

# 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

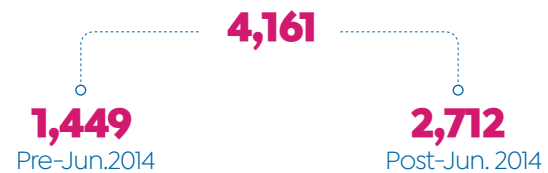
## NUCA ACHIEVEMENTS TILL JUN.2024



NO. OF EXECUTED & UNDERWAY  
HOUSING UNITS



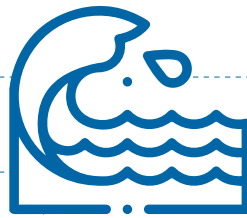
NO. OF EXECUTED & UNDERWAY  
SERVICE PROJECTS



**24** (Capacity: **4.75 mn m<sup>3</sup>/ Day**)  
NO. OF EXECUTED WATER PURIFICATION PLANTS

**13** (Capacity: **2.32 mn m<sup>3</sup>/ Day**)  
NO. OF UNDERWAY WATER PURIFICATION PLANTS

**7** (Capacity: **352,000 m<sup>3</sup>/ Day**)  
NO. OF EXECUTED WATER DESALINATION PLANTS



**32** (Capacity: **1.906 mn m<sup>3</sup>/ Day**)  
NO. OF EXECUTED SEWAGE TREATMENT PLANTS

**14** (Capacity: **416,000 m<sup>3</sup>/ 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

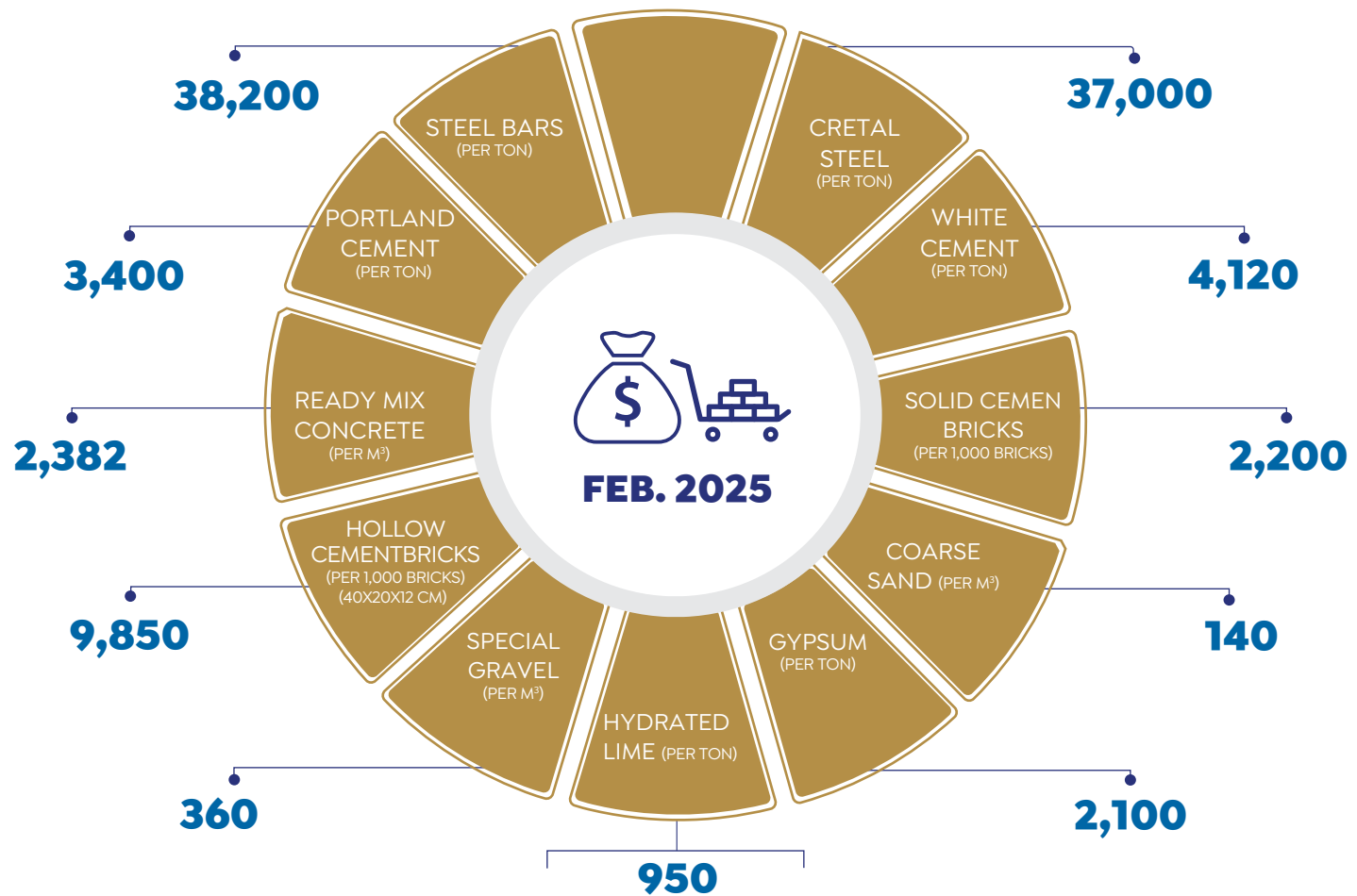
**4,092**



Current Status

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

## PRICES OF CONSTRUCTION MATERIALS (EGP)

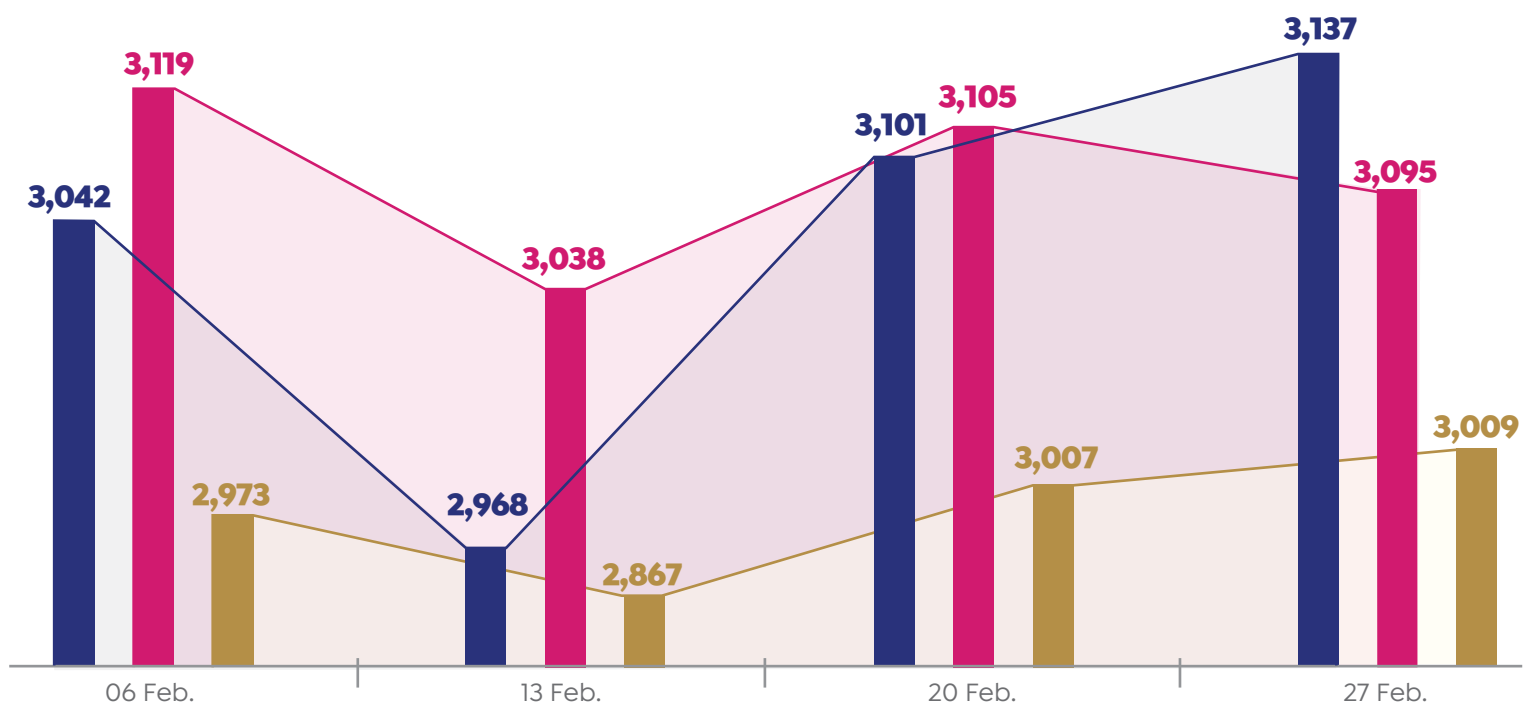


## PERFORMANCE OF REAL ESTATE, CONSTRUCTION & BUILDING MATERIALS' INDICES IN EGX

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 1<sup>ST</sup> ZONE BUILDINGS

