

MARKET WATCH

FEBRUARY 2026

1 FEB. - 28 FEB.

BY

YASSEN MAHMOUD
MOHAMED SAYED
ROLA MOUSTAFA

A large, faint watermark of the Government of India seal is visible in the background, centered behind the text. The seal features a central emblem with a galloping gallop and a lotus flower, surrounded by the text 'GOVERNMENT OF INDIA' and 'सर्वोदय' (Sarvodaya).

GOVERNMENT ACHIEVEMENTS

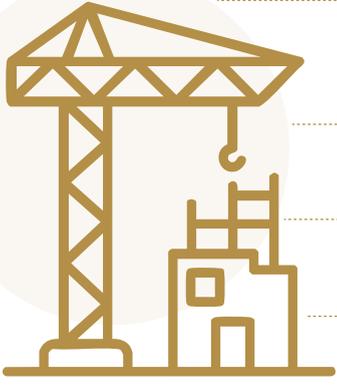
IN REAL ESTATE SECTOR

01 Government Achievements in REAL ESTATE SECTOR



URBAN DEVELOPMENT PROJECTS ALONG THE RED SEA COAST

A IL MONTE GALALA TOWERS & MARINA PROJECT



- **Tatweer Misr**
Major Developer
- **Marriott International, IGY Marinas, BCI Realty, Schneider Electric, Crystal Lagoons & Orange Egypt**
International Partners
- **Part of Il Monte Galala – Ain Sokhna, Red Sea**
Location
- **Approximately 470,000 sqm**
BUA
- **10** (Totaling **280,000 sqm**)
No. of Towers
- **2,600 Residential & Hotel Units**
No. of Units
- **Around USD 1 bn** (Approximately EGP **50 bn**)
Expected Investments
- **Q2 2026**
Construction Start Date
- **7 Yrs**
Implementation Period

RESIDENTIAL UNITS

60-430 sqm
Units Area

Studios, Apartments, Lofts & Penthouses
Unit Types

HOTELS & BEACH CLUBS

2
No. of Hotels

Approximately 1,000
No. of Hotel Rooms & Apartments

Around 1,700 sqm
Beach Club Area

BUSINESS & LEISURE COMPONENTS

Around 28,000 sqm
Exhibition & Conference Center Area

Around 50,000 sqm
Commercial Area

Around 1,700 sqm
Yacht Club Area

FACILITIES

Marina (Capacity: **150+** Yachts)

Helipad

Public Parking (**1,200** Spaces)

Lighthouse

Others

Source: Cabient & Developers' Official Statements

B MARASSI RED SEA PROJECT



Emaar Misr & City Stars in partnership with The Egyptian Government

Developer



Near Hurghada International Airport, Red Sea

Location



2,426 acres
Total Area



EGP 900 bn
Total Investments



EGP 80 bn+
Achieved Sales Volume



USD 200 mn
Expected Annual Tourism Revenues



Current Status
Opening Bookings for Phase II
Construction Work of Phase I has Begun

FACILITIES

Wellness & Longevity Center

Clubs

World-Class Sports Facilities

500+ Waterfront Shops & Restaurants

Infinity Beach

Marassi Wonders

Hotels

Green Areas

Floating Cabins

Others

HOUSING FOR ALL EGYPTIANS INITIATIVE

FOR "LOW-INCOME"



788,000

No. of Executed Housing Units



670,000

No. of Beneficiaries



22

No. of Financing Banks



216,000

No. of Underway Housing Units



EGP 95 bn

Mortgage Financing



8

No. of Financing Companies



36,000

No. of Offering Housing Units



EGP 10.4 bn

Cash Support

FOR "MIDDLE-INCOME"



13,300

No. of Beneficiaries



EGP 4.7 bn

Mortgage Financing



10

No. of Financing Banks



4

No. of Financing Companies

GREEN HOUSING INITIATIVE

54,600

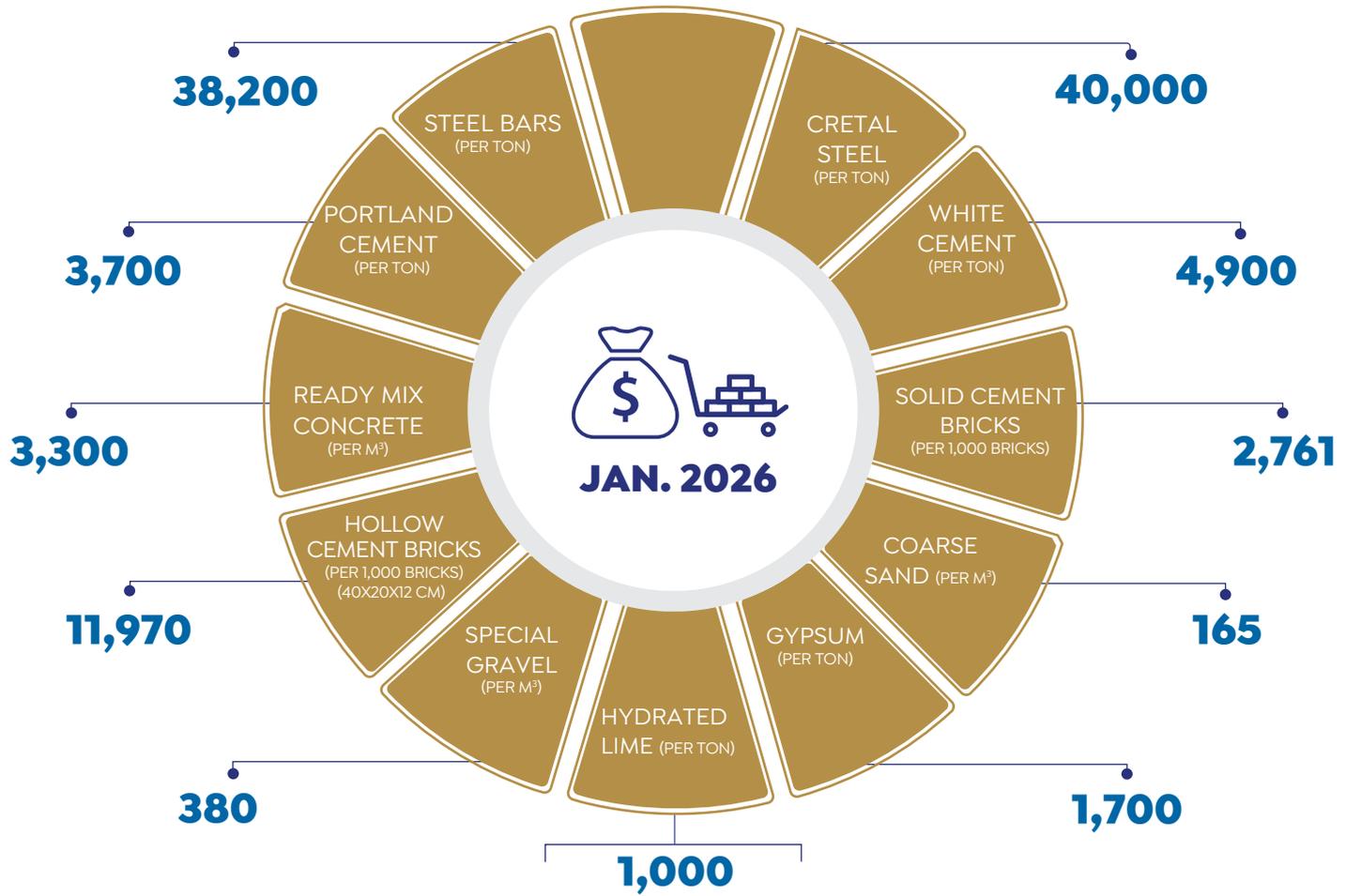
No. of Units for Low-Income (Phase V & VI)



