

MARKET WATCH

MARCH 2025

1 MAR. - 31 MAR.

BY
YASSEN MAHMOUD
MOHAMED SAYED



REAL ESTATE

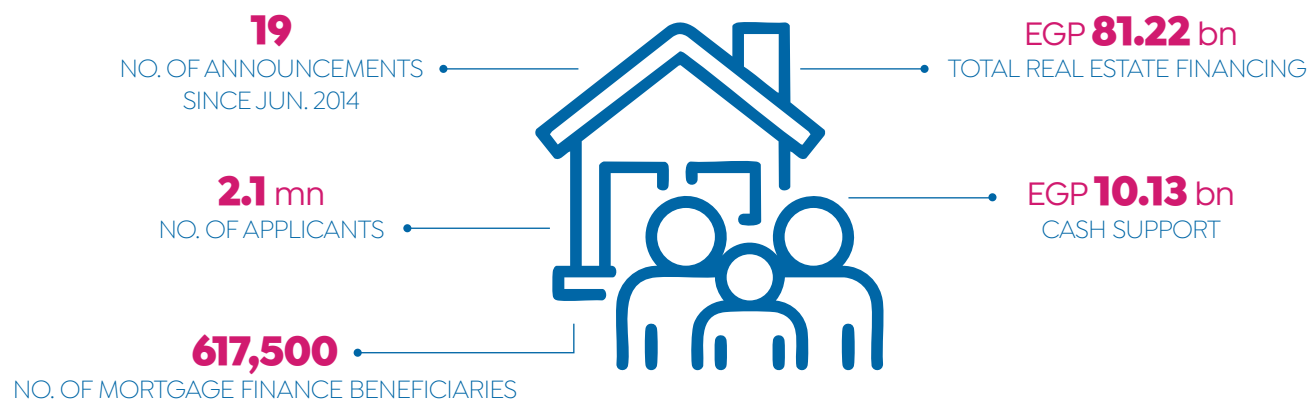
MARKET
UPDATES

01

Updates 2025

REAL ESTATE MARKET

HOUSING FOR ALL EGYPTIANS INITIATIVE



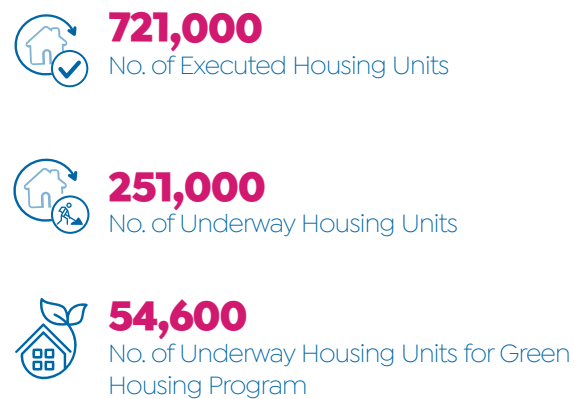
"HOUSING FOR ALL EGYPTIANS 5" ANNOUNCEMENT



