

# MARKET WATCH

09 APR. - 09 MAY

BY: Yassen Mahmoud

2024  
JUNE

The background features a blurred image of palm trees against a light sky. Overlaid on this are several large, overlapping geometric shapes in various shades of purple and blue, creating a modern, abstract design. The text is positioned in the upper right quadrant of the page.

# REAL ESTATE

MARKET  
UPDATES

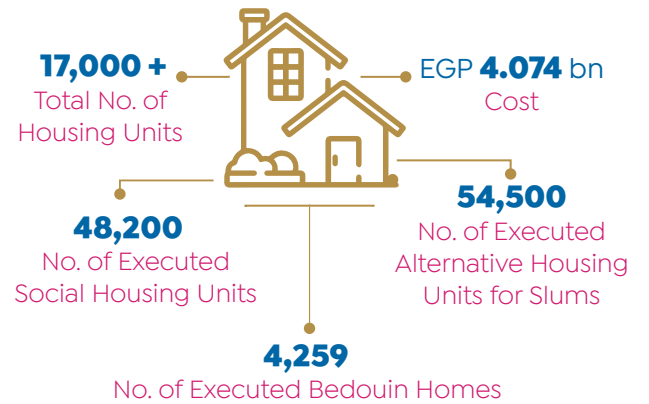
# 01 Updates 2024 REAL ESTATE MARKET



## URBAN DEVELOPMENT IN SINAI & CANAL CITIES



### HOUSING PROJECTS



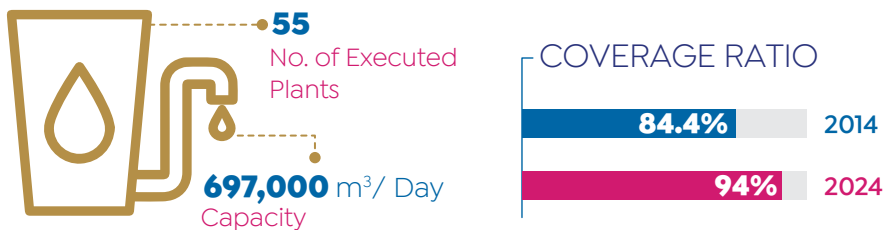
### URBAN COMMUNITIES



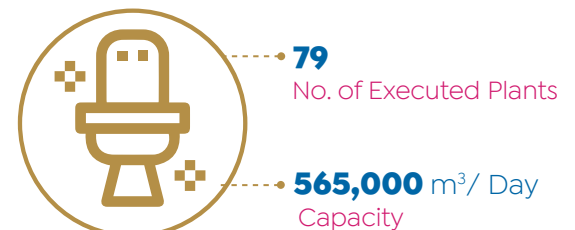
### NEW CITIES



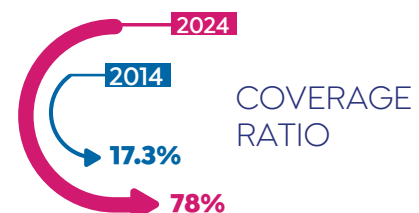
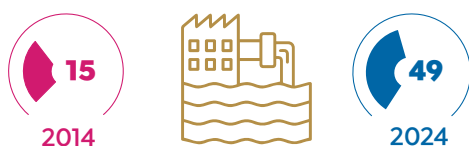
### POTABLE WATER PROJECTS



### SANITATION PROJECTS

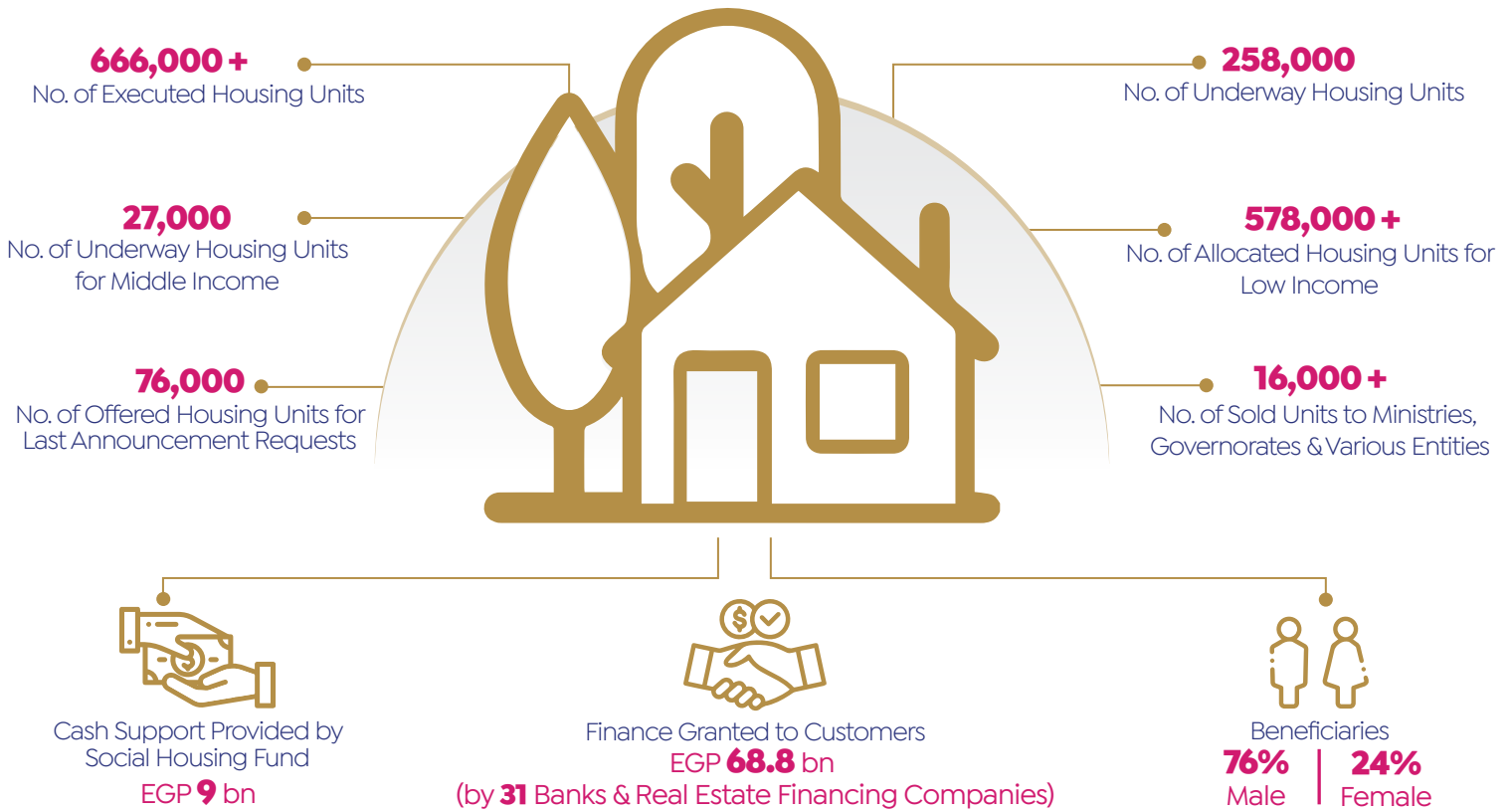


### NO. OF SEAWATER DESALINATION PLANT

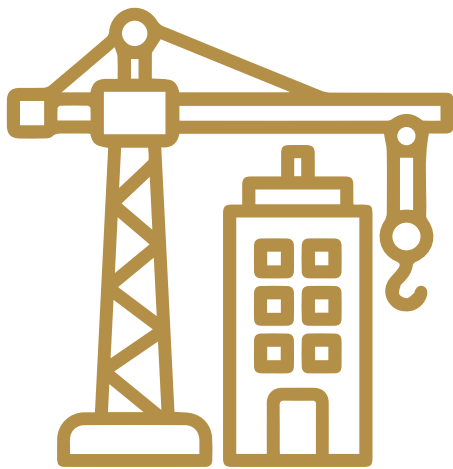


Source: Cabinet

## HOUSING FOR ALL EGYPTIANS INITIATIVE

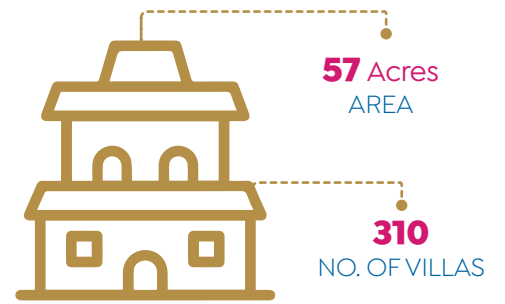


## SAWARY PROJECT



- West Carrefour, Alexandria**  
LOCATION
- 419.74 Acres**  
AREA
- 80%+**  
COMPLETION RATE

