

MARKET WATCH

MARCH 2025

1 MAR. - 31 MAR.

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 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



HOUSING FOR ALL EGYPTIANS INITIATIVE



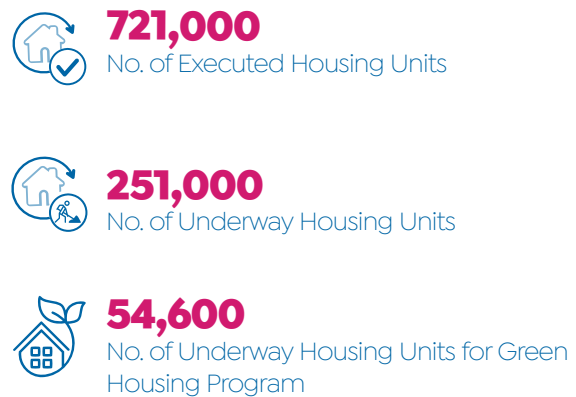
"HOUSING FOR ALL EGYPTIANS 5" ANNOUNCEMENT



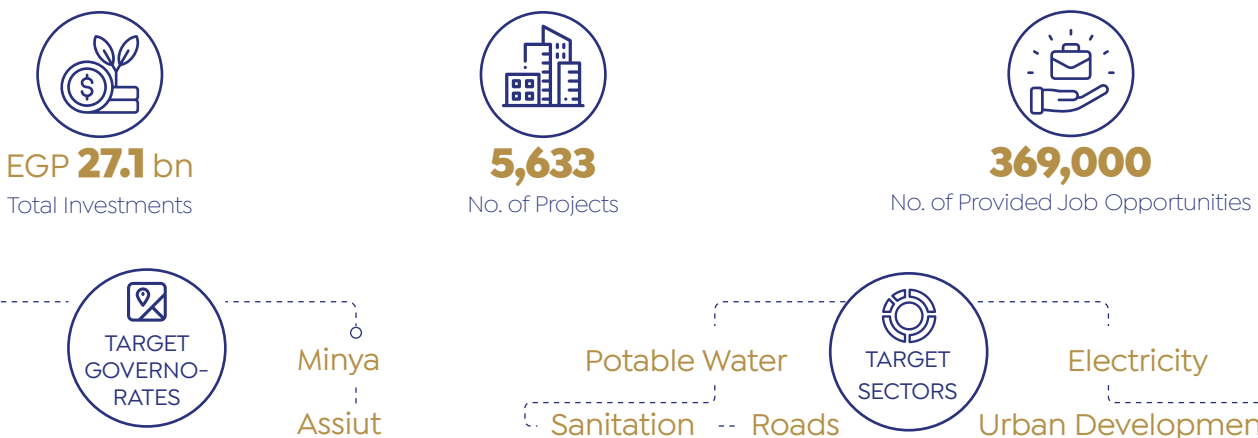
HOUSING FOR ALL EGYPTIANS FOR MIDDLE-INCOME



