

MARKET WATCH

MAY 2025

1 MAY - 31 MAY

BY
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MOHAMED SAYED



REAL ESTATE

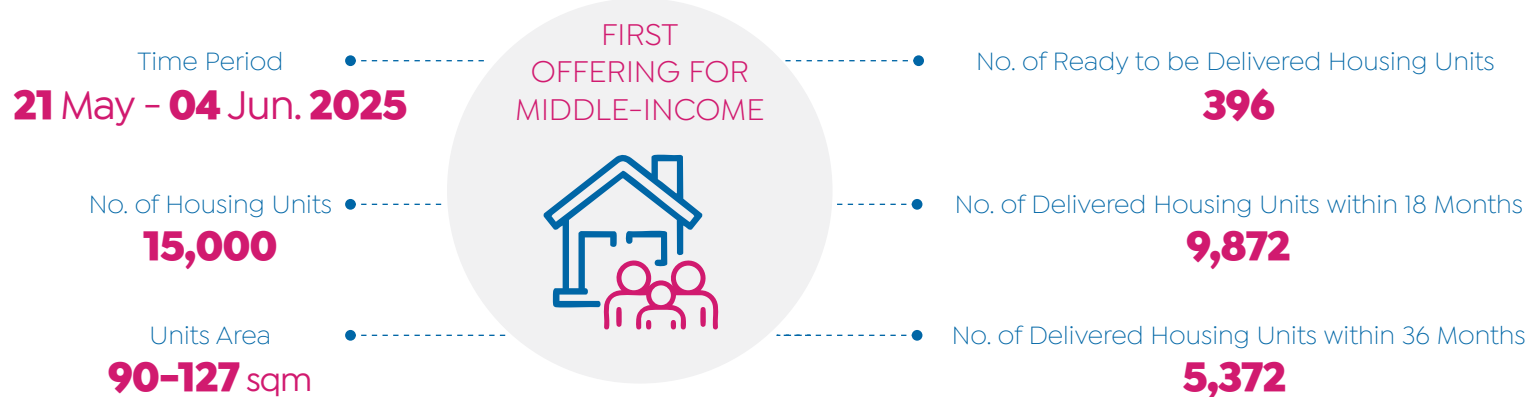
MARKET
UPDATES

01

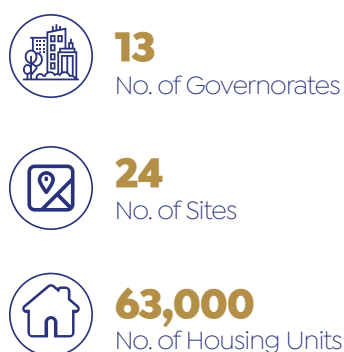
Updates 2025 REAL ESTATE MARKET

HOUSING FOR ALL EGYPTIAN INITIATIVE

"HOUSING FOR ALL EGYPTIANS 7" ANNOUNCEMENT



URBAN DEVELOPMENT OF GOVERNORATE CAPITALS AND MAJOR CITIES "DARAH PROJECT"



GHARBIA GOVERNORATE



LOCAL DEVELOPMENT PROGRAM IN UPPER EGYPT



THE GREAT TRANSFIGURATION PROJECT

MOUNTAIN HOTEL



12,900 sqm
Area

144
No. of Hotel Rooms & Suites

OLD ECO-EXTENSION



74
No. of Chalets

NEW VISITORS CENTER



3,170 sqm
Area

2
No. of Floors

Service Facilities

- Souvenir Shops
- Planetary Showcasing 3D Films
- Restaurants & Cafes
- Administrative Offices
- Pharmacy
- Park
- Lake
- Others

