

MARKET WATCH

OCTOBER 2025

1 OCT. - 31 OCT.

YASSEN MAHMOUD
MOHAMED SAYED
ROLA MOUSTAFA

REAL ESTATE

MARKET UPDATES



DEVELOPMENT OF SINAI & CANAL CITIES





NO. OF EXECUTED &



HOUSING COMMUNITIES IN NORTH & SOUTH SINAI



22



No. of Communities No. of Bedouin Homes

2,230



EGP 19.5 bn

BEDOUIN COMMUNITIES



No. of Communities



6,053

POTABLE WATER & SANITATION PROJECTS



163



EGP 40.8 bn



Potable Water Coverage Rate



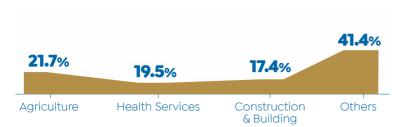


PUBLIC INVESTMENTS (FY2025/26)

NORTH SINAI



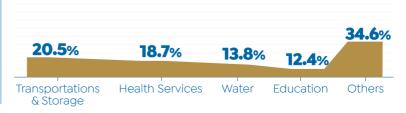
Sectoral Investment Distribution



SOUTH SINAL



Sectoral Investment Distribution



Source: Cabinet

DEVELOPMENT OF WARRAQ ISLAND

ALTERNATIVE HOUSING



Total No. of Housing







No. of Executed Towers



2,184No. of Executed Housing Units

Current Status

2,000+ Units are Ready to be Delivered

SERVICE PROJECTS

Services Complex

Commercial Center

Nursery

Youth Center

Medical Unit

Primary & Secondary School

SUEZ GOVERNORATE DEVELOPMENT

SADAT CITY DEVELOPMENT



42

NO. OF BUILDINGS



840

NO. OF HOUSING UNITS

FUTURE VISION PLAN

New Residential City (Covering: **30** acres) for Alternative Housing, Including **124** Residential Buildings, Commercial Shops & Various Service Facilities

Integrated Residential Compound (Covering: **250** acres) in Hawd El-Dars Zone Tourist & Recreational Resort (Covering: **12** acres) on El-Buhaira land

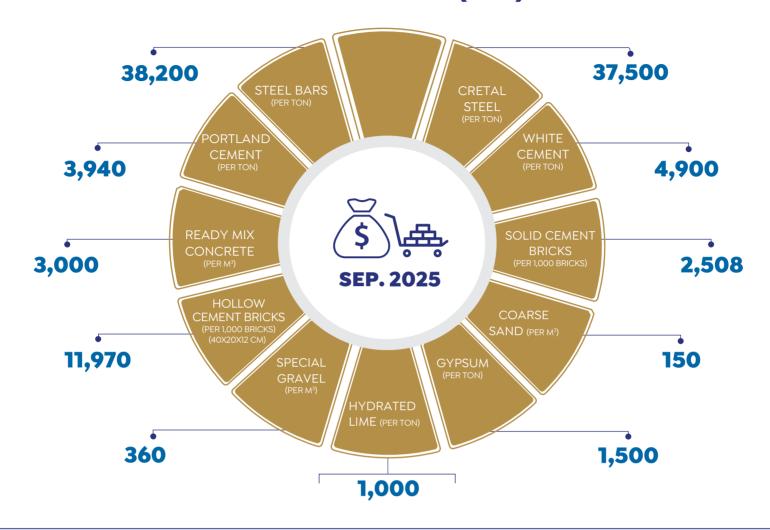
Tourist & Recreational Resort & Commercial Mall (Covering: **10,000** sqm) on El-Galaa Street

Tourist Resort (Covering: **39,000** sqm) next to El-Suwaisa Beach

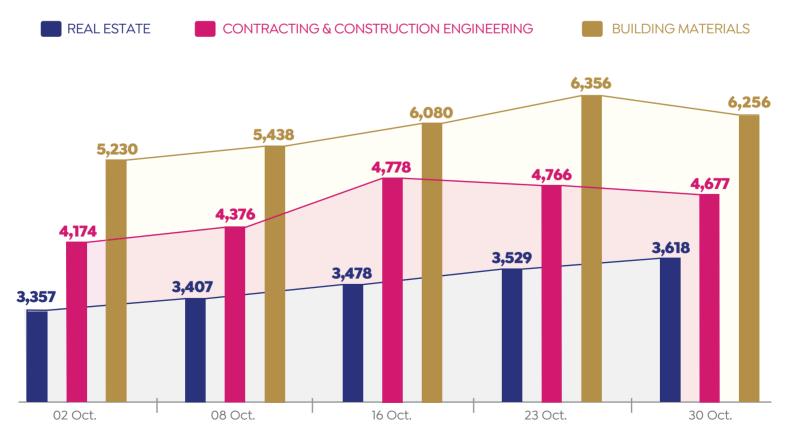
AL-FUSTAT HILLS PARK



PRICES OF CONSTRUCTION MATERIALS (EGP)