### VILLAS PROJECT

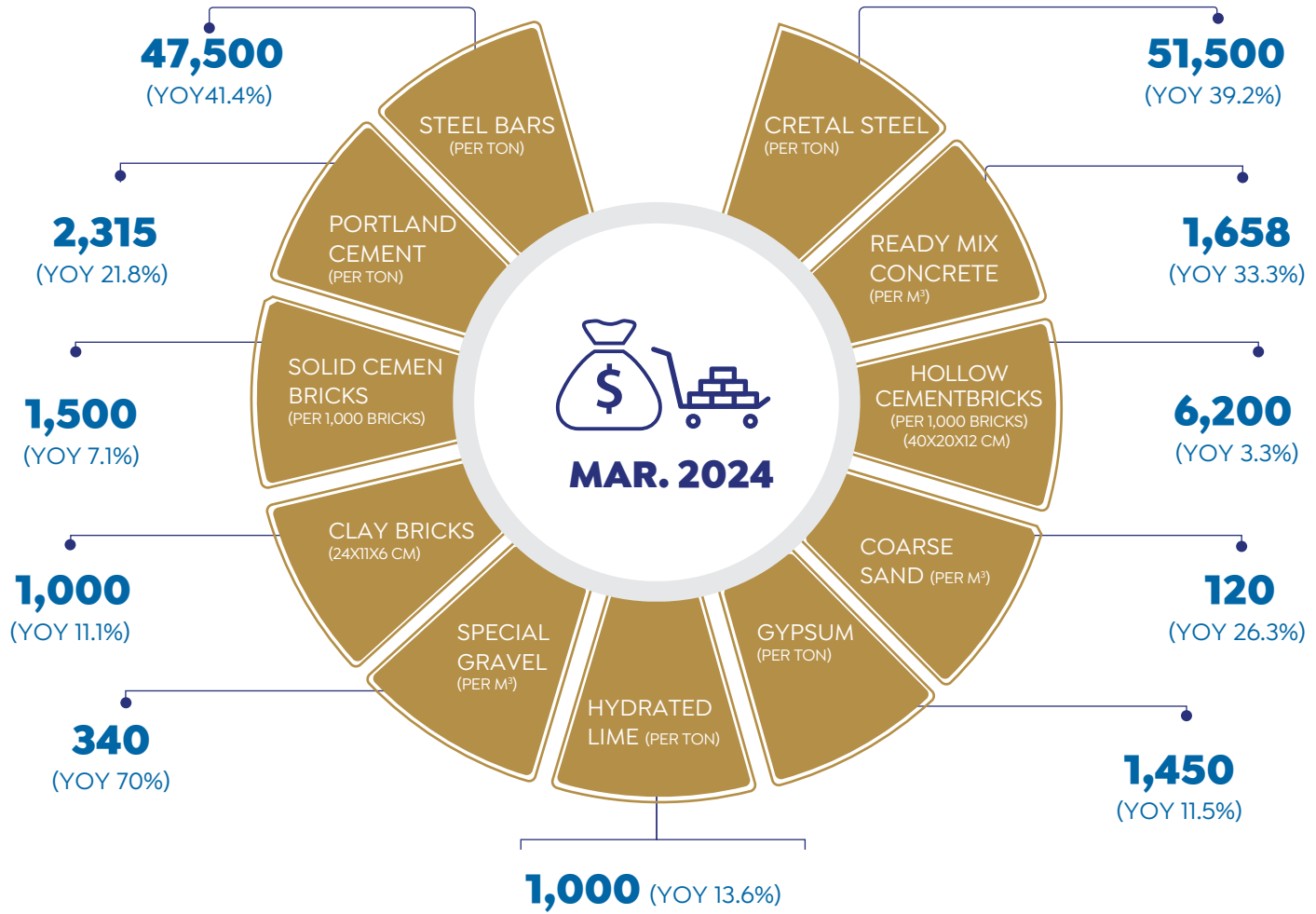


## RESIDENTIAL TOWER PROJECT

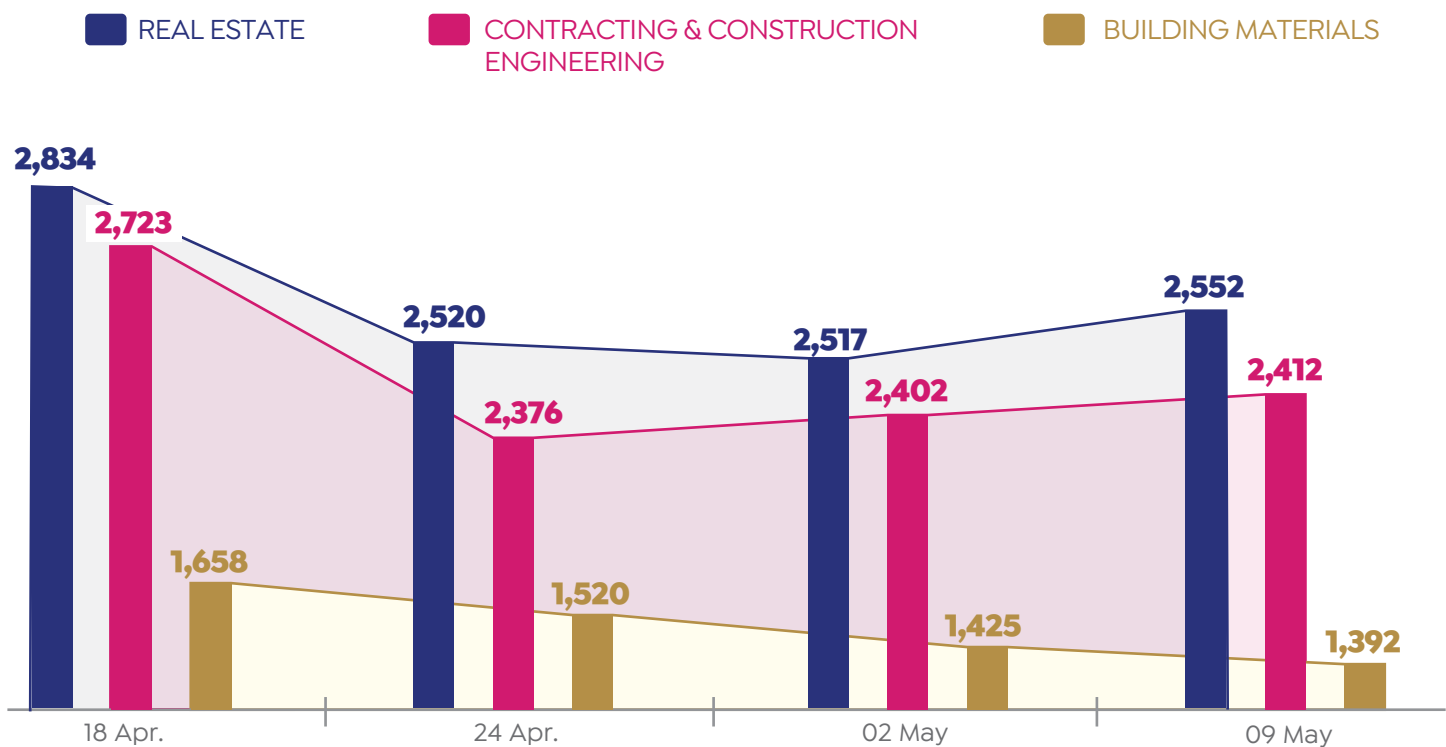


Source: Cabinet

## PRICES OF CONSTRUCTION MATERIALS (EGP)



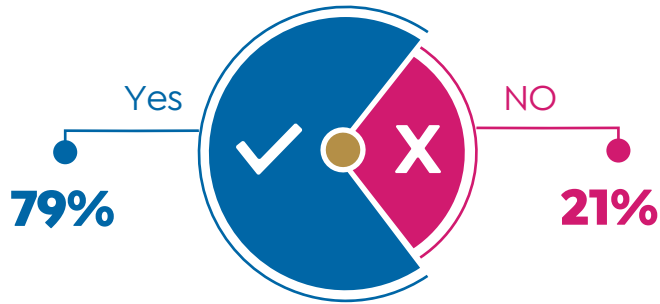
## PERFORMANCE OF REAL ESTATE, CONSTRUCTION & BUILDING MATERIALS' INDICES IN EGX