NEW ECO-EXTENSION



Wadi Al-Raha Area
Location

192
No. of Hotel Rooms

39,500 sqm
Area

56
No. of Hotel Suites

7
No. of Buildings

THE MOUNTAIN TOURIST RESORT PROJECT



4 (Area: **520** sqm)
No. of Villas

17 (Area: **3,660** sqm)
No. of Chalets

16 (Area: **1,500** sqm)
No. of Bazaars

ZAYTUNA DISTRICT DEVELOPMENT



21
No. of Hotel Complexes

546
No. of Hotel Units

100-230 sqm
Units Area

AL-FUSTAT HILLS PARK



Cairo Governorate
Location

AREA

FACILITIES

INVESTMENT ZONE

140,000 sqm

12 Restaurants, **4** Malls, **5** Fountains,
2 Garages, Celebration Area,
Landscape & Theatre

AL-QASABA HILL

206,000 sqm

4 Restaurants, Cinema Complex, Garage,
Administrative & Mixed-Use Building,
10 Commercial & Residential Buildings

AREA

ADVENTURE ZONE

99,000 sqm

FACILITIES

3 Service Buildings,
Kids' Areas, Utilities
Area & Landscape

HILLS ZONE

122,000 sqm

Celebration Areas,
Kids' Areas &
Others

RIVER ZONE

131,000 sqm

3 Restaurants &
Landscape Area

HERITAGE GARDENS HILL

203,000 sqm

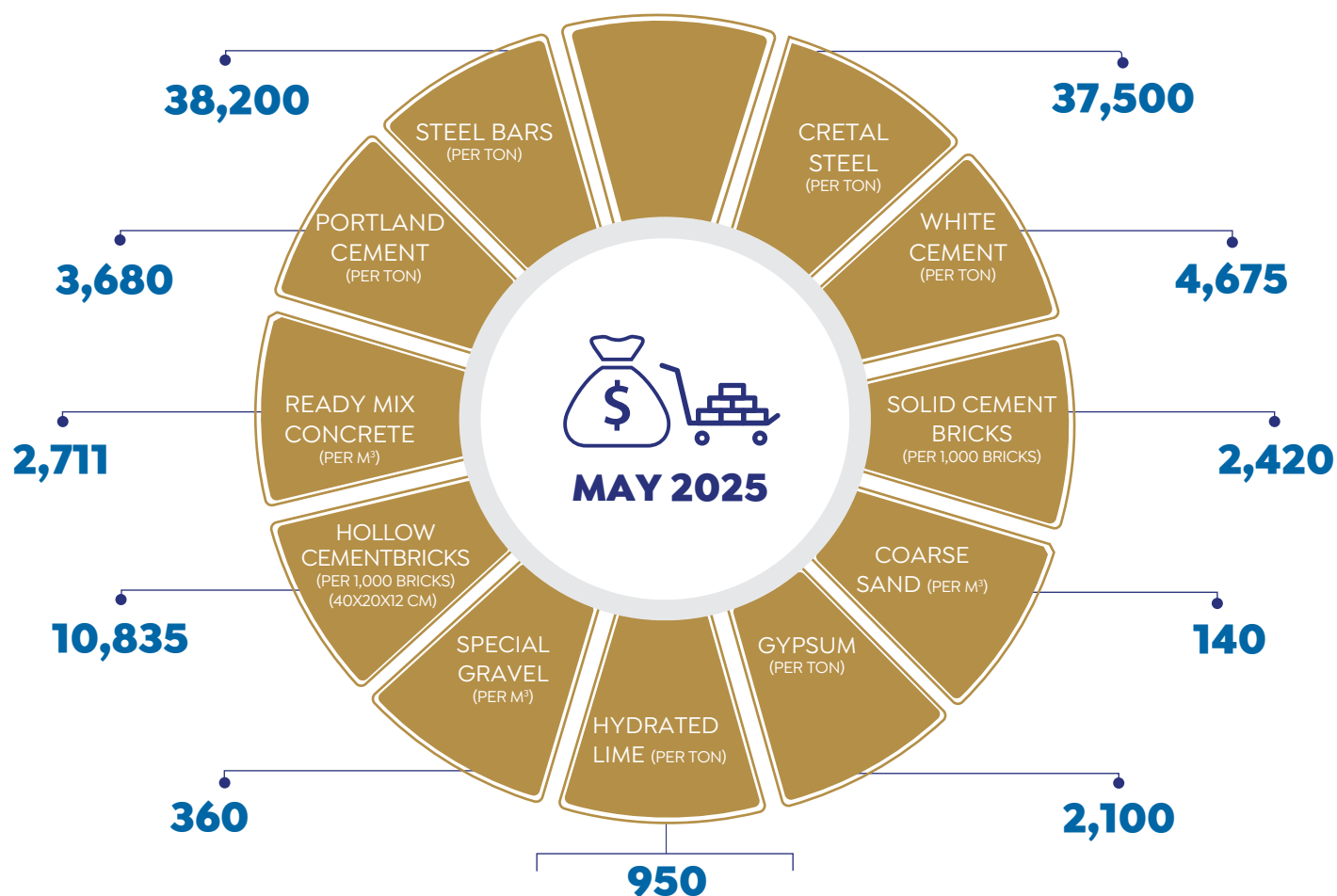
2 Visitor Buildings,
3 Restaurants & Service
Building

MARKETS ZONE

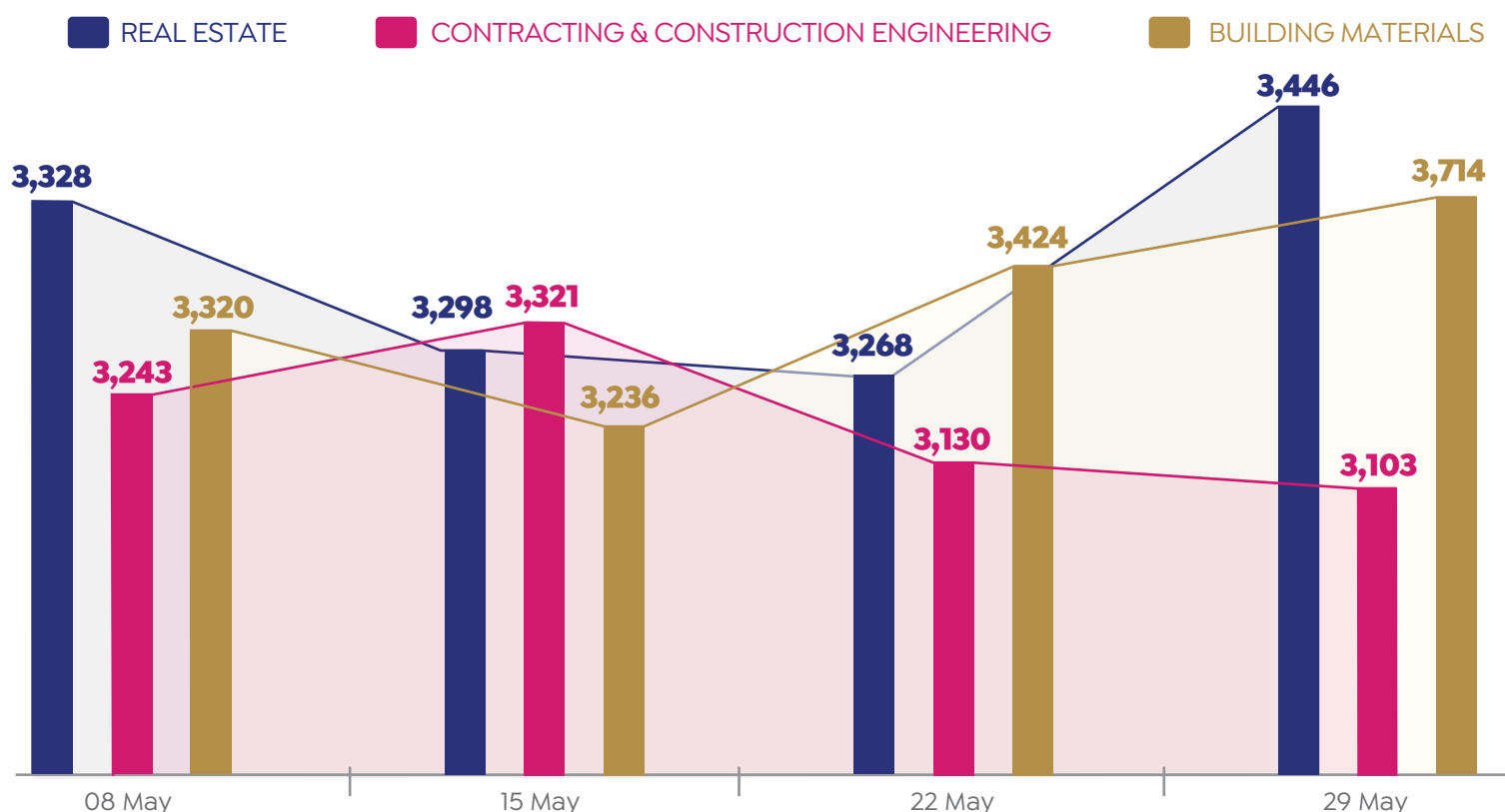
115,000 sqm

13 Shops,
6 Fountains,
Landscape & **6** Hotels

PRICES OF CONSTRUCTION MATERIALS (EGP)



