INVESTGATE
RESEARCH & ANALYSIS

ANNUAL REPORT | REAL ESTATE 2024

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INVESTGATE
RESEARCH & ANALYSIS

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ABOUT INVEST-GATE

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.

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

The 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 1st to December 31st, 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-Delivey 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**
10th of Ramadan: **3,972**
New Aswan: **7,176**
New Obour: **3,924**

Completion Rate Around **60%**

Source: Cabinet & MHUC

DEVELOPMENT OF UNSAFE SLUM AREAS

357
No. of Areas

246,000
No. of Housing Units

EGP **63** bn
Cost

DEVELOPMENT OF UNPLANNED SLUM AREAS

121
No. of Areas

12,600 Acres
Area

EGP **318** bn
Cost

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

3,050
Total No. of Plants

180,000 km
Network Length

Capacity
30.5 mn m³/ Day

Coverage Ratio
99%

SANITATION PROJECTS

588
Total No. of Plants

91,300 km
Network Length

Capacity
18.8 mn m³/ Day

Coverage Ratio
Urban Area: **96%**
Rural Area: **48%**

SEAWATER DESALINATION EFFORTS

EXECUTED PLANTS

125
No. of Plants

1.3 mn m³/ Day
Capacity

UNDERWAY PLANTS

12
No. of Plants

136,000 m³/ Day
Capacity

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

Source: Cabinet & MHUC

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

13
No. of Governorates

98%
Completion Rate

23
No. of Sites

61,000
No. of Housing Units

7,488
No. of Sold Units Since Jan. 2024

SUEZ GOVERNORATE

3
No. of Sites

563
No. of Buildings

13,260
No. of Housing Units

Source: Cabinet & MHUC

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

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

Source: Cabinet & MHUC

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

Source: Cabinet & MPED

NEW CITIES

7
No. of Executed & 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^3/ Day
Capacity

SANITATION PROJECTS

86
No. of Executed Projects

793,000 m^3/ Day
Capacity

PROGRESS OF THE GREAT TRANSFIGURATION PROJECT

Saint Catherine City, South Sinai
Location

The Mountain Tourist Resort Project

44
No. of Villas & 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

Facilities
- 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

No. of Employees	**8,737** (Q2 2014)	**9,008** (Q2 2024)
Revenues of Suez Canal Economic Zone	EGP **2.8** bn (2016/17)	EGP **8.3** bn (2023/24)
Potable Water Coverage Ratio	**84.4%** (2014)	**96.5%** (2024)
Sanitation Coverage Ratio	**17.3%** (2014)	**78%** (2024)
The Area of Reclaimed & 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**

Source: Cabinet & MPED

SOUTH MED

Partnership with Private Sector (with TMG)
TYPE OF THE PROJECT

LOCATION
West Alexandria, from Kilo **165** to Kilo **170**

AREA
23 mn sqm

TOTAL INVESTMENTS
EGP **1** tn

TARGET SALES
EGP **1.6** tn

CONTRIBUTION TO GNP
Increase GNP by EGP **2.4** tn

NO. OF PROVIDED HOTEL ROOMS
2,000 +

1.6 mn
NO. OF PROVIDED JOB OPPORTUNITIES

MASPERO TRIANGLE DEVELOPMENT PROJECT

75 Acres
AREA

TWO TOWERS FOR ALTERNATIVE HOUSING

936
NO. OF HOUSING UNITS

Units Have been Delivered
CURRENT STATUS

ADMINISTRATIVE TOWER

Basement, Ground & **15** Floors
NO. OF FLOORS

INVESTMENT TOWER

23
NO. OF FLOORS

134
NO. OF HOUSING UNITS

NILE TOWERS

3
NO. OF TOWERS

30
NO. OF FLOORS

774
NO. OF HOUSING UNITS

SUPPLY VOLUME

- Suspended Part (Include: **8** Apartments & **2** Villas)
- Ground, 1st & 2nd Floors for Commercial and Administrative Activities
- **3** Underground Floors for Garage (Capacity: **1,272** Cars)
- Power Station (Capacity: **80** Megawatts)

MASPERO TOWERS

2
NO. OF TOWERS

TOWER TYPES
Hotel & Residential Tower
Administrative Tower

8,419 sqm
AREA

SOOR MAGRA EL-OYOUN DEVELOPMENT

79
NO. OF BUILDINGS

1,924
NO. OF HOUSING UNITS

COMMERCIAL, ADMINISTRATIVE & ENTERTAINMENT MALL INCLUDE:

- Restaurants & Cafes
- Cinemas
- Open Theatre
- Others

95%
COMPLETION RATE

Source: Cabinet

SAWARY PROJECT

West Carrefour, Alexandria
Location

420 Acres
Area

Starting Delivery of **50** Villas
Current Status

1ST DEVELOPMENT AXIS BY NUCA

Residential Towers Project

60 Acres
Area

64
No. of Towers

3,068
No. of Housing Units

130-280 sqm
Units Area

Villas Project

57 Acres
Area

310
No. of Villas

2ND DEVELOPMENT AXIS BY NUCA, ARMED FORCES ENGINEERING AUTHORITY & NO. OF INVESTORS

"Together We Build the Future" Initiative

60
No. of Target Plots

250 Acres
Area

DORAT EL-WADI PROJECT

El-Wadi El-Gedid
LOCATION

50 Acres
AREA

101
NO. OF HOUSING BUILDINGS

2,032
NO. OF HOUSING UNITS

PHASE I

26
No. of Housing Buildings

110 sqm
Units Area

520
No. of Housing Units

104
No. of Commercial Units

52
No. of Administrative Units

Phase I is Completed
No. of Delivered Units: **500**
Current Status

Source: Cabinet & NUCA

HAYAH KARIMA INITIATIVE

PHASE I

EGP **350** bn+
TOTAL TARGET INVESTMENTS

EGP **295.5** bn
FINANCIAL AVAILABILITY

85.5%
COMPLETION RATE

NO. OF

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

- **50** EGP bn — Real Estate Projects
- **45** EGP bn — Potable Water Projects
- **91** EGP bn — 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

