outperformed the market by 18% and 48%, respectively. In 2025, our growth aligned with the market—not due to weaker demand, but because of an inventory gap that required a strategic pivot towards growth without compromising delivery.”

He added that the company's consistent delivery track record continues to bolster buyer confidence in upcoming launches, stressing that “we are not choosing between delivery and growth—we are doing both.”

As part of its preparation for the next growth phase, Wadi Degla completed a capital raise of EGP 2bn in 2025 and secured three new development sites with full regulatory approvals, strengthening its financial and operational base for expansion.

At the macro level, Egypt entered 2026 with GDP growth of 4.4% and inflation declining from 34% to below 12% over the past three years, marking its strongest economic position since 2019. However, renewed regional geopolitical tensions in late February partially reversed this momentum, with the Egyptian pound depreciating by around 10% within a month and construction costs



Raymond Adhy

rising by 20-25%. Inflation, which had already accelerated to 13.4% in February, is projected to reach between 16% and 20% by mid-year, driven by higher energy, logistics and input costs. This reflects a pattern similar to the post-2022 devaluation cycle, during which the sector absorbed multiple rounds of cost increases.

Against this backdrop, the real estate market is entering a period of recalibration, characterised by rising costs, renewed affordability pressures and more cautious demand in the first half of the year. “Wadi Degla's 2026 strategy has been shaped accordingly. We have gone through multiple rounds of price adjustments and devaluations since 2022,” Adhy said. “That experience has reshaped our planning approach. Our targets reflect the current reality, not in spite of the headwinds, but with full awareness of them.”

He added: “Egypt's real estate market has historically absorbed such shocks. Demand does not disappear; it adjusts and returns. We are positioning ourselves to be ready when that happens.”

Building on this outlook, the company has launched its 2026 growth programme, targeting EGP 10bn in sales and the delivery of 1,200 units.

The expansion will be driven by four key projects: Vero in Sidi Abdel Rahman and OJO in Ain Sokhna, both launched in the first quarter; Club Town Al Miya, its first project in Upper Egypt, scheduled for the second quarter; and Neo Parks in Mostakbal City, expected to launch in the third quarter.

Egyptian-Italian alliance targets \$10bn mega projects across Egypt, Gulf

PCE, RECS Architects partner to deliver 150 projects with focus on integrated design, sustainability

Precision Consulting Engineering (PCE) has announced a strategic partnership with RECS Architects to expand integrated architectural and consultancy services across Egypt and Gulf markets. The agreement, signed by PCE Chairperson Waleed Sweida and Pier Maria Giordani, aims to establish a cross-border collaboration model that combines local execution capabilities with global design expertise. The partnership seeks to move beyond traditional consultancy frameworks towards a value-driven approach that accelerates project delivery and enhances quality standards.

Sweida said the alliance will target major developments across real estate, construction, hospitality and industrial sectors, including towers, residential compounds, hotels and tourism projects in Egypt, Saudi Arabia and the UAE. He described the partnership as a model for delivering “Italian architectural expertise through Egyptian hands”, blending European know-how with regional market presence. The alliance plans to execute around 150 projects over the next



three years, with a total investment value estimated at \$10bn, primarily in Saudi Arabia and the UAE. The pipeline includes a fully integrated residential development in Egypt, three projects in Jeddah and the development of Damman's Corniche, alongside further expansion across Gulf markets. In Egypt, the partnership will focus on large-scale urban developments, including towers and integrated compounds, with a particular emphasis on East Cairo and the New

Administrative Capital. In the hospitality segment, the alliance has already secured contracts for three hotel projects, including one in Sheraton with infrastructure investments estimated at EGP 12bn, another in New Cairo, and a five-star hotel development in Saudi Arabia in collaboration with a global hospitality brand. Mohamed Farag highlighted PCE's established presence in Gulf markets, noting that the partnership enhances integration across architectural design, engineering and project super-

vision. He added that Egypt remains a resilient and attractive market despite global geopolitical challenges, supported by growing demand for sustainable and innovative developments.

Farag also emphasised that the alliance aligns with Egypt's national direction towards green building practices, focusing on optimising resource use and adopting environmentally sustainable construction methods.

For his part, Giordani said the partnership centres on delivering sustainable architectural solutions powered by smart systems and artificial intelligence. He noted that integrating advanced technologies in design and construction—alongside energy efficiency and water management solutions—will strengthen the alliance's competitiveness in both regional and European markets.

He concluded that combining European innovation with Egyptian execution capabilities creates a strong platform to shape the future of architecture in the Middle East, positioning the alliance as a model for integrating global expertise with local market insight.