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



Source: MHUC & EGX

NEW CITIES UPDATE



CAPITAL GARDENS





HOUSING FOR ALL EGYPTIANS INITIATIVE

▶ FOR MIDDLE-INCOME



307NO. OF BUILDINGS





NEW CAIRO

DAR MISR

▶ PHASE II









SAKAN MISR







NEW OCTOBER

DIARNA

▶ FOR MIDDLE-INCOME



494NO. OF HOUSING UNITS



HOUSING FOR ALL EGYPTIANS INITIATIVE

▶ PHASE VI





BADR

HOUSING FOR ALL EGYPTIANS INITIATIVE

▶ FOR MIDDLE-INCOME



4th Neighbourhood LOCATION





10TH OF RAMADAN

HOUSING FOR ALL EGYPTIANS INITIATIVE



El-Narges Neighbourhood LOCATION





▶ PHASE V



298 NO. OF BUILDINGS



7,152NO. OF HOUSING UNITS



90 sqmUNITS AREA

▶ PHASE VI



NO. OF BUILDINGS



5,760NO. OF HOUSING UNITS



NEW OBOUR

HOUSING FOR ALL EGYPTIANS INITIATIVE

▶ PHASE VI



▶ GREEN BUILDING



13th Neighbourhood



Source: NUCA & Cabinet

NEW NASSER

HOUSING FOR ALL EGYPTIANS INITIATIVE

▶ FOR MIDDLE-INCOME



3rd Neighbourhood LOCATION





NEW ASSUIT

HOUSING FOR ALL EGYPTIANS INITIATIVE

▶ PHASE VI





NEW ASWAN

HOUSING FOR ALL EGYPTIANS INITIATIVE

▶ FOR LOW-INCOME







NEW QENA

HOUSING FOR ALL EGYPTIANS INITIATIVE







NEW SUEZ

FREE HOUSING







PRIVATE REAL ESTATE PROJECTS UPDATE



PRIVATE REAL ESTATE PROJECTS



HYDE PARK SIGNATURE

Developer: Hyde Park Developments



6th of October City LOCATION



57 acres



Standalone Villas, Twin Houses & Townhouses UNIT TYPES



910

NO. OF RESIDENTIAL UNITS

SAGE LAKES RESIDENCE

Developer: Squares Developments



R8, New Capital (NC) LOCATION



33 acres



EGP **15** bn TOTAL INVESTMENTS



Studios, Duplexes & Villas UNIT TYPES



Up to **258** sqm UNITS AREA



EGP 5 bn TARGET SALES OF PHASE I



Commercial Spaces, Administrative Offices, Clinics, Clubhouses, Saunas, Jacuzzis, Extensive Parking Areas, Mosque & Church FACILITIES



Early **2026**CONSTRUCTION DATE

Source: Developers' Official Statements

NEW CAPITAL LAGOONS

Developer: Modon Development



R8, New Capital (NC)



60 acres



Three-Bedroom
Apartments, Townhouses
& Twin Houses
UNIT TYPES

VILLAGGIO

Developer: Modon Development



6th of October City LOCATION



40 acres



Villas UNIT TYPES

ORI COMPOUND

Developer: Al-Oula Developments



Sheikh Zayed LOCATION



Studios, One-Three Bedroom Apartments, Sky Villas & I-Villas UNIT TYPES

TIERRA

Developer: Saudi Egyptian Developers (SED)



Sixth Settlement. **New Cairo** LOCATION



104 acres AREA



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



89-325 sgm **UNITS AREA**



Clubhouse, Central Gardens, Artificial Lakes, Cycling & Running Tracks, Children's Play Areas, Mosque & Others **FACILITIES**





NEW ADMINISTRATIVE PROJECTS / 1 PROJECT

INPLACE

Developer: The Marq



New Cairo LOCATION



20 acres AREA



2,000 NO. OF BUSINESS SUITES



45-750 sam **UNITS AREA**



Meeting Rooms, Business Lounges, Four District "Club Houses", Restaurants, Swimming Pool & Others **FACILITIES**

