

MARKET WATCH

JANUARY 2025

1 JAN. - 31 JAN.

BY
YASSEN MAHMOUD
MOHAMED SAYED



REAL ESTATE

MARKET
UPDATES

01

Updates 2025

REAL ESTATE MARKET

MINISTRY OF HOUSING, UTILITIES & URBAN COMMUNITIES' ACHIEVEMENTS



Q1 2024/25
TIME PERIOD



15,329
NO. OF EXECUTED HOUSING UNITS



145
NO. OF EXECUTED BEDOUIN HOMES

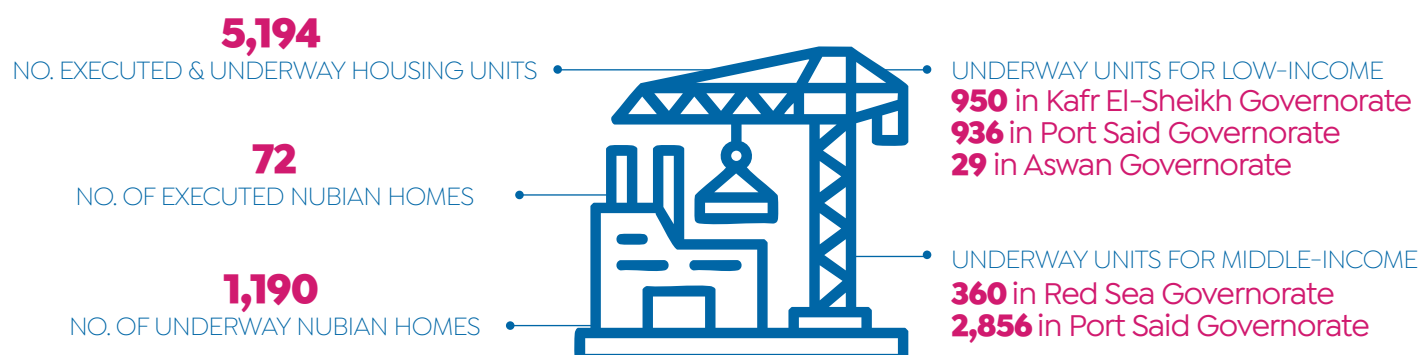


8,521 (in **20** New Cities)
NO. OF OFFERED PLOTS



322
NO. OF UNDERWAY SERVICE BUILDINGS IN NEW CITIES

CONSTRUCTION & CONTRACTING SECTOR'S ACHIEVEMENTS (DURING 2024)



