

MARKET WATCH

FEBRUARY 2025

1 FEB. - 28 FEB.

BY
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MOHAMED SAYED



REAL ESTATE

MARKET
UPDATES

01 Updates 2025 REAL ESTATE MARKET

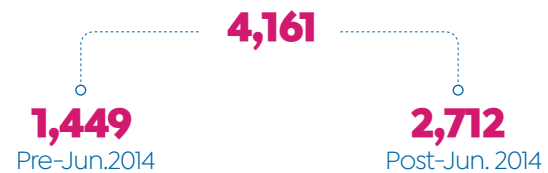
NUCA ACHIEVEMENTS TILL JUN.2024



NO. OF EXECUTED & UNDERWAY
HOUSING UNITS



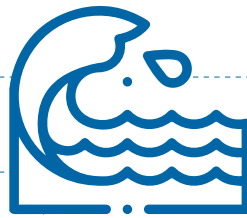
NO. OF EXECUTED & UNDERWAY
SERVICE PROJECTS



24 (Capacity: **4.75 mn m³/ Day**)
NO. OF EXECUTED WATER PURIFICATION PLANTS

13 (Capacity: **2.32 mn m³/ Day**)
NO. OF UNDERWAY WATER PURIFICATION PLANTS

7 (Capacity: **352,000 m³/ Day**)
NO. OF EXECUTED WATER DESALINATION PLANTS



32 (Capacity: **1.906 mn m³/ Day**)
NO. OF EXECUTED SEWAGE TREATMENT PLANTS

14 (Capacity: **416,000 m³/ Day**)
NO. OF UNDERWAY SEWAGE TREATMENT PLANTS

"YOUR HOME IN EGYPT" INITIATIVE

PHASE I



No. of Housing Units
5,055



Unit Types
Apartments & Villas



Location
9 Cities



Delivery Date
Some Units are Ready for Immediate Delivery
Others in End-**2025**

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

"HAYAH KARIMA" INITIATIVE

PHASE I



LOCAL DEVELOPMENT IN UPPER EGYPT



During **7** Yrs
Time Period



5,633
No. of Projects



EGP **27.05** bn
Total Investments

SOHAG & QENA GOVERNORATES



5,130
No. of Projects



369,000
No. of Provided Job Opportunities



8.2 mn (**49%** are Female)
No. of Beneficiaries

NEW URBAN DEVELOPMENT PROJECT ON EL-WARRAQ ISLAND



1,295 Acres
Total Area Under Development



1,024 Acres
Acquired Area

URGENT PHASE



No. of Towers

94



No. of Housing Units

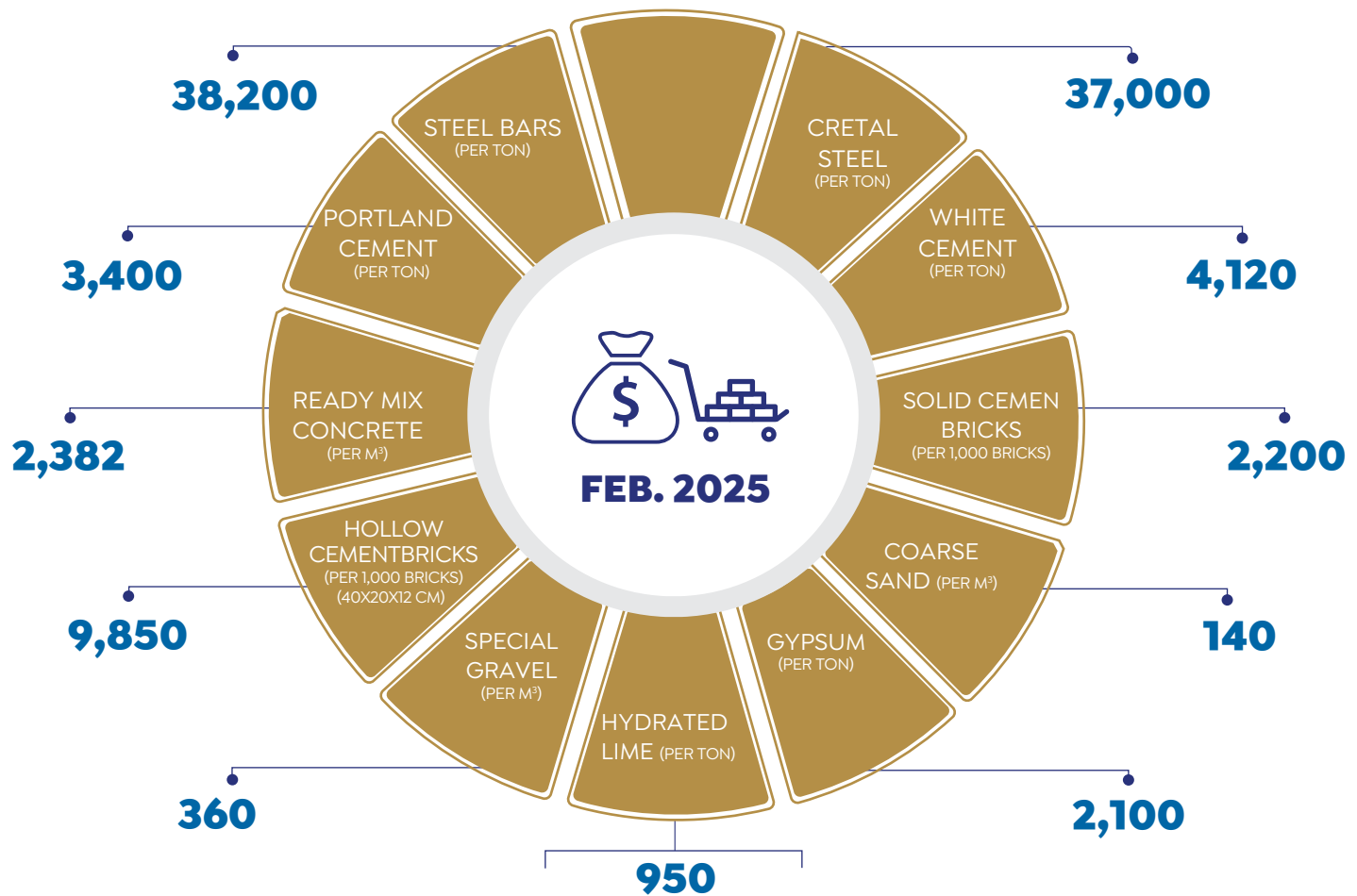
4,092



Current Status

50 Towers with **2,184**
Units are Underway

PRICES OF CONSTRUCTION MATERIALS (EGP)

