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Market Report | The Knowledge Series

# Higher Education Market in Egypt

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# Colliers Education Advisory & Valuation Services

Colliers' Education Advisory & Valuation Services team is solely focused on both the operational (OpCo) and real estate (PropCo) aspects of the education sector, delivering strategic advice across business operations and property-related matters.

Our group offers the expertise and insight needed to deliver forward-thinking solutions to complex challenges facing the education sector, with success defined by high-quality care delivered in a cost-effective way.

## Colliers Education Team Services

- Strategic & Business Planning
- Economic Impact Studies
- Academic Planning
- Market & Competitive Studies
- Catchment Area Analysis
- Site Selection
- Financial Feasibility Studies
- Financial and Business Modelling
- Market & Commercial Due Diligence
- Land & Property Valuation
- Brand & Business Valuation
- Mergers & Acquisitions Assistance
- Buy Side / Sell Side Advisory
- Sale & Lease Back Advisory
- Public Private Partnership (PPP)
- Privatisation
- Operator Search & Selection
- Contract Negotiation
- Land / Property Acquisition
- Asset Management
- Performance Management
- Industry Benchmarking Surveys

# Introduction

The higher education sector in Egypt had an enrollment of 3.76 million students in the academic year 2023/2024. The student enrollment is expected to surpass 4 million by 2027/28. This report aims to highlight the current strengths of the sector, assess existing and future requirements driven by the country's growing population and explore the untapped potential to help achieve the goals of Egypt Vision 2030. The Vision aims to improve the quality of education for the population and increase the number of Egyptian universities recognised globally, in order to attract more research opportunities and foreign student enrollment.

The Colliers Education Practice team actively supports local, regional and international investors and operators in developing greenfield and brownfield projects, redeveloping and restructuring existing higher education facilities and exploring diverse investment opportunities to advance Egypt's higher education market.





# Egypt's Higher Education Reform

Education stands as a core pillar of Egypt's Vision 2030. The strategy is anchored in three key goals:

- (i) Enhancing Egypt's global ranking in the Global Competitiveness Index through education reforms focused on quality and graduate outcomes
- (ii) Reducing the unemployment rate among university graduates relative to total unemployment
- (iii) Increasing the number of Egyptian universities ranked among the world's top 500 institutions

The targeted outcomes of these strategic goals include increasing the higher education enrollment rate among the 18–22 age group to 45% and doubling the proportion of international students from the current 3% to 6% by 2030. Student enrollment rates have already increased between 2022 and 2023, reflecting positive momentum in the sector. In recent years (2020–2024), several foreign branch universities have opened, primarily in Egypt's New Administrative Capital, with more expected to launch in the coming years to further attract international students and talent.

# Egypt's Population

With a population reaching approximately 106 million in 2024, Egypt is considered North Africa's largest country and was ranked 14th globally by population in 2023. This accounted for approximately 1.3% of the world's total population that year.

Egypt's population, growing at an average annual rate of 2% and with

an average household size of four, is expected to continue driving demand for education services, directly influencing the country's evolving urban landscape.

As of 2024, individuals aged 18–24 represented 9.2% of the population, a figure projected to rise to 10.8% by 2030, resulting in an additional 3.3 million people within the university-age group.

## Population by Age Group and Gender

### 2024

0-4	10.7 %	35-39	7.9 %
5-9	12.3 %	40-44	6.4 %
10-14	10.9 %	45-49	5.4 %
15-19	8.4 %	50-54	4.7 %
20-24	7.7 %	55-59	3.9 %
45-29	7.2 %	60-64	3.0 %
30-34	7 %	65+	4.4 %



### 2030

0-4	9.5 %	35-39	6.2 %
5-9	9.5 %	40-44	6.9 %
10-14	10.6 %	45-49	6.2 %
15-19	10.9 %	50-54	5.0 %
20-24	8.3 %	55-59	4.3 %
45-29	7.0 %	60-64	3.4 %
30-34	6.6 %	65+	5.5 %

### 2024

0-4	10.3 %	35-39	7.7 %
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10-14	10.6 %	45-49	5.3 %
15-19	8.2 %	50-54	4.7 %
20-24	7.5 %	55-59	4.1 %
45-29	7.0 %	60-64	3.3 %
30-34	6.8 %	65+	6.2 %



### 2030

0-4	9.1 %	35-39	6.0 %
5-9	9.1 %	40-44	6.8 %
10-14	10.2 %	45-49	6.1 %
15-19	10.5 %	50-54	5.0 %
20-24	8.1 %	55-59	4.0 %
45-29	7.0 %	60-64	3.7 %
30-34	6.5 %	65+	7.4 %



Higher Education  
Age Group

18-24 yrs.

