

MARKET WATCH

OCTOBER 2025

1 OCT. - 31 OCT.

BY

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MOHAMED SAYED
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REAL ESTATE

MARKET
UPDATES

01

Updates 2025

REAL ESTATE MARKET

DEVELOPMENT OF SINAI & CANAL CITIES



2014-2025

TIME PERIOD



7

NO. OF EXECUTED &
UNDERWAY NEW CITIES



58,000

NO. OF EXECUTED SOCIAL
HOUSING UNITS

HOUSING COMMUNITIES IN NORTH & SOUTH SINAI



No. of Communities

22



No. of Bedouin Homes

2,230



Total Cost

EGP **19.5** bn

BEDOUIN COMMUNITIES



No. of Communities

4



No. of Homes

6,053

POTABLE WATER & SANITATION PROJECTS



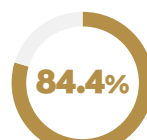
No. of Executed Projects

163



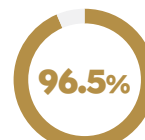
Total Cost

EGP **40.8** bn

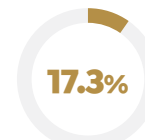


2014

Potable Water Coverage Rate



2025



2014

Sanitation Coverage Rate



2025

PUBLIC INVESTMENTS (FY2025/26)

