

# MARKET WATCH

09 JUN. - 10 JUL.

BY: Yassen Mahmoud  
Mohamed Sayed

2024  
AUGUST

The background of the cover features a blurred image of palm trees against a light sky. The design is accented with bold, diagonal stripes in shades of purple and blue that sweep across the frame from the top right and bottom left corners.

# REAL ESTATE

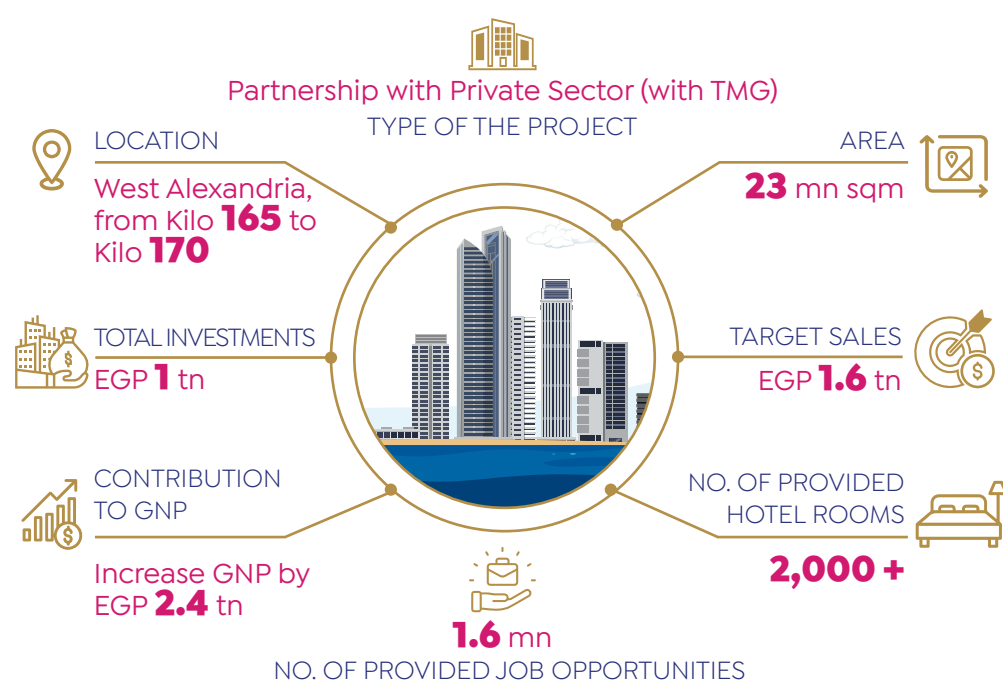
MARKET  
UPDATES

# 01

## Updates 2024

# REAL ESTATE MARKET

### SOUTH MED



### DEVELOPMENT OF RED SEA GOVERNORATE

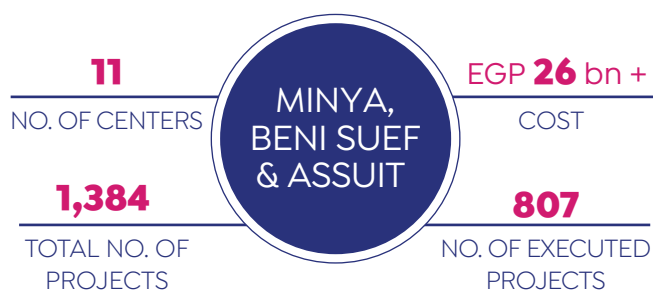


### CENTRAL AGENCY FOR RECONSTRUCTION'S ACHIEVEMENTS

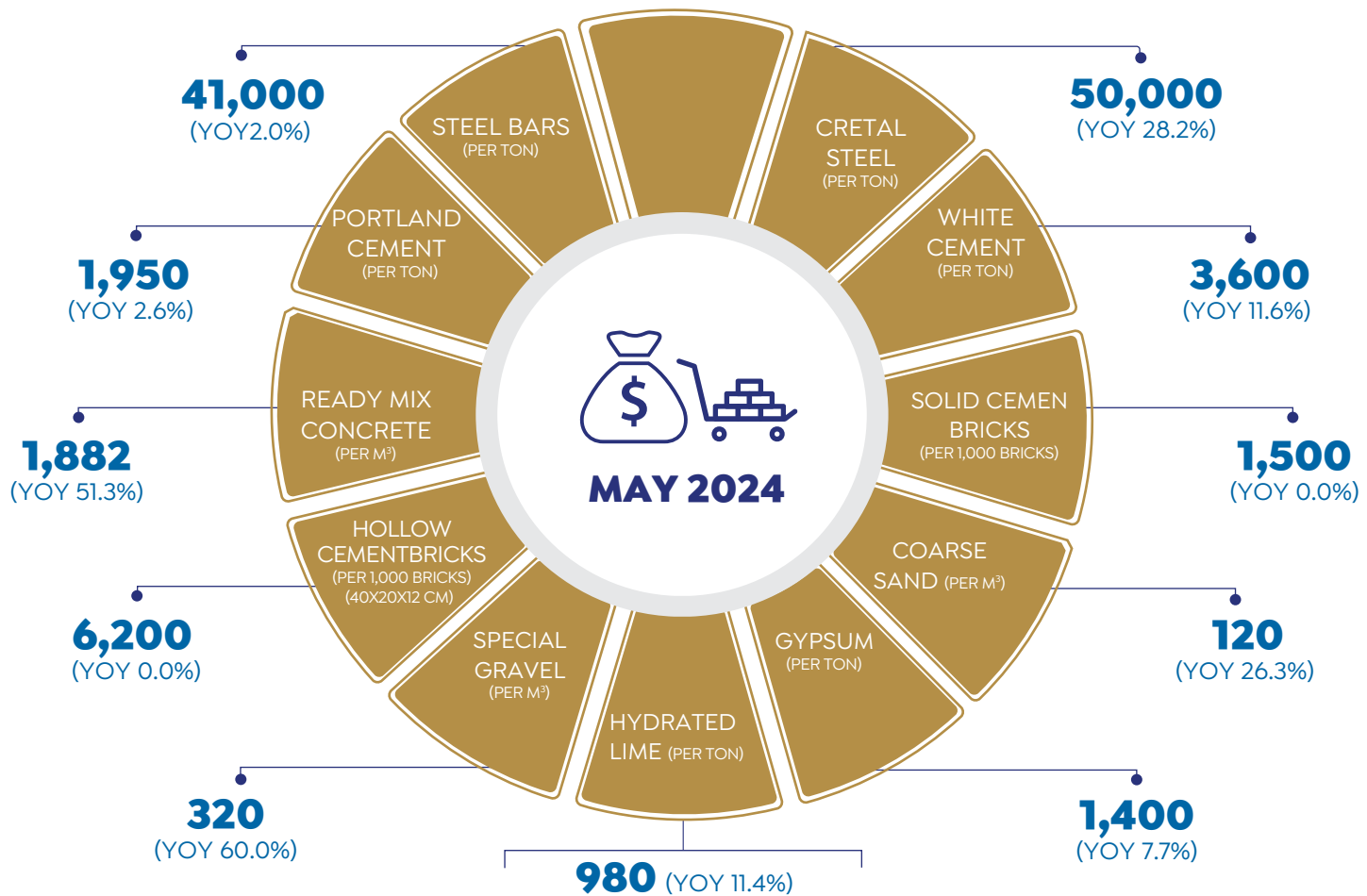


