

MARKET WATCH

DECEMBER 2025

1 DEC. - 31 DEC.

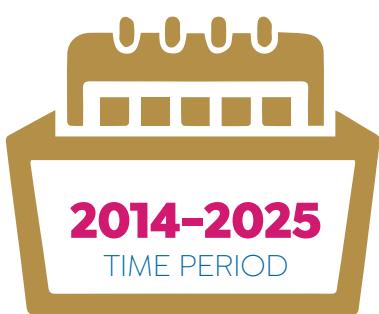
_____ BY _____
YASSEN MAHMOUD
MOHAMED SAYED
ROLA MOUSTAFA

REAL ESTATE

MARKET UPDATES



MINISTRY OF HOUSING, UTILITIES & URBAN COMMUNITIES ACHIEVEMENTS



HOUSING FOR ALL EGYPTIANS INITIATIVE



31

FOR LOW-INCOME



FOR MIDDLE-INCOME



Source: Cabinet

DIARNA PROJECT

60,008 No. of Target Housing Units 



11,076 in **23** New Cities No. of Underway Housing Units

GOZOR PROJECT FOR MIDDLE-INCOME

 No. of Target Housing Units

20,016

BEIT EL-WATAN INITIATIVE

 No. of Allocated

37,517
Plots

3,089
Housing Units

41
Service Plots

YOUR HOME IN EGYPT INITIATIVE

 No. of Underway Units

5,055 Housing Units
Phase I

5,364 Mixed-Use Units
Phase II

POTABLE WATER & SANITATION PROJECTS

POTABLE WATER PROJECTS

	2014	2025
DESIGNED CAPACITY	24 mn m ³ / Day	44 mn m ³ / Day
ACTUAL CAPACITY	24.7 mn m ³ / Day	30.7 mn m ³ / Day
COVERAGE RATIO		

SANITATION PROJECTS

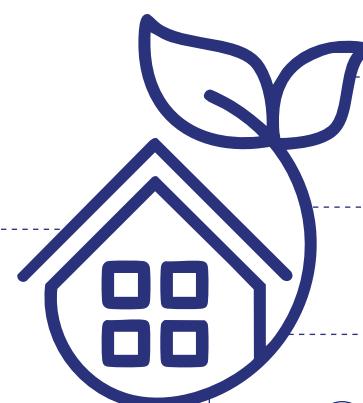
	2014	2025
DESIGNED CAPACITY	10.9 mn m ³ / Day	18.9 mn m ³ / Day
ACTUAL CAPACITY	10.5 mn m ³ / Day	15.2 mn m ³ / Day
COVERAGE RATIO		

GREEN BUILDINGS INITIATIVE

 PREVIOUS TARGET HOUSING UNITS
55,000

25,000
Phase I

30,000
Phase II



 **68,000+**
Current Target Housing Units

 **1,194**
No. of Executed Housing Units

 **53,364**
No. of Underway Housing Units

 **13,920**
No. of Offering Housing Units

UPPER EGYPT'S DEVELOPMENT

GOVERNMENT INVESTMENTS IN FY 2025/26



QENA GOVERNORATE

POTABLE WATER PROJECTS



SANITATION PROJECTS



URBAN DEVELOPMENT IN CAIRO GOVERNORATE

HANDICRAFT INDUSTRIES COMPLEX

	No. of Buildings	15
	No. of Housing Units	600
	No. of Buildings For Female Breadwinners	3
	No. of Handicraft Workshops	798
	No. of Handicraft Arts School	1
	No. of Commercial Wholesale Markets	5

RAWDAT EL-SAYEDA 2

	Area	7.1 acres
	No. of Buildings	6
	No. of Housing Units	572
	No. of Commercial Units	38
	No. of Administrative Units	6
	Completion Rate	99%

