

The Treatment accorded to the Foreign Investment in various Economic Sectors and Geographical Areas

Activity	Treatment Accorded to Foreign Investment	The Legal Basis
1. Land ownership		
(A) Agricultural Land	<ul style="list-style-type: none"> Foreign nationals, whether natural or legal person, are prohibited from owning agricultural land or equivalent land types in Egypt, including land suitable for cultivation, fallow land, and desert land. This prohibition applies to full ownership, title ownership, or usufruct rights. Under this law, land located within city boundaries or areas governed by Law No. 52 of 1940 is not considered agricultural land. 	<ul style="list-style-type: none"> Law No. 15 of 1963, as amended by Law No. 104 of 1985, Article (1), prohibits foreign nationals from owning agricultural land and equivalent types. Relevant government agency: Ministry of Agriculture and Land Reclamation.
(B) Desert Land	<ul style="list-style-type: none"> Foreign ownership of desert land may not exceed 49%, while Egyptian nationals are required to hold a minimum of 51% of the company's capital. Furthermore, individual ownership shall be limited to a maximum of 20% of the company's capital. Upon dissolution, any land held by cooperatives or companies may not be transferred to non-Egyptians. An exception may be granted by a decree issued by the President of the Republic, for reasons he deems appropriate, and upon the approval of the Council of Ministers, whereby individuals holding the nationality of an Arab state may be treated in the same manner as Egyptians. The restriction on foreign ownership of desert land, which is necessary for the investor to carry out or expand their activities, has been lifted. Additionally, by a decree of the President of the Republic, for reasons he deems appropriate, and upon the approval of the Council of Ministers, individuals holding the nationality of an Arab state may be treated in the same manner as Egyptians. 	<ul style="list-style-type: none"> Law No. 143 of 1981 on Desert Land, Article 11, as amended by Law No. 205 of 1991. Law No. 55 of 1988 Amending Law No. 143 of 1981 on Desert Land. Law No. 11 of 2024 amending certain provisions of Law No. 143 of 1981 on Desert Land (Article 11, Second Paragraph, Article 12, Second Paragraph). The Article stipulates as follows: "Except in cases where the investor obtains the land necessary for conducting or expanding their activity in accordance with the provisions of this law or the Investment Law No. 72 of 2017, the Egyptian ownership in the company's capital may not be less than 51%, and individual ownership may not exceed 20% of the company's capital. Furthermore, land owned by cooperatives or companies may not be transferred to non-Egyptians upon their dissolution." Relevant government agency: General Authority for Reconstruction Projects and Agricultural Development

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<p>2. Real Property Ownership</p>	<p><u>Real Property Ownership</u></p> <p>Non-Egyptians may own real property, whether constructed or vacant land, subject to the following conditions:</p> <ol style="list-style-type: none"> 1- Ownership is limited to a maximum of two properties nationwide, intended solely for private residential use by the individual and his/her immediate family, without prejudice to the right to own properties necessary for carrying out a licensed private activity granted by the relevant Egyptian authorities. For the purpose of this law, "immediate family" refers to spouses and minor children. 2- The total area of each property shall not exceed 4,000 square meters. 3- The property shall not be considered an antiquity under the provisions of the Law on Antiquities Protection. <p>Exception by the Prime Minister may be granted from the conditions specified in item (1) and (2) upon his discretion. Additionally, the Council of Ministers may establish specific conditions and regulations for ownership in designated tourist areas and urban communities.</p> <ol style="list-style-type: none"> 1. The ownership of constructed properties and vacant land may not subject to the conditions stipulated in this law if the property is owned by a foreign government and intended for use as a location for its diplomatic or consular mission, its respective annexes, or as residence for the head and members of the mission, provided reciprocity is observed. Exemptions also apply to properties owned by international or regional organizations or agencies. 2. A law is currently under review to amend certain provisions of Law No. 230 of 1996. The amendment aims to allow non-Egyptians to own an unlimited number of properties in Egypt, eliminating the previous restriction of two properties in two different cities, provided payment is made in foreign currency. 	<ul style="list-style-type: none"> • Law No. 230 of 1996 on the Regulation of Non-Egyptians' Ownership of Constructed Properties and Vacant Land (Article 2). The Minister of Justice has been delegated the authority to grant exceptions from the conditions mentioned in Article (2) of the said law upon Prime Minister Decree No. 686 of 2013. • Prime Minister Decree No. 1237 of 2018: Delegation of the Minister of Justice to exercise the powers of the Prime Minister as stipulated in Articles (2 and 5) of Law No. 230 of 1996. • In accordance with the Decrees of the Supreme Council for Investment in May 2023, the Council of Ministers approved in session No. 246 on July 5, 2023, a legislative amendment to Article (2) of Law No. 230 of 1996 on the regulation of non-Egyptians' ownership of constructed properties and vacant land, allowing non-Egyptians to own properties, whether constructed or vacant, for residential purposes. The Ministry of Justice has completed the drafting of this amendment to be presented to the Egyptian Parliament. • Relevant government agency: Ministry of Justice (Real Estate Publicity Department)

