

MARKET WATCH

JUNE 2025

1 JUN. - 30 JUN.

BY
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MOHAMED SAYED



REAL ESTATE

MARKET
UPDATES

01

Updates 2025

REAL ESTATE MARKET

JIRIAN CITY (PARTNERSHIP WITH PRIVATE SECTOR)



Nations of Sky, Palm Hills
& Mountain View

PRIVATE PARTNERS



West Cairo, along
Sheikh Zayed Axis

LOCATION



20,000+
No. of Housing Units



250,000
NO. OF PROVIDED
JOB OPPORTUNITIES



AREA

1,600 acres
(6.8 mn sqm)

1,000 acres
Residential Area

265 acres+
Commercial & Service Area

325 acres
Nile Area

POTABLE WATER & SANITATION SECTOR ACHIEVEMENTS



2014-Jun. 2025

TIME PERIOD



5,100

NO. OF PROJECTS



EGP **671** bn

TOTAL COST

SANITATION PROJECTS

3,181

■ No. of Executed & Underway Projects

602

■ No. of Sanitation Treatment Plants

EGP **394.6** bn

■ Total Cost

11.6 mn m³/ day

■ Added Capacity

92,000 km

■ Network Length

POTABLE WATER PROJECTS

1,919

■ No. of Executed & Underway Projects

16.6 mn m³/ day

■ Added Capacity

EGP **275.8** bn

■ Total Cost

181,000 km

■ Network Length

3,188

■ No. of Potable Water Plants

URBAN COVERAGE RATE



2014



2025

RURAL COVERAGE RATE



2014



2025

COVERAGE
RATE

2014 **95%**

2025 **99%**

"HAYAH KARIMA INITIATIVE" PHASE I

**891**

No. of Potable Water Projects

**923**

No. of Sanitation Projects

EGP **121 bn**
Total Cost

HOUSING FOR ALL EGYPTIANS INITIATIVE



HAYAH KARIMA INITIATIVE

PHASE I

EGP **350 bn**
TARGET INVESTMENTS**18 mn**
NO. OF BENEFICIARIESNO. OF TARGET
23,000
Projects**20**
Governorates**70%+**
ALLOCATED INVESTMENTS RATE FOR HUMAN DEVELOPMENT**52**
Centers**1,477**
Villages

CURRENT STATUS

EGP **302 bn**
Actual Expenditure**88%**
Completion Rate**500+**
No. of Developed Villages**58%**
Growth Rate of Sanitation
Service Beneficiaries**14%**
Growth Rate of Potable
Water Service Beneficiaries**366%**
Growth Rate of Natural
Gas Service Beneficiaries**45%**
Growth Rate of High-Speed
Internet Service Beneficiaries

SLUM MARKETS DEVELOPMENT

EGP **44 bn**
Total Cost



109

No. of Developed Markets
During 2024 & 2025

	FISH MARKET IN PORT SAID	MAKOSA MARKET IN MINYA	SOUQET EL-ZAWYA MARKET IN CAIRO
AREA	20,000 sqm	12 acres	4,000 sqm
TOTAL COST	EGP 186 mn	EGP 44.7 mn	EGP 40 mn
NO. OF COMMERCIAL UNITS	222	387	390

DEVELOPMENT OF RED SEA GOVERNORATE

HOUSING PROJECTS IN HURGHADA CITY

Distinguished Housing Projects

No. of Buildings: **19**

No. of Housing Units: **380**

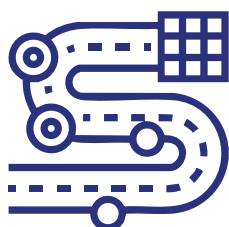


Other Projects

20 Residential Buildings in El-Badari Area

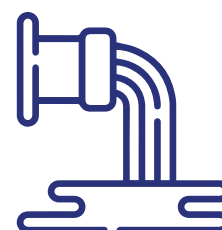
2 Residential & Commercial Buildings in
front of El-Noor Hospital & El-Taqwa Area

ROAD SECTOR PROJECTS



- Construction of Bernice/Halayeb Road
- Modification of Coastal Road Safaga/Quseir
- Traffic Safety Enhancement Works on Qena/Safaga Road
- Upgrade & Re-paving of Shalateen/Abu Ramad Road
- Development of Marsa Alam/Bernice Road
- Paving Phase III of Sidi Salem/El-Sheikh El-Shazly Road in Marsa Alam
- Others

