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The real estate industry is undergoing a profound transformation, with sustainability at the heart of modern development strategies. As the global demand for housing and infrastructure grows, the need for eco-friendly, energy-efficient, and resource-conscious construction has become more pressing than ever. Around the world, countries are embracing innovative approaches to sustainable building, setting new benchmarks for environmentally responsible urban development.

Egypt is no exception. The construction of the New Administrative Capital represents a bold step toward a greener future. By integrating international expertise and adhering to global sustainability standards, Egypt is ensuring that this ambitious project is not only a symbol of progress but also a model of responsible urban planning. From smart infrastructure and energy-efficient buildings to expansive green spaces and sustainable transportation networks, the capital is designed to support both environmental preservation and economic growth.

Hence, Egypt's approach to real estate sustainability reflects a broader commitment to responsible development. By learning from global success stories and applying advanced technologies, the country is paving the way for a more sustainable future. As cities continue to expand, embracing eco-conscious construction is no longer just a vision—it is a necessity for a resilient and prosperous tomorrow.



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INVEST-GATE HIGHLIGHTS TOP SOLUTIONS TO ENHANCE LUXURY HOUSING AND HOSPITALITY SECTOR

Invest-Gate held its first roundtable of 2025, and the 24th in its series of events, on Sunday, February 16, to highlight local and global best practices for enhancing the development of luxury housing and the hospitality sector. The event aimed to support Egypt’s tourism goals, attract international investors, and focus on sustainable development and innovative solutions for achieving long-term growth, thereby consolidating Egypt’s position as a leading global destination for luxury living and hospitality.

The roundtable took place at the Nile Ritz-Carlton Hotel under the title “Elevate Egypt: Branded Living and Hospitality.” It brought together senior developers, real estate experts, and industry leaders to explore the future of branded residences and luxury hospitality in Egypt. The discussions also emphasized the role of the hospitality sector in promoting tourism and achieving Egypt’s Vision 2030. Key topics included integrating well-being and mental health into the hospitality and branded residences sectors, as well as the impact of artificial intelligence (AI) and the Internet of Things (IoT) on enhancing the luxury accommodation experience.

This roundtable was moderated by Mr. Moataz Sedky, Travco Holidays Egypt General Manager, and witnessed the participation of a group of senior officials, executives and experts in the Egyptian real estate sector,

including: Mr. Mohamed Ayoub, Egyptian Hotels Organization Chairman; Eng. Fathallah Fawzy, Vice Chairman of the Egyptian Businessmen’s Association and Chairman of the Real Estate Development and Contracting Committee; Eng. Ahmed El Nesr, ALDAU Development CEO - Real Estate Division; Eng. Tamer Nasser, City Edge Developments CEO; Mr. Omar El Tayebi, TLD-The Land Developers CEO; Ms. Dahlia El kordy, A Capital Holding CCO; Mr. Omar Abdel Ghaffar, Travco Properties Managing Director and Board Member; Mr. Moataz Amin, Prime Hospitality Management Group Founder & CEO; Eng. Ahmed Ehab, Madaar Development CEO; Mr. Abdelmeguid Amer, Amer Group Board Member; Eng. Mohamed Alaasar, Margins Developments Chairman; Dr. Mohamed Abd El Gawad, Vantage Developments Founder and Chairman; and Mr. Ahmed Youssef El Araby, Kelma Development Consulting CEO.

The roundtable included two main sessions. In the first session, experts discussed the role of the hospitality sector in Egypt’s Vision 2030, the impact of artificial intelligence on enhancing the luxury accommodation experience, the importance of partnerships with global hotel brands, and strategies for attracting international buyers and investors.

Ms. Safaa Abdel Bary, General Manager and Business Development Director of Invest-Gate, inaugurated the roundtable discussion titled “Elevate Egypt: Branded Living and Hospitality,” as the first session of its kind in 2025, welcoming real estate developers and pioneers in the hospitality development sector.

She emphasized that the session comes at a crucial time, aligning with the 2032 vision, which aims to attract 30 mn tourists annually. This places a significant responsibility on the hospitality and real estate sectors to support this vision and achieve sustainable growth.



Mr. Moataz Sedky
General Manager of
Travco Holidays Egypt



Mr. Mohamed Ayoub
Chairman of Egyptian Hotels
Organization



The real estate sector plays a pivotal role in developing tourism infrastructure by establishing integrated hospitality projects and introducing new concepts such as serviced living units and branded residences that enhance luxury living experiences and attract more foreign investments. Moreover, the hospitality industry is not just about hotel investments but serves as a fundamental pillar for economic growth by creating job opportunities, boosting state revenues, and enhancing the level of services provided to tourists and residents.

The roundtable discussions commenced with a recorded video from Dr. Eng. Abdelkhalik Ibrahim, Deputy Minister of Housing, Utilities, and Urban Communities. He highlighted the significance of integrating Greater Cairo's establishments into the global tourism map. Dr. Ibrahim stressed the importance of utilizing advanced technologies to ensure resilience and sustainability in hospitality projects, while adopting best practices for operational efficiency. His message also covered the development of the North Coast to establish it as a global tourism hub, with a specific focus on emerging hospitality and serviced living projects in New Alamein and Ras El Hekma.

A major challenge discussed was the transformation of New Alamein from a seasonal summer destination into a vibrant year-round city. This challenge, along with the Ministry of Housing's strategies to achieve it, was a central theme. Additionally, the conversation touched on initiatives to promote New Aswan as a global medical tourism destination, emphasizing its potential in wellness and therapeutic tourism.

In another recorded video, Ms. Yomna Elbahar, Vice Minister - Ministry of Tourism and Antiquities, highlighted the role of real estate investment in supporting the tourism sector, particularly by increasing the supply of serviced apartments that align with ministry standards. She noted that many tourists, especially families, prefer these apartments for privacy and experiential tourism over traditional resorts. She also emphasized the ministry's commitment to setting minimum standards and diversifying accommodation types to meet the goal of attracting 30 mn tourists annually by 2030.

Mr. Mohamed Ayoub, Egyptian Hotels Organization Chairman, pointed out that while there are serviced apartments available, many are unlicensed and lack proper regulations. He noted that 50,000 to 70,000 units could be integrated into the licensed sector if specific requirements are met, but the challenge remains in converting properties from residential to commercial use, which is a costly process.

Eng. Fathallah Fawzy, Vice Chairman of the Egyptian Businessmen's Association and Chairman of the Real Estate Development and Contracting Committee, emphasized the benefits of serviced apartments, particularly in attracting foreign investment due to quality assurance and strong resale value. He added that this type of investment significantly impacts the economy, job creation, and tourism revenue. Fawzy also suggested that the Ministry of Tourism facilitate licensing procedures and simplify foreign property registration.

Mr. Mohamed Ayoub clarified that some serviced apartments do have proper licensing and meet current standards. Meanwhile, Mr. Moataz Sedky, Travco Holidays Egypt General Manager, underscored the hospitality sector's critical role in Egypt's national vision.

Eng. Ahmed El Nesr, ALDAU Development CEO- Real Estate Division, noted that real estate developers are now prioritizing enhanced living experiences over mere property sales, with branded residences ensuring higher quality and increased customer demand, leading to a 10-20% price premium.

Ms. Dahlia El Kordy, A Capital Holding CCO, highlighted the indirect marketing impact of "trophy property". She also stressed the need for infrastructure development, airport expansions, and service provider training to enhance Egypt's tourism experience.

Mr. Omar Abdel Ghaffar, Travco Properties Managing Director and Board Member, discussed maximizing the potential of the North Coast, emphasizing the importance of strong infrastructure, including desalination plants, to encourage year-round living. He also called for the development and promotion of Alamein International Airport to attract more international flights.

Meanwhile, Mr. Omar El Tayebi, TLD-The Land Developers CEO, underlined the importance of developing Giza and Sheikh Zayed to cater to both tourists and investors, stressing the need for infrastructure improvements and essential services.

Moataz Amin, Founder and CEO of Prime Hospitality Management Group, explained the difference between Brand Residence and Serviced Apartment. A Brand Residence involves the ownership of residential units that adhere to international brand standards, ensuring quality for the buyer, while a Serviced Apartment is a building intended for rent with the goal of achieving an annual return.

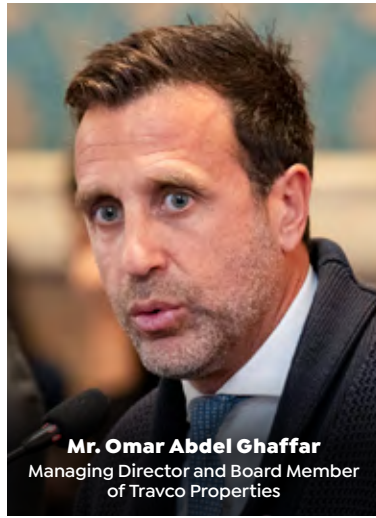
He also highlighted how real estate developers can use the Branded Residence concept as a logical justification for increasing the prices of hotel apartments, positioning them as luxury properties that adhere to specific standards.

Eng. Ahmed Ehab, CEO of Madaar Development, stated that hotel units are characterized by strong demand from both Egyptians and foreigners. However, some projects do not meet the targeted occupancy rates for the implemented units. He pointed out that while some companies have the capability to provide services for these projects, others lack sufficient experience.

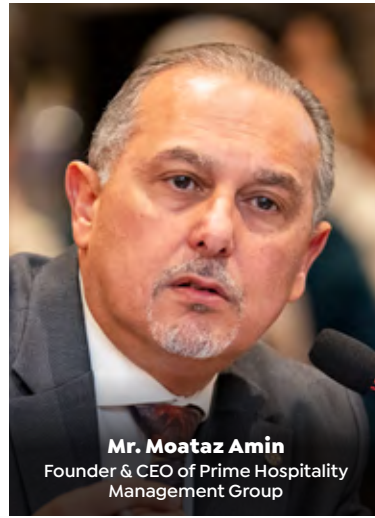
He stated that hotel units enjoy strong demand from both Egyptians and foreigners. However, some projects fail to achieve the targeted occupancy rates for the units delivered. He also noted that while some companies have the expertise to provide services for these projects, others lack the necessary experience.



Ms. Dahlia El Kordy
CCO of A Capital Holding



Mr. Omar Abdel Ghaffar
Managing Director and Board Member
of Travco Properties



Mr. Moataz Amin
Founder & CEO of Prime Hospitality
Management Group



Eng. Ahmed Ehab
CEO of Madaar Development

Dr. Mohamed Abd El Gawad, Vantage Developments Founder and Chairman, pointed out that competition among developers has elevated product quality, leading to higher-end serviced apartments with significant investment returns. However, he noted that most residential units are delivered unfinished, which complicates property export efforts.

Mr. Ahmed Youssef El Araby, Kelma Development Consulting CEO, praised Invest-Gate for its timely conference and discussion topics. He revealed that 120 hotel projects are currently under construction in Egypt, with a new project launched every 20-25 days. He emphasized the need to integrate hospitality and real estate sectors rather than keeping them separate, urging the Ministry of Housing to intervene to streamline this integration. He also suggested that the government offer land through joint ventures or usufruct contracts to support hospitality projects and called for the establishment of a specialized advisory body to guide developers in entering the hospitality real estate market.

Mr. Abdelmeguid Amer, Amer Group Board Member, stressed the importance of legislative frameworks in boosting tourism development. He noted that regulatory support has been a key driver of Egypt's real estate boom, enabling both local and international partnerships. He cited Singapore's investment platform as a model where all real estate and hospitality investment opportunities are centralized for investor access.

Eng. Mohamed Alaasar, Margins Developments Chairman, highlighted the growing significance of serviced apartments, aligning with Egypt's Vision 2030. He expressed pride in Egypt's unique real estate offerings, emphasizing that each location has distinct advantages. He called for workshops and seminars to educate developers on best practices in the serviced apartment sector and strengthening connections with global hospitality brands.

Eng. Ahmed El Nestr emphasized that obtaining licenses for hotel apartments involves specific requirements regarding area and services, which can be complex and challenging to navigate. He noted that regulations vary by governorate, leading to inconsistencies between projects. Additionally, he explained that three key entities define the main requirements: the governorate, the Ministry of Tourism, and the standards set by the contracted trademark.

Mr. Mohamed Ayoub stated that the tourism project is subject to oversight by 27 entities. In response, the Minister of Housing, Utilities, and Urban Communities, Eng. Sherif El Sherbini, proposed the idea of establishing a land bank that meets all the specifications and requirements for the project.

