

YOUR GUIDE TO **PUBLIC INVESTMENT**

A COMPREHENSIVE REVIEW OF CITIZEN
INVESTMENT PLAN (FY 2020/21–2024/25)

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THE TEAM

MARKET RESEARCH ANALYST

ISRAA NOURELDIN

MARKET RESEARCH SUPERVISORS

**MOHAMED SAYED
YASSEN MAHMOUD**

MANAGEMENT

GENERAL MANAGER & BD DIRECTOR
SAFAA ABDEL BARY

DESIGN

ART DIRECTOR
MAGED KHATTAB

SENIOR GRAPHIC DESIGNER
MARIAN WAEI

12 Bavaria Compound – Ring Road
– Morshedy Tower First Floor

☎ (+202) 25650489 ☎ (+20) 225172053

✉ info@invest-gate.me

f investgateofficial X investgatemag

in Invest-Gate y investgate @ invest.gate

www.invest-gate.me

ABOUT INVESTGATE

— RESEARCH & ANALYSIS —

Invest-Gate is Egypt's leading provider of real estate market insights, keeping investors, customers, and stakeholders informed on the latest trends in the sector.

we have proudly hosted around 25 roundtable discussions, bringing together top executives, developers, and policymakers to exchange ideas and shape the future of the sector. We have also published 41 in-depth analytical reports, backed by credible data and detailed market insights, offering a deeper understanding of challenges and opportunities.

We are on a mission to empower our readers with the latest trends and unbiased information through our website, magazine, so our efforts include the release of 87 editions of the Invest-Gate magazine, each issue covering a wide array of topics that reflect the pulse of the real estate landscape. Additionally, we have issued 56 editions of our Market Watch, a specialized brief that shows key figures, trends, and strategic insights shaping the sector today, as well as our extensive and impactful social media presence

For inquiries, email info@invest-gate.me.

ABOUT THIS REPORT

Egypt has strategically directed public investments across its diverse economic and geographic landscape to stimulate growth, reduce regional disparities, and improve infrastructure and social services nationwide. The Citizen Investments Plan, prepared and published annually by the Ministry of Planning and Economic Development for each governorate, provides detailed information on these investments, including sectoral allocations, project numbers, and total investments, by highlighting how resources are distributed among the housing sector, local development, transportation, education, health, and utilities.

The Citizen Investments Plan also strengthens transparency, accountability, and citizen participation by enabling the public to track key projects and monitor economic and social indicators. Our analysis relies on these official plans covering the period from 2020/21 to 2024/25 and focusing on housing and local development investments, in addition to presenting detailed governorate-level data for FY 2024/25.

To provide a precise view of investment distribution, Egypt's governorates are grouped into 7 regions, which allows a detailed examination of investment patterns. The region will be:

1. **Greater Cairo Region:** Cairo, Giza, and Qalyubia.
2. **Alexandria Region:** Alexandria, Beheira, and Matruh.
3. **Delta Region:** Dakahlia, Gharbia, Kafr El-Sheikh, Monufia, and Damietta.
4. **Suez Canal Region:** Ismailia, Port Said, Suez, Sharqia, North Sinai, and South Sinai.
5. **North Upper Egypt:** Beni Suef, Faiyum, and Minya.
6. **Central Upper Egypt:** Assiut and New Valley
7. **South Upper Egypt:** Aswan, Luxor, Qena, Sohag, and Red Sea.

