INVESTIGATE

RESEARCH & ANALYSIS

MARKET WATCH

JULY 2026

1 JUL. - 31 JUL.

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RESEARCH & ANALYSIS

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ABOUT

INVEST-GATE

THE VOICE OF REAL ESTATE

Invest-Gate is one of Egypt's leading real estate information platforms, widely recognized as "The Voice of Real Estate" for delivering credible news, expert insights, and comprehensive market intelligence across the Egyptian property sector.

Since its inception, Invest-Gate has successfully organized 27 high-level roundtable discussions, consistently introducing and debating forward-looking and emerging topics such as fractional real estate, Unlocking New Frontiers of Property Investment, and "The Post-Sales Era: Managing Projects, Communities & Cities" themes that reflect the evolving complexities of real estate strategy, operations, and investment in Egypt's market.

These roundtables bring together senior government officials, leading developers, investors, and industry experts to address key market dynamics and future growth strategies. In parallel, the platform publishes (4) in-depth analytical reports annually, in addition to more than 65 editions of its Market Watch series, offering data-driven insights, performance indicators, and sector analysis that support informed decision-making. Through its integrated approach combining journalism, research, and industry dialogue.

Invest-Gate continues to serve as a central knowledge hub and strategic connector within Egypt's real estate ecosystem.

For inquiries, email info@invest-gate.me.

ABOUT
THIS REPORT

Egypt's real estate sector remains a primary engine of national economic growth and a cornerstone of urban transformation. Beyond its physical output, the industry acts as a strategic multiplier, driving large-scale capital investment and fostering resilience across a vast network of interconnected industries—from heavy infrastructure and building materials to financial services and retail.

As one of the most dynamic sectors of the national economy, real estate development reflects broader macroeconomic trends, government reform programs, and private-sector confidence. This report provides a comprehensive monthly analysis of the real estate sector, focusing on government achievements and initiatives, the execution of major national projects, Egypt's new cities' strategic progress, the expansion of the private sector, and key economic indicators shaping the investment climate.

OUR METHODOLOGY:

This report provides a monthly analysis of real estate sector updates based on verified data issued by Egypt's primary regulatory and governmental bodies, including the Cabinet, the Ministry of Housing, Utilities and Urban Communities (MHUC), the New Urban Communities Authority (NUCA), the Egyptian Exchange (EGX), the Central Bank of Egypt (CBE) & other relevant institutions.

Complementing this official data, the report integrates statements issued by private real estate developers. By monitoring press releases on construction progress, delivery timelines, investment values, capital expenditures, and any other updates related to the private projects

To ensure comprehensive monthly coverage for the real estate market updates, the report is organized into 4 integrated sections:

SECTION I
Government Achievements in the Real Estate Sector

SECTION II
Progress in Egypt's New Cities

SECTION III
Real Estate Developer Projects

SECTION IV
Economic Snapshot

GOVERNMENT ACHIEVEMENTS

IN REAL ESTATE SECTOR

01 Government Achievements in REAL ESTATE SECTOR

HOUSING FOR ALL EGYPTIANS INITIATIVE

FOR LOW-INCOME & MIDDLE-INCOME

- No. of Executed & Under-Construction Housing Units: **1,073,118**
- No. of Executed Housing Units: **870,094**
- No. of Under-Construction Housing Units: **194,536**
- No. of Beneficiaries: **734,600**
- Mortgage Financing: EGP **119.3** bn
- Cash Subsidy: EGP **10.54** bn
- No. of Financing Banks: **23**
- No. of Financing Companies: **8**
- No. of Under tendering Process: **8,488**

SHMFF PERFORMANCE INDICATORS

FY 2024/25 FY 2025/26

No. of Beneficiaries
69,025
74,102

No. of Allocated Housing Units
72,738
64,998

Mortgage Financing
EGP **17.6** bn
EGP **20.5** bn

NUCA & THE GENERAL AUTHORITY FOR CONSTRUCTION AND HOUSING COOPERATIVES ACHIEVEMENTS

TIME PERIOD
2014–Jun. 2026

NO. OF EXECUTED & UNDER-CONSTRUCTION HOUSING UNITS
1,150,322

NO. OF EXECUTED HOUSING UNITS
858,073

NO. OF UNDER-CONSTRUCTION HOUSING UNITS
277,365

NO. OF OFFERED HOUSING UNITS
14,884

HOUSING CATEGORIES BREAKDOWN

1. For Low-Income & Youth (Housing for All Egyptians)
2. For Middle-Income
3. For Upper Middle-Income
4. For Luxury Housing
5. Alternative Housing for Slums

Source: MHUC & Cabinet

FOR LOW-INCOME & YOUTH (HOUSING FOR ALL EGYPTIANS)

642,610	188,532	2,784	27 New Cities	75-90 sqm
No.of Executed Housing Units	No. of Under-Construction Housing Units	No. of Offered Housing Units	Location	Units Area

FOR MIDDLE-INCOME

173,132	27,003	11,476	26 New Cities	100-150 sqm
No.of Executed Housing Units	No. of Under-Construction Housing Units	No. of Offered Housing Units	Location	Units Area

Major Projects

- Sakan Misr
- Dar Misr
- Modern Style & Distinguished Housing
- Rawdat El Obour
- Housing for All Egyptians (Middle-Income)
- Valley Towers East
- Diarna
- Others

FOR LUXURY HOUSING

73,580	56,299	624	16 New Cities & Urban Communities	110-340 sqm
No.of Executed Housing Units	No. of Under-Construction Housing Units	No. of Offered Housing Units	Location	Units Area

Major Projects

- Distinguished & Mixed Housing
- New Capital's (NC) Business District Units
- Maspero Towers
- Sawari Towers
- New Alamein Towers
- Janna
- Soor Magra El-Oyoun
- Zelal
- Others

FOR UPPER MIDDLE-INCOME

12,342	5,790	100-150 sqm
No.of Executed Housing Units	No. of Under-Construction Housing Units	Units Area

Major Locations

- 6th of October
- New Alamein
- New Cairo

ALTERNATIVE HOUSING FOR SLUMS

5,700	510
No.of Executed Housing Units	No. of Under-Construction Housing Units

Major Projects

- Zohour May (15 May)
- Al Salam (Obour)
- Sen El Agouz (Hadayek October)
- Maspero Triangle Alternative Housing

Source: MHUC & Cabinet

ALAM AL-ROUM PROJECT

NUCA & Qatari Diar
DEVELOPER

4,900 acres
AREA

USD **29.7** bn
TOTAL ESTIMATED INVESTMENTS

Samla & Alam Al-Roum Area, Northwestern Coast, Matrouh
LOCATION

7.2 km
COASTAL FRONTAGE

USD **3.5** bn
DIRECT CASH INVESTMENTS

MASKAN PROGRAM

LOCATION
17 New Cities

NO. OF OFFERED HOUSING LAND PLOTS	NO. OF MEDIUM HOUSING LAND PLOTS	NO. OF DISTINGUISHED HOUSING LAND PLOTS	NO. OF ALLOCATED PLOTS FOR PERSONS WITH DISABILITIES
2,898	**2,263**	**635**	**142**