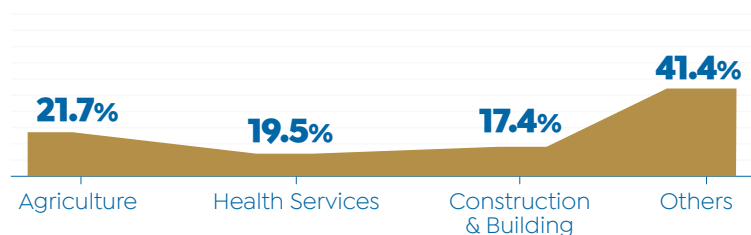
NORTH SINAI



EGP **6.6** bn

Total Investments

Sectoral Investment Distribution



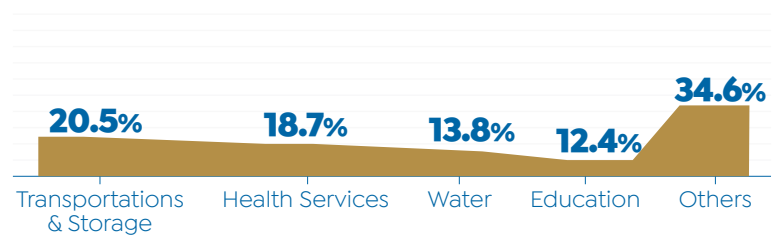
SOUTH SINAI



EGP **3.6** bn

Total Investments

Sectoral Investment Distribution



Source: Cabinet

DEVELOPMENT OF WARRAQ ISLAND

ALTERNATIVE HOUSING



SERVICE PROJECTS

Services Complex

Commercial Center

Nursery

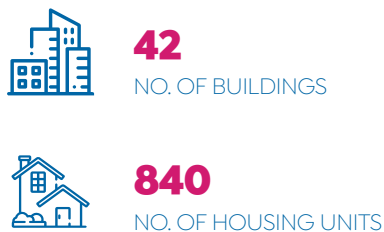
Youth Center

Medical Unit

Primary & Secondary School

SUEZ GOVERNORATE DEVELOPMENT

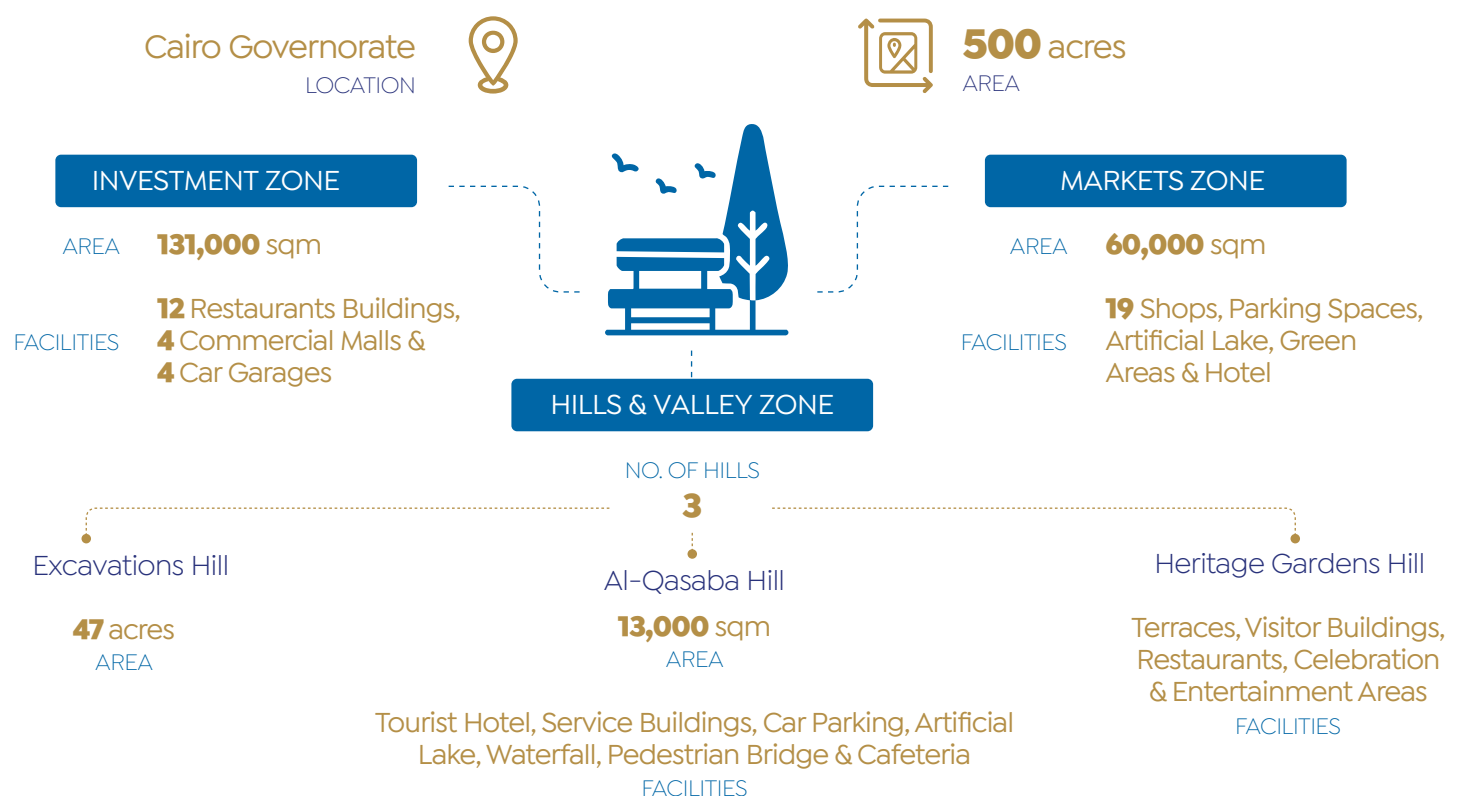
SADAT CITY DEVELOPMENT



FUTURE VISION PLAN

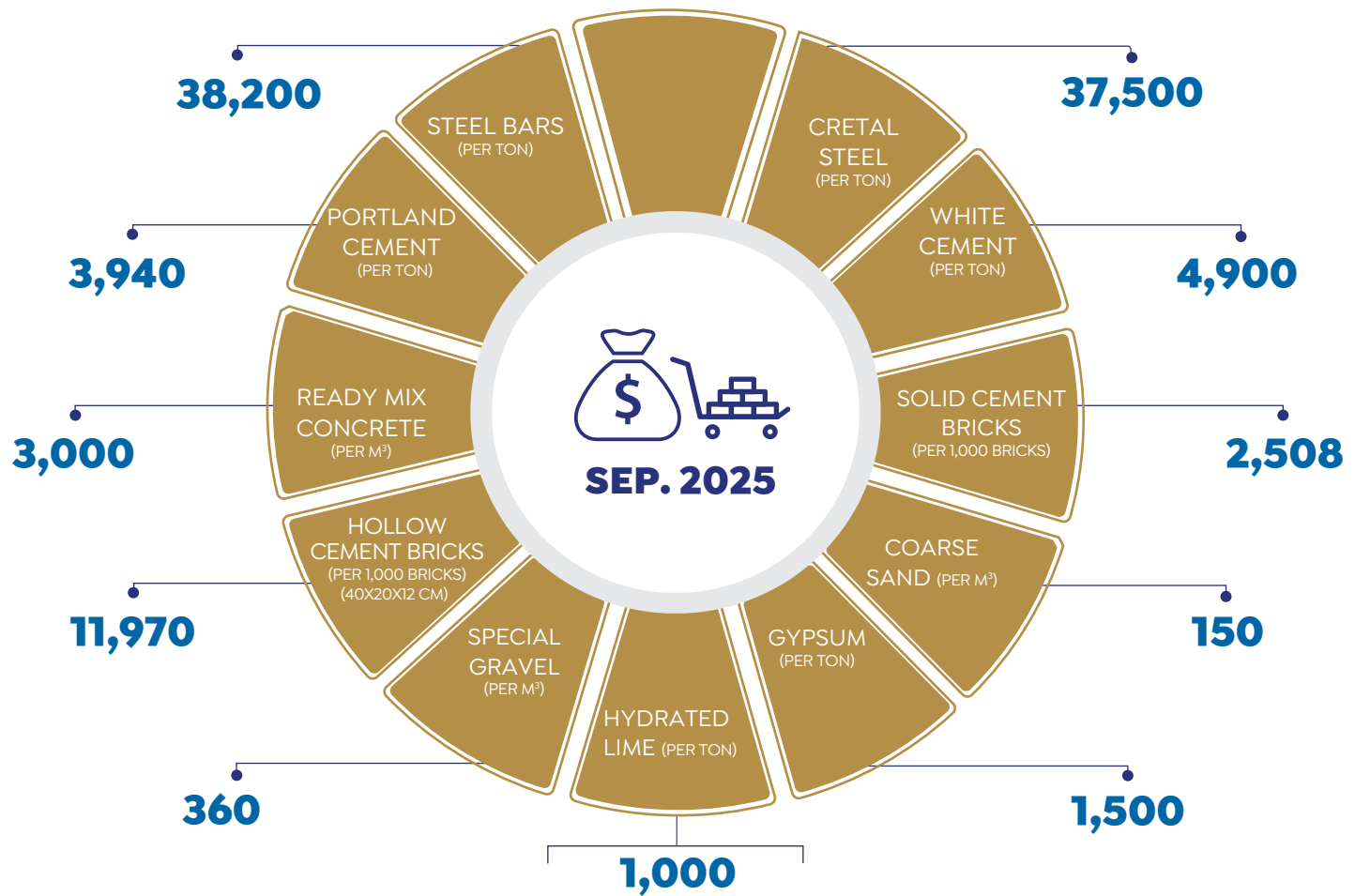
- New Residential City (Covering: **30** acres) for Alternative Housing, Including **124** Residential Buildings, Commercial Shops & Various Service Facilities
- Integrated Residential Compound (Covering: **250** acres) in Hawd El-Dars Zone
- Tourist & Recreational Resort (Covering: **12** acres) on 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



Source: Cabinet

PRICES OF CONSTRUCTION MATERIALS (EGP)