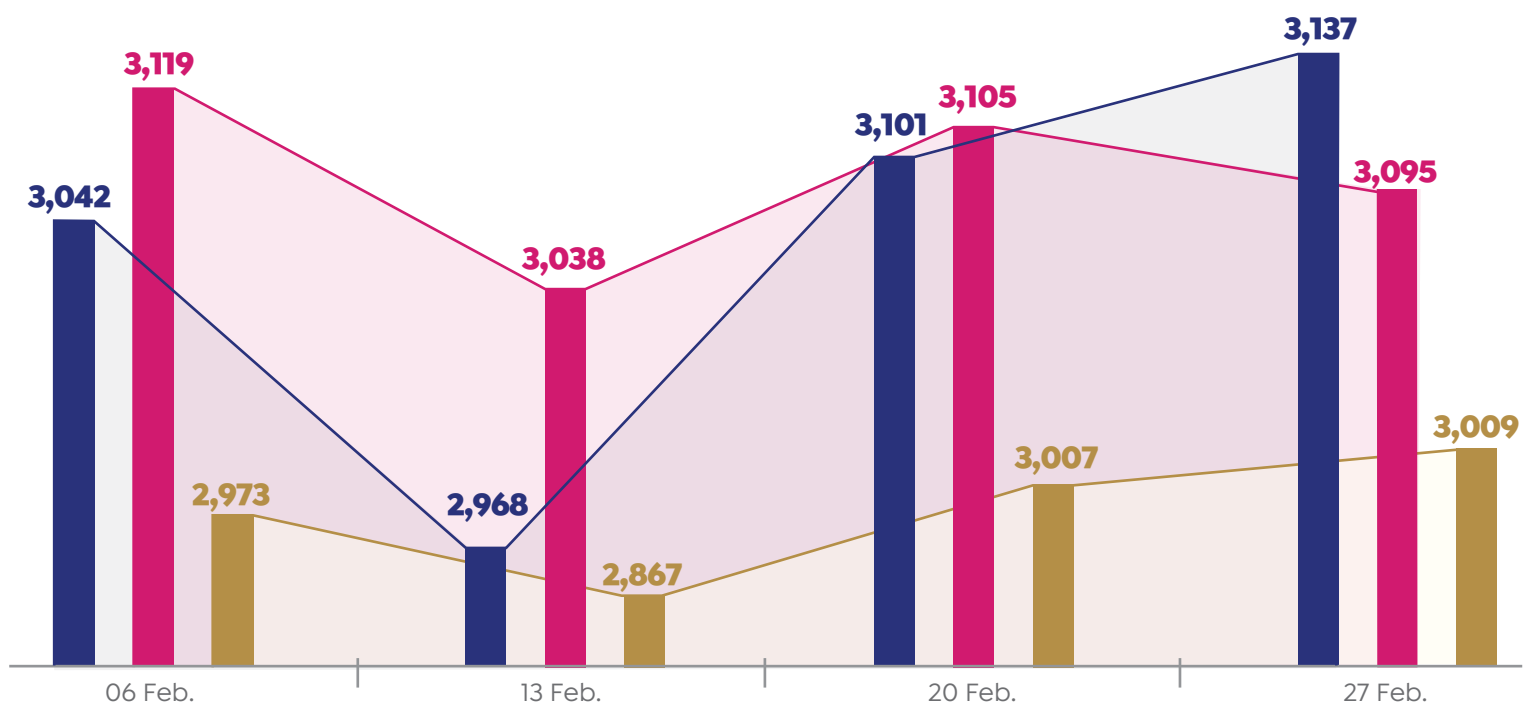


PERFORMANCE OF REAL ESTATE, CONSTRUCTION & BUILDING MATERIALS' INDICES IN EGX

REAL ESTATE

CONTRACTING & CONSTRUCTION ENGINEERING

BUILDING MATERIALS



Source: MHUC & EGX



NEW CITIES

UPDATE



NEW CITIES Updates 2025



NEW ADMINISTRATIVE CAPITAL (NAC)

KNOWLEDGE CITY



221 Acres
AREA

6,000

NO. OF TARGET STUDENTS

57

NO. OF SPECIALIZED
LABORATORIES



INCLUDE

Information Technology Institute
Egypt University of Informatics
Imhotep Center for Innovation and
Development



National Telecommunication Institute
National Academy for Information Technology
for Disabilities

► EGYPT UNIVERSITY OF INFORMATICS (EUI)