Source: MHUC & EGX

# MONTHLY SURVEY (PURCHASING POWER)

## DESIRE TO PURCHASE



## ABILITY TO PURCHASE



## MOST SUITABLE PAYMENT METHODS



## OPTIMUM PAYMENT PLANS (YRS)



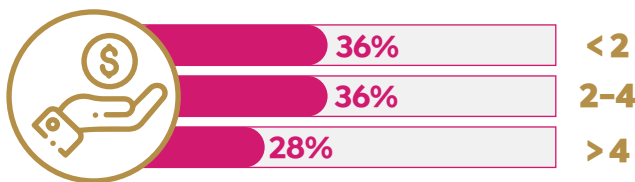
## HIGH-DEMAND UNIT TYPES



## HIGH-DEMAND RESIDENTIAL UNIT TYPES



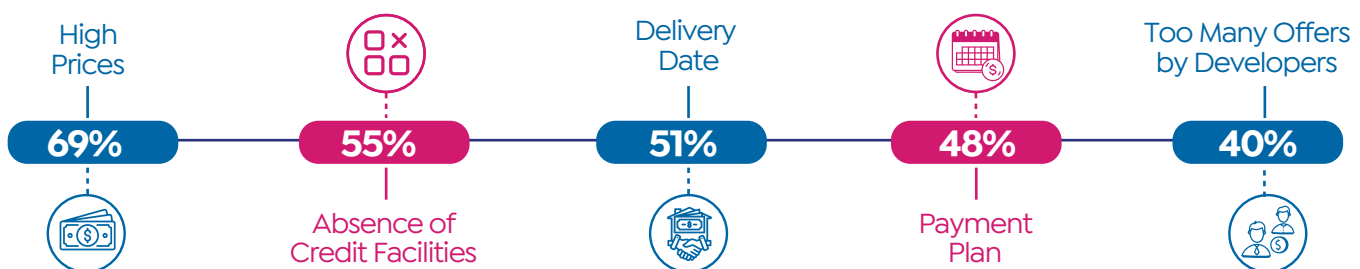
## PREFERRED PRICES (MN)



## EXPECTED FUTURE PRICES



## OBSTACLES FACING POTENTIAL BUYERS



Source: Invest-Gate R&A

The background features a light gray, faded image of palm trees. Overlaid on this are several diagonal, overlapping bands of purple and blue, creating a modern, abstract design.