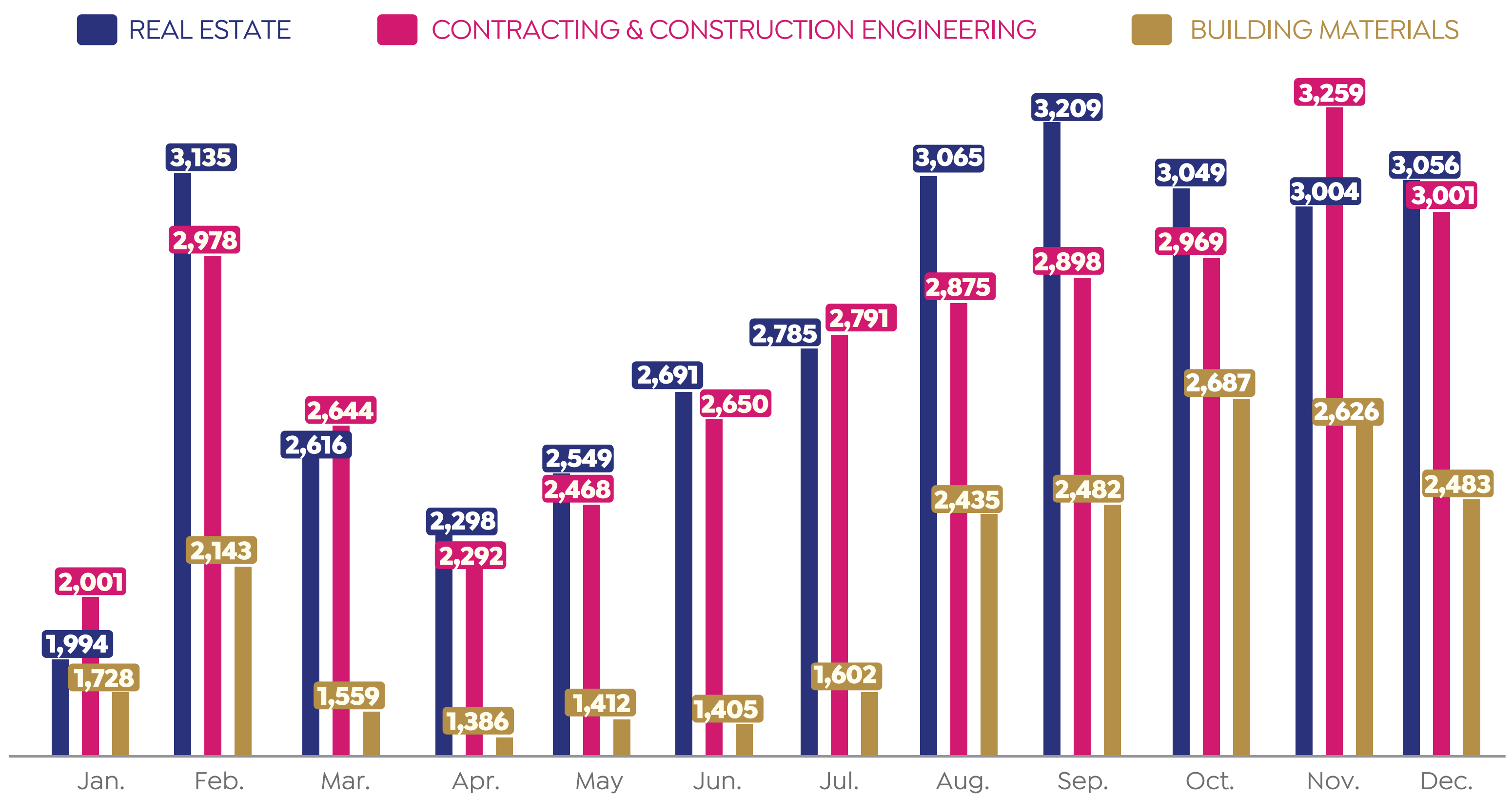
- **70%** Potable Water & Sanitation Projects
- **11%** Health & Education
- **10%** Gas, Electricity & Communication
- **4%** Government Services & Youth Centers
- **3%** Road
- **2%** Irrigation

Source: Cabinet & MPED

PRICES OF MAJOR CONSTRUCTION MATERIALS DURING 2024 (EGP)

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.
STEEL BARS (PER TON)	46,000	49,600	47,500	41,000	41,000	41,000	41,000	42,165	42,165	39,575	38,200	38,200
CRETAL STEEL (PER TON)	49,500	66,200	51,500	50,000	50,000	50,000	50,000	50,000	50,000	45,030	42,180	37,000
PORTLAND CEMENT (PER TON)	2,165	2,130	2,315	1,950	1,950	1,950	2,150	2,600	2,850	2,900	3,000	3,000
READY MIX CONCRETE (PER M^3)	1,462	1,614	1,658	1,882	1,882	1,882	1,959	2,088	2,088	2,200	2,300	2,300
SOLID CEMEN BRICKS (PER 1,000 BRICKS)	1,500	1,500	1,500	1,700	1,700	1,700	1,850	2,000	2,000	2,200	2,200	2,200
HOLLOW CEMENTBRICKS (PER 1,000 BRICKS) (40X20X12 CM)	6,200	6,200	6,200	7,600	7,600	7,600	9,000	9,000	9,200	9,850	9,850	9,850
COARSE SAND (PER M^3)	100	110	120	120	120	120	120	120	120	130	135	135
SPECIAL GRAVEL (PER M^3)	280	320	340	320	320	320	350	350	350	375	375	375
GYPSUM (PER TON)	1,300	1,380	1,450	1,400	1,400	1,400	1,400	1,400	1,400	1,800	2,100	2,100

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



Source: MHUC & EGX

ECONOMIC
SNAPSHOT

SECTION II:

ECONOMIC SNAPSHOT

The 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 1st to December 31st, 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.

The 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 1st to December 31st, 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. Given its pivotal role as a key economic driver, we will focus on interest rate fluctuations throughout 2024. The overnight deposit rate and overnight loan rate experienced a significant increase, rising in March from 21.25%, 22.25% to 27.25%, 28.25% respectively, a level that remained steady until the end of the year.

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%.

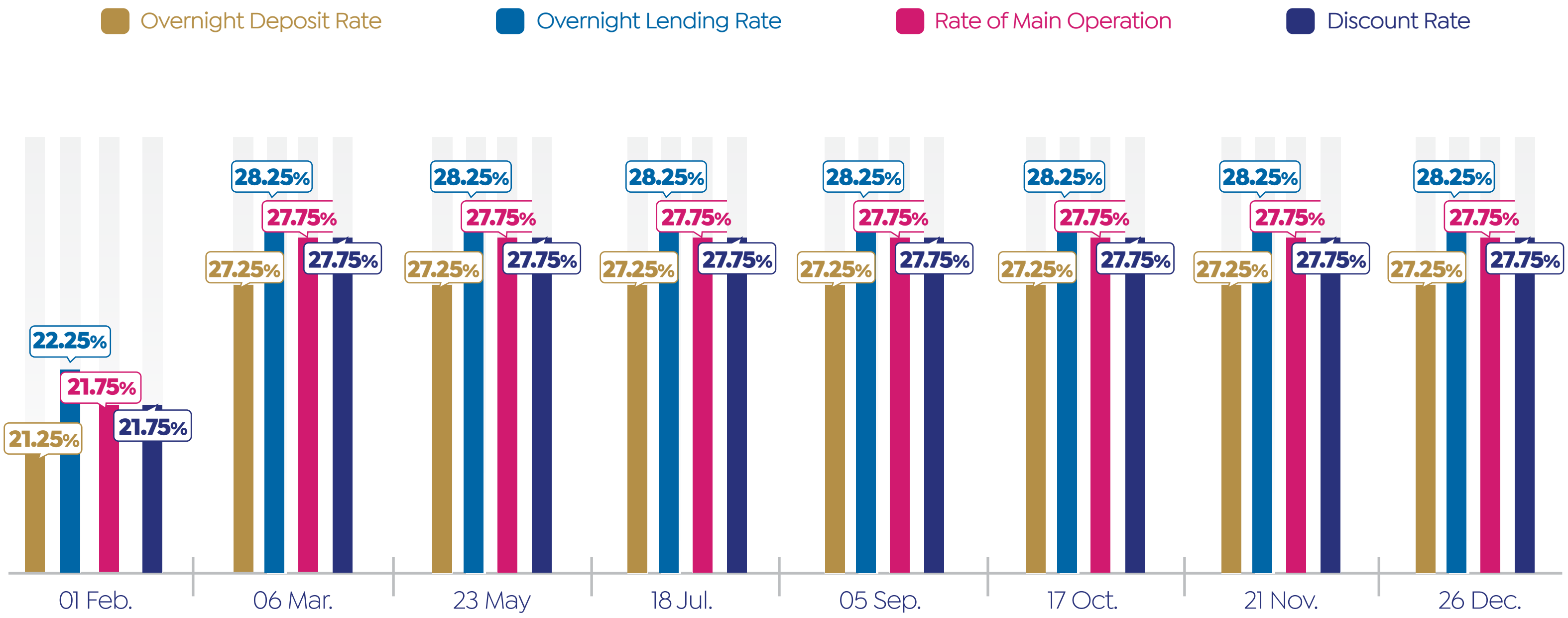
For FY 2024/25, economic and social development plan targets investments amounting to EGP 2.2 tn. This allocation is divided into 52% public investments, approximating EGP 1 tn, and 48% private investments. The plan aims to achieve an unemployment rate of 7% and an economic growth rate of 4.2%. Regarding 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.

