

The logo features the letters 'STM' in a bold, white, sans-serif typeface. The 'S' is stylized with a horizontal bar that extends to the left and then curves back to form the letter. The 'T' and 'M' are also bold and blocky. The text is centered within a dark navy blue square. This square is set against a light blue background that has a subtle, larger-scale geometric pattern of squares and rectangles.

STM

STM INVESTMENT

Powering What's Possible

STM Investment is a diversified Egyptian investment and development group committed to creating long-term value through strategic investments across real estate, commercial, sports, education, hospitality, and integrated urban infrastructure.

With a growing portfolio of fully owned developments and strategic partnerships, STM plans, develops, operates, and manages destinations that serve the evolving needs of communities, businesses, and future generations. From residential communities and commercial hubs to sport clubs, educational institutions, and hospitality projects, every investment is driven by a long-term vision for sustainable growth and meaningful impact.

By combining strategic foresight, disciplined execution, and operational excellence, STM transforms opportunities into thriving destinations that contribute to Egypt's economic development while creating enduring value for partners, investors, and communities.

More than a developer, STM is a catalyst for progress and a symbol of enduring trust.

STM



Building What Moves a Nation Forward

At STM, we believe successful investment extends beyond developing assets; it is about creating integrated ecosystems where people can live, work, learn, connect, and thrive. Every project reflects our commitment to quality, innovation, and long-term stewardship, ensuring that the value we create continues well beyond delivery.

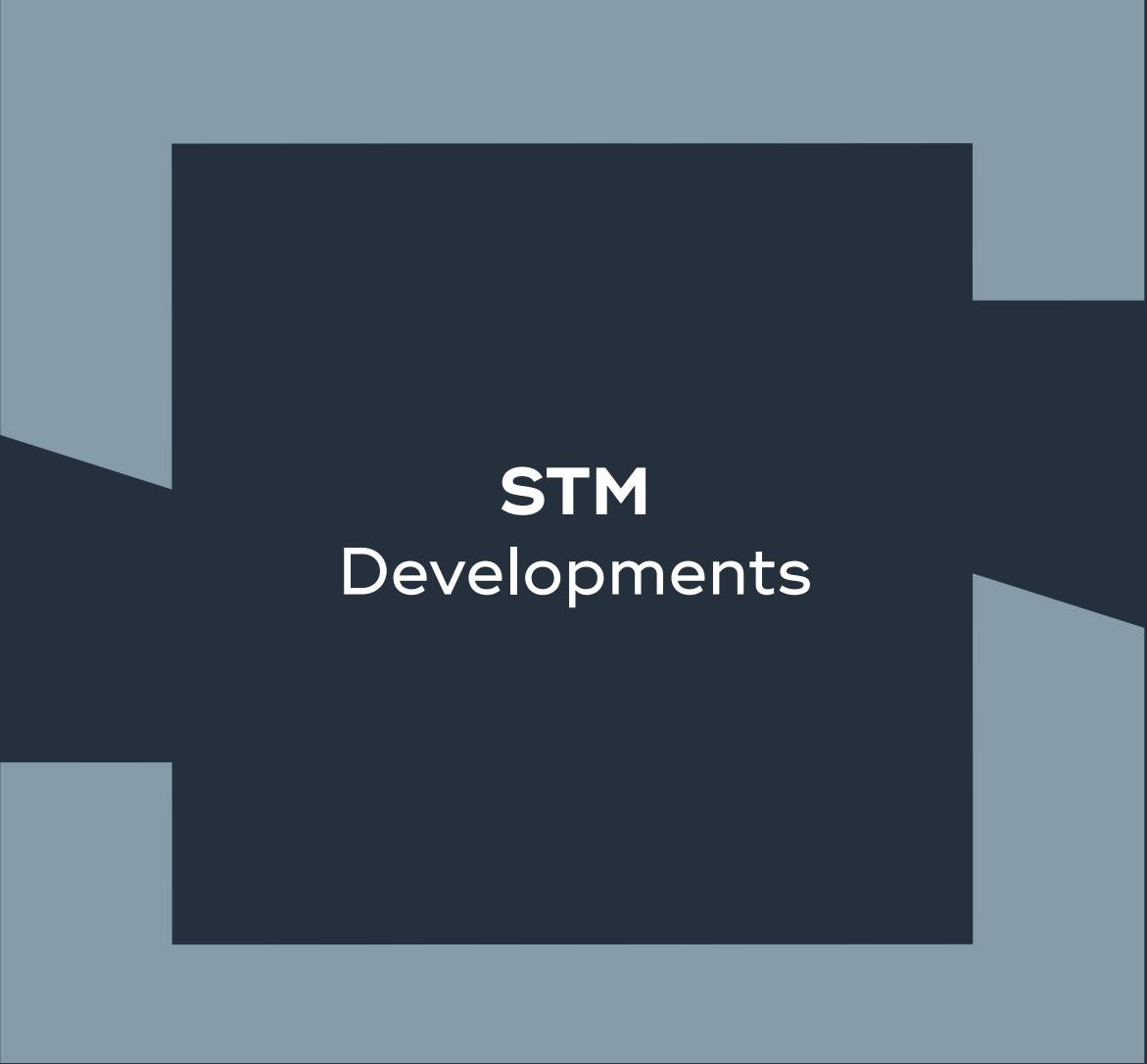
Through a diversified portfolio and strategic partnerships with some of Egypt's leading developers, STM continues to expand its footprint while contributing to the country's evolving urban and economic landscape.



