

MARKET WATCH

JANUARY 2026

1 JAN. - 31 JAN.

Market Research Analysts

MONA SABER

ROLA MOUSTAFA

Market Research Supervisors

MOHAMED SAYED

YASSEN MAHMOUD

REAL ESTATE

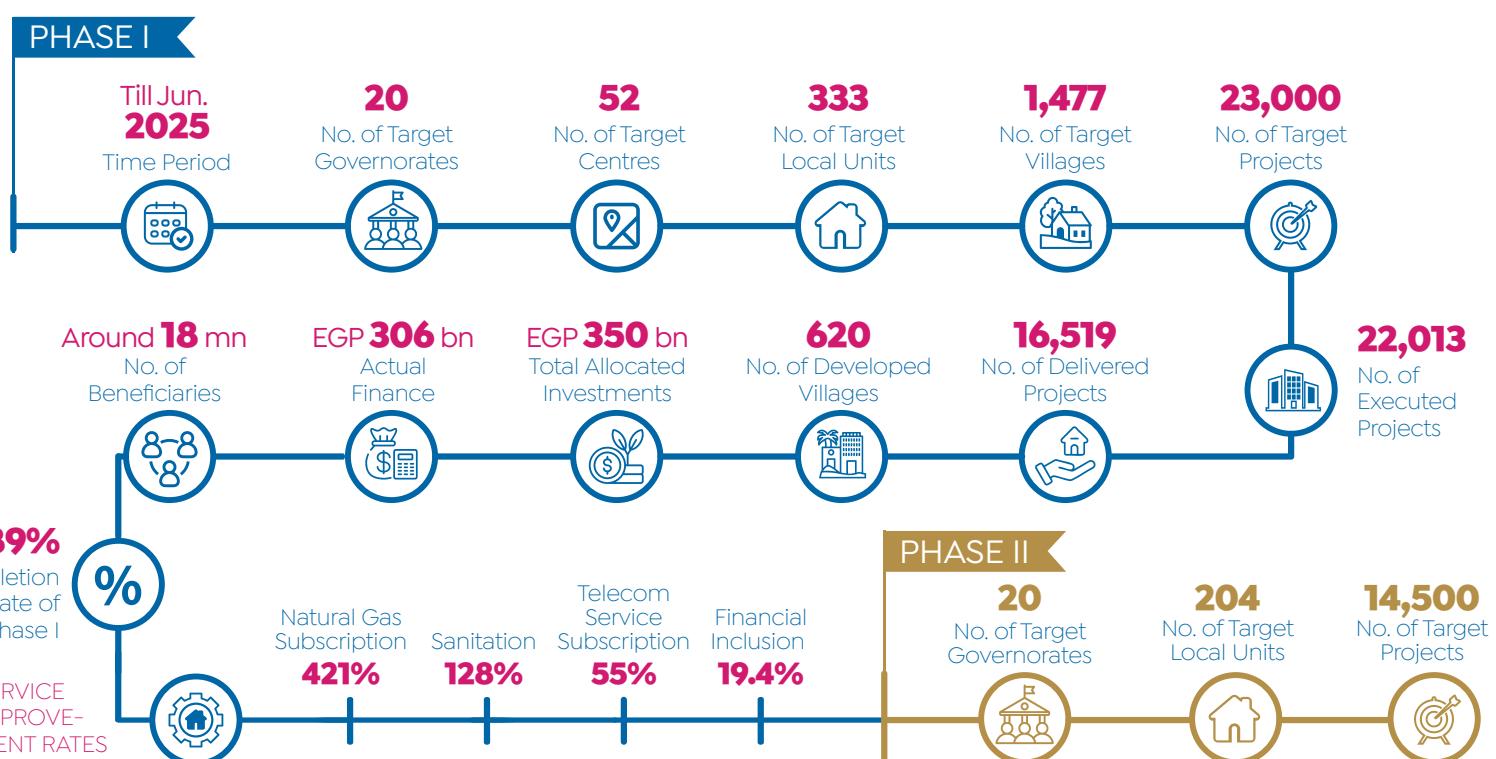
MARKET UPDATES

67

Updates 2026

REAL ESTATE MARKET

HAYAH KARIMA INITIATIVE



UPPER EGYPT'S DEVELOPMENT

LUXOR GOVERNMENT

SOCIAL YOUTH HOUSING PROJECT

El-Toud City	30	65 sqm	200
Location	No. of Residential Buildings	Units Area	No. of Delivered Housing Units
600	75%		
No. of Housing Units	Completion Rate for Undelivered Units	Facilities	12 Commercial Stores, School, Playground & Others

HAYAH KARIMA INITIATIVE

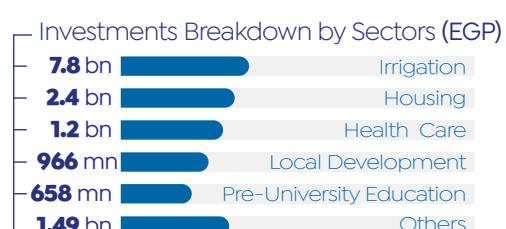
2	13	34	778
Centres	Local Units	Villages	Projects
670			No. of Executed Projects
687,000			No. of Beneficiaries

ASWAN GOVERNORATE

CITIZEN'S PLAN (FY 2025/26)

290	EGP 14.6 bn
No. of Projects	Total Investments
2.5%	Total investments (% of Public Investments)

Source: Cabinet



Hayah Karima Initiative (Phase I)

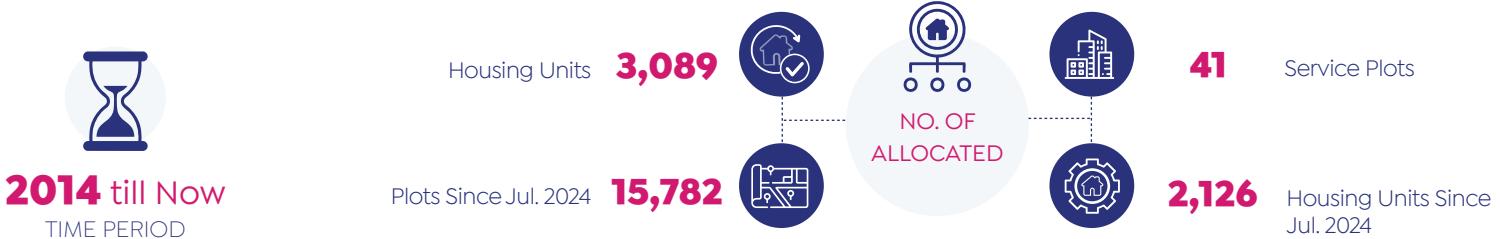
3 (Edfo, Kom Ombo & Nasr Alnoba)	No. of Target Centres
102	No. of Target Villages