28,000

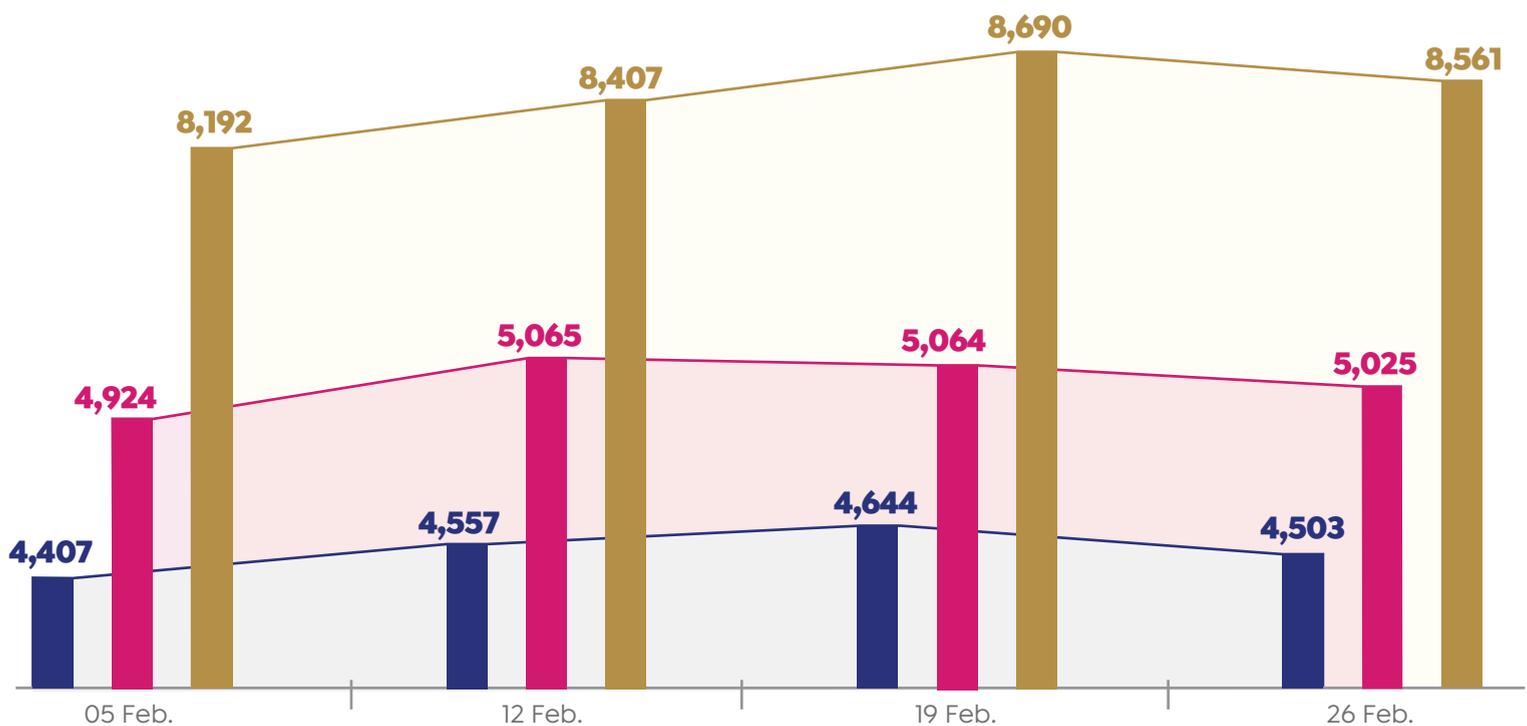
No. of Underway Housing Units for Middle-Income

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

The background features a light, faded image of palm trees. Overlaid on this are several large, overlapping geometric shapes in various shades of purple and blue, creating a modern, abstract design.

