

# MARKET WATCH

**JANUARY 2025**

1 JAN. - 31 JAN.

BY  
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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 centered on the right side of the page.

# **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

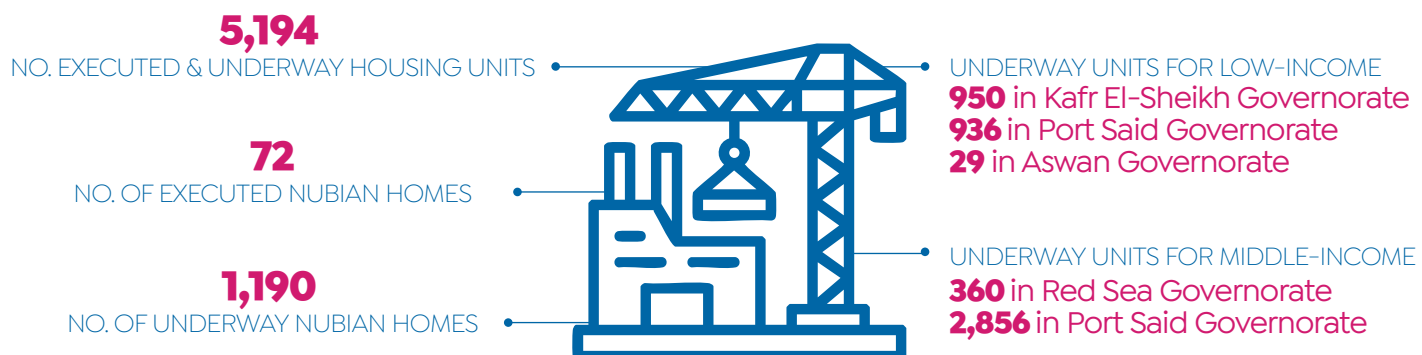


**8,521** (in 20 New Cities)  
NO. OF OFFERED PLOTS



**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

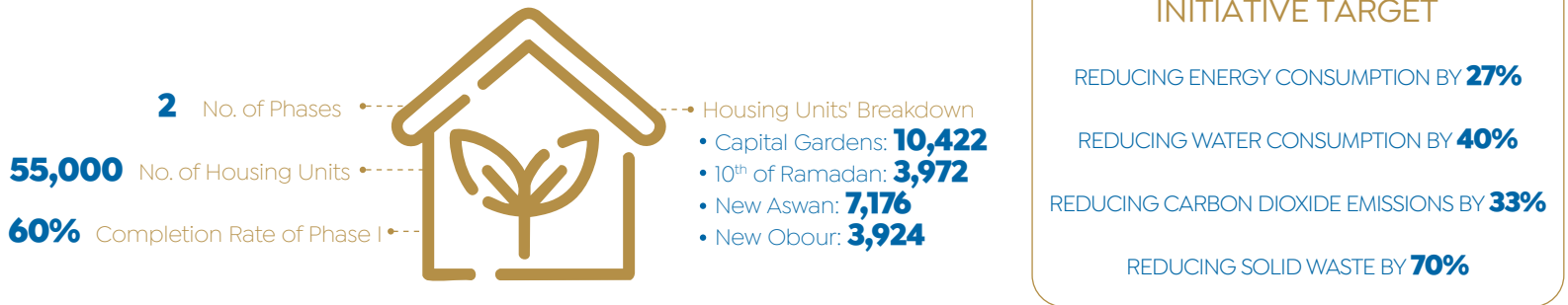


EGP **79.5** mn  
Cost

## SOCIAL HOUSING AND MORTGAGE FUND'S ACHIEVEMENTS

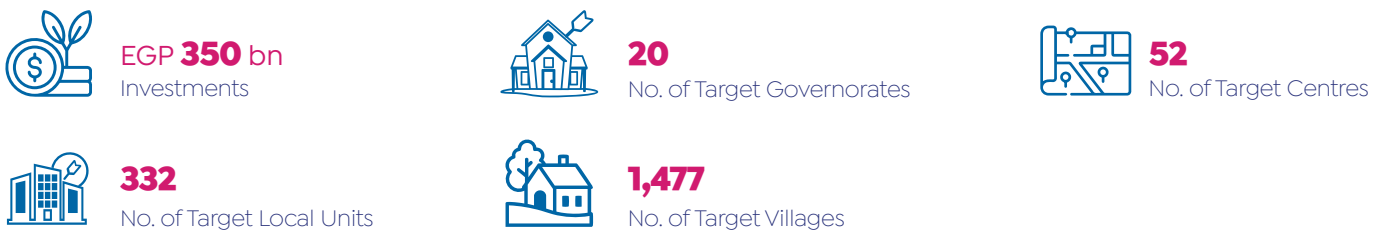


## GREEN BUILDING INITIATIVE



## HAYAH KARIMA INITIATIVE

### PHASE I

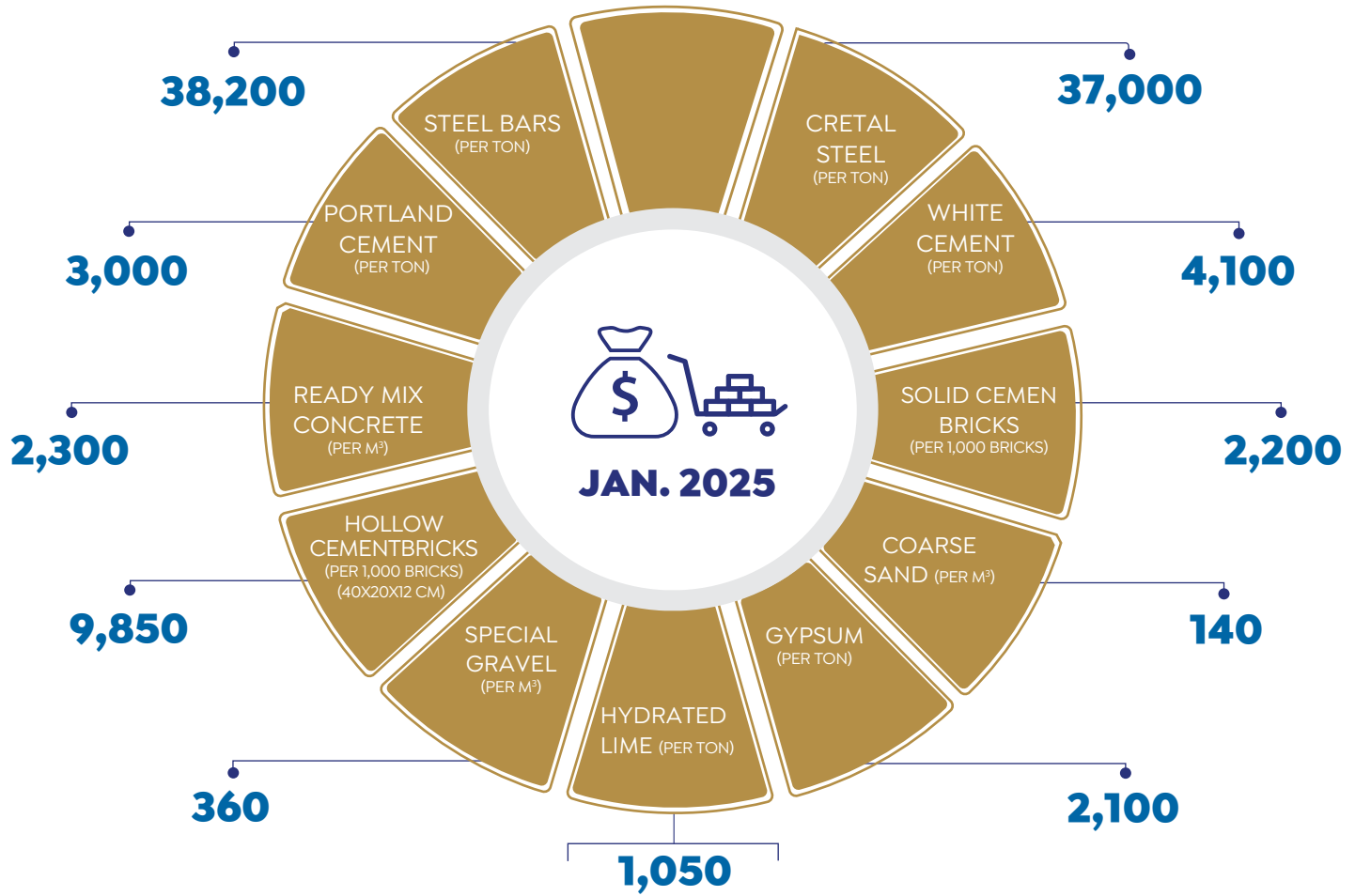


### STATUS TILL NOV. 2024



Source: Cabinet & MHUC

## PRICES OF CONSTRUCTION MATERIALS (EGP)

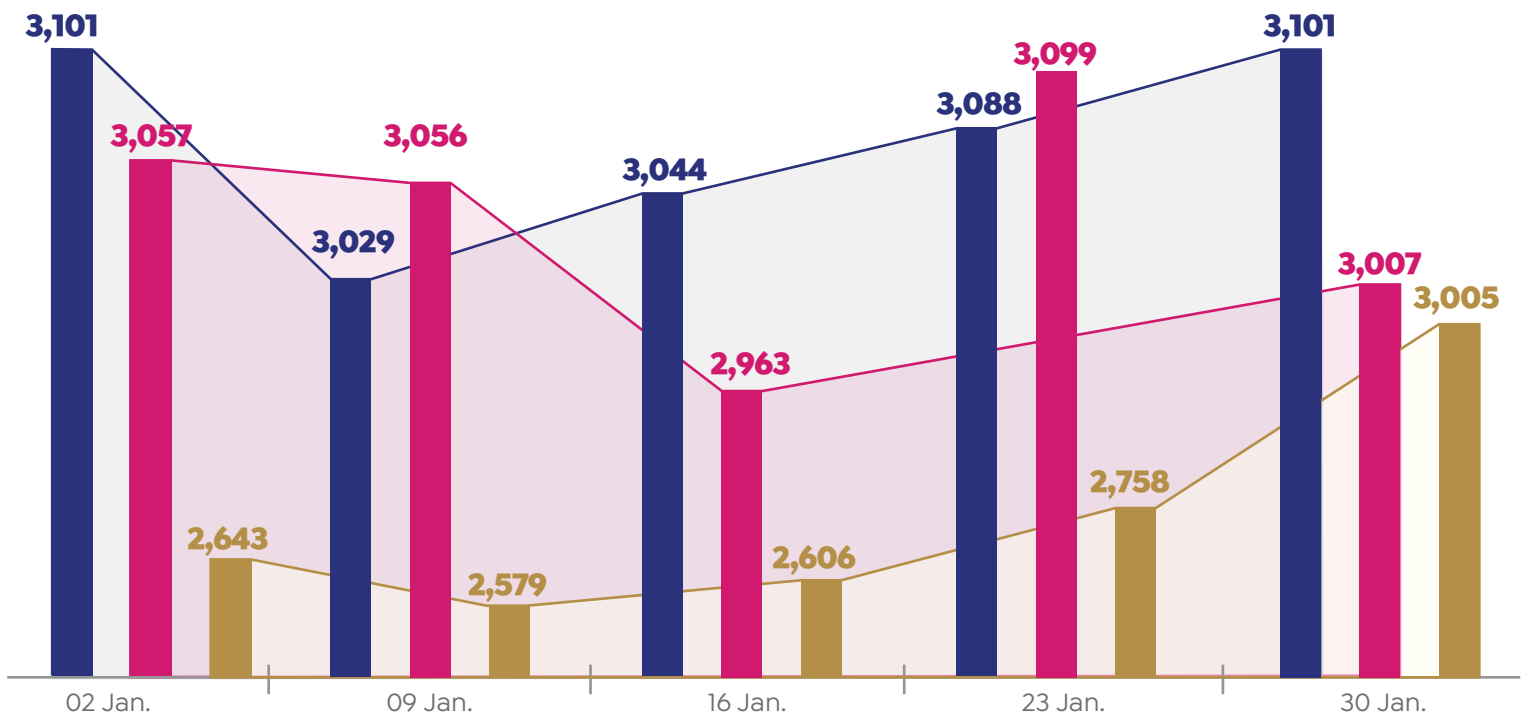


## PERFORMANCE OF REAL ESTATE, CONSTRUCTION & BUILDING MATERIALS' INDICES IN EGX

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

# 02

## 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


Source: NUCA & Cabinet

## 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

 **3<sup>rd</sup> 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

## 6<sup>TH</sup> 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



## 10<sup>TH</sup> 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

## 15<sup>TH</sup> 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

#### ▶ 15<sup>TH</sup> NEIGHBOURHOOD

 **705**  
NO. OF BUILDINGS

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