4
NO. OF FACULTIES



Engineering
Business Informatics



Computing & Information Sciences
Digital Arts & Design

NEW ALAMEIN

LATIN AREA



398.79 Acres
AREA



6
NO. OF ZONES



65
NO. OF RESIDENTIAL
COMMUNITIES



10,597
NO. OF HOUSING
UNITS

HERITAGE CITY



260 Acres
AREA



70
NO. OF SERVICE
BUILDINGS



Many Buildings are Completed
CURRENT STATUS

MAZARINE



700 Acres
AREA



7,498
NO. OF HOUSING
UNITS



Apartments, Chalets & Villas
UNIT TYPES

HOUSING FOR ALL EGYPTIANS INITIATIVE



83
NO. OF UNDERWAY BUILDINGS



1,992
NO. OF UNDERWAY HOUSING UNITS

DOWNTOWN TOWERS

 **5**
NO. OF TOWERS

► ICONIC TOWER

 **465,000** sqm
AREA

 **68**
NO. OF FLOORS

 **250 m**
HEIGHT

► OTHER 4 TOWERS

 **320,000** sqm
AREA

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

 Each Tower: **200 m**
HEIGHT

► CRYSTAL LAGOONS

 **7**
NO. OF ISLANDS

NEW MANSOURA

JANNA

 **468**
NO. OF BUILDINGS

 Ground & **5** Floors
NO. OF FLOORS

 **11,232**
NO. OF HOUSING UNITS

 **100-150** sqm
UNITS AREA

VILLAS' PROJECT

 **2,103**
NO. OF VILLAS

 **300-816** sqm
UNITS AREA

NEW CAIRO

SAKAN MASR

 Fair Zone Area
LOCATION

 **364**
TOTAL NO. OF BUILDINGS

 **196**
NO. OF 1ST ZONE BUILDINGS

 **149**
NO. OF 2ND ZONE BUILDINGS

 **19**
NO. OF 3RD ZONE BUILDINGS

 **160** Building are Ready for Delivery
CURRENT STATUS

JANNA

 **365**
NO. OF BUILDINGS

 **7,800**
NO. OF EXECUTED HOUSING
UNITS

 **960**
NO. OF UNDERWAY HOUSING
UNITS

NEW OBOUR

HOUSING FOR ALL EGYPTIANS INITIATIVE

 **80%**
COMPLETION RATE

► GREEN BUILDINGS

 **13th Neighbourhood**
LOCATION

 **180**
NO. OF BUILDINGS

 **3,924**
NO. OF HOUSING UNITS

NEW QENA

HOUSING FOR ALL EGYPTIANS INITIATIVE

 **600-Acre Area**
LOCATION

 **732**
NO. OF UNDERWAY HOUSING UNITS

► SITE OF 23 BUILDINGS

 **552**
NO. OF HOUSING UNITS

 **90 sqm**
UNITS AREA

 **98%**
COMPLETION RATE

► SITE OF 5 BUILDINGS

 **180**
NO. OF HOUSING UNITS

 **75 sqm**
UNITS AREA

 **94%**
COMPLETION RATE

► YOUTH CENTER

 **15 Acres**
AREA

 **90%**
COMPLETION RATE

NEW SOHAG

HOUSING FOR ALL EGYPTIANS INITIATIVE



735-Acre Area
LOCATION



54
NO. OF BUILDINGS



1,356
NO. OF HOUSING UNITS



75 & 90 sqm
UNITS AREA

NEW ASSIUT

HOUSING FOR ALL EGYPTIANS INITIATIVE



226-Acre Area
LOCATION



9
NO. OF BUILDINGS



216
NO. OF HOUSING UNITS

NEW BENI SUEF

HOUSING FOR ALL EGYPTIANS INITIATIVE

► FOR MIDDLE-INCOME



6
NO. OF UNDERWAY BUILDINGS



144
NO. OF UNDERWAY HOUSING UNITS



110-120 sqm
UNITS AREA

► FOR LOW-INCOME



84
NO. OF UNDERWAY BUILDINGS



PRIVATE REAL ESTATE PROJECTS

UPDATE



Updates 2025

PRIVATE REAL ESTATE PROJECTS



NEW RESIDENTIAL PROJECTS / 8 PROJECTS

HOME RESIDENCE

Developer: Hometown Developments



6th Settlement
LOCATION



EGP 7 bn
INVESTMENTS



Studios, Duplexes & Apartments
UNIT TYPES



**Social Club, Swimming Pool, Gym, Spa,
Underground Parking & Smart Entry System**
FACILITIES

NEW PROJECT (NAME: N/A)

Developer: Kulture Developments



6th Settlement
LOCATION



60 Acres
AREA

31WEST

Developer: M squared



6th of October
LOCATION



31 Acres
AREA



**Central Lake
(7,000 sqm)**
FACILITIES

NEW PROJECT (NAME: N/A)

Developer: Capital Hills Developments



5th Settlement
LOCATION



34 Acres
AREA



H1 2025
LAUNCHING DATE

SUN GATE

Developer: Al Khalij Development



New Zayed City
LOCATION



5 Acres
AREA



**Townhouses &
Standalone**
UNIT TYPES



225-375 sqm
UNITS AREA

BONA NOVA

Developer: AD Developments



Sheikh Zayed City
LOCATION



2.6 Acres
AREA



61-140 sqm
UNITS AREA

KUKŪN

Developer: TLD – The Land Developers

Mostakbal City
LOCATION20 Acres
AREAEGP 3 bn
INVESTMENTS217
NO. OF UNITSVillas, Townhouses & Twin Houses
UNIT TYPES

VIDA RESIDENCE

Developer: Kayan Developments
& Elaf DevelopmentsOctober Gardens
LOCATIONEGP 2 bn in just 5 Days
ACHIEVED SALES50-200 sqm
UNITS AREA

NEW COMMERCIAL PROJECTS / 1 PROJECT

KHAN EL WAZER

Developer: Arabisk Development

New Cairo
LOCATION2,250 sqm
AREAEGP 700 mn+
INVESTMENTSEGP 1 bn During Q1
TARGET SALES22-150 sqm
UNITS AREA

NEW MEDICAL PROJECTS / 1 PROJECT

MMC

Developer: Ontario Developments

5th Settlement
LOCATIONMedical Complex
UNIT TYPESEGP 1.5 bn
TARGET SALES



NEW COASTAL PROJECTS / 1 PROJECT

NEW PROJECT (NAME: N/A)

Developer: Paragon Developments with Boulevard for Tourism Development



Marsa Alam
LOCATION



1 mn sqm
AREA



300,000 sqm
PHASE I AREA



Apartments, Villas & Townhouses
UNIT TYPES



Hilton Hotel Resort and Spa (300 Rooms) & Diving Center
FEATURES



NEW MIXED-USE PROJECTS / 7 PROJECTS

YOU NEAR

Developer: Earth Development



NAC
LOCATION



6,500 sqm
AREA



Commercial & Administrative Units
UNIT TYPES



EGP 5 bn
INVESTMENTS

ATTRACTA

Developer: Egyptian Developers



El-Shorouk City
LOCATION



13,000 sqm
AREA



Commercial, Administrative, Medical & Recreational Spaces
UNIT TYPES



Ground & 4 Floors
NO. OF FLOORS



30-600 sqm
UNITS AREA



Within 3.5 Yrs from Contract Signing
DELIVERY DATE

NEW PROJECT (NAME: N/A)

