Zilla Capital

IPO RADAR

IPO Radar | EGX Egypt Education Platform

25% FLOAT

Egypt's Next Private-Sector Listing in the Making

June 2026

25%	EGP 2.6bn	10-for-1	98.4%	USD 100mn+
				GULF ROUND

DEAL DETAILS & RATIONALE

The Offering at a Glance

Egypt Education Platform (EEP) is restructuring its capital ahead of a planned float of up to **25% of its shares on the EGX**. The company's extraordinary general assembly approved a **10-for-1 stock split**, cutting the nominal share value from EGP 10 to EGP 1, paired with an **EGP 611.9 mn capital increase** funded entirely through retained earnings — bringing total issued capital to **EGP 2.6 bn**. The restructuring leaves founding JV EFGEMS Education — the EFG Hermes and GEMS Education partnership — firmly in control at **98.4%**, down marginally from 99.99%. Valuation, exact timing, and whether the offering will be a primary capital raise or a secondary sell-down remain unconfirmed.

Capital Structure Engineering

The stocks plit and capital hike arenot cosmetic. Slashing the nominal share price from EGP 10 to EGP 1 broadens retail accessibility, while capitalising retained earnings deepens the balance sheet without diluting existing shareholders. The net result is a cleaner, more institutional-grade structure — pre-float housekeeping that signals a company serious about its timeline. EEP temporarily listed **199.4 mn shares** on the EGX main market in May, making it the sixth entrant in the exchange's education services sector.

Capital Snapshot

Component	Detail	Strategic Read
Float Target	**Up to 25%**	Material free float; supports index eligibility and institutional depth
Stock Split	**10-for-1**	Nominal value EGP 10 → EGP 1; broadens retail accessibility
Capital Increase	**EGP 611.9 mn**	Funded via retained earnings — no dilution to existing holders
Issued Capital	**EGP 2.6 bn**	Post-hike base ahead of float
Control	**98.4%**	EFGEMS retains firm control; minimal pre-float dilution

A Broader Education Empire

EEP is not a single-asset story. The EFG Hermes-backed vehicle — which counts the **Sovereign Fund of Egypt** among its anchor investors — operates a portfolio spanning K-12 schools, preschools, and Selah El Telmeez, a proprietary education content platform. Its recent agreement with TMG to develop an **EGP 8 bn private university in Noor City** marks its first move into higher education — a segment with longer gestation, higher ticket, and institutional-grade capital requirements. The breadth gives EEP a diversification story few regional education plays can match.

STRATEGIC ANGLE & MARKET SIGNALS

01

Defensive Sector, Premium Multiple

Private K-12 education in Egypt isstructurally demand-led — supply lags population growth. EEP offers **inflation-resilient, defensive exposure** the EGX currently lacks at scale.

02

Clean Structure Before Capital

Funding the capital hike from retained earnings — not fresh equity —signals discipline. EEP is fixing the balance sheet **on its own terms** aheadof inviting outside investors.

03

Dual-Track Capital Strategy

Aparallel **USD100mn + Gulf raise** alongside the EGX float diversifies the capital base and could set a valuation anchor that de-risks the domestic offering.

04

Multi-Segment Platform

From preschools to K-12 to the Noor City university, EEP is building a **diversified education platform** — a breadth few regional peers can match.

What We're Watching

Three things matter from here. First, **structure**: whether the offering is a primary raise to fund expansion or a secondary sell-down by existing shareholders — the distinction shapes the entire equity story. Second, **valuation**: the education sector commands high multiples globally, and Egypt's defensive growth profile should support a premium, but the entry price will define investor returns. Third, **sequencing**: if the USD 100 mn+ Gulf round closes first, it sets a valuation reference ahead of the EGX float and materially de-risks the domestic listing.

Market Context

This would be a high-profile addition to the EGX at a moment when the exchange is actively deepening its education sector — EEP would be the sixth listed name in the space. The defensive nature of private education spending — particularly K-12, where demand structurally outpaces supply — makes the company a natural fit for institutional investors seeking inflation-resilient exposure. The principal risk is execution: a crowded pre-IPO agenda, an unresolved valuation, and a parallel Gulf fundraise introduce real sequencing complexity. How EEP manages that choreography will be as telling as the float itself.

KEY INSIGHT

Egypt Education Platform is not just listing shares. It is building the architecture for a multi-market, multi-segment education platform — and the EGX float is one piece of a larger capital story, not the whole of it.