CENTRAL AGENCY FOR RECONSTRUCTION'S ACHIEVEMENTS



During **2024**
Time Period



37
No. of Executed Projects



EGP **1.068** bn
Total Cost

UTILITIES & SERVICES PROJECTS



16
No. of Executed Projects



EGP **285.7** mn
Cost

ROADS PROJECTS



17
No. of Executed Projects



172.6 km
Total Length



EGP **702.7** mn
Cost

HOUSING PROJECTS

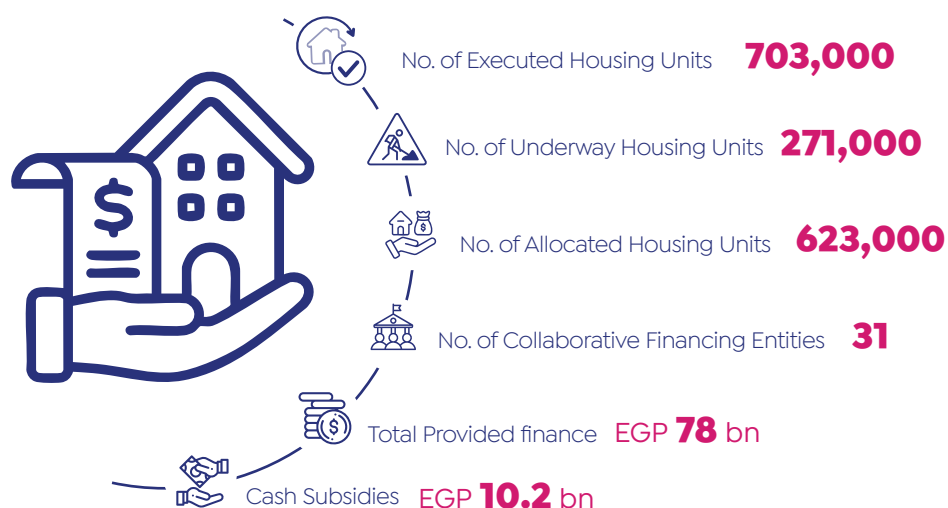


4
No. of Executed Projects

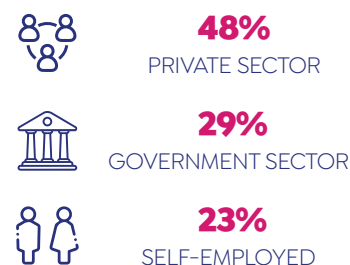


EGP **79.5** mn
Cost

SOCIAL HOUSING AND MORTGAGE FUND'S ACHIEVEMENTS



BENEFICIARIES' BREAKDOWN



GREEN BUILDING INITIATIVE

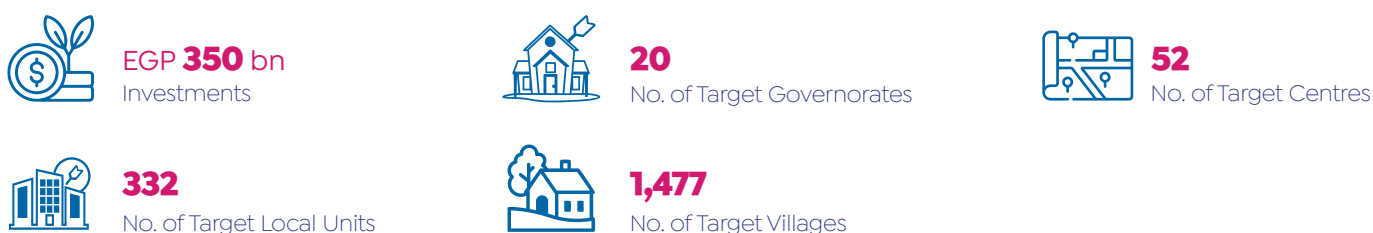


INITIATIVE TARGET

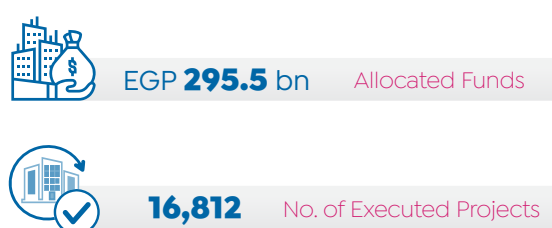


HAYAH KARIMA INITIATIVE

PHASE I



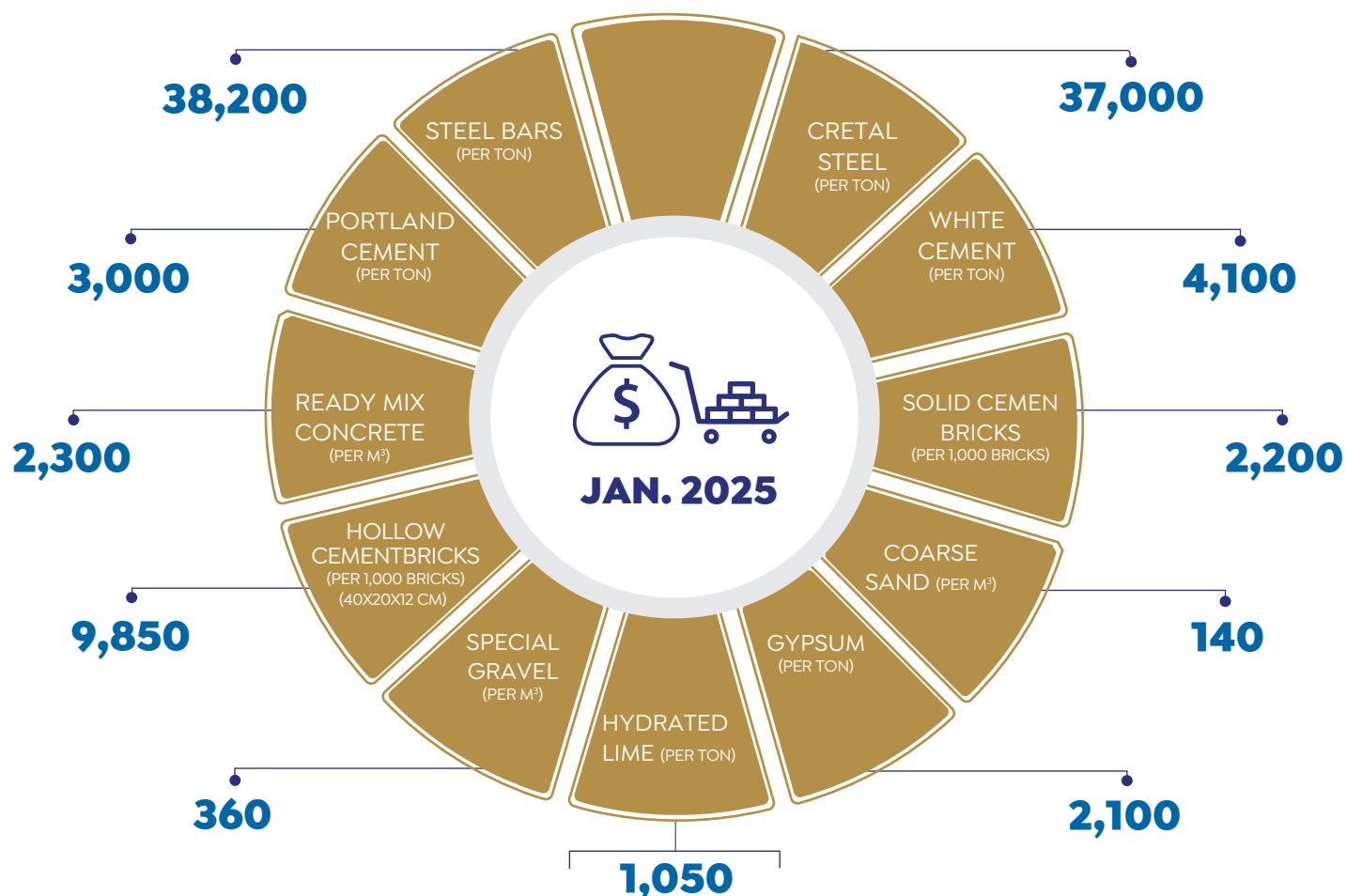
STATUS TILL NOV. 2024



• Villages' Development



PRICES OF CONSTRUCTION MATERIALS (EGP)

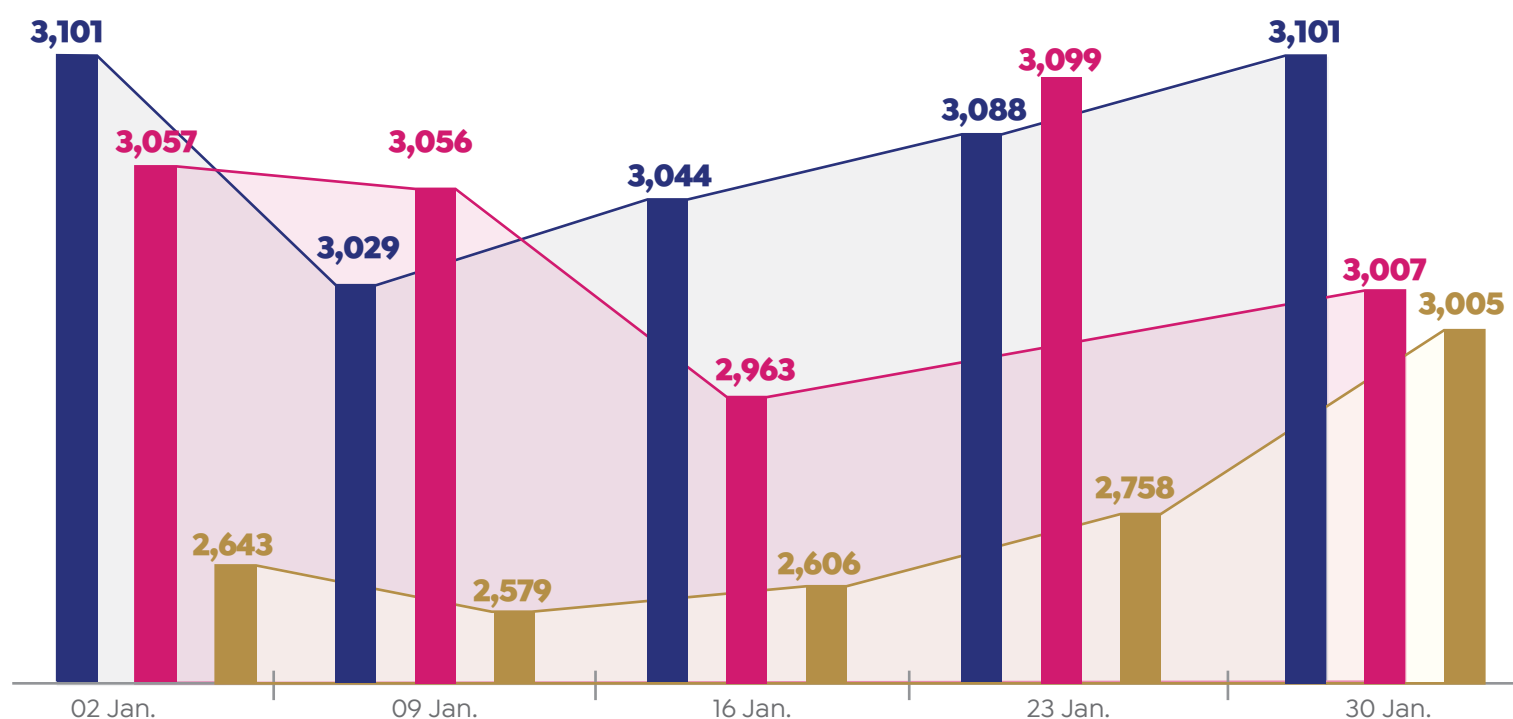


PERFORMANCE OF REAL ESTATE, CONSTRUCTION & BUILDING MATERIALS' INDICES IN EGX

REAL ESTATE

CONTRACTING & CONSTRUCTION ENGINEERING

BUILDING MATERIALS



Source: MHUC & EGX



NEW CITIES

UPDATE



NEW CITIES

Updates 2025



NEW ADMINISTRATIVE CAPITAL (NAC)