PROGRESS IN EGYPT'S

NEW CITIES

02 PROGRESS IN EGYPT'S NEW CITIES



NEW ALAMEIN

HOUSING FOR ALL EGYPTIANS INITIATIVE

Southern Area
LOCATION

83
NO. OF BUILDINGS

1,992
NO. OF HOUSING UNITS

MAZARINE

707 acres
AREA

Chalets, Apartments & Villas
UNIT TYPES

NO. OF HOUSING UNITS

Underway with Very Advanced Completion Rate
CURRENT STATUS

Chalets & Villas: **1,428**
Apartments: **7,999**

M8 BY THE LAKE

1,183
NO. OF HOUSING UNITS

Apartments & Villas
UNIT TYPES

Underway
CURRENT STATUS

LATIN AREA

404 acres (**1.7** mn sqm)
AREA

6
NO. OF ZONES

178
NO. OF BUILDINGS

10,316
NO. OF HOUSING UNITS

Underway with Very Advanced Completion Rate
CURRENT STATUS

CAPITAL GARDENS

HOUSING FOR ALL EGYPTIANS INITIATIVE

120,186
NO. OF HOUSING UNITS

59,892
NO. OF EXECUTED HOUSING UNITS

60,294
NO. OF UNDERWAY HOUSING UNITS

Source: NUCA & Cabinet

NEW OBOUR

HOUSING FOR ALL EGYPTIANS INITIATIVE

▶ FOR LOW-INCOME

| PHASE VI

 37th Neighbourhood
LOCATION

 **125**
NO. OF BUILDINGS

 **3,000**
NO. OF HOUSING UNITS

| GREEN HOUSING

 13th Neighbourhood
LOCATION

 **180**
NO. OF BUILDINGS

 **3,924**
NO. OF HOUSING UNITS

DISTINGUISHED SOCIAL HOUSING

 **78**
NO. OF BUILDINGS

 **1,872**
NO. OF HOUSING UNITS

NEW MINYA

HOUSING FOR ALL EGYPTIANS INITIATIVE

▶ FOR LOW-INCOME

| PHASE VI

 **71**
NO. OF BUILDINGS

 Underway
CURRENT STATUS

SADAT

HOUSING FOR ALL EGYPTIANS INITIATIVE

▶ GREEN HOUSING PROJECT

 El-Firdous Neighbourhood
LOCATION

 **82**
NO. OF BUILDINGS

 **1,968**
NO. OF HOUSING UNITS

10TH OF RAMADAN

HOUSING FOR ALL EGYPTIANS INITIATIVE (GREEN HOUSING)

▶ FOR LOW-INCOME

| PHASE V

 **90**
NO. OF BUILDINGS

 **1,842**
NO. OF HOUSING UNITS

 **75 & 90** sqm
UNITS AREA

▶ FOR MIDDLE-INCOME

| PHASE V

 **68**
NO. OF BUILDINGS

 **1,632**
NO. OF HOUSING UNITS

 **100, 110 & 120** sqm
UNITS AREA

 **100%**
CONSTRUCTION COMPLETION RATE

EL-SHOROUK

AL-RABIA AREA

 **2,011** acres
AREA

 **24**
NO. OF RESIDENTIAL NEIGHBOURHOODS

SAKAN MISR

 **2,736**
NO. OF HOUSING UNITS

 **2,520**
NO. OF EXECUTED HOUSING UNITS

 **9**
NO. OF UNDERWAY BUILDINGS

 **130** sqm on Average
UNITS AREA

The background features a blurred image of palm trees against a light sky. Overlaid on this are several large, overlapping geometric shapes in shades of purple and blue, creating a modern, abstract design.

REAL ESTATE DEVELOPER

PROJECTS



REAL ESTATE DEVELOPER PROJECTS



NEW RESIDENTIAL PROJECTS / 3 PROJECTS

NAJM

Developer: Royal Developments

 **Sixth Settlement**
LOCATION

 **17 acres**
AREA

 **EGP 6 bn+**
INVESTMENTS

 **1,000**
NO. OF RESIDENTIAL UNITS

 **70-250 sqm**
UNITS AREA

 **Within 4 Yrs**
DELIVERY DATE

GUZAL

Developer: Al Khalij Development

 **Green Belt Area, New Sheikh Zayed**
LOCATION

 **21,000 sqm**
AREA

 **40**
NO. OF UNITS

 **Standalone Villas**
UNIT TYPES

 **Clubhouse, Swimming Pool, Electric Vehicle Charging Stations & Multi-Purpose Open Areas for Events**
FACILITIES

VÉA

Developer: IL Cazar Developments

 **Sixth Settlement, New Cairo**
LOCATION

 **100 acres**
AREA

 **EGP 20 bn**
TOTAL INVESTMENTS

 **400**
NO. OF RESIDENTIAL UNITS

 **Villas, Townhouses & Private Executive Villas**
UNIT TYPES

 **Clubhouse, Gardens, Open Spaces & Outdoor Fitness Hub**
FACILITIES

 **70%**
CONSTRUCTION COMPLETION RATE

 **2028**
DELIVERY DATE

Source: Developers' Official Statements

NEW MIXED-USE PROJECTS / 4 PROJECTS

TRIPLE HUB

Developer: Gosour Developments

-  **Shorouk City**
LOCATION
-  **20,000 sqm**
AREA
-  **EGP 3.5 bn**
TOTAL INVESTMENTS
-  **15-400 sqm**
UNITS AREA
-  **Commercial, Administrative & Medical Units**
UNIT TYPES
-  **Entertainment Area (10,000 sqm), Dancing Fountain, Medical Complex, Gym, Hypermarket (3,800 sqm) & Others**
FACILITIES

DOWNTOWN

Developer: Aseel Developments

-  **New Mansoura City**
LOCATION
-  **11 acres**
AREA
-  **Commercial & Administrative Units**
UNIT TYPES
-  **Basement, Ground & 2 Floors**
NO. OF FLOORS
-  **Hypermarket (4,000 sqm+), Restaurants, Cafés, Kids Area, Arcade, Cinema Zone, Gym (800 sqm) & Others**
FACILITIES

LUSAIL

Developer: BLD Group

-  **Matrouh**
LOCATION
-  **55,000 sqm**
AREA
-  **EGP 2.5 bn**
TOTAL INVESTMENTS
-  **Residential, Commercial, Administrative & Medical Units**
UNIT TYPES

OVALO MALL

Developer: OVALO Development

-  **Shorouk City**
LOCATION
-  **6,400 sqm**
AREA
-  **EGP 1 bn**
INVESTMENTS
-  **5**
NO. OF CONNECTED BUILDINGS
-  **Ground & 4 Floors**
NO. OF FLOORS
-  **Commercial, Administrative & Medical Units**
UNIT TYPES
-  **UNITS AREA**
Commercial Units: Starting from -> **29 sqm**
Administrative & Medical Units: Starting from -> **35 sqm**
-  **EGP 3 bn**
TARGET SALES
-  **Apr. 2026**
CONSTRUCTION BEGINNING DATE
-  **Within 3 Yrs**
COMPLETION DATE



