



RESEARCH & ANALYSIS

# MARKET WATCH

## NOVEMBER 2025

1 NOV. - 30 NOV.

BY

YASSEN MAHMOUD  
MOHAMED SAYED  
ROLA MOUSTAFA

# REAL ESTATE

## MARKET UPDATES



Updates 2025

## REAL ESTATE MARKET



### ALAM AL-ROUM PROJECT



NUCA & Qatari Diar  
DEVELOPER



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



**4,900.99** acres  
(**20,588,235** sqm)  
AREA



Residential, Tourism &  
Leisure Units  
UNIT TYPES



Artificial Lakes, Golf Courses, International Marina, **2** Local Marinas,  
Water Treatment Plants, Hospitals, Schools, Universities &  
Government Facilities  
FACILITIES



USD **29.7** bn  
TOTAL ESTIMATED  
INVESTMENTS



FINANCIAL STRUCTURE  
Cash Payment of USD **3.5** bn, to be Transferred before The End-**2025**  
In-kind Component Valued at USD **1.8** bn in Residential Units  
**15%** of The Project's Net Profits after Full Cost Recovery for NUCA



**4,500+**  
NO. OF PROVIDED  
HOTEL ROOMS



**250,000+**  
NO. OF PROVIDED DIRECT & INDIRECT JOB OPPORTUNITIES

### HOUSING FOR ALL EGYPTIANS INITIATIVE



Source: Cabinet

## FOR LOW-INCOME



**1,038,620**  
Total No. of Housing Units



**238,000**  
No. of Underway Housing Units



**764,000**  
No. of Executed Housing Units



**36,500**  
No. of Offering Housing Units

## FOR MIDDLE-INCOME

**32,000**

Total No. of Housing Units



**22,000**

No. of Allocated Housing Units

## AL-FUSTAT HILLS PARK

Cairo Governorate  
LOCATION



**500** acres  
AREA

## INVESTMENT ZONE

AREA **131,000** sqm

FACILITIES **12** Restaurants,  
**4** Commercial Malls &  
**4** Car Garages

## MARKETS ZONE

AREA **60,000** sqm

FACILITIES **19** Shops, Parking Spaces,  
Artificial Lake, Green  
Species & Hotel

