INVESTIGATE
RESEARCH & ANALYSIS

MARKET WATCH

12 MAY - 06 JUN.

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2024
JULY

REAL ESTATE

MARKET UPDATES

01 Updates 2024 REAL ESTATE MARKET

URBAN DEVELOPMENT IN SOCIAL & ECONOMIC DEVELOPMENT PLAN 2024/25

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

DIRECTED INVESTMENTS

INVESTMENTS BREAKDOWN

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

THE PLAN'S TARGETS

ESTABLISHMENT & DEVELOPMENT

- **471** Potable Water Plants
- **248** Sewage Treatment Plants
- **100** Lifting Stations

COMPLETELY EXECUTION

- **13** Potable Water Plants
- **58** Sanitation Projects

PROVISION

- **271,500** Social Housing Units
- **20,800** Housing Units of Sakan Misr & Dar Misr
- **37,400** Housing Units of Housing for All Egyptians
- **7,500** Housing Units of JANNA

LOCAL DEVELOPMENT IN SOCIAL & ECONOMIC DEVELOPMENT PLAN 2024/25

INVESTMENTS FOR GOVERNORATES DEVELOPMENT
- EGP **28** bn
(**18.6%** Growth Rate)
- Not Less than **35%** for South Egypt Governorates

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

HAYAH KARIMA INITIATIVE (PHASE II)

EGP **150** bn
DIRECTED INVESTMENTS

INVESTMENTS BREAKDOWN

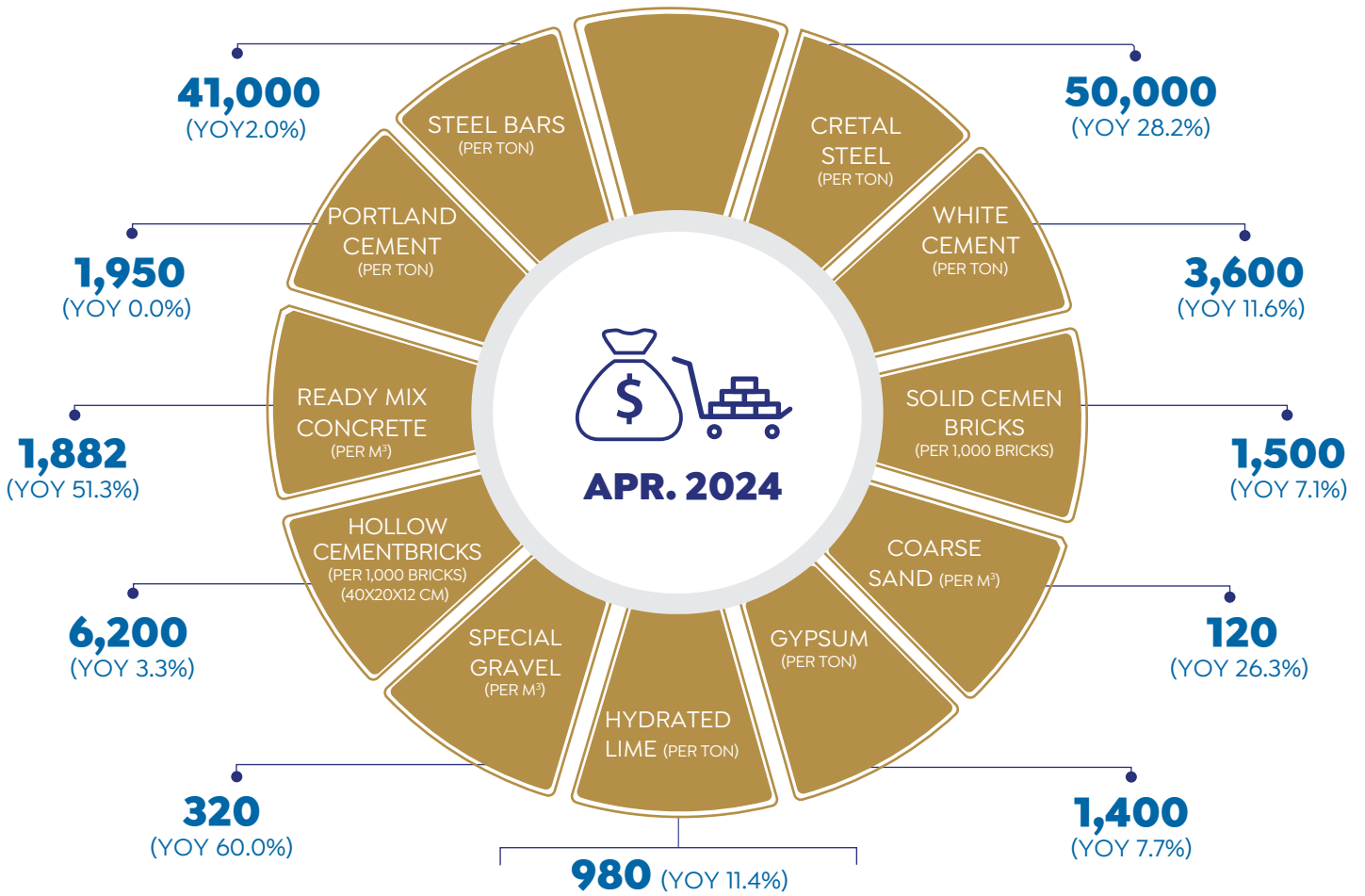
- **70%** Potable Water & Sanitation Projects
- **11%** Health & Education
- **10%** Gas, Electricity & Communication
- **4%** Government Services & Youth Centers
- **3%** Road
- **2%** Irrigation

TARGETS OF PHASE II

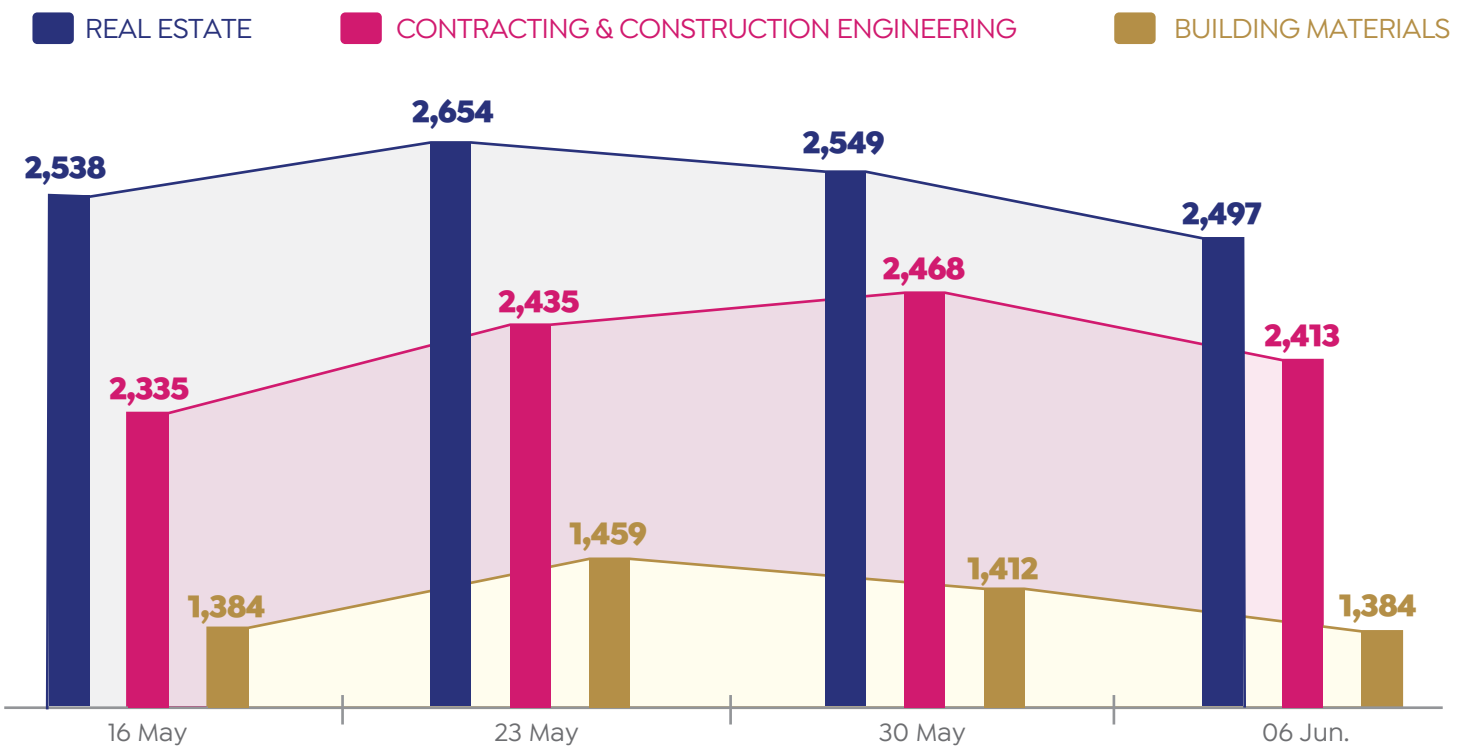
- Development of **4,115** Schools (**12,600** Classrooms)
- Development of **854** Health Units
- Development of **437** Government Services Complexes.
- Building of **336** Irrigation Bridges
- Lining Canals (approximately **1,654** km)
- Full Coverage of Potable Water Network
- Development of **55** Central Hospitals
- Development of **493** Ambulance Points
- Development of **1,584** Youth Centers
- Fiber Optic Network for **4.6** mn Residential Units
- Paving Internal Roads
- Increasing Sanitation Coverage Ration to **90%**