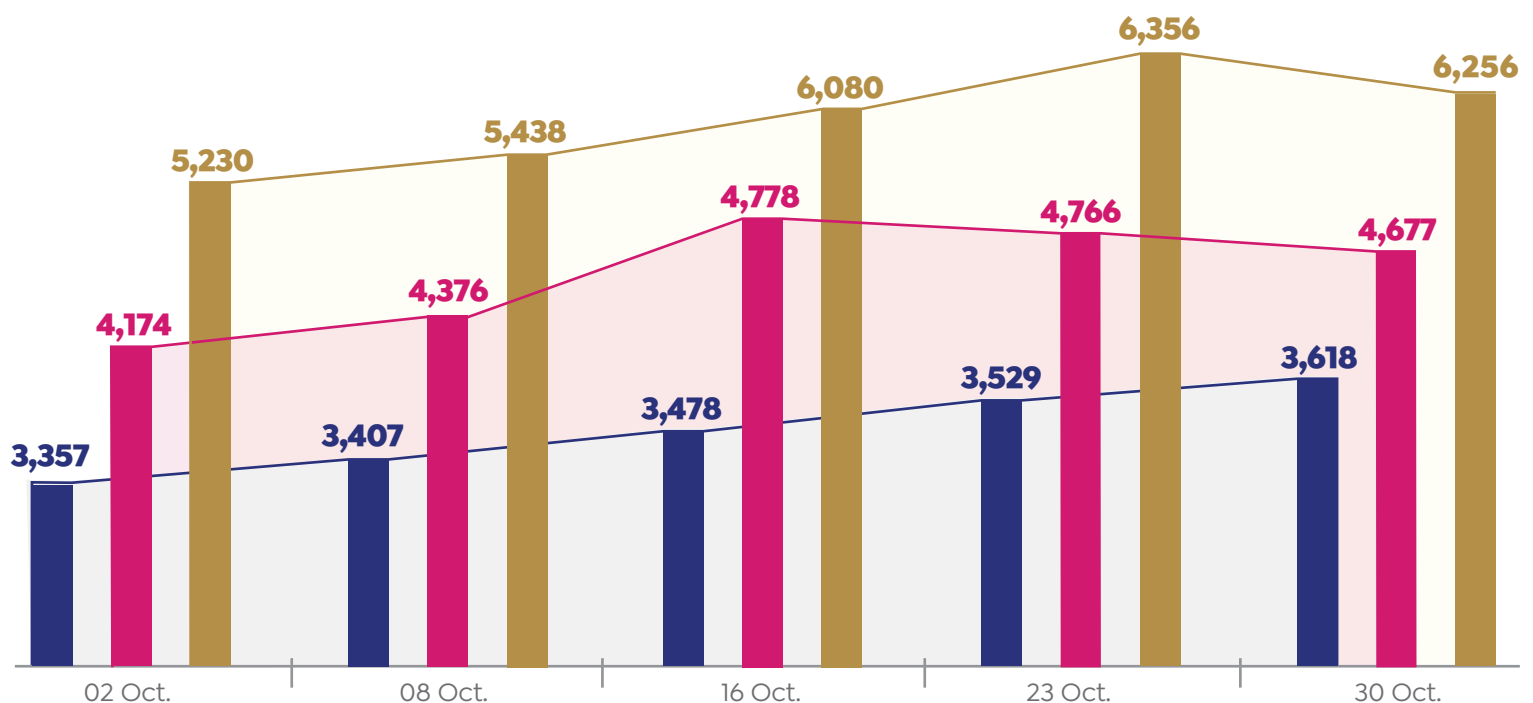


PERFORMANCE OF REAL ESTATE, CONSTRUCTION & BUILDING MATERIALS' INDICES IN EGX

REAL ESTATE

CONTRACTING & CONSTRUCTION ENGINEERING

BUILDING MATERIALS



Source: MHUC & EGX



NEW CITIES

UPDATE



NEW CITIES

Updates 2025



CAPITAL GARDENS



131,548

NO. OF COMPLETED & UNDERWAY
HOUSING UNITS



51 (Phase V of Housing For All
Egyptians Initiative)

NO. OF UNDERWAY SERVICE PROJECTS

HOUSING FOR ALL EGYPTIANS INITIATIVE

► FOR MIDDLE-INCOME



307

NO. OF BUILDINGS



7,368

NO. OF HOUSING UNITS



100, 110 & 120 sqm
UNITS AREA

NEW CAIRO

DAR MISR

► PHASE II



3rd Neighbourhood,
El-Andalos
LOCATION



376

NO. OF BUILDINGS



9,024

NO. OF HOUSING UNITS



Most Units have been Delivered
CURRENT STATUS

SAKAN MISR



Fair Zone Area
LOCATION



364

NO. OF BUILDINGS

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



SERVICE PROJECTS

Medical Center
Primary School
Nursery
Retails

NEW OCTOBER

DIARNA

► FOR MIDDLE-INCOME


494

 NO. OF HOUSING
UNITS


Underway

CURRENT STATUS

HOUSING FOR ALL EGYPTIANS INITIATIVE

► PHASE VI


55,000

 NO. OF HOUSING
UNITS


Delivery is Soon

CURRENT STATUS

BADR

HOUSING FOR ALL EGYPTIANS INITIATIVE

► FOR MIDDLE-INCOME


 4th Neighbourhood
LOCATION

44

NO. OF BUILDINGS


 Interior Finishing Work of Some
Units has been Completed
CURRENT STATUS

10TH OF RAMADAN

HOUSING FOR ALL EGYPTIANS INITIATIVE


 El-Narges Neighbourhood
LOCATION


SERVICE PROJECTS

2 Nurseries

2 Medical Centers

2 Schools

2 Commercial Markets

► PHASE V


298

NO. OF BUILDINGS


7,152

NO. OF HOUSING UNITS


90 sqm

UNITS AREA

► PHASE VI


240

NO. OF BUILDINGS


5,760

NO. OF HOUSING UNITS


90 sqm

UNITS AREA

NEW OBOUR

HOUSING FOR ALL EGYPTIANS INITIATIVE

► PHASE VI


125

NO. OF BUILDINGS

► GREEN BUILDING


 13th Neighbourhood
LOCATION

180

NO. OF BUILDINGS

NEW NASSER

HOUSING FOR ALL EGYPTIANS INITIATIVE

► FOR MIDDLE-INCOME



3rd Neighbourhood
LOCATION



15
NO. OF BUILDINGS



360
NO. OF HOUSING UNITS

NEW ASSUIT

HOUSING FOR ALL EGYPTIANS INITIATIVE

► PHASE VI



9
NO. OF BUILDINGS



216
NO. OF HOUSING UNITS

NEW ASWAN

HOUSING FOR ALL EGYPTIANS INITIATIVE

► FOR LOW-INCOME



13,896
NO. OF HOUSING UNITS

► FOR MIDDLE-INCOME



672
NO. OF HOUSING UNITS

NEW QENA

HOUSING FOR ALL EGYPTIANS INITIATIVE



1st Neighbourhood
LOCATION



NO. OF HOUSING UNITS
552 (90 sqm Model)
180 (75 sqm Model)



Underway with Very
Advanced Completion Rate
CURRENT STATUS

NEW SUEZ

FREE HOUSING



86
NO. OF BUILDINGS



2,064
NO. OF HOUSING UNITS



SERVICE PROJECTS
Commercial Market
Nursery
Primary School



PRIVATE REAL ESTATE PROJECTS

UPDATE



Updates 2025



PRIVATE REAL ESTATE PROJECTS



NEW RESIDENTIAL PROJECTS / 7 PROJECTS

HYDE PARK SIGNATURE

Developer: Hyde Park Developments



6th of October City
LOCATION



57 acres
AREA



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
AREA



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

NEW CAPITAL LAGOONS

Developer: Modon Development



R8, New Capital (NC)
LOCATION



60 acres
AREA



Three-Bedroom
Apartments, Townhouses
& Twin Houses
UNIT TYPES

VILLAGGIO

Developer: Modon Development



6th of October City
LOCATION



40 acres
AREA



Villas
UNIT TYPES

ORI COMPOUND

Developer: Al-Oula Developments



Sheikh Zayed
LOCATION



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

Source: Developers' Official Statements

TIERRA

Developer: Saudi Egyptian Developers (SED)

Sixth Settlement,
New Cairo
LOCATION**104 acres**
AREAApartments, Standalone Villas,
Twin Houses & Townhouses
UNIT TYPES**89-325 sqm**
UNITS AREAClubhouse, Central Gardens, Artificial Lakes, Cycling &
Running Tracks, Children's Play Areas, Mosque & Others
FACILITIES

HYDE PARK VIEWS

Developer: Hyde Park Developments

New Cairo
LOCATIONBoutique Villas, Twin
Villas & Townhouses
UNIT TYPESWithin **2 Yrs**
DELIVERY DATE