NEW MEDICAL PROJECTS / 1 PROJECT

DR5

Developer: EDIC Developments



First Settlement. **New Cairo** LOCATION



1,500 sqm AREA



NO. OF FLOORS



NO. OF CLINICS



Pharmacy, Medical Laboratory & Radiology Center **FACILITIES**



Within 5 Months **CONCRETE STRUCTURE** COMPLETION DATE



AQMAR RESIDENCE

Developer: Kayan Developments & Elaf Developments



West Cairo



41 acres



EGP **20** bn TOTAL INVESTMENTS



Residential, Commercial & Hospitality Units
UNIT TYPES



Commercial Hub (12 acres), Radisson Hotel, Artificial Lakes, Swimming Pools, Clubhouse, Mosque & Others FACILITIES



Within **3.5** Yrs DELIVERY DATE

BRACKETS

Developer: MODAD Properties



New Cairo LOCATION



14,325 sqm



EGP **5** bn TOTAL INVESTMENTS



Commercial & Administrative Units UNIT TYPES



UNITS AREA
Commercial Units: **80-120** sqm
Administrative Units: **50-80** sqm



Multi-Story Parking, Upscale Restaurants, Meeting Rooms, Lounges, Gym, Prayer Rooms & Others FACILITIES

MARS MALL

Developer: Galaxy Developments



October Gardens LOCATION



5,910 sqm



EGP 1.4 bn
TOTAL INVESTMENTS



2 Basements, Ground & 2 Floors
NO. OF FLOORS



Commercial & Medical Units UNIT TYPES



UNITS AREA
Commercial Units:
Starting from -> 30 sqm

Medical Units: Starting from -> 36 sqm



Within 3 Yrs
DELIVERY DATE



35%
CONSTRUCTION
COMPLETION RATE



Garage, Gym & Hypermarket (**2,000** sqm) FACILITIES

SNOVA (SOCIAL COMPLEX)

Developer: Orbis Developments



MU23, New Capital (NC) LOCATION



Commercial, Administrative & Medical Units UNIT TYPES



Retail Outlets, Restaurants, Offices & Clinics FACILITIES

BRIDGES

Developer: One of One



Sheikh Zayed LOCATION



10 acres



NO. OF UNITS
Retail Units: 200
Medical Clinics: 250





Restaurants, Business Hotel, Health Club & Pedestrian-Friendly Open Spaces FACILITIES

PATTERNS

Developer: Kulture Developments & IGI



Fifth Settlement, New Cairo LOCATION



11,000 sqm



20,000 sqm



EGP **5** bn INVESTMENTS



Commercial, Administrative & Medical Units UNIT TYPES



UNITS AREA

Administrative Units: Starting from -> 50 sqm Commercial Units: Starting from -> 60 sqm Medical Units: Starting from -> 35 sqm



Shops, Restaurants, Cafés, Banks, Supermarket, Laboratories, Pharmacy & Global Brands FACILITIES



Within 3 Yrs
DELIVERY DATE

GROUNDS

Developer: One of One



Sixth Settlement, New Cairo LOCATION



50 acres



Residential, Commercial & Administrative Units UNIT TYPES



Social Club, Mosque, Community Centers, Retail & Dining Venues, Sports Areas, Clinics & Advanced Security Systems FACILITIES

ECO MALL

Developer: KFK Developments



October Gardens LOCATION



EGP **500** mn TOTAL INVESTMENTS



Commercial, Administrative, Medical & Entertainment Units UNIT TYPES



Restaurants, Cafés, Ample Parking Spaces, Smart Lighting, Ventilation Systems & Panoramic Elevators FACILITIES

VYBE

Developer: Slvr Communities



Fifth Settlement, New Cairo LOCATION



3,500 sqm+



Commercial, Administrative & Medical Units UNIT TYPES

205 TOWERS

Developer: Arkan Palm Developments



Sheikh Zayed City LOCATION



Residential, Hospitality, Retail & Cultural Units UNIT TYPES



205 acres



362 NO. OF RESIDENTIAL UNITS



NO. OF TOWERS



136 NO. OF SERVICED APARTMENTS



Health & Spa Centers, Indoor & Outdoor Pools, Fine Dining Restaurants, Boutique Retail & Cultural Spaces FACILITIES



PROJECTS UNDERWAY / 22 PROJECTS

SOLAY

Developer: Living Yards Developments



Golden Square, New Cairo LOCATION



32 acres



Villas, Twin Houses & Townhouses UNIT TYPES



50-90 sqm SERVICED APARTMENTS AREA (MAISON S)