780,000 No. of Beneficiaries

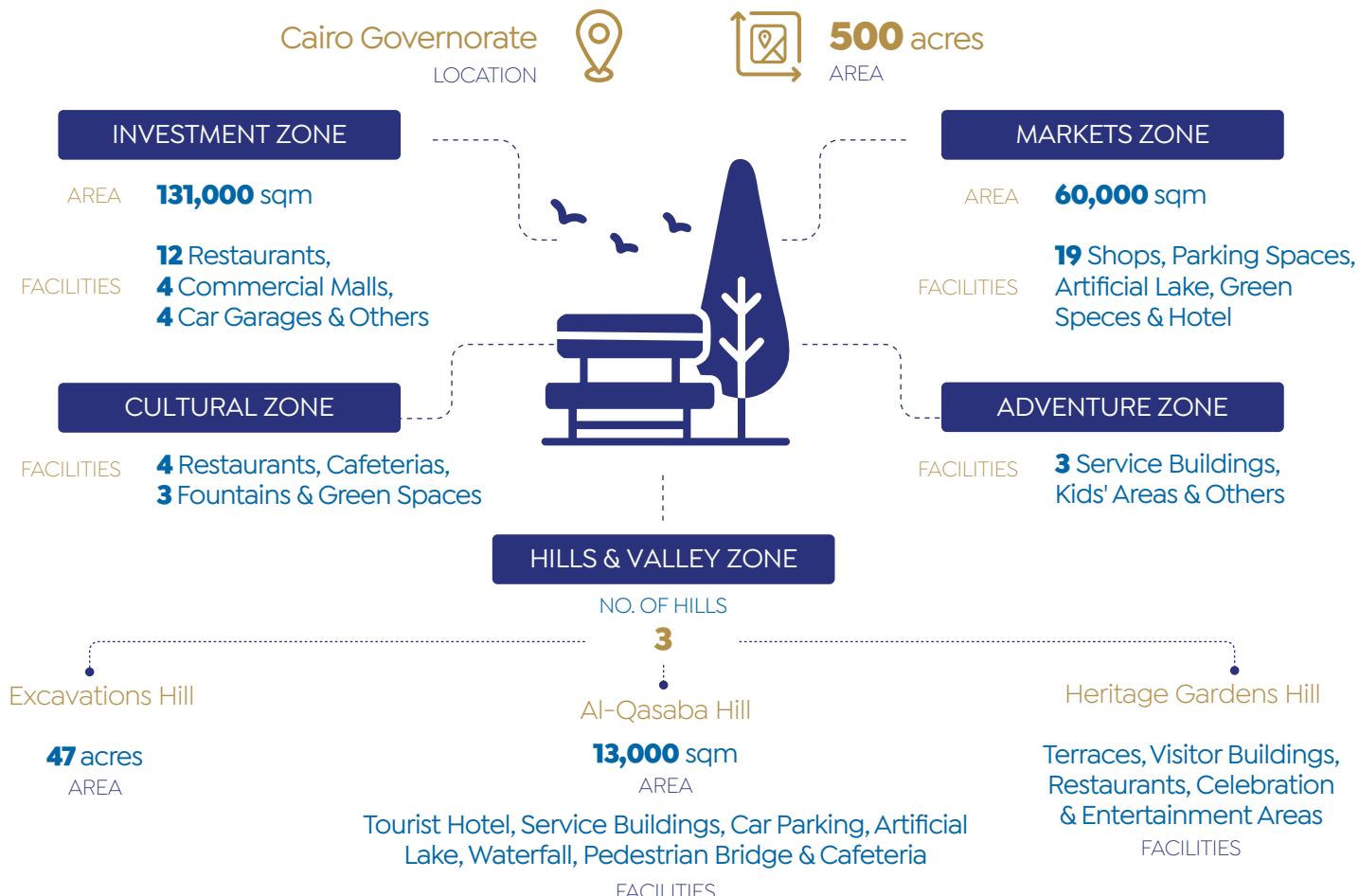
MASPERO TRIANGLE DEVELOPMENT PROJECT



BEIT EL-WATAN INITIATIVE

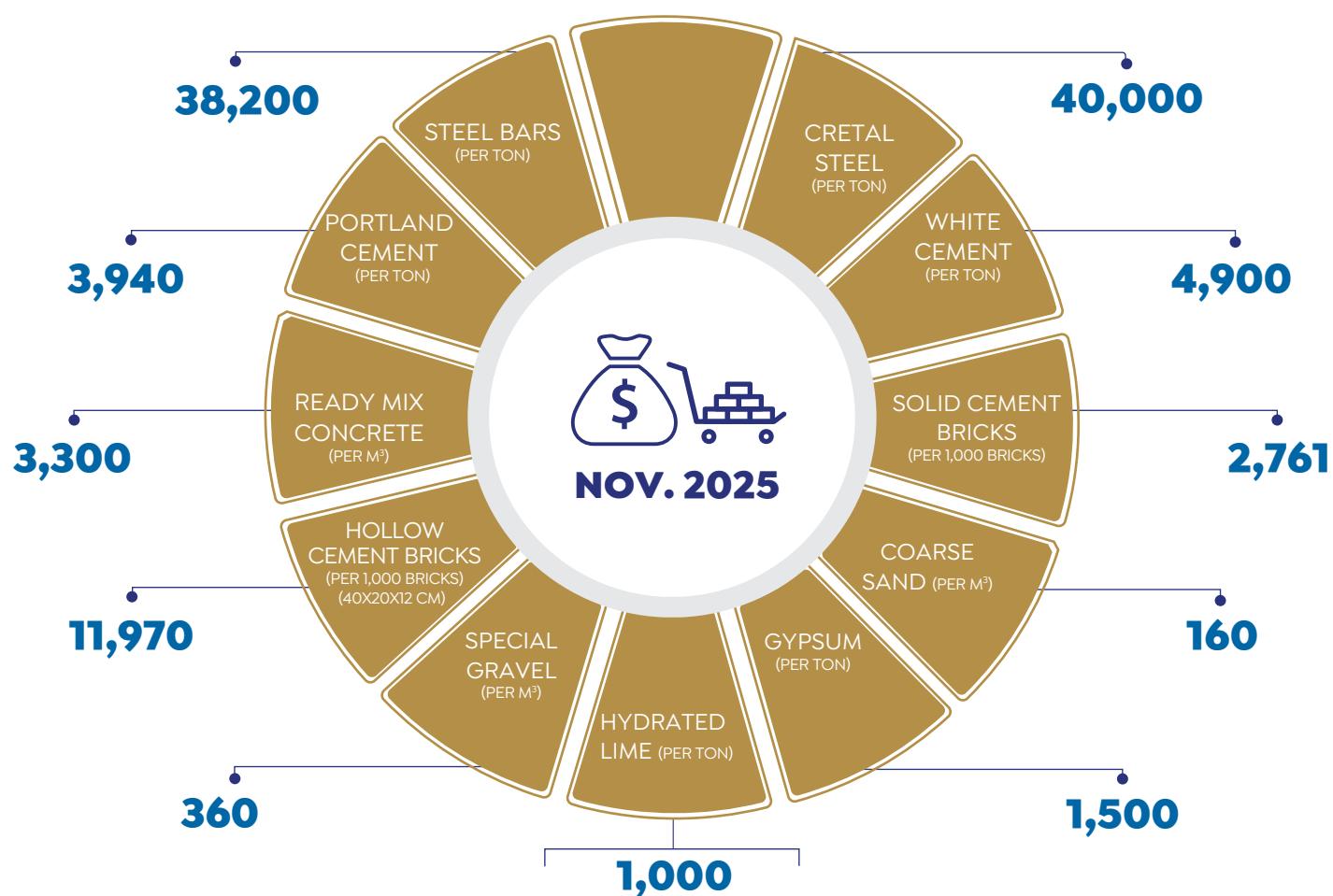


AL-FUSTAT HILLS PARK

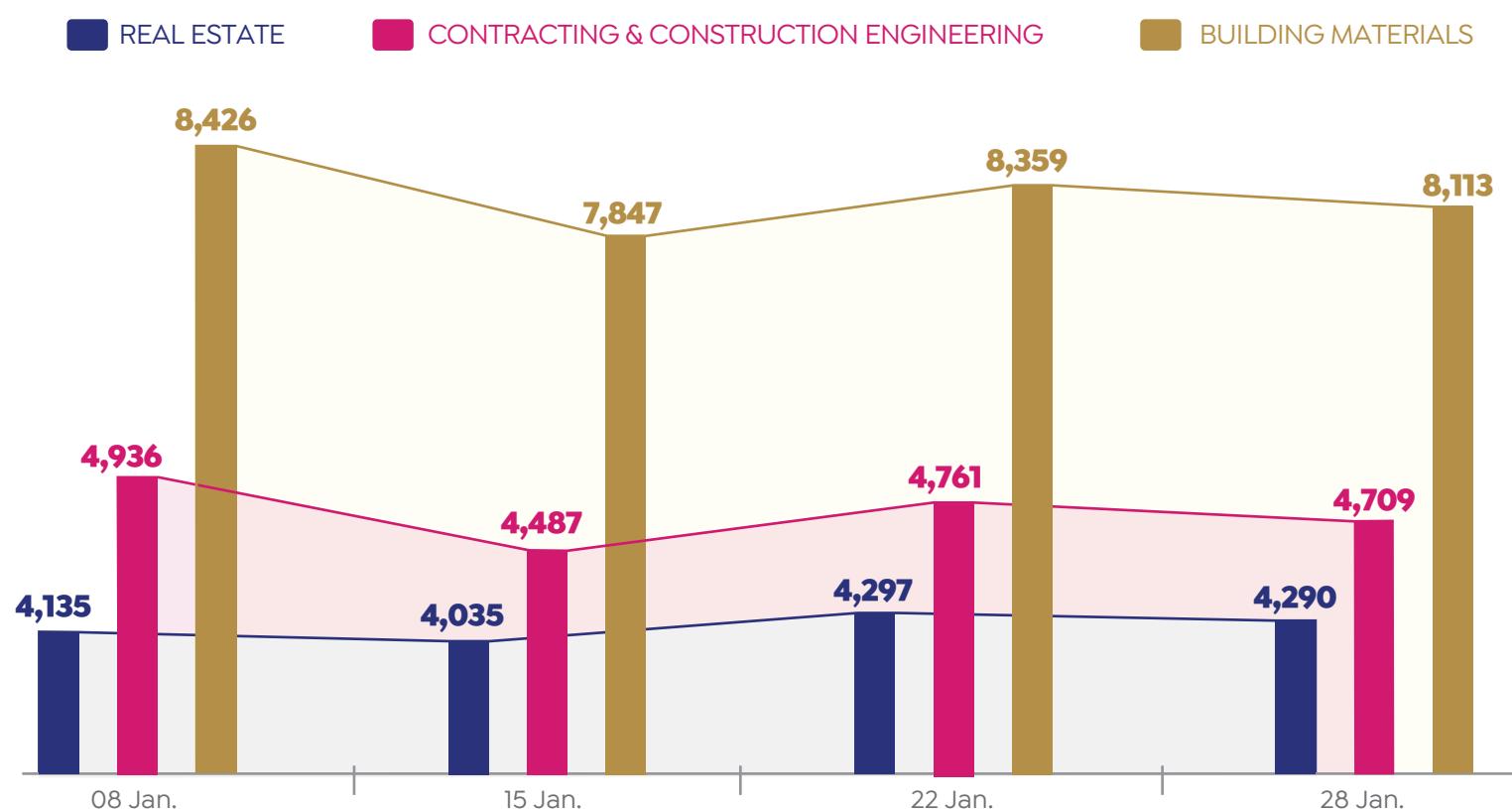


Source: Cabinet & MHUC

PRICES OF CONSTRUCTION MATERIALS (EGP)



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



NEW CITIES

UPDATE



NEW CITIES Updates 2026



NEW ALAMEIN



NO. OF BUILDINGS

61 (Diarna Project)
49 (Zelal Project)



NO. OF HOUSING UNITS

1,992 (Housing For All Egyptians Initiative)
1,912 (Distinguished Social Housing)