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



Source: MHUC & EGX



NEW CITIES

UPDATE



NEW CITIES Updates 2025



NEW ALAMEIN

MARINA 8


243

NO. OF BUILDINGS


917

NO. OF HOUSING UNITS



COMPLETION RATE

 Buildings: **50%**
Utilities: **20%**


Chalets, Apartments & Villas

UNIT TYPES

HOUSING FOR ALL EGYPTIANS INITIATIVE


83

NO. OF BUILDINGS


1,992

NO. OF HOUSING UNITS

CAPITAL GARDENS

HOUSING FOR ALL EGYPTIANS INITIATIVE


120,186

TOTAL NO. OF HOUSING UNITS


112,818

 NO. OF HOUSING UNITS
FOR LOW-INCOME

7,368

 NO. OF HOUSING UNITS
FOR MIDDLE-INCOME

41,028

 NO. OF EXECUTED HOUSING
UNITS FOR LOW-INCOME

39

 NO. OF EXECUTED SERVICE
BUILDINGS

DIARNA "PHASE I"



West Noor City

LOCATION


12

NO. OF BUILDINGS


312

NO. OF HOUSING UNITS


104-154 sqm

UNITS AREA



Ground, 5 Upper & Penthouse Floors

NO. OF FLOORS

NEW CAIRO CITY

SAKAN MASR



Fair Zone Area
LOCATION



160
NO. OF READY TO BE
DELIVERED BUILDINGS



364
NO. OF BUILDINGS

1st Zone: **196**
2nd Zone: **149**
3rd Zone: **19**

DIARNA



34
NO. OF BUILDINGS



104-154 sqm
UNITS AREA

SHEIKH ZAYED CITY

JANNA 4



34
NO. OF BUILDINGS



816
NO. OF HOUSING UNITS



Jun. 2025
COMPLETION DATE



COMPLETION RATE

Buildings: **90%**
HardScape &
Landscape: **85%**

6TH OF OCTOBER

HOUSING FOR ALL EGYPTIANS INITIATIVE

► UPPER MIDDLE-INCOME (SABA COMPOUND)



85
NO. OF BUILDINGS



2,040
NO. OF HOUSING UNITS



100-142 sqm
UNITS AREA

10TH OF RAMADAN CITY

GREEN BUILDINGS

► REGIONAL SERVICES AREA



90
NO. OF BUILDINGS



1,842
NO. OF HOUSING UNITS



75 & 90 sqm
UNITS AREA



70%
COMPLETION RATE

▶ EL-ASHER GARDENS AREA

 **109**
NO. OF BUILDINGS

 **2,130**
NO. OF HOUSING UNITS

 **75 & 90** sqm
UNITS AREA

 **65%**
COMPLETION RATE


DIARNA "PHASE I"

 **520**
NO. OF HOUSING UNITS

 Up to **154** sqm
UNITS AREA

BADR CITY

DIARNA "PHASE I"

 The Eastern Extension
of The City, Next to Zahrat
El-Assima Project
LOCATION

 **520**
NO. OF HOUSING UNITS

 **117-154** sqm
UNITS AREA

NEW SUEZ CITY

FREE HOUSING INITIATIVE

 **86**
NO. OF BUILDINGS

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

 **90** sqm
UNITS AREA

DIARNA

 **30**
NO. OF BUILDINGS

SADAT CITY

DIARNA "PHASE I"

 El-Zohour Neighbourhood
LOCATION

 **1,196**
NO. OF HOUSING UNITS

 **104-153** sqm
UNITS AREA

GREEN BUILDINGS

 **82**
NO. OF BUILDINGS

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

WEST ASSIUT

DIARNA "PHASE I"

 **4th Neighbourhood**
LOCATION

 **754**
NO. OF HOUSING UNITS

 **104-154 sqm**
UNITS AREA

NEW SOHAG

DIARNA "PHASE I"

 **683-Acre Area**
LOCATION

 **2,548**
NO. OF HOUSING UNITS

 **104-154 sqm**
UNITS AREA

NEW BENI SUEF CITY

DIARNA "PHASE I"

 **15**
NO. OF OFFERED
BUILDINGS

 **390**
NO. OF OFFERED
HOUSING UNITS

 **Ground, 5 Upper & Penthouse Floors**
NO. OF FLOORS

The background features a blurred image of palm trees against a light sky. Overlaid on this are several large, diagonal, semi-transparent geometric shapes in shades of purple and blue, creating a modern, architectural feel.

PRIVATE REAL ESTATE PROJECTS

UPDATE



Updates 2025

PRIVATE REAL ESTATE PROJECTS



NEW RESIDENTIAL PROJECTS / 2 PROJECTS

40 SQUARE

Developer: Mint Real Estate Asset Management



New Capital (NC)
LOCATION



40 Acres
AREA



EGP 7 bn+
INVESTMENTS



1,477
NO. OF UNITS



2026
COMPLETION DATE OF PHASE I

YARDIN

Developer: Mass Developments



New Cairo
LOCATION



13 Acres+
AREA



66-330 sqm
UNITS AREA



NEW ADMINISTRATIVE PROJECTS / 1 PROJECT

NEBU

Developer: GEDICO Developments



New Capital (NC)
LOCATION



EGP 3 bn+
INITIAL INVESTMENTS



2
NO. OF BUILDINGS



2 Basements & 9 Floors
NO. OF FLOORS



Within 2 Yrs
COMPLETION DATE



85%+
SALES RATE OF PHASE I



NEW COASTAL PROJECTS / 1 PROJECT

VILLAR AL ALAMEIN

Developer: Al Diwan for Real Estate and Tourism Investment



North Coast
LOCATION



EGP 20 bn
INVESTMENTS



42 Acres
AREA



EGP 4 bn+
CONSTRUCTION COST



2,600
NO. OF UNITS



40-120 sqm
UNITS AREA



Within 3.5 Yrs
DELIVERY DATE



NEW MIXED-USE PROJECTS / 4 PROJECTS

BEING

Developer: Landmark Developments (LMD)



New Zayed
LOCATION



150 Acres
AREA



Residential & Commercial Units
UNIT TYPES



Business Hub, Gym, Wellness Areas, Spa, Library, Co-working Spaces, Kids' Areas, Cooking School, Food Court & Life Coach
FACILITIES