PROJECTS UNDERWAY / 29 PROJECTS

HYDE PARK SIGNATURE

Developer: Hyde Park Developments



West Cairo
LOCATION



57 acres
AREA



UNITS AREA
One-Bedroom Apartments: Starting from **-> 68 sqm**
Two-Bedroom Apartments: **100-108 sqm**
Three-Bedroom Apartments: **132-148 sqm**



Walking, Jogging & Cycling Tracks, Children's Areas, Commercial Zones & Clubhouse
FACILITIES



CURRENT STATUS
All Villas of Phase I are Sold out
Launching Residential Apartments of Phase I

PRIME PLAZA

Developer: Kewan Urban Development



New Mansoura
LOCATION



3
NO. OF FLOORS



Commercial Units
UNIT TYPES



45%
CONCRETE SLAB
COMPLETION RATE

MIVIDA GARDENS

Developer: Emaar Misr



East Cairo
LOCATION



500 acres
AREA



EGP 100 bn
TOTAL INVESTMENTS



2,900+
NO. OF RESIDENTIAL UNITS



200-600 sqm
UNITS AREA



Sports Club & School
FACILITIES



CURRENT STATUS
All Units of Phase II are Sold out
Launching Phase III Soon

PUKKA

Developer: MBG Developments



New Capital (NC)
LOCATION



EGP 1 bn+
INVESTMENTS



95%
EXTERNAL FAÇADE FINISHING
WORKS' COMPLETION RATE

STAY VILLA

Developer: ZG Developments



Sheikh Zayed City
LOCATION



15 acres
AREA



Green Areas, Water Features, Commercial Mall, Cafés, Restaurant, Electric Vehicle Charging Stations & Others
FACILITIES



208-300 sqm
VILLAS AREA



2029
DELIVERY DATE

DORAY BAY

Developer: MBG Developments



Ras El-Bar
LOCATION



EGP 1 bn+
INVESTMENTS



Concrete Structure for
17+ Buildings of Phase I
is completed
CURRENT STATUS

NOI RESIDENCE

Developer: *Urbnlanes Kuwait*



Golden Square, Fifth Settlement
LOCATION



46 acres
AREA



1,200 sqm+
ADMINISTRATIVE ZONE AREA



Walking & Cycling Paths, Yoga, Water Features, Social Club, Gym, Spa & Others
FACILITIES



Phase I, II & III are Sold out
CURRENT STATUS

ALVÉO BY NOI



230
NO. OF RESIDENTIAL UNIT



One, Two & Three-Bedroom Apartments
UNIT TYPES



EGP 2 bn
TOTAL INVESTMENTS

LÁ REVÁ

Developer: *Mithaq Arab Group (MAG)*



R8, New Capital (NC)
LOCATION



38 acres
AREA



EGP 4 bn
TARGET SALES IN 2026



78-304 sqm
UNITS AREA



Phase I is Completed
CURRENT STATUS

EDEN PARK

Developer: *BUILDEX Developments*



Green Belt, 6th of October City
LOCATION



21,000 sqm+
AREA



Villas
UNIT TYPES



25%
CONSTRUCTION RATE

GREEN AVENUE

Developer: *New Jersey Developments*



New Capital (NC)
LOCATION



11.5 acres
AREA



500
NO. OF UNITS



Phase III is Delivered
CURRENT STATUS

AXENT MALL

Developer: *Project Gate Developments*



South Academy, New Cairo
LOCATION



EGP 600 mn
TOTAL INVESTMENTS



Commercial & Administrative Units
UNIT TYPES

NOOR CITY

Developer: *Talaat Moustafa Group (TMG)*



Capital Gardens, East Cairo
LOCATION



21 mn sqm
AREA



2026
DELIVERY DATE

PARK ST. EDITION

Developer: Sky Innovo Developments

 Entrance New Cairo LOCATION	 24,329 sqm AREA
 103,000 sqm BUA	 EGP 16.05 bn INVESTMENTS
 Residential & Commercial Units UNIT TYPES	 CURRENT STATUS Phase I is Sold out Launching New Phases
 Green Spaces, Walking & Jogging Tracks, Yoga Area, Fitness Facilities & Others FACILITIES	

SARAI

Developer: Madinet Masr

 East Cairo LOCATION	 5.5 mn sqm AREA
 Apartments, S-Villas & Townhouses UNIT TYPES	

ELAN

 81 NO. OF RESIDENTIAL BUILDINGS	 EGP 4.8 bn CONSTRUCTION COST
 End- 2027 CONSTRUCTION COMPLETION DATE	

EL CENTRO BUSINESS PARK

Developer: Empire State Developments

 Downtown, New Capital (NC) LOCATION	 Commercial, Administrative & Medical Units UNIT TYPES
 6,834 sqm AREA	 40% COMPLETION RATE

CATALAN

Developer: Gates Developments

 R7, New Capital (NC) LOCATION
 36 acres AREA
 1,765 NO. OF UNITS

VENIA

Developer: Gates Developments

 New Capital (NC) LOCATION
 40 acres AREA
 1,792 NO. OF RESIDENTIAL UNITS
 2027 DELIVERY DATE

SPACE COMMERCIAL COMPLEX

Developer: Gates Developments

 Sheikh Zayed City LOCATION
 33,600 sqm AREA
 545 NO. OF UNITS
 Commercial, Administrative & Medical Units UNIT TYPES

Source: Developers' Official Statements

DIPLO EAST

Developer: MBG Developments

 **New Capital (NC)**
LOCATION

 **65 acres**
AREA

 **6**
NO. OF RESIDENTIAL CLUSTERS

 **Ground & 8 Floors**
NO. OF RESIDENTIAL BUILDINGS FLOOR

 **Apartments, Sky Villas (SV), Garden Villas (GV), Townhouses, Standalone Villas & Mansions**
UNIT TYPES

 **Social Club, Children's Zones, Swimming Pools, Relaxation Areas, Yoga Spaces, Cycling & Walking Tracks & Others**
FACILITIES