 **149**  
NO. OF 2<sup>ND</sup> ZONE BUILDINGS

 **19**  
NO. OF 3<sup>RD</sup> 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

 **13<sup>th</sup> 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



**6<sup>th</sup> Settlement**  
LOCATION



**EGP 7 bn**  
INVESTMENTS



**Studios, Duplexes & Apartments**  
UNIT TYPES



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

### 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

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

Developer: Kulture Developments



**6<sup>th</sup> Settlement**  
LOCATION



**60 Acres**  
AREA

### 31WEST

Developer: M squared



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



**31 Acres**  
AREA



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

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

Developer: Capital Hills Developments



**5<sup>th</sup> Settlement**  
LOCATION



**34 Acres**  
AREA



**H1 2025**  
LAUNCHING DATE

## 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

5<sup>th</sup> 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



**5<sup>th</sup> 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

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

## KIN

Developer: Imarrae Developments

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

## PROJECTS UNDERWAY / 12 PROJECTS

## NEST

Developer: N Developments

6<sup>th</sup> 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

5<sup>th</sup> 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



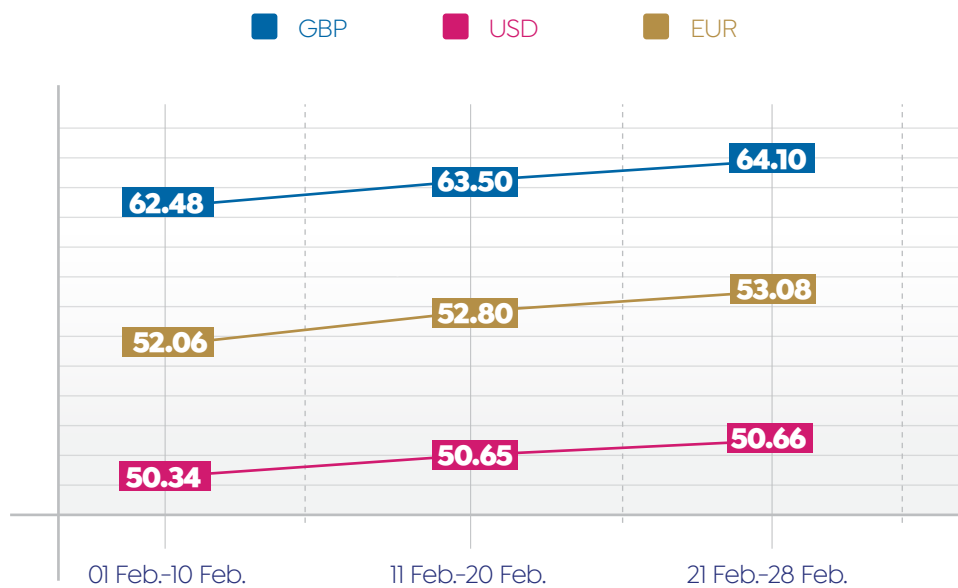
# **ECONOMIC** SNAPSHOT

# 04

## Updates 2025 ECONOMIC SNAPSHOT

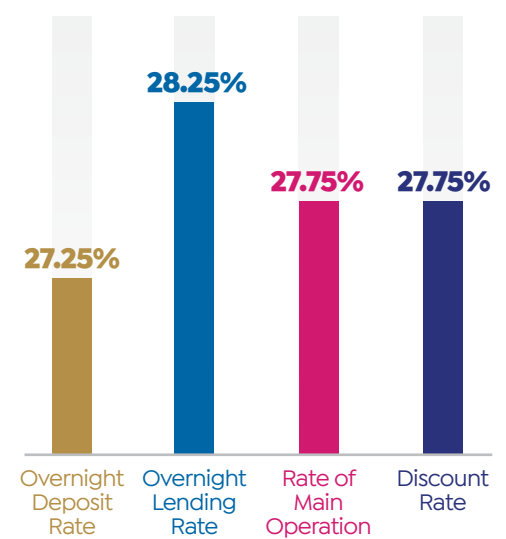


### EXCHANGE RATES

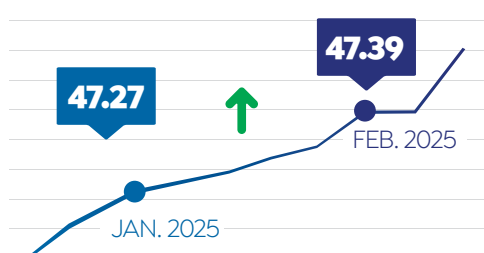


### INTEREST RATES

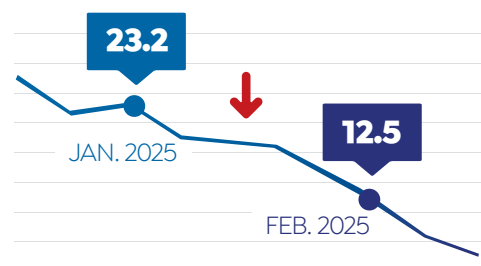
\* MPC Meeting was Held on Feb. 20, 2025



