

# MARKET WATCH

**JULY 2025**

1 JUL. - 31 JUL.

BY  
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MOHAMED SAYED



# REAL ESTATE

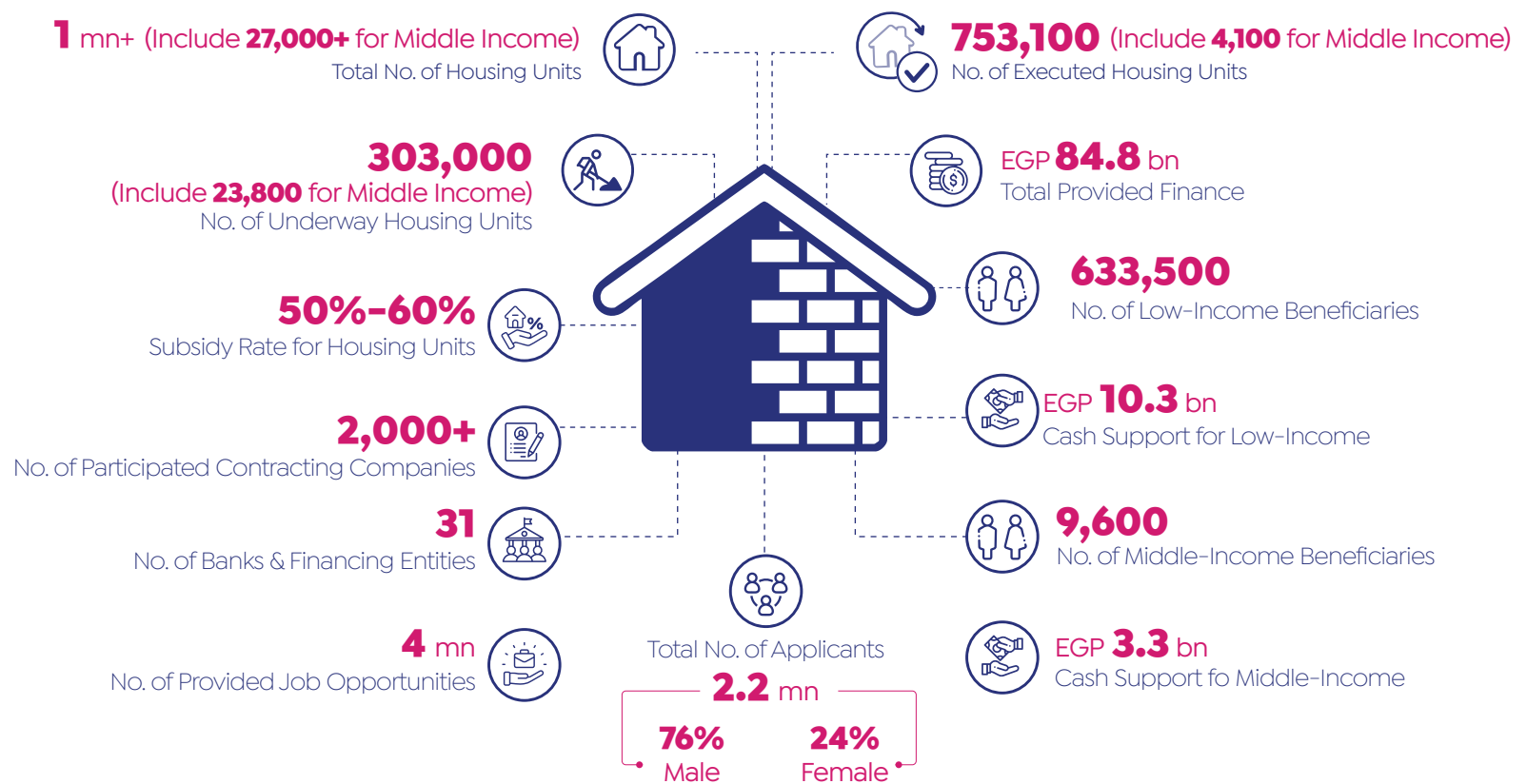
MARKET  
UPDATES

# 01

## Updates 2025 REAL ESTATE MARKET

### HOUSING FOR ALL EGYPTIAN INITIATIVE

#### ACHIEVEMENTS TILL MAY 2025

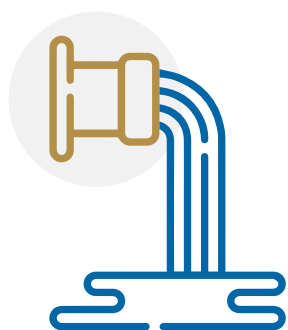


#### "HOUSING FOR ALL EGYPTIANS 7" ANNOUNCEMENT



## HAYAH KARIMA INITIATIVE (PHASE I)

### POTABLE WATER & SANITATION PROJECTS

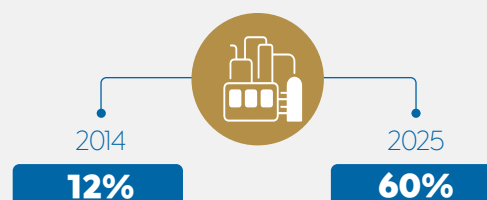