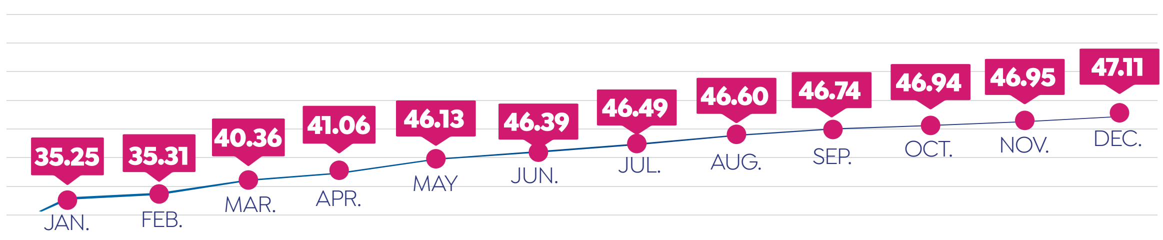
It is worth mentioning that the aforementioned indicators and data are merely examples and a glimpse into the performance of the economy during 2024, based on data issued by trusted government entities. The remaining economic indicators and data can be accessed in the following report.

INTEREST RATES

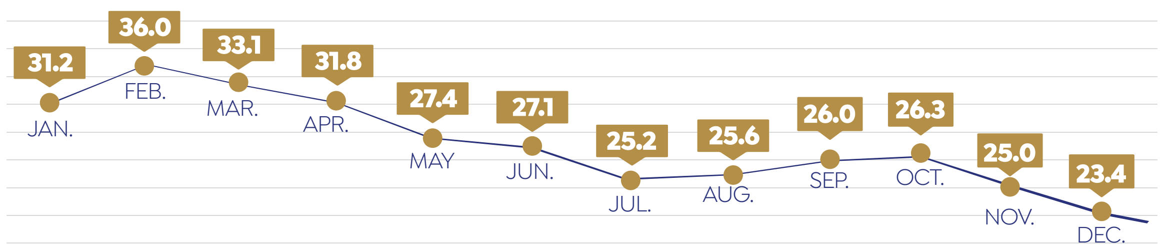
*Based on MPC Meeting



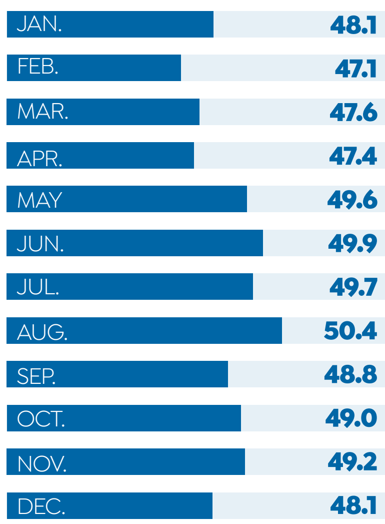
NET INTERNATIONAL RESERVES (USD BN)



ANNUAL HEADLINE INFLATION RATE (%)



PURCHASING MANAGERS' INDEX (PMI)

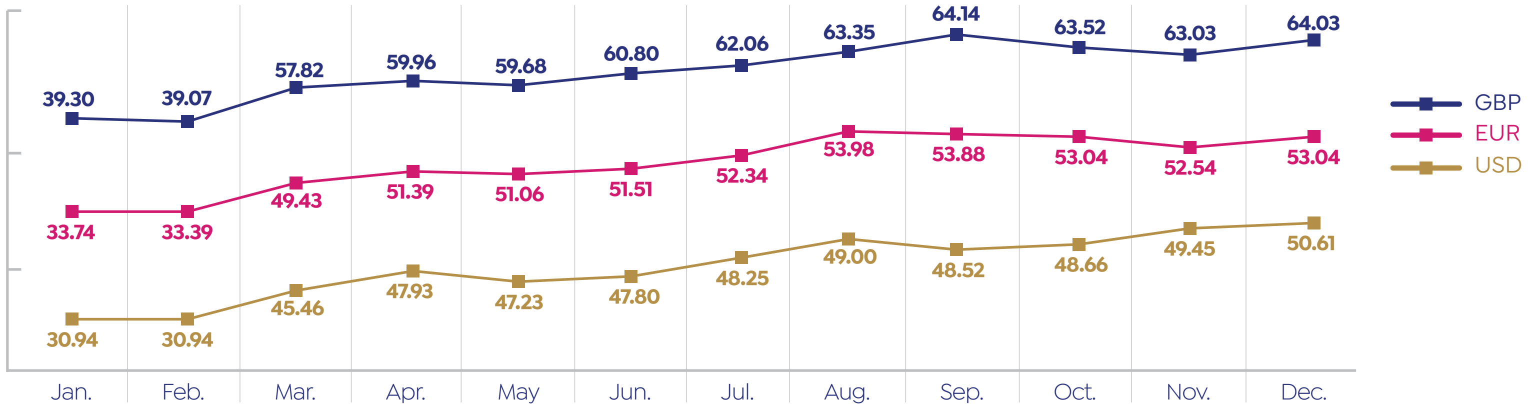


EGYPT CREDIT RATING

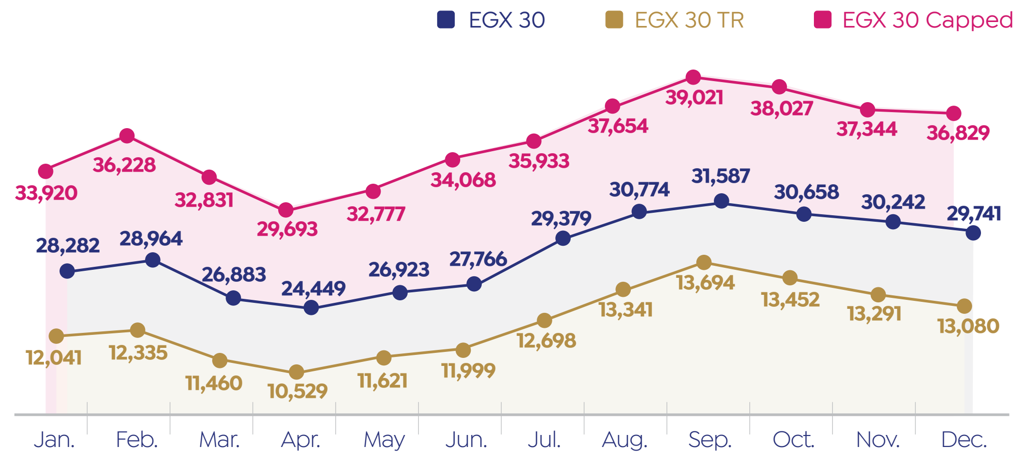
RATING		OUTLOOK	
Caa1	MOODY'S	Positive	* According to Last Review Date on Mar. 07,2024
B-	S&P GLOBAL	Positive	* According to Last Review Date on Oct. 18,2024
B	FITCH	Stable	* According to Last Review Date on Nov. 01,2024