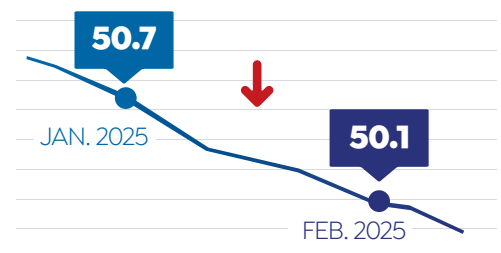
### NET INTERNATIONAL RESERVES (USD BN)



### ANNUAL HEADLINE INFLATION RATE (%)



### PURCHASING MANAGERS' INDEX (PMI)



### EGYPT CREDIT RATING



RATING

Caal

B-

B

MOODY'S

S&P GLOBAL

FITCH

OUTLOOK

Positive

Positive

Stable

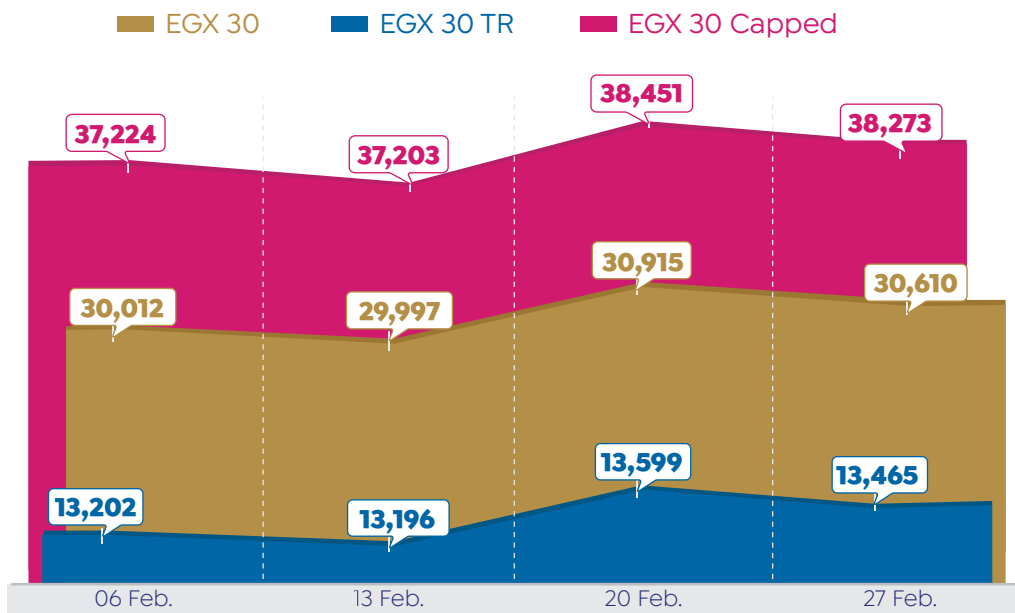
\* According to Last Review Date on Feb. 19, 2025

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

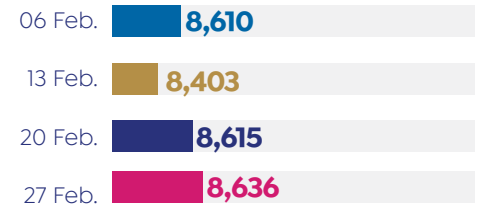
\* According to Last Review Date on Nov. 01, 2024