CENTRAL BUSINESS DISTRICT

► 10 MIXED-USE TOWERS

 **806,000** sqm
AREA

 **80-175** m
HEIGHT

► CRESCENT TOWERS

 **4** Connected Towers
NO. OF TOWERS

 **64** m
HEIGHT

► 5 RESIDENTIAL TOWERS

 **102,000** sqm
AREA

 **152-200** m
HEIGHT

 **1,700**
NO. OF HOUSING UNITS

► ICONIC TOWER

 **266,000** sqm
AREA

 **400** m
HEIGHT

 NO. OF FLOORS

- **40** Floors for Administrative Units
- **10** Floors for Hotel Apartments (**52** Apartments)
- **30** Floors for Hotel (**183** Rooms)

NEW GARDEN CITY (R5)

 **900** Acres
AREA

 **385**
NO. OF BUILDINGS

 **21,494**
NO. OF HOUSING UNITS

 **513**
NO. OF COMMERCIAL UNITS

 **459**
NO. OF VILLAS

NEW ALAMEIN CITY

HERITAGE CITY



260 Acres
AREA



70
NO. OF SERVICE BUILDINGS



INCLUDE
Main Lake
Mosque
Roman Theater
Cinema Complex

Central Park
Church
Opera
Others

NEW CAIRO

HOUSING FOR ALL EGYPTIANS INITIATIVE



3rd Settlement
LOCATION



222
NO. OF BUILDINGS



5,328
NO. OF HOUSING UNITS



90-120 sqm
UNITS AREA

CAPITAL GARDENS

HOUSING FOR ALL EGYPTIANS INITIATIVE



128,370
TOTAL NO. OF HOUSING
UNITS



15,552
NO. OF HOUSING UNITS
FOR MIDDLE-INCOME



9,534
NO. OF HOUSING UNITS
FOR GREEN BUILDINGS

6TH OF OCTOBER

HOUSING FOR ALL EGYPTIANS INITIATIVE

► FOR MIDDLE-INCOME



92 Acres
AREA



134
NO. OF BUILDINGS



3,216
NO. OF HOUSING UNITS



100, 110 & 120 sqm
UNITS AREA



2025
COMPLETION DATE

► JANNA



280
NO. OF BUILDINGS

10TH OF RAMADAN CITY

HOUSING FOR ALL EGYPTIANS INITIATIVE

► NEIGHBOURHOOD NO.20

 **98**
NO. OF BUILDINGS

 **3,252**
NO. OF HOUSING UNITS

 **90 sqm**
UNITS AREA

► EAST OF ANDALUSIA DISTRICT

 **125**
NO. OF BUILDINGS

 **3,000**
NO. OF HOUSING UNITS

 **90 sqm**
UNITS AREA

 Underway with Very Advanced Completion Rate
CURRENT STATUS

► AL-NARGES DISTRICT

I PHASE V

 **298**
NO. OF BUILDINGS

 **90 sqm**
UNITS AREA

 **7,152**
NO. OF HOUSING UNITS

 **85%**
COMPLETION RATE

I PHASE VI

 **240**
NO. OF BUILDINGS

 **5,760**
NO. OF HOUSING UNITS

15TH MAY CITY

HOUSING FOR ALL EGYPTIANS INITIATIVE

► FOR LOW-INCOME

 **Al-Narges**
LOCATION

 **465**
NO. OF BUILDINGS

 **11,160**
NO. OF HOUSING UNITS

 **90 sqm**
UNITS AREA

NEW SUEZ CITY

URGENT PHASE

 **86**
NO. OF BUILDINGS

 **2,064**
NO. OF HOUSING UNITS

 **90 sqm**
UNITS AREA

NEW OBOUR CITY

HOUSING FOR ALL EGYPTIANS INITIATIVE

► 15TH NEIGHBOURHOOD

 **705**
NO. OF BUILDINGS

 **16,920**
NO. OF HOUSING UNITS

► 16TH NEIGHBOURHOOD

 **433**
NO. OF BUILDINGS

 **10,392**
NO. OF HOUSING UNITS

► 13TH NEIGHBOURHOOD "GREEN BUILDINGS"

 **180**
NO. OF BUILDINGS

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

SOCIAL HOUSING

 **88,104**
TOTAL NO. OF HOUSING UNITS

 **52,020**
NO. OF EXECUTED HOUSING UNITS

 **36,084**
NO. OF UNDERWAY HOUSING UNITS

NEW MINYA

HOUSING FOR ALL EGYPTIANS INITIATIVE

► FOR LOW-INCOME

 **4th Neighbourhood**
LOCATION

 **71**
NO. OF BUILDINGS

 **1,704**
NO. OF HOUSING UNITS

► OPEN HOUSING

 **69**
NO. OF BUILDINGS

 **1,656**
NO. OF HOUSING UNITS

SAKAN MASR

 **140-acre Area**
LOCATION

 **377**
NO. OF ALLOCATED HOUSING UNITS

 **74**
NO. OF OFFERED HOUSING UNITS



PRIVATE REAL ESTATE PROJECTS

UPDATE



Updates 2025

PRIVATE REAL ESTATE PROJECTS



NEW RESIDENTIAL PROJECTS / 4 PROJECTS

LAKE HOUSE

Developer: Brevan Developments



Obour City
LOCATION



EGP 1.5 bn
INVESTMENTS



19
NO. OF RESIDENTIAL
BUILDINGS



9.5 Acres
AREA



47-335 sqm
UNITS AREA



Sep. 2025
CONSTRUCTION
BEGINNING DATE

CAPELLA RESIDENCE

Developer: IMS Development, Winvestor Real Estate Development & Nasr Housing and Development



