

ANNUAL  
**REPORT** | REAL ESTATE  
**2024**

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# ABOUT INVESTIGATE

THE VOICE OF REAL ESTATE

Invest-Gate is Egypt's leading real estate think tank, providing investors, customers, and other stakeholders in the market with the latest trends in the Egyptian real estate sector.

With over 20 roundtables, Invest-Gate has taken the lead in addressing the top challenges facing the Egyptian real estate market with key industry leaders, executives, and officials from different entities across the Egyptian investment landscape.

We are on a mission to empower our readers with the latest trends and unbiased information through our website, magazine, as well as our extensive and impactful social media presence.

Invest-Gate is embarking on an exciting new chapter, poised to redefine the Egyptian real

estate industry on regional and global scales. With a lineup of monumental events on the horizon, including top-notch real estate exhibitions and one-of-a-kind conventions, we are driving transformation and innovation in the sector.

Our elite team of experts and specialists in the Research and Analysis (R&A) department contribute to economic knowledge through data-rich studies and uniquely crafted "Market Watch" reports.

As we set our sights on the future, we are committed to fostering a dynamic ecosystem that propels the Egyptian real estate industry to new heights of success and prominence.

For inquiries, email [info@invest-gate.me](mailto:info@invest-gate.me).



# REAL ESTATE **ANNUAL REPORT** **2024**

This annual report offers a holistic overview of the Egyptian real estate market, illuminating the market's performance over the past year. It provides a comprehensive analysis of the most prominent trends and developments within the real estate sector, including the accomplishments of government housing programs and initiatives to improve citizens' living standards and provide essential amenities significantly. The report also presents a comprehensive inventory of all new cities, categorized according to the four generations, with the latest developments highlighting the government's relentless efforts to expand the residential area to accommodate population growth. Furthermore, the report explores influential economic factors, such as exchange rate fluctuations and interest rate changes. Ultimately, this report aims to equip stakeholders with the knowledge and tools necessary to make informed decisions and support the continued growth of Egypt's real estate market.



**REAL  
ESTATE**

| MARKET  
UPDATES

## SECTION I:

# REAL ESTATE MARKET UPDATES

**T**he government has played a pivotal role in the development of Egypt's real estate market over the past year. Through the provision of a substantial number of housing units and the completion of significant projects, the government has made substantial strides in improving the living standards of its citizens. This section of the report will delve into the government's achievements in the real estate sector from January 1<sup>st</sup> to December 31<sup>st</sup>, 2024 based on data released by governmental authorities such as NUCA, the Cabinet, the Ministry of Housing, Utilities, and Urban Communities. Etc.

The Ministry of Housing, Utilities, and Urban Communities undertook substantial investments between 2014 and 2024. During this period, the Ministry successfully executed 1.5 mn housing units through housing programs such as the Social Housing Project and the "Housing for All Egyptians" initiative. Furthermore, an additional 0.5 mn units are currently under construction. Moreover, the Ministry has provided 55,000 green building units across two phases, marking a significant stride towards long-term environmental sustainability and fostering eco-friendly architecture.

A spotlight on the projects of the Urban Development Fund reveals the Darah project, Spanning 13 governorates and 23 sites, providing 61,000 housing units in the urgent phase. Remarkably, the project has achieved a very advanced completion rate (98%), with 7,488 sold units since January 2024. In addition to Darah, the Fund has launched the El-Fustat View project, comprising two phases, and the EL-Waha View project which is situated on 40 acres in Nasr City.

It is noteworthy to highlight the substantial efforts undertaken by the government to develop Upper Egypt in FY2023/24. The government allocated a significant investment of EGP 71.4 bn, distributed across the three regions of Upper Egypt. The South region received the lion's share of government investments, with an allocation of EGP 35.9 bn, while the North region was allocated EGP 10.6 bn. Middle of Upper Egypt received an allocation of EGP 24.9 bn. These investments were evident in the provision of thousands of housing units in Upper Egyptian cities as part of the 'Housing for All Egyptians' initiative. Notably, 3,264 units were constructed in West Qena, 6,800 units in New Qena, 15,780 units in New Minya, and 180 units in New Malawi. Moreover, the government undertook extensive infrastructure development projects across Upper Egyptian governorates.

From 2014 to 2024, a concerted effort was undertaken to develop Sinai and canal cities. The government allocated a substantial investment of EGP 530.5 bn to this endeavor, recognizing the region's pivotal geographical and strategic significance. This investment led to the realization of numerous housing projects, including the construction of 56,300 social housing units, and 54,500 alternative housing units. 4,382 Bedouin homes, and establishing 46 water desalination plants.

Then, we move to present several significant projects, of particular note is the South Med project, situated in western Alexandria and spanning 23 mn sqm. This ambitious venture represents a collaborative effort between the public and private sectors in partnership with TMG. Additionally, the Maspero Triangle development project, encompassing a substantial 75-acre site, is making significant strides. The project features twin residential towers, an investment tower, an administrative tower, and 3 Nile towers. Progress on the Soor Magra El-Oyoun development project has reached an impressive 95% completion rate, with 79 buildings, a commercial mall, and entertainment facilities. Turning our attention to Alexandria, the Sawary project, spanning 420 acres, has commenced the handover of 50 villas. Finally, the Dorat El-Wadi project in El-Wadi El-Gedid Governorate developed on 50 acres and comprising 2,032 housing units, has successfully completed its first phase.

With respect to the 'Hayah Karima' initiative, one of the most ambitious and comprehensive undertakings by the government, the project has been instrumental in delivering a wide range of social services to the nation's citizenry. In its initial phase, the initiative prioritized 1,500 villages, impacting a population of 18 mn individuals, with a completion rate of 85.5%. The second phase of the project is even more expansive, targeting 20 governorates and encompassing 1,667 villages, aiming to enhance the quality of life and provide essential amenities to these communities.

Subsequently, the report delves into the social and economic development plan 2024/25. Allocations of EGP 186 bn have been earmarked for urban development, with a substantial portion of EGP 50 bn designated for real estate development projects. An additional EGP 45 bn will be invested in water treatment projects. Furthermore, EGP 91 bn has been earmarked for sanitation projects. Regarding local development, a sum of EGP 28 bn will be channeled towards the development and enhancement of governorates, constituting 18.6% of the growth rate. Moreover, an investment of EGP 40 bn has been allocated for the development of North and South Sinai.

Finally, in this section, we review some important indicators in the Egyptian real estate market: the prices of major construction materials in the local currency such as steel bars, cretal steel, Portland cement, ready mix concrete, solid cement bricks, and gypsum, in addition to presenting the Egyptian stock exchange indices for real estate, construction, and building materials during the previous year.

## MINISTRY OF HOUSING, UTILITIES & URBAN COMMUNITIES ACHIEVEMENTS



# 2014- 2024

TIME PERIOD



### HOUSING PROGRAMS



**1.5 mn**

No. of Executed Housing Units



**0.5 mn**

No. of Underway Housing Units

#### • SOCIAL HOUSING UNITS

**684,000** (Cost: EGP **110 bn**)  
No. of Executed Housing Units

**316,000**  
No. of Underway Housing Units

**602,000**  
No. of Allocated Housing Units

**186,000** in 2025  
**130,000** in 2026  
No. of Under-Deliver Housing Units

#### • HOUSING FOR ALL EGYPTIANS INITIATIVE

**20**  
No. of Announcements

**695,000**  
No. of Executed Housing Units

**271,000**  
No. of Underway Housing Units

**622,000**  
No. of Allocated Housing Units

#### • MIDDLE HOUSING UNITS

**175,000**  
No. of Executed Housing Units

**120,000**  
No. of Underway Housing Units

#### • LUXURY HOUSING UNITS

**48,000**  
No. of Executed Housing Units

**35,000**  
No. of Underway Housing Units

#### • ALTERNATIVE HOUSING UNITS FOR SLUMS

**51** Slum Areas in **19** Governorates  
Location

**74,370**  
No. of Executed Housing Units



### GREEN BUILDINGS INITIATIVE



**55,000**  
No. of Housing Units

Phase I: **25,000**  
Phase II: **30,000**

#### • PHASE I

Housing Units' Breakdown  
Capital Gardens: **10,422**  
10<sup>th</sup> of Ramadan: **3,972**

Completion Rate Around **60%**

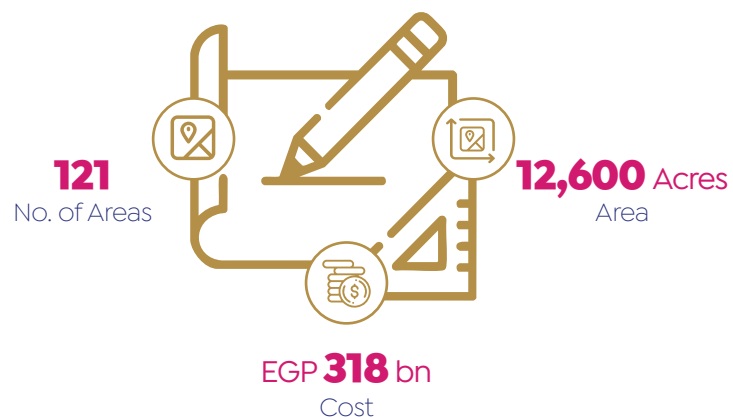
New Aswan: **7,176**  
New Obour: **3,924**



## DEVELOPMENT OF UNSAFE SLUM AREAS



## DEVELOPMENT OF UNPLANNED SLUM AREAS



## POTABLE WATER & SANITATION PROJECTS



**1,408** (Not Including Projects of Hayah Karima Initiative)  
No. of Executed Projects During 2024



**EGP 138.2 bn**  
Cost

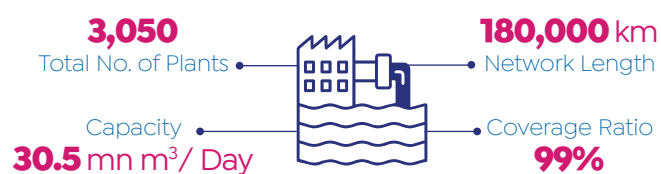


**443**  
No. of Developed Projects During 2024

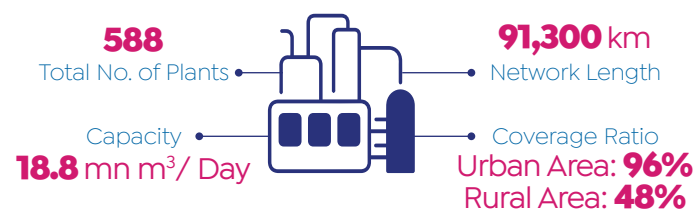


**EGP 11.6 bn**  
Cost

### POTABLE WATER PROJECTS



### SANITATION PROJECTS



## SEAWATER DESALINATION EFFORTS



### SEAWATER DESALINATION STRATEGY "2050"

**11**

No. of Target Governorates

**8.9 mn m³/Day**  
Target Capacity

**FIRST 5-YEAR PLAN**

**29**

No. of Plants

**3.4-5.9 mn m³/Day**  
Capacity





## PARTNERSHIP WITH THE PRIVATE SECTOR



**76**  
No. of Projects



**16,000** Acres  
Total Area



Around **310,000**  
No. of Provided Job  
Opportunities

### FOURTH GENERATION CITIES' PROJECTS



**67**  
No. of Partner  
Developers



**13,000** Acres  
Total Area



EGP **1.1** tn  
Total Investments



Around **200,000**  
No. of Provided Job  
Opportunities



## MINISTRY'S TARGETS DURING FY (2024/25 - 2026/27)



Housing for All Egyptians Initiative for  
Low-Income

Completing **243,000** Housing Units  
Implementing approximately **66,000**  
New Housing Units



JANNA

Completing **14,368** Housing Units  
Implementing approximately **15,000**  
New Housing Units



Middle-Income Housing Project

Completing **54,000** Housing Units  
Implementing approximately **60,000**  
New Housing Units



Luxury-Housing Project

Completing **48,000** Housing Units  
Implementing approximately **20,000**  
New Housing Units



Upper Middle-Income Housing Project

Completing **16,000** Housing Units  
Implementing approximately **10,000**  
New Housing Units



New Cities

Development of **22** Existing New Cities  
Completing The Implementation of Projects  
in **38** New Fourth-Generation Cities



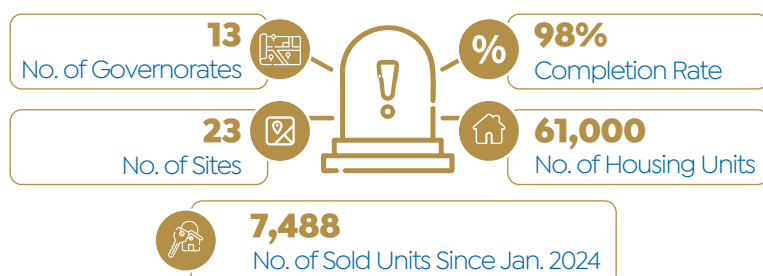
Cooperative Housing Project

Completing approximately **2,000**  
Housing Units

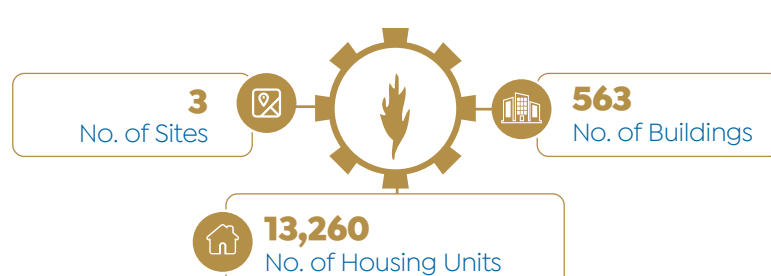
## URBAN DEVELOPMENT FUND PROJECTS

### URBAN DEVELOPMENT OF GOVERNORATE CAPITALS AND MAJOR CITIES "DARAH PROJECT"

#### URGENT PHASE



#### SUEZ GOVERNORATE



Source: Cabinet & MHUC

Suez Sites:	1 <sup>st</sup> Site	2 <sup>nd</sup> Site	3 <sup>rd</sup> Site
Area	<b>53</b> Acres	<b>60</b> Acres	<b>81</b> Acres
No. of Buildings	<b>158</b>	<b>162</b>	<b>243</b>
No. of Housing Units	<b>3,720</b>	<b>3,796</b>	<b>5,744</b>
No. of Commercial Units	<b>108</b>	<b>138</b>	<b>132</b>
No. of Administrative Units	<b>72</b>	<b>92</b>	<b>88</b>

