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# 9 YEARS OF REAL ESTATE INSIGHT & IMPACT

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**ANNUAL REPORT 2025**

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OF REAL ESTATE  
INSIGHT & IMPACT

**O**n the occasion of Invest-Gate's 9<sup>th</sup> anniversary, we proudly reflect on a journey shaped by the trust and continuous support of our readers, partners, and industry stakeholders, which has been instrumental in strengthening our position as a reliable source of real estate intelligence in Egypt.

From the outset, our vision has focused on anticipating market shifts—delivering comprehensive coverage, decoding emerging trends, and capturing the forces reshaping the sector. Over the years, Invest-Gate has evolved into a credible knowledge hub, offering balanced insights and in-depth perspectives tailored to a diverse and growing audience.

Among the defining milestones of this journey is the launch of the second edition of the **Invest-Gate ACE Awards**, building on the success of its inaugural edition to further spotlight excellence, celebrate innovation, and recognize the key players shaping the future of Egypt's real estate sector.

Throughout these nine years, we have facilitated **27** roundtable discussions, providing a platform for influential voices to exchange ideas and shape future strategies. In addition, Invest-Gate has maintained a strong presence across major real estate events and exhibitions locally and internationally, delivering on-the-ground coverage that reflects key market movements and investment trends.

From an editorial standpoint, this output has been further strengthened through a consistent stream of analytical content and publications. Complementing this, we have released comprehensive analytical reports, equipping stakeholders with data-driven insights into market dynamics, while our editorial output continues to reflect sector evolution through **93** editions of Invest-Gate magazine.

In parallel, the Research & Analysis (R&A) team has further strengthened its role as a key knowledge producer, publishing more than **65** editions of its Market Watch series, alongside four comprehensive analytical reports annually, in addition to the **Egyptian Exchange (EGX) monthly real estate reports**, leveraging EGX data as a key indicator of market performance and investor confidence and highlighting real estate as a core pillar of the economy due to its strong linkages with construction, contracting, and financial services and its significant market representation.

Since 2017, our bilingual newsletter has bridged communication gaps by delivering content in both Arabic and English, supported by continuous enhancements to our digital platform to ensure a more seamless and engaging user experience.

Looking ahead, Invest-Gate remains committed to deepening its impact as a leading real estate platform—advancing industry dialogue, enabling informed decision-making, and contributing to a more transparent and resilient market environment.

*We appreciate being part of your journey—and look forward to building the future of real estate together.*

Amid a rapidly shifting global landscape, the real estate sector finds itself navigating a complex intersection of economic uncertainty and geopolitical transformation. From inflationary pressures and rising interest rates to ongoing political tensions and supply chain disruptions, global dynamics are no longer distant variables, they are actively reshaping local markets, influencing investment flows, and redefining development priorities.

In Egypt, these global headwinds are being met with a market that continues to demonstrate resilience and adaptability. Real estate remains not only a key pillar of economic stability but also a strategic hedge against volatility. Yet, the rules of the game are evolving. Developers, investors, and policymakers alike are being called upon to reassess their strategies, balancing ambition with caution, and growth with sustainability.

Today's market is increasingly shaped by a more discerning investor mindset for instance one that prioritizes long-term value, operational efficiency, and risk mitigation over short-term gains. At the same time, shifting consumer behaviors are driving demand toward integrated, flexible, and future-ready developments. In this context, innovation is no longer optional; it is essential for survival and competitiveness.

As we reflect on these transformations, we are also proud to mark a significant milestone. This year, Invest-Gate celebrates nine years of dedicated coverage, insight, and engagement within Egypt's real estate sector. Over nearly a decade, we have sought to provide a platform that connects stakeholders, highlights emerging trends, and contributes to a deeper understanding of the forces shaping the industry.

In this issue, we explore how global economic and political shifts are influencing real estate markets, both regionally and locally. We examine how stakeholders are adapting, where opportunities lie, and what the future may hold in an increasingly uncertain world.



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## CONTENTS



INVEST-GATE EXPLORED "THE POST-SALES ERA: MANAGING PROJECTS, COMMUNITIES & CITIES"

# 6

ANNUAL REPORT 2025:  
MAJOR REAL ESTATE  
UPDATES

# 15



REAL ESTATE AS A SAFE  
HAVEN  
IN TIMES OF  
ECONOMIC  
AND POLITICAL  
UNCERTAINTY

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# INVEST-GATE EXPLORED “THE POST-SALES ERA: MANAGING PROJECTS, COMMUNITIES & CITIES”

Invest-Gate held its 27<sup>th</sup> roundtable, titled “The Post-Sales Era: Managing Projects, Communities & Cities,” which took place on Monday, February 16, 2026, at 9:00 AM, at the Nile Ritz-Carlton Hotel – Alf Leila We Leila Ballroom.

The roundtable brought together senior government officials, real estate developers, operators, advisory and asset management firms, property and facility management companies, investors, financiers, public-sector stakeholders, and technology enablers that examined how projects, communities, and cities can be effectively managed beyond delivery.

As Egypt’s real estate market continued to mature, the roundtable discussions spotlighted governance and long-term operations as decisive factors in preserving asset value and strengthening competitiveness. They also emphasized the critical transition from development driven models to structured operational frameworks capable of generating sustainable post-sales income streams, reinforcing market confidence, and ultimately positioning assets to attract both local and international investors.

The roundtable addressed how projects, communities, and city scale developments could be managed as integrated operating systems, with a focus on occupancy optimization, service excellence, operational efficiency, and recurring revenue generation. It placed emphasis on ensuring stable cash flow, strengthening market positioning, and enhancing long-term asset performance.

Participants also shared diverse insights on governance structures, whether developer-led, third-party managed, or structured through public & private partnerships; will also be examined, alongside the growing role of data analytics and digital platforms in supporting pricing strategies, operational performance, and informed decision making, ultimately preparing assets for sustainable investment cycles, scalability, and future exit strategies.

This roundtable was divided into two sessions, both moderated by Mr. Amr Elkady, Founder & Managing Director of AKD Advisory. The first session entitled: “Protecting Value After Delivery” that focused on defining the real transition point from project delivery to long-term operation and recurring revenue generation, reviewing governance models and the allocation of roles and responsibilities after delivery. It also discussed Preparing Assets for Long-Term Investment Cycles focusing on how management readiness affects income stability, exit strategies, institutional investment, and scalability, supporting long-term asset performance.

The second session, titled “Creating Value Through Operation,” examined strategies for maximizing returns and building sustainable revenue streams during the operational phase, as well as establishing recurring post-sales income through leasing, operational services and community and facility management. The discussion also highlighted the best practices in managing communities and mixed use assets, while strengthening operational efficiency and long revenue stability. It also addressed the role of data and digital platforms in optimizing operations, service pricing, and informed decision making; enhancing asset readiness and reinforcing investor and tenant confidence in projects.

The roundtable also witnessed the presence of an elite group of senior government officials and executives, alongside experts in real estate development, project management and operations and digital platforms, including: Dr. Eng. Abdelkhalik Ibrahim, Member of the House of Representatives; Dr. Mostafa Mounir, CEO of Tourism Development Authority; Eng. Khaled Sedeik, Chairman of the Board of Urban Development Fund; Dr. May Abdel Hamid, CEO of Social Housing and Mortgage Finance Fund, and Mr. Mohamed Selim, General Manager Research and Business Development at the Egyptian Exchange.

Additional participants included: Eng. Ayman Amer, Group General Manager of SODIC; Mr. Ibrahim El Missiri, Group CEO of Somabay; Eng. Hazem Helal, CEO of Orascom Real Estate; Eng. Bedeir Rizk, CEO of PARAGON | Adeer; Eng. Ahmed Mansour, CEO of Cred Developments; Eng. Muhannad Saleh, Executive General Manager of Horizon Operation and Management S.A.E, Eng. Mohammed Azmy Ateia, Director of Smart Cities at Orange Egypt; Mr. Omar El Tayebi, CEO of TLD- The Land Developers; Mr. Ahmed Kira, Managing Director of Horof Group for Touristic Projects; Mr. Tarek Mourad, General Manager of Cairo Marriott Hotel; Dr. Mina Fayek Fouad, CEO of Egypro FME; Mr. Mohamed Galal, Chairman of TSM Asset Management; and Eng. Ahmed Ehab, CEO of Madaar Developments.

The roundtable was inaugurated by Ms. Safaa Abdel Bary, General Manager and Business Development Director of Invest-Gate, who extended her gratitude and warmly welcomed the distinguished attendees. She expressed her pleasure in bringing together an elite group of decision



makers and industry experts, emphasizing that the event comes at a pivotal time for Egypt's real estate market.

She noted that the sector is witnessing a genuine phase of maturity, where success is no longer defined solely by the scale of development or the speed of delivery, but rather by the efficiency of project management and post-sales operations. She highlighted that the industry has transitioned into a new phase centered on professional operations, governance, and asset management as fundamental pillars for preserving value, enhancing competitiveness, and building sustainable revenue streams that strengthen investors' confidence.

She underscored the importance of discussing this shift toward integrated operating models capable of generating long-term value. Concluding her remarks, she thanked the participants for their engagement and expressed her anticipation of constructive discussions that would support the future of Egypt's real estate sector.

The first session started with remarks by Mr. Amr Elkady, Founder & Managing Director of AKD Advisory, who began his remarks by extending his appreciation to Invest-Gate for organizing the event and bringing together a distinguished group of leading real estate developers, legislative experts, and key decision-makers in the market. He praised Invest-Gate's role in shedding light on the sector's most pivotal issues, emphasizing its consistent commitment to anticipating emerging real estate trends and presenting them for discussion from multiple professional and regulatory perspectives, thereby elevating the level of dialogue and knowledge exchange among stakeholders.

He emphasized that success was once measured solely by sales performance. As the market evolved, success became linked to project delivery. Today, however, the most prominent benchmark of success is the post-delivery phase, namely operations and management. He added that the success of any real estate project should not be reduced to sales volume or the speed of marketing. While important, these indicators do not reflect the project's full strength. True success, he noted, begins after delivery when marketing promises are translated into tangible reality, and the quality of execution and customer satisfaction are tested on the ground.

He further explained that the post-delivery phase represents the most sensitive stage in a project's lifecycle, as professional operations and management constitute the decisive factor between a project that achieves long-term sustainability and one whose value gradually declines. Operations, he stated, are not merely about providing day-to-day services, but rather an integrated system aimed at preserving asset value, enhancing attractiveness, and ensuring sustained demand.

He concluded by affirming that effective management is a fundamental pillar for stabilizing cash flows, generating recurring revenues, and building a strong, lasting reputation for the project in the market thereby reinforcing its competitive position and enhancing its long-term investment value.

Dr. Eng. Abdelkhalek Ibrahim, Member of the House of Representatives, commended Invest-Gate for consistently addressing important and diverse

industry topics, underscoring the value of such forums in discussing the needs of the real estate sector, particularly with regard to legislation and regulatory frameworks.

He explained that while numerous government-led real estate projects have been implemented in recent years, a clear operational gap remains. This challenge, he noted, may stem from existing procedures, the roles of entities involved in management and regulation, or the limited operational capacities and expertise within the Egyptian market, factors that directly impact the ability to efficiently manage projects of such scale.

Ibrahim pointed out that the market lacks a comprehensive framework that effectively links handover to operation, stressing the need for a responsible authority to take proactive steps to ensure a smooth transition. He called for establishing clear company classifications and precisely defining their roles and responsibilities. He further emphasized that regulating this aspect requires the creation of a dedicated body or authority potentially as part of the proposed Real Estate Regulatory Authority in Egypt similar to the National Telecom Regulatory Authority, with a governing law that ensures effective operational and maintenance mechanisms.

He added that homeowners' associations may offer viable solutions for residential developments; however, they are not suitable for large scale, mixed-use projects, such as New Alamein City, which is fundamentally driven by a technology-based model.

Ibrahim stressed the importance of governance reforms and reviewing current legislation, alongside developing human capital to keep pace with the market's significant scale compared to the relatively limited number of qualified operators. He highlighted that most future asset and facility management functions will increasingly rely on artificial intelligence (AI), making it essential to build technical expertise and know how in this domain, as well as to train human resources to ensure operational efficiency and long-term sustainability.

He concluded by proposing a dedicated session to discuss the rental of branded residences and similar assets as an underutilized investment opportunity. He also emphasized the importance of fully operating existing cities, noting that some international investors are reluctant to manage cities that are only partially developed.

Dr. Mostafa Mounir, CEO of Tourism Development Authority, stated that the tourism development experience in managing post-delivery operations represents one of the sector's successful models. He explained that the value of any tourism project cannot be fully realized without a fully integrated and effective operational system, as operations are the true guarantor of sustained quality and of preserving the project's market position.

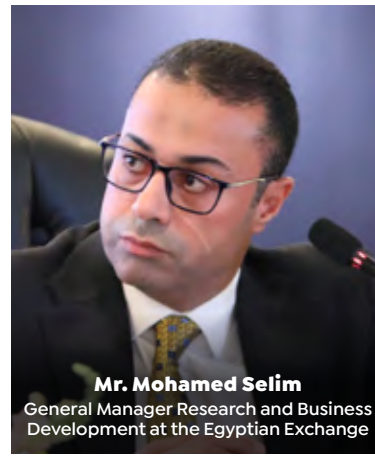
He stressed the need for companies to maintain their competitiveness by ensuring operational efficiency, noting that from day one, strict controls and standards are put in place to secure the essential components of any tourism project, whether in terms of technical and administrative readiness, as well as verifying the operator's capability to sustain performance and remain competitive.



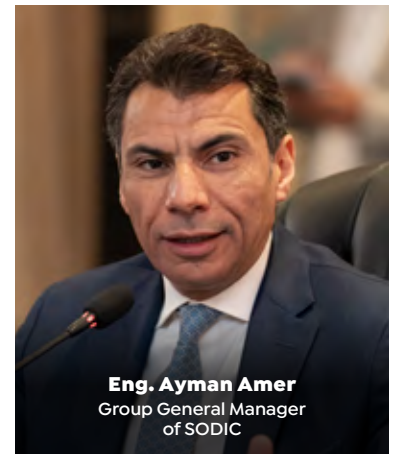
**Eng. Khaled Sedeik**  
Chairman of the Board of Urban Development Fund



**Dr. May Abdel Hamid**  
CEO of Social Housing and Mortgage Finance Fund



**Mr. Mohamed Selim**  
General Manager Research and Business Development at the Egyptian Exchange



**Eng. Ayman Amer**  
Group General Manager of SODIC

He further explained that there is continuous coordination with the ministry of Tourism and Antiquities, regarding operational procedures and licensing. He affirmed that oversight does not stop at the issuance of licenses but continues on a periodic basis to ensure full compliance with approved standards. In cases where any requirements are breached, approvals for operation or its continuation are not granted.

He emphasized that preserving this integrated system is imperative amid strong regional and global competition, underscoring the importance of periodically revisiting operational mechanisms and introducing more advanced operational phases that keep pace with real estate and tourism market developments while supporting their sustainability.

He added that there is a development plan for the Red Sea highway, ports, and areas such as Galala and Safaga, expecting the impact of these projects to begin materializing within 10 years.

He concluded by affirming that there is basic sustainability standards related to energy, services, activities, and security, with violations enforced in cases of non-compliance. He also noted that government housing projects targeting middle-income segments represent around 80% of the total market and face challenges in adhering to these standards.

In the same context, Eng. Khaled Sedeik, Chairman of the Board of Urban Development Fund, affirmed that a real estate developer's reputation is not built solely on the quality of construction or the scale of its projects, but primarily on the efficiency of property management and operations after handover. He noted that several leading companies in the market derive their strength and standing from their ability to professionally manage their developments during the post-delivery phase.

He emphasized the importance of engaging specialized and professional entities to manage and operate projects, stressing that this stage represents the real differentiator in preserving asset value and enhancing competitiveness. He added that post-sales management once a project becomes occupied and operational is the key to sustainability and long-term success in the real estate market, as it directly impacts quality of life within the development and the durability of its performance.

Sedeik explained that the Urban Development Fund adopts this approach based on its firm belief that the true value of any project is not determined at the construction stage, but rather materializes through an effective operating system capable of safeguarding assets and maximizing long-term returns.

He further stated that the minimum threshold for transitioning to operational readiness should be when 15 – 25% of the project is completed, alongside the provision of essential security measures. He stressed the need for a competent authority to grant operating licenses and for the availability of trained personnel. Additionally, he noted that maintenance deposits could be strategically invested in commercial facilities within the project to generate returns for residents and ensure asset sustainability, rather than being limited solely to security-related expenditures.

Dr. May Abdel Hamid, CEO of Social Housing and Mortgage Finance Fund, stated that the Fund is considered the largest developer in Egypt, having

completed nearly 800,000 housing units, in addition to around 300,000 units currently at various stages of implementation. She noted that the Fund is responsible for executing approximately 60% of government housing projects. She affirmed that the Fund relies primarily on the mortgage finance mechanism to ensure sustainability, highlighting that more than 3.5 million people have moved to housing units delivered through its projects.

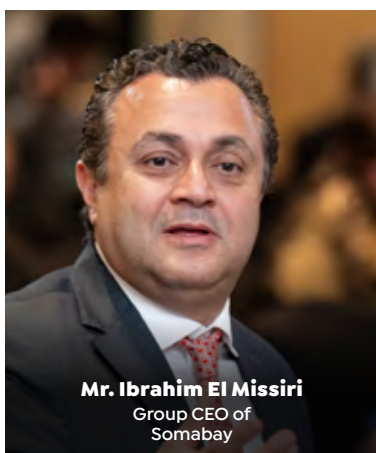
She explained that the Fund operates in partnership with the New Urban Communities Authority and Arab Contractors. It also owns a specialized operations company that manages maintenance activities in cooperation with both entities. A 5% maintenance deposit is allocated paid in installments through banks whose returns are used to finance periodic maintenance and façade upkeep, stressing that this deposit is non-refundable. She added that older projects face the risk of value deterioration over time; however, current developments focus on preserving unit value throughout repayment periods of up to 20 years, with an exceptionally low default rate of just 0.05%.