Maadi
LOCATION



EGP 1.1 bn
INVESTMENTS



280
NO. OF UNITS



9,227 sqm
AREA



19 (Ground & 4 Floors)
NO. OF RESIDENTIAL
BUILDINGS



85-187 sqm
UNITS AREA

ROUH ZAYED

Developer: Al Amaken Development



Sheikh Zayed City
LOCATION



10 Acres
AREA



500
NO. OF UNITS



Duplexes & Apartments
UNIT TYPES



50-170 sqm
UNITS AREA



**Water Features, Services
& Lush Landscaping**
FACILITIES



Within 3.5 Yrs
DELIVERY DATE

SHABABEK

Developer: Marquee Developments



5th Settlement
LOCATION



Phase I Sold out
CURRENT STATUS



15 Acres
AREA



EGP 430 mn
ACHIEVED CONTRACTUAL SALES VALUE



EGP 6 bn
INVESTMENTS



NEW COMMERCIAL PROJECTS / 1 PROJECT

6IXTY WALK ONE & TWO

Developer: Al-Borouj Misr Developments Group



Financial District, NAC
LOCATION



100,000 sqm
(Both Projects)
COMMERCIAL SPACE



Jan. **2025**
LAUNCHING DATE



NEW MIXED-USE PROJECTS / 5 PROJECTS

URBAN BUSINESS LANE

Developer: Al Tameer Engineering Consultants



5th Settlement
LOCATION



155,000 sqm
AREA



Commercial &
Administrative Units
UNIT TYPES

LEO TOWER

Developer: V Developments



Downtown, NAC
LOCATION



Ground & **11** Floors
NO. OF FLOORS



Commercial &
Administrative Units
UNIT TYPES



Focusing on Sustainability,
Modern Architecture &
Green Spaces
FEATURES

NOLL NEW CAIRO

Developer: Kleek Developments



6th Settlement
LOCATION



90 Acres
AREA



Residential, Commercial, Administrative & Medical Units
UNIT TYPES



80-380 sqm
RESIDENTIAL UNITS AREA



Within **3** Yrs
DELIVERY DATE

WEST WALK

Developer: ASA Development



West Somid,
6th of October City
LOCATION



13,000 sqm
AREA



30,000 sqm
BUA



3
NO. OF BUILDINGS



Commercial, Medical
& Administrative Units
UNIT TYPES



EGP **3** bn
TARGET SALES



Within A Year
DELIVERY DATE

MARCA MALL

Developer: TOWNS DEVELOPMENT

6th of October
LOCATIONCommercial, Medical
& Administrative Units
UNIT TYPES2 Basement, Ground
& 4 Floors
NO. OF FLOORS

PROJECTS UNDERWAY / 11 PROJECTS

BELLAMY

Developer: Pyramids Rocks for Urban Development

6th of October
LOCATION2025
DELIVERY DATE

GENISTA NEW ZAYED

Developer: Al Amaken Development

Sheikh Zayed City
LOCATION21,000 sqm
AREAStandalone Units, Twin Houses & Townhouses
UNIT TYPESWithin 3.5 Yrs from
Launching
DELIVERY DATE85%
COMPLETION RATE

PUKKA

Developer: MBG Developments

NAC
LOCATION41 Acres
AREAEGP 7 bn
INVESTMENTS1,628
NO. OF UNITSApartments & Duplexes
UNIT TYPESSocial Club & Commercial
Mall (16,000 sqm)
FACILITIES

VAL PLAZA MALL

Developer: Jawad Developments

West Cairo
LOCATION6,250 sqm
AREAGround & 3 Floors
NO. OF FLOORS212 (Commercial:
100, Administrative
& Medical: 112)
NO. OF UNITSQ1 2026
DELIVERY DATE80%
CONCRETE WORK
COMPLETION RATEEGP 1 bn+
SALESEGP 450 mn
CONSTRUCTION COST

