

# MARKET WATCH

**MARCH 2025**

1 MAR. - 31 MAR.

BY  
YASSEN MAHMOUD  
MOHAMED SAYED



# REAL ESTATE

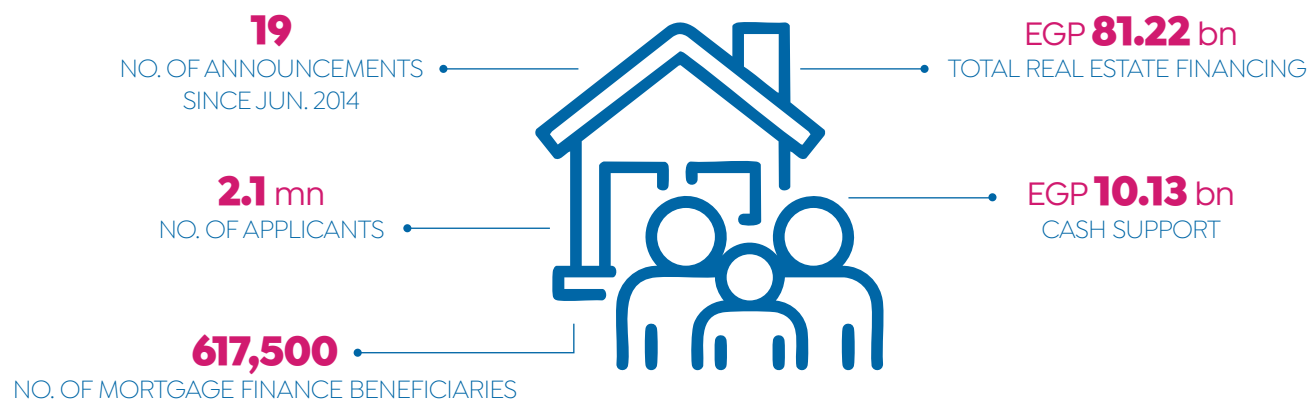
MARKET  
UPDATES

# 01

## Updates 2025

# REAL ESTATE MARKET

### HOUSING FOR ALL EGYPTIANS INITIATIVE



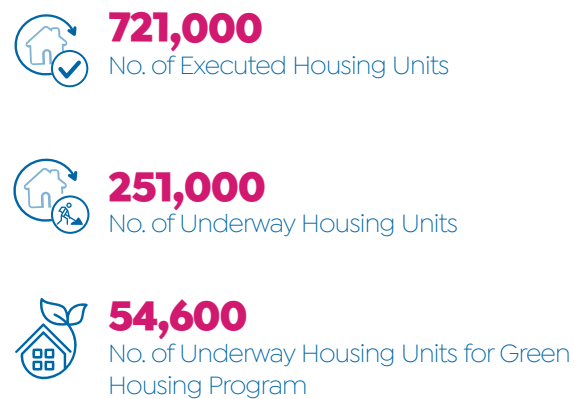
#### "HOUSING FOR ALL EGYPTIANS 5" ANNOUNCEMENT