Source: Cabinet & MPED

PRICES OF CONSTRUCTION MATERIALS (EGP)



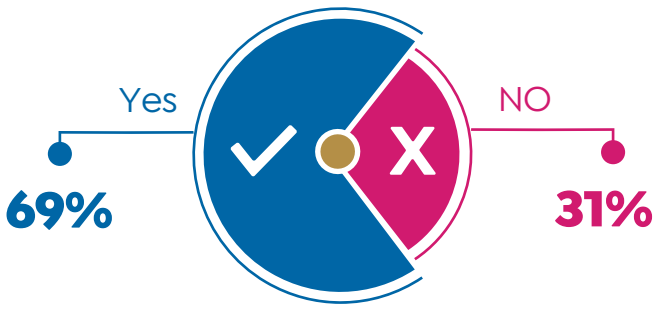
PERFORMANCE OF REAL ESTATE, CONSTRUCTION & BUILDING MATERIALS' INDICES IN EGX



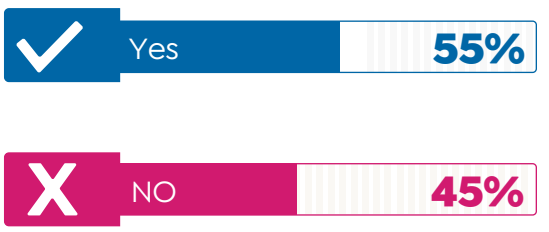
Source: MHUC & EGX

MONTHLY SURVEY (PURCHASING POWER)

DESIRE TO PURCHASE



ABILITY TO PURCHASE



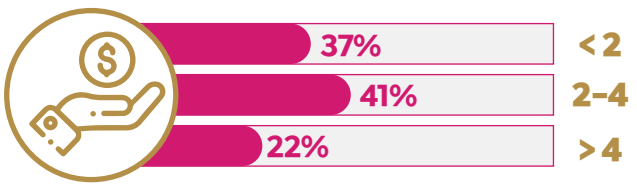
MOST SUITABLE PAYMENT METHODS

OPTIMUM PAYMENT PLANS (YRS)

HIGH-DEMAND UNIT TYPES

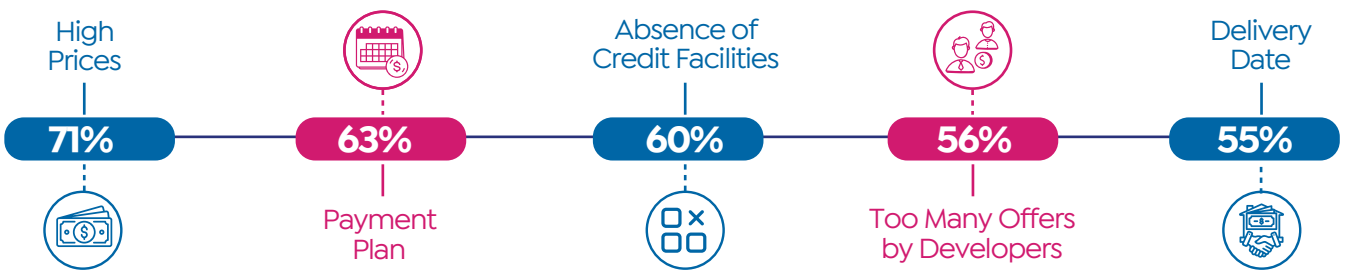
HIGH-DEMAND RESIDENTIAL UNIT TYPES

PREFERRED PRICES (MN)



EXPECTED FUTURE PRICES

OBSTACLES FACING POTENTIAL BUYERS



Source: Invest-Gate R&A

NEW CITIES

UPDATE

02 NEW CITIES Updates 2024

NEW ADMINISTRATIVE CAPITAL (NAC)

R3

1,000 Acres
AREA

24,000 +
NO. OF HOUSING UNITS

ALLOCATED HOUSING UNITS

Neighborhood No. 1, 2 & 8
LOCATION

4,000
NO. OF UNITS

126–173 sqm
UNITS AREA

NEW OCTOBER CITY

HOUSING FOR ALL EGYPTIANS INITIATIVE

PHASE V

West Airport
LOCATION

2024
COMPLETION DATE

35,000
NO. OF HOUSING UNITS

PHASE VI

West Airport
LOCATION

55,000
NO. OF HOUSING UNITS

SADAT CITY

HOUSING FOR ALL EGYPTIANS INITIATIVE

EL-FIRDOUS DISTRICT

97
NO. OF BUILDINGS

75 & 90 sqm
UNITS AREA

Underway with Very Advanced Completion Rate
CURRENT STATUS

EL-NOUR DISTRICT

51
NO. OF BUILDINGS

90 sqm
UNITS AREA

Underway with Very Advanced Completion Rate
CURRENT STATUS

Source: NUCA & Cabinet

WEST QENA

PHASE I

1,400 Acres
AREA

COMPLETION RATE
- Road Network: **86%**
- Potable Water Network: **90%**
- Sanitation Network: **89%**
- Irrigation Network: **73%**
- Water Purification Plant: **92%**
- Treatment Plant: **85%**

NEW BENI SUEF CITY

25,135 Acres
TOTAL AREA

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

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

HOUSING FOR ALL EGYPTIANS INITIATIVE

82 Acre-Area
LOCATION

172
NO. OF BUILDINGS

PHASE I

84
NO. OF BUILDINGS

2,016
NO. OF HOUSING UNITS

NEW MALAWI

Minya Governorate
LOCATION

91 Acres
URGENT PHASE AREA

1,310 Acres
INDUSTRIAL AREA

18,420.52 Acres
TOTAL AREA

880 Acres
PHASE I AREA

JANNA

256
NO. OF EXECUTED HOUSING UNITS

768
NO. OF UNDERWAY HOUSING UNITS

HOUSING FOR ALL EGYPTIANS INITIATIVE

NO. OF UNDERWAY BUILDINGS
- **6** (Units Area: **90** sqm)
- **1** (Units Area: **75** sqm)