OPTIMA BUSINESS COMPLEX PROJECT

Developer: Maqam for Urban Development



MU-46, NAC
LOCATION



2,400 sqm
AREA



13
NO. OF FLOORS



NO. OF UNITS
Commercial: **32**
Administrative: **157**



45 sqm on Average
UNITS AREA

ZED EAST

Developer: Ora Developers



East Cairo
LOCATION



Launching The Emerald
Collection "Final
Single-Family Cluster"
CURRENT STATUS

EMERALD COLLECTION



Villas, Townhouses,
Fourplexes & Duplexes
UNIT TYPES



250 & 290 sqm
UNITS AREA

PLAGE

Developer: Mountain View for Development and Real Estate Investment



Sidi Abdel Rahman,
North Coast
LOCATION



900 Acres
AREA



EGP **90** bn
INVESTMENTS

WEST POINT MALL

Developer: Al Safwa Real Estate Development



6th of October City
LOCATION



19,000 sqm
AREA



Commercial, Administrative
& Entertainment
Destination
FEATURES

THE ONE

Developer: Elsewhere Company



Smouha, Alexandria
LOCATION



43,500 sqm
AREA



Green Roofs, Bike Paths
& Vibrant Commercial
Spaces
FACILITIES

NILE BOULEVARD

Developer: Nile Developments



New Cairo
LOCATION



Residential, Commercial
& Recreational Units
UNIT TYPES



Launching Phase II
CURRENT STATUS

BETA RESIDENCE COMPOUND

Developer: BETA Developments



6th of October City
LOCATION



EGP **5** bn+
INVESTMENTS



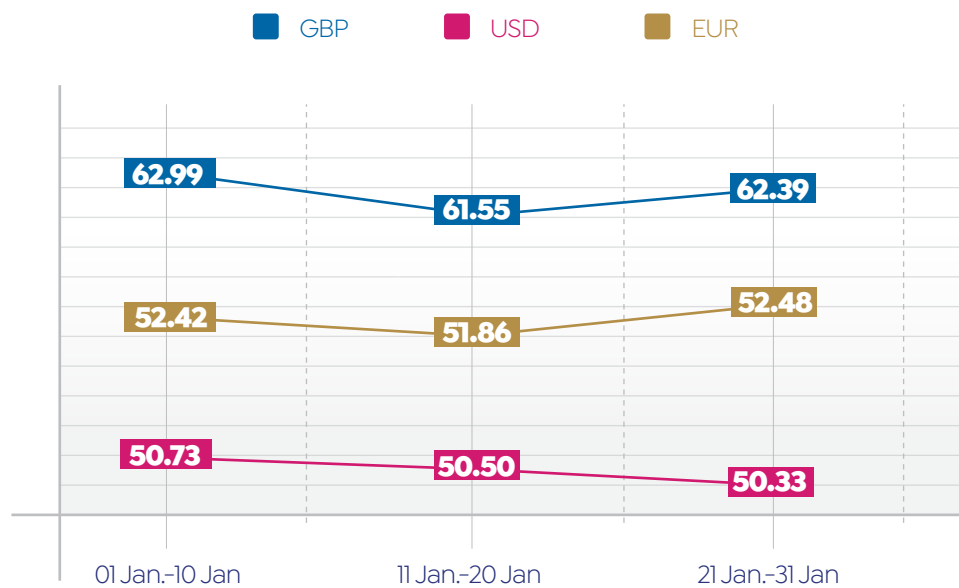
ECONOMIC SNAPSHOT

04

Updates 2025

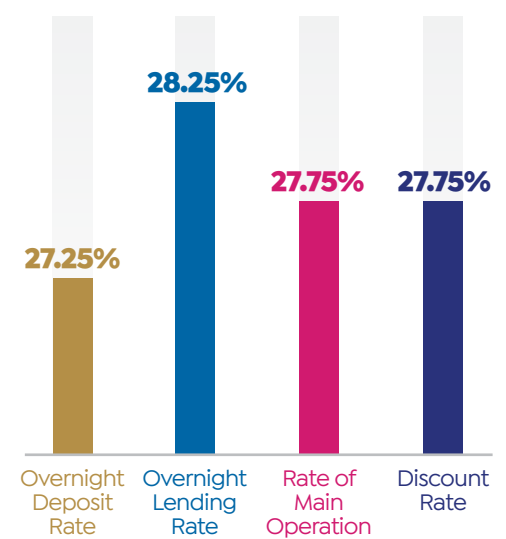
ECONOMIC SNAPSHOT

EXCHANGE RATES

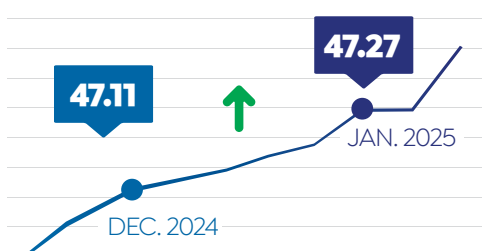


INTEREST RATES

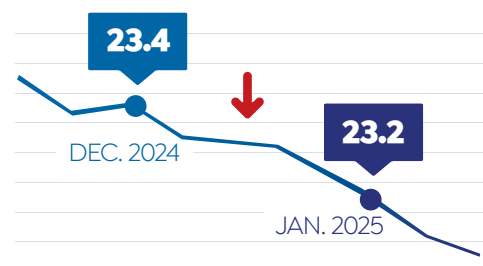
* MPC Meeting was Held on Dec. 26, 2024



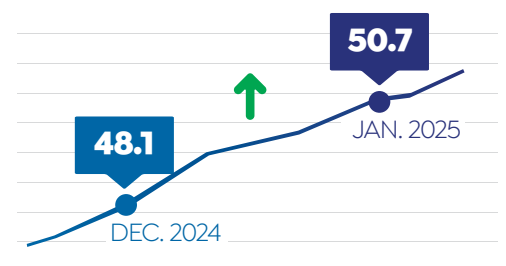
NET INTERNATIONAL RESERVES (USD BN)



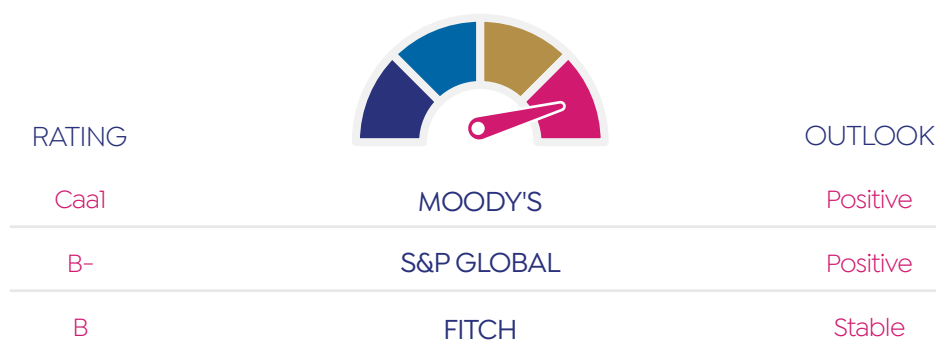
ANNUAL HEADLINE INFLATION RATE (%)



PURCHASING MANAGERS' INDEX (PMI)



EGYPT CREDIT RATING



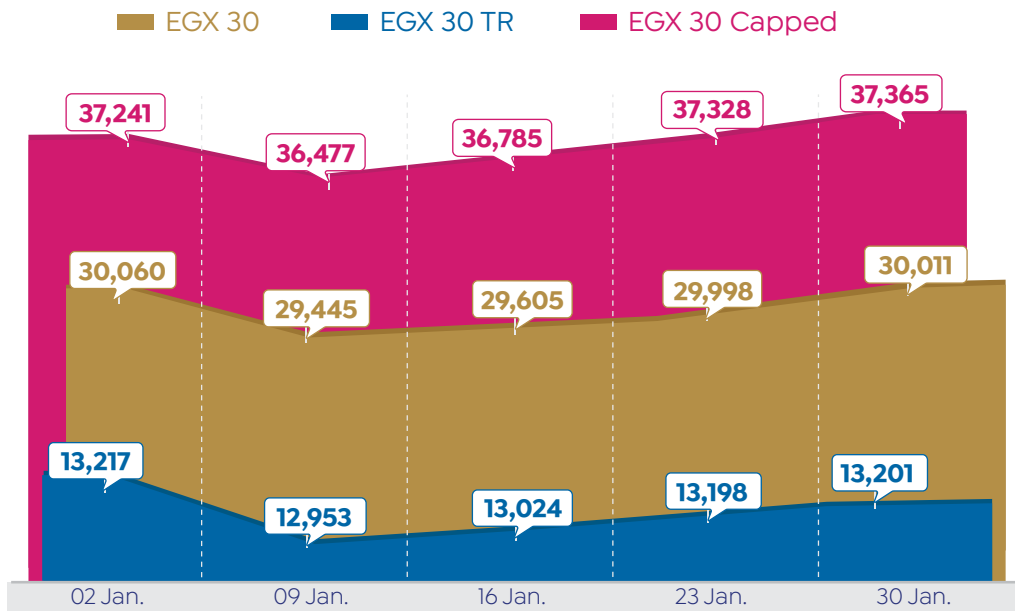
* According to Last Review Date on Mar. 07,2024

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

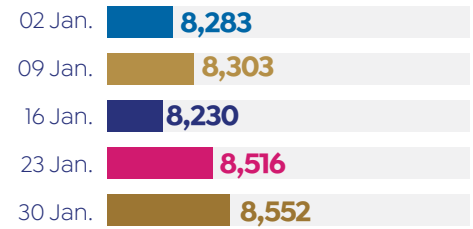
* According to Last Review Date on Nov. 01,2024