Eng. Fathallah Fawzy added that many units in some compounds remain unoccupied because they are only semi-finished, which poses significant risks. He stressed the importance of ensuring that buildings are fully completed before receiving approvals and called for a reconsideration of this issue.

Mr. Abdelmeguid Amer stressed the importance of organizing events that attract investors from neighboring countries, noting that Amer Group is interested in sports tourism and is preparing to launch a horse championship scheduled for early next summer.

Eng. Tamer Nasser also agreed on the necessity of organizing events continuously, especially in New Alamein City, which should occur throughout the year. He emphasized that this will not be possible unless the real estate system as a whole is fully developed, pointing out the importance of providing facilities for industrial lands to support the hotel sector.

Eng. Ahmed Ehab highlighted the differences between Saudi Arabia's Vision 2030 and Egypt's Vision 2030, noting that Saudi officials work in unison toward a specific goal with a clear implementation plan, evaluated every three months. He stressed that collaboration between the private sector and the government can create a significant impact on the ground.

He also called for the establishment of a unified, organized platform, such as a dedicated website, to issue all licenses, outline requirements, and provide comprehensive project details, streamlining processes instead of relying on multiple separate entities.

Mr. Ahmed Youssef El Araby noted that their research at Kelma Development Consulting indicates that hotel apartments will be in high demand in 2025, as investors have begun to recognize their importance in the real estate market and the substantial returns they offer.

Dr. Mohamed Abd El Gawad highlighted that high interest rates pose a significant challenge in Egypt's real estate market, impacting project timelines and financial planning. He proposed extending state-offered installment periods from the current four years to seven years or more, alleviating financial pressures on developers and facilitating smoother project execution. Additionally, he emphasized the necessity of mandating the sale of fully finished units to ensure the availability of investment-ready properties.





Mr. Abdelmeguid Amer
Board Member of Amer Group



Eng. Mohamed Alaasar
Chairman of Margins Developments



Dr. Mohamed Abd El Gawad
Founder and Chairman of
Vantage Developments



Mr. Ahmed Youssef El Araby
CEO of Kelma Development
Consulting

In this regard, the roundtable concluded with several key recommendations aimed at advancing real estate and hospitality investment in Egypt in the coming period, focusing on five main pillars: Digital Transformation & Data Accessibility; Enhancing the Investment Climate & Promoting Egypt Globally; Regulatory & Bureaucratic Reforms; Infrastructure Development & Policy Enhancements; and Workforce & Community Development.

1. Digital Transformation & Data Accessibility

- Establish a centralized digital platform for investment opportunities and real estate data.
- Standardize licensing and regulatory approvals through a unified digital system.
- Ensure accurate and updated real estate sector data to aid investors.

2. Enhancing the Investment Climate & Promoting Egypt Globally

- Develop financing mechanisms for hospitality investments, including serviced apartments.
- Enhance marketing efforts for Egyptian real estate internationally.
- Organize regional investment-focused events to attract foreign investors.
- Implement a structured tourism calendar for various Egyptian destinations.

3. Regulatory & Bureaucratic Reforms

- Streamline land allocation and licensing processes to encourage investment.
- Develop a standardized model for serviced apartments in collaboration with the government.
- Extend payment periods for developers to at least 7 years to support cash flow.
- Reduce tax burdens on entertainment and tourism-related events.

- Review the technical requirements for hotel projects while introducing advanced technological techniques to allow greater flexibility for developers without compromising the quality of the tourism product.
- Reevaluate mandatory hotel room allocations for mixed-use projects in some regions such as Ain Sokhna and Hurghada.
- Introduce clear regulations for selling different property types, ensuring transparency.

4. Infrastructure Development & Policy Enhancements

- Strengthen water desalination infrastructure and upgrade airports to increase accessibility.
- Implement global standards for hospitality services, including sustainable practices.
- Improve urban planning for branded residences to align with international benchmarks.
- Reduce constant legislative changes that disrupt investment plans.
- Lower mortgage interest rates to stimulate private sector investments.

5. Workforce & Community Development

- Expand employee housing projects in new urban areas to support tourism and real estate sectors.
- Revise finishing and construction policies to ensure properties are delivered move-in ready.
- Introduce tax incentives ("Tax Holidays") for major tourism projects to boost competitiveness.

In conclusion, these recommendations reflect a clear vision for advancing the real estate and hotel sector in Egypt, enhancing its regional competitiveness and aligning with Vision 2030, which aims to attract 30 mn tourists annually.



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EGYPT DRIVES GREEN REAL ESTATE GROWTH WITH GLOBAL INVESTMENTS AND SUSTAINABILITY INITIATIVES

BY Wael Hossam El Din

Egypt is making significant strides in sustainability within its real estate sector, driven by a combination of government initiatives, international investments, and public-private partnerships. With a growing focus on green infrastructure and environmental standards, the country is positioning itself as a regional leader in sustainable urban development.

including industrial energy efficiency, small-scale renewable energy projects, and green buildings.

- A USD 155 mn loan to Orascom Development Egypt (ODE) to enhance green tourism in El Gouna by improving energy and water efficiency at hotels, targeting a 50% reduction in energy consumption from non-renewable sources and a 20% decrease in water use.
- A USD 150 mn loan to Commercial International Bank (CIB) to bolster its capital position while supporting micro, small, and medium-sized enterprises (MSMEs), particularly women-owned businesses, fostering economic development and financial inclusion.

In another major development, Egypt and the European Union (EU) are advancing their economic partnership through a EUR 4 bn Macro-Financial Assistance (MFA) program, which includes structural reforms to enhance sustainable economic growth. The initiative aims to strengthen climate finance and green infrastructure, reinforcing Egypt's efforts to transition toward a low-carbon economy.

Green Hydrogen and Sustainable Urban Planning

Egypt is also investing in innovative clean energy solutions within its urban development strategy. Magnum Properties, a subsidiary of Saudi-based Rawabi Holding, is set to build Egypt's first office tower powered by clean hydrogen in the New Administrative Capital. This USD1 bn, 50-story skyscraper represents a bold step towards integrating green hydrogen technology into large-scale developments.

Additionally, Egypt is targeting a 40% increase in green investments in 2024, rising to 50% in 2025. This includes projects in the Suez Canal Economic Zone, where green hydrogen and ammonia plants are being developed to support decarbonization in industrial sectors such as steel, fertilizers, and chemicals.

Recognition for Sustainability Efforts

Egypt's efforts have gained international recognition, with the country being ranked among the top 10 African nations for environmental sustainability by Yale University's 2024 Environmental Performance Index (EPI). The report highlights Egypt's advancements in sustainable urban planning, emissions reduction, and biodiversity protection.

EU and International Support for Sustainability in Egypt

Egypt's Minister of Planning, Economic Development, and International Cooperation, Rania Al-Mashat, recently held a virtual meeting with Elena Flores, Deputy Director-General of the European Commission, to discuss the next phase of the Egypt-EU Strategic Partnership's economic component. The discussions focused on the EUR4 bn Macro-Financial Assistance (MFA) program and its accompanying structural reforms, which include sustainability initiatives.

The IFC's recent financial commitments in Egypt also reflect growing international support for the country's green transition. The sustainability bond issued by AAIB, co-financed by the European Bank for Reconstruction and Development (EBRD) and British International Investment (BII), highlights global interest in Egypt's push for environmentally friendly projects. Three-quarters of the bond's proceeds are allocated to green financing, including energy efficiency projects and sustainable real estate.

The Road Ahead

With increased funding, policy shifts, and ambitious development projects, Egypt is on track to becoming a leader in green real estate and infrastructure. As the country continues to enhance its sustainability initiatives, it is not only improving urban living conditions but also solidifying its position as a key player in the global push toward environmentally responsible development.

Data Point on Green Housing and Infrastructure Expansion

Between 2014 and 2024, the Ministry of Housing, Utilities, and Urban Communities successfully developed 1.5 mn housing units, with an additional 0.5 mn currently under construction. Notably, 55,000 units were built to green building standards, reflecting Egypt's commitment to sustainable architecture.

Minister of Planning, Economic Development, and International Cooperation, Rania Al-Mashat, has emphasized that 37% of public investments in FY 2024/25 will be directed toward sustainable infrastructure, including green cities, public transport, and urban resilience projects. The goal is to integrate environmental sustainability into national development plans, in line with Egypt's Vision 2030.

Private Sector and International Investments Fueling Green Growth

International financing is playing a crucial role in Egypt's green transition. The International Finance Corporation (IFC) recently announced USD 605 mn in commitments to support climate finance, sustainable tourism, and financial inclusion in the country. This includes:

- A USD 300 mn investment in Egypt's first sustainability bond, issued by the Arab African International Bank (AAIB). This bond, the largest by a private bank in Africa, is designed to support green financing,



SUSTAINABLE REAL ESTATE

A PRESSING NECESSITY FOR A BETTER FUTURE

BY **HEBA GAMAL**

TRANSLATED BY **MONICA WILLIAM**

The real estate sector is undergoing a fundamental transformation toward more sustainable and eco-friendly designs. The need to integrate sustainability principles into building design has become urgent to address global environmental challenges such as climate change, resource depletion, and environmental pollution.

The real estate sector is one of the major contributors to global warming. The energy demand and emissions from the building and construction sector account for over one-fifth of global emissions, according to a report by the United Nations Environment Programme (UNEP) and the Global Alliance for Buildings and Construction.

Furthermore, a recent analysis by the Information and Decision Support Center of the Egyptian Cabinet highlights the challenges and future prospects of the green transition in the construction sector. The report states that building and construction account for around 37% of total global carbon emissions, including heavy industries such as steel and cement, which are among the hardest sectors to decarbonize. Given this significant impact on climate

change, the need for a green transition in construction has become critical.

COP29 also focused heavily on climate finance, bringing together nearly 200 countries in Baku, Azerbaijan. A historic agreement was reached to triple climate financing for developing nations, increasing the previous target of USD 100 bn annually to USD 300 bn annually by 2035.

Through this report, Invest-Gate explores the evolution of the concept of sustainable development, its importance in modern real estate design, and its role in building a sustainable future and mitigating climate change. Additionally, the report highlights successful examples of cities implementing sustainable real estate projects.

Definition of Sustainability in Real Estate

Sustainability in real estate refers to the design, construction, and management of properties in ways that minimize negative environmental impact while providing healthy and safe living environments for both current and future generations. Sustainable real estate development is a holistic approach that combines environmental and economic innovation in real estate investment. It aims to create residential and commercial spaces that balance human needs with the conservation of natural resources.

The Evolution of Sustainable Real Estate

Since 2014, sustainable urban development has been a top priority for the Egyptian government. Egypt has adopted a comprehensive urban development strategy, driven by the belief that achieving sustainable development begins with enhancing the quality of life across all aspects. Over the past years, Egypt has intensified its efforts to promote sustainable development, provide suitable housing, and expand urban areas to accommodate rapid population growth.

Since 2018, the government has been building urban communities based on a modern architectural vision, which has led to the development of fourth-generation cities. These cities aim to achieve comprehensive development nationwide and align with Egypt's Vision 2030.

In recent years, the private sector has also shifted towards implementing eco-friendly projects and investing in the green economy, responding to climate change challenges and contributing to the United Nations Sustainable Development Goals (SDGs).

The Importance of Sustainability in Modern Real Estate Design

1. Reducing Energy Consumption

Sustainable real estate integrates energy-efficient technologies, such as high-efficiency lighting, energy-saving appliances, and smart HVAC systems. These technologies not only reduce electricity bills but also lower carbon emissions, making buildings more environmentally friendly.

2. Lowering Economic Costs

Although sustainable buildings may require higher initial investments, they reduce long-term operational costs. Green buildings have lower material depreciation rates compared to traditional buildings, meaning they retain their value longer and require less maintenance over time.

3. Enhancing Indoor Air Quality

A key aspect of sustainable design is ensuring clean indoor air quality. This is achieved through advanced ventilation systems, the use of low-VOC (volatile organic compound) paints and materials, and designs that minimize pollutant accumulation. Improved indoor air quality enhances health and well-being, making sustainable properties more attractive.

4. Reducing Carbon Emissions

Green buildings play a crucial role in reducing individual carbon footprints. According to the Environmental Protection Agency (EPA), LEED-certified buildings can save 30% to 50% in energy consumption compared to traditional buildings, leading to a 20% reduction in carbon emissions.