Social Club, Jogging & Cycling Tracks, Children's Areas, Gym, Wellness Center & Pet Zones FACILITIES

SOLARIA

Developer: Aswag Developments



Shorouk City LOCATION



6,400 sqm



EGP 1 bn INVESTMENTS



Ground & 3 Floors NO. OF FLOORS



Commercial, Administrative & Medical Units UNIT TYPES



30-200 sqm UNITS AREA



CURRENT STATUS Phase I is Sold out Launching Phase II

REMENY

Developer: Squares Developments



MU23, New Capital (NC) LOCATION



7,000 sqm+



Residential, Hotel, Commercial, Administrative & Medical Units UNIT TYPES

TIBRA DISTRICT

Developer: Harva Developments



6th of October City LOCATION



5,500 sqm



NO. OF FLOORS



Commercial & Medical Units

UNIT TYPES

Source: Developers' Official Statements

HORIZON MEDICAL COMPLEX

Developer: Enwan Developments



Medical City, New Capital (NC)
LOCATION

NO. OF BUILDINGS



20,000 sqm

Building 1: **5,500** sqm Building 2: **9,500** sqm



150

NO. OF CLINICS (BUILDING 2)

GREEN TOWN

Developer: Tesla Developments



6th of October City LOCATION



18 acres



CURRENT STATUS

All Units have been Delivered
Full Services & Facilities are Operating Now

THE PEARL

Developer: Safwa Urban Development (SUD)



New Mansoura City LOCATION



60 acres



Villas & Townhouses UNIT TYPES



Hotel, Clubhouse & Open-Air Mall (12 acres) FACILITIES



Starting from
-> 57 sqm
UNITS AREA OF NEW
PHASE



Launching New Phase CURRENT STATUS

CRYSTA MOUNTAIN VIEW

Developer: Mountain View



Sidi Abdel Rahman, North Coast LOCATION



470 acres



EGP **15** bn ACHIEVED SALES



NO. OF ISLANDS

Source: Developers' Official Statements

WEST VIEW

Developer: Squares Developments



Downtown, New Capital (NC)
LOCATION



3,700 sqm



Commercial, Administrative & Medical Units UNITS AREA

MIVIDA GARDENS

Developer: Emaar Misr for Development



East Cairo



2.1 mn sqm (**500** acres) AREA



EGP 100 bn



Starting The Construction Work CURRENT STATUS

MERAY 1 COMPOUND

Developer: New Era Developments



New Zayed LOCATION



7.5 acres



Standalone Villas
UNIT TYPES



80%

COMPLETION RATE



Project is Sold out CURRENT STATUS

4T4 TOWER

Developer: VAI Developments



New Capital (NC)



2,600 sqm



Retail Spaces, Medical Clinics & Administrative Offices UNIT TYPES





95%
CONSTRUCTION
COMPLETION RATE



Q1 **2026**DELIVERY DATE

2,600 sqm

AREA

4TI TOWER

Developer: VAI Developments



New Capital (NC)



11 NO. OF FLOORS



×

Commercial Areas & Serviced Apartments UNIT TYPES



65%
CONSTRUCTION
COMPLETION RATE



Q4 **2026**DELIVERY DATE

KIN

Developer: Imarrae



New Cairo LOCATION



25 acres



Residential, Commercial & Administrative Units UNIT TYPES



Apartments & Villas RESIDENTIAL UNIT TYPES



EGP 16 bn+ TARGET SALES

MERAY 2 COMPOUND

Developer: New Era Developments



New Zayed LOCATION



10 acres



Standalone Villas & Twin Houses
UNIT TYPES

NABAA

Developer: New Era Developments



West Cairo



5 acres



85%
COMPLETION RATE

AZHA RAS EL-HEKMA

Developer: Madaar Developments



kilo 214, Ras El-Hekma LOCATION



250 acres



EGP 20 bn+

SHABABEEK

Developer: Marquee Developments



Fifth Settlement, New Cairo LOCATION





Source: Developers' Official Statements

URBAN BUSINESS LANE (UBL)

Developer: Tameer



New Cairo



Meeting Rooms, Communal Kitchens, Restaurants, Cafés & Landscaped Open Spaces (**60,000** sqm) FACILITIES