#### ▶ 16<sup>TH</sup> NEIGHBOURHOOD

 **433**  
NO. OF BUILDINGS

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

#### ▶ 13<sup>TH</sup> 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

 **4<sup>th</sup> 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



**9.5 Acres**  
AREA



**EGP 1.5 bn**  
INVESTMENTS



**47-335 sqm**  
UNITS AREA



**19**  
NO. OF RESIDENTIAL BUILDINGS



**Sep. 2025**  
CONSTRUCTION BEGINNING DATE

### 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

### CAPELLA RESIDENCE

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



**Maadi**  
LOCATION



**9,227 sqm**  
AREA



**EGP 1.1 bn**  
INVESTMENTS



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



**280**  
NO. OF UNITS



**85-187 sqm**  
UNITS AREA

### SHABABEK

Developer: Marquee Developments



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



**15 Acres**  
AREA



**EGP 6 bn**  
INVESTMENTS



**Phase I Sold out**  
CURRENT STATUS



**EGP 430 mn**  
ACHIEVED CONTRACTUAL SALES VALUE

Source: Developers' Official Statements



## 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



5<sup>th</sup> 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

### WEST WALK

Developer: ASA Development



West Somid,  
6<sup>th</sup> 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

### NOLL NEW CAIRO

Developer: Kleek Developments



6<sup>th</sup> Settlement  
LOCATION



90 Acres  
AREA



Residential, Commercial, Administrative & Medical Units  
UNIT TYPES



80-380 sqm  
RESIDENTIAL UNITS AREA



