

MARKET WATCH

MARCH 2026

1 MAR. - 31 MAR.

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NVESTIGATE
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ABOUT INVESTGATE

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

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



HOUSING FOR ALL EGYPTIANS INITIATIVE



HAYAH KARIMA INITIATIVE

PHASE I



Source: Cabient

MASPERO TRIANGLE DEVELOPMENT PROJECT

TOWERS' PROJECT

▶ UNDERGROUND PARKING



19,220 sqm
Total Area



353 Cars
Capacity

▶ GROUND COMMERCIAL FLOOR



16,970 sqm
Total Area

▶ UPPER PARKING LEVEL



15,800 sqm
Total Area



280 Cars
Capacity

TWO TOWERS FOR ALTERNATIVE HOUSING



936
No. of Housing Units



The Beneficiaries were Accommodated
Current Status

INVESTMENT TOWER



23
No. of Floors



134
No. of Housing Units

NILE TOWERS



3
No. of Towers



30
No. of Floors



Supply Volume
Ground, 1st & 2nd Floors for Commercial,
Administrative & Entertainment Activities
• **3** Underground Floors for Garage
• Power Station

MASPERO TOWERS



8,419 sqm
Area



2
No. of Towers



Tower Types
• Hotel & Residential Tower
• Administrative Tower

ADMINISTRATIVE TOWER



Ground & **15** Floors
No. of Floors

SOUR MAGRA EL OYOUN DEVELOPMENT PROJECT



No. of Housing Buildings
79

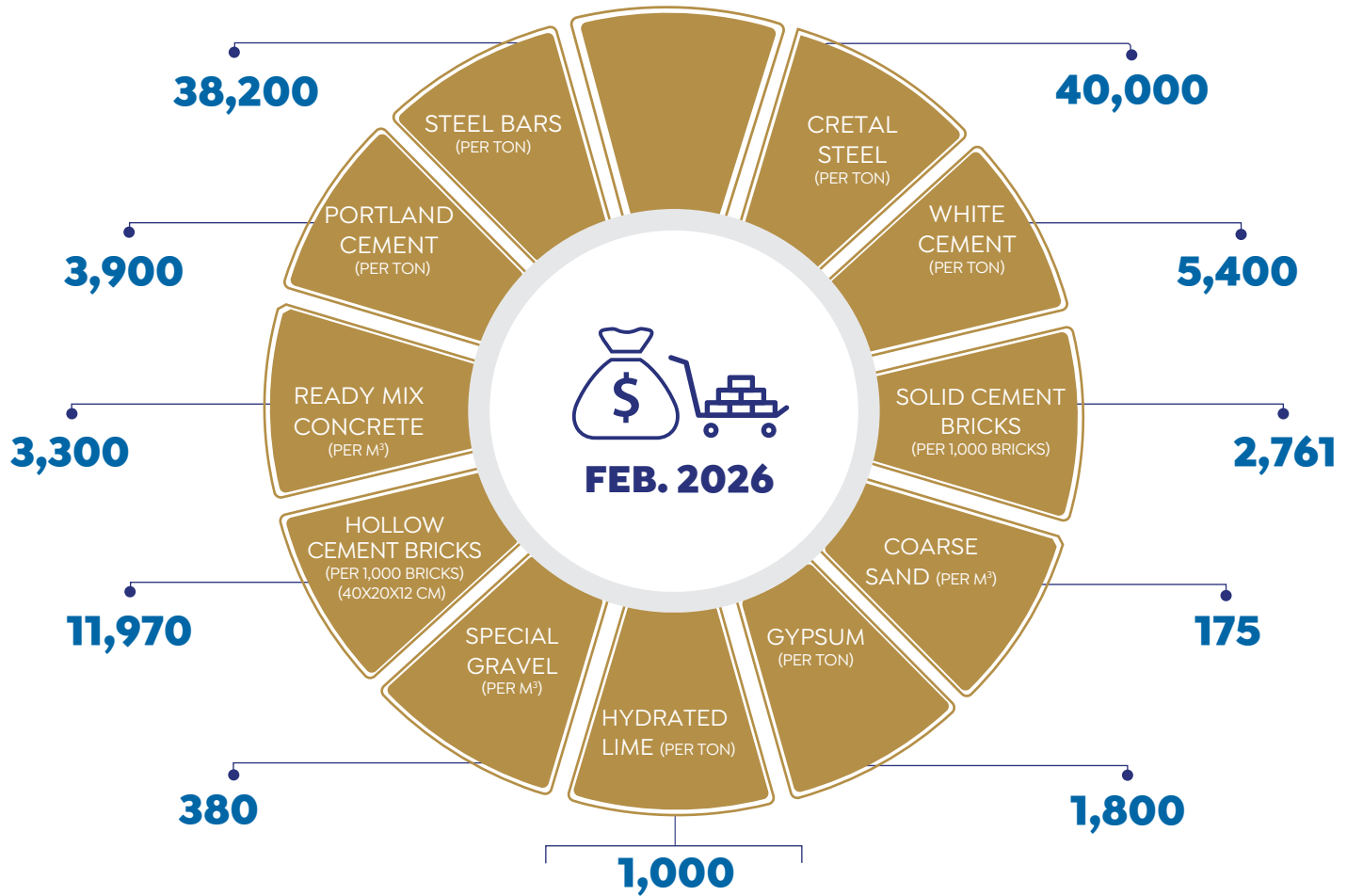


Facilities
Commercial, Administrative
& Entertainment Mall
(Restaurants, Cinemas & Open-Air Theatre)
& Hotel