Starting from -> 63 sqm ADMINISTRATIVE UNITS AREA

SARAI

Developer: Madinet Masr



Cairo-Suez Road & Al-Amal Axis



5.5 mn sqm

ELM TREE PARK



476,262 sqm (**113** acres) AREA



EGP 11 bn
TOTAL INVESTMENTS



EGP **20** bn TARGET SALES



2,150NO. OF RESIDENTIAL UNITS



Apartments, Standalone Villas, Townhouses & S-Villas. UNIT TYPES

BIG BUSINESS DISTRICT (BBD)

Developer: PRE Group



New Cairo



48 acres



Administrative, Commercial, Medical, Hotel Units & Branded Serviced Apartments UNIT TYPES



EGP **97** bn EXPECTED SALES

MASSIVE



40,000 sqm



NO. OF BUILDINGS



Offices, Clinics, Retail Units UNIT TYPES



EGP 19 bn TARGET SALES



Within 2 Yrs
DELIVERY DATE

ROCK WHITE

Developer: Rock Developments



New Heliopolis LOCATION

NO. OF RESIDENTIAL UNITS



25.5 acres



117-236 sqm RESIDENTIAL UNITS AREA



EGP 6 bn
TOTAL INVESTMENTS



Launching Phase II
CURRENT STATUS



2028DELIVERY DATE



لماً

Three-Bedroom Apartments, Ground- Floor Units with Private Gardens & Penthouses RESIDENTIAL UNIT TYPES

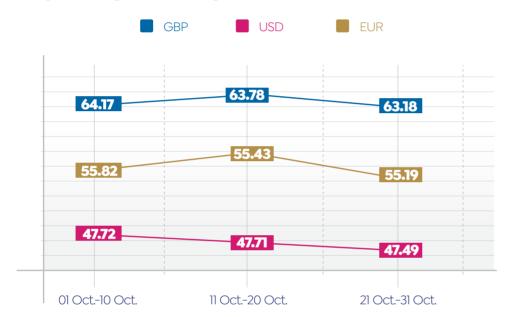


Central Park (**7.3** acres), Commercial Zones, Sports Courts, Reading Café, Co-Working Spaces, Children's Play Areas & Others FACILITIES

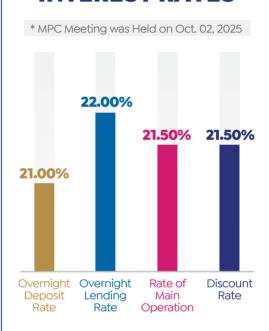
ECONOMIC SNAPSHOT



EXCHANGE RATES



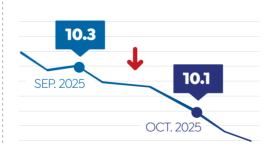
INTEREST RATES



NET INTERNATIONAL RESERVES (USD BN)



ANNUAL HEADLINE INFLATION RATE (%)



PURCHASING MANAGERS' INDEX (PMI)



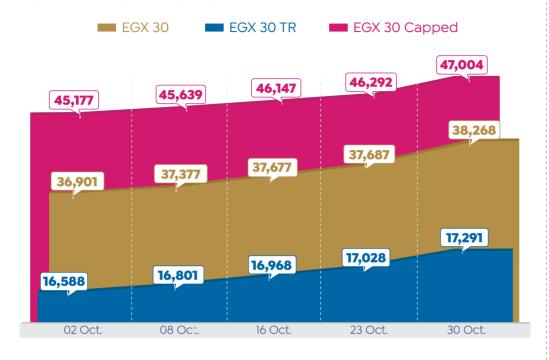
EGYPT CREDIT RATING

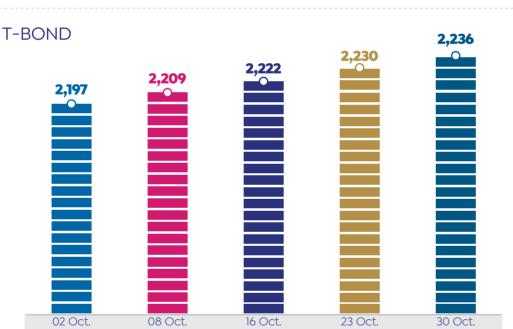


- * According to Last Review Date on Feb. 19,2025
- * According to Last Review Date on Oct. 10,2025
- * According to Last Review Date on Oct. 10,2025