**1,814**  
Total No. of Projects

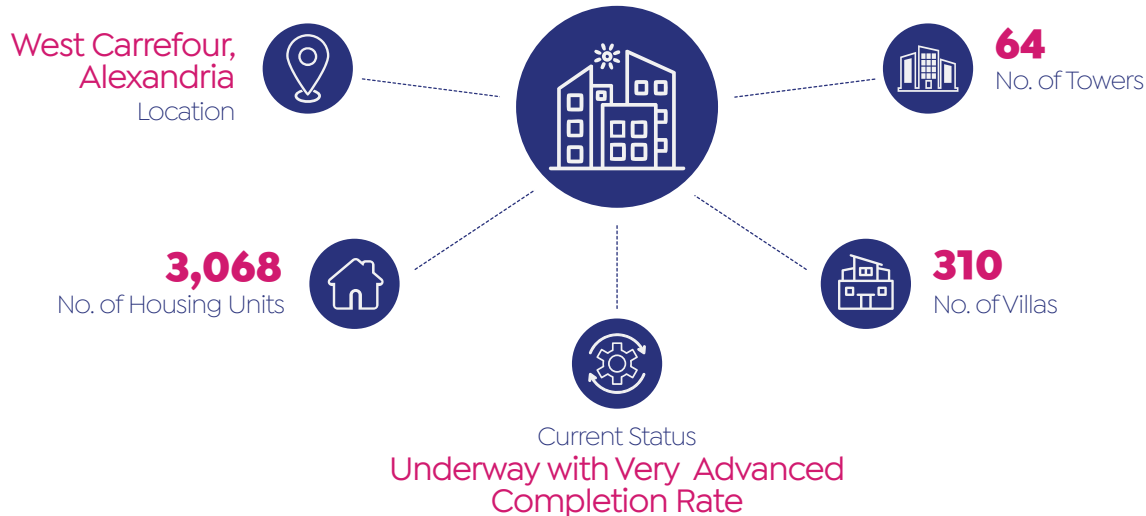
**923**  
No. of Sanitation Projects

EGP **121** bn  
Total Cost

#### SANITATION COVERAGE RATIO IN RURAL



## SAWARY PROJECT

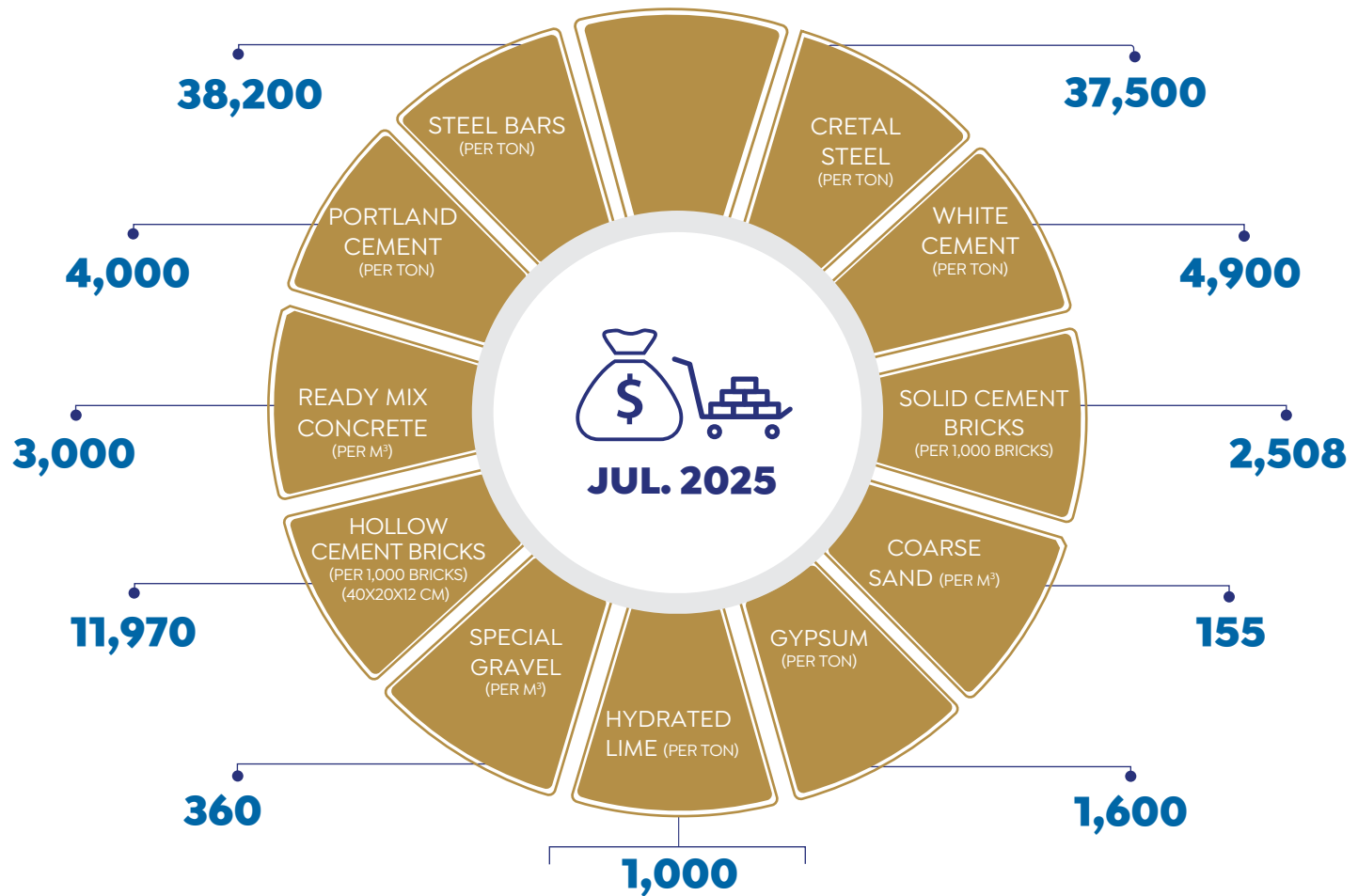


## DEVELOPMENT OF PORT SAID GOVERNORATE

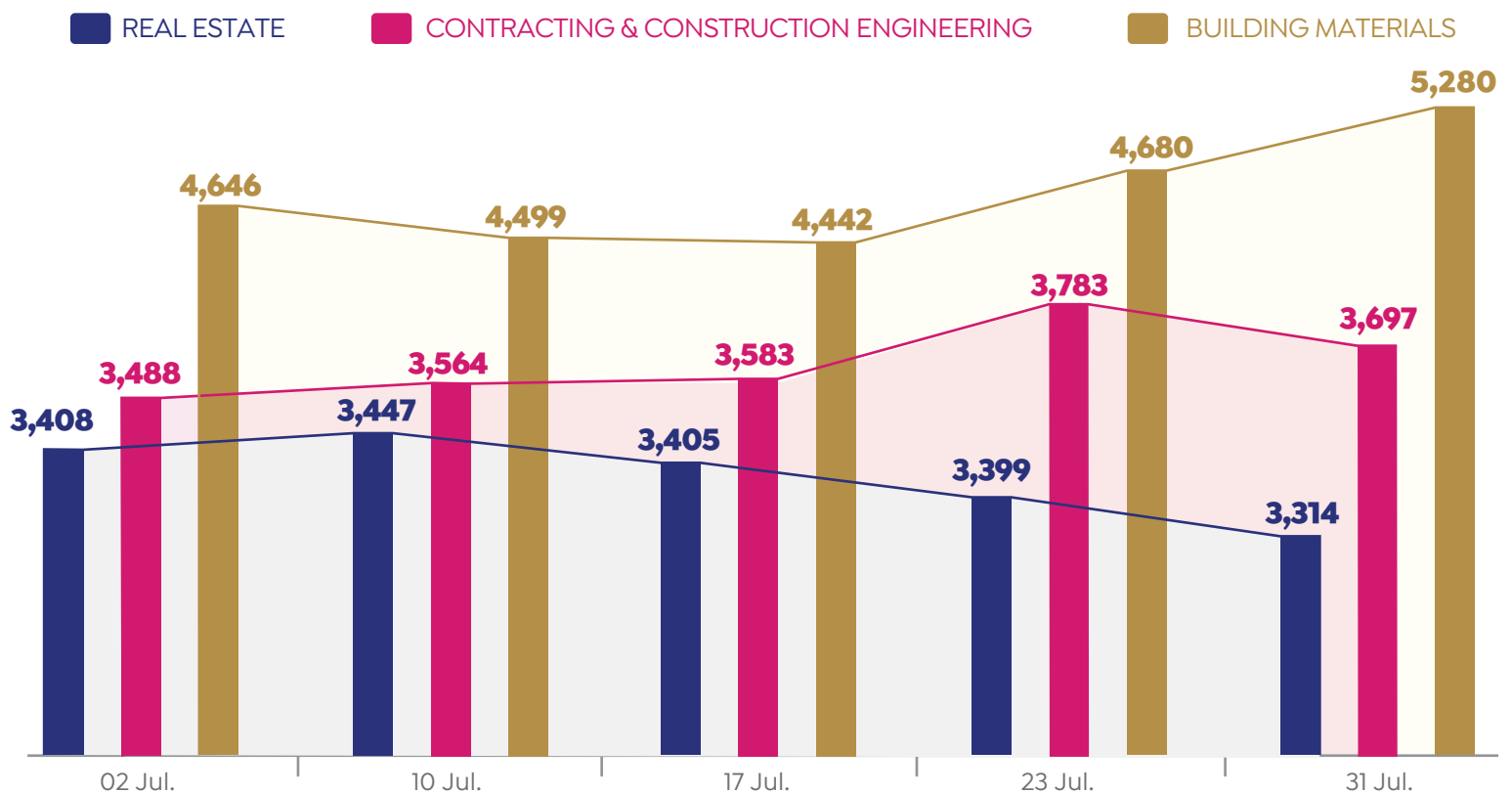


SITE I		SITE II
<b>66</b>	No. of Buildings	<b>53</b>
<b>1,526</b>	No. of Housing Units	<b>1,144</b>
<b>232</b>	No. of Commercial Units	<b>512</b>