Within 3 Yrs  
DELIVERY DATE

## MARCA MALL

Developer: TOWNS DEVELOPMENT

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

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

 **2 Basement, Ground & 4 Floors**  
NO. OF FLOORS



## PROJECTS UNDERWAY / 11 PROJECTS

### BELLAMY

Developer: Pyramids Rocks for Urban Development

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

 **2025**  
DELIVERY DATE

### GENISTA NEW ZAYED

Developer: Al Amaken Development

 **Sheikh Zayed City**  
LOCATION

 **21,000 sqm**  
AREA

 **Standalone Units, Twin Houses & Townhouses**  
UNIT TYPES

 **Within 3.5 Yrs from Launching**  
DELIVERY DATE

 **85%**  
COMPLETION RATE

### PUKKA

Developer: MBG Developments

 **NAC**  
LOCATION

 **41 Acres**  
AREA

 **EGP 7 bn**  
INVESTMENTS

 **1,628**  
NO. OF UNITS

 **Apartments & Duplexes**  
UNIT TYPES

 **Social Club & Commercial Mall (16,000 sqm)**  
FACILITIES

### VAL PLAZA MALL

Developer: Jawad Developments

 **West Cairo**  
LOCATION

 **6,250 sqm**  
AREA

 **Ground & 3 Floors**  
NO. OF FLOORS

 **212 (Commercial: 100, Administrative & Medical: 112)**  
NO. OF UNITS

 **Q1 2026**  
DELIVERY DATE

 **80%**  
CONCRETE WORK COMPLETION RATE

 **EGP 1 bn+**  
SALES

 **EGP 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

 **6<sup>th</sup> 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

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

 **EGP 5 bn+**  
INVESTMENTS



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 centered in the upper half of the page.