Developer: Earth Development



Sheikh Zayed City
LOCATION



EGP 25 bn
INVESTMENTS

RVR

Developer: Slvr Communities



5th Settlement
LOCATION



2,000 sqm
AREA



Commercial & Medical Units
UNIT TYPES



Ground & 4 Floors
NO. OF FLOORS

DEJOYA4

Developer: Taj Misr Developments

R8, NAC
LOCATION71 Acres
AREAEGP 14 bn
INVESTMENTSEGP 30 bn
TARGET SALESWithin 3 Yrs
DELIVERY DATE3,300
NO. OF RESIDENTIAL UNITSResidential, Commercial, Administrative & Medical Units
UNIT TYPESSwimming Pools, Clubhouse, Social Club & Commercial
Mall (9 Acres)
FACILITIES

AXIS THREE BUSINESS MALL

Developer: URBNZ Developments

6th of October City
LOCATIONCommercial,
Administrative & Medical
Units
UNIT TYPESEGP 230 mn
TARGET SALES40%
COMPLETION RATE

KIN

Developer: Imarrae Developments

5th Settlement
LOCATION23 Acres
AREAHotel & Service Units, Apartments,
Studios, Duplexes, Lofts, Penthouses,
Administrative & Commercial Units
UNIT TYPES

PROJECTS UNDERWAY / 12 PROJECTS

NEST

Developer: N Developments

6th Settlement
LOCATION51 Acres
AREALuxurious Apartments,
Garden Villas, Lake
Houses & Sky Villas
UNIT TYPES35
NO. OF RESIDENTIAL
BUILDINGSLaunching Phase II
CURRENT STATUS

WIN PLAZA

Developer: Capital Hills Developments

October Gardens
LOCATION18,000 sqm
AREAH1 2026
DELIVERY DATE

ONE KATAMEYA

Developer: Morshedy Group

Residential, Commercial & Administrative Units
UNIT TYPES**30**
NO. OF RESIDENTIAL
TOWERS**3,966**
NO. OF RESIDENTIAL UNITS**8**
NO. OF COMMERCIAL & ADMINISTRATIVE BUILDINGS

SKYLINE

Developer: Morshedy Group

Katameya
LOCATION**200,000** sqm
AREAResidential Units
UNIT TYPES

BELLE VIE

Developer: Emaar Misr Properties

New Sheikh Zayed
LOCATION**500** Acres
AREAVillas, Townhouses
& Apartments
UNIT TYPES**86-530** sqm
UNITS AREALaunching New Phase
CURRENT STATUS

SEAZEN

Developer: Al Qamzi Developments

North Coast
LOCATION**204** Acres
AREAEGP **14** bn
INVESTMENTS**2,200**
NO. OF UNITS

GOLDEN GATE

Developer: REDCON Properties

New Cairo
LOCATION**160,000** sqm
AREAEGP **20** bn
INVESTMENTS**29**
NO. OF BUILDINGSEGP **18** bn
TARGET SALES IN 2025

AT-EAST

Developer: Al Ahly Sabbour Development

Mostakbal City
LOCATIONEGP **2** bn
CONSTRUCTION INVESTMENTSLaunching New Phase
CURRENT STATUS

EASTSHIRE

Developer: Al Qamzi Developments

5th Settlement
LOCATION**26** Acres
AREA**237**
NO. OF VILLAS &
TOWNHOUSES

TAVIRA BAY RAS SUDR

Developer: El Waad Red Sea Tourism Development



Ras Sudr
LOCATION



115 Acres
AREA



CURRENT STATUS
Launching Phase III

90% of Units are Sold out
in Phase I&II



kayaking, Pool Café, Sandy Beach, Vendor Cars, Lagoons,
30 Swimming Pools, Playground, Aqua Gym & Roman-Style
Amphitheatre
FACILITIES