## QALIOBIA GOVERNORATE



**Shubra El-Khema, Agricultural Research, Iscu & Awqaf**  
Location



**201** Acres  
Area



**289**  
No. of Buildings

## EL-WAHA VIEW



Location  
**Nasr City**



Area  
**40** Acres



No. of Buildings  
**54**



No. of Housing Units  
**2,528**

## EL-FUSTAT VIEW



No. of Housing Units

**320** "Phase I"

**364** "Phase II"



**306**

No. of Sold Units

## COMPLEX FOR ARTISANAL WORKSHOPS & ALTERNATIVE HOUSING



Location  
**El-Duwaiqa**



Area  
**62** Acres



No. of Phases  
**2**

## PHASE I



**42** Acres  
Area



**15**  
No. of Buildings



**600**  
No. of Housing Units



**90** sqm  
Units Area



**80%**  
Completion Rate



**782**  
No. of Workshops

## PHASE II



**20** Acres  
Area



**35%**  
Completion Rate

## UPPER EGYPT'S DEVELOPMENT IN FY2023/24

### GOVERNMENT INVESTMENTS



EGP **71.4** bn  
Total Investments



#### Investments' Breakdown

EGP **35.9** bn for South of Upper Egypt (**50.3%**)

EGP **24.9** bn for Middle of Upper Egypt (**34.9%**)

EGP **10.6** bn for North of Upper Egypt (**14.8%**)

### HOUSING FOR ALL EGYPTIANS INITIATIVE

Units in West Qena

**3,264**

Units in New Qena

**6,800**



**15,780**

Units in New Minya

**180**

Units in New Malawi

### LOCAL DEVELOPMENT PROGRAM



Time Period

**2018-2024**



Location

Qena, Sohag, Minya  
& Assiut Governorates



**8.2** mn

No. of Beneficiaries



**59,000**

No. of Private Partners



### INFRASTRUCTURE SECTOR



**5,633**

No. of Executed & Underway Projects



EGP **27** bn

Total Investments



**82%**

Improvement Rate

## DEVELOPMENT OF SINAI & CANAL CITIES

**2014-2024**

TIME PERIOD



EGP **530.5** bn

TOTAL PUBLIC INVESTMENTS



NO. OF EXECUTED

**56,300** Social Housing Units 

**54,500** Alternative Housing Units for Slums 

**4,382** Bedouin Homes 

**46** Water Desalination Plants 

## NEW CITIES

**7**

No. of Executed &amp; Underway Cities

**5 mn+**

Target Citizens

## DEVELOPMENTAL RESIDENTIAL COMMUNITIES

**18**

No. of Executed Communities

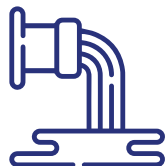
**17**

No. of Underway Communities

## POTABLE WATER PROJECTS

**78**

No. of Executed Projects

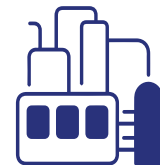
**1 mn m<sup>3</sup>/ Day**

Capacity

## SANITATION PROJECTS

**86**

No. of Executed Projects

**793,000 m<sup>3</sup>/ Day**

Capacity

## PROGRESS OF THE GREAT TRANSFIGURATION PROJECT

## The Mountain Tourist Resort Project

**44**

No. of Villas &amp; Chalets

## Facilities

- **16 Bazaars** (Area: **1,500 sqm**)
- **Social Club** (Area: **1,600 sqm**)
- **Others**

## Zaytuna District Development

**21**

No. of Housing Complexes

**564**

No. of Housing Units

**100-230 sqm**  
Units Area

- **Church**
- **Mosque**

- **Shops**
- **Others**

## New Eco-Extension in The Wadi El-Raha Area

**39,500 sqm**  
Area
**7**

No. of Buildings

**192**

No. of Hotel Rooms

**56**

No. of Hotel Suites

## Facilities

- **Desert Park**
- **Promenade (Darb Musa)**
- **Others**

## Mountain Hotel

**12,900 sqm**  
Area
**144**

No. of Hotel Rooms

## New Visitor Center

**3,170 sqm**  
Area
**2**

No. of Floors

## Facilities

- **Souvenir Shops**
- **Restaurants & Cafes**
- **Administrative Offices**
- **Planetarium Showcasing 3D Films**
- **Others**
- **Pharmacy**
- **Lake**

## DEVELOPMENT INDICATORS

**8,737**  
Q2 2014

**9,008**  
Q2 2024

No. of Employees

**EGP 2.8 bn**  
2016/17

**EGP 8.3 bn**  
2023/24

Revenues of Suez Canal Economic Zone

**84.4%**  
2014

**96.5%**  
2024

Potable Water Coverage Ratio

**17.3%**  
2014

**78%**  
2024

Sanitation Coverage Ratio

The Area of Reclaimed &amp; Cultivated Land

Jun. 2014

**103,000**  
Acres

2024

**285,000**  
Acres

No. of Electricity Subscribers

2014

**1.15 mn**

Sep. 2024

**1.9 mn**

No. of Residential Units Connected to Natural Gas

Jun. 2014

**384,000**

Sep. 2024

**656,300**

No. of Commercial Units Connected to Natural Gas

Jun. 2014

**1,056**

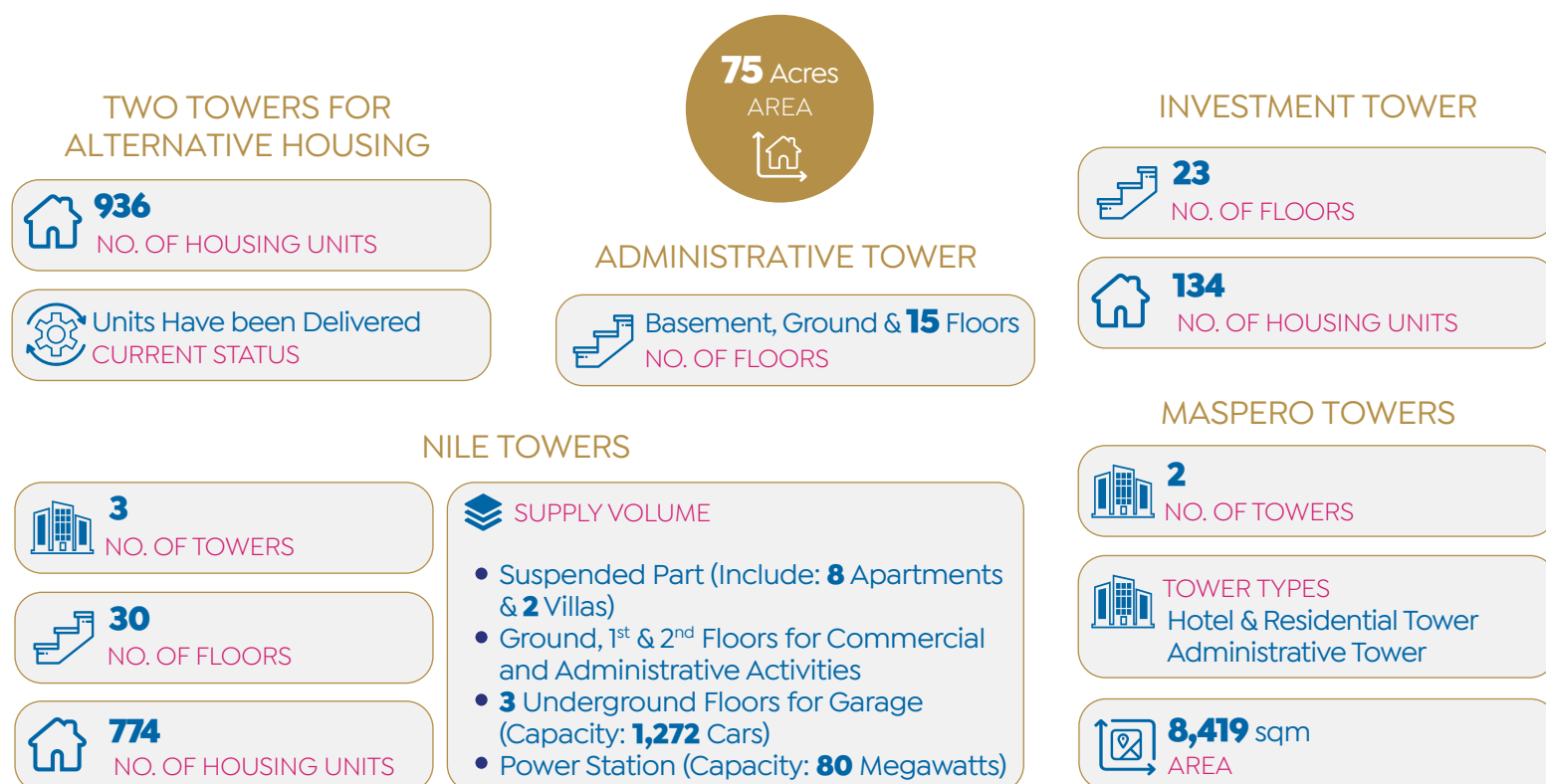
Sep. 2024

**4,704**

## SOUTH MED



## MASPERO TRIANGLE DEVELOPMENT PROJECT



## SOOR MAGRA EL-OYOUN DEVELOPMENT



Source: Cabinet



## SAWARY PROJECT

 **West Carrefour, Alexandria**  
Location

 **420 Acres**  
Area

 **Starting Delivery of 50 Villas**  
Current Status

### 1<sup>ST</sup> DEVELOPMENT AXIS BY NUCA

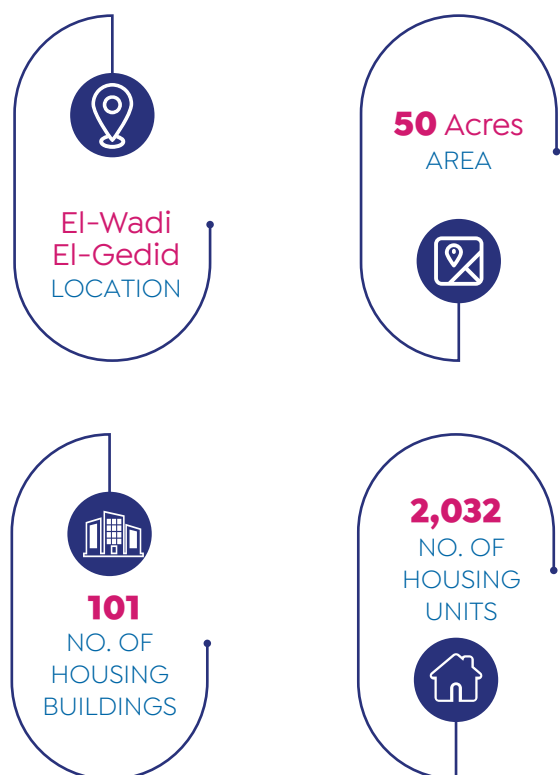


### 2<sup>ND</sup> DEVELOPMENT AXIS BY NUCA, ARMED FORCES ENGINEERING AUTHORITY & NO. OF INVESTORS

"Together We Build the Future" Initiative



## DORAT EL-WADI PROJECT



### PHASE I



## HAYAH KARIMA INITIATIVE

### PHASE I



EGP **350 bn+**  
TOTAL TARGET INVESTMENTS



EGP **295.5 bn**  
FINANCIAL AVAILABILITY



**85.5%**  
COMPLETION RATE



**1,500**  
TARGET VILLAGES



**23,000**  
TARGET PROJECTS



**100** (Cost: EGP **21 bn**)  
DEVELOPED VILLAGES



**16,812**  
EXECUTED PROJECTS



**18 mn**  
BENEFICIARIES

### PHASE II



NO. OF TARGET  
GOVERNORATES  
**20**



NO. OF TARGET  
CENTRES  
**59**



NO. OF TARGET  
VILLAGES  
**1,667**

## SOCIAL & ECONOMIC DEVELOPMENT PLAN 2024/25

### URBAN DEVELOPMENT



EGP **186 bn**  
(19% of Public Investments)  
DIRECTED INVESTMENTS



Real Estate  
Projects



Potable Water  
Projects



Sanitation  
Projects



#### The Plan's Targets

- Establishment & Development of **471** Potable Water Plants
- Completely Execution of **13** Potable Water Plants
- Establishment & Development of more than **100** Lifting Stations
- Provision of **20,800** Housing Units of Sakan Masr & Dar Masr
- Provision of **7,500** Housing Units of JANNA
- Establishment & Development of **248** Sewage Treatment Plants
- Completely Execution of **58** Sanitation Projects
- Provision of **271,500** Social Housing Units
- Provision of **37,400** Housing Units of Housing For All Egyptians Initiative