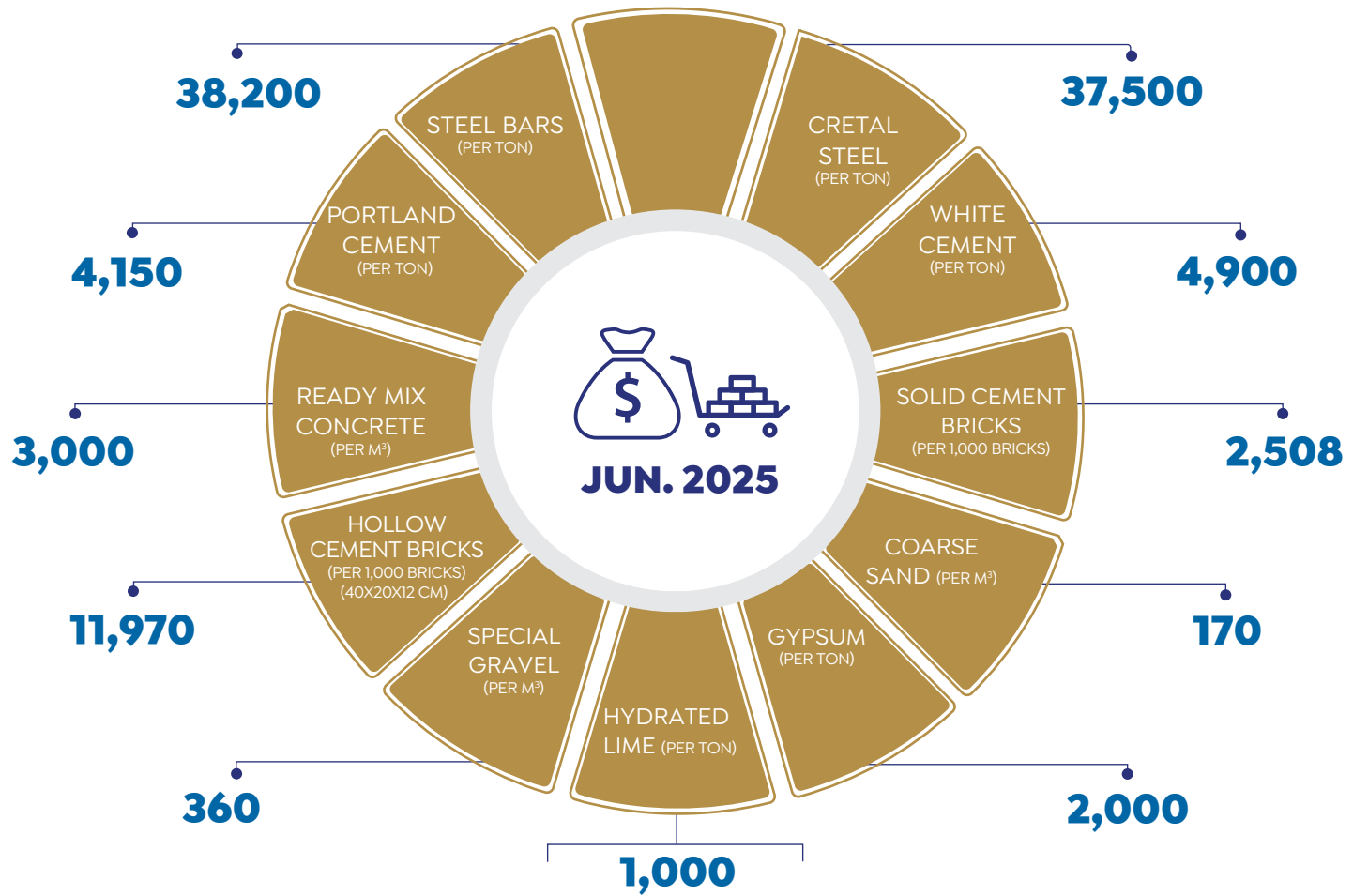
POTABLE WATER & SANITATION PROJECTS



- Capacity Upgrading of El-Yusr Desalination Plant **80,000** m³/ day
- Capacity Upgrading of Halayeb Desalination Plant to **4,500** m³/ day
- Development of Water Lines in Ras Ghareb
- Rehabilitation of Ras Ghareb Sewage Treatment Plant
- Linking El-Galala Desalination Plant to El-Kremat Line to Secure Additional **50,000** m³/ day
- Development of El-Dhahar Water Lifting Station
- Installation of Household Drinking Water Connections in Hurghada & El-Quseir
- Others

Source: Cabinet

PRICES OF CONSTRUCTION MATERIALS (EGP)