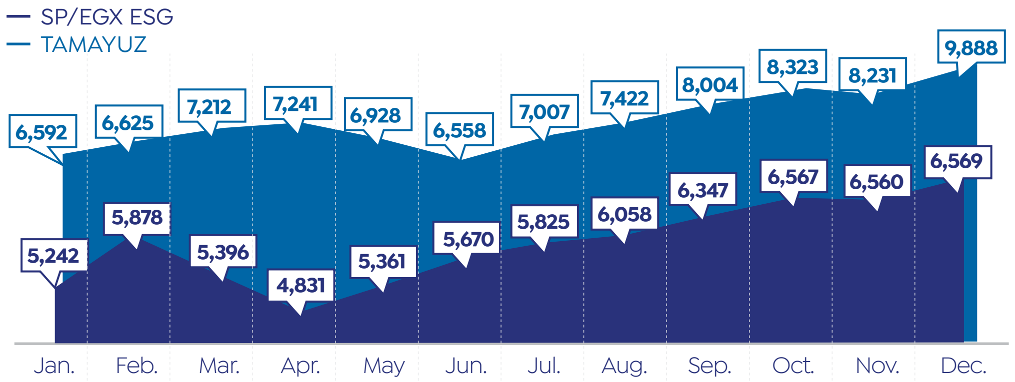
Source: CBE, CAPMAS, Moody's, S&P Global & Fitch