### HAYAH KARIMA INITIATIVE

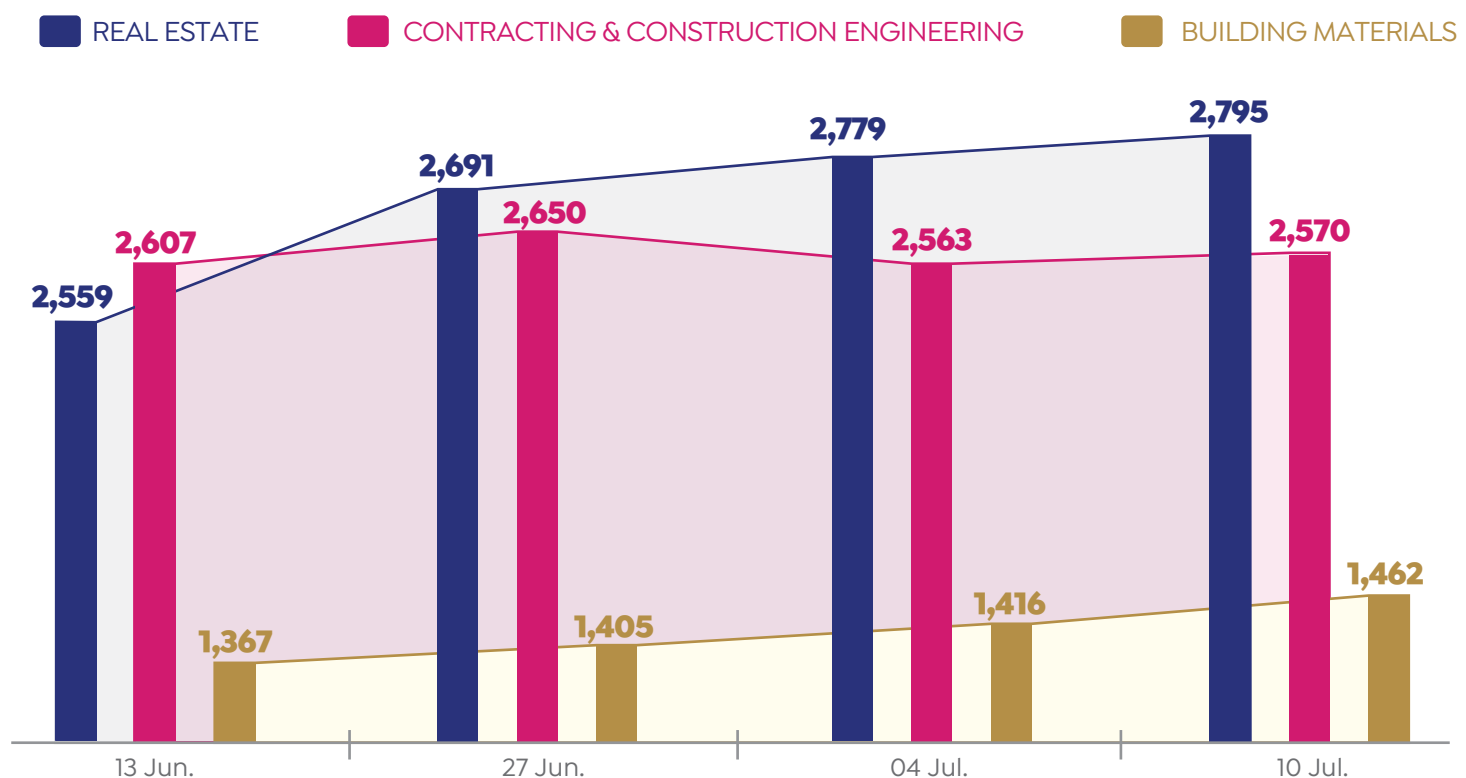
#### GOVERNORATES



## PRICES OF CONSTRUCTION MATERIALS (EGP)



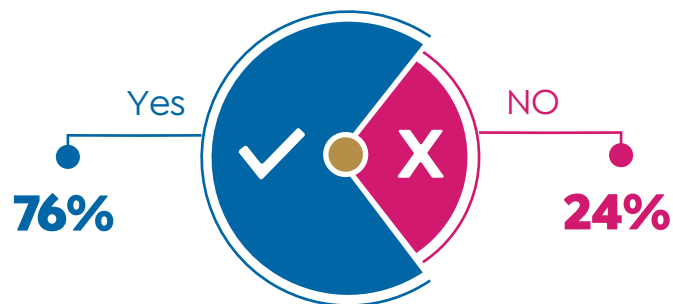
## PERFORMANCE OF REAL ESTATE, CONSTRUCTION & BUILDING MATERIALS' INDICES IN EGX