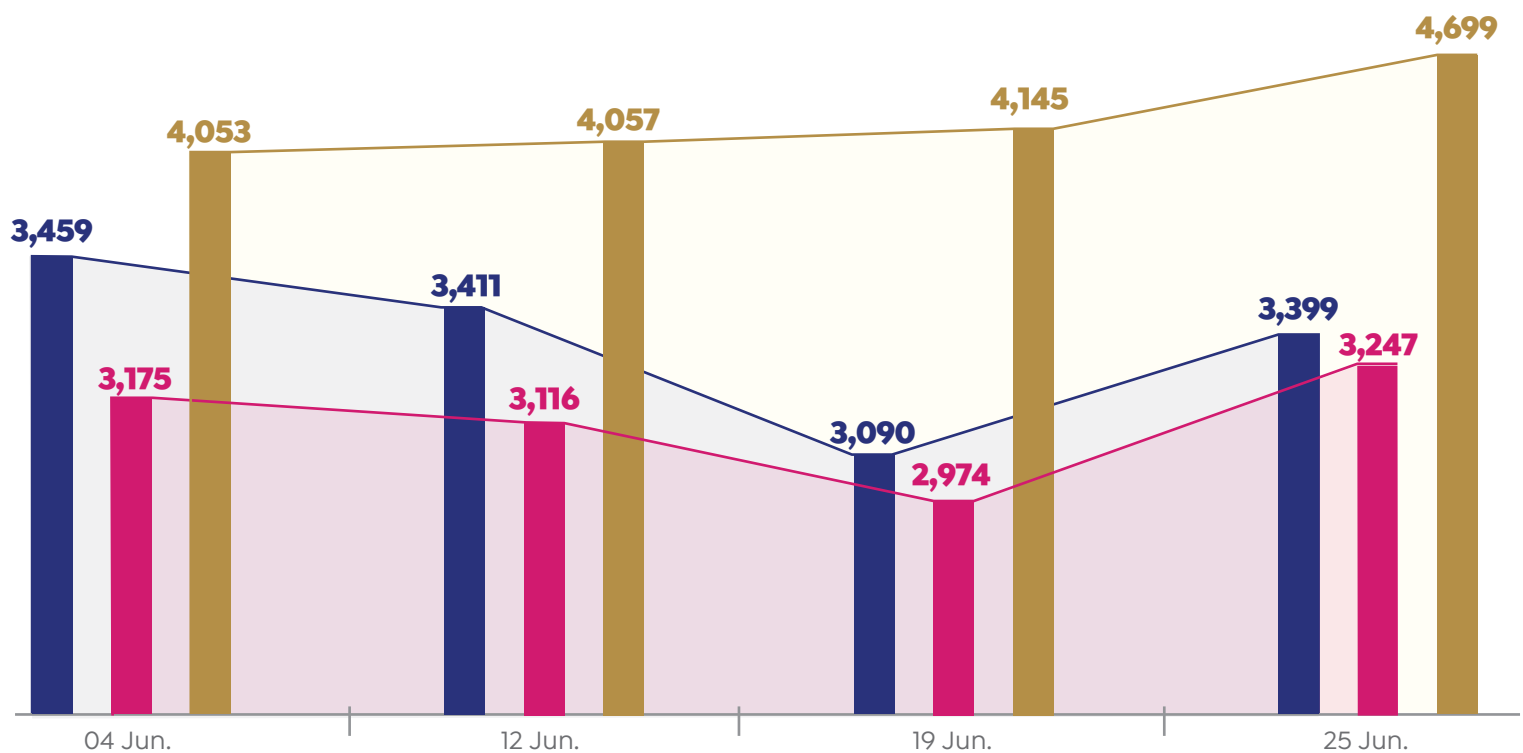


PERFORMANCE OF REAL ESTATE, CONSTRUCTION & BUILDING MATERIALS' INDICES IN EGX

REAL ESTATE

CONTRACTING & CONSTRUCTION ENGINEERING

BUILDING MATERIALS



Source: MHUC & EGX



NEW CITIES

UPDATE



NEW CITIES Updates 2025



NEW CAPITAL (NC)

CENTRAL BUSINESS DISTRICT

► ICONIC TOWER



266,000 sqm
AREA



400 m
HEIGHT



NO. OF FLOORS

- **40** Floors for Administrative Units
- **10** Floors for Hotel Apartments (**52** Apartments)
- **30** Floors for Hotel (**183** Rooms)

► 10 MIXED-USE TOWERS



806,000 sqm
AREA



80-175 m
HEIGHT

► CRESCENT TOWERS



4 Connected Towers
NO. OF TOWERS



Up to **64** m
HEIGHT

► 5 RESIDENTIAL TOWERS



102,000 sqm
AREA



152-200 m
HEIGHT



1,700
NO. OF HOUSING UNITS

NEW ALAMEIN

M8 BY THE LAKE



265,000 sqm
AREA



330
NO. OF BUILDINGS



1,183
NO. OF HOUSING UNITS



Chalets, Apartments, Villas & Townhouses
UNIT TYPES

MAZARINE

**707** acres
AREA**7,956**
NO. OF HOUSING UNITSChalets, Apartments & Villas
UNIT TYPES

LATIN AREA

**398.79** acres
AREA**6**
NO. OF ZONES**10,597**
NO. OF HOUSING UNITS**65**
NO. OF HOUSING COMPLEXES

HERITAGE CITY

**260** acres
AREA**70**
NO. OF SERVICE BUILDINGSMany Service Buildings are Completed
& Operating Now
CURRENT STATUS

BADR

DISTINGUISHED HOUSING PROJECT

**92**
NO. OF BUILDINGS**2,208**
NO. OF HOUSING UNITS

MIDDLE-INCOME HOUSING PROJECT

**61**
NO. OF BUILDINGS**1,464**
NO. OF HOUSING UNITS

SOCIAL HOUSING PROJECT

**14**
NO. OF BUILDINGS**336**
NO. OF HOUSING UNITS

PHASE I OF DIARNA PROJECT

**13**
NO. OF BUILDINGS**338**
NO. OF HOUSING UNITSPHASE I OF LUXURY HOUSING PROJECT
(ZELAL)**41**
NO. OF BUILDINGS**984**
NO. OF HOUSING UNITSHOUSING FOR ALL EGYPTIANS INITIATIVE
FOR LOW-INCOME (GREEN BUILDING PROJECT)**112**
NO. OF BUILDINGS**2,688**
NO. OF HOUSING UNITS

10TH OF RAMADAN

DIARNA (PHASE I)



7th Neighbourhood
LOCATION



20
NO. OF BUILDINGS



520
NO. OF HOUSING UNITS



13 acres (54,600 sqm)
AREA



110-131 sqm
UNITS AREA



10%+
COMPLETION RATE

NEW SUEZ



Suez Governorate
LOCATION



65,000 acres
TOTAL AREA



2,218 acres
INDUSTRIAL AREA



1.4 mn
TARGET CITIZENS

NEW BENI SUEF

HOUSING FOR ALL EGYPTIANS INITIATIVE

► FOR LOW-INCOME



84
NO. OF BUILDINGS



2,016
NO. OF HOUSING UNITS

DIARNA



10
NO. OF BUILDINGS



260
NO. OF HOUSING UNITS



PRIVATE REAL ESTATE PROJECTS

UPDATE



Updates 2025

PRIVATE REAL ESTATE PROJECTS



NEW RESIDENTIAL PROJECTS / 4 PROJECTS

NEW PROJECT (NAME: N/A)

Developer: Rock Developments



New Heliopolis
LOCATION



17 acres
AREA



Residential Units &
Standalone Villas
UNIT TYPES



2029
DELIVERY DATE



Green Spaces, Walking Tracks, Children's Play Area,
Co-working Spaces, Reading Areas, Pet Areas, Sports
Area & Others
FACILITIES