Source: NUCA & Cabinet

NEW OBOUR CITY

HOUSING FOR ALL EGYPTIANS INITIATIVE

16TH NEIGHBORHOOD

433
NO. OF BUILDINGS

10,392
NO. OF HOUSING UNITS

Underway with Very Advanced Completion Rate
CURRENT STATUS

14TH NEIGHBORHOOD

806
NO. OF BUILDINGS

19,344
NO. OF HOUSING UNITS

Underway with Very Advanced Completion Rate
CURRENT STATUS

10TH OF RAMADAN

HOUSING FOR ALL EGYPTIANS INITIATIVE - GREEN MODEL

NEW ZAGAZIG NEIGHBORHOOD

90 SQM MODEL

109
NO. OF BUILDINGS

2,130
NO. OF HOUSING UNITS

Underway
CURRENT STATUS

75 SQM MODEL

112
NO. OF HOUSING UNITS

Underway
CURRENT STATUS

NEW QENA

HOUSING FOR ALL EGYPTIANS INITIATIVE

5,972
NO. OF EXECUTED HOUSING UNITS

700 +
NO. OF UNDERWAY HOUSING UNITS

Source: NUCA & Cabinet

NEW SOHAG

30,351 Acres
TOTAL AREA

HOUSING FOR ALL EGYPTIANS INITIATIVE

7,656
NO. OF EXECUTED HOUSING UNITS

1,188
NO. OF UNDERWAY HOUSING UNITS

7,024
NO. OF ALLOCATED HOUSING UNITS

SHIFA AL-ORMAN HOSPITAL

Ground & **6** Floors
NO. OF FLOORS

263 Beds
CAPACITY

98%
COMPLETION RATE

15TH MAY CITY

HOUSING FOR ALL EGYPTIANS INITIATIVE FOR LOW INCOME

El-Narges
LOCATION

465
NO. OF BUILDINGS

11,160
NO. OF HOUSING UNITS

87%
COMPLETION RATE

MIDDLE HOUSING PROJECT

El-Koronfel
LOCATION

91
NO. OF BUILDINGS

COMPLETION RATE FOR INFRASTRUCTURE
95% for Road Network
70% for Sanitation Network
30% for Potable Water Network

NEW EL-FASHN CITY

17,958.05 Acres
TOTAL AREA

177.5 Acres
PHASE I AREA

85 Acres
URGENT PHASE AREA

Source: NUCA & Cabinet

PRIVATE REAL ESTATE PROJECTS

UPDATE

03 Updates 2024
PRIVATE REAL ESTATE PROJECTS

NEW RESIDENTIAL PROJECTS / 2 PROJECTS

PARK ST. EDITION

Developer: Sky Innovo Developments

- New Cairo — LOCATION
- **65,000** sqm — BUA
- **20,000** sqm — AREA
- EGP **10** bn — INVESTMENTS

QAMARI

Developer: New Event Developments

- R8, NAC — LOCATION
- EGP **10** bn — INVESTMENTS

NEW COASTAL PROJECTS / 4 PROJECTS

PLAGE

Developer: Mountain View Development

- North Coast — LOCATION
- EGP **90** bn — INVESTMENTS
- **900** Acres — AREA
- SUPPLY VOLUME
  - Unit Types: Townhouses, Twin Houses, Sea Villas & Beach Villas
  - Beachfront Hotel, The Wave Plage, The Greek Plage & Lagoons

SAFIA

Developer: Il Cazar Developments

- Ras El-Hekma, North Coast — LOCATION
- **180** Acres — AREA
- EGP **30** bn — INVESTMENTS
- **2029** — COMPLETION DATE

Source: Developers' Official Statements

BEACHFRONT TOWERS

Developer: City Edge Developments

New Alamein City
LOCATION

42,000 sqm
AREA

SUPPLY VOLUME

4 International Residential Towers & Mixed-Use Podium
No. of Residential Units: **848**
Units Area: **120-680** sqm
Sea-Facing Shops, Walkway, Lagoon, Landscapes, Gardens, Water Features, Swimming Pools, Cafes & Restaurants

1ST RESIDENTIAL TOWER

49,000 sqm
AREA

2025
COMPLETION DATE

SUPPLY VOLUME

180 Residential Units
143 Commercial Units
656 Parking Spaces

MAR BAY

Developer: Al Marasem Development

Ras El-Hekma, North Coast
LOCATION

640 Acres
AREA

SUPPLY VOLUME
Unit Types: Villas, Twin Houses, Townhouses, Chalets & Hotel Rooms

Beachfront, Indoor Swimming Lakes, Sandy Beaches, Restaurant, Tropical Forest, Green Spaces, Playgrounds, Club House & SPA

NEW MIXED-USE PROJECTS / 4 PROJECTS

HEAVEN GARDENS

Developer: Eagle Group

East Cairo
LOCATION

62,000 sqm
AREA

SUPPLY VOLUME

Residential, Commercial, Medical & Administrative Units

Residential Units Area **60-180** sqm

THE GARDENIA PLAZA MALL

Developer: Mekky Developments

New Cairo
LOCATION

3,000 sqm
AREA

EGP **800** mn +
INVESTMENTS

End-**2026**
COMPLETION DATE

SUPPLY VOLUME

Commercial, Administrative & Medical Units
Commercial Units Area: Start-> **35** sqm
Administrative & Medical Units Area: Start-> **30** sqm

NEO

Developer: JUZUR Company

New Cairo
LOCATION

19,000 sqm
AREA

NEW PROJECT (NAME N/A)

Developer: Scope Developments

New Cairo
LOCATION

EGP **2.5** bn +
INVESTMENTS

Commercial & Administrative Units
UNIT TYPES

Source: Developers' Official Statements

PROJECTS UNDERWAY / 12 PROJECTS

KOUN

Developer: Mabany Edris Company

- Ras El Hekma City, North Coast — LOCATION
- **447,657.5** sqm — AREA
- EGP **7** bn — INVESTMENTS
- EGP **12** bn — TARGET SALES
- **2027** — DELIVERY DATE
- SUPPLY VOLUME
  - Unit Types: Standalone Villas, Twin Villas, Townhouses, Duplexes & Chalets
  - No. of Units: **1,500**
  - Units Area: **59–114** sqm
- Launching New Phase — CURRENT STATUS

ANAKAJI

Developer: Aqar Misr Developments

- R8, NAC — LOCATION
- SUPPLY VOLUME
  - No. of Building: **10**
  - No. of Units: **800**
- **20** Acres — AREA
- EGP **1.4** bn — INVESTMENTS
- **70%** — COMPLETION RATE

THE ARK

- SUPPLY VOLUME
  - No. of Units: **150**
  - Units Area: **102–330** sqm

SEA SHORE

Developer: Hyde Park Developments

- Ras El Hekma, North Coast — LOCATION
- CURRENT STATUS
  - Launching "Lagoon Town" Phase
  - "Town Islands" Phase Sold out

LAGOON TOWN

- SUPPLY VOLUME
  - No. of Chalets: **1,500**
  - Chalets Area: **65–138** sqm

GOLDEN GATE

Developer: REDCON Properties

- New Cairo — LOCATION
- **160,000** sqm — AREA
- Up to EGP **20** bn — INVESTMENTS
- SUPPLY VOLUME
  - Commercial & Administrative Units
  - No. of Buildings: **29**

RUBIX

Developer: Urban Edge Developments

- New Cairo — LOCATION
- EGP **200** mn — ACHIEVED SALES OF PHASE I
- SUPPLY VOLUME
  - Commercial, Administrative & Medical Units
  - **2** Underground, Ground & **3** Floors

Source: Developers' Official Statements

EVAL

Developer: Contact Developments

- NAC — LOCATION
- EGP **5** bn — INVESTMENTS
- EGP **8** bn — TARGET SALES
- SUPPLY VOLUME
  - No. of Towers: **2** (Each **18** Floors)
  - No. of Commercial Units: **39**
  - No. of Administrative Units: **168**
  - Units Area: Start-> **35** sqm
- Launching New Phase — CURRENT STATUS

THE MARAYA PLAZA

Developer: Enwan Developments

- 5th Settlement, New Cairo — LOCATION
- SUPPLY VOLUME
  - Commercial, Administrative & Medical Units
  - No. of Buildings: **2**
- **2,000** sqm — AREA

CAIRO BUSINESS PLAZA

Developer: Better Home

- NAC — LOCATION
- **100,000** sqm — ADMINISTRATIVE OFFICE SPACE
- **50,000** sqm — AREA

BUSINESS ONE KATAMEYA

Developer: AMG Urban Developments

- New Cairo — LOCATION
- **15,000** sqm — AREA
- EGP **2.5** bn — INVESTMENTS
- EGP **500** mn — ACHIEVED SALES
- **90%** — COMPLETION RATE
- CURRENT STATUS
  - Marketing of Phase I is Completed
  - Company will Launch Phase II