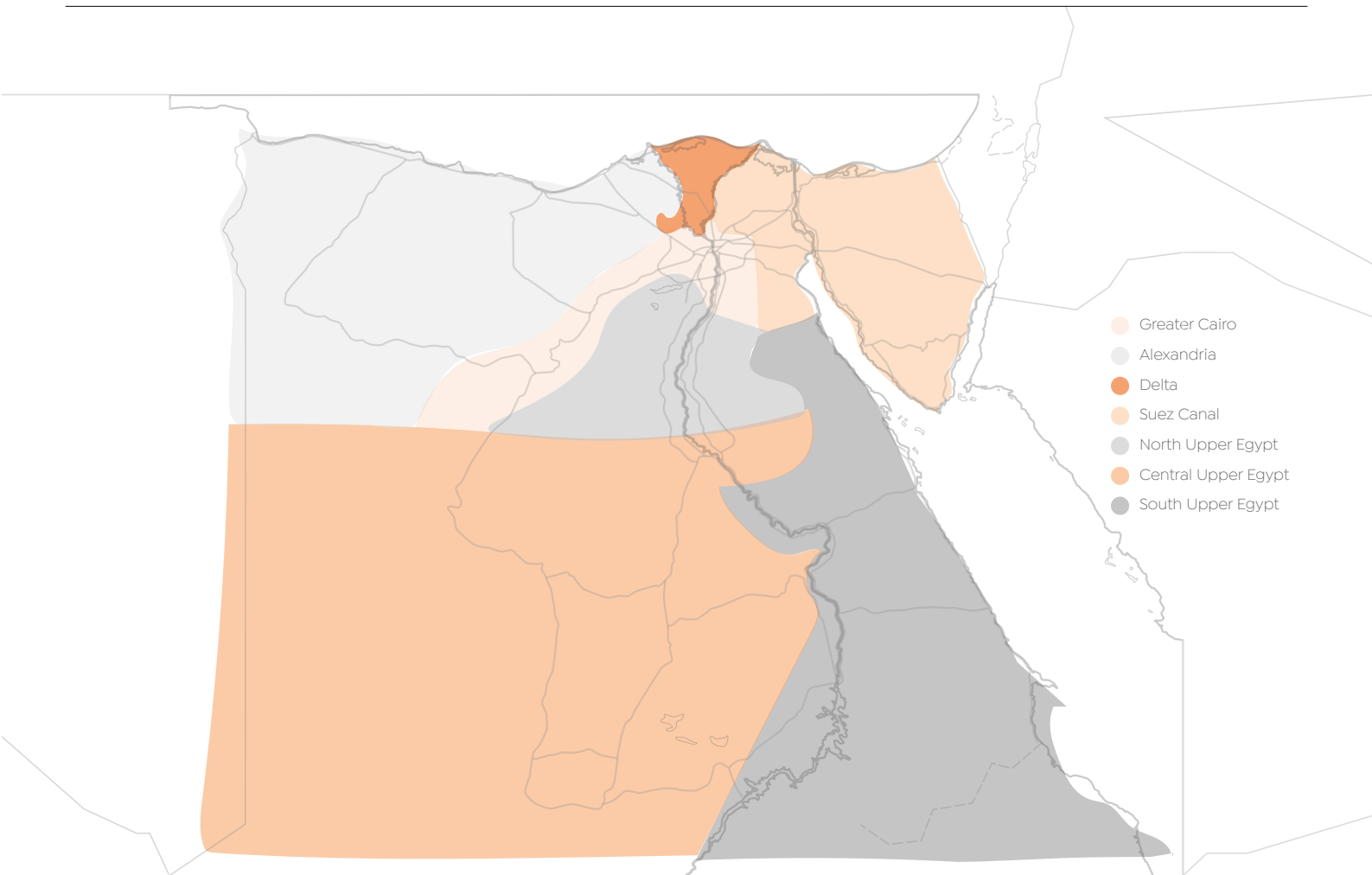
01

THE LANDSCAPE OF PUBLIC INVESTMENT IN EGYPT

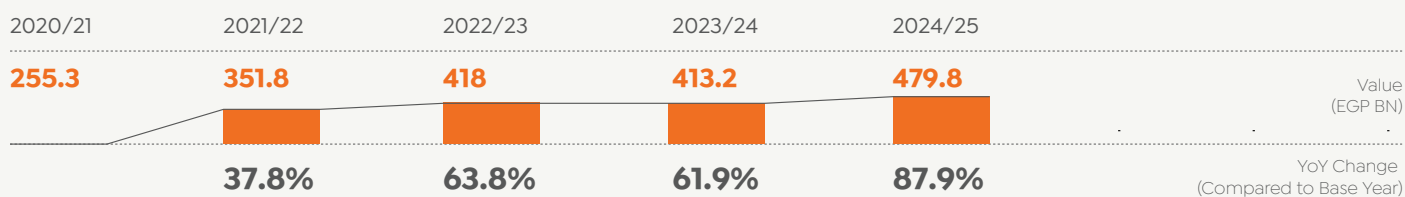


This section provides an overview of Egypt's total public investment landscape between FY 2020/21 and FY 2024/25, highlighting both the scale of annual public investments and their distribution across regions. Understanding the trajectory of overall investments is crucial, as it reflects government priorities in driving economic growth, enhancing infrastructure, and addressing regional disparities.

The analysis looks at changes in total investments and number of projects over time, while also examining how funds and projects are distributed among the Greater Cairo, Alexandria, Delta, Suez Canal, and Upper Egypt regions. This lens allows us to identify which areas consistently attract the largest shares of funding and which are targeted for growth, providing insights into national development strategies and emerging opportunities for future investment.

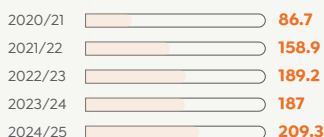


TOTAL ANNUAL INVESTMENT

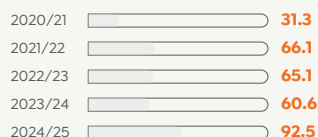


DISTRIBUTION OF ANNUAL INVESTMENT BY REGIONS (EGP BN)