#### HOUSING FOR ALL EGYPTIANS FOR MIDDLE-INCOME



#### HOUSING FOR ALL EGYPTIANS FOR LOW-INCOME

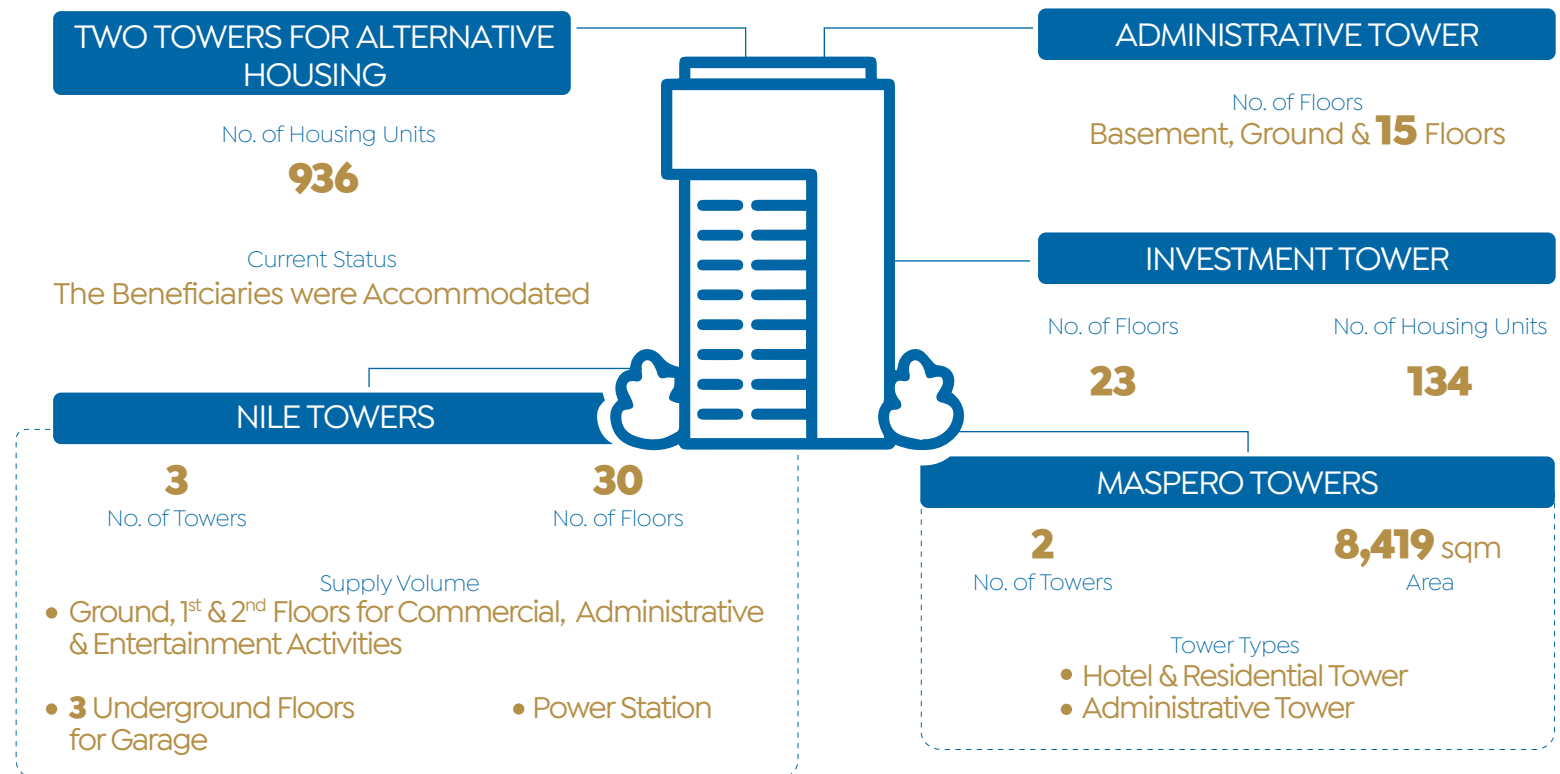


### LOCAL DEVELOPMENT PROGRAM IN UPPER EGYPT



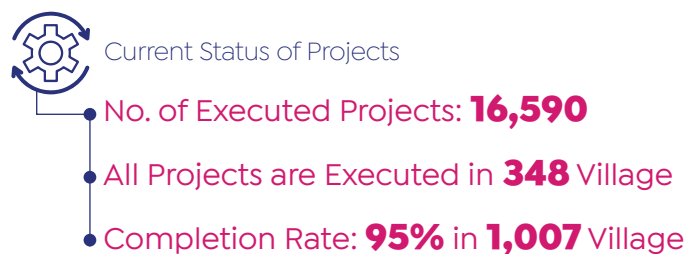
Source: Cabinet

## MASPERO TRIANGLE DEVELOPMENT PROJECT



## HAYAH KARIMA INITIATIVE

### PHASE I



### UPPER EGYPT



Source: Cabinet

## AL-FUSTAT HILLS PARK



**Cairo Governorate**  
Location



**8**  
No. of Zones



**500** Acres  
Total Area

- Investment Zone (Area: **131,000** sqm)
- Hills & Valley Zone
- Cultural Zone
- Ceremonial Events Zone

- Markets Zone (Area: **60,000** sqm)
- Adventure Zone
- Archaeological & Antiquities Zone
- Heritage Gardens Zone



**14+**  
No. of Park Gates

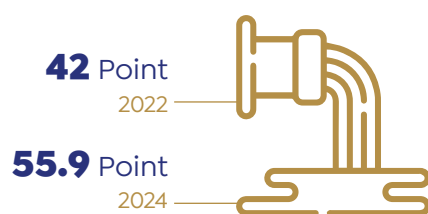
## ECONOMIC & SOCIAL DEVELOPMENT PLAN (FY 2025/26)