MAR VILLE

Developer: AlMarasem International for Development

 **New Sheikh Zayed**
LOCATION

 **111.5 acres**
AREA

 **EGP 33 bn**
EXPECTED SALES

 **Apartments, Hotel Units, Townhouses, Twin Houses & Standalone Villas**
UNIT TYPES

 **645**
NO. OF RESIDENTIAL UNITS

 **96-272 sqm**
UNITS AREA

 **300**
NO. OF VILLAS

 **65%**
CONSTRUCTION RATE

 **Q4 2026**
DELIVERY DATE OF PHASE I

 **Social Club, Dedicated Walking, Jogging & Cycling Tracks, Children's Recreational Areas, Restaurants, Cafés & Others**
FACILITIES

WEST GARDENS

Developer: Hometown Real Estate Development

 **Nasser City, West Assiut**
LOCATION

 **32 acres**
AREA

 **Commercial Malls, Swimming Pools, Water Lakes, Pergolas, Gyms, Sports Club, Yoga Areas, Entertainment Zones & Others**
FACILITIES

ORANGE PARK

Developer: MIDAR for Investment and Urban Development

 **Mostakbal City**
LOCATION

 **36 acres**
AREA

 **Walking Trails, Play Areas, Commercial & Entertainment Activities, Restaurant Complex & Others**
FACILITIES

MASPERO MALL

Developer: City Edge Developments

 **Heart of Cairo**
LOCATION

 **75**
NO. OF RETAIL & F&B UNITS

 **51-724 sqm**
UNITS AREA

 **Starting to Deliver Retail & F&B Units**
CURRENT STATUS

Source: Developers' Official Statements

BLUE BLUE SOKHNA RESORT

Developer: MG Developments



Ain Sokhna
LOCATION



120,000 sqm
AREA



Chalets, Villas & Hotel Units
UNIT TYPES

JAMILA NORTH COAST

Developer: New Jersey Developments



kilo 273,
Ras El-Hekma
LOCATION



AREA
130 acres
Phase I: 50 acres



Starting The Construction Works
CURRENT STATUS

ALBUROUJ

Developer: IMKAN Misr



Heliopolis New City,
East Cairo
LOCATION



1,200 acres
AREA



Launching The Latest Phase
CURRENT STATUS

WESTVILLE

Developer: BINBAZ Developments



West Cairo
LOCATION



21 acres
AREA



Ground & 3 Floors
NO. OF FLOORS



Studios, One-Two &
Three-Bedroom Units
UNIT TYPES



53-171 sqm
UNITS AREA



Launching New Phase
CURRENT STATUS

PROMARK

Developer: MG Developments



New Capital (NC)
LOCATION



8,836 sqm
AREA



Commercial &
Administrative Units
UNIT TYPES

BETA RESIDENCE

Developer: Beta Developments



6th of October City,
West Cairo
LOCATION



20 acres
AREA



770
NO. OF RESIDENTIAL
UNITS



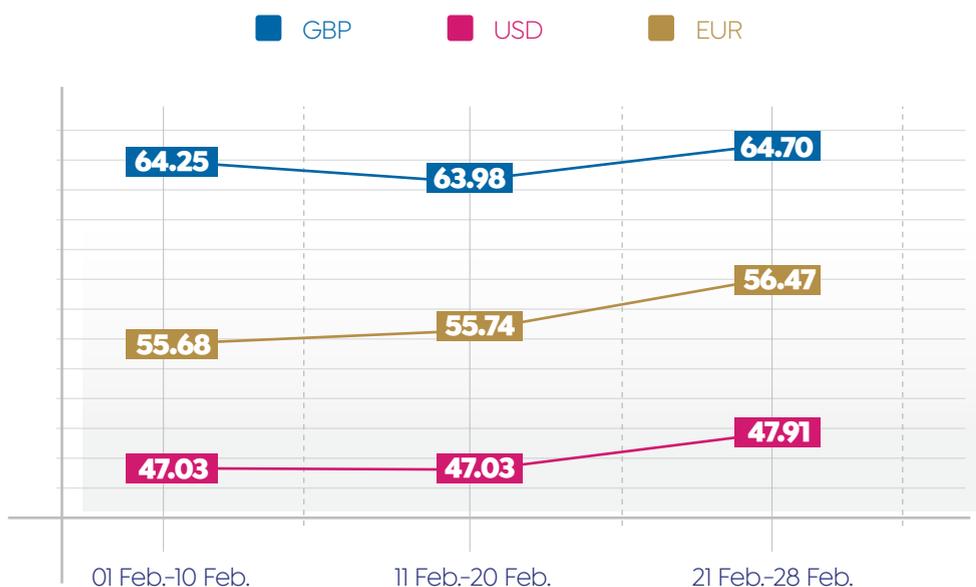
Entertainment Area, Beta Sports Club, Gym, Swimming Pool, Waterfalls, Children's Play Area,
Commercial Zone & Others
FACILITIES

ECONOMIC SNAPSHOT

04 ECONOMIC SNAPSHOT

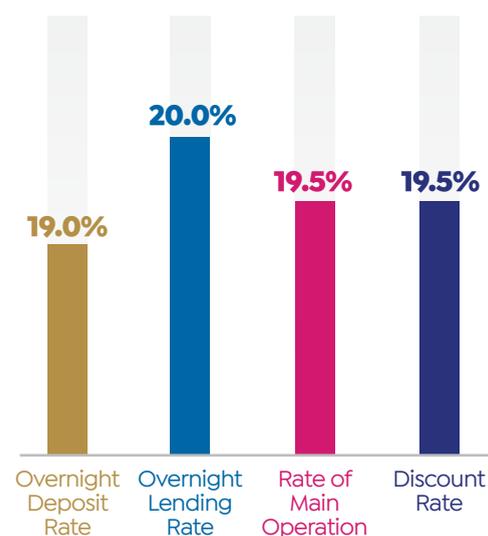


EXCHANGE RATES



INTEREST RATES

* MPC Meeting was Held on Feb. 12, 2026



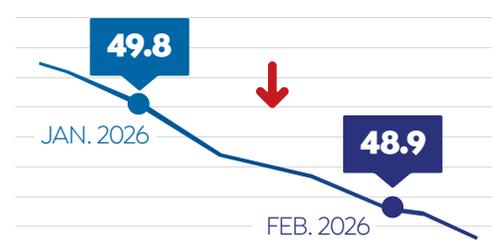
NET INTERNATIONAL RESERVES (USD BN)