### LOCAL DEVELOPMENT



EGP **28 bn**  
(18.6% Growth Rate)  
INVESTMENTS FOR  
GOVERNORATES DEVELOPMENT



EGP **40 bn**  
INVESTMENTS FOR  
NORTH & SOUTH SINAI  
DEVELOPMENT

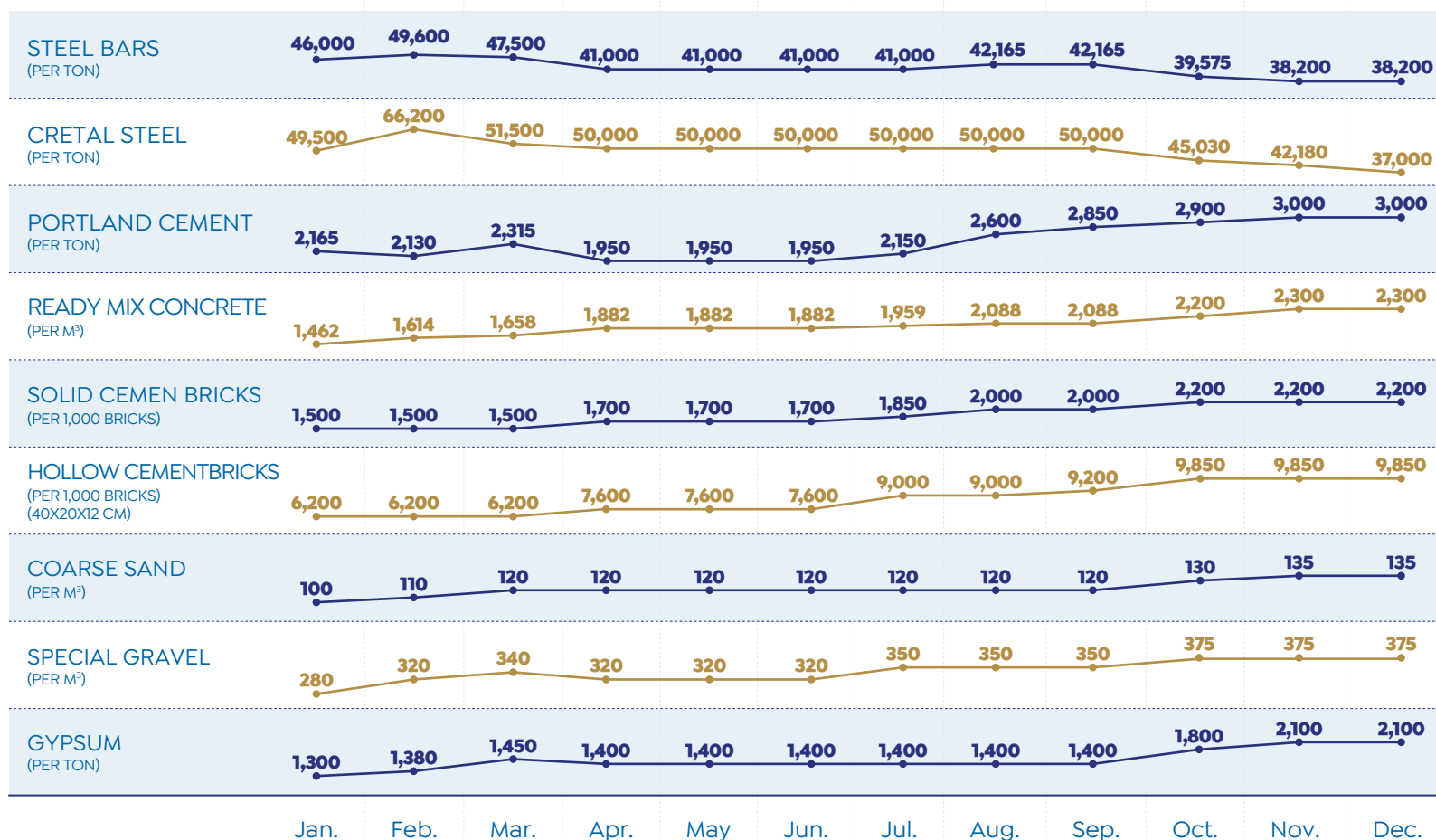


#### Hayah Karima Initiative (Phase II)

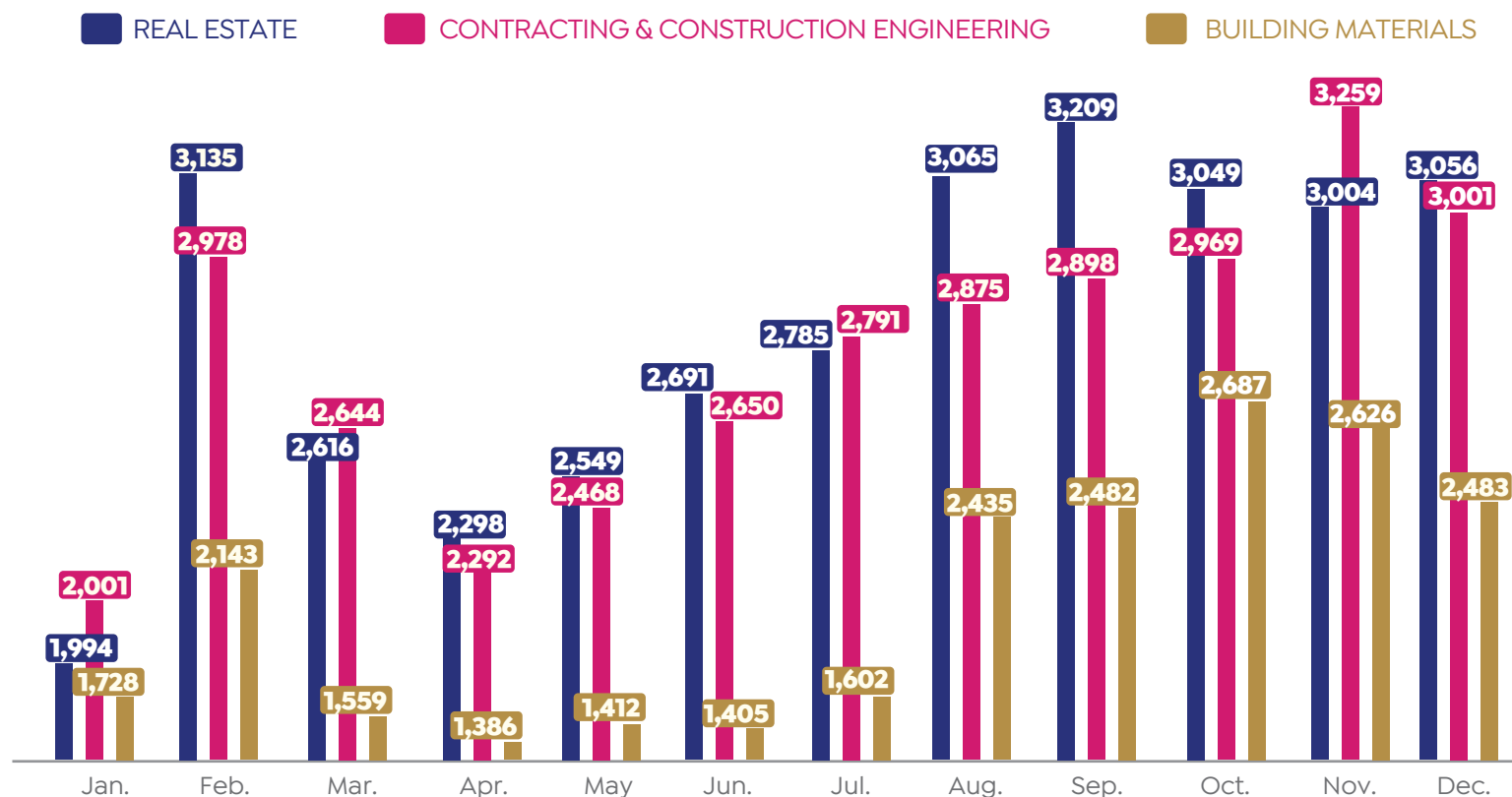
EGP **150 bn** DIRECTED INVESTMENTS

- 70%** Potable Water & Sanitation Projects
- 11%** Health & Education
- 10%** Gas, Electricity & Communication
- 4%** Government Services & Youth Centers
- 3%** Road
- 2%** Irrigation

## PRICES OF MAJOR CONSTRUCTION MATERIALS DURING 2024 (EGP)



## PERFORMANCE OF REAL ESTATE, CONSTRUCTION & BUILDING MATERIALS' INDICES IN EGX DURING 2024



Source: MHUC &amp; EGX

# ECONOMIC SNAPSHOT

## SECTION II:

## ECONOMIC SNAPSHOT

**T**he real estate market is significantly influenced by economic conditions. Fluctuations in economic factors and indicators directly affect the decision-making processes of real estate developers and investors. Consequently, this section will delve into the key economic indicators and their transformations from January 1<sup>st</sup> to December 31<sup>st</sup>, 2024. Data is sourced from governmental entities such as the Central Bank of Egypt, EGX, CAPMAS, the Cabinet, and the Ministry of Planning and Economic Development.

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While net international reserves demonstrated a steady increase, rising from USD 35.25 bn in January to USD 47.11 bn by December, inflation rates experienced a more pronounced decline, falling from 31.2% to 23.4% over the same period. Although the purchasing managers' index (PMI) fluctuated throughout the year, it opened and closed at 48.1 in January and December respectively.

A marked escalation in exchange rates was observed during the year. The USD, in particular, exhibited a substantial increase, culminating at EGP 50.61 in December from its January value of EGP 30.94. GBP and EUR followed a similar trajectory, appreciating EGP 64.03 and EGP 53.04, respectively, by year-end, from their initial values of EGP 39.30 and EGP 33.74 in January.

According to EGX indicators, a notable upward trend over the analyzed period. The EGX 30 index experienced a significant increase, rising from 28,282 in January to 29,741 in December. Moreover, the EGX 70 EWI index showed a substantial ascent from 6,327 in January to 8,143 in December. Concurrently, the EGX 100 EWI index experienced a positive trajectory, climbing from 8,986 in January to 11,218 by December. The SP/EGX ESG index also exhibited upward momentum, increasing from 5,242 in January to 6,569 in December.

A detailed analysis of the fiscal sector performance, as outlined in the report, indicates a substantial decline in the overall balance deficit for FY 2023/24 when compared to FY 2022/23. The deficit experienced a notable decrease of 18.77%. Concurrently, revenues exhibited a robust growth of 73.73%, culminating in a value of EGP 2,217.7 bn, a substantial increase from the previous year's figure of EGP 1,276.5 bn. As a proportion of GDP, the overall balance deficit for FY 2023/24 represents 3.57%, a marked improvement from the 6.09% recorded in FY 2022/23.

Turning to the balance of payments, the overall balance shifted from a surplus of USD 882.4 mn in FY 2022/23 to a surplus of USD 9,686.6 mn in

FY 2023/24. Although the current account deficit expanded significantly from USD 4,710.5 mn in FY 2022/23 to USD 20,806.6 mn in FY 2023/24, the Capital and Financial Account surplus increased from USD 8,931.5 mn in FY 2022/23 to USD 29,879.2 mn in FY 2023/24.

The trade balance deficit experienced a significant escalation during FY 2023/24, exhibiting a 27% increase compared to the preceding FY 2022/23. The deficit value surged from USD 31.2 bn in 2022/23 to USD 39.6 bn in 2023/24. The increase in deficit was due to an 18% export decline and a 2% import growth.

The Suez Canal Economic Zone achieved a significant milestone in FY 2023/24, recording a substantial revenue increase of 36% compared to the previous year. The total revenues surged to EGP 8.25 bn, up from EGP 6.07 bn in 2022/23. Furthermore, the annual surplus experienced a remarkable growth of 33%, reaching EGP 5.42 bn in FY 2023/24.

A comprehensive overview of the performance of the Egyptian economy during FY 2023/24 reveals a decline in GDP from 3.8% in 2022/23 to 2.4% in 2023/24. However, the government has set a target of exceeding 4% GDP growth for FY 2024/25. Notably, the real estate and construction sector achieved a growth rate of 5.7%.

For FY 2024/25, economic and social development plan targets investments amounting to EGP 2.2 tn. This allocation is divided into 52% public investments, approximating EGP 1 tn, and 48% private investments. The plan aims to achieve an unemployment rate of 7% and an economic growth rate of 4.2%. Regarding the green economy, the plan projects an increase in green public investments from 40% to 50%, coupled with a rise in the share of green exports from 13% to 16%.