## PRICES OF CONSTRUCTION MATERIALS (EGP)



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



Source: MHUC &amp; EGX



# NEW CITIES

UPDATE



# NEW CITIES Updates 2025



## NEW ALAMEIN

### DOWNTOWN TOWERS


**5**

NO. OF TOWERS

#### ► ICONIC TOWER


**68**

NO. OF FLOORS


**250 m**

HEIGHT


**465,000** sqm

AREA

#### ► OTHER 4 TOWERS


 Each Tower: **56**

NO. OF FLOORS


 Each Tower: **200 m**

HEIGHT


**320,000** sqm

AREA

#### ► DOWNTOWN LAGOON


**15** acres

AREA


**7**

NO. OF ISLANDS

## NEW MANSOURA


 EGP **33** bn

TOTAL INVESTMENTS



NO. OF HOUSING UNITS

 Sakan Mizr: **4,704**

 JANNA: **11,232**

 Coastal: **1,368**

 Phase I: **2,103**

NO. OF VILLAS

## NEW OCTOBER


**151,000**

NO. OF HOUSING UNITS


**83**

NO. OF SERVICE BUILDINGS



INCLUDE:

- Schools
- Commercial Markets
- Playgrounds
- Social Club

- Nurseries
- Medical Units
- Youth Centers
- Others

## HOUSING FOR ALL EGYPTIANS INITIATIVE

## ► PHASE VI

 **55,000**  
NO. OF HOUSING UNITS FOR LOW-INCOME

 **14,000**  
NO. OF GREEN HOUSING UNITS

## ► WEST AIRPORT

 **104,000**  
NO. OF HOUSING UNITS

 TOTAL INVESTMENTS  
 Housing Sector: EGP **60 bn+**  
 Utilities & Infrastructure: EGP **20 bn+**

10<sup>TH</sup> OF RAMADAN

## HOUSING FOR ALL EGYPTIANS INITIATIVE

 **El-Narges**  
LOCATION

## ► PHASE V

 **298**  
NO. OF BUILDINGS

 **7,152**  
NO. OF HOUSING UNITS

 **90 sqm**  
UNITS AREA

 **Underway with Very Advanced Completion Rate**  
CURRENT STATUS

## ► PHASE VI

 **240**  
NO. OF BUILDINGS

 **5,760**  
NO. OF HOUSING UNITS

 **Underway with Very Advanced Completion Rate**  
CURRENT STATUS

## OCTOBER GARDEN

## HOUSING FOR ALL EGYPTIANS INITIATIVE

## ► FOR MIDDLE-INCOME

 **219**  
NO. OF BUILDINGS

 **5,256**  
NO. OF HOUSING UNITS

 **100-120 sqm**  
UNITS AREA



## NEW OBOUR

### SOCIAL HOUSING

#### ► EL-NOZHA NEIGHBOURHOOD



2,600-acres Area  
LOCATION



**66**  
NO. OF BUILDINGS



**1,584**  
NO. OF HOUSING UNITS

#### ► 15<sup>TH</sup> NEIGHBOURHOOD



**705**  
NO. OF BUILDINGS



**16,920**  
NO. OF HOUSING UNITS

#### ► 16<sup>TH</sup> NEIGHBOURHOOD



**433**  
NO. OF BUILDINGS



**10,392**  
NO. OF HOUSING UNITS

#### ► PHASE VI



**125**  
NO. OF BUILDINGS



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

## SADAT

### GREEN BUILDING INITIATIVE



**82**  
NO. OF BUILDINGS



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

### DIARNA



**20**  
NO. OF BUILDINGS



**520**  
NO. OF HOUSING UNITS

## NEW BENI SUEF



EGP **4.675** bn  
TOTAL INVESTMENTS TILL JUN.2025

### DIARNA "PHASE I"



**10**  
NO. OF BUILDINGS



**260**  
NO. OF HOUSING UNITS

### HOUSING FOR ALL EGYPTIANS INITIATIVE

#### ► FOR LOW-INCOME



**84**  
NO. OF BUILDINGS



**2,016**  
NO. OF HOUSING UNITS

#### ► FOR MIDDLE-INCOME



**6**  
NO. OF BUILDINGS



**144**  
NO. OF HOUSING UNITS



# **PRIVATE REAL ESTATE PROJECTS**

## UPDATE



Updates 2025



# PRIVATE REAL ESTATE PROJECTS



## NEW RESIDENTIAL PROJECTS / 1 PROJECT

### ROCK GREEN

Developer: Rock Developments



New Heliopolis City  
LOCATION



17 acres  
AREA



EGP 7 bn  
TOTAL INVESTMENTS



3  
NO. OF PHASES



466  
NO. OF HOUSING UNITS



116-236 sqm  
HOUSING UNITS AREA



40  
NO. OF VILLAS



EGP 1.5 bn  
TARGET SALES OF PHASE I



2029  
DELIVERY DATE OF PHASE I



Green Spaces, Central Park (20,000 sqm), Walking Tracks,  
Kids Zone, Gym, Water Features (600 sqm) & Others  
FACILITIES



## NEW ADMINISTRATIVE PROJECTS / 2 PROJECTS

### QUANTUM

Developer: A.M.A Developments



New Capital (NC)  
LOCATION



3,700 sqm  
AREA



8  
NO. OF FLOORS



30-1,500 sqm  
UNITS AREA

## SPLIT

Developer: MODAD Developments

Financial District,  
New Capital (NC)  
LOCATION**1,000+**  
NO. OF ADMINISTRATIVE  
UNITS**26-45** sqm  
UNITS AREA**2** Underground Garage Levels, Meeting Rooms,  
Business Center, Mosque & Others  
FACILITIESWithin **2** Yrs  
DELIVERY DATE

## NEW MIXED-USE PROJECTS / 8 PROJECTS

## TO-GTHER

Developer: Golden View Developments

New Cairo  
LOCATION**2,400**  
NO. OF VILLASHospitality, Tourism, Commercial, Administrative  
& Medical Units  
UNIT TYPES**8** International Schools & International University  
FACILITIES

## TURATH PARK

Developer: Turath Real Estate

El-Obour City  
LOCATION**31** acres  
AREAResidential, Commercial,  
Administrative & Medical  
Units  
UNIT TYPES

## REWAQ RESIDENCE

Developer: Arabian Mark Developments

New Cairo  
LOCATIONResidential, Commercial  
& Medical Units  
UNIT TYPES**12,000** sqm  
TOTAL AREA OF COMMERCIAL & MEDICAL ZONE

## Z POINT CLINIC

Developer: House Building  
DevelopmentsNasr City  
LOCATIONGround & **4** Floors  
NO. OF FLOORSMedical & Administrative  
Units  
UNIT TYPES

## MAALEM MALL

Developer: RG Developments

New Obour City  
LOCATIONCommercial, Administrative  
& Medical Units  
UNIT TYPES

## MARK MALL

Developer: RG Developments

Obour City  
LOCATIONCommercial, Administrative  
& Medical Units  
UNIT TYPES

## JOYA MALL

Developer: Darna for Real Estate &amp; Construction (DRC)

Shorouk City  
LOCATION5,640 sqm  
AREACommercial, Medical &  
Administrative Units  
UNIT TYPESStarting from -> 37 sqm  
UNITS AREA2029  
DELIVERY DATE