# **ECONOMIC**

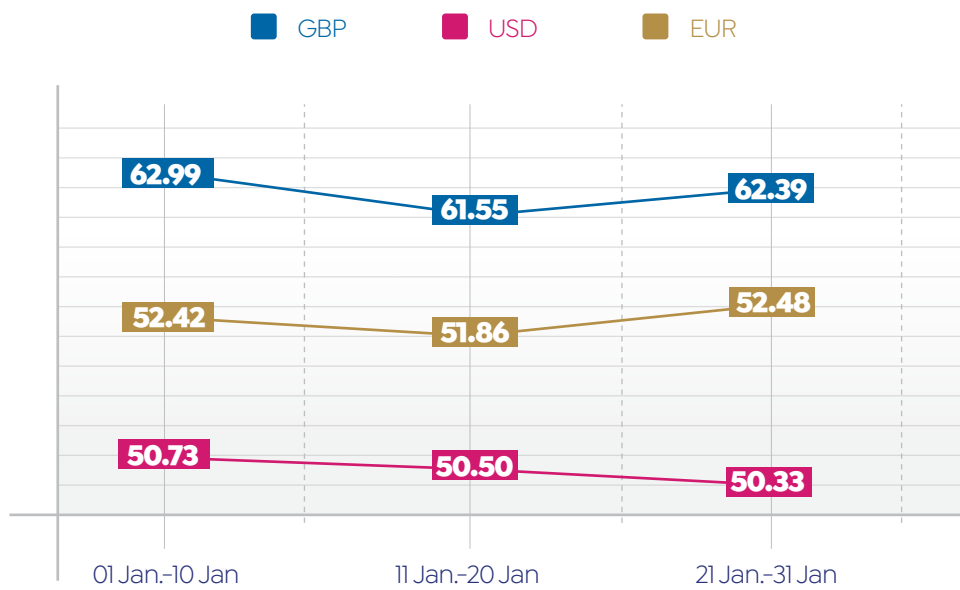
## SNAPSHOT



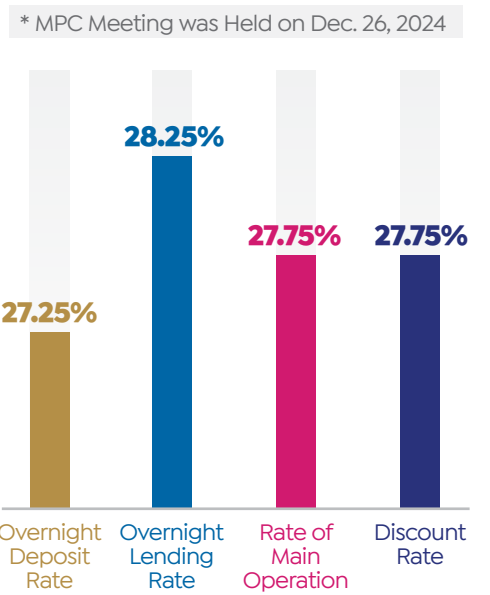
# 04 Updates 2025 ECONOMIC SNAPSHOT



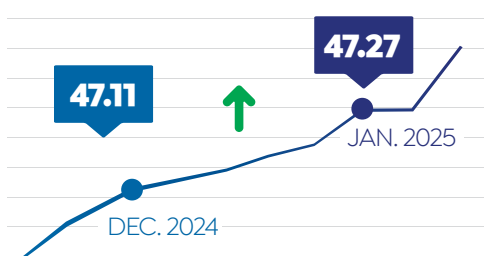
## EXCHANGE RATES



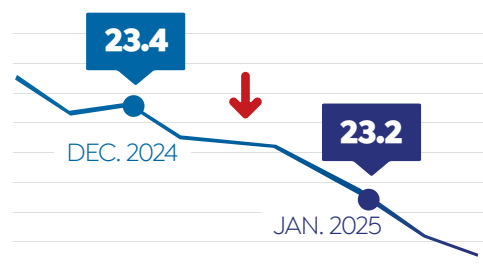
## INTEREST RATES



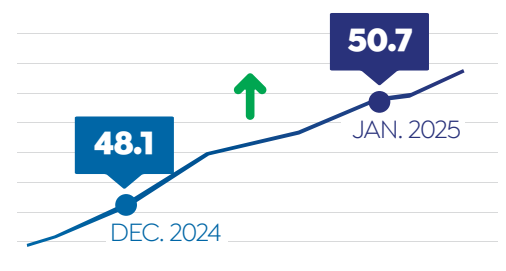
## NET INTERNATIONAL RESERVES (USD BN)



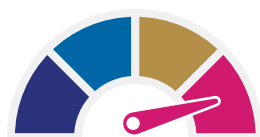
## ANNUAL HEADLINE INFLATION RATE (%)