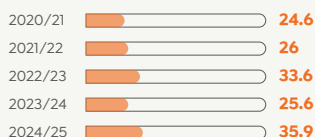
Greater Cairo



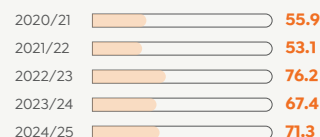
Alexandria



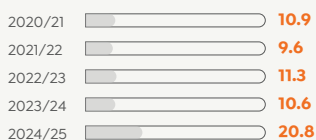
Delta



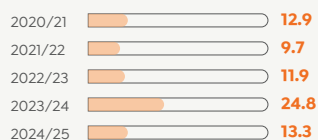
Suez Canal



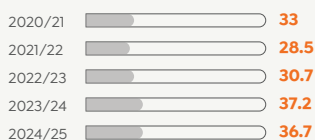
North Upper Egypt



Central Upper Egypt



South Upper Egypt



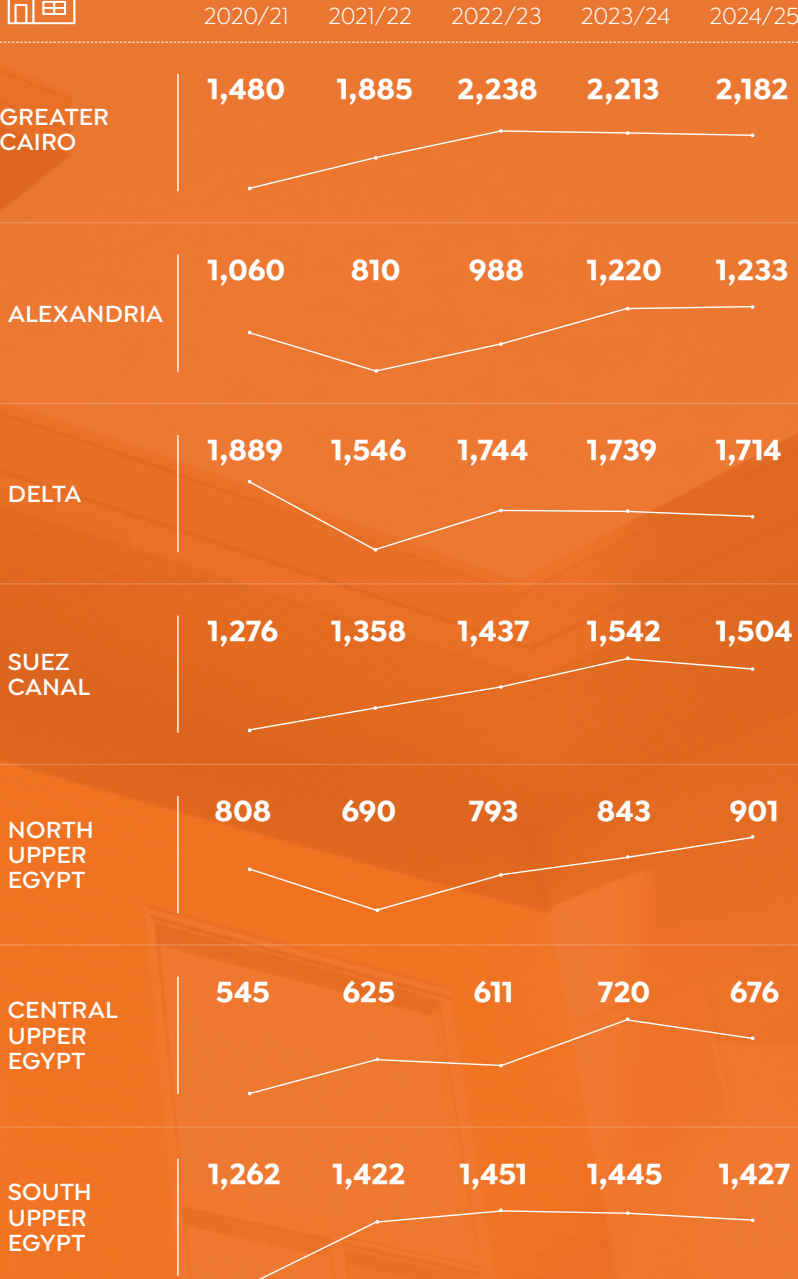
ANNUAL INVESTMENT PROJECTS

No. of Projects YoY Change
(Compared to Base Year)

2020/21 2021/22 2022/23 2023/24 2024/25



DISTRIBUTION OF INVESTMENT PROJECTS BY REGIONS



02

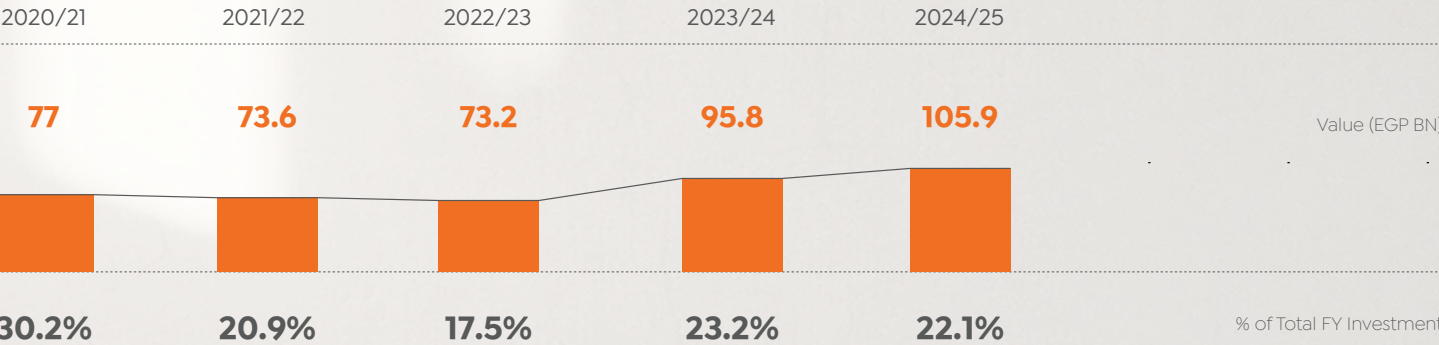
HOUSING INVESTMENT IN EGYPT

Housing investment stands at the heart of Egypt's development strategy, as it directly addresses the country's pressing demand for urban expansion, affordable housing, and improved living standards. This section examines how public investments have been channeled into the housing sector over the past five years, reflecting the government's commitment to both meeting population needs and driving real estate as a growth engine. The importance of housing investment extends beyond construction, as it links to social equity, job creation, and the enhancement of infrastructure in rapidly growing urban centers.

Our analysis considers public investments alongside regional patterns, comparing governorates and regions to highlight where resources have been concentrated and how priorities have shifted across time. Through this lens, the section provides a clear view of trends shaping Egypt's housing landscape and the policy choices behind them.