Transforming Potential into Progress

Trust is built through consistent delivery and long-term commitment. Across every sector we operate in, STM combines strategic thinking, disciplined execution, and operational excellence to deliver projects that create lasting value.

Our success is measured not only by the destinations we develop, but by the communities we build, the partnerships we cultivate, and the impact we create for Egypt's future.



STM Developments

Owned and Operated Projects

Creating Communities That Reflect Our Vision

STM's owned and operated developments represent our vision brought to life. From concept and planning to sales, delivery, operations, and customer management, we oversee every stage of the development lifecycle to create integrated communities that deliver lasting value for residents, investors, and the cities they serve. By maintaining direct responsibility for every touchpoint, we ensure a seamless customer experience while upholding the quality, care, and long-term stewardship that define every STM destination.

NEW CAIRO MAYAN

Spanning 48 acres in the heart of New Cairo, Mayan is an integrated residential community comprising 1,932 fully finished apartments across a range of one-, two-, and three-bedroom units. Designed around openness, natural light, and everyday convenience, the development blends contemporary architecture with landscaped green spaces, a social clubhouse, swimming pool, a gym, retail outlets, and essential community services. Strategically located at the intersection of Mohamed Naguib Axis and Old Cairo-Suez Road, Mayan offers a connected lifestyle that balances modern living with long-term investment value.



EL SHOROUK MAYAN

Overlooking Madinaty and Suez Road, Mayan El Shorouk is a thoughtfully planned residential community comprising 1,820 fully finished apartments across one-, two-, and three-bedroom layouts. Designed to foster a vibrant, family-oriented lifestyle, the development features expansive landscaped spaces, a clubhouse, sports and recreational facilities, retail offerings, and community amenities that enrich everyday living. With its strategic location and integrated masterplan, Mayan offers a welcoming environment where comfort, connectivity, and convenience come together.



ELEVEN

Located on South 90 Street opposite to the American in Cairo (AUC), Eleven is a premium, ready-to-move mixed-use residential community comprising 245 fully finished apartments across 18 residential buildings. Offering two- and three-bedroom residences ranging from 115 to 220 sqm, the development combines modern homes with retail units, landscaped admin offices open spaces, community services, and professional facilities management. Designed as a walkable destination where residential comfort meets everyday convenience, Eleven delivers a contemporary urban lifestyle in one of New Cairo's most vibrant locations.