## PURCHASING MANAGERS' INDEX (PMI)



## EGYPT CREDIT RATING

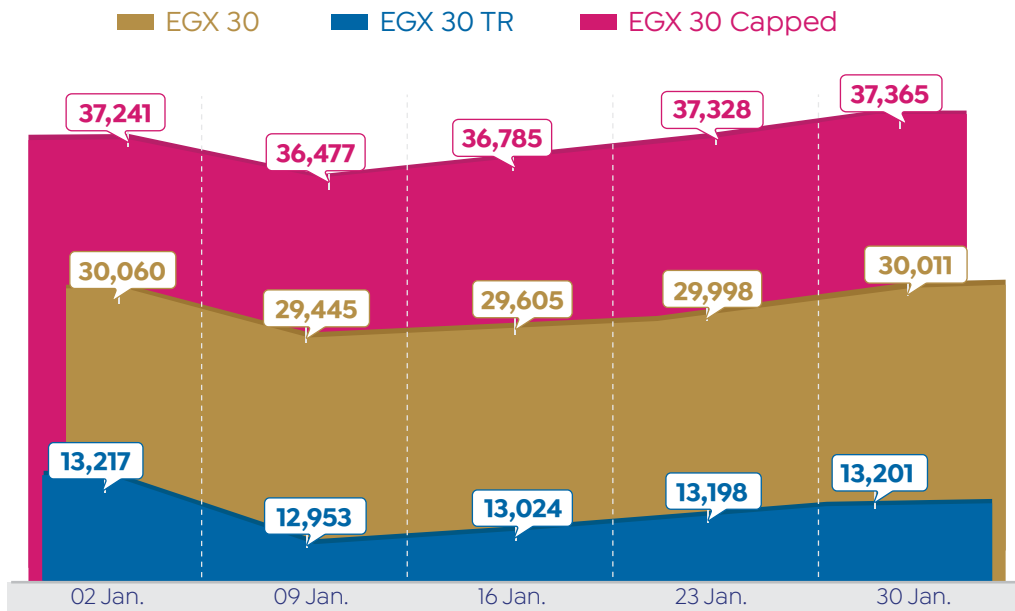


RATING	MOODY'S	OUTLOOK
Caa1	MOODY'S	Positive
B-	S&P GLOBAL	Positive
B	FITCH	Stable

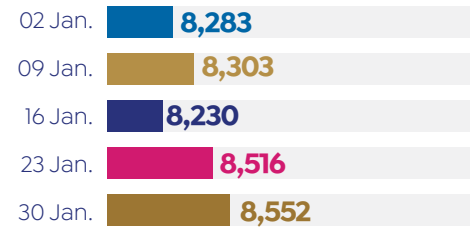
\* According to Last Review Date on Mar. 07,2024  
 \* According to Last Review Date on Oct. 18,2024  
 \* According to Last Review Date on Nov. 01,2024