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	<p><u>Ownership and usufruct of residential units by non-Egyptians (Hurghada, Red Sea, Marsa Matrouh)</u></p> <p>Non-Egyptians are treated, after obtaining the approval of the relevant security authorities, in the same manner as Egyptians when owning residential units in new urban areas and tourist regions (the Sidi Abdel Rahman tourist area, Hurghada, Red Sea, Ras Al-Hekma in Matrouh Governorate, and the areas reallocated for the benefit of the Tourism Development Authority as specified in Presidential Decree No. 612 of 2013).</p>	<ul style="list-style-type: none"> Article (1) of Prime Minister Decree No. 548 of 2005 on the Ownership and Usufruct of Residential Units by non-Egyptians in Certain Areas, as amended by Prime Minister Decree No. 2152 of 2014.
<p>3. Maritime Transport</p>	<p><u>Maritime Agency Activity:</u></p> <p>The activity must be conducted by a company or sole proprietorship of Egyptian nationality, with its head office located in Egypt.</p> <p>The share of the Egyptian partner in the capital of the joint venture engaging mainly in maritime agency activities must not be less than 51%. This condition does not apply to shipping companies that conduct genuine investment activities in Egypt by owning at least one vessel flying the Egyptian flag, provided they only engage in maritime agency activities as a subsidiary to serve their purposes. In this case, the licensed maritime agency activities are limited to servicing the vessels they own, whether Egyptian or foreign.</p>	<ul style="list-style-type: none"> Minister of Transport Decree No. 800 of 2016, Article 3 - Article 8 item (2-5) issued on 14/12/2016, regarding the issuance of the regulations governing the operation of activities and businesses related to maritime transport and usufruct. Relevant Government Agency: Ministry of Transport.
<p>4. Air Transport</p>	<p><u>Air Transport Activities</u></p> <ul style="list-style-type: none"> The Egyptian share must not be less than 51% of the company's capital; except for irregular international and domestic passenger or cargo transport activities, in which case the foreign contribution may be 100% of the project's capital. <p><u>Aircraft services activities (aircraft maintenance - ground services - maintenance of the operating company's aircraft - providing catering services for aircraft).</u></p>	<ul style="list-style-type: none"> Civil Aviation Minister Decree No. 744 of 2022: Amending some provisions of the Executive Regulations of the Civil Aviation Law issued by Civil Aviation Minister Decree No. 1 of 1989 (Civil Aviation Activities) Article 122 <i>bis</i> - Article 122 <i>bis</i>1 - Article 122 <i>bis</i> 2 - Article 122 <i>bis</i> 3 - Article 122 <i>bis</i> 5 Civil Aviation Minister Decree No. 60 of 2022 specifying the aviation activities that companies or establishments may engage in accordance with the provisions of

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	<p>The ownership percentage of Egyptians in the project's capital and in the board of directors must not be less than 51%.</p> <p><u>Activities related to the design and manufacturing of civil aircraft, their engines, or their parts.</u></p> <p>The ownership percentage of Egyptians in the project's capital must not be less than 51%.</p> <p><u>Air navigation and air traffic services activities</u></p> <ul style="list-style-type: none"> • The capital must be 100% Egyptian. • The labor must be 100% Egyptian. <p><u>Training services activities</u></p> <p>The percentage of Egyptians' contribution to the project's capital must not be less than 51%.</p>	<p>applicable laws, agreements and decrees.</p> <ul style="list-style-type: none"> • Relevant Government Agency: Ministry of Civil Aviation.
<p>5. Postal Services</p>	<ul style="list-style-type: none"> • Egypt Post Authority is exclusively responsible for the transportation of letters as well as postal parcels, and for providing postal financial services and postal savings fund operations. Egypt Post may entrust others to perform some postal services on its behalf. • Postal services can be carried out by Egyptians and foreigners after obtaining the approval (license) of Egypt Post, subject to controls, conditions and obligations included in contracts concluded with the investor. 	<ul style="list-style-type: none"> • Law No. 16 of 1970 on the postal system (Article 1). • Article 1 of the aforementioned law stipulates: (Egypt Post Authority is exclusively responsible for transporting letters and postal parcels, and for performing financial services and postal savings fund operations. Egypt Post may entrust others with performing some postal services on its behalf in accordance with the provisions of the Executive Regulations.) • Article 319 of its Executive Regulations also stipulates: "The postal services that Egypt Post may entrust others to perform are: <ul style="list-style-type: none"> a) Sale of postage stamps, stamps, stamped papers and professional stamps.