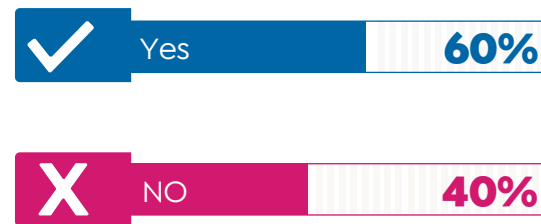
Source: MHUC &amp; EGX

## MONTHLY SURVEY (PURCHASING POWER)

### DESIRE TO PURCHASE



### ABILITY TO PURCHASE



### MOST SUITABLE PAYMENT METHODS



### OPTIMUM PAYMENT PLANS (YRS)



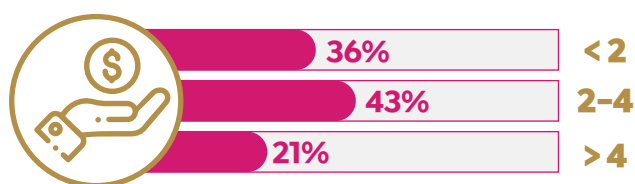
### HIGH-DEMAND UNIT TYPES



### HIGH-DEMAND RESIDENTIAL UNIT TYPES



### PREFERRED PRICES (MN)



### EXPECTED FUTURE PRICES



### OBSTACLES FACING POTENTIAL BUYERS





# **NEW CITIES**

UPDATE



# NEW CITIES Updates 2024



## NEW CAIRO

### HOUSING FOR ALL EGYPTIANS INITIATIVE



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



**222**  
NO. OF BUILDINGS



**5,328**  
NO. OF HOUSING UNITS



**Up to 120 sqm**  
UNITS AREA



**Underway**  
CURRENT STATUS

## CAPITAL GARDENS

### HOUSING FOR ALL EGYPTIANS INITIATIVE



**100,000**  
NO. OF UNDERWAY & EXECUTED HOUSING UNITS



**75, 90, 110 & 120 sqm**  
UNITS AREA

## BADR CITY

### MIDDLE-INCOME HOUSING PROJECTS

#### ► 44 BUILDINGS SITE



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



**62.5%**  
COMPLETION RATE



End **2024**  
COMPLETION DATE

#### ► 17 BUILDINGS SITE



**408**  
NO. OF HOUSING UNITS



**47.8%**  
COMPLETION RATE

### LOW-INCOME HOUSING PROJECTS



**100-Acre Area**  
LOCATION



**14**  
NO. OF BUILDINGS



**360**  
NO. OF HOUSING UNITS



**35%**  
COMPLETION RATE

## NEW OBOUR

### HOUSING FOR ALL EGYPTIANS INITIATIVE

#### ▶ GREEN BUILDINGS



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



**180**  
NO. OF BUILDINGS



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



**Underway**  
CURRENT STATUS

#### ▶ AL-HURRIYA NEIGHBORHOOD



**255**  
NO. OF BUILDINGS



**6,120**  
NO. OF HOUSING UNITS

#### ▶ AL-MAJD NEIGHBORHOOD



**625**  
NO. OF BUILDINGS



**15,000**  
NO. OF HOUSING UNITS

#### ▶ AL-KARAMA NEIGHBORHOOD



**210**  
NO. OF BUILDINGS



**5,040**  
NO. OF HOUSING UNITS

### SAKAN MISR



**130**  
NO. OF BUILDINGS



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

## NEW SOHAG CITY



EGP **5.7** bn  
TOTAL INVESTMENTS

### HOUSING FOR ALL EGYPTIANS INITIATIVE



**16,000**  
NO. OF EXECUTED HOUSING UNITS



**1,356**  
NO. OF UNDERWAY HOUSING UNITS

### PLOTS ALLOCATION



**130**  
NO. OF ALLOCATED PLOTS



#### SUPPLY VOLUME

- Integrated Urban Services
- Administrative Services
- Commercial Services
- Residential Services
- Medical Services
- Others