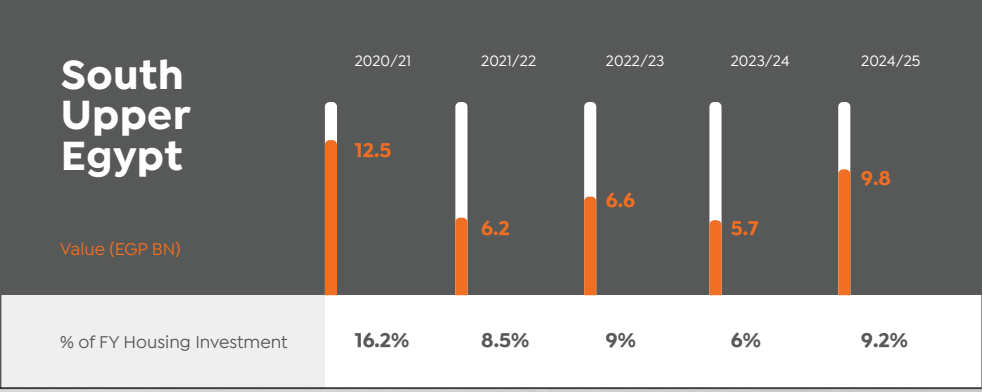
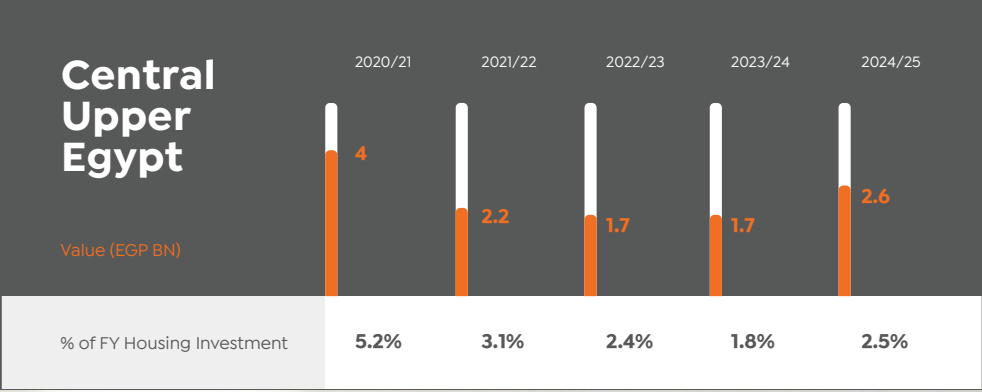
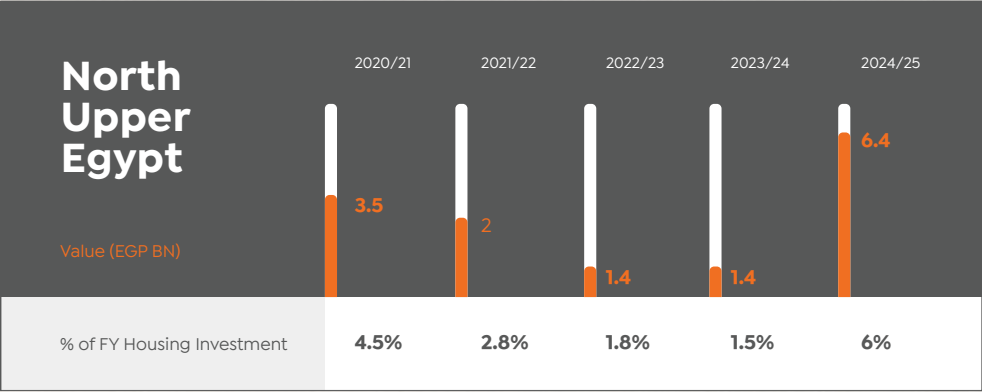
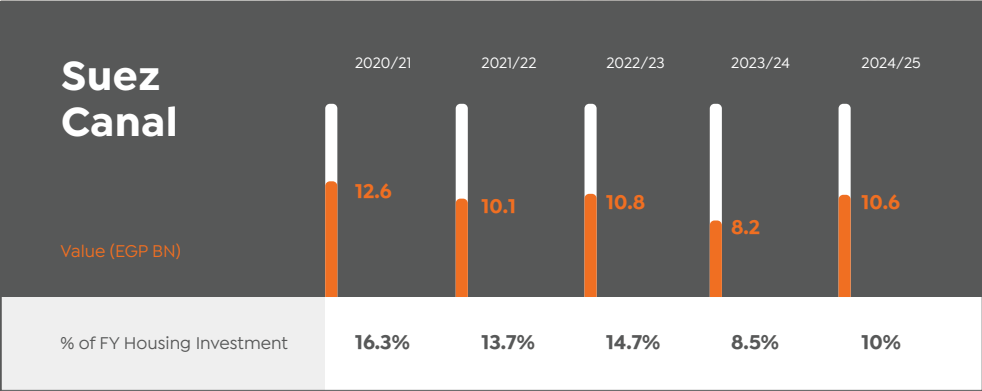
ANNUAL HOUSING INVESTMENT



HOUSING INVESTMENT BREAKDOWN BY REGIONS



HOUSING INVESTMENT BREAKDOWN BY REGIONS



03

LOCAL DEVELOPMENT INVESTMENT IN EGYPT



Local development investment represents the foundation of balanced growth across Egypt and complements the housing efforts, as it focuses on projects that directly impact citizens' daily lives, such as road paving, sectoral infrastructure, and bridge renovations, thereby supporting the broader goal of urban modernization and enhancing public services across all governorates. This section explores how these investments have evolved over the past five years, highlighting the role of such investments in reducing regional disparities and strengthening the quality of life in both urban and rural areas.

The importance of local development lies in its ability to bring tangible improvements at the governorate level, supporting national goals of inclusive growth while creating new opportunities for local economies. Our analysis adopts a regional lens, comparing public investments of local development across Greater Cairo, Alexandria, the Delta, the Suez Canal, and Upper Egypt, to capture how resources have been distributed and where strategic priorities have shifted over time.