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

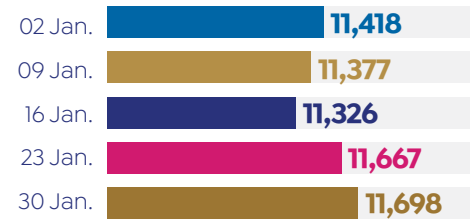
## EGX INDICATORS



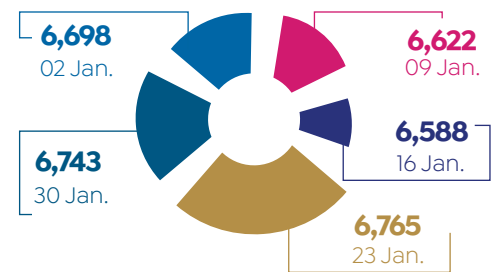
### EGX 70 EWI



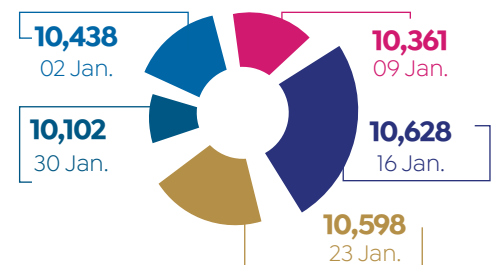
### EGX 100 EWI



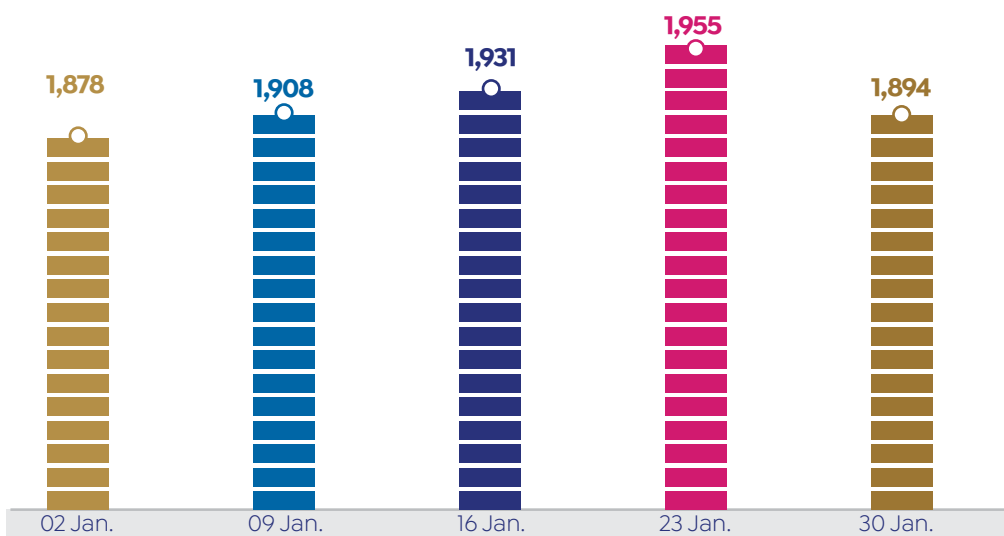
### SP/EGX ESG



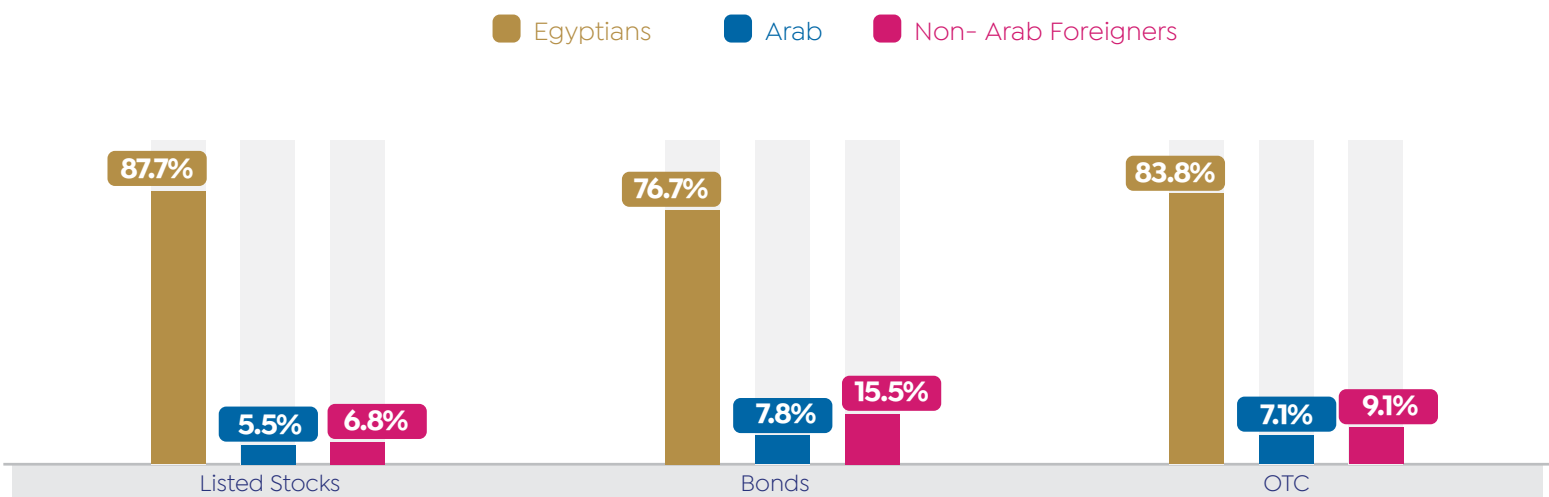
