

MARKET WATCH

FEBRUARY 2025

1 FEB. - 28 FEB.

BY
YASSEN MAHMOUD
MOHAMED SAYED

The background features a blurred image of palm trees against a light sky. Overlaid on this are several large, overlapping geometric shapes in various shades of purple and blue, creating a modern, abstract design. The text is positioned in the upper right quadrant of the page.

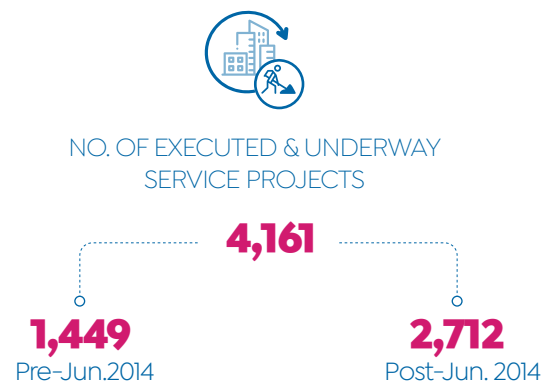
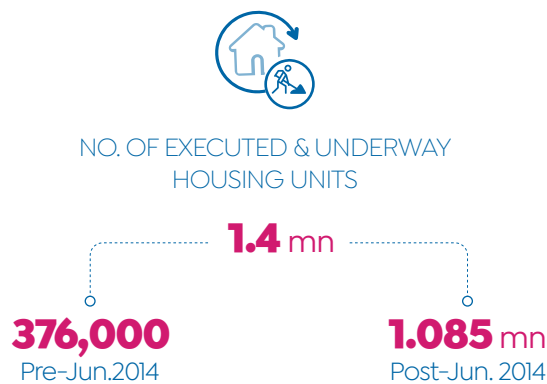
REAL ESTATE

MARKET
UPDATES

01 Updates 2025 REAL ESTATE MARKET



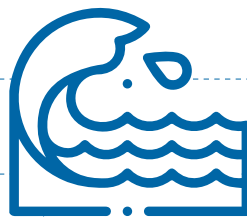
NUCA ACHIEVEMENTS TILL JUN.2024



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)