## CULTURAL ZONE

FACILITIES **4** Restaurants, Cafeterias,  
**3** Fountains & Green Spaces

## ADVENTURE ZONE

FACILITIES **3** Service Buildings,  
Kids' Areas & Others

## HILLS &amp; VALLEY ZONE

NO. OF HILLS

**3**

Al-Qasaba Hill

Heritage Gardens Hill

Excavations Hill

**47** acres  
AREA

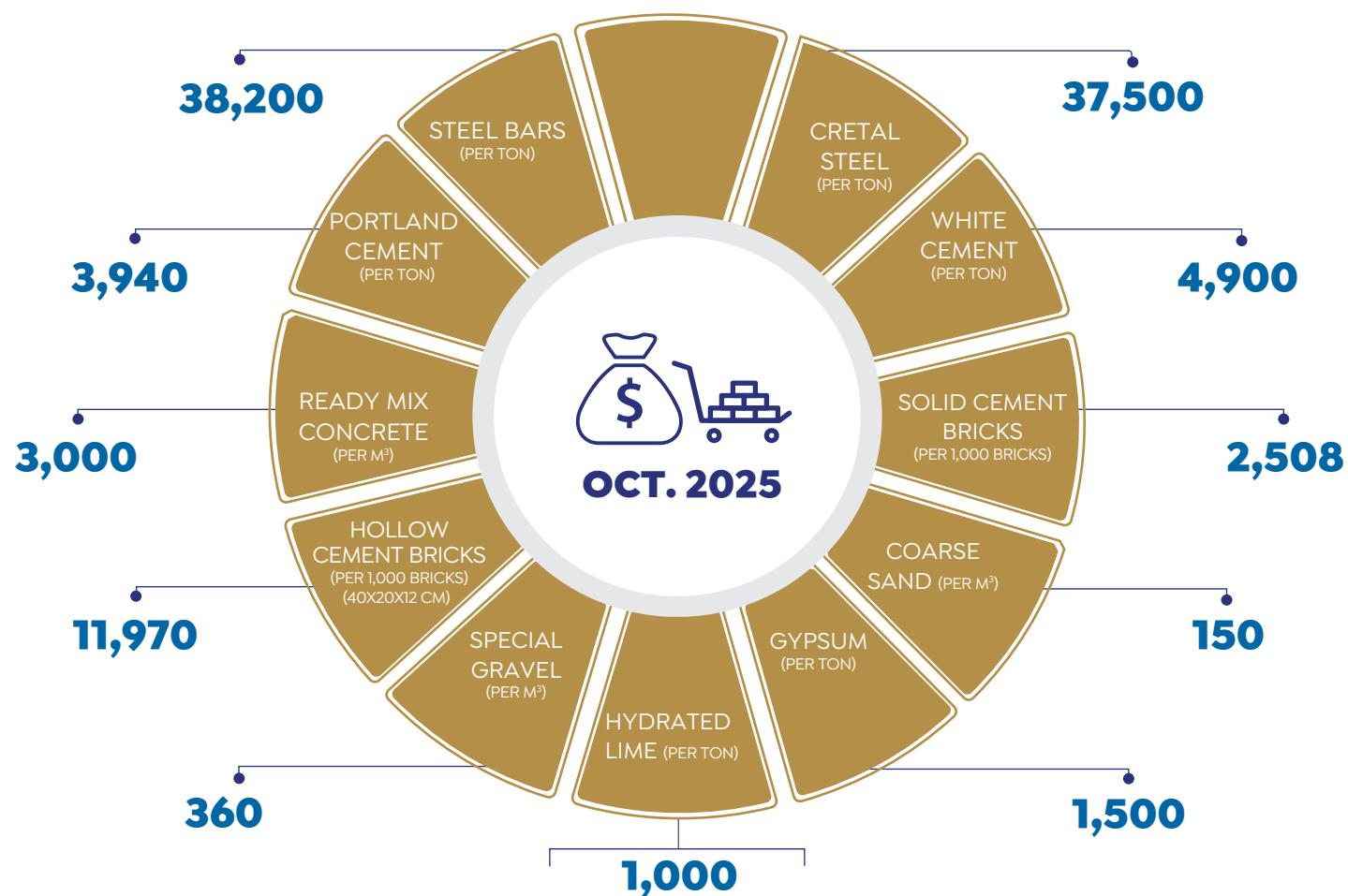
**13,000** sqm  
AREA

Terraces, Visitor Buildings,  
Restaurants, Celebration  
& Entertainment Areas

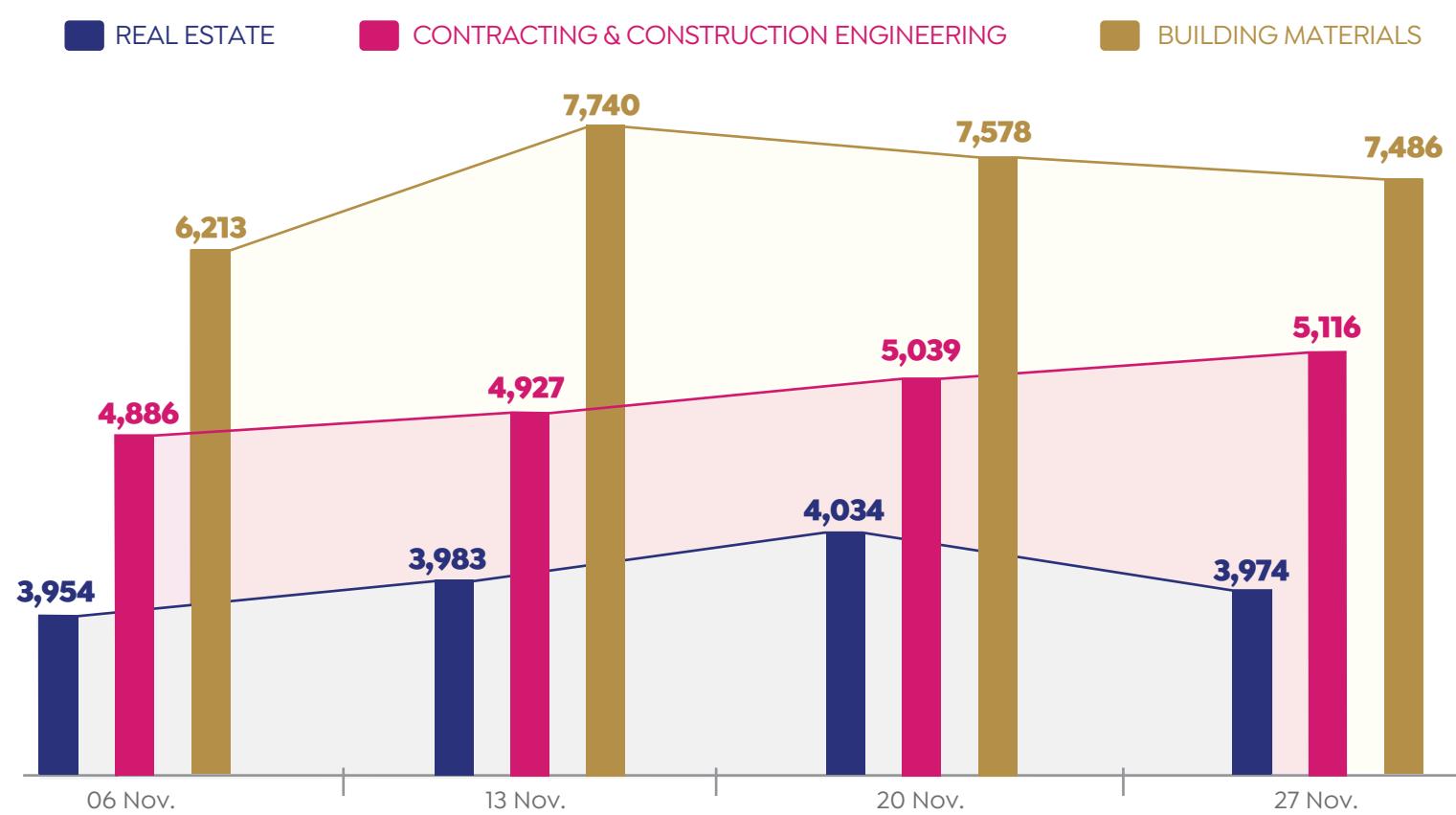
Tourist Hotel, Service Buildings, Car Parking, Artificial  
Lake, Waterfall, Pedestrian Bridge & Cafeteria

