

# MARKET WATCH

**JANUARY 2026**

1 JAN. - 31 JAN.

Market Research Analysts

**MONA SABER  
ROLA MOUSTAFA**

Market Research Supervisors

**MOHAMED SAYED  
YASSEN MAHMOUD**



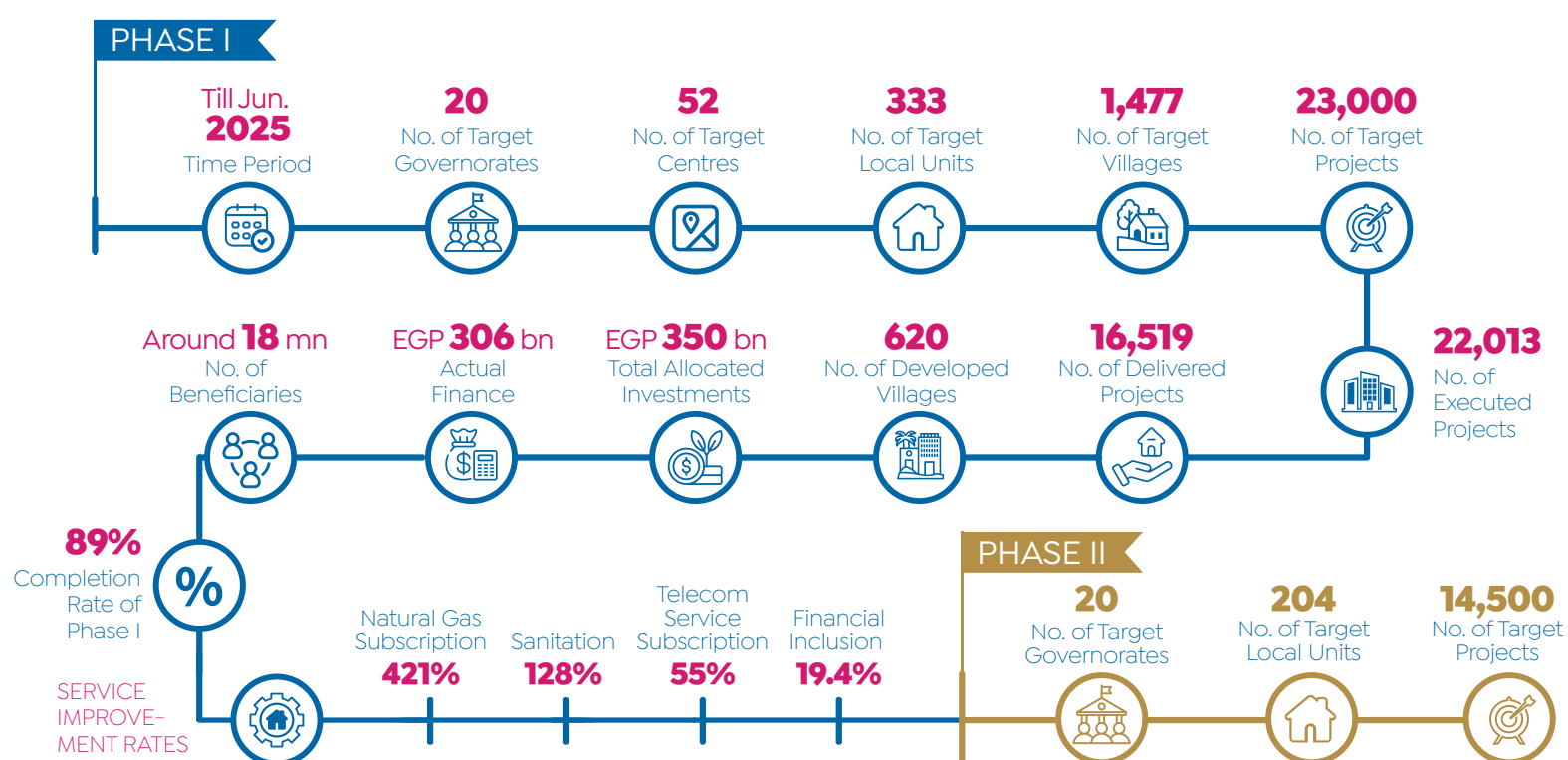
# REAL ESTATE

MARKET  
UPDATES

# 01 Updates 2026

## REAL ESTATE MARKET

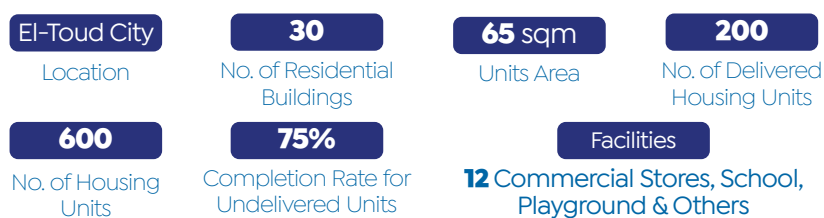
### HAYAH KARIMA INITIATIVE



### UPPER EGYPT'S DEVELOPMENT

#### LUXOR GOVERNMENT

##### ► SOCIAL YOUTH HOUSING PROJECT

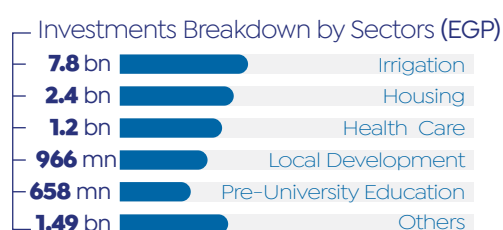
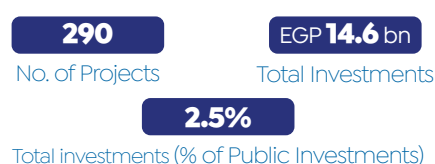