## NEW SUEZ CITY

### HOUSING FOR ALL EGYPTIANS INITIATIVE


**86**

NO. OF BUILDINGS


**2,064**

NO. OF HOUSING UNITS


**90 sqm**

UNITS AREA



Underway

CURRENT STATUS

## 10TH OF RAMADAN

### HOUSING FOR ALL EGYPTIANS INITIATIVE - GREEN MODEL

#### ► NEW ZAGAZIG NEIGHBORHOOD


**109**

NO. OF BUILDINGS


**2,130**

NO. OF HOUSING UNITS


**35%**

COMPLETION RATE

#### ► REGIONAL SERVICES NEIGHBORHOOD


**90**

NO. OF BUILDINGS


**1,842**

NO. OF HOUSING UNITS


**35%**

COMPLETION RATE

### PRESIDENTIAL INITIATIVE FOR MIDDLE INCOME


**68**

NO. OF BUILDINGS


**1,632**

NO. OF HOUSING UNITS

## NEW BORG AL-ARAB CITY


 EGP **6.6** bn+

TOTAL INVESTMENTS TILL JUN. 2024



INVESTMENTS BREAKDOWN

 EGP **4.4** bn + Utility Sector

 EGP **1** bn + Road Sector

 EGP **815** mn Housing Sector

 EGP **241** mn Service Sector

### HOUSING FOR ALL EGYPTIANS INITIATIVE FOR LOW & MIDDLE INCOME


**209**

NO. OF BUILDINGS


**5,016**

NO. OF HOUSING UNITS



Underway

CURRENT STATUS



# **PRIVATE REAL ESTATE PROJECTS**

## UPDATE



Updates 2024

# PRIVATE REAL ESTATE PROJECTS



## NEW RESIDENTIAL PROJECTS / 7 PROJECTS

### NOBLE RESIDENCE

Developer: The Egyptian-Kuwaiti Real Estate Development Company



Heart of Taj City  
LOCATION



EGP **1.5** bn  
INVESTMENTS



**25** Acres  
AREA



End-**2026**  
DELIVERY DATE



**50%**  
COMPLETION RATE



SUPPLY VOLUME  
Unit Types: Villas, Twin  
Houses & Townhouses  
No. of Units: **180**

### THE 101

Developer: Attal Properties



Mostakbal City  
LOCATION



EGP **25** bn  
INVESTMENTS



**101** Acres  
AREA



SUPPLY VOLUME  
Unit Types: Maisonettes,  
Twin houses, Townhouses  
& Villas  
Units Area: **120 - 500** sqm

### ONE33 COMPOUND

Developer: Badreldin Developments



Sheikh Zayed City  
LOCATION



Starting Construction  
Work  
CURRENT STATUS

### VIA COMPOUND

Developer: Eagles Developments



Sheikh Zayed City  
LOCATION



**16,000** sqm  
AREA



EGP **2** bn +  
INVESTMENTS



Dec-**2027**  
COMPLETION DATE



**2**  
NO. OF PHASES

#### ► PHASE I



**8,000** sqm  
AREA



EGP **1** bn  
INVESTMENTS



**100**  
NO. OF UNITS

### LYON SIGNATURE

Developer: Nile and Al-Ahram Real Estate Group



New Cairo  
LOCATION



**8**  
NO. OF BUILDINGS

## ROCK WHITE

Developer: El Batal Developments

New Heliopolis City  
LOCATIONEGP 6 bn  
INVESTMENTSDec. 2028  
DELIVERY DATE25.52 Acres  
AREA

SUPPLY VOLUME

No. of Residential  
Buildings: 30  
No. of Units: 770  
Units Area: 117-236 sqm

## PALENCIA AL SHOROUK COMPOUND

Developer: Kayan Developments

Shorouk City  
LOCATION11 Acres  
AREA

## NEW COASTAL PROJECTS / 2 PROJECTS

## LYV

Developer: Gates Developments

Ras El Hekma,  
North Coast  
LOCATION206 Acres  
AREA350,000 sqm  
BUAEGP 8 bn  
ACHIEVED SALESEGP 40 bn+  
INVESTMENTS

## PALMA BAY ROTANA RESORT

Developer: Rotana

New Alamein  
LOCATION18,000 sqm  
AREAEGP 1.5 bn +  
INVESTMENTS176  
NO. OF ROOMS

## NEW COMMERCIAL PROJECTS / 1 PROJECT

## MEHWAR PLAZA

Developer: Namaa AlKhaleej Developments

6th of October  
LOCATION18,018 sqm  
AREAEGP 6 bn+  
INVESTMENTSInternational Brands, Play Area, Cinema Hall, Restaurants & Cafes.  
FACILITIES



## NEW MIXED-USE PROJECTS / 7 PROJECTS

### WAVES COMPLEX PROJECT

Developer: EBNY Developments



New Nozha Area  
LOCATION



**105,000** sqm  
AREA



EGP **5** bn  
INVESTMENTS



EGP **7** bn  
TARGET SALES



SUPPLY VOLUME  
Commercial, Administrative & Medical Units  
Ground & **7** Floors

### OASIS MEDICAL COMPLEX

Developer: UE Developments



Nasr City  
LOCATION



**30,000** sqm  
BUA



**2,000** sqm  
AREA



EGP **1** bn+  
INVESTMENTS



SUPPLY VOLUME  
Commercial & Medical Units  
Ground & **11** Floors  
Commercial Units Area: Start-> **17** sqm  
No. of Medical Units: **168**  
Medical Units Area: Start-> **49** sqm  
**3** Levels of Parking, Fire Protection System & **6** Elevators