HOUSING FOR ALL EGYPTIANS FOR MIDDLE-INCOME



HOUSING FOR ALL EGYPTIANS FOR LOW-INCOME

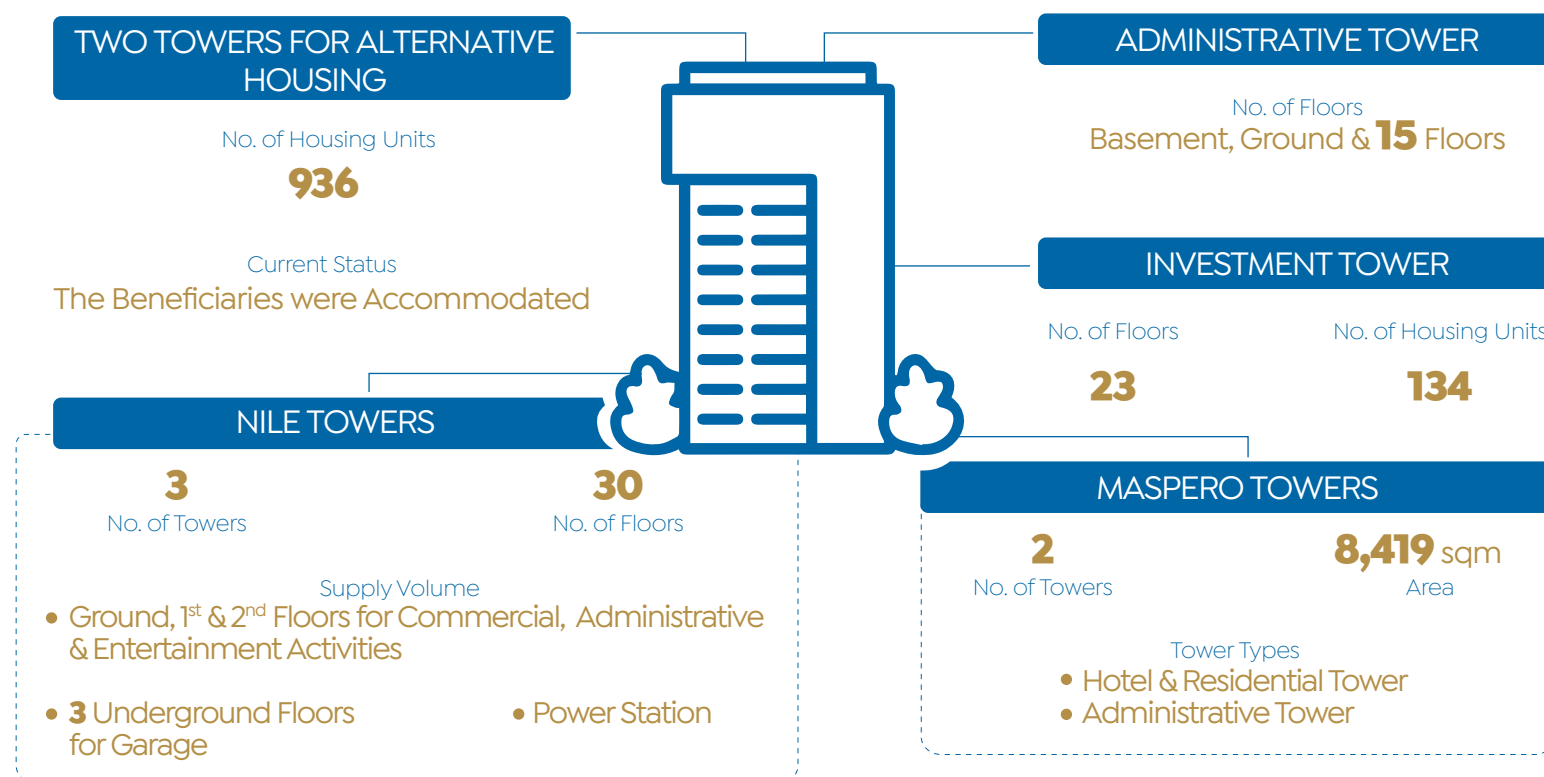


LOCAL DEVELOPMENT PROGRAM IN UPPER EGYPT



Source: Cabinet

MASPERO TRIANGLE DEVELOPMENT PROJECT



HAYAH KARIMA INITIATIVE

PHASE I



EGP 350 bn
Total Allocated Investments



70% for Human Development
30% for Green Projects



NO. OF TARGET

23,000 Projects
20 Governorates
52 Centers
1,477 Villages



18 mn
No. of Beneficiaries



EGP 298.3 bn
Total Spent till Dec-2024



Current Status of Projects

No. of Executed Projects: **16,590**
All Projects are Executed in **348** Village
Completion Rate: **95%** in **1,007** Village



86.5%
Implementation Rate

UPPER EGYPT



68%
Allocated Investments
(% of Total Investments)



11 mn
No. of Beneficiaries



9,658
No. of Executed Projects



NO. OF TARGET

9 Governorates
34 Centers
900 Villages

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

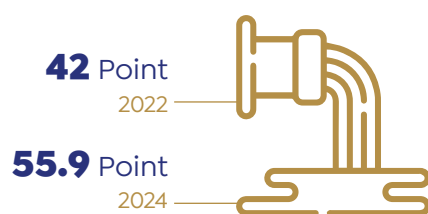
ECONOMIC & SOCIAL DEVELOPMENT PLAN (FY 2025/26)