# **NEW CITIES**

UPDATE



# NEW CITIES Updates 2024



## NEW ALAMEIN CITY

### BEACH TOWERS

 **15**  
NO. OF TOWERS

 Interior Finishing Work: Underway  
CURRENT STATUS

### MAZARINE

 **707** Acres  
AREA

 Underway  
CURRENT STATUS

 **7,498**  
NO. OF BUILDINGS, CHALETs & VILLAS

## BADR CITY

### RESIDENCES FOR NAC'S EMPLOYEES

#### ► PHASE II

 **196**  
NO. OF BUILDINGS

 **98.5%**  
COMPLETION RATE

 **4,704**  
NO. OF HOUSING UNITS

### HOUSING FOR ALL EGYPTIANS INITIATIVE FOR MIDDLE INCOME

 **44**  
NO. OF BUILDINGS

 **55%**  
COMPLETION RATE

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

## NEW RASHID CITY

### DISTINGUISHED RESIDENTIAL PROJECT WITH COASTAL CHARACTER

 **25**  
NO. OF BUILDINGS

 Underway  
CURRENT STATUS

 **600**  
NO. OF HOUSING UNITS

### HOUSING FOR ALL EGYPTIANS INITIATIVE FOR MIDDLE INCOME

 **4**  
NO. OF BUILDINGS

 Underway  
CURRENT STATUS

 **96**  
NO. OF HOUSING UNITS

Source: NUCA & Cabinet



## NEW DAMIETTA

### JANNA

 **33 Acres**  
AREA

 **59**  
NO. OF EXECUTED BUILDINGS

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

 **100-150 sqm**  
UNITS AREA

 Complete  
CURRENT STATUS

 SUPPLY VOLUME  
Market Swimming Pool  
Mosque Green Area

### SAKAN MISR

 South of 4<sup>th</sup> Neighborhood  
LOCATION

 **40**  
NO. OF BUILDINGS

 **80%**  
COMPLETION RATE

## NEW OCTOBER CITY

### ▶ HOUSING FOR ALL EGYPTIANS INITIATIVE

 West Airport  
LOCATION

 **24,432**  
NO. OF EXECUTED HOUSING UNITS

### ▶ SOCIAL HOUSING PROJECT

 **10,608**  
NO. OF HOUSING UNITS OF PHASE V

 **4,000**  
NO. OF EXECUTED HOUSING UNITS OF PHASE V

 **55,000**  
NO. OF HOUSING UNITS OF PHASE VI

## 10TH OF RAMADAN

### HOUSING FOR ALL EGYPTIANS INITIATIVE

#### ▶ REGIONAL SERVICES AREA

 **68**  
NO. OF BUILDINGS

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

 **1,152**  
NO. OF EXECUTED HOUSING UNITS

 **100-120 sqm**  
UNITS AREA

 **80%**  
COMPLETION RATE

#### ▶ NEIGHBORHOOD NO.20

 **98**  
NO. OF BUILDINGS

 **90 sqm**  
UNITS AREA

 Underway  
CURRENT STATUS

▶ NEIGHBORHOOD NO.21

 **178**  
NO. OF BUILDINGS

 **90 sqm**  
UNITS AREA

 **Underway**  
CURRENT STATUS

## NEW OBOUR CITY

### HOUSING FOR ALL EGYPTIANS INITIATIVE

▶ GREEN BUILDINGS

 **13<sup>th</sup> Neighborhood**  
LOCATION

 **180**  
NO. OF BUILDINGS

 **3,924**  
NO. OF HOUSING UNITS

### ALTERNATIVE HOUSING FOR SLUMS

 **14<sup>th</sup> Neighborhood**  
LOCATION

 **96**  
NO. OF BUILDINGS

 **3,360**  
NO. OF HOUSING UNITS

 **96**  
NO. OF COMMERCIAL UNITS

 **96**  
NO. OF ADMINISTRATIVE UNITS

### SAKAN MASR

 **130**  
NO. OF BUILDINGS

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

## NEW CAIRO

### HOUSING FOR ALL EGYPTIANS INITIATIVE

 **3<sup>rd</sup> Settlement**  
LOCATION

 **222**  
NO. OF BUILDINGS

 **5,208**  
NO. OF HOUSING UNITS

 **90-120 sqm**  
UNITS AREA

 **81**  
NO. OF COMMERCIAL UNITS

 **174**  
NO. OF ADMINISTRATIVE UNITS

 **Underway with Very Advanced Completion Rate**  
CURRENT STATUS

# PRIVATE REAL ESTATE PROJECTS

UPDATE



Updates 2024



# PRIVATE REAL ESTATE PROJECTS

## NEW RESIDENTIAL PROJECTS / 1 PROJECT

### SHEYA

Developer: Madinet Masr



Near NAC  
LOCATION



**228,212** sqm  
AREA



SUPPLY VOLUME

Total No. of Units: **744**

No. of S-Villas: **420**

No. of Apartments, Studios & Duplexes: **324**

Clubhouse, Water Lagoons & Vast Green Landscapes



within **4** Yrs  
COMPLETION DATE

## NEW MIXED-USE PROJECTS / 2 PROJECTS

### MORAY

Developer: Main Marks Developments



Fifth Settlement, New Cairo  
LOCATION



**16.5** Acres  
AREA



EGP **30** bn +  
INVESTMENTS



SUPPLY VOLUME

Commercial, Administrative & Medical Units

Commercial Area: **50,000** sqm

No. of Commercial Units: **190**

### NEW PROJECT (NAME N/A)

Developer: Mazaya Developments



MU23, NAC  
LOCATION



EGP **5** bn  
INVESTMENTS



SUPPLY VOLUME  
Commercial, Medical & Administrative Units

**3** Underground, Ground & **9** Floors



## PROJECTS UNDERWAY / 12 PROJECTS

### HADABA

Developer: PRE Developments

**6<sup>th</sup> of October City**  
LOCATION

**33 Acres**  
AREA

**Green Spaces, Serene Water Features, Swimming Pools & Shopping Center**  
SERVICE FACILITIES

**Strating Initial Delivery Phase**  
CURRENT STATUS

### ASAYLA MEDICAL PARK

Developer: Mabany Edris For Real Estate Investment

**New Assiut City**  
LOCATION

**SUPPLY VOLUME**  
**No. of Buildings: 6**  
Clinics, Hospitals, Diagnostic Centers & Radiology Services

**14,000 sqm**  
AREA

### THE ROOK

Developer: Mazaya Developments

**NAC**  
LOCATION

**60%**  
SALES RATE

**40%**  
CONSTRUCTION COMPLETION RATE

### LA VITA 2

Developer: La Vita Development

**North Coast**  
LOCATION

**SUPPLY VOLUME**  
**No. of Units: 160**  
Units Area: **50-90 sqm**

**within 2 Yrs**  
DELIVERY DATE

**Starting Concrete Works**  
CURRENT STATUS

### STONE RESIDENCE

Developer: PRE Developments

**New Cairo**  
LOCATION

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

### ROCK GOLD MALL

Developer: El Batal Developments

**New Cairo**  
LOCATION

**11,000 sqm**  
AREA

**40,000 sqm**  
BUA

### MONARK

Developer: Royal Developments

**Mostakbal City**  
LOCATION

**40 Acres**  
AREA

**Launching Phase III**  
CURRENT STATUS

### THE SPINE

**30,000 sqm**  
AREA

**SUPPLY VOLUME**  
Apartments Area: **63-225 sqm**

Duplexes Area: **Up to 280 sqm**

### IL BAYOU

Developer: The Land Developers (TLD)

- Sahl Hasheesh, Red Sea**  
LOCATION
- 125,000 sqm**  
AREA
- 5**  
NO. OF PHASES
- EGP 8 bn**  
INVESTMENTS

### LAGUNA

- 80,000 sqm**  
AREA
- Chalets, Townhouses & Twin Houses**  
SUPPLY VOLUME
- EGP 550 mn**  
TARGET SALES
- Townhouses & Twin Houses Area: 177-212 sqm**
- Chalets Area: 105-130 sqm**

### SEA SHORE

Developer: Hyde Park Developments

- Ras El Hekma City, North Coast**  
LOCATION
- Town Islands Phase is Sold out**  
CURRENT STATUS
- Lagoon Town Phase is Launched**

### LAGOON TOWN

- No. of Chalets: 1,500**  
SUPPLY VOLUME
- Swimming Lagoon Spanning 22,000 sqm**
- Chalets Area: 65-138 sqm**

### DISTRICT PEOPLE

Developer: Dupleuse

- New Cairo**  
LOCATION
- 5,000 sqm**  
AREA
- Up to EGP 2.5 bn**  
TARGET SALES OF PHASE II
- Around EGP 400 mn**  
EXPECTED RECEIVED INVESTMENTS
- Sales of Phase I is Completed**  
CURRENT STATUS
- Company Plans to Launch Phase II**
- Approximately 20,000 sqm**  
BUA
- within 3 Yrs**  
DELIVERY DATE

### LA VITA 4

Developer: La Vita Development

- North Coast**  
LOCATION
- 6 Acres**  
AREA
- Residential & Tourist Units**  
SUPPLY VOLUME
- 6 Swimming Pools, Aqua Park, Artificial Waterfalls, Green Spaces & Commercial Mall**

### HELIO SUN

Developer: IMS Developments

- New Heliopolis**  
LOCATION
- Residential Units**  
SUPPLY VOLUME
- Units Area: 101-155 sqm**
- Sales of Phase I is Completed**  
CURRENT STATUS
- Launching Phase II**

Source: Developers' Official Statements

The background of the cover features a blurred image of palm trees against a light sky. Overlaid on this are several large, overlapping geometric shapes in various shades of purple and blue, creating a modern, abstract design. The text is centered in the upper half of the page.

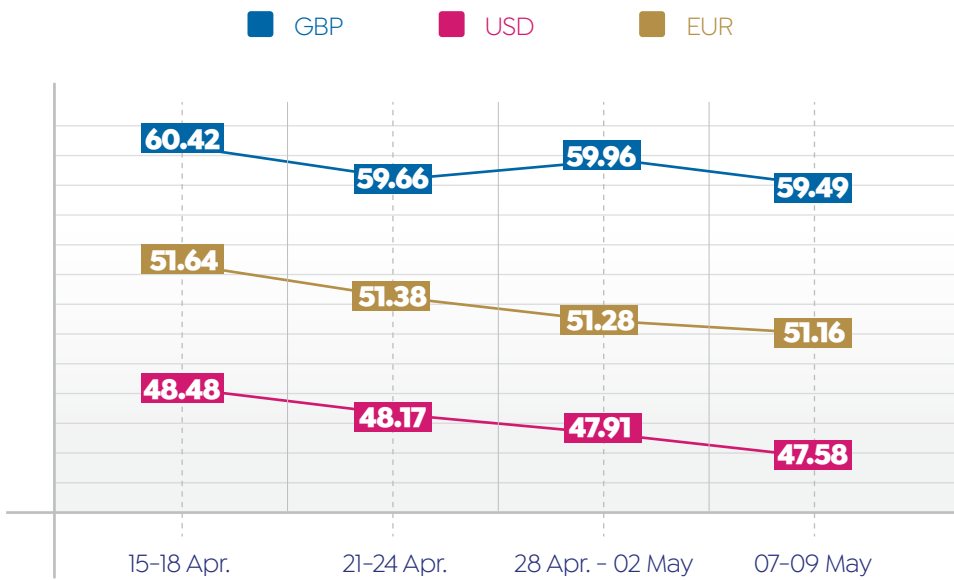
# **ECONOMIC**

## SNAPSHOT

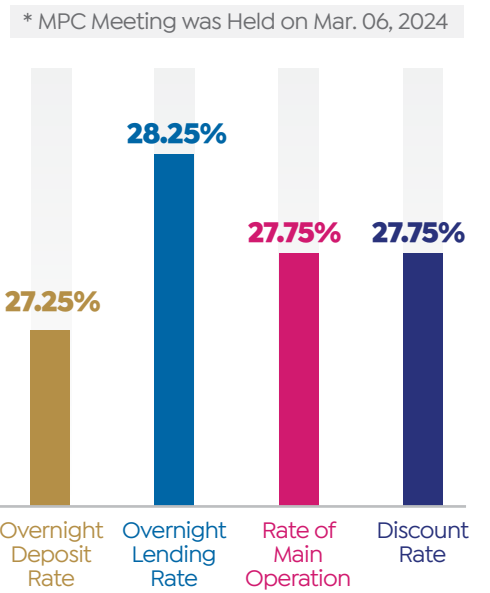
# 04 Updates 2024 ECONOMIC SNAPSHOT



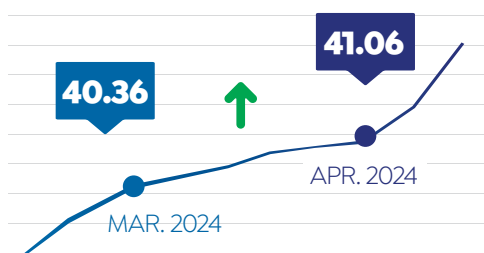
## EXCHANGE RATES



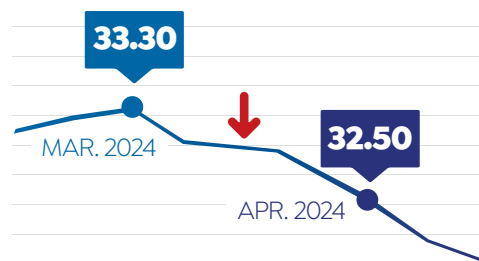
## INTEREST RATES



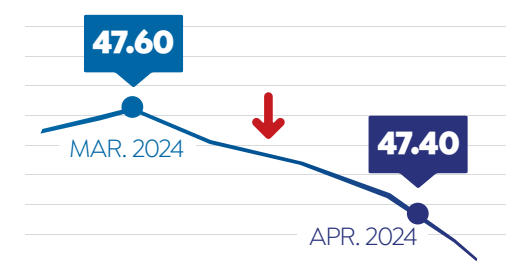
## NET INTERNATIONAL RESERVES (USD BN)