ZOMRA

Developer: Nations of Sky



5th Settlement
LOCATION



Not Exceed **20%**
BUA RATIO



Within **3** Yrs
COMPLETION DATE

KINZ

Developer: Madaar Developments



New Zayed
LOCATION



200 acres
AREA



EGP **30** bn
INVESTMENTS



1,500
NO. OF UNITS



Apartments, Twin Houses, Townhouses & Standalone Villas
UNIT TYPES



EGP **6** bn
EXPECTED SALES
OF PHASE I



Jogging Tracks,
Cycling Tracks, Lakes,
Kids' Zone, Dog Park,
Hotel, Commercial
Area, Social Clubs,
Cultural Café & Others
FACILITIES



Within **4** Yrs
DELIVERY DATE

ELITE GARDENS

Developer: Raya for Urban
Development



October Gardens City
LOCATION



13,000 sqm
AREA



8,000 sqm
PHASE I AREA



EGP **270** mn+
TARGET SALES OF PHASE I



Within **30** Months
DELIVERY DATE



NEW COMMERCIAL PROJECTS / 2 PROJECTS

LINK VIBE & LINK VIEW

Developer: Maskoon Developments



New Cairo
LOCATION



EGP **4 bn+**
INVESTMENTS



8,000 sqm
AREA



NEW MIXED-USE PROJECTS / 5 PROJECTS

SIAM MALL

Developer: Nile Delta for Construction



6th of October City
LOCATION



Starting from **-> 40** sqm
UNITS AREA



Commercial, Administrative & Medical Units
UNIT TYPES



20%
CONSTRUCTION
COMPLETION RATE



Within **2 Yrs**
DELIVERY DATE

9INTH HUB MALL

Developer: SEGMENTS 4 Development



6th of October City
LOCATION



EGP **20 bn+**
INVESTMENTS



6
NO. OF TOWERS



Commercial,
Administrative,
Medical & Hotel Units
UNIT TYPES

KAWN

Developer: Elaf Development



6th of October City
LOCATION



9 acres
AREA



Residential, Commercial,
Administrative & Medical
Units
UNIT TYPES



24/7 Housekeeping services, Co-working Spaces, Retail Outlets, F&B Venues,
Spa, Gym, Rooftop Pool, Parking & Others
FACILITIES

52WALK WAY

Developer: Next Developments

District 300,
6th of October City
LOCATION**4,000** sqm
BUAEGP **1 bn+**
INVESTMENTSCommercial &
Administrative Units
UNIT TYPES**40-65** sqm
COMMERCIAL UNITS
AREA**30-70** sqm
ADMINISTRATIVE UNITS
AREA

CRCL

Developer: C Developments

5th Settlement
LOCATION**4,241** sqm
AREAGround & **3** Floors
NO. OF FLOORSStarting from -> **25** sqm
COMMERCIAL UNITS AREAStarting from -> **35** sqm
MEDICAL UNITS AREA

PROJECTS UNDERWAY / 11 PROJECTS

GOLDEN GATE

Developer: Redcon Properties

New Cairo
LOCATION**178,000** sqm
BUA OF PHASE IEGP **24.3** bn
INVESTMENTS COST
OF PHASE ICommercial
& Administrative Units
UNIT TYPES

MIDTOWN SOLO

Developer: Better Home Group

New Capital (NC)
LOCATION**66** acres
AREAVillas
UNIT TYPES**390**
NO. OF VILLASProject is Delivered
CURRENT STATUS

TERRACE MALL

Developer: Darna for Real Estate
and ConstructionEl-Shorouk City
LOCATION**2**
NO. OF BUILDINGS**3** Underground,
Ground & **3** Floors
NO. OF FLOORSCommercial,
Administrative &
Medical Units
UNIT TYPESProject was Delivered
in **2021**
CURRENT STATUS

PARK U

Developer: Sakan Developments

El-Shorouk City
LOCATION**15,000** sqm
AREAEGP **4.8** bn
INVESTMENTS**4**
NO. OF BUILDINGSCommercial & Administrative Units
UNIT TYPES

ARENA MALL

Developer: Aswaq Developments

El-Shorouk City
LOCATIONCommercial, Administrative
& Medical Units
UNIT TYPES**90%**
CONSTRUCTION
COMPLETION RATECURRENT STATUS
Starting Exterior Finishing
Work
Launching New Commercial,
Administrative & Medical Units

VYE

Developer: SODIC

New Zayed
LOCATION**1,783**
NO. OF SCHEDULED UNITS
FOR DELIVERY THROUGH 2025VYE Town Center,
Karmell Center &
Social Club
FACILITIESDelivering more than
108 Units
CURRENT STATUS

COY

Developer: VOYA Development

Sheikh Zayed
LOCATION**42,000** sqm
AREAWithin **3.5** Yrs
DELIVERY DATEPhase I&II are Sold out
CURRENT STATUS

SIELA

Developer: Concept Developments

North Coast
LOCATION**15** acres
AREA**1,130**
NO. OF UNITS**50-125** sqm
UNITS AREA OF PHASE IVChildren's Aqua Park,
Swimming Pools & Artificial
Waterfall
FACILITIESLaunching Phase IV
CURRENT STATUS

BETA RESIDENCE

Developer: BETA Developments

6th of October City
LOCATION20 acres
AREA770
NO. OF RESIDENTIAL
UNITSSports Club, Gym, Swimming Pool, Waterfalls,
Children's Play Area, Commercial Zone & Others
FACILITIESAchieving Full Sales Target
for **H1 2025**
CURRENT STATUS