FACILITIES

## 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

#### HOUSING FOR ALL EGYPTIANS INITIATIVE

 **83**  
NO. OF BUILDINGS

 **1,992**  
NO. OF HOUSING UNITS

#### HERITAGE CITY

 **260** acres  
AREA

 **70**  
NO. OF SERVICE BUILDINGS

 Many Service Buildings  
are Operating Now  
CURRENT STATUS

#### DOWNTOWN TOWERS

 **5**  
NO. OF TOWERS

##### ► ICONIC TOWER

 **465,000** sqm  
AREA

 **250** m  
HEIGHT

 **68**  
NO. OF FLOORS

##### ► OTHER 4 TOWERS

 **320,000** sqm  
AREA

 Each Tower: **200** m  
HEIGHT

 Each Tower: **56**  
NO. OF FLOORS

#### MAZARINE

 **700** acres  
AREA

 **7,956**  
NO. OF HOUSING UNITS

 Chalets, Apartments  
& Villas  
UNIT TYPES

 **285**  
NO. OF VILLAS

 **116**  
NO. OF DELIVERED VILLAS

## MARINA 8



**179** acres  
AREA



**243**  
NO. OF BUILDINGS



**917**  
NO. OF HOUSING UNITS



Chalets & Villas  
UNIT TYPES



Underway  
CURRENT STATUS

## M8 BY THE LAKE



**1,183**  
NO. OF HOUSING UNITS



Apartments & Villas  
UNIT TYPES



Underway  
CURRENT STATUS

## CAPITAL GARDENS CITY

## HOUSING FOR ALL EGYPTIANS INITIATIVE

## ▶ FOR MIDDLE-INCOME



The 2,350-acre Area  
LOCATION



**307**  
NO. OF BUILDINGS



**7,368**  
NO. OF HOUSING UNITS

## | PHASE I



**25**  
NO. OF BUILDINGS



**600**  
NO. OF HOUSING UNITS



**100 & 120** sqm  
UNITS AREA



Under-Delivery  
CURRENT STATUS

## NEW OBOUR

## DIARNA

## ▶ FOR MIDDLE-INCOME



37<sup>th</sup> Neighbourhood  
LOCATION



**2,600** acres  
AREA



**99**  
NO. OF BUILDINGS



**2,574**  
NO. OF HOUSING UNITS

## OCTOBER GARDEN

### HOUSING FOR ALL EGYPTIANS INITIATIVE

 **810**  
NO. OF BUILDINGS

#### ► FOR MIDDLE-INCOME

##### | PHASE V (VALERA GARDENS)

 **219**  
NO. OF BUILDINGS

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

 **2026** for **71** Buildings  
DELIVERY DATE

 Each Building:  
Ground & **5** Floors  
NO. OF FLOORS

#### ► FOR LOW-INCOME

 **396**  
NO. OF BUILDINGS  
(PHASE VI)

 **146,664**  
NO. OF HOUSING UNITS

## DIARNA

#### ► FOR MIDDLE-INCOME



Downtown Area  
LOCATION



**118**  
NO. OF BUILDINGS

## 10<sup>TH</sup> OF RAMADAN

### DIARNA

#### ► FOR MIDDLE-INCOME

 7<sup>th</sup> Neighbourhood  
LOCATION

 **20**  
NO. OF BUILDINGS

 **520**  
NO. OF HOUSING UNITS

# PRIVATE REAL ESTATE PROJECTS

## UPDATE

03

Updates 2025



## PRIVATE REAL ESTATE PROJECTS



### NEW RESIDENTIAL PROJECTS

/ 7 PROJECTS

#### JINAN

Developer: Al Rashed Developments



New Sheikh Zayed City  
LOCATION



**47,000** sqm  
AREA



EGP **2** bn+  
TOTAL INVESTMENTS



Villas  
UNIT TYPES



**10** Luxurious Palaces, Five-Star Hotel, Business Hub,  
World-Class Meeting Hall & Electric Vehicle Charging  
Stations  
FACILITIES

#### DEFAF

Developer: DIG



R8, New Capital (NC)  
LOCATION



**21** acres  
(**90,000** sqm)  
AREA



EGP **1.5** bn  
TARGET SALES



**1,000**  
NO. OF RESIDENTIAL UNITS



**2026**  
CONSTRUCTION DATE

#### NEW PROJECT (NAME: N/A)

Developer: Emaar Misr &amp; Dallah AlBaraka Group



Katameya, New Cairo  
LOCATION



**380** acres  
AREA



EGP **78** bn  
(USD **1.6** bn)  
INVESTMENTS



EGP **117** bn  
(USD **2.44** bn)  
EXPECTED RETURNS

#### VERT

Developer: Palmier Developments



New Sheikh Zayed  
City  
LOCATION



**30** acres  
(**126,000** sqm)  
AREA



**53,300** sqm  
BUA

#### KAÏA

Developer: Guira Developments



Sheikh Zayed  
LOCATION



**38,400** sqm  
AREA



One-Bedroom Homes & Penthouses  
UNIT TYPES

Source: Developers' Official Statements

## VIRA

Developer: Top Kapi Developments



Downtown, October  
Gardens  
LOCATION



**34,000** sqm+  
AREA



**420**  
NO. OF RESIDENTIAL UNITS



EGP **1.1** bn  
EXPECTED SALES OF PHASE I



**2026**  
CONSTRUCTION DATE



Within **3** Yrs of Signing  
Contracts  
DELIVERY DATE

## GÜZEL CITY

Developer: Meamar Al Moez



New Sadat City  
LOCATION



**100,000** sqm  
AREA



**1,000**  
NO. OF RESIDENTIAL UNITS

Phase I: **250**



EGP **5** bn  
TOTAL INVESTMENTS



Social Club, Clubhouse, Retail Mall, Restaurants, Hospital,  
Nursery, Mosque, Boutique Hotel & Hotel-Style Serviced Studios  
FACILITIES



**200**  
NO. OF COMMERCIAL UNITS



## NEW MIXED-USE PROJECTS / 8 PROJECTS

## WESTVILLE

Developer: BINBAZ Developments



West Cairo  
LOCATION



**21** acres  
AREA



Residential, Commercial  
& Administrative Units  
UNIT TYPES



Studios, One-Three  
Bedroom Apartments &  
Serviced Apartments  
RESIDENTIAL UNIT TYPES



**53-171** sqm  
UNITS AREA



Ground & **3** Floors  
NO. OF FLOORS



Mid-**2026**  
CONSTRUCTION DATE



Within **3** Yrs  
DELIVERY DATE

## TERRACE PLAZA – CLINICS

Developer: Housing & Development Properties (HDP)