Egypt Among the Top 10 African Countries in Environmental Sustainability (2024)

A new report by Yale University ranked Egypt among the top 10 African countries in sustainability and environmental protection in 2024. The report, published by Business Insider Africa, highlighted Egypt's strong efforts in promoting sustainable growth, giving the country an Environmental Performance Index (EPI) score of 43.8. The ranking also included Gabon, Tunisia, Zimbabwe, Botswana, Seychelles, Mauritius, Zambia, Namibia, and Senegal.

Sustainable Fourth-Generation Cities

Recently, the Egyptian government launched the National Smart Cities Strategy, aimed at enhancing Egypt's ability to tackle urban challenges while laying a strong foundation for sustainable development. This strategy supports economic growth, improves living standards, and strengthens Egypt's global competitiveness in an era driven by technology and innovation.

According to Housing Minister Sherif El-Sherbiny, Egypt's smart cities strategy is one of the most effective tools for achieving sustainable development and digital transformation. It focuses on advancing technological infrastructure, developing smart services in healthcare, education, transportation, and energy, and ensuring efficient resource management to meet citizens' needs in modern and sustainable ways.

Successful stories of Sustainable Real Estate Projects

1. Masdar City – Abu Dhabi

Masdar City is one of the world's most sustainable urban developments. It heavily relies on solar energy and other renewable sources, with architectural designs optimized for natural ventilation and heat reduction.

2. Bank of America Tower – New York

Located in New York City, the Bank of America Tower is one of the most sustainable skyscrapers in the United States. It features advanced energy and water management systems, including geothermal heating and cooling and rainwater harvesting for reuse. Additionally, sustainable construction materials were used in the building process.

3. Wangjing SOHO Complex – Beijing

The Wangjing SOHO Complex in Beijing incorporates sustainable architectural designs that maximize natural lighting and ventilation, significantly reducing the need for artificial lighting and cooling. The development also integrates solar panels and rainwater collection systems, ensuring energy and water efficiency.

Conclusion

Sustainability is no longer just a trend—it is a pressing necessity in modern real estate design. Green building practices enhance quality of life, conserve energy and natural resources, and reduce carbon footprints. As the real estate industry moves toward more sustainable solutions, construction companies and developers must expand their adoption of green building methods to drive sustainable growth.

ANNUAL REPORT

BY **BODOR AZAB -ROLA MOUSTAFA**
MOHAMED SAYED - YASSEN MAHMOUD

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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

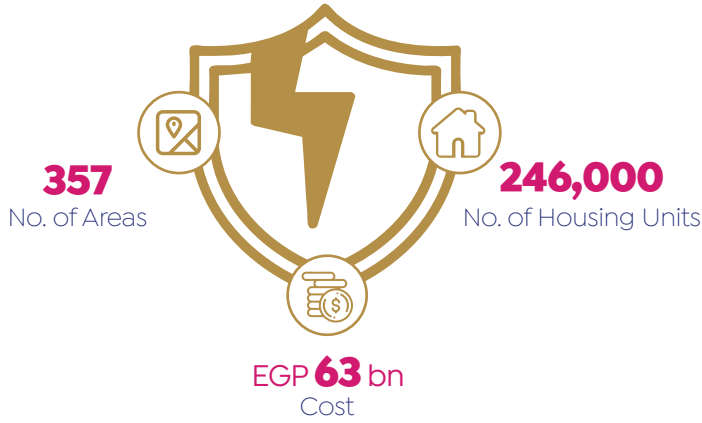
Housing Units' Breakdown
Capital Gardens: **10,422**
10th of Ramadan: **3,972**

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

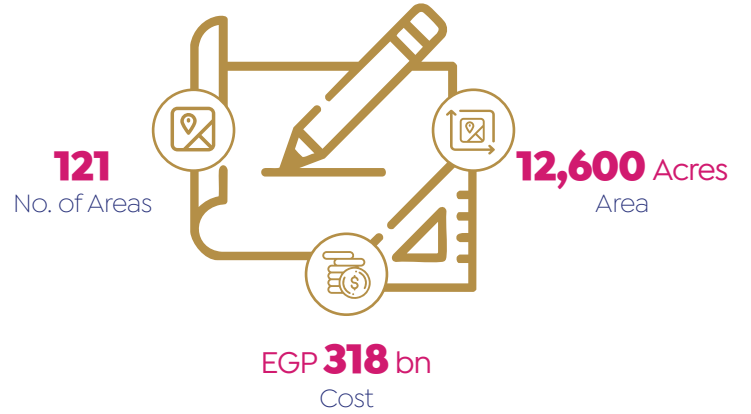
Completion Rate Around **60%**



DEVELOPMENT OF UNSAFE SLUM AREAS



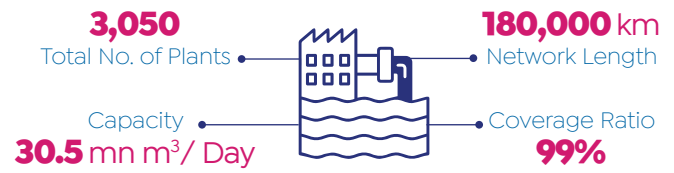
DEVELOPMENT OF UNPLANNED SLUM AREAS



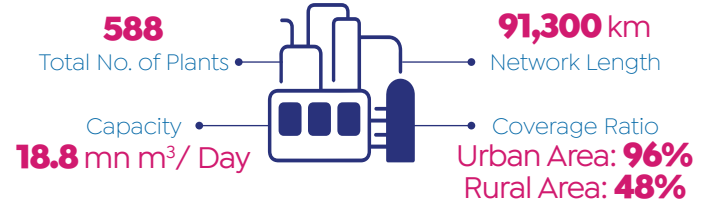
POTABLE WATER & SANITATION PROJECTS



POTABLE WATER PROJECTS



SANITATION PROJECTS



SEAWATER DESALINATION EFFORTS

EXECUTED PLANTS



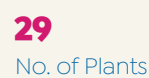
UNDERWAY PLANTS



SEAWATER DESALINATION STRATEGY "2050"



FIRST 5-YEAR PLAN





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

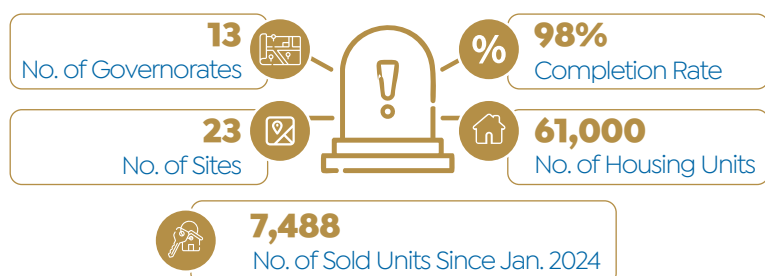
New Cities
Development of **22** Existing New Cities
Completing The Implementation of Projects in **38** New Fourth-Generation Cities

Cooperative Housing Project
Completing approximately **2,000** Housing Units

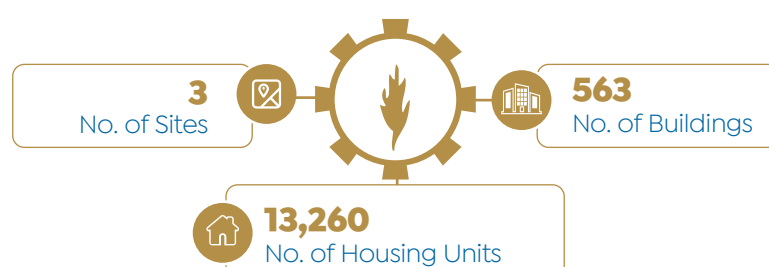
URBAN DEVELOPMENT FUND PROJECTS

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

URGENT PHASE



SUEZ GOVERNORATE



Source: Cabinet & MHUC

| Suez Sites: | 1 st Site | 2 nd Site | 3 rd 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