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

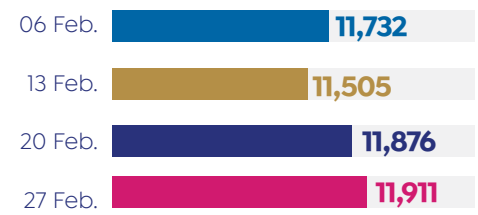
## EGX INDICATORS



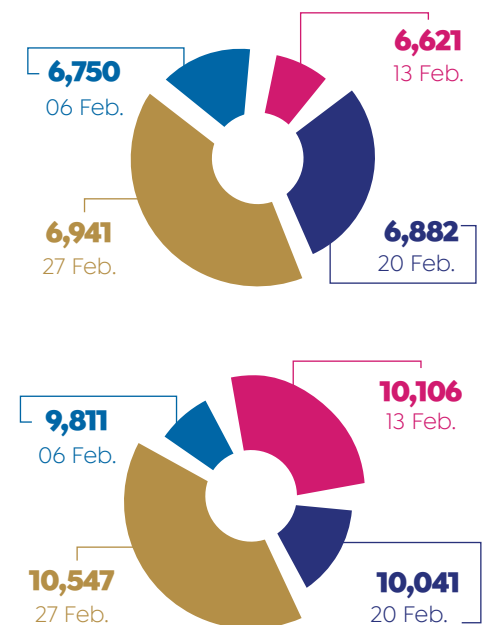
### EGX 70 EWI



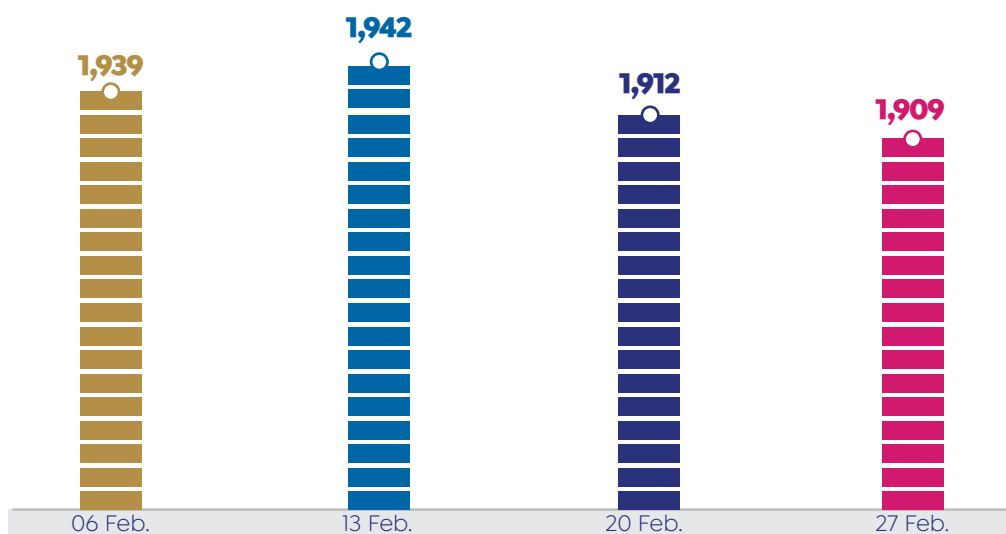
### EGX 100 EWI



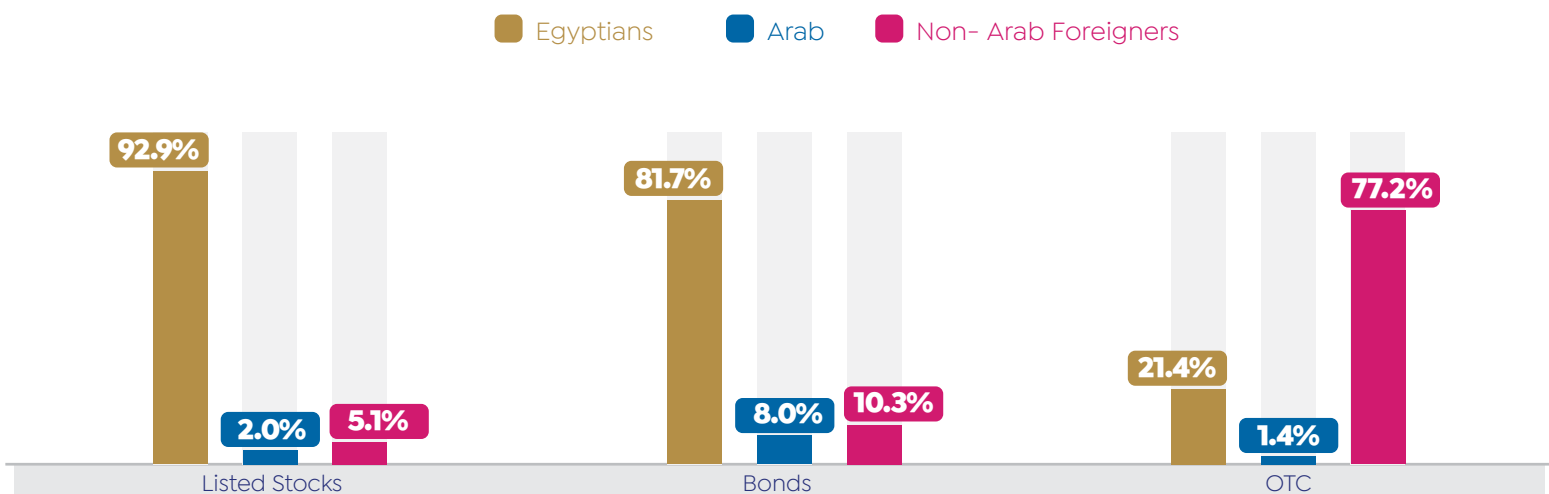
### SP/EGX ESG



### T-BOND

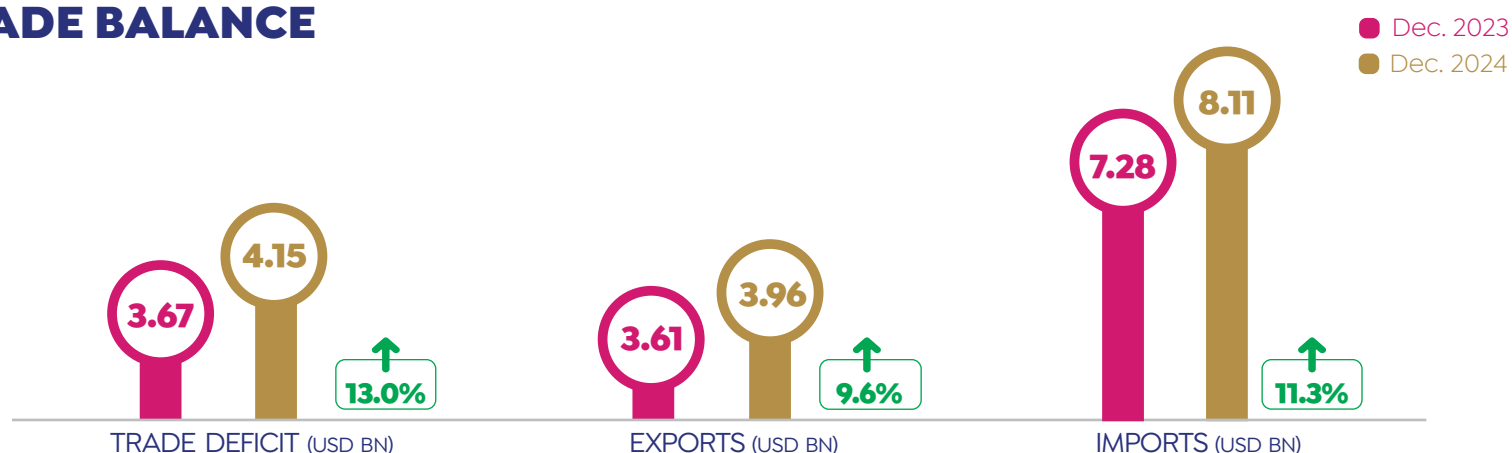


## TOTAL INVESTORS' TRADING ACTIVITIES BY MARKETS DURING FEB. 2025 (INC. DEALS)\*



\* Total Buy + Sell

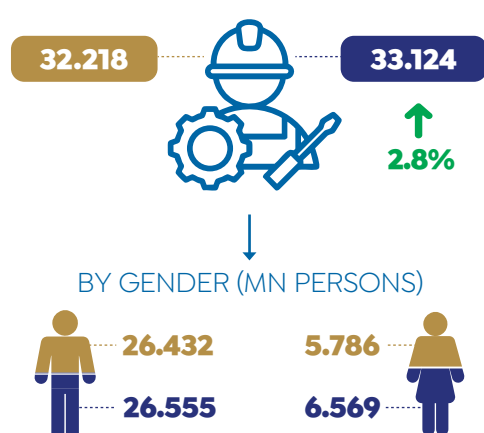
## TRADE BALANCE



## LABOUR MARKET DURING Q4 2024

Q3 2024

Q4 2024



NO. OF UNEMPLOYEES (MN PERSONS)



UNEMPLOYMENT RATE



NO. OF EMPLOYEES (MN PERSONS)