NORM SPACES

Developer: Mazaya Developments

- NAC — LOCATION
- **6,661** sqm — AREA
- Commercial, Medical & Administrative Units — UNIT TYPES
- **30%** — COMPLETION RATE

TAJ CITY

Developer: Madinet Masr

- New Cairo — LOCATION
- **3.5** mn sqm — AREA
- Launching Tajed, Company's First Integrated Commercial District (**39,000** sqm) — CURRENT STATUS

LEGACY BUSINESS COMPLEX

Developer: Just Development

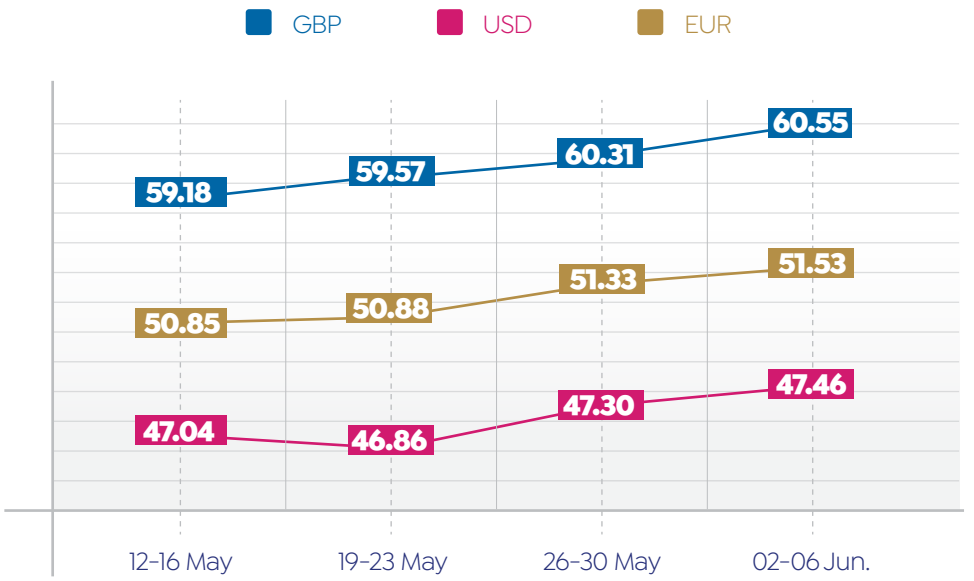
- Downtown, NAC — LOCATION
- **3,000** sqm — AREA
- **60%** — COMPLETION RATE OF CONCRETE WORK
- SUPPLY VOLUME
  - Ground & **10** Floors
  - Commercial Units Area: **20–109** sqm
  - Administrative Units Area: **24–67** sqm

Source: Developers' Official Statements

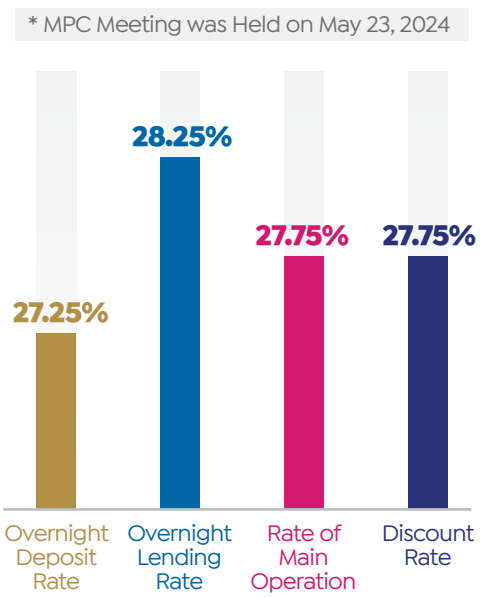
ECONOMIC
SNAPSHOT

04 Updates 2024 ECONOMIC SNAPSHOT

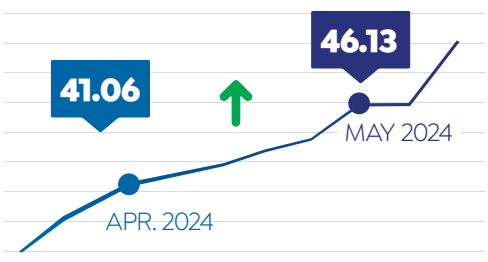
EXCHANGE RATES



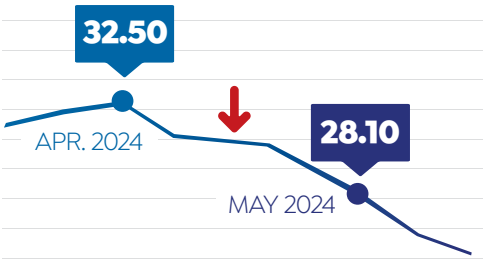
INTEREST RATES



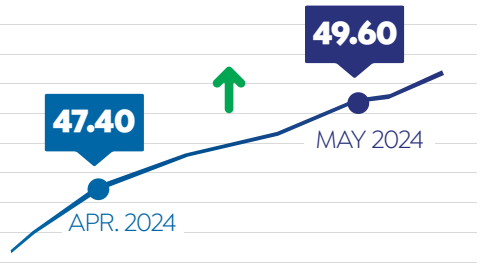
NET INTERNATIONAL RESERVES (USD BN)



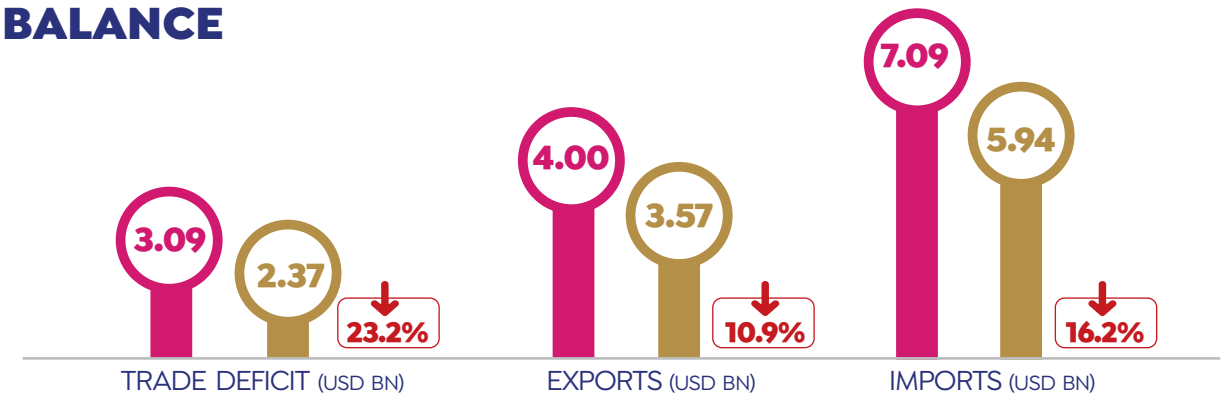
ANNUAL HEADLINE INFLATION RATE



PURCHASING MANAGERS' INDEX (PMI)