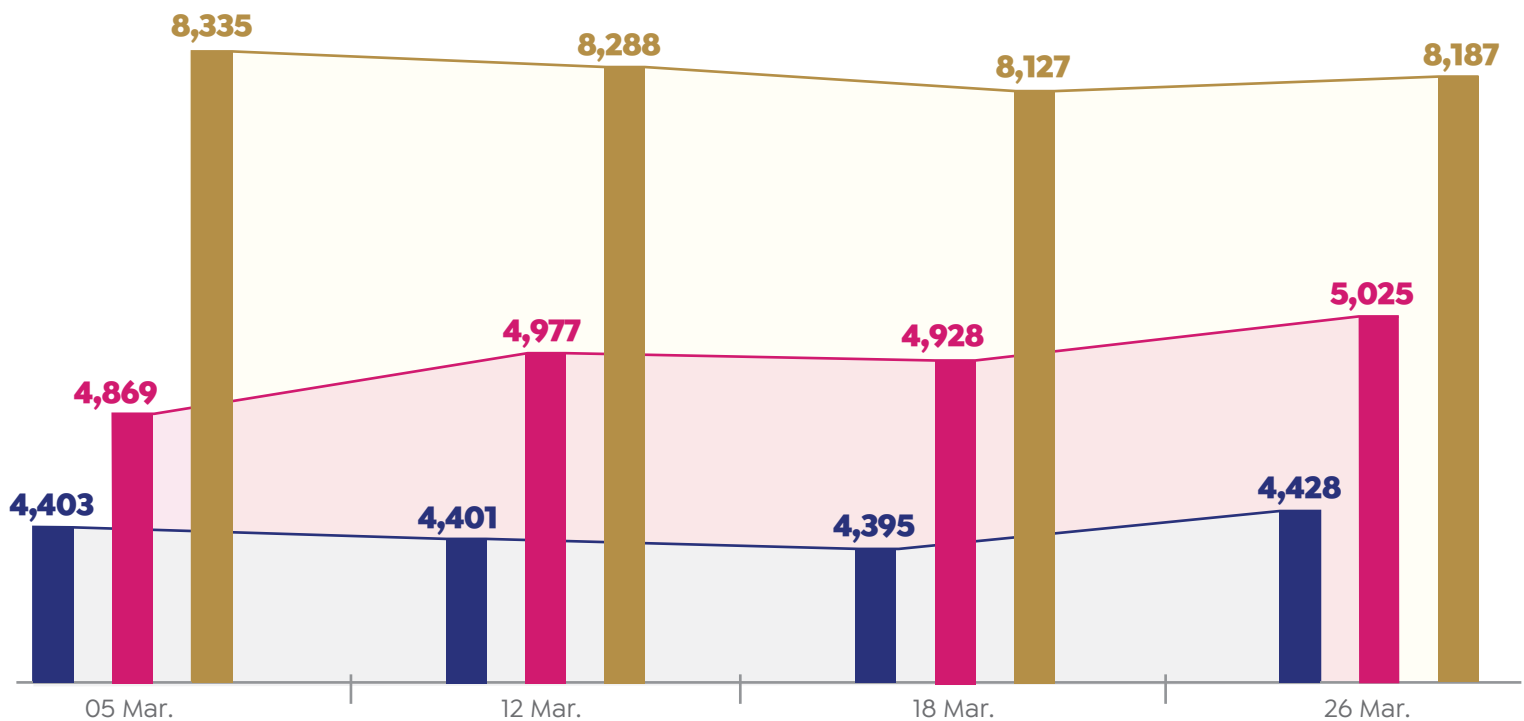
No. of Housing Units
1,924

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 gray, semi-transparent image of palm trees. Overlaid on this are several dark blue and purple geometric shapes, including triangles and trapezoids, which create a modern, architectural feel. The text is centered in the upper half of the page.

PROGRESS IN EGYPT'S

NEW CITIES

02

PROGRESS IN EGYPT'S NEW CITIES



NEW CAPITAL (NC)



CAPITAL RESIDENCE (R3)

 **1,016** acres
AREA

 **8**
NO. OF NEIGHBOURHOODS

 **151,360** sqm
COMMERCIAL & ADMINISTRATIVE ZONE AREA

 **24,130**
NO. OF HOUSING UNITS

-  Apartments: **19,944** (**697** Buildings)
-  Villas: **328**
-  Townhouses: **624** (**157** Buildings)

-  Mixed Residential Units: **2,560** (**64** Buildings)
-  Mixed-Use Units: **674** (**9** Buildings)