ANNUAL HEADLINE INFLATION RATE (%)



PURCHASING MANAGERS' INDEX (PMI)



EGYPT CREDIT RATING



RATING

OUTLOOK

Caal

MOODY'S

Positive

B

S&P GLOBAL

Stable

B

FITCH

Stable

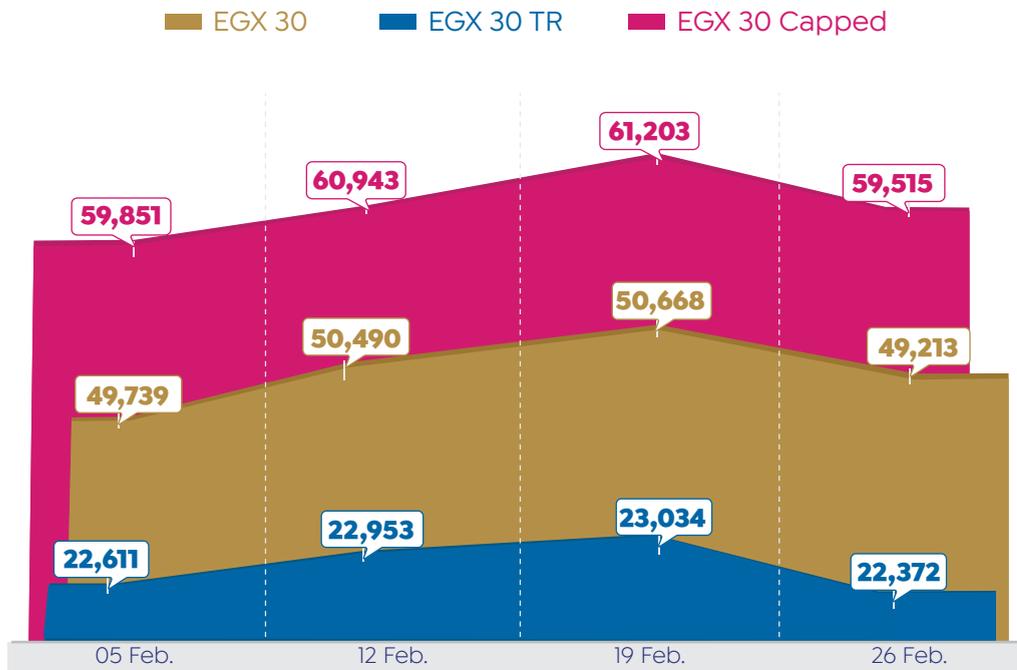
* According to Last Review Date on Feb. 19, 2025

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

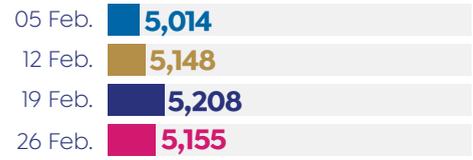
* According to Last Review Date on Oct. 10, 2025