MASAYA

Developer: EGYGAB

Sidi Abd El-Rahman,
North Coast
LOCATION30 acres
AREAVillas, Twin Houses,
Townhouses & Chalets
UNIT TYPES77
NO. OF HOTEL ROOMS400
NO. OF SERVICED UNITSSummer 2026
DELIVERY DATE80%
SALES RATE80%
CONSTRUCTION COMPLETION RATE

THE 101

Developer: Attal Properties

Mostakbal City
LOCATION424,200 sqm
AREA120-500 sqm
UNITS AREAMaisonettes, Apartments, Villas, Twin Houses & Townhouses
UNIT TYPES



ECONOMIC SNAPSHOT

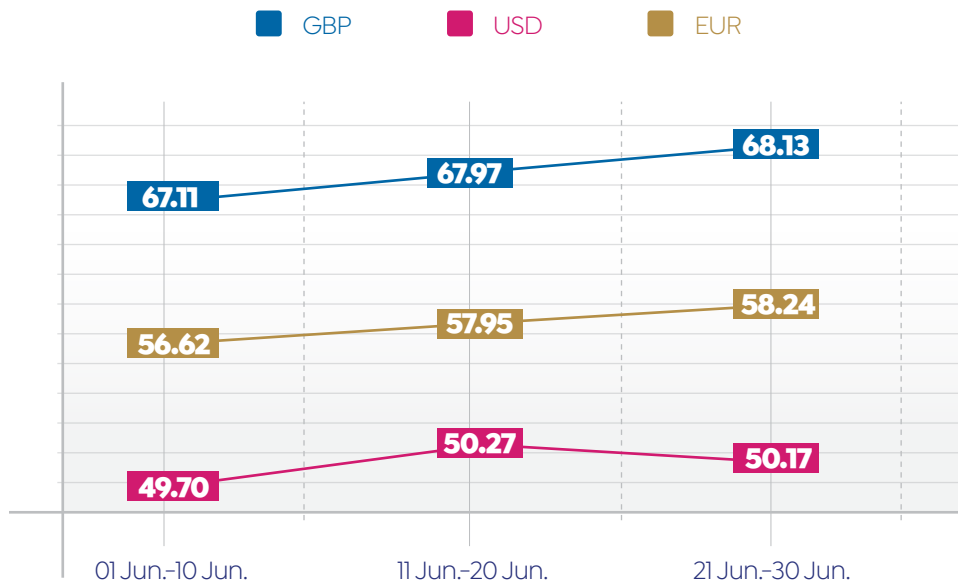


Updates 2025

ECONOMIC SNAPSHOT

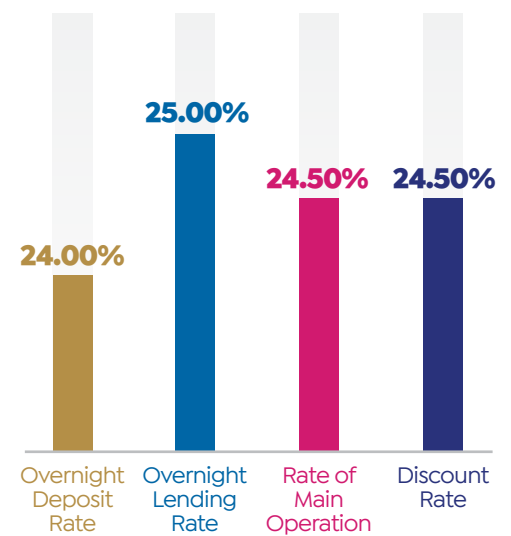


EXCHANGE RATES

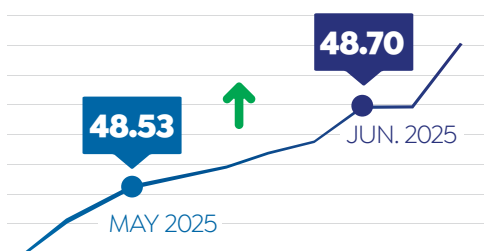


INTEREST RATES

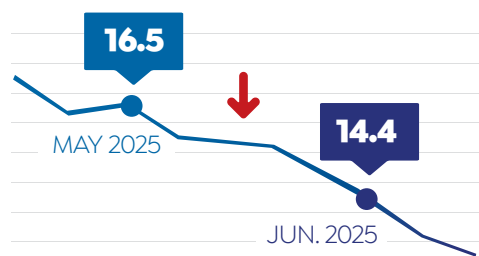
* MPC Meeting was Held on Jul. 10, 2025



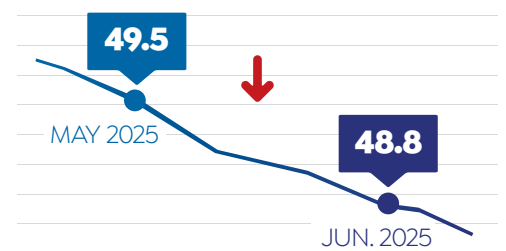
NET INTERNATIONAL RESERVES (USD BN)



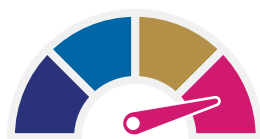
ANNUAL HEADLINE INFLATION RATE (%)



PURCHASING MANAGERS' INDEX (PMI)