O WEST

Developer: Orascom Development



West Cairo
LOCATION



CURRENT STATUS
Phase I Has been Delivered

Launching Phase II

▶ PHASE II



25,000 sqm+
AREA



19
NO. OF UNITS



70-1,380 sqm+
UNITS AREA



4,674 sqm
RETAIL & CO-WORKING SPACE

M STREET

Developer: Namaa for Development and Real Estate Investment



El-Thawra Street,
Heliopolis
LOCATION



17,000 sqm
AREA



90
NO. OF UNITS



Starting Leasing Retail Spaces
CURRENT STATUS

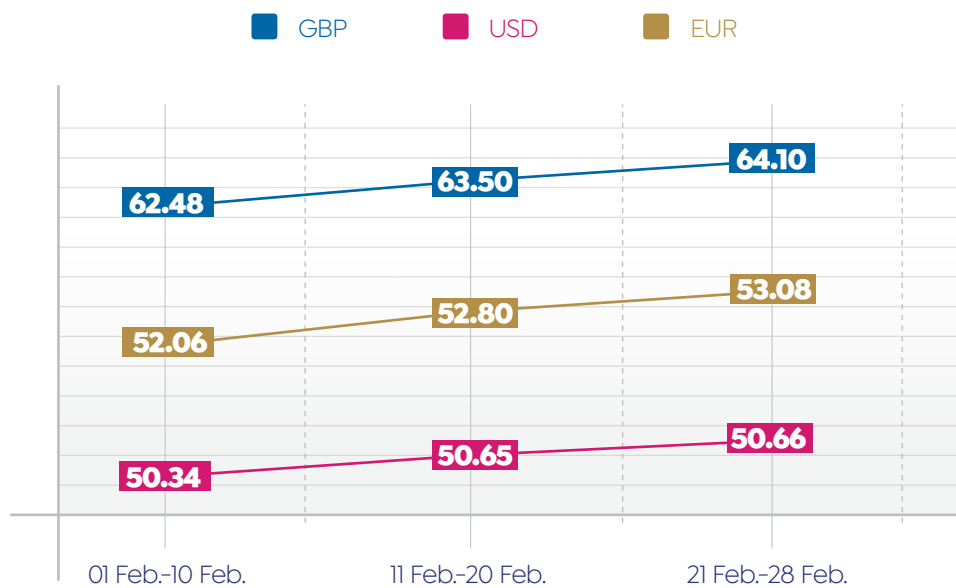


ECONOMIC SNAPSHOT

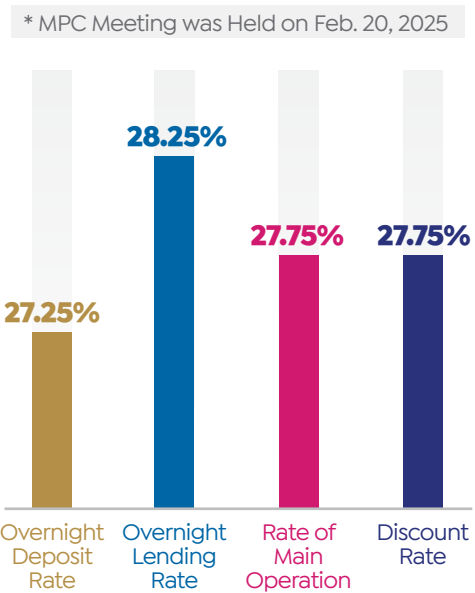
04

Updates 2025 ECONOMIC SNAPSHOT

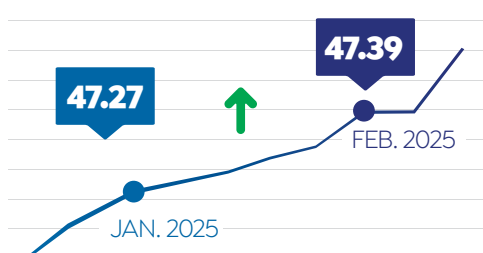
EXCHANGE RATES



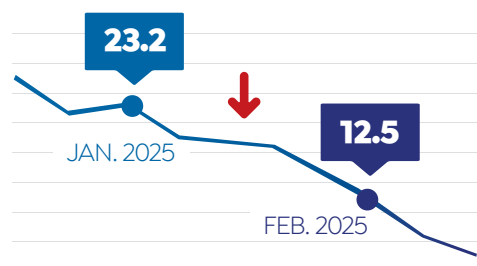
INTEREST RATES



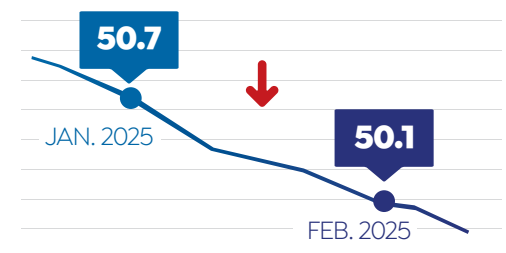
NET INTERNATIONAL RESERVES (USD BN)



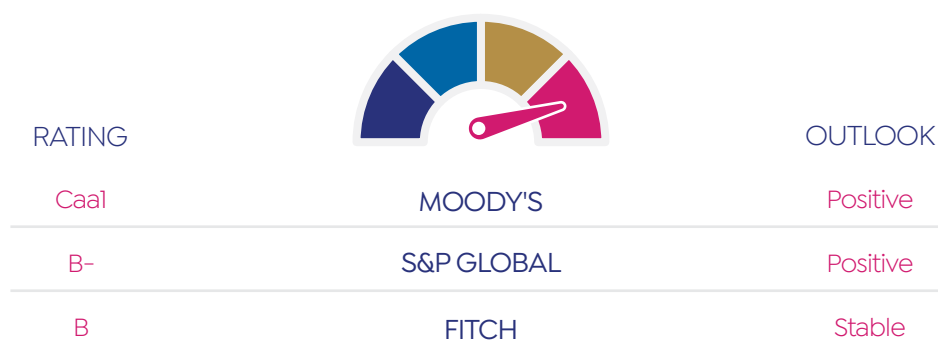
ANNUAL HEADLINE INFLATION RATE (%)



PURCHASING MANAGERS' INDEX (PMI)



EGYPT CREDIT RATING



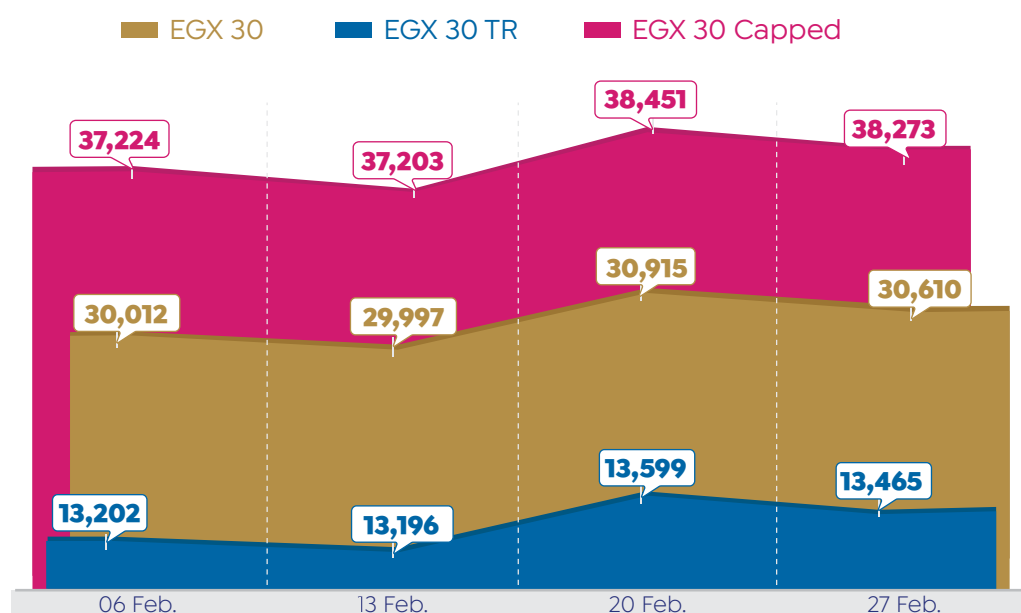
* According to Last Review Date on Feb. 19, 2025

* According to Last Review Date on Oct. 18, 2024

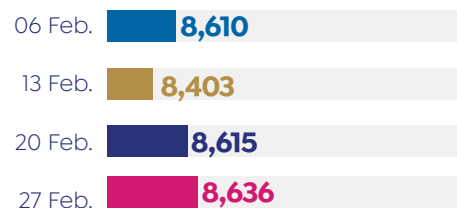
* According to Last Review Date on Nov. 01, 2024