HOUSING FOR ALL EGYPTIANS FOR LOW-INCOME

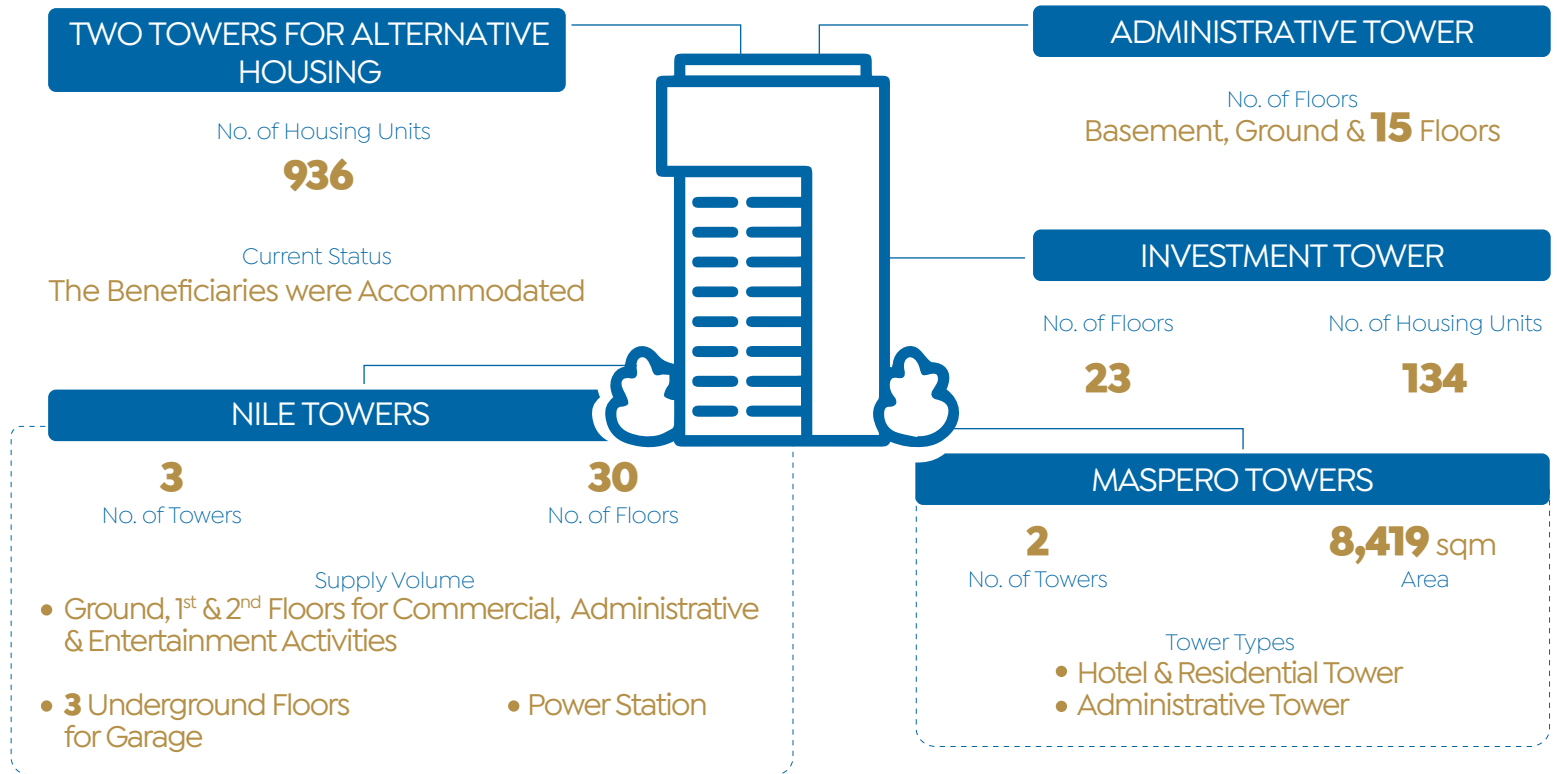


LOCAL DEVELOPMENT PROGRAM IN UPPER EGYPT



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

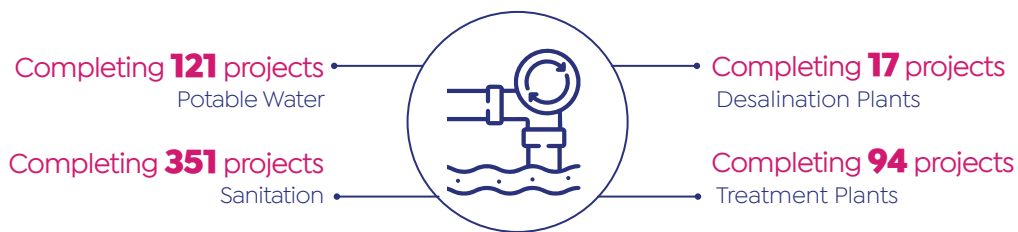
- Investment Zone (Area: **131,000** sqm)
- Hills & Valley Zone
- Cultural Zone
- Ceremonial Events Zone

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

 **14+**
No. of Park Gates

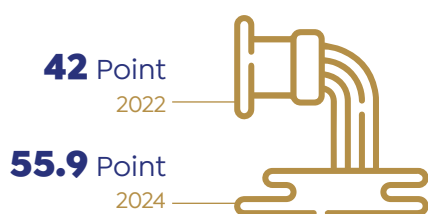
ECONOMIC & SOCIAL DEVELOPMENT PLAN (FY 2025/26)