UTILITY SECTOR TARGETS

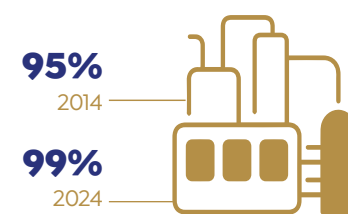


WATER RESOURCE DEVELOPMENT

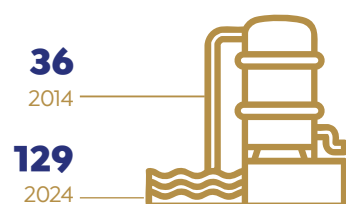
WATER RESOURCES PLANNING AND MANAGEMENT INDEX



POTABLE WATER COVERAGE RATIO



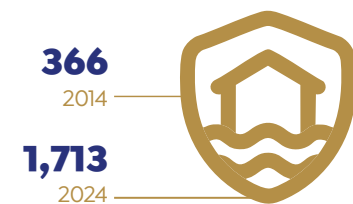
NO. OF DESALINATION PLANTS



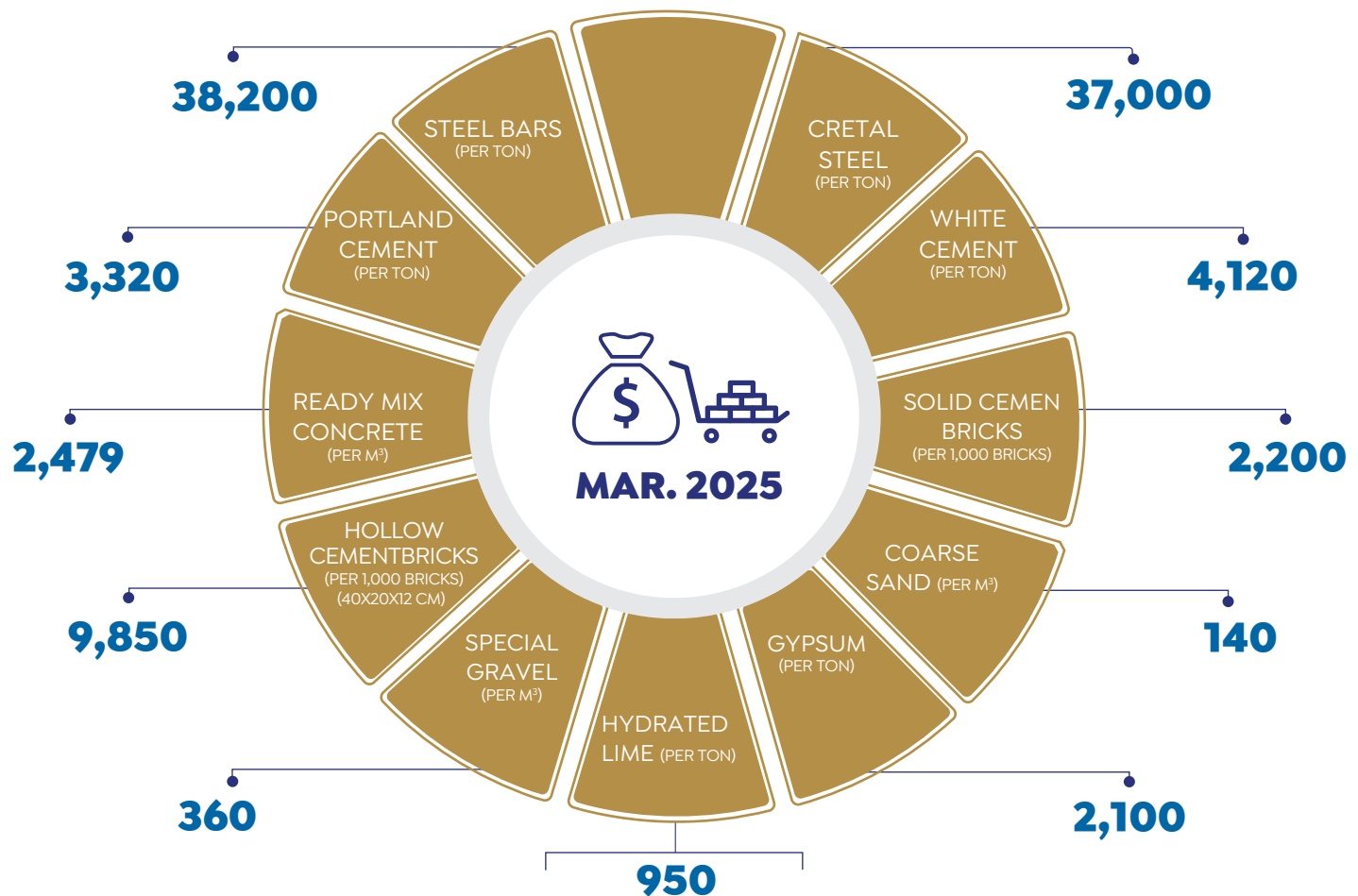
NO. OF TREATMENT PLANTS



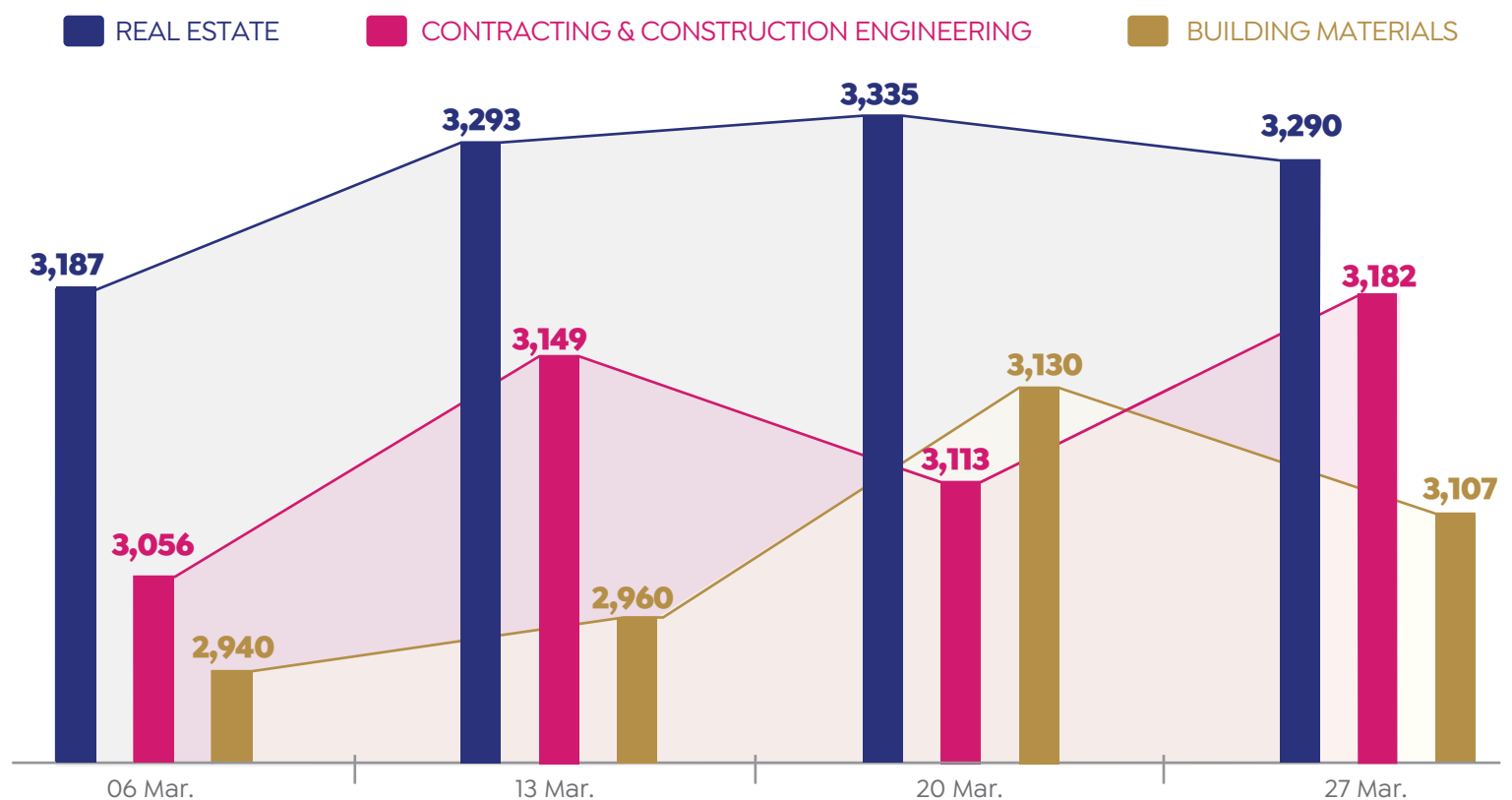
NO. OF FLOOD PROTECTION PROJECTS



PRICES OF CONSTRUCTION MATERIALS (EGP)