NEW ADMINISTRATIVE PROJECTS / 1 PROJECT

INPLACE

Developer: The Marq

New Cairo
LOCATION**20 acres**
AREA**2,000**
NO. OF BUSINESS SUITES**45-750 sqm**
UNITS AREAMeeting 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**3**
NO. OF FLOORS**71**
NO. OF CLINICSPharmacy, Medical
Laboratory & Radiology
Center
FACILITIESWithin **5 Months**
CONCRETE STRUCTURE
COMPLETION DATE



NEW MIXED-USE PROJECTS / 10 PROJECTS

AQMAR RESIDENCE

Developer: Kayan Developments & Elaf Developments



West Cairo
LOCATION



41 acres
AREA



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
AREA



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
AREA



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
AREA

NO. OF UNITS

Retail Units: **200**
Medical Clinics: **250**
Administrative Offices: **600**Restaurants, Business Hotel, Health Club & Pedestrian-Friendly Open Spaces
FACILITIES

PATTERNS

Developer: Kulture Developments & IGI

Fifth Settlement,
New Cairo
LOCATION**11,000** sqm
AREA**20,000** sqm
BUAEGP **5** bn
INVESTMENTSCommercial, Administrative & Medical Units
UNIT TYPES

UNITS AREA

Administrative Units: Starting from **-> 50** sqm
Commercial Units: Starting from **-> 60** sqm
Medical Units: Starting from **-> 35** sqmShops, Restaurants,
Cafés, Banks, Super-
market, Laboratories,
Pharmacy & Global Brands
FACILITIESWithin **3** Yrs
DELIVERY DATE

GROUNDS

Developer: One of One

Sixth Settlement,
New Cairo
LOCATION**50** acres
AREAResidential, Commercial
& Administrative Units
UNIT TYPESSocial Club, Mosque,
Community Centers, Retail
& Dining Venues, Sports
Areas, Clinics & Advanced
Security Systems
FACILITIES

ECO MALL

Developer: KFK Developments

October Gardens
LOCATIONEGP **500** mn
TOTAL INVESTMENTSCommercial,
Administrative, Medical
& Entertainment Units
UNIT TYPESRestaurants, Cafés, Ample
Parking Spaces, Smart
Lighting, Ventilation
Systems & Panoramic
Elevators
FACILITIES

VYBE

Developer: Slvr Communities

Fifth Settlement, New Cairo
LOCATION**3,500** sqm+
AREA**2029**
DELIVERY DATECommercial, Administrative & Medical Units
UNIT TYPES

205 TOWERS

Developer: Arkan Palm Developments

Sheikh Zayed City
LOCATION**205** acres
AREA**3**
NO. OF TOWERSResidential, Hospitality,
Retail & Cultural Units
UNIT TYPES**362**
NO. OF RESIDENTIAL
UNITS**136**
NO. OF SERVICED
APARTMENTSHealth & 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
AREAVillas, 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

REMENY

Developer: Squares Developments

MU23, New Capital (NC)
LOCATION**7,000** sqm+
AREAResidential, Hotel,
Commercial,
Administrative &
Medical Units
UNIT TYPES

SOLARIA

Developer: Aswaq Developments

Shorouk City
LOCATION**6,400** sqm
AREAEGP **1** bn
INVESTMENTSGround & **3** Floors
NO. OF FLOORSCommercial, Administrative & Medical Units
UNIT TYPES**30-200** sqm
UNITS AREACURRENT STATUS
Phase I is Sold out
Launching Phase II

TIBRA DISTRICT

Developer: Harva Developments

6th of October City
LOCATION**5,500** sqm
AREA**4**
NO. OF FLOORSCommercial & Medical
Units
UNIT TYPES

HORIZON MEDICAL COMPLEX

Developer: Enwan Developments

Medical City, New
Capital (NC)
LOCATION**20,000** sqm

BUA

Building 1: **5,500** sqm
Building 2: **9,500** sqm**2**
NO. OF BUILDINGS**150**

NO. OF CLINICS (BUILDING 2)

GREEN TOWN

Developer: Tesla Developments

**6th of October City**
LOCATION**18** acres
AREA

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
AREA**Villas & Townhouses**
UNIT TYPES**Hotel, Clubhouse & Open-
Air Mall (12 acres)**
FACILITIESStarting 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
AREA**EGP 15** bn
ACHIEVED SALES**3**
NO. OF ISLANDS

WEST VIEW

Developer: Squares Developments

**Downtown, New Capital
(NC)**
LOCATION**3,700** sqm
AREA**Commercial,
Administrative &
Medical Units**
UNITS AREA

MIVIDA GARDENS

Developer: Emaar Misr for Development

**East Cairo**
LOCATION**2.1** mn sqm (**500** acres)
AREA**EGP 100** bn
INVESTMENTS**Starting The
Construction Work**
CURRENT STATUS

MERAY 1 COMPOUND

Developer: New Era Developments

**New Zayed**
LOCATION**7.5** acres
AREA**Standalone Villas**
UNIT TYPES**80%**
COMPLETION RATE**Project is Sold out**
CURRENT STATUS

4T4 TOWER

Developer: VAI Developments

New Capital (NC)
LOCATION2,600 sqm
AREARetail Spaces,
Medical Clinics &
Administrative Offices
UNIT TYPES300+
NO. OF UNITS95%
CONSTRUCTION
COMPLETION RATEQ1 2026
DELIVERY DATE

4T1 TOWER

Developer: VAI Developments

New Capital (NC)
LOCATION2,600 sqm
AREA11
NO. OF FLOORSCommercial Areas
& Serviced Apartments
UNIT TYPES65%
CONSTRUCTION
COMPLETION RATEQ4 2026
DELIVERY DATE

KIN

Developer: Imarrae

New Cairo
LOCATION25 acres
AREAResidential, Commercial & Administrative Units
UNIT TYPESApartments & Villas
RESIDENTIAL UNIT TYPESEGP 16 bn+
TARGET SALES

SHABABEEK

Developer: Marquee Developments

Fifth Settlement, New
Cairo
LOCATION15 acres
AREAStarting Excavation Work
CURRENT STATUS

MERAY 2 COMPOUND

Developer: New Era Developments

New Zayed
LOCATION10 acres
AREAStandalone Villas &
Twin Houses
UNIT TYPES

NABAA

Developer: New Era Developments

West Cairo
LOCATION5 acres
AREA85%
COMPLETION RATE

AZHA RAS EL-HEKMA

Developer: Madaar Developments

kilo 214, Ras El-Hekma
LOCATION250 acres
AREAEGP 20 bn+
INVESTMENTS

URBAN BUSINESS LANE (UBL)

Developer: Tameer

New Cairo
LOCATIONMeeting Rooms, Communal
Kitchens, Restaurants, Cafés &
Landscaped Open Spaces
(60,000 sqm)
FACILITIESStarting from -> 63 sqm
ADMINISTRATIVE UNITS AREA