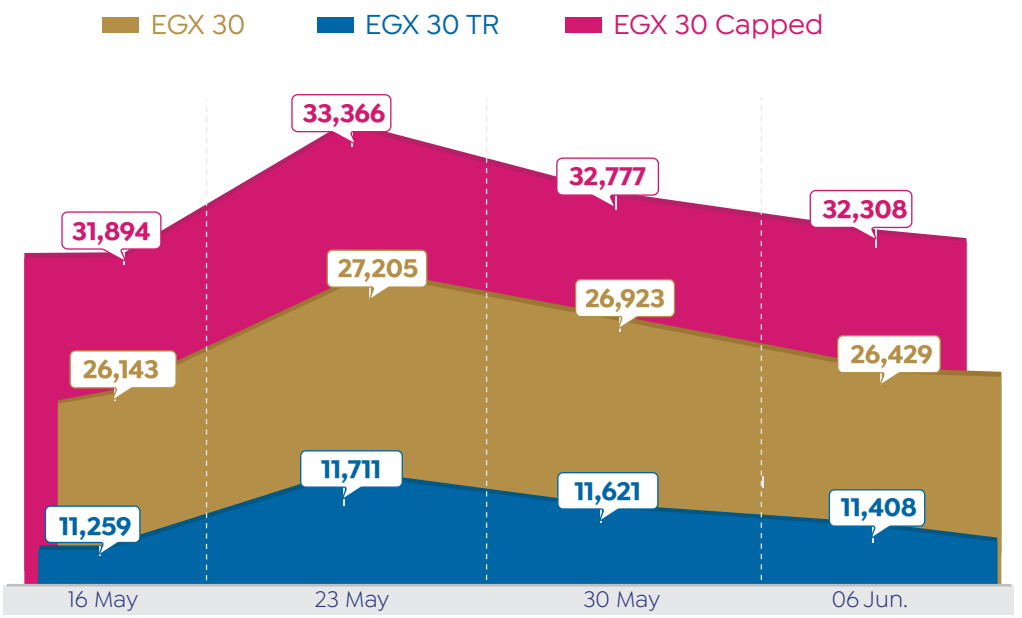


TRADE BALANCE

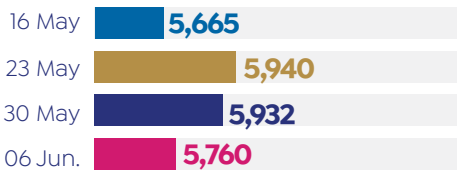


Source: CAPMAS, S&P Global & CBE

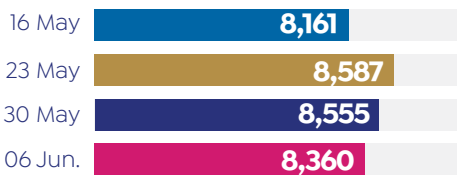
EGX INDICATORS



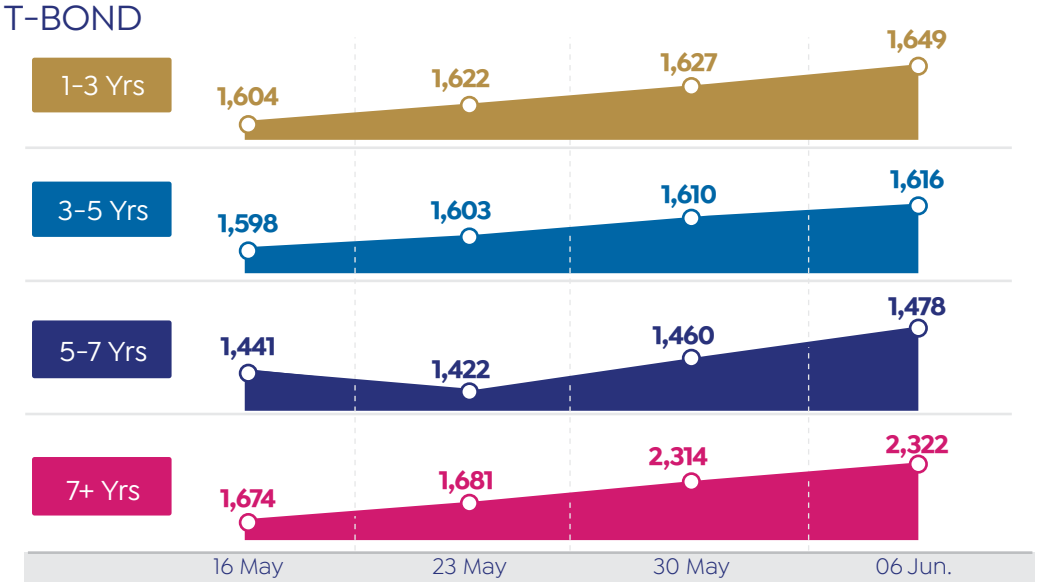
EGX 70 EWI



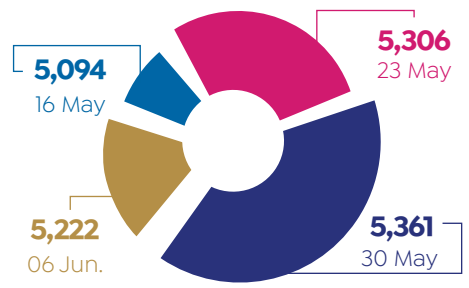
EGX 100 EWI



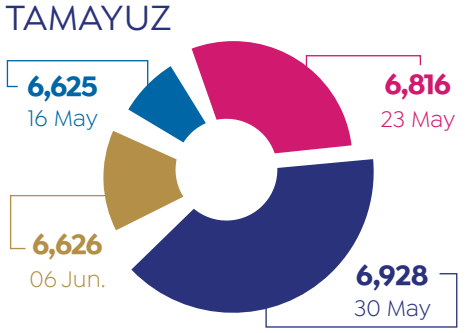
T-BOND



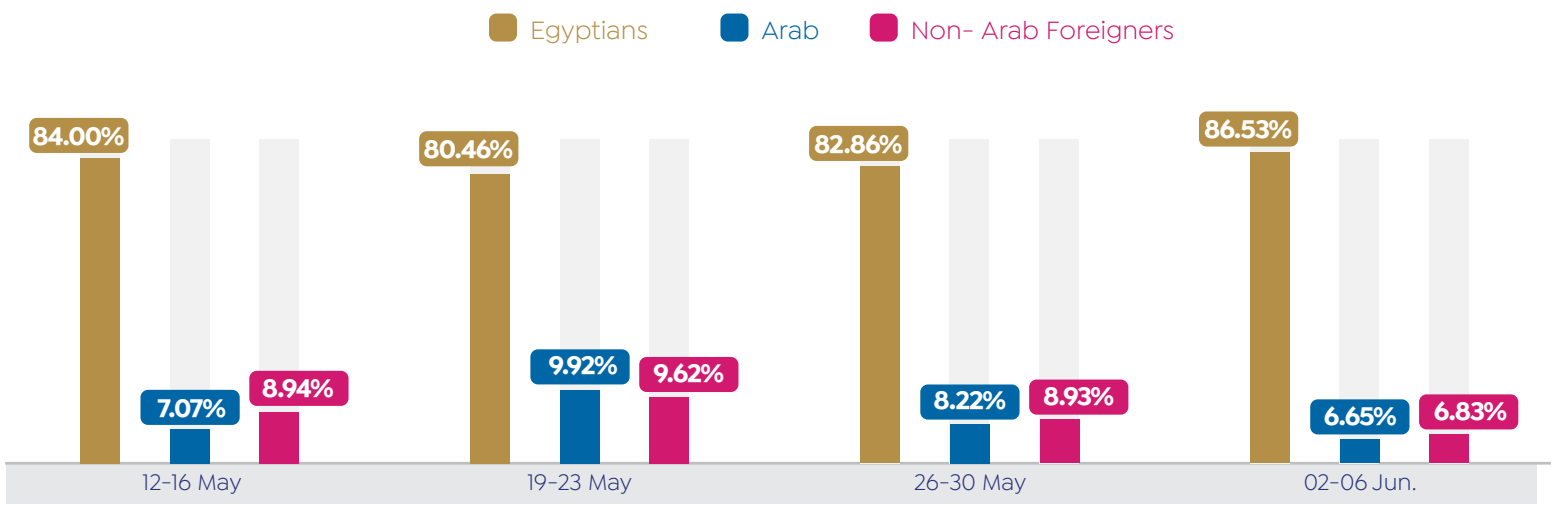
SP/EGX ESG



TAMAYUZ



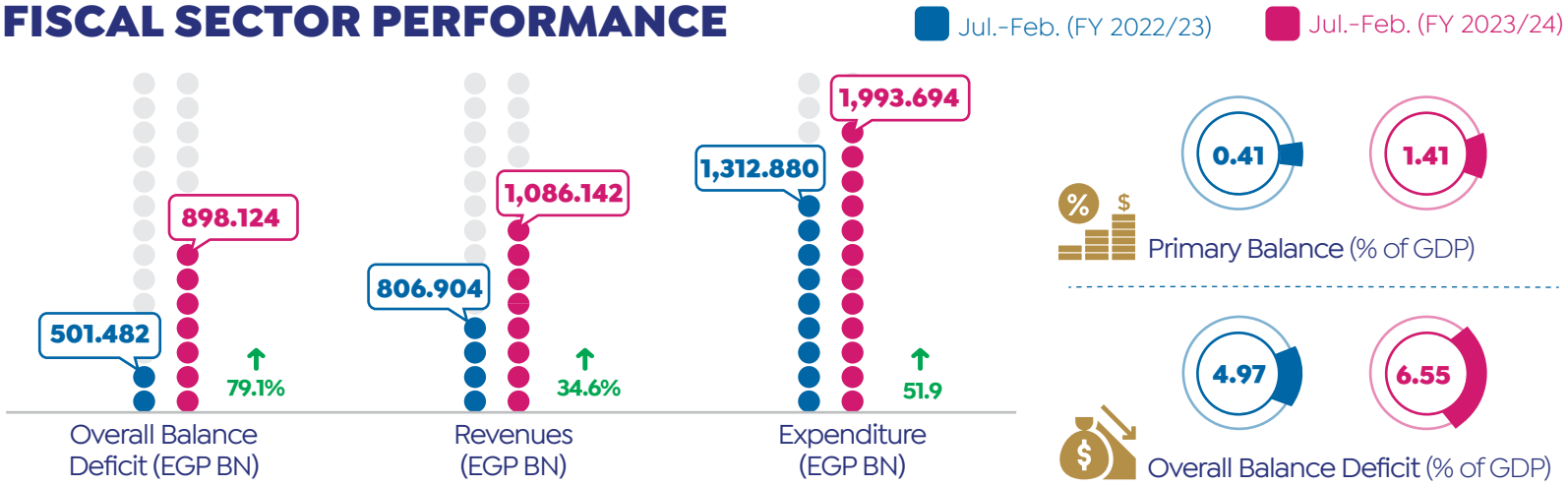
INVESTORS TYPE



* Listed Institutions & Retail Stocks incl. Deals + Bonds + OTC

Source: EGX

FISCAL SECTOR PERFORMANCE



ECONOMIC AND SOCIAL DEVELOPMENT PLAN (FY 2024/25)

EGP **2.2** tn
Total Target Investments

13%
Target Investment Rate

Around EGP **1** tn
Target Public Investments