UTILITY SECTOR TARGETS

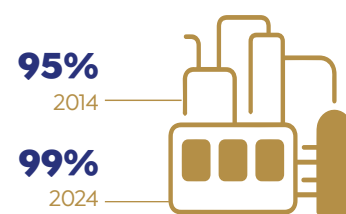


WATER RESOURCE DEVELOPMENT

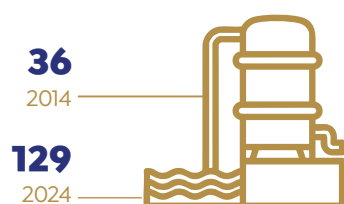
WATER RESOURCES PLANNING AND MANAGEMENT INDEX



POTABLE WATER COVERAGE RATIO



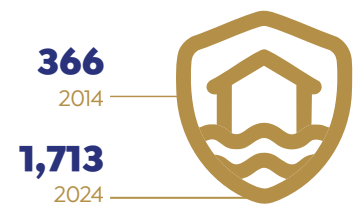
NO. OF DESALINATION PLANTS



NO. OF TREATMENT PLANTS

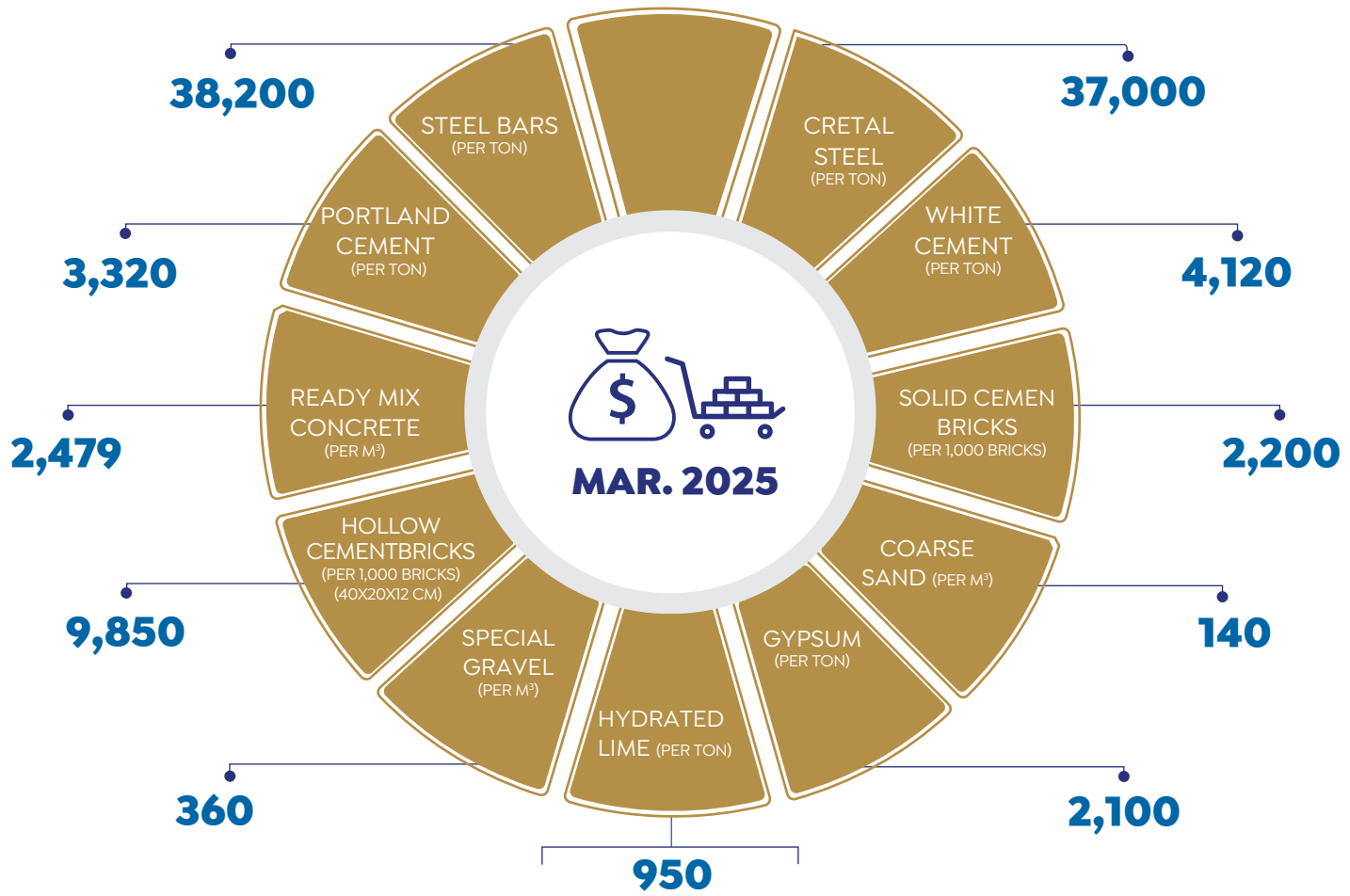


NO. OF FLOOD PROTECTION PROJECTS



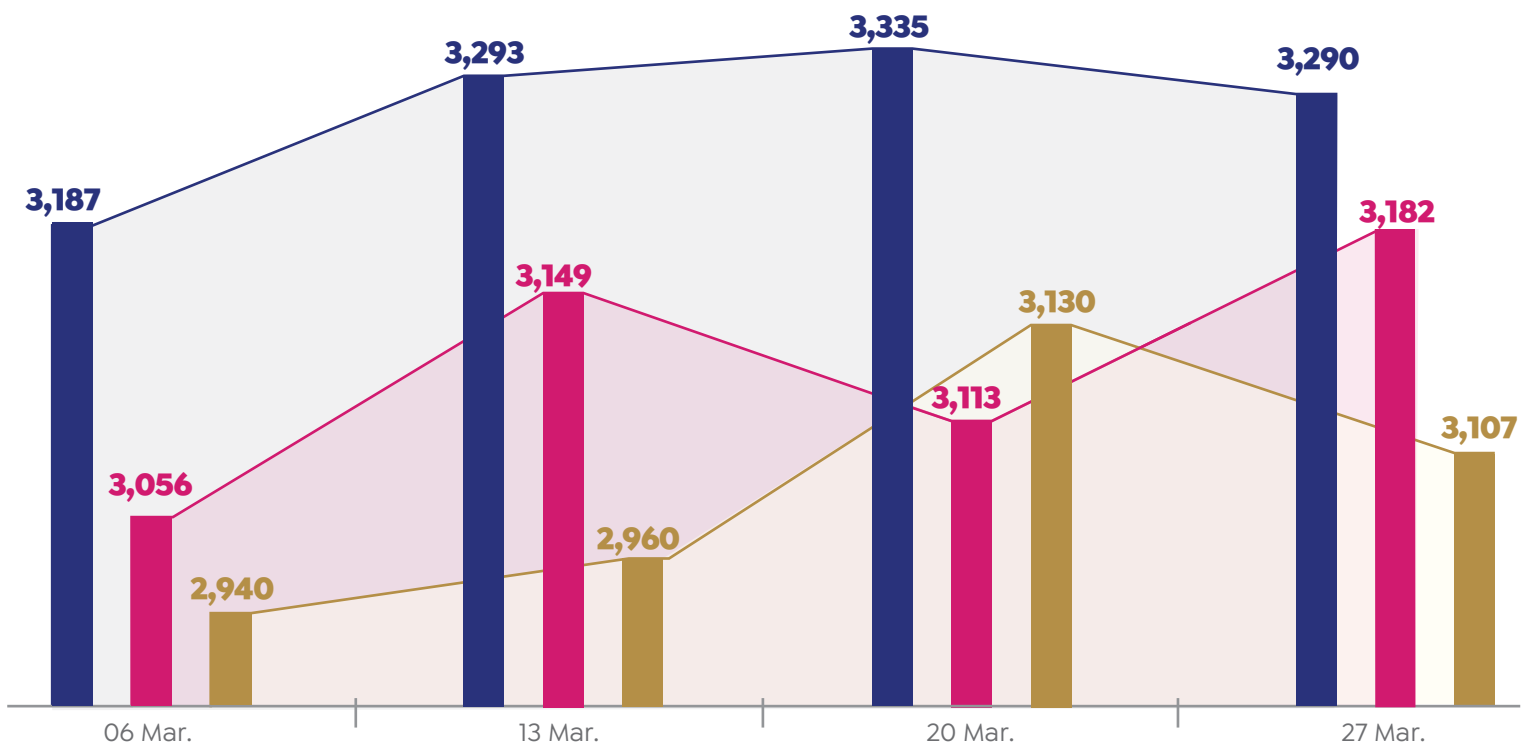
Source: Cabinet

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 in various shades, creating a modern, geometric design.