ANNUAL LOCAL DEVELOPMENT INVESTMENTS

2020/21

18.3 ■
Value
(EGP BN)

7.2% ○
% of Total FY
Investment

2021/22

19.8 ■
Value
(EGP BN)

5.6% ○
% of Total FY
Investment

2022/23

26.1 ■
Value
(EGP BN)

6.3% ○
% of Total FY
Investment

2023/24

33.5 ■
Value
(EGP BN)

8.1% ○
% of Total FY
Investment

2024/25

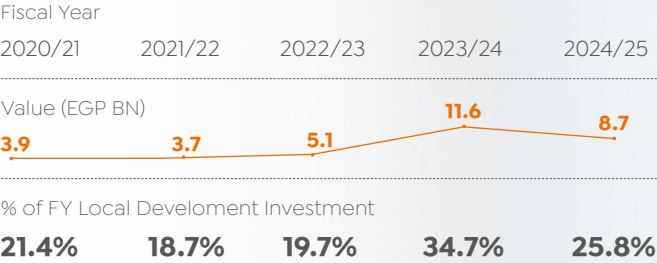
33.7 ■
Value
(EGP BN)

7% ○
% of Total FY
Investment

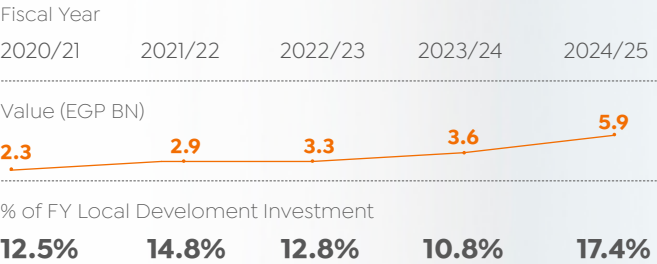


LOCAL DEVELOPMENT INVESTMENT BREAKDOWN BY REGIONS

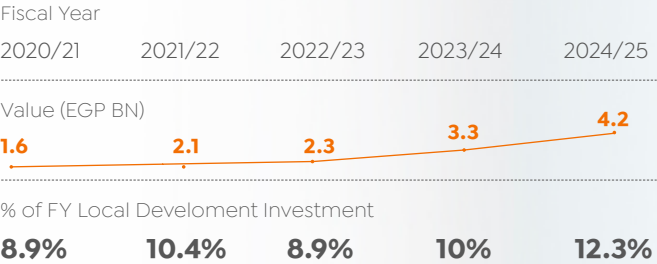
GREATER CAIRO



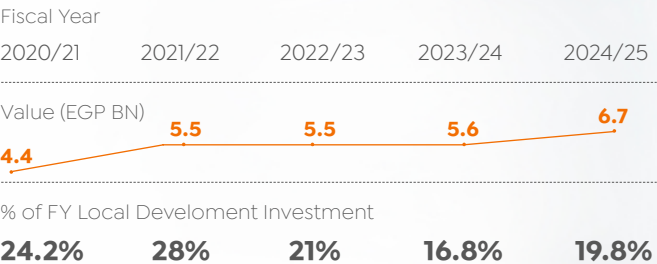
DELTA



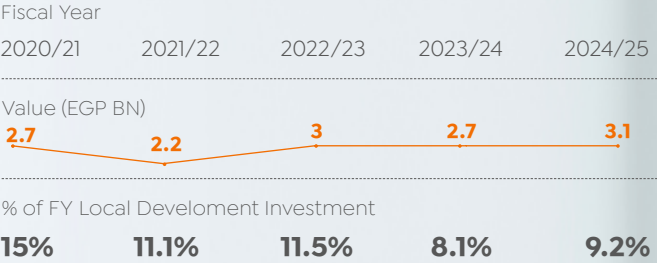
NORTH UPPER EGYPT



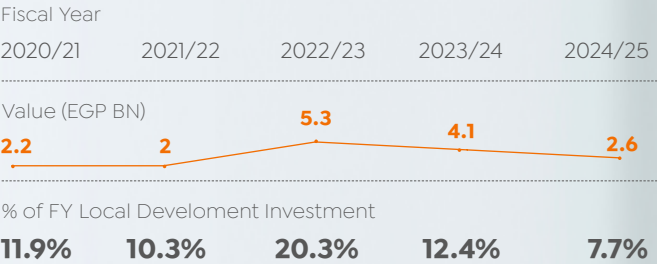
SOUTH UPPER EGYPT



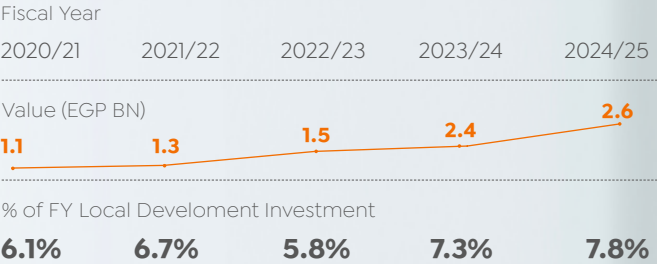
ALEXANDRIA



SUEZ CANAL



CENTRAL UPPER EGYPT



04

CITIZEN INVESTMENT PLAN FOR FY (25/2024)



The Citizen Investment Plan for FY 2024/25 provides a governorate-level view of Egypt's public investment priorities, translating national strategies into concrete projects that touch the daily lives of citizens. By outlining both the size and composition of investments across sectors such as transportation, housing, education, health, and local development, the plan highlights how resources are being distributed to balance growth, improve service delivery, and respond to regional needs.

This section matters because it connects fiscal public investments directly to citizens' welfare. Our analysis applies a territorial lens, breaking down the investment portfolio for each governorate to show how national priorities are localized and tailored to regional development objectives during FY 2024/25. We will present both the total investments and the number of projects allocated to each governorate, along with the sectoral distribution of these investments, in order to capture the latest government trends and priorities.