NEW CITIES

7
No. of Executed & Underway Cities



5 mn+
Target Citizens

DEVELOPMENTAL RESIDENTIAL COMMUNITIES

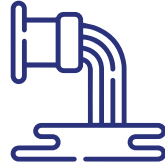
18
No. of Executed Communities



17
No. of Underway Communities

POTABLE WATER PROJECTS

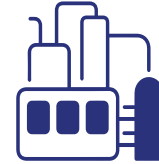
78
No. of Executed Projects



1 mn m³/ Day
Capacity

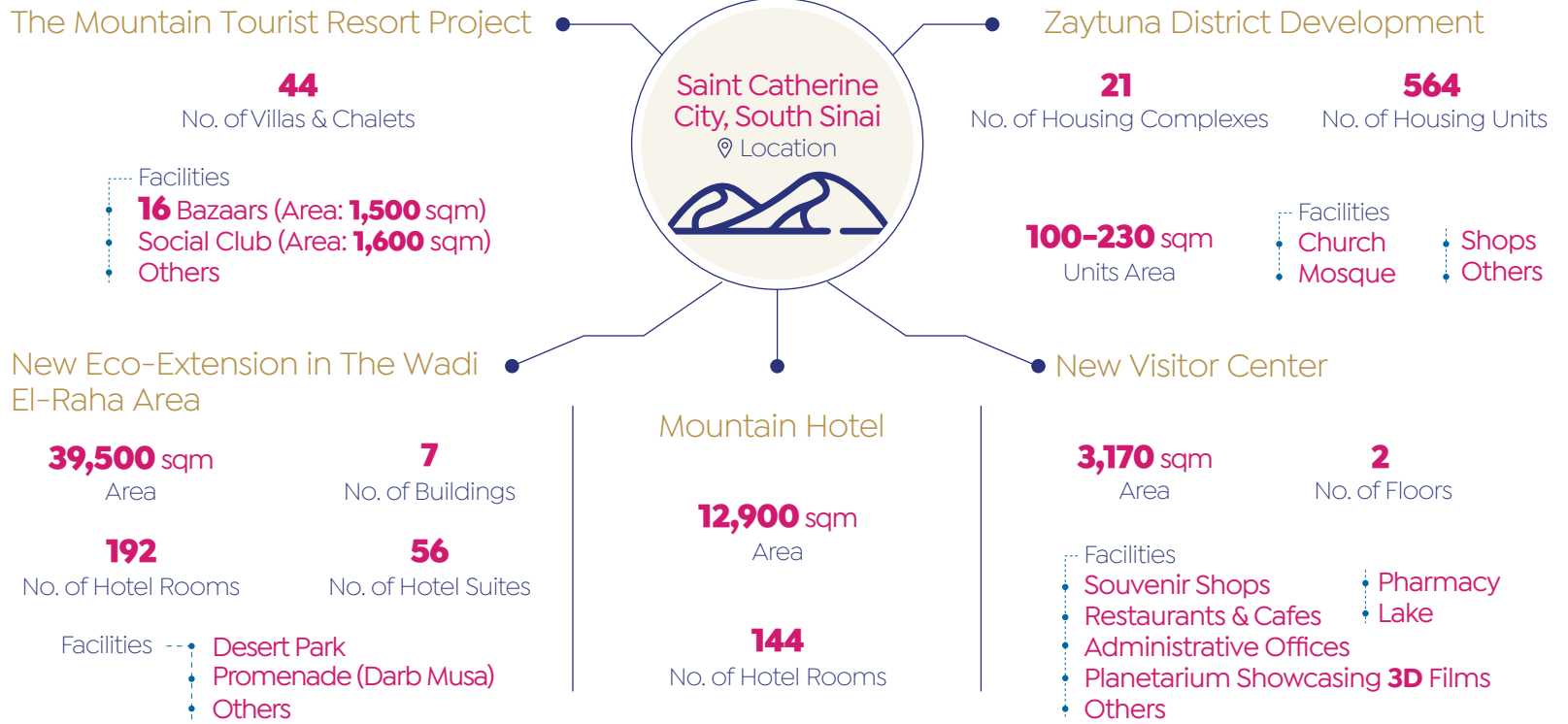
SANITATION PROJECTS

86
No. of Executed Projects



793,000 m³/ Day
Capacity

PROGRESS OF THE GREAT TRANSFIGURATION PROJECT



DEVELOPMENT INDICATORS

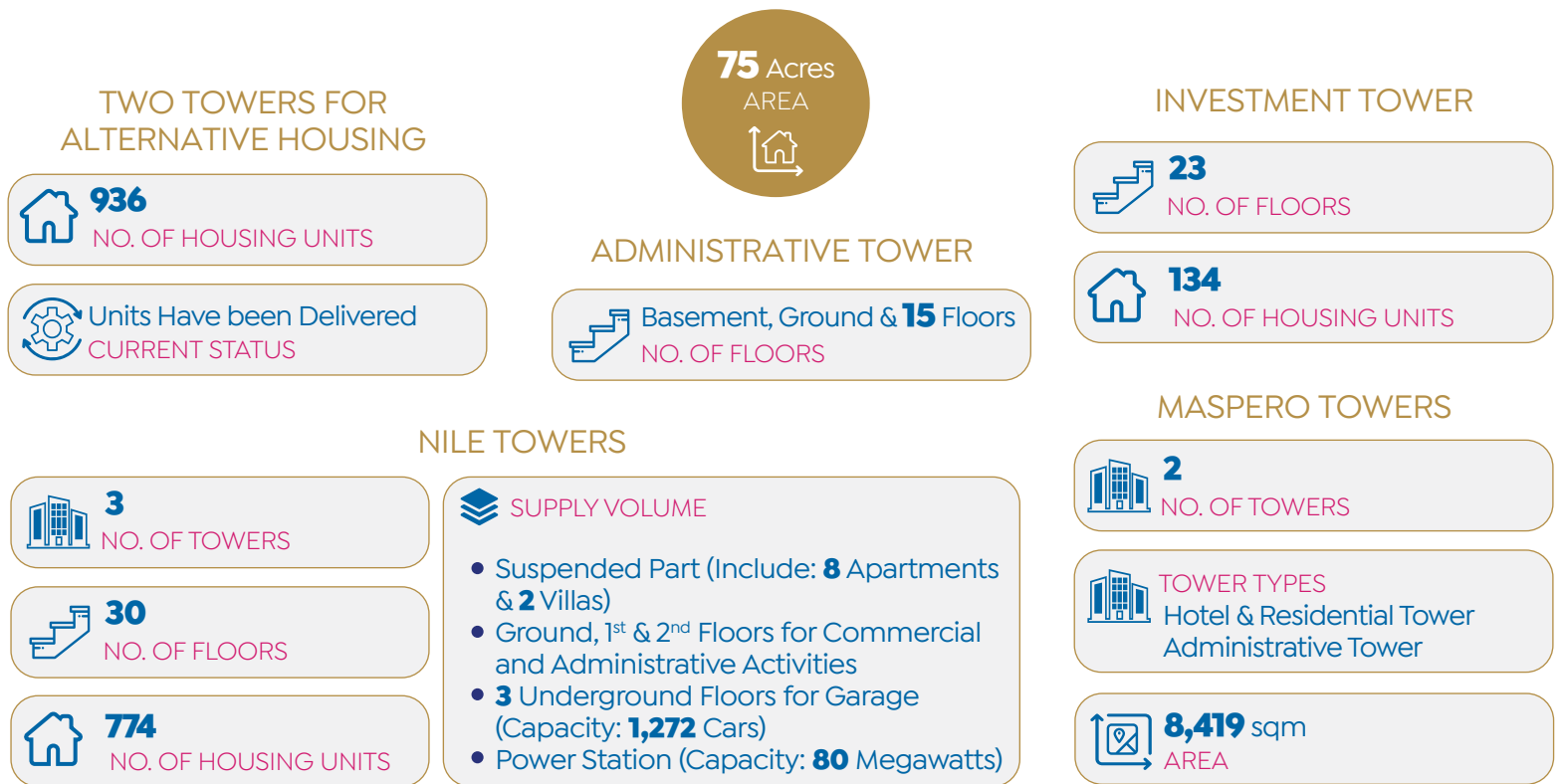
| | | | | | | | |
|---|---------------------------------|--------------------------------------|------------------------------|---|-----------------------------|--|---------------------------|
| 8,737 Q2 2014 | 9,008 Q2 2024 | EGP 2.8 bn 2016/17 | EGP 8.3 bn 2023/24 | 84.4% 2014 | 96.5% 2024 | 17.3% 2014 | 78% 2024 |
| No. of Employees | | Revenues of Suez Canal Economic Zone | | Potable Water Coverage Ratio | | Sanitation Coverage Ratio | |
| The Area of Reclaimed & Cultivated Land | | No. of Electricity Subscribers | | No. of Residential Units Connected to Natural Gas | | No. of Commercial Units Connected to Natural Gas | |
| Jun. 2014 103,000 Acres | 2024 285,000 Acres | 2014 1.15 mn | Sep. 2024 1.9 mn | Jun. 2014 384,000 | Sep. 2024 656,300 | Jun. 2014 1,056 | Sep. 2024 4,704 |

Source: Cabinet & MPED

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

1ST DEVELOPMENT AXIS BY NUCA

Residential Towers Project



Villas Project

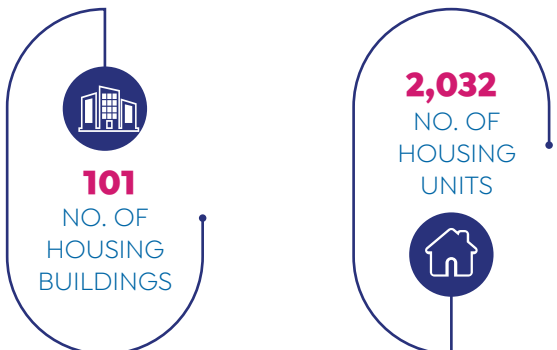
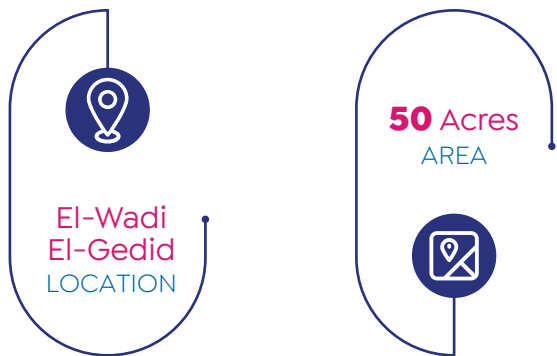


2ND DEVELOPMENT AXIS BY NUCA, ARMED FORCES ENGINEERING AUTHORITY & NO. OF INVESTORS

"Together We Build the Future" Initiative



DORAT EL-WADI PROJECT

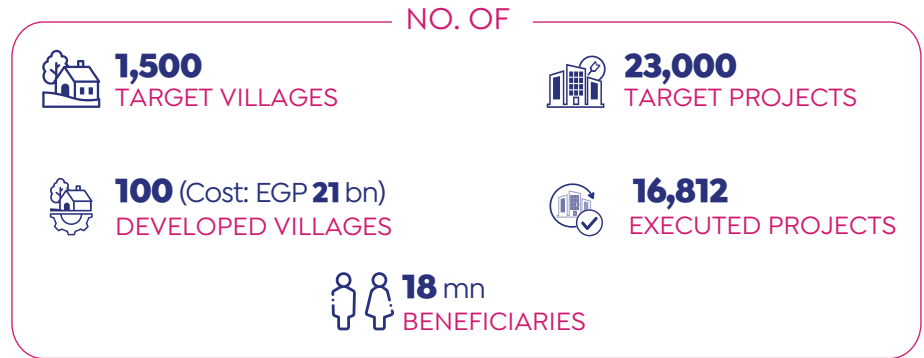
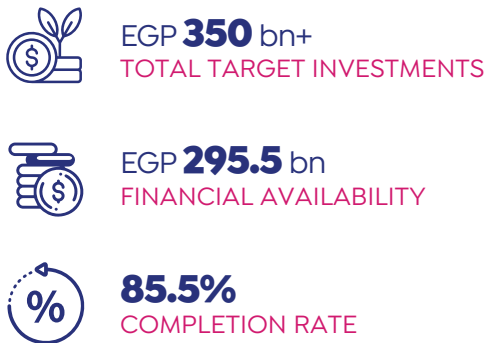