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

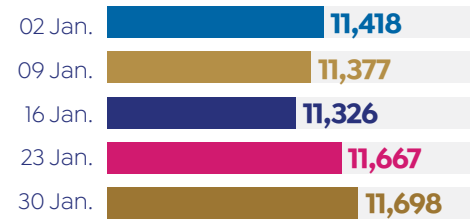
EGX INDICATORS



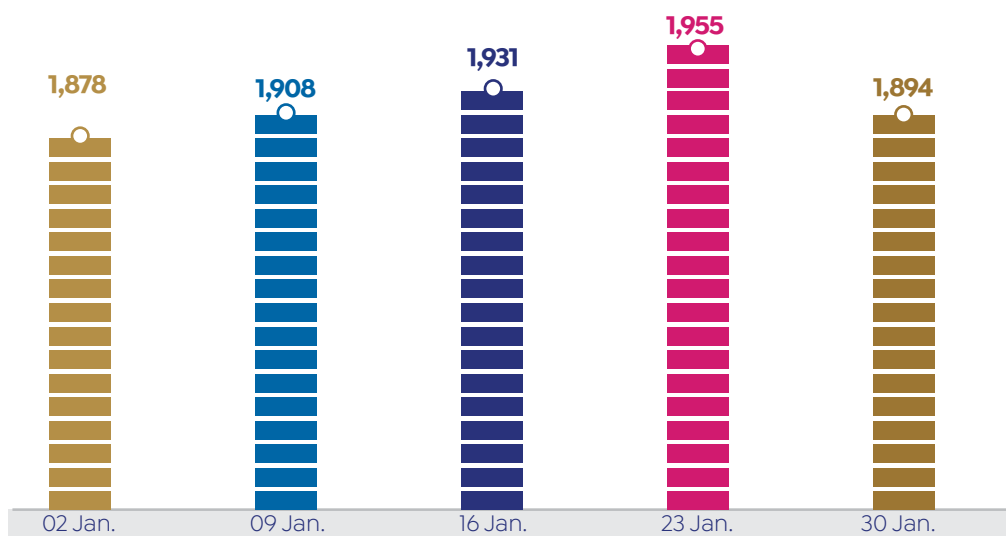
EGX 70 EWI



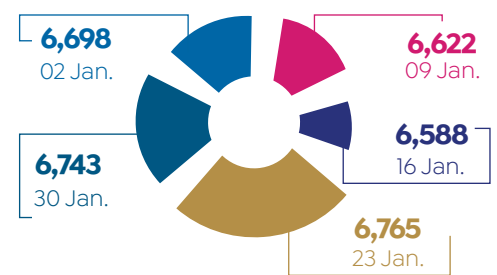
EGX 100 EWI



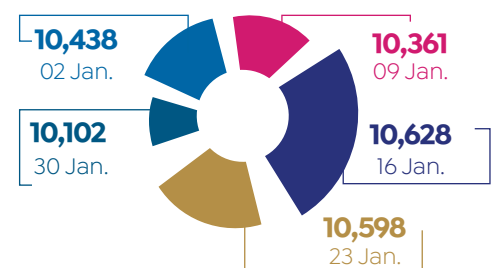
T-BOND



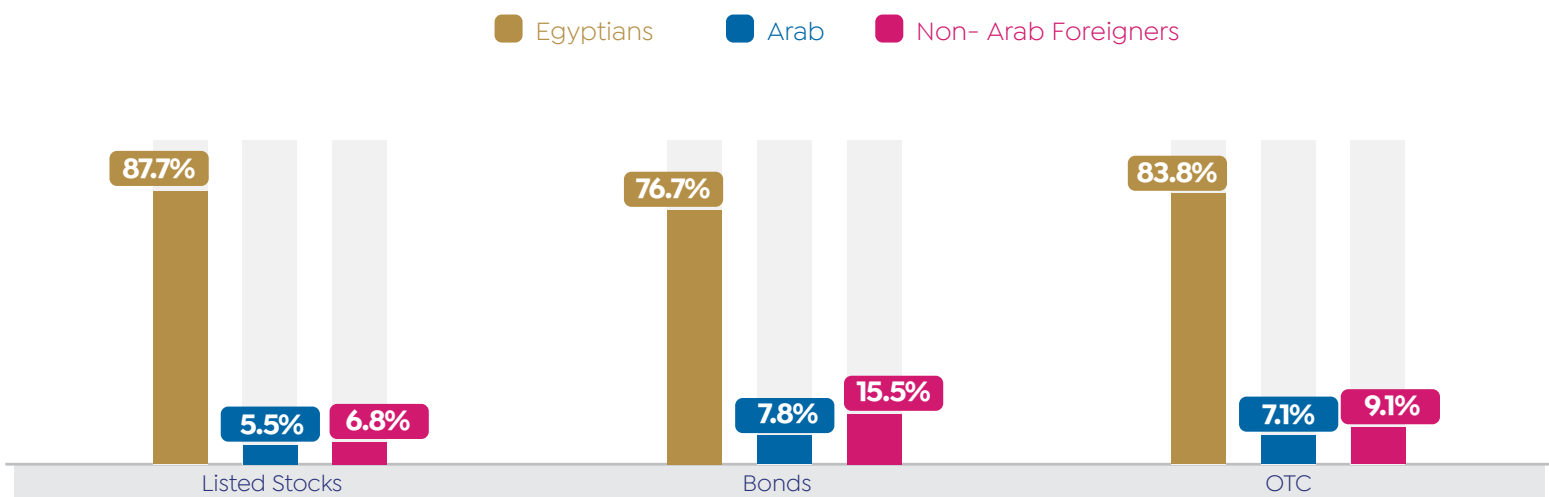
SP/EGX ESG



TAMAYUZ