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		<p>b) Regular and registered correspondence works, both incoming and outgoing.</p> <p>c) Regular parcel works, both incoming and outgoing.</p> <p>d) Withdrawal and disbursement of regular internal remittances within the limits, descriptions and provisions as determined by Egypt Post.</p> <p>e) Postal handling operations.</p> <ul style="list-style-type: none"> Article 320 of the Executive Regulations of Law no. 16 of 1970, issued by Decree no. 55 of 1972 stipulates that (Egypt Post shall conclude contracts subject to what its BoD decides regarding those Egypt Post selects to perform all or part of the services referred to in the previous Article. Such contracts shall be signed on behalf of Egypt Post by the Regional Postal Director for private postal offices, postal agencies and mail carriers and Chairman of Egypt Post BoD shall sign the contracts for express mail services. <p>Term of such contracts may be amended, when necessary, by a resolution of the BoD. The terms of the contract shall apply to whom entrusted to perform various types of private services.</p> <p>Relevant Government Agency: Egypt Post</p>
<p>6. Commercial Agency, Import Activities, and</p>	<p>Commercial Agency: The practice of any activities related to commercial agency or commercial mediation is prohibited except for those whose names are registered in the register of commercial agents and</p>	<ul style="list-style-type: none"> Law No. 120 of 1982 Issuing the Law Regulating Commercial Agency Activities and Some Commercial Mediation or Real Estate Brokerage

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<p>Registration in the Register of Importers</p>	<p>mediators prepared for this purpose by Ministry of Economy and Foreign Trade. Only those who meet the following conditions may be registered in the aforementioned register:</p> <p>I: Regarding the registration of natural persons:</p> <p>a) He/she must be of an Egyptian nationality, and for those who have acquired Egyptian nationality, at least ten years must have passed since obtaining the nationality.</p> <p>II: Regarding the registration of companies:</p> <p>The capital must be fully owned by Egyptian partners, taking into account that at least ten years must have passed in the case of acquiring Egyptian nationality through naturalization.</p> <p>Import Activity and Commercial Agency:</p> <ul style="list-style-type: none"> • The company's head office must be located in the Arab Republic of Egypt, and the company must be incorporated in accordance with the Egyptian laws. • In respect of partnerships and limited liability companies, the paid-up capital must not be less than two million Egyptian pounds. • In respect of joint stock companies and partnerships limited by shares, the capital must not be less than five million Egyptian pounds. Additionally, at least 51% of the shares or stocks in joint stock companies, partnerships limited by shares, limited liability companies or partnerships must be owned by Egyptians. • The aforementioned restriction on foreign capital has been lifted, allowing foreign investors to fully own the capital of Egyptian companies for 	<p>Activities, as amended by Law No. 21 of 2022.</p> <ul style="list-style-type: none"> • Law No. 7 of 2017 Amending the Register of Importers Law No. 121 of 1982 (Article 2, Item 2). • Law No. 173 of 2023 on the Exemption of Companies owned by non-Egyptians and Companies in which Egyptian shareholding is less than 51% from certain provisions of Law 121 of 1981 on the Register of Importers.

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	<p>the purpose of engaging in import activities, and these companies are now eligible to register at the Register of Importers, which was not previously permitted, for a limited period not exceeding ten (10) years as of the date of registration. However, this period may be renewed for an additional ten (10) years, subject to the Council of Ministers' approval. Accordingly, foreign investors are now permitted to engage in import activities, provided that they meet the necessary requirements outlined in the law in this respect and complete registration at the Register of Importers.</p>	
<p>7. Building and Construction Sector</p>	<p>Contracting, Construction, Building and Public Works Activity:</p> <ul style="list-style-type: none"> • Any natural or legal person engaged in construction and building activities, regardless of the legal framework under which they operate, shall submit an application for obtaining a membership at the Egyptian Federation for Construction and Building Contractors. This is subject to requirements including that he/she must be of Egyptian nationality. • The restriction related to the requirement of Egyptian nationality is no longer in effect following the ruling of the Supreme Constitutional Court in Case No. 68 of Judicial Year 25. 	<ul style="list-style-type: none"> • Law No. 104 of 1992 Establishing the Egyptian Federation for Construction and Building Contractors (Article 5, second paragraph) and its Executive Regulations issued by Minister of Construction Decree No. 205 of 1992 (Article 8). • The Supreme Constitutional Court passes ruling No. 68 of the judicial year 25 in which it ruled that the second paragraph of Article 5 of Law No. 104 of 1992 Establishing the Egyptian Federation for Construction and Building Contractors was unconstitutional. As a result, Article 8 of Minister of Construction Decree No. 205 of 1992 issuing the Executive Regulations of Law No. 104 of 1992 was rendered null and void. • By the issuance of the Supreme Constitutional Court's ruling, the restriction has been lifted. • Relevant government agency: The Egyptian Federation for Construction and Building Contractors.