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



▶ FOR LOW-INCOME

| EAST OF ANDALUSIA DISTRICT



▶ FOR MIDDLE-INCOME



BADR CITY

ZAHRAT EL-ASSIMA PROJECT

▶ PHASE III



DISTINGUISHED HOUSING UNITS



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

Q3 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

Source: Developers' Official Statements



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

Source: Developers' Official Statements

CAPITAL HUB 2

Developer: Safwa Urban Development



NAC
LOCATION



35,000 sqm
AREA



Basement, 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
AREA



Phase I is Sold out
CURRENT STATUS

CITALIA

Developer: Valero Developments



New Obour City
LOCATION



13 Acres
AREA



Residential & Commercial Units
UNIT TYPES



EGP 3.2 bn
TARGET SALES

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

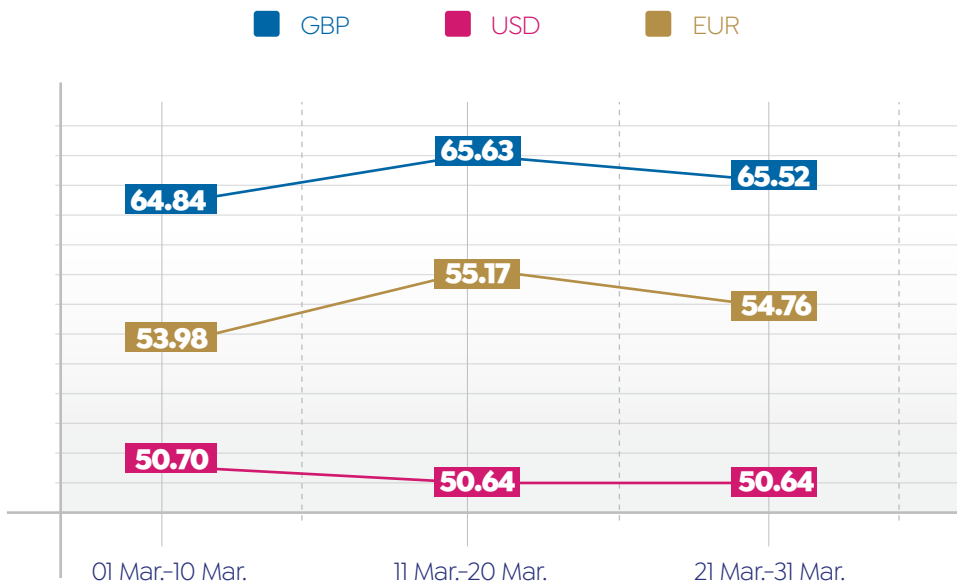


Updates 2025

ECONOMIC SNAPSHOT

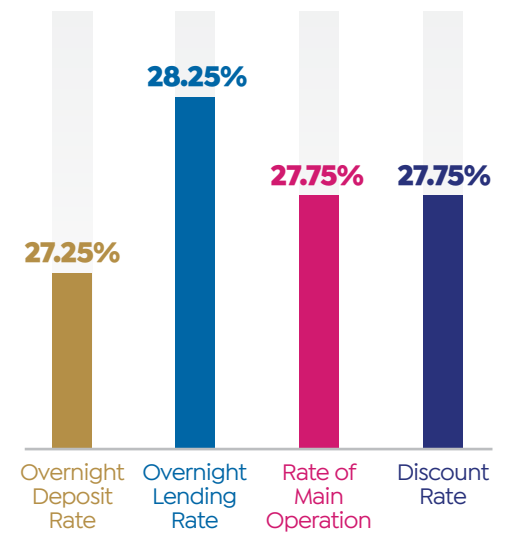


EXCHANGE RATES

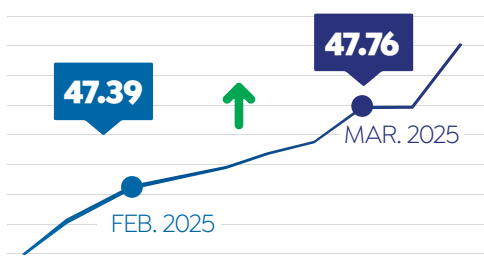


INTEREST RATES

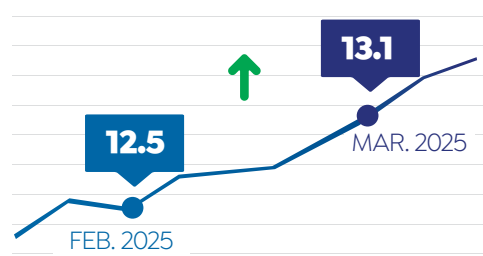
* MPC Meeting was Held on Feb. 20, 2025



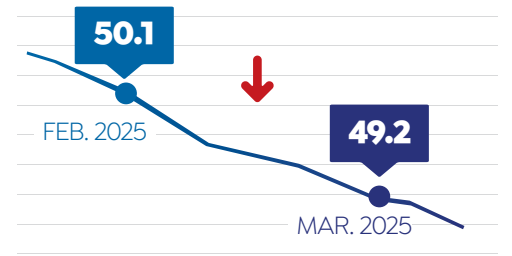
NET INTERNATIONAL RESERVES (USD BN)



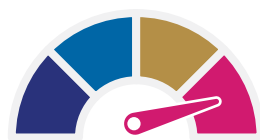
ANNUAL HEADLINE INFLATION RATE (%)



PURCHASING MANAGERS' INDEX (PMI)



EGYPT CREDIT RATING



RATING

Caal

B-

B

MOODY'S

S&P GLOBAL

FITCH

OUTLOOK

Positive

Positive

Stable

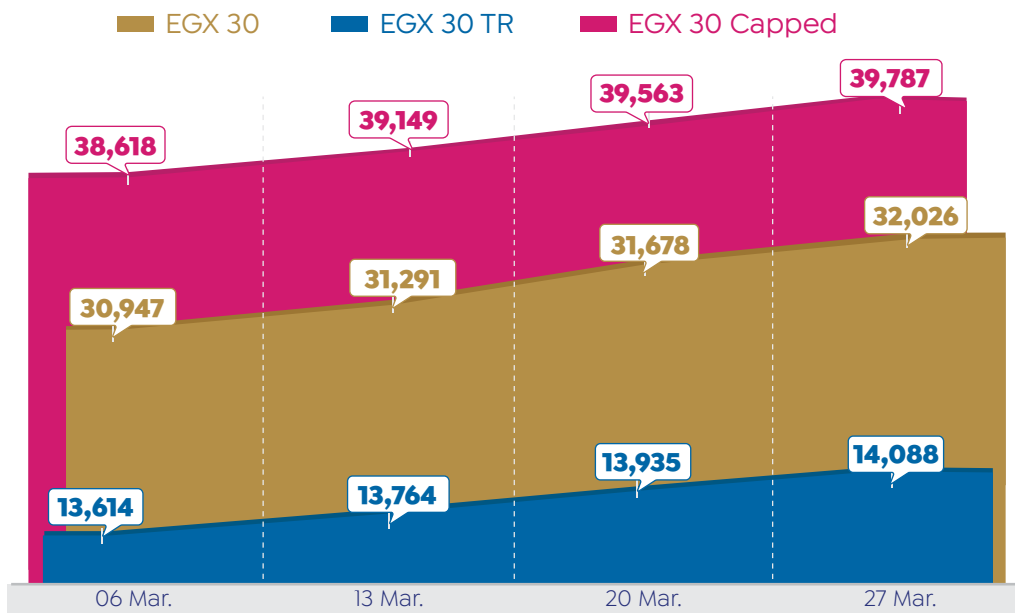
* According to Last Review Date on Feb. 19, 2025

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

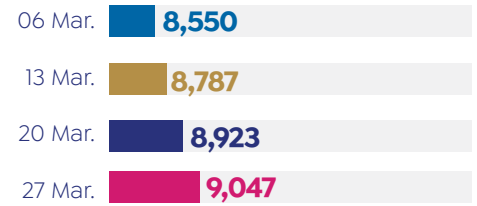
* According to Last Review Date on Nov. 01, 2024