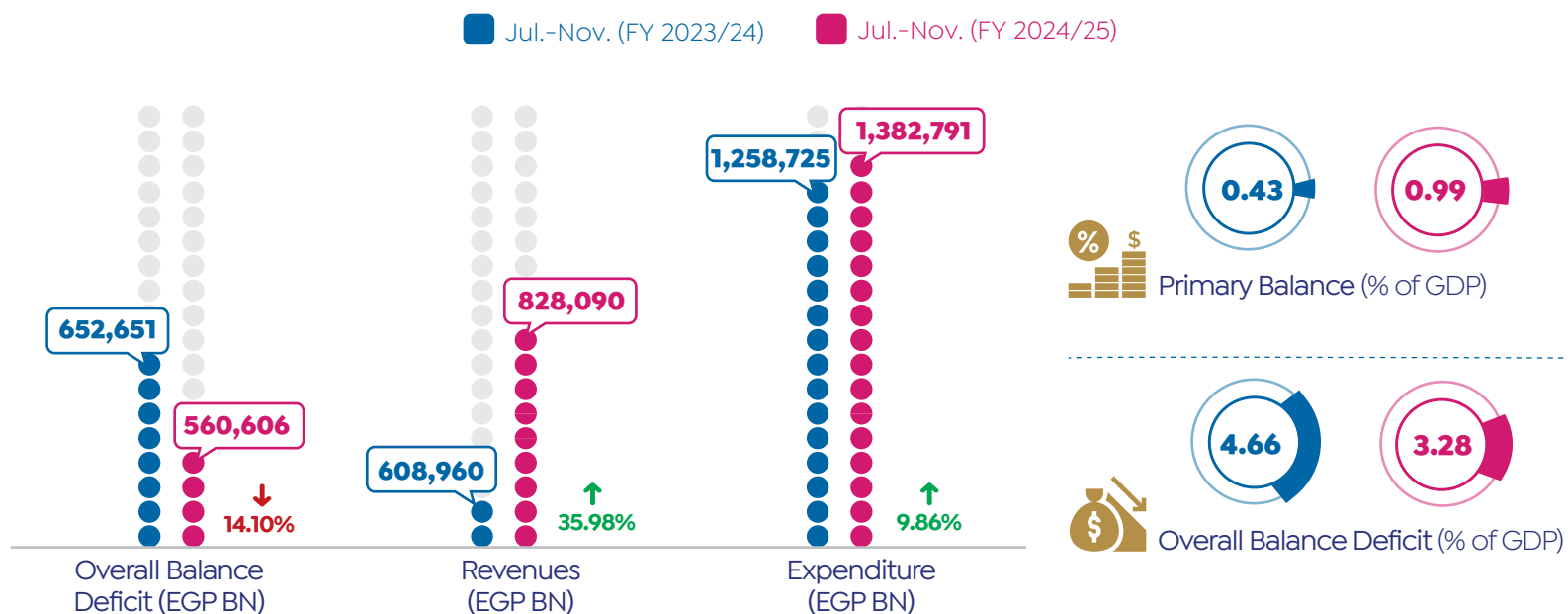
TOTAL INVESTORS' TRADING ACTIVITIES BY MARKETS DURING JAN. 2025 (INC. DEALS)*



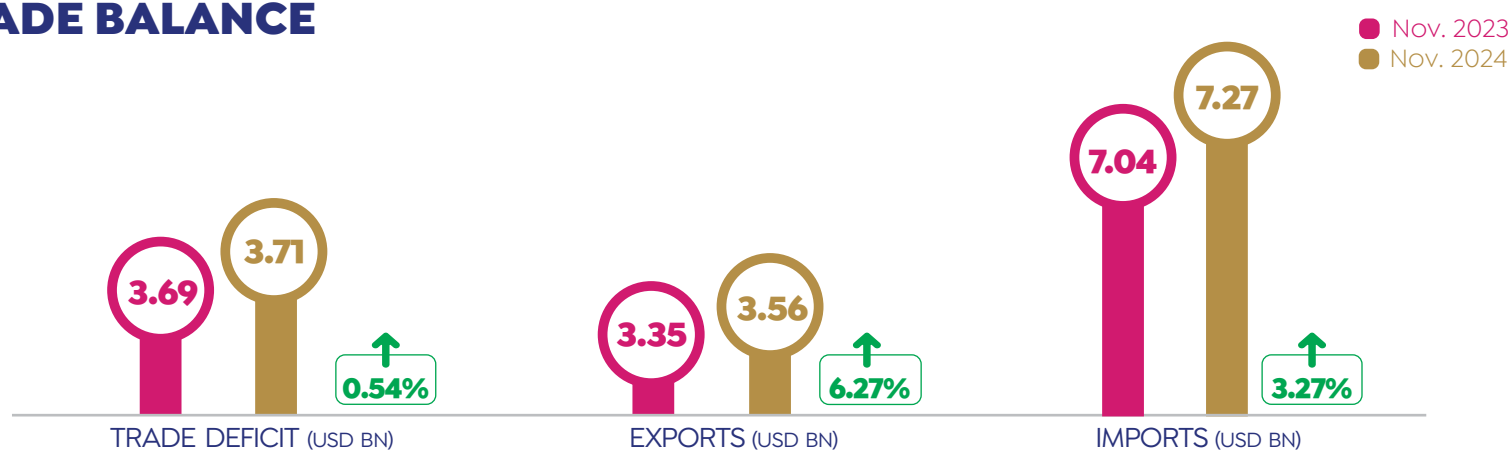
* Total Buy + Sell

Source: EGX

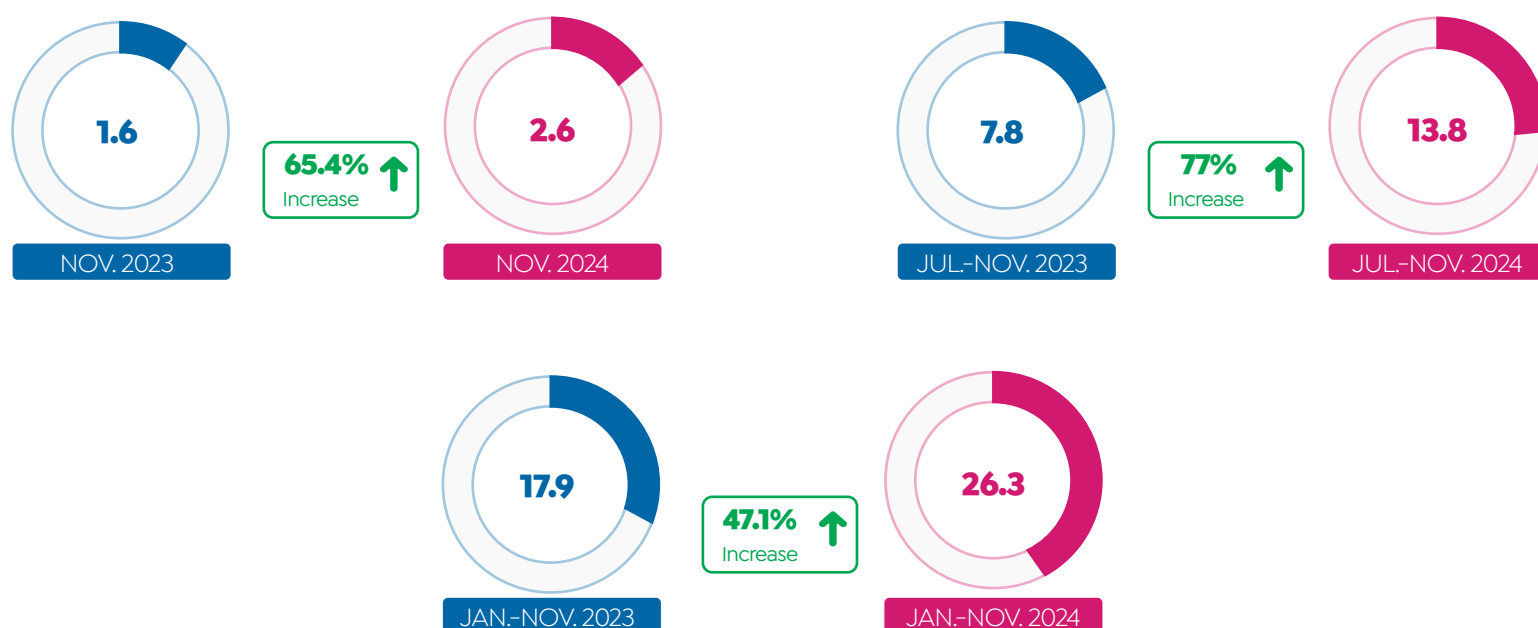
FISCAL SECTOR PERFORMANCE



TRADE BALANCE



REMITTANCES OF EGYPTIANS WORKING ABROAD (USD BN)