RAWDAT EL-SAYEDA 3



DEVELOPMENT OF WARRAQ ISLAND

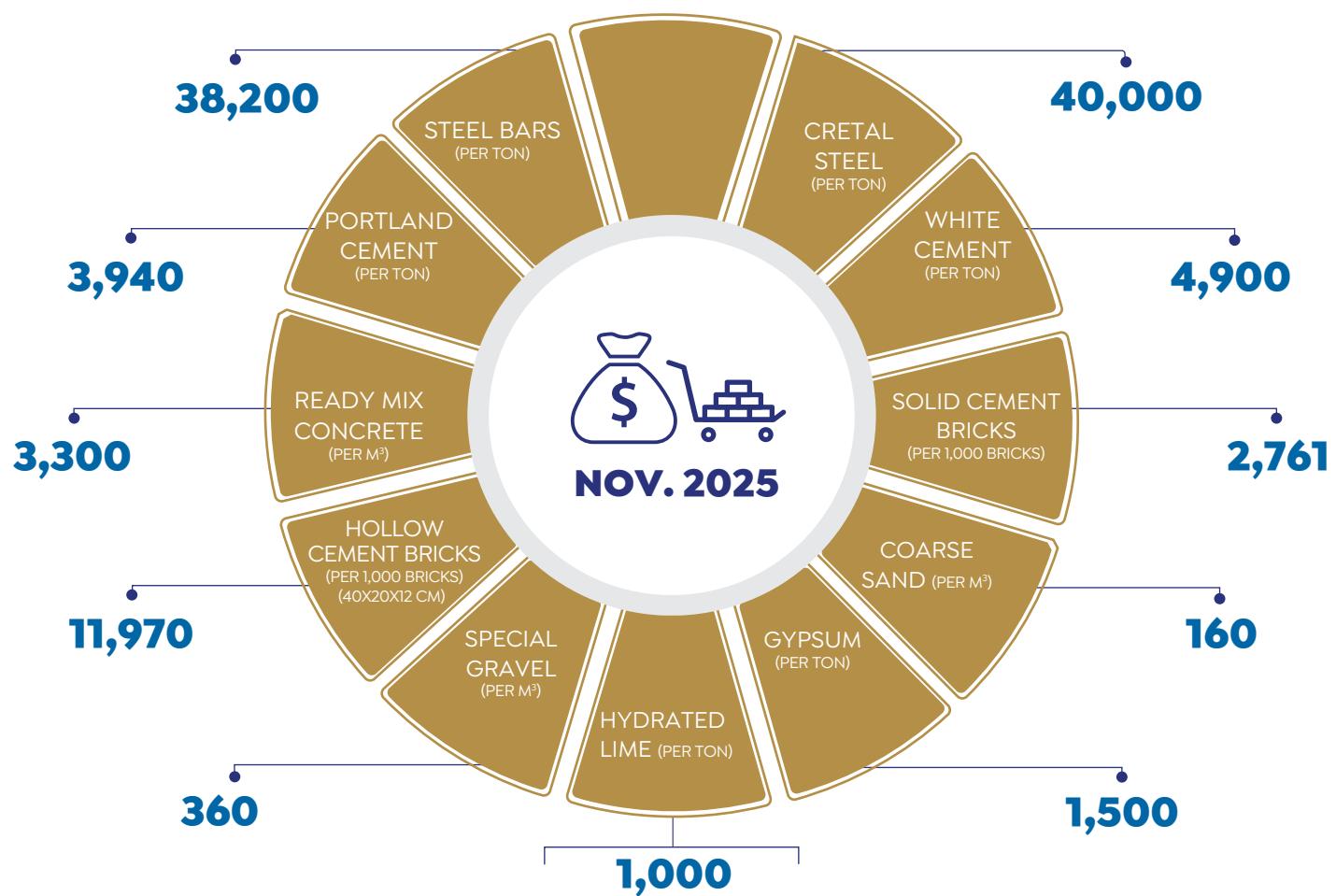
ALTERNATIVE HOUSING



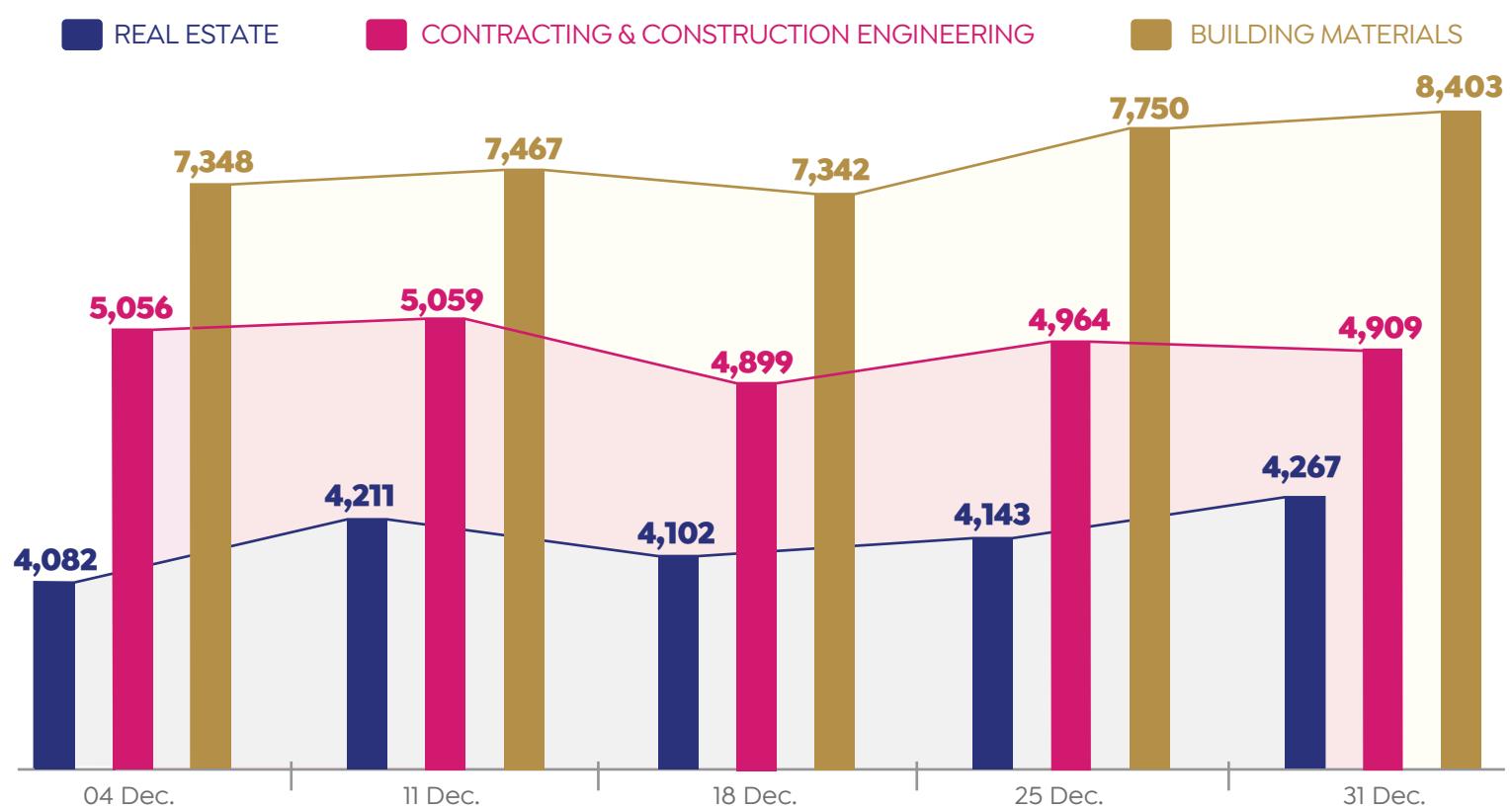
SERVICE FACILITIES

Services Complex Primary & Secondary School
Nursery Youth Center Commercial Center
Medical Unit

PRICES OF CONSTRUCTION MATERIALS (EGP)



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



NEW CITIES

UPDATE



02 NEW CITIES

Updates 2025



NEW CAPITAL (NC)

CENTRAL BUSINESS DISTRICT

► 10 MIXED USE TOWERS

806,000 sqm
AREA

80-175 m
HEIGHT

► CRESCENT TOWERS

4 Connected Towers
NO. OF TOWERS

64 m
HEIGHT

► 5 RESIDENTIAL TOWERS

102,000 sqm
AREA

152-200 m
HEIGHT

1,700
NO. OF HOUSING UNITS

► 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)

R3

1,016 acres
AREA

24,130+
NO. OF HOUSING UNITS



151,360 sqm

COMMERCIAL & ADMINISTRATIVE ZONE AREA

- **697** Residential Buildings (**19,944** Housing Units)
 - **64** Mixed Residential Buildings (**2,560** Housing Units)
 - **328** Villas
 - **157** Townhouses

NEW GARDEN CITY (R5)

885 acres
AREA

278