SARAI

Developer: Madinet Masr

Cairo-Suez Road &
Al-Amal Axis
LOCATION5.5 mn sqm
AREA

ELM TREE PARK

476,262 sqm
(113 acres)
AREAEGP 11 bn
TOTAL INVESTMENTSEGP 20 bn
TARGET SALES2,150
NO. OF RESIDENTIAL UNITSApartments, Standalone Villas, Townhouses & S-Villas.
UNIT TYPES

ROCK WHITE

Developer: Rock Developments

New Heliopolis
LOCATION25.5 acres
AREA770
NO. OF RESIDENTIAL UNITS117-236 sqm
RESIDENTIAL UNITS AREAThree-Bedroom Apartments, Ground- Floor Units
with Private Gardens & Penthouses
RESIDENTIAL UNIT TYPESCentral Park (7.3 acres), Commercial Zones, Sports Courts, Reading Café,
Co-Working Spaces, Children's Play Areas & Others
FACILITIES

BIG BUSINESS DISTRICT (BBD)

Developer: PRE Group

New Cairo
LOCATION48 acres
AREAAdministrative,
Commercial, Medical,
Hotel Units & Branded
Serviced Apartments
UNIT TYPESEGP 97 bn
EXPECTED SALES

MASSIVE

40,000 sqm
BUA17
NO. OF BUILDINGSOffices, Clinics, Retail Units
UNIT TYPESEGP 19 bn
TARGET SALESWithin 2 Yrs
DELIVERY DATE



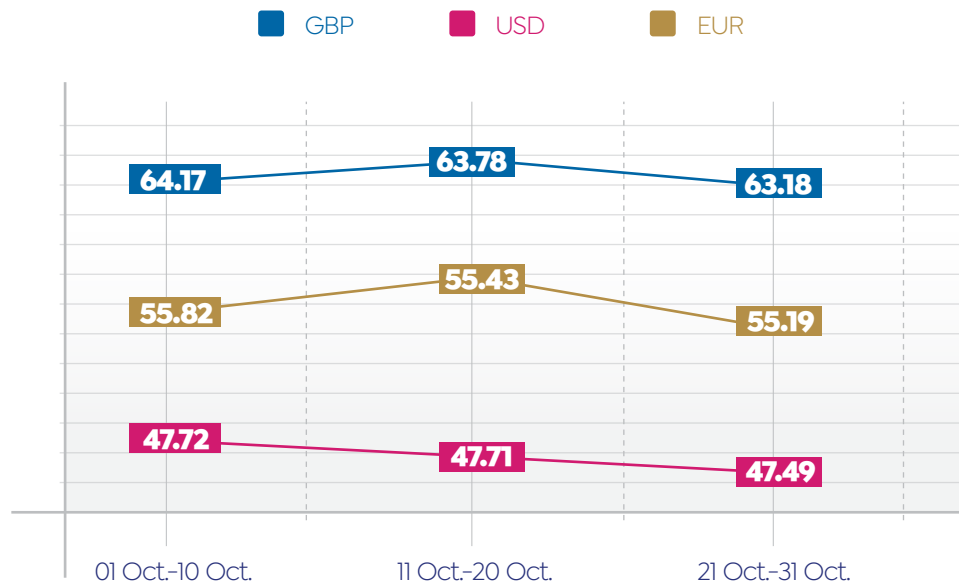
ECONOMIC SNAPSHOT



Updates 2025 ECONOMIC SNAPSHOT

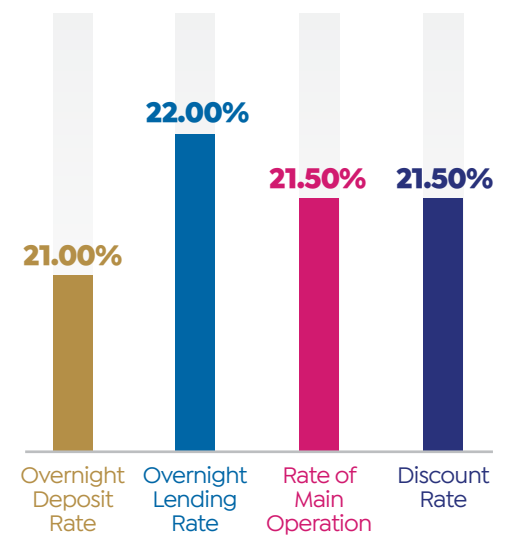


EXCHANGE RATES

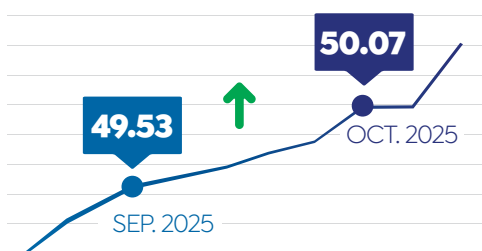


INTEREST RATES

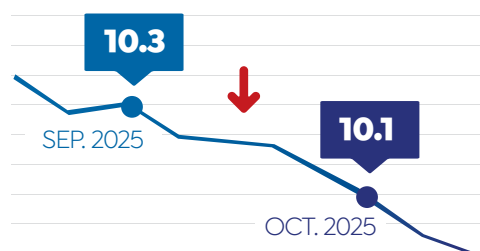
* MPC Meeting was Held on Oct. 02, 2025



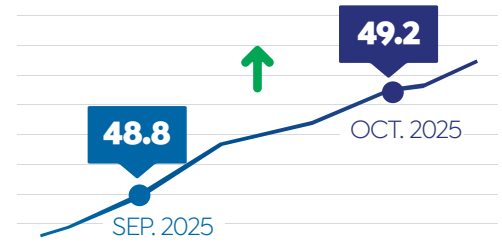
NET INTERNATIONAL RESERVES (USD BN)



ANNUAL HEADLINE INFLATION RATE (%)



PURCHASING MANAGERS' INDEX (PMI)