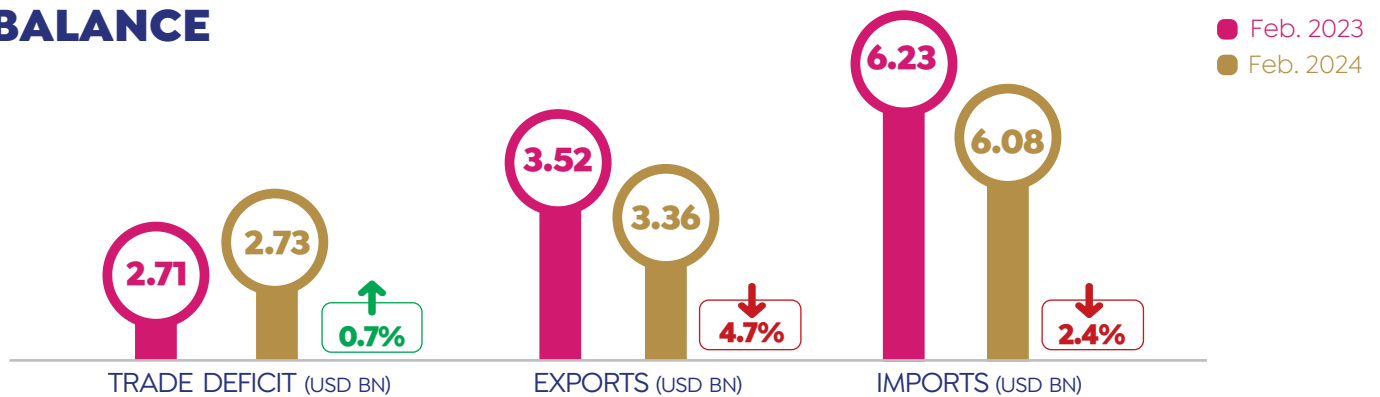
## ANNUAL HEADLINE INFLATION RATE



## PURCHASING MANAGERS' INDEX (PMI)



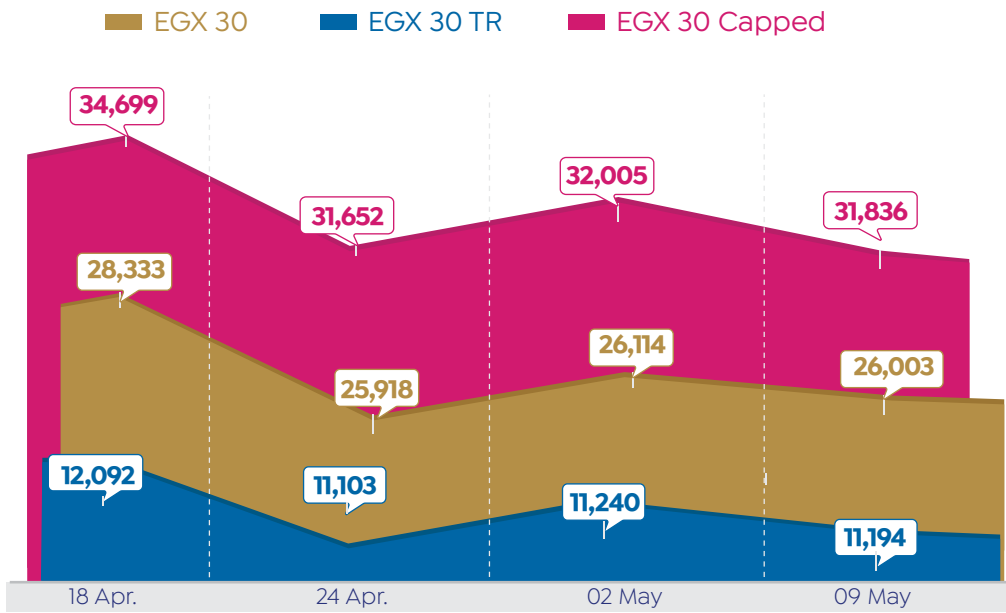
## TRADE BALANCE



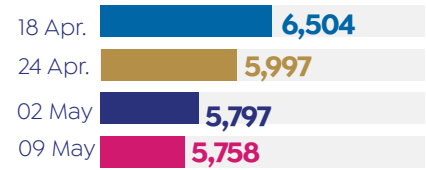
Source: CAPMAS, S&P Global & CBE



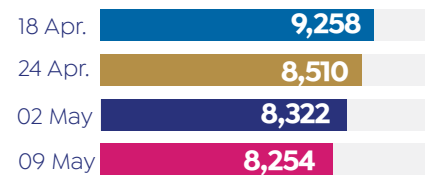
# EGX INDICATORS



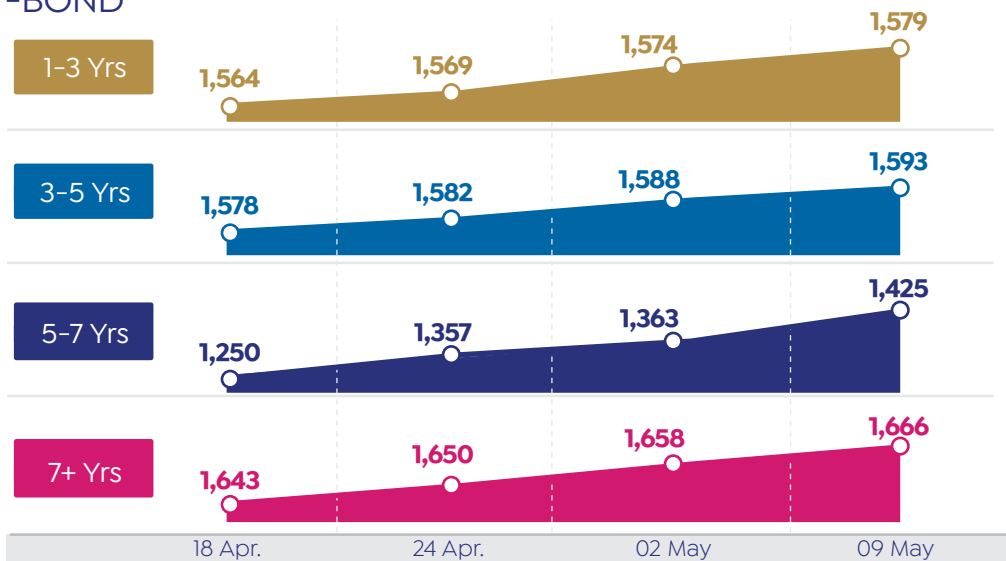
## EGX 70 EWI



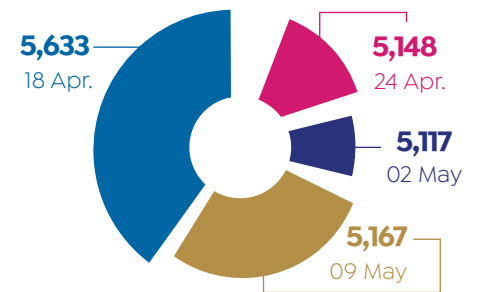