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

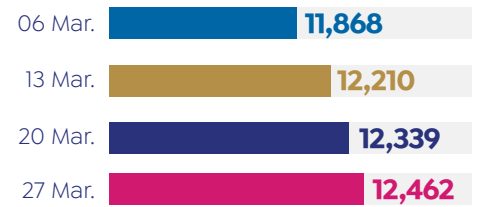
EGX INDICATORS



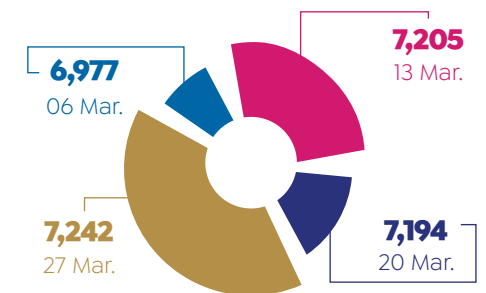
EGX 70 EWI



EGX 100 EWI



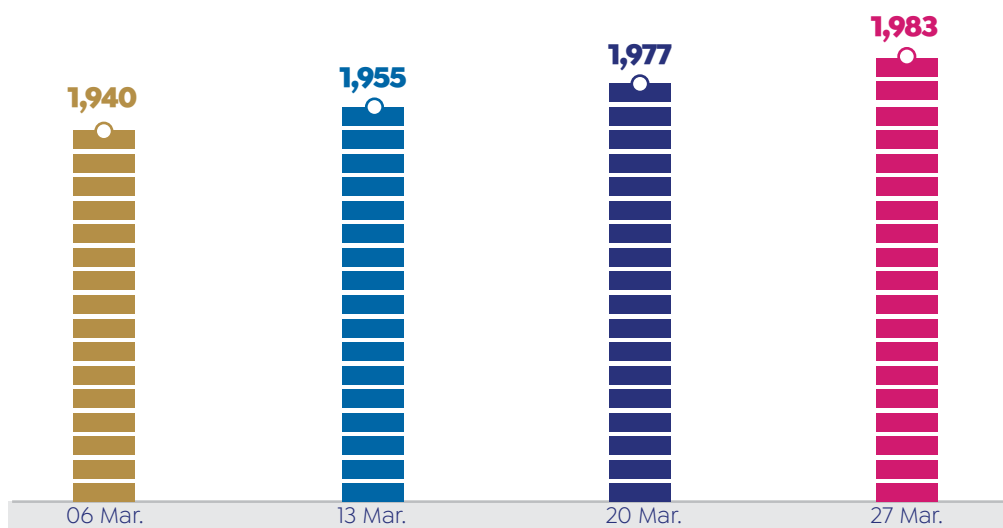
SP/EGX ESG



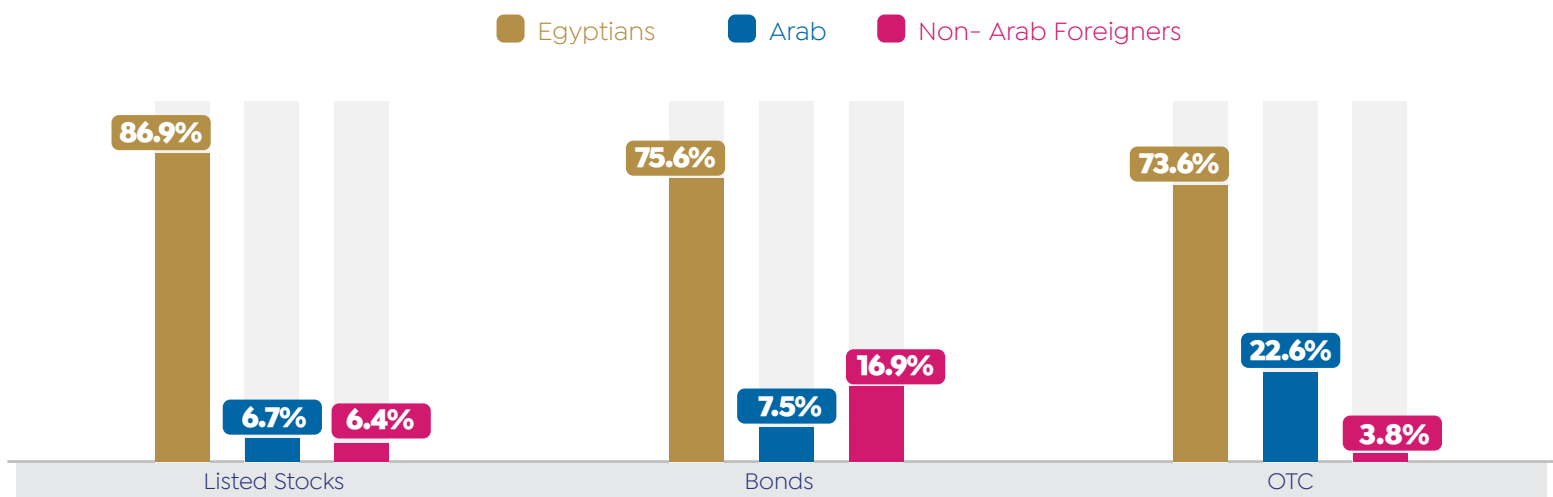
TAMAYUZ



T-BOND



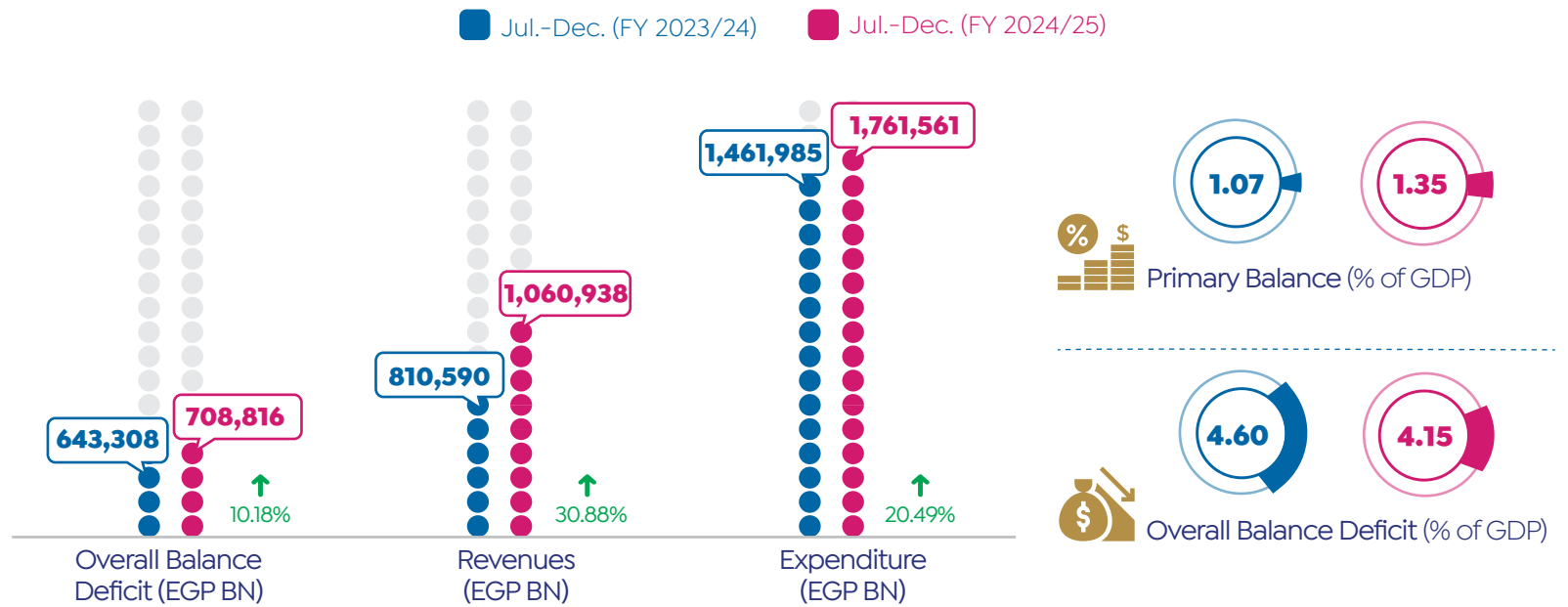
TOTAL INVESTORS' TRADING ACTIVITIES BY MARKETS DURING MAR. 2025 (INC. DEALS)*