EGYPT CREDIT RATING



RATING

Caal

B

B

MOODY'S

S&P GLOBAL

FITCH

OUTLOOK

Positive

Stable

Stable

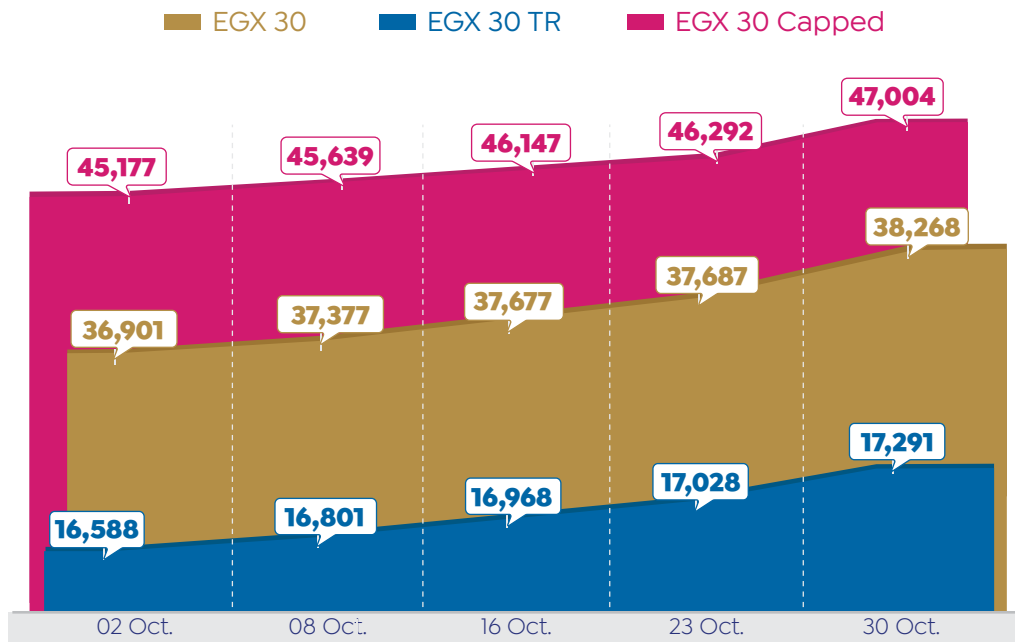
* According to Last Review Date on Feb. 19, 2025