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

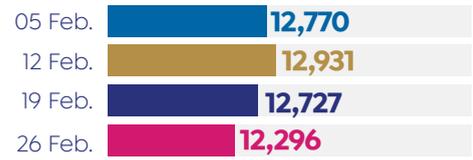
EGX INDICATORS



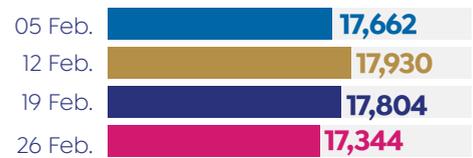
EGX 35 LV



EGX 70 EWI



EGX 100 EWI



T-BOND



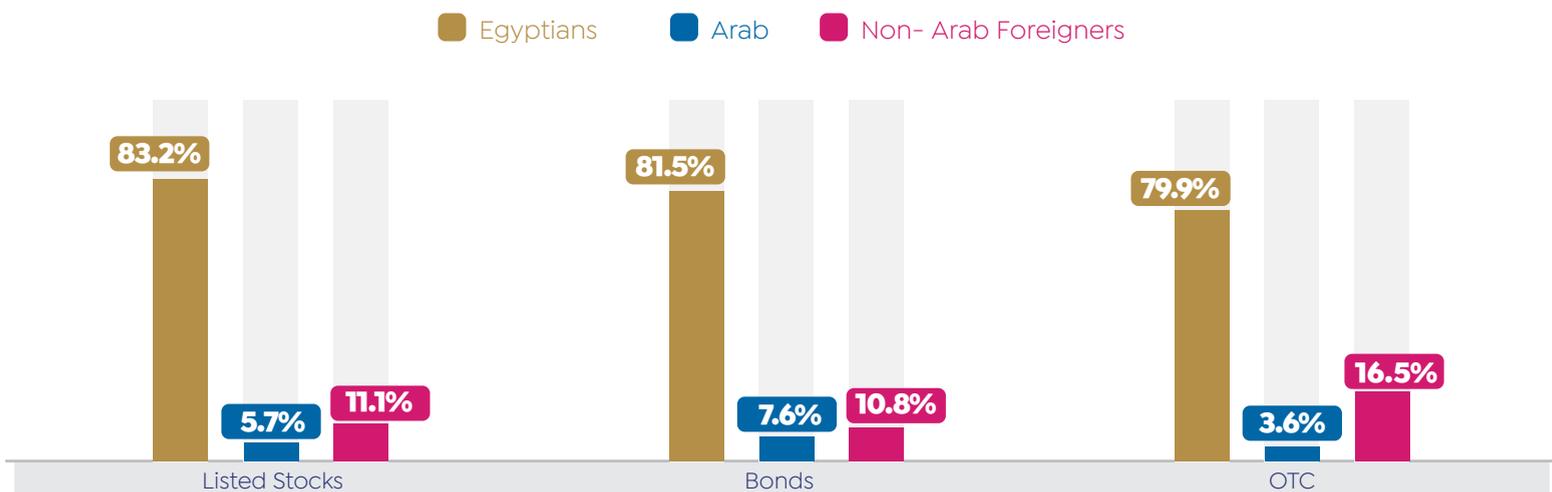
EGX 33 SHARIAH



TAMAYUZ



TOTAL INVESTORS' TRADING ACTIVITIES BY MARKETS DURING FEB. 2026 (INC. DEALS)*

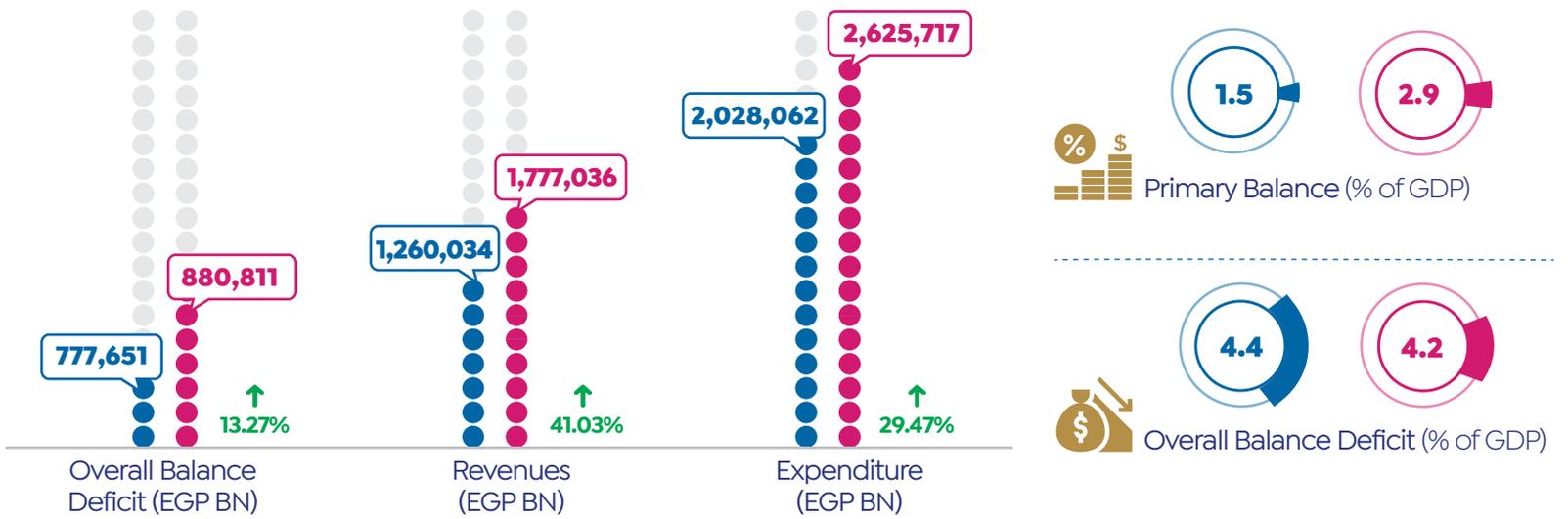


* Total Buy + Sell

Source: EGX

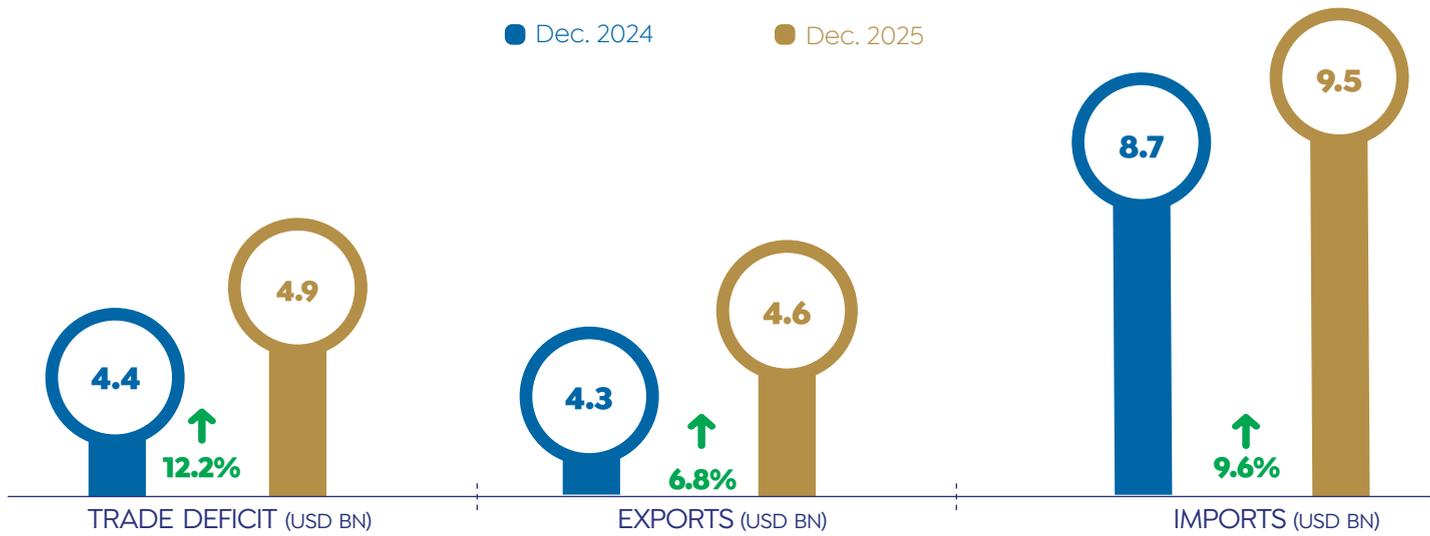
FISCAL SECTOR PERFORMANCE

■ Jul.-Jan. (FY 2024/25) ■ Jul.-Jan. (FY 2025/26)