NBE Acquires 20% of Egyptian Alliance for Education

EGP 250MN

A State Bank's Broader Equity Pivot

June 2026

20% STAKE ACQUIRED	**EGP 250mn**	**EGP 1.25bn**	**100+** SCHOOLS PLANNED	**USD 2.5bn**

DEAL DETAILS & RATIONALE

The Deal at a Glance

The National Bank of Egypt (NBE) has acquired a **20% stake** in the Egyptian Alliance for Education, injecting **EGP 250 mn** and lifting the platform's issued capital to **EGP 1.25 bn**. The investment is the latest in a widening string of moves that has seen the state-owned commercial bank deploy capital to secure direct equity stakes across high-growth, non-banking sectors — spanning education, renewables, facility management, and fintech — while simultaneously building out a regional footprint. This is not a one-off allocation. It is a deliberate pivot toward direct strategic ownership in sectors NBE judges structurally underpenetrated.

What Was Acquired

The Egyptian Alliance forEducation was founded by CIRA Chairman Hassan El Kalla with the aim of establishing more than **100 new schools** across Egypt's governorates — delivering, in CIRA CEO Mohamed El Kalla's words, quality education at a grassroots level with affordable fees, balancing outreach, development targets, and return on investment. The first four schools are slated to open this year in Qena, Kafr El Zayyat, and Alexandria. NBE's EGP 250 mn injection gives the platform institutional balance-sheet backing precisely as it scales from concept to national rollout.

A Pattern, Not a One-Off

Sector	Asset / Deal	NBE Move
Education	**Egyptian Alliance for Education**	20% stake · EGP 250 mn injection (current deal)
Fintech	**MNT-Halan**	Al Ahly Capital-led round lifting valuation to USD 1.4 bn
Renewables	**Scatec Obelisk Solar (1.1 GW)**	20% of USD 600 mn plant; Scatec to 40%, EDF & Norfund 20% each.

Taken together, these moves trace a coherent thesis: NBE is using its balance sheet to acquire equity exposure to Egypt's defensive, high-growth verticals — education, green energy, and NBFS — rather than simply lending into them. Al Ahly Capital Holding, the bank's investment arm, manages over USD 2.5 bn in assets.

Regional Expansion in Parallel

The equity pivot runsalongside a deliberate regional build-out. NBE opened its first Saudi branch in Riyadh in October 2025 to target corporate trade finance, is eyeing a new outpost in Iraq, and is laying the groundwork for a tech-forward investment banking hub in Dubai — tapping former Onebank chief Sherif Elbehery to upgrade its DIFC license to a full Category 1 authorization. The domestic equity strategy and the cross-border expansion are two sides of the same ambition: to position NBE as a **regional financial platform**, not merely Egypt's largest commercial lender.

STRATEGIC ANGLE & MARKET SIGNALS

01

From Lender to Equity Owner

NBE is shifting from balance-sheet lending toward **direct strategic ownership** in Egypt's defensive growth verticals — a structural change in how a state bank deploys capital.

02

A Diversified Equity Portfolio

Education, fintech, and renewables in quick succession point to a **deliberate portfolio strategy** — not opportunistic one-offs — anchored by AlAhly Capital's USD 2.5 bn platform.

03

Domestic+Regional, Together

Equity stakes at home and new branches in Riyadh, Iraq, and a Dubai IB hub reflect one ambition: positioning NBE as a **regional financial platform**.

04

Two Acquisitions Left

Per CEO Karim Saada, Al Ahly Capital planned four FY 2025/26 acquisitions across NBFS, PE, and education. With Scatec and EAE closed, **two remain on the slate**.

What We're Watching

Al Ahly Capital CEO Karim Saada said the investment arm planned four acquisitions in FY 2025/26, focused across NBFS, private equity, and education. With the Scatec project and the Egyptian Alliance for Education now closed, two acquisitions remain. The questions from here: which sectors the final two target; whether NBE continues to favour **20% strategic minorities** or moves toward controlling stakes; and how the bank balances its dual mandate — commercial returns against its role as a state-owned instrument of national development.

Why It Matters

NBE's grassroots education bet sits at the intersection of two themes Zilla has been tracking: the institution alisation of Egypt's private education sector, and the transformation of state-owned banks into active equity investors. The Egyptian Alliance's affordable-fee, high-volume model targets a structurally underserved segment — quality schooling in governorates beyond Cairo and Alexandria — giving NBE both a developmental and a commercial rationale. The same investor base now spans EEP's premium platform and EAE's grassroots network, two ends of the same structural growth story.

KEY INSIGHT

NBE is no longer just Egypt's largest bank. It is quietly assembling a diversified equity portfolio across the country's defensive growth sectors — turning its balance sheet into a strategic ownership vehicle, not just a lending book.