Source: Cabinet

"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

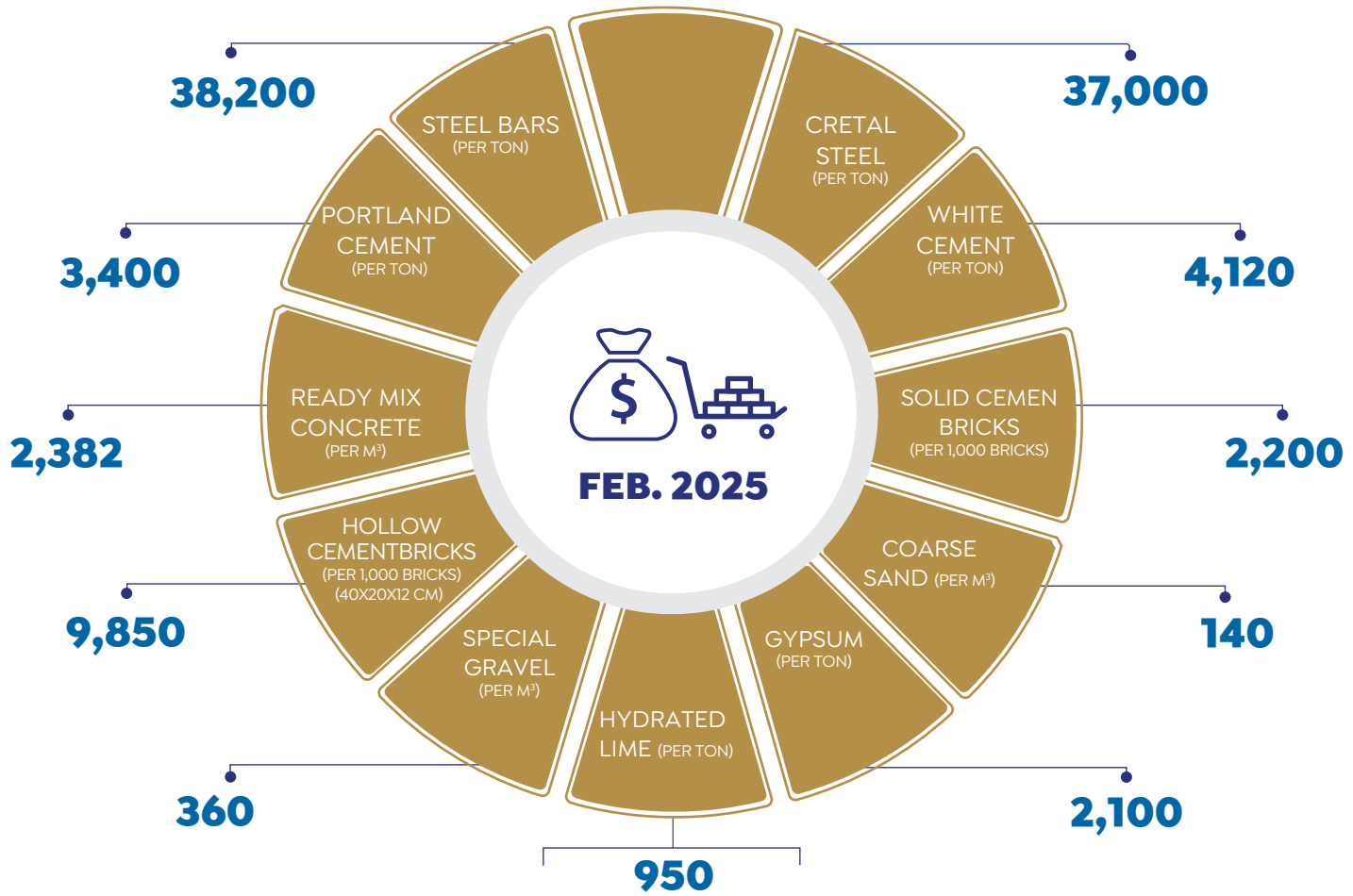
4,092



Current Status

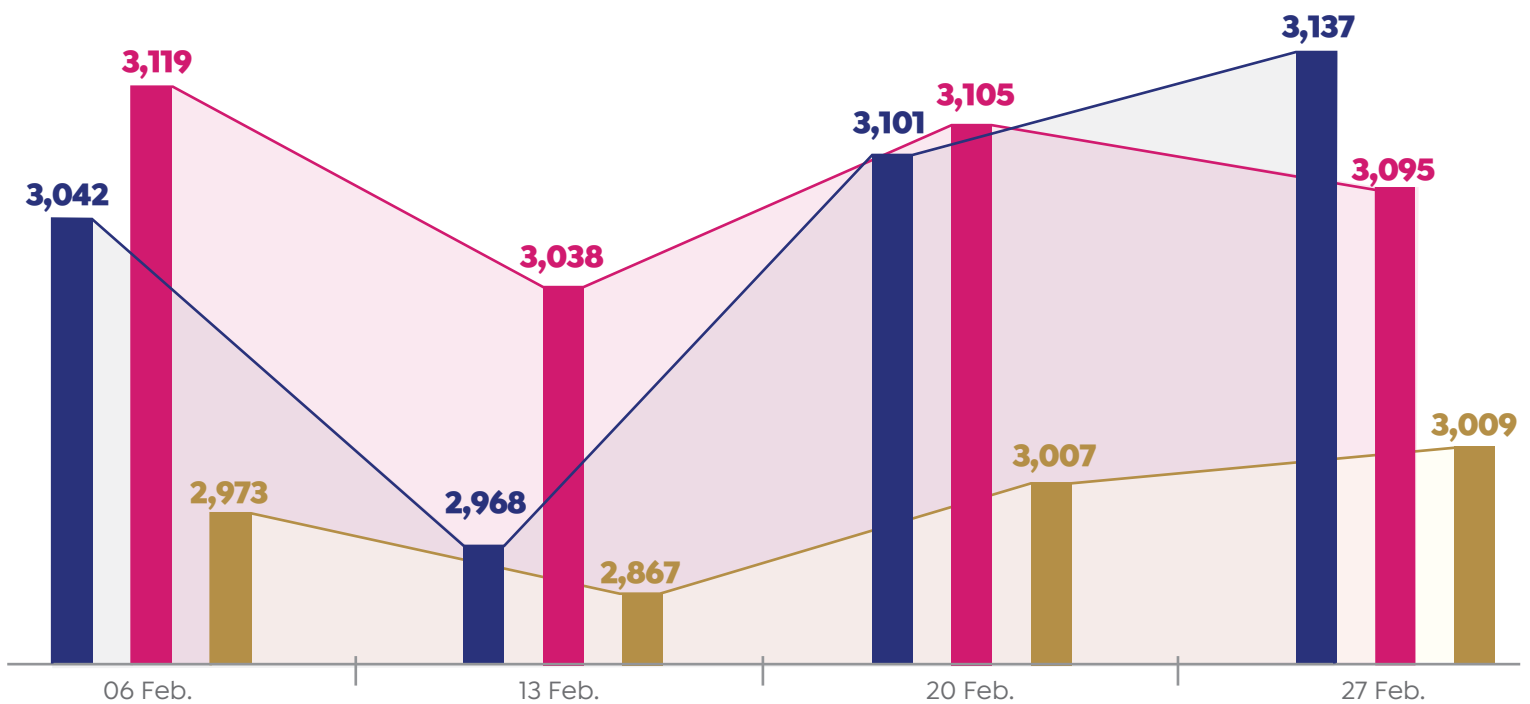
50 Towers with **2,184** Units are Underway

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

The background features a light gray, faded image of palm trees. Overlaid on this are several diagonal, overlapping bands of purple and blue, creating a modern, abstract design.