MEDIUM HOUSING CITIES

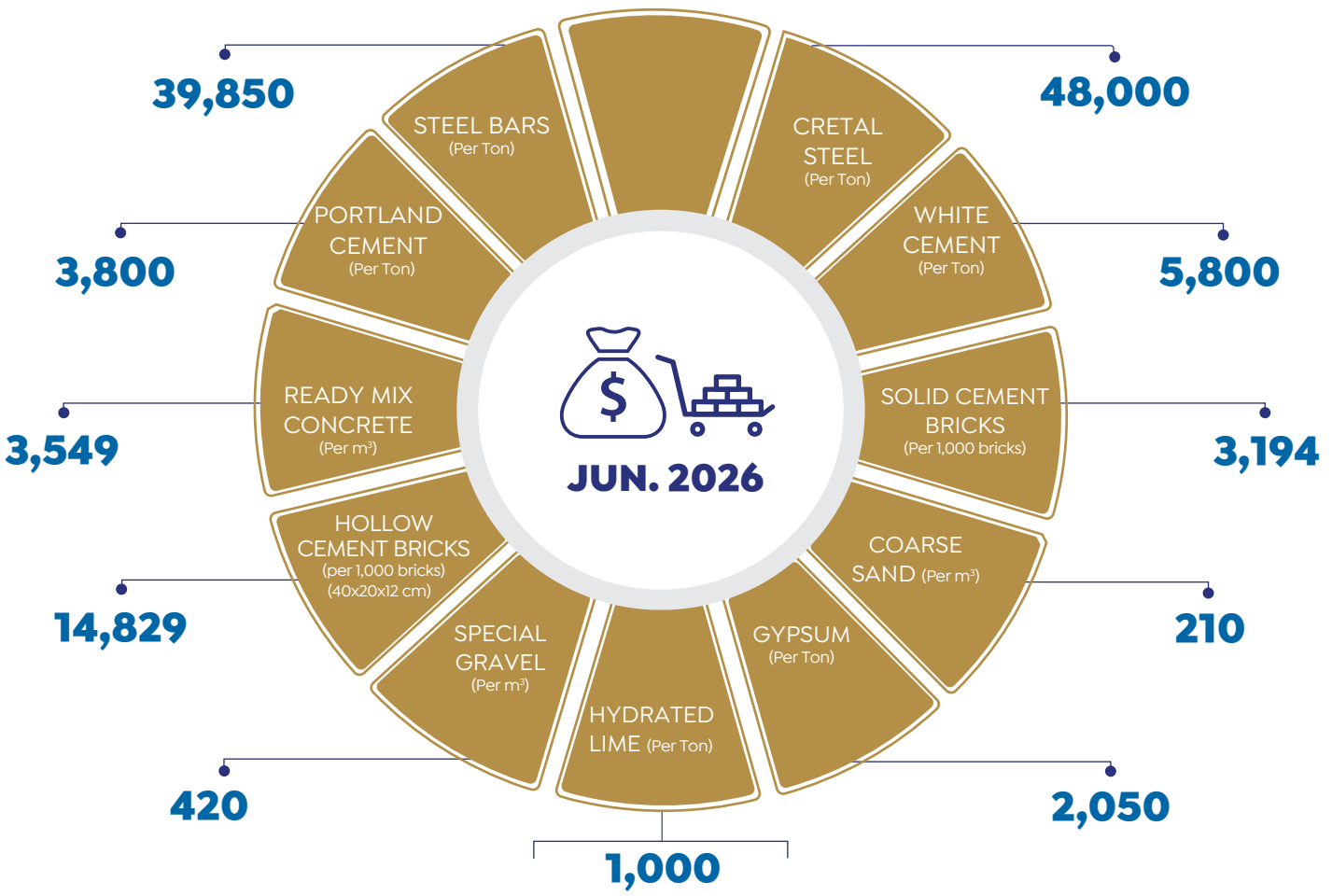
- Hadayek October ---- **(5 plots)**
- Hadayek Al-Asher ---- **(604 plots)**
- New Borg El Arab ---- **(400 plots)**
- New Beni Suef ---- **(321 plots)**
- New Aswan ---- **(197 plots)**
- Sadat ---- **(249 plots)**
- New Suez ---- **(86 plots)**
- New Fayoum ---- **(108 plots)**
- New Assiut ---- **(145 plots)**
- New Akhmim ---- **(148 plots)**

DISTINGUISHED HOUSING CITIES

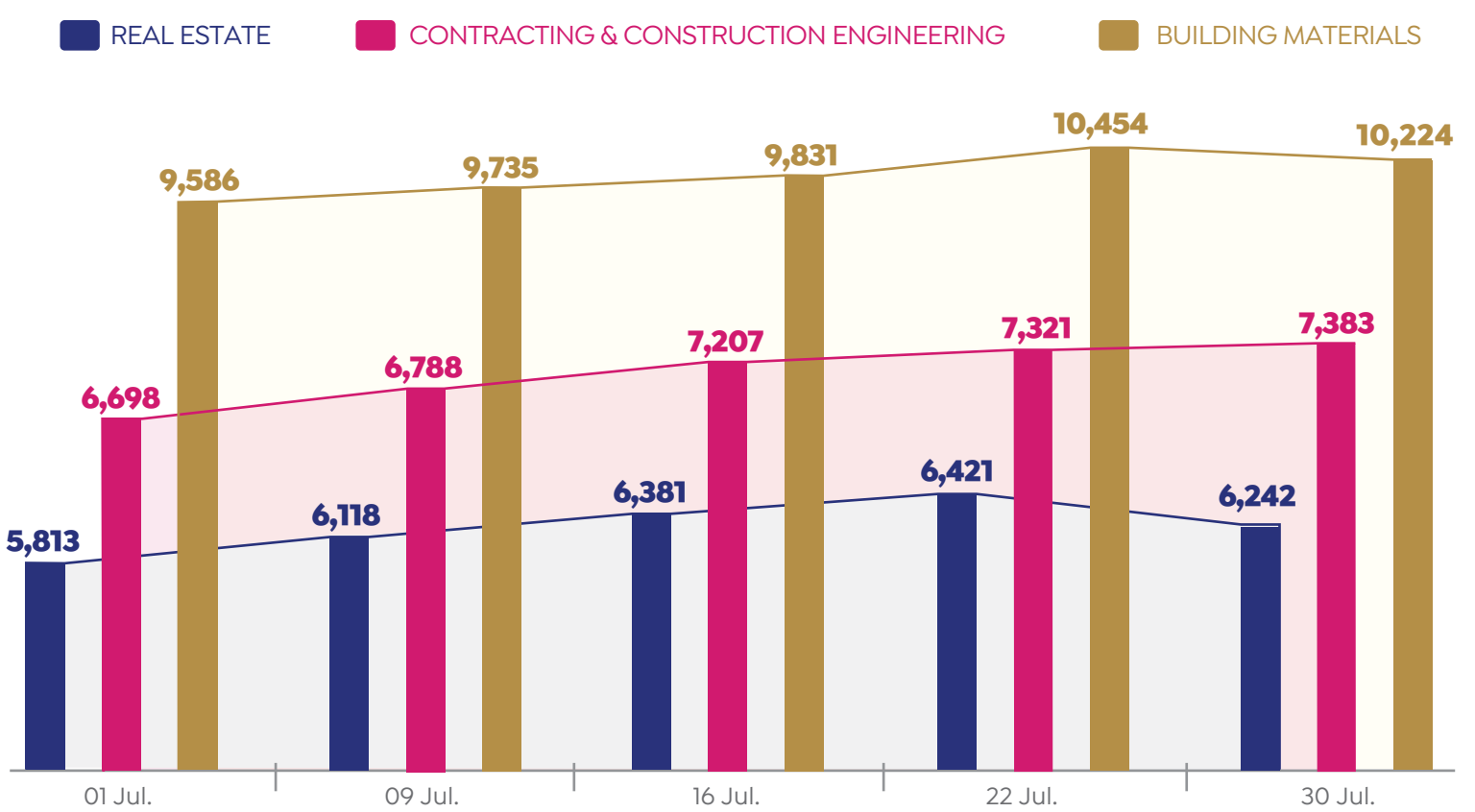
- Shorouk ---- **(4 Plots)**
- New Obour ---- **(206 plots)**
- New Nasser (West Assiut) ---- **(100 plots)**
- New Qena ---- **(200 plots)**
- Badr ---- **(24 plots)**
- 15 May ---- **(1 plot)**
- New Tiba ---- **(100 plots)**