NEW ALAMEIN

DOWNTOWN TOWERS

 **5**
NO. OF TOWERS

▶ ICONIC TOWER

 **2** Underground & **67** Floors
NO. OF FLOORS


 **307** m
HEIGHT

 **Underway**
CURRENT STATUS

▶ DOWNTOWN LAGOON

 **745** acres
AREA

 **7**
NO. OF ISLANDS

 **109**
NO. OF BUILDINGS

 **11**
NO. OF LAGOONS

▶ OTHER 4 TOWERS

 Each Tower: **200** m
HEIGHT

MARINA 8



179 acres
AREA



243
NO. OF BUILDINGS



917
NO. OF HOUSING UNITS



Chalets & Villas
UNIT TYPES



Underway
CURRENT STATUS

CAPITAL GARDENS

HOUSING FOR ALL EGYPTIANS INITIATIVE



120,186
TOTAL NO. OF
HOUSING UNITS



59,892
NO. OF EXECUTED
HOUSING UNITS



60,294
NO. OF UNDERWAY
HOUSING UNITS



29,496
NO. OF HOUSING UNITS
FOR PHASE IV



70,674
NO. OF HOUSING UNITS
FOR PHASE V

▶ FOR LOW-INCOME



112,818
TOTAL NO. OF
HOUSING UNITS



59,100
NO. OF EXECUTED
HOUSING UNITS



53,718
NO. OF UNDERWAY
HOUSING UNITS



9,534
NO. OF HOUSING UNITS FOR GREEN HOUSING

▶ FOR MIDDLE-INCOME



307
TOTAL NO. OF
BUILDINGS



7,368
TOTAL NO. OF
HOUSING UNITS



61
NO. OF EXECUTED
BUILDINGS



1,464
NO. OF EXECUTED
HOUSING UNITS



246
NO. OF UNDERWAY
BUILDINGS



5,904
NO. OF UNDERWAY
HOUSING UNITS



79.31%
COMPLETION RATE

NEW ZAYED CITY

ZELAL PROJECT



8,360 acres
AREA



Starting The Construction Work
CURRENT STATUS

NEW FAYOUM CITY

HOUSING FOR ALL EGYPTIANS INITIATIVE

▶ FOR LOW-INCOME

| PHASE VI



1st District
LOCATION



24
NO. OF BUILDINGS



576
NO. OF HOUSING UNITS



Underway
CURRENT STATUS

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. The text is centered in the upper half of the page.

REAL ESTATE DEVELOPER

PROJECTS

03

REAL ESTATE DEVELOPER PROJECTS

NEW RESIDENTIAL PROJECTS / 2 PROJECTS

REFAD

Developer: Arkania Developments



Golden Square,
New Cairo
LOCATION



7 acres
AREA



One-Bedroom, Two-Bedroom & Three-Bedroom
Apartments
UNIT TYPES



50-195 sqm
UNITS AREA



Q4-2028
DELIVERY DATE



Open Gym, Cinema, Children's Play Area, Administrative
Mall, School (**13,000 sqm**), Mosque (**5,500 sqm**), Nursery
& Others
FACILITIES

LIVYN

Developer: Nakheel Developments



El-Shorouk City,
East Cairo
LOCATION



One-Bedroom, Two-
Bedroom & Three-
Bedroom Apartments
UNIT TYPES



77-148 sqm
UNITS AREA



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



Serviced Apartments,
Commercial Areas,
Medical Services &
Recreational Amenities
FACILITIES



NEW COASTAL PROJECTS / 2 PROJECTS

AL MOUJ RESORT

Developer: HDA Developments



Hurghada
LOCATION



5 Swimming Pools, **2** Crystal Lagoons, Daily Housekeeping
Services, Gym, Spa, Restaurants, Cafés, Maintenance,
Commercial Mall, Administrative Building & Medical Facilities
& Others
FACILITIES

TAMARAYA

Developer: Grounds Developments

 South Hurghada, Red Sea
LOCATION

 **60,000** sqm
AREA

 Residential & Tourism Units
UNIT TYPES

 **NEW MIXED-USE PROJECTS** / 1 PROJECT

SUMOUB BOULEVARD

Developer: PARAGON | ADEER (Paragon Development & Adeer International)

 Mostakbal City, New Cairo
LOCATION

 **500,000** sqm
AREA

 **EGP 70 bn**
TOTAL INVESTMENTS

 **PROJECTS UNDERWAY** / 17 PROJECTS

NAIA WEST

Developer: NAIA Real Estate Developments

 New Sheikh Zayed City
LOCATION

 **140** acres
AREA

 **EGP 32 bn**
TOTAL INVESTMENTS

 Apartments, Standalone Villas & Townhouses
UNIT TYPES

 **496**
NO. OF RESIDENTIAL UNITS

 Luxurious Residential Phase (Alana) & Clubhouse
(6,021 sqm)
FACILITIES

 **135-175 sqm**
UNITS AREA OF ALANA PHASE

ISOLA SHERATON

Developer: El Masria Group

 **45** acres
AREA

 Residential, Commercial, Administrative & Medical Units
UNIT TYPES

 Apartments & Villas
RESIDENTIAL UNIT TYPES

 CURRENT STATUS
Construction Work is Completed
Starting to Deliver Units of Phase I

▶ PHASE I

 **100**
NO. OF EXECUTED UNITS

 **90%**
COMPLETION RATE

 **2026**
DELIVERY DATE

Source: Developers' Official Statements

JAÉN

Developer: Vivienda Developments



**Green Belt,
New Zayed**
LOCATION



10 acres
AREA



EGP 900 mn
TOTAL INVESTMENTS



Starting from -> 250 sqm
UNITS AREA



**Standalone Villas,
Townhouses &
Twin Houses**
UNIT TYPES



Launching Phase II
CURRENT STATUS

ZAYARD TRIO

Developer: Palmier Developments



New Zayed
LOCATION



23
NO. OF STANDALONE VILLAS



End-2026
DELIVERY DATE



Commercial Mall (5 acres)
FACILITIES

BRIGHT POINT MALL

Developer: Bright City Developments



Zahraa El-Maadi
LOCATION



4,053 sqm
AREA



**2 Underground,
Ground & 11 Floors**
NO. OF FLOORS



416
NO. OF UNITS



Commercial, Administrative & Medical Units
UNIT TYPES

RED – WATER VILLAS & FLOATING GARDENS

Developer: Cornerstone Development



**Mostakbal City,
New Cairo**
LOCATION



60 acres
AREA



750
NO. OF RESIDENTIAL UNITS

OGAMI

Developer: Sixth of October Development and Investment Company (SODIC)