HIVE

Developer: EGYDEV



6th of October City
LOCATION



5,100 sqm
AREA



EGP 750 mn+
TARGET SALES



110
NO. OF UNITS



Commercial, Administrative & Medical Units
UNIT TYPES



Within 3 Yrs
DELIVERY DATE

FCC NEW CAIRO

Developer: Al-Borouj Misr Developments



5th Settlement
LOCATION



Within 30 Months
DELIVERY DATE



Starting from -> 60 sqm
UNITS AREA



Administrative & Commercial Units
UNIT TYPES

THE RESIDENCE

Developer: Salam Properties

New Cairo
LOCATION12 Acres
AREAWithin 3.5 Yrs
COMPLETION DATEResidential, Commercial & Hotel Units
UNIT TYPES

PROJECTS UNDERWAY / 17 PROJECTS

LUGANO EL GALALA

Developer: AOG Developments

Ain Sokhna
LOCATION40 Acres
AREA75-125 sqm
UNITS AREA2029
DELIVERY DATEHotels, Children's Play Area, Padel Courts, Sports
Promenade, Social Club, Mosque & Shopping Mall
FACILITIESPhase I is Sold out
CURRENT STATUS

DISTRICT 9

Developer: NEXT Developments

6th of October City
LOCATION70,000 sqm+
AREAEGP 1 bn+
INVESTMENTS27
NO. OF BUILDINGS86+
NO. OF UNITS

CAPITAL HEIGHTS 1

Developer: Safwa Urban Development

New Capital (NC)
LOCATION50 Acres
AREA2,000
NO. OF RESIDENTIAL
UNITS

CAPITAL HEIGHTS 2

Developer: Safwa Urban Development

New Capital (NC)
LOCATION57 Acres
AREA2,450
NO. OF RESIDENTIAL
UNITS

CAPITAL HUB 1

Developer: Safwa Urban Development

New Capital (NC)
LOCATION30,000 sqm
AREACommercial Units
UNIT TYPES

CAPITAL HUB 2

Developer: Safwa Urban Development

New Capital (NC)
LOCATION35,000 sqm
AREABasement, Ground & 2 Floors
NO. OF FLOORS

HIGH CITY

Developer: Safwa Urban Development

Obour City
LOCATION36 Acres
AREAPhase I is Delivered
CURRENT STATUS

SOLIE GOLF RESIDENCE

Developer: UC Developments

R8, New Capital (NC)
LOCATION26 Acres
AREAApartments & Duplexes
UNIT TYPES155 - 229 sqm
UNITS AREA

ZAT COMMUNITY

Developer: VOYA Development

New Cairo
LOCATION10 Acres
AREAWithin 3 Yrs
COMPLETION DATE

ROCK YARD

Developer: Rock Developments

Sheraton, Heliopolis
LOCATION600+
NO. OF RESIDENTIAL
UNITS

PHASE II

Starting from
-> 100 sqm
UNITS AREA2028
DELIVERY DATE

UNI TOWER 1 & 2

Developer: UC Developments

New Capital (NC)
LOCATIONEach Tower: 11,000 sqm
AREAEGP 2 bn+
INVESTMENTS11
NO. OF FLOORSCommercial, Administrative,
Medical & Hotel Units
UNIT TYPES2025
DELIVERY DATE

GRAND VALLEYS

Developer: Mountain View

Kayan City, East Cairo
LOCATION500 Acres
AREAVarious Villas
UNIT TYPESEGP 10 bn
ACHIEVED SALES

PACE MALL

Developer: Nudra Developments

Sheikh Zayed City
LOCATIONEGP 500 mn+
INVESTMENTSCommercial & Medical
Units
UNIT TYPES

NOIR

Developer: Livingyards

New Cairo
LOCATION3,137 sqm
AREAEGP 2 bn+
INVESTMENTSGround & 4 Floors
NO. OF FLOORSEGP 3 bn+
EXPECTED REVENUESEnd-2026
DELIVERY DATECommercial &
Administrative Units
UNIT TYPES80%
STRUCTURE
COMPLETION RATE

CITALIA

Developer: Valero Developments

New Obour City
LOCATION13 Acres
AREAEGP 3.2 bn
TARGET SALESPhase I is Sold out
CURRENT STATUS

FIFTH SQUARE

Developer: Al Marasem International for Urban Development

New Cairo
LOCATION158 Acres
AREA3,200
NO. OF RESIDENTIAL UNITS581
NO. OF SERVICED APARTMENTSMid-2026
COMPLETION DATE

SOLARE

Developer: Misr Italia Properties

Ras El-Hekma,
North Coast
LOCATION40 Acres
AREAEGP 10 bn
INVESTMENTSLaunching New Phase "Hilltop"
CURRENT STATUS