NEW CITIES

UPDATE

2025 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

Source: NUCA & Cabinet

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

Source: Developers' Official Statements

KUKŪN

Developer: TLD – The Land Developers



Mostakbal City
LOCATION



20 Acres
AREA



EGP 3 bn
INVESTMENTS



217
NO. OF UNITS



Villas, Townhouses & Twin Houses
UNIT TYPES

VIDA RESIDENCE

Developer: Kayan Developments & Elaf Developments



October Gardens
LOCATION



EGP 2 bn in just **5 Days**
ACHIEVED SALES



50-200 sqm
UNITS AREA



NEW COMMERCIAL PROJECTS / 1 PROJECT

KHAN EL WAZER

Developer: Arabisk Development



New Cairo
LOCATION



2,250 sqm
AREA



EGP 700 mn+
INVESTMENTS



EGP 1 bn During Q1
TARGET SALES



22-150 sqm
UNITS AREA



NEW MEDICAL PROJECTS / 1 PROJECT

MMC

Developer: Ontario Developments



5th Settlement
LOCATION



Medical Complex
UNIT TYPES



EGP 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**
LOCATION

 **71 Acres**
AREA

 **EGP 14 bn**
INVESTMENTS

 **EGP 30 bn**
TARGET SALES

 **Within 3 Yrs**
DELIVERY DATE

 **3,300**
NO. OF RESIDENTIAL UNITS

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

 **Swimming Pools, Clubhouse, Social Club & Commercial Mall (9 Acres)**
FACILITIES

AXIS THREE BUSINESS MALL

Developer: URBNZ Developments

 **6th of October City**
LOCATION

 **Commercial, Administrative & Medical Units**
UNIT TYPES

 **EGP 230 mn**
TARGET SALES

 **40%**
COMPLETION RATE

KIN

Developer: Imarrae Developments

 **5th Settlement**
LOCATION

 **23 Acres**
AREA

 **Hotel & Service Units, Apartments, Studios, Duplexes, Lofts, Penthouses, Administrative & Commercial Units**
UNIT TYPES



PROJECTS UNDERWAY / 12 PROJECTS

NEST

Developer: N Developments

 **6th Settlement**
LOCATION

 **51 Acres**
AREA

 **Luxurious Apartments, Garden Villas, Lake Houses & Sky Villas**
UNIT TYPES

 **35**
NO. OF RESIDENTIAL BUILDINGS

 **Launching Phase II**
CURRENT STATUS

WIN PLAZA

Developer: Capital Hills Developments

 **October Gardens**
LOCATION

 **18,000 sqm**
AREA

 **H1 2026**
DELIVERY DATE

Source: Developers' Official Statements

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
AREA



Residential Units
UNIT TYPES

BELLE VIE

Developer: Emaar Misr Properties



New Sheikh Zayed
LOCATION



500 Acres
AREA



Villas, Townhouses & Apartments
UNIT TYPES



86-530 sqm
UNITS AREA



Launching New Phase
CURRENT STATUS

SEAZEN

Developer: Al Qamzi Developments



North Coast
LOCATION



204 Acres
AREA



EGP 14 bn
INVESTMENTS



2,200
NO. OF UNITS

GOLDEN GATE

Developer: REDCON Properties



New Cairo
LOCATION



160,000 sqm
AREA



EGP 20 bn
INVESTMENTS



29
NO. OF BUILDINGS



EGP 18 bn
TARGET SALES IN 2025

AT-EAST

Developer: Al Ahly Sabbour Development



Mostakbal City
LOCATION



EGP 2 bn
CONSTRUCTION INVESTMENTS



Launching 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

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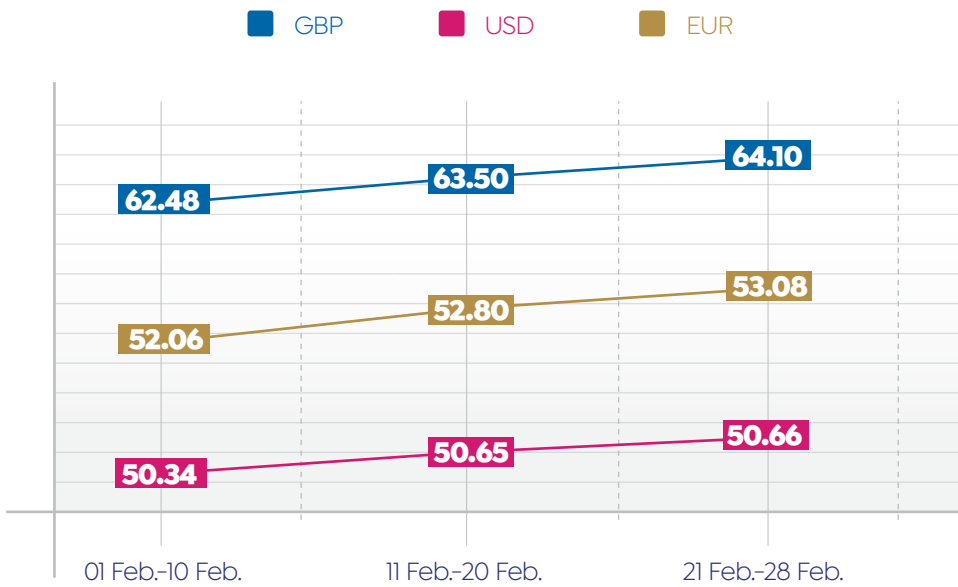
ECONOMIC