4.2%
Economic Growth Rate

7%
Unemployment Rate

52%
Public Investments

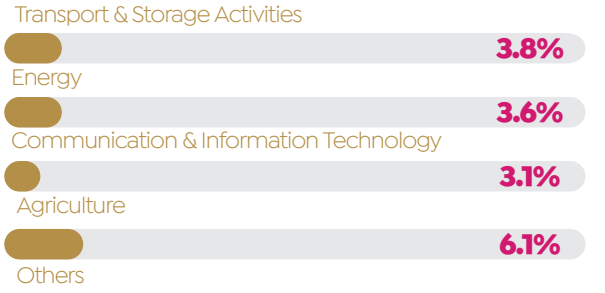
48%
Private Investments

GDP
EGP **17.3** tn
At Current Prices

EGP **8.7** tn
At Constant Prices

900,000
No. of Provided Job Opportunities

Distribution of Public Investments



SECTORAL GROWTH RATES AT CONSTANT PRICES

14.6% Communications & Information Technology Sector

9.4% Suez Canal

9.3% Tourism Sector

5.7% Social Services

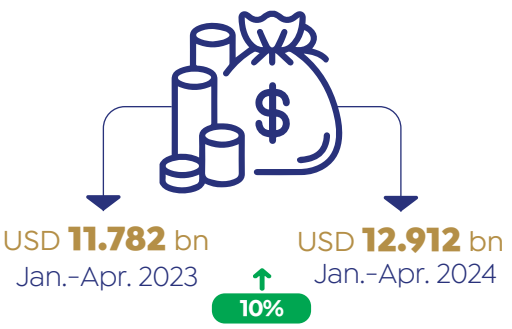
4.9% Construction

GREEN ECONOMY

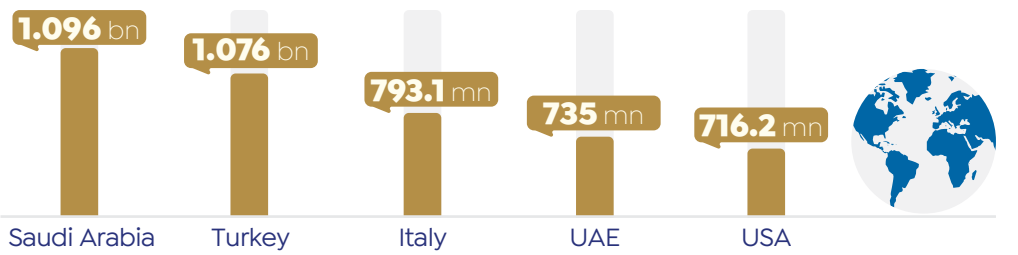
From **40%** to **50%** Increase Green Public Investments

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

MERCHANDISE EXPORTS



TOP 5 IMPORTERS FROM EGYPT (**USD**)