Source: Developers' Official Statements



ECONOMIC SNAPSHOT

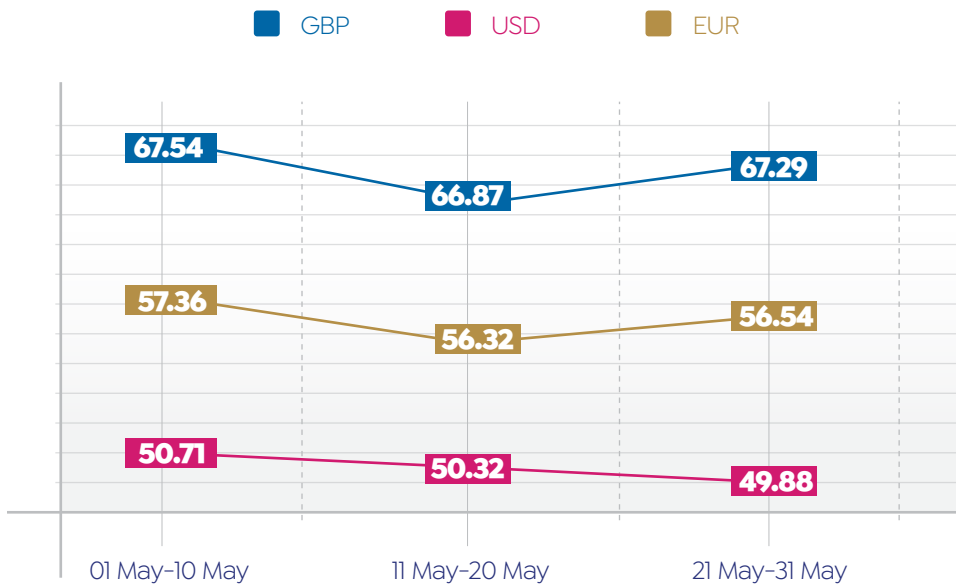


Updates 2025

ECONOMIC SNAPSHOT

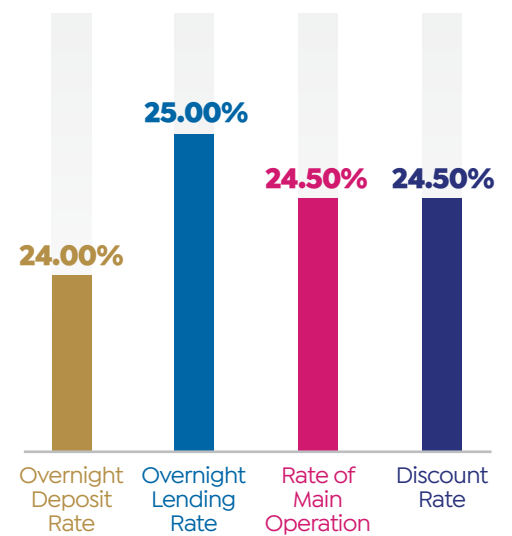


EXCHANGE RATES

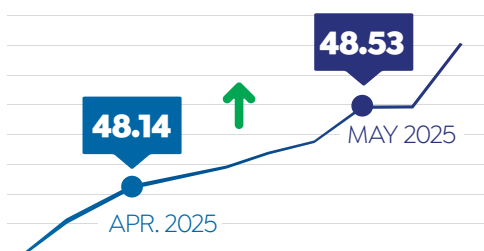


INTEREST RATES

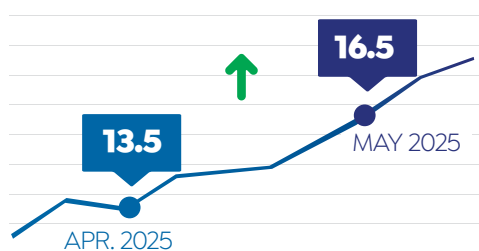
* MPC Meeting was Held on May 22, 2025



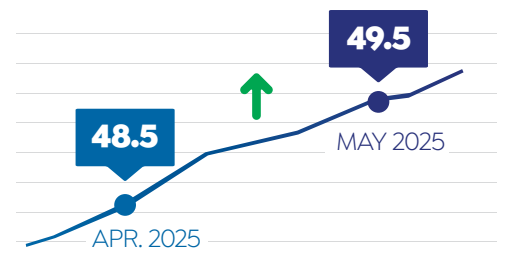
NET INTERNATIONAL RESERVES (USD BN)



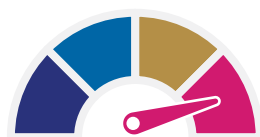
ANNUAL HEADLINE INFLATION RATE (%)



PURCHASING MANAGERS' INDEX (PMI)



EGYPT CREDIT RATING



RATING

Caa1

B-

B

MOODY'S

S&P GLOBAL

FITCH

OUTLOOK

Positive

Stable

Stable

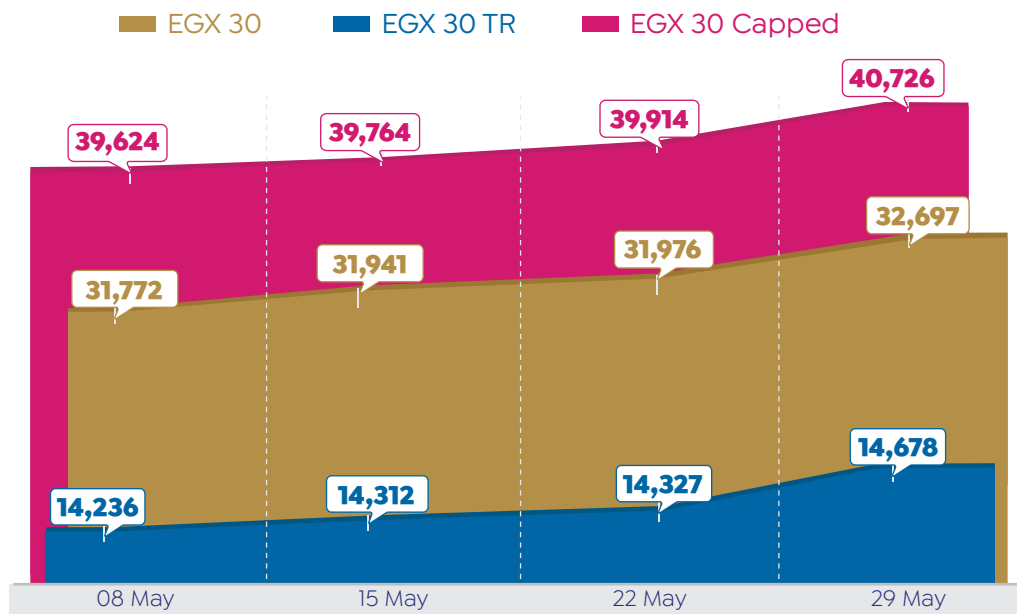
* According to Last Review Date on Feb. 19, 2025

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

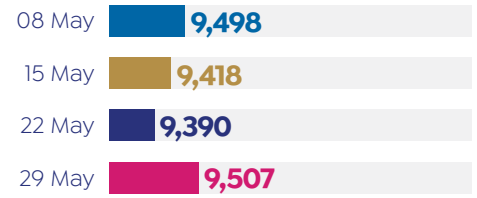
* According to Last Review Date on Apr. 11, 2025