### UTILITY SECTOR TARGETS

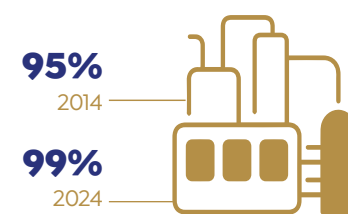


## WATER RESOURCE DEVELOPMENT

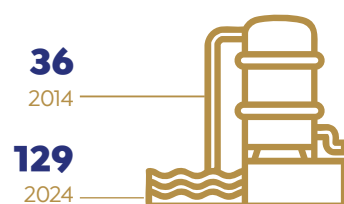
### WATER RESOURCES PLANNING AND MANAGEMENT INDEX



### POTABLE WATER COVERAGE RATIO



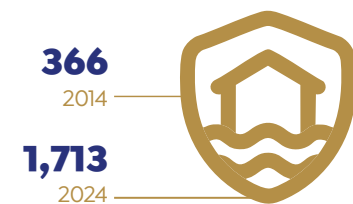
### NO. OF DESALINATION PLANTS



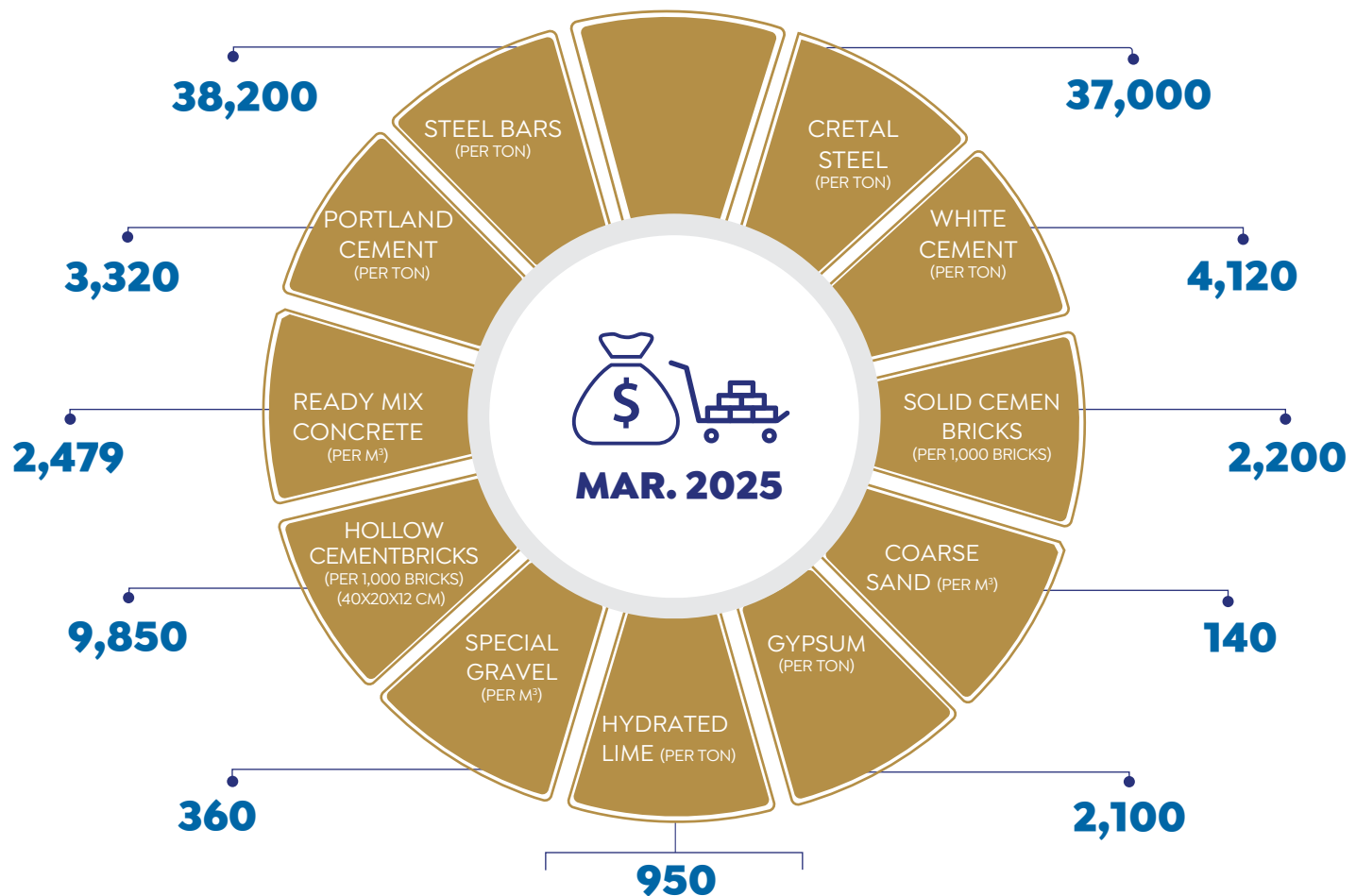
### NO. OF TREATMENT PLANTS



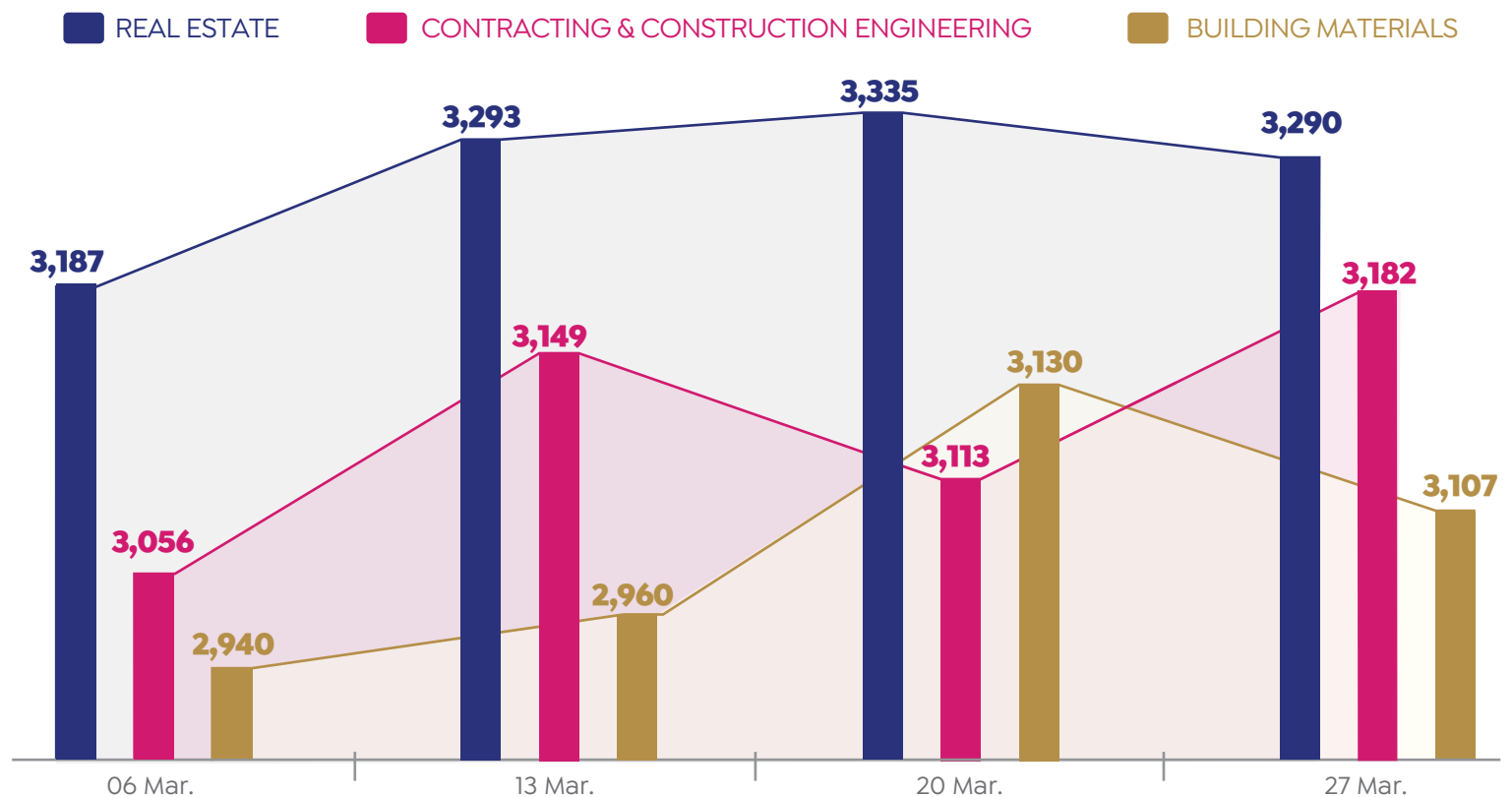
### NO. OF FLOOD PROTECTION PROJECTS



## PRICES OF CONSTRUCTION MATERIALS (EGP)



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



Source: MHUC &amp; EGX



# **NEW CITIES**

## UPDATE



# NEW CITIES Updates 2025



## NEW ADMINISTRATIVE CAPITAL (NAC)

### CENTRAL BUSINESS DISTRICT



**20**  
NO. OF TOWERS

#### ► CRESCENT TOWERS



**4 Connected Towers**  
NO. OF TOWERS



**Up to 64 m**  
HEIGHT

#### ► 5 RESIDENTIAL TOWERS



**152-200 m**  
HEIGHT



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

#### ► 10 MIXED-USE TOWERS



**80-175 m**  
HEIGHT

#### ► ICONIC TOWER



**400 m**  
HEIGHT

## NEW ALAMEIN

### 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

**68**  
NO. OF FLOORS**250 m**  
HEIGHT**465,000** sqm  
AREA

## ► OTHER 4 TOWERS

**Each Tower: 56**  
NO. OF FLOORS**Each Tower: 200 m**  
HEIGHT**320,000** sqm  
AREA

## CAPITAL GARDENS

### HOUSING FOR ALL EGYPTIANS INITIATIVE

**120,186**  
TOTAL NO. OF HOUSING UNITS**112,818**  
NO. OF HOUSING UNITS FOR LOW-INCOME**7,368**  
NO. OF HOUSING UNITS FOR MIDDLE-INCOME**38,928**  
NO. OF EXECUTED HOUSING UNITS FOR  
LOW-INCOME