## EGX 100 EWI



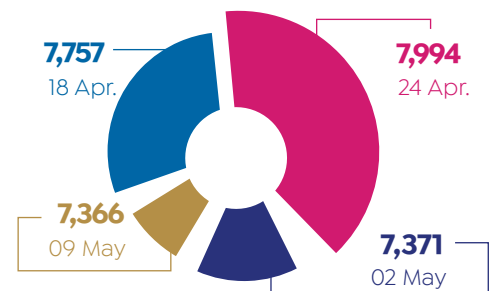
## T-BOND



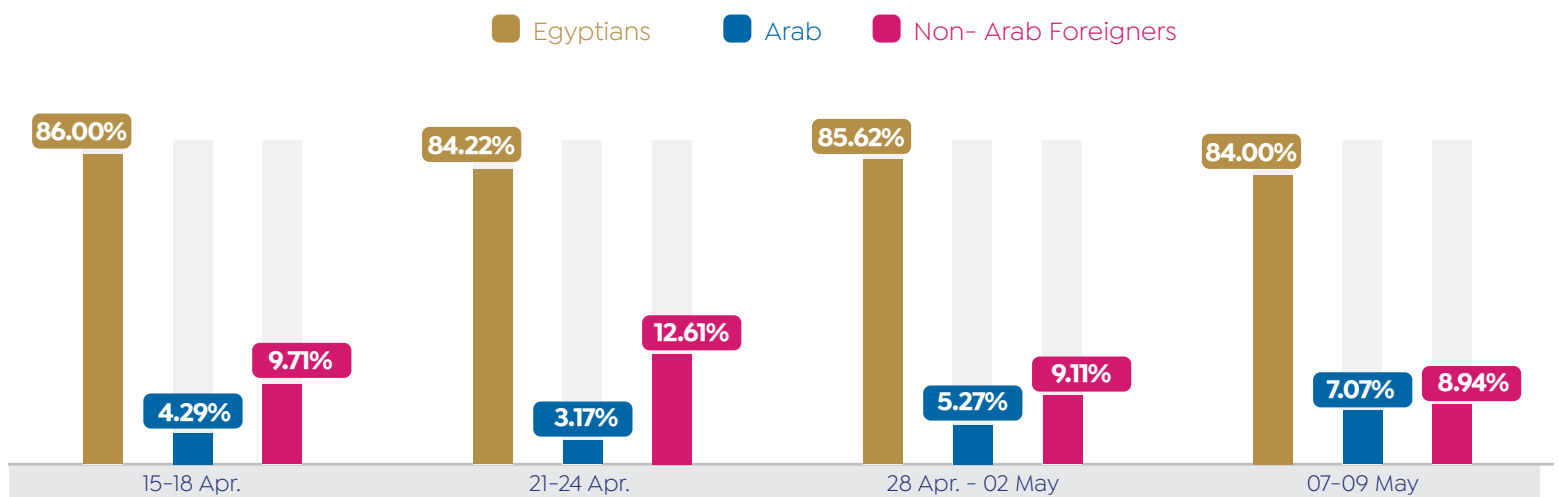
## SP/EGX ESG



## TAMAYUZ



## INVESTORS TYPE

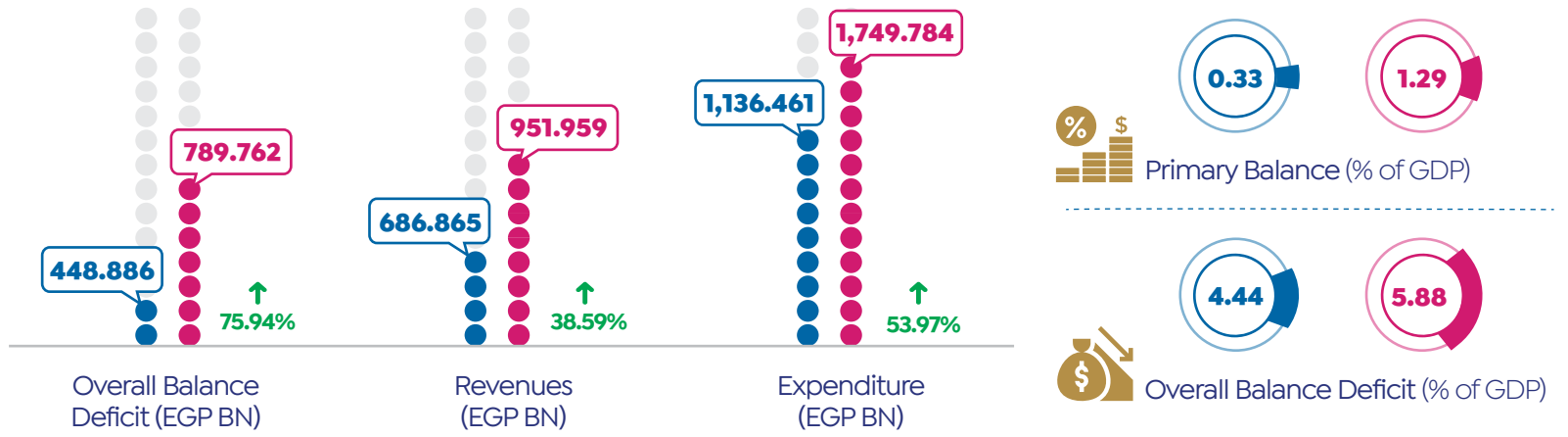


\* Listed Institutions & Retail Stocks incl. Deals + Bonds + OTC

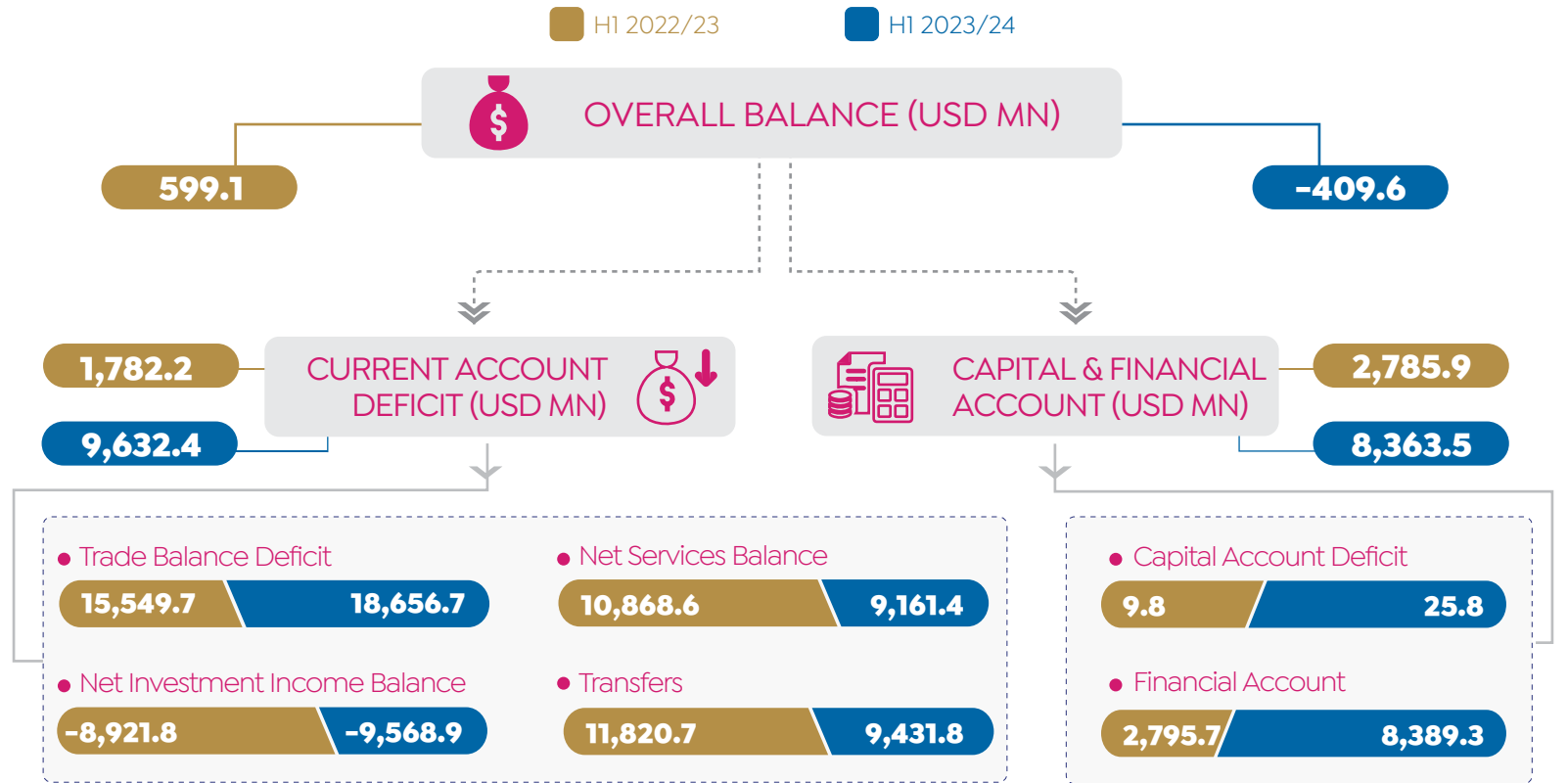
## FISCAL SECTOR PERFORMANCE

Jul.-Jan. (FY 2022/23)