She further indicated that the Fund places significant emphasis on monitoring occupancy rates to ensure sustained utilization of units. Buyers rely heavily on the quality of maintenance services prior to purchase, supported by a dedicated customer service call center that receives and addresses complaints, thereby reinforcing project sustainability and service quality for beneficiaries.

She added that the Fund invests maintenance deposits in banks and treasury bills, generating returns ranging between 25 – 28%, creating surpluses that help cover maintenance expenses particularly as the early operational years typically require limited maintenance spending.

She also noted that asset management practices are currently evolving across different project tiers, benefiting from Egypt's comparative advantage in treasury and bond yields. She explained that commercial components,





**Mr. Ibrahim El Missiri**  
Group CEO of  
Somabay



**Eng. Hazem Helal**  
CEO of  
Orascom Real Estate



**Eng. Ahmed Mansour**  
CEO of  
Cred Developments



**Eng. Bedeir Rizk**  
CEO of  
PARAGON | Adeer

advertising, and waste recycling are utilized as sources of recurring revenue. She added that plans will soon be announced to establish partnerships with developers in social housing projects to enhance operational sustainability.

She further clarified that since 2020, the Fund has begun investing in sustainable developments aimed at reducing maintenance and operating costs, becoming the first entity in the Middle East to obtain the EDGE Advanced certification reflecting its commitment to international environmental standards and resource efficiency, while strengthening the long-term sustainable value of its assets.

She concluded her remarks by underscoring the importance of establishing a House Price Index to provide accurate and transparent real estate price indicators, supporting market transparency and facilitating informed investment and operational decision-making.

Mr. Mohamed Selim, General Manager Research and Business Development at the Egyptian Exchange, stated that listed companies or those seeking listing on the EGX must place significant emphasis on transparency and financial disclosure. The greater the level of transparency, he noted, the lower the risk exposure for both the company and investors, as investors assess not only overall corporate performance but also the developer's reputation. He added that robust disclosure practices mitigate risks facing both investors and the company itself.

Selim pointed out that unlisted companies on the EGX are not currently subject to a regulatory authority overseeing their financial statements or ensuring a clear distinction between accounting profits and actual cash flows, underscoring the need for an independent body to regulate the real estate market. He further explained that a substantial portion of the market capitalization on the EGX is concentrated in the real estate sector, meaning that any disruption within the sector can significantly impact the performance of the stock exchange.



Regarding listing and valuation criteria, Selim stressed that investors no longer rely solely on a company's land bank, as they now possess more comprehensive insights into corporate performance. He explained that valuation is primarily based on discounted cash flow (DCF) analysis to determine whether a company can generate returns exceeding those of treasury bills or bank deposits.

He emphasized that valuers must have a thorough understanding of both cash flow dynamics and accounting principles, as the operational asset management framework directly influences a company's profitability and its ability to secure financing, particularly through expanding the use of non-traditional financing instruments, most notably bond issuances to fund projects. Such instruments, he noted, provide long-term liquidity that supports post-handover operations and management, while enhancing cash flow stability away from short-term sales pressures.

In the same context, Eng. Ayman Amer, Group General Manager of SODIC, stated that most real estate developers limit their role to construction without ensuring the project's continuity after delivery. He highlighted the distinction between a company that manages an asset to collect and preserve revenues and one that manages the project operationally after handover. He explained that a major challenge lies in the separation between the designer and the operator, which can sometimes result in design inefficiencies that affect residents' willingness to pay maintenance fees and hinder project sustainability. He stressed that operator-oriented design forms the foundation of any real estate project's success.

He noted that a project's real lifecycle begins after delivery, when operations, service continuity, and performance sustainability become the decisive factors in preserving property value. He added that there is widespread confusion between the role of an asset manager and that of a service management company, often due to misunderstanding their functions. He clarified that asset management firms receive financial compensation for their services, affirming that SODIC is celebrating 30 years of supporting its developments through an operational system that ensures the continued appreciation of property value throughout its lifecycle.

He further explained that the presence of value drivers such as schools, universities, pharmacies, and essential services accelerates asset appreciation. The company studies all critical aspects that facilitate residents' daily lives and ensure an integrated community environment. He reiterated that the disconnect between designer and operator remains a key challenge that must be addressed to guarantee project success and sustainability.

He added that SODIC West stands as a successful model for fully integrated service communities, while stressing the need to transform integration into a sustainable business model that secures economic returns and operational continuity, supported by professional management systems delivering services in line with international standards. He affirmed that cooperation between developers and government entities, alongside clear legislation, ensures a balanced relationship between owners and tenants and promotes market stability.

In closing, he pointed out that the market still lacks specialized institutions dedicated to building qualified cadres for real estate operations, whether



**Eng. Mohammed Azmy Ateia**  
Director of Smart Cities at  
Orange Egypt



**Mr. Tarek Mourad**  
General Manager of  
Cairo Marriott Hotel



**Eng. Ahmed Ehab**  
CEO of  
Madaar Developments



**Mr. Omar El Tayebi**  
CEO of  
TLD- The Land Developers

in security or other operational fields. While the company trains its employees and provides dedicated courses, he emphasized that this should not be the developer's role but rather the regulator's responsibility. He also noted that SODIC was among the first companies to utilize glass façades and heat-insulating building materials in compound designs, ensuring operational efficiency and long-term project sustainability.

Mr. Ibrahim El Missiri, Group CEO of Somabay; affirmed that the success of any real estate development does not end with sales and handover, but rather requires a fully integrated operational framework that preserves long-term sustainability and asset value while generating recurring and sustainable returns. He explained that achieving such returns no longer depends solely on unit sales, but on creating recurring income streams through operations and management. In this context, developers typically retain 10-20% of a project for leasing and hospitality management to ensure stable cash flows. He added that the launch of the first sports-specialized hotel and the diversification of sports activities in Somabay have contributed to establishing a sustainable operating model, increasing revenues, and delivering strong operational returns.

The group's developments include hospitality, service, sports, and retail components, with a strong focus on essential services such as schools, educational facilities, clubs, and medical services to ensure a fully integrated community environment. He stressed the importance of prohibiting unit handovers prior to full completion and final finishing, while enhancing thermal and acoustic insulation and providing essential infrastructure, including fiber-optic cable. He emphasized that the developer must absorb any financial or operational gaps to ensure the project's continuity. He also highlighted the importance of redeveloping older projects that have already been delivered by appointing capable developers who can operate them efficiently, making professional operations an integral part of the success of mixed-use developments.

He further noted that rental companies face reluctance in fully complying with the law due to the 22% tax rate, which encourages individuals to avoid formal registration. He proposed reducing taxes on the leasing component for property owners in order to increase occupancy rates and enhance revenues.

While Eng. Hazem Helal, CEO of Orascom Real Estate, emphasized that developers must deliver their units in full, noting that the process of creating true property value begins upon handover, and that the key differentiator for a project's success lies in the efficiency of post delivery management. He highlighted that the Egyptian market currently hosts around 1,900 developers a very large number questioning whether the necessary expertise exists to manage such a volume of projects efficiently. He added that the situation 30 years ago was entirely different, with no more than 3 – 4 projects, whereas today the market shows a clear focus on marketing, often at the expense of expertise and know-how in managing projects after delivery.

He stressed that the upcoming period should prioritize building human capacity and developing skilled personnel, while leveraging modern technology and management tools to enhance operational efficiency, monitor performance, and ensure the sustainability of asset value, thereby

guaranteeing effective project management and an improved customer experience. He also noted that the technological component increases the value of the property, emphasizing the importance of selecting appropriate elements for each area, such as hotels, sports, and medical facilities, to enhance operational value and investment attractiveness.

He concluded by stating that choosing the right team within the developer's organization is one of the most critical factors for any real estate project's success, ensuring operational efficiency, management quality, and project sustainability.

Eng. Bedeir Rizk, CEO of PARAGON | Adeer, emphasized that programming smart cities begins at the master planning stage rather than at the operational phase alone. He noted that new cities must be built with infrastructure that enables them to function as smart ecosystems, leveraging artificial intelligence technologies such as automated fault notifications sent directly to operators without requiring resident intervention. He added that all project catalogues are integrated into the back-end system, allowing AI to guide users and manage operations without the constant need for on-site technical specialists.

Rizk also highlighted the challenge of monitoring developments and ensuring their long-term sustainability. He explained that hundreds of thousands of individuals purchase units in areas such as the Old North Coast without the presence of a dedicated asset manager, underscoring the urgent need to develop integrated, technology driven operational systems to preserve asset value and ensure efficient performance.

He concluded by pointing to fractional real estate as an innovative solution for operating real estate developments in Egypt. He noted that the Financial Regulatory Authority issued the fractional real estate law following the roundtable organized by Invest-Gate, clearly defining roles and responsibilities to establish an integrated framework for project management and oversight, while holding violators accountable under contractual terms. He added that declining interest rates have reshaped





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Managing Director of  
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**Mr. Mohamed Galal**  
Chairman of  
TSM Asset Management

individuals' perception of real estate as an investment vehicle capable of generating recurring returns and capital appreciation, which could contribute to attracting foreign capital into Egypt.

Eng. Ahmed Mansour, CEO of Cred Developments, highlighted that the Unified Building Law No. 119 of 2008 obliges developers to ensure the operational readiness of their projects. He emphasized the need for clearer guidance on this legislation, including specifying a time frame for completion to guarantee that projects are ready for occupancy and to encourage smooth operational launch, while establishing mechanisms to determine the order of occupancy in new cities, whether for service providers or residents.

He noted that stimulating the operational phase depends on the project's full readiness, which can be achieved by facilitating completion procedures and setting a clear timeline to ensure a smooth transition and occupancy process. Mansour added that one of the main challenges is that residents are often not ready to move to the new capital. To address this, the company has intensified events over the past eight months to familiarize consumers with the project and assure them of its readiness for habitation, with all operational measures outlined in the company's plan to ensure post-delivery continuity. He concluded by pointing out that the real estate market includes approximately 6,700 developers, yet fewer than 2,000 of them comply with paying real estate taxes.

Eng. Muhanad Saleh, Executive General Manager of Horizon Operation and Management S.A.E, opened his remarks by commending the initiative to establish a House Price Index, noting that implementing such an index in Egypt would significantly stimulate market activity. He explained that it would provide accurate and reliable data to help developers and investors make informed investment decisions while enhancing transparency in price setting. He further emphasized that digital transformation is no longer optional but has become a fundamental element for achieving real estate stability and market recalibration, by improving project monitoring, enhancing asset

management efficiency, and facilitating access to financial and operational information.

Saleh also highlighted the critical importance of involving the operator from the very beginning, starting at the design stage, to ensure that projects align with operational requirements, maintain performance sustainability, and maximize long-term asset value. This approach, he noted, strengthens management efficiency, delivers a seamless experience for both investors and residents, and fosters a culture of professional operations in the real estate sector.

He also stressed that for large scale developments, meticulous planning is essential, particularly to ensure alignment between the owner's and operator's vision. This includes establishing clear Key Performance Indicators (KPIs) and Service Level Agreements (SLAs) to govern performance and ensure accountability.

Eng. Mohammed Azmy Ateia, Director of Smart Cities at Orange Egypt, stated that investing in technology has become an indispensable necessity for efficiently managing both life and business. He highlighted that the company aims to increase unit value for investors and owners, while ensuring the delivery and maintenance of all facilities and services through an integrated system encompassing security and maintenance.

He added that the company is developing a centralized platform to manage all facilities and procedures within the compound, enabling improved administrative performance and leveraging services as an additional revenue source that enhances overall project and company returns.

Ateia also emphasized the importance of integrating technology and sustainability concepts from the design stage, noting that proactive consideration of these factors contributes to higher project efficiency, reduces future operating and maintenance costs, enhances quality of life within the project, and ensures long-term sustainability.

In the same context Mr. Omar El Tayebi, CEO of TLD – The Land Developers, emphasized that a developer's true role extends far beyond construction and sales, encompassing all stages of a project, with the real quality and value becoming evident post-handover. In the residential sector, he explained, this value is reflected in the daily experience of residents, including street cleanliness, efficiency of services, responsiveness to maintenance requests, and the uninterrupted availability of essential facilities.

He stressed that customer satisfaction begins at the point of handover, and any shortcomings in the post-delivery phase can diminish a project's value and affect the company's reputation. Continuous developer presence and oversight of operations, he noted, not only preserve asset value but also strengthen trust among clients and investors, transforming the project into a long-term investment capable of competing effectively in the real estate market.

Mr. Ahmed Kira, Managing Director of Horof Group for Touristic Projects, highlighted that the hotel component represents the true value of any real estate project. He noted that while developers often worry



about a property bubble, hotels remain a promising investment for the future. He explained that the government aims to create 500,000 hotel rooms to attract approximately 30 million tourists; currently, around 190,000 rooms will be available by 2026. Additionally, the North Coast currently requires 200,000 – 300,000 rooms, which should encourage developers to invest in this sector.

He emphasized that hotel investment provides real added value for developers, serving as a continuous source of foreign currency revenue, which helps protect it from depreciation. He added that enabling foreign ownership of real estate units, along with offering appropriate incentives, further strengthens this role.

Kira also pointed out that the main driver for real estate developers in Egypt is currently the Ministry of Housing, while vacation homes fall under the management of the Ministry of Tourism, generating returns in foreign currency rather than the Egyptian pound.

Continuing the discussion, Mr. Tarek Mourad, General Manager of Cairo Marriott Hotel, highlighted the significant role that hospitality expertise plays in enhancing real estate investment. He emphasized that the distinction between real estate and hotel investment becomes almost indistinguishable when residents are offered a fully integrated experience. Travelers staying in a hotel for a period often feel at home, enjoying premium services, choice of location, and a level of comfort that suits their preferences, while potentially developing a connection with a particular hotel brand and its distinctive style of hospitality.

He noted that the psychological aspect linked to human experience and personalized service forms the foundation for the sector's success and long-term sustainability. In this context, branded residences provide a superior experience, elevating service quality from the moment of arrival.

Mourad stressed the importance of selecting well known brands suited to the area to ensure high service standards and maximize the attractiveness of the investment.

On another note, Dr. Mina Fayek Fouad, CEO of Egypro FME, highlighted that their company, specialized in Facility Management, has been operating in Egypt for 24 years. He emphasized that the maximum allowed downtime is only three seconds, and noted that no breakdowns have been recorded in the past six years.

Fouad stressed that the company's work goes beyond supplying labor or performing routine maintenance, focusing instead on creating real value for the assets they manage. Currently, they oversee 300 buildings across 21 governorates, covering a total area of 3.5 million square meters.

He explained that the company has successfully reduced utility costs, extended asset life by 50%, and decreased spare parts replacement rates by 19%, significantly lowering operational expenses.

Fouad added that they provide Bed & Home Services, which generate additional revenue and enable the delivery of high quality services quickly

and at very reasonable costs, ensuring effective facility management and high customer satisfaction.

In addition, Mr. Mohamed Galal, Chairman of TSM Asset Management, explained that asset management expertise initially developed in the banking and hospitality sectors, noting that the primary challenge lies in the high costs of managing assets effectively. He added that successful asset management models are typically applied to high value, high return projects, whereas mid-tier developments often struggle to implement the same approach due to lower returns.

He pointed out that social or low cost housing projects worldwide often rely on a self-contained, high-quality area whose revenues support the rest of the development. Galal emphasized that current maintenance deposits fail to achieve their intended purpose, especially amid currency fluctuations, and that asking residents to pay additional maintenance fees often meets with resistance.

Galal stressed that asset management represents the other side of project design, with project success depending not only on the quality of the design itself but also on well-trained human resources. He highlighted the importance of alternative revenue streams to enhance the value of maintenance deposits, such as retaining a portion of hotel units and restaurants for the company, renting out certain units, or entering co-branding partnerships with international brands, measures that increase returns and maximize long-term project value.

He added that fractional real estate in Egypt is currently not implemented correctly, as the asset should continue generating ongoing returns rather than being purchased solely for ownership. Galal emphasized the need for specialized asset management companies, noting that while recent regulations by the Financial Regulatory Authority protect investor rights, they are insufficient; operations or resale strategies must be leveraged to achieve real profits.

The roundtable concluded by Eng. Ahmed Ehab, who emphasized that the main sources of revenue for a developer come from commercial units and rentals, in addition to facility management services and brand equity. He noted that the company retains approximately 20% of the project's value, whether through hotel or commercial components, to ensure continuous cash flow and sustainable returns.

Ehab added that the company operates its own academy, which trains personnel to the highest standards, ensuring their efficiency and vital role in the success of the company's projects and the continued delivery of exceptional services.

He concluded by highlighting that the role of real estate developers goes beyond land development and project construction, extending to creating a complete lifestyle within these communities. He stressed that true responsibility lies in comprehensive thinking across all aspects that ensure quality of life from proper planning and infrastructure to services, management, and sustainability thereby creating a balanced environment that meets residents' needs and aligns with their long-term aspirations.



In light of this, the key recommendations can be summarized as follows:

### First: Establishing a Robust Regulatory Framework for the Post-Sales Phase

- Establishing an independent real estate regulatory authority responsible for setting clear operational standards, introducing professional classification systems for property management companies, and overseeing financial and operational performance to ensure investor and resident protection while supporting long-term project sustainability.
- Launching an official House Price Index (HPI) and defining benchmark price ranges by region to enhance market transparency and support informed investment, valuation, and financing decisions.
- Reviewing legislative and tax frameworks related to leasing and fractional ownership to encourage formal occupancy, increase recurring revenues, and reduce informal operations.