NO. OF RESIDENTIAL BUILDINGS

107
NO. OF MIXED USE BUILDINGS

633
NO. OF COMMERCIAL UNITS

22,567
NO. OF HOUSING UNITS

NEW ALAMEIN

HOUSING FOR ALL EGYPTIANS INITIATIVE

 **83**
NO. OF BUILDINGS

 **1,992**
NO. OF HOUSING UNITS

HERITAGE CITY

 **260** acres
AREA

 **70**
NO. OF SERVICE BUILDINGS

LATIN AREA

 **398.79** acres
AREA

 **6**
NO. OF ZONES

 **65**
NO. OF HOUSING COMPLEXES

 **10,597**
NO. OF HOUSING UNITS

MAZARINE

 **700** acres
AREA

 **7,956**
NO. OF HOUSING UNITS

 Chalets, Apartments & Villas
UNIT TYPES

 **285**
NO. OF VILLAS

MARINA 8

 **179** acres
AREA

 **243**
NO. OF BUILDINGS

 **917**
NO. OF HOUSING UNITS

 Chalets & Villas
UNIT TYPES

 Underway
CURRENT STATUS

M8 BY THE LAKE

 **1,183**
NO. OF HOUSING UNITS

 Apartments & Villas
UNIT TYPES

 Underway
CURRENT STATUS

CAPITAL GARDENS

HOUSING FOR ALL EGYPTIANS INITIATIVE

► FOR MIDDLE-INCOME

 **7,368**
NO. OF HOUSING UNITS

► FOR LOW-INCOME (PHASE VI)

 **834**
NO. OF BUILDINGS

 Underway
CURRENT STATUS

 **20,016**
NO. OF HOUSING UNITS

DIARNA PROJECT

► FOR MIDDLE-INCOME (PHASE I)