## 15TH MAY CITY

### HOUSING FOR ALL EGYPTIANS INITIATIVE

## ► PHASE V

**Low & Middle-Income**  
TARGET INCOME**888**  
NO. OF UNDERWAY BUILDINGS

## ► PHASE VI

**Low-Income**  
TARGET INCOME**40**  
NO. OF UNDERWAY BUILDINGS

## ► AL-NARGES

**Low-Income**  
TARGET INCOME**465**  
NO. OF BUILDINGS**11,160**  
NO. OF HOUSING UNITS**87%**  
COMPLATION RATE

## 10<sup>TH</sup> OF RAMADAN CITY

### SOCIAL HOUSING


**81,736**

 TOTAL NO. OF HOUSING  
UNITS

**67,288**

 NO. OF EXECUTED HOUSING  
UNITS

**14,448**

 NO. OF UNDERWAY HOUSING  
UNITS

**67,288**

NO. OF AVAILABLE HOUSING UNITS FOR ALLOCATION


**65,136**

NO. OF ALLOCATED HOUSING UNITS

#### ► FOR LOW-INCOME

#### | EAST OF ANDALUSIA DISTRICT


**125**

NO. OF BUILDINGS


**3,000**

NO. OF HOUSING UNITS


**90 sqm**

UNITS AREA


**100%**

UTILITIES' COMPLETION RATE


**All Buildings are Delivered**  
CURRENT STATUS

#### ► FOR MIDDLE-INCOME


**1,632**

 TOTAL NO. OF HOUSING  
UNITS

**1,056**

 NO. OF EXECUTED HOUSING  
UNITS

**576**

 NO. OF UNDERWAY HOUSING  
UNITS

**480**

NO. OF AVAILABLE HOUSING UNITS FOR ALLOCATION


**223**

NO. OF ALLOCATED HOUSING UNITS

## BADR CITY

### ZAHRAT EL-ASSIMA PROJECT

#### ► PHASE III


**295**

NO. OF BUILDINGS

### DISTINGUISHED HOUSING UNITS


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

**44**

NO. OF BUILDINGS

## NEW OBOUR

### HOUSING FOR ALL EGYPTIANS INITIATIVE



**15<sup>th</sup> & 16<sup>th</sup> Neighbourhoods**  
LOCATION



**638**  
NO. OF BUILDINGS



**15,312**  
NO. OF HOUSING UNITS

#### ► GREEN BUILDINGS



**13<sup>th</sup> Neighbourhoods**  
LOCATION



**180**  
NO. OF BUILDINGS



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

### SAKAN MASR

#### ► EL-NOZHA BUILDINGS



**The 2,600-Acre Area**  
LOCATION



**66**  
NO. OF BUILDINGS



**1,584**  
NO. OF HOUSING UNITS

## NEW SUEZ



**66,000** Acres  
TOTAL AREA



**300** Acres  
URGENT PHASE AREA

### HOUSING FOR ALL EGYPTIANS INITIATIVE



**86**  
NO. OF BUILDINGS



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



**90 sqm**  
UNITS AREA

## SHEIKH ZAYED CITY

### JANNA 4



**34**  
NO. OF BUILDINGS



**90%**  
COMPLETION RATE

## NEW MINYA

### HOUSING FOR ALL EGYPTIANS INITIATIVE

#### ► FOR LOW-INCOME

##### | PHASE V


**27**

NO. OF 90-SQM MODEL BUILDINGS


**648**

NO. OF 90-SQM MODEL HOUSING UNITS


**5**

NO. OF 75-SQM MODEL BUILDINGS


**180**

NO. OF 75-SQM MODEL HOUSING UNITS

##### | PHASE VI


**The 1,360-Acre Area**  
LOCATION

**71**

NO. OF BUILDINGS


**1,704**

NO. OF HOUSING UNITS

## NEW BORG AL-ARAB

### HOUSING FOR ALL EGYPTIANS INITIATIVE


**9<sup>th</sup> Neighbourhood**  
LOCATION

**209**

NO. OF BUILDINGS

## NEW BENI SUEF

### HOUSING FOR ALL EGYPTIANS INITIATIVE FOR LOW- INCOME


**84**

NO. OF BUILDINGS


**2,016**

NO. OF HOUSING UNITS


**Underway**

CURRENT STATUS



# **PRIVATE REAL ESTATE PROJECTS**

## UPDATE



Updates 2025

# PRIVATE REAL ESTATE PROJECTS



## NEW COMMERCIAL PROJECTS / 1 PROJECT

### INVEST MALL

Developer: Capital Edge Developments



5<sup>th</sup> Settlement  
LOCATION



1,100 sqm  
AREA



18-180 sqm  
UNITS AREA



## NEW MIXED-USE PROJECTS / 2 PROJECTS

### DISTRICT 9

Developer: Next Developments



West Cairo  
LOCATION



70,000 sqm+  
AREA



EGP 1 bn+  
INVESTMENTS



Commercial, Administrative,  
Entertainment & Sports Spaces  
UNIT TYPES

### NORM SPACES

Developer: Mazaya Developments



MU23, NAC  
LOCATION



6,700 sqm  
AREA



Starting-> 60 sqm  
RESIDENTIAL UNITS AREA



3 Underground, Ground  
& 9 Floors  
NO. OF FLOORS



60  