## O9 {O/NINE}

Developer: Miqaat for Urban Development



## RATIO

Developer: Grit Properties



## HORUS PLAZA

Developer: Three Corners Developments



## 33WEST

Developer: KUD Development



## DAMORA N5 MALL

Developer: Damora Developments



## KOR

Developer: Arabia Developments



Financial & Business District, New Capital (NC)  
LOCATION



Residential, Commercial, Administrative & Hotel Units  
UNIT TYPES



3,500  
NO. OF UNITS



110,000 sqm+  
AREA



7  
NO. OF TOWERS



2029  
DELIVERY DATE OF PHASE I



EGP 30 bn  
TOTAL INVESTMENTS



Each Tower: 21  
NO. OF FLOORS



## PROJECTS UNDERWAY

/ 27 PROJECTS

## CENTRAL

Developer: Saudi Egyptian Developers



New Cairo  
LOCATION



160,000 sqm  
BUA



10  
NO. OF BUILDINGS



Commercial &  
Administrative Units  
UNIT TYPES



Nov. 2025  
CONSTRUCTION DATE

## GREEN CITY

Developer: Tesla Developments



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



12 acres  
AREA



70%  
COMPLETION RATE

## TALALA

Developer: Madinet Masr



New Heliopolis  
LOCATION



491.41 acres  
AREA



EGP 90 bn  
TOTAL INVESTMENTS



EGP 202 bn  
EXPECTED SALES

## SOLANA WEST

Developer: Ora Developers Egypt



New Zayed, West Cairo  
LOCATION



316 acres  
AREA



Sports Arena, Clubhouse,  
Spa, Business Center,  
Green Spaces, Restaurants,  
Cafés & Others  
FACILITIES

## NYOUM ASSIUT

Developer: Arab Developers Holding



New Nasser City,  
West Assiut  
LOCATION



**91.5** acres  
AREA



EGP **440** mn  
INVESTMENTS



Apartments & Villas  
RESIDENTIAL UNIT TYPES



Hotel, Artificial Lakes, Landscaped Areas &  
Mixed-Use Facilities  
FACILITIES

### ► PHASE I



**79**  
NO. OF VILLAS



**80**  
NO. OF APARTMENTS



**90%**  
CONSTRUCTION COMPLETION RATE

## TAVIRA BAY

Developer: El Waad Red Sea Real Estate Development & Tourism Company



Ras Sudr  
LOCATION



**115** acres  
AREA



Chalets & Standalone  
Villas  
UNIT TYPES



Phase II Marketing  
is Completed  
CURRENT STATUS

## PARK YARD 1

Developer: Capital Hills Developments



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



Commercial,  
Administrative &  
Medical Units  
UNIT TYPES



CURRENT STATUS  
Construction Work is Completed  
Starting to Deliver Units

## NAJMA WALK

Developer: Jnoub Koronfil Developments



New Cairo  
LOCATION



**12,000** sqm  
AREA



Commercial,  
Administrative,  
Medical & Hotel Units  
UNIT TYPES

## ÈLM TREE

Developer: ÈLM Developments



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



**58** acres  
AREA



Residential, Commercial & Administrative Units  
UNIT TYPES



Apartments & Duplexes  
RESIDENTIAL UNIT TYPES



Social Club, Swimming Pool, Padel Court, Football Field & Children's Area  
FACILITIES

## POINT 9

Developer: Capital Hills Developments



Downtown, New Capital  
LOCATION



Commercial, Adminis-  
trative & Medical Units  
UNIT TYPES



Concrete Structures & Internal Divisions are Completed  
CURRENT STATUS

## WIN PLAZA 1

Developer: Capital Hills Developments



October Gardens  
LOCATION



17,700 sqm  
AREA



Commercial, Administrative, Medical & Entertainment Units  
UNIT TYPES



Structural & Internal Layout Works are Completed  
CURRENT STATUS

## RI8

Developer: ERG Developments



R8, New Capital (NC)  
LOCATION



Apartments & Duplexes  
UNIT TYPES



138-227 sqm  
UNITS AREA



Social Club, Children's Areas,  
Jogging & Cycling Tracks,  
Shopping & Entertainment  
Zones  
FACILITIES



2027  
DELIVERY DATE

## KAI SOKHNA

Developer: Misr Italia Properties



Ain Sokhna  
LOCATION



EGP 4.6 bn  
TOTAL INVESTMENTS

## CAN LIMON (PHASE II)



EGP 1.3 bn  
INVESTMENTS



145  
NO. OF SERVICED  
RESIDENCES



80%  
CONSTRUCTION  
COMPLETION RATE



Within 1.5 Yrs  
DELIVERY DATE



2027  
COMPLETION DATE

## AZALIA

Developer: EBNY Developments



New Sohag City  
LOCATION



36.5 acres (153,000 sqm)  
AREA



Residential, Com-  
mercial, Adminis-  
trative & Hotel Units  
UNIT TYPES



Standalone Villas, Twin  
Houses, Townhouses &  
Family Homes  
RESIDENTIAL UNIT TYPES

## LA VITA 2

Developer: La Vita Development



North Coast  
LOCATION



160  
NO. OF UNITS



50-90 sqm  
UNITS AREA



Summer 2026  
DELIVERY DATE

## AZALIA MALL



7.2 acres  
(30,000 sqm)  
AREA



Ground & 2 Floors  
NO. OF FLOORS

Source: Developers' Official Statements

## NEBU BUSINESS COURT COMPLEX

Developer: GEDICO Developments



New Capital (NC)  
LOCATION



EGP 3 bn+  
TOTAL INVESTMENTS



2  
NO. OF TOWERS



Each Tower: 2 Basements  
& 9 Floors  
NO. OF FLOORS

## SCENES

Developer: Tatweer Misr



Mostakbal City  
LOCATION



85 acres  
AREA



Standalone Villas, Twin  
Houses & Townhouses  
UNIT TYPES



1,000+  
NO. OF RESIDENTIAL UNITS



Retail & Commercial Areas, Entertainment Zones, Children's  
Spaces, Clubhouse, Community Center & Others  
FACILITIES