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

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

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

EGX INDICATORS



EGX 35 LV

02 Oct.	4,025
08 Oct.	4,096
16 Oct.	4,202
23 Oct.	4,297
30 Oct.	4,335

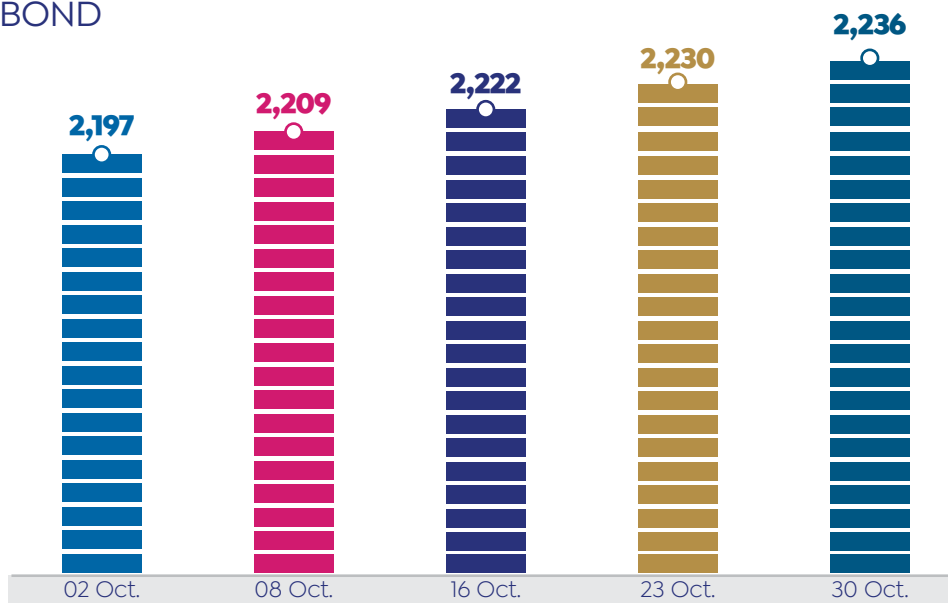
EGX 70 EWI

02 Oct.	11,035
08 Oct.	11,343
16 Oct.	11,654
23 Oct.	12,080
30 Oct.	12,086

EGX 100 EWI

02 Oct.	14,628
08 Oct.	14,973
16 Oct.	15,364
23 Oct.	15,837
30 Oct.	15,909

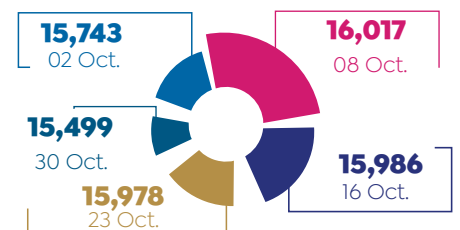
T-BOND



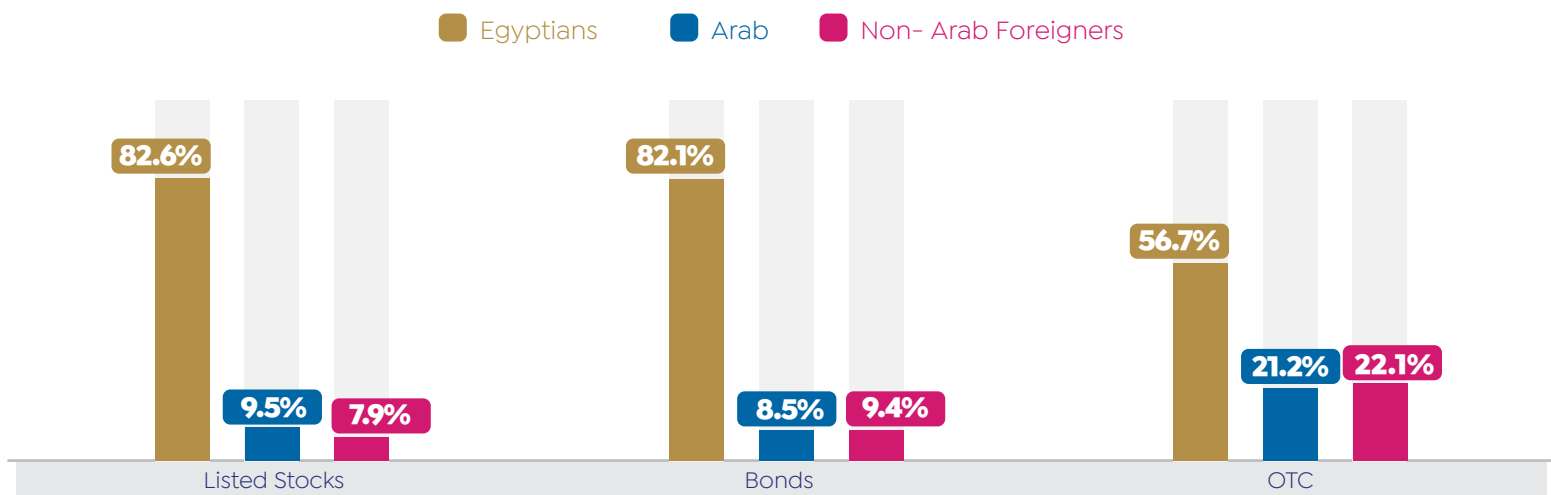
EGX 33 SHARIAH



TAMAYUZ



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



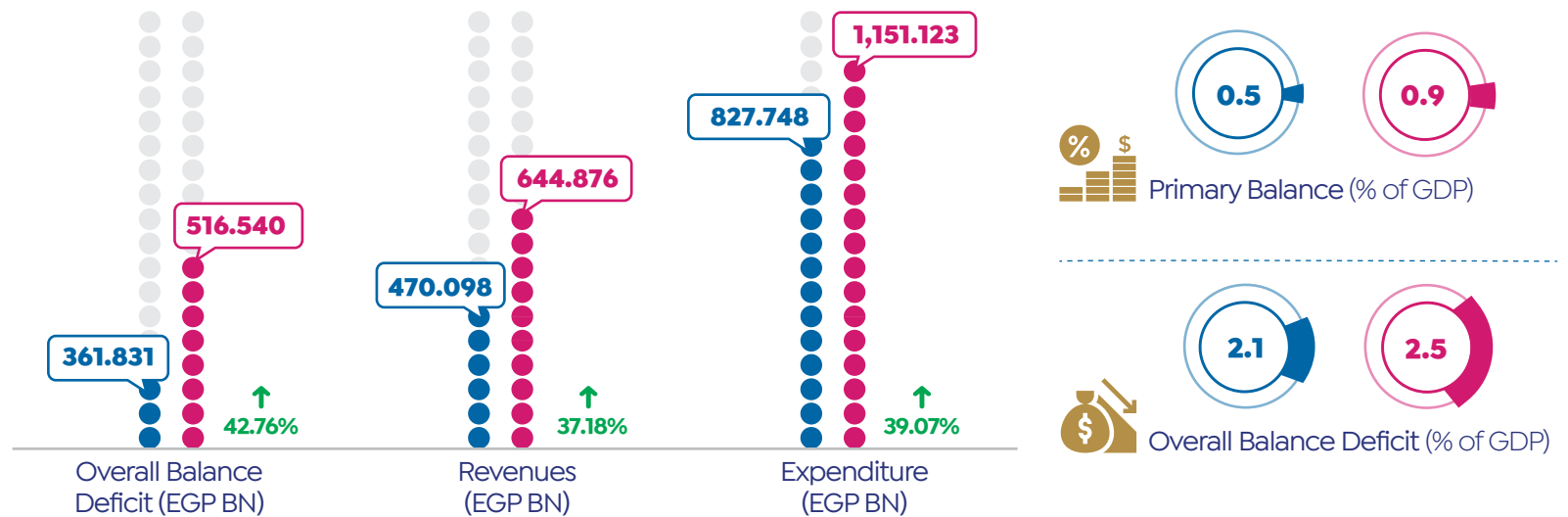
* Total Buy + Sell

Source: EGX

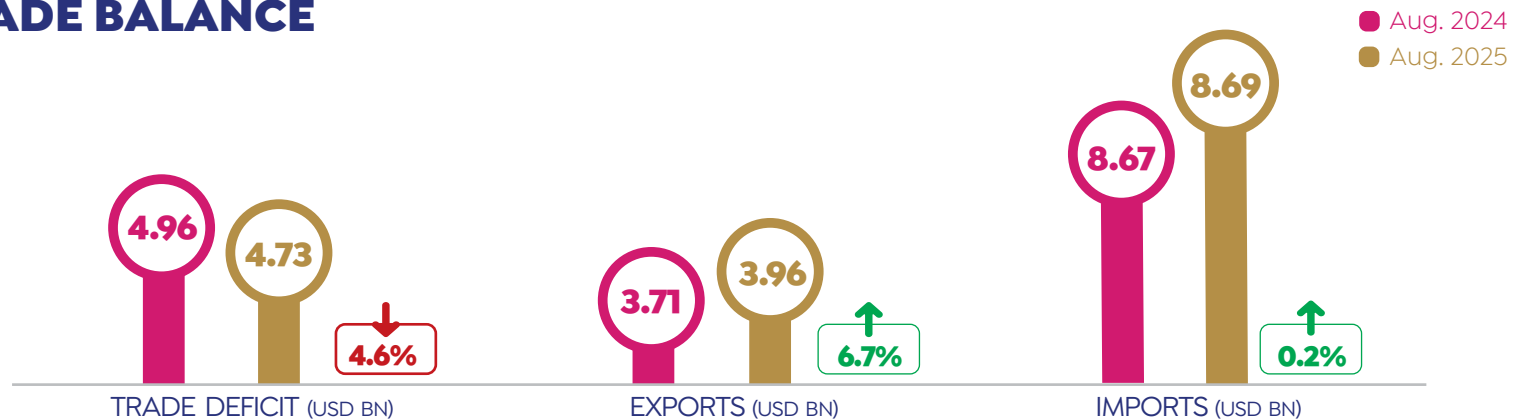
FISCAL SECTOR PERFORMANCE

■ Jul.-Sep. (FY 2024/25)

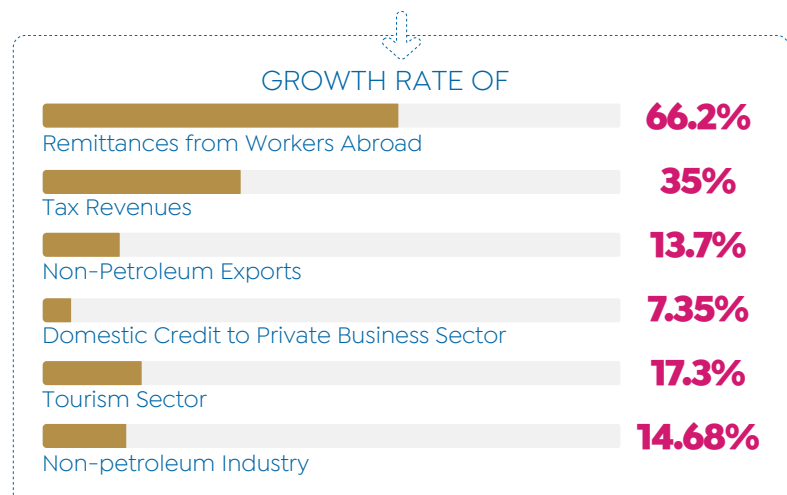
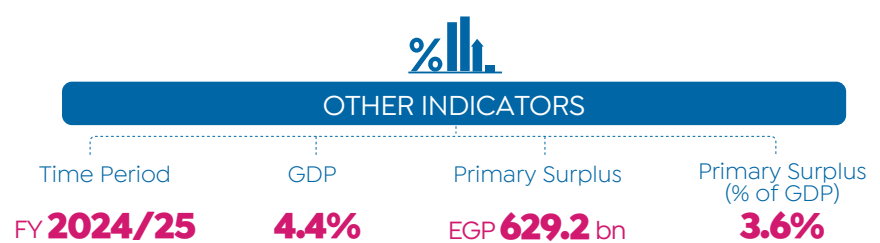
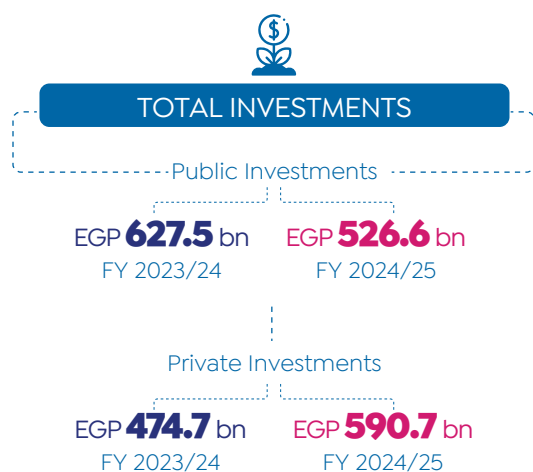
■ Jul.-Sep. (FY 2025/26)