## EDEN PLAZA

Developer: RG Developments

Obour City  
LOCATIONCommercial &  
Administrative Units  
UNIT TYPES19-125 sqm  
UNITS AREA

## NEW COASTAL PROJECTS / 2 PROJECTS

## SKY NORTH

Developer: Sky Abu Dhabi Developments

Kilo 246, Ras El-Hekma,  
North Coast  
LOCATION430 acres  
AREAEGP 80 bn  
TOTAL INVESTMENTSEGP 240 bn  
TARGET SALES5,500  
NO. OF RESIDENTIAL UNITSStandalone, Villas, Twin  
Houses, Townhouses,  
Chalets & Cabins  
UNIT TYPESWorld-Class Hotel, Sports Facilities, Beachfront Clubhouse,  
Upscale Dining, Crystal Lagoons (50 acres) & Others  
FACILITIESSummer 2026  
BEACH OPENING DATE

## GALINI

Developer: DOJA Developments

Sidi Abdel Rahman,  
North Coast  
LOCATIONEGP 1.5 bn  
TOTAL INVESTMENTS160  
NO. OF SERVICED  
RESIDENTIAL UNITS110-Room Hotel, Gym, Underground Parking, Restaurant,  
Café, Poolside Bar, Children's Play Area & Others  
FACILITIES



## PROJECTS UNDERWAY / 16 PROJECTS

### FRONT GATE

Developer: CCR Developments



New Capital (NC)  
LOCATION



**4,000** sqm  
AREA



Commercial, Administrative, Medical & Hotel Units  
UNIT TYPES

### NORM SPACES

Developer: Mazaya Developments



MU23 Zone,  
New Capital (NC)  
LOCATION



**6,700** sqm  
AREA

### LAVERDE NEW CAPITAL

Developer: Laverde Developments



New Capital (NC)  
LOCATION



**35** acres  
AREA



**70%**  
COMPLETION RATE  
OF RESIDENTIAL PHASES



**135-270** sqm  
APARTMENTS AREA



**480-1,063** sqm  
VILLAS AREA

### LAVERDE CASSETTE

Developer: Laverde Developments



New Capital (NC)  
LOCATION



**50** acres  
AREA



**4**  
NO. OF RESIDENTIAL  
BUILDINGS



Townhouses, Twin Houses  
& Standalone Villas  
UNIT TYPES



**284-639** sqm  
VILLAS AREA

### CORE

Developer: CCR Developments



R3, New Capital (NC)  
LOCATION



Commercial &  
Administrative Units  
UNIT TYPES

### NAJMA WALK

Developer: Najma Walk



New Cairo  
LOCATION



**12,000** sqm  
AREA



Commercial, Medical  
& Administrative Units  
UNIT TYPES

### V40 DISTRICT

Developer: City Edge Developments



New Cairo  
LOCATION

### COMMERCIAL PHASE



**20** acres  
AREA



EGP **17** bn  
TOTAL INVESTMENTS



Commercial, Administrative  
& Medical Units  
UNIT TYPES



Up to **800** sqm  
COMMERCIAL UNITS AREA

Source: Developers' Official Statements

## TURATH VILLAS COMPOUND

Developer: Turath Real Estate

El-Obour's Fifth District  
LOCATION**47,000** sqm  
AREA**110**  
NO. OF VILLASTownhouses, Twin Houses & Quarter villas  
UNIT TYPES**298-382** sqm  
UNITS AREA

## THE FORT

Developer: Golden Town Development

New Capital (NC)  
LOCATIONStarting to Deliver Units  
CURRENT STATUS

## WANAS

Developer: Master Group

Kilo 90, North Coast  
LOCATION

## FACILITIES

Kids Play Zone (**500** sqm)Social & Recreational Club (**700** sqm)Commercial Area (**10,000** sqm)Lake (**10,000** sqm)Cycling Paths (**1.3** km)

Others

Launching Latest Phase  
CURRENT STATUS

## THE CENTRAL

Developer: SIAC Developments

CBD, New Capital (NC)  
LOCATION**90%+**  
SALES RATE**70%**  
DELIVERY RATE

## OGAMI

Developer: SODIC

North Coast  
LOCATION**440** acres  
AREA**2028**  
DELIVERY DATE OF PHASE I**2029**  
COMPLETION DATE

## ZAHA PARK

Developer: Hometown Developments

MU23, New Capital (NC)  
LOCATION**10**  
NO. OF FLOORSStarting to Deliver Administrative Units  
CURRENT STATUS

## LAKE WEST 1

Developer: Cairo Capital Developments

Sheikh Zayed City  
LOCATION**43** acres  
AREA**123**  
NO. OF NEW PHASE  
VILLAS**96**  
NO. DELIVERED VILLAS

CURRENT STATUS

Phase I is Completed & Delivered  
Phase II is Underway & Will be Delivered within **2** Months

## CENTRAL MALL

Developer: Barwa Developments

El-Shorouk  
LOCATION**3,000** sqm  
AREACommercial, Medical &  
Administrative Units  
UNIT TYPESStarting from  
**-> 25** sqm  
UNITS AREABasement &  
**3** Upper Floors  
NO. OF FLOORSCURRENT STATUS  
Opening Sales of Phase II  
Phase I is Sold outWithin **3** Yrs  
DELIVERY DATE

## DISTRICT 9

Developer: MRB Holding

Near The Giza  
Pyramids  
LOCATION**70,000** sqm  
AREAEGP **1** bn+  
TOTAL INVESTMENTS**27**  
NO. OF INTEGRATED  
BUILDINGS**86+**  
NO. OF COMMERCIAL  
UNITSLaunching Tenant  
Phase  
CURRENT STATUSRestaurants, Cafés, Fashion Stores, Retail Outlets, Medical,  
Administrative Spaces & Others  
FACILITIES