Source: Cabinet

PRICES OF CONSTRUCTION MATERIALS (EGP)



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



Source: MHUC & EGX

PROGRESS IN EGYPT'S NEW CITIES

02 PROGRESS IN EGYPT'S NEW CITIES

NEW ALAMEIN

49,000 acres
AREA

28
NO. OF RESIDENTIAL TOWERS

46,189
NO. OF HOUSING UNITS

2,000
NO. OF HOTEL UNITS

M8 BY THE LAKE

PHASE I

195 acres
AREA OF PHASE I

1,183
NO. OF HOUSING UNITS

95%
COMPLETION RATE

Apartments & Villas
UNIT TYPES

MARINA 8

ZONE I (TOURIST HOUSING ZONE)

104 acres
AREA

246
NO. OF BUILDINGS

927
NO. OF HOUSING UNITS

Chalets, Apartments & Villas
UNIT TYPES

564
NO. OF READY-FOR-DELIVERY HOUSING UNITS

91%
COMPLETION RATE

ZONE II (REVIVING THE ARCHAEOLOGICAL ZONE)

75 acres
AREA

65%
COMPLETION RATE

Source: NUCA & Cabinet

BEACH TOWERS

23
TOTAL NO. OF TOWERS

18
NO. OF MIXED USE TOWERS

LD06 BEACH TOWER

43,000 sqm+
AREA

298,000 sqm+
BUA

Ground & **41** Floors
NO. OF FLOORS

MAZARINE

707 acres
AREA

7,999
NO. OF HOUSING UNITS

2,938
NO. OF DELIVERED HOUSING UNITS

Chalets, Apartments & Villas
UNIT TYPES

LATIN AREA

404 acres
AREA

52
NO. OF RESIDENTIAL COMPLEXES

178
NO. OF BUILDINGS

10,316
NO. OF HOUSING UNITS

1,940
NO. OF DELIVERED HOUSING UNITS

5,368
NO. OF READY-FOR-DELIVERY HOUSING UNITS

NEW OCTOBER

HOUSING FOR ALL EGYPTIANS INITIATIVE

2,879
NO. OF DELIVERED HOUSING UNITS

314
NO. OF READY-FOR-DELIVERY HOUSING UNITS

BADR

RESIDENCE FOR NAC'S EMPLOYEES (ZAHRAT EL-ASSIMA)

PHASE III

295
NO. OF BUILDINGS

7,080
NO. OF HOUSING UNITS

Source: NUCA & Cabinet

PHASE IV

268 Acres
AREA

463
NO. OF BUILDINGS

11,112
NO. OF FULLY FINISHED HOUSING UNITS

NEW MINYA

HOUSING FOR ALL EGYPTIANS INITIATIVE

FOR MIDDLE-INCOME

6
NO. OF EXECUTED BUILDINGS

GREEN HOUSING

64
NO. OF UNDER-CONSTRUCTION BUILDINGS

FOR LOW-INCOME

71
NO. OF UNDER-CONSTRUCTION BUILDINGS

1,704
NO. OF UNDER-CONSTRUCTION HOUSING UNITS

PHASE V

32
NO. OF EXECUTED BUILDINGS

- **90** sqm Model: **29**
- **75** sqm Model: **3**

DIARNA PROJECT

21
NO. OF BUILDINGS

546
NO. OF HOUSING UNITS

NEW MALLAWI

HOUSING FOR ALL EGYPTIANS INITIATIVE

FOR MIDDLE-INCOME

7
NO. OF FULLY FINISHED BUILDINGS

Units are Ready to Deliver
CURRENT STATUS

JANNA

32
NO. OF BUILDINGS

Source: NUCA & Cabinet

10TH OF RAMADAN

DIARNA PROJECT

20 NO. OF BUILDINGS

520 NO. OF HOUSING UNITS

NEW SOHAG

HOUSING FOR ALL EGYPTIANS INITIATIVE

735 acre-Area LOCATION

54 NO. OF BUILDINGS

1,356 NO. OF HOUSING UNITS

NEW SUEZ

DIARNA PROJECT

▸ PHASE I

5 NO. OF BUILDINGS

130 NO. OF HOUSING UNITS

NEW FAYOUM

HOUSING FOR ALL EGYPTIANS INITIATIVE

▸ FOR LOW-INCOME

▸ PHASE VI

North 1st Neighbourhood LOCATION

24 NO. OF BUILDINGS

576 NO. OF HOUSING UNITS

Source: NUCA & Cabinet

REAL ESTATE DEVELOPER

PROJECTS

03 REAL ESTATE DEVELOPER PROJECTS

NEW RESIDENTIAL PROJECTS / 1 PROJECT

ZAHA RESIDENCE

Developer: Al-Waheed Developments

- 6th of October City — LOCATION
- **8** acres — AREA
- EGP **3** bn — TOTAL IVESTMENTS
- **60-175** sqm — UNITS AREA
- Ground & **5** Floors — NO. OF FLOORS
- Within **3.5** Yrs — DELIVERY DATE
- Clubhouse, Commercial Zone, Administrative Area, Hotel, Medical Clinics, Gym, Swimming Pools & Others — FACILITIES

NEW COMMERCIAL PROJECTS / 3 PROJECTS

TEKVERA

Developer: Aknan Developments

- New Cairo — LOCATION
- **1,100** sqm — AREA
- EGP **500** mn — INVESTMENTS
- **50** — NO. OF COMMERCIAL UNITS
- Ground & **3** Floors — NO. OF FLOORS
- Within **1.5** Yrs from The Launching Date — DELIVERY DATE

SWAN HUB

Developer: Orvana Developments

- Badr City — LOCATION
- **5,500** sqm — TOTAL AREA

ORVANA MALL

Developer: Orvana Developments

- Badr City — LOCATION
- **2,100** sqm — AREA

Source: Developers' Official Statements

NEW COASTAL PROJECTS / 4 PROJECTS

Q BAY

Developer: Q Developments

- Kilo 92, North Coast — LOCATION
- **42.76** acres — AREA
- EGP **9** bn — TOTAL INVESTMENTS
- Apartments, Standalone Villas & Townhouses — UNIT TYPES
- Amarai Beach, Landscaped Green Areas (**70,000** sqm+), Swimming Pools & Water Features (**7,000** sqm) & Others — FACILITIES

PERLA

Developer: Nations of Sky

- Kilo 173, North Coast — LOCATION
- **325** acres — AREA
- Beachfront (**830** m), Swimmable Beach Lagoon (**30** acres), Beach Clubs, Retails, Restaurants & Cafes — FACILITIES
- Chalets & Standalone Villas — UNIT TYPES

PAUSE NORTH COAST

Developer: K Developments

- Kilo 86-88, North Coast — LOCATION
- **250** acres — AREA
- EGP **20** bn — INVESTMENTS
- **4** — NO. OF ZONES
- **3** Swimmable Lagoons, **8** Swimming Pools, Beach Clubhouse, Aqua Park & Others — FACILITIES
- Studios, Chalets & Townhouses — UNIT TYPES
- Within **4** Yrs — DELIVERY DATE

