

MARKET WATCH

AUGUST 2025

1 AUG. - 31 AUG.

BY
YASSEN MAHMOUD
MOHAMED SAYED



REAL ESTATE

MARKET
UPDATES

01

Updates 2025

REAL ESTATE MARKET



SAWARY PROJECT

LOCATION
West Carrefour, Alexandria



AREA
420 acres

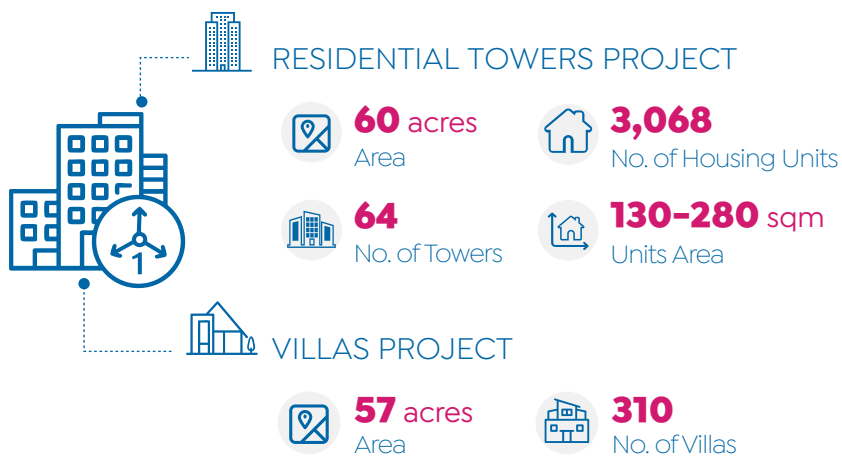


CURRENT STATUS

414 Residential Units are Delivered

98 Villas are Delivered

1ST DEVELOPMENT AXIS



2ND DEVELOPMENT AXIS



RED SEA GOVERNORATE DEVELOPMENT

HOUSING SECTOR *FOR MIDDLE-INCOME*

Hurghada City Location



116 No. of Buildings



2,320 No. of Housing Units

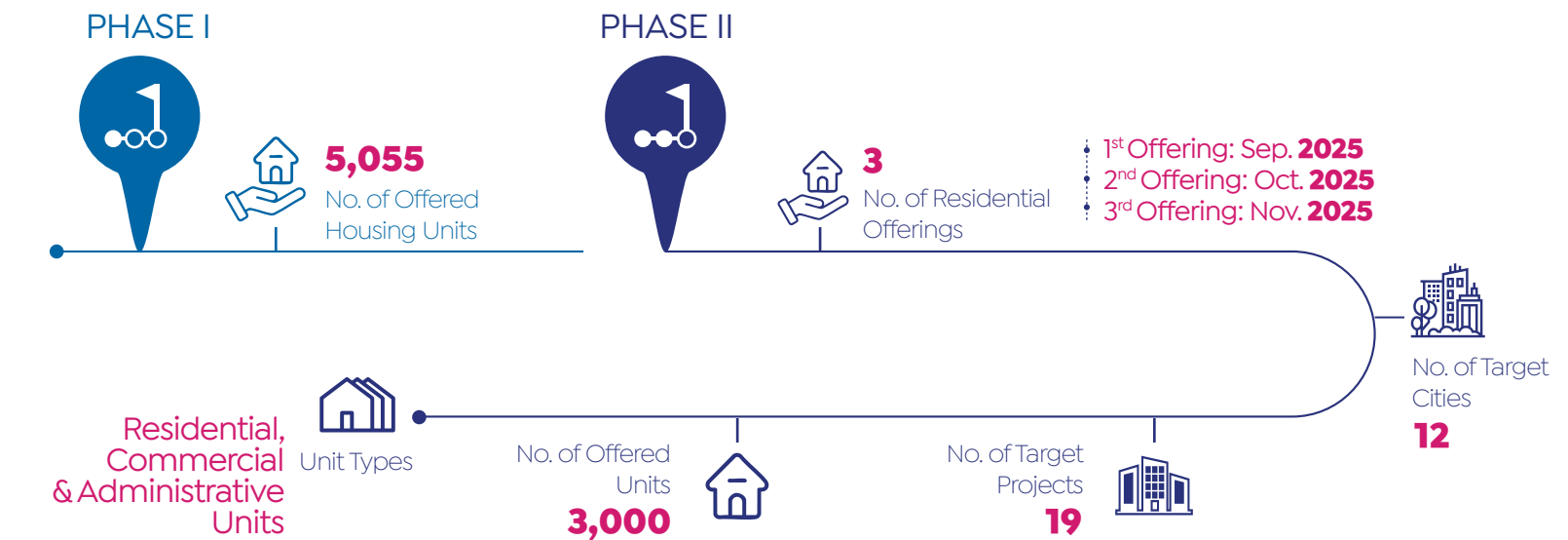


Units Area **120** sqm

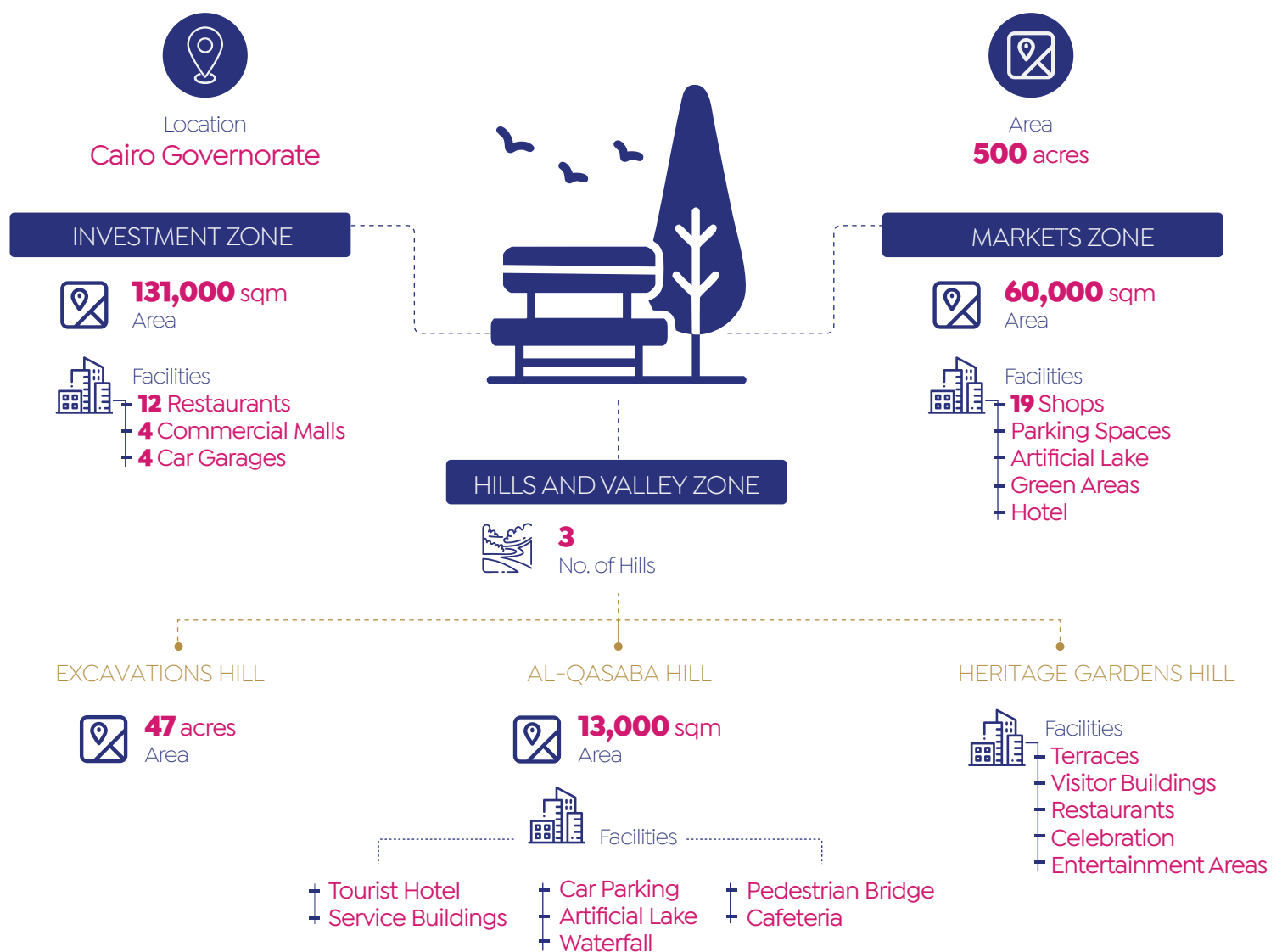


Commercial Services **15,000** sqm Area

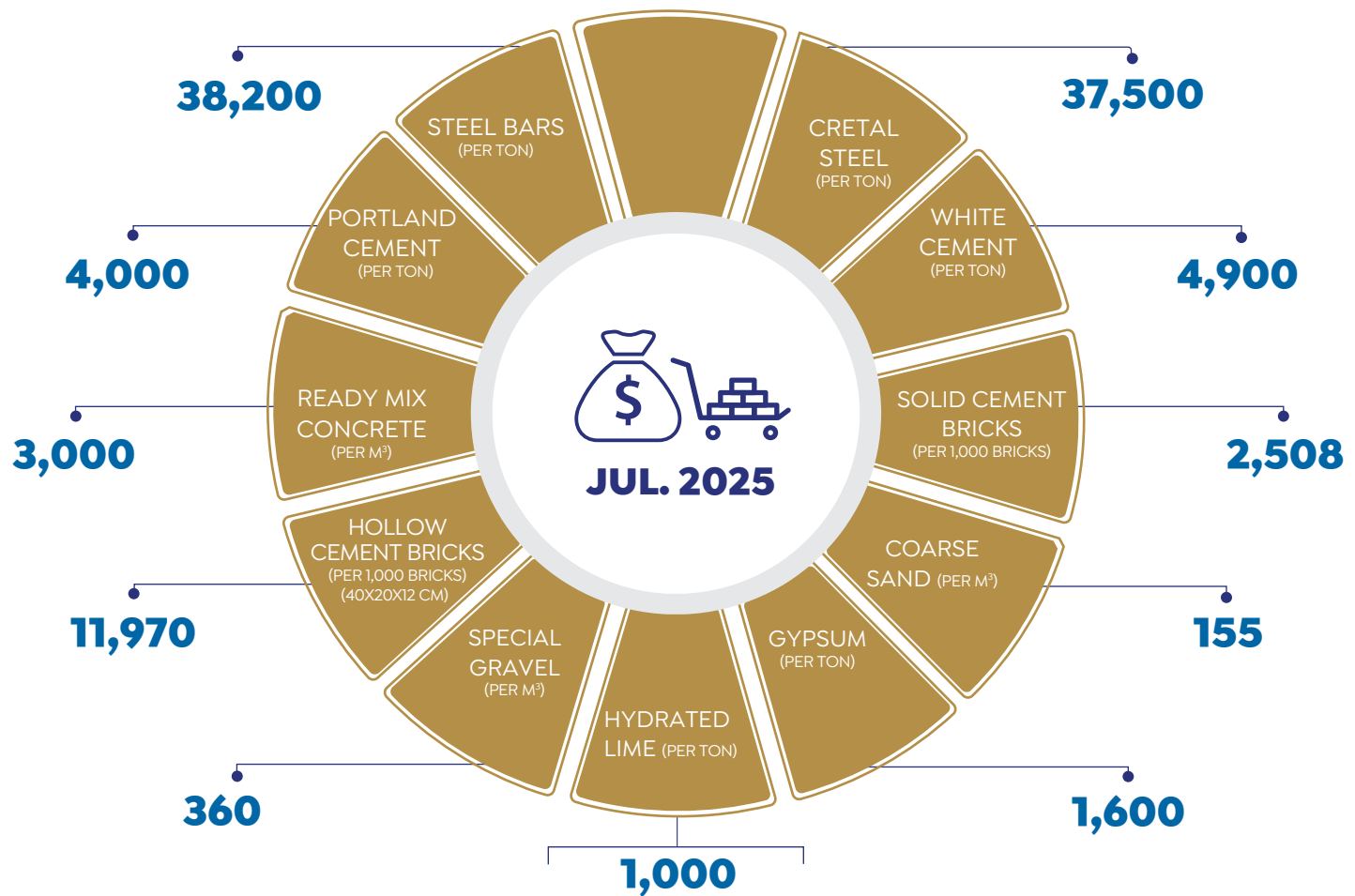
"YOUR HOME IN EGYPT" INITIATIVE



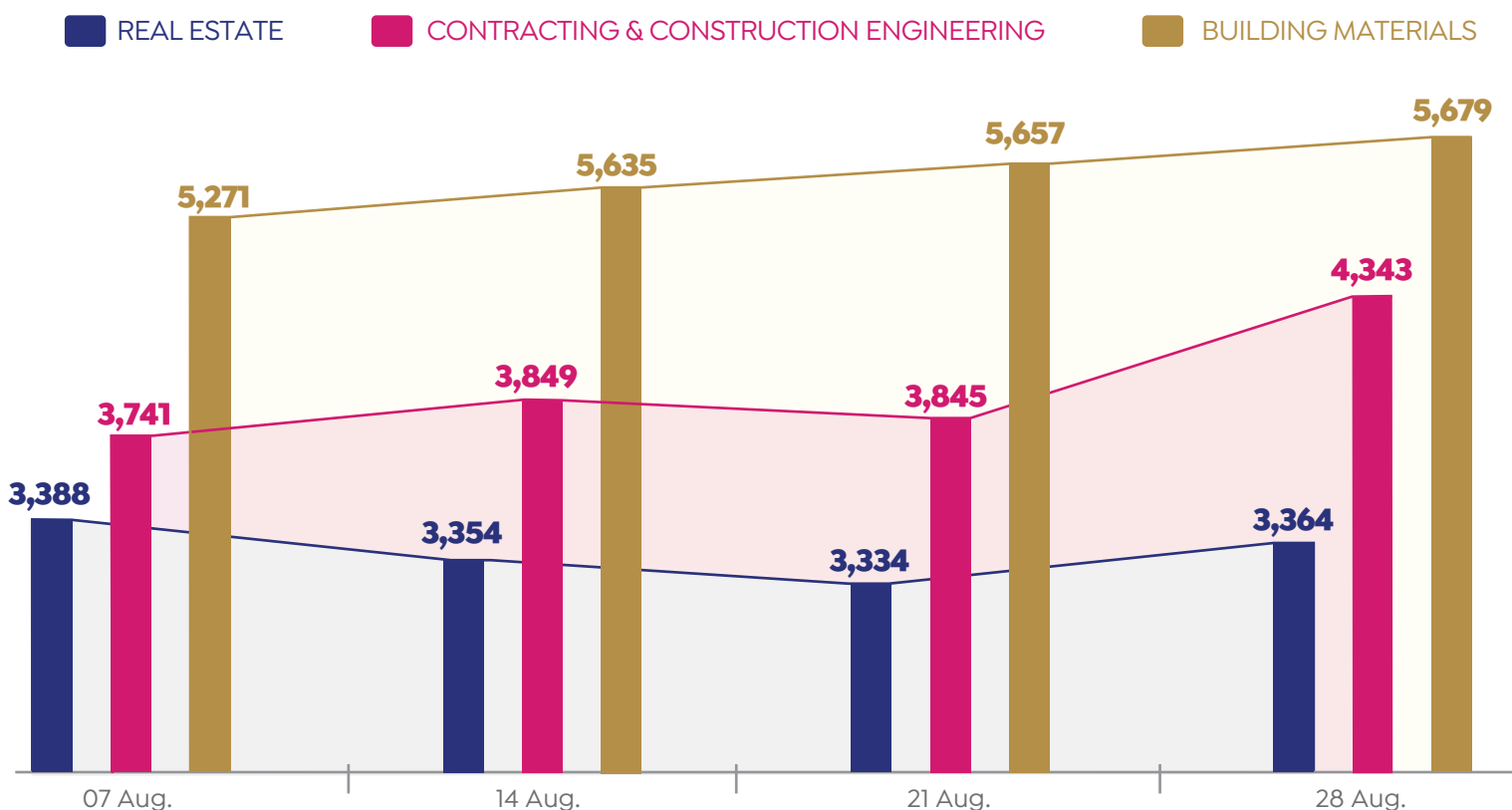
AL-FUSTAT HILLS PARK



PRICES OF CONSTRUCTION MATERIALS (EGP)



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



Source: MHUC & EGX



NEW CITIES

UPDATE



NEW CITIES Updates 2025



NEW ALAMEIN

MARINA 8



179 acres
AREA



243
NO. OF BUILDINGS



917