HERITAGE CITY



260 acres
AREA



70
NO. OF SERVICE BUILDINGS



Many Service Buildings are
Operating Now
CURRENT STATUS

MAZARINE



700 acres
AREA



7,956
NO. OF HOUSING UNITS



Chalets, Apartments & Villas
UNIT TYPES

BEACH TOWERS

► LD06 TOWER



800
NO. OF HOUSING UNITS



Underway with Very Advanced Completion Rate
CURRENT STATUS

MARINA 8



179 acres
AREA



243
NO. OF BUILDINGS



917
NO. OF HOUSING UNITS



Chalets & Villas
UNIT TYPES



Underway
CURRENT STATUS

DOWNTOWN TOWERS

**5**

NO. OF TOWERS

► ICONIC TOWER


465,000 sqm
AREA

68
NO. OF FLOORS

250 m
HEIGHT

743
NO. OF HOUSING UNITS

► OTHER 4 TOWERS


320,000 sqm
AREA

Each Tower: **56**
NO. OF FLOORS

Each Tower: **200** m
HEIGHT

Each Tower: **472**
NO. OF HOUSING UNITS

► DOWNTOWN LAGOON


745 acres
AREA

109
NO. OF BUILDINGS

7
NO. OF ISLANDS

11
NO. OF LAGOONS

Underway
CURRENT STATUS

NEW MANSOURA

JANNA

► PHASE I


468
NO. OF BUILDINGS

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

11,232
NO. OF HOUSING UNITS

100-150 sqm
UNITS AREA

► PHASE II


224
NO. OF BUILDINGS

5,376
NO. OF HOUSING UNITS

SAKAN MASR

► PHASE I


196
NO. OF BUILDINGS

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

4,704
NO. OF HOUSING UNITS

106-118 sqm
UNITS AREA

► PHASE II


44
NO. OF BUILDINGS

1,024
NO. OF HOUSING UNITS

NEW CAIRO

NOZHET THIRD SETTLEMENT PROJECT

► PHASE I

 3rd Settlement LOCATION

 **30** NO. OF BUILDINGS

 **600** NO. OF HOUSING UNITS

 Completed & Delivered CURRENT STATUS

NOZHET EL-ANDALUS PROJECT

 3rd Settlement LOCATION

 **28** NO. OF BUILDINGS

 **672** NO. OF HOUSING UNITS

 Completed CURRENT STATUS

10TH OF RAMADAN GARDENS

HOUSING FOR ALL EGYPTIANS INITIATIVE (GREEN HOUSING)

► PHASE V

 **109** NO. OF BUILDINGS

 **75 & 90** sqm UNITS AREA

► PHASE VI

 **258** NO. OF BUILDINGS

 **90** sqm UNITS AREA

NEW OBOUR

HOUSING FOR ALL EGYPTIANS INITIATIVE

► PHASE VI

 **125** NO. OF BUILDINGS

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

SAKAN MASR

 **130** NO. OF BUILDINGS

 **3,120** NO. OF HOUSING UNITS

NEW SUEZ

FREE HOUSING PROJECT

 **86** NO. OF BUILDINGS

 **2,064** NO. OF HOUSING UNITS

 Interior & Exterior Finishing Works are Underway CURRENT STATUS

PRIVATE REAL ESTATE PROJECTS

UPDATE



Updates 2026



PRIVATE REAL ESTATE PROJECTS



NEW RESIDENTIAL PROJECTS

/ 5 PROJECTS

HYDE PARK TERRACES

Developer: Hyde Park Developments



New Cairo
LOCATION



102 acres
AREA



668
NO. OF UNITS



195-285 sqm
UNITS AREA



Townhouses, Twin Houses & Standalone Villas
UNIT TYPES



Within **2** Yrs
DELIVERY DATE



Starting The Construction
Work
CURRENT STATUS

ZAYARD ELITE

Developer: Palmier Developments



New Zayed City
LOCATION



15 acres
AREA



63,000 sqm
BUA



118
NO. OF VILLAS



Standalone Villas
& Twin Houses
UNIT TYPES



Water Lakes, Recreational
Areas, Playgrounds,
Children's Play Areas,
Private Gardens, Water
Fountain & Others
FACILITIES



75%
COMPLETION RATE OF
CONCRETE STRUCTURE



Dec. **2026**
DELIVERY DATE

GRAND LANE

Developer: Housing and Development Properties (HDP)



New Cairo
LOCATION



98 acres
AREA



EGP **50** bn
TOTAL INVESTMENTS



Apartments, Standalone
Villas & Townhouses
UNIT TYPES



UNITS AREA
Apartments: **68-195** sqm
Townhouses: **169-203** sqm
Standalone Villas: **235-251** sqm

ETLALA COMPOUND

Developer: PLDG Development

New October City,
West Cairo
LOCATION25 acres
AREA1,560
NO. OF RESIDENTIAL UNITS45-130 sqm
UNITS AREAShopping Mall (2,270 sqm), Sports Club (7,000 sqm),
School (4,200 sqm), Water Features, Kids Areas & Mosque
FACILITIES

LA VIDA ISMAILIA

Developer: Home Group Developments

Ismailia City
LOCATION17 acres
AREA76
NO. OF RESIDENTIAL
BUILDINGSUNITS AREA
Ground Floor: 115-170 sqm
Upper-Floor: 120-210 sqmSwimming Pools, 24/7 Security & Surveillance, Parking
Facilities, Children's Play Zones, Shopping Mall & Mosque
FACILITIESWithin 2 Yrs
DELIVERY DATE

NEW MIXED-USE PROJECTS

/ 4 PROJECTS

FIRST PLAZA MALL

Developer: Al Emarat Development

October Gardens
LOCATION5,000 sqm
AREACommercial, Adminis-
trative & Medical Units
UNIT TYPESBasement, Ground &
3 Floors
NO. OF FLOORSUNITS AREA
Commercial Units: Starting from → 25 sqm
Administrative & Medical Units: Starting from → 40 sqmHypermarket, Children's Play Area, Entertainment Area, Retail
Shops, Restaurants, Cafés, Ample Parking & Others
FACILITIESWithin 2.5 Yrs
DELIVERY DATE60% of The Project in 2026
TARGET SALES RATE

ZAHRA CAPITAL

Developer: Barwa Developments

Capital Flower
Compound Opposite
The NC
LOCATION3,200 sqm
AREACommercial, Adminis-
trative & Medical Units
UNIT TYPESStarting from → 25
UNITS AREA