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

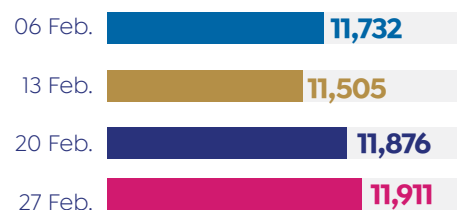
EGX INDICATORS



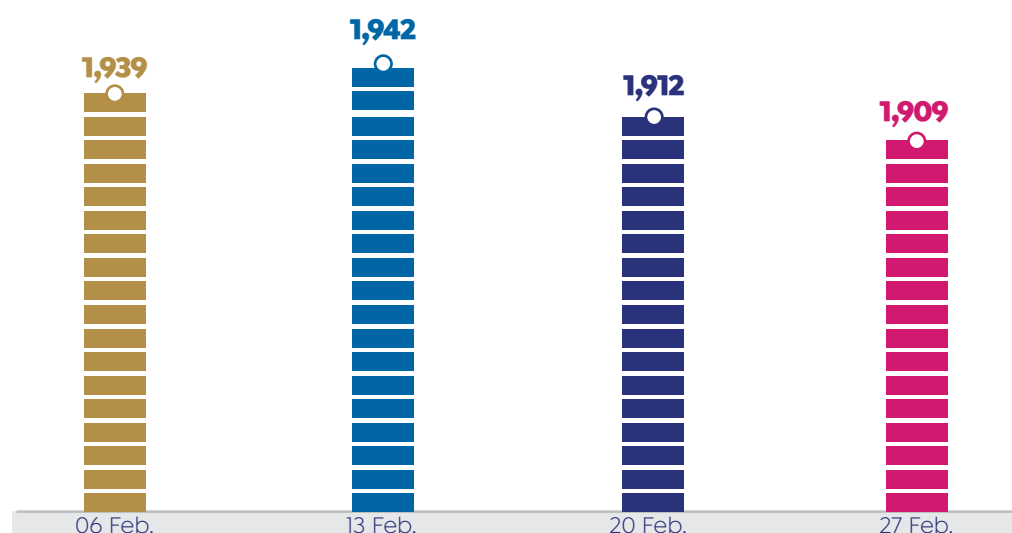
EGX 70 EWI



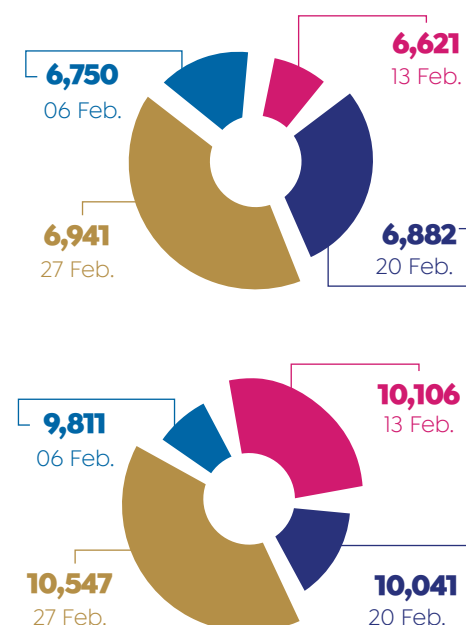
EGX 100 EWI



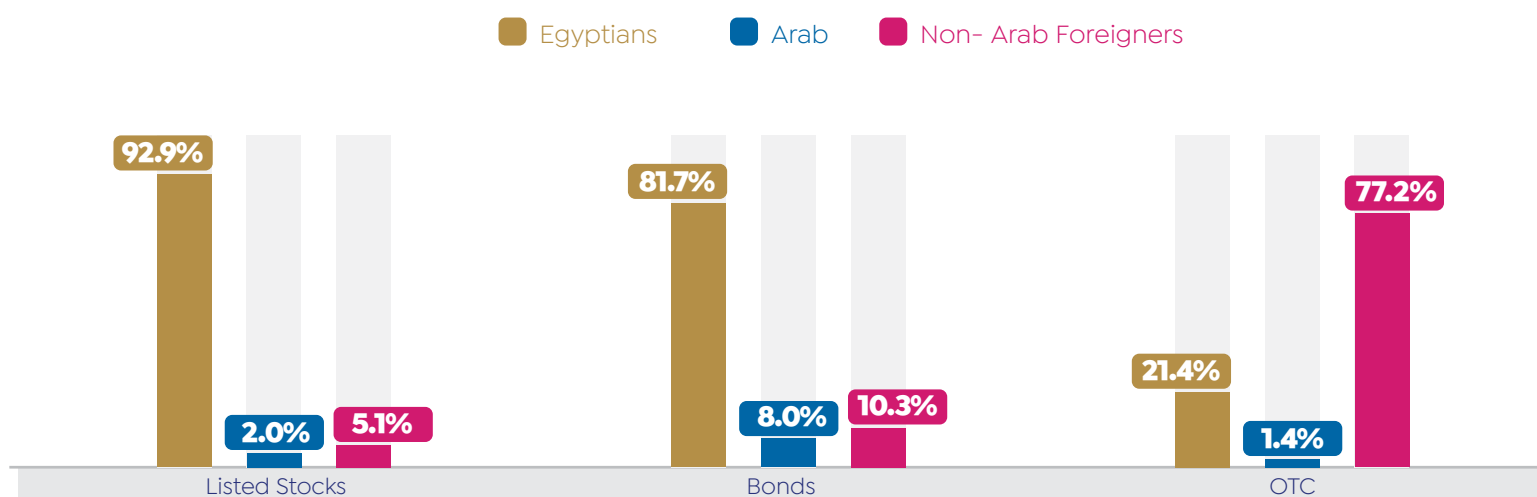
T-BOND



SP/EGX ESG



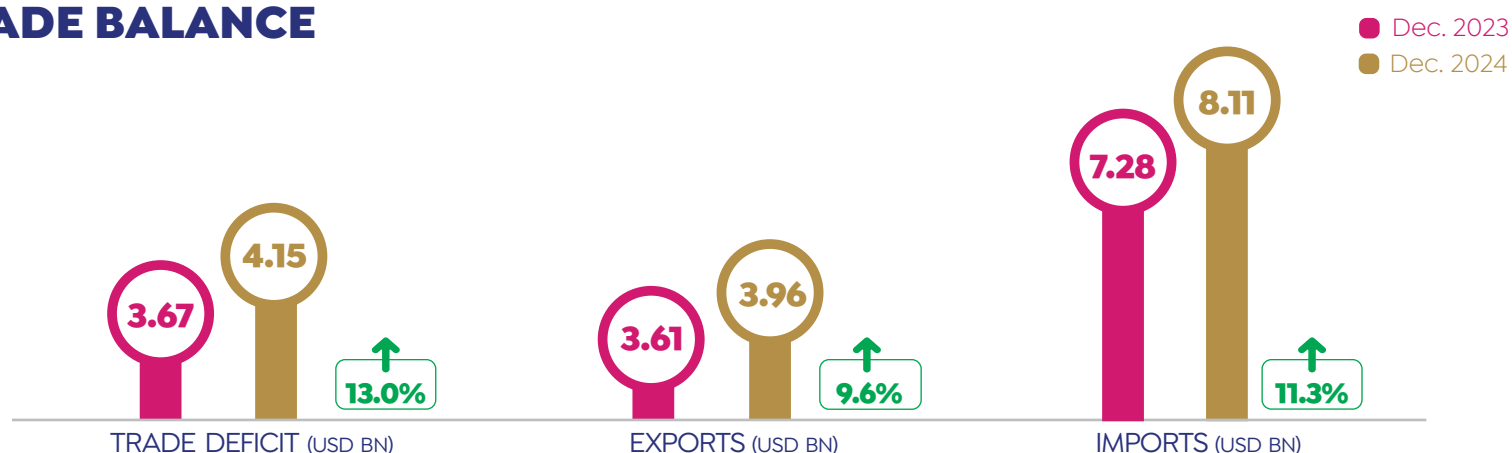
TOTAL INVESTORS' TRADING ACTIVITIES BY MARKETS DURING FEB. 2025 (INC. DEALS)*