PHASE I



HAYAH KARIMA INITIATIVE

PHASE I

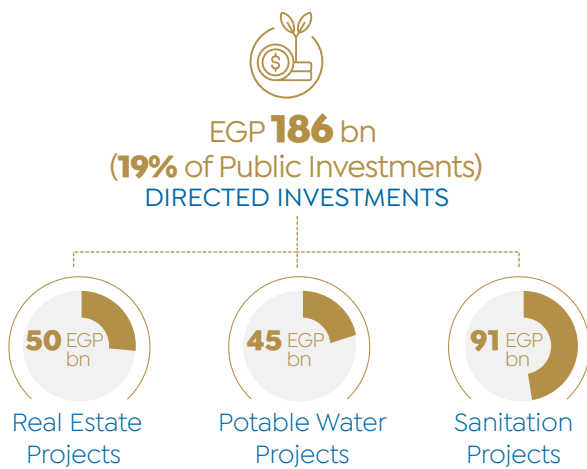


PHASE II



SOCIAL & ECONOMIC DEVELOPMENT PLAN 2024/25

URBAN DEVELOPMENT



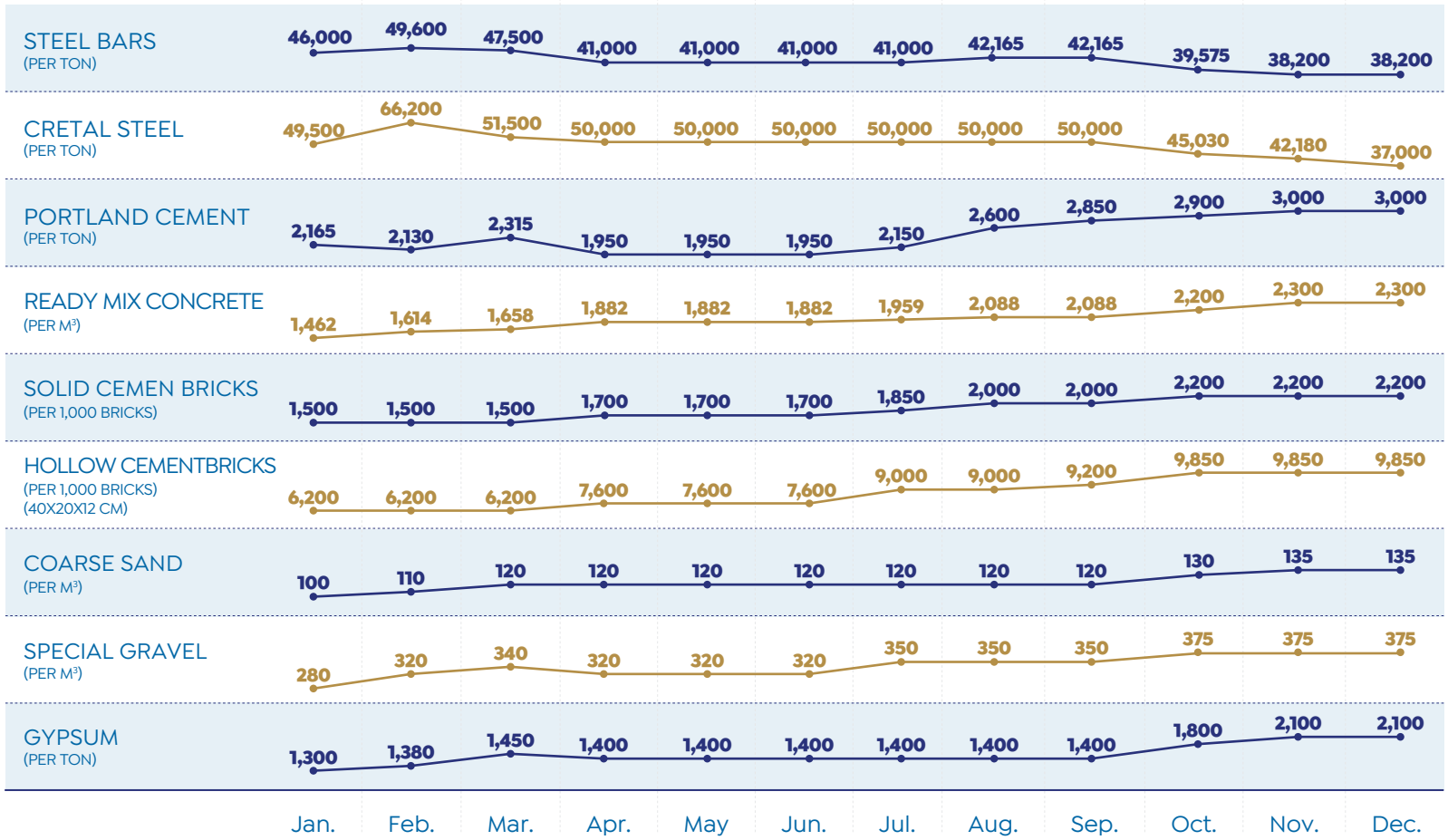
The Plan's Targets

- 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

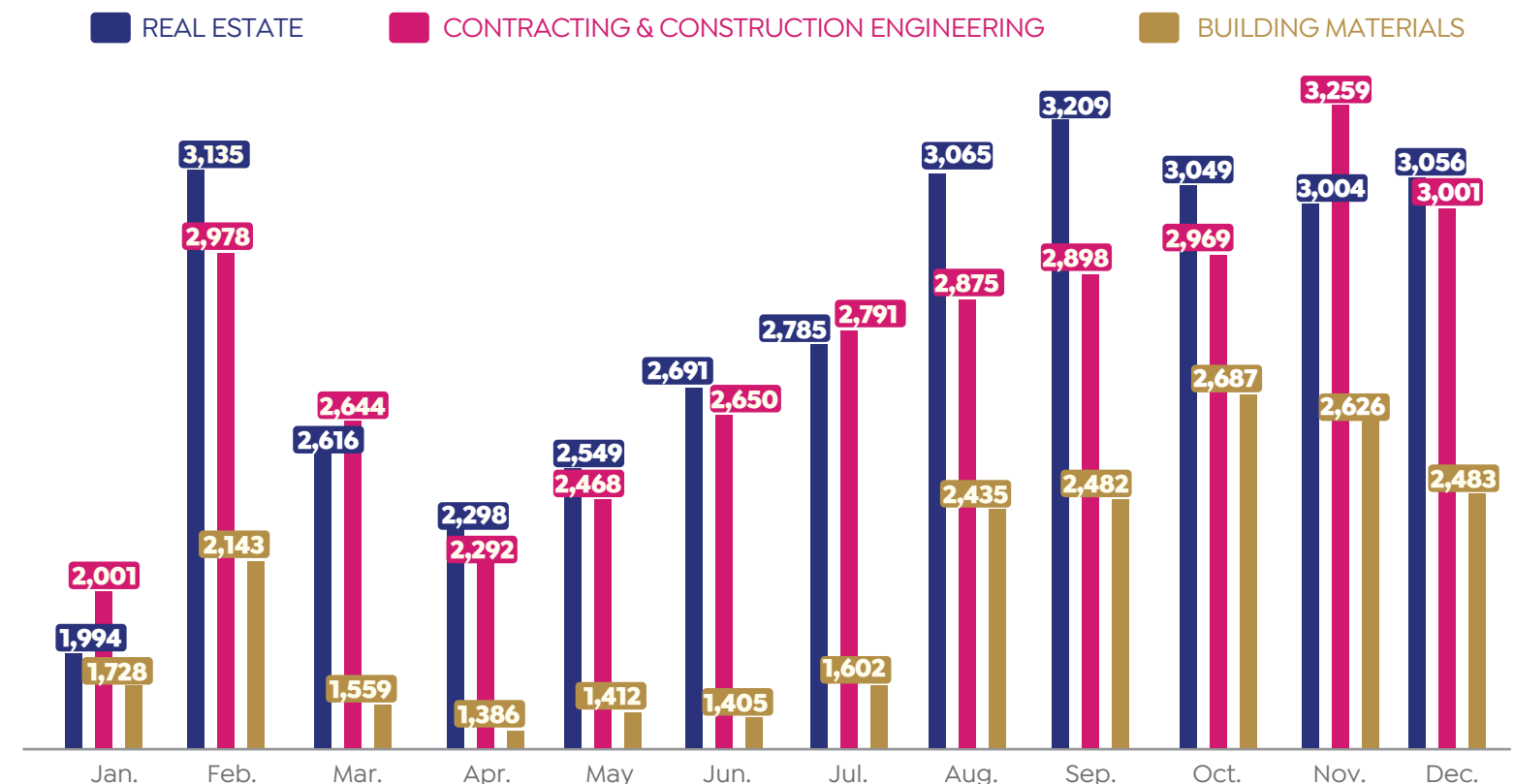
LOCAL DEVELOPMENT



PRICES OF MAJOR CONSTRUCTION MATERIALS DURING 2024 (EGP)



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



Source: MHUC & EGX

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%.

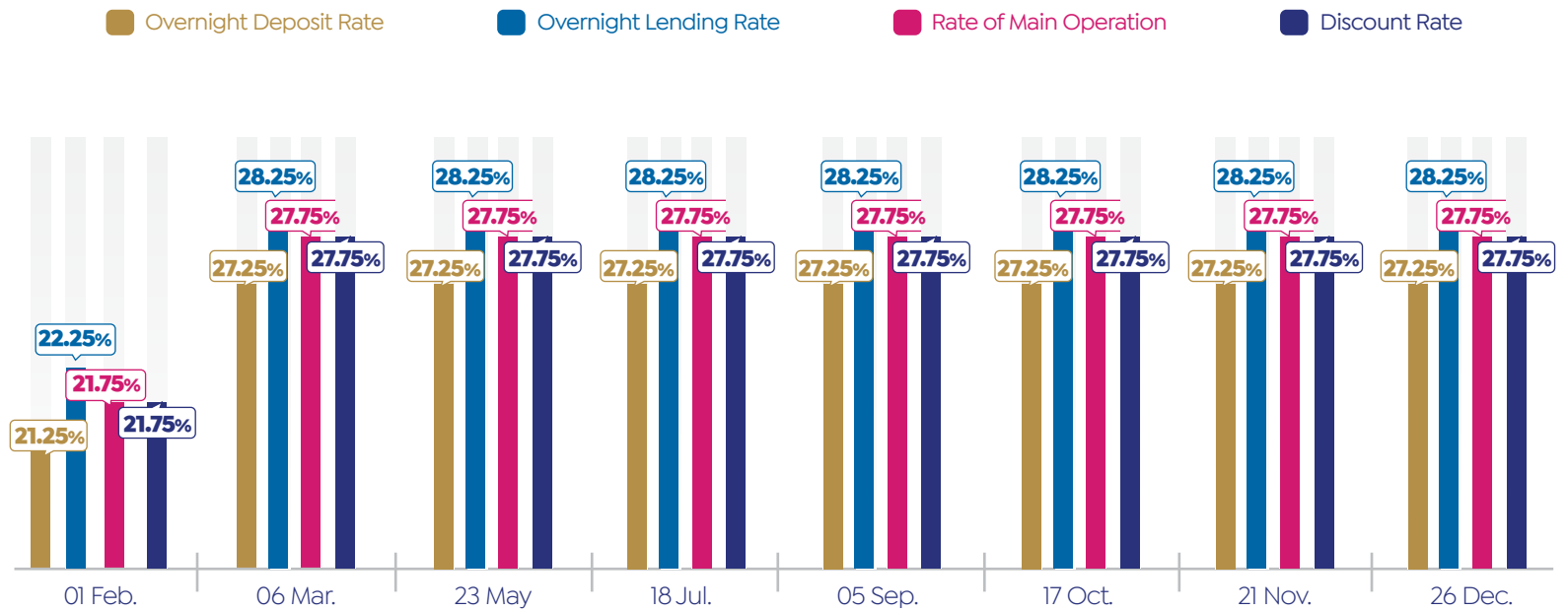
For FY 2024/25, economic and social development plan targets investments amounting to EGP 2.2 tn. This allocation is divided into 52% public investments, approximating EGP 1 tn, and 48% private investments. The plan aims to achieve an unemployment rate of 7% and an economic growth rate of 4.2%. Regarding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

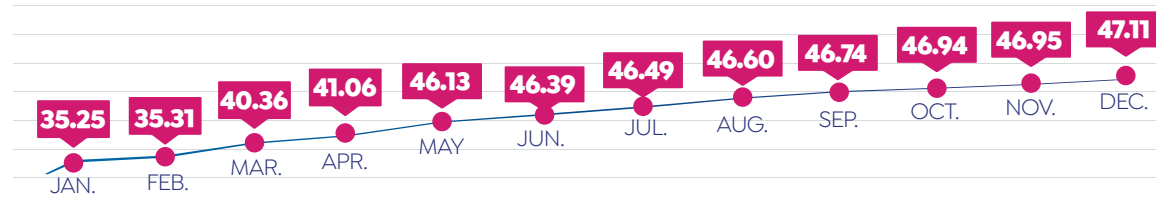
It is worth mentioning that the aforementioned indicators and data are merely examples and a glimpse into the performance of the economy during 2024, based on data issued by trusted government entities. The remaining economic indicators and data can be accessed in the following report.

INTEREST RATES

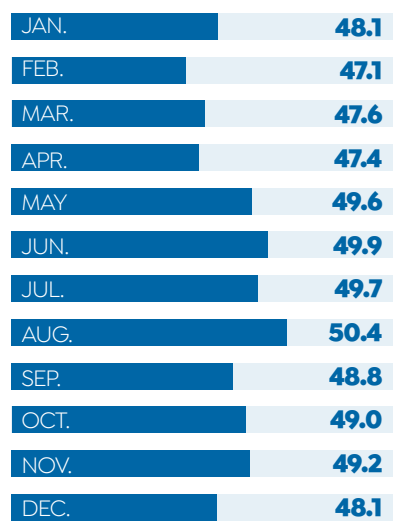
*Based on MPC Meeting



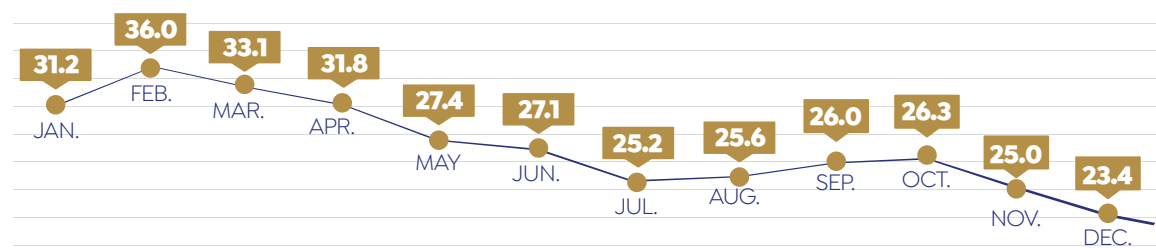
NET INTERNATIONAL RESERVES (USD BN)



PURCHASING MANAGERS' INDEX (PMI)



ANNUAL HEADLINE INFLATION RATE (%)