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

EGX INDICATORS







15,499 30 Oct. 15,986 15,978

TAMAYUZ

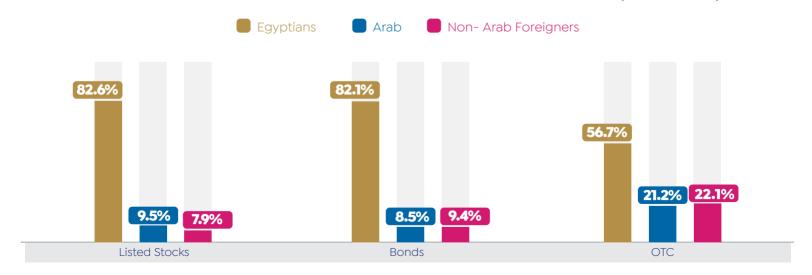
15,743

23 Oct.

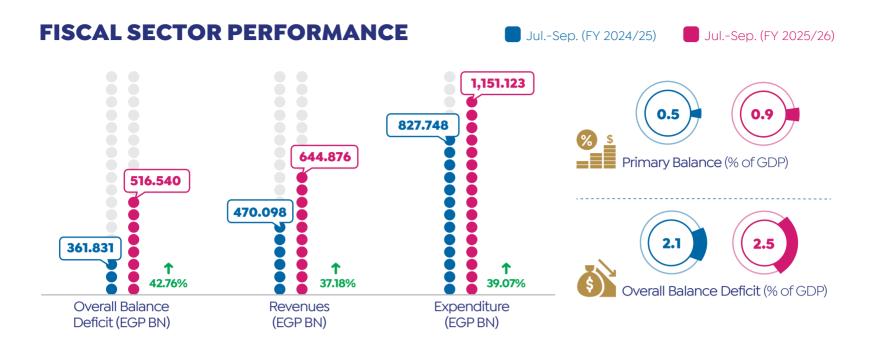
16,017

08 Oct.

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

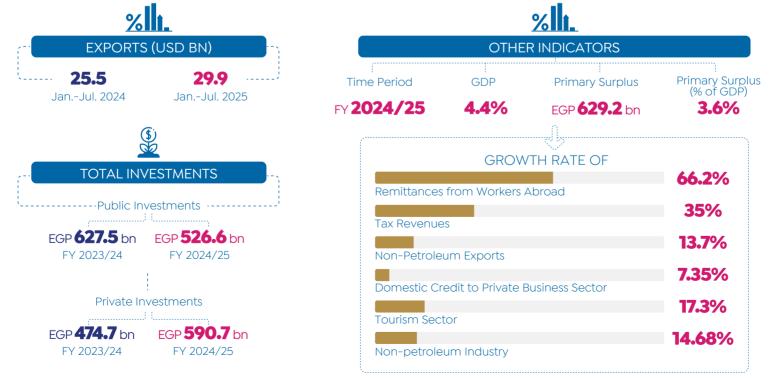


* Total Buy + Sell



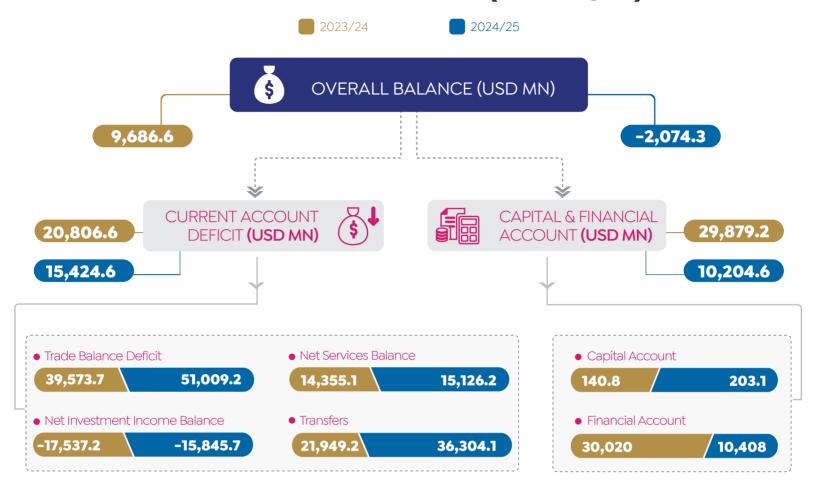


EGYPTIAN ECONOMIC PERFORMANCE



Source: MOF, CAPMAS, MPED & Cabinet

BALANCE OF PAYMENTS PERFORMANCE (FY 2024/25)



REMITTANCES OF EGYPTIANS WORKING ABROAD (USD BN)



INTERNATIONAL INSTITUTIONS' EXPECTATIONS FOR THE EGYPTIAN ECONOMY



Source: MPED, Cabinet & CBE