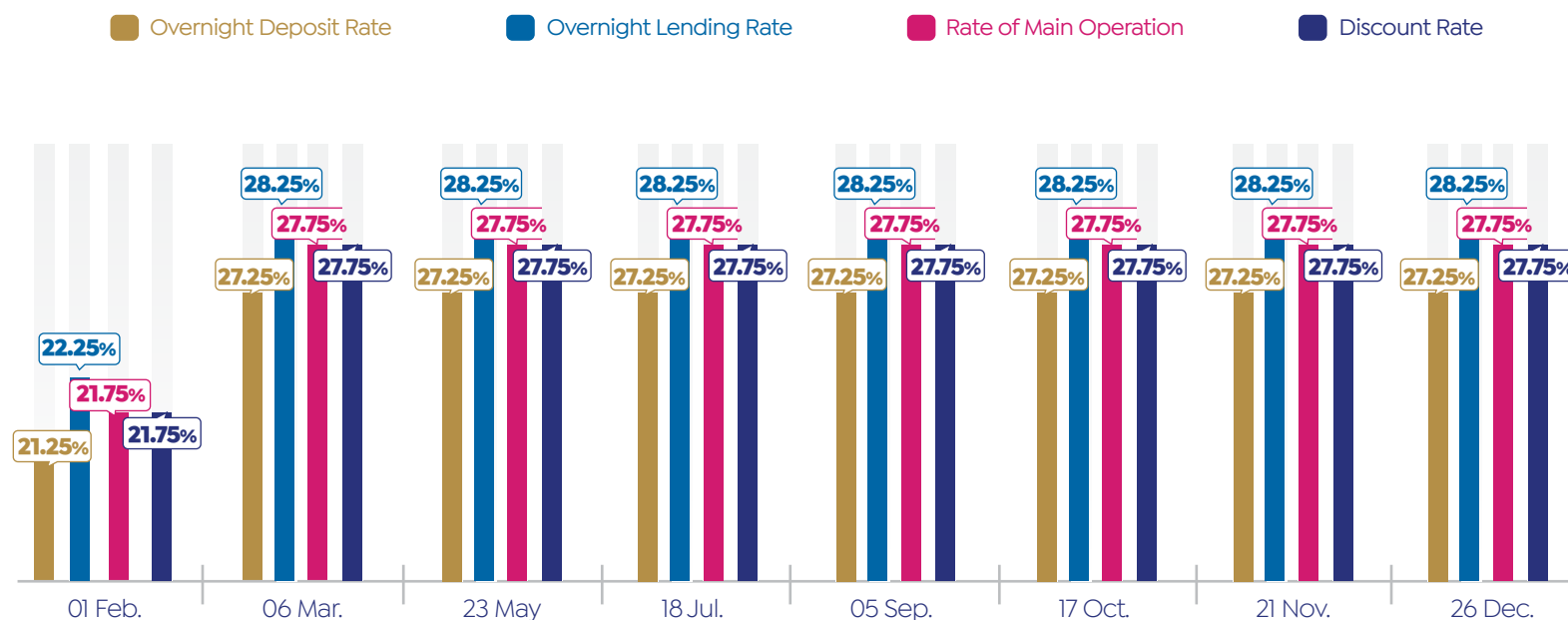
In the final part, we will clarify the expectations of international institutions for the Egyptian economy. Among the most prominent of these is the International Monetary Fund, which anticipates economic growth in 2024/25 at a rate of 4.4%, and a decline in the urban inflation rate to 25.7%. It also foresees an increase in exports equivalent to 7.2% and in Suez Canal revenues to reach USD 10 bn. As for the World Bank, it projects economic growth at a rate of 4.2% in 2024/25 and a decrease in public debt to become 91.3% of GDP. The report also addresses the economic expectations in more detail for other international institutions.

It is worth mentioning that the aforementioned indicators and data are merely examples and a glimpse into the performance of the economy during 2024, based on data issued by trusted government entities. The remaining economic indicators and data can be accessed in the following report.

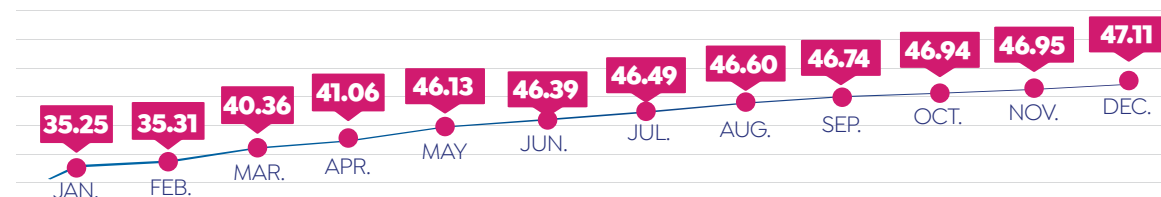


## INTEREST RATES

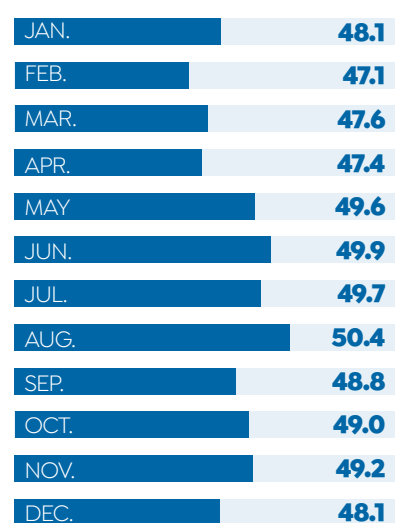
\*Based on MPC Meeting



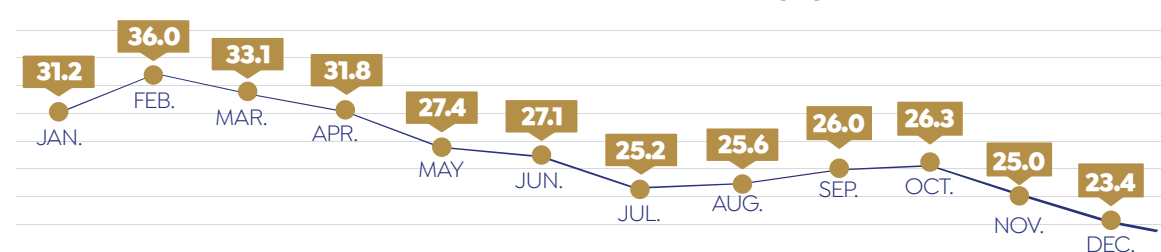
## NET INTERNATIONAL RESERVES (USD BN)



## PURCHASING MANAGERS' INDEX (PMI)



## ANNUAL HEADLINE INFLATION RATE (%)

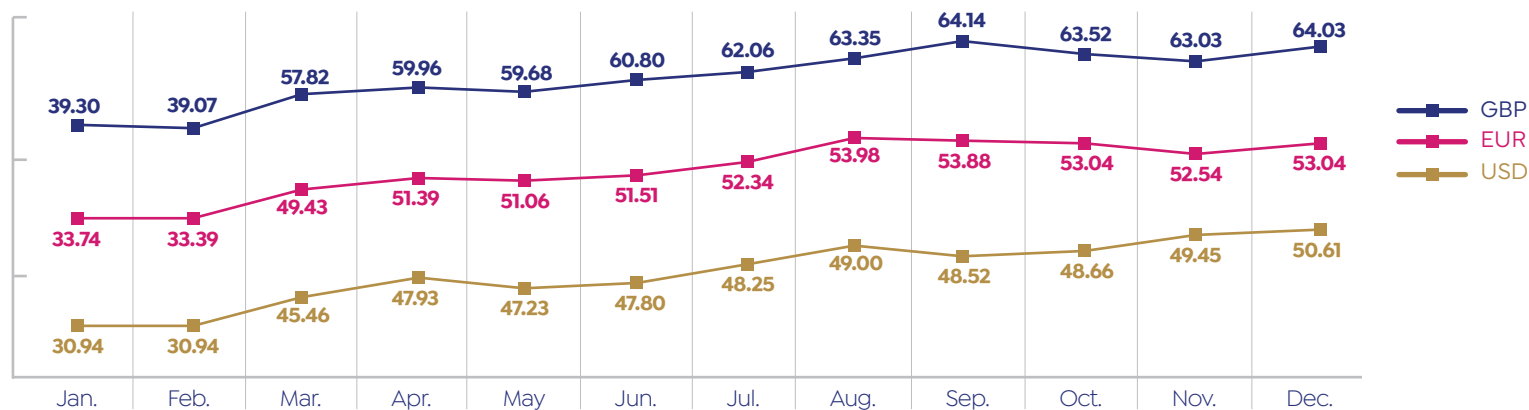


## EGYPT CREDIT RATING

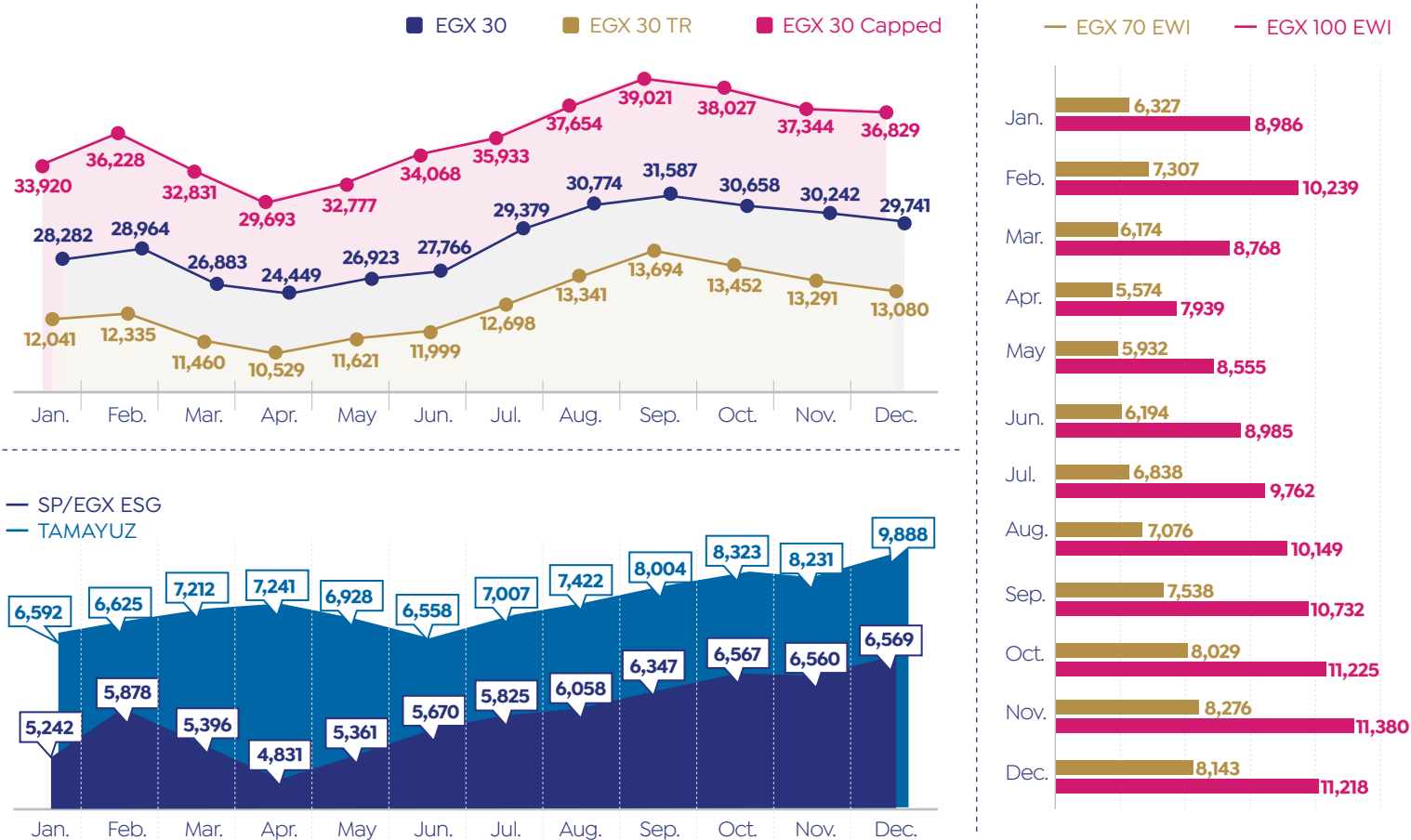
RATING	MOODY'S	OUTLOOK	
Caa1		Positive	* According to Last Review Date on Mar. 07,2024
RATING	S&P GLOBAL	OUTLOOK	
B-		Positive	* According to Last Review Date on Oct. 18,2024
RATING	FITCH	OUTLOOK	
B		Stable	* According to Last Review Date on Nov. 01,2024