* Total Buy + Sell

Source: EGX

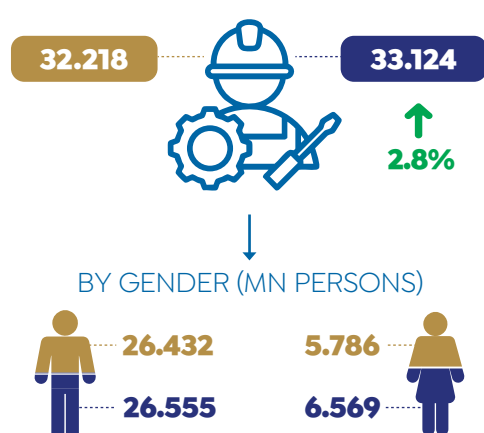
TRADE BALANCE



LABOUR MARKET DURING Q4 2024

Q3 2024

Q4 2024



NO. OF UNEMPLOYEES (MN PERSONS)



UNEMPLOYMENT RATE



NO. OF EMPLOYEES (MN PERSONS)



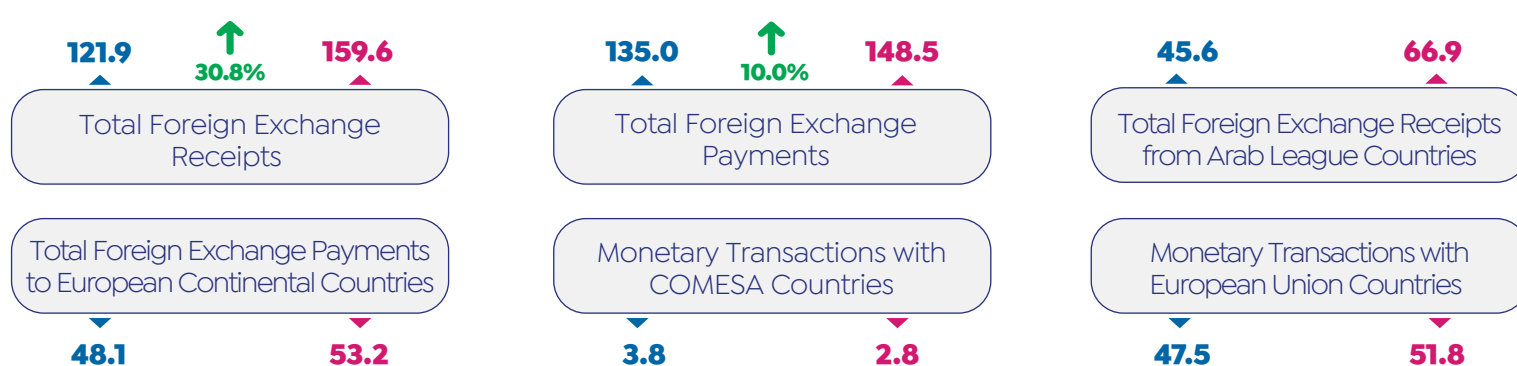
By Geographic Areas in Q4 2024 (MN Persons)



FOREIGN EXCHANGE RECEIPTS & PAYMENTS (USD BN)