### Second: Transitioning Toward a Long-Term Development and Operational Model

- Shifting from a rapid-sales model to a sustainable development approach, whereby projects are viewed as income-generating assets rather than one-time sale products, with success measured by post-handover cash flow stability.
- Involving operators at the design stage to align architectural planning with operational requirements and enhance efficiency.
- Appointing an asset manager from day one to ensure operational readiness upon delivery and continuous monitoring of performance and occupancy levels.
- Establishing clearly defined Key Performance Indicators (KPIs) and Service Level Agreements (SLAs) to ensure accountability and transparency.
- Retaining 10–20% of the project as rental, hospitality, or commercial components to generate sustainable income streams, enhance long-term asset value, and support long-term operational funding, drawing on international practices such as the French development model, which emphasizes maintaining recurring rental income within projects.

### Third: Enhancing Financial Sustainability and Maximizing Recurring Revenues

- Diversifying income streams through rentals, operational services, hospitality components, advertising, and recycling initiatives instead of relying solely on unit sales and deposits.
- Professionally managing maintenance deposits by investing them strategically and allocating returns toward ongoing maintenance while developing alternative revenue sources to reduce financial pressure on residents.
- Aligning operational readiness with exit strategies and institutional investment objectives, as operational excellence has become a decisive factor in attracting investment funds and international investors.

- Issuing financing bonds for real estate projects within clear regulatory frameworks to support long-term operations and enhance developers' financial sustainability.
- Prioritizing sustainable investment and long-term partnerships by selecting strategic partners committed to operational excellence and sustainability standards.

### Fourth: Integrating Technology and Advancing Digital Transformation

- Embedding smart infrastructure at the design stage, including surveillance systems, centralized control platforms, and predictive maintenance capabilities.
- Leveraging artificial intelligence (AI) and data analytics to optimize occupancy rates, improve service pricing strategies, predict system failures, and enhance decision-making.
- Developing centralized digital platforms for city and community management to improve oversight, customer experience, and financial transparency.

### Fifth: Investing in Human Capital and Building a Professional Operational Culture

- Establishing specialized academic and vocational programs focused on asset management and real estate operations to address the growing talent gap.
- Enhancing workforce capabilities to align with increasing technological integration in community and city management.
- Institutionalizing operations as a core component of the developer's identity to strengthen long-term reputation and asset performance.

### Sixth: Supporting Hospitality Components and Promoting Real Estate Export

- Expanding investment in hospitality components and branded residences as a key source of foreign currency revenue.
- Encouraging real estate export to foreign buyers through regulatory and tax incentives to increase external demand and support market stability.
- Ensuring fully finished unit delivery standards to preserve operational quality and long-term market value.

### Seventh: Operating Cities as Integrated Systems

- Linking quality-of-life indicators to measurable operational performance metrics, including maintenance standards, response times, and service continuity.
- Adopting integrated planning approaches for mixed-use developments to ensure coordination between residential, commercial, service, and recreational components.

The roundtable was officially sponsored by Madinet Masr. While the Platinum Sponsors were Somabay, PARAGON | Adeer and Cred Developments. Gold Sponsors were Orange Egypt, TLD – The Land Developers and Egypro FME, while the Silver Sponsors were TSM Asset Management and Nayah Boutique Stays.

Media Partners included Aleqaria, Al-Borsa newspaper, Daily News Egypt, Al-Gedaan Real Estate, Osoul Misr Magazine, BloomGate, Property Plus, Aqargate, and Iskan Misr.

# MIPIM 2026 BRINGS GLOBAL REAL ESTATE LEADERS TO CANNES TO DISCUSS THE FUTURE OF CITIES AND PROP TECH

**T**he global real estate exhibition «MIPIM 2026» kicked off at the Palais des Festivals in Cannes, France, bringing together investors, developers, sovereign wealth funds, and financial institutions from around the world, in one of the leading international events specialized in real estate investment and urban development. Invest-Gate reports.

Every year, the exhibition gathers thousands of real estate professionals from different countries to discuss key trends shaping the future of cities and property investments, including housing challenges, prop tech innovation, sustainability, and economic shifts affecting global markets.

## Day One: Housing Challenges and the Launch of «MIPIM Middle East»

The conference opened with the «Housing Matters!» program, which focused on the global housing crisis in major cities. Participants discussed ways to provide affordable housing and strengthen public-private partnerships to support the development of residential projects.

The sessions also explored new financing models for housing projects, as well as the role of innovation and urban planning in bridging the supply-demand gap in real estate markets.

Day one also featured the official announcement of the first edition of «MIPIM Middle East», scheduled for 20–21 October 2026 at «The Ritz-Carlton» in Riyadh, serving as a regional platform that brings together international investors, decision-makers, and developers in the Middle East to attract global capital and promote real estate investment in the region.

## Day Two: Investment Flows and Economic Shifts

Day two sessions focused on the future of global real estate investment amid economic and geopolitical changes. Discussions highlighted strategies for attracting capital to real estate projects, as well as the role of digital data and analytics in supporting investment decisions.

Sessions also addressed the impact of digital transformation and technological advances on the real estate sector, including digital infrastructure and data centers, which have become one of the emerging sectors in the global real estate investment market.

## Day Three: Artificial Intelligence Reshaping Real Estate

Day three featured specialized sessions on the impact of advanced technology on real estate, particularly artificial intelligence and data analytics in supporting investment decisions. Sessions included “Understanding AI (For Real!): How It Actually Works and Why It Matters” and “AI in Real Estate Investment: What’s Being Used, What’s Possible, and What’s Next?”, where experts discussed how to employ AI techniques to analyze real estate markets and select investment sites.

Other sessions highlighted regional investment opportunities in French areas outside major cities, along with the challenges of providing housing amid rising demand for residential projects.

## Final Day: The Future of Offices and Global Awards

The exhibition concluded with sessions focusing on the future of office spaces amid evolving global work patterns, including «The Offices Workshop Part I: Global Trends, Local Markets – The Macro Impact» and «The Offices Workshop Part II: Evolving Occupier Needs – The Next-Gen Office».

The closing day also hosted the «MIPIM Awards», which honor outstanding global real estate projects in urban development, sustainability, and architectural innovation.

## Egypt’s presence at «MIPIM 2026»

The «MIPIM 2026» exhibition in Cannes featured participation from several Egyptian companies, including «Emtelak», aiming to strengthen the presence of Egyptian digital real estate investment on the global stage and explore collaboration opportunities with international investors. The company highlighted that its participation showcased its digital platform, facilitating investor access to real estate opportunities, alongside meetings with global partners and developers to explore investments in sectors such as data centers, hospitality, and residential and commercial projects.

Additionally, Mohamed Amer, CEO of «El Gouna» and Executive Board Member of «Orascom Development Egypt», joined the session «Middle East Focus: Capital, Cities and Megaprojects», where he shared El Gouna’s development experience as a model for integrated cities combining living, work, and investment, providing a sustainable environment attractive to long-term investors.

## «MIPIM 2026»: A Global Platform

It is worth noting that «MIPIM 2026» was not only a platform for specialized discussions and sessions but also a genuine meeting point for investors, developers, and decision-makers from around the world. The exhibition provided opportunities to exchange expertise and showcase the latest innovations in housing, proptech, and sustainability, highlighting its pivotal role in shaping the future of the real estate sector globally and regionally. The announcement of the Middle East edition in Riyadh further strengthened connections between global and regional markets, attracting international capital and reinforcing «MIPIM 2026»’s position as one of the world’s leading events that set the trends for future real estate investment.

INVESTIGATE  
THE VOICE OF REAL ESTATE



# ANNUAL REPORT 2025

MAJOR REAL ESTATE UPDATES





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# CONTENTS

ABOUT THIS REPORT	17
SECTION I Government Achievements in the Real Estate Sector	18
SECTION II Economic Snapshot	32
SECTION III New Cities Update	41
CONCLUSION	



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REPORT

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# ABOUT THIS REPORT

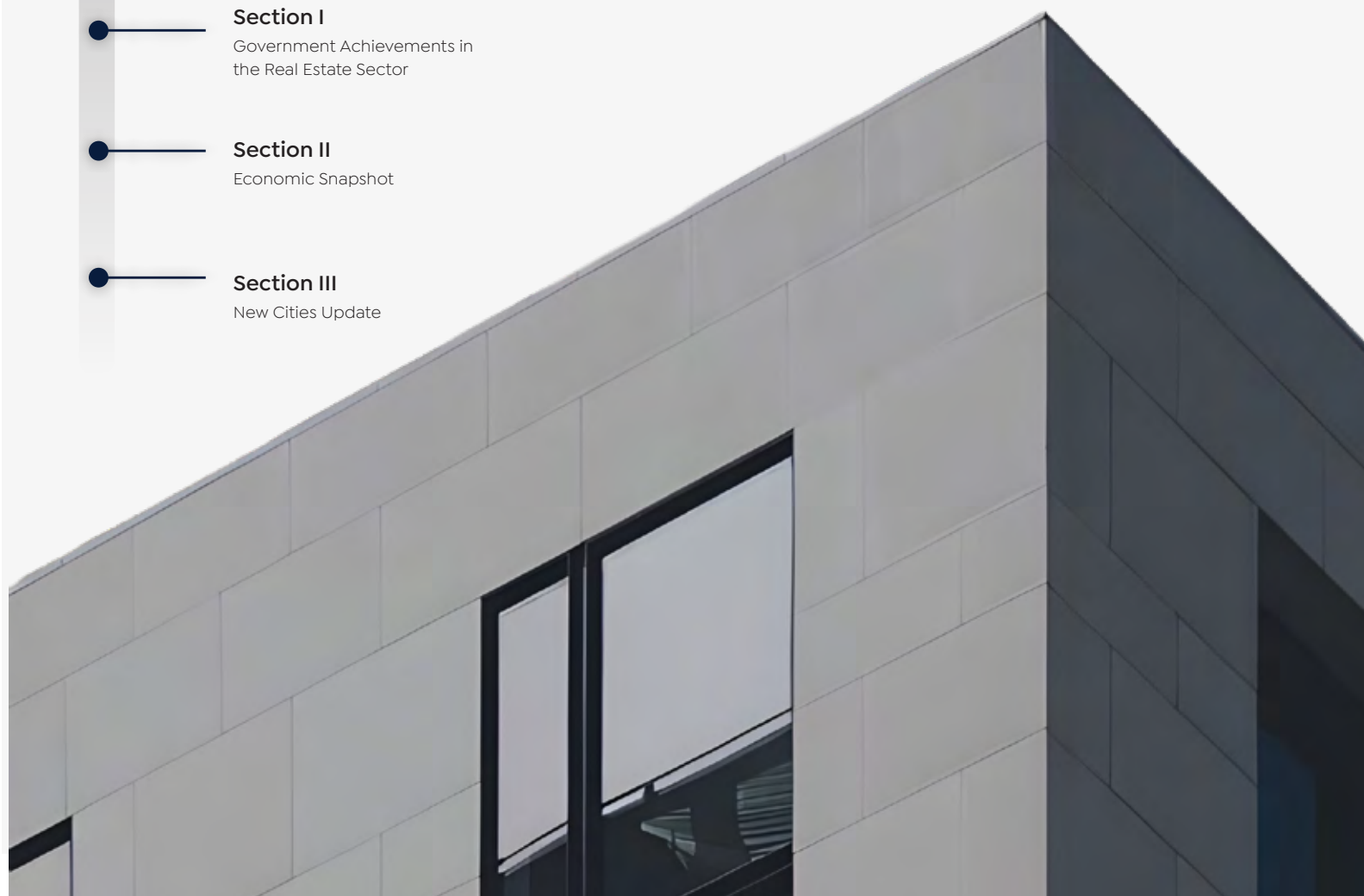
This annual report offers a holistic overview of the Egyptian real estate market, illuminating the market's performance over the past year. It provides a comprehensive analysis of the government's contributions in the real estate sector, including the achievements of the housing programs, projects, and initiatives to improve citizens' living standards and provide essential amenities significantly. The report also examines influential economic factors, like exchange rate fluctuations and interest rate changes, that affect the market. Furthermore, the report presents a comprehensive inventory of all new cities, categorized according to the four generations, with the latest developments. Ultimately, this report aims to equip stakeholders with the knowledge and tools necessary to make informed decisions and support the continued growth of Egypt's real estate market.

## OUR METHODOLOGY:

This report provides analysis of real estate sector updates during 2025 based on verified data issued till 31 January 2026 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.

TO PROVIDE AN ACCURATE AND COMPREHENSIVE VIEW OF THE SECTOR'S ACHIEVEMENTS DURING THE PERIOD UNDER REVIEW, AND MONITOR THE PROGRESS OF PROJECTS AND STRATEGIC INITIATIVES, THE REPORT IS ORGANIZED INTO 3 INTEGRATED SECTIONS:

- **Section I**  
Government Achievements in the Real Estate Sector
- **Section II**  
Economic Snapshot
- **Section III**  
New Cities Update



## SECTION I:

# GOVERNMENT ACHIEVEMENTS IN THE REAL ESTATE SECTOR

**T**he government has played a pivotal role in the development of Egypt's real estate market over the past year through the provision of a substantial number of housing units and the completion of significant projects, which made substantial strides in improving the living standards of its citizens. So this section of the report will delve into the government's achievements in the real estate sector, including:

- The efforts of the Ministry of Housing, Utilities, and Urban Communities from 2014 to 2025 in providing diverse housing solutions and developing infrastructure, with approximately 1,469,200 housing units executed during this period.
- The national initiatives, such as the "Housing for All Egyptians" program, which executed 773,200 units benefiting around 695,000 citizens, alongside green building programs and other initiatives like "Diarna," "Your Home in Egypt," and "Beit Al-Watan," reflect the diversity of housing solutions across new and existing cities.
- Regional development programs that support urban expansion, notably in Sinai, the Canal Cities, and Upper Egypt. In Sinai, over 110,000 housing units were completed. Infrastructure indicators show significant progress: drinking water coverage rose to 96.5%, while sanitation coverage increased to 78% in 2025.
- Major projects such as "Alam Al-Roum," "Red Sea Marassi," and "Jirian City" that considered a successful Public-Private Partnerships, alongside fully state-led projects. These developments have provided tens of thousands of units and generated extensive employment opportunities, highlighting the vital role of public and private investment in sustainable urban growth.
- Brief overview of the performance indicators for the real estate, contracting, construction, and building materials sectors on the Egyptian Stock Exchange during 2025.

**Noting that a detailed presentation of these achievements and indicators will be covered in the following pages.**



# MINISTRY OF HOUSING, UTILITIES & URBAN COMMUNITIES ACHIEVEMENTS

## 2014-2025

Time Period



## 1,960,000

No. of Executed & Underway Housing Units



## 1,469,200

No. of Executed Housing Units



## 344,800

No. of Underway Housing Units



## 148,000

No. of Target Housing Units



## 61

Total No. of New Cities



## 39

No. of 4<sup>th</sup> Generation New Cities



## 12

No. of Urban Communities



Source: Cabinet

HOUSING FOR ALL EGYPTIANS INITIATIVE

**773,200**

No. of Executed Housing Units

**250,000**

No. of Underway Housing Units

**38,000**

No. of Target Housing Units

**695,000**

No. of Beneficiaries

**31**

No. of Financing Banks & Companies

**EGP 104 bn**

Total Mortgage Financing

**EGP 10.4 bn**

Cash Support



FOR LOW-INCOME

**1,002,100**

No. of Executed & Underway Housing Units

**54,600**

No. of Green Housing Units

**651,837**

No. of Beneficiaries

**22**

No. of Financing Banks

**8**

No. of Financing Companies

**EGP 90 bn**

Total Mortgage Financing



FOR MIDDLE-INCOME

**37,000**

No. of Offering Housing Units

**28,000**

No. of Executed & Underway Housing Units

**11,799**

No. of Beneficiaries

**10**

No. of Financing Banks

**4**

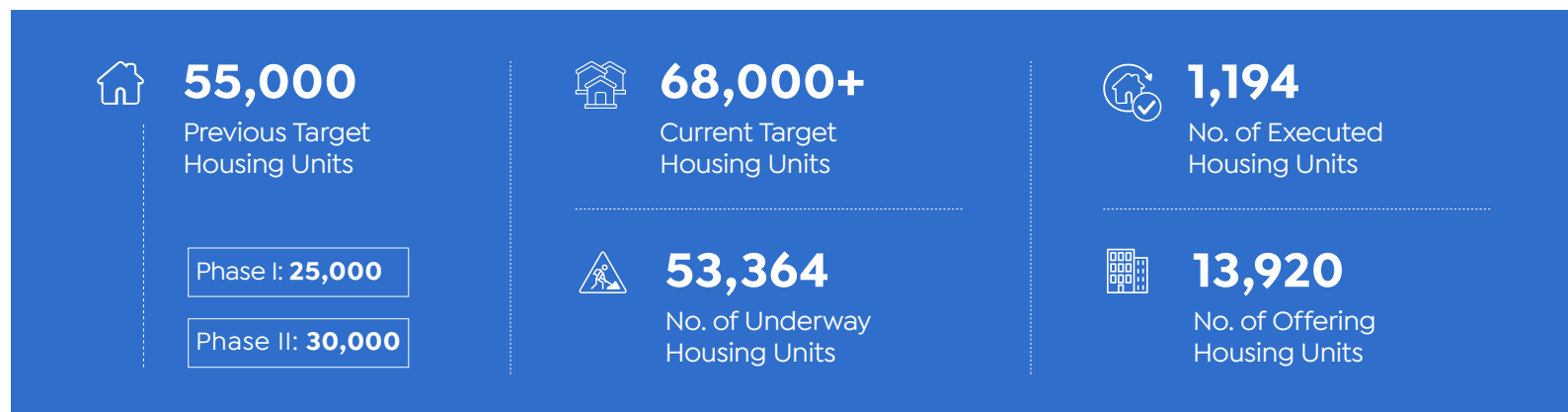
No. of Financing Companies

**EGP 4 bn**

Total Mortgage Financing

Source: Cabinet

## GREEN HOUSING INITIATIVE



## DIARNA PROJECT

**60,008**

No. of Target Housing Units



**11,076** IN 23 NEW CITIES

No. of Underway Housing Units

## GOZOR PROJECT FOR MIDDLE-INCOME



**20,016**

No. of Target Housing Units

## YOUR HOME IN EGYPT INITIATIVE

### PHASE I



**5,055**

No. of Housing Units



**9 Cities**

Location



**Apartments & Villas**

Unit Types

- Arabesque in Cairo Governorate (Units Area: **125-179 sqm**)
- Valley Towers in October Gardens (Units Area: **96-101 sqm**)
- R3 & R5 in New Capital (Units Area: **79-392 sqm**)
- Bliss Gates in El-Shiekh Zayed (Units Area: **80-220 sqm**)
- Madinaty in New Cairo (Units Area: **96-178 sqm**)
- Beach Towers & Latin Area in New Alamein (Units Area: **68-678 sqm**)
- Valley Towers East in New Obour (Units Area: **89-116 sqm**)
- Zahya in New Mansoura (Units Area: **360-504 sqm**)
- Sapa in 6<sup>th</sup> of October (Units Area: **95-141 sqm**)