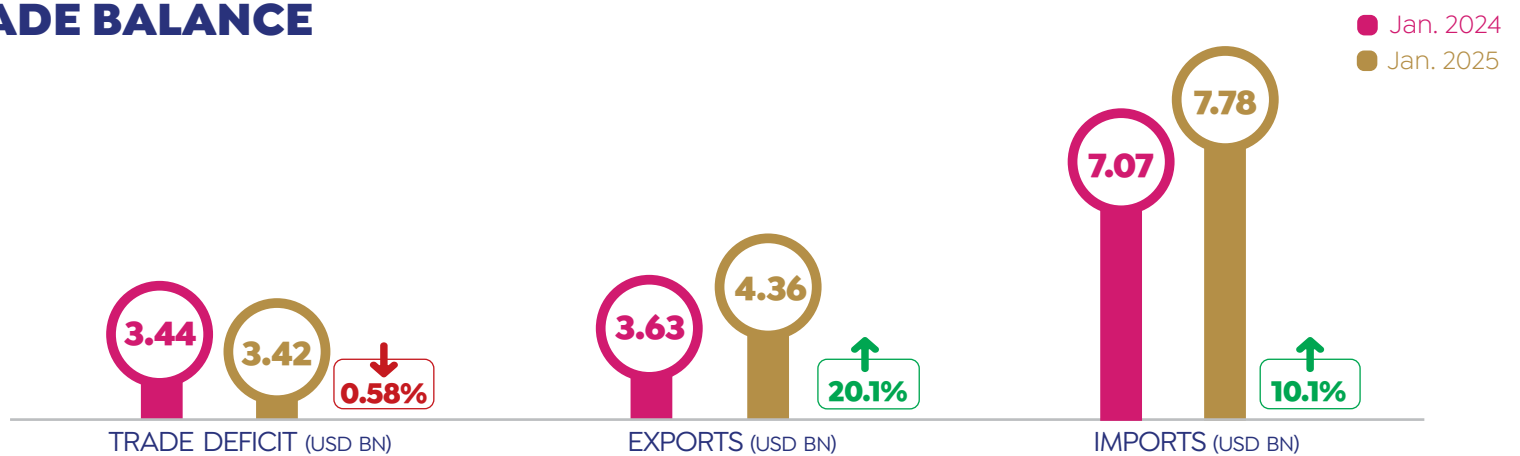
* Total Buy + Sell

Source: EGX

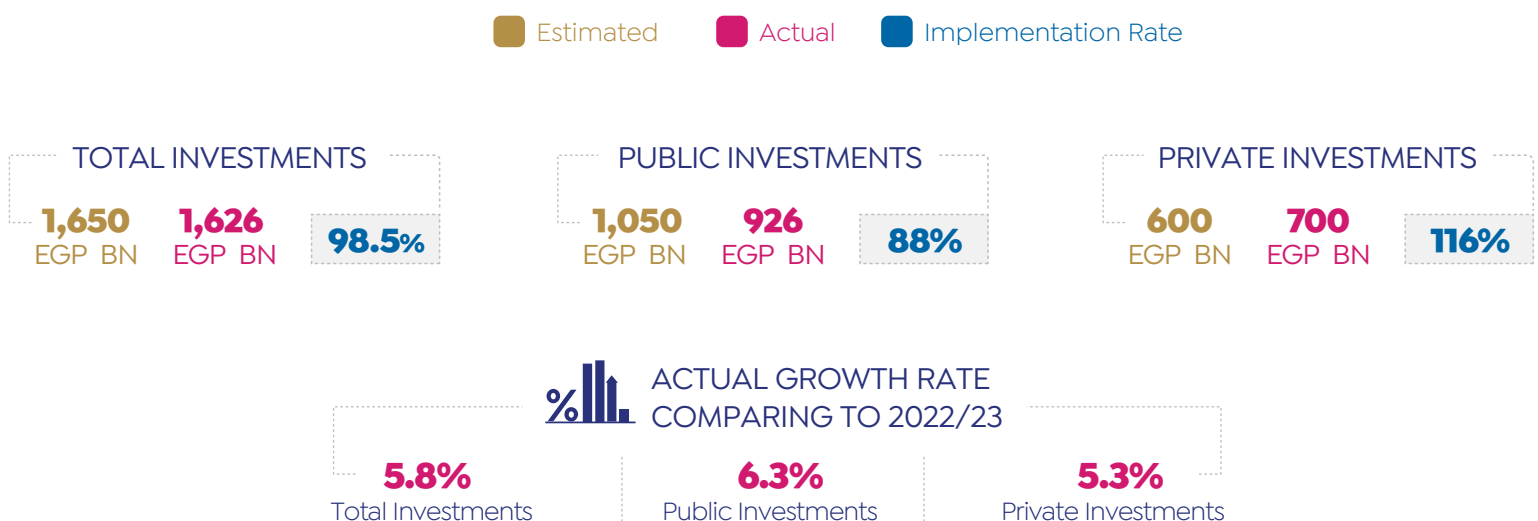
FISCAL SECTOR PERFORMANCE



TRADE BALANCE

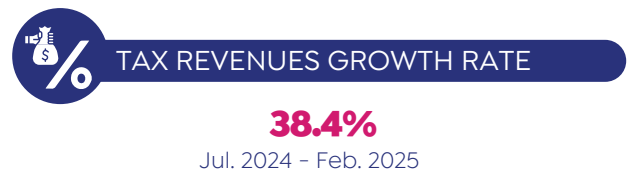
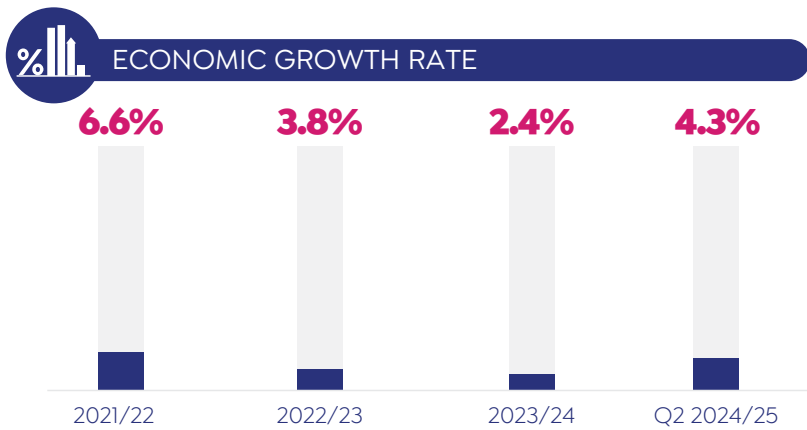


THE IMPLEMENTATION OF THE 2023/24 ECONOMIC & SOCIAL DEVELOPMENT PLAN



Source: CAPMAS, MPED & Cabinet

EGYPTIAN ECONOMIC INDICATORS



DRAFT BUDGET FOR FY 2025/26



EGYPTIAN EXPORTS IN 2024