NO. OF HOUSING UNITS



Chalets, Apartments & Villas
UNIT TYPES

MAZARINE



707 acres
AREA



7,956
NO. OF HOUSING UNITS



Chalets, Apartments & Villas
UNIT TYPES

HOUSING FOR ALL EGYPTIANS INITIATIVE



83
NO. OF BUILDINGS



1,992
NO. OF HOUSING UNITS

NEW MANSOURA

PHASE II



44
NO. OF SAKAN MISR BUILDINGS



224
NO. OF JANNA BUILDINGS

► SERVICE PROJECTS

- ─ Tourism Walkway
- ─ Police Station
- ─ Primary School
- ─ Ambulance Point
- ─ Church
- ─ Firefighting Building
- ─ Nursery

► UTILITIES PROJECT

- ─ Desalination Tank (Capacity: **10,000** m³/ day)
- ─ Sanitation Networks (Total Length: **1,634** m)
- ─ Telecommunication Network
- ─ Electricity Networks
- ─ Others

10TH OF RAMADAN

HOUSING FOR ALL EGYPTIANS INITIATIVE FOR MIDDLE-INCOME


68

NO. OF BUILDINGS


1,632

NO. OF HOUSING UNITS


100, 110 & 120 sqm
UNITS AREA

95%

COMPLETION RATE

GREEN HOUSING FOR LOW-INCOME

► PHASE V


90

NO. OF BUILDINGS


1,842

NO. OF HOUSING UNITS


75 & 90 sqm
UNITS AREA

80%

COMPLETION RATE

► PHASE VI


54

NO. OF BUILDINGS


1,296

NO. OF HOUSING UNITS


90 sqm