# **ECONOMIC** SNAPSHOT

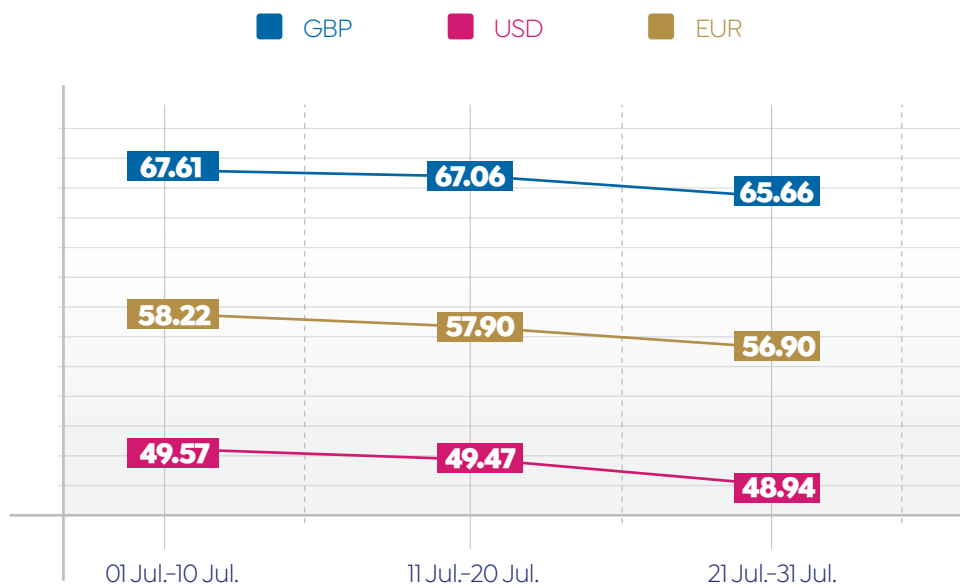


Updates 2025

# ECONOMIC SNAPSHOT

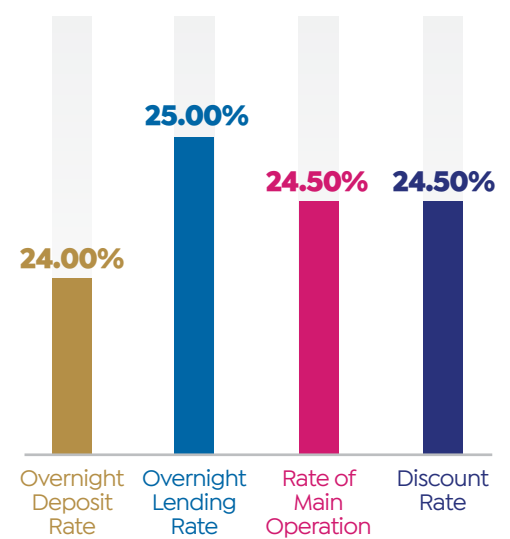


## EXCHANGE RATES

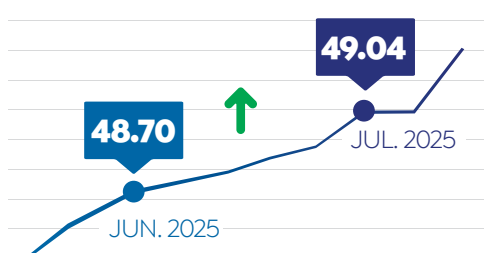


## INTEREST RATES

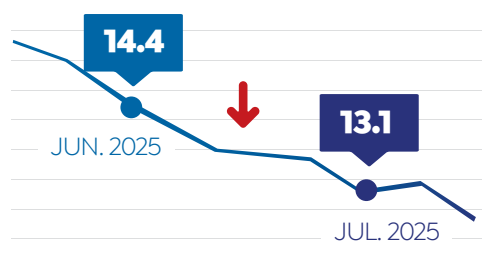
\* MPC Meeting was Held on Jul. 10, 2025



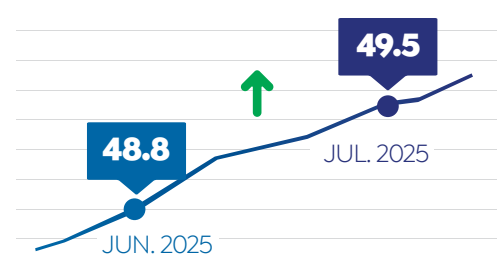
## NET INTERNATIONAL RESERVES (USD BN)



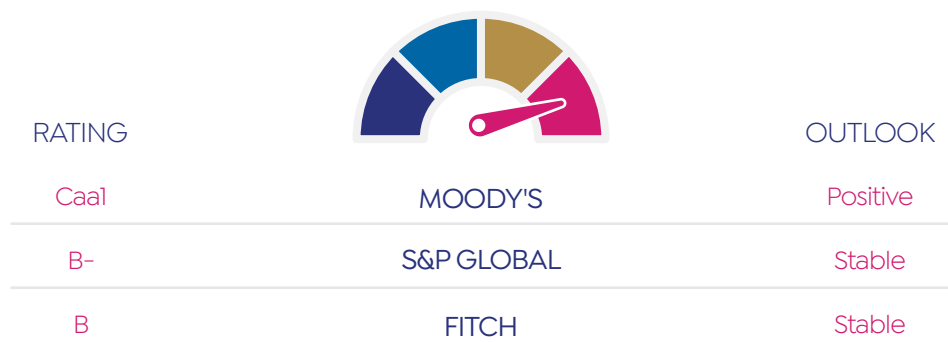
## ANNUAL HEADLINE INFLATION RATE (%)



## PURCHASING MANAGERS' INDEX (PMI)



## EGYPT CREDIT RATING



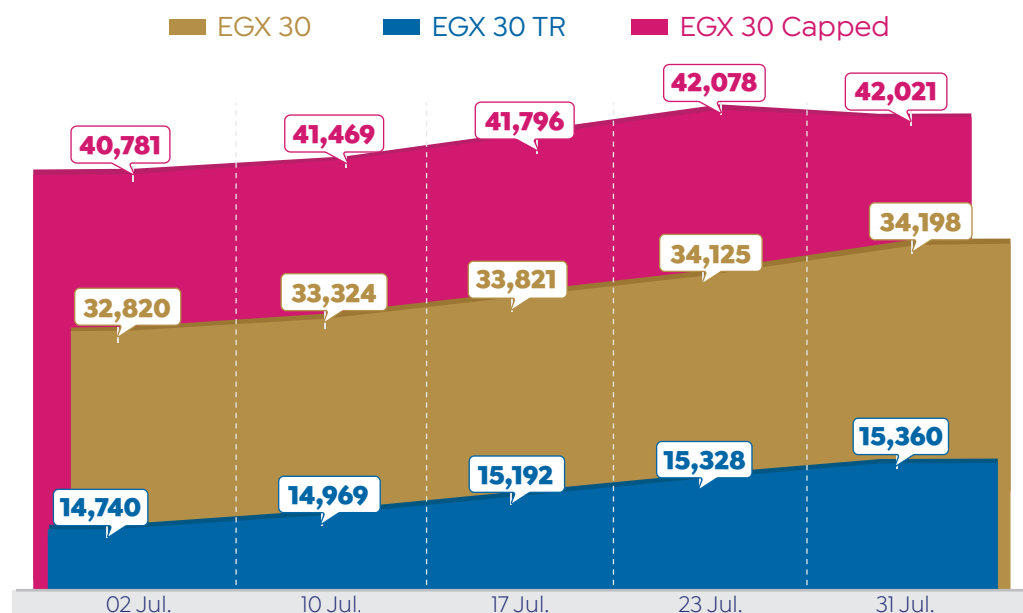
\* According to Last Review Date on Feb. 19, 2025

\* According to Last Review Date on Apr. 11, 2025

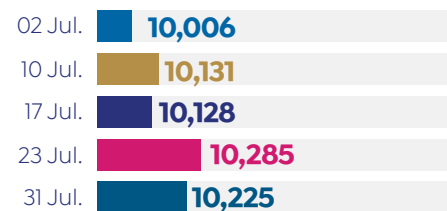
\* According to Last Review Date on Apr. 11, 2025