EGYPT CREDIT RATING



RATING

Caa1

B-

B

MOODY'S

S&P GLOBAL

FITCH

OUTLOOK

Positive

Stable

Stable

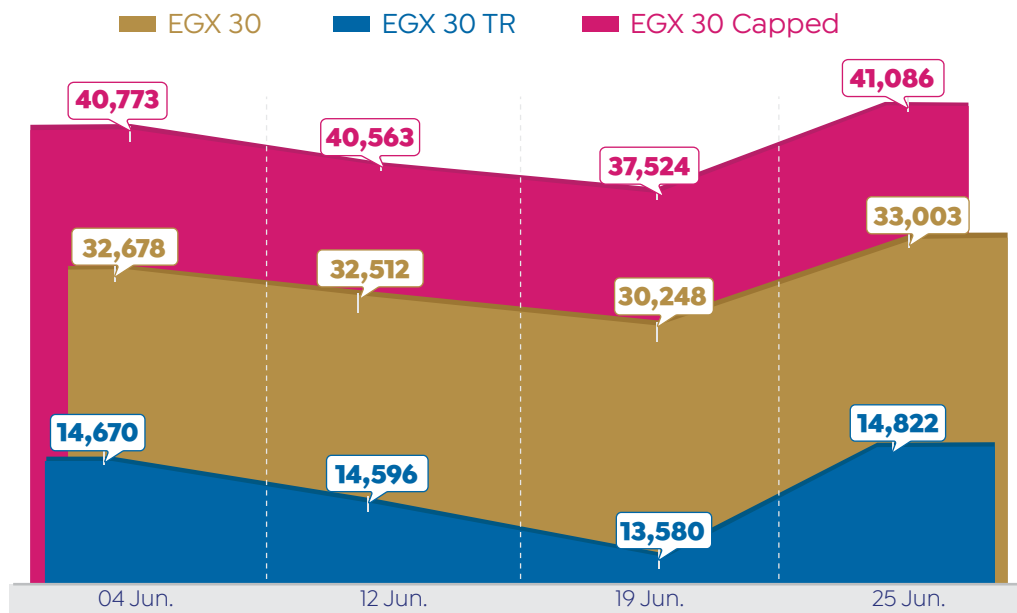
* According to Last Review Date on Feb. 19, 2025

* According to Last Review Date on Apr. 11, 2025

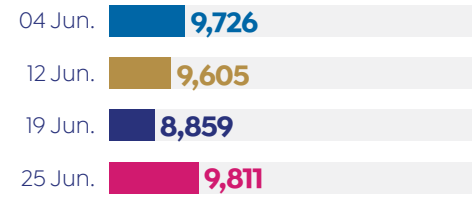
* According to Last Review Date on Apr. 11, 2025