### TAMAYUZ



### T-BOND

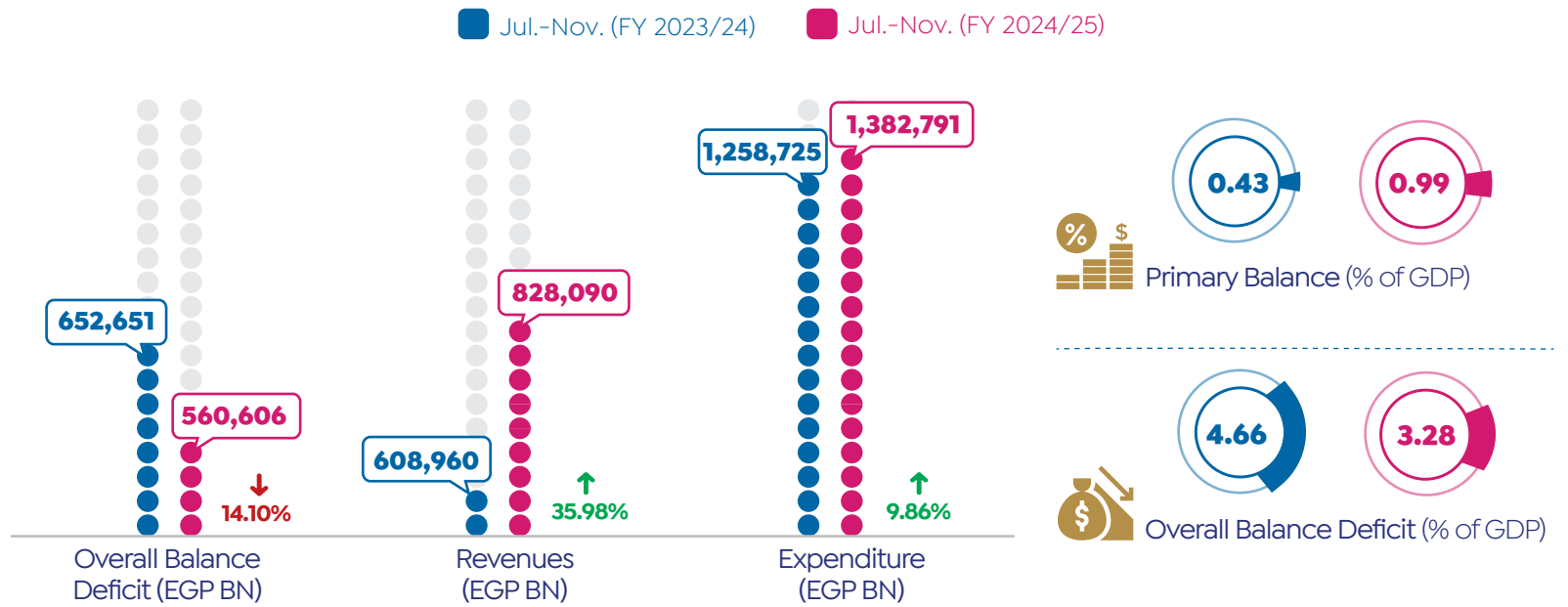


## TOTAL INVESTORS' TRADING ACTIVITIES BY MARKETS DURING JAN. 2025 (INC. DEALS)\*

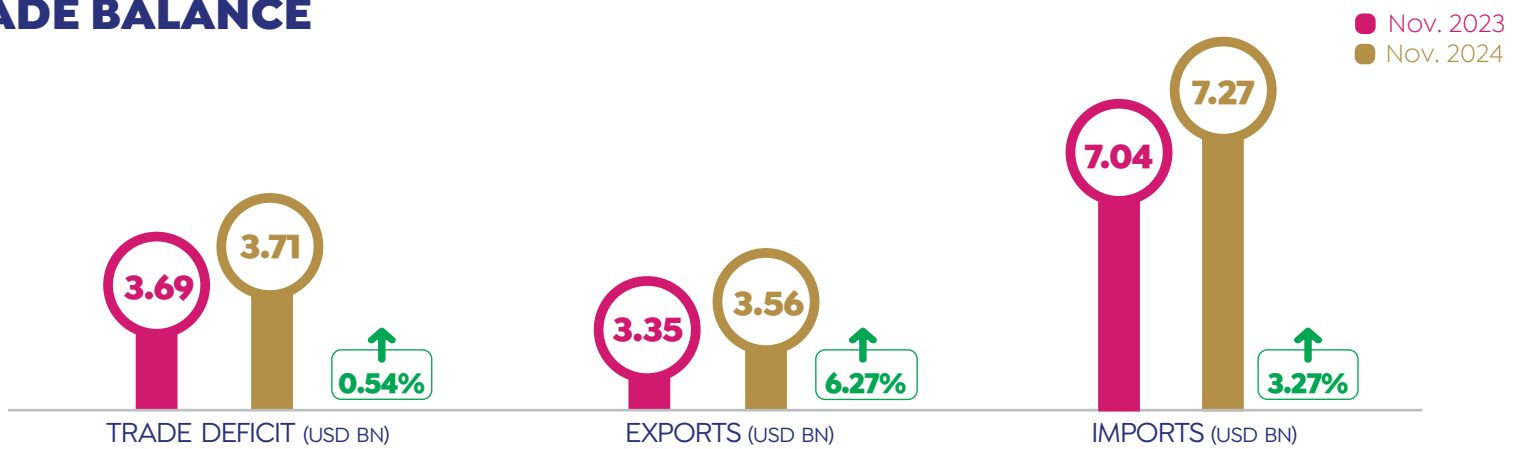


\* Total Buy + Sell

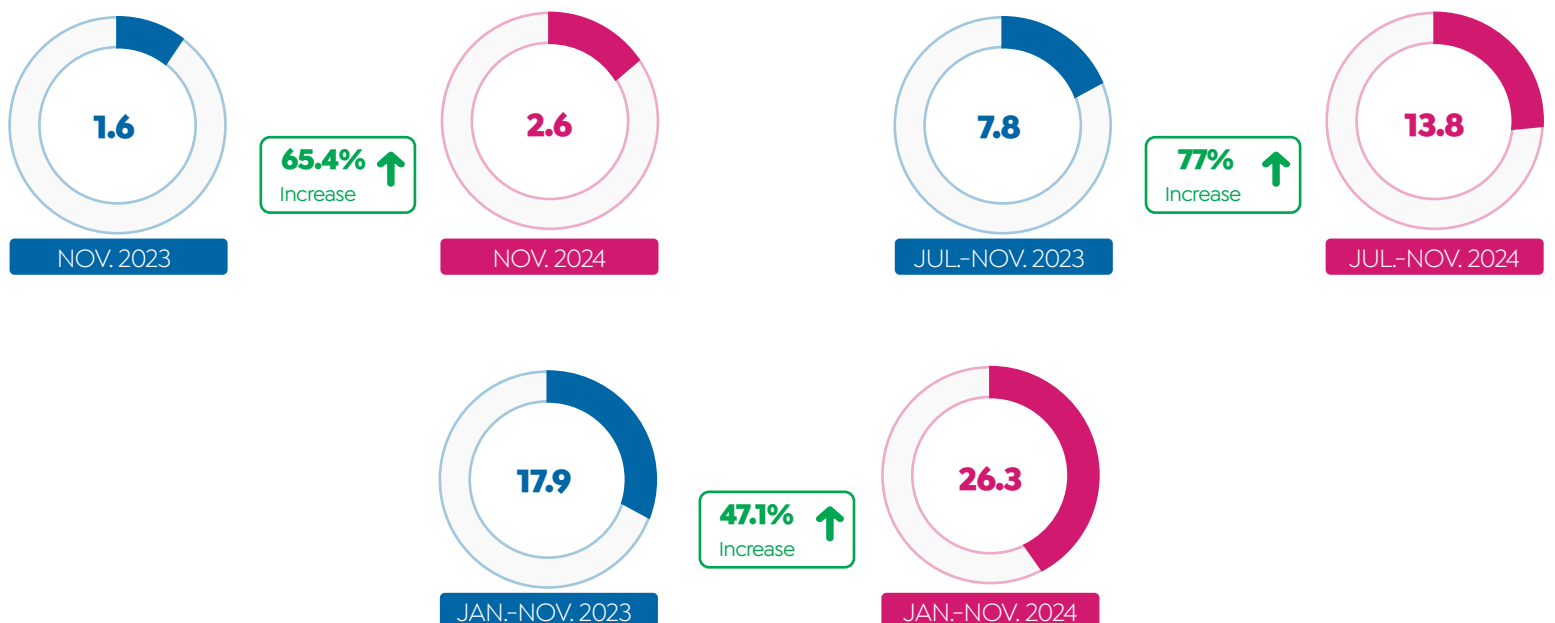