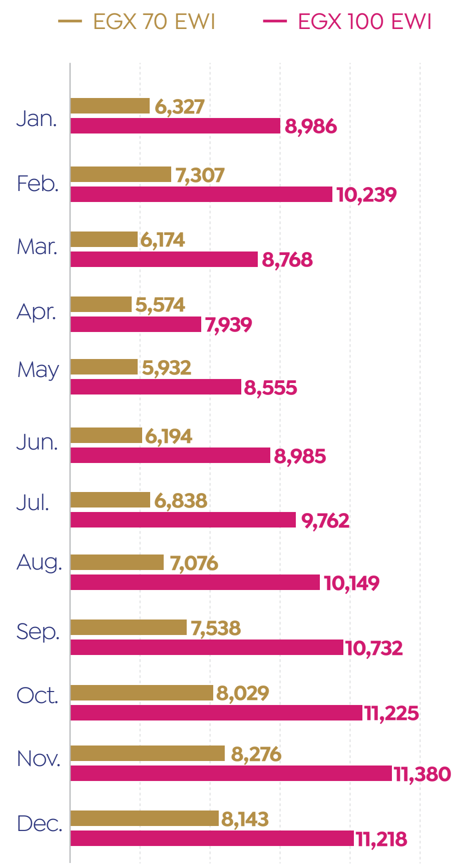
EXCHANGE RATES



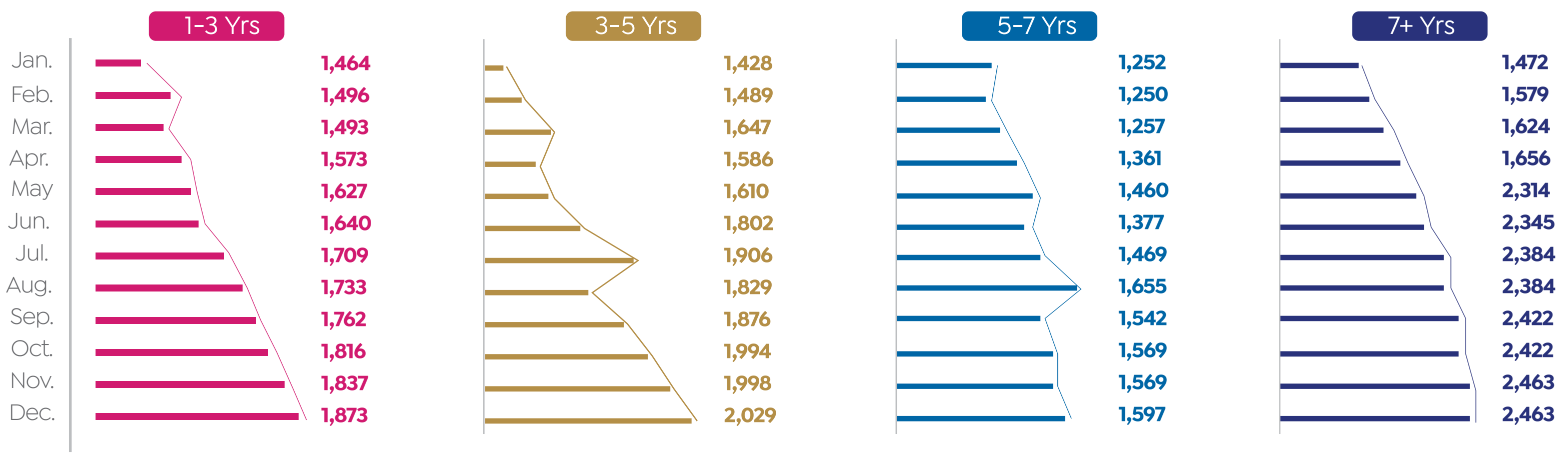
EGX INDICATORS





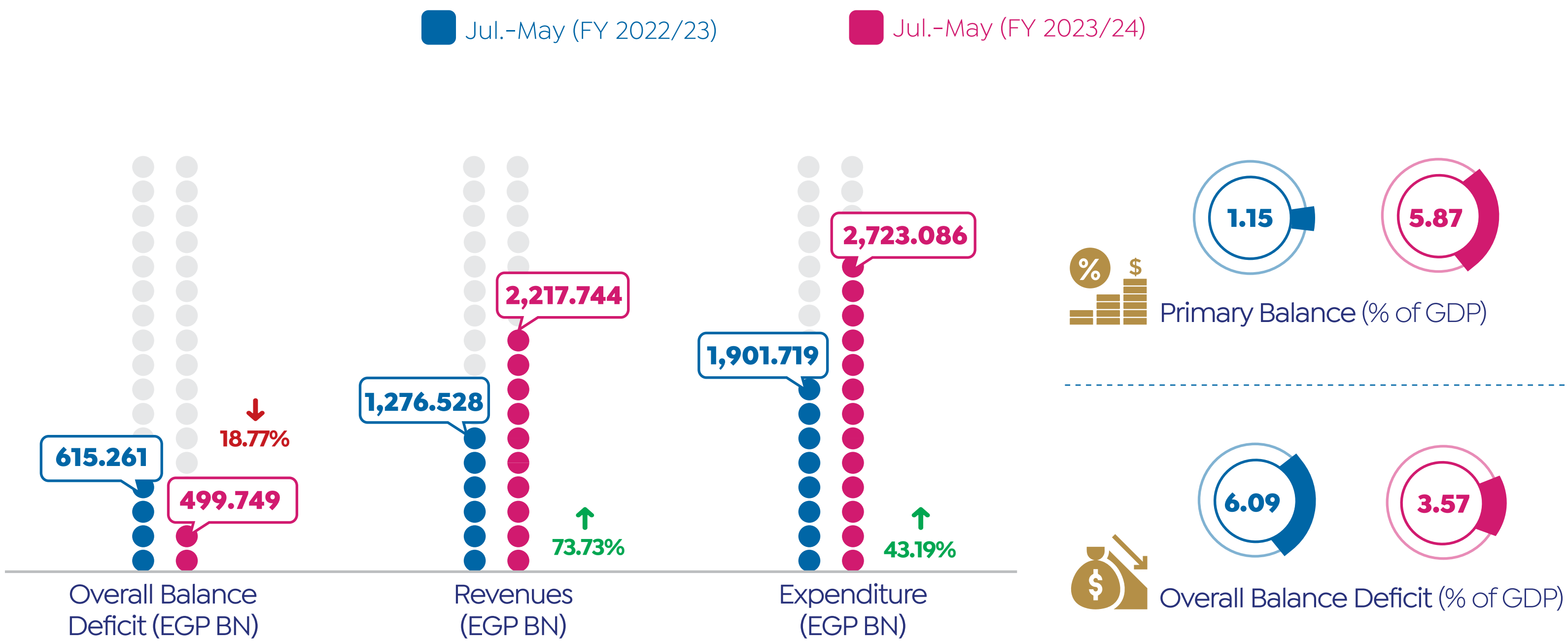


T-BOND

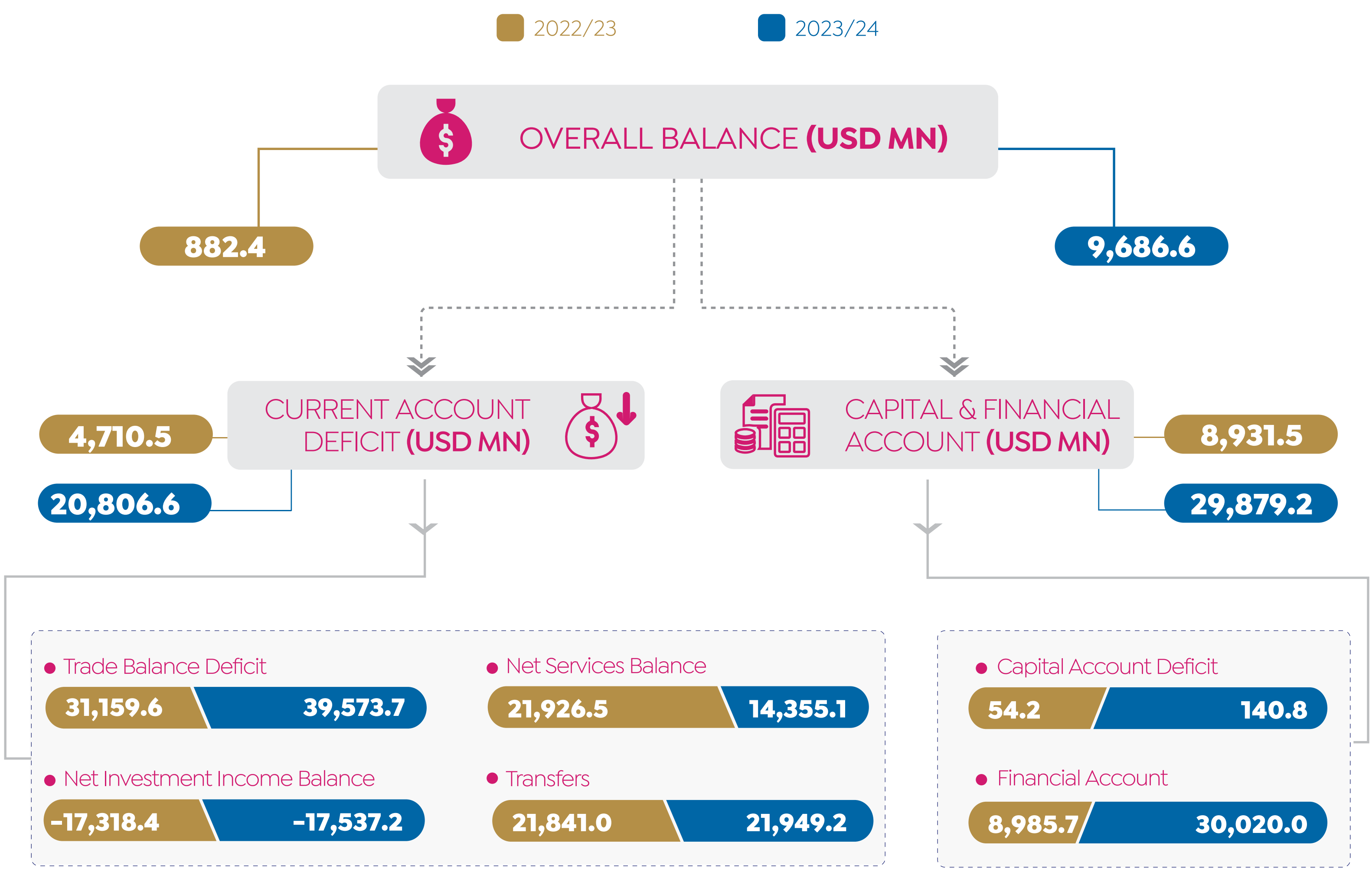


Source: CBE & EGX

FISCAL SECTOR PERFORMANCE

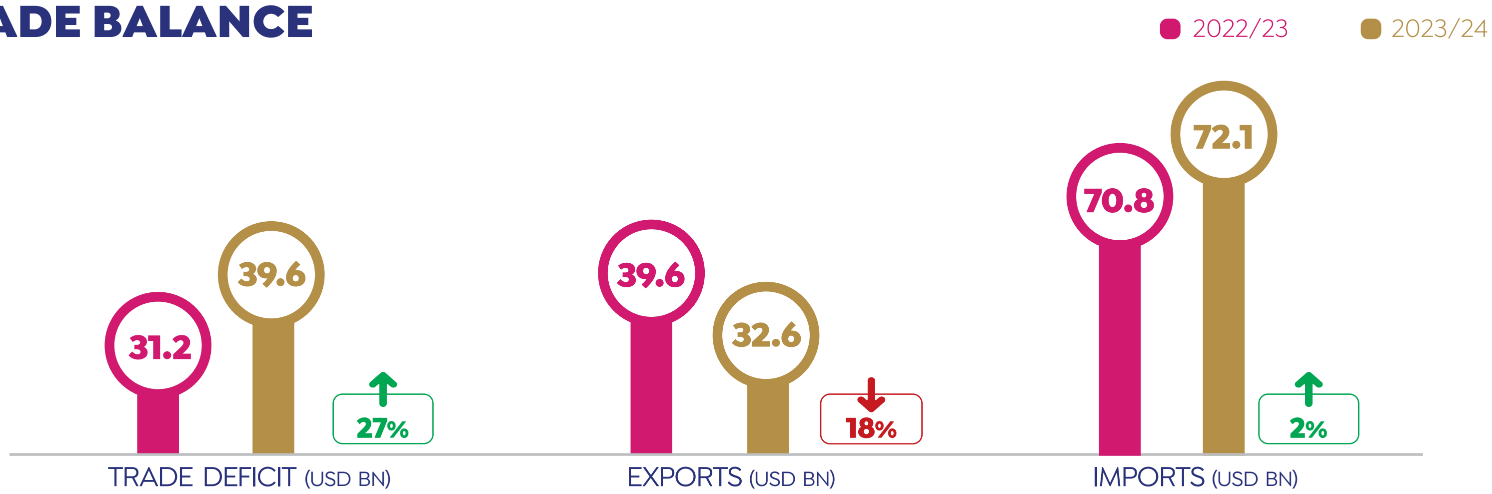


BALANCE OF PAYMENTS PERFORMANCE (FY 2023/24)



Source: CBE & MOF

TRADE BALANCE



SUEZ CANAL ECONOMIC ZONE DURING FY 2023/24

TOTAL REVENUES (↑ 36%)

2022/23 EGP **6.07** bn

2023/24 EGP **8.25** bn

GENERAL SURPLUS (↑ 33%)

2022/23 EGP **4.08** bn

2023/24 EGP **5.42** bn

TOTAL TRADING VOLUME (TON) (↑ 43.14%)

2022/23 **25.5** mn

2023/24 **36.5** mn

98 (Investments: USD **2.23** bn)
NO. OF FINAL APPROVED PROJECTS

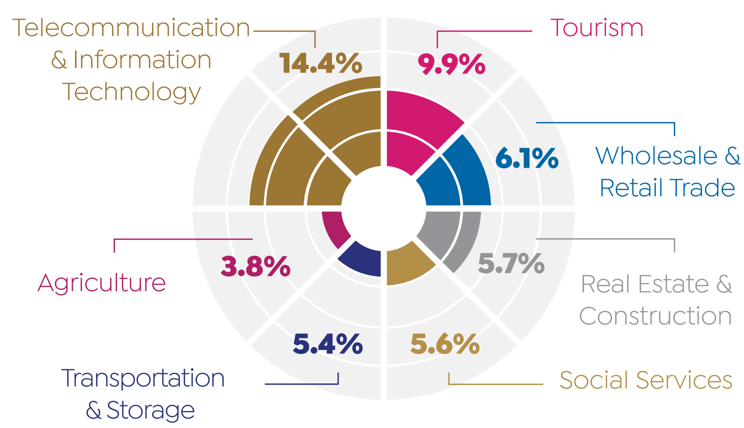
120 (Investments: USD **2.89** bn)
NO. OF INITIAL APPROVED PROJECTS

PERFORMANCE OF THE EGYPTIAN ECONOMY DURING FY 2023/24

GDP

2022/23	2023/24	The Target in 2024/25
3.8%	2.4%	4%+

SECTORS' GROWTH RATE



Source: CAPMAS & Cabinet

EXECUTED INVESTMENTS

VALUE	Public Investments	Private Investments