NO. OF HOTEL-STYLE  
RESIDENTIAL UNITS



Q3-2025  
CONSTRUCTION DATE



## PROJECTS UNDERWAY / 16 PROJECTS

### OPTIMA BUSINESS COMPLEX

Developer: Maqam for Urban Development



**Downtown, NAC**  
LOCATION



**13**  
NO. OF FLOORS



**2,400 sqm**  
AREA



**32**  
NO. OF COMMERCIAL UNITS



**45 sqm**  
AVERAGE UNITS AREA



**157**  
NO. OF ADMINISTRATIVE UNITS

### PARK MALL

Developer: Arab Developers Holding



**New Cairo**  
LOCATION

#### NASAAEM MEDICAL CENTER



**1,940 sqm**  
AREA



**35**  
NO. OF CLINICS

### MONTENAPOLEONE

Developer: Reportage Properties



**Mostakbal City**  
LOCATION



**4,524**  
NO. OF RESIDENTIAL UNITS



**111 Acres**  
AREA



**Starting -> 225 sqm**  
TOWNHOUSES AREA



**Apartments, Duplexes,  
Simplexes &  
Townhouses**  
UNIT TYPES



**CURRENT STATUS**  
Phase I & Phase II are  
Sold out

Sales Rate of Phase III: **40%**

### SEASHORE

Developer: Hyde Park Developments



**North Coast**  
LOCATION



**240 Acres**  
AREA



**Residential, Commercial  
& Hotel Units**  
UNIT TYPES

### SENATOR TWIN TOWER

Developer: Babylon Urban Development



**Administrative District,  
NAC**  
LOCATION



**5,600 sqm**  
AREA



**Construction is  
Completed**  
CURRENT STATUS

### THE STODA

Developer: Il Cazar Developments



**East Cairo**  
LOCATION



**Residential & Commercial  
Units**  
UNIT TYPES



**Apartments & Duplexes**  
RESIDENTIAL UNIT TYPES



**130-240 sqm**  
RESIDENTIAL UNITS AREA

## AXIS THREE BUSINESS MALL

Developer: URBNZ Developments



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



**EGP 230 mn**  
TARGET SALES



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

## LA VITA 2

Developer: La Vita Development



**North Coast**  
LOCATION



**160**  
NO. OF UNITS



**Within 2 Yrs**  
DELIVERY DATE



**50-90 sqm**  
UNITS AREA



**Concrete Work is Completed**  
CURRENT STATUS

## HERITAGE

Developer: Babylon Urban Development



**Administrative District, NAC**  
LOCATION



**Q2-2025**  
LAUNCHING DATE

## CAPITAL HEIGHTS 1

Developer: Safwa Urban Development



**Central Axis facing The Nativity of Christ Cathedral, NAC**  
LOCATION



**50 Acres**  
AREA



**2,000**  
NO. OF RESIDENTIAL UNITS

## CAPITAL HEIGHTS 2

Developer: Safwa Urban Development



**NAC**  
LOCATION



**57 Acres**  
AREA



**2,450**  
NO. OF RESIDENTIAL UNITS



**1,095 sqm**  
PALACES UNITS AREA

## CAPITAL HUB 1

Developer: Safwa Urban Development



**NAC**  
LOCATION



**30,000 sqm**  
AREA



**Commercial Units**  
UNIT TYPES



## CAPITAL HUB 2

Developer: Safwa Urban Development

NAC  
LOCATION**35,000** sqm  
AREABasement, Ground &  
**2 Floors**  
NO. OF FLOORS

## ALBUROUJ

Developer: IMKAN MISR

New Heliopolis  
LOCATION**1,050** Acres  
AREA**12**  
NO. OF OPERATIONAL OFFICE  
BUILDINGS

## BETA RESIDENCE

Developer: BETA Developments

6<sup>th</sup> of October City  
LOCATION**20** Acres  
AREAPhase I is Sold out  
CURRENT STATUS

## CITALIA

Developer: Valero Developments

New Obour City  
LOCATION**13** Acres  
AREAResidential & Commercial  
Units  
UNIT TYPESEGP **3.2** bn  
TARGET SALES



# **ECONOMIC** SNAPSHOT

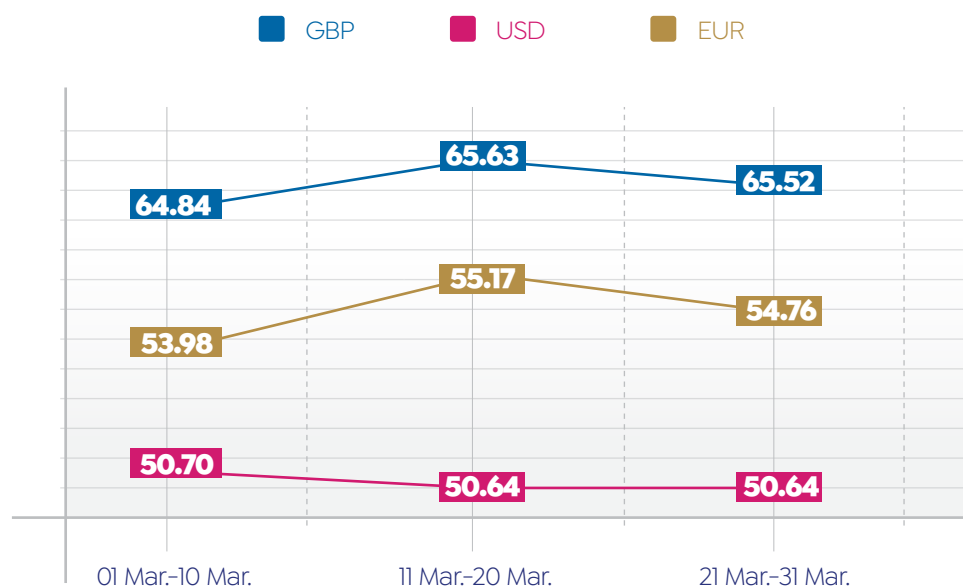


Updates 2025

## ECONOMIC SNAPSHOT

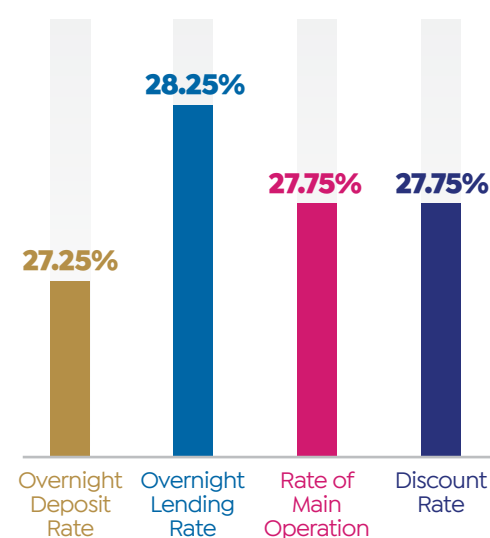


## EXCHANGE RATES

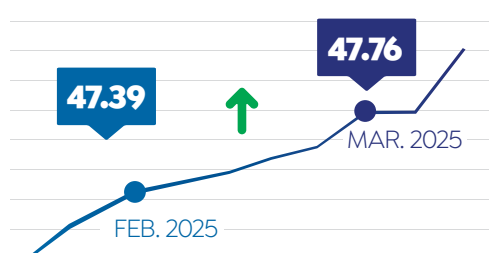


## INTEREST RATES

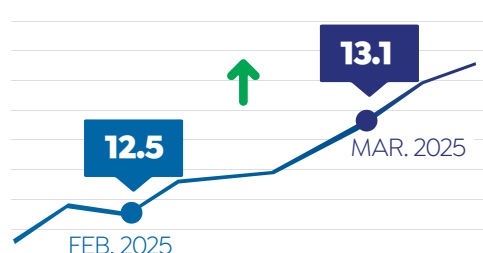
\* MPC Meeting was Held on Feb. 20, 2025



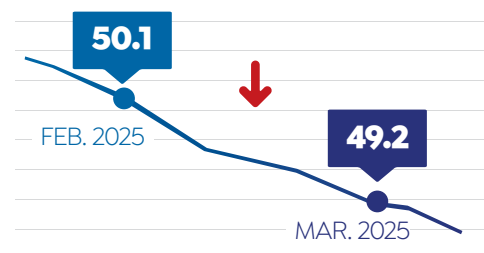
## NET INTERNATIONAL RESERVES (USD BN)



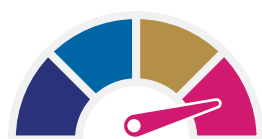
## ANNUAL HEADLINE INFLATION RATE (%)