SNAPSHOT

04 Updates 2025 ECONOMIC SNAPSHOT

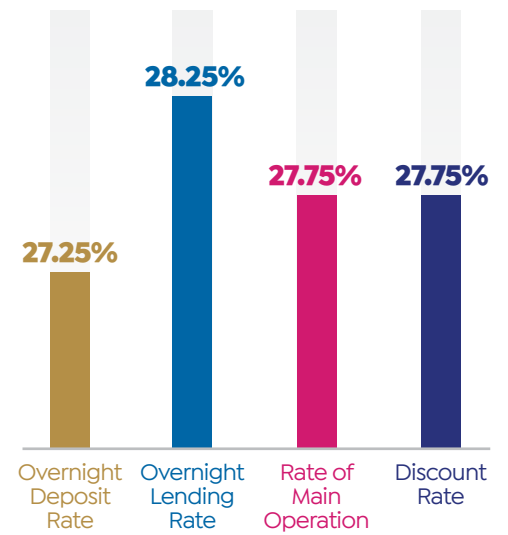


EXCHANGE RATES

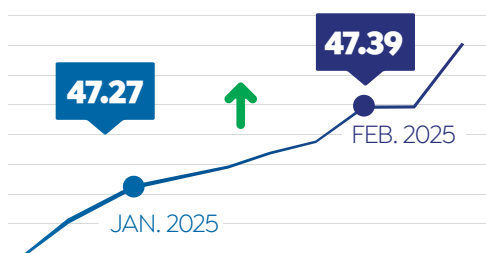


INTEREST RATES

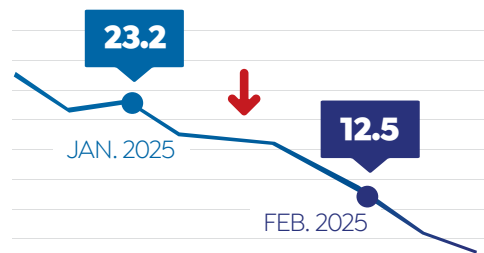
* MPC Meeting was Held on Feb. 20, 2025



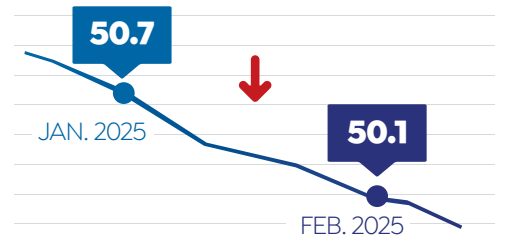
NET INTERNATIONAL RESERVES (USD BN)



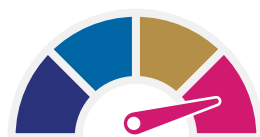
ANNUAL HEADLINE INFLATION RATE (%)



PURCHASING MANAGERS' INDEX (PMI)



EGYPT CREDIT RATING



RATING

Caal

B-

B

MOODY'S

S&P GLOBAL

FITCH

OUTLOOK

Positive

Positive

Stable

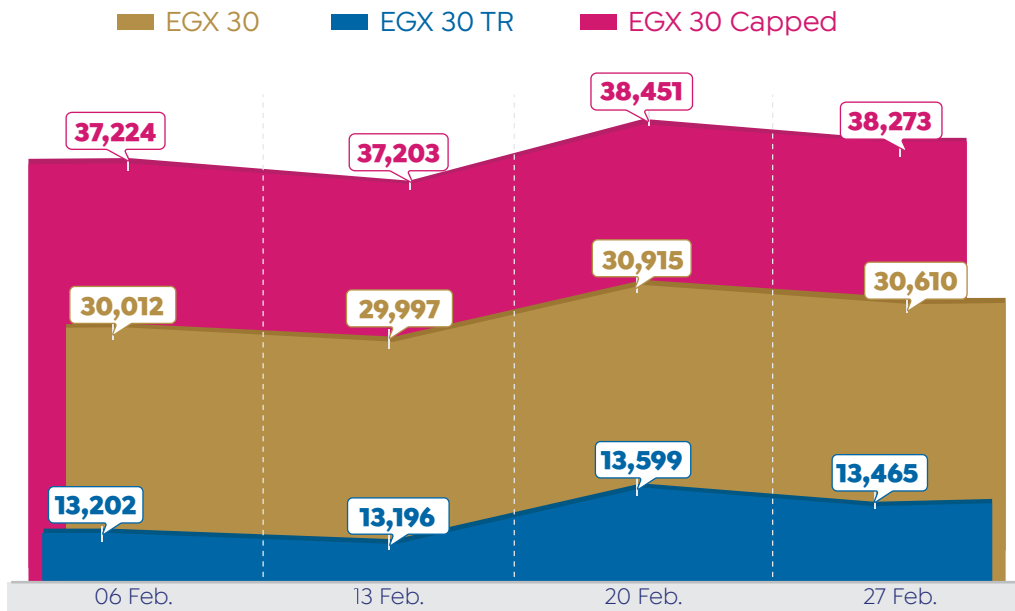
* According to Last Review Date on Feb. 19, 2025

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

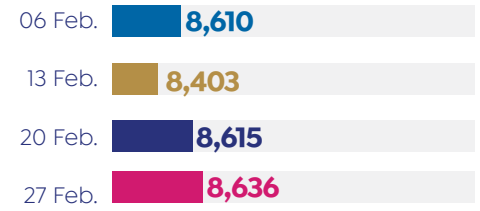
* According to Last Review Date on Nov. 01, 2024