TRADE BALANCE

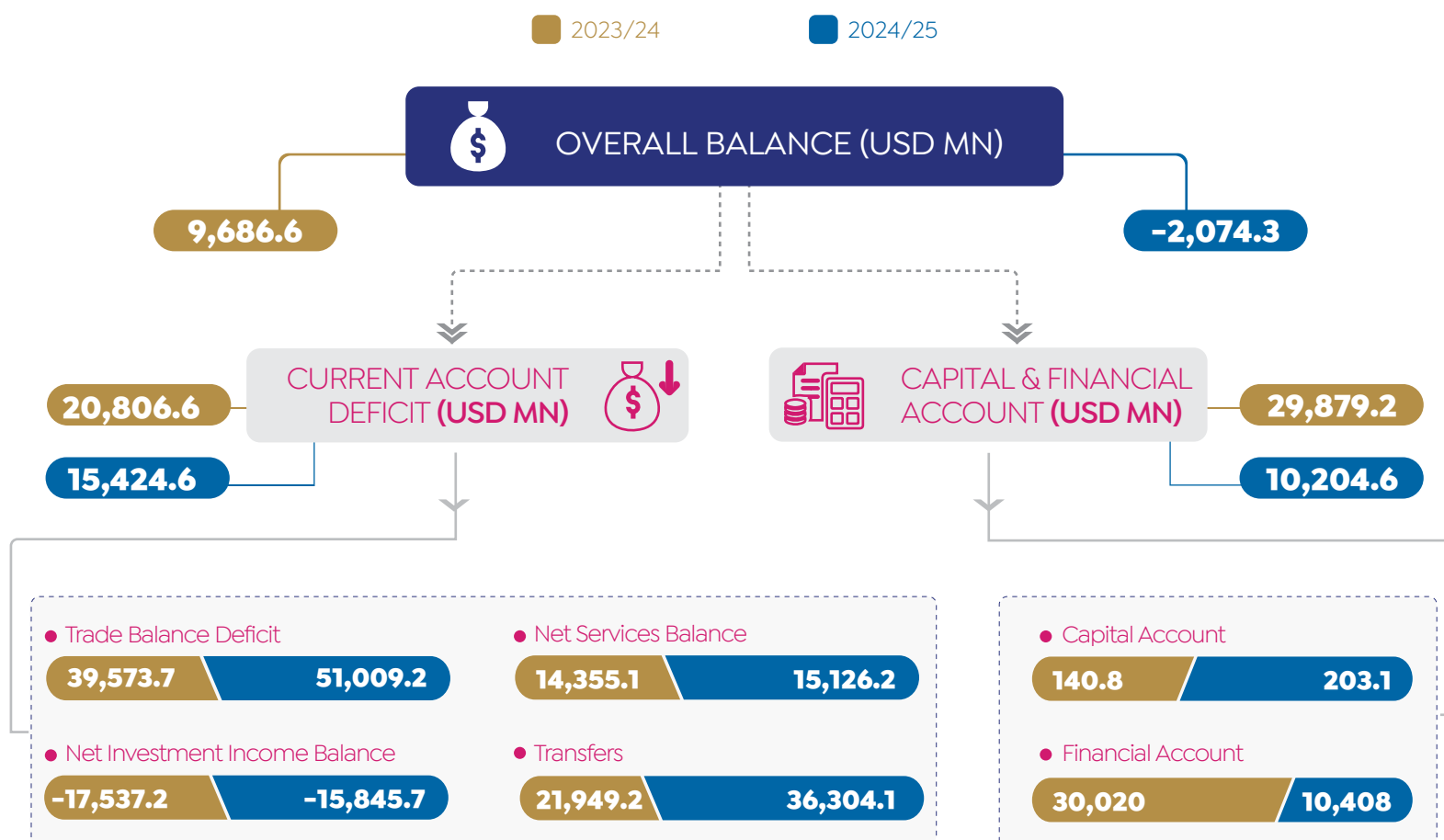


EGYPTIAN ECONOMIC PERFORMANCE



Source: MOF, CAPMAS, MPED & Cabinet

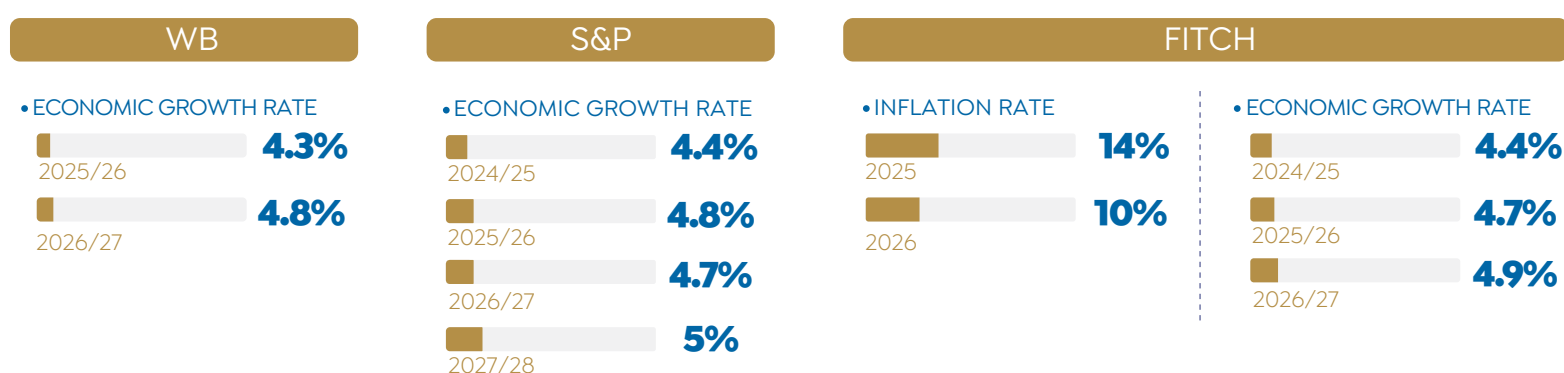
BALANCE OF PAYMENTS PERFORMANCE (FY 2024/25)



REMITTANCES OF EGYPTIANS WORKING ABROAD (USD BN)



INTERNATIONAL INSTITUTIONS' EXPECTATIONS FOR THE EGYPTIAN ECONOMY



Source: MPED, Cabinet & CBE