

Egypt Commercial Real Estate - Market Share Analysis, Industry Trends & Statistics, Growth Forecasts (2026 - 2031)

Market Report | 2026-02-09 | 150 pages | Mordor Intelligence

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Report description:

Egypt Commercial Real Estate Market Analysis

Egypt commercial real estate market size in 2026 is estimated at USD 4.31 billion, growing from 2025 value of USD 4.03 billion with 2031 projections showing USD 6.04 billion, growing at 6.99% CAGR over 2026-2031. Robust infrastructure spending, liberalized land ownership laws, and record foreign direct investment are reshaping the sector's demand profile, especially around the New Administrative Capital and the Suez Canal Economic Zone. Corporate relocations, tourism recovery, and surging e-commerce volumes are broadening asset-class appeal while diversified funding channels sustain development momentum despite a high-interest-rate environment. Currency stabilization prospects and hard-currency lease structures further improve the Egypt commercial real estate market's risk-adjusted returns for global investors. Simultaneously, sustainability mandates and smart-city frameworks are forcing landlords to upgrade inventories to maintain competitive positioning.

Egypt Commercial Real Estate Market Trends and Insights

Government Mega-Projects Establish New Commercial Epicenters

The USD 58 billion New Administrative Capital and the expanding Suez Canal Economic Zone exemplify state-led urban catalysts that anchor private investment. Ministry relocations instantly populate office districts, while logistics parks like Mercedes-Benz's Sokhna hub validate industrial take-up. Such integrated ecosystems lower investor risk by guaranteeing early-stage occupancy and infrastructure readiness. Fiscal incentives and streamlined permitting under the Golden Licence program further compress

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project gestation periods, supporting rapid absorption. These mega-projects hence recalibrate supply-demand balances, elevating the Egypt commercial real estate market into a regional node for governmental, industrial, and service activities.

Rapid Population Growth & Urbanization Pressures

Egypt's demographic expansion is compelling developers to pioneer satellite cities such as the 170,000-acre New Administrative Capital designed for 6.5 million residents. This distributed urban model lessens congestion in central Cairo and sparks demand for integrated office, retail, and logistics complexes that operate as self-contained economic ecosystems. Projects like the 1.5 Million Feddan scheme couple agricultural expansion with industrial-zone creation, widening commercial footprints beyond legacy corridors. As populations shift, mixed-use projects that bundle civic, residential, and commercial functions gain a structural demand advantage. Consequently, the Egypt commercial real estate market is evolving toward polycentric growth nodes that diversify risk and enhance tenant optionality.

Double-Digit Inflation Pressures Development Economics and Tenant Affordability

Annual inflation above 25% forces the Central Bank to uphold a 28.25% overnight lending rate, driving construction loan pricing into double digits. Developers either delay launches or pivot to presales and partnership financing to preserve margins. Operating costs also climb: utility tariffs rose 43.6% year-over-year, and commercial rents increased 12.7%, squeezing tenant affordability. Prime assets with hard-currency leases sustain occupancy, but secondary stock witnesses elevated churn. Over time, price normalization and alternative funding vehicles should stabilize capital costs within the Egypt commercial real estate market.

Other drivers and restraints analyzed in the detailed report include:

Tourism-Led Demand For Hospitality & Retail Assets
Booming E-Commerce Transforms Logistics Requirements
Currency Volatility Creates Investment Uncertainty Despite Fundamental Strengths

For complete list of drivers and restraints, kindly check the Table Of Contents.

Segment Analysis

Offices secured 43.02% of the Egypt commercial real estate market share in 2025, buoyed by the relocation of 14 ministries and more than 48,000 staff to the New Administrative Capital. Grade-A towers like Infinity Tower (160 meters, LEED Platinum-targeted) are 70% complete and pre-leased to multinational tenants demanding environmentally certified space. The segment benefits from long leases, ancillary service demand, and government anchor occupancy that de-risks vacancy exposure. Meanwhile, retail assets are projected to post a 9.60% CAGR through 2031, the fastest across property types, as tourism rebounds and lifestyle centers such as Cairo Festival City Mall (USD 566.7 million) reopen with flagship tenants. Developers are blending experiential formats food halls, entertainment clusters, and digital storefronts to attract spending and extend dwell times.

The logistics sub-category gains structural support from Egypt's trade ambitions. Mercedes-Benz's Sokhna logistics park and AD Ports Group's USD 120 million KEZAD zone illustrate the pivot toward build-to-suit facilities proximate to multimodal corridors. Industrial assets within the "Others" bucket tap near-shoring demand, especially from EU manufacturers leveraging duty-free access. Rising land prices in coastal projects such as Ras El-Hekma encourage vertical mixed-use clustering, spreading risk across retail, hospitality, and office stacks. Consequently, the Egypt commercial real estate market size for logistics is expected to widen its revenue slice as e-commerce consolidates share.

The Egypt Commercial Real Estate Market Report is Segmented by Property Type (Offices, Retail, Logistics and Others), by Business Model (Sales and Rental), by End-User (Individuals/Households, Corporates & SMEs and Others), and by Geography

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(Cairo, Alexandria, Giza and the Rest of Egypt). The Market Forecasts are Provided in Terms of Value (USD).

List of Companies Covered in this Report:

Amer Group Orascom Construction PLC Palm Hills Developments The Arab Contractors Talaat Moustafa Group Secon Egypt Dorra Group Emaar Misr Hassan Allam Holding Rowad Modern Engineering SODIC Madinet Nasr Housing & Development Mountain View City Edge Developments Hyde Park Developments Al-Futtaim Group Real Estate Majid Al Futtaim Properties Capital Group Properties New Giza for Real Estate Kuwait Holding - Real Estate

Additional Benefits:

The market estimate (ME) sheet in Excel format
3 months of analyst support

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