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



Source: MHUC & 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

10TH 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


6th Neighbourhood
LOCATION

44

NO. OF BUILDINGS

NEW OBOUR

HOUSING FOR ALL EGYPTIANS INITIATIVE



15th & 16th Neighbourhoods
LOCATION



638
NO. OF BUILDINGS



15,312
NO. OF HOUSING UNITS

► GREEN BUILDINGS



13th 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


9th 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



5th 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

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%**

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

PARK MALL

Developer: Arab Developers Holding



New Cairo
LOCATION

NASAAEM MEDICAL CENTER



1,940 sqm
AREA



35
NO. OF CLINICS

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

AXIS THREE BUSINESS MALL

Developer: URBNZ Developments



6th 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

6th 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

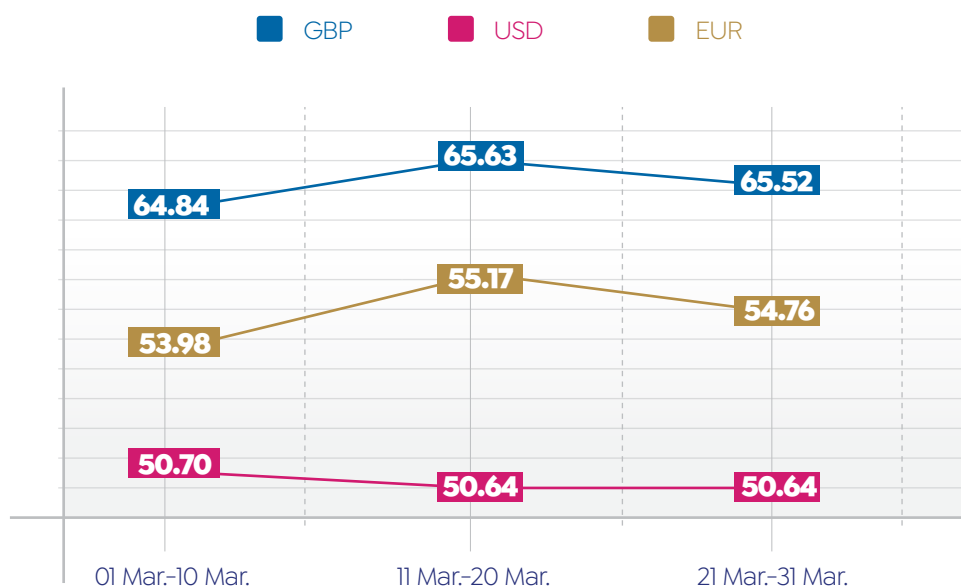


Updates 2025

ECONOMIC SNAPSHOT

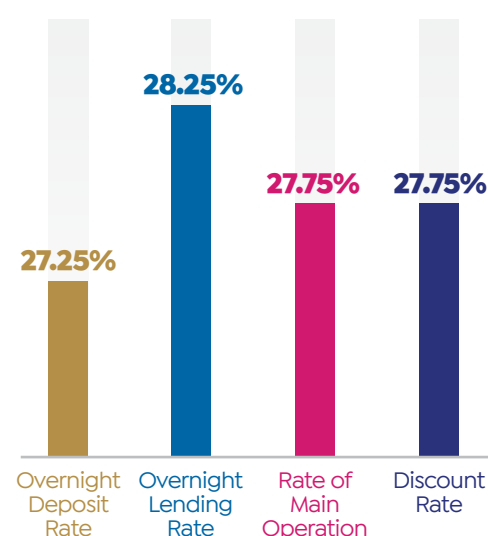


EXCHANGE RATES

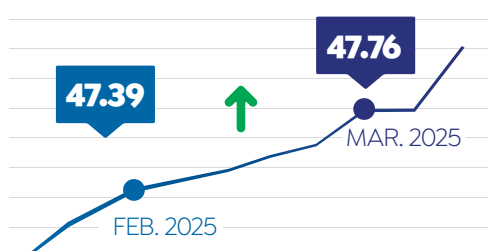


INTEREST RATES

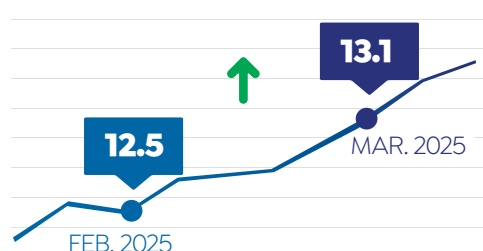
* MPC Meeting was Held on Feb. 20, 2025



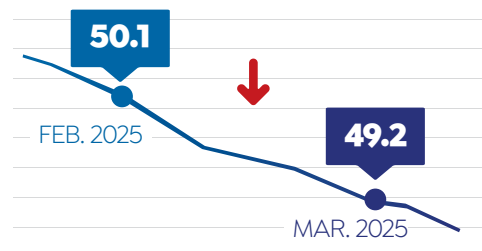
NET INTERNATIONAL RESERVES (USD BN)



ANNUAL HEADLINE INFLATION RATE (%)



PURCHASING MANAGERS' INDEX (PMI)



EGYPT CREDIT RATING



RATING

Caal

B-

B

MOODY'S

S&P GLOBAL

FITCH

OUTLOOK

Positive

Positive

Stable

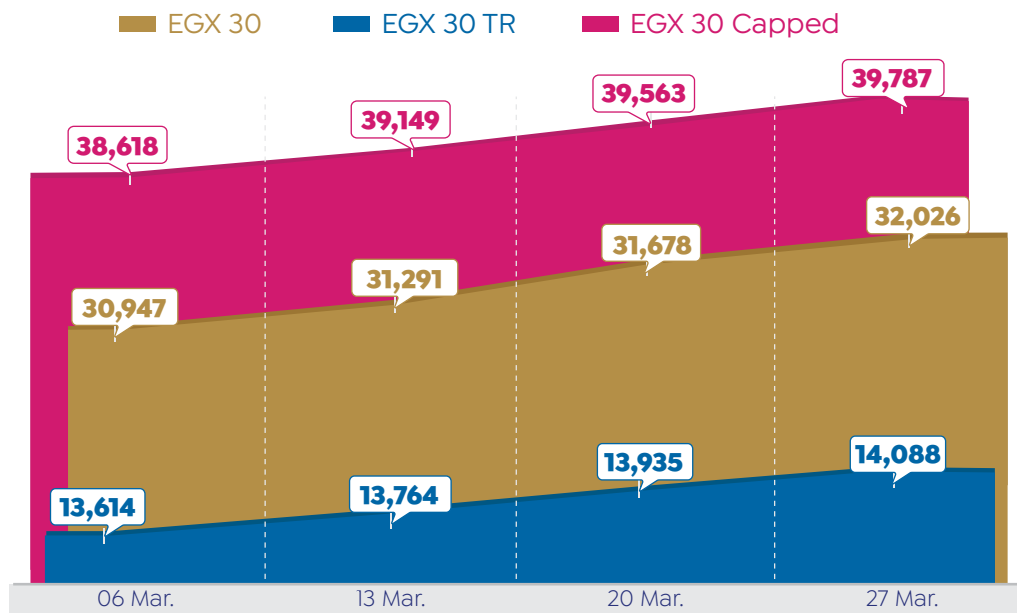
* According to Last Review Date on Feb. 19, 2025

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

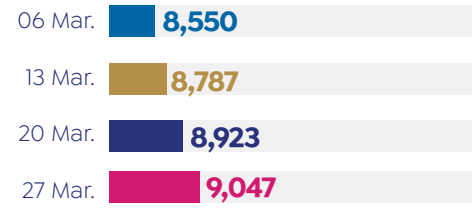
* According to Last Review Date on Nov. 01, 2024