### NEW PROJECT (NAME N/A)

Developer: Paragon Developments



East Cairo  
LOCATION



**1** mn sqm  
AREA



**250,000** sqm  
AREA OF PHASE I



**350,000** sqm  
BUA OF PHASE I



EGP **80** bn  
EXPECTED SALES OF  
PHASE I



Commercial, Administrative  
& Hotel Units  
UNIT TYPES

### R40 BUSINESS COMPLEX

Developer: RGD Developments



New Cairo  
LOCATION



**1,838** sqm  
AREA



**2027**  
DELIVERY DATE



SUPPLY VOLUME  
Commercial, Medical  
& Administrative Units  
**2** Basement, Ground,  
**4** Floors & Rooftop  
Restaurants, Kids' Areas,  
Meeting Rooms & Gym

### SPINNER

Developer: Radix Development



MU23, NAC  
LOCATION



**10,700** sqm  
AREA



EGP **2.5** bn  
INVESTMENTS



EGP **3** bn+  
TARGET SALES



SUPPLY VOLUME  
Commercial, Medical  
& Administrative Units  
Ground & **11** Floors

## VOCO MALL

Developer: Rayn Developments

R3, NAC  
LOCATION4,270 sqm  
AREAEGP 1 bn+  
INVESTMENTSCURRENT STATUS  
Commercial & Administrative  
Units30%  
CONSTRUCTION RATE

No. of Units: 85

## NEW PROJECT (NAME N/A)

Developer: Uptown 6 October

6 October  
LOCATION70,000 sqm  
BUACommercial &  
Administrative Units  
UNIT TYPES

## PROJECTS UNDERWAY / 8 PROJECTS

## MURANO

Developer: Wadi Degla Developments

Ain Sokhna  
LOCATIONEGP 8 bn  
INVESTMENTS470,000 sqm  
AREA2,000  
NO. OF UNITS35%  
DELIVERY RATE

## O WEST CITY

Developer: Orascom Development

West Cairo  
LOCATION68,358 sqm  
AREAwithin 4 Yrs  
DELIVERY DATESUPPLY VOLUME  
Unit Types: Apartments,  
Duplexes, Penthouses &  
Lofts  
No. of Units: 413  
Units Area: 80-225 sqm

## ▶ FLOATING ISLANDS

EGP 1.3 bn  
INVESTMENTSSUPPLY VOLUME  
Unit Types: Chalets,  
Penthouses & Duplexes  
No. of Units: 400  
Units Area: 75-260 sqm

## SHADES

Developer: ASALDI Properties

New Cairo  
LOCATIONQ2 2025  
COMPLETION DATECURRENT STATUS OF INITIAL PHASE  
Retail Spaces Lease Rate: 85%Administrative Offices Sales  
Rate: 50%+

## I SHERATON

Developer: Winvestor Development

Sheraton, Heliopolis  
LOCATION**4,650** sqm  
AREAEnd-**2025**  
DELIVERY DATE OF  
PHASE ISUPPLY VOLUME  
No. of Residential Buildings: **4**  
( Each Building: **2** Basement,  
Ground & **4** Floors )  
No. of Units: **130**  
Units Area: **87-207** sqm

## PIONEER PLAZA

Developer: Global Pioneer Investment and Development

NAC  
LOCATION**25,000** sqm  
AREASUPPLY VOLUME  
Commercial, Administrative & Medical Units  
Basement, Ground & **7** Floors

## MORAYA

Developer: EDGE STONE

R8, NAC  
LOCATION**25** Acres  
AREAEGP **3** bn  
INVESTMENTSCURRENT STATUS  
Construction Rate: **70%**  
Launching New Phase

## SOLARÉ

Developer: Misr Italia Properties

Ras El Hekma,  
North Coast  
LOCATION**386** Acres  
AREAEGP **54** bn  
INVESTMENTS

## LA VITA 1

Developer: La Vita Development

Ras El Hekma,  
North Coast  
LOCATION**15,000** sqm  
AREASUPPLY VOLUME  
No. of Units: **350**Units Area: **50 -105** sqmSwimming Pools,  
Aquapark, Commercial  
Area & Private BeachProject is Completed  
CURRENT STATUS