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

EGX INDICATORS



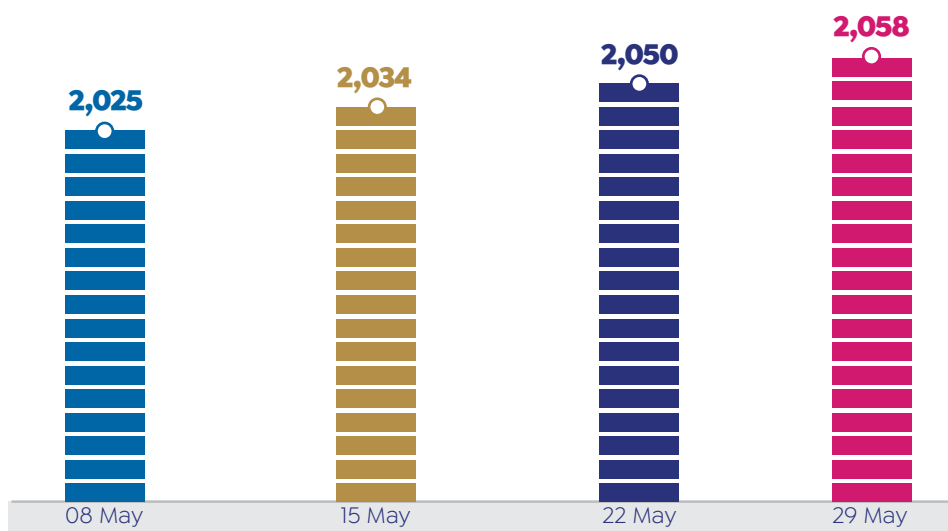
EGX 70 EWI



EGX 100 EWI



T-BOND



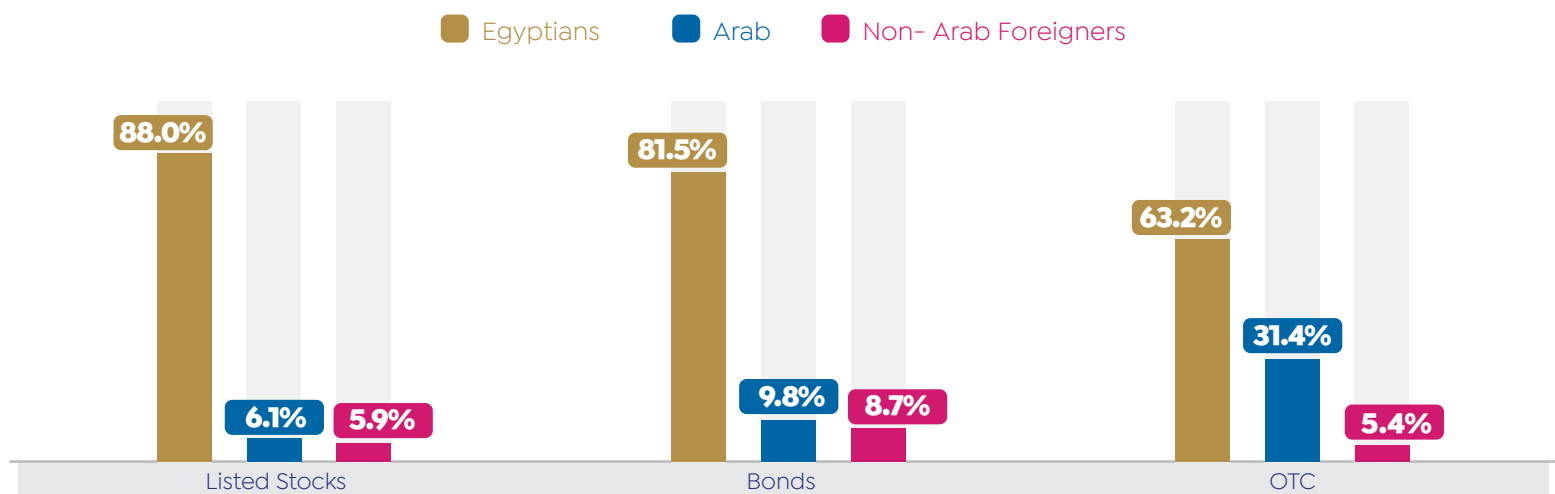
SP/EGX ESG



TAMAYUZ



TOTAL INVESTORS' TRADING ACTIVITIES BY MARKETS DURING MAY 2025 (INC. DEALS)*