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

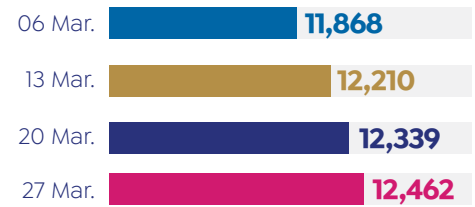
EGX INDICATORS



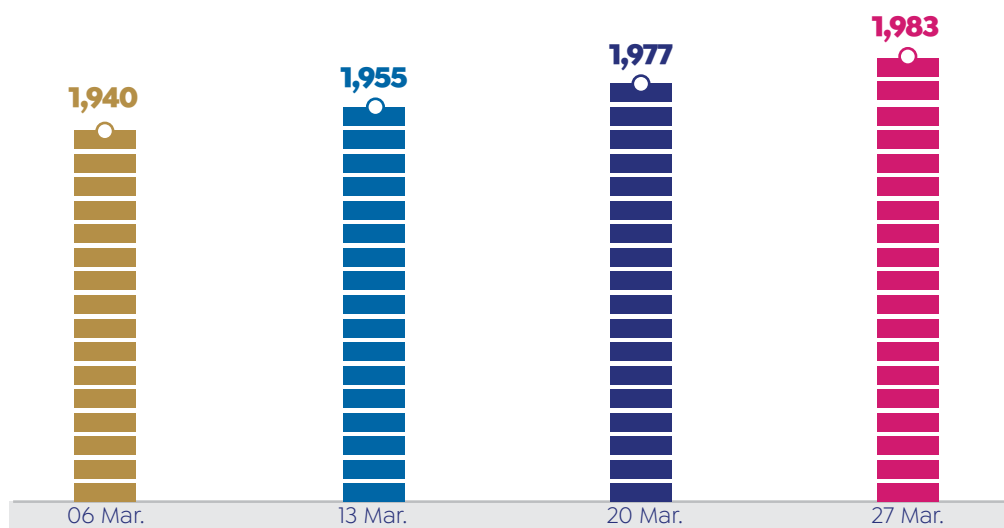
EGX 70 EWI



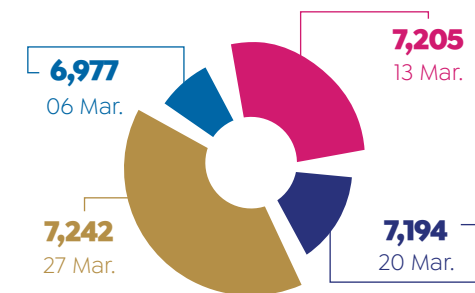
EGX 100 EWI



T-BOND



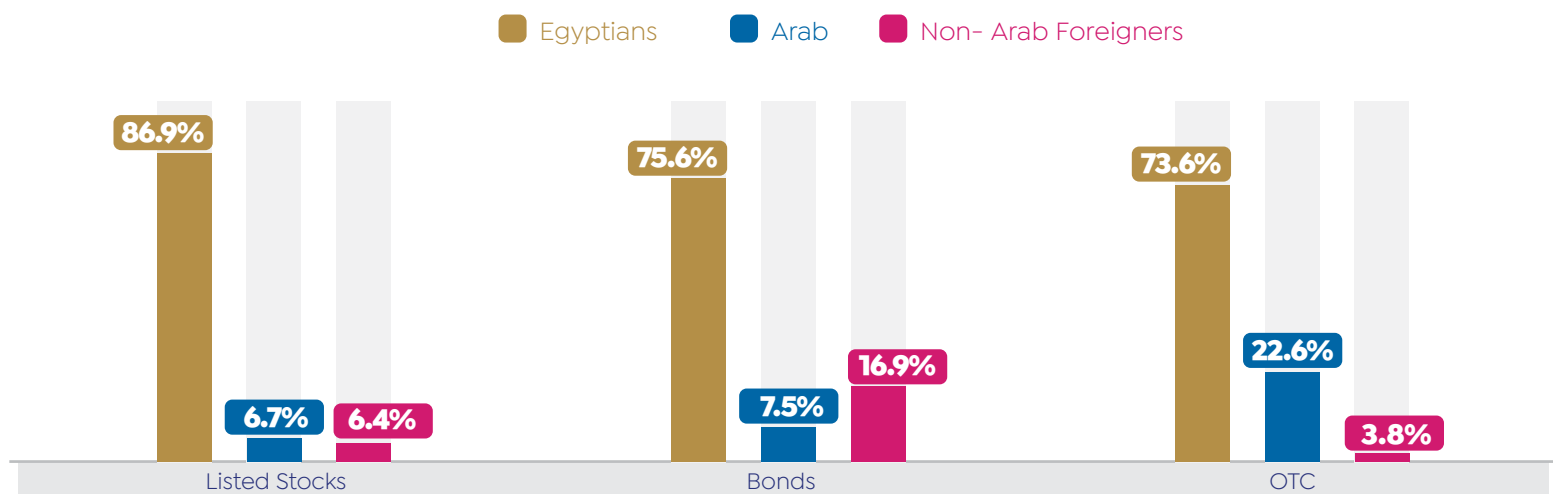
SP/EGX ESG



TAMAYUZ



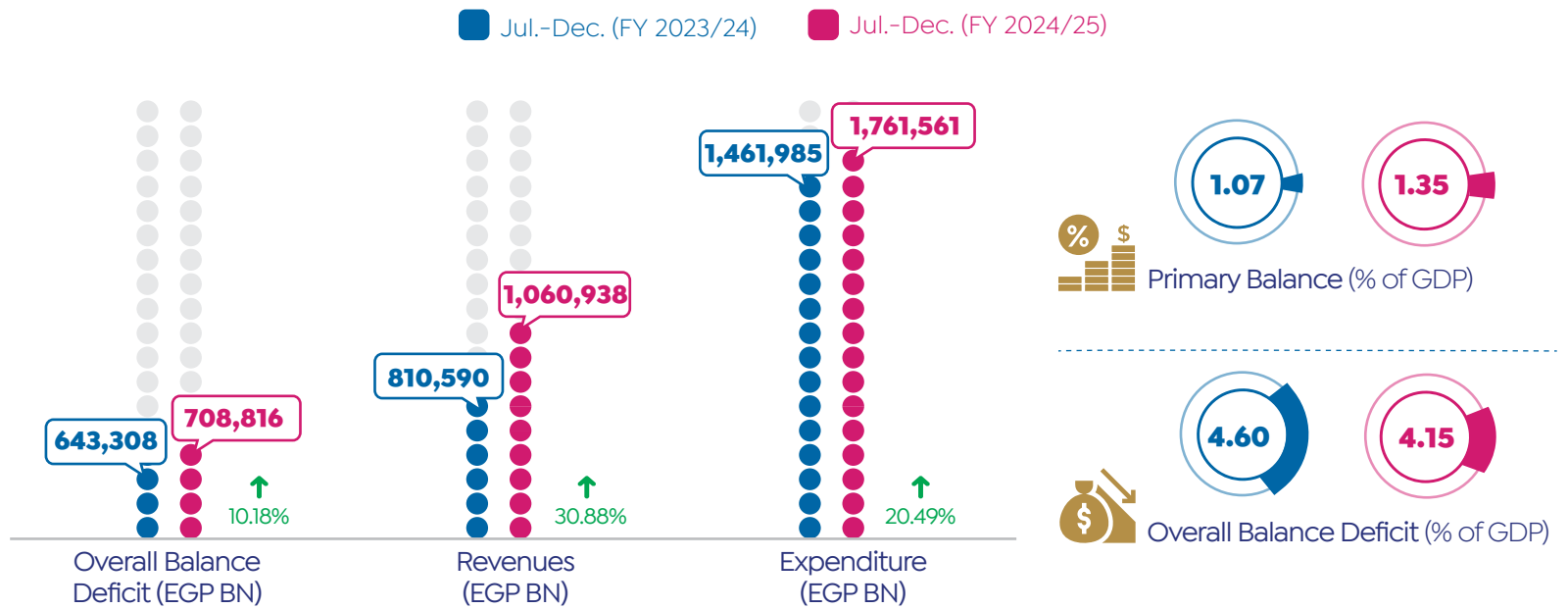