KAYAN CITY

Kayan brings together more than 35,000 apartments and a fully integrated city west of Egypt's New Capital, spanning more than 25,000 acres. Planned as a complete urban destination rather than another residential development, Kayan brings together more than 20,000 apartments and More than 2,000 villas alongside commercial destinations, healthcare and civic services, schools and universities, sports and leisure clubs, and hospitality – all within one connected environment designed to support every aspect of daily life.



Partner-Led Developments

Building Through Strategic Partnerships

Strategic partnerships are a cornerstone of STM's development approach. by collaborating with Egypt's leading real estate developers, STM contributes its investment expertise, land portfolio, and long-term vision to projects delivered by trusted development partners. This collaborative model brings together complementary strengths to create exceptional residential communities that deliver lasting value for residents, investors, and Egypt's evolving urban landscape.



LAVISTA CITY

Developed through STM's strategic partnership with La Vista, one of Egypt's most established real estate developers, La Vista City is a premium, ready-to-move residential community spanning 910 acres in the New Capital. The master-planned development offers a collection of standalone villas, twin houses, and townhouses, complemented by expansive landscaped green spaces, lakes, premium recreational amenities, and integrated commercial and service facilities. Designed with a strong emphasis on privacy, quality, and refined living, La Vista City delivers an elevated residential experience with enduring investment value.





MOUNTAIN VIEW

STM's partnership with Mountain View brings together two organizations committed to creating exceptional residential destinations. Together, we are delivering thoughtfully planned communities within Kayan City that combine premium architecture, expansive green landscapes, and integrated amenities to offer elevated living experiences for modern families

As STM's first strategic development partnership within Kayan City, Mountain View reflects our shared ambition to set new benchmarks for residential excellence.



MOUNTAIN VIEW 1.1

Mountain View 1.1 marks the origins of Mountain View's presence in New Cairo, introducing a distinctive American-style gated community centered around privacy, greenery, and refined living. Designed as a close-knit community for like-minded individuals, the development brings together residential and social, creating an environment where residents can connect, thrive, and enjoy a balanced lifestyle.



Grand Valleys

Grand Valleys is an exclusive villa community within Kayan City, offering spacious residences surrounded by expansive green landscapes and premium lifestyle amenities. Designed around privacy, comfort, and family living, the development delivers an integrated residential environment that combines elegant design with the quality and expertise of Mountain View.





MOUNTAIN VIEW 4

Parkway is a premium residential community featuring an exclusive collection of townhouses and villas within 6th of October, Defined by contemporary architecture, landscaped open spaces, and thoughtfully integrated amenities, Parkway creates a connected and vibrant environment designed for modern family living.



IL CAZAR

STM partners with IL Cazar Developments to create contemporary residential communities that prioritize quality, functionality, and community living. Through this collaboration, we continue to expand our portfolio with thoughtfully planned developments that combine modern architecture, integrated master planning, and lifestyle-focused environments.



STODA

Stoda is a contemporary residential community designed around elegant architecture, integrated neighborhoods, and expansive green spaces. Offering a balanced living experience supported by premium amenities and carefully planned public spaces, the project reflects a modern approach to comfortable family living.



CREEK TOWN

Located in New Cairo, Creek Town is a premium residential destination that combines accessibility, contemporary design, and integrated community planning. Featuring landscaped open spaces, modern architecture, and a comprehensive range of amenities, the development offers a connected lifestyle tailored to today's families.





STM's partnership with SOLIK reflects our commitment to collaborating with forward-thinking developers who share our vision for creating vibrant, people-centric communities. Together, we deliver thoughtfully planned residential destinations that combine modern design, functional master planning, and quality living experiences that meet the evolving needs of today's families.





Terrace is a contemporary residential community designed to offer a balanced lifestyle through modern architecture, landscaped green spaces, and integrated amenities. Strategically located and thoughtfully planned, the development creates a connected, comfortable environment that promotes quality living while fostering a strong sense of community.