##### ► HAYAH KARIMA INITIATIVE

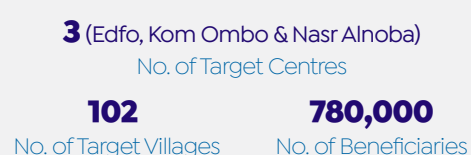


#### ASWAN GOVERNORATE

##### ► CITIZEN'S PLAN (FY 2025/26)



##### Hayah Karima Initiative (Phase I)

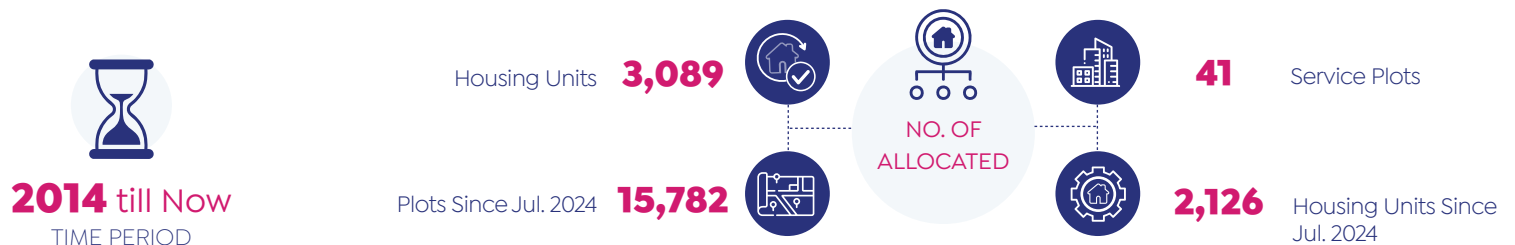


Source: Cabinet

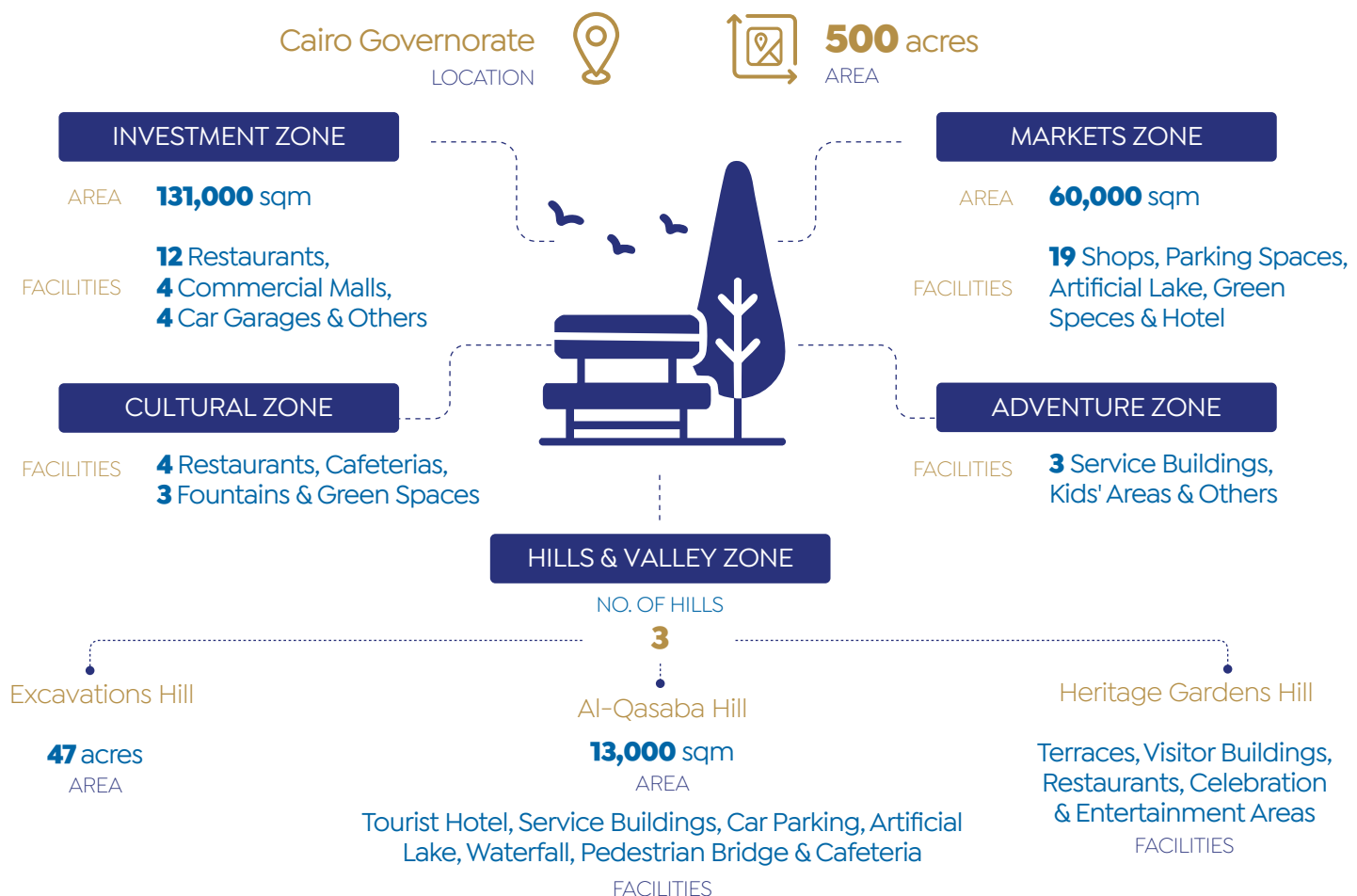
## MASPERO TRIANGLE DEVELOPMENT PROJECT



## BEIT EL-WATAN INITIATIVE

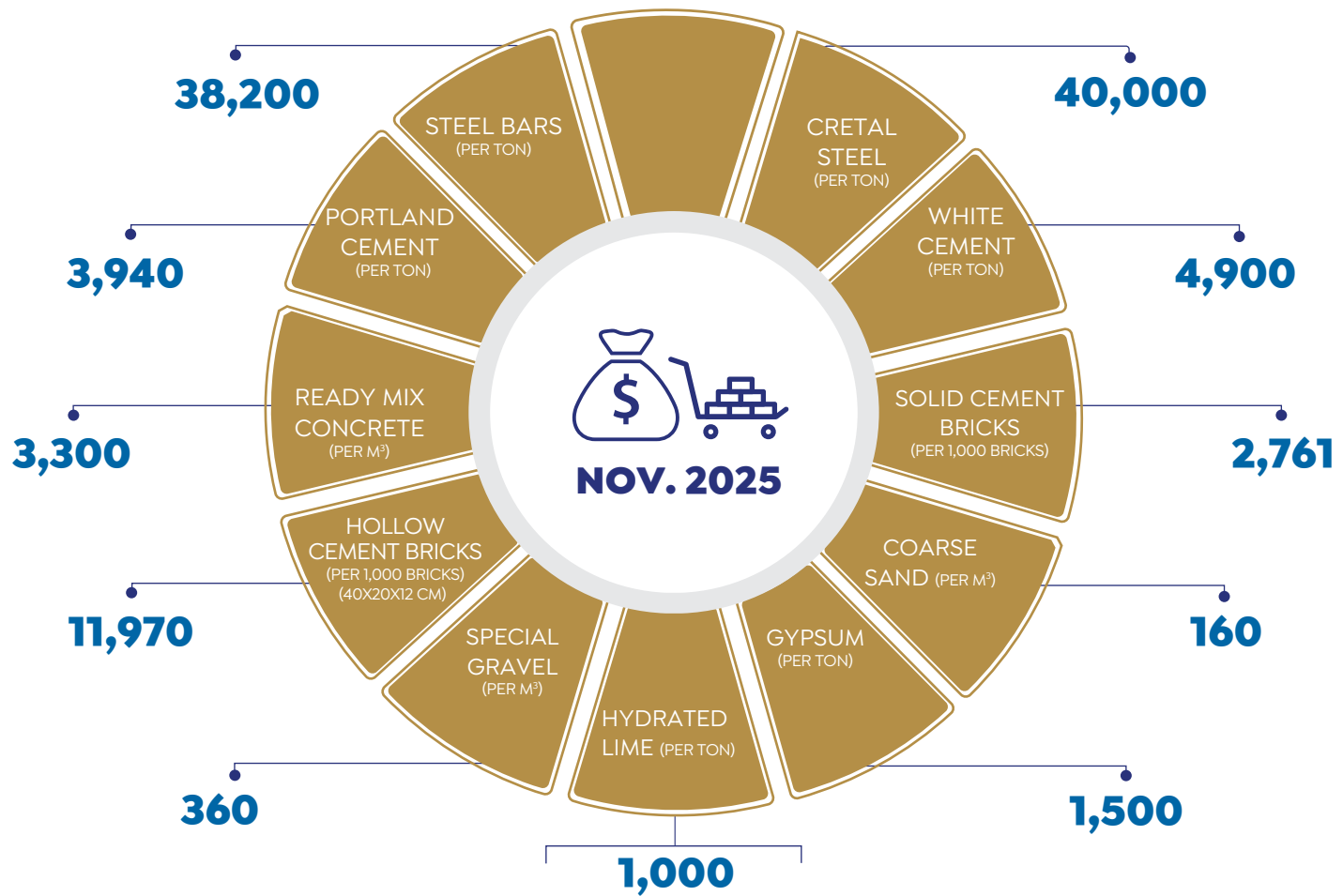


## AL-FUSTAT HILLS PARK

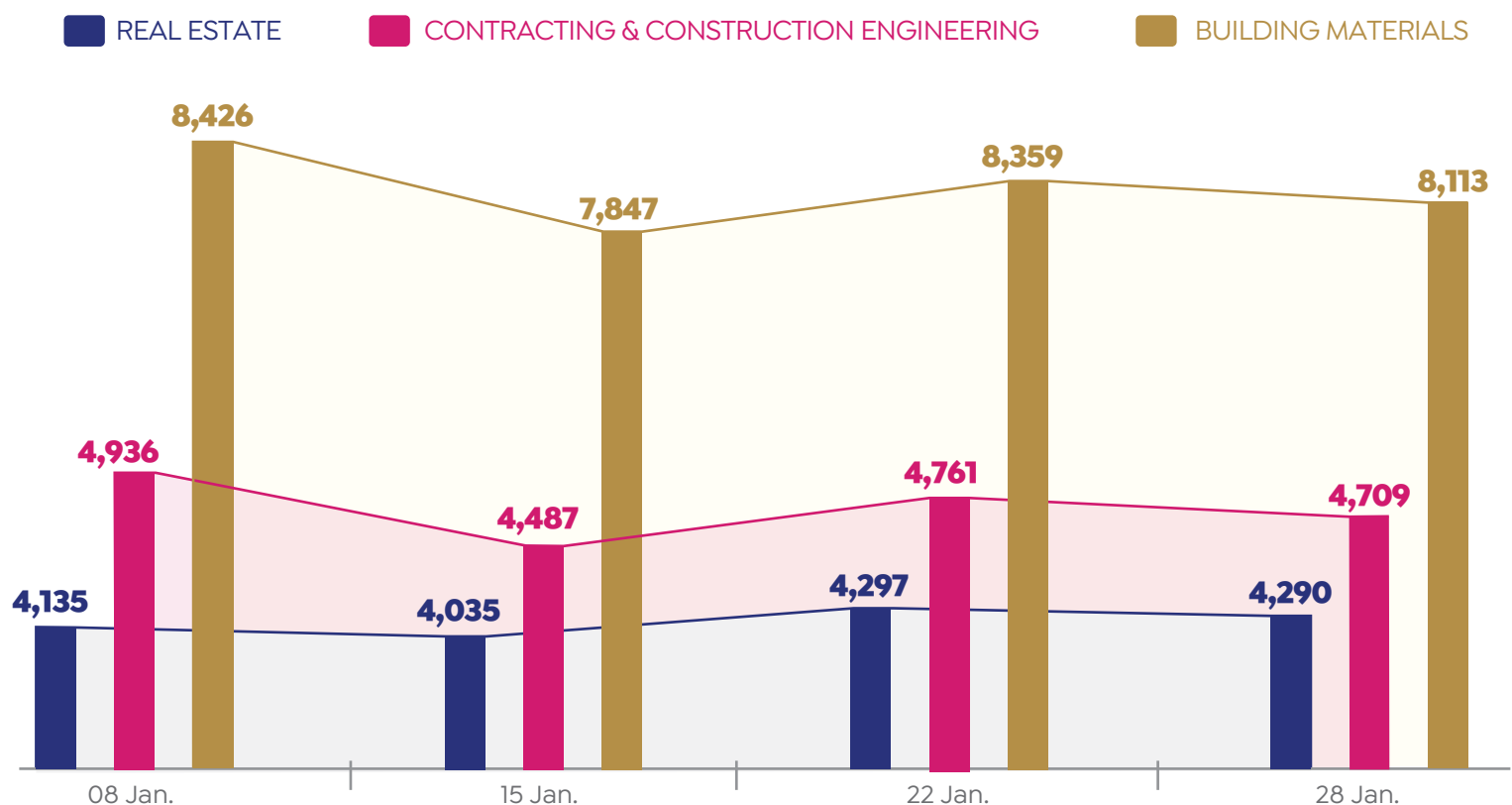


Source: Cabinet &amp; MHUC

## PRICES OF CONSTRUCTION MATERIALS (EGP)



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



Source: MHUC & 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  
AREAEach Tower: **56**  
NO. OF FLOORSEach Tower: **200** m  