SAYF RESORT

Developer: Osool Developments

- Sidi Abdel Rahman, North Coast — LOCATION
- **40** acres — AREA
- Chalets & Villas — UNIT TYPES

NEW MIXED-USE PROJECTS / 4 PROJECTS

VOKE TWINS

Developer: HPD Developments

- Administrative District, New Capital (NC) — LOCATION
- **10,000** sqm+ — AREA
- **2** — NO. OF TOWERS
- Administrative & Medical Units — UNIT TYPES
- **30-700** sqm — UNITS AREA
- **2029** — DELIVERY DATE

Source: Developers' Official Statements

EWAN WALK

Developer: Arabian Mark Developments

Hadayek Al Andalus, 5th Settlement, New Cairo
LOCATION

EGP **1.5** bn
INVESTMENTS

Commercial, Administrative & Medical Units
UNIT TYPES

GT BUSINESS CITY

Developer: Golden Town Development

Downtown
LOCATION

Commercial & Administrative Units
AREA

Modern Security & Surveillance Systems, Entertainment & Service Areas, Parking Areas & Others
FACILITIES

NAME: N/A

Developer: IGI Developments & Kulture Developments

West Cairo
LOCATION

EGP **5** bn
TOTAL INVESTMENTS

Commercial, Administrative & Medical Units
UNIT TYPES

Nov. **2026**
CONSTRUCTION BEGINNING DATE

Q3 2029
EXPECTED OPERATION DATE

PROJECTS UNDERWAY / 30 PROJECTS

SPARK MALL

Developer: Dubai Developments

10th of Ramadan
LOCATION

Commercial, Administrative & Medical Units
UNIT TYPES

Starting The Construction Work
CURRENT STATUS

CHAPTERS

Developer: Jadeer Developments

R8 District, New Capital (NC)
LOCATION

33 acres
TOTAL AREA

Ground & **6** Floors
NO. OF FLOORS

Apartments & Duplexes
UNIT TYPES

CREEKVIEW

Developer: Mountain View

New Cairo
LOCATION

120 acres
TOTAL AREA

JAYA EAST

Developer: Egyptian Developers

Shorouk City
LOCATION

11,000 sqm
BUA

Commercial, Administrative & Medical Units
UNIT TYPES

Aug. **2026**
DELIVERY DATE

Ground & **4** Floors
NO. OF FLOORS

CURRENT STATUS
The Construction Work is Completed
Finishing Work Completion Rate: **98%**

Source: Developers' Official Statements

SALT

Developer: Tatweer Misr

North Coast
LOCATION

EGP **70** bn
TOTAL INVESTMENTS

EGP **100** bn
TARGET SALES

SALT MARINA

340,000 sqm
TOTAL AREA

EGP **28** bn
TOTAL INVESTMENTS

EGP **3** bn
TARGET ANNUAL SALES

2,600
NO. OF RESIDENTIAL UNITS

Marina (**105,000** sqm), **3** Crystal Lagoons (**30,000** sqm) & Others
FACILITIES

HYDE PARK NEW CAIRO

Developer: Hyde Park Developments

5th Settlement
LOCATION

6,081,337 sqm
AREA

EGP **115** bn
INVESTMENTS

14,767
NO. OF RESIDENTIAL UNITS

SAFA MEDI.PLEX

16,000 sqm
AREA

44-157 sqm
CLINICS AREA

2027
DELIVERY DATE

PORTO GOLF

Developer: Amer Group

North Coast
LOCATION

"TROPICAL LAGOONS" PHASE

96
NO. OF RESIDENTIAL UNITS

Crystal Lagoons, Sky Lagoons, Children's Oasis, Oasis Fitness Hub & BBQ Hub
FACILITIES

PORTO SOKHNA

Developer: Amer Group

Ain Sokhna
LOCATION

"WATER LAND" PHASE

60,000 sqm
AREA

EGP **750** mn
TOTAL INVESTMENTS

EGP **2.5** bn
TARGET SALES

1,000
NO. OF RESIDENTIAL UNITS

ETALA

Developer: PLDG Development

New October City
LOCATION

25 acres
AREA

CURRENT STATUS
- Phase I is Sold out
- Preparing to Launch Phase II

Source: Developers' Official Statements

THE MED

Developer: People & Places

Ras El-Hekma
LOCATION

THE MEDITERRANEAN VILLAGE, THE WATERFALL VILLAGE & THE GRAY LAGUNA

Developer: People & Places & Redcon Construction

54,000 sqm+
BUA

321
NO. OF UNITS
Villas: **127**
Chalets: **194**

EGP **1.4** bn
CONSTRUCTION COST

Starting The Construction Work
CURRENT STATUS

Within **1.5** Yrs
COMPLETION DATE

CAPITAL HEIGHTS 1

Developer: Al Safwa Urban Development (SUD)

Investors District, New Capital (NC)
LOCATION

50 acres
AREA

Apartments & Duplexes
UNIT TYPES

Starting from**–> 160** sqm
UNITS AREA

Ready for Delivery
CURRENT STATUS

MOON HILLS 1

Developer: Sakan Group

Green Belt Area, West Cairo
LOCATION

5 acres
AREA

Project is Delivered
CURRENT STATUS

MOON HILLS 2

Developer: Sakan Group

Green Belt Area, West Cairo
LOCATION

5 acres
AREA

Project is Delivered
CURRENT STATUS

Source: Developers' Official Statements

MOON HILLS 3

Developer: Sakan Group

Green Belt Area, West Cairo
LOCATION

75%+
CONSTRUCTION COMPLETION RATE

2027
DELIVERY DATE

MOON HILLS 4

Developer: Sakan Group

Green Belt Area, West Cairo
LOCATION

11 acres
AREA

35%
COMPLETION RATE

Within **2** Yrs
DELIVERY DATE

MOON HILLS 5

Developer: Sakan Group

Green Belt Area, West Cairo
LOCATION

6 acres
AREA

Under Construction
CURRENT STATUS

Within **3** Yrs
DELIVERY DATE

ONE 33

Developer: Arkan Palm Development (a Subsidiary of Badr El Din Group)

Sheikh Zayed City, West Cairo
LOCATION

2028
DELIVERY DATE

38%
CONSTRUCTION COMPLETION RATE OF PHASE I

NEW PHASE

Townhouses & Standalone Villas
UNIT TYPES

UNITS AREA
Townhouses: **180-200** sqm
Standalone Villas: Starting from **-> 240** sqm

SUMOU BOULEVARD

Developer: PARAGON | ADEER

East Cairo
LOCATION

THE NEXUS PHASE

Studios & Apartments
RESIDENTIAL UNIT TYPES

EGP **7** bn
TOTAL SALES

UNITS AREA
Residential Units: **31-238** sqm
Office Spaces: **64-9,000** sqm

All Units are Sold out
CURRENT STATUS

PATTERNS

Developer: IGI Developments & Kulture Developments

5th Settlement, New Cairo
LOCATION

Within **3** Yrs
DELIVERY DATE

Offices, Clinics & Commercial Units
UNIT TYPES

UPMOUNT

Developer: Empire State Developments

R8, New Capital (NC)
LOCATION

EGP **5.6** bn
TARGET SALES

1,100
NO. OF RESIDENTIAL UNITS

84-230 sqm
UNITS AREA

Apartments & Double-Height Loft Units
UNIT TYPES

2030
DELIVERY DATE

Most of Phase I is Sold out
CURRENT STATUS

EL CENTRO

Developer: Empire State Developments

New Capital (NC)
LOCATION

EGP **1.5** bn
ACHIEVED SALES

50%+
CONSTRUCTION COMPLETION RATE

97% of Units are Sold out
CURRENT STATUS

Source: Developers' Official Statements

ETAPA SQUARE MALL

Developer: City Edge Developments

- Sheikh Zayed City — LOCATION
- **14** acres — AREA
- **114,000** sqm — BUA
- Commercial, Administrative & Medical Unit — UNIT TYPES