TOTAL INVESTORS' TRADING ACTIVITIES BY MARKETS DURING MAR. 2025 (INC. DEALS)*



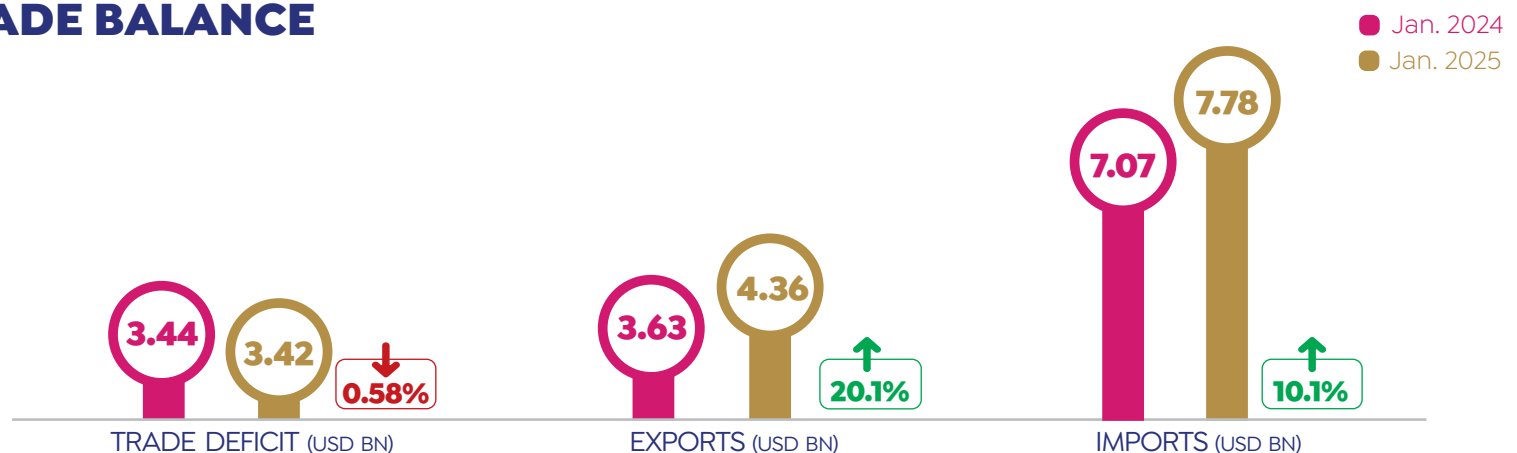
* Total Buy + Sell

Source: EGX

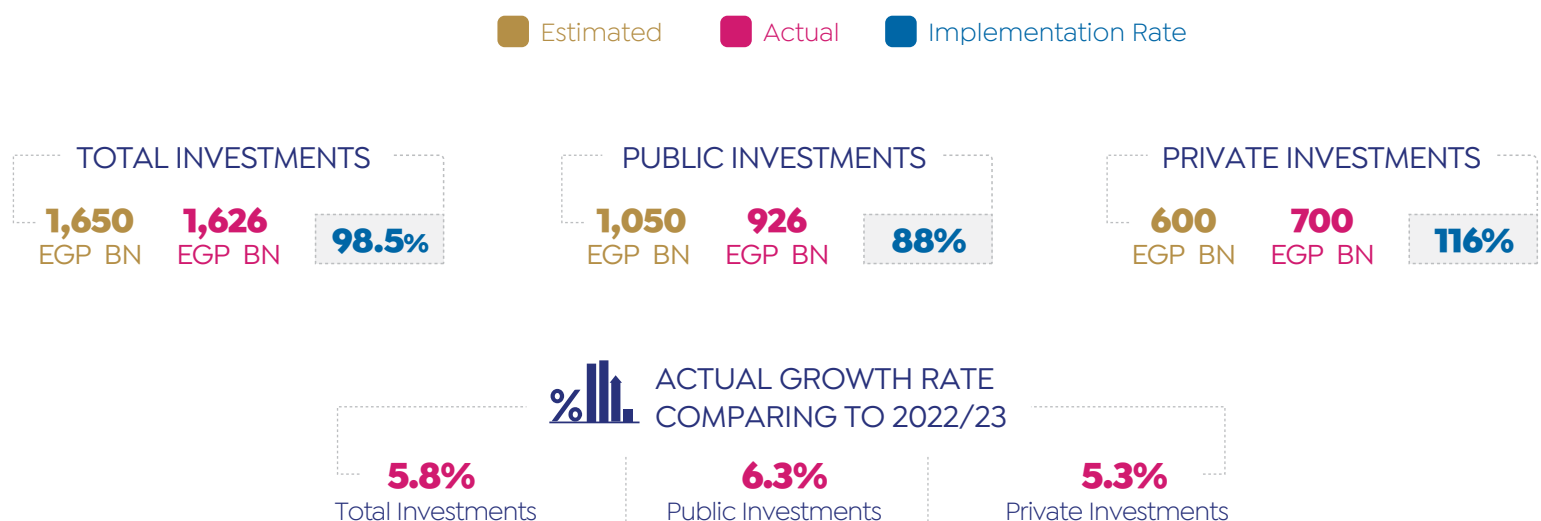
FISCAL SECTOR PERFORMANCE



TRADE BALANCE

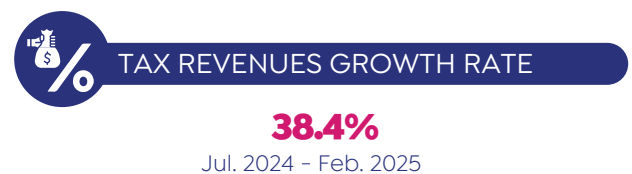
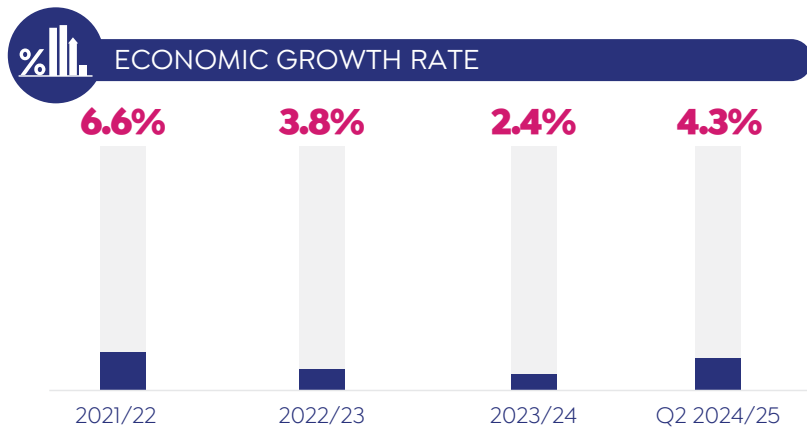


THE IMPLEMENTATION OF THE 2023/24 ECONOMIC & SOCIAL DEVELOPMENT PLAN