## PURCHASING MANAGERS' INDEX (PMI)



## EGYPT CREDIT RATING



RATING

Caal

MOODY'S

B-

S&amp;P GLOBAL

B

FITCH

OUTLOOK

Positive

Positive

Stable

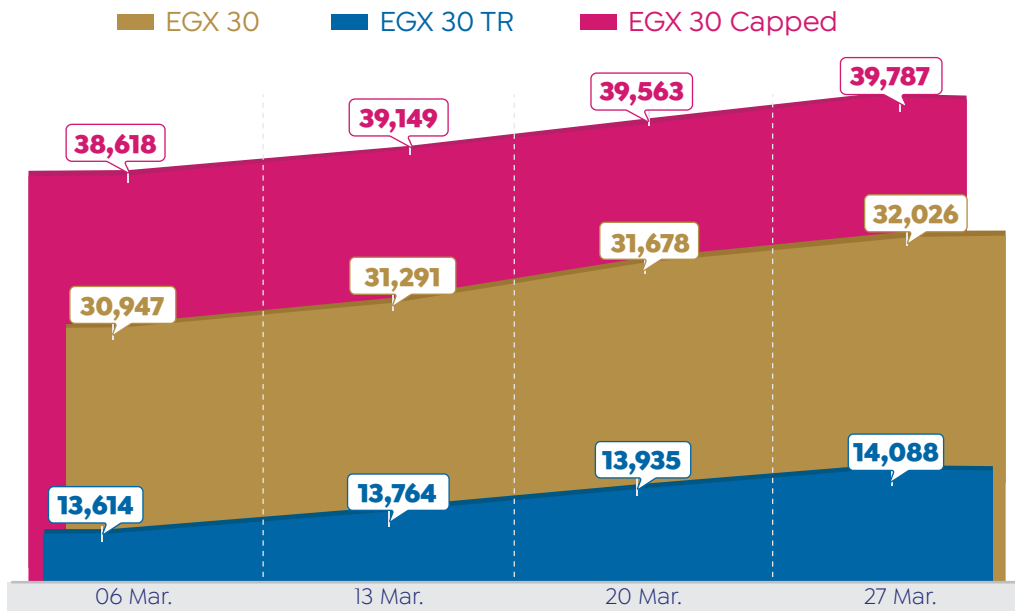
\* According to Last Review Date on Feb. 19, 2025

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

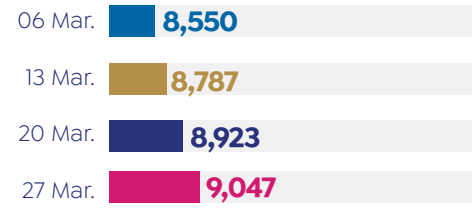
\* According to Last Review Date on Nov. 01, 2024