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

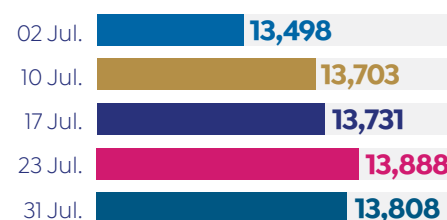
## EGX INDICATORS



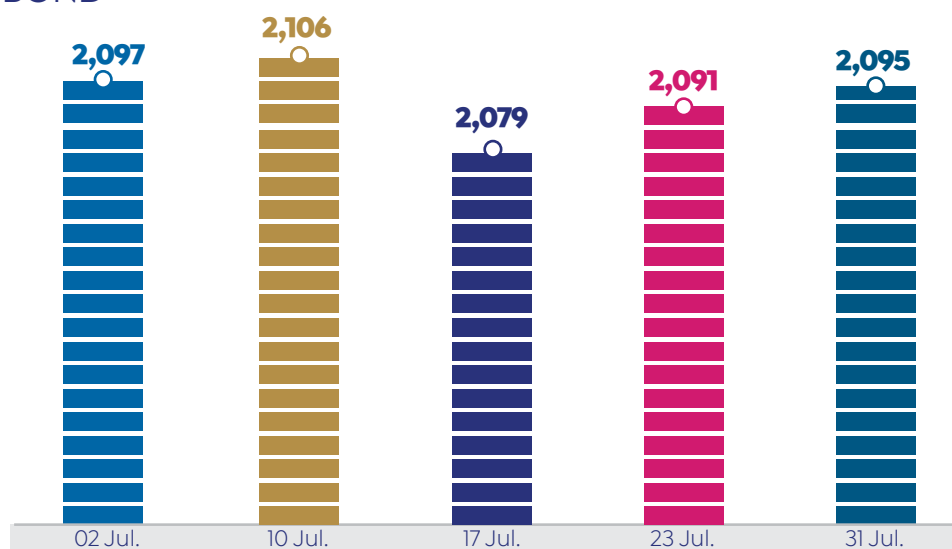
## EGX 70 EWI



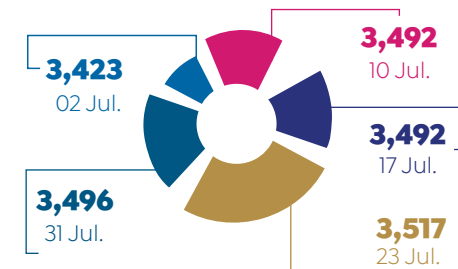
## EGX 100 EWI



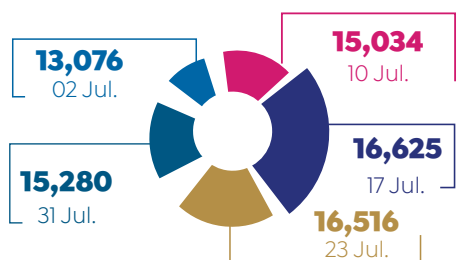
## T-BOND



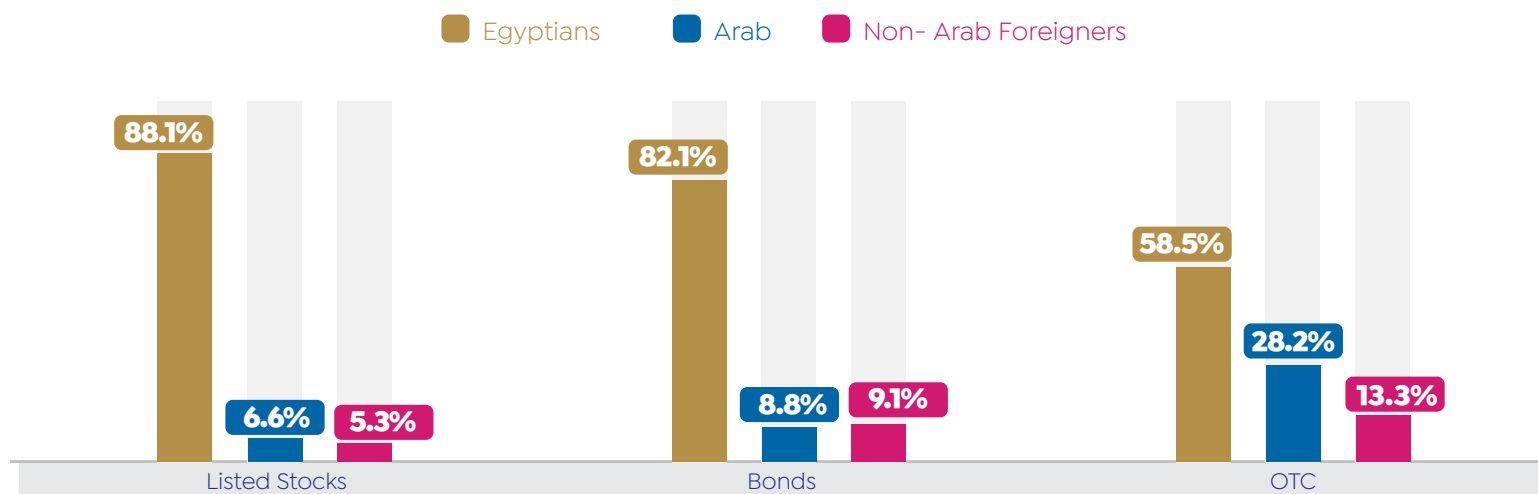