**Ras El-Hekma,
North Coast**
LOCATION



440 acres
AREA



EGP 2 bn+
TOTAL VALUE OF
CONTRACTED WORKS

THE CURVE

Developer: Cornerstone Development



R8, New Capital (NC)
LOCATION



13 acres
AREA



100,000 sqm
BUA



15
NO. OF BUILDINGS



550
NO. OF RESIDENTIAL UNITS



**Apartments, Duplexes
& Penthouses**
RESIDENTIAL UNIT TYPES

EL CENTRO BUSINESS PARK

Developer: Empire State Developments



New Capital (NC)
LOCATION



5,231 sqm
AREA



**Administrative &
Commercial Units**
UNIT TYPES

THE BRIDGES

Developer: One of One Developments



Sheikh Zayed City
LOCATION



10 acres
AREA



EGP 13 bn
TOTAL INVESTMENTS



Hospitality, Commercial,
Administrative & Medical
Units
UNIT TYPES



NO. OF UNITS
Administrative Offices: 600+
Clinics: 250
Retail Units: 200

MARAYA PLAZA

Developer: Enwan Developments



New Cairo
LOCATION



Commercial, Administrative
& Medical Units
UNIT TYPES



2
NO. OF BUILDINGS



Each Building: 6 Floors
NO. OF FLOORS

HIGH CITY MALL

Developer: Safwa Urban Development (SUD)



Obour City
LOCATION



18,000 sqm
AREA



Commercial,
Administrative, Medical
& Entertainment Units
UNIT TYPES



Basement, Ground
& 3 Floors
NO. OF FLOORS



Dancing Fountain, Kids' Area, Green Areas, Restaurant,
Cinema & Others
FACILITIES

PURE VALLY

Developer: BEYOUT Developments



Beit El Watan Area,
New Cairo
LOCATION



70%+
CONSTRUCTION
COMPLETION RATE

OXYGEN TOWER

Developer: Enwan Developments



Downtown, New
Capital (NC)
LOCATION



Medical Clinics
UNIT TYPES



200
NO. OF UNITS

PIXEL

Developer: Enwan Developments



Administrative &
Commercial Units
UNIT TYPES



NO. OF UNITS
Administrative Offices:
130
Retail Units: 50

PATTERNS

Developer: Kulture Developments



Fifth Settlement, New Cairo
LOCATION



11,000 sqm
AREA



20,000 sqm
BUA



Commercial, Administrative & Medical Units
UNIT TYPES



UNITS AREA
Administrative Offices: Starting from -> **50** sqm
Medical Clinics: Starting from -> **35** sqm
Retail Units: Starting from -> **60** sqm



Restaurants, Cafés, Banks, Pharmacies, Laboratories & Selection of Prominent Retail Brands
FACILITIES

ZOMRA EAST COMPOUND

Developer: Nations of Sky



Golden Square District, Fifth Settlement
LOCATION

SERVICES ZONE DEVELOPMENT

Developer: Nations of Sky & VIE Communities



65 acres
AREA



EGP **91** bn
TARGET SALES



4
NO. OF PHASES



Commercial, Administrative, Hospitality & Entertainment Units
UNIT TYPES



Tower (**90** m), Hotels, Serviced Apartments, Medical Area, Entertainment Zone & Sports Club
FACILITIES



Within **2** Yrs
DELIVERY DATE OF PHASE I



COMPLETION DATE
Commercial & Administrative Zones: Within **4** Yrs
The Tower: Within **5** Yrs

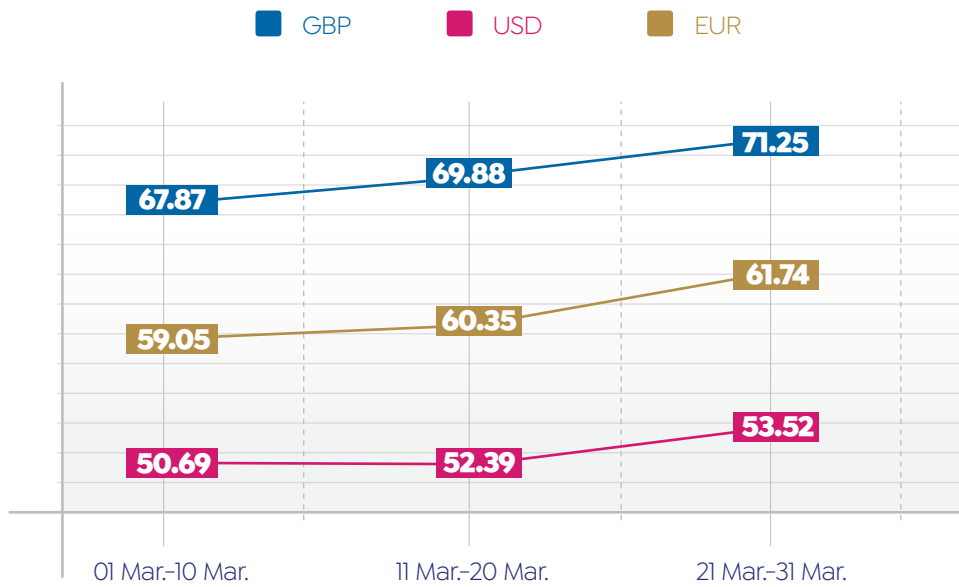
The background features a blurred image of palm trees against a light sky. Overlaid on this are several large, overlapping geometric shapes in various shades of purple and blue, creating a modern, abstract design. The text 'ECONOMIC SNAPSHOT' is centered in a bold, pink font.