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

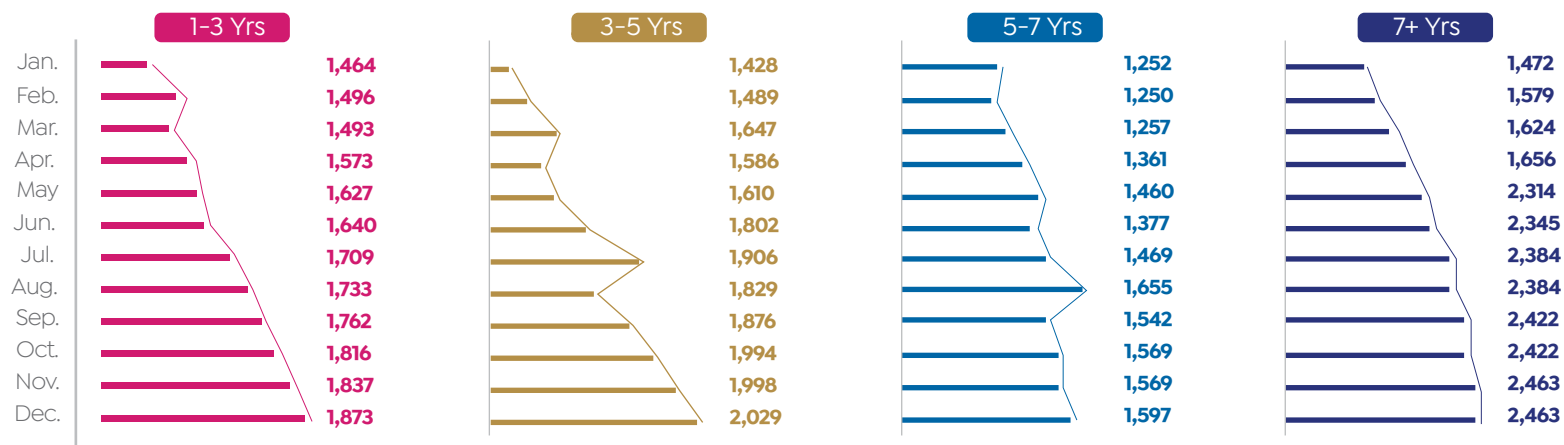
## EXCHANGE RATES



## EGX INDICATORS



## T-BOND

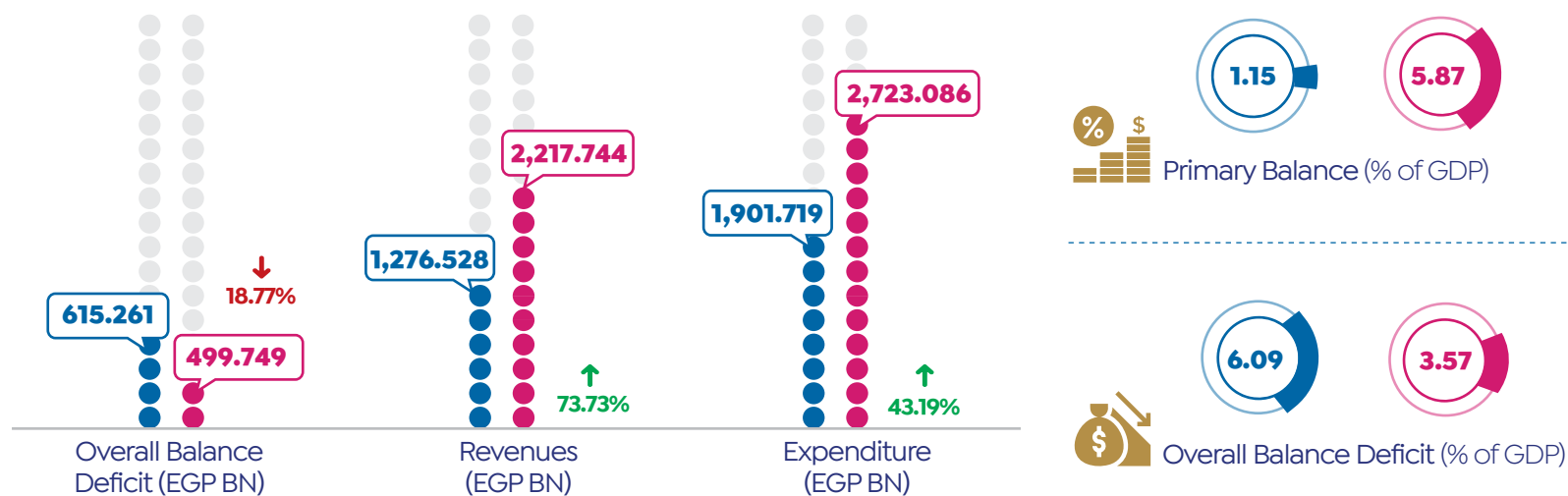


Source: CBE &amp; EGX

## FISCAL SECTOR PERFORMANCE

■ Jul.-May (FY 2022/23)

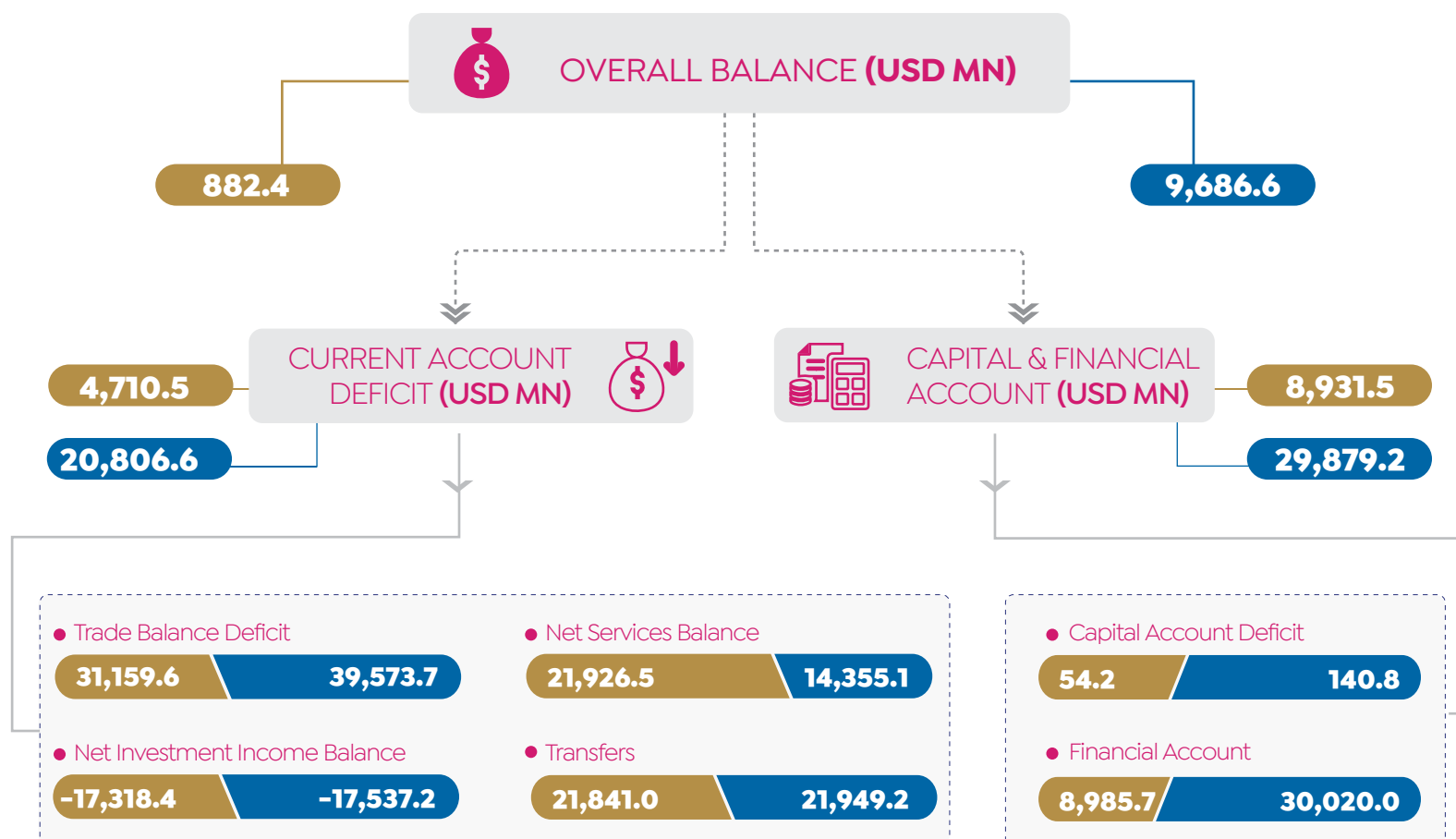
■ Jul.-May (FY 2023/24)



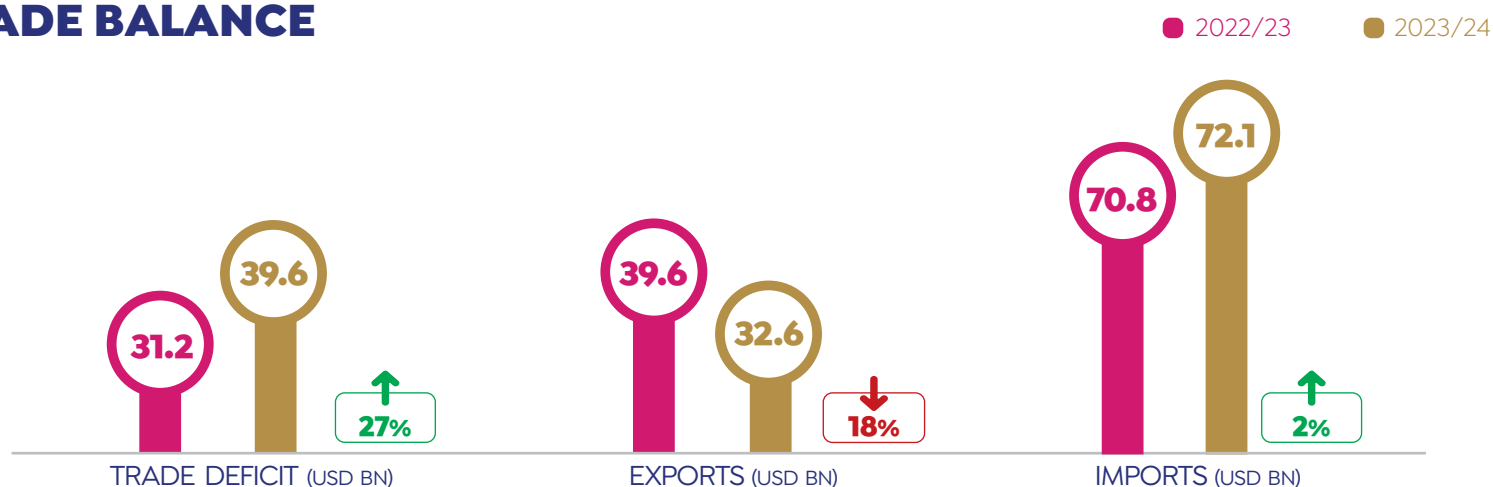
## BALANCE OF PAYMENTS PERFORMANCE (FY 2023/24)