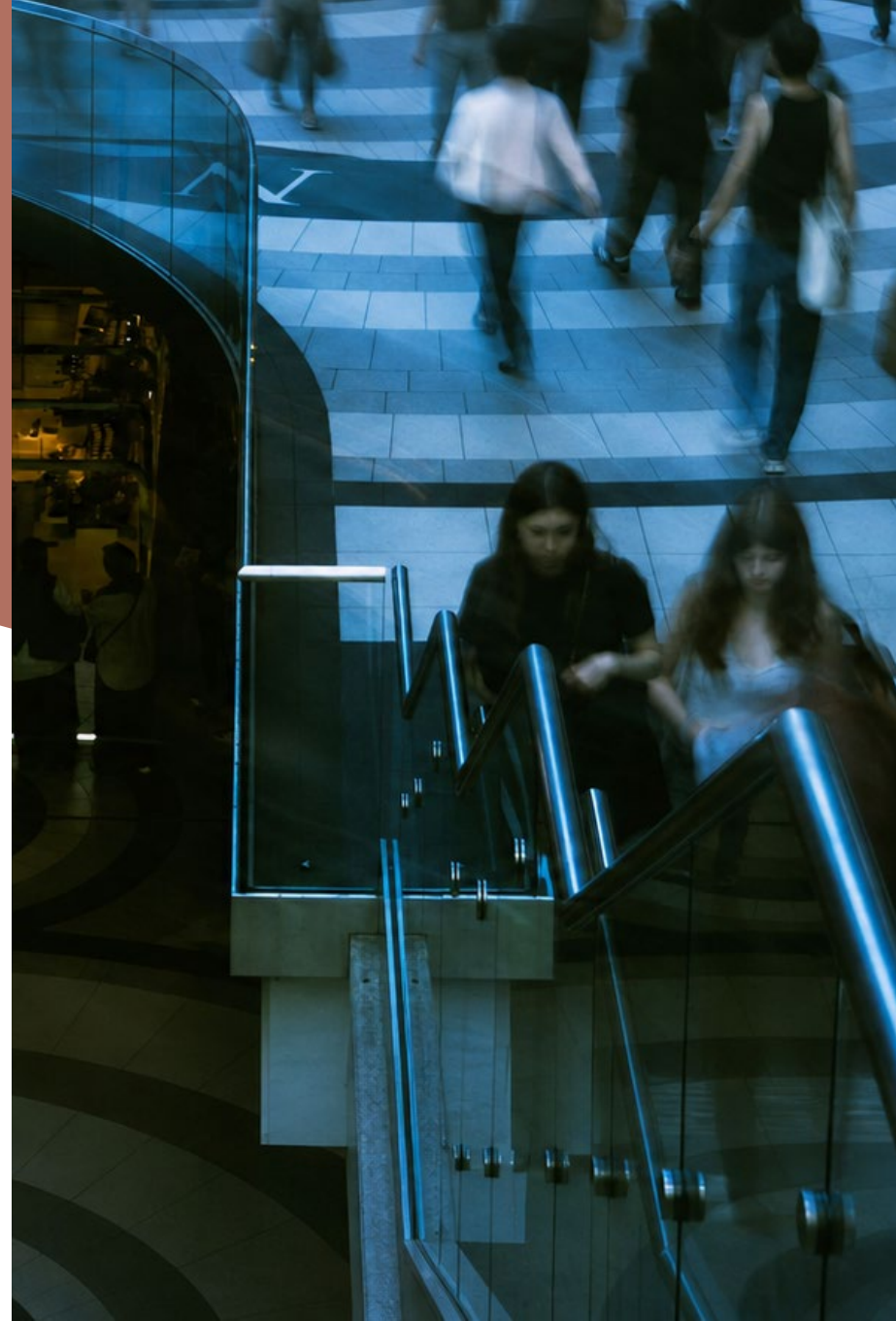


STM
Commercial

Where business thrives.