Phase II is Sold out  
CURRENT STATUS

## SOLARE

Developer: Misr Italia Properties



Ras El-Hekma,  
North Coast  
LOCATION



386 acres  
AREA



EGP 30 bn  
TOTAL INVESTMENTS

## ▶ CIELO



13,254 sqm  
BAU



76  
NO. OF TOWNHUSES



EGP 1.2 bn  
TOTAL INVESTMENTS

## LA VITA 4

Developer: La Vita Development



North Coast  
LOCATION



6 acres  
AREA



Swimming Pools,  
Children's Areas, Gym,  
Mosque, Aqua Park,  
Artificial Waterfalls & Others  
FACILITIES



2027  
DELIVERY DATE



45%  
CONSTRUCTION  
COMPLETION RATE



75%  
SALES RATE

## FOUKA BAY

Developer: Tatweer Misr



Ras El-Hekma,  
North Coast  
LOCATION



1,750  
NO. OF EXECUTED UNITS



1,450+  
NO. OF DELIVERED UNITS

## BLOOMFIELDS

Developer: Tatweer Misr



Mostakbal City  
LOCATION



3,350  
NO. OF UNDERWAY UNITS



1,450  
NO. OF DELIVERED UNITS

## IL MONTE GALALA

Developer: Tatweer Misr

Galala Mountains,  
Red Sea  
LOCATION**2,850**  
NO. OF EXECUTED UNITS**2,100+**  
NO. OF DELIVERED UNITS

## GAIA

Developer: Al Ahly Sabbour Developments

Ras El-Hekma,  
North Coast  
LOCATIONNO. OF UNITS  
Phase I: **922**  
Phase II: **107**All Units of Phase I  
are Delivered  
CURRENT STATUSSummer **2026**  
DELIVERY DATE  
OF PHASE II

## ► PHASE III

**53** acres  
AREA**101**  
NO. OF BUILDINGS**750**  
NO. OF UNITS

## CRCL

Developer: C Developments

**5,000** sqm  
AREAGround & **3** Floors  
NO. OF FLOORSUNITS AREA  
Commercial Units: Starting from → **13** sqm  
Clinics: Starting from → **35** sqm  
Offices: Starting from → **20** sqmIndependent Administrative & Medical Buildings,  
Pharmacy, Hypermarket & Designated F&B Zone  
FACILITIESLaunching New Phase  
CURRENT STATUS

## SUMMER

Developer: Al Ahly Sabbour Developments

Kilo 246, Sidi Heneish  
LOCATION

## ► PHASE I

**27** acres  
AREA**90**  
NO. OF BUILDINGS**130**  
NO. OF RESIDENTIAL UNITS

## KEEVA

Developer: Al Ahly Sabbour Developments

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

## ► PHASE II

**68**  
NO. OF BUILDINGS**213**  
NO. OF RESIDENTIAL UNITS

## VILLAGIO

Developer: MODON Developments

6<sup>th</sup> of October City  
LOCATION**40** acres  
AREAServiced Apartments  
& Villas  
UNIT TYPESPhase I is Completed  
CURRENT STATUS