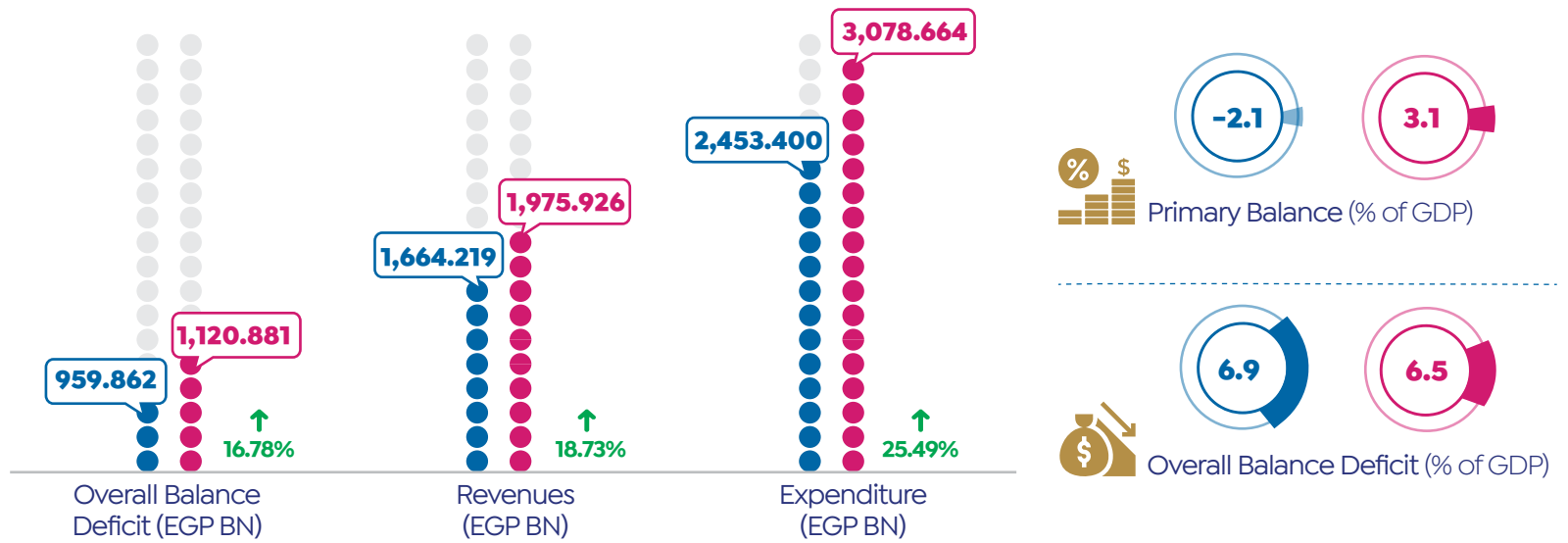
* Total Buy + Sell

Source: EGX

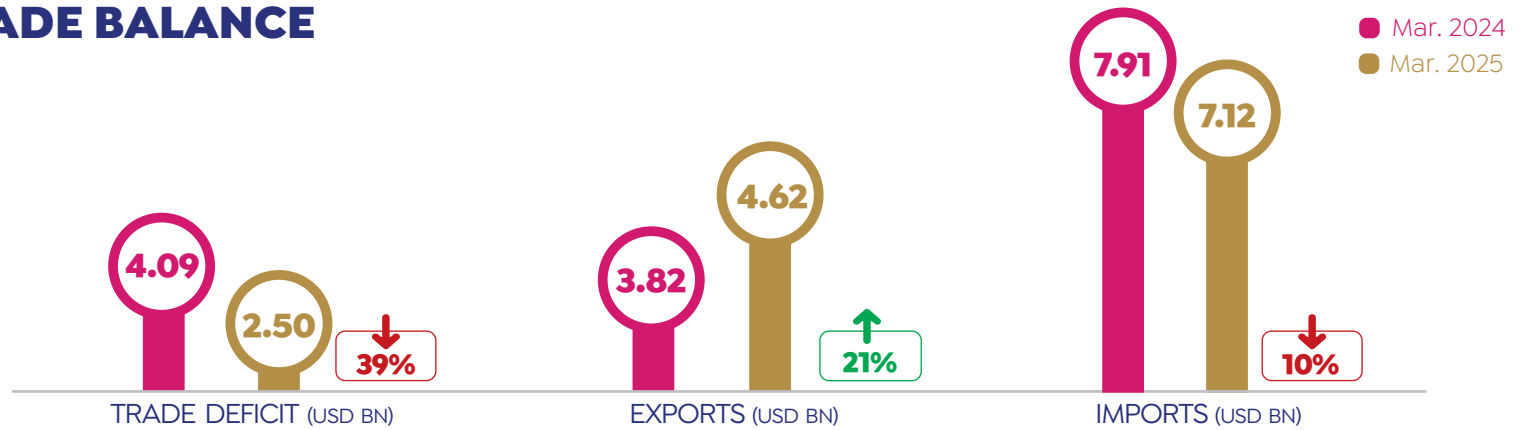
FISCAL SECTOR PERFORMANCE

Jul.-Apr. (FY 2023/24)

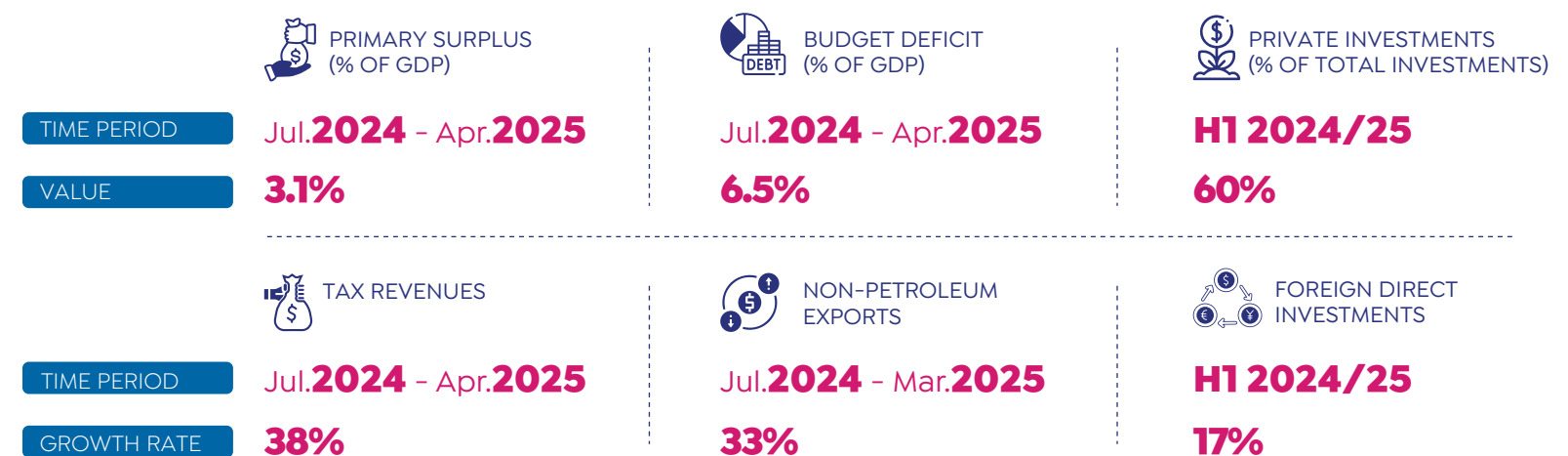
Jul.-Apr. (FY 2024/25)