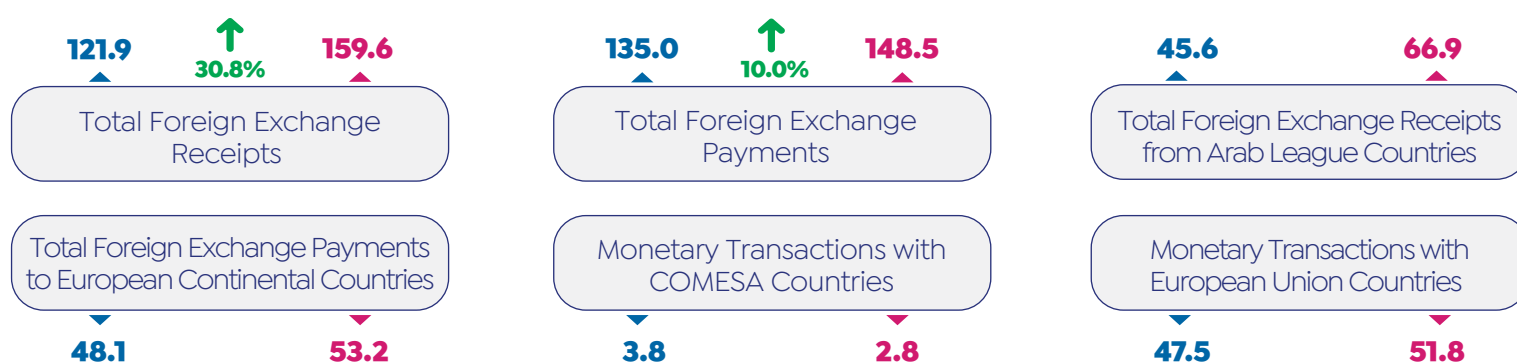
By Geographic Areas in Q4 2024 (MN Persons)