UNITS AREA

20%

COMPLETION RATE

NEW OBOUR

SOCIAL HOUSING

► EL-NOZHA NEIGHBOURHOOD


66

NO. OF BUILDINGS


1,584

NO. OF HOUSING UNITS

► PHASE VI


125

NO. OF BUILDINGS


3,000

NO. OF HOUSING UNITS

DIARNA


37th Neighborhood
LOCATION

99

NO. OF BUILDINGS


2,574

NO. OF HOUSING UNITS

NEW OCTOBER



105,000

NO. OF UNDERWAY HOUSING UNITS



494

NO. OF UNDERWAY HOUSING UNITS
IN DIARNA PROJECT

NEW BORG AL-ARAB



EGP **9.4 bn+**

TOTAL INVESTMENTS TILL JUN. 2025

HOUSING FOR ALL EGYPTIANS INITIATIVE

► FOR MIDDLE-INCOME



364

NO. OF HOUSING UNITS

► FOR LOW-INCOME



9th Neighbourhood
LOCATION



5,016

NO. OF HOUSING UNITS

| SERVICE PROJECTS

2 Primary Schools

3 Commercial Markets

2 Nurseries

Medical Unit

Mosque



PRIVATE REAL ESTATE PROJECTS

UPDATE



Updates 2025



PRIVATE REAL ESTATE PROJECTS



NEW RESIDENTIAL PROJECTS / 4 PROJECTS

TALALA

Developer: Madinet Masr



New Heliopolis
LOCATION



EGP **90** bn
TOTAL INVESTMENTS



EGP **202** bn
TARGET SALES



Administrative Offices, Retail Stores, Club House,
University & Others
FACILITIES