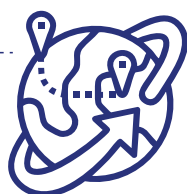
TOTAL EXPORTS

USD **42.6** bn

2023

USD **44.8** bn **↑ 5.2%**

2024



NON-OIL EXPORTS

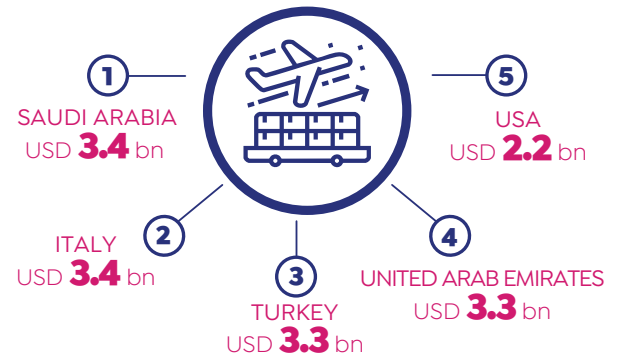
USD **35** bn

2023

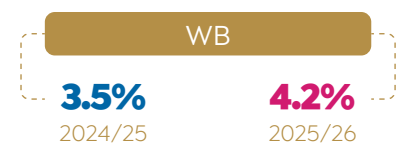
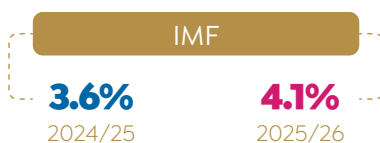
USD **39.4** bn **↑ 12.6%**

2024

TOP 5 IMPORTERS FROM EGYPT



INTERNATIONAL INSTITUTIONS' EXPECTATIONS FOR THE EGYPTIAN ECONOMIC GROWTH RATE



Source: Cabinet