H:RS

Developer: Mainmarks Developments



VISTA MALL

Developer: Project Gate Developments



PROJECTS UNDERWAY

/ 31 PROJECTS

DISTRICT 9

Developer: MRB Holding



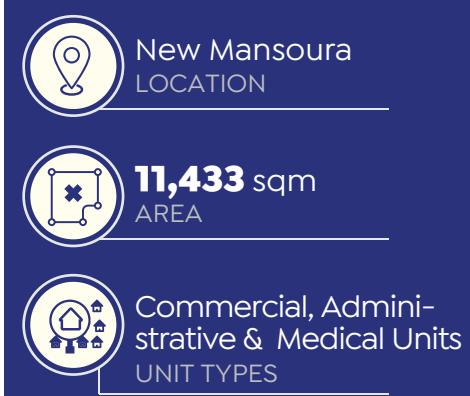
LAVIDA

Developer: Arkania Developments



NEW MANSOURA MALL

Developer: Arkania Developments



VILLA

Developer: Palmier Developments



Source: Developers' Official Statements

ROCK GREEN

Developer: Rock Developments



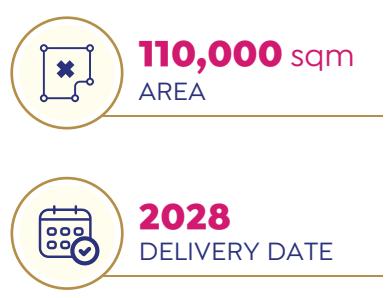
Olympic Walking & Jogging Track, Gym, Social Gathering Areas, Electric Vehicle Charging Stations, Children's Zone & Others

FACILITIES

Launching New Phase
CURRENT STATUS

ROCK WHITE

Developer: Rock Developments



Launching New Phase
CURRENT STATUS

LAKE WEST

Developer: Cairo Capital Developments



LAKE WEST 1



Project has been Delivered
CURRENT STATUS

VERT

Developer: Palmier Developments



GREEN 6

Developer: Mabany Edris



KOUN

Developer: Mabany Edris



▶ LAKE WEST 2



14 acres
AREA



Construction Work is
Completed
CURRENT STATUS

▶ LAKE WEST 3



2027
DELIVERY DATE



50%
CONSTRUCTION COMPLETION
RATE

MIVIDA GARDENS

Developer: Emaar Misr



East Cairo
LOCATION



500 acres
AREA



EGP **100** bn+
INVESTMENTS



Apartments, Villas
& Townhouses
UNIT TYPES



UNITS AREA
Apartments: Starting from → **93** sqm
Villas: Starting from → **209** sqm
Townhouses: Starting from → **169** sqm



Launching New Phases
CURRENT STATUS

BELLE VIE

Developer: Emaar Misr



West Cairo
LOCATION



500 acres
AREA



EGP **63** bn
INVESTMENTS



Residential, Commercial,
Administrative & Medical
Units
UNIT TYPES



RESIDENTIAL UNITS AREA
Apartments: Starting from → **85** sqm
Standalone Villas: Starting from → **205** sqm
Townhouses: Starting from → **183** sqm



Starting to Deliver Units through the End of **2026**
CURRENT STATUS

TESLA RESIDENCE

Developer: Tesla Developments



West Cairo
LOCATION



26 acres
AREA



Residential, Commercial,
Administrative, Medical
& Hospitality Units
UNIT TYPES



CURRENT STATUS
Phase I is Sold out
Launching Phase II



Within **3** Yrs
DELIVERY DATE

GENISTA

Developer: Al Amaken Developments



Sheikh Zayed City
LOCATION



9 acres
AREA



400
NO. OF RESIDENTIAL UNITS



Studios & Apartments
UNIT TYPES



50-170 sqm
UNITS AREA



Social Club, Swimming
Pool, Underground
Garages & Commercial
Area
FACILITIES



2027
DELIVERY DATE



90%
COMPLETION RATE

TAJ CITY

Developer: Madinet Masa

New Cairo
LOCATION3.5 mn sqm
AREA

CLUBSIDE

EGP 3.3 bn
TOTAL INVESTMENTS40
NO. OF RESIDENTIAL BUILDINGSEnd-2027
COMPLETION DATE

PARK ST. EDITION

Developer: Sky Innovo Developments

New Cairo
LOCATION24,329 sqm
AREA103,000 sqm
BUAEGP 16.05 bn
INVESTMENTSResidential & Commercial Units
UNIT TYPES

SAGE LAKES RESIDENCE

Developer: Squares Developments

R8, New Capital (NC)
LOCATION35 acres
AREAEGP 15 bn+
AREA500
NO. OF RESIDENTIAL
UNITS OF PHASE IIApartments: 70-258 sqm
Townhouses: 196-300 sqmCentral Park (3.5 acres), 4 Clubhouses &
Commercial Component (Mall)
FACILITIESCURRENT STATUS
Phase I is Sold out
Launching Phase II4 Yrs from Contract
DELIVERY DATE

TALALA

Developer: Madinet Masa

New Heliopolis
LOCATION491.41 acres
AREAEGP 90 bn
INVESTMENTS

ELM TREE PARK

Developer: Madinet Masa

476,262 sqm (113 acres)
AREAEGP 20 bn
TOTAL SALES

CRCL

Developer: C Developments

New Cairo
LOCATION5,000 sqm
AREAGround & 3 Floors
NO. OF FLOORSSeparate Administrative
& Medical Buildings,
Pharmacy, Hypermarket,
Cafés & Restaurants
FACILITIES

UPMOUNT

Developer: Empire State Developments

R8, New Capital (NC)
LOCATION75-230 sqm
UNITS AREAPhase I is Sold out &
Delivered
CURRENT STATUS

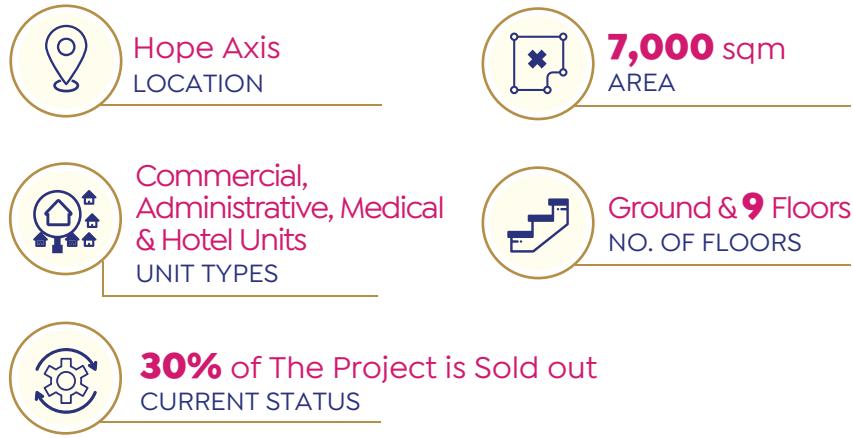
WEST VIEW

Developer: Squares Developments



REMENY

Developer: Squares Developments



PUKA

Developer: MBG Development



PORTO EL MINYA

Developer: Amer Group



CIELO



ZAT

Developer: Voya Development



COY

Developer: Voya Development



SILVER SANDS NORTH COAST

Developer: ORA Developers Egypt

North Coast
LOCATION724 acres
AREA5,600
NO. OF RESIDENTIAL UNITSFACILITIES
Lagoons (88,000 sqm)
Commercial Areas (10,000 sqm+)Starting to Deliver Terrace 1 & 2 Units
CURRENT STATUS