■ 2022/23

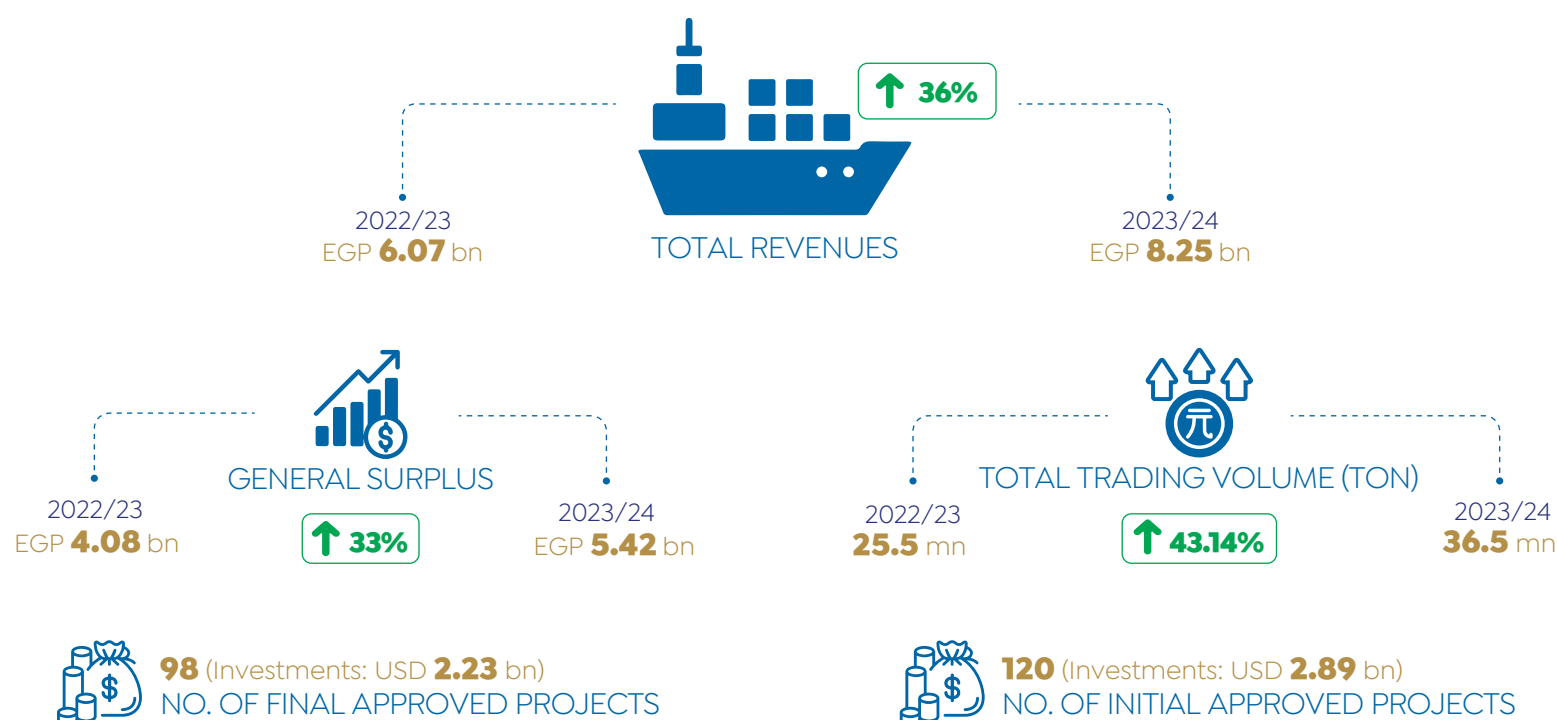
■ 2023/24



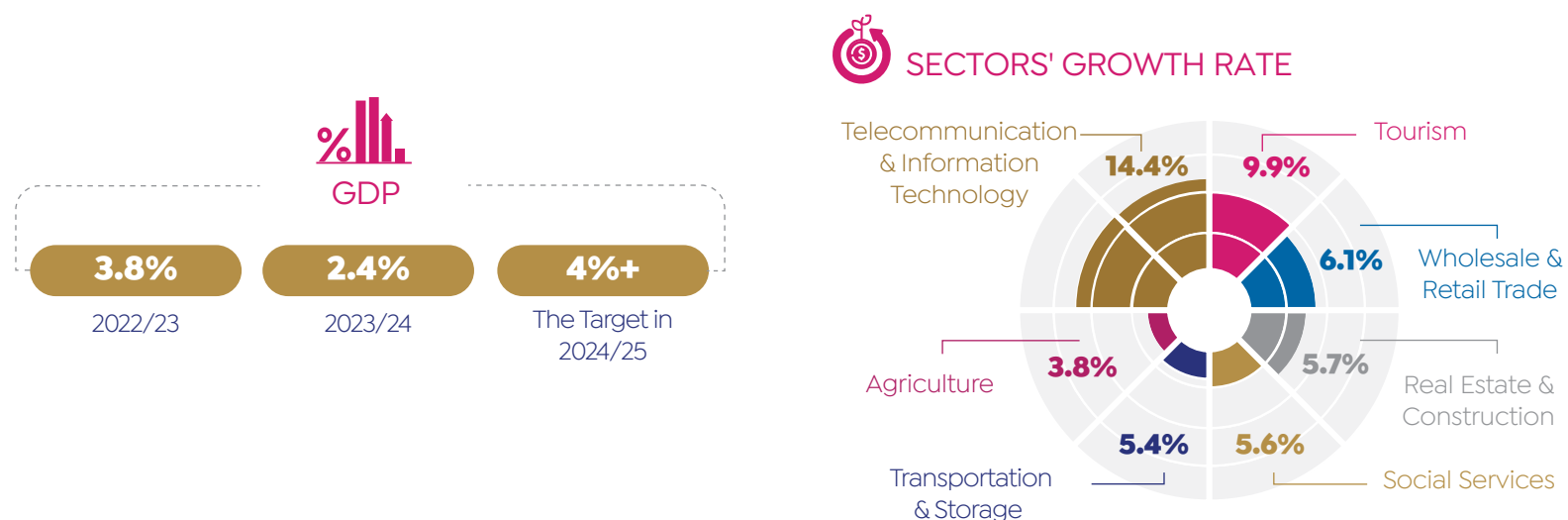
## TRADE BALANCE



## SUEZ CANAL ECONOMIC ZONE DURING FY 2023/24



## PERFORMANCE OF THE EGYPTIAN ECONOMY DURING FY 2023/24



Source: CAPMAS &amp; Cabinet



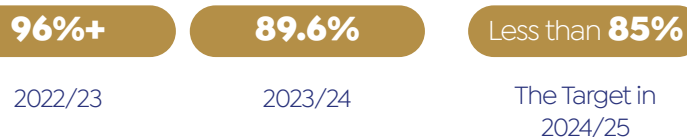
## EXECUTED INVESTMENTS



## PRIMARY SURPLUS



## PUBLIC DEBT (% OF GDP)



## OVERALL DEFICIT



## EXTERNAL DEBT



## REMITTANCES OF EGYPTIANS WORKING ABROAD



## REVENUES



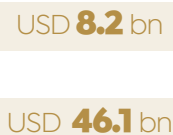
## PUBLIC-PRIVATE PARTNERSHIP (P.P.P)



## SUEZ CANAL REVENUES



## NET FOREIGN DIRECT INVESTMENTS (FDI)



## EXPORTS

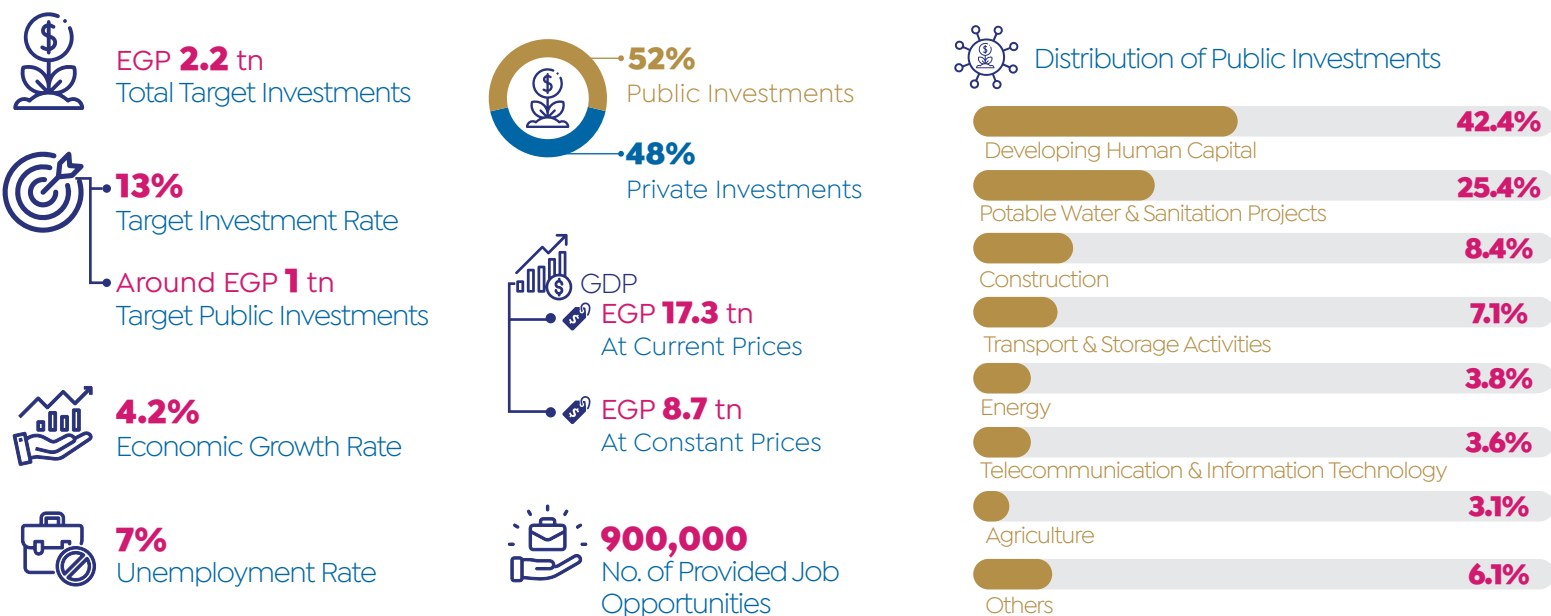


## TOURISM REVENUES





## ECONOMIC AND SOCIAL DEVELOPMENT PLAN (FY 2024/25)



### SECTORAL GROWTH RATES AT CONSTANT PRICES



### GREEN ECONOMY

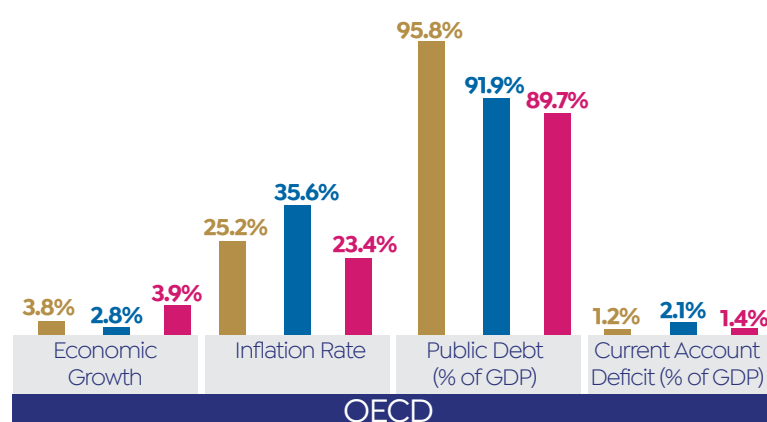
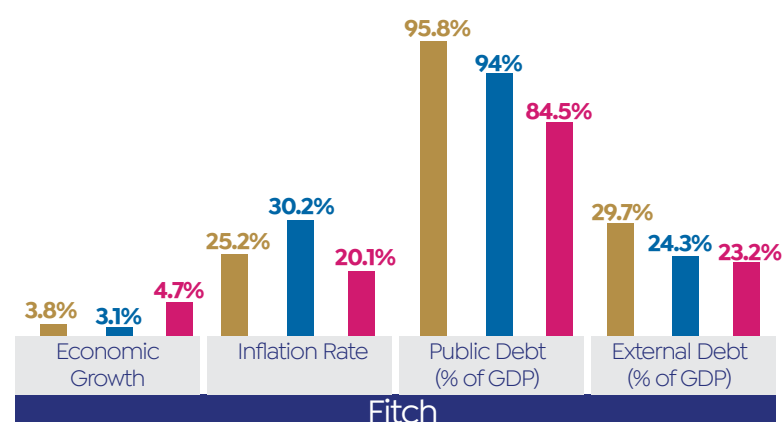
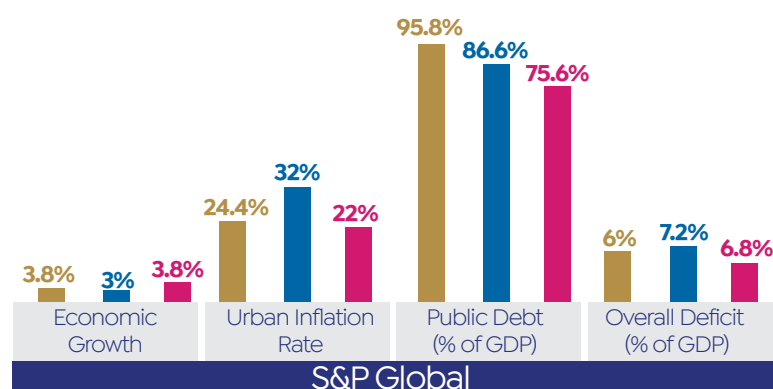
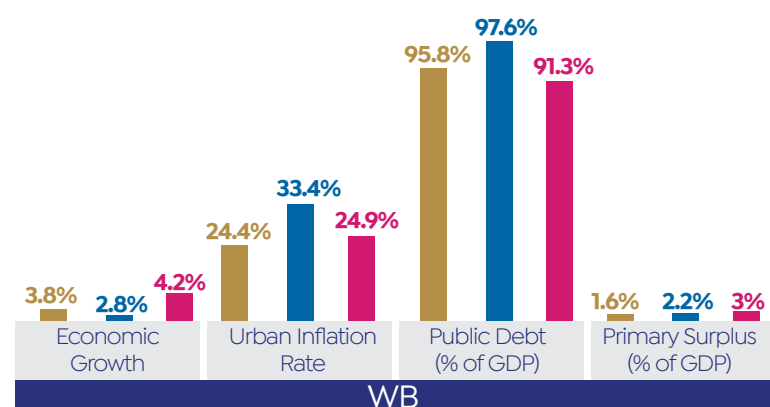
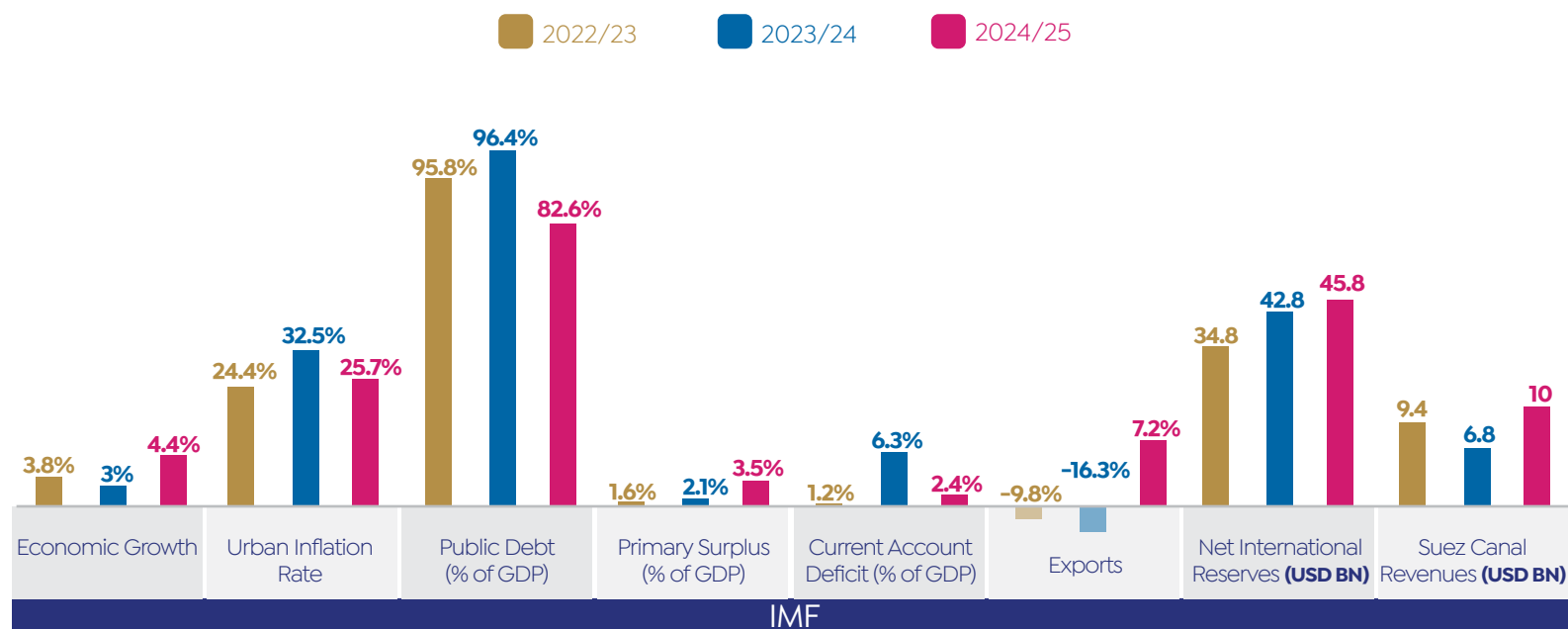