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

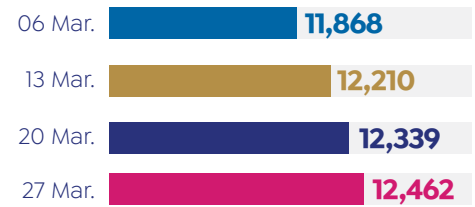
## EGX INDICATORS



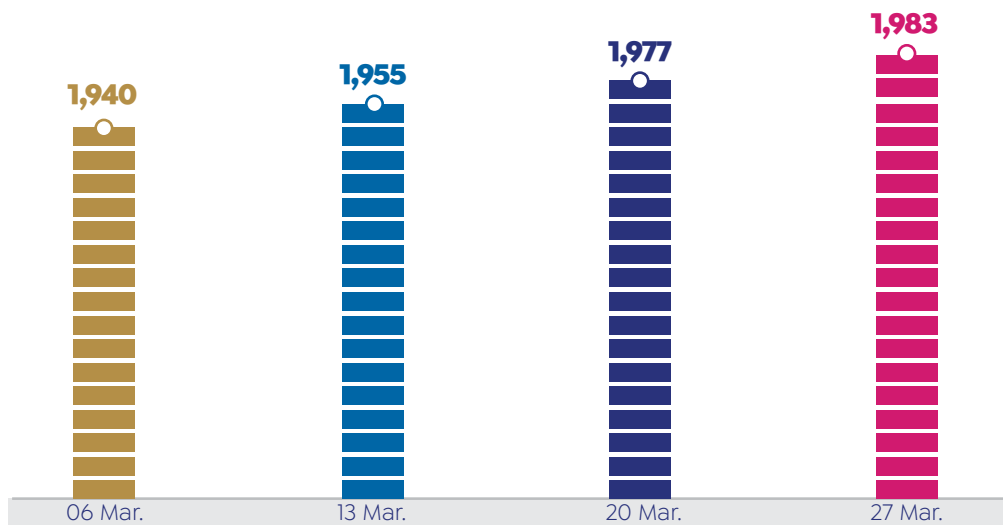
### EGX 70 EWI



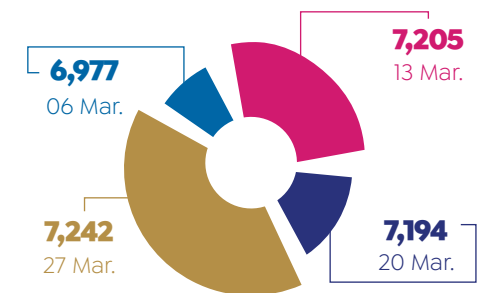
### EGX 100 EWI



## T-BOND



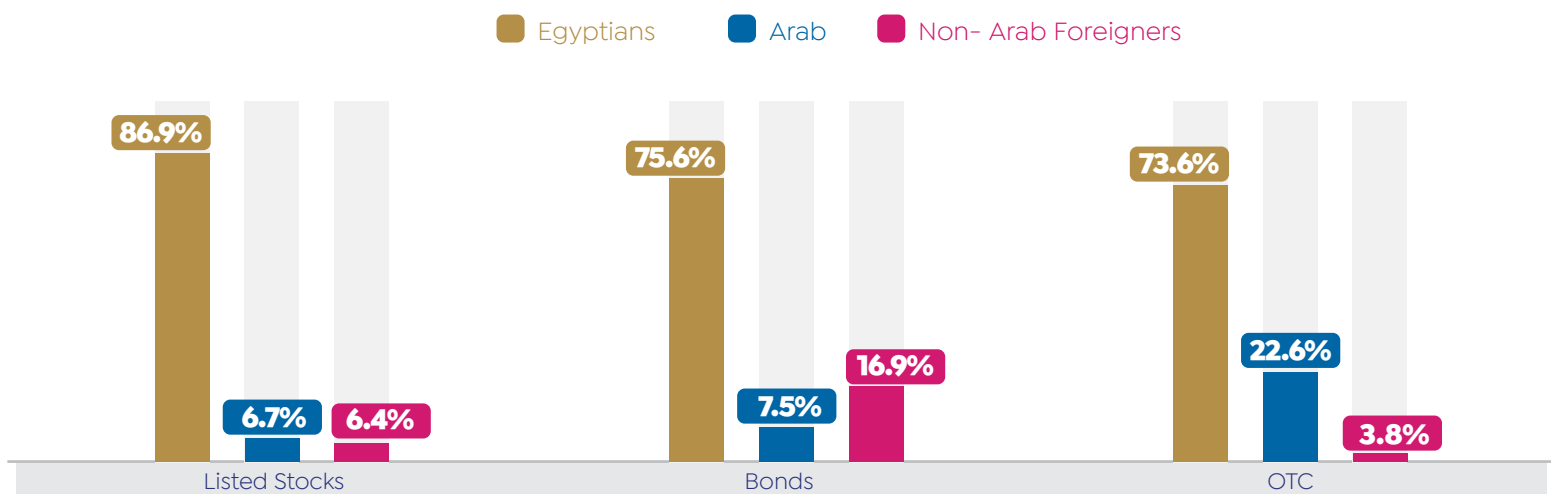
### SP/EGX ESG



### TAMAYUZ



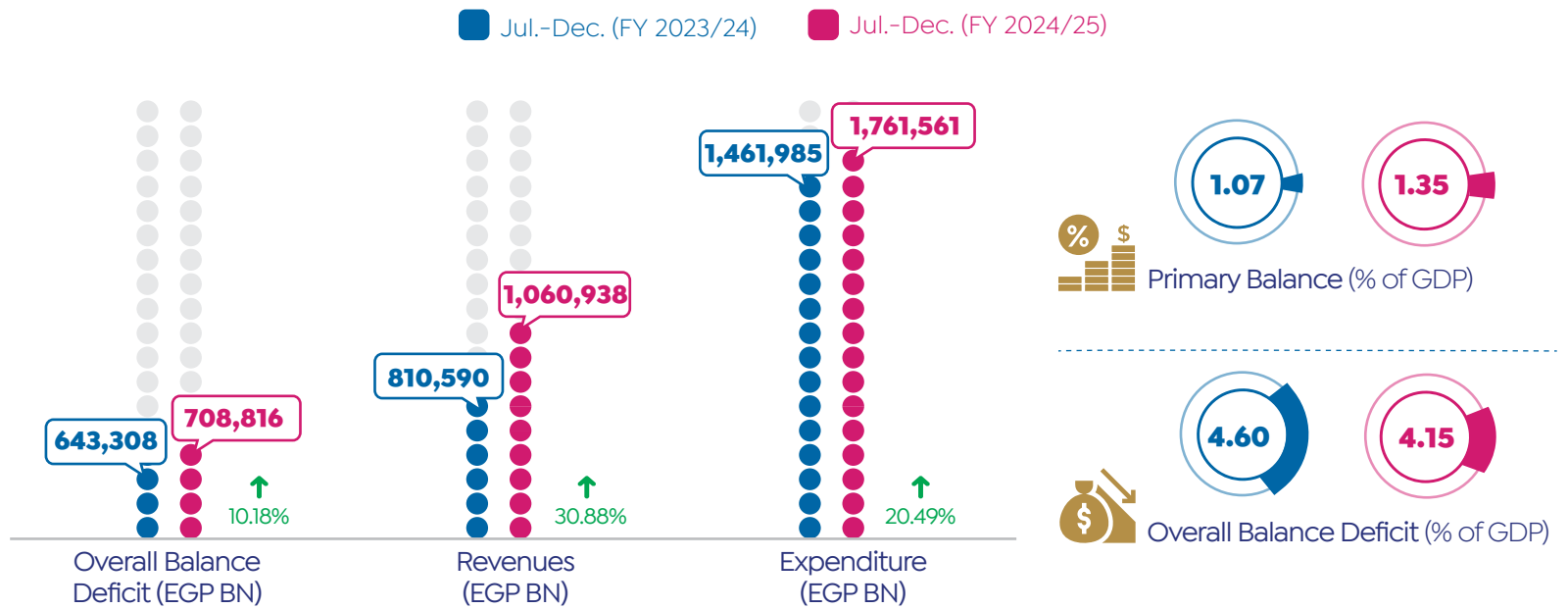
## TOTAL INVESTORS' TRADING ACTIVITIES BY MARKETS DURING MAR. 2025 (INC. DEALS)\*