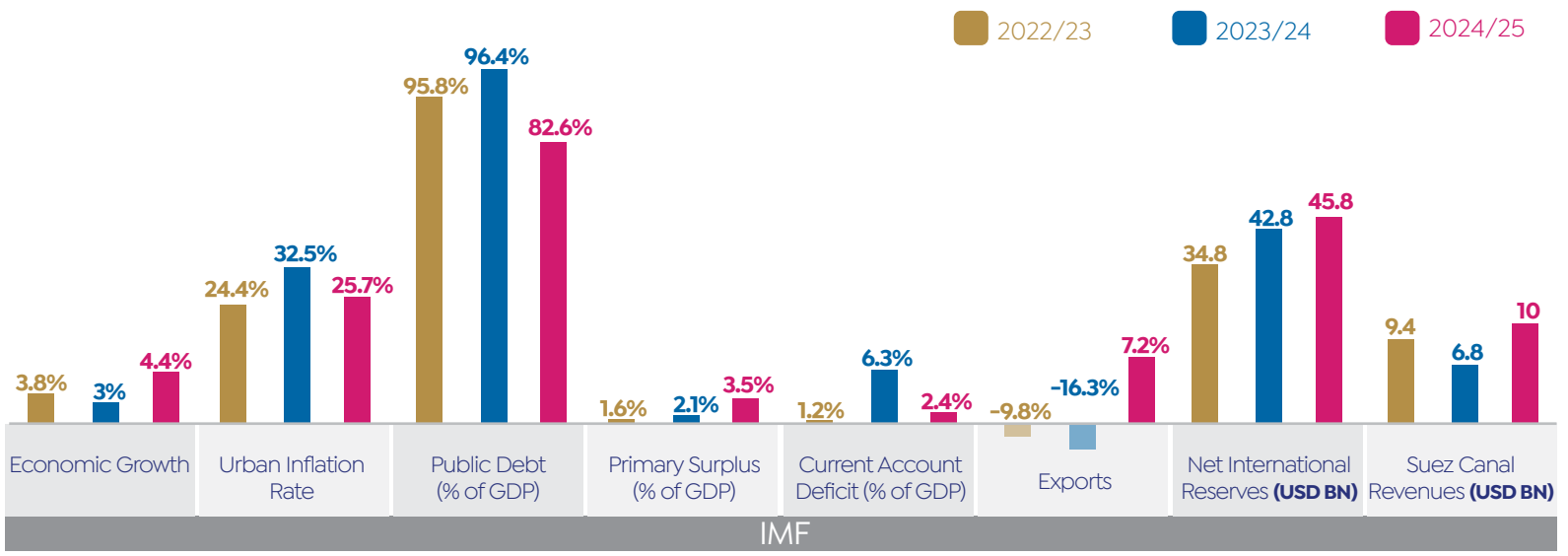


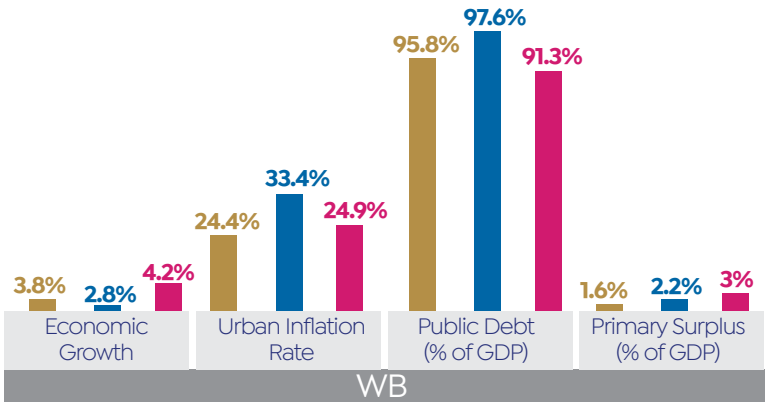
Source: MOF, MPED & Cabinet

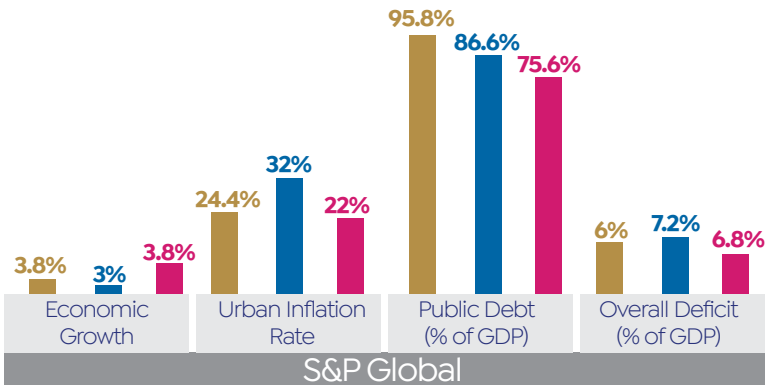
TOP 5 SECTORS OF NON-OIL EXPORTS

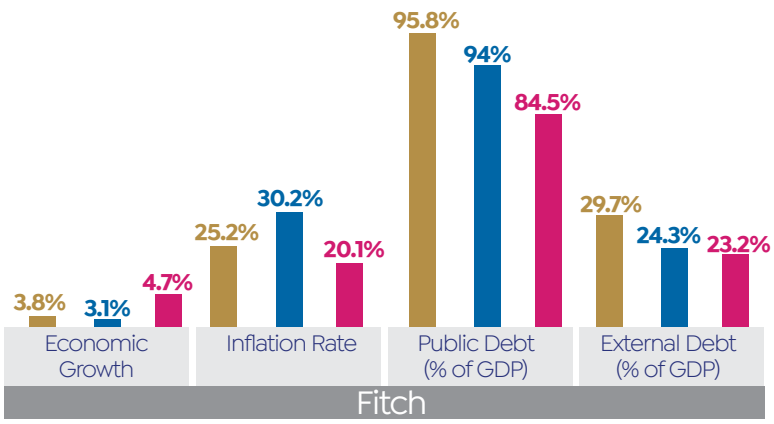
- Building Materials — USD **2.876** bn
- Food Industries — USD **2.102** bn
- Chemical Products & Fertilizers — USD **1.976** bn
- Agricultural Products — USD **1.765** bn
- Engineering & Electronic Goods — USD **1.701** bn

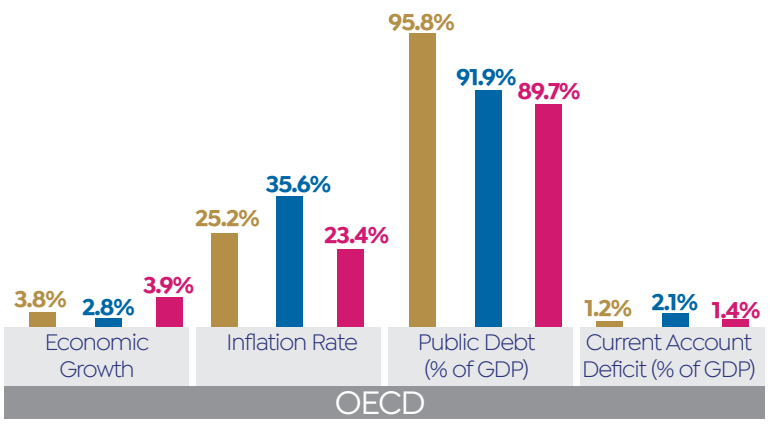
INTERNATION INSTITUTIONS' EXPECTATIONS FOR THE EGYPTIAN ECONOMY











Source: Cabinet

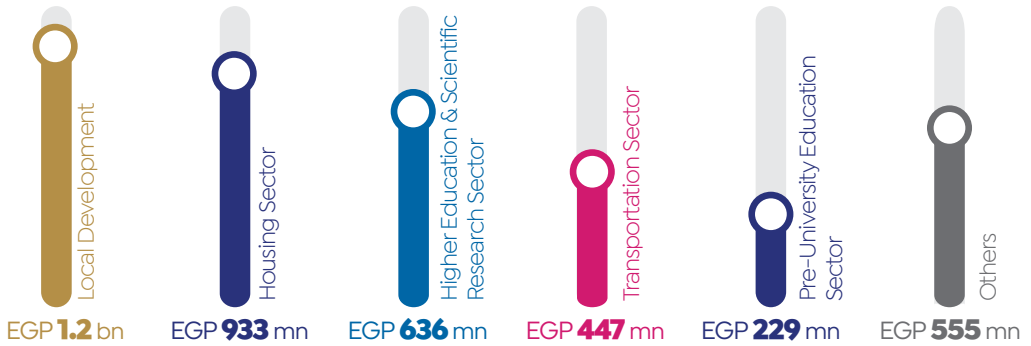
CITIZEN INVESTMENT PLAN (2023/24)