## EGX 33 SHARIAH



## TAMAYUZ



## TOTAL INVESTORS' TRADING ACTIVITIES BY MARKETS DURING JUNE 2025 (INC. DEALS)\*



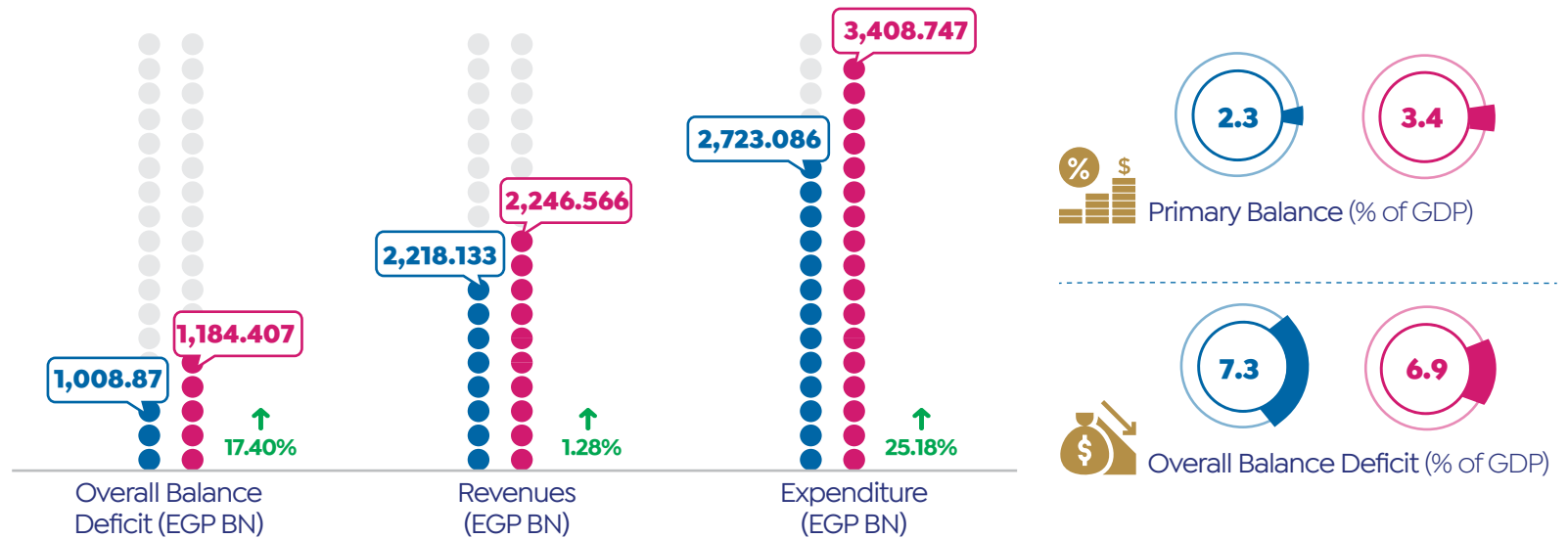
\* Total Buy + Sell

Source: EGX

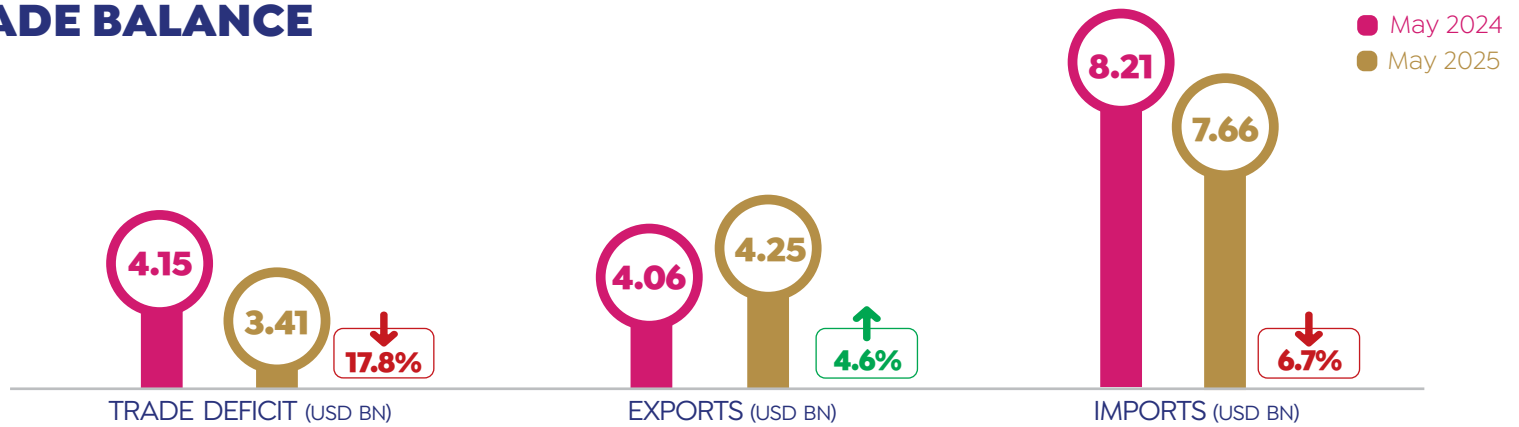
## FISCAL SECTOR PERFORMANCE

Jul.-May (FY 2023/24)

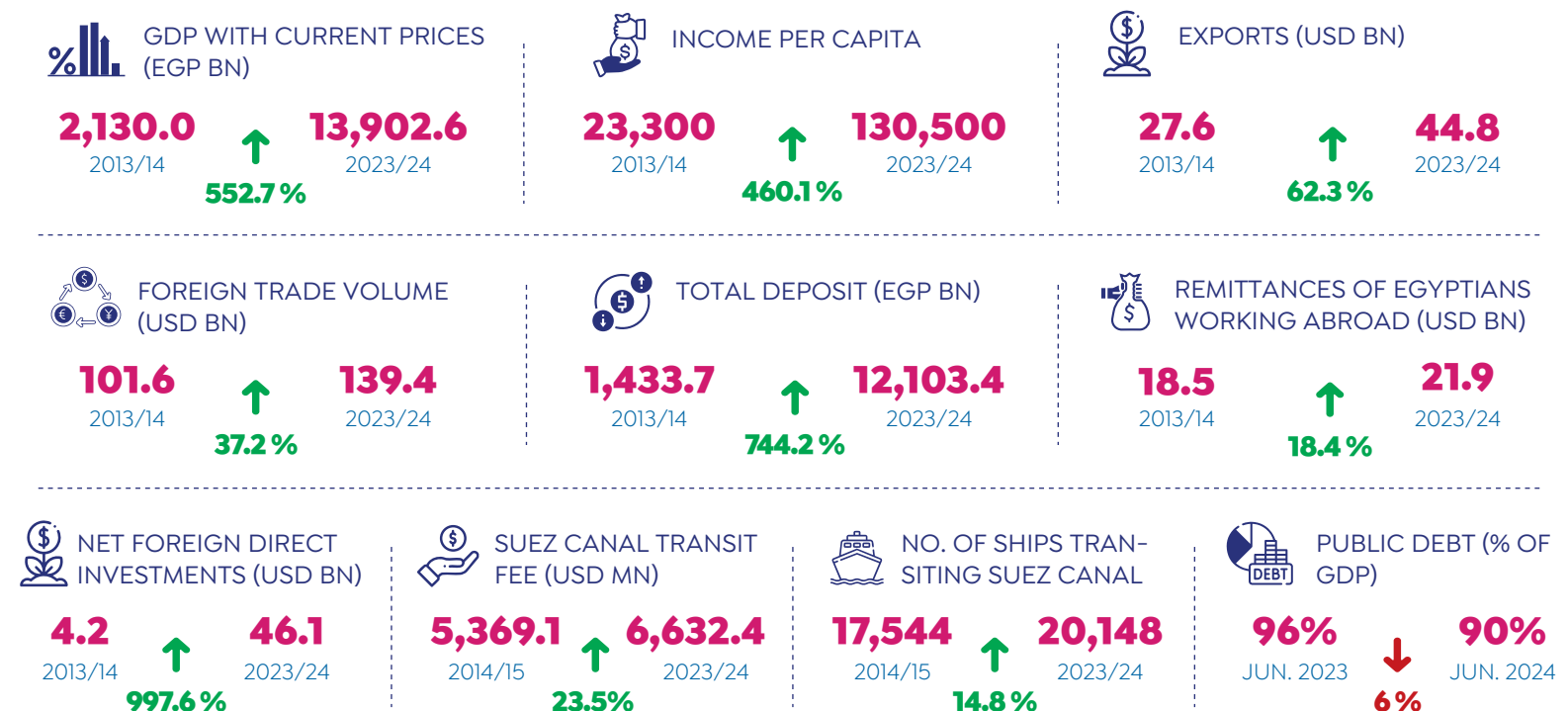
Jul.-May (FY 2024/25)