Mostaqbal Neighborhood
LOCATION



37

NO. OF BUILDINGS

NEW CAIRO

JANNA



3rd Neighbourhood
LOCATION



365

NO. OF BUILDINGS



8,760

NO. OF HOUSING UNITS



359

NO. OF DELIVERED BUILDINGS

SAKAN MISR



Fair Zone Area
LOCATION



364

NO. OF BUILDINGS

1st Zone: 196
2nd Zone: 149
3rd Zone: 19

DIARNA PROJECT



34

NO. OF BUILDINGS



104-154 sqm
UNITS AREA

DAR MISR



El-Andalos
LOCATION



70

NO. OF BUILDINGS

BADR CITY

GREEN BUILDING



112

NO. OF BUILDINGS



2,688

NO. OF HOUSING UNITS



Jun. 2025

CONSTRUCTION BEGINNING DATE



Underway

CURRENT STATUS

RESIDENCES FOR NAC'S EMPLOYEES
(ZAHRET EL-ASSIMA)

295

NO. OF BUILDINGS



7,080

NO. OF HOUSING UNITS



202

NO. OF EXECUTED BUILDINGS



93

NO. OF UNDERWAY BUILDINGS

15TH MAY CITY

HOUSING FOR ALL EGYPTIANS INITIATIVE

► FOR LOW-INCOME



El-Narges
LOCATION



465

NO. OF BUILDINGS



11,160

NO. OF HOUSING UNITS

SHEIKH ZAYED CITY

JANNA 4



34

NO. OF BUILDINGS



816

NO. OF HOUSING UNITS

NEW OBOUR CITY

HOUSING FOR ALL EGYPTIANS INITIATIVE

► GREEN BUILDING

| 13TH NEIGHBOURHOOD



180

NO. OF BUILDINGS



3,924

NO. OF HOUSING UNITS

| 37TH NEIGHBOURHOOD



143

NO. OF BUILDINGS



3,432

NO. OF HOUSING UNITS

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

NEW SOHAG CITY

HOUSING FOR ALL EGYPTIANS INITIATIVE

36th Neighbourhood

LOCATION



735 acres

AREA



54

NO. OF BUILDINGS



1,356

NO. OF HOUSING UNITS



Underway

CURRENT STATUS

► FOR MIDDLE-INCOME



49

NO. OF BUILDINGS



90 sqm

UNITS AREA

► FOR LOW-INCOME



5

NO. OF BUILDINGS



75 sqm

UNITS AREA

PRIVATE REAL ESTATE PROJECTS

UPDATE

Q3

Updates 2025



PRIVATE REAL ESTATE PROJECTS



NEW RESIDENTIAL PROJECTS

/ 4 PROJECTS

HOM

Developer: ZAYA Real Estate Development



6th of October City,
West Cairo
LOCATION



24 acres
AREA

► PHASE I



400
NO. OF RESIDENTIAL
UNITS



60-170 sqm
UNITS AREA



EGP 1.5 bn
TARGET SALES

NEW PROJECT (NAME: N/A)

Developer: AlQamzi Developments



Mostakbal City, New Cairo
LOCATION



95 acres
AREA



EGP 50 bn
TOTAL INVESTMENTS



Villas, Apartment
Buildings & Townhouses
UNIT TYPES



Within 5 Yrs
COMPLETION DATE

NASEEM COMPOUND

Developer: Golden Land Development



Sheikh Zayed
LOCATION



8.5 acres
AREA



EGP 5 bn
TOTAL INVESTMENTS



10
NO. OF RESIDENTIAL
BUILDINGS



Each Building: Ground & 4 Floors
NO. OF FLOORS



Within 3 Yrs
DELIVERY DATE

CITRA RESIDENCE

Developer: Wealth Holding



New Sheikh Zayed City
LOCATION



30 acres
AREA



EGP 10 bn
TOTAL INVESTMENTS



Serviced Apartments,
Twin Houses, Townhouses
& Standalone Villas
UNIT TYPES



NEW MIXED-USE PROJECTS

/ 4 PROJECTS

GATE 9 MALL

Developer: Centro Real Estate



Obour City
LOCATION



3,000 sqm+
RETAIL SPACE



EGP 500 mn
INVESTMENTS



EGP 200 mn
TARGET SALES OF PHASE I



Commercial, Administrative
& Medical Units
UNIT TYPES



Basement, Ground
& **3** Floors
NO. OF FLOORS



UNITS AREA
Commercial: Starting from **>26** sqm
Administrative & Medical: Starting from **>20** sqm



Within **3** Yrs
DELIVERY DATE



Green Spaces, Restaurants, Cafes, Underground Parking
Garage, Elevators & Smart Security Systems
FACILITIES