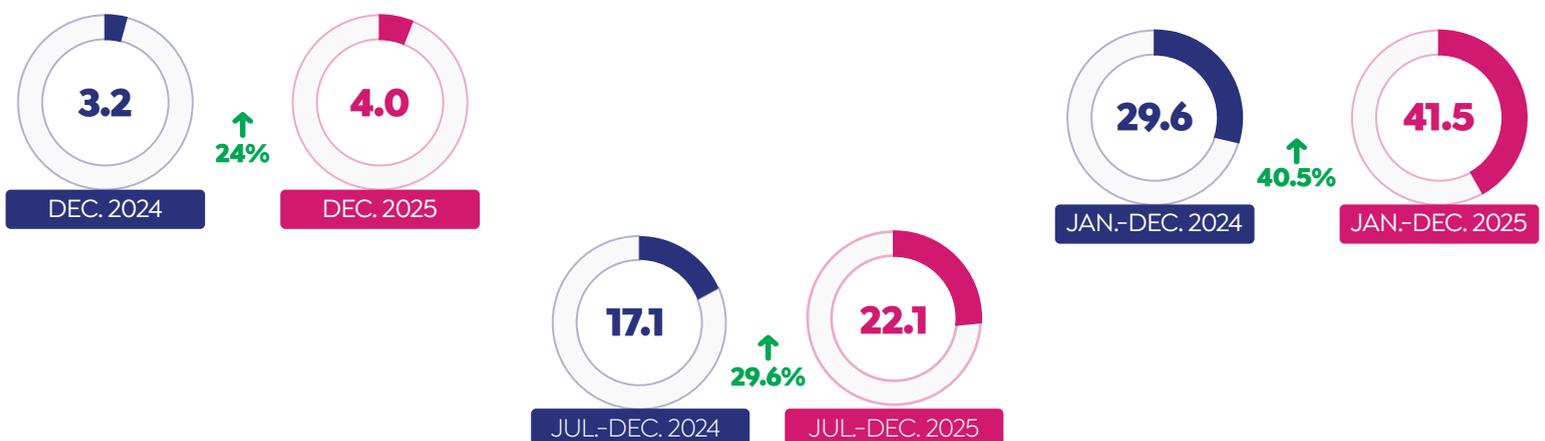


TRADE BALANCE

■ Dec. 2024 ■ Dec. 2025

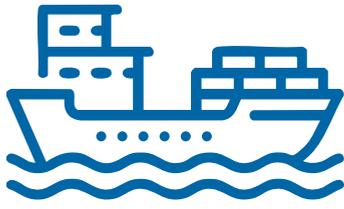


REMITTANCES OF EGYPTIANS WORKING ABROAD (USD BN)



Source: MOF, CAPMAS & CBE

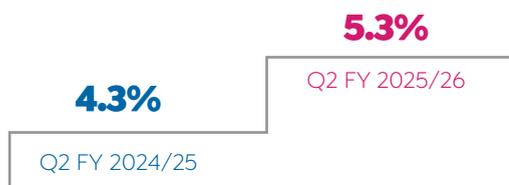
SUEZ CANAL



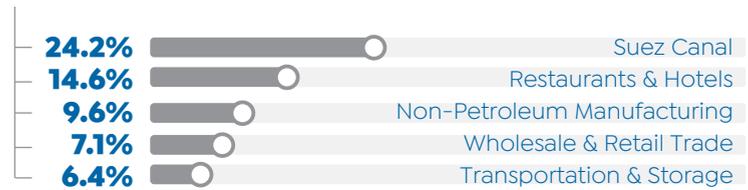
- Total Revenues (USD MN)
- No. of Ships
- Total Net Tonnage (mn tons)

	1 Jan.-7 Feb. 2025	1 Jan.-7 Feb. 2026	↑ Increase
Total Revenues (USD MN)	368	449	22%
No. of Ships	1,243	1,315	5.8%
Total Net Tonnage (mn tons)	47	56	19.1%

ECONOMIC GROWTH RATE



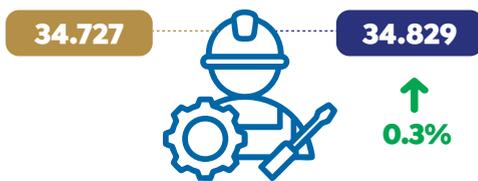
KEY DRIVERS OF ECONOMIC GROWTH



LABOUR MARKET DURING Q4 2025

■ Q3 2025 ■ Q4 2025

LABOUR FORCE (MN PERSONS)



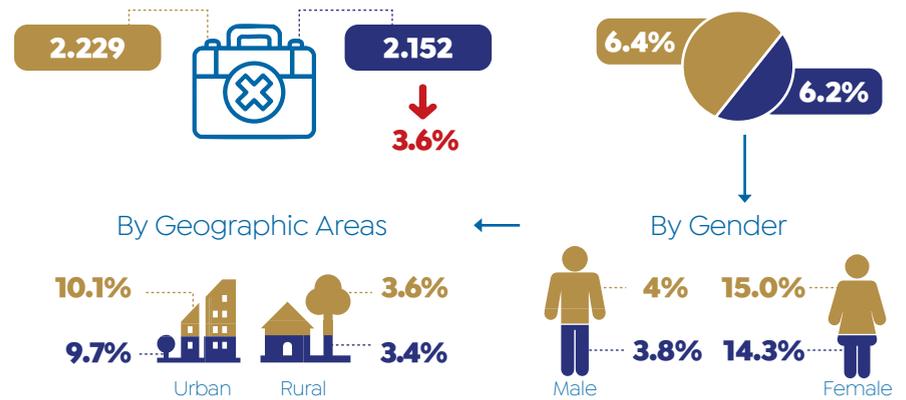
BY GENDER (MN PERSONS)



BY GEOGRAPHIC AREAS IN Q4 2025 (MN PERSONS)



NO. OF UNEMPLOYEES (MN PERSONS) → UNEMPLOYMENT RATE



NO. OF EMPLOYEES (MN PERSONS)



BY GEOGRAPHIC AREAS IN Q4 2025 (MN PERSONS)



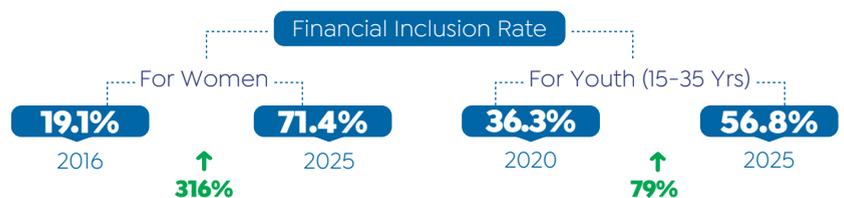
FINANCIAL INCLUSION

54.7 mn

No. of Citizens who Own Active Transactional Accounts

219%

Growth Rate (2016-2025)



Source: CAPMAS, Cabinet & CBE