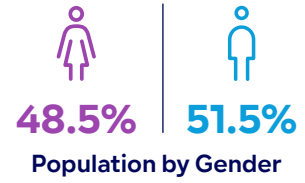
9.7m-13m



**Total  
Population**  
**105.9m**



**Population  
Density (Pop/km2)**  
**= 104**



## Enrollment

In the 2023/2024 academic year, Egypt had a total higher education enrollment of 3.76 million students, highlighting an opportunity to expand access to higher education for the university-age population. Over 70% of enrolled students attend public higher education institutions, while private universities and higher education institutes account for the remaining share. The public sector maintains market dominance largely due to its more affordable tuition fees compared to the private sector, as well as offering core programs; such as medicine and law, that are not yet fully developed within private institutions.

## Market Dynamic

Overall, female students constitute a slight majority in higher education enrollment at 52.6%, while they represent 45.8% of students within the private sector. The largest share of graduates comes from fields such as business, administration and law, followed by health sciences, education, engineering and manufacturing.

## Income Analysis

Egypt's household disposable income is expected to shift progressively towards the middle- and high-income brackets in the coming years, enhancing individuals' capacity to spend on education. This trend suggests a growing willingness to invest in educational services, particularly within the private sector, creating a substantial target market.

## Outlook

The Egyptian government's support for introducing more private universities in the market will help expand the range of academic disciplines and attract a greater number of international students, all in alignment with the goals of Egypt's Vision 2030.

## Key Higher Education Indicators



**3.76m**  
Students  
Enrolled



**3%**  
Foreign  
Students  
Enrollment



**40+**  
Private Higher  
Education  
Institutions



**27**  
Public  
Universities

Source: CAPMAS 2024

# Overview of Egypt's Higher Education Market

In Egypt, public universities enroll about **2.4 million** students, while private universities account for around **400,000**.

An additional **1 million** students are enrolled in private higher institutes, above-intermediate technical institutes, public academies and similar institutions.

Five universities constitute around **45%** of total public university enrollment.

The total enrollment of students in private universities is around **364,000**.

The top five universities make up **34.6%** of total private university enrollment.

Student enrollment at other leading private universities includes approximately **11,000** students at the British University in Egypt, around **10,500** at the German University in Cairo and around **6,000** at the American University in Cairo.

## Enrollment at the Top Five Public Universities (2023/2024)

**~330k**

Al-Azhar University

**~192k**

Helwan University

**~197k**

Alexandria University

**~190k**

Cairo University

**~194k**

Ain Shams University

## Enrollment at the Top Five Private Universities (2023/2024)

**~27k**

Misr University for Science & Technology

**~17k**

Modern University for Technology & Information

**~27k**

6th of October University

**~13k**

Ahram Canadian University

**~17.5k**

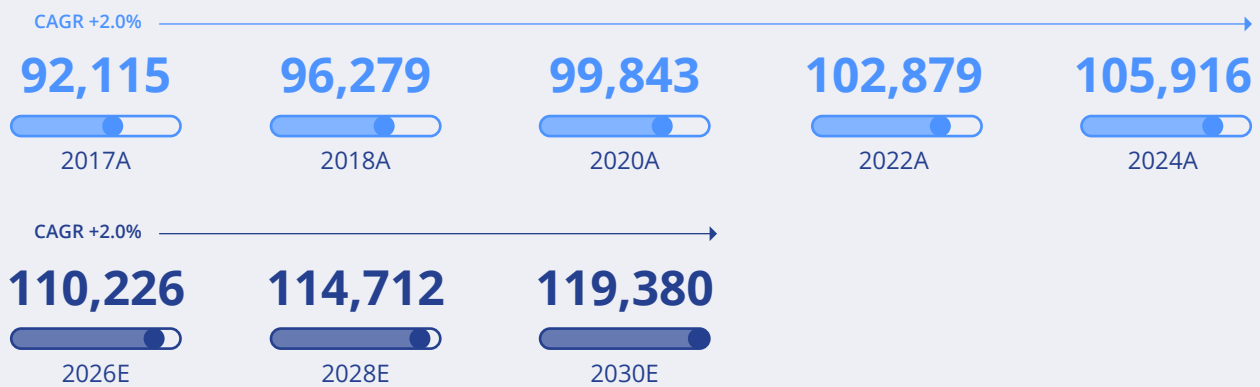
Badr University in Cairo

# Demand for Higher Education

By 2030, Egypt's population is expected to reach 120 million. As a result, the number of enrolled students in the higher education sector is projected to grow by approximately 1.3 million. Based on an average of 20,000 students per university, an estimated 65 additional universities will be needed by 2030.