Source: Cabinet

## PHASE II

 **5,364**  
No. of Mixed-Use Units

 **3,000**  
No. of Offered Units

 **3**  
No. of Residential Offerings

1<sup>st</sup> Offering: **Sep. 2025** | 2<sup>nd</sup> Offering: **Oct. 2025** | 3<sup>rd</sup> Offering: **Nov. 2025**

 **12**  
No. of Target Cities

 **19**  
No. of Target Projects

 **Residential, Commercial & Administrative Units**  
Unit Types

## PHASE III



**3,000** IN MAR. 2026  
No. of Target Mixed-Use Units

## ■ BEIT EL-WATAN INITIATIVE

**37,517**

No. of Allocated Plots

**3,089**

No. of Allocated Housing Units



**41**

No. of Allocated Service Plots

## ■ POTABLE WATER & SANITATION PROJECTS





### POTABLE WATER PROJECTS

	2014	2025
Designed Capacity	<b>24 mn m<sup>3</sup>/ Day</b>	<b>44 mn m<sup>3</sup>/ Day</b>
Actual Capacity	<b>24.7 mn m<sup>3</sup>/ Day</b>	<b>30.7 mn m<sup>3</sup>/ Day</b>
Coverage Ratio	<b>95%</b> 	<b>99%</b> 



### SANITATION PROJECTS

	2014	2025
Designed Capacity	<b>10.9 mn m<sup>3</sup>/ Day</b>	<b>18.9 mn m<sup>3</sup>/ Day</b>
Actual Capacity	<b>10.5 mn m<sup>3</sup>/ Day</b>	<b>15.2 mn m<sup>3</sup>/ Day</b>
Coverage Ratio	<b>50%</b> 	<b>70%</b> 

Source: Cabinet



# DEVELOPMENT OF SINAI & CANAL CITIES



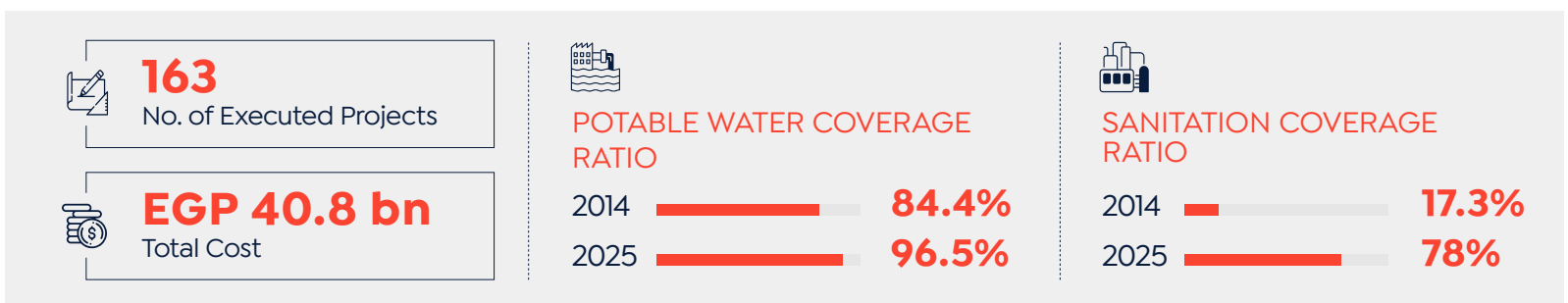
## HOUSING COMMUNITIES IN NORTH & SOUTH SINAI



## BEDOUIN COMMUNITIES



## POTABLE WATER & SANITATION PROJECTS

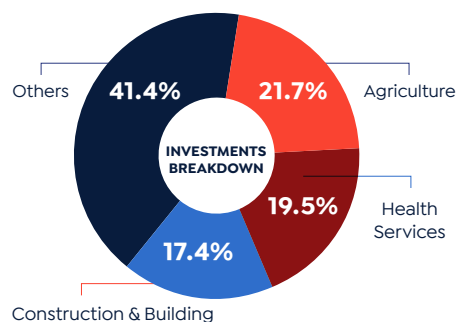


## PUBLIC INVESTMENTS IN FY 2025/26

### NORTH SINAI



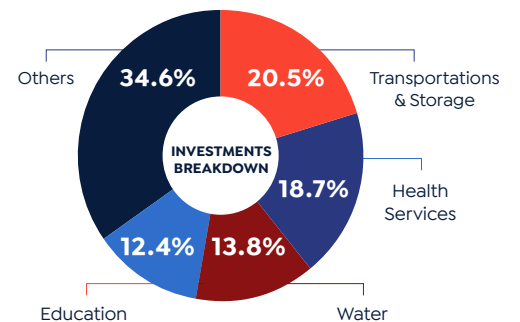
**EGP 6.6 bn**  
Total Investments



### SOUTH SINAI



**EGP 3.6 bn**  
Total Investments



Source: Cabinet



## UPPER EGYPT'S DEVELOPMENT

**6,000+**  
No. of Projects

**8.2 mn**  
No. of Beneficiaries

**4**  
No. of Target Governorates  
**Sohag | Minya | Qena | Assiut**

### Public Investments in FY 2025/26



**EGP 65.7 bn**  
Total Investments

**EGP 31.7 bn**  
for South of Upper Egypt

**EGP 21.8 bn**  
for North of Upper Egypt

**EGP 12.3 bn**  
for Middle of Upper Egypt



## ALAM AL-ROUM PROJECT



**NUCA & Qatari Diar**  
Developer



**4,500+**  
No. of Provided Hotel Rooms



**USD 29.7 bn**  
Total Estimated Investments



**Samla & Alam Al-Roum Area, Northwestern Coast, Matrouh**  
Location



**250,000+**  
No. of Provided Direct & Indirect Job Opportunities



**Cash Payment of USD 3.5 bn, to be Transferred before The End-2025**



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



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

**In-kind Component Valued at USD 1.8 bn in Residential Units**



**Residential, Tourism & Leisure Units**  
Unit Types

Facilities

**15% of The Project's Net Profits after Full Cost Recovery for NUCA**

Financial Structure

Source: Cabinet



# MARASSI RED SEA PROJECT



# JIRIAN CITY PROJECT (PARTNERSHIP WITH PRIVATE SECTOR)



**Nations of Sky, Palm Hills & Mountain View**

Private Partners



**20,000+**

No. of Housing Units



**1,600 acres**  
(6.8 mn sqm)

**1,000 acres**  
Residential Area

**265 acres+**  
Commercial & Service Area

**325 acres**  
Nile Area

Area



**West Cairo, along Sheikh Zayed Axis**

Location



**250,000**

No. of Provided Direct & Indirect Job Opportunities

Source: Cabinet



# MASPERO TRIANGLE DEVELOPMENT PROJECT

**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

**Ground, 1<sup>st</sup> & 2<sup>nd</sup> Floors for Commercial, Administrative & Entertainment Activities**

**3 Underground Floors for Garage**

**Power Station**  
Supply Volume

**ADMINISTRATIVE TOWER**

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

**MASPERO TOWERS**

**2**  
No. of Towers

**8,419 sqm**  
Area

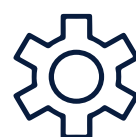
**Hotel & Residential Tower**

**Administrative Tower**  
Tower Types



# SAWARY PROJECT

**West Carrefour, Alexandria**  
Location



**414**  
Residential Units are Delivered

**98**  
Villas are Delivered

Current Status

Source: Cabinet

1<sup>ST</sup> DEVELOPMENT AXIS

RESIDENTIAL TOWERS PROJECT

 **60 acres**  
Area

 **64**  
No. of Towers

 **3,068**  
No. of Housing Units

 **130-280 sqm**  
Units Area

VILLAS PROJECT

 **57 acres**  
Area

 **310**  
No. of Villas

2<sup>ND</sup> DEVELOPMENT AXIS

**250 acres**  
Area

**20**  
No. of Participated Developers

**Residential,  
Commercial, Administrative &  
Educational Activities**  
Development Activities



THE GREAT TRANSFIGURATION PROJECT

MOUNTAIN HOTEL

 **12,900 sqm**  
Area

 **144**  
No. of Hotel Rooms & Suites

NEW VISITORS CENTER



**3,170 sqm**  
Area



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

Source: Cabinet

NEW ECO-EXTENSION



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

OLD ECO-EXTENSION



ZAYTUNA DISTRICT DEVELOPMENT

 **21**  
No. of Hotel Complexes

 **546**  
No. of Hotel Units

 **100-230 sqm**  
Units Area



# WARRAQ ISLAND'S DEVELOPMENT PROJECT



ALTERNATIVE HOUSING

**94**

Total No. of Towers

**4,092**

Total No. of Housing Units

**50**

No. of Executed Towers

**2,184**

No. of Executed Housing Units

**2,000+ Units**  
are Ready to be Delivered

Current Status

SERVICE PROJECTS

 **Services Complex**

 **Youth Center**

 **Commercial Center**

 **Nursery**

 **Primary & Secondary School**

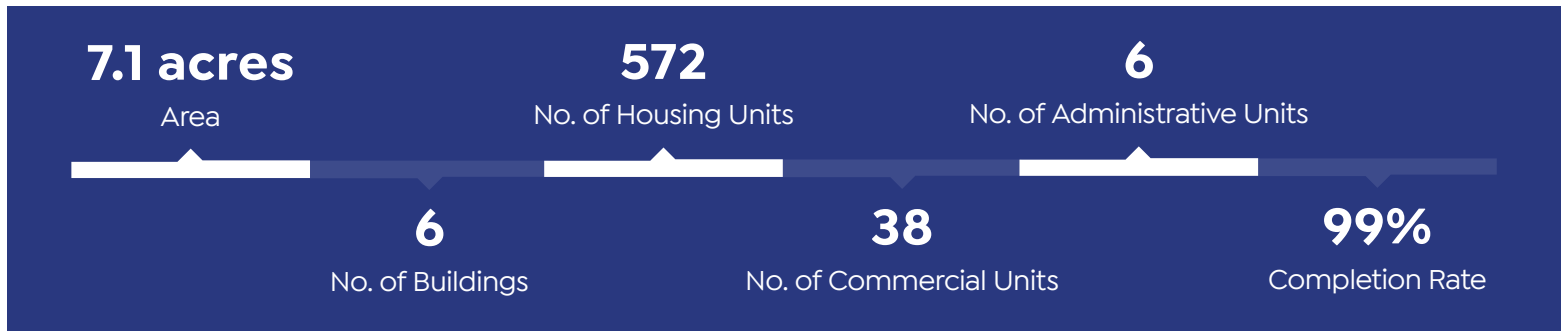
 **Medical Unit**

Source: Cabinet

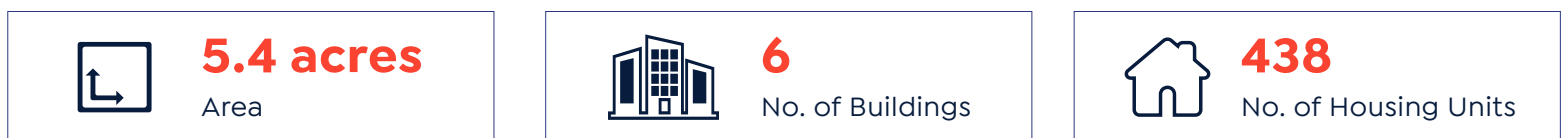


## RAWDAT EL-SAYEDA PROJECT

### RAWDAT EL-SAYEDA 2



### RAWDAT EL-SAYEDA 3



## AL-FUSTAT HILLS PARK



### INVESTMENT ZONE



Source: Cabinet

### CULTURAL ZONE



ADVENTURE ZONE



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

MARKETS ZONE



**60,000 sqm**

Area



**19 Shops, Parking Spaces, Artificial Lake, Green Spaces & Hotel**  
Facilities

HILLS & VALLEY ZONE



**3**

No. of Hills

AL-QASABA HILL

**13,000 sqm**

Area

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

Facilities

EXCAVATIONS HILL

**47 acres**

Area

HERITAGE GARDENS HILL

**Terraces, Visitor Buildings, Restaurants, Celebration & Entertainment Areas**

Facilities



# HAYAH KARIMA INITIATIVE

PHASE I



**Till Jun. 2025**

Time Period



**1,477**

No. of Target Villages



**EGP 350 bn**

Total Allocated Investments



**20**

No. of Target Governorates



**23,000**

No. of Target Projects



**EGP 306 bn**

Actual Finance



**52**

No. of Target Centers



**18 mn**

No. of Beneficiaries



**89%**

Completion Rate

Source: Cabinet

## EXECUTED PROJECTS

**261**

No. of Potable Water Stations

**1,350**

No. of Potable Water Networks

**365**

No. of Ambulance Units

**22**

No. of Water Treatment Plants

**591**

No. of Sanitation Projects

**15,000**

No. of Classrooms

**878**

No. of Sanitation Networks

**685**

No. of Medical Units & Central Hospitals

**925**

No. of Youth Centers

## UPPER EGYPT

**9**

No. of Target Governorates

**34**

No. of Target Centers

**900**

No. of Target Villages

**11 mn**

No. of Beneficiaries

**68%**

Allocated Investments (% of Total Investments)

**9,658**

No. of Executed Projects

## PHASE II

**20**

No. of Target Governorates

**52**

No. of Target Centers

**1,667**

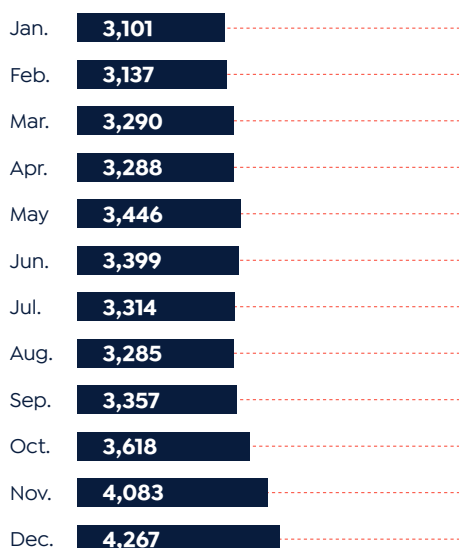
No. of Target Villages

**21.3 mn**

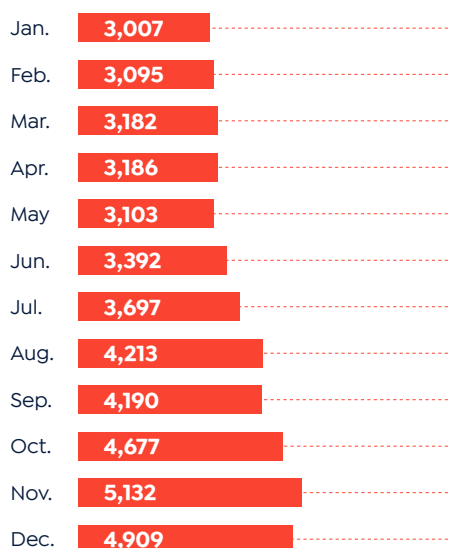
No. of Beneficiaries

# PERFORMANCE OF REAL ESTATE, CONSTRUCTION & BUILDING MATERIALS' INDICES IN EGX DURING 2025

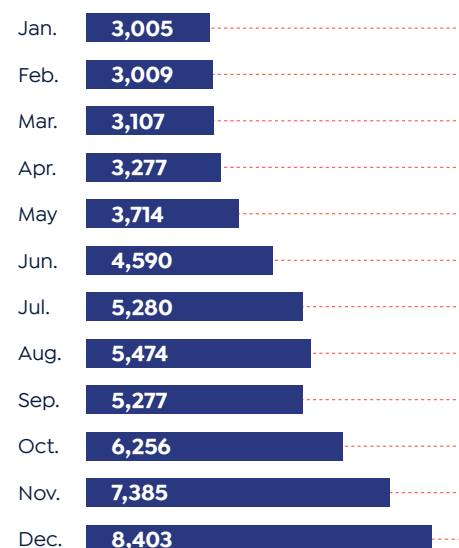
### REAL ESTATE



### CONTRACTING & CONSTRUCTION ENGINEERING



### BUILDING MATERIALS



Source: Cabinet & EGX

## SECTION II

# ECONOMIC SNAPSHOT

**E**conomic conditions significantly influence the real estate market, and the fluctuations in economic factors and indicators directly affect the decision-making processes of real estate developers and investors. Consequently, this section will delve into:

- Key macroeconomic indicators and their fluctuation during 2025, including Interest Rate, Inflation, Net International Reserves, Exchange Rate, and the Purchasing Managers' Index (PMI). Annual headline inflation declined to 10.3% in Dec. In comparison overnight deposit and lending rates declined to 20.00% and 21.00% in Dec., while Egypt's net international reserves (NIR) strengthened from \$47.27 billion in Jan. to \$51.45 billion in Dec.
- Performance of the Egyptian Exchange indicators and tracking movements in key indices such as EGX 30, EGX 70, and EGX 100, alongside specialized indices including EGX 33 Shariah and TAMAYUZ, as well as developments in the treasury bond market.
- Egypt's GDP performance over recent years. In FY 2024/25, Quarterly GDP growth rose from 3.53% in Q1 to 5% in Q4, with the annual growth rate reaching 4.4%.
- Investment trends across the economy and the shift toward stronger private-sector participation, which expanded significantly from EGP 474.7 billion in 2023/24 to EGP 590.7 billion in 2024/25.
- External sector performance, including developments in trade, remittances, and Suez Canal revenues. Egypt's trade deficit declined by 12% to \$30.3 billion during January–November 2025. Meanwhile, Suez Canal revenues grew by 17.3% to \$1.97 billion, while Egyptian remittances reached \$36.5 billion in FY 2024/25.
- The Egyptian government's targets, including the targeted public budget in 2025/26, where revenues are projected to rise by 24% and expenditures by 21%, green public investments that are planned to account for 70–75% of total public investments in 2029/30, and achieving 4.5% economic growth in 2025/26.
- International institutions' expectations, including the World Bank (WB), the International Monetary Fund (IMF), Fitch, S&P, and the United Nations (UN), for the economic growth rate and other economic indicators.