ECONOMIC SNAPSHOT

04 ECONOMIC SNAPSHOT

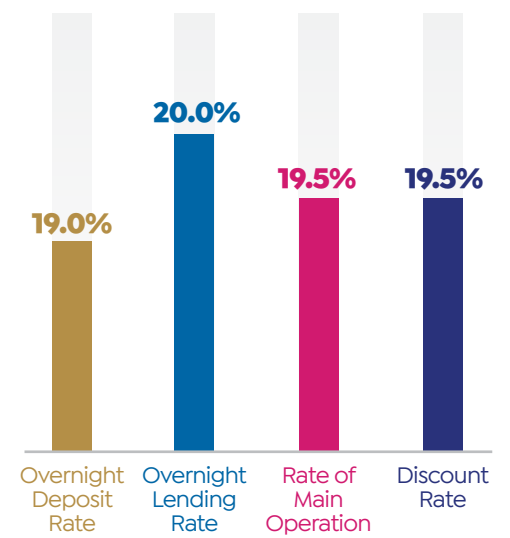


EXCHANGE RATES

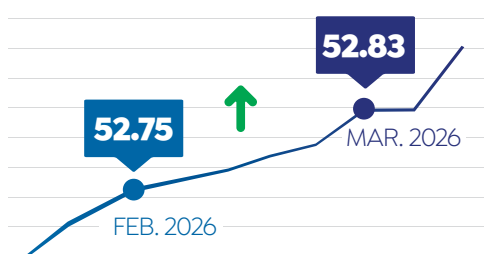


INTEREST RATES

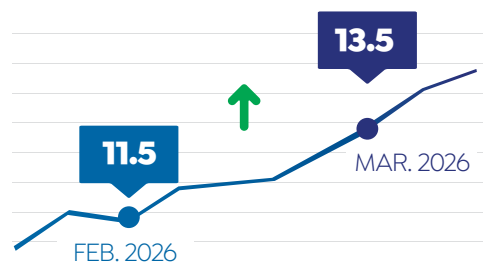
* MPC Meeting was Held on Apr. 2, 2026



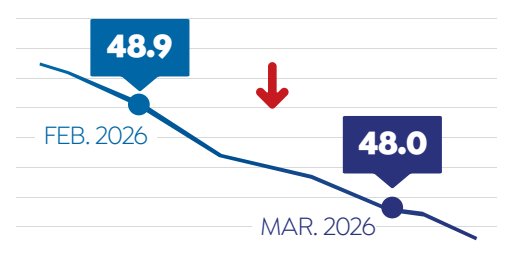
NET INTERNATIONAL RESERVES (USD BN)



ANNUAL HEADLINE INFLATION RATE (%)



PURCHASING MANAGERS' INDEX (PMI)



EGYPT CREDIT RATING



RATING

Caal

MOODY'S

OUTLOOK

Positive

B

S&P GLOBAL

Stable

B

FITCH

Stable

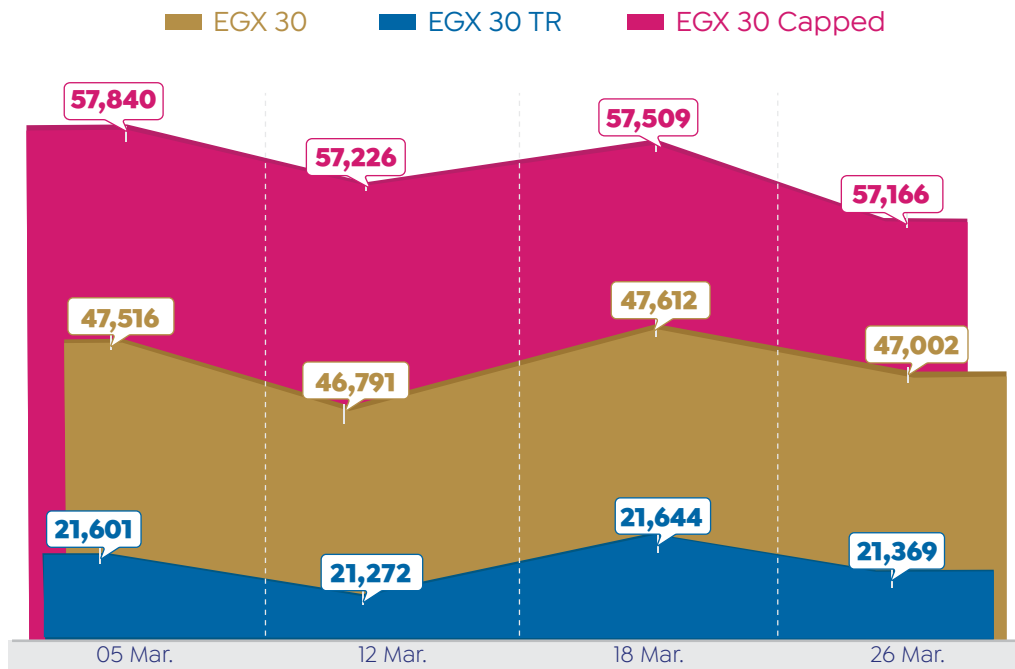
* According to Last Review Date on Apr. 03,2026