Jul.-Jan. (FY 2023/24)



## BALANCE OF PAYMENTS PERFORMANCE (H1 2023/24)



## EGYPTIAN ECONOMIC INDICATORS



Jul. 2023 - Mar. 2024  
Time Period



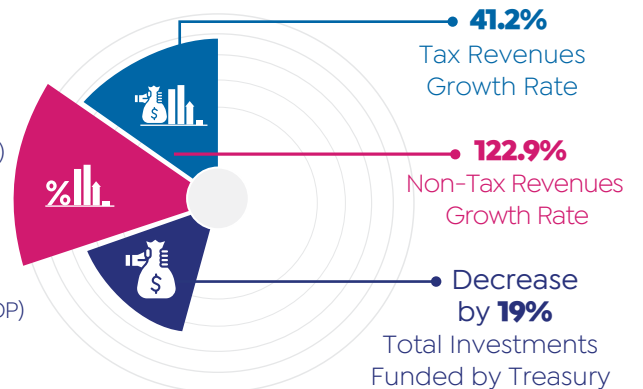
5.42%  
Overall Deficit (% of GDP)



EGP 416 bn  
Primary Surplus



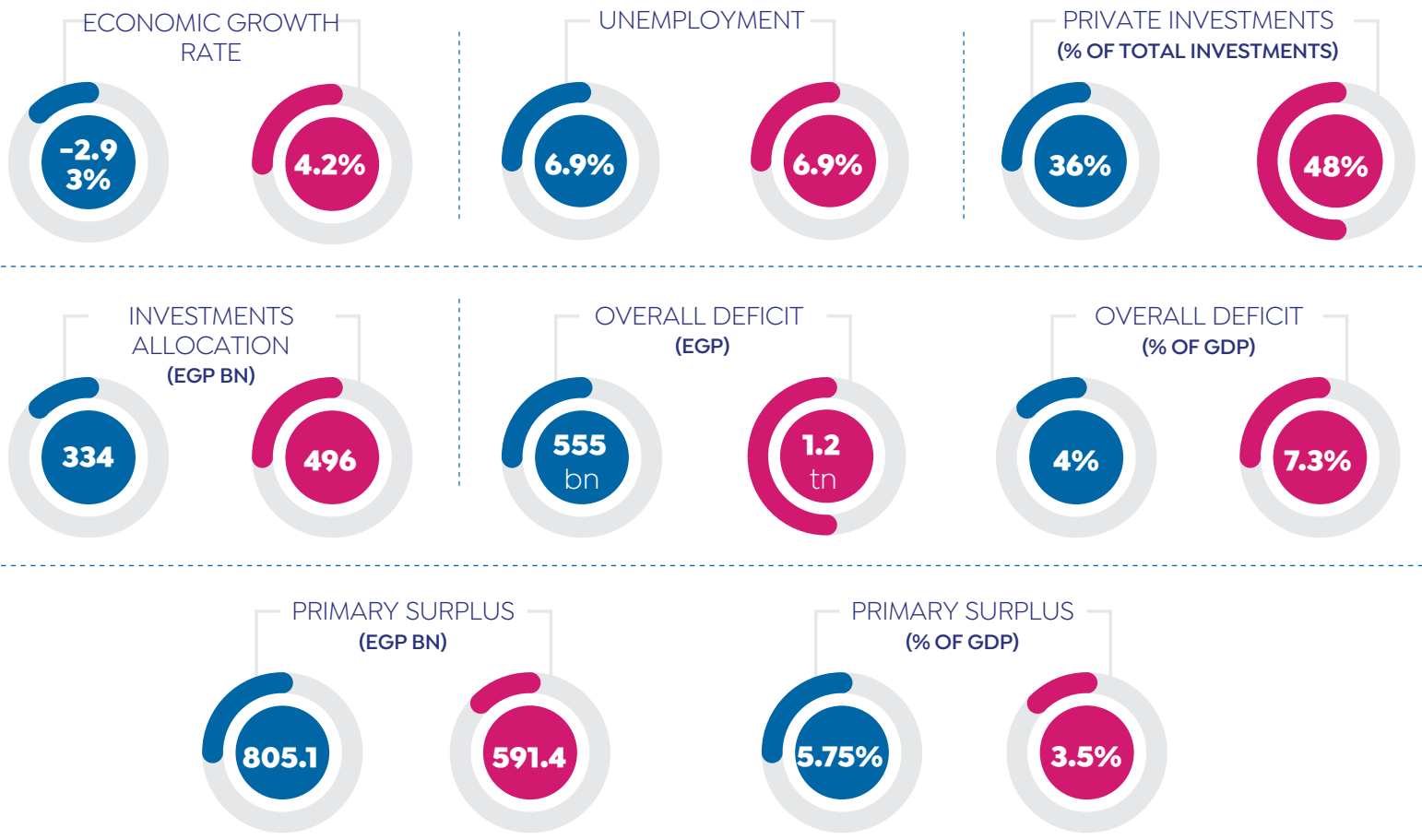
3%  
Primary Surplus (% of GDP)