**Noting that a detailed presentation of these indicators and their developments will be covered in the following pages.**

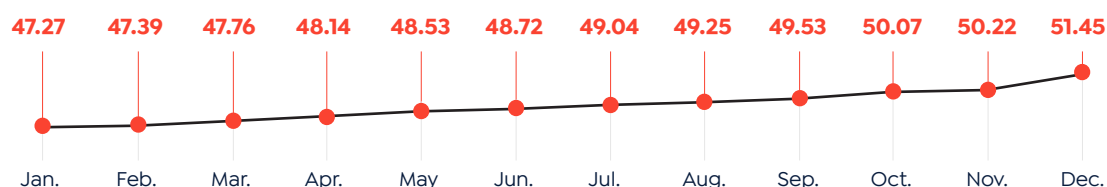
# MACRO-ECONOMICS INDICATORS IN 2025

## INTEREST RATES (%)

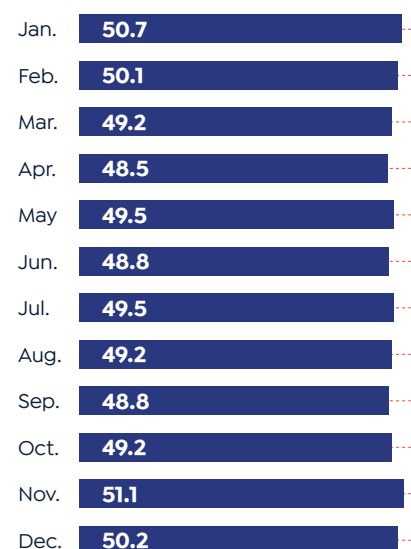
\*Based on MPC Meeting

MONTHS	OVERNIGHT DEPOSIT RATE	OVERNIGHT LENDING RATE	RATE OF MAIN OPERATION	DISCOUNT RATE
20 Feb.	27.25%	28.25%	27.75%	27.75%
17 Apr.	25.00%	26.00%	25.50%	25.50%
22 May	24.00%	25.00%	24.50%	24.50%
10 Jul.	24.00%	25.00%	24.50%	24.50%
28 Aug.	22.00%	23.00%	22.50%	22.50%
02 Oct.	21.00%	22.00%	21.50%	21.50%
20 Nov.	21.00%	22.00%	21.50%	21.50%
25 Dec.	20.00%	21.00%	20.50%	20.50%

## NET INTERNATIONAL RESERVES (USD BN)



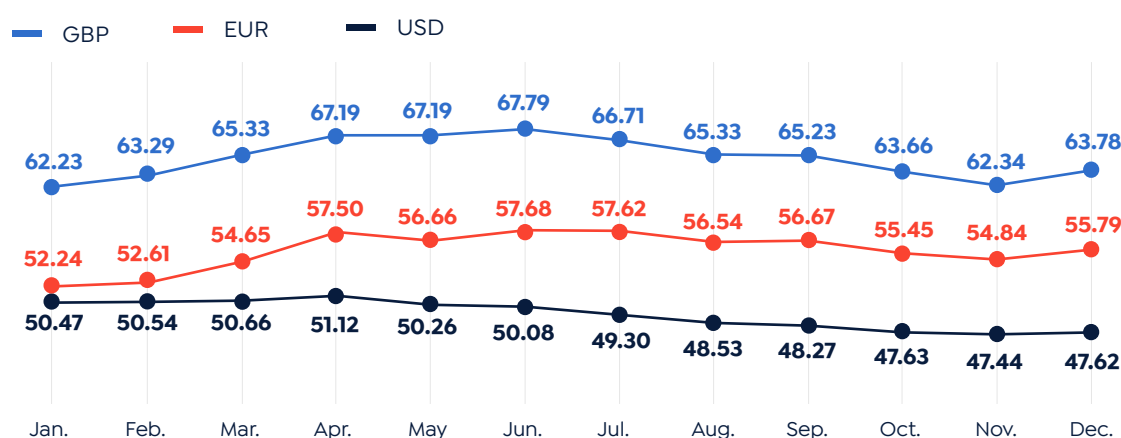
## PURCHASING MANAGERS' INDEX (PMI)



## ANNUAL HEADLINE INFLATION RATE (%)



## EXCHANGE RATE



## EGYPT CREDIT RATING

Agency	Rating	Outlook
Moody's	Caa1	Positive
S&P Global	B	Stable
Fitch	B	Stable

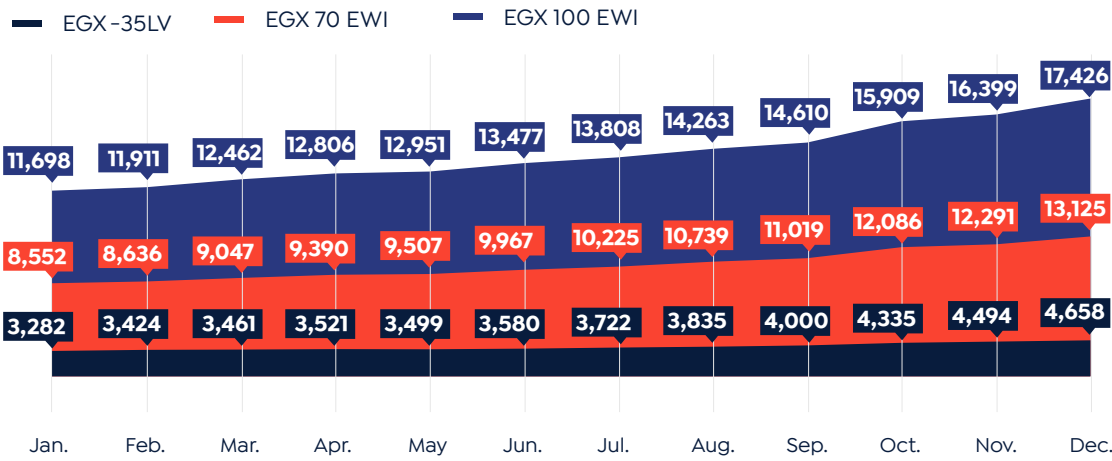
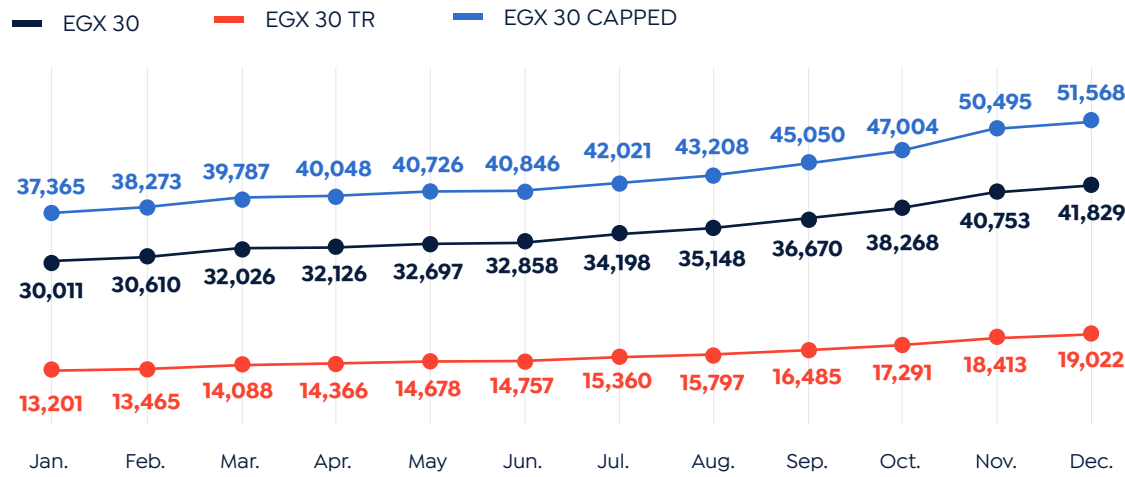
According to Last Review Date on Feb. 19, 2025

According to Last Review Date on Oct. 10, 2025

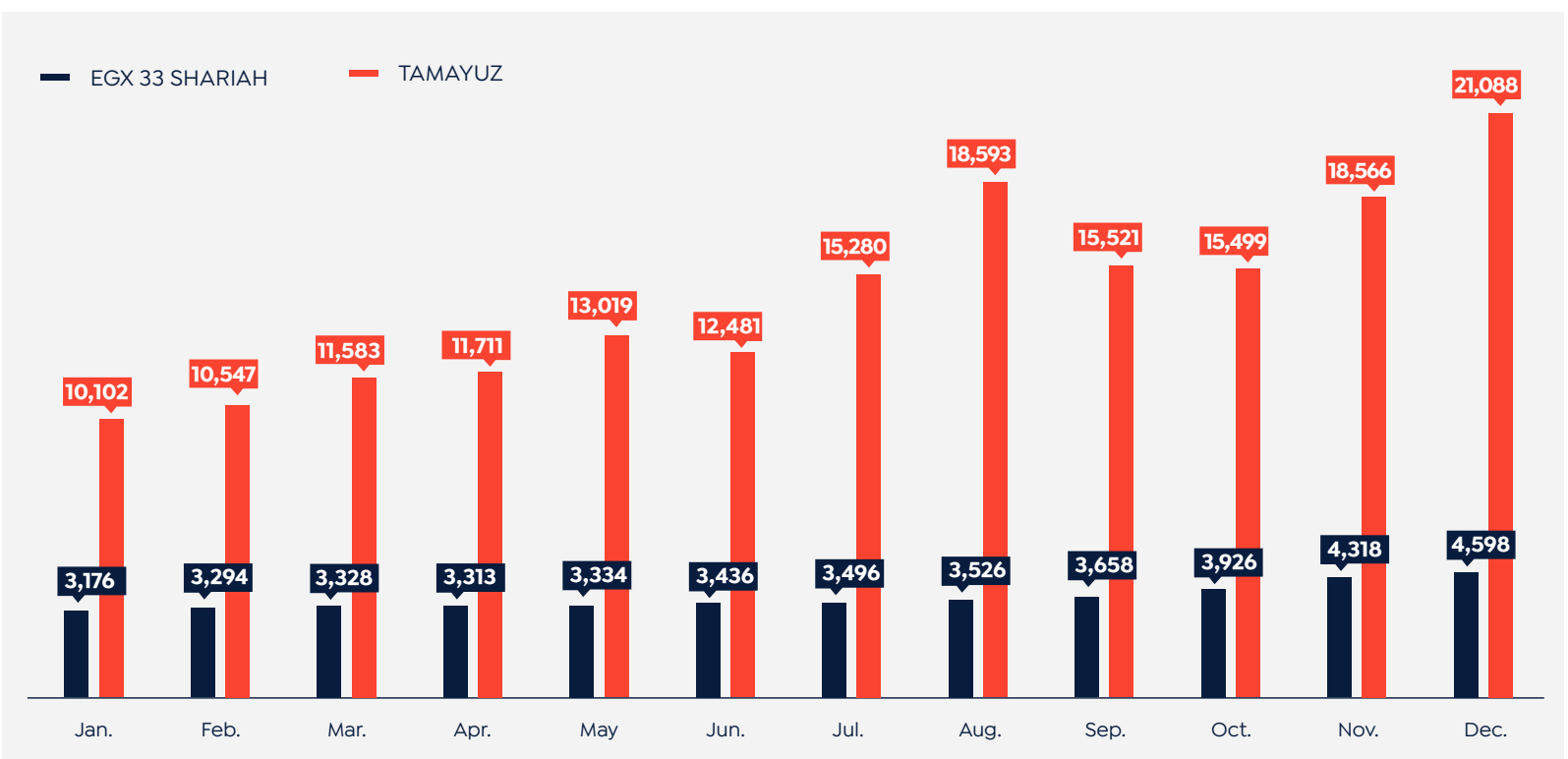
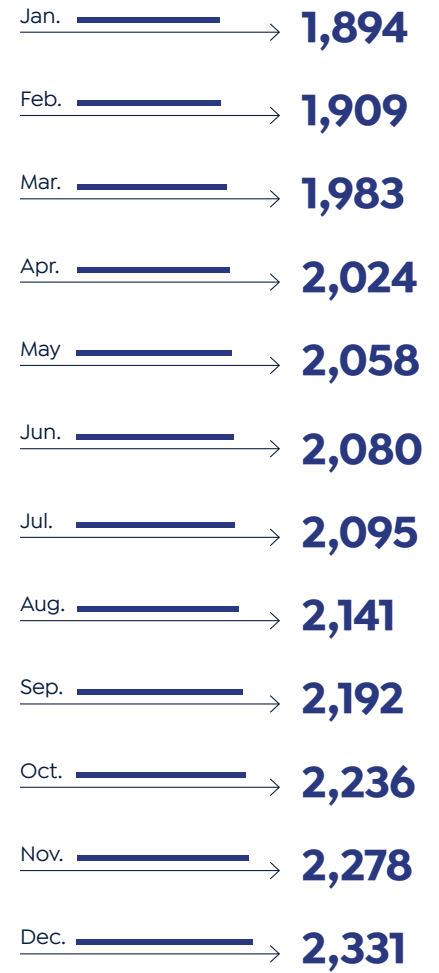
According to Last Review Date on Oct. 10, 2025

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

# EGX INDICATORS



## T-BOND



Source : EGX

# EGYPTIAN ECONOMIC PERFORMANCE

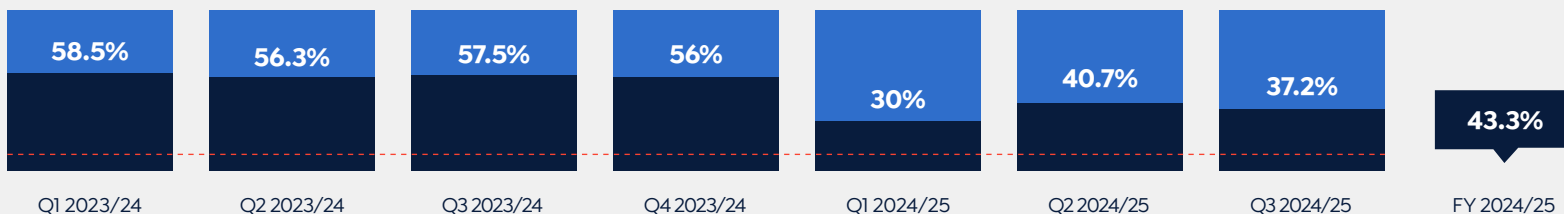
## GDP (%)



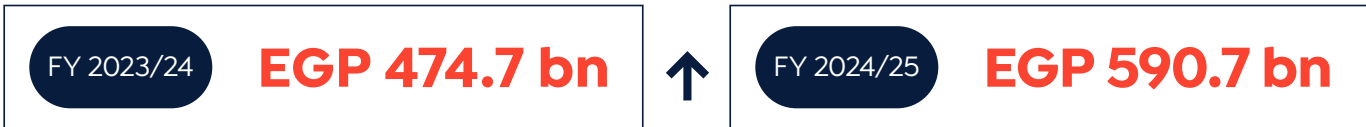
## PUBLIC INVESTMENTS



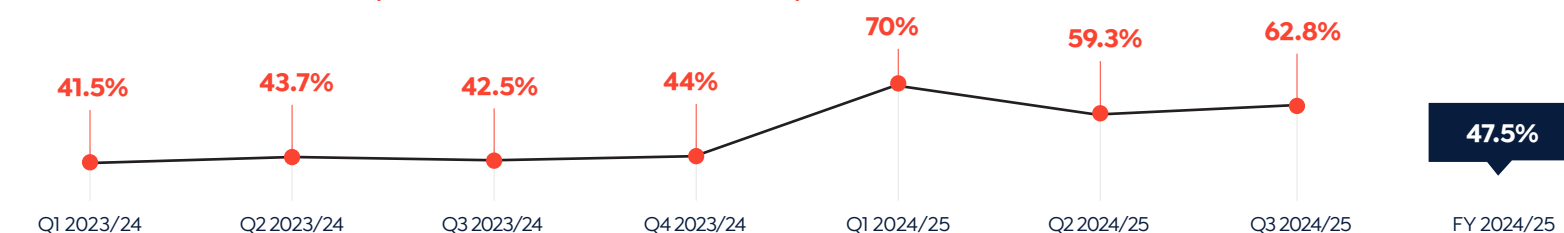
## PUBLIC INVESTMENTS (% OF TOTAL INVESTMENTS)