Source: CBE, CAPMAS, Moody's, S&P Global & Fitch

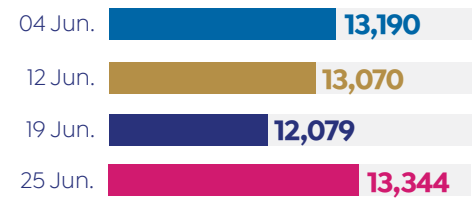
EGX INDICATORS



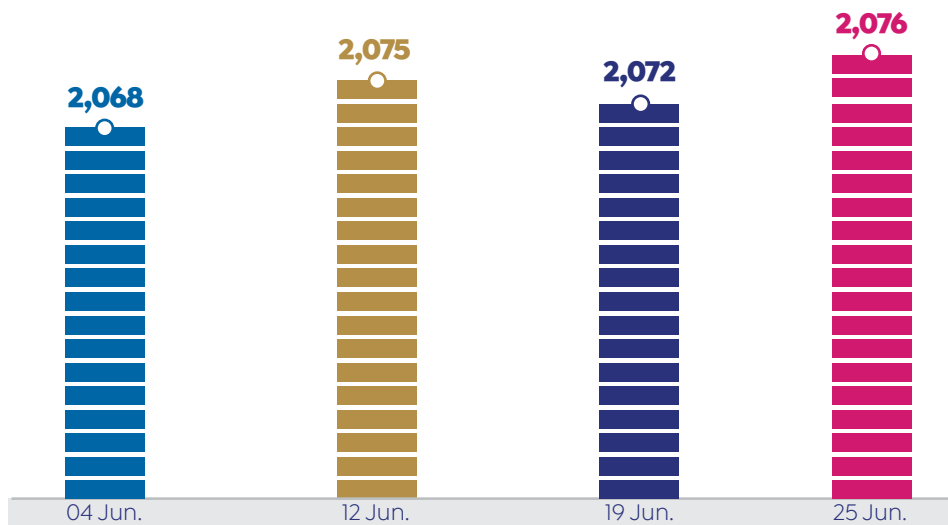
EGX 70 EWI



EGX 100 EWI



T-BOND



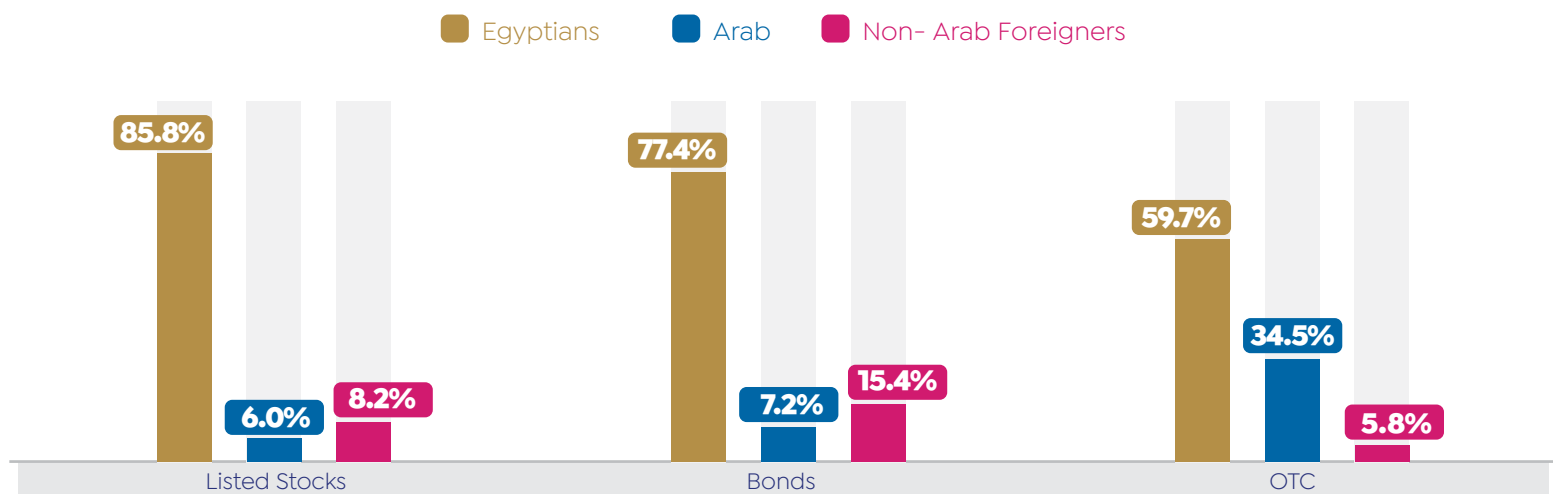
SP/EGX ESG



TAMAYUZ



TOTAL INVESTORS' TRADING ACTIVITIES BY MARKETS DURING JUNE 2025 (INC. DEALS)*



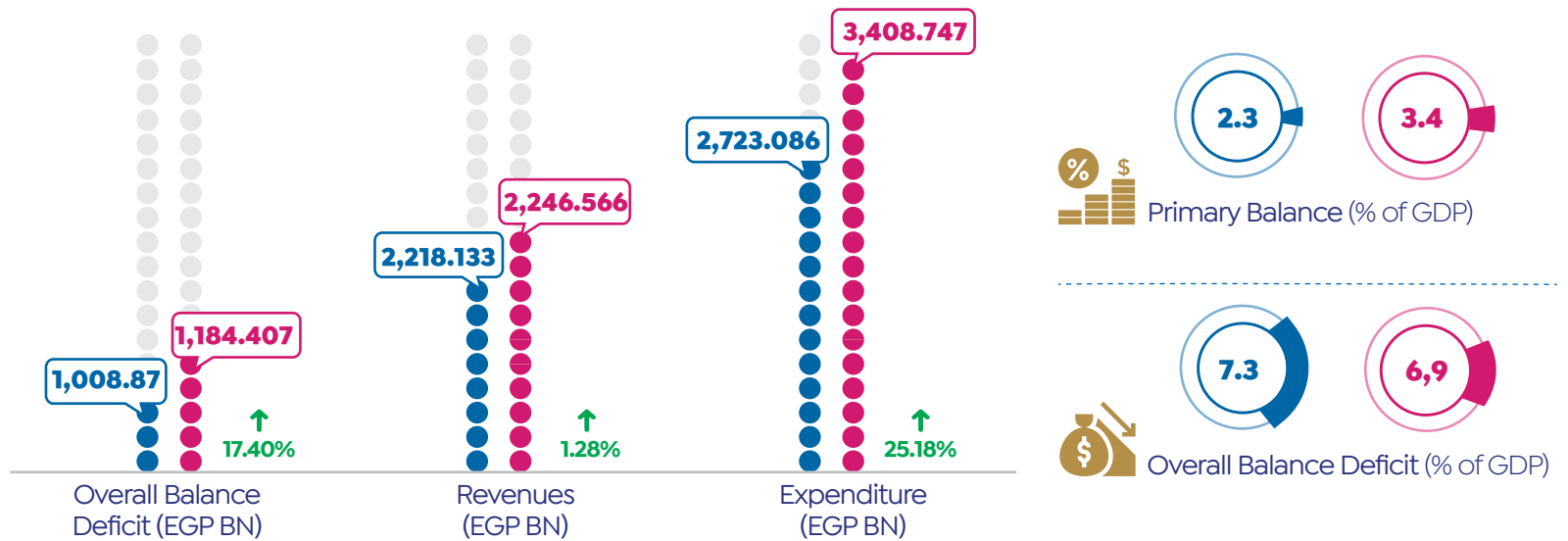
* Total Buy + Sell

Source: EGX

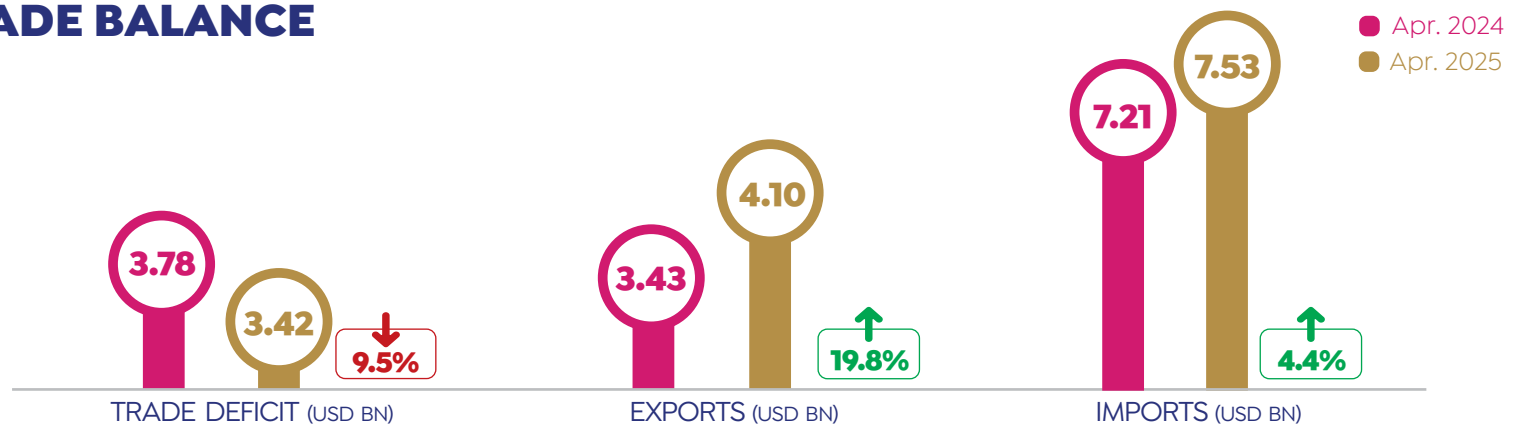
FISCAL SECTOR PERFORMANCE

Jul.-May (FY 2023/24)

Jul.-May (FY 2024/25)



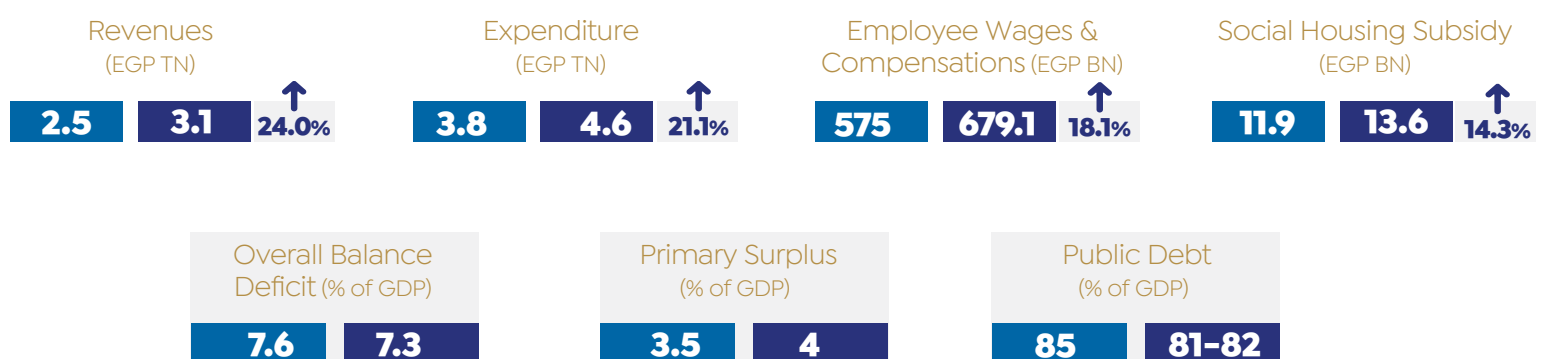
TRADE BALANCE



TARGET OF PUBLIC BUDGET 2025/26

FY 2024/25

FY 2025/26



EGYPTIAN ECONOMIC PERFORMANCE



Source: CAPMAS, CBE, MOF & Cabinet



ECONOMIC GROWTH RATE

2.2%

Q3 2023/24

4.77%

Q3 2024/25

2.4%

Jul.2023 – Mar.2024

4.2%

Jul.2024 – Mar.2025

4.5%Expected
Growth Rate
(FY 2025/26)

KEY DRIVERS OF ECONOMIC GROWTH

Sectors Contribution to GDP Growth (%)

1.9

Non-Petroleum Manufacturing

0.5

Wholesale & Retail Trade

0.7

Banking

0.5Communications &
Information Technology**0.6**

Restaurants & Hotels (Tourism)

0.3

Social Utilities

0.5

Agriculture, Forestry & Fishing

0.6

Others