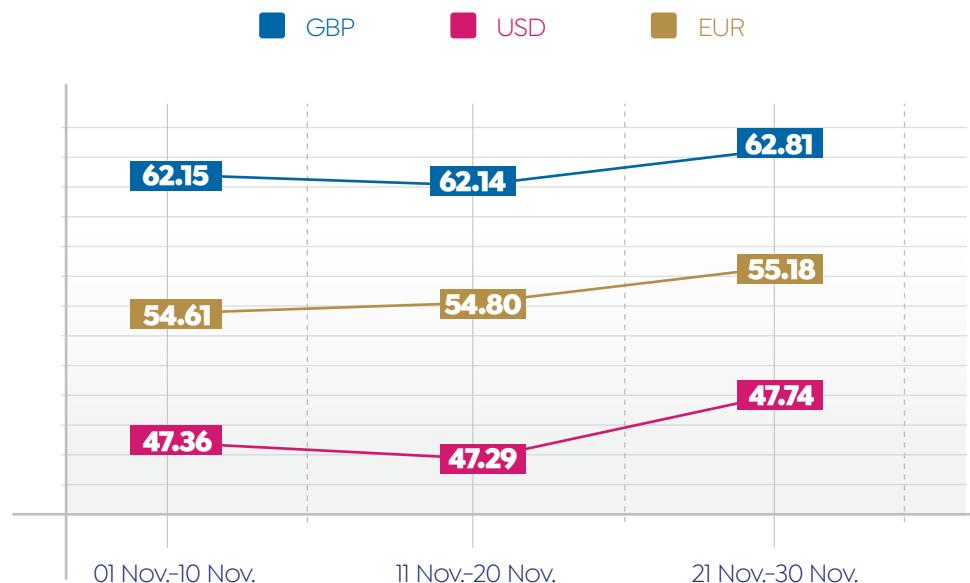
# ECONOMIC SNAPSHOT

04

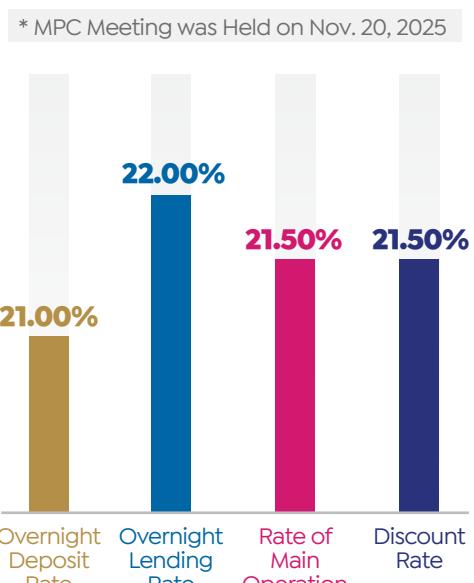
## Updates 2025

# ECONOMIC SNAPSHOT

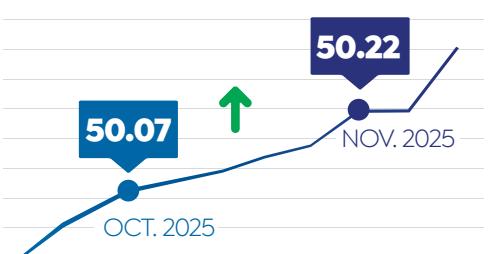
### EXCHANGE RATES



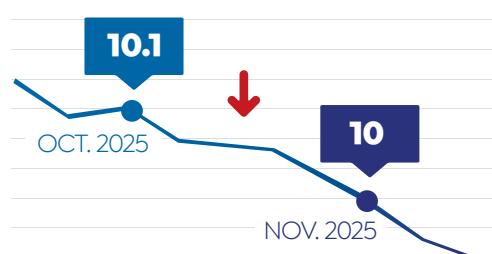
### INTEREST RATES



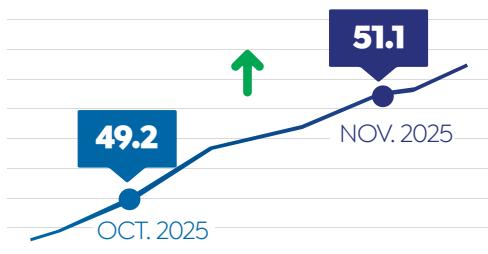
### NET INTERNATIONAL RESERVES (USD BN)