AREA
491.41 acres

Phase I: **246.31** acres
Phase II: **245.12** acres



Within **4.5** Yrs
DELIVERY DATE

ÈLM TREE

Developer: ÈLM Developments



6th of October City
LOCATION



58 acres
AREA



EGP **10** bn
TOTAL INVESTMENTS



Wide Terraces, Park,
Family-Oriented
Clubhouse, Pool, Padel,
Football Courts & Others
FACILITIES

EDEN PARK

Developer: Buildex Developments



6th of October City
LOCATION



21,000 sqm
AREA



Villas
UNIT TYPES



EGP **600** mn+
TARGET SALES

PHASE I



4,174
NO. OF FULLY
FINISHED UNITS



180-287 sqm
VILLAS AREA



175 sqm
TOWNHOUSES AREA



215-245 sqm
S-VILLA AREA



UNIT TYPES

Villas
Townhouses
Double-Loaded Townhouses
S-Villa
Residential Apartments



170 sqm
DOUBLE-LOADED
TOWNHOUSES AREA



35-170 sqm
RESIDENTIAL APARTMENTS AREA

Source: Developers' Official Statements

JAÉN

Developer: Vivienda Developments



Sheikh Zayed,
West Cairo
LOCATION



10 acres
AREA



EGP **900 mn**
INVESTMENTS



Standalone Villas, Twin Houses & Townhouses
UNIT TYPES



Starting from **-> 230 sqm**
UNITS AREA



NEW COASTAL PROJECTS / 1 PROJECT

YOUD

Developer: Al Ahly Sabbour in Partnership with JDAR Developments



kilo 187, Ras El-Hekma
LOCATION



164 acres
AREA



650
NO. OF SOLD UNITS



Standalone Villas, Twin
Houses & Chalets
UNIT TYPES



220 sqm
STANDALONE VILLAS
& TWIN HOUSES AREA



57-145 sqm
CHALETs AREA



Commercial Zone, Hotel, Jogging Track, Sports Facilities,
Health Club, Restaurants, Swimming Pools & Others
FACILITIES



NEW MEDICAL PROJECTS / 1 PROJECT

NEW PROJECT (NAME: N/A)

Developer: Enwan Developments



Medical City, New
Capital (NC)
LOCATION



20,000 sqm
BUA



2
NO. OF BUILDINGS



Each Building:
Ground & **5 Floors**
NO. OF FLOORS



9,500 sqm
AREA OF THE MEDICAL
CLINICS BUILDING



150
NO. OF CLINICS



NEW MIXED-USE PROJECTS / 6 PROJECTS

NEW PROJECT (NAME: N/A)

Developer: Just Development & Inter Build Developments



**Downtown District,
New Capital (NC)**
LOCATION



EGP 1 bn
INVESTMENTS



EGP 2 bn
TARGET SALES



4,150 sqm
AREA



**3 Underground
& 12 Floors**
NO. OF FLOORS



**Commercial, Administrative
& Serviced Apartment Spaces**
UNIT TYPES

VALDA VILLAGE

Developer: Valda Real Estate Development



Mostakbal City
LOCATION



30 acres
AREA



**Residential, Hotel,
Administrative &
Commercial Units**
UNIT TYPES



85-237 sqm
RESIDENTIAL UNITS AREA



750
NO. OF HOUSING UNITS



**Commercial Mall,
Clubhouse, Meeting Rooms,
Swimming Pools &
Children's Play Area**
FACILITIES



Within 4 Yrs
DELIVERY DATE

LORA EASTFIELD

Developer: Zaeem Holding



El-Shorouk City
LOCATION



30 acres
AREA



**Residential &
Commercial Units**
UNIT TYPES



Ground & 5 Floors
NO. OF FLOORS



900+
NO. OF UNITS

HAPPINESS PLAZA

Developer: Al-Habeeb Group



New Qena
LOCATION



20,000 sqm
AREA



**Administrative, Hotel,
Commercial, Medical &
Entertainment Units**
UNIT TYPES



80%
CONSTRUCTION
COMPLETION RATE



Dec. 2026
OPENING DATE

ELAIA

Developer: AJAD Developments



New Heliopolis
LOCATION



85 acres
AREA



**Residential, Commercial,
Administrative & Service
Units**
UNIT TYPES



**Apartments, Townhouses
& Standalone Villas**
RESIDENTIAL UNIT TYPES



72-170 sqm
APARTMENTS AREA



152-160 sqm
TOWNHOUSES AREA



190-260 sqm
STANDALONE VILLAS AREA

Source: Developers' Official Statements

HILITE BUSINESS COMPLEX

Developer: High Vale Developments

New Cairo
LOCATIONEGP 2 bn
INVESTMENTSCommercial, Medical &
Administrative Units
UNIT TYPESHypermarket, Rooftop Padel Courts, Gym, Diagnostics
& Radiology Center, Plaza (1,500 sqm) & Others
FACILITIESStarting from -> 24 sqm
COMMERCIAL UNITS AREAStarting from -> 30 sqm
MEDICAL CLINICS AREAStarting from -> 38 sqm
OFFICES AREA

PROJECTS UNDERWAY / 24 PROJECTS

IVOIRE EAST

Developer: PRE Group

Golden Square, New Cairo
LOCATION

ZAG

108,000 sqm
(BUA: 122,249 sqm)
AREAEGP 9 bn
INVESTMENTSCommercial &
Administrative Units
UNIT TYPES90-250 sqm
ADMINISTRATIVE UNITS AREARetail Zone, Restaurants, Cafés, Fashion Outlets, Fully
Equipped Administrative Spaces, Spacious Parking & Other
FACILITIES15
NO. OF BUILDINGS