HEIGHTEach Tower: **472**  
NO. OF HOUSING UNITS

## ▶ DOWNTOWN LAGOON

**745** acres  
AREA**109**  
NO. OF BUILDINGS**7**  
NO. OF ISLANDS**11**  
NO. OF LAGOONSUnderway  
CURRENT STATUS

## NEW MANSOURA

## JANNA

## ▶ PHASE I

**468**  
NO. OF BUILDINGSEach 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 BUILDINGSEach 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



3<sup>rd</sup> Settlement  
LOCATION



**30**  
NO. OF BUILDINGS



**600**  
NO. OF HOUSING  
UNITS



Completed &  
Delivered  
CURRENT STATUS

### NOZHET EL-ANDALUS PROJECT



3<sup>rd</sup> 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

### 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

### 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

## ETLALA COMPOUND

Developer: PLDG Development

New October City,  
West Cairo  
LOCATION**25** acres  
AREA**1,560**  
NO. OF RESIDENTIAL UNITS**45-130** 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  
LOCATION**17** acres  
AREA**76**  
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  
LOCATION**5,000** sqm  
AREACommercial, Admini-  
strative & 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 DATE**60%** of The Project in **2026**  
TARGET SALES RATE

## ZAHRA CAPITAL

Developer: Barwa Developments

Capital Flower  
Compound Opposite  
The NC  
LOCATION**3,200** sqm  
AREACommercial, Adminis-  
trative & Medical Units  
UNIT TYPESStarting from -> **25**  
UNITS AREA