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

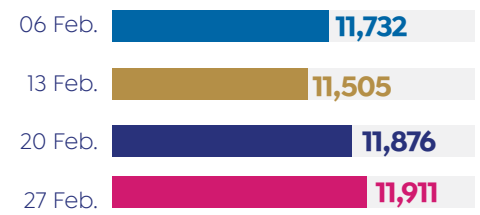
EGX INDICATORS



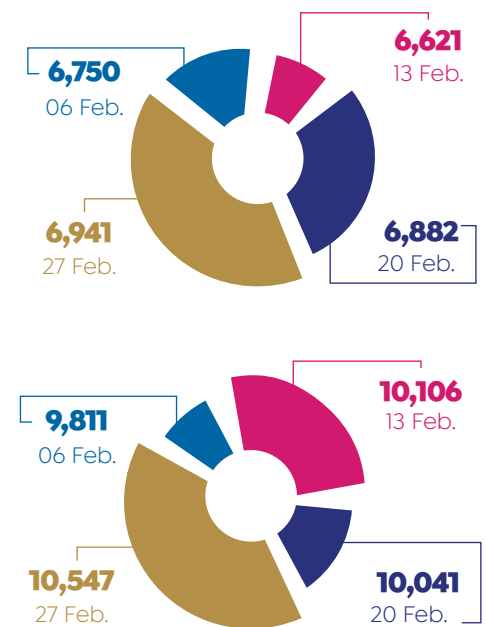
EGX 70 EWI



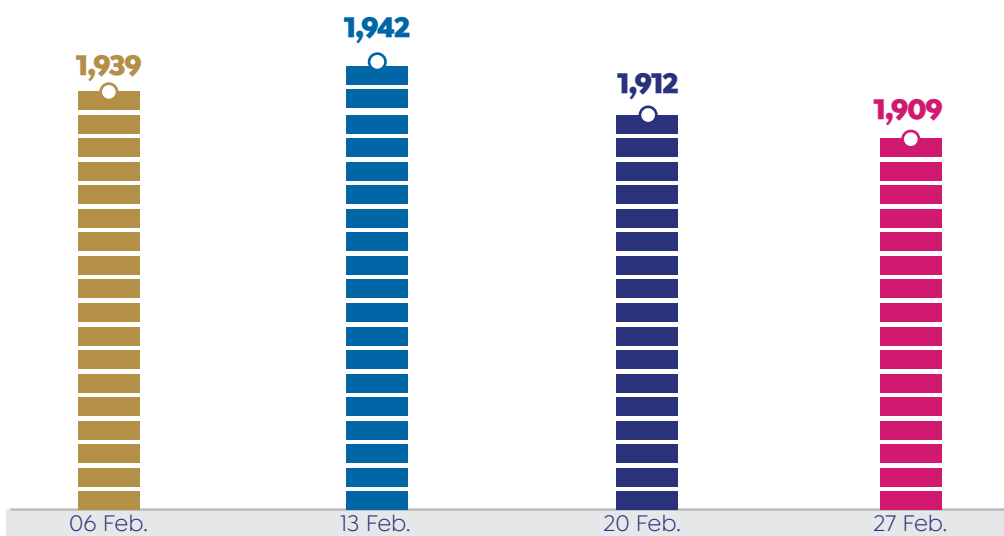
EGX 100 EWI



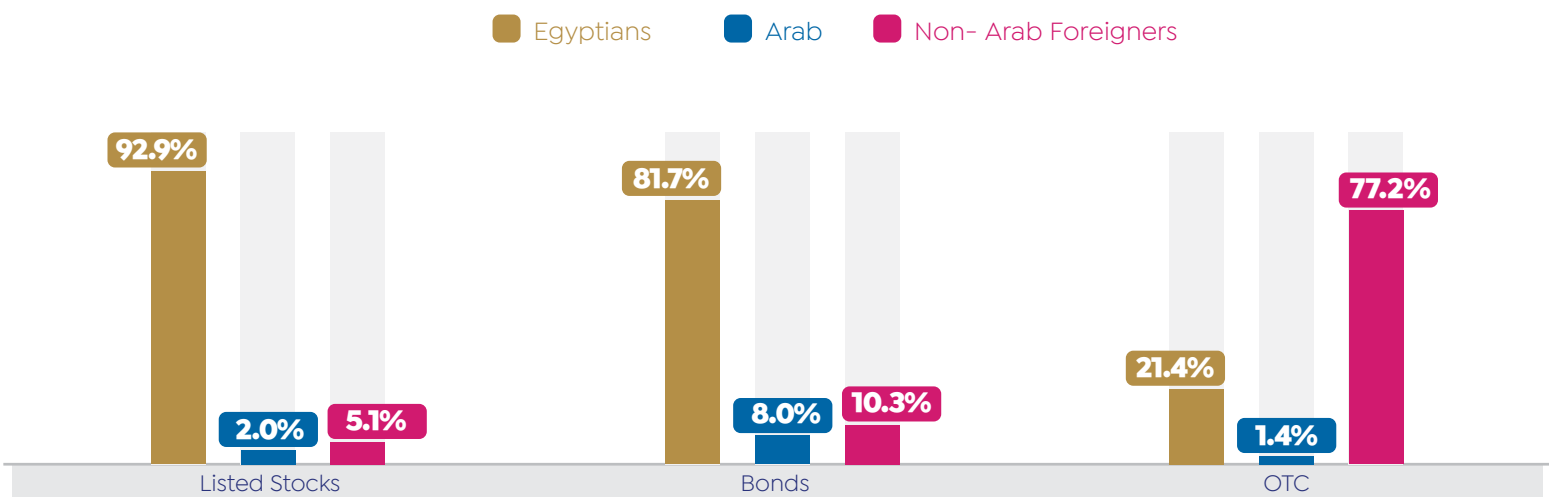
SP/EGX ESG



T-BOND