CAIRO GOVERNORATE



EGP 100.5 BN
Total Investment



1,284
No. of Projects

INVESTMENT BREAKDOWN



EGP 38.5 BN
Transportation Sector



EGP 16.5 BN
Housing Sector



EGP 10 BN
Pre-University Education Sector



EGP 5.8 BN
Higher Education Sector



EGP 4.5 BN
Health Sector



EGP 3.4 BN
Local Development Sector



EGP 15.6 BN
Others

GIZA GOVERNORATE



EGP 93.5 BN
Total Investment



550
No. of Projects

INVESTMENT BREAKDOWN



EGP 49.4 BN
Transportation Sector



EGP 30 BN
Housing Sector



EGP 3.9 BN
Local Development Sector



EGP 3.2 BN
Higher Education Sector



EGP 1.4 BN
Pre-University Education Sector



EGP 936 MN
Health Sector



EGP 4.7 BN
Others

ALEXANDRIA GOVERNORATE



EGP 63.5 BN
Total Investment



548
No. of Projects

INVESTMENT BREAKDOWN



EGP 42.5 BN
Transportation Sector



EGP 7.4 BN
Housing Sector



EGP 4.2 BN
Higher Education Sector



EGP 2.5 BN
Local Development Sector




























EGP 527 MN
Pre-University Education Sector





































EGP 429 MN
Health Sector




























EGP 8.4 BN
Others

<div>PORT SAID GOVERNORATE</div> <div><div><div>EGP 26.6 BN</div><div>Total Investment</div></div><div><div><div>175</div><div>No. of Projects</div></div></div></div>	<div>INVESTMENT BREAKDOWN</div> <div><div><div>EGP 21.3 BN</div><div>Suez Canal</div></div><div><div><div>EGP 2.4 BN</div><div>Housing Sector</div></div><div><div><div>EGP 1 BN</div><div>Higher Education Sector</div></div><div><div><div>EGP 617 MN</div><div>Health Sector</div></div><div><div><div>EGP 258 MN</div><div>Pre-University Education Sector</div></div><div><div><div>EGP 1 BN</div><div>Others</div></div></div></div></div></div></div></div>
<div>MATRUH GOVERNORATE</div> <div><div><div>EGP 20.4 BN</div><div>Total Investment</div></div><div><div><div>206</div><div>No. of Projects</div></div></div></div>	<div>INVESTMENT BREAKDOWN</div> <div><div><div><div>EGP 13.9 BN</div><div>Electricity Sector</div></div><div><div><div>EGP 2.9 BN</div><div>Housing Sector</div></div><div><div><div>EGP 1.5 BN</div><div>Transportation Sector</div></div><div><div><div>EGP 603 MN</div><div>Local Development Sector</div></div><div><div><div>EGP 508 MN</div><div>Health Sector</div></div><div><div><div>EGP 274 MN</div><div>Pre-University Education Sector</div></div><div><div><div>EGP 691 MN</div><div>Others</div></div></div></div></div></div></div></div></div></div>
<div>QALYUBIA GOVERNORATE</div> <div><div><div>EGP 15.3 BN</div><div>Total Investment</div></div><div><div><div>348</div><div>No. of Projects</div></div></div></div>	<div>INVESTMENT BREAKDOWN</div> <div><div><div><div>EGP 9.6 BN</div><div>Housing Sector</div></div><div><div><div>EGP 1.4 BN</div><div>Local Development Sector</div></div><div><div><div>EGP 1.3 BN</div><div>Petroleum Sector</div></div><div><div><div>EGP 732 MN</div><div>Pre-University Education Sector</div></div><div><div><div>EGP 307 MN</div><div>Health Sector</div></div><div><div><div>EGP 2 BN</div><div>Others</div></div></div></div></div></div></div></div></div>

<div>SUEZ GOVERNORATE</div> <div><div> EGP 12.5 BN Total Investment</div><div> 127 No. of Projects</div></div>	<div>INVESTMENT BREAKDOWN</div> <div><div> EGP 5.1 BN Petroleum Sector</div><div> EGP 1.8 BN Transportation Sector</div><div> EGP 1.6 BN Suez Canal</div><div> EGP 842 MN Health Sector</div><div> EGP 257.5 MN Pre-University Education Sector</div><div> EGP 2.9 BN Others</div></div>
<div>ASWAN GOVERNORATE</div> <div><div> EGP 11.2 BN Total Investment</div><div> 265 No. of Projects</div></div>	<div>INVESTMENT BREAKDOWN</div> <div><div> EGP 3.4 BN Irrigation Sector</div><div> EGP 3.1 BN Housing Sector</div><div> EGP 1.17 BN Transportation Sector</div><div> EGP 933 MN Local Development Sector</div><div> EGP 892 MN Health Sector</div><div> EGP 610 MN Pre-University Education Sector</div><div> EGP 1.08 BN Others</div></div>
<div>ISMAILIA GOVERNORATE</div> <div><div> EGP 10.9 BN Total Investment</div><div> 316 No. of Projects</div></div>	<div>INVESTMENT BREAKDOWN</div> <div><div> EGP 5.7 BN Suez Canal Authority</div><div> EGP 1.25 BN Health Sector</div><div> EGP 935 MN Local Development Sector</div><div> EGP 803 MN Higher Education Sector</div><div> EGP 422.5 MN Pre-University Education Sector</div><div> EGP 1.76 BN Others</div></div>