## TRADE BALANCE



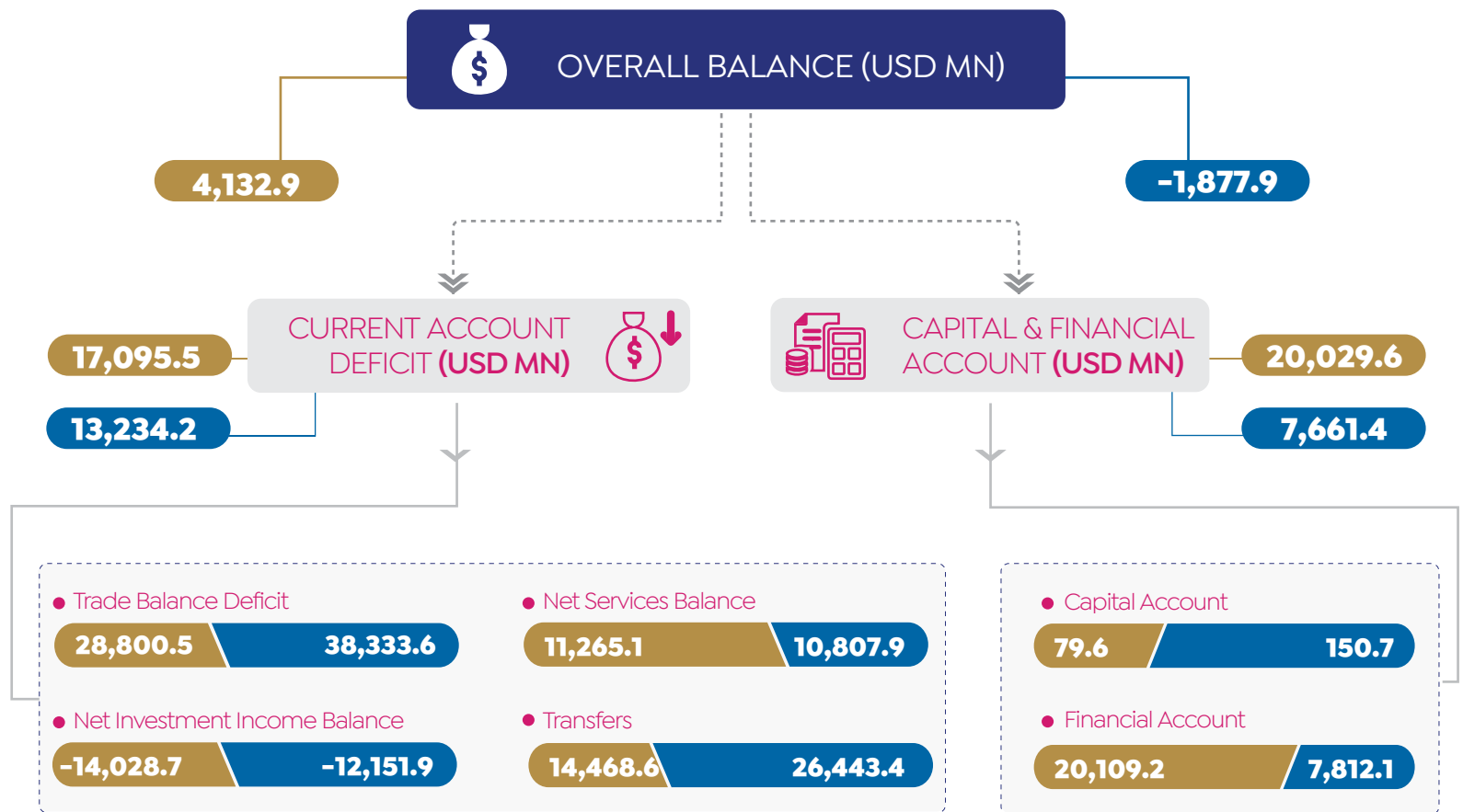
## EGYPTIAN ECONOMIC PERFORMANCE



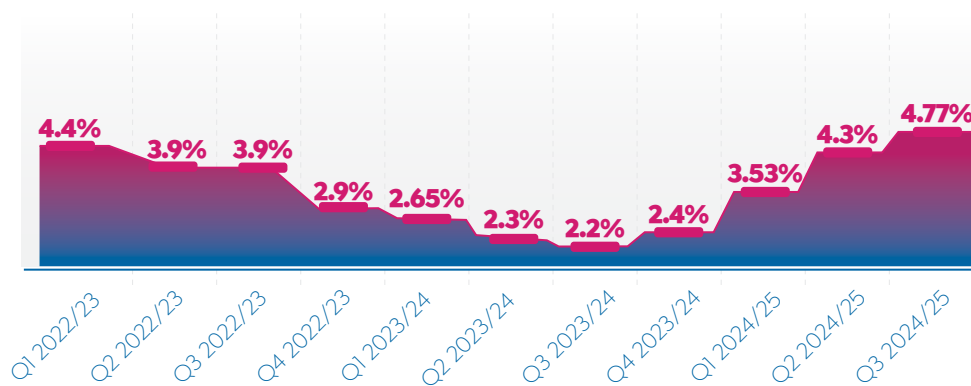
Source: CAPMAS, MOF &amp; Cabinet

## BALANCE OF PAYMENTS PERFORMANCE (JUL.-MAR. 2024/25)

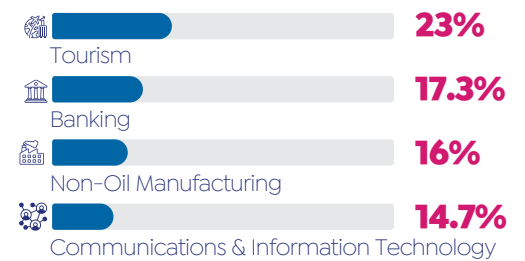
Jul.-Mar. 2023/24 Jul.-Mar. 2024/25



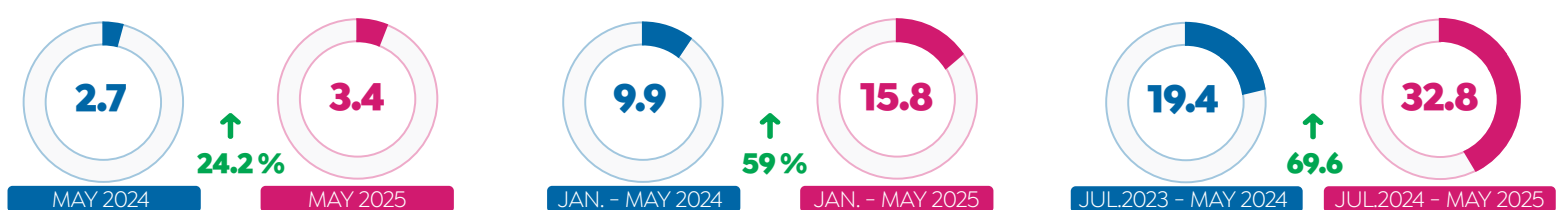
## ECONOMIC GROWTH RATE



### SECTORAL GROWTH RATE DURING Q3 2024/25

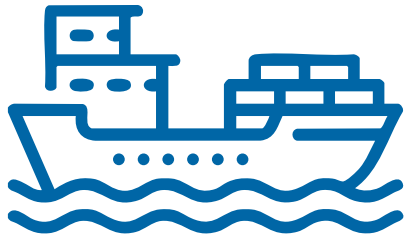


## REMITTANCES OF EGYPTIANS WORKING ABROAD (USD BN)



## SUEZ CANAL

SUEZ CANAL PERFORMANCE SINCE NATIONALIZATION DECREE



Total Revenues

USD **153.4** bn



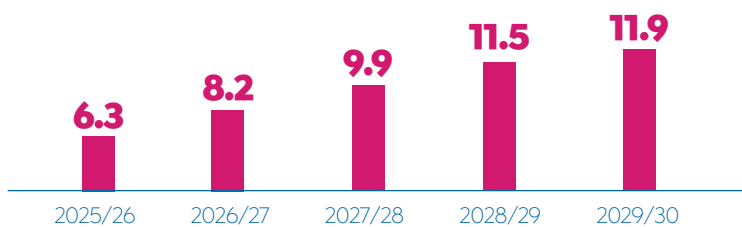
Total No. of Ships Transiting Suez Canal **1.1** mn



Total No. of Net Tonnage

**33** bn ton

IMF EXPECTATION FOR SUEZ CANAL REVENUES (USD BN)



SUEZ CANAL ECONOMIC ZONE

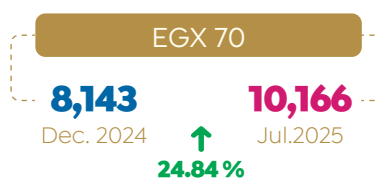
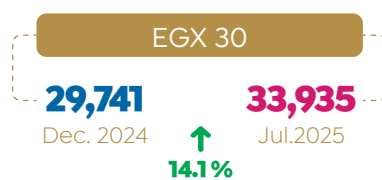
Total No. of Projects **297**

Total Contracts Value USD **8.6** bn

Total Revenues FY (2024/25) EGP **11.425** bn

General Surplus FY (2024/25) EGP **8.487** bn

## EGX PERFORMANCE



## NET FOREIGN ASSET (NFAS)