QENA GOVERNORATE

EGP **4** bn
TOTAL INVESTMENTS

277
NO. OF PROJECTS

INVESTMENTS BREAKDOWN

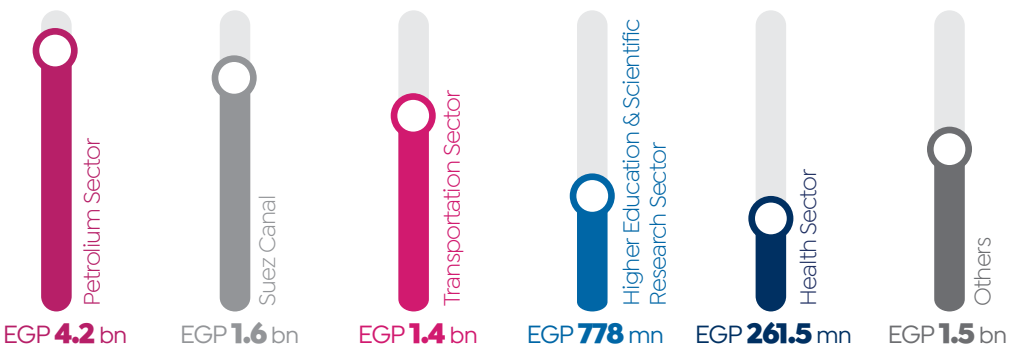


SUEZ GOVERNORATE

EGP **9.7** bn
TOTAL INVESTMENTS

189
NO. OF PROJECTS

INVESTMENTS BREAKDOWN

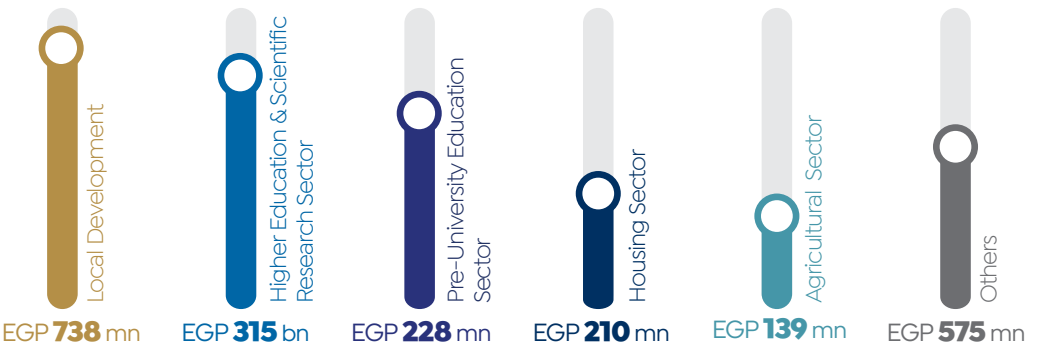


FAYOUM GOVERNORATE

EGP **2.2** bn
TOTAL INVESTMENTS

245
NO. OF PROJECTS

INVESTMENTS BREAKDOWN

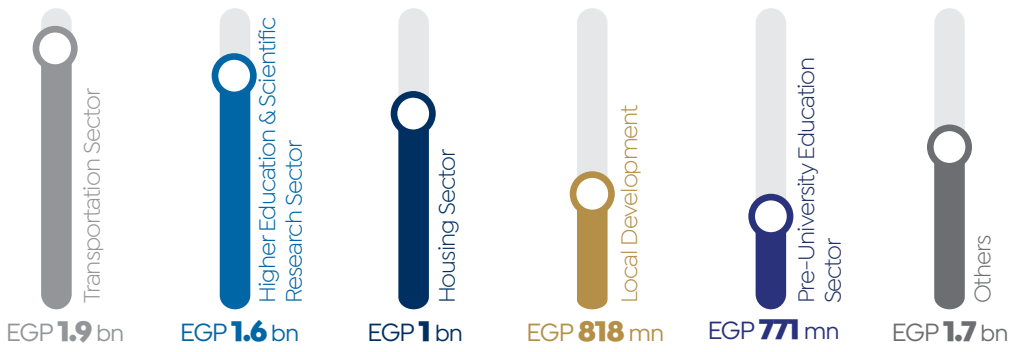


DAKAHLIYA GOVERNORATE

EGP **7.7** bn
TOTAL INVESTMENTS

525
NO. OF PROJECTS

INVESTMENTS BREAKDOWN



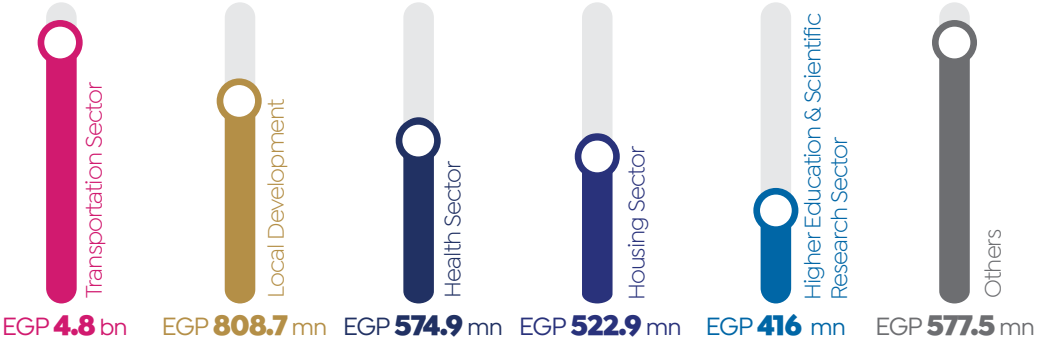
Source: Cabinet & MPED

LUXOR GOVERNORATE

EGP **7.7** bn
TOTAL INVESTMENTS

201
NO. OF PROJECTS

INVESTMENTS BREAKDOWN

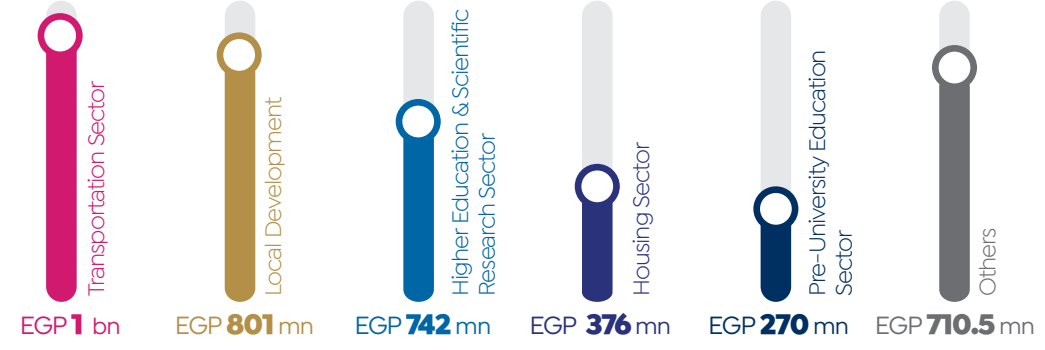


BENI SUEF GOVERNORATE

EGP **3.9** bn
TOTAL INVESTMENTS

274
NO. OF PROJECTS

INVESTMENTS BREAKDOWN

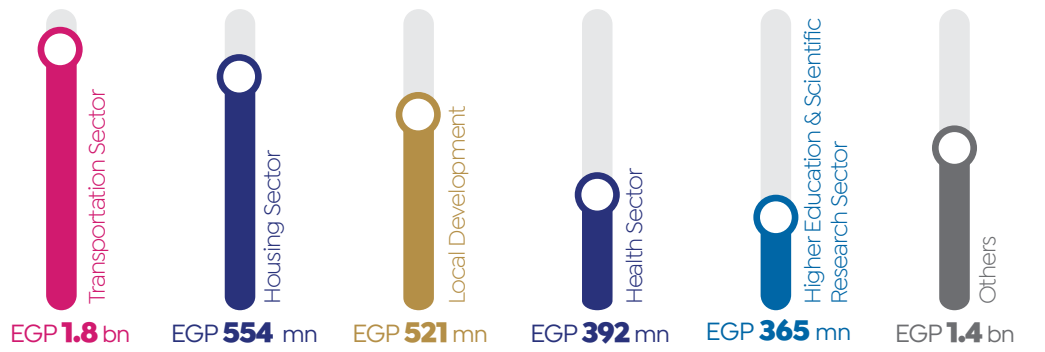


DAMIETTA GOVERNORATE

EGP **5.1** bn
TOTAL INVESTMENTS

219
NO. OF PROJECTS

INVESTMENTS BREAKDOWN

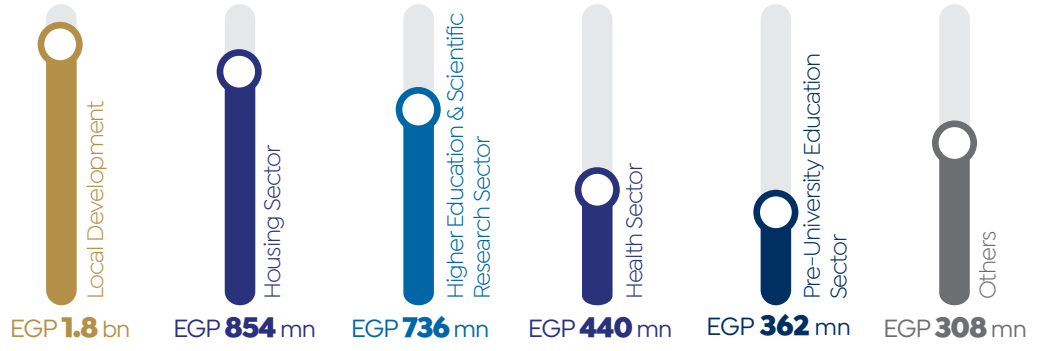


MINYA GOVERNORATE

EGP **4.5** bn
TOTAL INVESTMENTS

324
NO. OF PROJECTS

INVESTMENTS BREAKDOWN



Source: Cabinet & MPED