NINETY 90

Developer: Perfect Developments



New Obour City
LOCATION



2,400 sqm
AREA



3,800 sqm
BUA



EGP 400 mn
INITIAL INVESTMENTS



Commercial, Medical
& Administrative Units
UNIT TYPES



End-**2027**
COMPLETION DATE

AXENT MALL

Developer: Project Gate Developments



South Academy, New Cairo
LOCATION



1,510 sqm
AREA



EGP 600 mn
TARGET SALES



2 Basement, Ground
& **3** Floors
NO. OF FLOORS



Commercial & Administrative Units
UNIT TYPES

KAVI

Developer: Karma Urban Development



New Cairo
LOCATION



Commercial,
Administrative &
Medical Units
UNIT TYPES



PROJECTS UNDERWAY / 9 PROJECTS

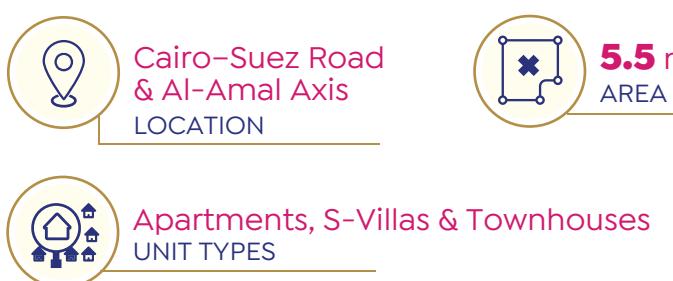
OPTIMA BUSINESS COMPLEX

Developer: Maqam for Urban Development



SARAI

Developer: Madinet Masr



RAI VIEWS



RAI



THE NOVELIST

Developer: Ghoneim Developments Group (GDG)



LIFewise

Developer: Eons Developments



TESLA RESIDENCE

■ Developer: Tesla Developments

6th of October City,
West Cairo
LOCATION26 acres
AREAResidential, Commercial, Administrative,
Medical & Hotel Units
UNIT TYPES98-184 sqm
RESIDENTIAL UNITS AREAPhase I is Sold out
CURRENT STATUSWithin 3 Yrs
DELIVERY DATE

CITYGATE NEW CAIRO

■ Developer: Qatari Diar Egypt

New Cairo
LOCATION8.5 mn sqm
AREAEGP 3.5 bn
CONSTRUCTION COSTUSD 12 bn+
TOTAL EXPECTED
INVESTMENTS300
NO. OF RESIDENTIAL UNITSWithin 2.5 Yrs
DELIVERY DATE

VAL PLAZA MALL

■ Developer: Jawad Developments

6th of October City,
West Cairo
LOCATION6,250 sqm
AREA285
NO. OF UNIT
Commercial Units: 100
Administrative &
Medical Units: 185Ground & 4 Floors
NO. OF FLOORSConstructions of The Project are Completed
CURRENT STATUS

MORAY

■ Developer: Main Marks Developments

New Cairo
LOCATION16.5 acres
AREA50%
SALES RATE60%
COMPLETION RATE
OF PHASE I

RESIDENCE 8

■ Developer: Sky Abu Dhabi Developments

R8, New Capital (NC)
LOCATION350
NO. OF UNITS (PHASE I)Starting The Delivery
of Phase I Units
CURRENT STATUS