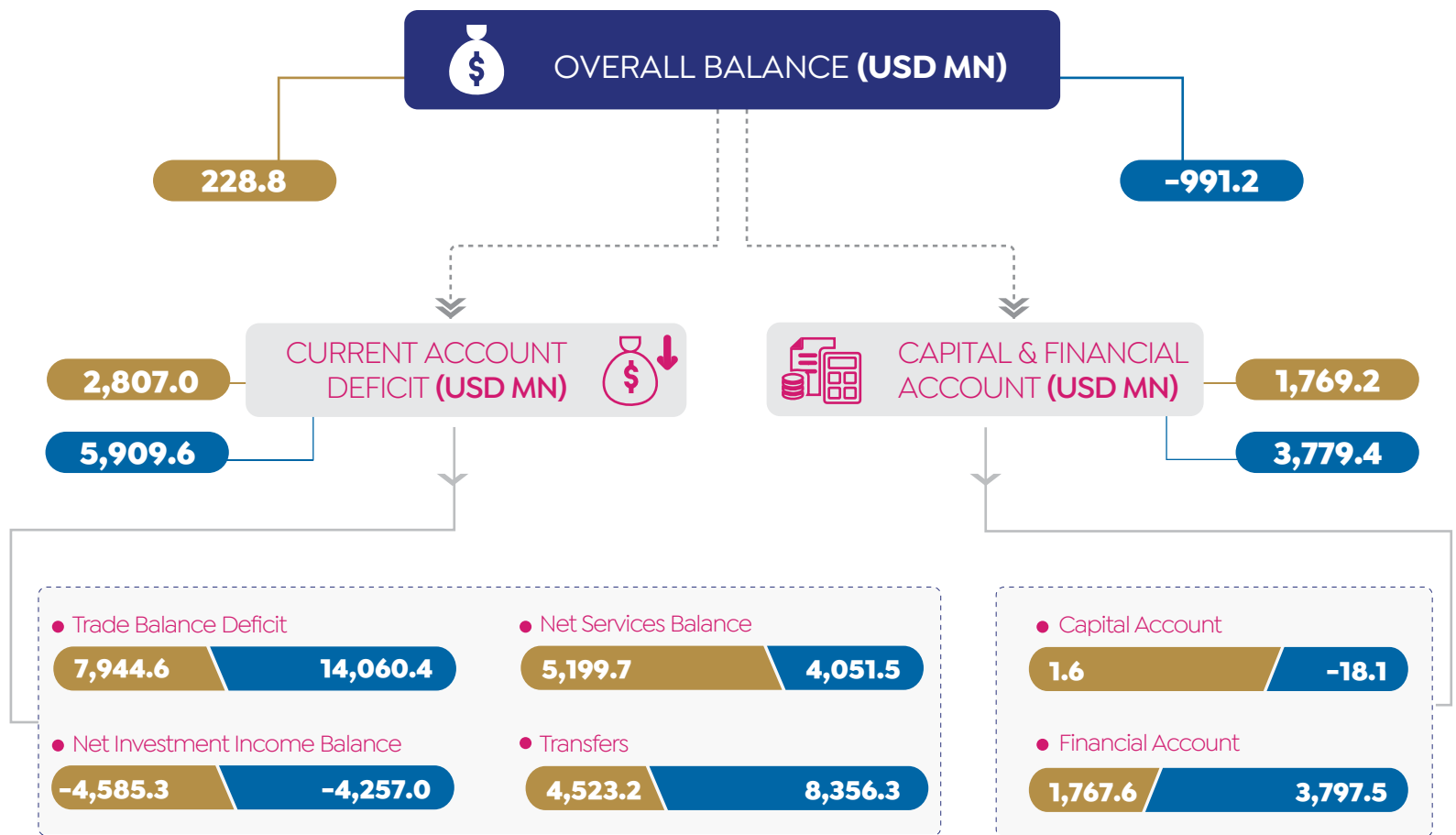


Source: CAPMAS, CBE & MOF

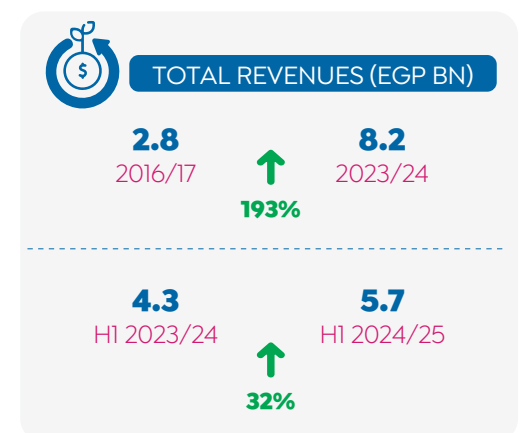
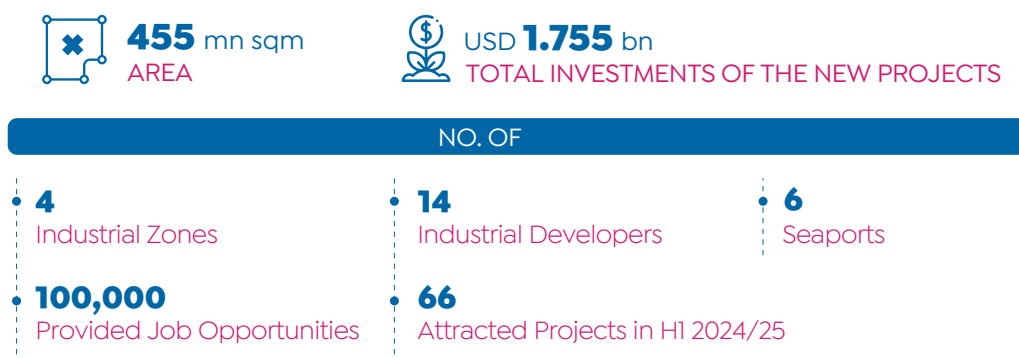
BALANCE OF PAYMENTS PERFORMANCE (Q1 2024/25)

Q1 2023/24

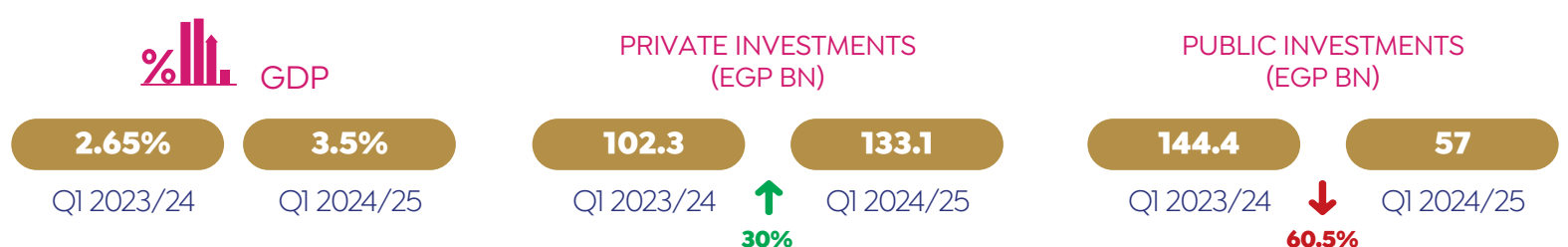
Q1 2024/25



SUEZ CANAL ECONOMIC ZONE



PERFORMANCE OF EGYPTIAN ECONOMY



Source: Cabinet & CBE