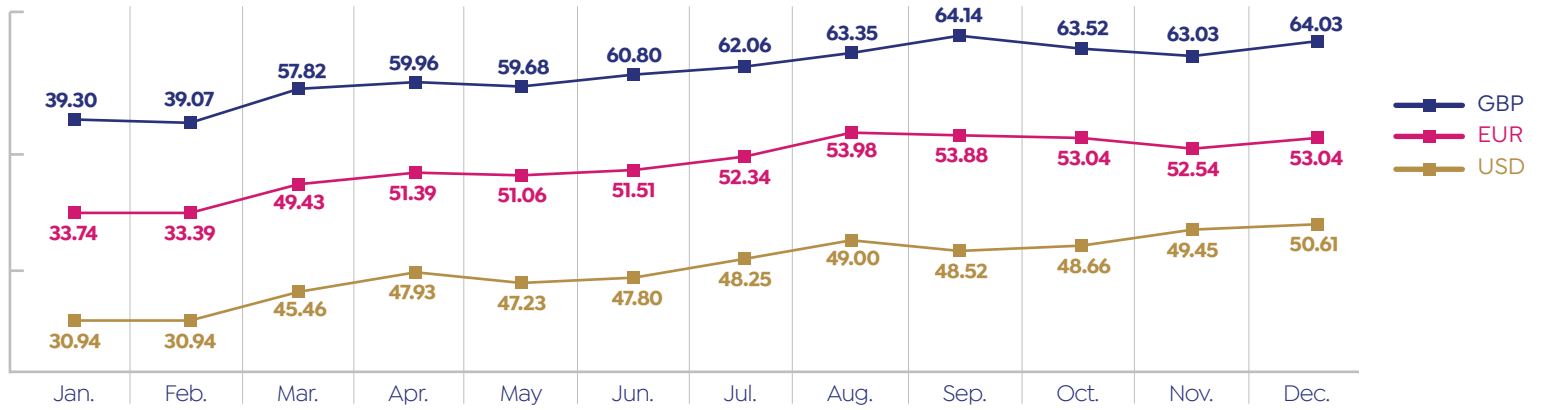


EGYPT CREDIT RATING

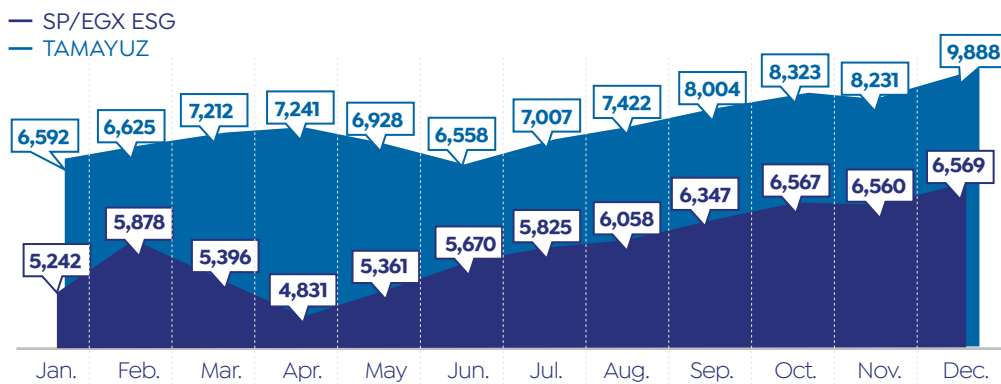
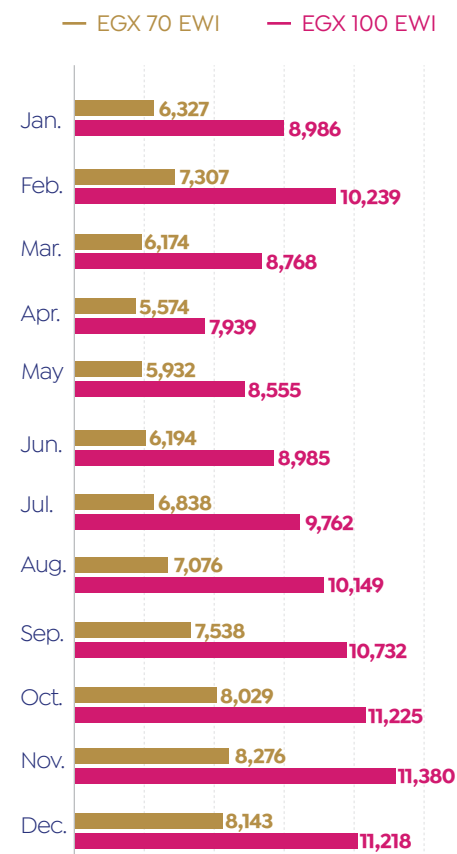
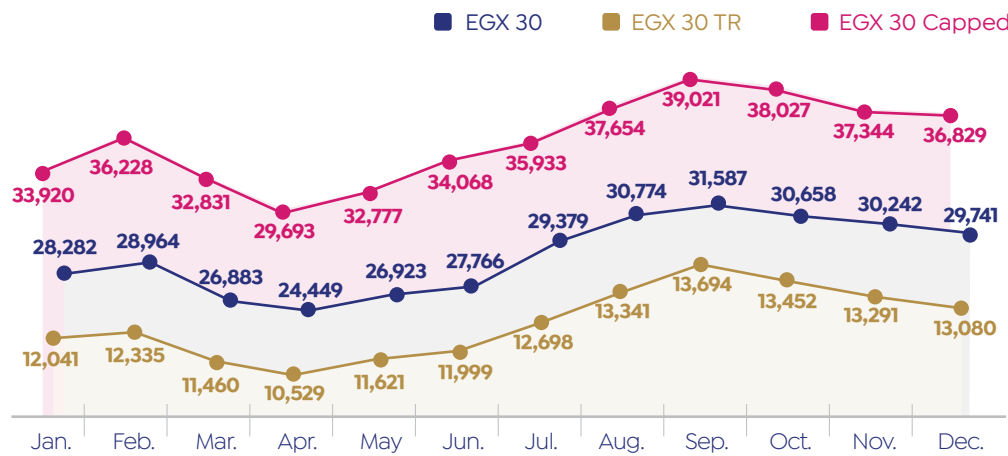
| RATING | MOODY'S | OUTLOOK | REVIEW DATE |
|--------|------------|----------|---|
| Caa1 | | Positive | * According to Last Review Date on Mar. 07,2024 |
| B- | S&P GLOBAL | Positive | * According to Last Review Date on Oct. 18,2024 |
| B | FITCH | Stable | * According to Last Review Date on Nov. 01,2024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