## PRIVATE INVESTMENTS



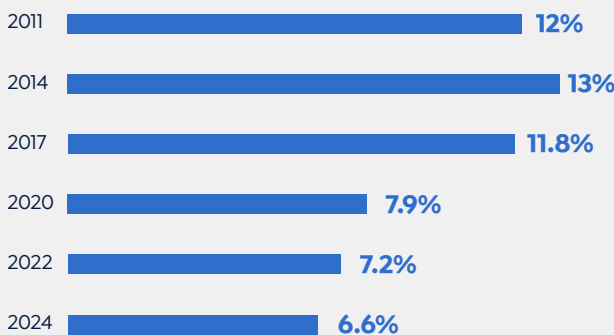
## PRIVATE INVESTMENTS (% OF TOTAL INVESTMENTS)



## INFLATION RATE FOR URBAN



## UNEMPLOYMENT RATE



## REMITTANCES OF EGYPTIANS WORKING ABROAD (USD BN)



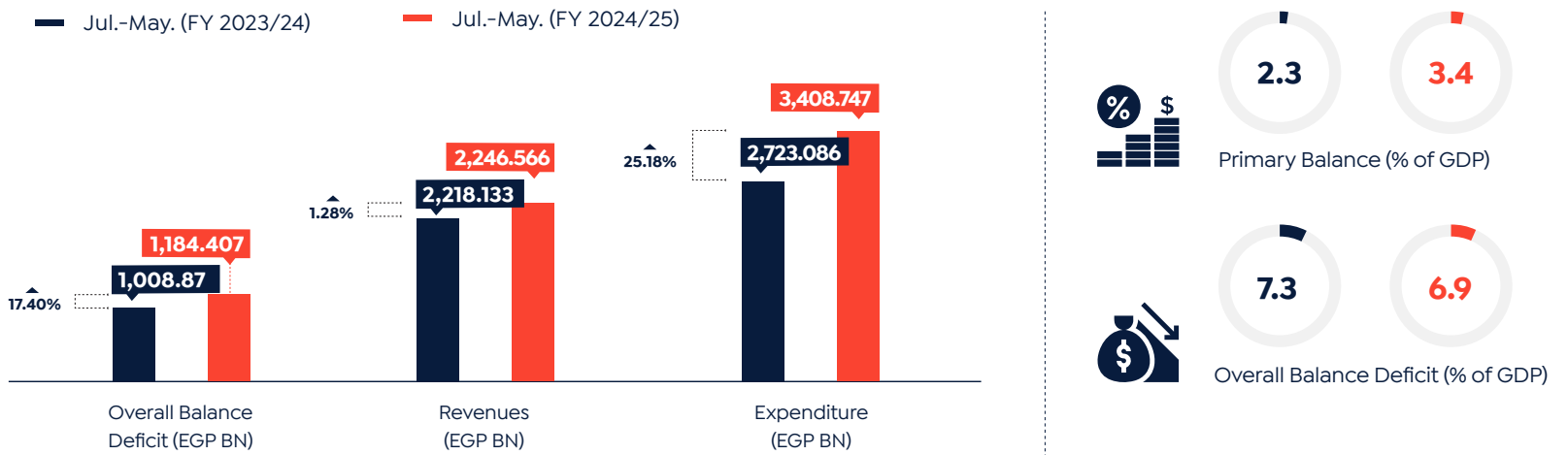
Source: MPED & Cabinet

OTHER INDICATORS (FY 2024/25)

<b>PRIMARY SURPLUS</b>	<b>EGP 629.2 bn</b>	<b>3.6%</b> of GDP	<b>SERVICE EXPORTS</b>	<b>USD 32.1 bn</b>	<b>6.3%</b> Growth Rate
<b>TAX REVENUES</b>	<b>EGP 2.2 tn</b> (Growth Rate: 35%)		<b>MERCHANDISE EXPORTS</b>	<b>USD 49.4 bn</b>	<b>16.5%</b> Growth Rate
	<b>EGP 290.3 bn</b> From Treasury Bills & Bonds				
	<b>EGP 26.1 bn</b> From Securities		<b>PUBLIC DEBT TO GDP</b>	<b>85.6%</b>	
<b>TOURISM REVENUE</b>	<b>USD 16.7 bn</b>	<b>16%</b> Growth Rate	<b>AVERAGE DOMESTIC DEBT MATURITY</b>	<b>1.6 Yrs</b>	

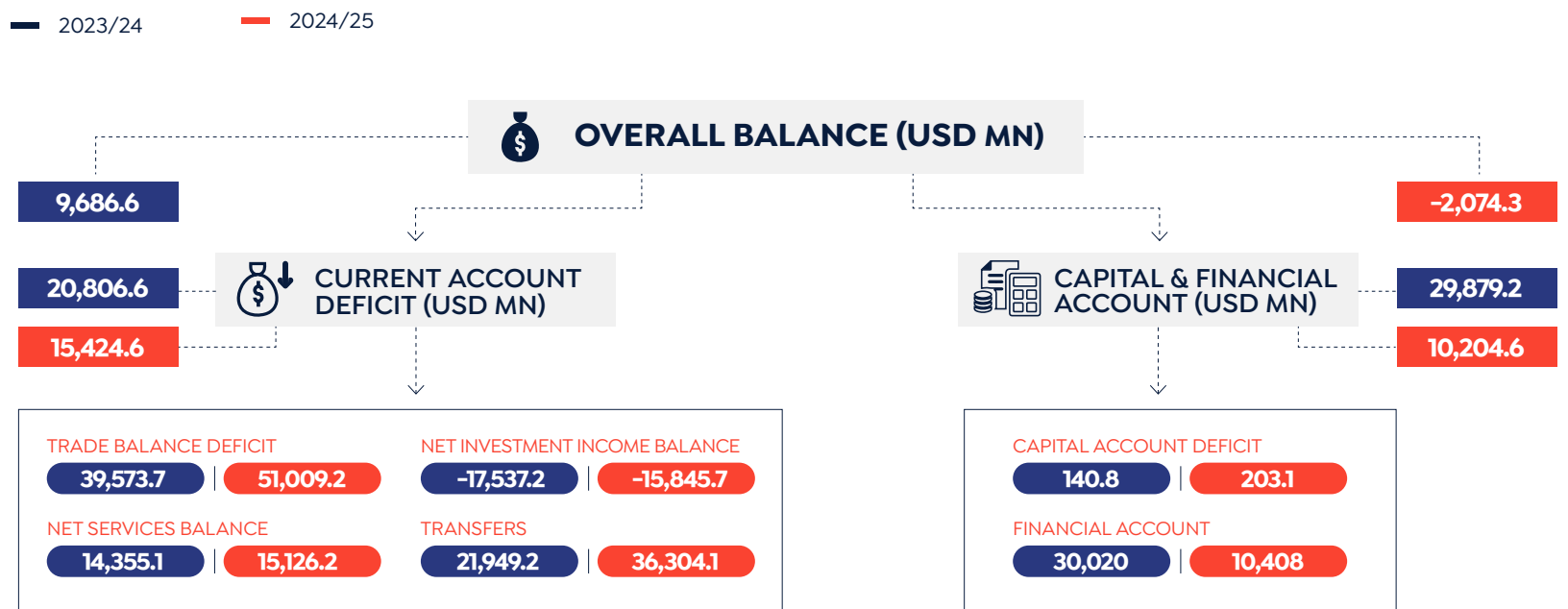
Source: MPED & Cabinet

FISCAL SECTOR PERFORMANCE



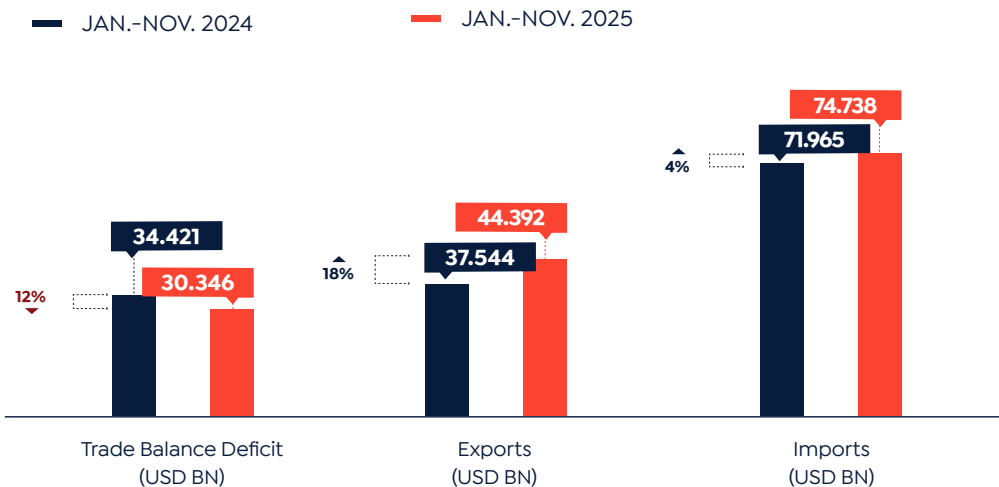
Source: MOF

Balance of Payments Performance (FY 2024/25)

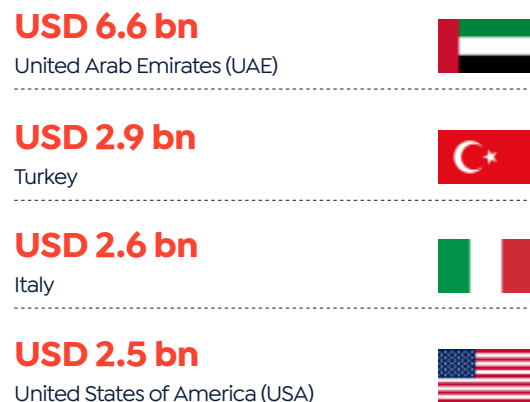


Source: CBE

## TRADE BALANCE



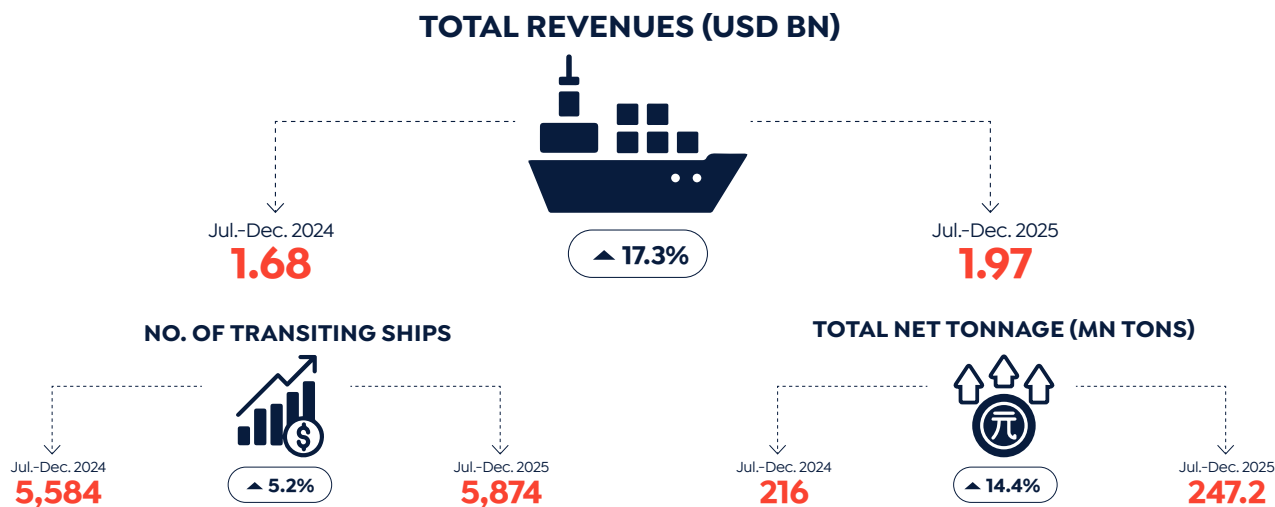
### MAJOR IMPORTERS FROM EGYPT



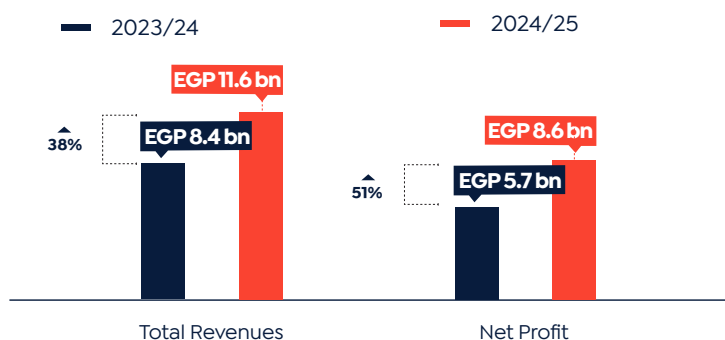
### KEY EXPORT SECTORS



## SUEZ CANAL



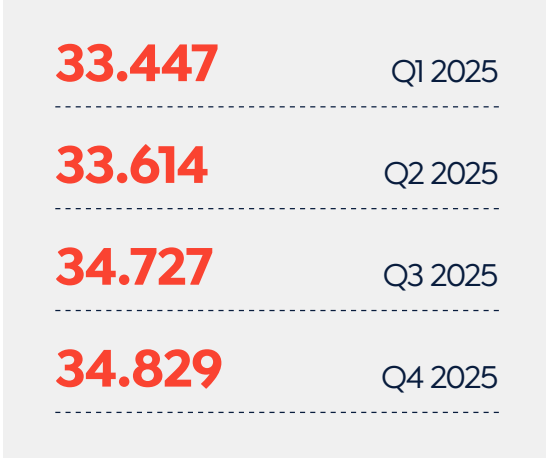
## Suez Canal Economic Zone (FY 2024/25)



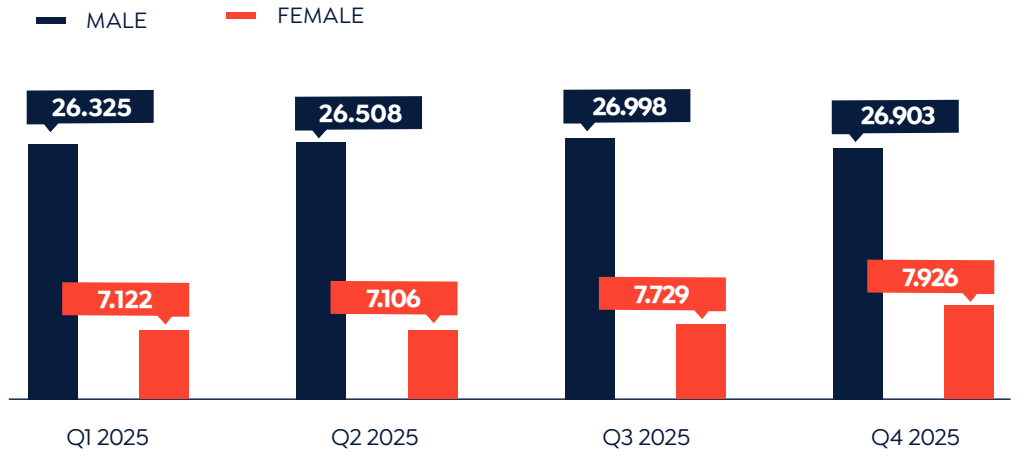
Source: Cabinet

# LABOUR MARKET

## LABOUR FORCE (MN PERSONS)



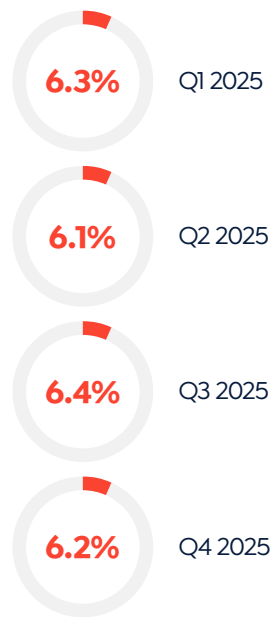
## BY GENDER (MN PERSONS)



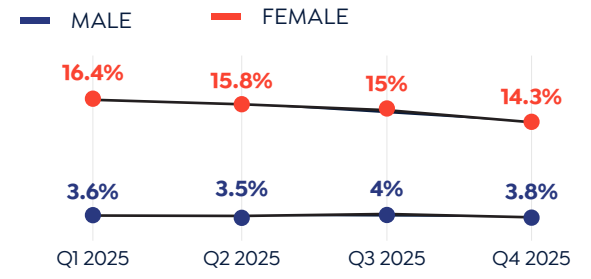
## NO. OF UNEMPLOYEES (MN PERSONS)