<div>ASSIUT GOVERNORATE</div> <div><div> EGP 10.2 BN Total Investment</div><div> 464 No. of Projects</div></div>	<div>INVESTMENT BREAKDOWN</div> <div><div> EGP 2 BN Housing Sector</div><div> EGP 1.9 BN Local Development Sector</div><div> EGP 1.3 BN Transportation Sector</div><div> EGP 1.1 BN Higher Education Sector</div><div> EGP 507 MN Pre-University Education Sector</div><div> EGP 366 MN Health Sector</div><div> EGP 3 BN Others</div></div>
<div>SHARQIA GOVERNORATE</div> <div><div> EGP 9.86 BN Total Investment</div><div> 461 No. of Projects</div></div>	<div>INVESTMENT BREAKDOWN</div> <div><div> EGP 4.24 BN Housing Sector</div><div> EGP 1.9 BN Pre-University Education Sector</div><div> EGP 1.17 BN Local Development Sector</div><div> EGP 714 MN Higher Education Sector</div><div> EGP 588 MN Health Sector</div><div> EGP 1.2 BN Others</div></div>
<div>DAKAHLIA GOVERNORATE</div> <div><div> EGP 8.9 BN Total Investment</div><div> 522 No. of Projects</div></div>	<div>INVESTMENT BREAKDOWN</div> <div><div> EGP 1.7 BN Transportation Sector</div><div><div> EGP 1.65 BN Housing Sector</div><div> EGP 1.5 BN Local Development Sector</div><div> EGP 1.48 BN Higher Education Sector</div><div> EGP 1.37 BN Pre-University Education Sector</div><div> EGP 471 MN Health Sector</div><div> EGP 654 MN Others</div></div></div>

<div>BEHEIRA GOVERNORATE</div> <div><div><div>EGP 8.6 BN</div><div>Total Investment</div></div><div><div><div>479</div><div>No. of Projects</div></div></div></div>	<div>INVESTMENT BREAKDOWN</div> <div><div><div>EGP 2.6 BN</div><div>Transportation Sector</div></div><div><div><div>EGP 1.5 BN</div><div>Housing Sector</div></div><div><div><div>EGP 801 MN</div><div>Pre-University Education Sector</div></div><div><div><div>EGP 685 MN</div><div>Higher Education Sector</div></div><div><div><div>EGP 582 MN</div><div>Health Sector</div></div><div><div><div>EGP 2.6 BN</div><div>Others</div></div></div></div></div></div></div></div>
<div>BENI SUEF GOVERNORATE</div> <div><div><div>EGP 8.3 BN</div><div>Total Investment</div></div><div><div><div>299</div><div>No. of Projects</div></div></div></div>	<div>INVESTMENT BREAKDOWN</div> <div><div><div>EGP 2.7 BN</div><div>Transportation Sector</div></div><div><div><div>EGP 1.9 BN</div><div>Housing Sector</div></div><div><div><div>EGP 1.35 BN</div><div>Local Development Sector</div></div><div><div><div>EGP 852 MN</div><div>Higher Education Sector</div></div><div><div><div>EGP 833 MN</div><div>Pre-University Education Sector</div></div><div><div><div>EGP 174 MN</div><div>Health Sector</div></div><div><div><div>EGP 502 MN</div><div>Others</div></div></div></div></div></div></div></div></div>
<div>SOHAG GOVERNORATE</div> <div><div><div>EGP 8.2 BN</div><div>Total Investment</div></div><div><div><div>427</div><div>No. of Projects</div></div></div></div>	<div>INVESTMENT BREAKDOWN</div> <div><div><div><div>EGP 1.99 BN</div><div>Housing Sector</div></div><div><div><div>EGP 1.8 BN</div><div>Local Development Sector</div></div><div><div><div>EGP 843 MN</div><div>Pre-University Education Sector</div></div><div><div><div>EGP 718 MN</div><div>Higher Education Sector</div></div><div><div><div>EGP 485 MN</div><div>Health Sector</div></div><div><div><div>EGP 2.3 BN</div><div>Others</div></div></div></div></div></div></div></div></div>