Kayanplaza

Located at the heart of Kayan City, Kayan Plaza is a landmark commercial destination designed to serve both residents and visitors through a dynamic retail and lifestyle experience. As the city's flagship shopping destination, the development brings together local and international brands, dining, entertainment, and everyday services within an integrated environment that complements the vision of Kayan City as a fully self-sustaining urban destination. Spanning more than 31,000 sqm of gross leasable area, Kayan Plaza comprises 149 retail units across four buildings, making it one of the largest organized commercial destinations within the New Capital's emerging communities. Fully constructed and strategically positioned, it plays a central role in activating the city's commercial ecosystem and enhancing the everyday experience of its residents.



-east plaza

Strategically located in the heart of New Cairo, East Plaza is a vibrant mixed-use commercial destination that brings together retail, dining, entertainment, and business in a modern, accessible environment. Designed to serve the surrounding residential communities while attracting visitors from across East Cairo, the development reflects STM's vision of creating destinations that extend beyond shopping to become dynamic social and lifestyle hubs. With its contemporary design, curated tenant mix, and prime location, East Plaza reinforces STM's commitment to developing commercial assets that create long-term value for businesses, investors, and the communities they serve.



The logo features a dark blue square with a light green border. The border is composed of four rectangular segments, each rotated 45 degrees so that their corners point towards the center of the square. The text "STM Education" is centered within the dark blue area.

STM
Education



Redefining the Future of Learning

STM Education is building an integrated ecosystem of educational institutions and support services, rooted in a strong Egyptian identity and designed to create a connected learning journey for every student. Spanning nurseries, national and international schools, technical and vocational education, and higher education, STM brings together diverse curricula,

global educational partnerships, and purposefully designed campuses to meet the evolving needs of learners. Through its growing portfolio and strategic partnerships, STM is creating environments that go beyond traditional education to nurture knowledge, character, creativity, and future-ready skills.



Our Growing Network

7 New Campuses

in development

2027

STM University
opening

4 Campuses

currently welcoming
students

6 International Curricula

IB, American, British,
French, German,
Australian, and Canadian

25 Schools

planned across
STM’s nationwide
education network

11 Schools

across national
and international
curricula



The STM STREAM Approach

At the heart of STM Education is STREAM, an integrated educational approach that brings together Science, Technology, Roots & Identity, Engineering, Arts, and Mathematics. By connecting these disciplines, STREAM creates a well-rounded learning experience that combines academic knowledge with creativity, practical application, and a strong connection to our Egyptian roots and identity.

The STREAM approach goes beyond traditional classroom learning by encouraging students to learn through experience and practice. Through experimentation, problem-solving, projects, workshops, and hands-on activities, students are encouraged to apply their knowledge to real-life situations while developing critical thinking, collaboration, creativity, and practical skills.

Alongside academic and practical learning, STREAM places a strong emphasis on heritage, culture, values, and identity. Students are encouraged to understand and develop a strong connection to their roots, while gaining the perspective and skills needed to engage confidently with the wider world.