EGP **1.6** tn (Growth Rate: **5.8%**)	EGP **926** bn (Growth Rate: **6.3%**)	EGP **700** bn (Growth Rate: **5.3%**)

PRIMARY SURPLUS

2022/23	2023/24
EGP **164** bn (**1.6%** of GDP)	EGP **857** bn (**6.1%** of GDP)

PUBLIC DEBT (% OF GDP)

2022/23	2023/24	The Target in 2024/25
96%+	**89.6%**	Less than **85%**

OVERALL DEFICIT

2022/23	2023/24
EGP **610** bn (**6%** of GDP)	EGP **505** bn (**3.6%** of GDP)

EXTERNAL DEBT

Value	Average Maturity of External Debt
USD **152.8** bn (Decreased by **4%+**)	**12.7** Yrs

REMITTANCES OF EGYPTIANS WORKING ABROAD

Jan.-Oct. 2023	Jan.-Oct. 2024
USD **16.3** bn	USD **23.7** bn

REVENUES

Revenue Growth Rate	Tax Revenue Growth Rate	Non-Tax Revenue Growth Rate
60%	**30%**	**190%**

PUBLIC-PRIVATE PARTNERSHIP (P.P.P)

Total Investments in 2023/24	Target New Projects in 2024/25
EGP **19.8** bn	**6** Projects (Investments: EGP **27** bn+)

	SUEZ CANAL REVENUES	NET FOREIGN DIRECT INVESTMENTS (FDI)	EXPORTS	TOURISM REVENUES
2018/19	USD **5.8** bn	USD **8.2** bn	USD **30** bn	USD **12.6** bn
2023/24	USD **7.2** bn	USD **46.1** bn	USD **41.7** bn	USD **14.4** bn

Source: Cabinet

ECONOMIC AND SOCIAL DEVELOPMENT PLAN (FY 2024/25)