MINYA GOVERNORATE



EGP 7.9 BN
Total Investment



359
No. of Projects

INVESTMENT BREAKDOWN



EGP 2.9 BN
Housing Sector



EGP 1.8 BN
Local Development Sector



EGP 949 MN
Health Sector



EGP 905 MN
Higher Education Sector



EGP 796 MN
Pre-University Education Sector



EGP 481 MN
Others

MONUFIA GOVERNORATE



EGP 7.9 BN
Total Investment



327
No. of Projects

INVESTMENT BREAKDOWN



EGP 3 BN
Housing Sector



EGP 1.7 BN
Higher Education Sector



EGP 1 BN
Local Development Sector



EGP 963 MN
Pre-University Education Sector



EGP 700 MN
Health Sector



EGP 480 MN
Others

DAMIETTA GOVERNORATE



EGP 7.3 BN
Total Investment



180
No. of Projects

INVESTMENT BREAKDOWN



EGP 3.1 BN
Transportation Sector



EGP 828.6 MN
Housing Sector



EGP 674.5 MN
Local Development Sector



EGP 535 MN
Health Sector



EGP 431 MN
Pre-University Education Sector



EGP 1.66 BN
Others

QENA GOVERNORATE

EGP 6.9 BN

Total Investment

353

No. of Projects

INVESTMENT BREAKDOWN

EGP 2.2 BN

Transportation Sector

EGP 1.47 BN

Housing Sector

EGP 1.44 BN

Local Development Sector

EGP 512 MN

Pre-University Education Sector

EGP 268 MN

Health Sector

EGP 1 BN

Others

NORTH SINAI GOVERNORATE

EGP 6.8 BN

Total Investment

246

No. of Projects

INVESTMENT BREAKDOWN

EGP 2.3 BN

Housing Sector

EGP 1.8 BN

Transportation Sector

EGP 1.3 BN

Irrigation Sector

EGP 300 MN

Pre-University Education Sector

EGP 135 MN

Health Sector

EGP 965 MN

Others

GHARBIA GOVERNORATE

EGP 6.3 BN

Total Investment

323

No. of Projects

INVESTMENT BREAKDOWN

EGP 1.6 BN

Housing Sector

EGP 1.4 BN

Higher Education Sector

EGP 1.3 BN

Local Development Sector

EGP 744 MN
























Pre-University Education Sector

EGP 472 MN

Health Sector

EGP 765 MN

Others

<div>RED SEA GOVERNORATE</div> <div><div><div>EGP 5.7 BN</div><div>Total Investment</div></div><div><div><div>189</div><div>No. of Projects</div></div></div></div>	<div>INVESTMENT BREAKDOWN</div> <div><div><div>EGP 2.4 BN</div><div>Housing Sector</div></div><div><div><div>EGP 1.3 BN</div><div>Local Development Sector</div></div><div><div><div>EGP 732 MN</div><div>Electricity Sector</div></div><div><div><div>EGP 258 MN</div><div>Health Sector</div></div><div><div><div>EGP 131 MN</div><div>Pre-University Education Sector</div></div><div><div><div>EGP 879 MN</div><div>Others</div></div></div></div></div></div></div></div>
<div>KAFR EL-SHEIKH GOVERNORATE</div> <div><div><div>EGP 5.5 BN</div><div>Total Investment</div></div><div><div><div>362</div><div>No. of Projects</div></div></div></div>	<div>INVESTMENT BREAKDOWN</div> <div><div><div>EGP 1.5 BN</div><div>Housing Sector</div></div><div><div><div>EGP 1.4 BN</div><div>Local Development Sector</div></div><div><div><div>EGP 847 MN</div><div>Higher Education Sector</div></div><div><div><div>EGP 830.5 MN</div><div>Pre-University Education Sector</div></div><div><div><div>EGP 273 MN</div><div>Health Sector</div></div><div><div><div>EGP 630 MN</div><div>Others</div></div></div></div></div></div></div></div>
<div>LUXOR GOVERNORATE</div> <div><div><div>EGP 4.7 BN</div><div>Total Investment</div></div><div><div><div>193</div><div>No. of Projects</div></div></div></div>	<div>INVESTMENT BREAKDOWN</div> <div><div><div><div>EGP 1.2 BN</div><div>Local Development Sector</div></div><div><div><div>EGP 1.1 BN</div><div>Health Sector</div></div><div><div><div>EGP 806 MN</div><div>Housing Sector</div></div><div><div><div>EGP 610 MN</div><div>Higher Education Sector</div></div><div><div><div>EGP 586 MN</div><div>Pre-University Education Sector</div></div><div><div><div>EGP 423 MN</div><div>Others</div></div></div></div></div></div></div></div></div>

SOUTH SINAI GOVERNORATE

 **EGP 4.6 BN**
Total Investment

 **179**
No. of Projects

INVESTMENT BREAKDOWN

 **EGP 1.7 BN**
Housing Sector

 **EGP 847 MN**
Health Sector

 **EGP 746 MN**
Transportation Sector


 **EGP 482 MN**
Local Development Sector

 **EGP 142 MN**
Pre-University Education Sector

 **EGP 673 MN**
Others

FAIYUM GOVERNORATE

 **EGP 4.6 BN**
Total Investment

 **243**
No. of Projects

INVESTMENT BREAKDOWN

 **EGP 1.6 BN**
Housing Sector

 **EGP 1 BN**
Local Development Sector

 **EGP 569 MN**
Health Sector

 **EGP 489 MN**
Pre-University Education Sector

 **EGP 839 MN**
Others

NEW VALLEY GOVERNORATE

 **EGP 3.1 BN**
Total Investment

 **212**
No. of Projects

INVESTMENT BREAKDOWN

 **EGP 738 MN**
Local Development Sector

 **EGP 596 MN**
Housing Sector

 **EGP 510 MN**
Higher Education Sector

 **EGP 319 MN**
Health Sector

 **EGP 191 MN**
Pre-University Education Sector

 **EGP 812 MN**
Others

REPORT'S CONCLUSION

Over the five-year period from FY 2020/21 to FY 2024/25, Egypt's public investment strategy demonstrated steady growth, shifting priorities, and a deliberate focus on regional balance. Total public investments nearly doubled, while housing and local development investments reflected both cyclical fluctuations and targeted interventions to support urban expansion and socio-economic uplift. The following points summarize the key trends, fiscal figures, and regional highlights observed over the period.

01. Over the five-year period, there's a distribution of public investments across various governorates to avoid concentrating on specific areas, which is crucial for achieving comprehensive development.
02. Total public investments grew steadily from EGP 255.3 billion in FY 2020/21, to EGP 479.8 billion in FY 2024/25, reflecting an 88% growth rate.
03. The number of investment projects increased from 8,320 projects in FY 2020/21 to 9,637 projects in FY 2024/25, reflecting a 16% growth rate.
04. Housing investments started at EGP 77 billion in FY 2020/21 then leaped to EGP 105.9 billion in FY 2024/25, reflecting a 38% growth rate.
05. Local development investments expanded from EGP 18.3 bn in FY 2020/21 to EGP 33.7 billion in FY 2024/25, reflecting an 84% growth rate.
06. Across both housing and local development, Greater Cairo maintained the highest absolute investments, reflecting its strategic role as the economic and population hub.
07. Upper Egypt governorates (North, Central, and South) showed gradual increases in local development sectors, aligning with the government's policy of reducing regional disparities.
08. The FY 2024/25 Citizen Investment Plan emphasized balanced distribution, but Cairo still retained the largest investments overall, followed by Giza and Alexandria governorates.

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