REMITTANCES OF EGYPTIANS WORKING ABROAD (USD BN)

Q1 2024/25

8.3

Q2 2024/25

8.7

Q3 2024/25

9.4

Mar.2025

3.4

Apr.2025

3.0**7.2**

Jan.2023 – Apr.2024

72.3%
12.4

Jan.2024 – Apr.2025

16.6

Jul.2023 – Apr.2024

77.1%
29.4

Jul.2024 – Apr.2025

NON-BANKING FINANCIAL ACTIVITIES DURING APR.2025



TOTAL FINANCE

EGP **384** bn

FINANCE BREAKDOWN (EGP BN)

180.6Equity
Issuance**52.1**Financial
Leasing
Contracts**48.7**Discounted
Securities**35.2**Non-Equity
Securities
Issuance**31.8**Medium,
Small & Micro
Enterprises
(MSMEs)**22**Consumer
Financing**13.6**

Mortgage

EMPOWERMENT OF PRIVATE SECTOR WITHIN NATIONAL ECONOMIC

EVOLUTION OF PRIVATE INVESTMENT



PRIVATE

(% OF TOTAL INVESTMENT)

PUBLIC

(% OF TOTAL INVESTMENT)

Q1 2023/24

41.5%**58.5%**

Q2 2023/24

43.7%**56.3%**

Q3 2023/24

42.5%**57.5%**

Q4 2023/24

44%**56%**

Q1 2024/25

70%**30%**

Q2 2024/25

59.3%**40.7%**

Q3 2024/25

62.8%**37.2%**

FISCAL POLICIES TO PROMOTE PRIVATE SECTOR (EGP BN)

78

Supporting Industrial Sector & Exports

45

Promoting Exports

29.6

Supporting Industrial Productions

8.4

Supporting Tourism Activities

5

Supporting Prioritized Industries

5

Initiatives for Small & Medium Enterprises