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

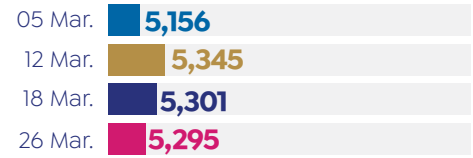
* According to Last Review Date on Oct. 10,2025

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

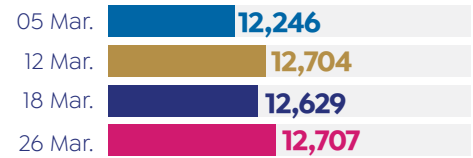
EGX INDICATORS



EGX 35 LV



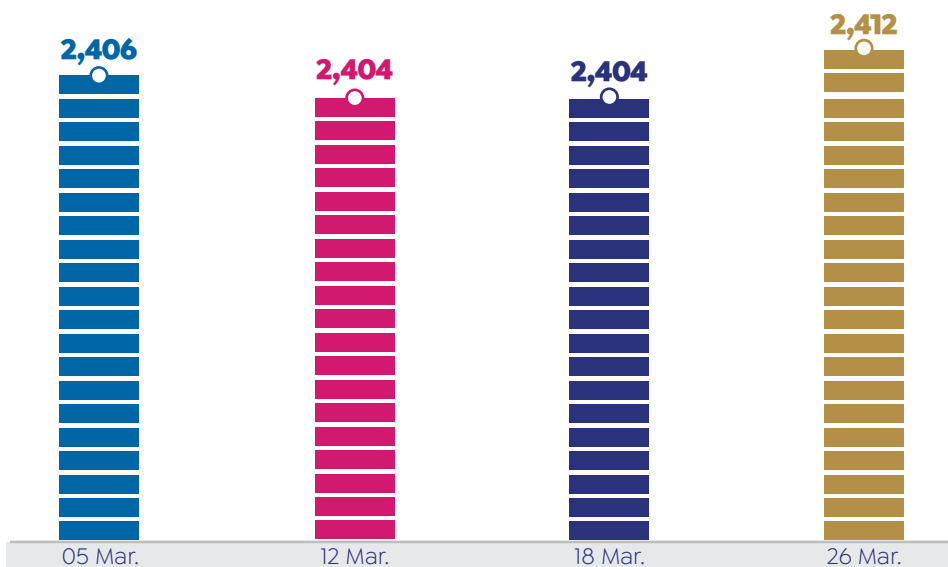
EGX 70 EWI