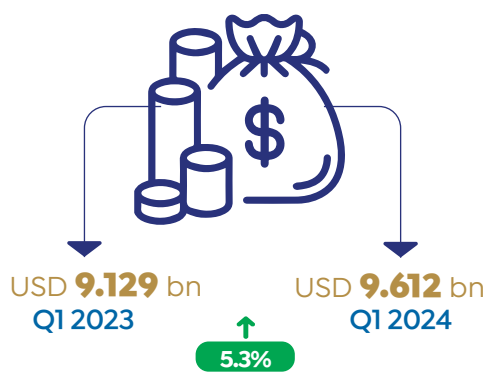
Source: MOF, CBE & Cabinet

## EXPECTATIONS FOR EGYPTIAN ECONOMIC INDICATORS

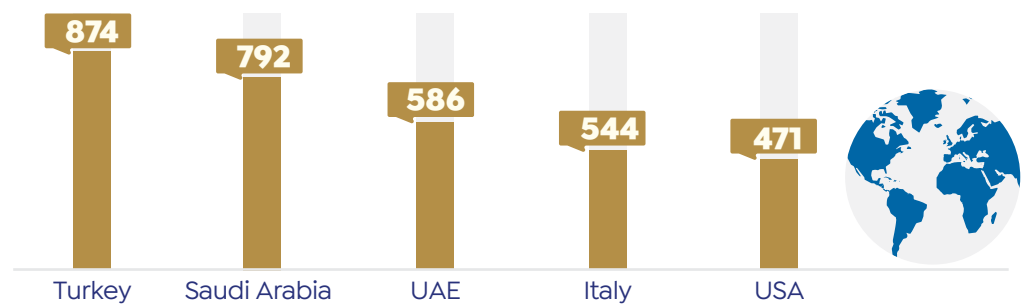
● 2023/24 ● 2024/25



## NON-OIL EXPORTS



### TOP 5 IMPORTERS FROM EGYPT (USD MN)



### TOP 5 SECTORS OF NON-OIL EXPORTS



Source: Cabinet

## CITIZEN INVESTMENT PLAN (2023/24) EL-WADI EL-GEDID GOVERNORATE

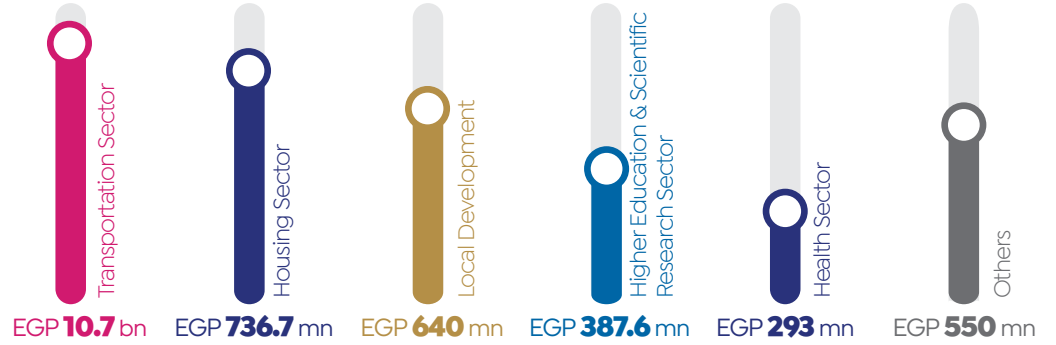


EGP **13.2** bn  
TOTAL INVESTMENTS



**242**  
NO. OF PROJECTS

### INVESTMENTS BREAKDOWN



## NORTH SINAI GOVERNORATE

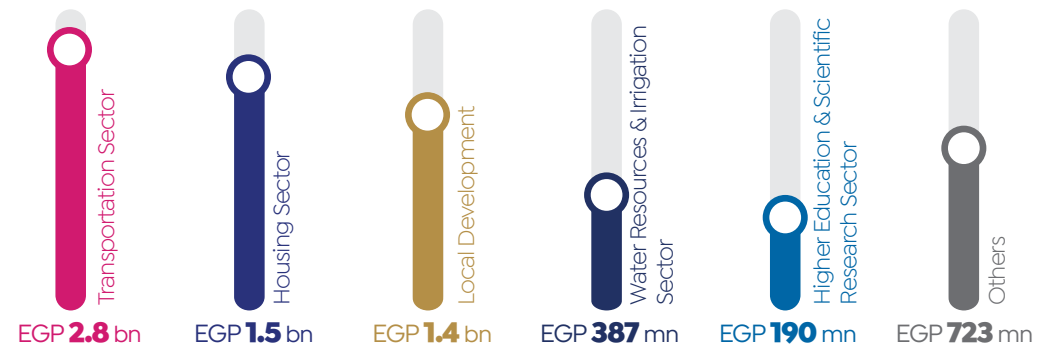


EGP **7** bn  
TOTAL INVESTMENTS



**231**  
NO. OF PROJECTS

### INVESTMENTS BREAKDOWN



## SOUTH SINAI GOVERNORATE

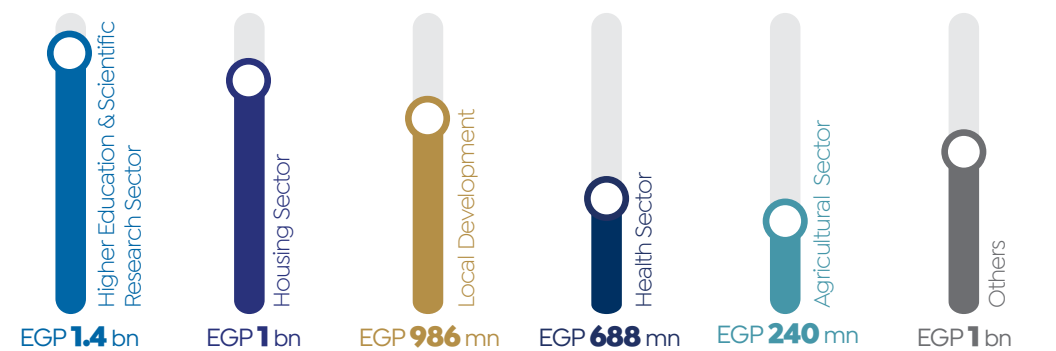


EGP **5.4** bn  
TOTAL INVESTMENTS



**178**  
NO. OF PROJECTS

### INVESTMENTS BREAKDOWN



## ISMAILIA GOVERNORATE

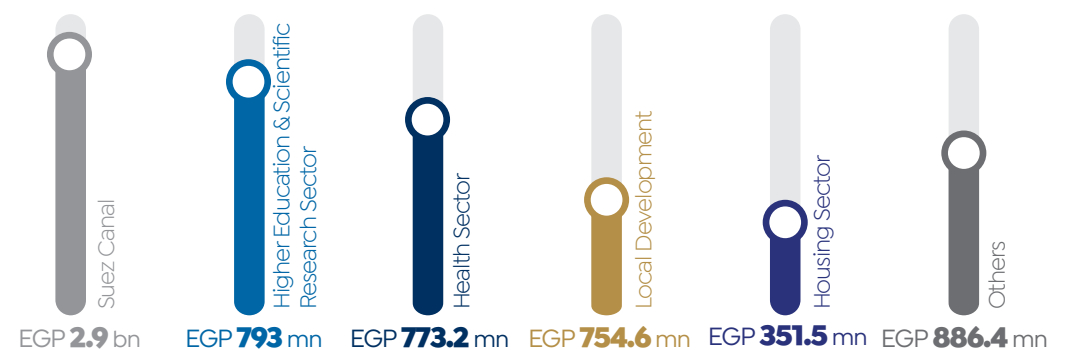


EGP **6.5** bn  
TOTAL INVESTMENTS



**333**  
NO. OF PROJECTS

### INVESTMENTS BREAKDOWN



## QALYUBIA GOVERNORATE

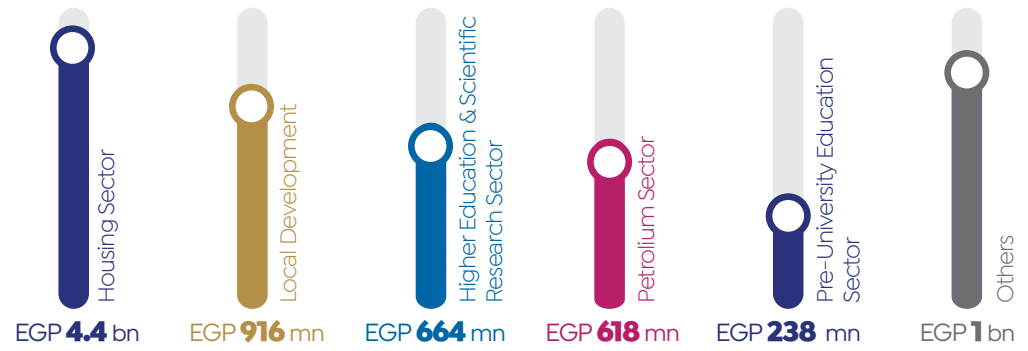


EGP **8 bn**  
TOTAL INVESTMENTS



**367**  
NO. OF PROJECTS

### INVESTMENTS BREAKDOWN



## SOHAG GOVERNORATE

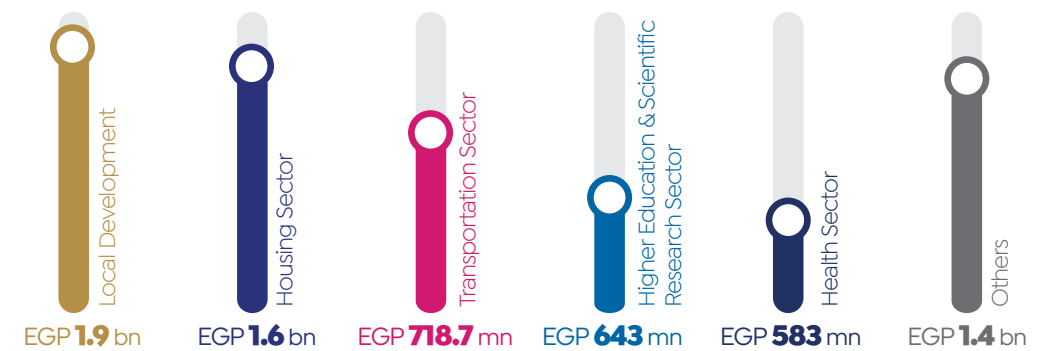


EGP **6.8 bn**  
TOTAL INVESTMENTS



**489**  
NO. OF PROJECTS

### INVESTMENTS BREAKDOWN



## ASYUT GOVERNORATE



EGP **11.6 bn**  
TOTAL INVESTMENTS



**478**  
NO. OF PROJECTS

### INVESTMENTS BREAKDOWN