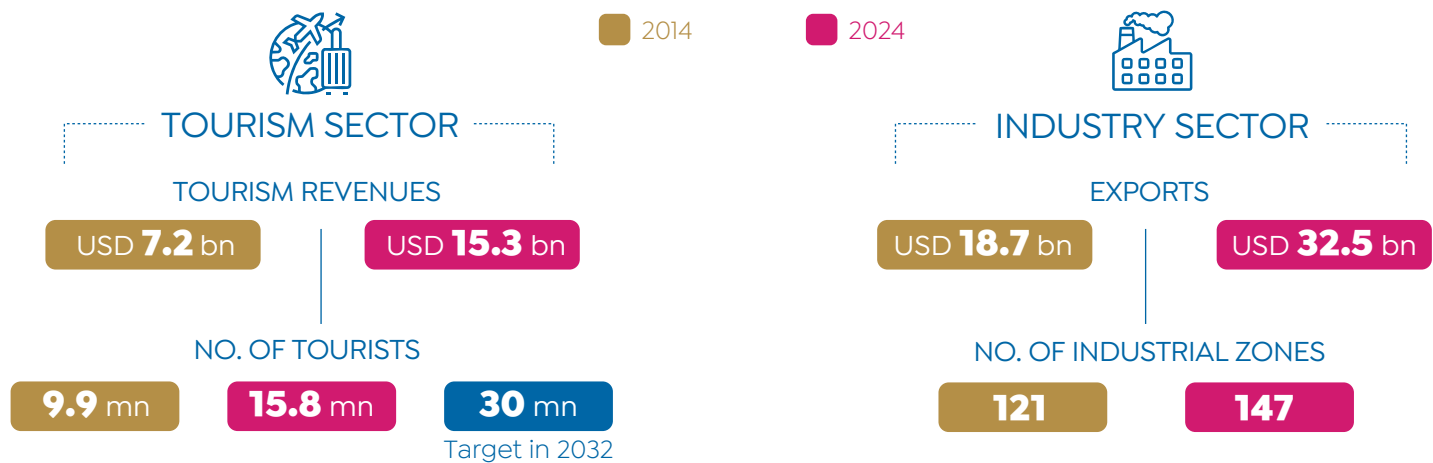
2022/23

2023/24



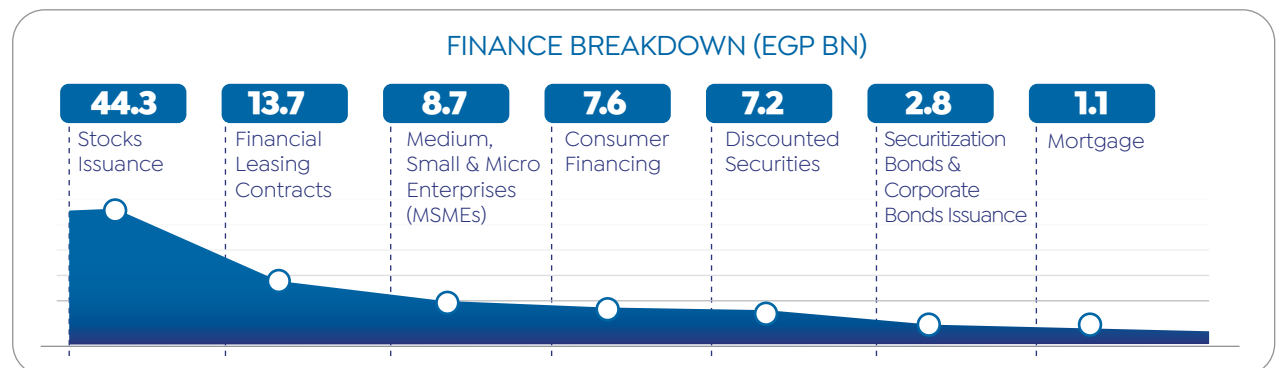
Source: CAPMAS

PERFORMANCE OF EGYPTIAN ECONOMY

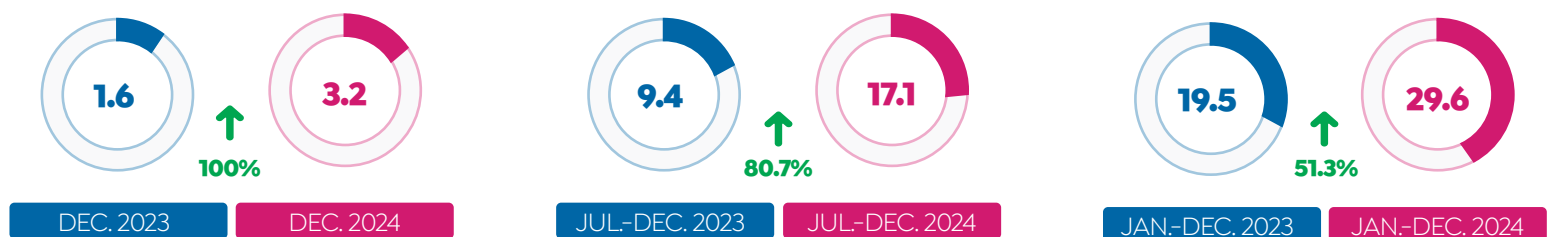


NON-BANKING FINANCIAL ACTIVITIES DURING NOV.2024

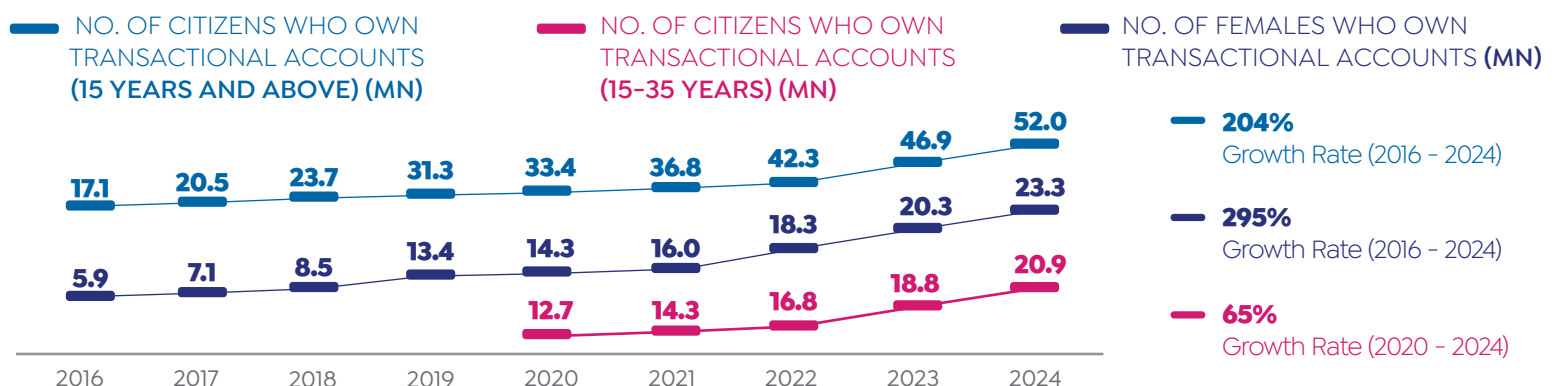
TOTAL FINANCE
EGP **85.4 bn**



REMITTANCES OF EGYPTIANS WORKING ABROAD (USD BN)



FINANCIAL INCLUSION INDICATORS



Source: Cabinet & CBE