THE COVE

71 acres
(300,000 sqm)
AREA1,420
NO. OF RESIDENTIAL UNITS
Main Phase: 1,148
The Cove Selection: 272

DORA BAY

Developer: MBG Development

Ras El-Bar
LOCATIONEGP 1 bn+
INVESTMENTS2026
COMPLETION DATECONCRETE STRUCTURE WORK
Completed for 17+ in Phase I
Underway for Phase II & III

RIVER GREEN 1

Developer: MBG Development

New Capital (NC)
LOCATIONEGP 500 mn+
INVESTMENTSEGP 150 mn+
CONSTRUCTION COST2026
DELIVERY DATE80%
COMPLETION RATE OF CONCRETE STRUCTURE

RIVER GREEN 2

Developer: MBG Development

New Capital (NC)
LOCATIONEGP 300 mn+
CONSTRUCTION COST2026
CONCRETE STRUCTURE
COMPLETION DATE

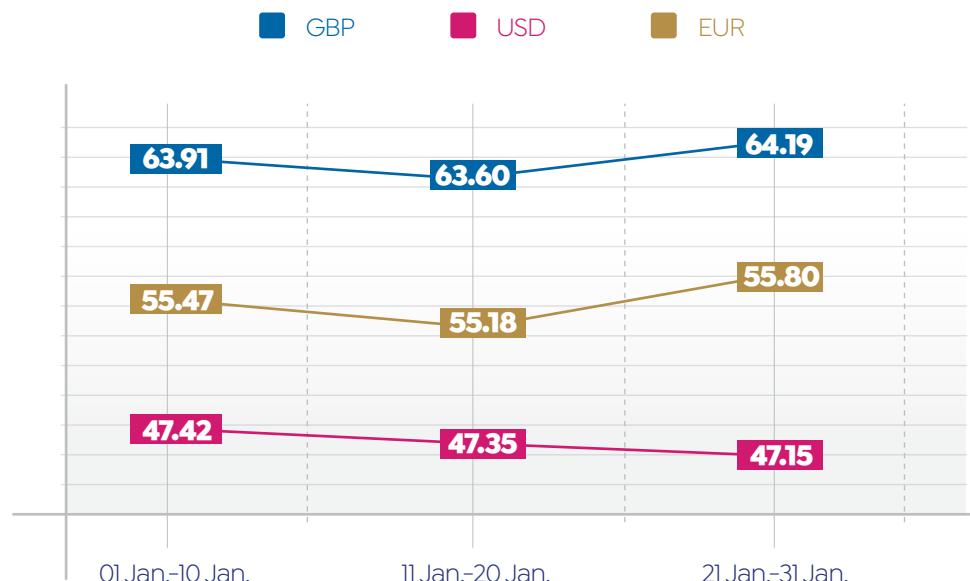
ECONOMIC SNAPSHOT

04

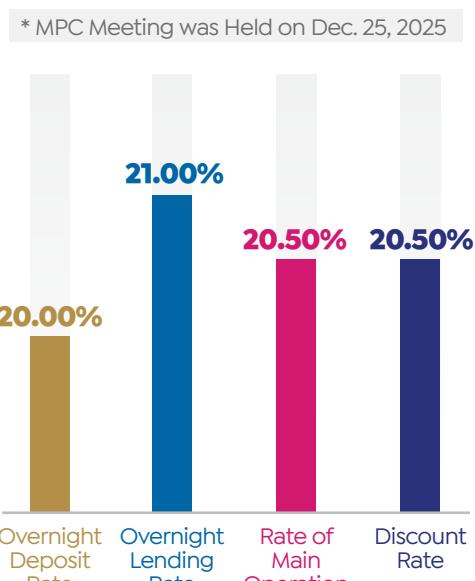
Updates 2026

ECONOMIC SNAPSHOT

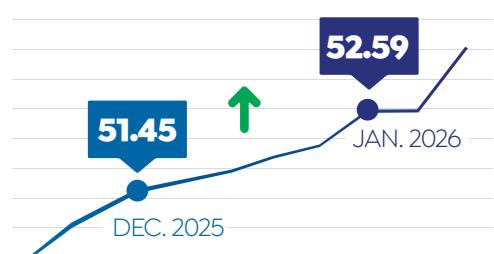
EXCHANGE RATES



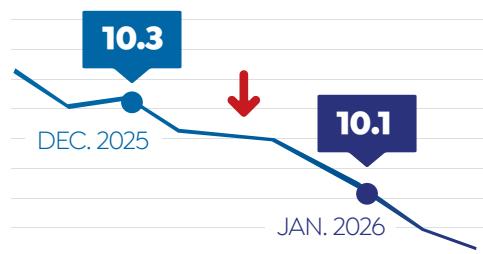
INTEREST RATES



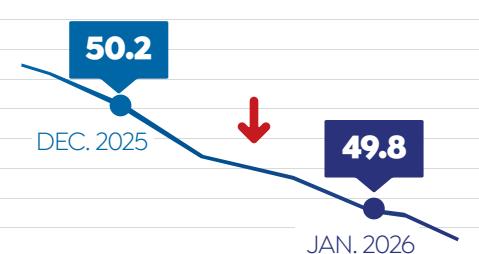
NET INTERNATIONAL RESERVES (USD BN)



ANNUAL HEADLINE INFLATION RATE (%)



PURCHASING MANAGERS' INDEX (PMI)