## CITIZEN INVESTMENT PLAN (2023/24)

GOVERNORATE NAME	TOTAL INVESTMENTS	NO. OF PROJECTS	GOVERNORATE NAME	TOTAL INVESTMENTS	NO. OF PROJECTS
CAIRO	EGP 96.2 bn	1,260	NORTH SINAI	EGP 7 bn	231
GIZA	EGP 82.7 bn	586	SOHAG	EGP 6.8 bn	489
ALEXANDRIA	EGP 34.7 bn	565	ISMAILIA	EGP 6.5 bn	333
PORT SAID	EGP 31 bn	192	RED SEA	EGP 6 bn	175
MATRUH	EGP 17.3 bn	216	SOUTH SINAI	EGP 5.4 bn	178
EL-WADI EL-GEDID	EGP 13.2 bn	242	DAMIETTA	EGP 5.1 bn	219
ASWAN	EGP 12.8 bn	303	MONUFIA	EGP 4.9 bn	311
ASSIUT	EGP 11.6 bn	478	MINYA	EGP 4.5 bn	324
SUEZ	EGP 9.7 bn	189	KAFR EL-SHEIKH	EGP 4 bn	323
BEHEIRA	EGP 8.6 bn	439	QENA	EGP 4 bn	277
QALYUBIA	EGP 8 bn	367	BENI SUEF	EGP 3.9 bn	274
DAKAHLIYA	EGP 7.7 bn	525	GHARBIA	EGP 3.6 bn	361
LUXOR	EGP 7.7 bn	201	FAYOUM	EGP 2.2 bn	245
SHARQIA	EGP 7.6 bn	419			

Source: MPED &amp; Cabinet

## INTERNATION INSTITUTIONS' EXPECTATIONS FOR THE EGYPTIAN ECONOMY



# NEW CITIES | UPDATES

## SECTION III:

## NEW CITIES UPDATES

**T**o address the challenges posed by rapid population growth, Egypt has embarked on the development of four successive generations of new cities. These cities aim to offer high-quality services and amenities to residents, foster investment and employment opportunities, and reduce the strain on existing urban centers. This report provides a detailed overview of the latest advancements in new cities, drawing on official data released by government authorities from January 1 to December 31, 2024.

In the pursuit of fostering economic growth and attracting substantial investments, fourth-generation cities have emerged as dynamic urban developments that prioritize advanced infrastructure, innovative architectural designs, and seamless integration of residential, commercial, and recreational spaces. These cities are designed to enhance private sector participation by offering diverse residential units, mixed-use towers, and expansive public parks.

A prime example of such a city is the New Administrative Capital (NAC), which has witnessed remarkable progress in its development phases. The city comprises several distinguished districts, including Capital Residence (R3), which encompasses eight neighborhoods featuring 24,130 residential units. Another prominent district, New Garden City (R5), consists of 385 buildings, 456 villas, and 21,494 residential units and had generated sales amounting to EGP 6.3 bn by October 2024. Moreover, the city boasts the Central Business District (CBD), which comprises 20 high-rise structures, including 10 mixed-use towers, 5 residential towers, and Crescent Towers, along with the Iconic Tower, which spans 266,000 square meters.

In New Alamein City, which spans a vast expanse of 48,000 Acres, the cumulative number of social housing units has now reached an impressive 40,000 residential units. During its initial phase, the total area was confined to 14,500 acres, encompassing 126 developmental projects. Furthermore, 3,600 residential units have been successfully delivered ahead of the August 2024 deadline within the Downtown, Sakan Masr, and Distinguished Housing initiatives. Additionally, the city's development plan includes the completion of 5,000 residential units under the esteemed "Housing for All Egyptians" initiative, alongside 11,549 residential units across the Latin District, Downtown, and the Mazarin Complex, with 10,000 units slated for delivery by June 2025.

Regarding New Suez City, the progress of the urgent phase of the "Housing for All Egyptians" initiative has attained an impressive 84%, encompassing 2,064 residential units, each occupying an area of 90 sqm, thereby underscoring substantial advancements in the timely execution of the project as per the prescribed schedule. Moreover, the infrastructure has exhibited remarkable strides, with road projects achieving a progress rate of 74%, the water network at 76%, the sewage system at 80%, and the irrigation network at 86%.

The first phase of the development of West Qena City, spanning an area of 1,400 acres, commenced with the construction of 30 buildings containing 720 residential units, achieving a completion rate of 84% under the Sakan Masr project. Notably, significant progress has been made in infrastructure, with the completion of the road network at 88%, the water network at 91%, and the sewage system at 90%.

The third-generation cities, like New Cairo, El-Shorouk, and New Sohag, have witnessed the development of diverse and significant projects. In New Cairo, specifically in the Third Settlement, 222 buildings have been constructed, comprising 5,328 residential units, with areas ranging from 90 to 120 sqm. This also includes 81 commercial units and 174 administrative units Under the "Housing for All Egyptians" initiative. In addition to New Sohag, which spans an area of 30,351 acres with total investments EGP 5.7 bn till Jun. 2024, 16,000 housing units have been completed with an additional 1,356 units currently under construction under the "Housing for All Egyptians" initiative.

In recent years, significant progress has been witnessed in the development of second-generation cities. In New Beni Suef, which spans an area of 25,135 acres, investments have been directed to support various economic sectors in the city. These investments include significant funding for the road, housing, sewage, electricity, drinking water, communications, and services sectors, with a total investment amounting to EGP 2.837 bn between 2014 and 2024. In the first phase of the 'Housing for All Egyptians' initiative, 84 buildings have been constructed with 2,016 housing units

First-generation cities, such as the 6<sup>th</sup> of October and the 15<sup>th</sup> of May, have witnessed notable progress. The "Housing For All Egyptians Initiative aims to provide various housing solutions for different income groups across the 6<sup>th</sup> of October City. For middle-income individuals, the project spans an area of 92 acres, featuring 134 buildings with a total of 3,216 housing units. As of now, the completion rate stands at 65% for 63 buildings and 34% for the remaining 71 buildings with an expected completion date in 2025. For upper-middle income residents, the initiative includes 85 buildings with 2,040 housing units, with a completion rate of 91% for buildings and 90% for infrastructure.

The following infographics will Offer a more in-depth and comprehensive analysis of the four generations of the new cities

## 4<sup>TH</sup> GENERATION CITIES

### NEW ADMINISTRATIVE CAPITAL (NAC)

#### CAPITAL RESIDENCE (R3)



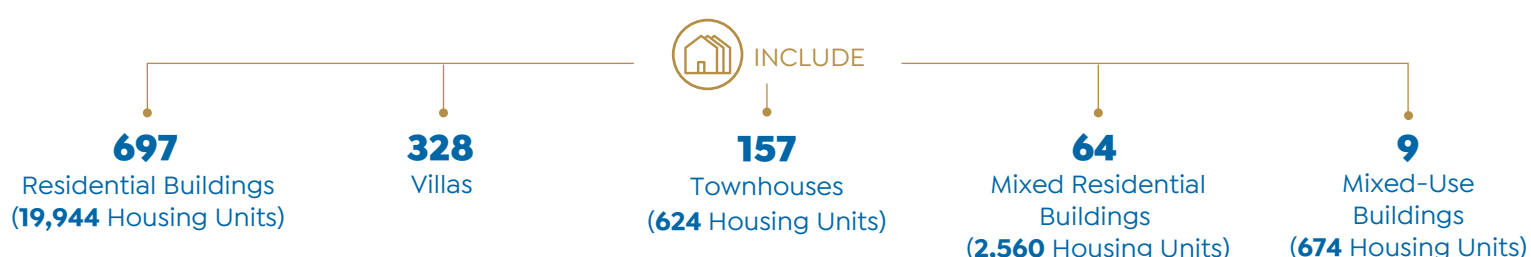
**1,016** Acres  
AREA



**8**  
NO. OF NEIGHBOURHOODS



**24,130**  
NO. OF HOUSING UNITS



#### ▶ ALLOCATED HOUSING UNITS



Neighbourhood No. 1, 2 & 8  
LOCATION



**4,000**  
NO. OF HOUSING UNITS



**126-173** sqm  
UNITS AREA

#### NEW GARDEN CITY (R5)



**885** Acres  
AREA



**385**  
NO. OF BUILDINGS



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



**513**  
NO. OF COMMERCIAL UNITS



**456**  
NO. OF VILLAS



EGP **6.3** bn till Oct. **2024**  
ACHIEVED SALES

#### CAPITAL PARK



**1,000** Acres+  
AREA



**10** km+  
LENGTH



## CENTRAL BUSINESS DISTRICT


**20**  
 NO. OF TOWERS

## ▶ 10 MIXED-USE TOWERS


**806,000** sqm  
 AREA


**80-175** m  
 HEIGHT

## ▶ CRESCENT TOWERS


**4** Connected Towers  
 NO. OF TOWERS


 Up to **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 ALAMEIN


**48,000** Acres  
 TOTAL AREA


**5,512** Acres  
 AREA OF INDUSTRIAL ZONE


**40,000**  
 TOTAL NO. OF SOCIAL  
 HOUSING UNITS

## PHASE I


**14,500** Acres  
 AREA



**126**  
 NO. OF DEVELOPMENT PROJECTS


**5 (2,630 Units)**  
 NO. OF TOWERS IN SOUTH AREA


**23 (6,000 Residential, Commercial & Administrative Units)**  
 NO. OF BEACH TOWERS

## ▶ DELIVERY PLAN


**3,600** (Downtown, Sakan Masr & Distinguished Housing)  
 NO. OF DELIVERED UNITS BEFORE AUG.2024


 NO. OF DELIVERED UNITS DURING AUG.2024  
**1,238**  
**519** in Beach Towers  
**208** in Latin Area  
**511** in Mazarine Compound (**83** Villas, **300** Chalets & **128** Housing Units)

## ► COMPLETION & DELIVERY PLAN TILL JUN.2025



## HOUSING FOR ALL EGYPTIANS INITIATIVE FOR MIDDLE-INCOME



## ► FACILITIES

Commercial Market

Medical Unit

Playground

Nursery

School

Others

## DOWNTOWN TOWERS



## ► ICONIC TOWER



## ► OTHER 4 TOWERS



## MAZARINE



## LATIN AREA



## SAKAN MASR

**128**

NO. OF BUILDINGS

**4,096**NO. OF HOUSING  
UNITS**1,177**NO. OF DELIVERED  
UNITS**98%+**

COMPLETION RATE

## BEACH TOWERS

## ► PHASE I

**15**

NO. OF TOWERS

**5,172**NO. OF HOUSING  
UNITS**692**

NO. OF COMMERCIAL UNITS



CURRENT STATUS

Concrete Structures Work: Completed  
Interior Finishing Work: Underway

## ► MARINA TOWERS

**7**

NO. OF TOWERS

**1,907**

NO. OF HOUSING UNITS

**5**

NO. OF UNDERWAY TOWERS

## ENTERTAINMENT AREA

**50** Acres  
AREA

SUPPLY VOLUME

- No. of Buildings: **40**
- Units Area: **332-3,192** sqm
- Hotel (Area: **4,162** sqm)
- Garage (Capacity: **2,800** Cars)
- Commercial Units (Area: **84-731** sqm)

## HERITAGE CITY

**260** Acres  
AREA**70**NO. OF SERVICE  
BUILDINGS

INCLUDE

- Main Lake
- Mosque
- Roman Theater
- Cinema Complex

- Central Park
- Church
- Opera
- Others

## CAPITAL GARDENS

## HOUSING FOR ALL EGYPTIANS INITIATIVE

**100,170**

NO. OF HOUSING UNITS

**92,802**

NO. OF EXECUTED HOUSING UNITS FOR LOW-INCOME

**38,928**NO. OF UNDER-DELIVERY HOUSING UNITS  
FOR LOW-INCOME**7,368**

NO. OF UNDERWAY HOUSING UNITS FOR MIDDLE-INCOME

## ► FACILITIES



10<sup>th</sup> Announcement: **39**  
14<sup>th</sup> Announcement: **42**  
NO. OF SERVICE BUILDINGS



INCLUDE  
Bakeries  
Nurseries  
Commercial Markets  
Schools



Medical Centers  
Social Buildings  
Others

## NEW MANSOURA CITY

## SAKAN MASR



**44**  
NO. OF BUILDINGS



**1,056**  
NO. OF HOUSING UNITS



**85%**  
COMPLETION RATE

## JANNA



**224**  
NO. OF BUILDINGS



**5,376**  
NO. OF HOUSING UNITS

## NEW MANSOURA CORNICHE (PHASE I)



**4.2 km**  
LENGTH



FACILITIES  
Walkway  
Pergolas  
Playgrounds



Cafes  
Kids' Areas

## NEW OCTOBER

## HOUSING FOR ALL EGYPTIANS INITIATIVE



**154,000**  
NO. OF DELIVERED HOUSING UNITS



**86**  
NO. OF UNDERWAY & EXECUTED SERVICE PROJECTS



INCLUDE  
15 Nurseries  
14 Medical Units  
3 Youth Centers  
Police Complex



20 Schools  
27 Commercial Markets  
5 Playgrounds  
Social Club

## FOR LOW-INCOME



**136,740**  
NO. OF HOUSING UNITS



**70,584**  
NO. OF EXECUTED HOUSING UNITS



**66,120**  
NO. OF UNDERWAY HOUSING UNITS

## ► PHASE V &amp; VI

**West Airport**  
LOCATION**3,000** Acres  
AREA**90,000**  
NO. OF HOUSING UNITS**26,000**  
NO. OF EXECUTED HOUSING UNITS**4,944**  
NO. OF DELIVERED HOUSING UNITS