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<p>8. Employment Sector</p>	<p>Recruiting and Placing Workers Domestically:</p> <ul style="list-style-type: none"> In order to carry on the business of recruiting and placing workers domestically, the capital of the company must be fully owned by Egyptians, and the members of the board of directors of the company as well as the operations managers must be Egyptians. <p>Recruiting and Placing Workers Abroad:</p> <ul style="list-style-type: none"> In order to carry on the business of recruiting and placing workers abroad, shares owned by foreign shareholders must not exceed 49% of the share capital of the company. 	<ul style="list-style-type: none"> Labor Law No. 12 of 2003 (Article 22) Relevant government agency: Ministry of Manpower
<p>9. Journalism</p>	<p>On the Incorporation and Ownership of Press Agencies:</p> <ul style="list-style-type: none"> Non-Egyptian shareholders, whether natural or legal persons, may not own any shares percentage that gives them the right to manage the agency. <p>On the Incorporation and Ownership of Media Agencies:</p> <ul style="list-style-type: none"> Non-Egyptian shareholders, whether natural or legal persons, may not own the majority of shares or any shares percentage that grants them the right to manage the agency. 	<ul style="list-style-type: none"> Law No. 180 of 2018 on the Regulation of the Press, the Media, and the Supreme Council for Media Regulation (Articles 36) Law No. 180 of 2018 on the Regulation of the Press, the Media, and the Supreme Council for Media Regulation (Articles 52) Relevant government agency: The Supreme Council for Media Regulation
<p><u>Professional Associations Memberships:</u></p>		
<p>10. Legal Profession</p>	<p>Registration with the Bar Association and the Law Practice License</p> <ul style="list-style-type: none"> Any individual applying for registration at the Bar Association General Register must be an Egyptian national. The Minister of Justice may, in coordination with the Bar Association, grant a foreign lawyer a license to work on a specific case or a subject-matter in Egypt, provided that the same treatment is reciprocated. 	<ul style="list-style-type: none"> Article 13 of the Legal Profession Law No. 17 of 1983, as amended by Law No. 197 of 2008. Relevant government agency: The Bar Association

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<p>11. Engineering Profession</p>	<ul style="list-style-type: none"> The Egyptian Engineers Syndicate is the agency representing the engineers holding the Egyptian nationality. In order for an engineer to be admitted as a member of the Egyptian Engineers Syndicate, s/he must be an Egyptian national. However, the Egyptian Engineers Syndicate Board of Directors may, subject to reciprocal treatment, admit as a member of the Syndicate any Arab State nationals meeting the membership requirements. 	<ul style="list-style-type: none"> Law No. 7 of 1983 Amending Certain Provisions of Law No. 66 of 1974 on the Egyptian Engineers Syndicate (Article 1) Law No. 66 of 1974 on the Egyptian Engineers Syndicate (Article 3) Relevant government agency: The Egyptian Engineers Syndicate
<p>12. Applied Art Professions</p>	<ul style="list-style-type: none"> The Applied Art Professions Association is the agency representing the applied art professionals holding the Egyptian nationality. In order for an applied art professional to be admitted as a member of the Applied Art Professions Association, s/he must be an Egyptian national. However, the Association Board of Directors may, subject to reciprocal treatment, admit as a member of the Association any Arab State nationals meeting the membership requirements. 	<ul style="list-style-type: none"> Clause I of Law No. 29 of 1984 Amending Certain Provisions of Law No. 67 of 1974 on the Incorporation of the Applied Art Professions Association and the other laws amending the Law No. 67 of 1974. Law No. 67 of 1974 on the Incorporation of the Applied Art Professions Association (Clause III) Relevant government agency: The Applied Art Professions Association