### ANNUAL HEADLINE INFLATION RATE (%)



### PURCHASING MANAGERS' INDEX (PMI)



### EGYPT CREDIT RATING



RATING

Caa1

MOODY'S

OUTLOOK

Positive

B

S&amp;P GLOBAL

B

FITCH

Stable

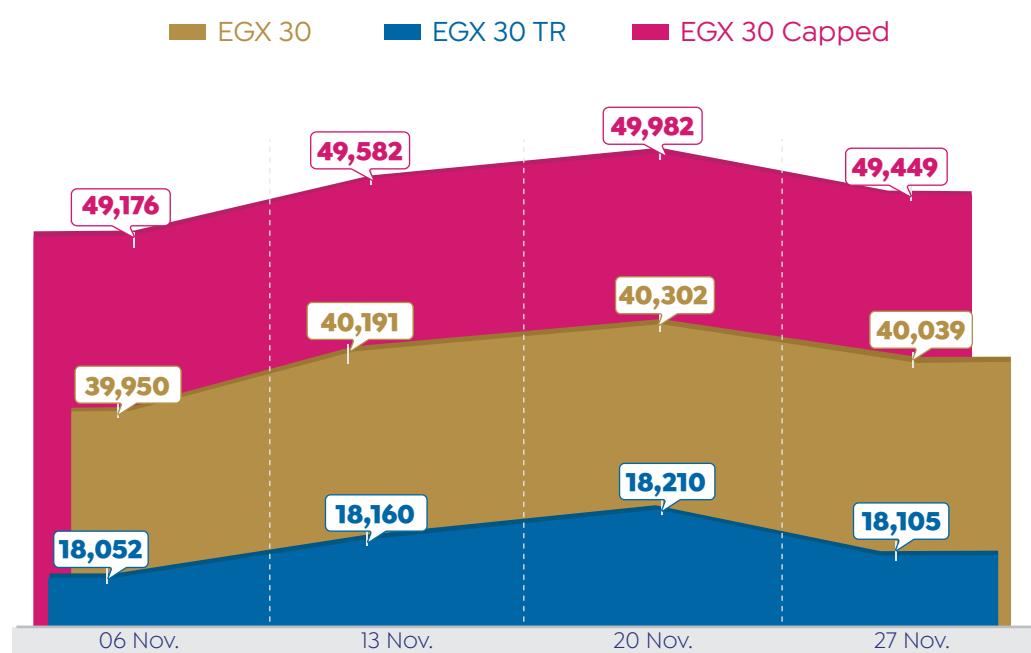
Stable

\* 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

## EGX INDICATORS



### EGX 35 LV

06 Nov.	4,369
13 Nov.	4,420
20 Nov.	4,495
27 Nov.	4,448

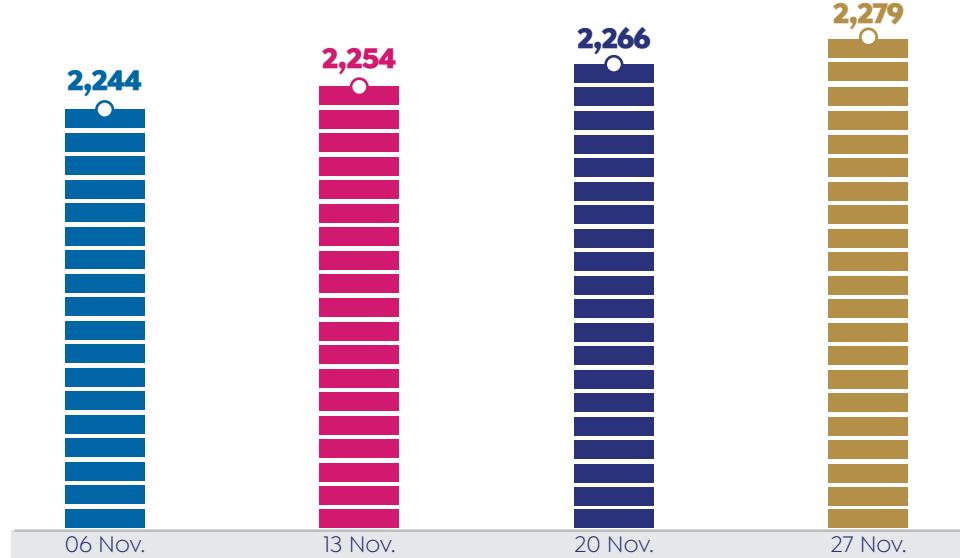
### EGX 70 EWI

06 Nov.	12,082
13 Nov.	12,147
20 Nov.	12,301
27 Nov.	12,244

### EGX 100 EWI

06 Nov.	15,990
13 Nov.	16,159
20 Nov.	16,293
27 Nov.	16,223

## T-BOND



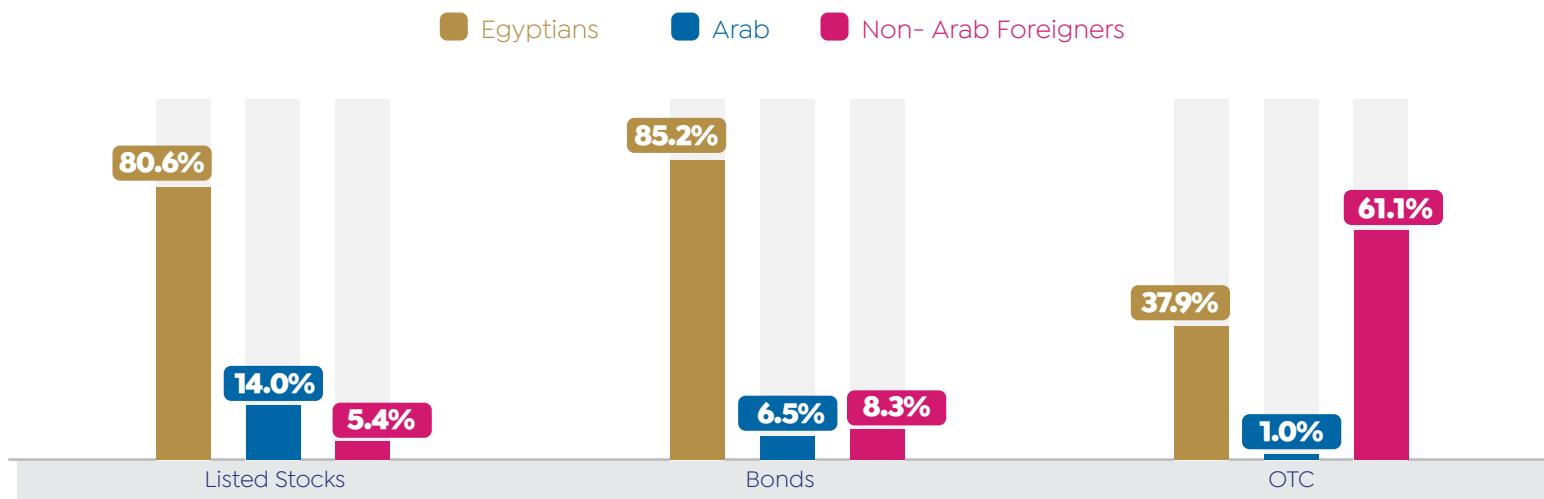
### EGX 33 SHARIAH



### TAMAYUZ



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



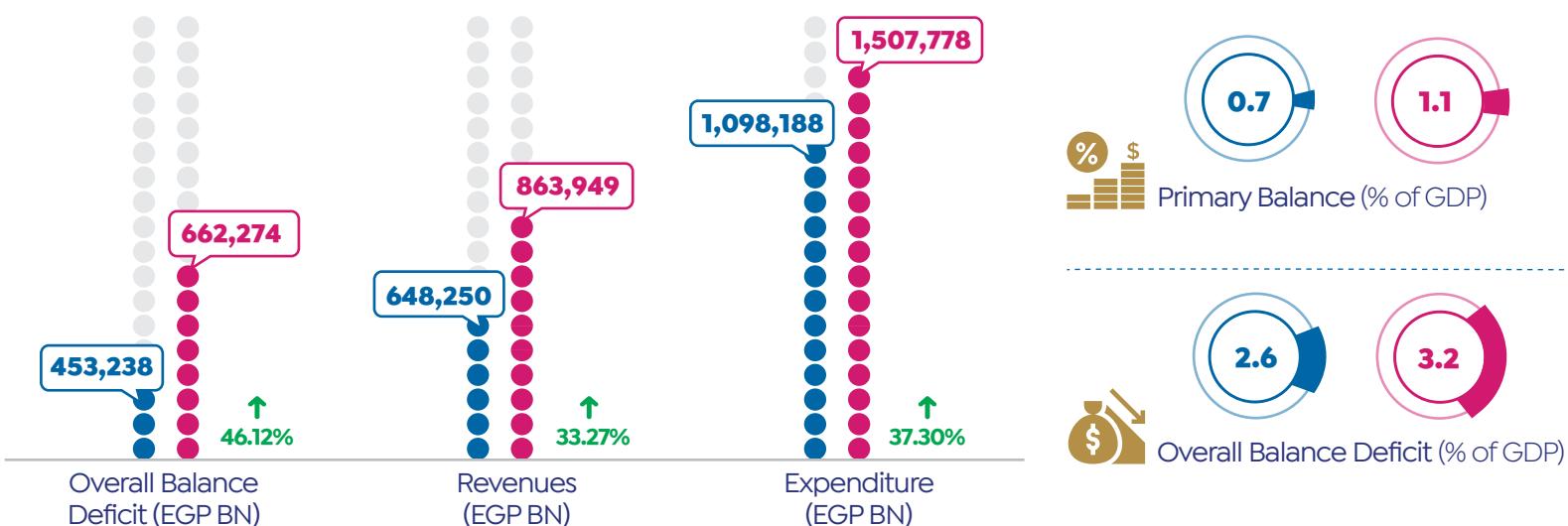
\* Total Buy + Sell

Source: EGX

## FISCAL SECTOR PERFORMANCE

Jul.-Oct. (FY 2024/25)