NOLL NEW CAIRO

Developer: Kleek Developments

6th Settlement
Area, New Cairo
LOCATION90 acres
AREA

HELIOPOLIS

Developer: TBK Developments

East Cairo
LOCATION240,000 sqm
AREA

SPHINX CITY

Developer: TBK Developments

West Cairo
LOCATION800 acres
AREA

OGAMI

Developer: SODIC

North Coast
LOCATION440 acres
AREALaunching Nobu North
Coast at OGAMI
CURRENT STATUS

OWAGIK TOWERS

Developer: Owagik Developments

Downtown District,
New Capital (NC)
LOCATION**8,000** sqm
AREA**3**
NO. OF TOWERS**4** Basements, Ground
& **15** Floors
NO. OF FLOORSStarting from
-> **50** sqm
UNITS AREA OF NEW PHASE**12,000** sqm
SALEABLE SPACE OF
NEW PHASE

NYOUM OCTOBER

Developer: Arab Developers Holding

**6** October City
LOCATION**330** acres
AREAResidential &
Commercial Units
UNIT TYPESEGP **12** bn
INVESTMENTS**3** International Schools, Sports, Social Club,
Hospital, Mosque & Others
FACILITIES**62%**
CONSTRUCTION
COMPLETION RATE**2,300+** Units are
Delivered
CURRENT STATUS

HAYAH RESIDENCE

Developer: Jawad Developments

**6th** of October City
LOCATION**42,000** sqm
AREAEGP **5** bn
TOTAL INVESTMENTSHigh-End Homes, Serviced
Apartments, Mall Hosting
Top Brands, Modern Offices
& State of The Art Medical
Complex
FACILITIESPhase I is Sold out
CURRENT STATUS

ROCK CAPITAL 1

Developer: Rock Developments

Government District,
New Capital (NC)
LOCATION**1** mn sqm
AREAEGP **3** bn
INVESTMENTSRestaurants, Cafés,
Centralized ATM Hub,
Medical Services &
Floor-Specific Meeting
Rooms
FACILITIES

VAL PLAZA

Developer: Jawad Developments

EGP **1.3** bn
TOTAL INVESTMENTS**250**
NO. OF UNITSEGP **2** bn
TOTAL SALES**2026**
DELIVERY DATE

HAYAH WALK MALL

Commercial, Medical
& Administrative Units
UNIT TYPES**3**
NO. OF FLOORS**150**
NO. OF UNITS

BLUE BLUE

Developer: MG Developments

Ain Sokhna
LOCATION120,000 sqm
AREA6
NO. OF PHASESChalets, Villas & Hotel Units
RESIDENTIAL UNIT TYPESResidential, Commercial, Entertainment & Service Facilities
UNIT TYPESCURRENT STATUS
Completion Rate of Savoy Phase: **40%**
Five Fully Finished Phases are Delivered

THE CURVE

Developer: Cornerstone Development

R8, New Capital (NC)
LOCATION100,000 sqm
BUA15
NO. OF BUILDINGSApartments, Duplexes & Penthouses
UNIT TYPESDec. **2025**
DELIVERY DATE

OPTIMA BUSINESS COMPLEX

Developer: Maqam for Urban Development

Downtown District, New Capital (NC)
LOCATION2,400 sqm
AREACommercial & Administrative Units
UNIT TYPES157
NO. OF ADMINISTRATIVE UNITS32
NO. OF COMMERCIAL UNITS13
NO. OF FLOORS45 sqm
UNITS AREA

TAJ TOWER

Developer: Taj Misr Developments

MU7, New Capital (NC)
LOCATION8,000 sqm
AREAEGP **4.8 bn**
TOTAL INVESTMENTS**2027**
DELIVERY DATE

HACIENDA HENEISH

Developer: Palm Hills

North Coast
LOCATION420 acres
AREALaunching New Hotel
CURRENT STATUS

KOUN

Developer: Mabani Idris Real Estate Development

Ras El-Hekma, North Coast
LOCATION110 acres
AREA1,500
NO. OF HOUSING UNITSChalets, Apartments, Twin Houses, Townhouses, Penthouses & Standalone Villas
UNIT TYPES

RED- WATER VILLAS & FLOATING GARDENS








Developer: Cornerstone Development

Mostakbal City
LOCATION60 acres
AREA750
NO. OF HOUSING UNITSLaunching Phase III
CURRENT STATUS

Source: Developers' Official Statements







BUNGALOWS

Developer: Arabia Developments

 Kilo 73, North Coast LOCATION	 50 acres AREA
 Studios, One-Bedroom Chalets, Two-Bedroom Chalets, Three-Bedroom Chalets & Twin Houses UNIT TYPES	 48-62 sqm STUDIOS AREA
 Starting from -> 250 sqm TWIN HOUSES AREA	 61-120 sqm CHALETS AREA
	 Launching New Luxury Hotel CURRENT STATUS

APEX BUSINESS COMPLEX

Developer: Lozan Urban Developments (LUD)

 Downtown District, New Capital (NC) LOCATION	 2,600 sqm AREA
 2 Interconnected Towers NO. OF TOWERS	 3 Basements, Ground & 13 Floors NO. OF FLOORS
 Commercial, Medical, & Administrative Units UNIT TYPES	 Dec. 2027 DELIVERY DATE

CIRCLE 9 MALL

Developer: Valero Developments

 Obour City LOCATION	 Starting from -> 28 sqm UNITS AREA
 Retail, Medical Clinics, Offices, Restaurants, Entertainment Area & Park FACILITIES	 Construction of Project is Completed CURRENT STATUS

WHITE MALL

Developer: Valero Developments

 2,500 sqm AREA	 Commercial & Medical Units UNIT TYPES
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MERCURY BUSINESS COMPLEX

Developer: Contact Developments

 Downtown District, New Capital (NC) LOCATION
 2,800 sqm AREA
 Ground & 11 Floors NO. OF FLOORS
 Commercial, Medical & Administrative Units UNIT TYPES
 All Structural Works of Project are Completed CURRENT STATUS

CAYO MALL

Developer: Contact Developments

 New Capital (NC) LOCATION
 7,100 sqm AREA
 Construction of Project is Completed CURRENT STATUS Starting Interior Finishing Works

QUAN TOWER

Developer: Contact Developments

 CBD, New Capital (NC) LOCATION
 10,000 sqm (BUA: 4,200 sqm) AREA
 100 m+ HEIGHT
 26 NO. OF FLOORS
 6 Floors are Completed CURRENT STATUS