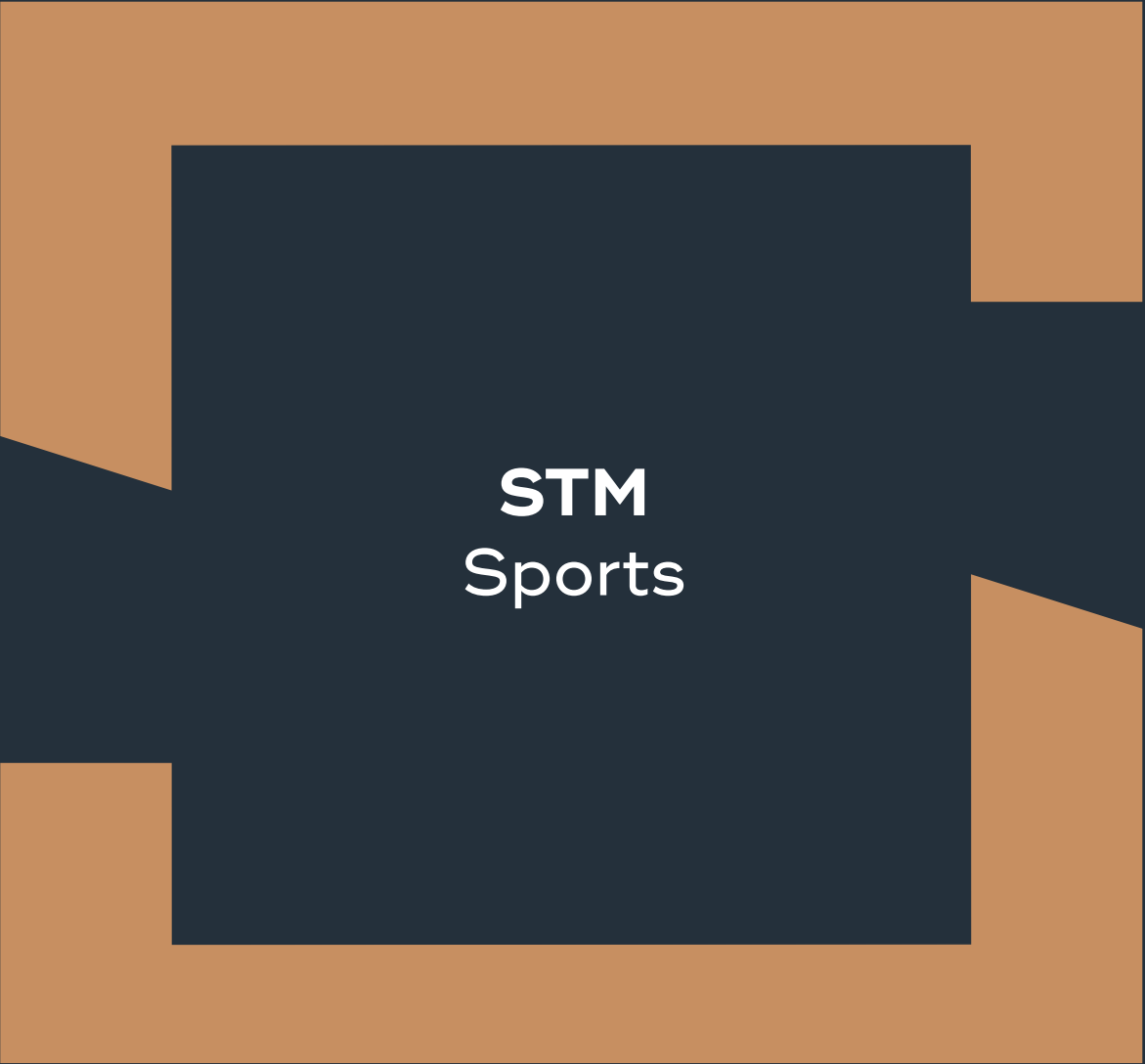


Career Technical Education (CTE) & Innovation at STM

We develop scalable, industry-aligned CTE ecosystems that integrate academic rigor, technical excellence, and applied learning. Through strategic industry partnerships and internationally benchmarked pathways, we create differentiated education models that strengthen student outcomes, enhance employability, and position our schools to meet the evolving demands of global economies.

We drive transformation across K–12 education by embedding innovation into curriculum, pedagogy, technology, and school operations. Our future-ready models integrate AI, STREAM, entrepreneurship, digital learning, and interdisciplinary experiences to create high-performing learning environments that enhance institutional value, strengthen market positioning, and prepare students for success in a rapidly changing global landscape.



The logo features a dark blue square with a thick orange border. The border is composed of four segments, each with a diagonal cutout. The top-left segment is missing its bottom-right corner, the top-right is missing its bottom-left corner, the bottom-right is missing its top-left corner, and the bottom-left is missing its top-right corner. In the center of the square, the text "STM" is written in a bold, white, sans-serif font, with "Sports" written below it in a regular weight of the same font.