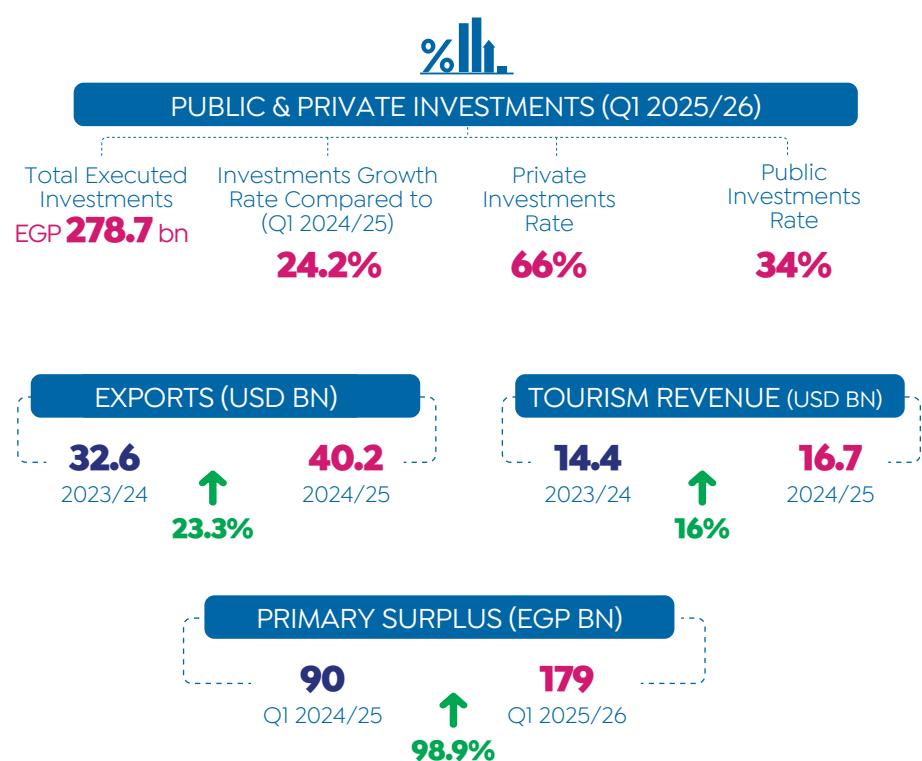
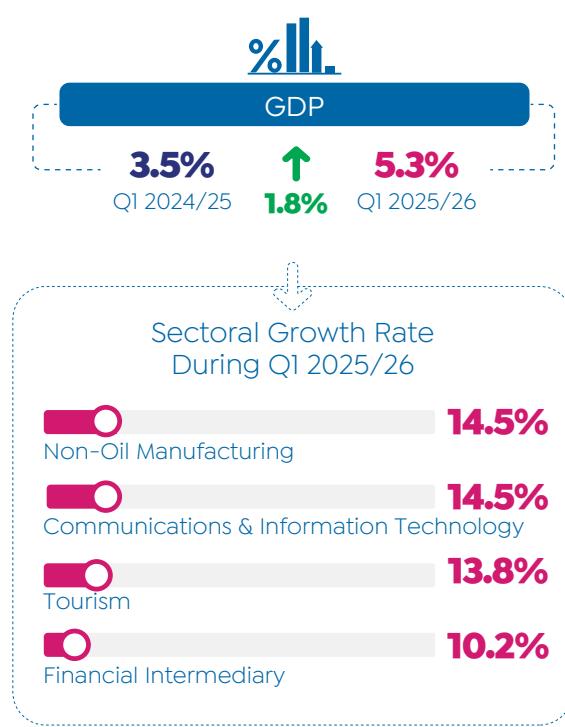
Jul.-Oct. (FY 2025/26)



## TRADE BALANCE

● Sep. 2024  
● Sep. 2025


## EGYPTIAN ECONOMIC PERFORMANCE



Source: MOF, CAPMAS &amp; Cabinet

## FINANCIAL STABILITY

Mar. 2025

TIME PERIOD

0.48

EGYPT'S FINANCIAL STABILITY INDEX



### FOREIGN CURRENCY FINANCE

Net International Reserves

USD **47.8** bn

→ Covering

Adequately Short-Term External Debt

More than **6** Months of Imports



### BANKING SECTOR

87.2%

Non-Performing Loan (NPL) Coverage Ratio

2.2%

NPL to Total Loans Ratio

45.8%

Total Assets Growth Rate (FY 2024)

18.3%

Capital Adequacy Ratio (CAR)

37.1%

Local Currency Liquidity Ratio

73.7%

Foreign Currency Liquidity Ratio

**22.7%**

Non-Banking Total Assets' Growth Rate (FY 2024)

**74.5%**

Financial Inclusion Rate

**44.7%**

Foreign Investors' Share in Domestic Treasury Bills

## REMITTANCES OF EGYPTIANS WORKING ABROAD (USD BN)



SEP. 2024

↑  
30.9%

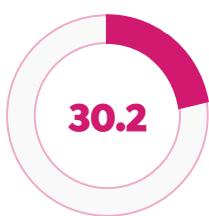


SEP. 2025



JAN.- SEP. 2024

↑  
45.1%



JAN.- SEP. 2025