EGP **2.2** tn
Total Target Investments

13%
Target Investment Rate

Around EGP **1** tn
Target Public Investments

4.2%
Economic Growth Rate

7%
Unemployment Rate

52%
Public Investments

48%
Private Investments

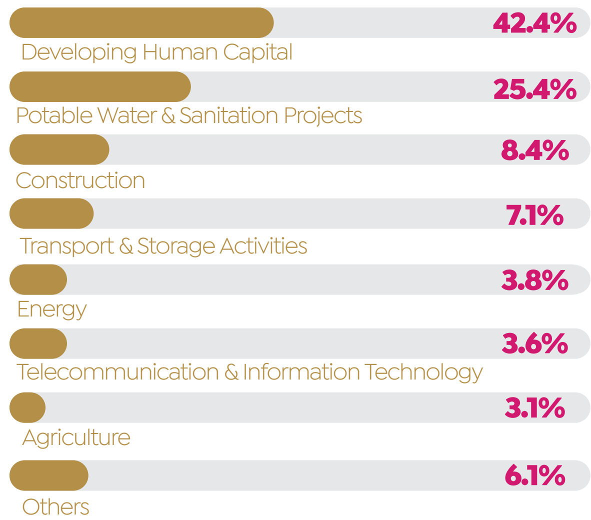
GDP

EGP **17.3** tn
At Current Prices

EGP **8.7** tn
At Constant Prices

900,000
No. of Provided Job Opportunities

Distribution of Public Investments



SECTORAL GROWTH RATES AT CONSTANT PRICES

14.6%
Telecommunication & Information Technology Sector

9.4%
Suez Canal

9.3%
Tourism Sector

5.7%
Social Services

4.9%
Construction

GREEN ECONOMY

From **40%** to **50%**
Increasing Green Public Investments

From **13%** to **16%**
Increasing The Share of Green Exports

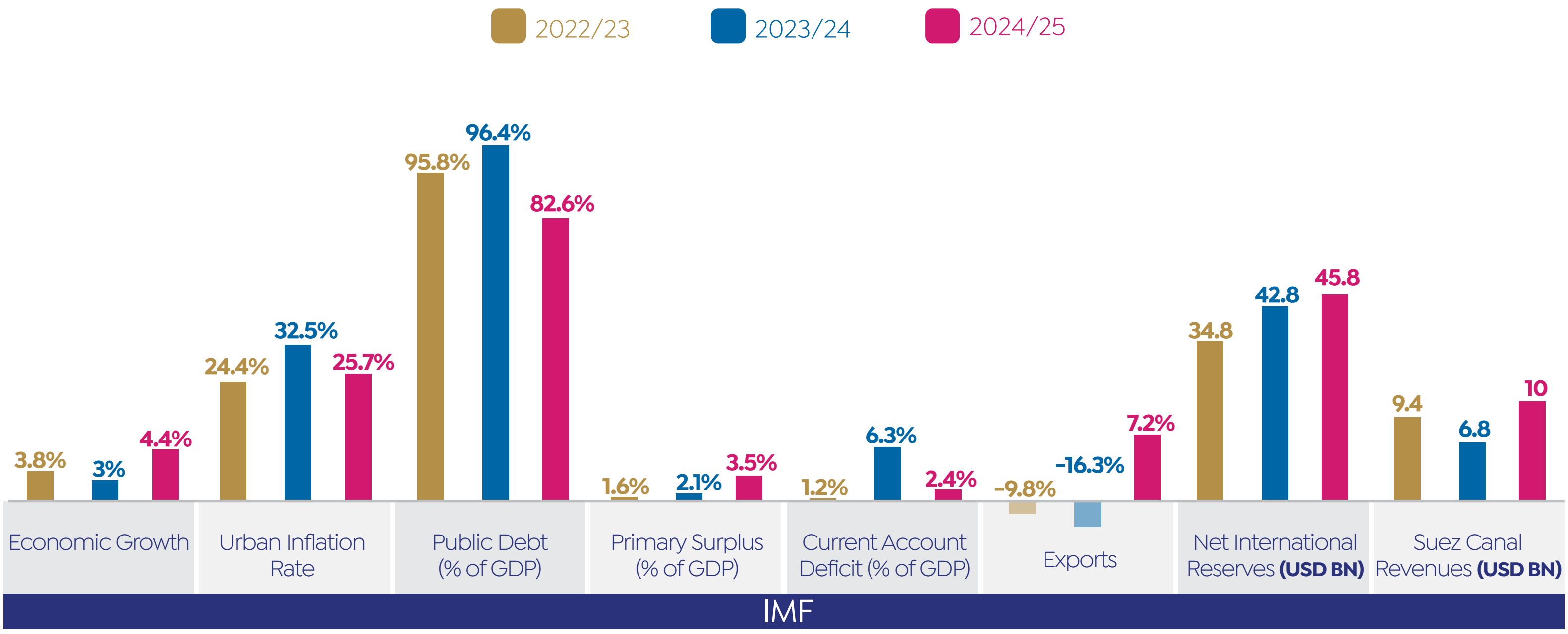
CITIZEN INVESTMENT PLAN (2023/24)

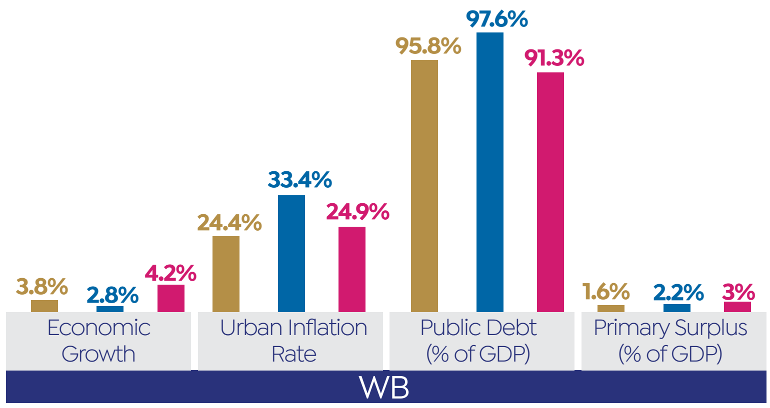
GOVERNORATE NAME	TOTAL INVESTMENTS	NO. OF PROJECTS
CAIRO	EGP **96.2** bn	**1,260**
GIZA	EGP **82.7** bn	**586**
ALEXANDRIA	EGP **34.7** bn	**565**
PORT SAID	EGP **31** bn	**192**
MATRUH	EGP **17.3** bn	**216**
EL-WADI EL-GEDID	EGP **13.2** bn	**242**
ASWAN	EGP **12.8** bn	**303**
ASSIUT	EGP **11.6** bn	**478**
SUEZ	EGP **9.7** bn	**189**
BEHEIRA	EGP **8.6** bn	**439**
QALYUBIA	EGP **8** bn	**367**
DAKAHLIYA	EGP **7.7** bn	**525**
LUXOR	EGP **7.7** bn	**201**
SHARQIA	EGP **7.6** bn	**419**

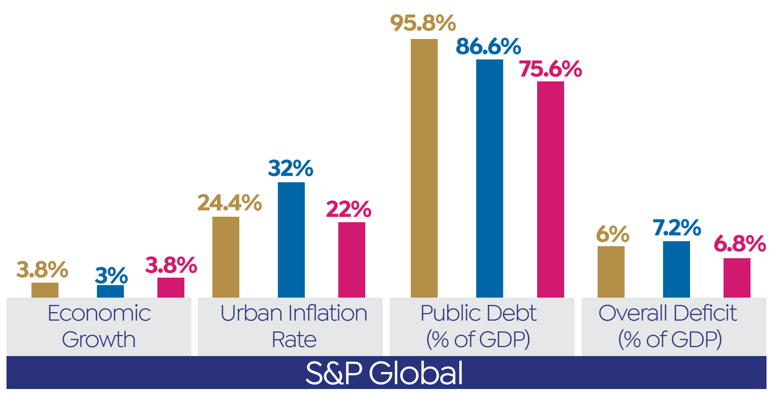
GOVERNORATE NAME	TOTAL INVESTMENTS	NO. OF PROJECTS
NORTH SINAI	EGP **7** bn	**231**
SOHAG	EGP **6.8** bn	**489**
ISMAILIA	EGP **6.5** bn	**333**
RED SEA	EGP **6** bn	**175**
SOUTH SINAI	EGP **5.4** bn	**178**
DAMIETTA	EGP **5.1** bn	**219**
MONUFIA	EGP **4.9** bn	**311**
MINYA	EGP **4.5** bn	**324**
KAFR EL-SHEIKH	EGP **4** bn	**323**
QENA	EGP **4** bn	**277**
BENI SUEF	EGP **3.9** bn	**274**
GHARBIA	EGP **3.6** bn	**361**
FAYOUM	EGP **2.2** bn	**245**