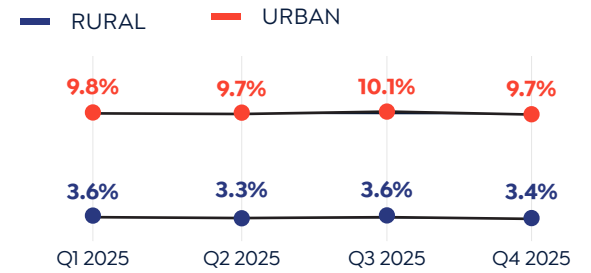
## UNEMPLOYMENT RATE



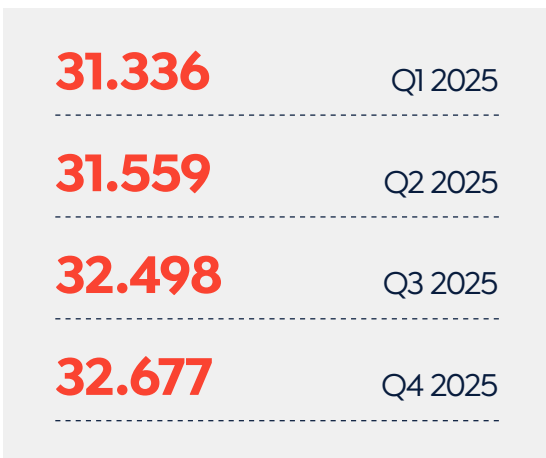
## BY GENDER



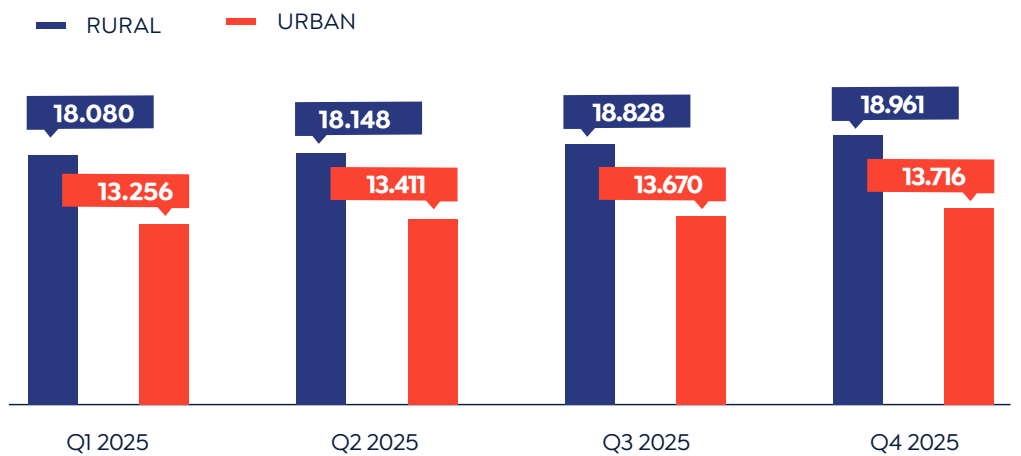
## BY GEOGRAPHIC AREAS



## NO. OF EMPLOYEES (MN PERSONS)



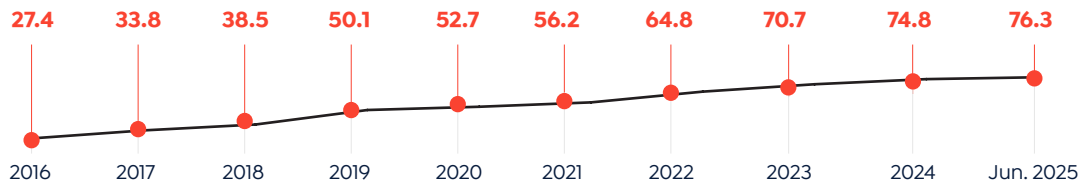
## BY GEOGRAPHIC AREAS (MN PERSONS)



Source: CAPMAS

## FINANCIAL INCLUSION INDICATORS

### FINANCIAL INCLUSION RATE (15 YEARS & ABOVE) (%)



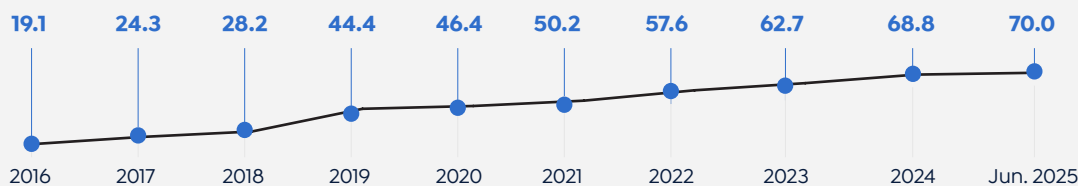
**214%**  
Growth Rate (2016-Jun. 2025)

### Youth's Financial Inclusion Rate (15-35 Years) (%)



**71%**  
Growth Rate (2020-Jun. 2025)

### WOMEN'S FINANCIAL INCLUSION RATE (%)



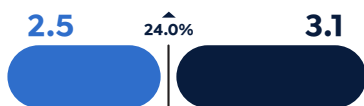
**307%**  
Growth Rate (2016-Jun. 2025)

Source: CBE

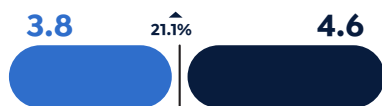
## Target of Public Budget (FY 2025/26)

— 2024/25 — 2025/26

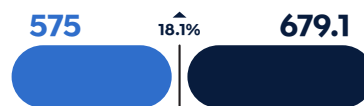
### REVENUES (EGP TN)



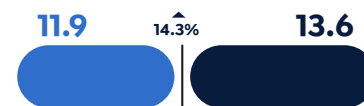
### EXPENDITURE (EGP TN)



### EMPLOYEE WAGES & COMPENSATIONS (EGP BN)



### SOCIAL HOUSING SUBSIDY (EGP BN)



### OVERALL BALANCE DEFICIT (% OF GDP)

7.6% | 7.3%

### PRIMARY SURPLUS (% OF GDP)

3.5% | 4%

### PUBLIC DEBT (% OF GDP)

85% | 81-82%

Source: Cabinet

## Economic & Social Development Plan (FY 2025/26)

**4.5%**  
Economic Growth Rate

**EGP 9.1 tn**  
GDP at Constant Price

**EGP 20.4 tn**  
(18% Growth Rate)  
GDP at Current Price

**27%**  
Final Consumption Expenditure

**37%**  
Investment Expenditure

**36%**  
Net Change in Exports

Sources of Economic Growth

### TOTAL INVESTMENTS

Value

**EGP 3.5 tn**

Private Investments:  
**EGP 1.94 tn**  
(63% of Total Investments)

Public Investments:  
**EGP 1.16 tn**  
(37% of Total Investments)

**17.1%**  
Investment Rate (% of GDP)

**55%**  
Green Investments (% of Public Investments)

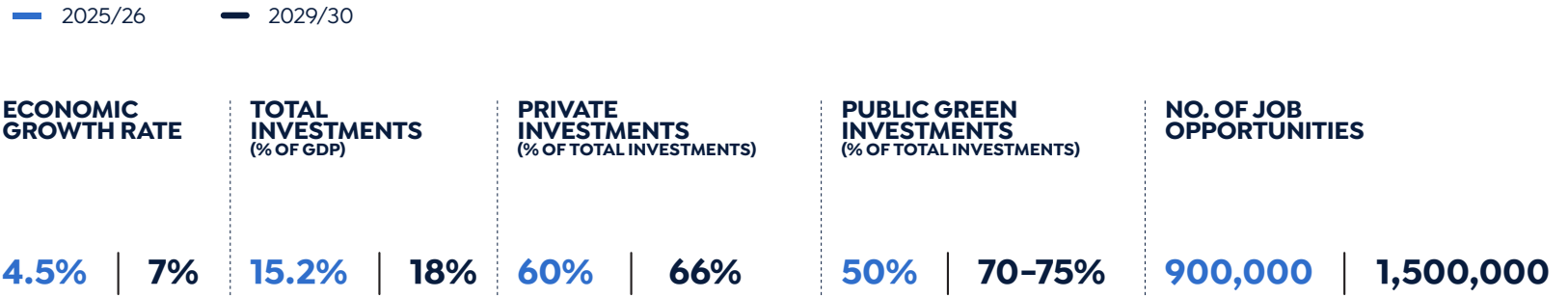
**EGP 28 bn**  
Public Investments for Local Development

**EGP 24.3 bn**  
Public Investments for Governorates

**EGP 25 bn**  
Investments for Hayah Karima (Phase II)

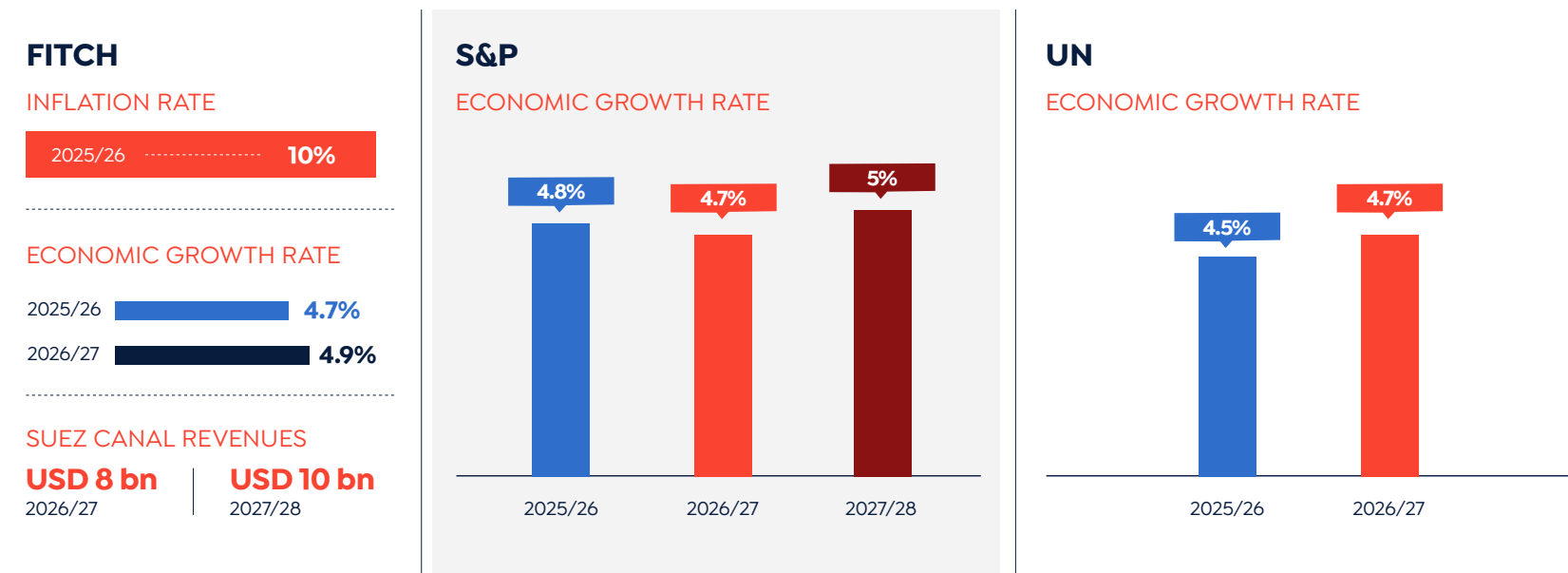
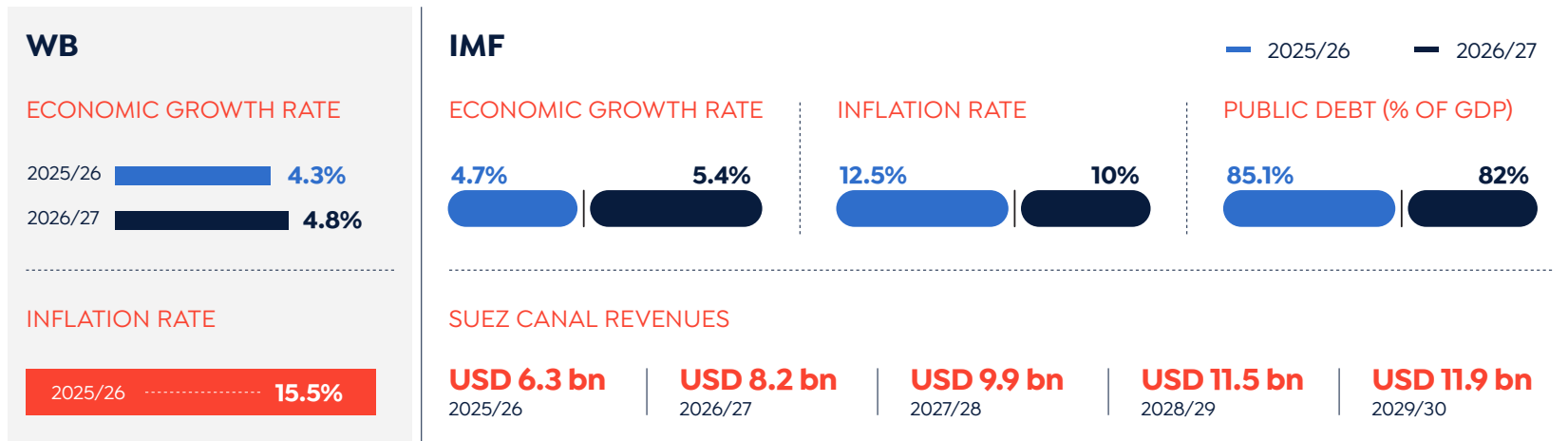
Source: MPED & Cabinet

# TARGETS OF EGYPT'S NARRATIVE FOR ECONOMIC DEVELOPMENT



Source: MPED & Cabinet

# INTERNATIONAL INSTITUTIONS' EXPECTATIONS



Source: MPED, MOF & Cabinet

## SECTION III

# NEW CITIES UPDATE


**To address the challenges posed by rapid population growth, Egypt has embarked on the development of four successive generations of new cities. These cities aim to offer high-quality services and amenities to residents, foster investment and employment opportunities, and reduce the strain on existing urban centers. This report provides a detailed overview of the latest advancements in new cities by highlighting:**

- The development progress of 4<sup>th</sup> Generation Cities, led by the New Capital (NC), which spans around 230,000 acres and is designed to accommodate 8–10 million residents across four phases. New Alamein which has emerged as a major coastal urban hub combining tourism, residential, and commercial functions and its phase I includes around 28,975 housing units, Capital Gardens which includes 131,548 executed and underway housing units, in addition to other major cities including, New Mansoura, New Obour, New October, New Suez, New Aswan, October Gardens, 10<sup>th</sup> of Ramadan Gardens, and New Nasser.
- Updates on 3<sup>rd</sup> Generation Cities, which primarily focus on expanding residential communities and supporting the growing demand for affordable and middle-income housing across different regions. These cities include New Cairo, which hosts several large residential projects such as JANNA, Dar Misr, and Sakan Misr, as well as Upper Egypt cities such as New Sohag, New Qena, and New Assuit, which provide targeted housing developments.
- The role of the 2<sup>nd</sup> Generation Cities in expanding housing supply for low- and middle-income segments, particularly in cities such as Badr City that offer thousands of units, New Minya that provides over 2,300 housing units for low-income units by Phases V and VI of “Housing For All Egyptians” initiative, New Beni-Suef which integrates low- and middle-income housing under the “Housing For All Egyptians” initiative and Diarna projects.
- The continued role of 1<sup>st</sup> Generation Cities as the foundation of Egypt’s planned urban expansion, including cities such as 6<sup>th</sup> of October City that focuses on different units through the Housing For All Egyptians Initiative for middle income, JANNA, and Saba Compound, 10<sup>th</sup> of Ramadan City that provides 81,736 social housing units, this generation also includes 15<sup>th</sup> May, Sadat City, and New Borg Al-Arab.