TRADE BALANCE



EGYPTIAN ECONOMIC PERFORMANCE

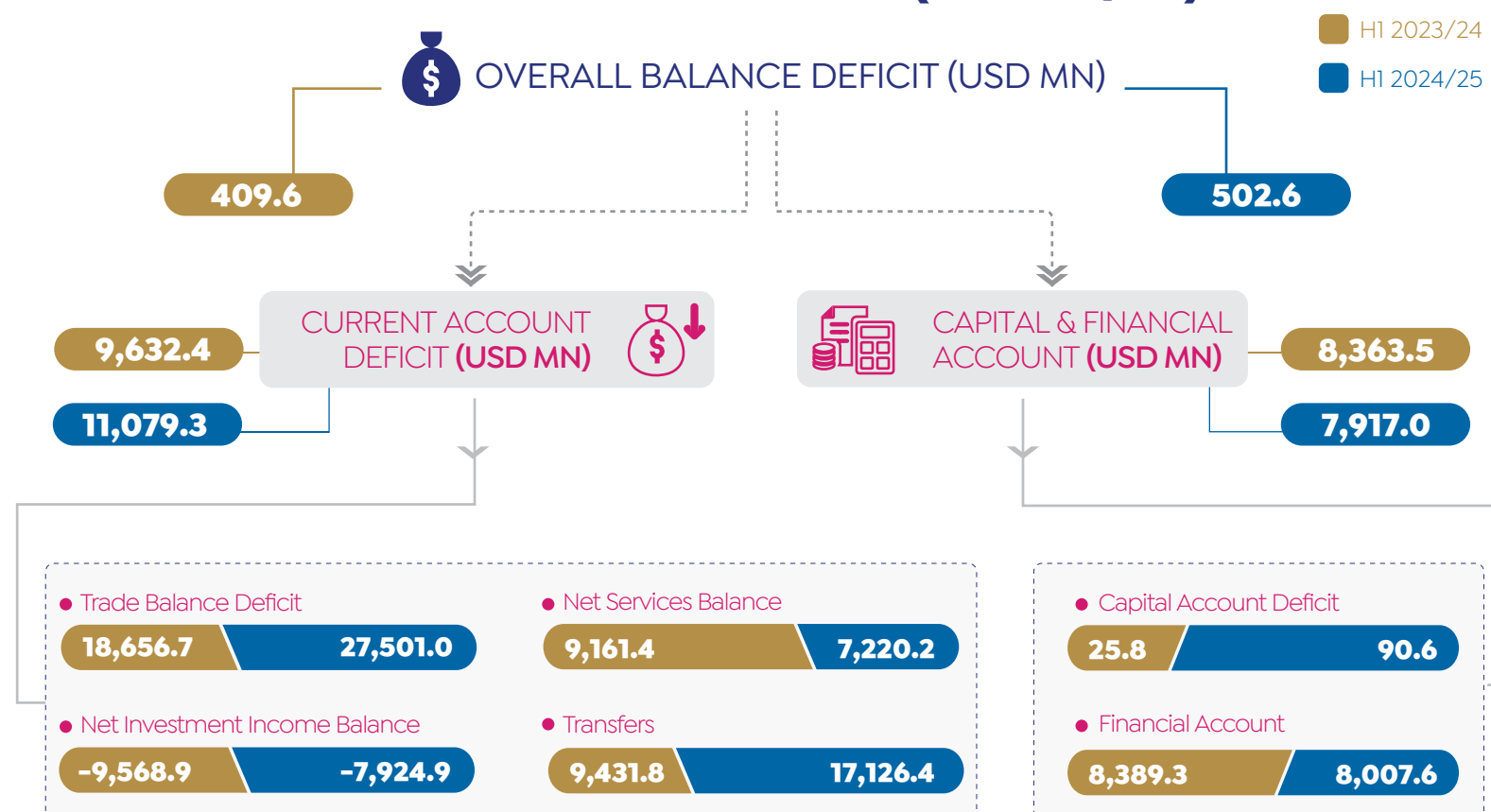


REMITTANCES OF EGYPTIANS WORKING ABROAD (USD BN)

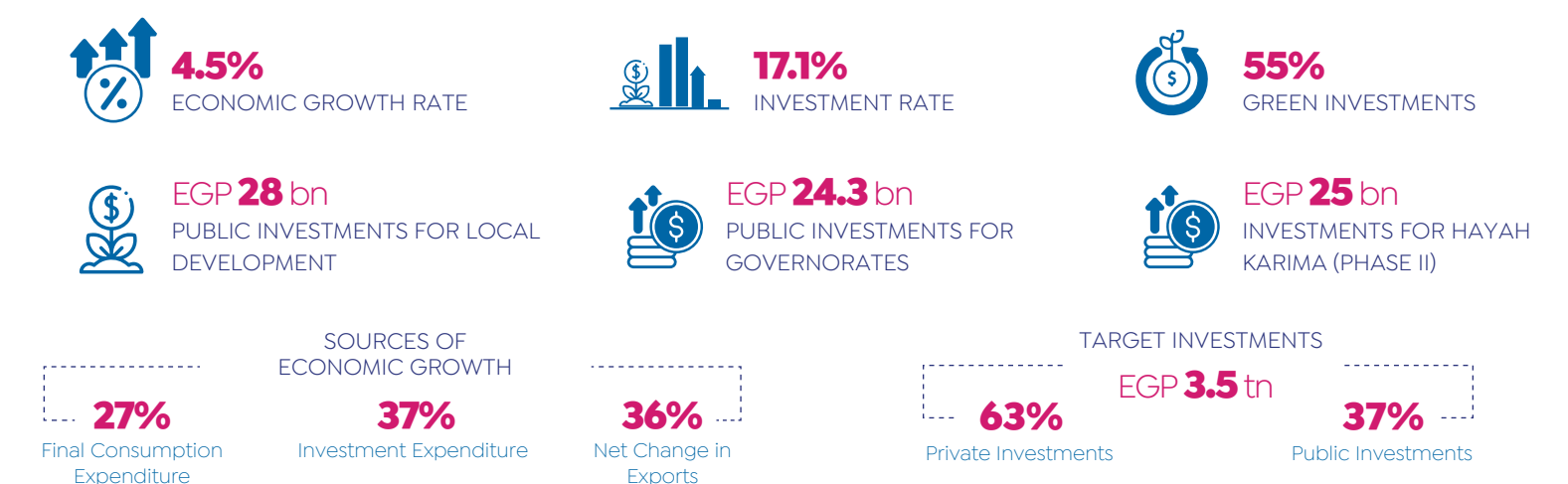


Source: CAPMAS, CBE, MOF & Cabinet

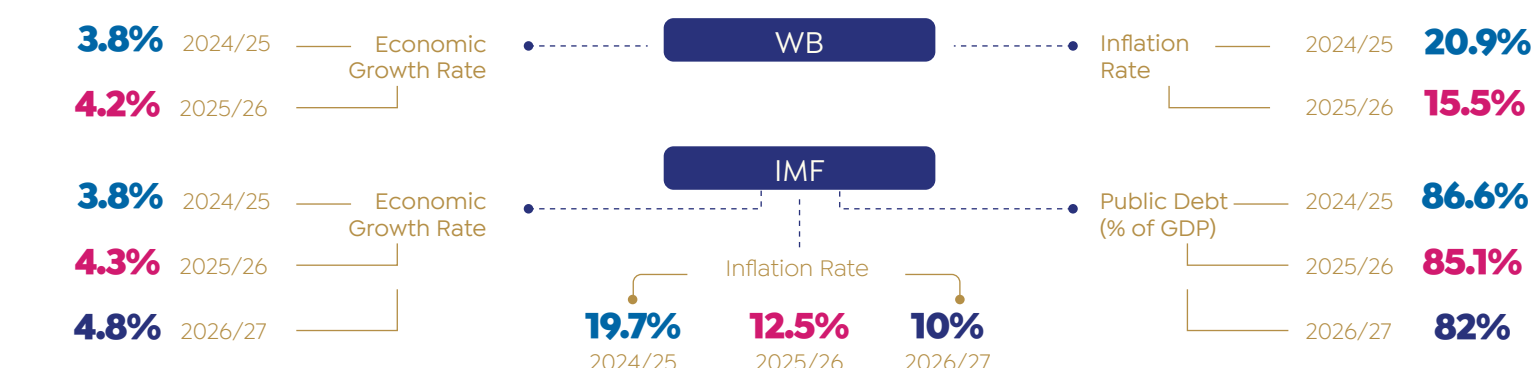
BALANCE OF PAYMENTS PERFORMANCE (H1 2024/25)



ECONOMIC & SOCIAL DEVELOPMENT PLAN (FY 2025/26)



INTERNATIONAL INSTITUTIONS' EXPECTATIONS



Source: MPED, CBE, Cabinet & MOF