AT

Developer: Liberty Developments

- kilo 127, Sidi Abdel Rahman, North Coast — LOCATION
- Aqua Park, **3** International Hotels (Hotel Rooms: **600+**) Commercial Area, Entertainment Zone & Others — FACILITIES
- Launching New Phase — CURRENT STATUS

WEST DUNES VILLAS

Developer: PLDG Development

- 6th of October City — LOCATION
- **2.5** acres — AREA
- Villas — UNIT TYPES
- **19** — NO. OF VILLAS
- Kids Area, Paddle Courts, Meditation & Relaxation Area, Fountains, Green Areas, Walking Track & Others — FACILITIES
- Preparing to Deliver The Project — CURRENT STATUS

SOUL

Developer: Emaar Misr

- North Coast — LOCATION
- **700** acres — AREA
- EGP **112** bn+ — INVESTMENTS
- Natural Beaches, Soul Infinity Beach Elevated Lagoon, Hospitality Facilities, Restaurants, Beach Cabins & Others — FACILITIES
- CURRENT STATUS
  - Phase I is almost Fully Delivered
  - Structural Completion Rate of Phase II: **60%**

NEXT PLAZA MEDICAL HUB

Developer: Next Home Developments

- Maadi — LOCATION
- Medical Units — UNIT TYPES
- Starting from-> **45** sqm — UNITS AREA
- Launching New Phase — CURRENT STATUS

ZAYARD MEMORA

Developer: Zayard Developments

- Green Belt Area, New Sheikh Zayed City — LOCATION
- **7.5** acres — AREA
- UNITS BUA
  - **3** Bedroom Townhouses: **240** sqm
  - Standalone **3** Bedroom Villas: **245** sqm
- Townhouses & Standalone Villas — UNIT TYPES

Source: Developers' Official Statements

IXORA RESIDENCE

Developer: JORA Developments

Hadayek October City
LOCATION

43,000 sqm
AREA

111-173 sqm
UNITS AREA

Commercial, Administrative, Medical & Service Area, Swimming Pools, Mosque, Cycling Lanes & Others
FACILITIES

Within **2.5** Yrs
DELIVERY DATE

Launching Phase III
CURRENT STATUS

LA COURBE (NEW KORBA)

Developer: Ezz Group & Dubai Development

6th of October City
LOCATION

10 acres
AREA

Studios & Apartments
UNIT TYPES

Clubhouse, Green Spaces, Walking & Cycling Tracks, Artificial Lake, Children's Play Area, Smart Gates & Others
FACILITIES

Within **3.5** Yrs
DELIVERY DATE

CURRENT STATUS
Phase I is Sold out
Launching Phase II

ZED EL SHEIKH ZAYED

Developer: Ora Developers Egypt

El Sheikh Zayed City
LOCATION

165 acres
AREA

EGP **9** bn
TOTAL FINANCING

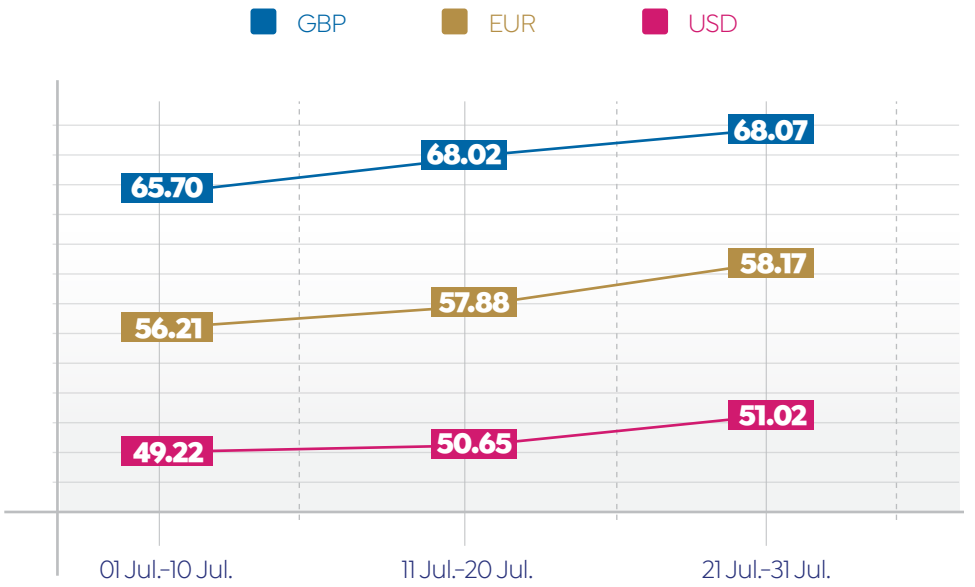
Phase I is Delivered
CURRENT STATUS

Source: Developers' Official Statements

ECONOMIC SNAPSHOT

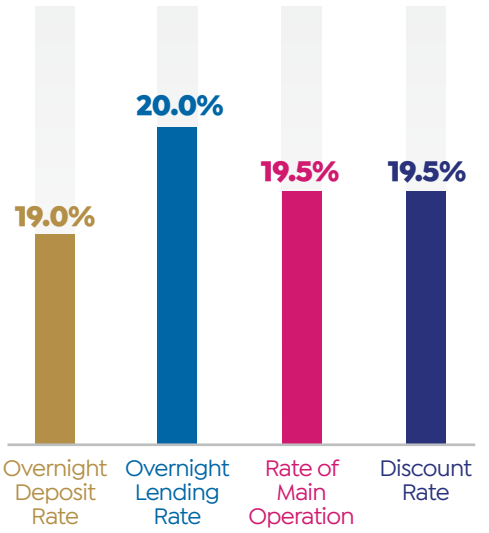
04 ECONOMIC SNAPSHOT

EXCHANGE RATES

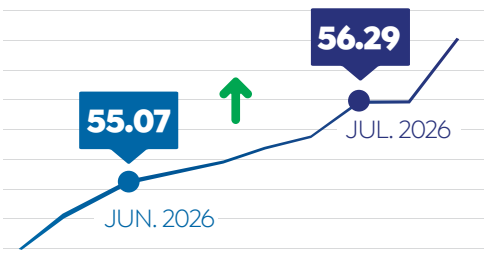


INTEREST RATES

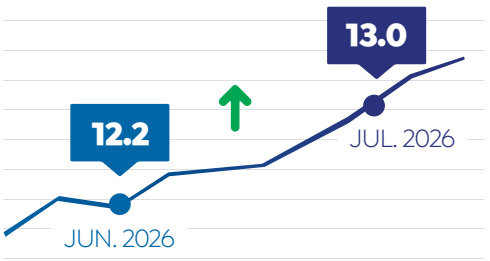
* MPC Meeting was Held on July 09, 2026



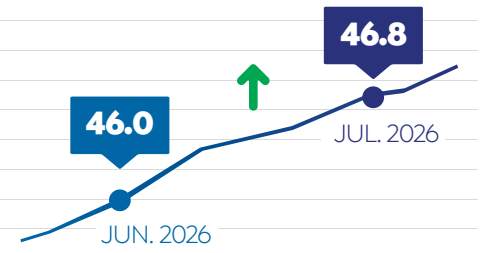
NET INTERNATIONAL RESERVES (USD BN)