## FISCAL SECTOR PERFORMANCE



## TRADE BALANCE

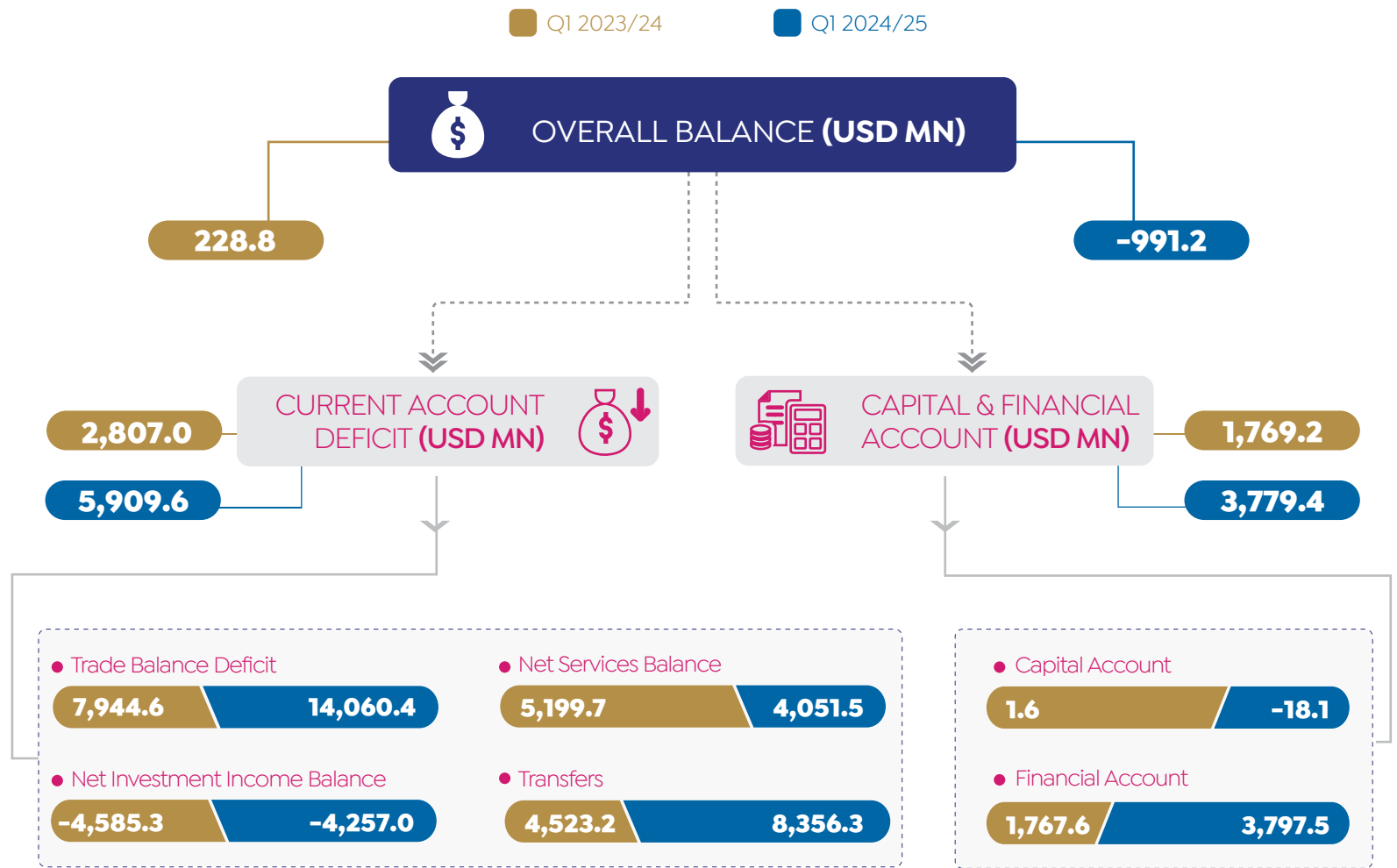


## REMITTANCES OF EGYPTIANS WORKING ABROAD (USD BN)



Source: CAPMAS, CBE & MOF

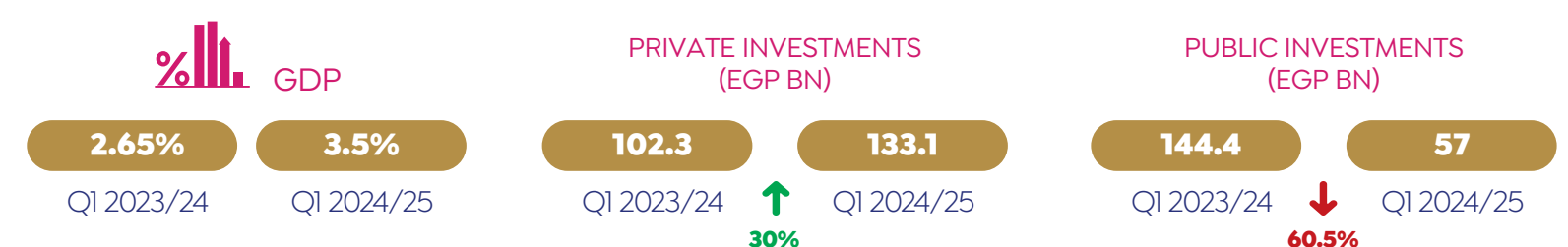
## BALANCE OF PAYMENTS PERFORMANCE (Q1 2024/25)



## SUEZ CANAL ECONOMIC ZONE



## PERFORMANCE OF EGYPTIAN ECONOMY



Source: Cabinet & CBE