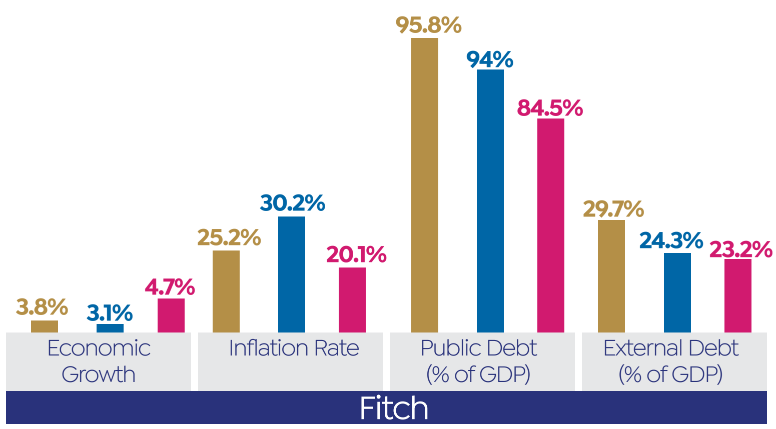
Source: MPED & Cabinet

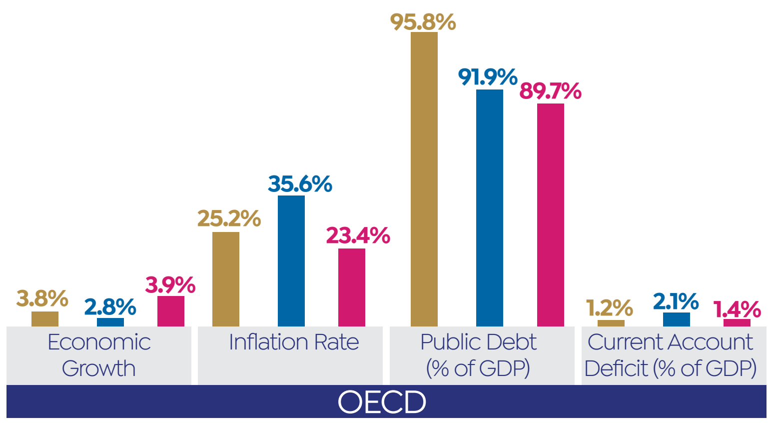
INTERNATION INSTITUTIONS' EXPECTATIONS FOR THE EGYPTIAN ECONOMY











Source: Cabinet

NEW CITIES | UPDATES

SECTION III:

NEW CITIES UPDATES

To 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 6th of October and the 15th of May, have witnessed notable progress. The "Housing For All Egyptians Initiative aims to provide various housing solutions for different income groups across the 6th 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

4TH GENERATION CITIES

NEW ADMINISTRATIVE CAPITAL (NAC)

CAPITAL RESIDENCE (R3)

1,016 Acres
AREA

8
NO. OF NEIGHBOURHOODS

24,130
NO. OF HOUSING UNITS

INCLUDE

697
Residential Buildings
(**19,944** Housing Units)

328
Villas

157
Townhouses
(**624** Housing Units)

64
Mixed Residential Buildings
(**2,560** Housing Units)

9
Mixed-Use Buildings
(**674** 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

Source: NUCA & Cabinet

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)

Source: NUCA & Cabinet

COMPLETION & DELIVERY PLAN TILL JUN.2025

NO. OF EXECUTED HOUSING UNITS
- **11,549** (Latin Area, Downtown & Mazarine Compound)
- **5,000** (Housing For All Egyptians Initiative)

NO. OF DELIVERED UNITS
- **8,000** (Latin Area, Downtown & Mazarine Compound)
- **2,000** (Social Housing, Sakan Masr & Distinguished Housing)

HOUSING FOR ALL EGYPTIANS INITIATIVE FOR MIDDLE-INCOME

83
NO. OF UNDERWAY BUILDINGS

1,992
NO. OF UNDERWAY HOUSING UNITS

FACILITIES

Commercial Market | Medical Unit | Playground | Nursery | School | Others

DOWNTOWN TOWERS

5
NO. OF TOWERS

835 Acres
AREA

ICONIC TOWER

68
NO. OF FLOORS

250 m
HEIGHT

465,000 sqm
AREA

Concrete Structure: Completed
CURRENT STATUS

OTHER 4 TOWERS

Each Tower: **56**
NO. OF FLOORS

320,000 sqm
AREA

Each Tower: **200** m
HEIGHT

CURRENT STATUS
Concrete Structures Work: Completed
Completion Rate: **49%** till Jul. **2024**

MAZARINE

707 Acre-Area
LOCATION

7,564
TOTAL NO. OF HOUSING UNITS

LATIN AREA

404 Acres
AREA

6
NO. OF AREAS

220
NO. OF BUILDINGS

10,597
NO. OF HOUSING UNITS

Source: NUCA & Cabinet

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

Source: NUCA & Cabinet

FACILITIES

10th Announcement: **39**
14th 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

Source: NUCA & Cabinet

- PHASE V & 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

13th Neighbourhood LOCATION

180 NO. OF BUILDINGS

3,924 NO. OF HOUSING UNITS

- 75 SQM MODEL

14th Neighbourhood LOCATION

53 NO. OF BUILDINGS

1,908 NO. OF HOUSING UNITS

- 90 SQM MODEL

14th 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

14th 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

Source: NUCA & Cabinet

SOCIAL HOUSING

15TH NEIGHBOURHOOD

705 NO. OF BUILDINGS

16,920 NO. OF HOUSING UNITS

16TH 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

Source: NUCA & Cabinet

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

Source: NUCA & Cabinet

NEW ASWAN CITY

HOUSING FOR ALL EGYPTIANS INITIATIVE

Low-Income, Middle-Income & Green Housing
SECTORS

14,568
NO. OF EXECUTED & UNDERWAY HOUSING UNITS

3RD GENERATION CITIES

NEW CAIRO

HOUSING FOR ALL EGYPTIANS INITIATIVE

3rd 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

Source: NUCA & Cabinet

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

Source: NUCA & Cabinet

- SITE OF 5 BUILDINGS

180
NO. OF HOUSING UNITS

75 sqm
UNITS AREA

83%
COMPLETION RATE

- SITE OF 15 BUILDINGS

1st Neighbourhood
LOCATION

360
NO. OF HOUSING UNITS

Underway with Very Advanced Completion Rate
CURRENT STATUS

2ND GENERATION CITIES

BADR

RESIDENCE FOR NAC'S EMPLOYEES (ZAHRAT 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

Source: NUCA & Cabinet

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

Source: NUCA & Cabinet

1ST GENERATION CITIES

6TH 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

15TH 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

10TH 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

Source: NUCA & Cabinet

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

Source: NUCA & Cabinet

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

34rd 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

33rd Neighbourhood
LOCATION

1,416
NO. OF HOUSING UNITS

100-150 sqm
UNITS AREA

Completed
CURRENT STATUS

SAKAN MASR

4th 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 **4.4** bn+
Road Sector	EGP **1** bn+
Housing Sector	EGP **815** mn
Services Sector	EGP **241** mn

Housing For All Egyptians Initiative for Low-Income

9th Neighbourhood
LOCATION

209
NO. OF BUILDINGS

5,016
NO. OF HOUSING UNITS

Source: NUCA & Cabinet