Source: Developers' Official Statements



ECONOMIC SNAPSHOT

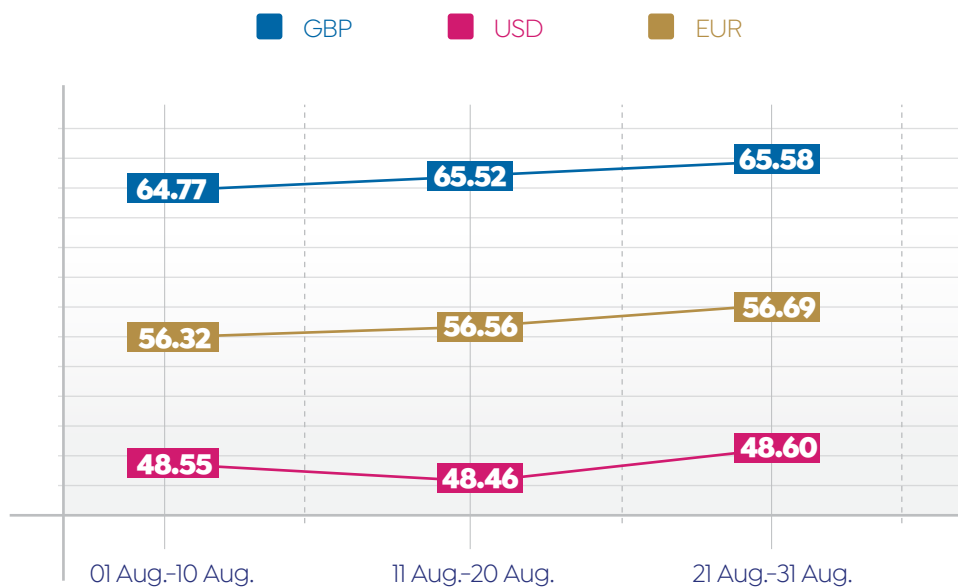


Updates 2025

ECONOMIC SNAPSHOT

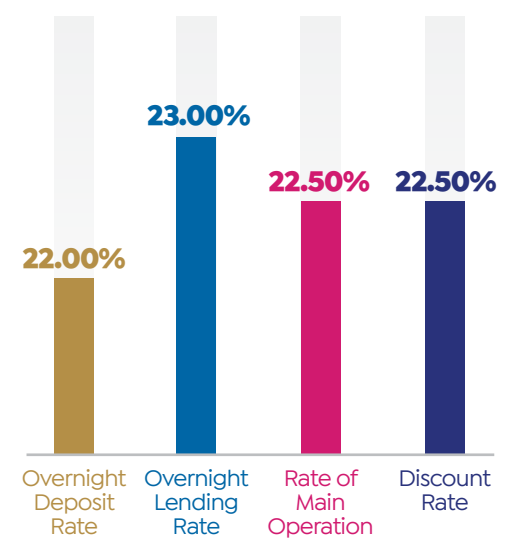


EXCHANGE RATES

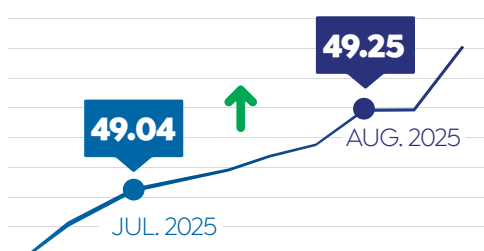


INTEREST RATES

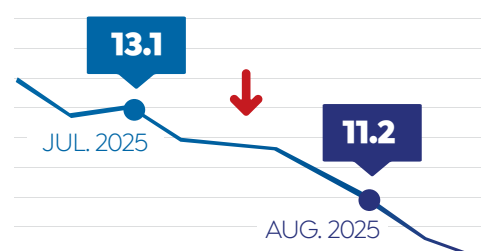
* MPC Meeting was Held on Aug. 28, 2025



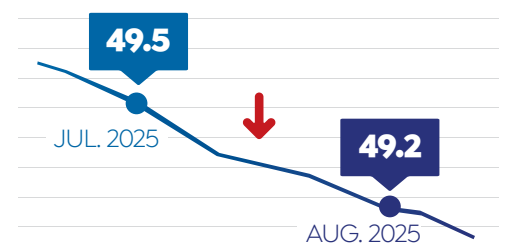
NET INTERNATIONAL RESERVES (USD BN)



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

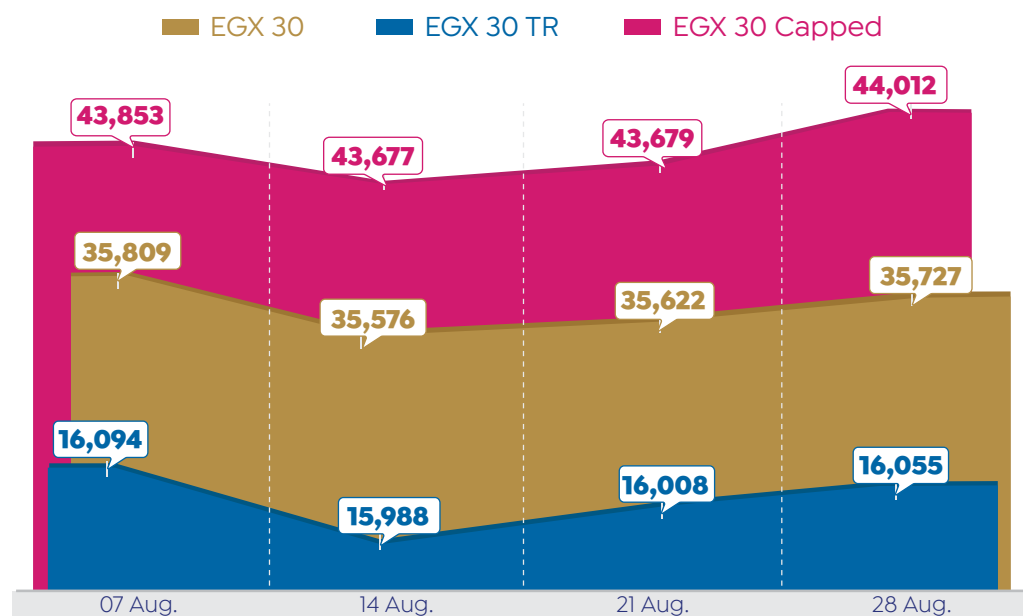
* According to Last Review Date on Feb. 19, 2025