## NEW OBOUR

## HOUSING FOR ALL EGYPTIANS INITIATIVE

## ► GREEN BUILDINGS

**13<sup>th</sup> Neighbourhood**  
LOCATION**180**  
NO. OF BUILDINGS**3,924**  
NO. OF HOUSING UNITS

## ► 75 SQM MODEL

**14<sup>th</sup> Neighbourhood**  
LOCATION**53**  
NO. OF BUILDINGS**1,908**  
NO. OF HOUSING UNITS

## ► 90 SQM MODEL

**14<sup>th</sup> Neighbourhood**  
LOCATION**806**  
NO. OF BUILDINGS**19,344**  
NO. OF HOUSING UNITS► EL-HURRIYA  
NEIGHBOURHOOD**255**  
NO. OF BUILDINGS**6,120**  
NO. OF HOUSING UNITS► EL-MAJD  
NEIGHBOURHOOD**625**  
NO. OF BUILDINGS**15,000**  
NO. OF HOUSING UNITS► EL-KARAMA  
NEIGHBOURHOOD**210**  
NO. OF BUILDINGS**5,040**  
NO. OF HOUSING UNITS

## ALTERNATIVE HOUSING FOR SLUMS

**14<sup>th</sup> Neighbourhood**  
LOCATION**96**  
NO. OF BUILDINGS**3,360**  
NO. OF HOUSING UNITS**96**  
NO. OF COMMERCIAL UNITS**96**  
NO. OF ADMINISTRATIVE UNITS

## SAKAN MASR

**130**  
NO. OF BUILDINGS**3,120**  
NO. OF HOUSING UNITS

## SOCIAL HOUSING

► 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

## NEW RASHID

## COASTAL DISTINGUISHED HOUSING UNITS

**25**

NO. OF BUILDINGS

**600**

NO. OF HOUSING UNITS

HOUSING FOR ALL EGYPTIANS INITIATIVE  
FOR MIDDLE-INCOME**4**

NO. OF BUILDINGS

**96**

NO. OF HOUSING UNITS

## NEW SUEZ

## HOUSING FOR ALL EGYPTIANS INITIATIVE

## ► URGENT PHASE

**86**

NO. OF BUILDINGS

**2,064**

NO. OF HOUSING UNITS

**90** sqm

UNITS AREA

**84%**

COMPLETION RATE

## FACILITIES

Sanitation Plant (Completion Rate: **80%**)Primary School (Completion Rate: **71%**)Commercial Market (Completion Rate: **90%**)Nursery (Completion Rate: **64%**)

Others

## COMPLETION RATE OF INFRASTRUCTURE

**74%** Road Projects**76%** Water Network**80%** Sanitation Network**86%** Irrigation Network

## NEW MALAWI



**Minya Governorate**  
LOCATION



**91 Acres**  
URGENT PHASE AREA



**1,310 Acres**  
INDUSTRIAL AREA



**18,421 Acres**  
TOTAL AREA



**880 Acres**  
PHASE I AREA

### JANNA



**256**  
NO. OF EXECUTED HOUSING UNITS



**768**  
NO. OF UNDERWAY HOUSING UNITS

### HOUSING FOR ALL EGYPTIANS INITIATIVE



NO. OF UNDERWAY BUILDINGS

**6** (Units Area: **90** sqm)  
**1** (Units Area: **75** sqm)

## NEW EL-FASHN



**17,958 Acres**  
TOTAL AREA



**177.5 Acres**  
PHASE I AREA



**85 Acres**  
URGENT PHASE AREA

## WEST QENA

### PHASE I



**1,400 Acres**  
AREA

### ► SAKAN MASR



**30**  
NO. OF BUILDINGS



**720**  
NO. OF HOUSING UNITS



**84%**  
COMPLETION RATE

### ► COMPLETION RATE OF INFRASTRUCTURE



**88%**  
ROAD PROJECTS



**91%**  
WATER NETWORK



**90%**  
SANITATION NETWORK



**73%**  
IRRIGATION NETWORK



**92%**  
WATER PURIFICATION STATION



## NEW ASWAN CITY

### HOUSING FOR ALL EGYPTIANS INITIATIVE



Low-Income, Middle-Income  
& Green Housing  
SECTORS



**14,568**  
NO. OF EXECUTED & UNDERWAY  
HOUSING UNITS

## 3<sup>RD</sup> GENERATION CITIES

### 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



**81**  
NO. OF COMMERCIAL UNITS



**174**  
NO. OF ADMINISTRATIVE UNITS

### JANNA



**365**  
NO. OF BUILDINGS



**8,760**  
NO. OF HOUSING UNITS



**100-150** sqm  
UNITS AREA



**332** Building are Ready for Delivery  
CURRENT STATUS

### SAKAN MASR



**740**  
NO. OF BUILDINGS



**17,760**  
NO. OF HOUSING UNITS



**106-118** sqm  
UNITS AREA



EGP **5.18** bn  
TOTAL COST

### DAR MASR (PHASE I & II)



**930**  
NO. OF BUILDINGS



**22,320**  
NO. OF HOUSING UNITS



EGP **4.65** bn  
TOTAL COST



Completed  
CURRENT STATUS

## EL-SHOROUK

### SAKAN MASR


**105**

NO. OF BUILDINGS


**2,520**

NO. OF HOUSING UNITS


**2,100**

NO. OF DELIVERED UNITS

## NEW SOHAG


**30,351** Acres

TOTAL AREA


 EGP **5.7** bn

TOTAL INVESTMENTS TILL JUN. 2024

### HOUSING FOR ALL EGYPTIANS INITIATIVE


**16,000**

NO. OF EXECUTED HOUSING UNITS


**1,356**

NO. OF UNDERWAY HOUSING UNITS

### ► NEIGHBOURHOOD NO. 36


**42**

NO. OF BUILDINGS


**1,008**

NO. OF HOUSING UNITS


**90** sqm

UNITS AREA



Finishing Work: Underway

CURRENT STATUS

## NEW QENA

### HOUSING FOR ALL EGYPTIANS INITIATIVE


**5,972**

NO. OF EXECUTED HOUSING UNITS


**700+**

NO. OF UNDERWAY HOUSING UNITS

### ► SITE OF 23 BUILDINGS


**552**

NO. OF HOUSING UNITS


**90** sqm

UNITS AREA


**97.5%**

COMPLETION RATE

## ► SITE OF 5 BUILDINGS

**180**

NO. OF HOUSING UNITS

**75** sqm

UNITS AREA

**83%**

COMPLETION RATE

## ► SITE OF 15 BUILDINGS

**1<sup>st</sup> Neighbourhood**

LOCATION

**360**

NO. OF HOUSING UNITS

Underway with Very Advanced  
Completion Rate  
CURRENT STATUS**2<sup>ND</sup> GENERATION CITIES****BADR**

## RESIDENCE FOR NAC'S EMPLOYEES (ZAH RAT EL-ASSIMA PROJECT)



NO. OF BUILDINGS

**196** "Phase II"**295** "Phase III"

NO. OF HOUSING UNITS

**4,704** "Phase II"**7,080** "Phase III"

## DISTINGUISHED HOUSING UNITS

**92**

NO. OF BUILDINGS

**2,208**

NO. OF HOUSING UNITS

**95%**

COMPLETION RATE

## MIDDLE-INCOME HOUSING PROJECTS

## ► SITE OF 44 BUILDINGS

**1,056**

NO. OF HOUSING UNITS

**83%**

COMPLETION RATE

## ► SITE OF 17 BUILDINGS

**408**

NO. OF HOUSING UNITS

**47.8%** till Jun. **2024**

COMPLETION RATE

## LOW-INCOME HOUSING PROJECTS

**100-Acre Area**

LOCATION

**14**

NO. OF BUILDINGS

**336**

NO. OF HOUSING UNITS

## NEW BENI SUEF



**25,135** Acres  
TOTAL AREA



TOTAL INVESTMENTS

EGP **4.11** bn  
EGP **1.837** bn (From **1986** to **2014**)  
EGP **2.837** bn (From **2014** to **2024**)



INVESTMENTS BREAKDOWN

EGP **885** mn for Road Sector  
EGP **791** mn for Housing Sector  
EGP **763** mn for Sanitation Sector  
EGP **759** mn for Electricity Sector  
EGP **485** mn for Potable Water Sector  
EGP **276** mn for Services Sector  
EGP **90** mn for Telecommunication Sector  
EGP **61** mn for Agriculture Sector

### HOUSING FOR ALL EGYPTIANS INITIATIVE



**82** Acre-Area  
LOCATION



**172**  
NO. OF BUILDINGS

#### ► PHASE I



**84**  
NO. OF BUILDINGS



**2,016**  
NO. OF HOUSING UNITS

## NEW MINYA CITY



TOTAL NO. OF HOUSING UNITS

**27,688** (By NUCA)  
**12,824** (By Private Sector & Others)

### HOUSING FOR ALL EGYPTIANS INITIATIVE

#### ► FOR LOW-INCOME



**559**  
NO. OF BUILDINGS



**13,524**  
NO. OF HOUSING UNITS



**456**  
NO. OF EXECUTED BUILDINGS



**10,992**  
NO. OF EXECUTED HOUSING UNITS

#### ► FOR MIDDLE-INCOME



**144**  
NO. OF UNDERWAY HOUSING UNITS

## 1<sup>ST</sup> GENERATION CITIES

### 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



COMPLETION RATE  
**65%** for **63** Buildings  
**34%** for **71** Buildings

##### ► FOR UPPER MIDDLE-INCOME



**85**  
NO. OF BUILDINGS



**2,040**  
NO. OF HOUSING UNITS



**150** sqm  
UNITS AREA



COMPLETION RATE  
**91%** for Buildings  
**90%** for Infrastructure

### 15<sup>TH</sup> MAY CITY

#### HOUSING FOR ALL EGYPTIANS INITIATIVE

##### ► LOW-INCOME

###### | EL-NARGES



**465**  
NO. OF BUILDINGS



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

##### ► MIDDLE-INCOME

###### | EL-KRNFL



**91**  
NO. OF BUILDINGS



**2,184**  
NO. OF HOUSING UNITS

###### | EL-ZAHRAA



**203**  
NO. OF BUILDINGS



**4,872**  
NO. OF HOUSING UNITS

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

#### HOUSING FOR ALL EGYPTIANS INITIATIVE

##### ► NEW ZAGAZIG DISTRICT "GREEN BUILDINGS"



NO. OF BUILDINGS  
**109** (90 sqm Model)  
**112** (75 sqm Model)



**4,372**  
NO. OF HOUSING UNITS

## ► REGIONAL SERVICES AREA

## | GREEN BUILDINGS

 **90**  
NO. OF BUILDINGS

 **1,842**  
NO. OF HOUSING UNITS

## | PRESIDENTIAL INITIATIVE FOR MIDDLE-INCOME

 **68**  
NO. OF BUILDINGS

 **1,632**  
NO. OF HOUSING UNITS

## ► NEIGHBOURHOOD NO.20

 **98**  
NO. OF BUILDINGS

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

 **90 sqm**  
UNITS AREA

 **99%**  
COMPLETION RATE

## ► NEIGHBOURHOOD NO.21

 **178**  
NO. OF BUILDINGS

 **90 sqm**  
UNITS AREA

 **4,272**  
NO. OF HOUSING UNITS

 **88%**  
COMPLETION RATE

## ► EAST OF ANDALUSIA DISTRICT

 **125**  
NO. OF BUILDINGS

 **90 sqm**  
UNITS AREA

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

 **98%**  
COMPLETION RATE

## ► EL-NARGES DISTRICT

 **298**  
NO. OF BUILDINGS

 **90 sqm**  
UNITS AREA

## SADAT

## HOUSING FOR ALL EGYPTIANS INITIATIVE

 **19,566**  
NO. OF HOUSING UNITS

 **644**  
NO. OF UNDERWAY HOUSING UNITS

## ► EL-FIRDOUS DISTRICT

 **97**  
NO. OF BUILDINGS

 **75 & 90 sqm**  
UNITS AREA

## ► EL-NOUR DISTRICT

 **51**  
NO. OF BUILDINGS

 **90 sqm**  
UNITS AREA

## NEW DAMIETTA



EGP **559** mn  
INVESTMENTS PLAN  
(FY 2024/25)



**16,434**  
NO. OF EXECUTED HOUSING  
UNITS PRE-2014



**15,240**  
NO. OF EXECUTED HOUSING  
UNITS POST-2014

### JANNA

#### ► Site of 28 Buildings



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



**100%**  
COMPLETION RATE OF BUILDINGS

#### ► Site of 68 Buildings



**672**  
NO. OF HOUSING UNITS



Underway with Very Advanced  
Completion Rate  
CURRENT STATUS

#### ► Site of 59 Buildings



**33<sup>rd</sup>** Neighbourhood  
LOCATION



**1,416**  
NO. OF HOUSING  
UNITS



**100-150** sqm  
UNITS AREA



**Completed**  
CURRENT STATUS

### SAKAN MASR



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



**40**  
NO. OF BUILDINGS



EGP **325** mn  
TOTAL COST



**100%**  
COMPLETION RATE  
OF BUILDINGS

## New Borg Al-Arab



EGP **EGP 6.6** bn+  
TOTAL INVESTMENTS TILL JUN. 2024



#### INVESTMENTS' BREAKDOWN

Utility Sector	EGP <b>4.4</b> bn+
Road Sector	EGP <b>1</b> bn+
Housing Sector	EGP <b>815</b> mn
Services Sector	EGP <b>241</b> mn

### Housing For All Egyptians Initiative for Low-Income



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



**209**  
NO. OF BUILDINGS



**5,016**  
NO. OF HOUSING UNITS