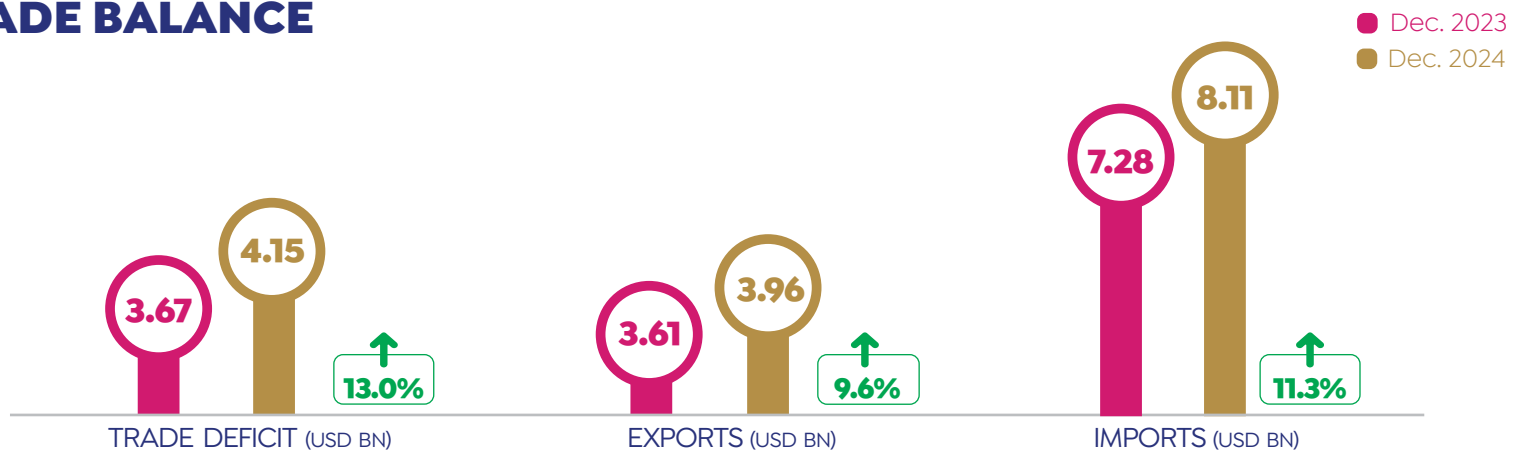
TOTAL INVESTORS' TRADING ACTIVITIES BY MARKETS DURING FEB. 2025 (INC. DEALS)*



* Total Buy + Sell

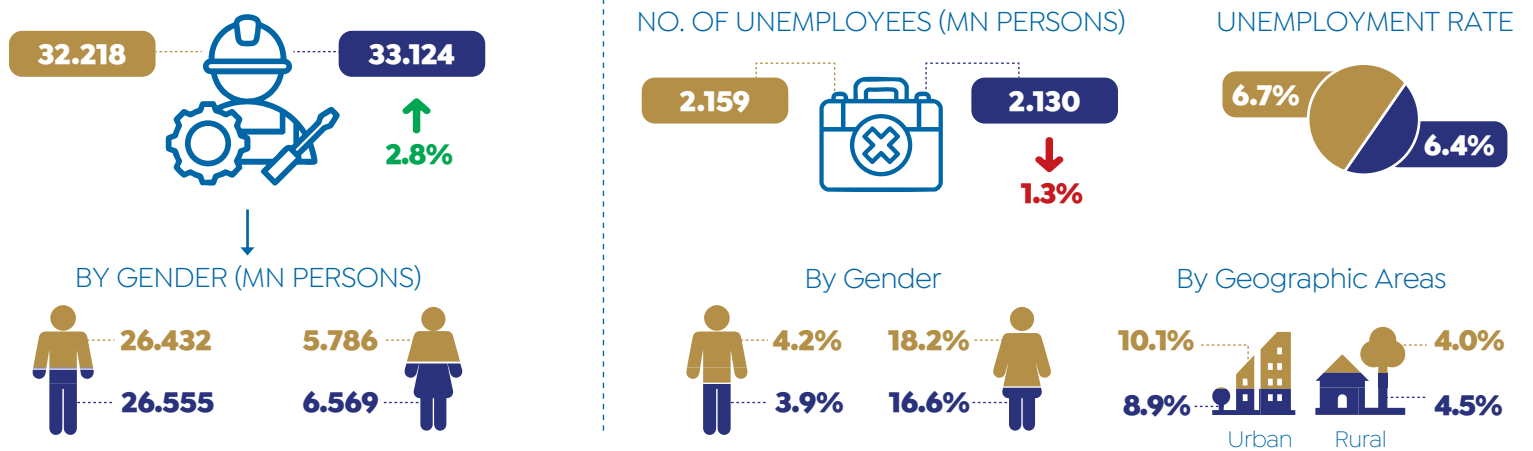
Source: EGX

TRADE BALANCE



LABOUR MARKET DURING Q4 2024

Q3 2024 Q4 2024



NO. OF EMPLOYEES (MN PERSONS)