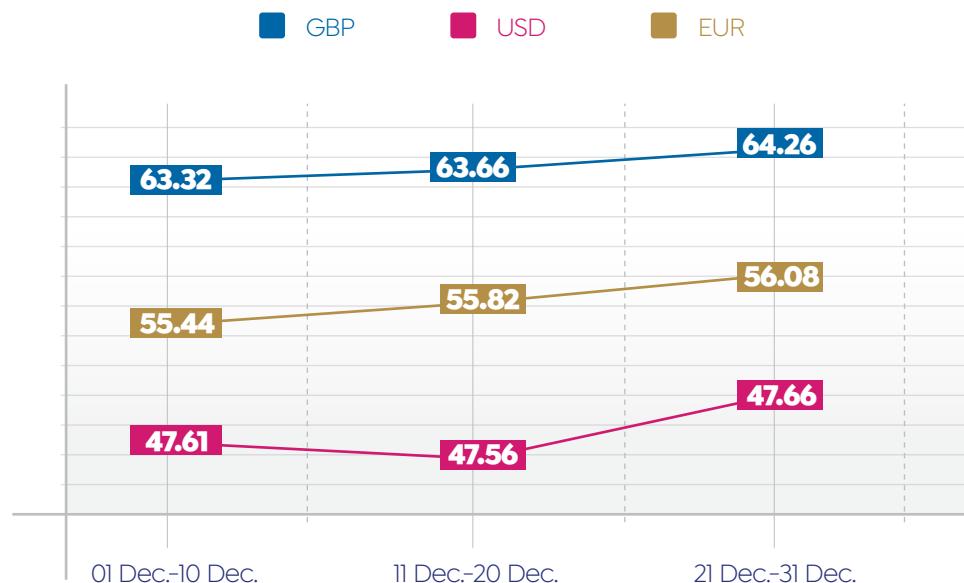
ECONOMIC SNAPSHOT



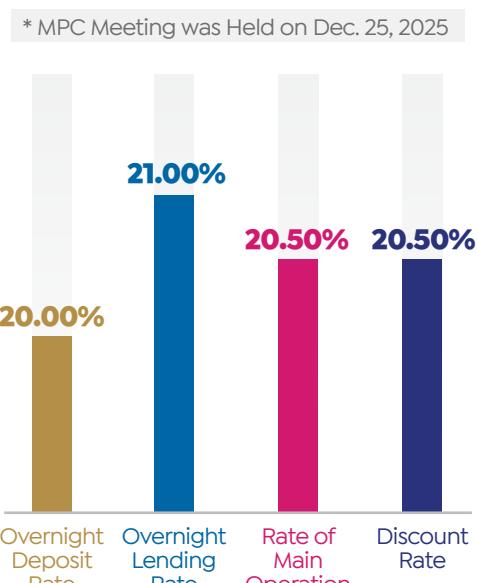
04 Updates 2025

ECONOMIC SNAPSHOT

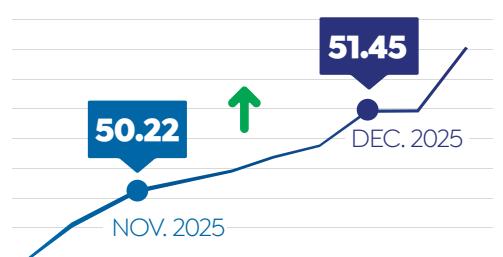
EXCHANGE RATES



INTEREST RATES



NET INTERNATIONAL RESERVES (USD BN)



ANNUAL HEADLINE INFLATION RATE (%)



PURCHASING MANAGERS' INDEX (PMI)