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

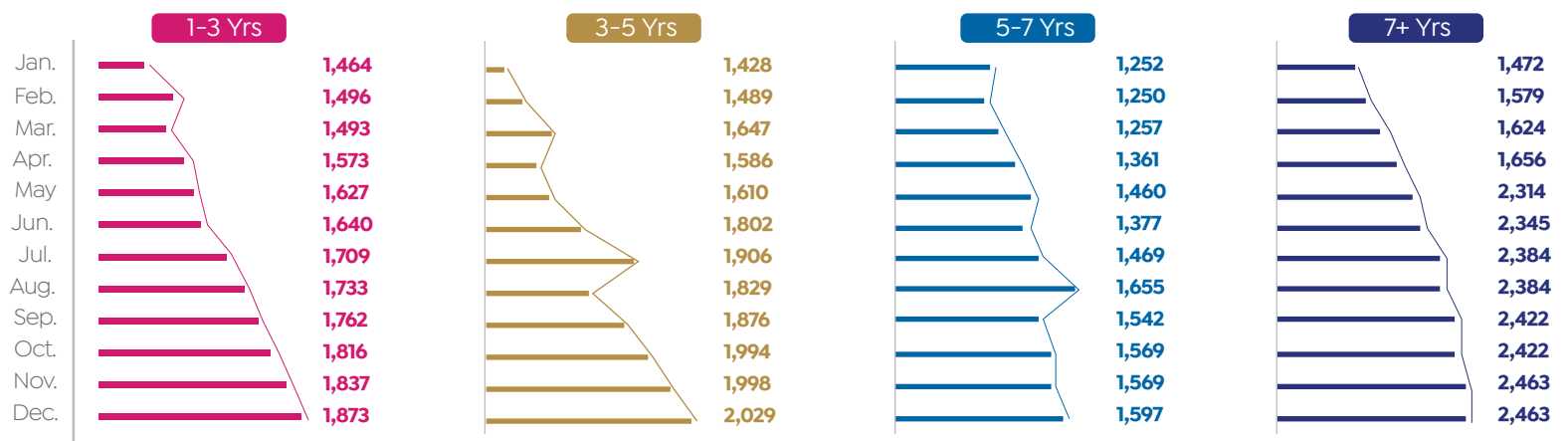
EXCHANGE RATES



EGX INDICATORS

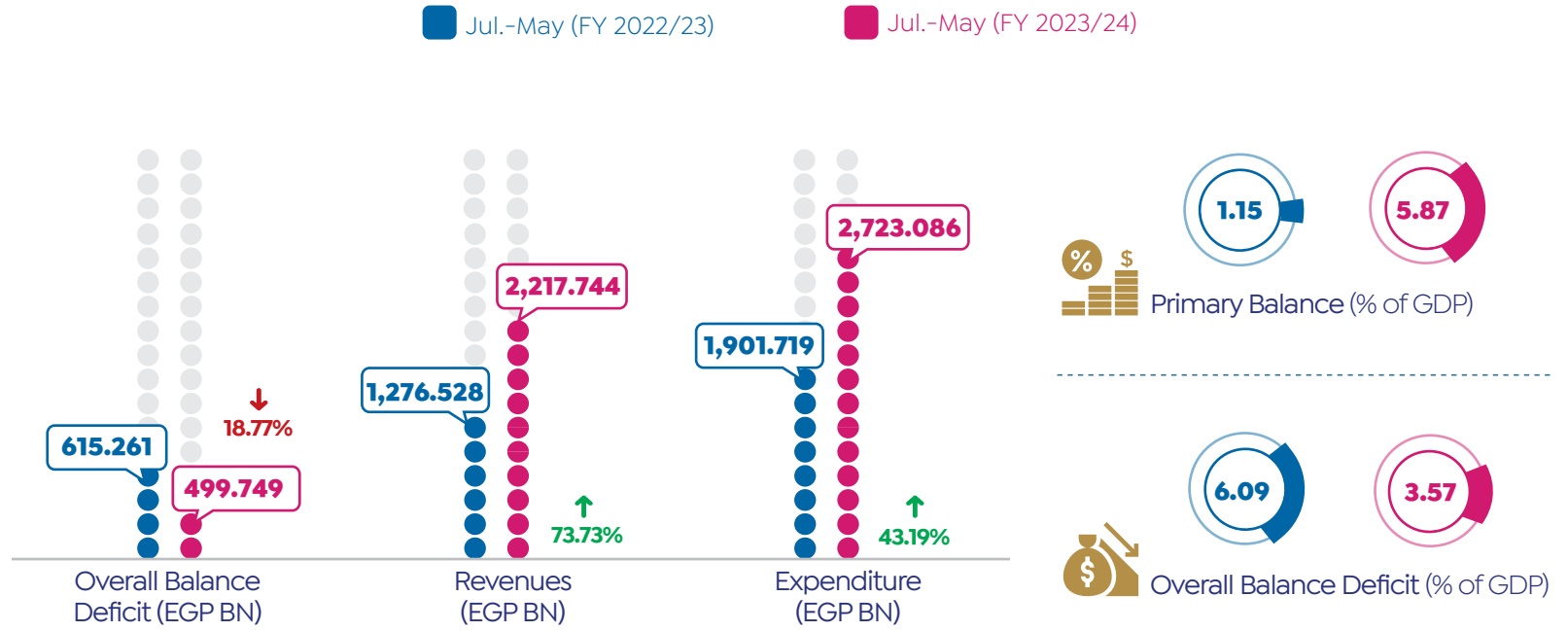


T-BOND

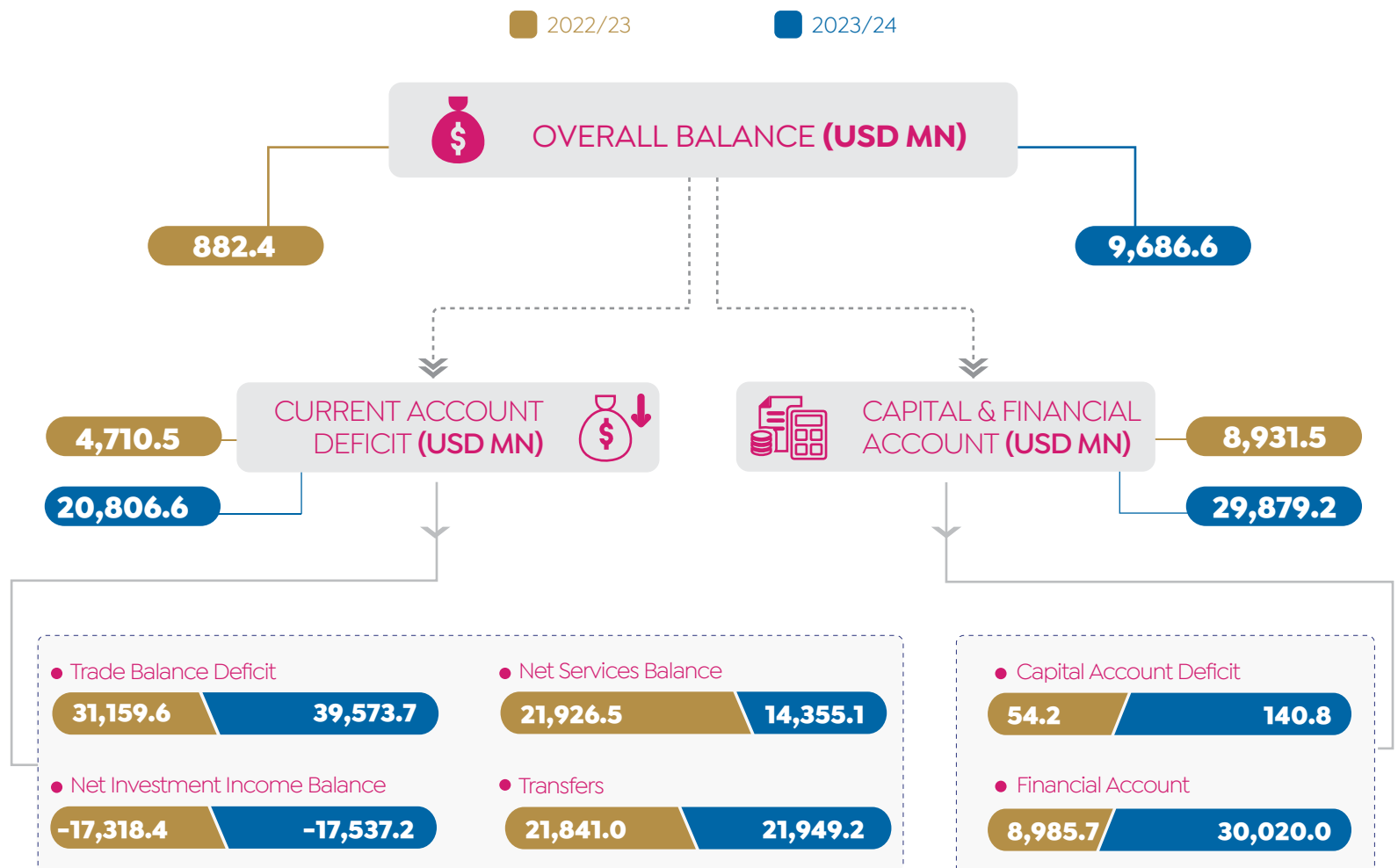


Source: CBE & EGX

FISCAL SECTOR PERFORMANCE

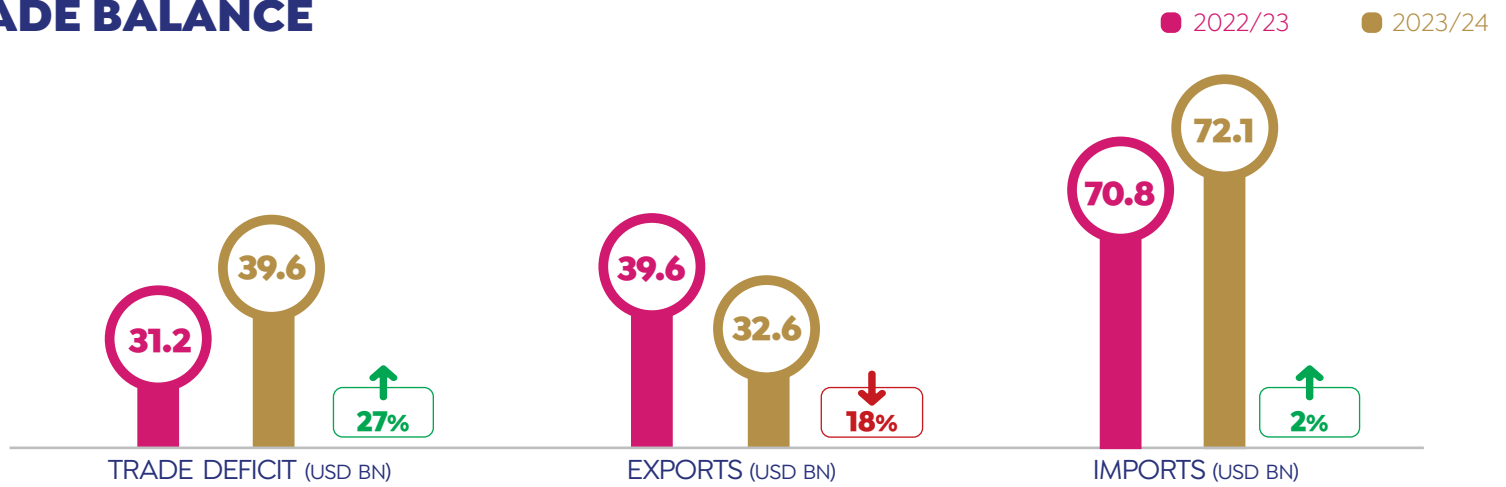


BALANCE OF PAYMENTS PERFORMANCE (FY 2023/24)

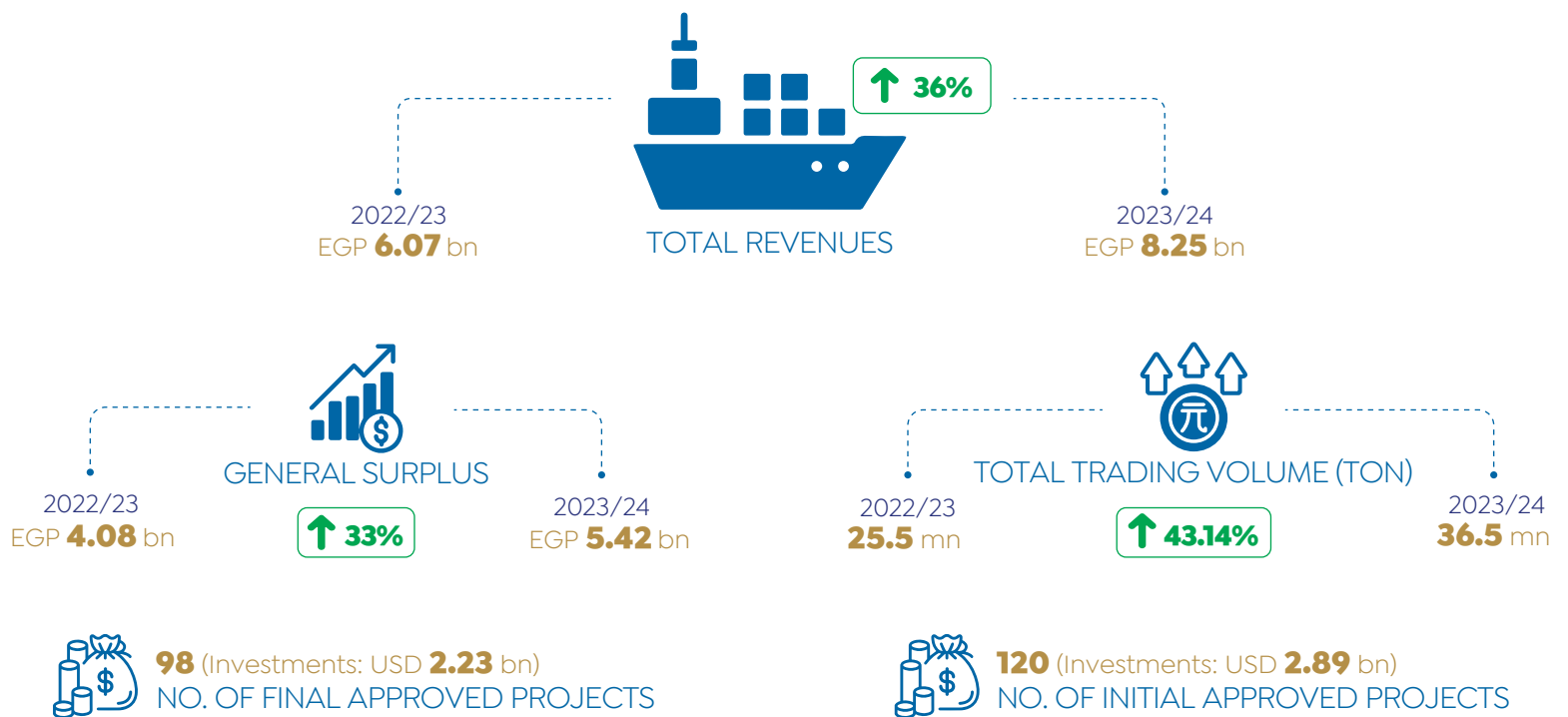


Source: CBE & MOF

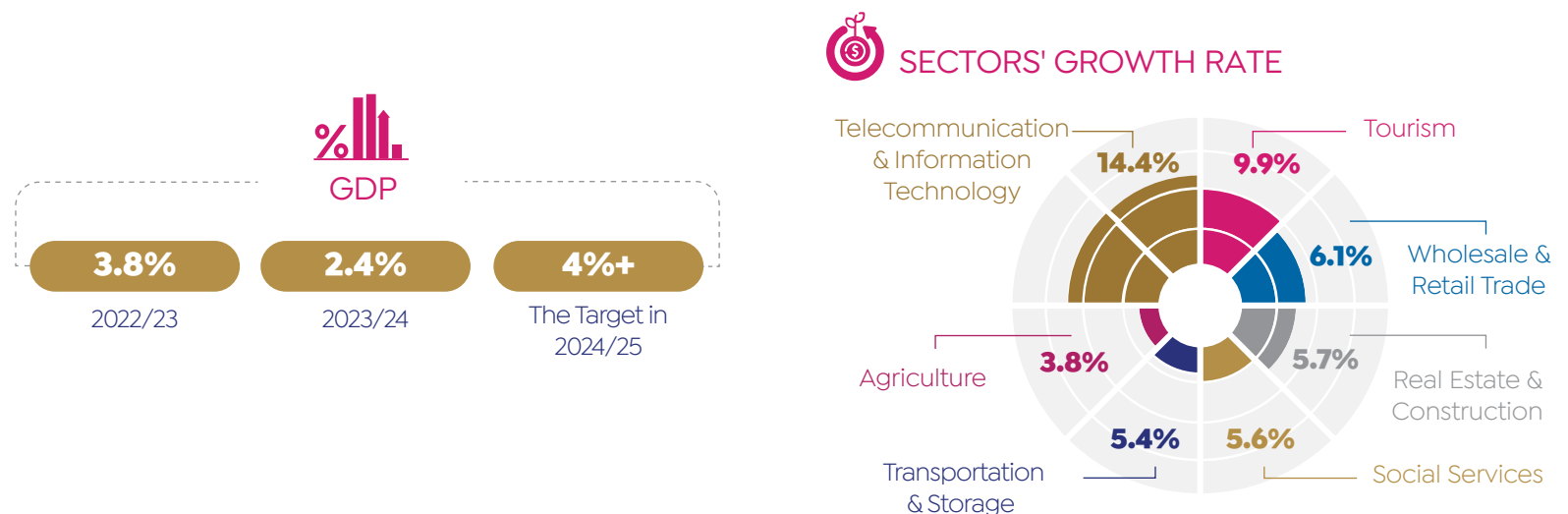
TRADE BALANCE



SUEZ CANAL ECONOMIC ZONE DURING FY 2023/24



PERFORMANCE OF THE EGYPTIAN ECONOMY DURING FY 2023/24



Source: CAPMAS & Cabinet



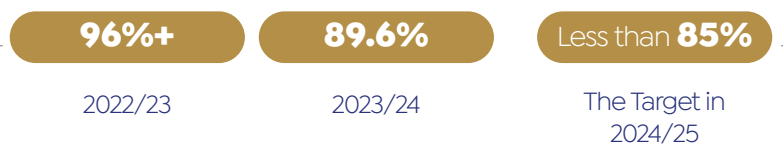
EXECUTED INVESTMENTS



PRIMARY SURPLUS



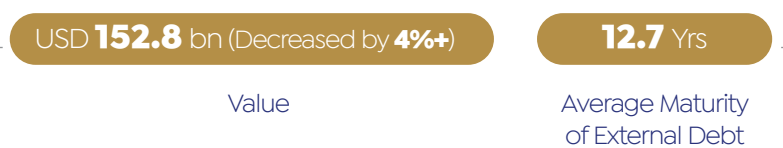
PUBLIC DEBT (% OF GDP)



OVERALL DEFICIT



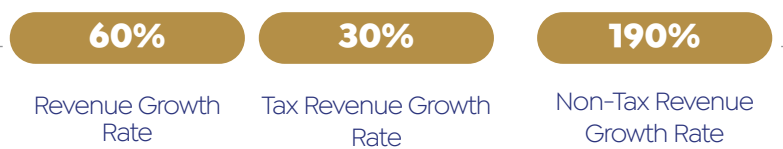
EXTERNAL DEBT



REMITTANCES OF EGYPTIANS WORKING ABROAD



REVENUES



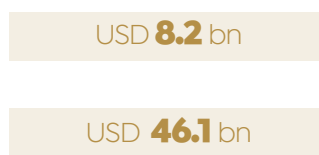
PUBLIC-PRIVATE PARTNERSHIP (P.P.P)



SUEZ CANAL REVENUES



NET FOREIGN DIRECT INVESTMENTS (FDI)