## H:RS


Developer: Mainmarks Developments


 **New Cairo**  
LOCATION


 **EGP 10 bn**  
TARGET SALES

 **33-1,500 sqm**  
UNITS AREA

 **Within 2 Yrs**  
COMPLETION DATE

 **11,003 sqm**  
AREA

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

 **2 Basements, Ground & 6 Floors**  
NO. OF FLOORS

## VISTA MALL

Developer: Project Gate Developments

 **New Cairo**  
LOCATION

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

 **EGP 1.25 bn**  
TOTAL INVESTMENT



## PROJECTS UNDERWAY / 31 PROJECTS

## DISTRICT 9

Developer: MRB Holding

 **6<sup>th</sup> of October City**  
LOCATION

 **EGP 1 bn+**  
INVESTMENTS

 **86+**  
NO. OF COMMERCIAL UNITS

 **Launching Phase I**  
CURRENT STATUS

 **100,000 sqm+**  
AREA

 **27**  
NO. OF BUILDINGS

 **Restaurants, Cafés & International Retail Stores**  
FACILITIES

## LAVIDA

Developer: Arkania Developments


 **New Mansoura**  
LOCATION


 **35,000 sqm**  
AREA


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

## NEW MANSOURA MALL

Developer: Arkania Developments


 **New Mansoura**  
LOCATION


 **11,433 sqm**  
AREA

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


## VILLA

Developer: Palmier Developments

 **New Zayed**  
LOCATION

 **8 acres**  
AREA

 **48**  
NO. OF RESIDENTIAL UNITS  
Standalone Villas: **20**  
Townhouses: **28**

 **CURRENT STATUS**  
Starting to Deliver Units of Phase I  
**14** Villas of Phase I are Delivered

## ROCK GREEN

Developer: Rock Developments

New Heliopolis  
LOCATION72,000 sqm  
AREAEGP 7 bn  
INVESTMENTS466+  
NO. OF RESIDENTIAL UNITS40  
NO. OF STANDALONE  
VILLAS116-236 sqm  
UNITS AREAOlympic Walking & Jogging Track, Gym, Social Gathering  
Areas, Electric Vehicle Charging Stations, Children's Zone  
& Others  
FACILITIESLaunching New Phase  
CURRENT STATUS

## ROCK WHITE

Developer: Rock Developments

New Heliopolis  
LOCATION110,000 sqm  
AREAEGP 6 bn  
TOTAL INVESTMENTS2028  
DELIVERY DATEMix of Commercial & Leisure Areas, Sports Courts,  
Children's Zones, Reading Café, Home Cinema &  
Co-Working Spaces  
FACILITIESLaunching New Phase  
CURRENT STATUS

## LAKE WEST

Developer: Cairo Capital Developments

Sheikh Zayed, West Cairo  
LOCATION

## LAKE WEST 1

23 acres  
AREAProject has been Delivered  
CURRENT STATUS

## VERT

Developer: Palmier Developments

New Zayed, West Cairo  
LOCATION30 acres (126,000 sqm)  
AREA53,300 sqm  
BUA

## GREEN 6

Developer: Mabany Edris

6<sup>th</sup> of October City  
LOCATION12 acres  
AREA370  
NO. OF RESIDENTIAL UNITS110-250 sqm  
UNITS AREASwimming Pool, Sports  
Courts, Community  
Building, Jogging Track,  
Children's Play Areas &  
Others  
FACILITIES

## KOUN

Developer: Mabany Edris

kilo 201, Ras El-Hekma  
LOCATION110 acres  
AREA

## LAKE WEST 2



## LAKE WEST 3



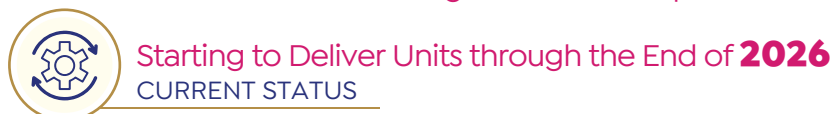
## MIVIDA GARDENS

Developer: Emaar Misr



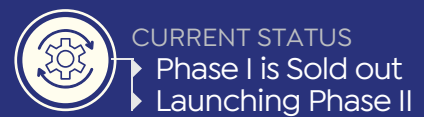
## BELLE VIE

Developer: Emaar Misr



## TESLA RESIDENCE

Developer: Tesla Developments



## GENISTA

Developer: Al Amaken Developments





## TAJ CITY

Developer: Madinet Masr

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 IIUNITS AREA  
Apartments: 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 Masr

New Heliopolis  
LOCATION491.41 acres  
AREAEGP 90 bn  
INVESTMENTS

## ELM TREE PARK

Developer: Madinet Masr

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

Downtown, New  
Capital (NC)  
LOCATIONCommercial, Administrative  
& Medical Units  
UNIT TYPES**33-1,000** sqm  
UNITS AREAGround & **11** Floors  
NO. OF FLOORSEGP **2.5** bn  
TOTAL SALES**40%** of The Project  
is Sold out  
CURRENT STATUS

## REMENY

Developer: Squares Developments

Hope Axis  
LOCATION**7,000** sqm  
AREACommercial,  
Administrative, Medical  
& Hotel Units  
UNIT TYPESGround & **9** Floors  
NO. OF FLOORS**30%** of The Project is Sold out  
CURRENT STATUS