EGYPT CREDIT RATING



RATING

Caal

MOODY'S

OUTLOOK

Positive

B

S&P GLOBAL

B

FITCH

Stable

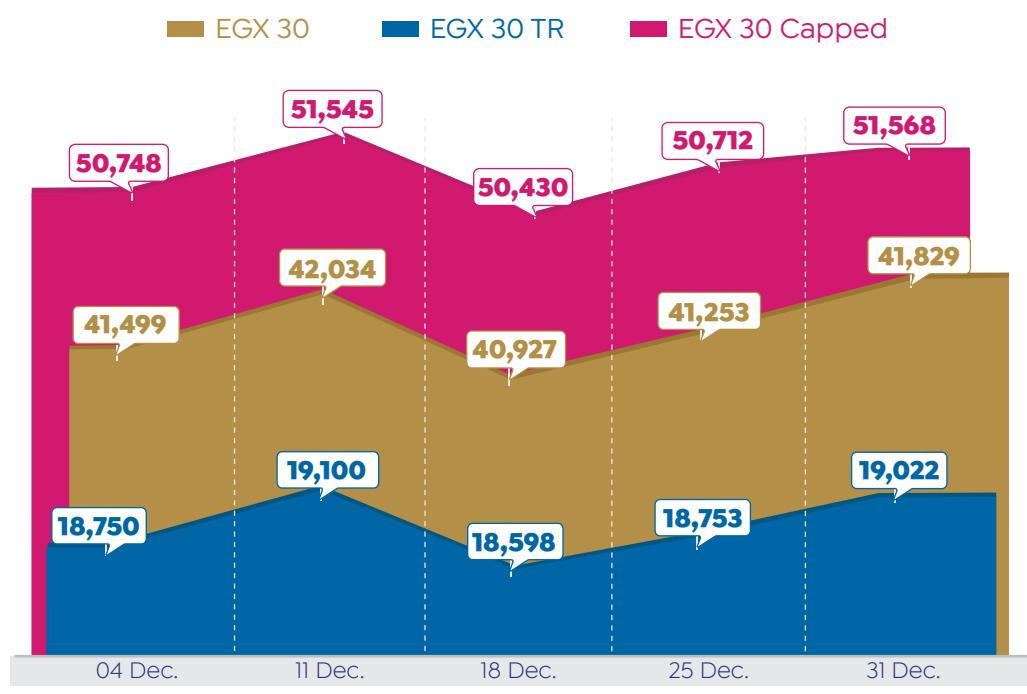
Stable

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

* According to Last Review Date on Oct. 10, 2025

* According to Last Review Date on Oct. 10, 2025

EGX INDICATORS



EGX 35 LV

04 Dec.	4,517
11 Dec.	4,624
18 Dec.	4,551
25 Dec.	4,592
31 Dec.	4,658

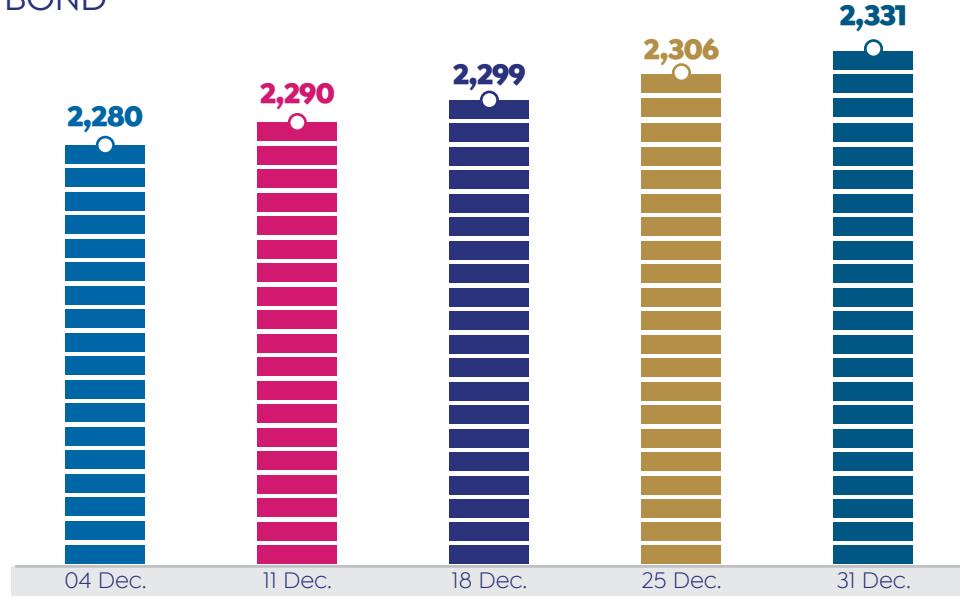
EGX 70 EWI

04 Dec.	12,465
11 Dec.	12,941
18 Dec.	12,868
25 Dec.	13,075
31 Dec.	13,125

EGX 100 EWI

04 Dec.	16,585
11 Dec.	17,144
18 Dec.	17,030
25 Dec.	17,260
31 Dec.	17,426

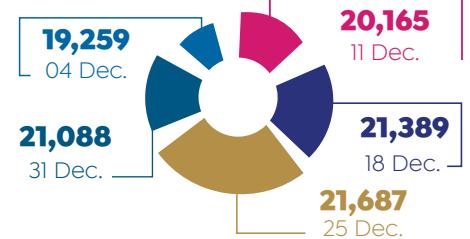
T-BOND



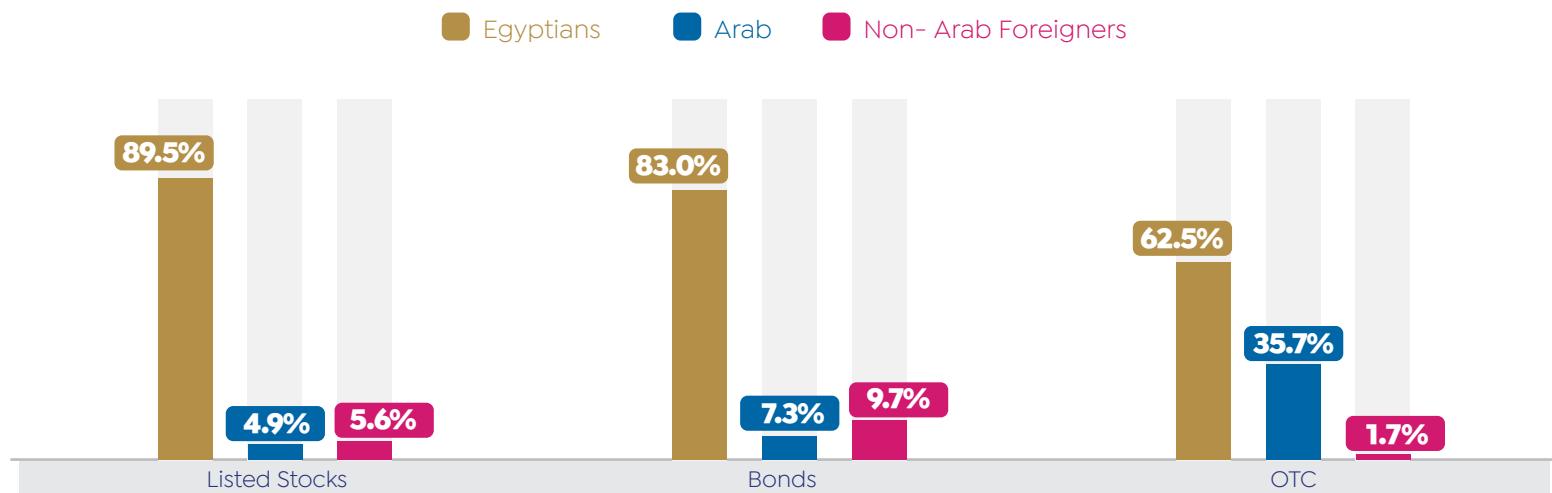
EGX 33 SHARIAH



TAMAYUZ



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



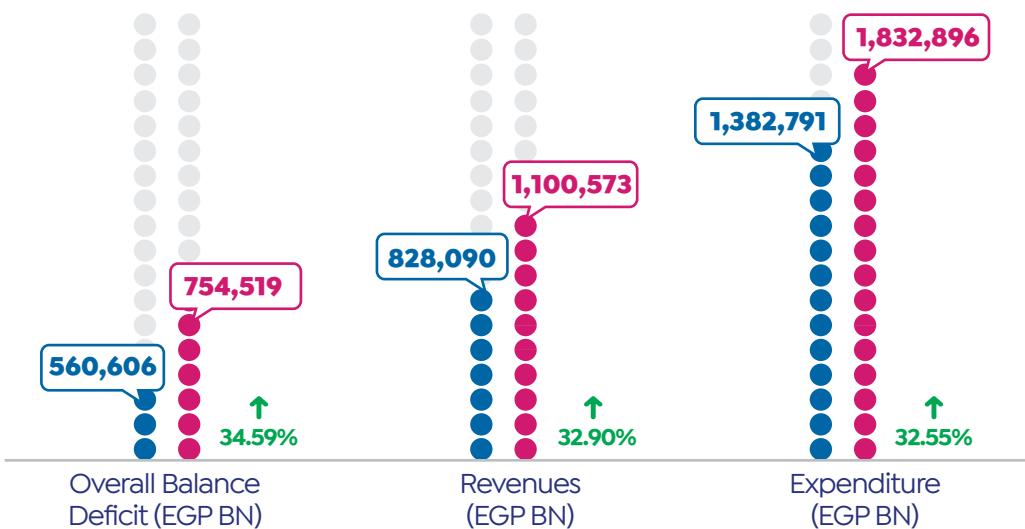
* Total Buy + Sell

Source: EGX

FISCAL SECTOR PERFORMANCE

Jul.-Nov. (FY 2024/25)

Jul.-Nov. (FY 2025/26)



TRADE BALANCE

● Jan.-Nov. 2024

● Jan.-Nov. 2025



MAJOR IMPORTERS FROM EGYPT

USD 6.6 bn
UNITED ARAB EMIRATES (UAE)USD 2.9 bn
TURKEYUSD 2.6 bn
ITALYUSD 2.5 bn
UNITED STATES OF AMERICA (USA)

KEY EXPORT SECTORS (USD)

13.7 bn Building Materials