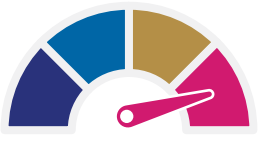
ANNUAL HEADLINE INFLATION RATE (%)



PURCHASING MANAGERS' INDEX (PMI)



EGYPT CREDIT RATING

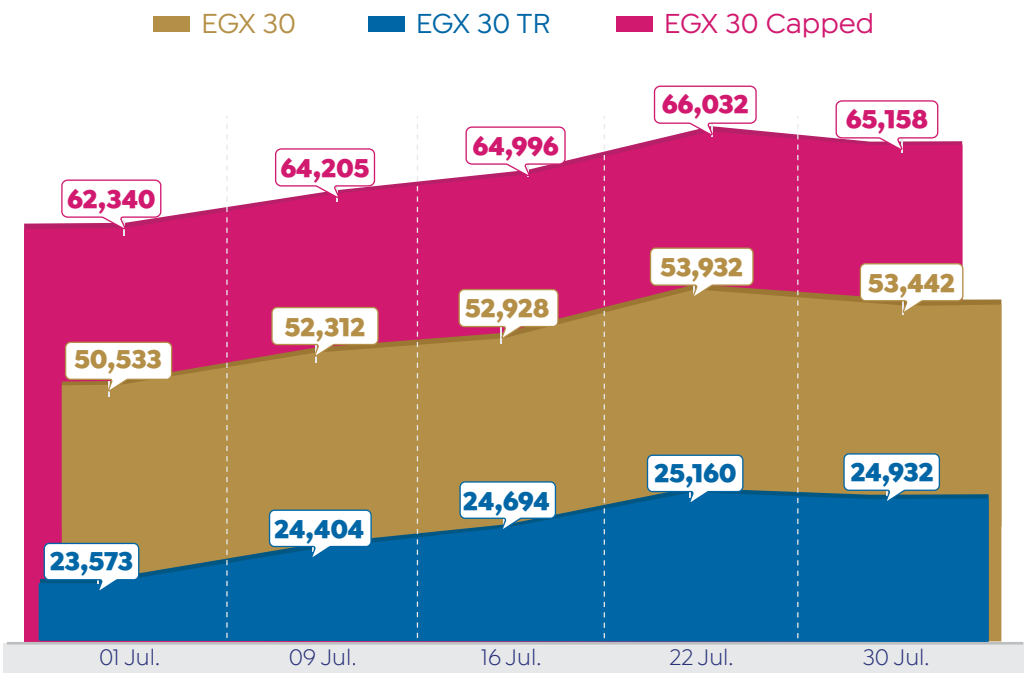


RATING		OUTLOOK
Caa1	MOODY'S	Positive
B	S&P GLOBAL	Stable
B	FITCH	Stable

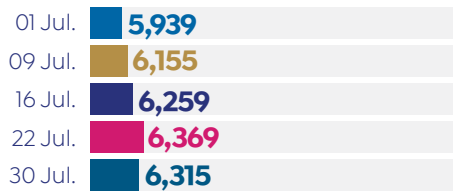
* According to Last Review Date on Apr. 03,2026
* According to Last Review Date on Apr. 10,2026
* According to Last Review Date on Oct. 10,2025