## PUKA

Developer: MBG Development

New Capital (NC)  
LOCATIONEGP **1** bn+  
TOTAL INVESTMENTS**2026**  
DELIVERY DATE**95%**  
EXTERIOR FINISHES  
COMPLETION RATE

## PORTO EL MINYA

Developer: Amer Group

**50%+**  
CONSTRUCTION  
COMPLETION RATE

## CIELO

**198**  
NO. OF RESIDENTIAL UNITSStarting to Deliver Units  
CURRENT STATUS

## ZAT

Developer: Voya Development

Golden Square,  
October Gardens  
LOCATION**10** acres  
AREAEGP **5** bn  
TOTAL INVESTMENTSResidential Buildings,  
Commercial Promenade,  
Clubhouse & Smart Services  
FACILITIES

## COY

Developer: Voya Development

Sheikh Zayed  
LOCATION**10** acres  
AREAEGP **4.5** bn  
TOTAL INVESTMENTS**570**  
NO. OF RESIDENTIAL UNITSDiverse Residential Units  
& Hotel Apartments  
UNIT TYPES

## 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



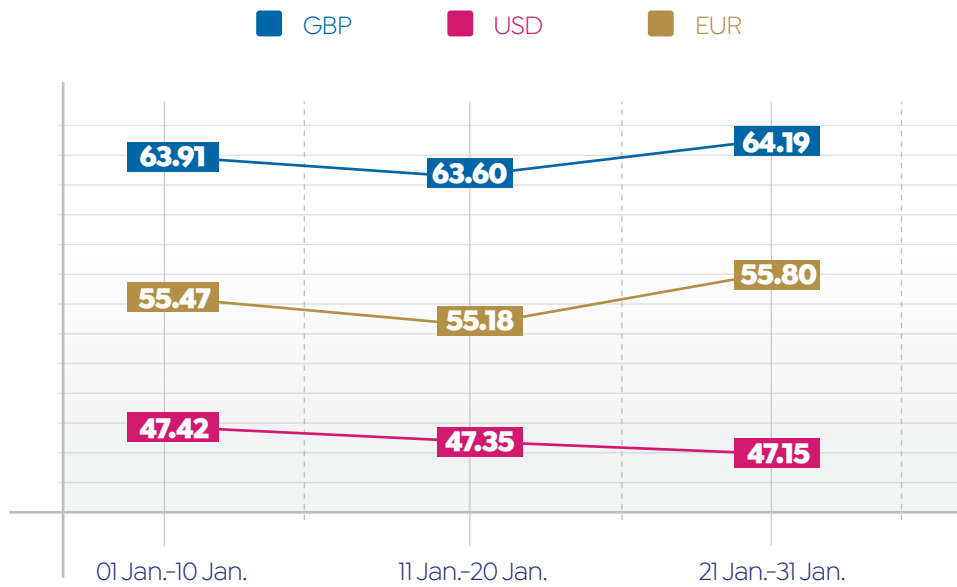
# **ECONOMIC** SNAPSHOT



# Updates 2026 ECONOMIC SNAPSHOT

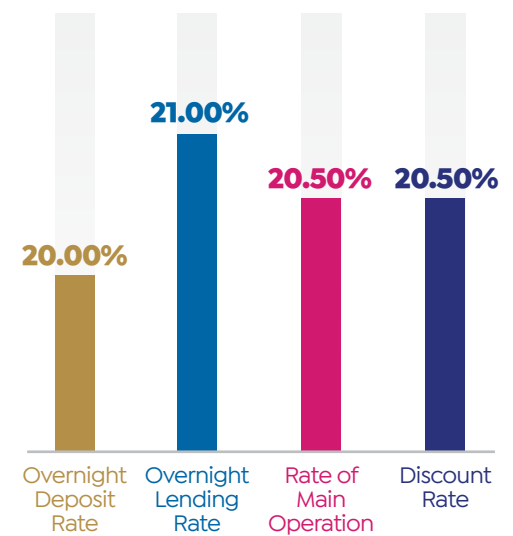


## EXCHANGE RATES

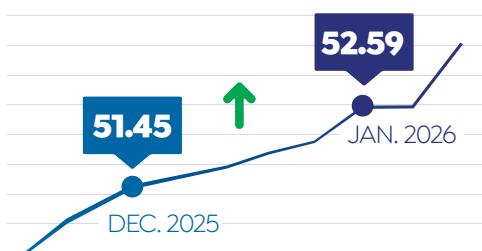


## INTEREST RATES

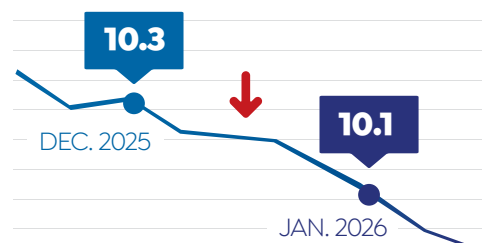
\* MPC Meeting was Held on Dec. 25, 2025



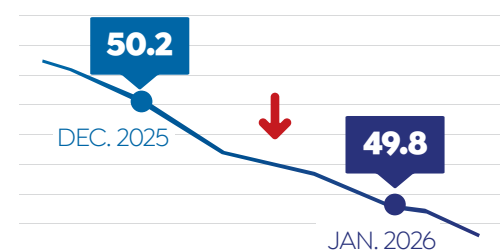
## NET INTERNATIONAL RESERVES (USD BN)