EGYPT CREDIT RATING

RATING



OUTLOOK

Caa1

Positive

B

S&P GLOBAL

Stable

B

FITCH

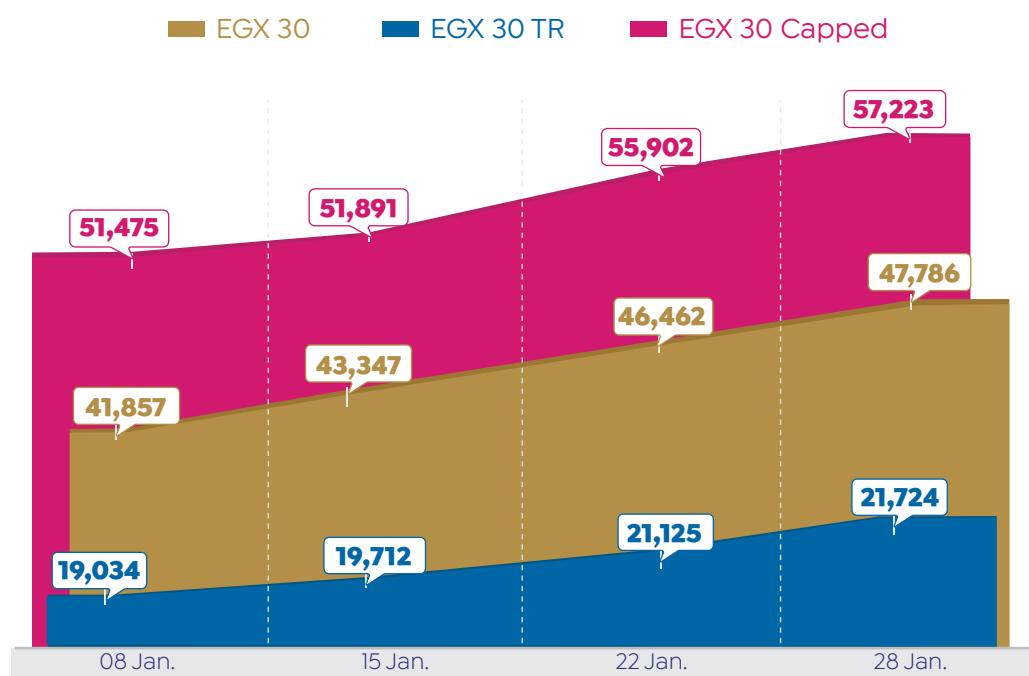
Stable

* 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

EGX INDICATORS



EGX 35 LV

08 Jan.	4,603
15 Jan.	4,497
22 Jan.	4,843
28 Jan.	4,834

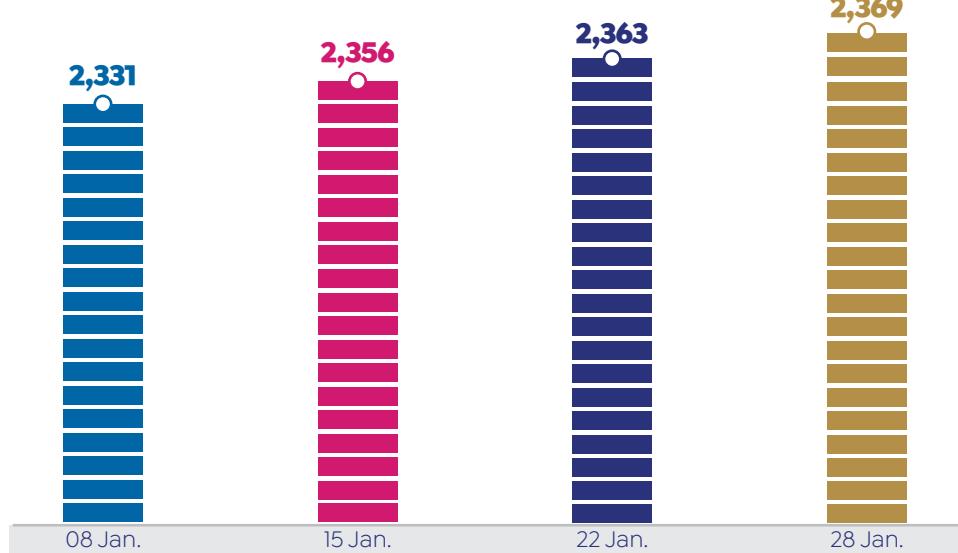
EGX 70 EWI

08 Jan.	12,942
15 Jan.	12,196
22 Jan.	12,784
28 Jan.	12,150

EGX 100 EWI

08 Jan.	17,218
15 Jan.	16,436
22 Jan.	17,318
28 Jan.	16,828

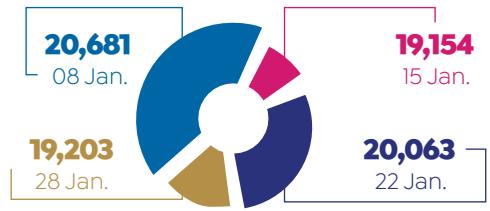
T-BOND



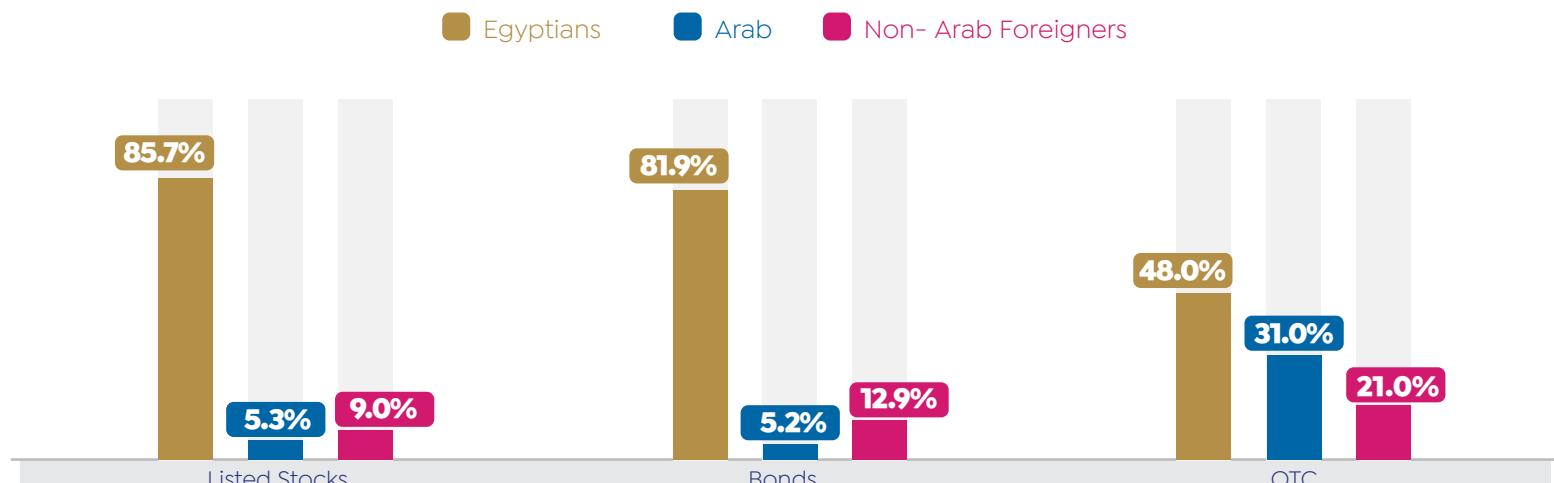