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

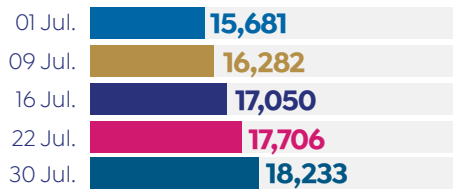
EGX INDICATORS



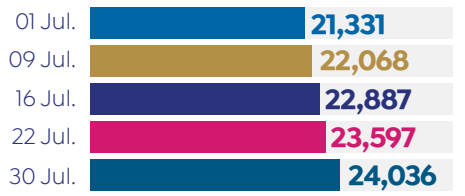
EGX 35 LV



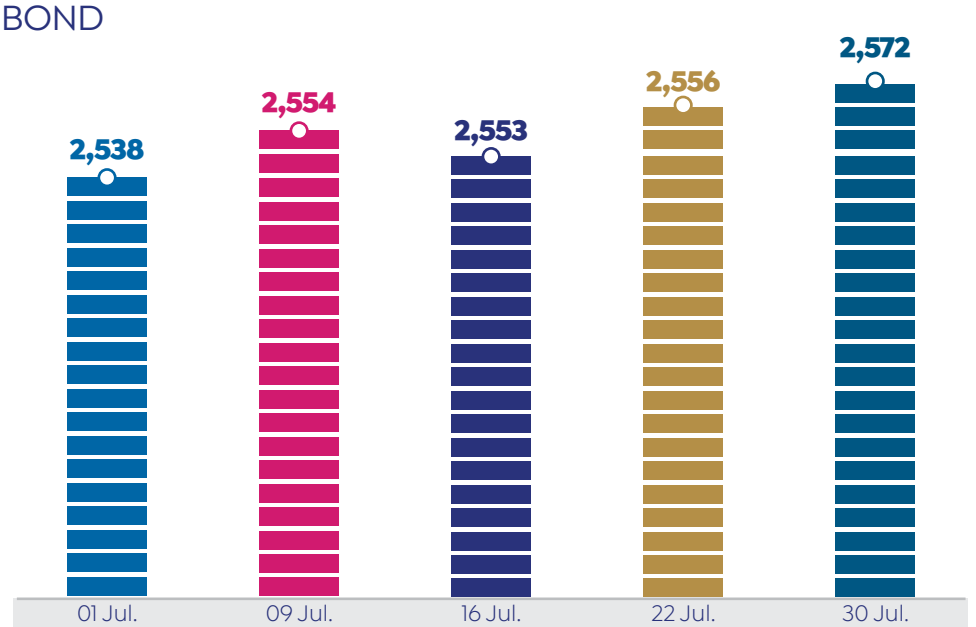
EGX 70 EWI



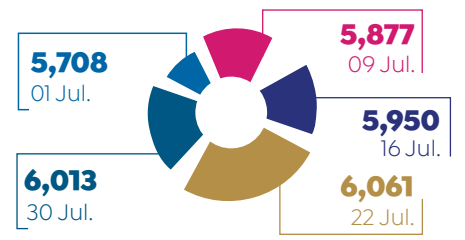
EGX 100 EWI



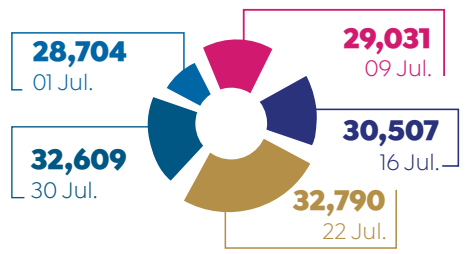
T-BOND



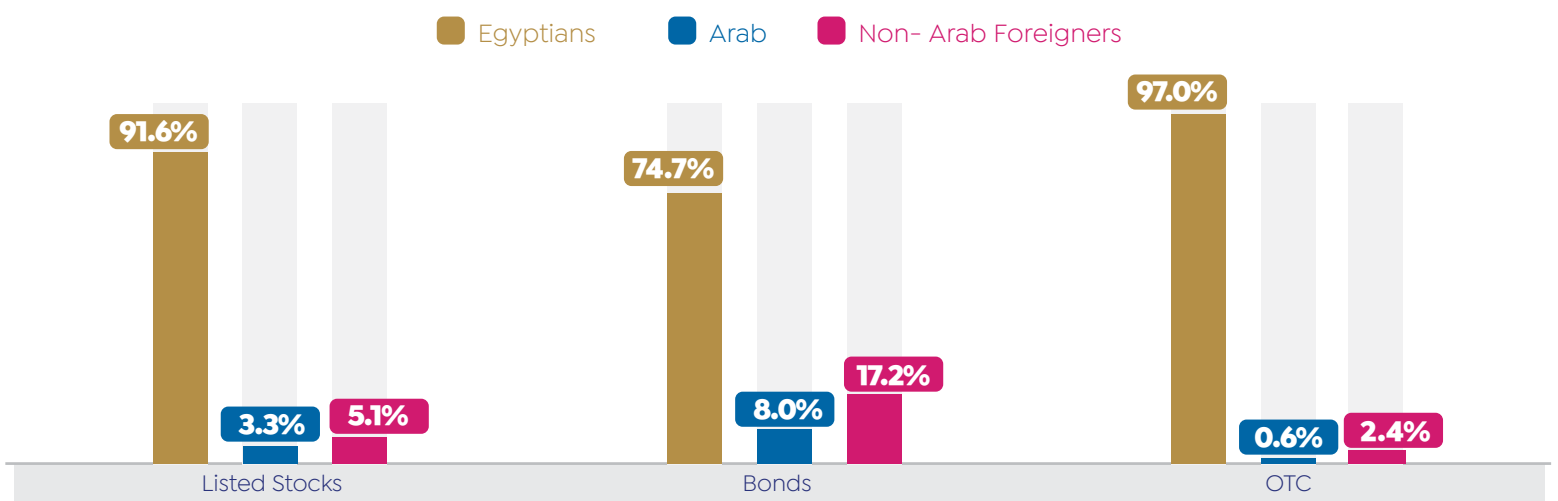
EGX 33 SHARIAH



TAMAYUZ



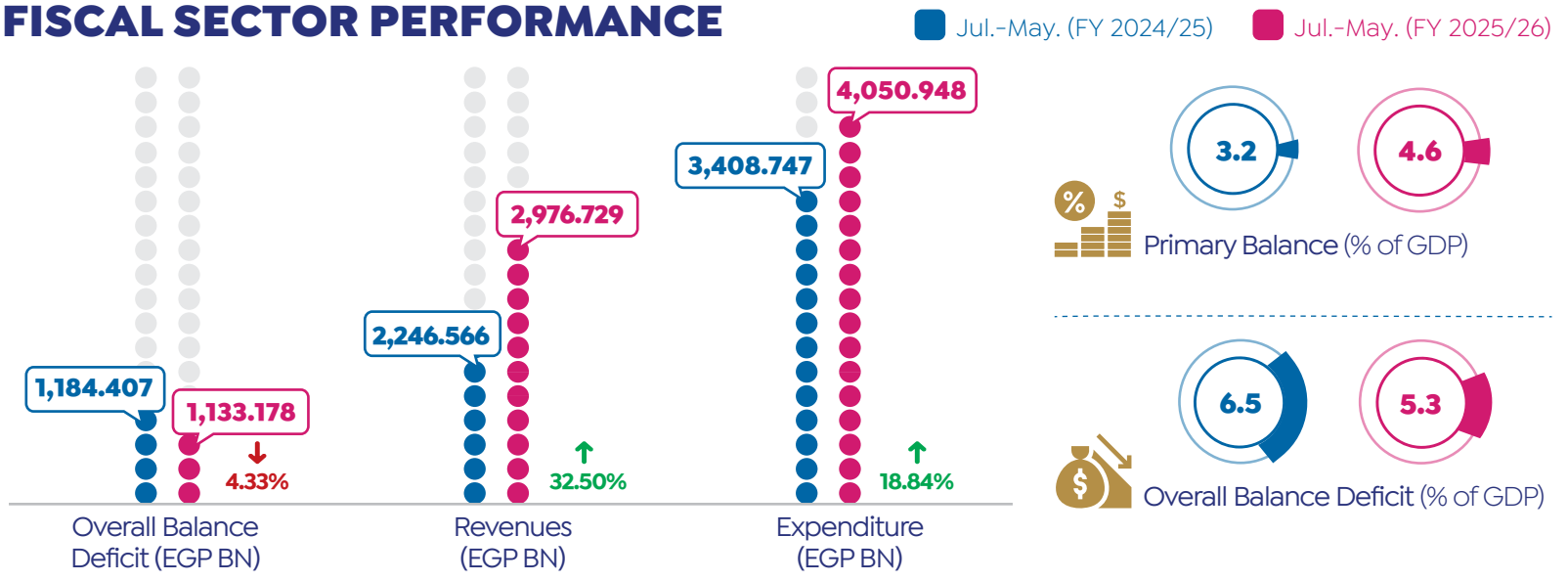
TOTAL INVESTORS' TRADING ACTIVITIES BY MARKETS DURING JUL. 2026 (INC. DEALS)*



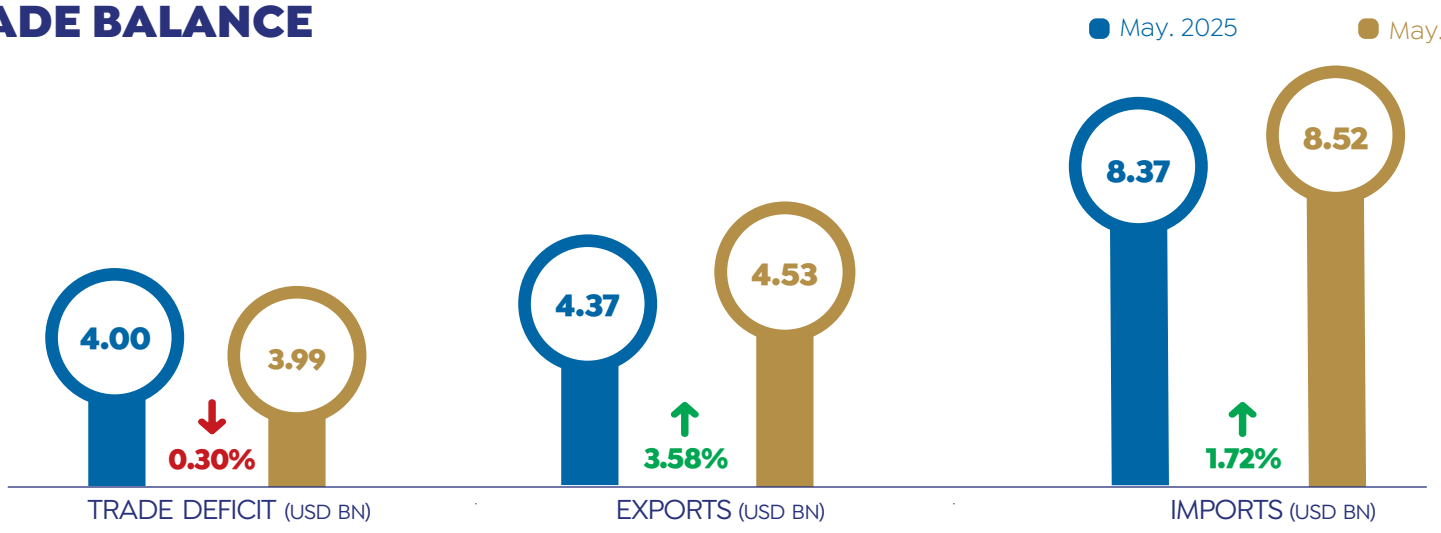
* Total Buy + Sell

Source: EGX

FISCAL SECTOR PERFORMANCE



TRADE BALANCE



SUEZ CANAL ECONOMIC ZONE

TOTAL REVENUES
(EGP BN)