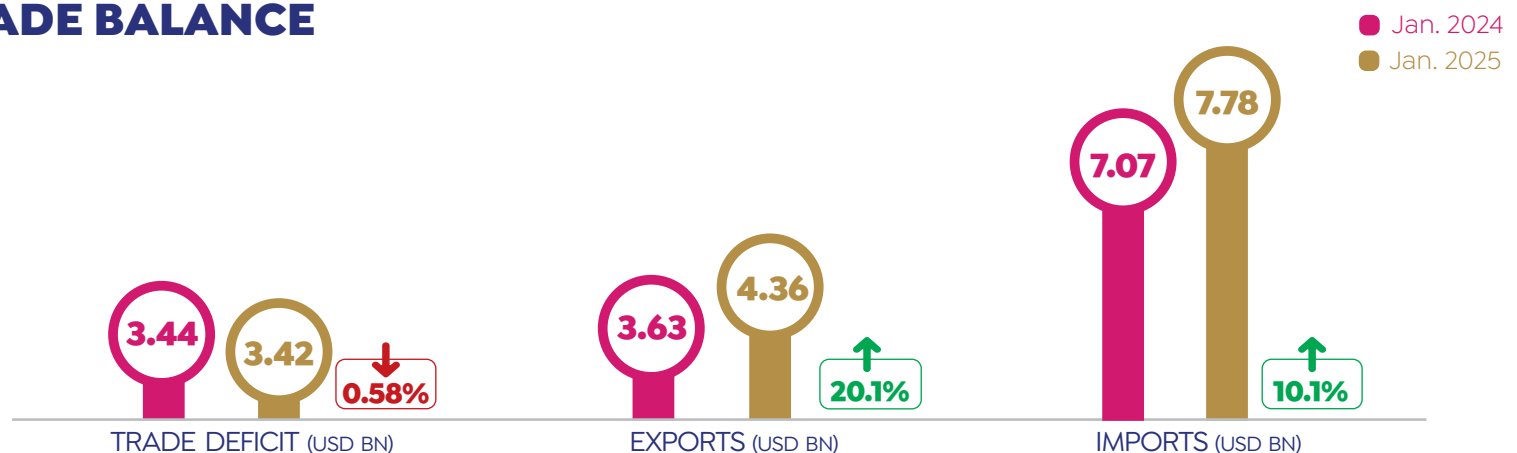
\* Total Buy + Sell

Source: EGX

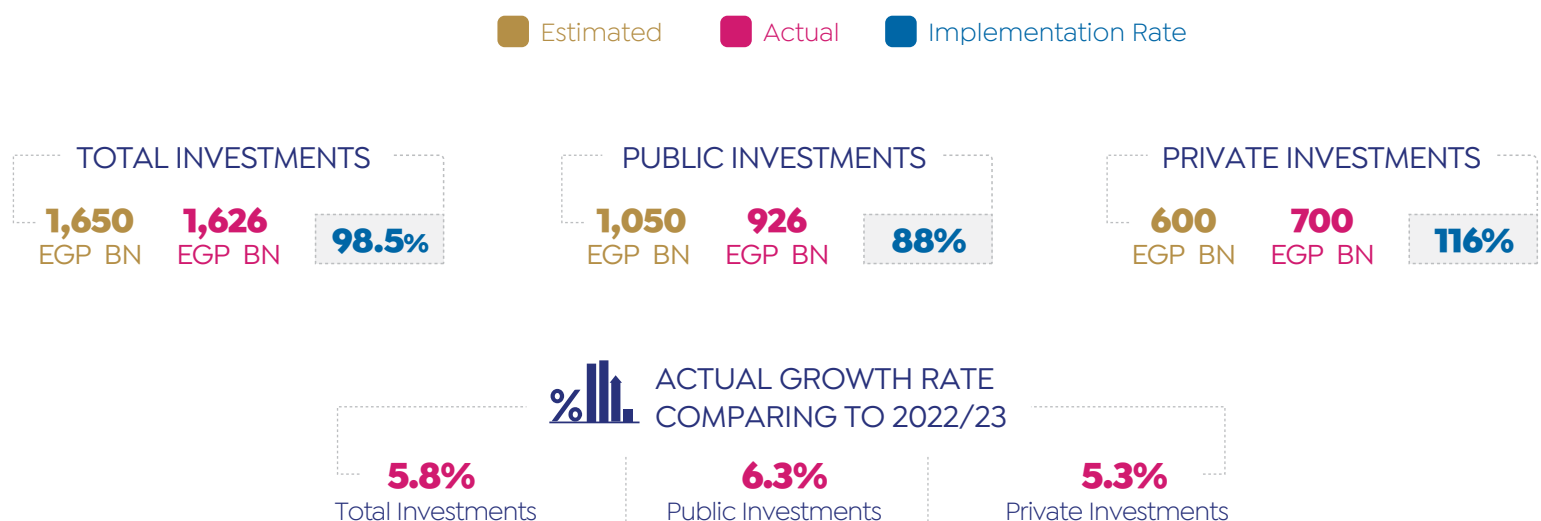
## FISCAL SECTOR PERFORMANCE



## TRADE BALANCE

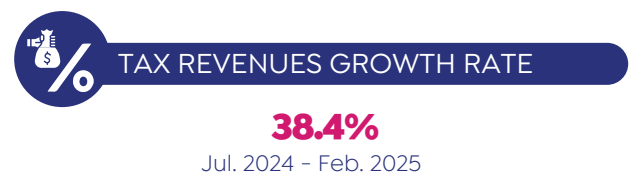
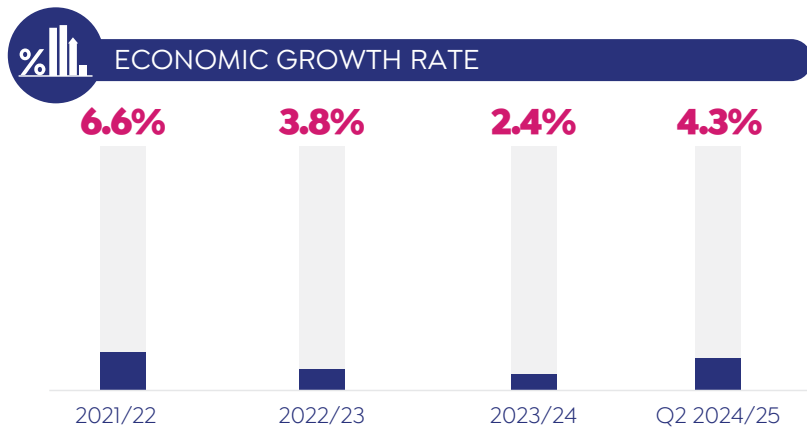


## THE IMPLEMENTATION OF THE 2023/24 ECONOMIC & SOCIAL DEVELOPMENT PLAN



Source: CAPMAS, MPED &amp; Cabinet

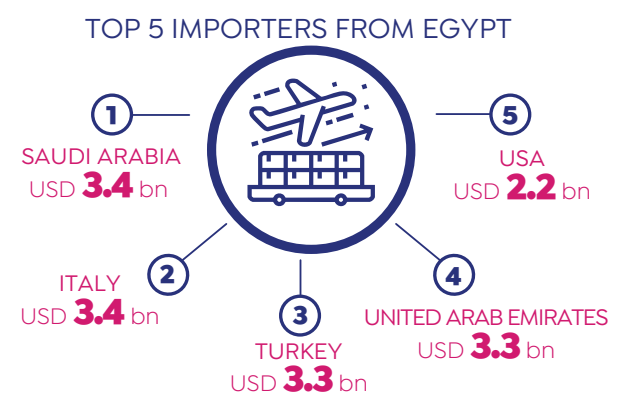
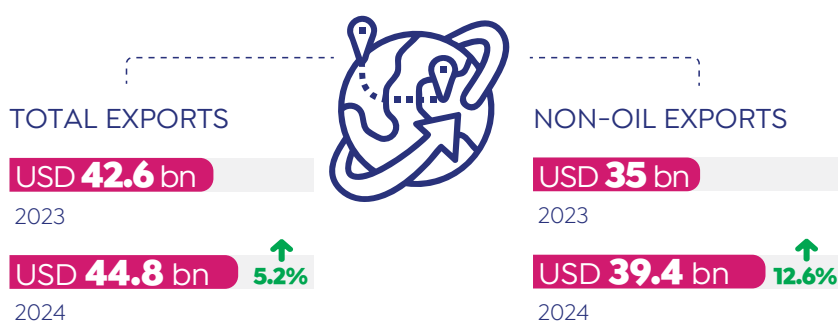
## EGYPTIAN ECONOMIC INDICATORS



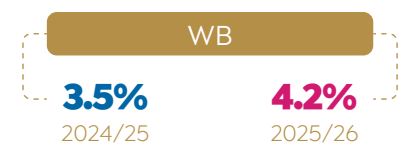
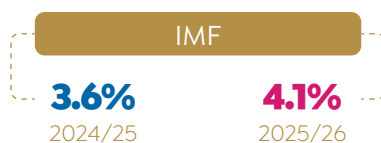
## DRAFT BUDGET FOR FY 2025/26



## EGYPTIAN EXPORTS IN 2024



## INTERNATIONAL INSTITUTIONS' EXPECTATIONS FOR THE EGYPTIAN ECONOMIC GROWTH RATE



Source: Cabinet