* 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 35 LV

07 Aug.	3,820
14 Aug.	3,808
21 Aug.	3,801
28 Aug.	3,871

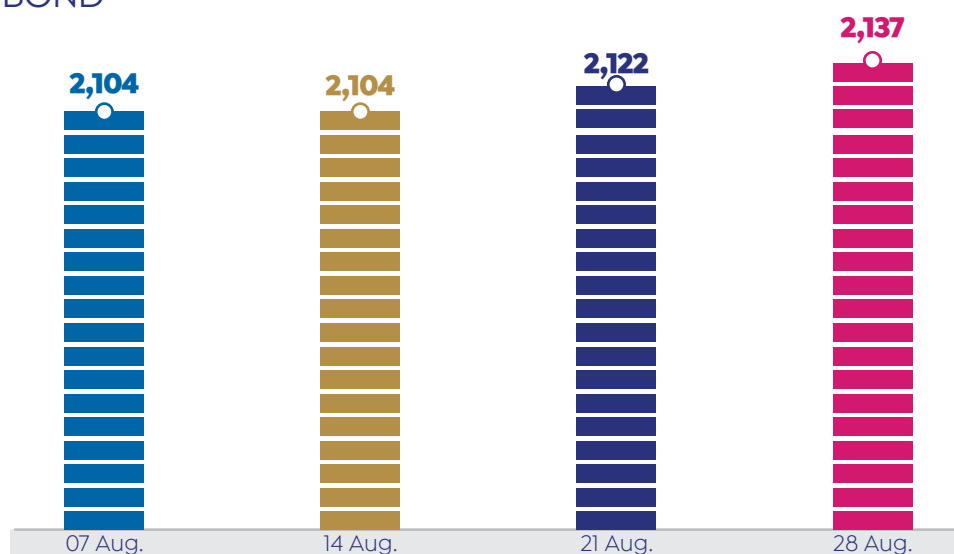
EGX 70 EWI

07 Aug.	10,581
14 Aug.	10,608
21 Aug.	10,669
28 Aug.	10,898

EGX 100 EWI

07 Aug.	14,222
14 Aug.	14,236
21 Aug.	14,282
28 Aug.	14,508

T-BOND



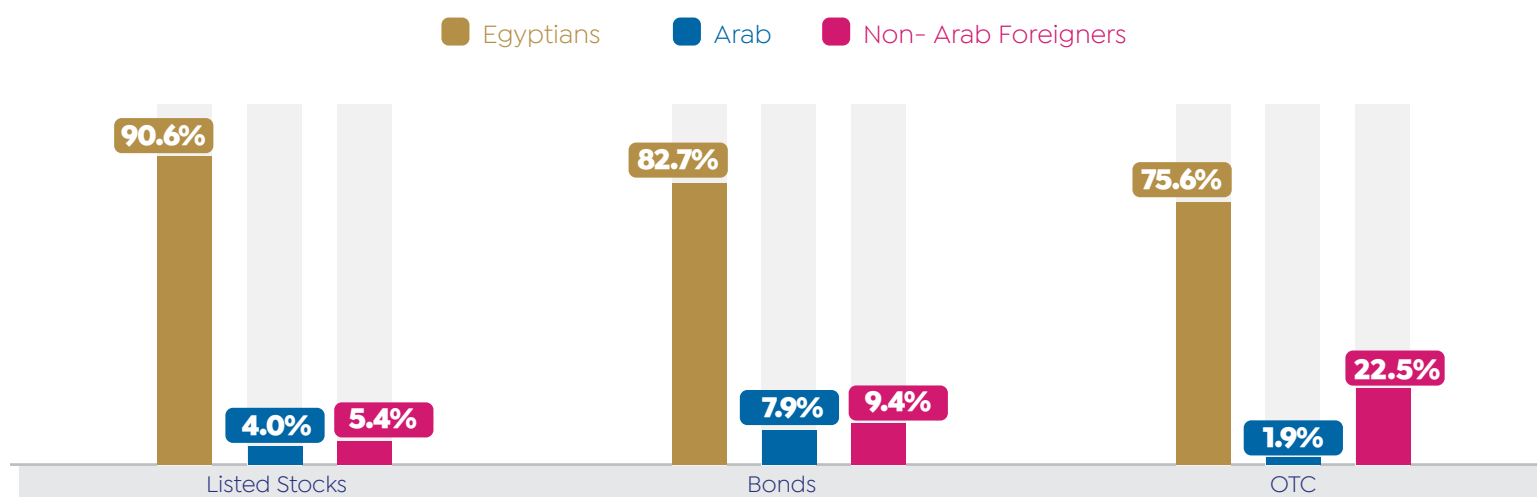
EGX 33 SHARIAH



TAMAYUZ



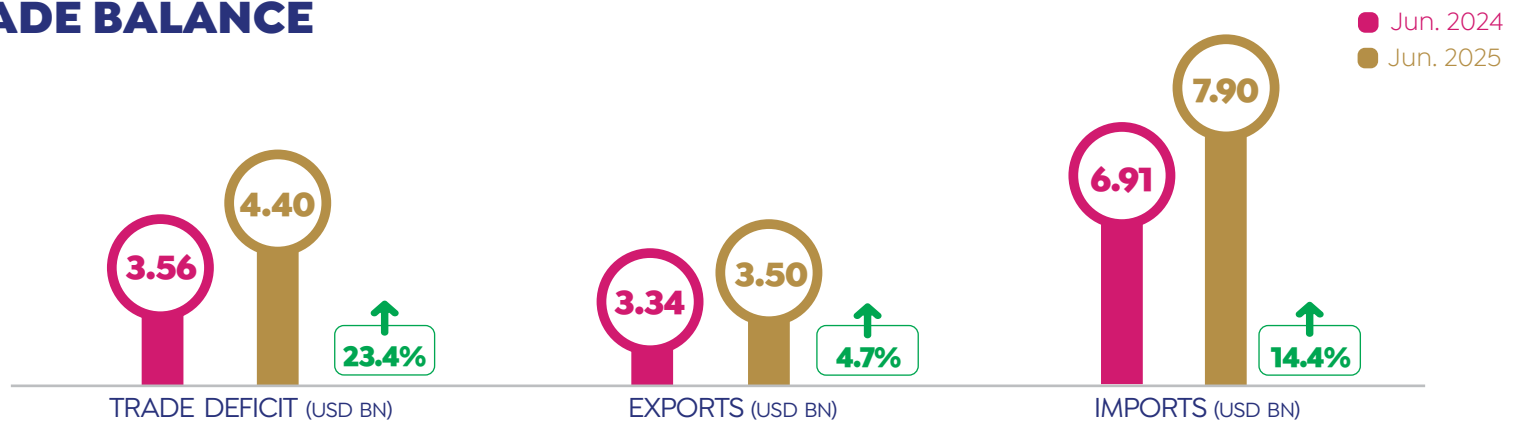
TOTAL INVESTORS' TRADING ACTIVITIES BY MARKETS DURING AUG. 2025 (INC. DEALS)*



* Total Buy + Sell

Source: EGX

TRADE BALANCE



EGYPTIAN ECONOMIC PERFORMANCE

INFLATION RATE

29.4%

Q2 2024

15.3%

Q2 2025



ECONOMIC GROWTH

2.2%

Q3 2023/24

4.77%

Q3 2024/25



PUBLIC DEBT (% OF GDP)