2.8	2016/17
11.6	2024/25
15.9	2025/26

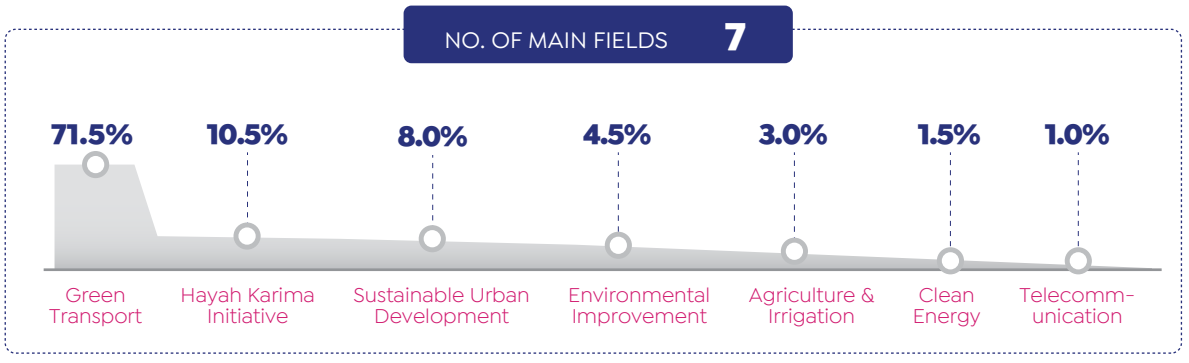
THE NEW PROJECTS
IN FY 2025/26

No. of Projects	**117**
Total Area	**8.7** mn sqm
Total Investments	USD **7.26** bn
No. of Expected Provided Job Opportunities	**73,500**

GREEN PUBLIC INVESTMENTS

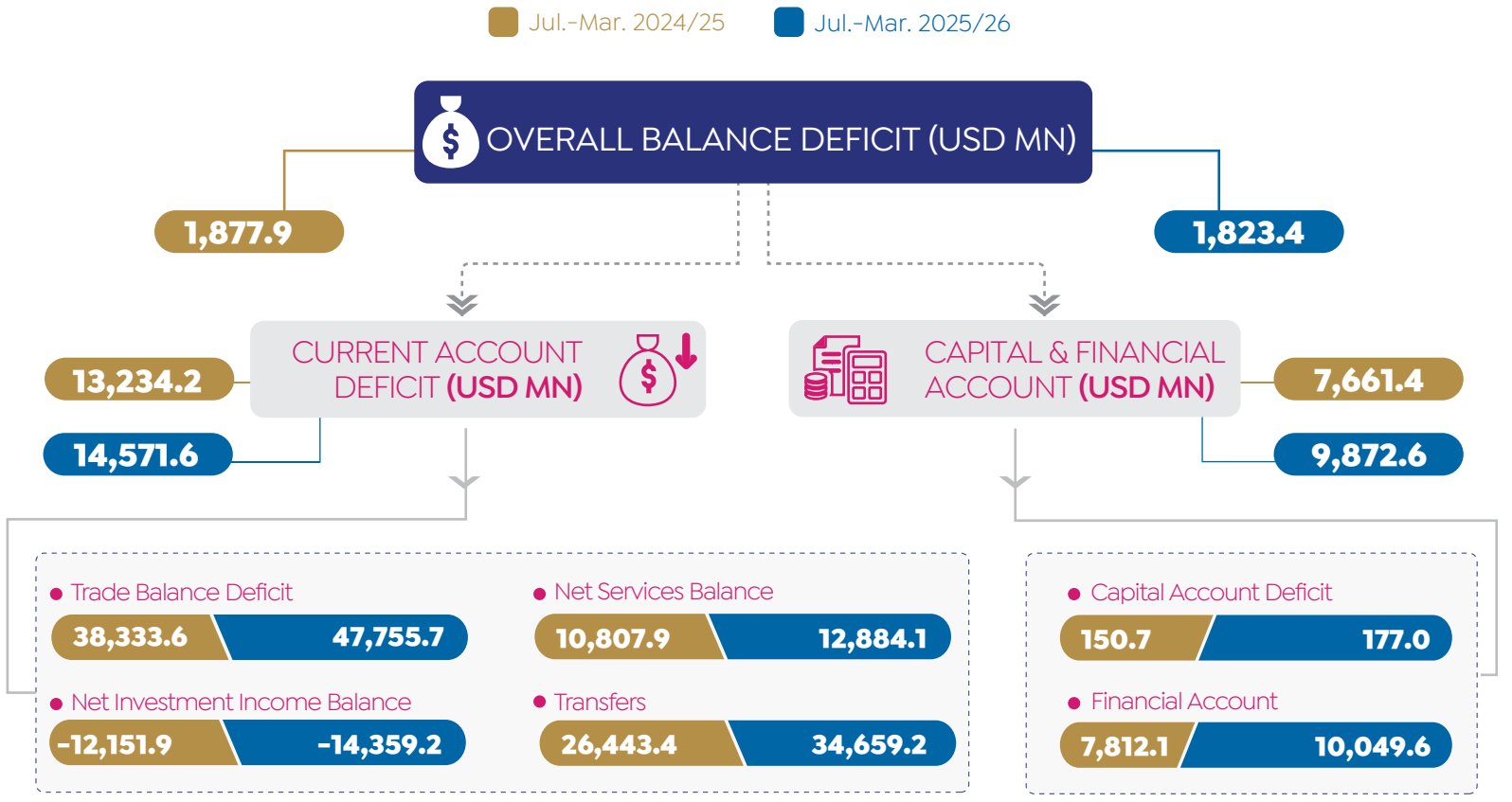
FY **2024/25**
Time Period

EGP **215.5** bn
Total Investments



Source: MOF, CAPMAS & Cabinet

BALANCE OF PAYMENTS PERFORMANCE



EGYPT'S ECONOMIC INDICATORS

		2015/16	2024/25	↑ Increase
GDP	GDP at Current Market Prices (EGP BN)	2,709.4	18,136.2	569.4%
	GDP Per Capita (EGP)	21,300	168,100	689.2%
INVESTMENT & FINANCIAL INDICATORS	Net Foreign Direct Investment (USD BN)	6.9	12.2	76.8%
	Remittances of Egyptians Working Abroad (USD BN)	17.1	36.5	113.5%
	Total Bank Deposits (EGP BN)	1,740.2	15,009.0	762.5%
	Savings Fund Deposits (EGP BN)	100.6	166.2	65.2%
SOCIAL INDICATORS	Government Subsidies (EGP BN)	138.7	409.1	195%

	2015	2025	
FOREIGN TRADE INDICATORS			
Exports (USD BN)	21.9	52.0	137.4% ↑
Total Foreign Trade (USD BN)	96.3	155.8	61.8% ↑
Export-Import Coverage Ratio	29.5%	50.1%	
LABOR MARKET INDICATORS			
Labor Force (MN Persons)	28.431	34.154	
No. of Employees (MN Persons)	24.779	32.018	
No. of Unemployed (MN Persons)	3.652	2.136	
Unemployment Rate	12.8%	6.3%	

REMITTANCES OF EGYPTIANS WORKING ABROAD (USD BN)

Source: Cabinet, CAPMAS & CBE

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