## ANNUAL HEADLINE INFLATION RATE (%)



## PURCHASING MANAGERS' INDEX (PMI)



## EGYPT CREDIT RATING



RATING

Caal

B

B

MOODY'S

S&P GLOBAL

FITCH

OUTLOOK

Positive

Stable

Stable

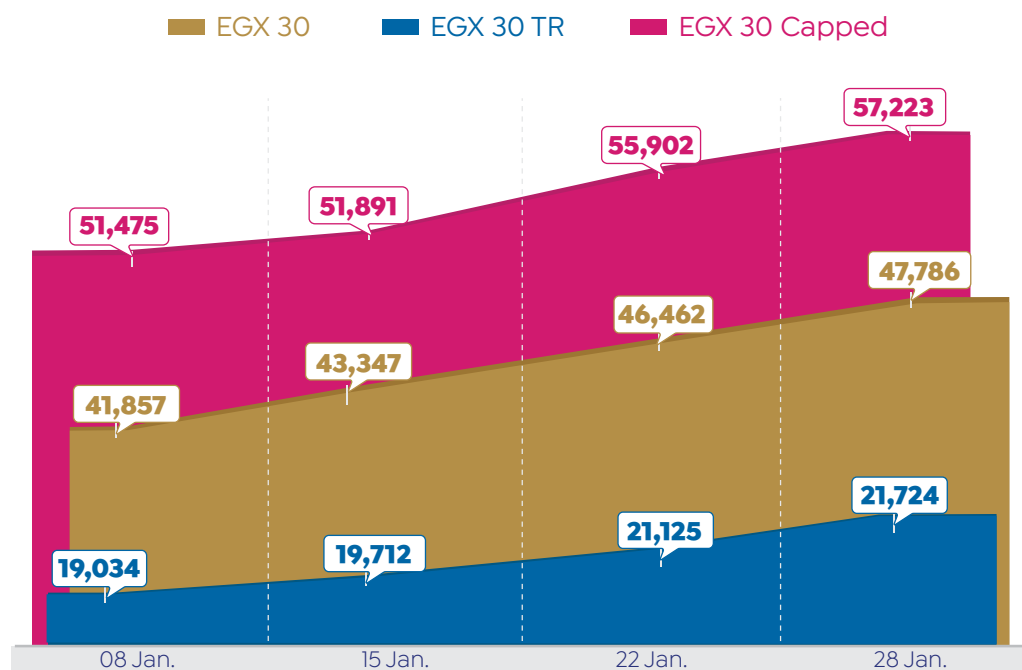
\* According to Last Review Date on Feb. 19, 2025

\* According to Last Review Date on 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