**The following infographics will offer a more in-depth and comprehensive analysis of the four generations' updates**

# 4<sup>TH</sup> GENERATION CITIES





## NEW CAPITAL (NC)

 <b>230,000 acres</b> Area	 <b>4</b> No. of Phases	 <b>8-10 mn</b> Population Capacity	 <b>480</b> No. of Participating Developers
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### PHASE I

<b>2.4 mn</b> No. of Target Population	<b>8 (600,000 Housing Units)</b> No. of Residential Districts	<b>40 (500 Units)</b> No. of Mixed Use Towers
---	--	--



#### R3

 <b>1,016 acres</b> Area	 <b>697</b> Residential Buildings (19,944 Housing Units)
 <b>24,130+</b> No. of Housing Units	<b>64</b> Mixed Residential Buildings (2,560 Housing Units)
 <b>151,360 sqm</b> Commercial & Administrative Zone Area	<b>328</b> Villas
	<b>157</b> Townhouses
	Include

#### NEW GARDEN CITY (R5)

 <b>885 acres</b> Area
 <b>278</b> No. of Residential Buildings
 <b>107</b> No. of Mixed Use Buildings
 <b>633</b> No. of Commercial Units
 <b>22,567</b> No. of Housing Units

#### CENTRAL BUSINESS DISTRICT (CBD)

 <b>195 acres</b> Area	 <b>20</b> No. of Towers
--	--

#### 10 MIXED USE TOWERS

 <b>806,000 sqm</b> Area
 <b>80-175 m</b> Height

#### 5 RESIDENTIAL TOWERS

 <b>1,700</b> No. of Housing Units		<b>152-200 m</b> Height	
 <b>102,000 sqm</b> Area			

### CRESCENT TOWERS



**4 Connected Towers**

No. of Towers

**Up to 64 m**

Height

### ICONIC TOWER



**266,000 sqm**

Area

**400 m**

Height



**40**

Floors for Administrative Units

**10**

Floors for Hotel Apartments (52 Apartments)

**30**

Floors for Hotel (183 Rooms)

No. of Floors

#### DIPLOMATIC DISTRICT

<b>1,484 acres</b> Area	<b>200</b> No. of Allocated Plots for Embassies
----------------------------	--

INCLUDE

- The Headquarters of United Nations Organizations
- African Export-Import Bank (Afreximbank)

#### KNOWLEDGE CITY

<b>221 acres</b> Area	<b>6,000</b> No. of Target Students	<b>57</b> No. of Specialized Laboratories
--------------------------	--	--

INCLUDE

- Information Technology Institute
- National Telecommunication Institute
- Egypt University of Informatics
- National Academy for Information Technology for Disabilities
- Imhotep Center for Innovation and Development

#### SPORT CITY

<b>105 acres</b> Area	<ul style="list-style-type: none"> <li>Covered Hall (Capacity: 7,000 Spectators)</li> <li>Swimming Pools</li> <li>Squash Complexes</li> <li>14 Playgrounds</li> </ul>
--------------------------	---

Supply Volume

#### EGYPT UNIVERSITY OF INFORMATICS (EUI)

<b>4</b> No. of Faculties	<ul style="list-style-type: none"> <li>Engineering</li> <li>Computing &amp; Information Sciences</li> <li>Business Informatics</li> <li>Digital Arts &amp; Design</li> </ul>
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#### MEDICAL CITY (CAPITAL MED)

<b>400 acres</b> Area	<b>12</b> No. of Executed Hospitals	<b>30</b> Hospitals, alongside Central Health Insurance Hospital No. of Target Hospitals
--------------------------	--	--

#### CITY OF ARTS & CULTURE

<b>101 acres</b> Area	<ul style="list-style-type: none"> <li>New Opera House</li> <li>Arts Creativity Center</li> <li>Museum of Modern Art</li> <li>Vast Library</li> </ul>
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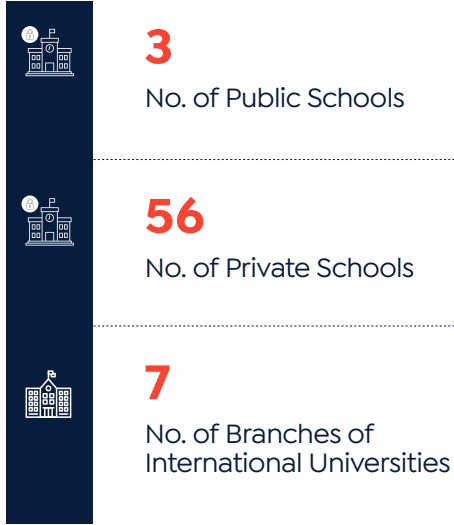
Supply Volume

#### GOVERNMENT DISTRICT

<b>400 acres</b> Area	<b>10 Government Complexes</b>
<b>34</b> No. of Ministerial Buildings	<b>Parliament</b>
	<b>Senate</b>

Supply Volume

## EDUCATIONAL PROJECTS



Source: NUCA & Cabinet

## TRANSPORTATION

Yearly Capacity: **380,000 Passengers**  
**Capital International Airport**

**20** (12 Stations already Operational)  
 No. of Stations

**500,000** Passengers for Phase I & II  
 Daily Capacity

**Light Rail Transit (LRT)**

**22**  
 No. of Stations

**500,000** Passengers  
 Daily Capacity

**Monorail (East Nile)**

**21**  
 No. of Stations

**8**  
 No. of Regional Stations

**13**  
 No. of Express Stations

**High-Speed Electric Train**

**100 acres**  
 Area

**Central Bus Station**

## NEW ALAMEIN

### PHASE I



### PHASE II



**11,616**

No. of Housing Units

### HOUSING FOR ALL EGYPTIANS INITIATIVE

**83**  
 No. of Buildings

**1,992**  
 No. of Housing Units

### DIARNA PHASE II

**East Sakan Misr Project**  
 Location

**1,404**  
 No. of Housing Units

### HERITAGE CITY

**260 acres**  
 Area

**70**  
 No. of Service Buildings

**Many Service Buildings are Operating Now**  
 Current Status

**LATIN AREA**

**398.79 acres**

Area

**65**

No. of Housing Complexes

**6**

No. of Zones

**10,597**

No. of Housing Units

**MAZARINE**



**700 acres**

Area



**7,956**

No. of Housing Units



**Chalets,  
Apartments &  
Villas**

Unit Types



**285**

No. of Villas



**116**

No. of Delivered Villas

**DOWNTOWN PROJECTS**



**33.79 acres**

Area



**1,320**

No. of Housing Units



**705**

No. of Delivered  
Housing Units



**40**

No. of Housing Buildings



**90-300 sqm**

Units Area



**13**

No. of Delivered  
Commercial Units

**DOWNTOWN EXTENTION**



**21.65 acres**

Area



**24**

No. of Buildings



**896**

No. of Housing Units



**125-245 sqm**

Units Area



**85%+**

Completion Rate

**TOWERS PROJECT**

**5**

No. of  
Housing  
Towers

**2,631**

No. of  
Housing  
Units

**231**

No. of  
Commercial  
Units

**114**

No. of  
Administrative  
Units

**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**

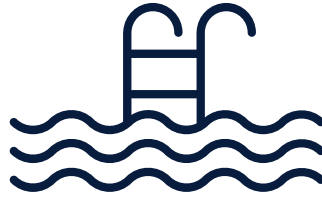
No. of Floors

## DOWNTOWN LAGOON



**15 acres**

Area



**7**

No. of Islands



### BEACH TOWERS



**23**  
No. of Underway Towers

### 18 TOWERS

**6,300**

No. of Housing Units

**759**

No. of Commercial Units

**Concrete Structure Work is Completed**

Current Status

**Before 30 Jun. 2025 for 15 Towers**

**Before 31 Mar. 2026 for The other 3 Towers**

Delivery Date

### MARINA TOWERS

**7**  
No. of Target Towers

**5**  
No. of Underway Towers

**2,648**  
No. of Housing Units

### MARINA 8



**179 acres**

Area



**243**

No. of Buildings



**917**

No. of Housing Units



**Chalets, Apartments & Villas**

Unit Types



**Underway**

Current Status

### M8 BY THE LAKE



**265,000 sqm**

Area



**330**

No. of Buildings



**1,183**

No. of Housing Units



**Chalets, Apartments, Villas & Townhouses**

Unit Types



**Underway**

Current Status

Source: NUCA & Cabinet

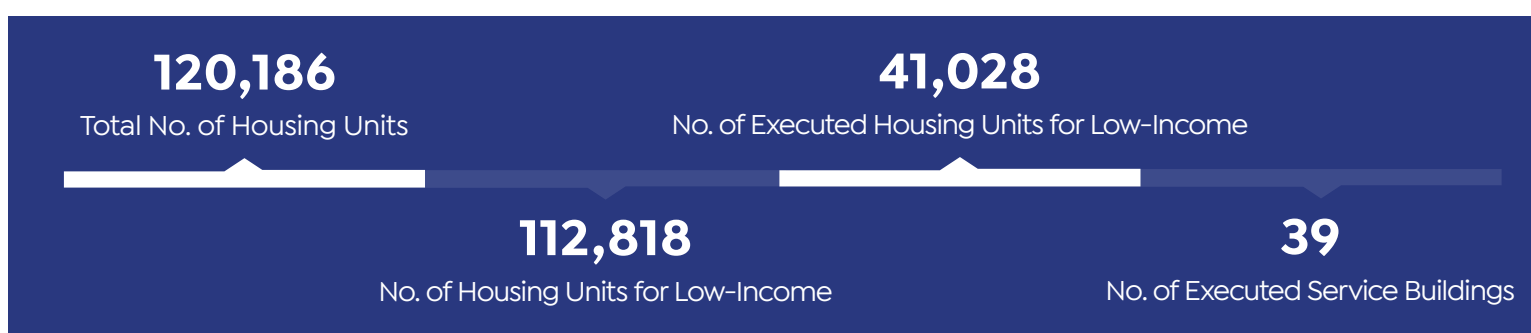
## CAPITAL GARDENS



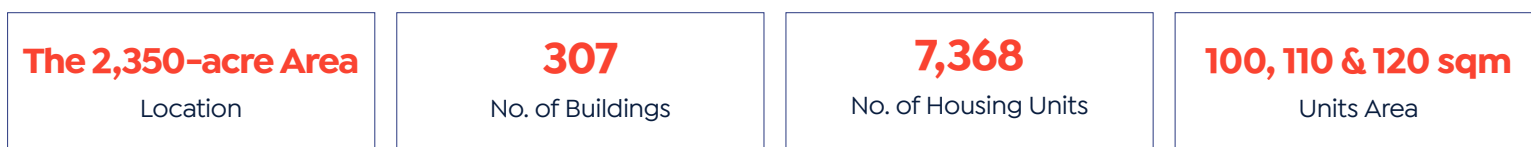
# 131,548

No. of Completed & Underway Housing Units

### HOUSING FOR ALL EGYPTIANS INITIATIVE



### FOR MIDDLE-INCOME



#### PHASE I



**25**

No. of Buildings



**100 & 120 sqm**

Units Area



**600**

No. of Housing Units



**Under-Delivery**

Current Status

### DIARNA (PHASE I)

#### WEST NOOR CITY



**12**

No. of Buildings



**104-154 sqm**

Units Area



**312**

No. of Housing Units



**Ground, 5 Upper & Penthouse Floors**

No. of Floors

### FOR LOW-INCOME (PHASE VI)

**834**

No. of Buildings

**20,016**

No. of Housing Units

**Underway**

Current Status

### MOSTAQBAL NEIGHBORHOOD



**37**

No. of Buildings

# REAL ESTATE AS A SAFE HAVEN IN TIMES OF ECONOMIC AND POLITICAL UNCERTAINTY

BY PASSANT ESSAM

**A**mid persistent global instability—ranging from geopolitical conflicts to inflationary cycles and currency volatility—investors are increasingly seeking assets capable of preserving value while generating stable returns. In this context, real estate has re-emerged as a strategic “safe haven,” both globally and within emerging markets such as Egypt.

The Egyptian real estate market offers a compelling case study. Despite macroeconomic challenges—including inflation rates exceeding 12% in late 2025 and interest rates above 20%—the sector has demonstrated

remarkable resilience and growth. Real estate prices rose by approximately 30.4% year-on-year in 2025, with real growth reaching nearly 14.5%, reflecting strong underlying demand.



The article explores these dynamics through three key lenses: comparative asset performance, demand shifts toward stable markets, and the growing institutional appetite for real estate—while highlighting Egypt as a rising regional haven.

## Property versus Other Assets During Global Crises

During periods of economic turbulence, traditional financial assets tend to exhibit heightened volatility. Equities fluctuate sharply; currencies depreciate, and fixed-income instruments often fail to keep pace with inflation. In contrast, real estate offers a hybrid value proposition—combining capital appreciation, income generation, and intrinsic utility.

Egypt exemplifies this dynamic. Between 2022 and 2025, the Egyptian pound underwent multiple devaluations, prompting investors to shift savings into tangible assets. As a result, Egypt's real estate price index increased by over 2.3 times in five years, underscoring the sector's role as a store of value during currency instability.

At the same time, rental yields have increased. By mid-2025, average gross rental yields reached approximately 6.7% nationwide, with yields exceeding 10% in high-demand areas such as New Cairo studios. This dual benefit, which is capital appreciation and recurring income, enhances real estate's defensive appeal compared to gold or equities, which lack consistent cash flow.

Globally, similar patterns persist. Real estate continues to deliver average returns between 5% and 7% annually, with lower volatility relative to equities. However, Egypt's case is particularly distinctive due to its inflation-driven price dynamics, where property acts as a hedge against both inflation and currency depreciation.

Yet, this resilience is not uniform across all segments. Egypt's luxury market, for instance, has shown signs of oversupply in 2025, particularly for units priced above EGP 8 million, reflecting a mismatch between supply and effective demand. This highlights a critical insight: real estate is a haven—but only when aligned with real demand fundamentals.

## Demand for Luxury and Second Homes in Politically Stable Countries

Globally, high-net-worth individuals are increasingly allocating capital to real estate in politically stable environments. This trend is also evident in Egypt, which is positioning itself as a regional investment hub through large-scale developments and infrastructure expansion.

Major projects such as Ras El-Hekma and Red Sea coastal developments have elevated Egypt's attractiveness to foreign investors. In 2026, Egypt announced a \$1 billion mixed-use marina and residential development along the Red Sea, reflecting growing international confidence in its tourism and property sectors.

The demand for second homes, particularly in coastal destinations such as the North Coast and Ain Sokhna, has surged, driven by both domestic and international buyers seeking lifestyle assets combined with long-term capital preservation.

At the same time, demographic pressures are intensifying demand. Egypt's population is projected to approach 110 million by 2025, with annual growth exceeding 1.5 million people, creating sustained long-term demand for housing. Urbanization further amplifies this trend. With over 43% of the population living in urban areas, demand is increasingly concentrated in Greater Cairo and newly developed cities such as the New Capital.

However, the Egyptian market also exhibits a structural imbalance, marked by an oversupply in the luxury housing segment and a simultaneous undersupply in affordable and mid-income units. This gap between high-end supply and actual demand is reshaping investment strategies,

driving increased focus toward mid-market developments that better align with real buyer needs.

## Institutional Investors Shifting Portfolios Toward Real Estate

Institutional capital flows provide one of the clearest signals of real estate's evolving role in global and regional portfolios. In Egypt, both domestic and international investors are increasing allocations to property assets, particularly in large-scale mixed-use and infrastructure-linked developments.

In 2025 alone, Egypt's top developers recorded EGP 290 billion (approximately \$5.9 billion) in sales in Q1, marking a 23% year-on-year increase. This surge reflects not only strong end-user demand but also increased investor participation.

This growing preference for real estate, particularly in emerging markets like Egypt, is not random; it is the result of a combination of long-term economic trends, demographic pressures, regulatory developments, and shifting investor behavior, all of which create a conducive environment for property investment. Several structural factors explain this shift.

This shift is primarily driven by key factors including inflation hedging, urban expansion and supply constraints, as well as regulatory reforms and improving market maturity, with recent rental law changes further enhancing the appeal of income-generating properties by increasing yields and supporting stronger, more predictable returns.

## Key Recommendations

Real estate's role as a safe haven is not merely a theoretical concept, it is increasingly supported by empirical evidence, particularly in emerging markets like Egypt.

The sector's resilience is driven by a combination of structural demand, demographic growth, inflation hedging, and evolving investor behavior. However, maximizing returns requires a strategic and informed approach.

### 1. Focus on Demand-Driven Segments

Investors should prioritize mid-income and rental-driven properties, where demand significantly exceeds supply.

### 2. Target High-Growth Locations

Areas such as New Cairo, the New Administrative Capital, and coastal destinations continue to attract both local and foreign investment.

### 3. Leverage Rental Income Opportunities

With yields reaching up to 10% in certain segments, income-generating properties provide strong protection against volatility.

### 4. Monitor Macroeconomic Indicators

Inflation, interest rates, and currency movements remain key drivers of real estate performance in Egypt.

### 5. Align with Institutional Trends

Following large-scale investment flows—particularly in mixed-use and tourism-driven developments—can provide valuable market signals.

In conclusion, real estate continues to stand out as a reliable safe haven for investors navigating economic and political uncertainty, particularly in emerging markets like Egypt. The sector's resilience is underpinned by tangible value, steady income streams, demographic growth, and regulatory reforms that enhance transparency and investor protection.

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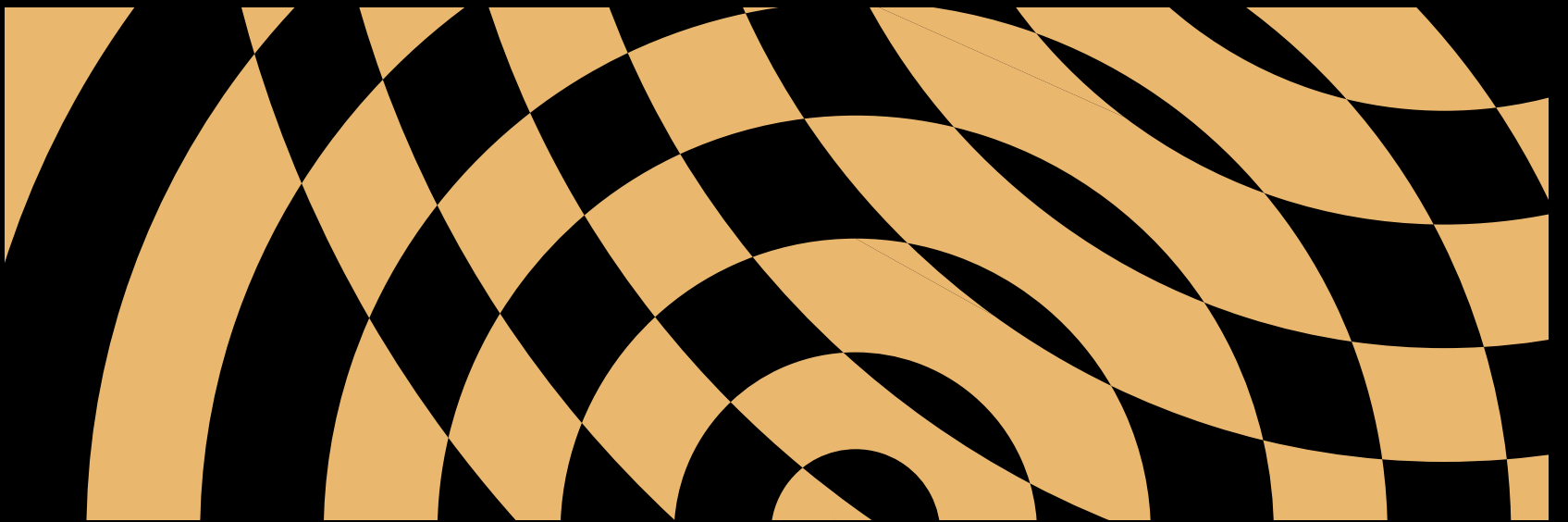
AT CAPITAL PROMENADE, SHEIKH ZAYED CITY



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