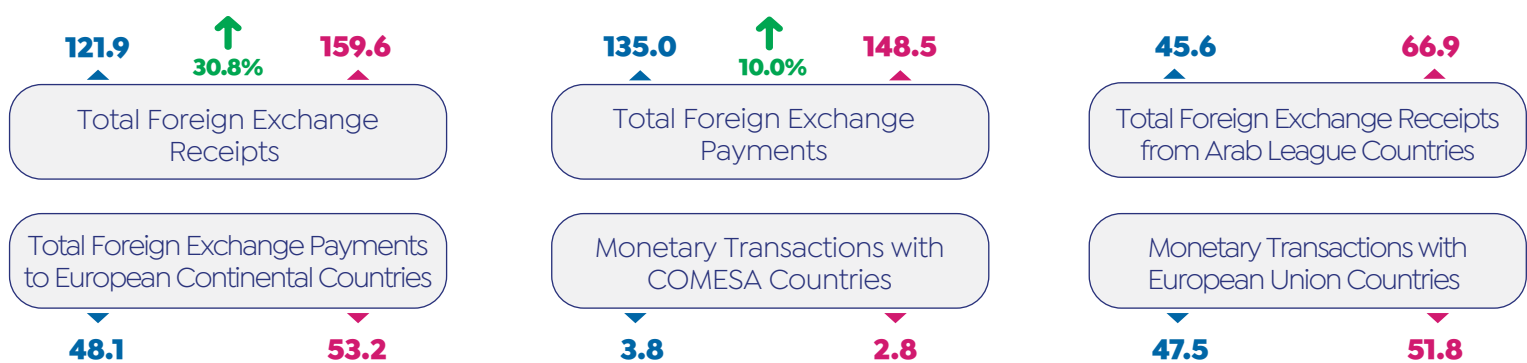


By Geographic Areas in Q4 2024 (MN Persons)



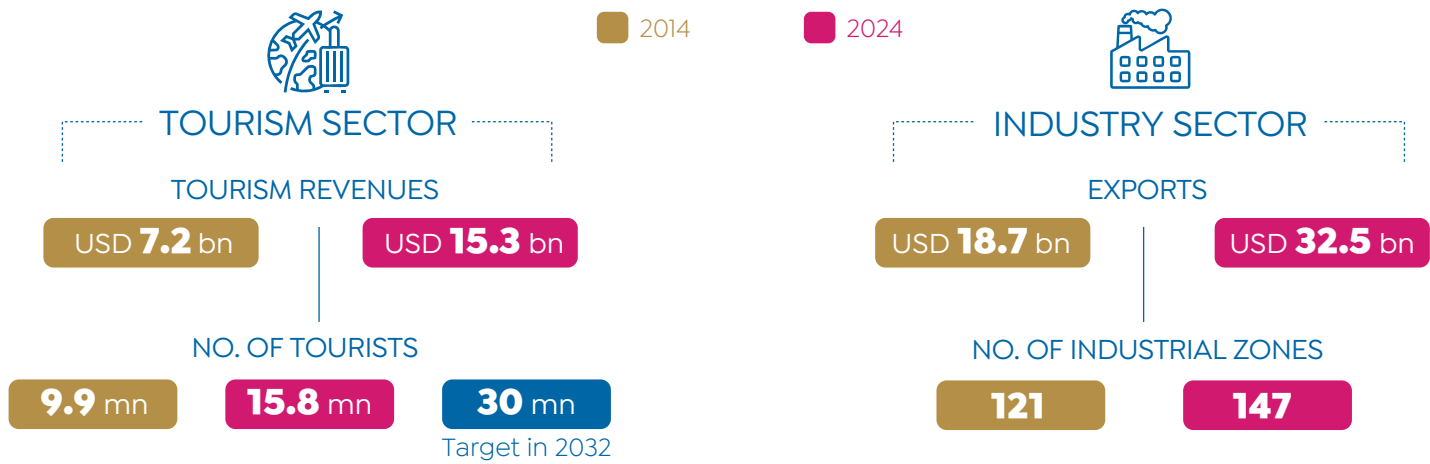
FOREIGN EXCHANGE RECEIPTS & PAYMENTS (USD Bn)