5.9 bn Engineering & Electronic Goods

1.1 bn Yarn & Textiles

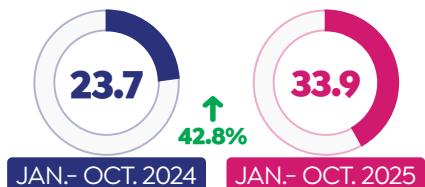
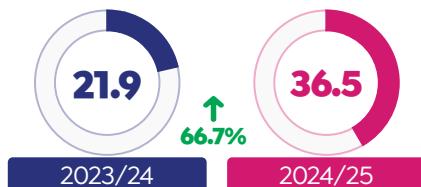
8.6 bn Chemical Products & Fertilizers

3.1 bn Ready-Made Garments

898 mn Medical Industries

6.4 bn Food Industries

REMITTANCES OF EGYPTIANS WORKING ABROAD (USD BN)



Source: MOF, CBE & Cabinet

SUEZ CANAL

	Jul.-Dec. 2024	Jul.-Dec. 2025	↑ Increase
Total Revenues (USD BN)	1.68	1.97	17.3%
No. of Transiting Ships	5,584	5,874	5.2%
Total Net Tonnage (mn Tons)	216.0	247.2	14.4%



EGYPTIAN ECONOMIC PERFORMANCE

ECONOMIC GROWTH RATE

4.4% 5.3%
2024/25 Q1 2025/26

MERCHANDISE EXPORTS (USD BN)

42.4 49.4 ↑ 16.5%
2023/24 2024/25

SERVICE EXPORTS (USD BN)

30.2 32.1 ↑ 6.3%
2023/24 2024/25

INFLATION RATE FOR URBAN



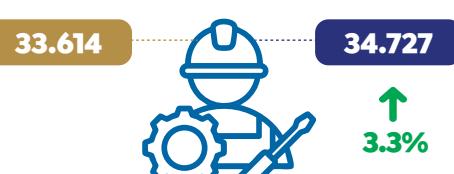
PUBLIC DEBT TO GDP

85.6%
2024/25

LABOUR MARKET

Q2 2025 Q3 2025

LABOUR FORCE (MN PERSONS)



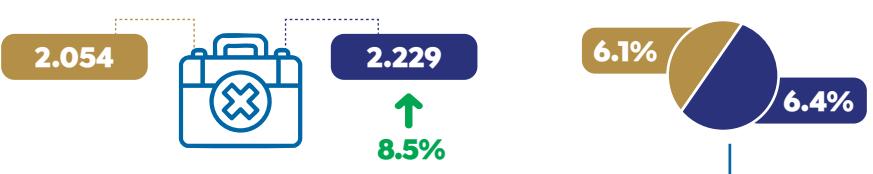
BY GENDER (MN PERSONS)



BY GEOGRAPHIC AREAS IN Q3 2025 (MN PERSONS)



NO. OF UNEMPLOYEES (MN PERSONS) → UNEMPLOYMENT RATE



By Geographic Areas



By Gender



NO. OF EMPLOYEES (MN PERSONS)



BY GEOGRAPHIC AREAS IN Q3 2025 (MN PERSONS)