## Egypt's Population (in millions)



## Higher Education Demand

### 2024 Key Highlights

**3.76m**  
Students  
Total student enrollment in 2024

**1.3m**  
Additional seats required in 2030

### Estimated 2030 Key Highlights

**5m**  
Students  
Estimated total student enrollment in 2030

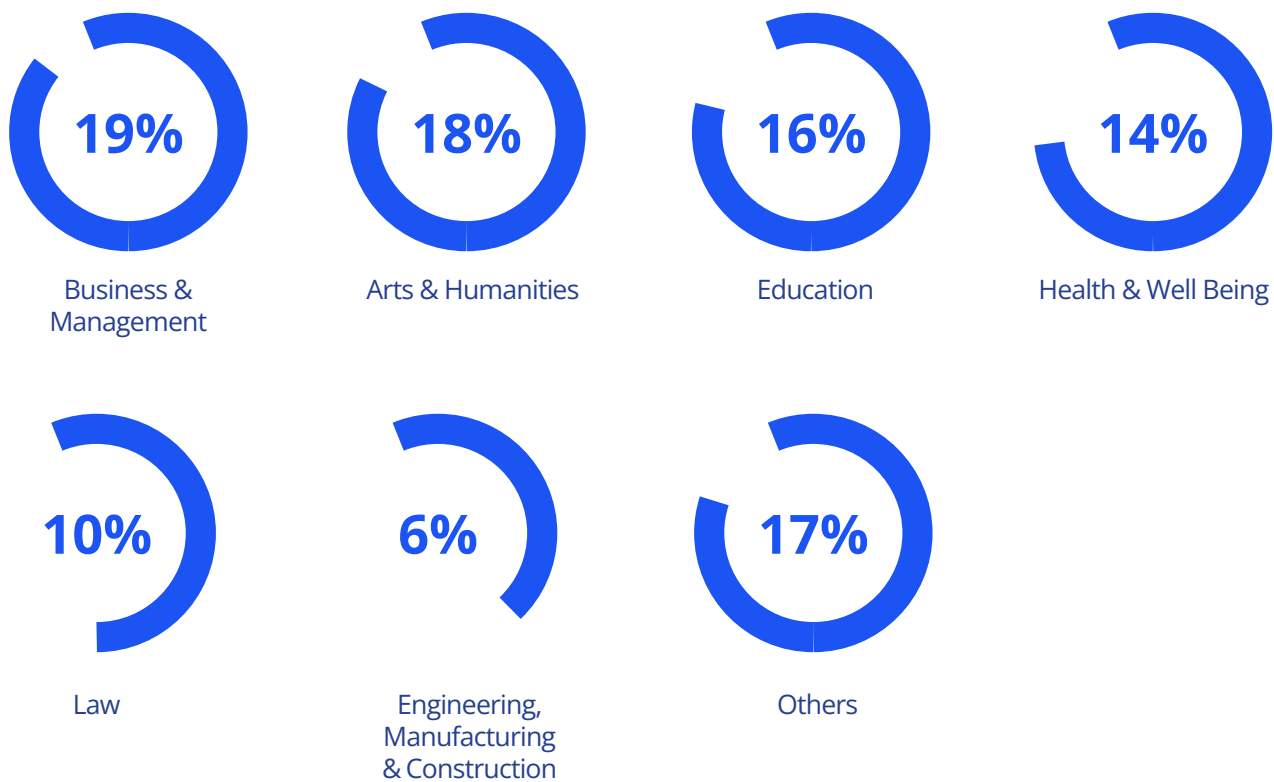
**65**  
Additional universities required by 2030

# Majors in Demand

The most common fields of study among Egypt's graduates in the 2024/25 academic year are expected to be Commerce, Arts & Humanities, Law, Education and Medical Studies. To support Egypt's Vision 2030, there is an opportunity to place greater emphasis on academic disciplines that drive economic growth and support population development. While these traditional majors play a role in national stability, there is also a need to expand into fields aligned with global trends, such as Computer and Software Engineering, Data Science and Nursing,

to accelerate national progress. While the public sector does have capacity to absorb some of this demand, the private sector has a significant opportunity to invest in and expand programs that meet current and future market needs. Looking ahead, demand for higher education is expected to gradually shift from conventional majors to emerging specialisations such as Artificial Intelligence (AI), Robotic Sciences, Nuclear Energy, Sustainable Energy and Renewable Energy.

## Top Fields of Study for University Graduates in Egypt





480 offices | 70 countries | 6 continents

**\$5.0B**  
in revenue

**\$100B+**  
assets under  
management

**24,000+**  
professionals

### About Colliers

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has delivered compound annual investment returns of approximately 20% for shareholders. With annual revenues of \$4.8 billion and \$99 billion of assets under management, Colliers maximises the potential of property and real assets to accelerate the success of our clients, our investors and our people.

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