EXPORTS



TOURISM REVENUES



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



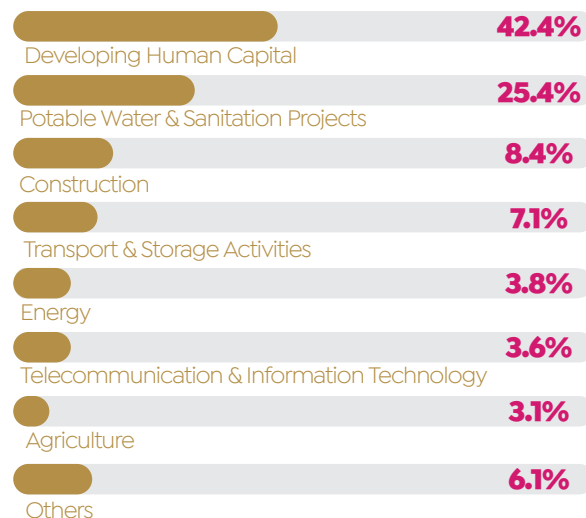
EGP 8.7 tn
At Constant Prices



900,000
No. of Provided Job Opportunities



Distribution of Public Investments



SECTORAL GROWTH RATES AT CONSTANT PRICES



GREEN ECONOMY



CITIZEN INVESTMENT PLAN (2023/24)

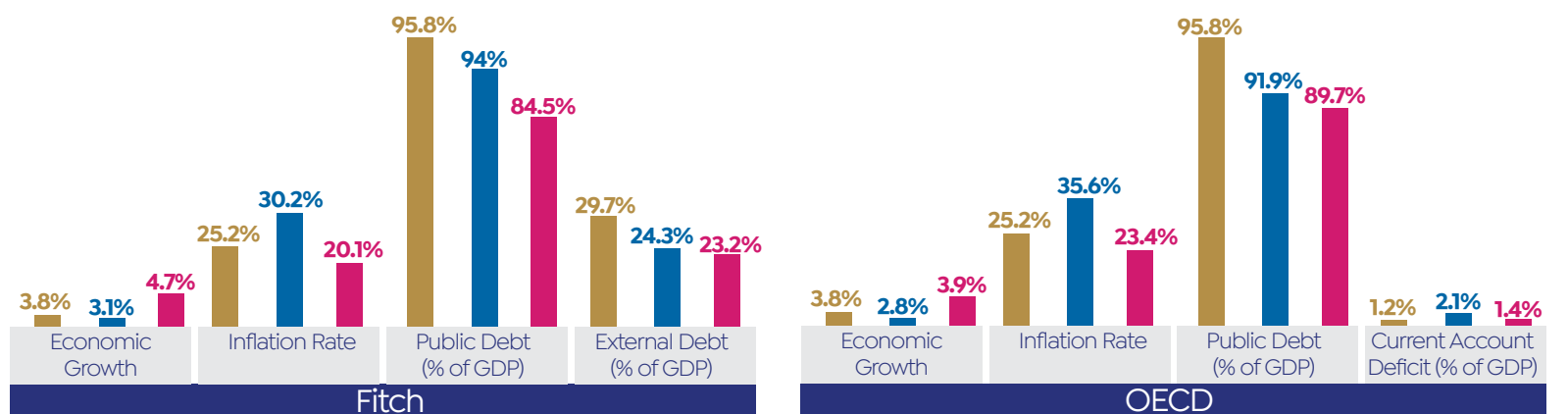
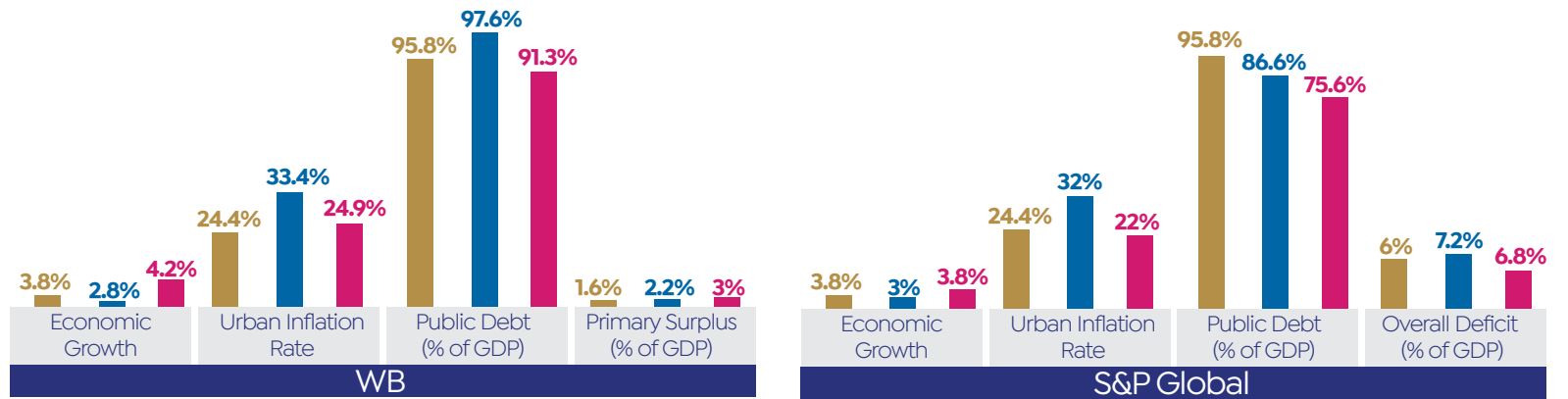
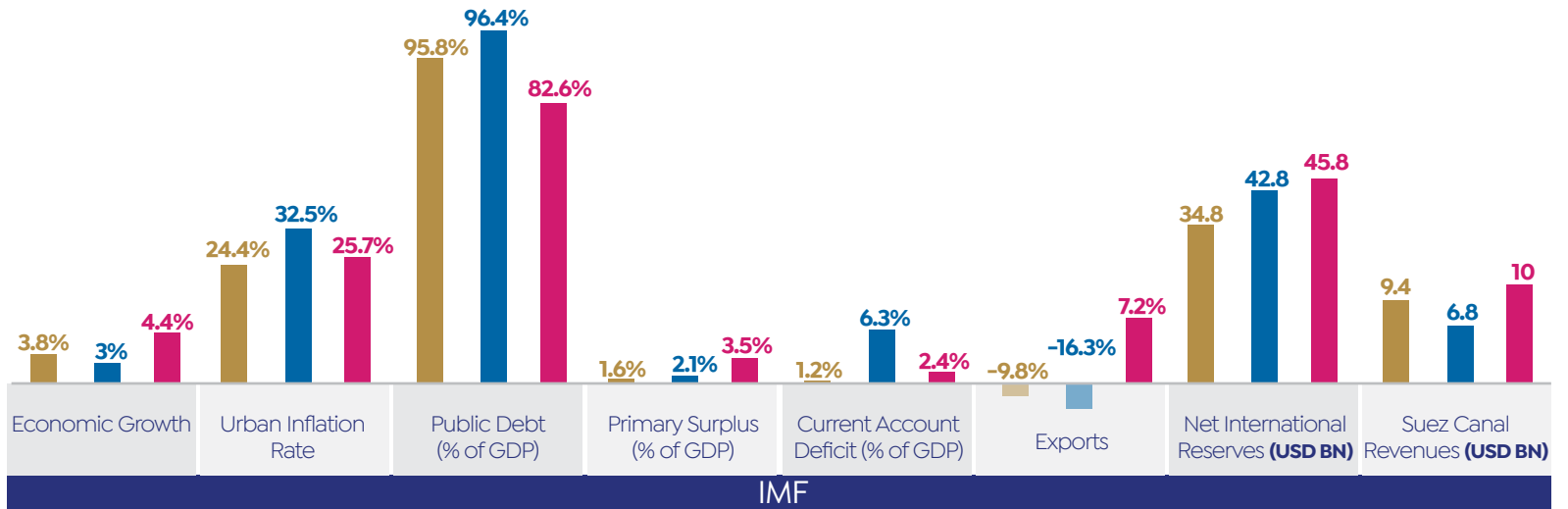
| GOVERNORATE NAME | TOTAL INVESTMENTS | NO. OF PROJECTS |
|------------------|--------------------|-----------------|
| CAIRO | EGP 96.2 bn | 1,260 |
| GIZA | EGP 82.7 bn | 586 |
| ALEXANDRIA | EGP 34.7 bn | 565 |
| PORT SAID | EGP 31 bn | 192 |
| MATRUH | EGP 17.3 bn | 216 |
| EL-WADI EL-GEDID | EGP 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

2022/23 2023/24 2024/25



Source: Cabinet

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 sqm.

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

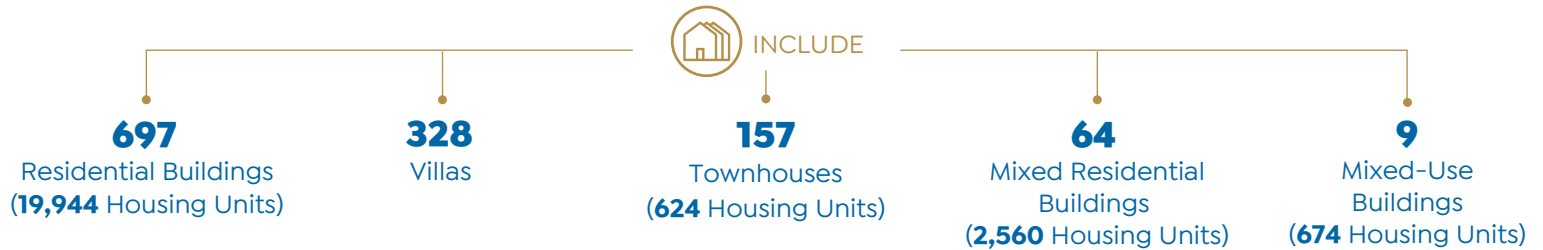
NEW ADMINISTRATIVE CAPITAL (NAC)

CAPITAL RESIDENCE (R3)

 **1,016** Acres
AREA

 **8**
NO. OF NEIGHBOURHOODS

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



▶ 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

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



SCAN TO DOWNLOAD THE FULL ANNUAL REPORT 2024
INCLUDING NEW CITIES UPDATES

DIWAN

TOP 10 EXPERT PICKS

Join the AI Revolution



**CO-INTELLIGENCE:
LIVING AND WORKING WITH AI**
ETHAN MOLLICK



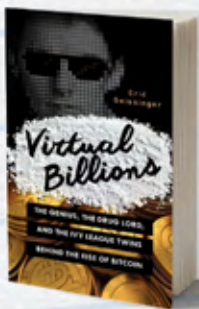
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ERIC SCHMIDT
& JONATHAN ROSENBERG



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PAUL R. DAUGHERTY



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HARVARD BUSINESS REVIEW



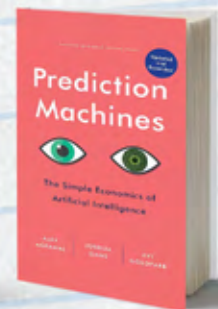
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ERIC GEISSINGER



THE DIGITAL MINDSET
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HARVARD BUSINESS REVIEW



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THE SIMPLE ECONOMICS
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AJAY AGRAWAL



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HOW SMART COMPANIES WIN BIG
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THOMAS H. DAVENPORT



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DR. MOHAMMED AL-DORANI

TAX NO. 200-221-043



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SUSHI IFTAR BUFFET

599 ⁺⁺
EGP

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THE ART OF FUSION SUSHI



CAPITAL
PROMENADE
by THE PLATFORM

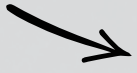
ليكالي كلابيستال

رمضان اطلبي مع
ليكالي كلابيستال

- TWO SPOONS
- nabal eats
- TAMARA
- mori sushi
- EATERY PAUL
- mo bistro
- 30 NORTH
- NIHALZAKI
- KKAN
- Selva Fortuna
- JOVIALITY
- MINCE
- zööba
- bloom
- Dive's
- Baraka
- El. Kabbaj
- swotch Plus
- SIXT
- THE MARQ COMMUNITIES
- baboushka
- JOIE DE VIVRE
- OKHTEIN
- Colours GALLERY
- MARSTAR
- FAB1
- TOREC DEVELOPMENTS
- MISR ITALIA PROPERTIES
- ARABIA DEVELOPMENT
- DISCOVER SOMABAY
- SOMABAY
- PORSCHE
- HARLEY DAVIDSON

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