STM
Sports



Creating Destinations for Sport, Wellness, and Community

STM Sports creates destinations that promote active lifestyles, wellbeing, and community engagement. More than sports facilities, our clubs are designed as integrated lifestyle destinations where people of all ages can train, connect, compete, and thrive.

Through modern infrastructure, professional coaching, and diverse recreational experiences, STM Sports is building communities where sport becomes a catalyst for healthier living and stronger social connections.



Spanning 26 feddans in Mokattam, Leads Sports Club is a vibrant sports and social destination designed to inspire healthier lifestyles and stronger communities. Bringing together professional sports academies, recreational facilities, family entertainment, and community spaces, the club caters to athletes, families, fitness enthusiasts, and everyday movers alike. With a comprehensive range of sports facilities, expert coaching programs, swimming pools, green open spaces, children's play areas, and hospitality offerings, Leads Sports Club delivers an inclusive environment where sport, wellness, and community come together. As the first in a planned network of clubs, it reflects STM's long-term vision of making high-quality sports experiences more accessible across Egypt.





نادى كان للفروسية
KAYAN EQUESTRIAN CLUB

Located within Kayan City, Kayan Equestrian Club is a premier equestrian destination designed to support both professional competition and recreational riding. The club brings together world-class facilities, expert training, and comprehensive equine care to create one of Egypt's most advanced horse riding environments. Featuring competition arenas, training fields, horse clinics, recovery pools, modern stables, and dedicated performance facilities, the club is designed to host local and international equestrian events while providing an exceptional experience for riders, horse owners, and visitors alike.





Located within Kayan City, Karma Sports Club is an integrated sports, cultural, and community destination designed to serve the city's growing residential population. Spanning approximately 105,000 sqm, the club combines professional sports facilities with cultural, recreational, and family-focused amenities, creating a vibrant environment where residents can stay active, connect, and enjoy everyday experiences. Designed to be both accessible and comprehensive, Karma Sports Club offers a balanced mix of athletic, social, and cultural experiences through swimming pools, football pitches, racket sports, indoor courts, theatres, cinemas, exhibition spaces, children's facilities, and community services. As a key component of Kayan City's integrated masterplan, the club reflects STM's commitment to creating destinations that enhance quality of life and foster stronger, more connected communities.



STM
Technology



STM Technology is digitalizing Egypt's future and building a smarter, faster, and more connected nation.

From smart mobility infrastructure and intelligent transportation systems that keep cities moving, to nationwide digital government platforms transforming how citizens access services, STM delivers integrated, data-driven systems that power smart cities and public networks.

As the innovation engine within STM, we combine automation, data intelligence, and advanced digital ecosystems to enable seamless connectivity, scalable efficiency, and a strong technology backbone for Egypt's growth. Our mission is clear: accelerate digital transformation, set new global standards, and enable a future without limits.

STM
Hospitality

Redefining Egypt's Tourism Experience

STM Hospitality creates elevated experiences through premium accommodations, exceptional service, and strategic partnerships with international and national brands. With a growing portfolio of more than 32,000 keys nationwide, its footprint spans hotels, resorts, and recreational destinations designed to deliver comfort, luxury, and convenience for travelers and residents alike.

Blending contemporary design with world-class service, STM Hospitality elevates Egypt's tourism and leisure landscape and redefines what it means to stay, relax, and be inspired. From business travelers to families, every space is designed to make guests feel welcomed, cared for, and part of a refined experience.

Across Egypt, STM projects set new standards for hospitality by integrating the best of local culture with international expertise. Across Egypt, STM projects set new standards for hospitality by integrating the best of local culture with international expertise.





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East Plaza, Intersection of South 90th Street
and Mohamed Naguib Axis, New Cairo, Egypt

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