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

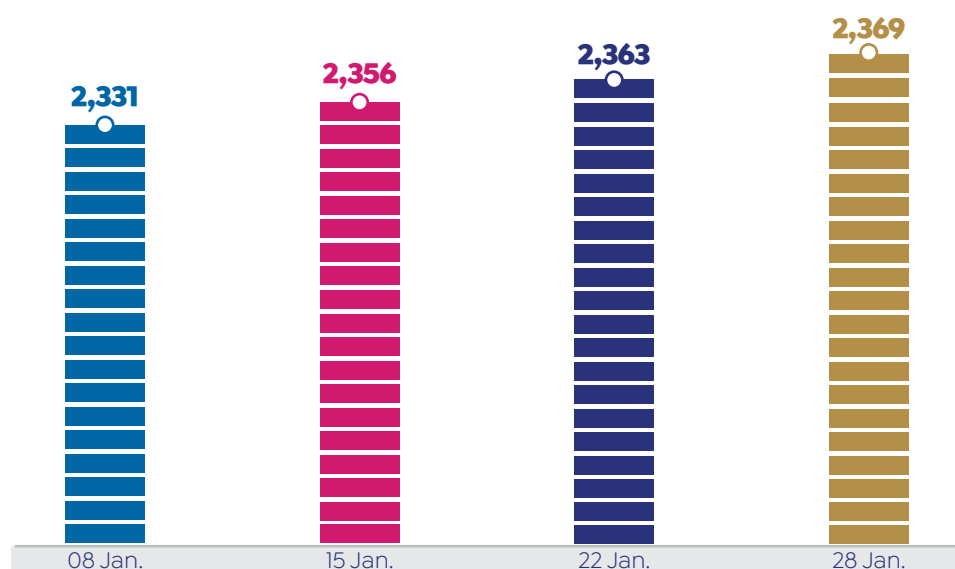
## EGX 70 EWI

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



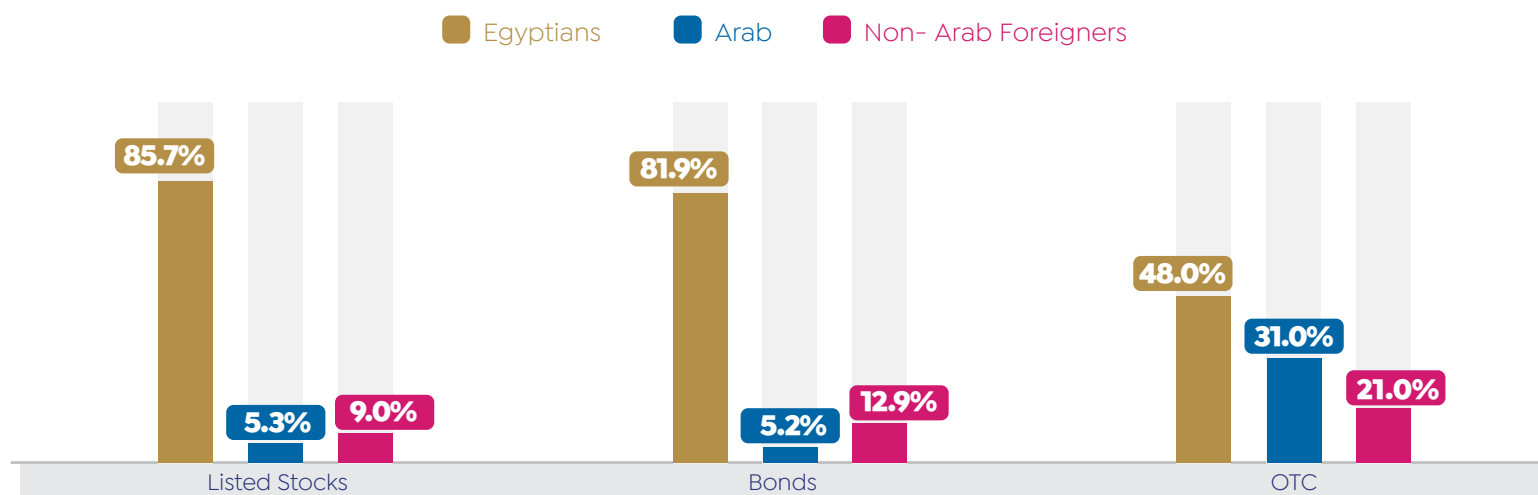
## EGX 33 SHARIAH



## TAMAYUZ



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

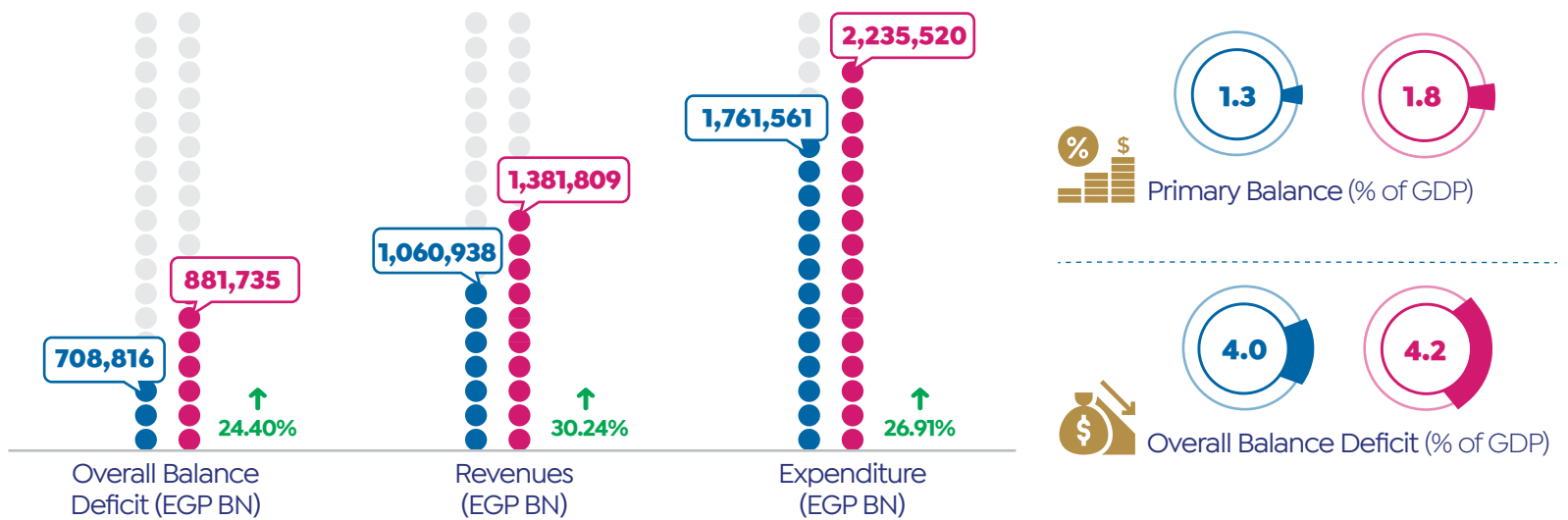


\* Total Buy + Sell

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



CURRENT ACCOUNT DEFICIT



**Q1 2025/26**

TIME PERIOD



**USD 3.2 bn**

VALUE



**45.2%**

DECLINE RATE



PUBLIC DEBT TO GDP

**96%**

2023

**85.6%**

JUN. 2025



OTHER INDICATORS (HI FY 2025/26)



**32%+**

TAX REVENUE GROWTH RATE



**EGP 383 bn**

PRIMARY SURPLUS

## INTERNATIONAL INSTITUTIONS' EXPECTATIONS FOR ECONOMIC GROWTH RATE