Source: CAPMAS, MPED & Cabinet

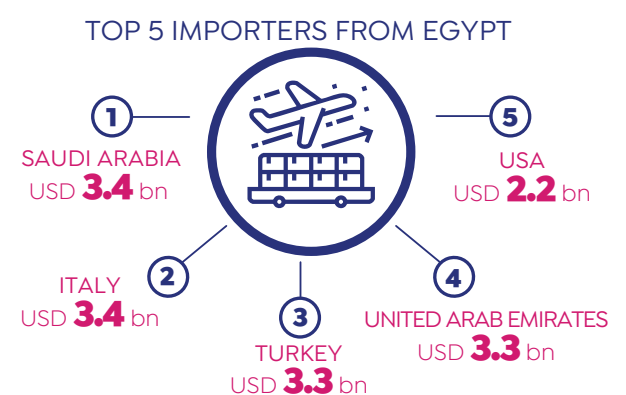
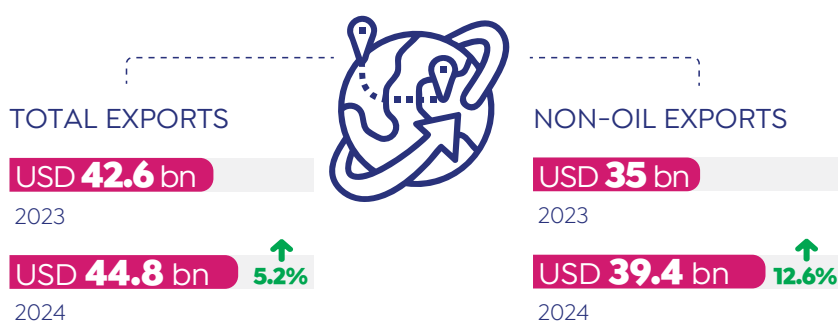
EGYPTIAN ECONOMIC INDICATORS



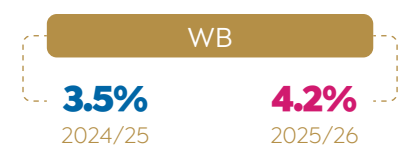
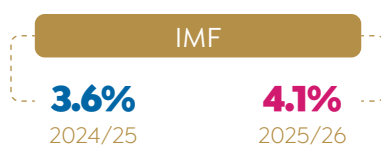
DRAFT BUDGET FOR FY 2025/26



EGYPTIAN EXPORTS IN 2024



INTERNATIONAL INSTITUTIONS' EXPECTATIONS FOR THE EGYPTIAN ECONOMIC GROWTH RATE



Source: Cabinet