EGX 33 SHARIAH



TAMAYUZ



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



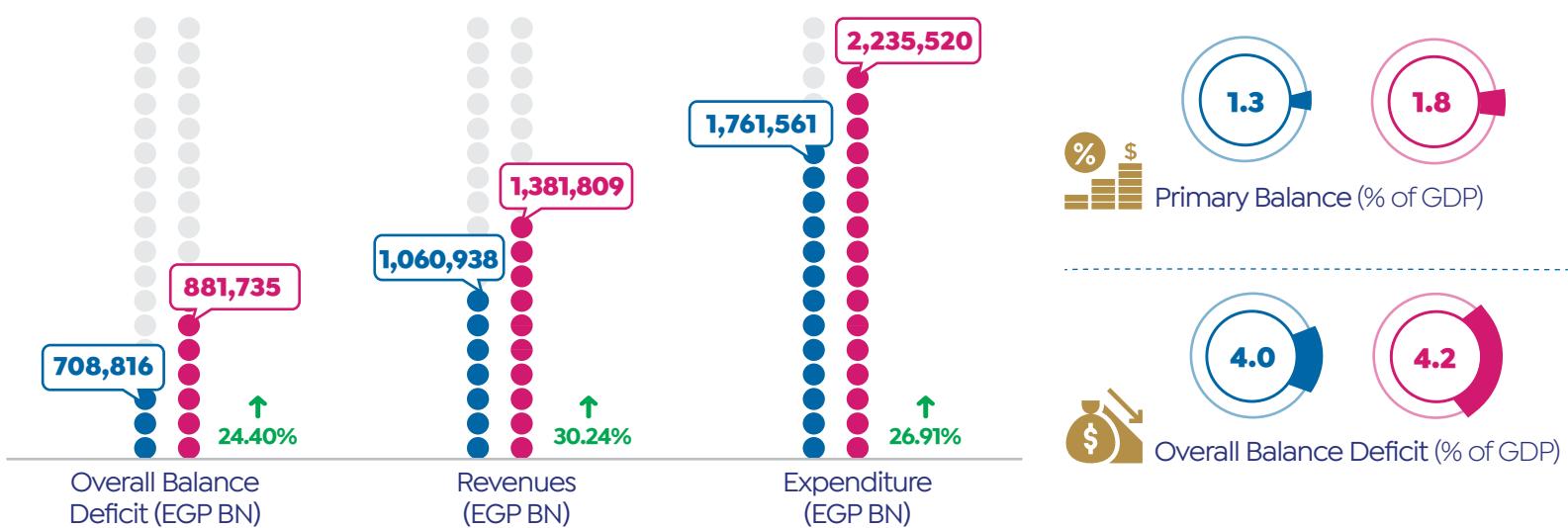
* Total Buy + Sell

Source: EGX

FISCAL SECTOR PERFORMANCE

Jul.-Dec. (FY 2024/25)

Jul.-Dec. (FY 2025/26)



TRADE BALANCE

Nov. 2024

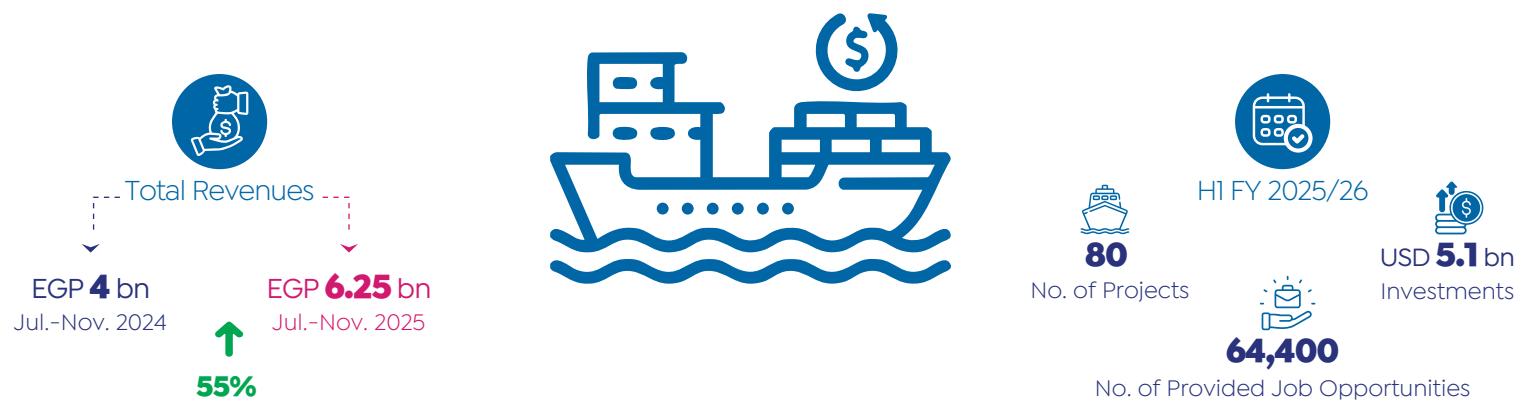
Nov. 2025



REMITTANCES OF EGYPTIANS WORKING ABROAD



SUEZ CANAL ECONOMIC ZONE



PERFORMANCE OF THE EGYPTIAN ECONOMY



Q1 2025/26
TIME PERIOD

USD 3.2 bn
VALUE

45.2%
DECLINE RATE



INTERNATIONAL INSTITUTIONS' EXPECTATIONS FOR ECONOMIC GROWTH RATE