## FOREIGN EXCHANGE RECEIPTS & PAYMENTS (USD BN)

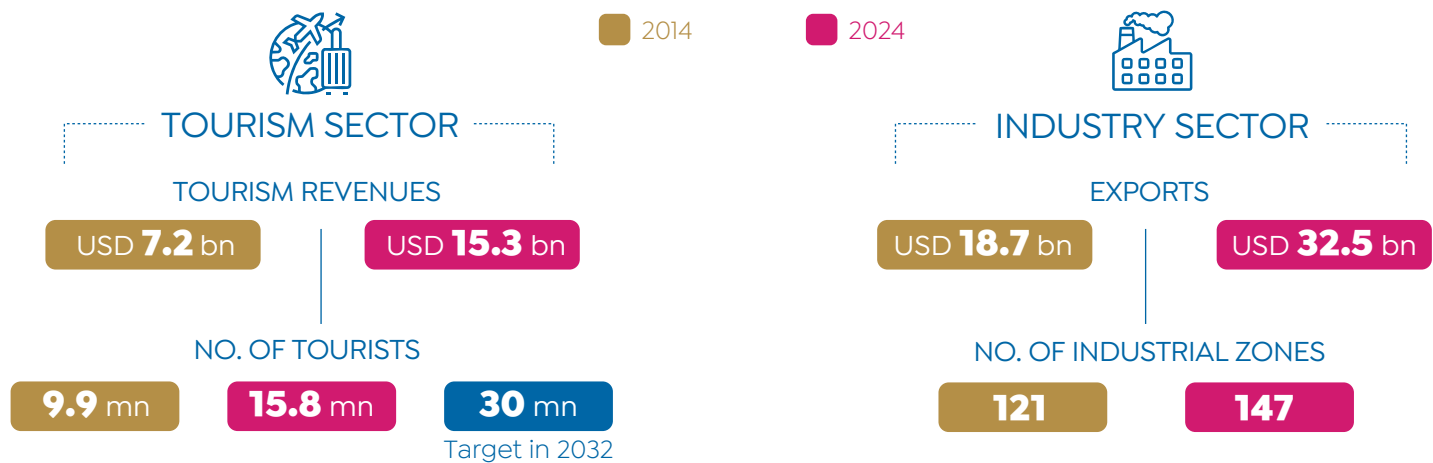
2022/23

2023/24



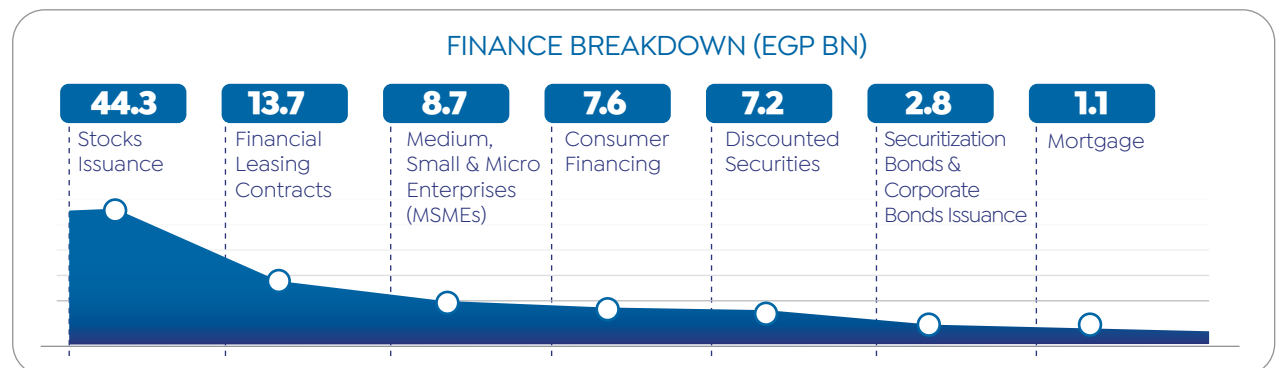
Source: CAPMAS

## PERFORMANCE OF EGYPTIAN ECONOMY

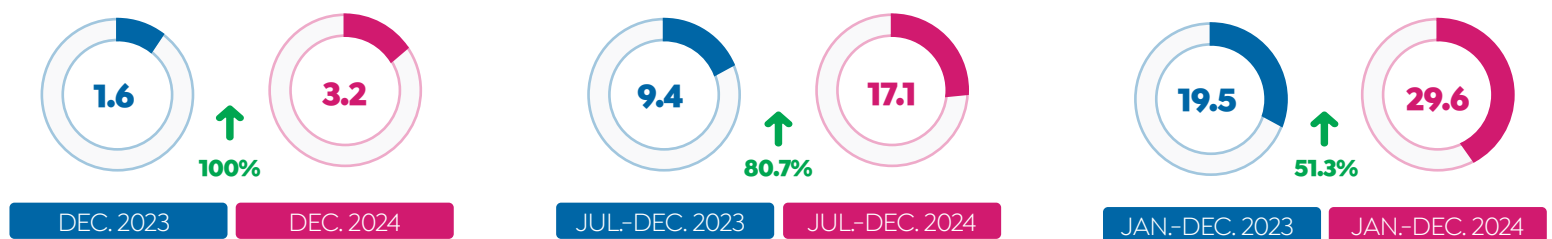


## NON-BANKING FINANCIAL ACTIVITIES DURING NOV.2024

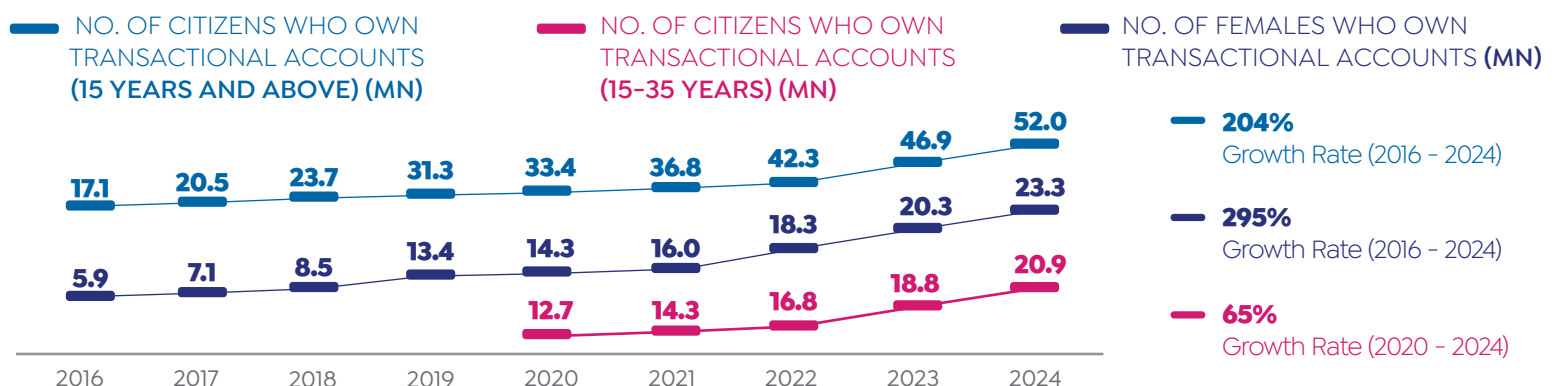
**TOTAL FINANCE**  
EGP **85.4 bn**



## REMITTANCES OF EGYPTIANS WORKING ABROAD (USD BN)



## FINANCIAL INCLUSION INDICATORS



Source: Cabinet &amp; CBE