2022/23 2023/24

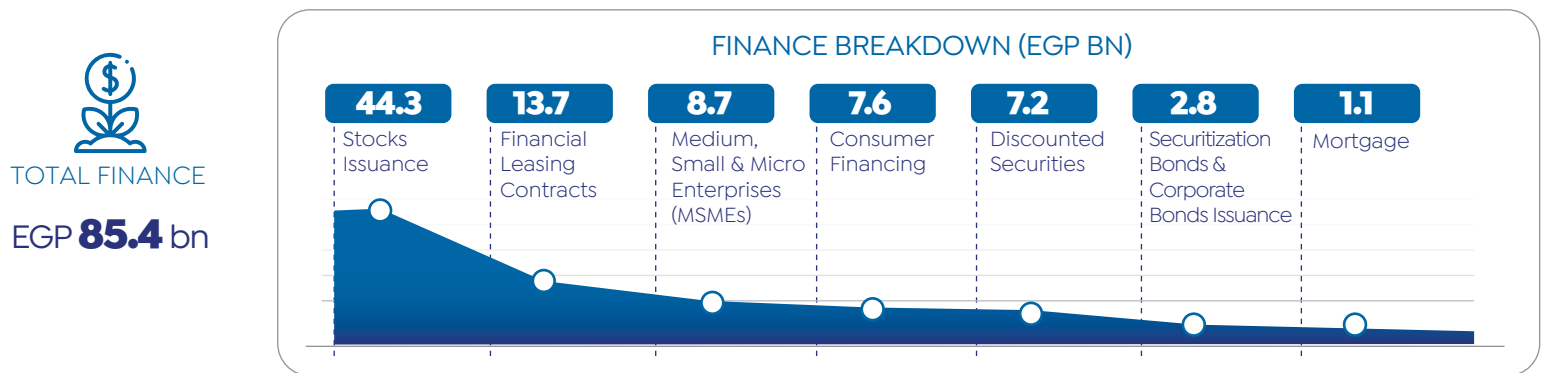


Source: CAPMAS

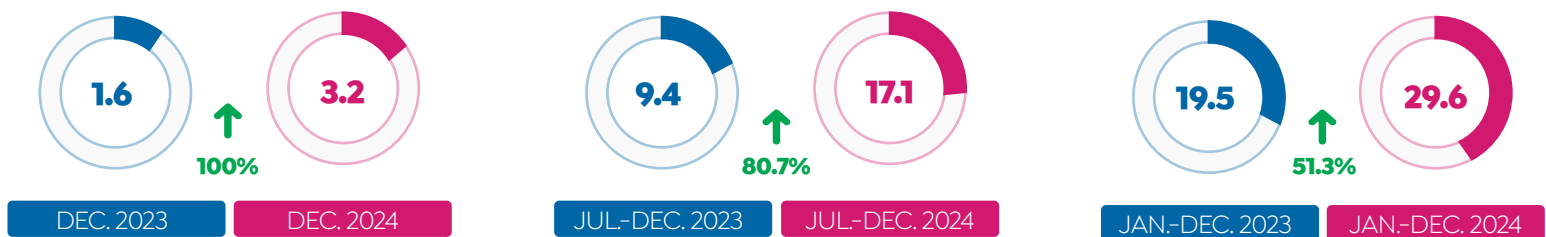
PERFORMANCE OF EGYPTIAN ECONOMY



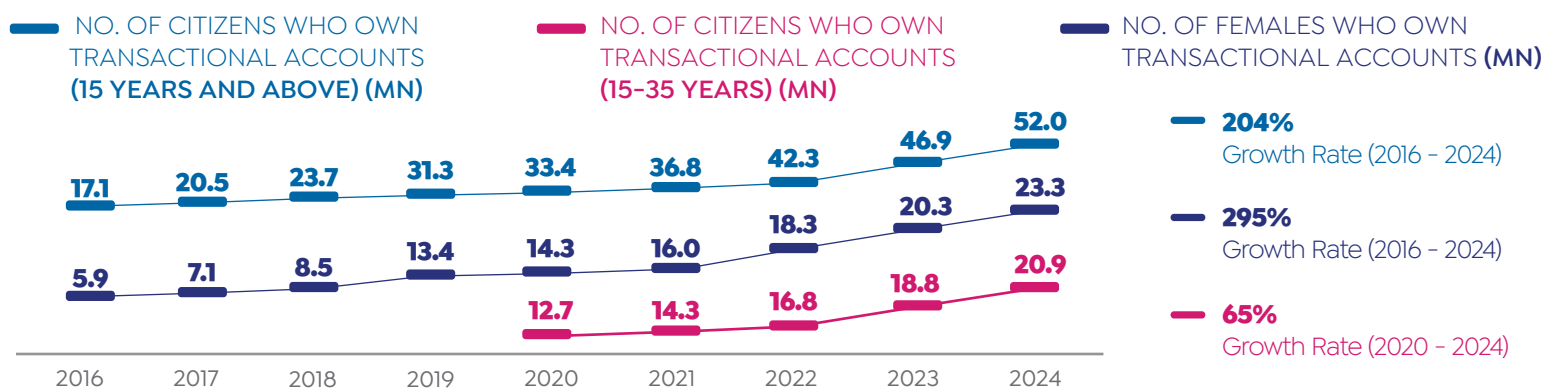
NON-BANKING FINANCIAL ACTIVITIES DURING NOV. 2024



REMITTANCES OF EGYPTIANS WORKING ABROAD (USD BN)



FINANCIAL INCLUSION INDICATORS



Source: Cabinet & CBE