89.4%

JUN. 2024

85.6%

JUN. 2025



AVERAGE DOMESTIC DEBT MATURITY (YRS)

JUN. 2024

1.2

JUN. 2025

1.6

TAX REVENUES IN FY 2024/25

EGP **2.2** tn
(Growth Rate: **35%**)

EGP **290.3** bn
From Treasury Bills
& Bonds

EGP **26.1** bn
From Securities

TARGETS OF ECONOMIC & SOCIAL DEVELOPMENT PLAN (FY 2025/26)



4.5%

ECONOMIC GROWTH RATE



GDP

At Current Prices: EGP **20.4** tn
At Constant Prices: EGP **9.1** tn



EGP **3.5** tn

TOTAL INVESTMENTS



EGP **1.16** tn

(**37%** of Total Investment)
PUBLIC INVESTMENTS



EGP **1.94** tn

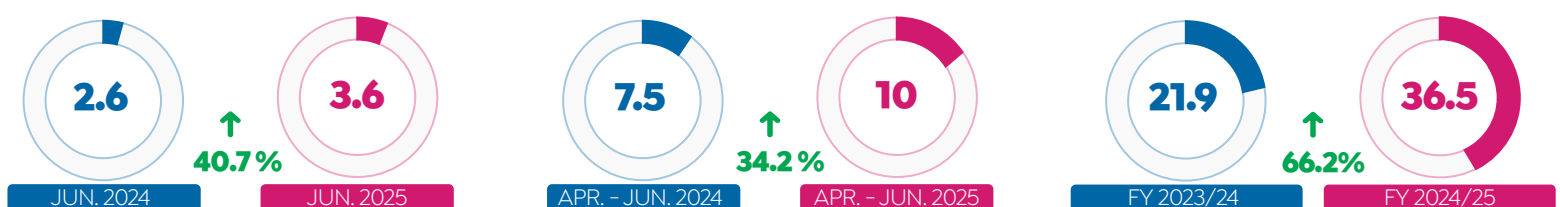
(**63%** of Total Investment)
PRIVATE INVESTMENTS



17.1%

INVESTMENT RATE
(% OF GDP)

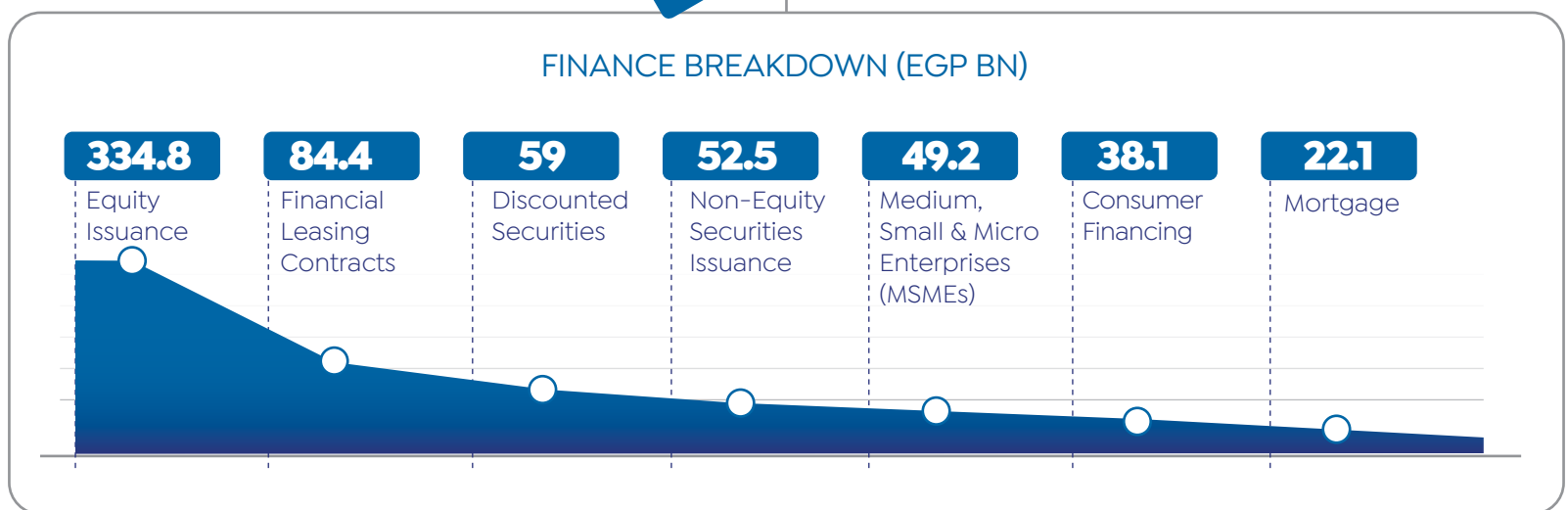
REMITTANCES OF EGYPTIANS WORKING ABROAD (USD Bn)



NON-BANKING FINANCIAL ACTIVITIES DURING JUN.2025



FINANCE BREAKDOWN (EGP BN)

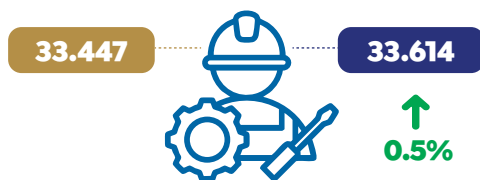


LABOUR MARKET

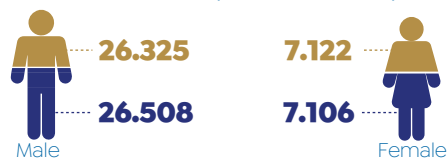
Q1 2025

Q2 2025

LABOUR FORCE (MN PERSONS)



BY GENDER (MN PERSONS)



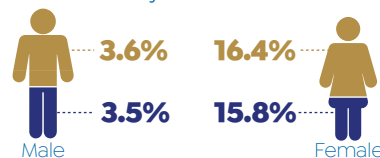
NO. OF UNEMPLOYEES (MN PERSONS)



UNEMPLOYMENT RATE



By Gender



By Geographic Areas



NO. OF EMPLOYEES (MN PERSONS)



By Geographic Areas in Q2 2025 (MN Persons)