EGX 100 EWI



T-BOND



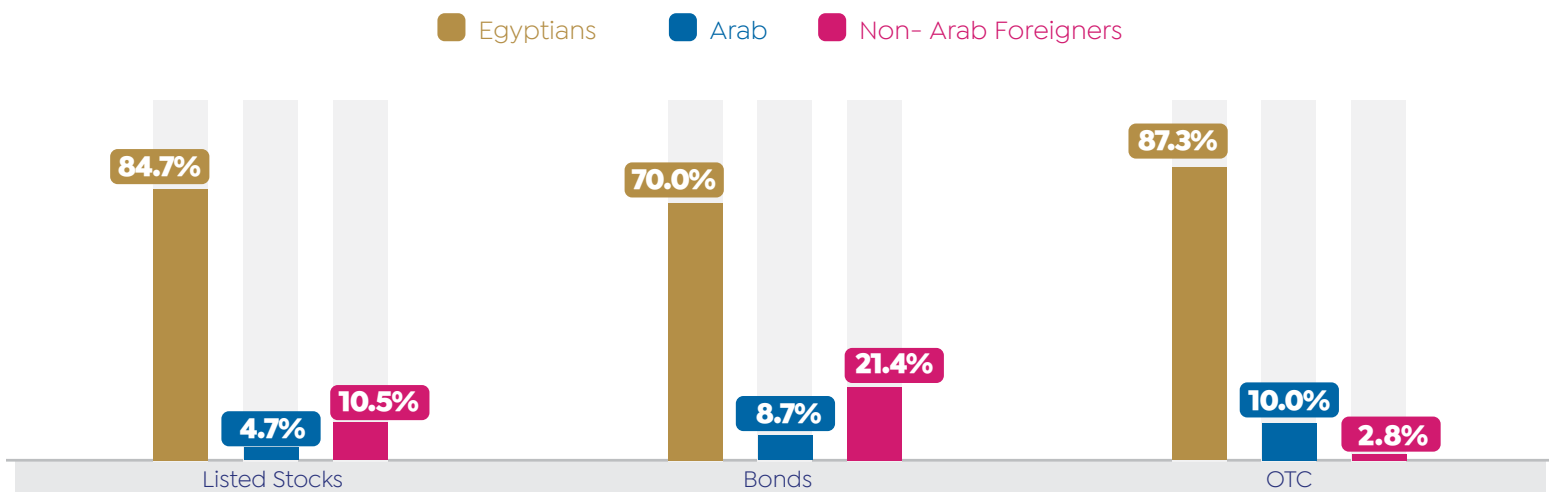
EGX 33 SHARIAH



TAMAYUZ



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

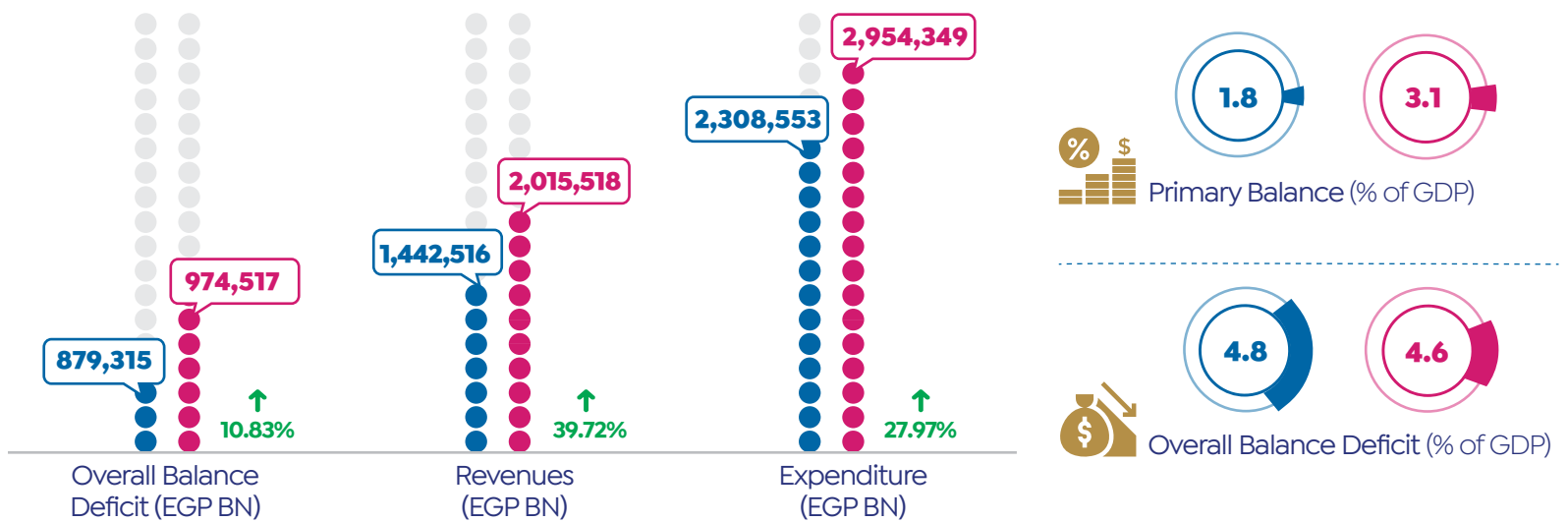


* Total Buy + Sell

Source: EGX

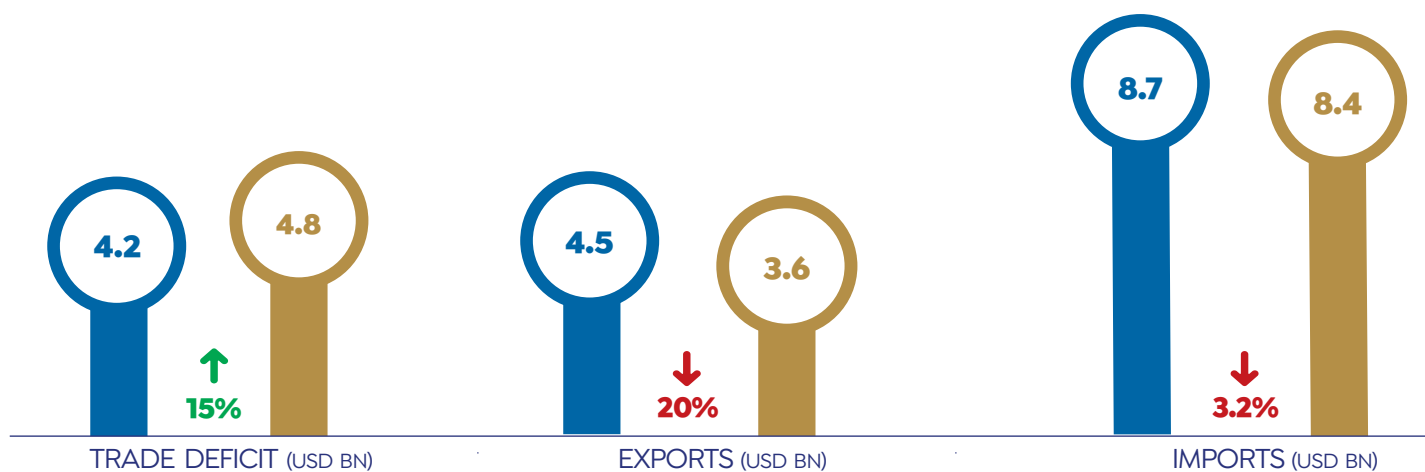
FISCAL SECTOR PERFORMANCE

Jul.-Feb. (FY 2024/25) Jul.-Feb. (FY 2025/26)

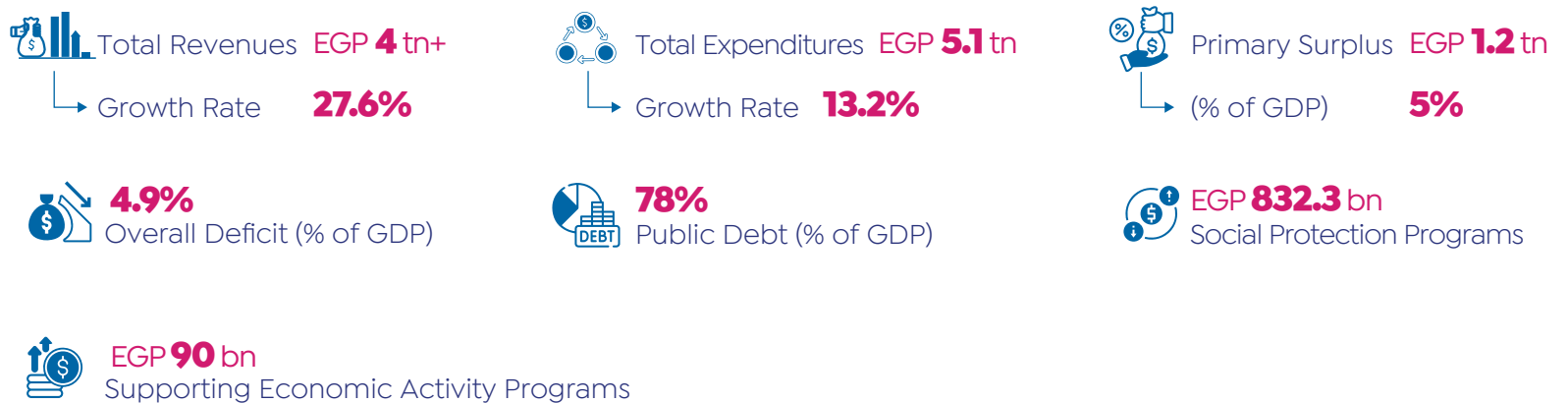


TRADE BALANCE

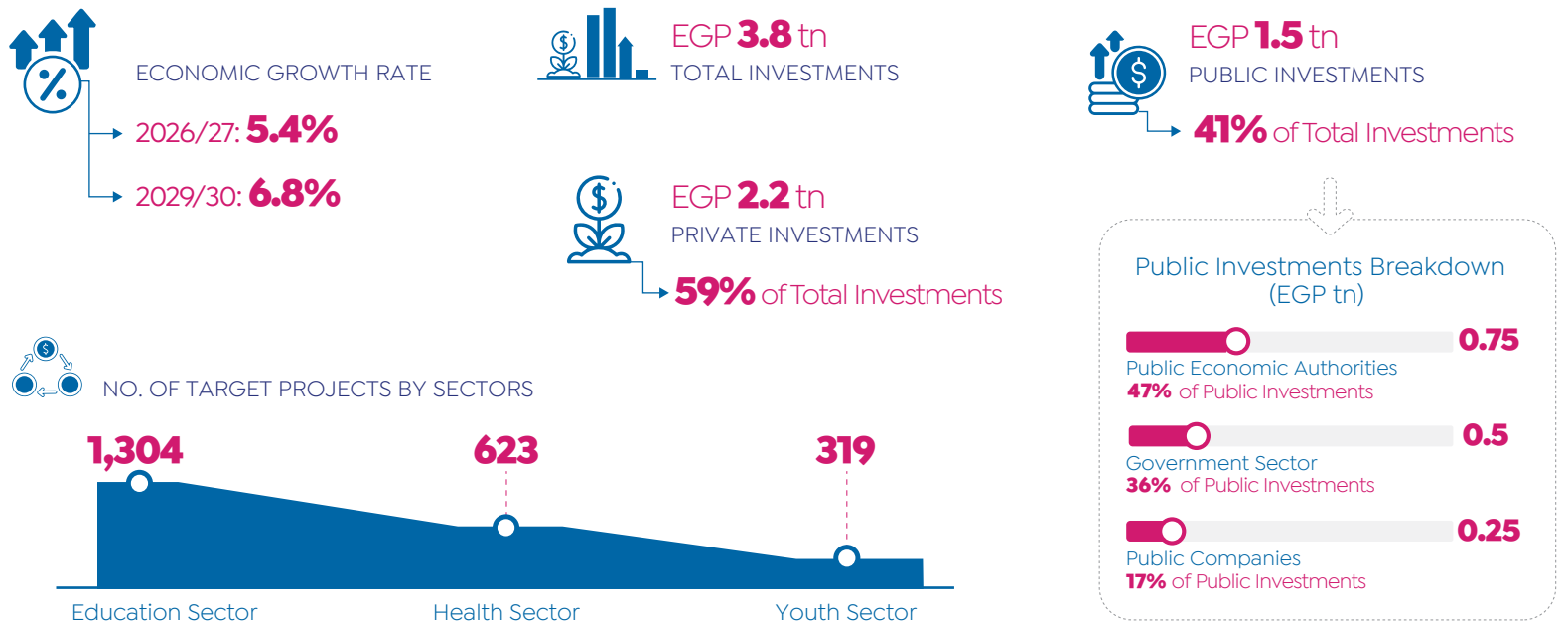
Jan. 2025 Jan. 2026



TARGETS OF PUBLIC BUDGET (FY 2026/27)



ECONOMIC & SOCIAL DEVELOPMENT PLAN (FY 2026/27)



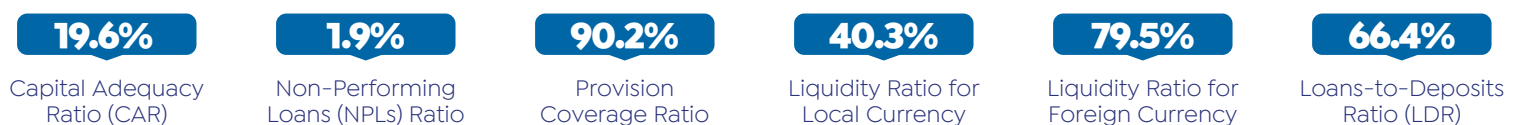
REMITTANCES OF EGYPTIANS WORKING ABROAD (USD BN)



SUEZ CANAL ECONOMIC ZONE



BANKING SECTOR PERFORMANCE IN Q4-2025



Source: MPED, Cabinet & CBE

INVESTIGATE

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