# **ECONOMIC** SNAPSHOT



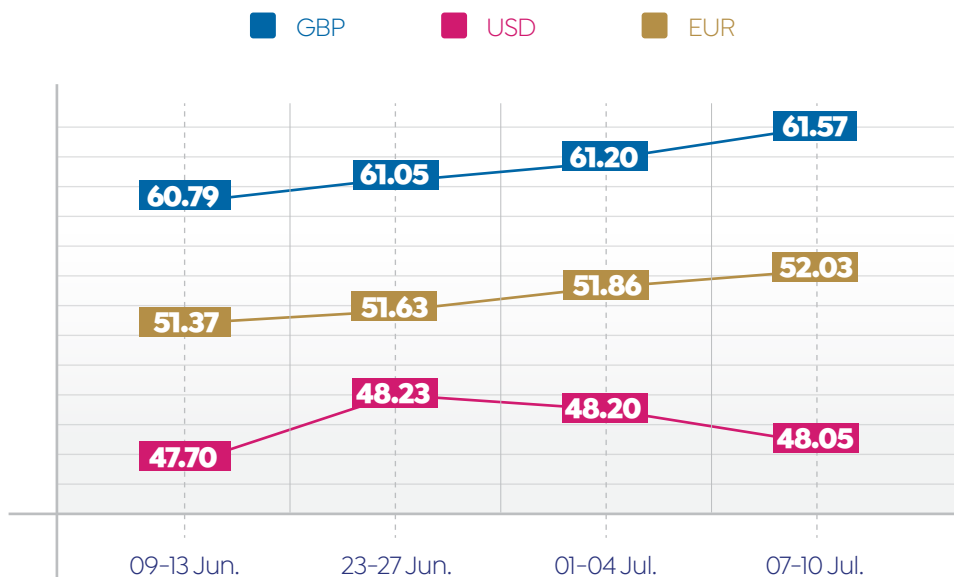
# 04

Updates 2024

## ECONOMIC SNAPSHOT

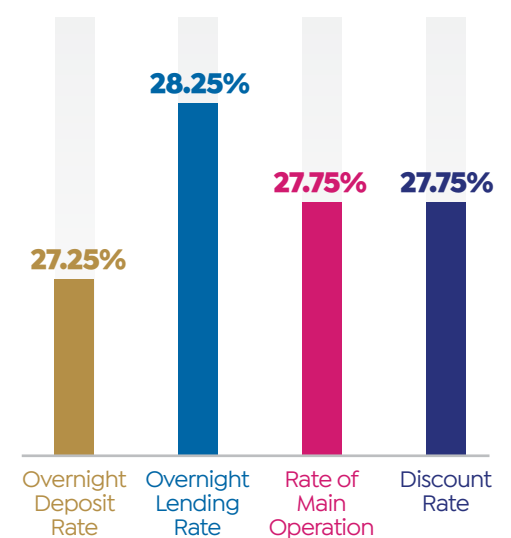


### EXCHANGE RATES

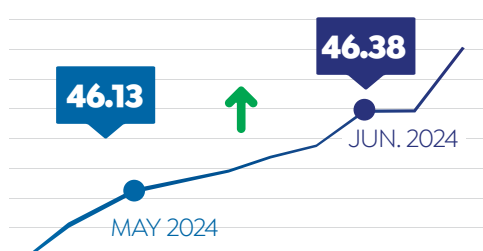


### INTEREST RATES

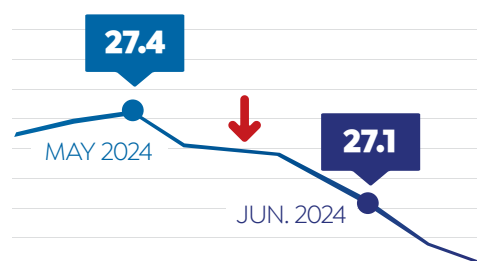
\* MPC Meeting was Held on May 23, 2024



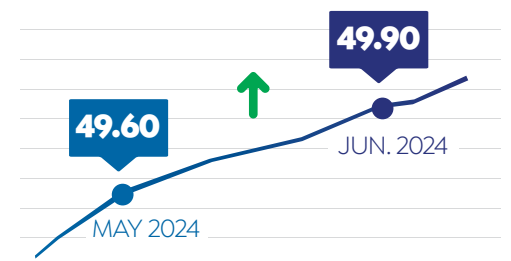
### NET INTERNATIONAL RESERVES (USD BN)



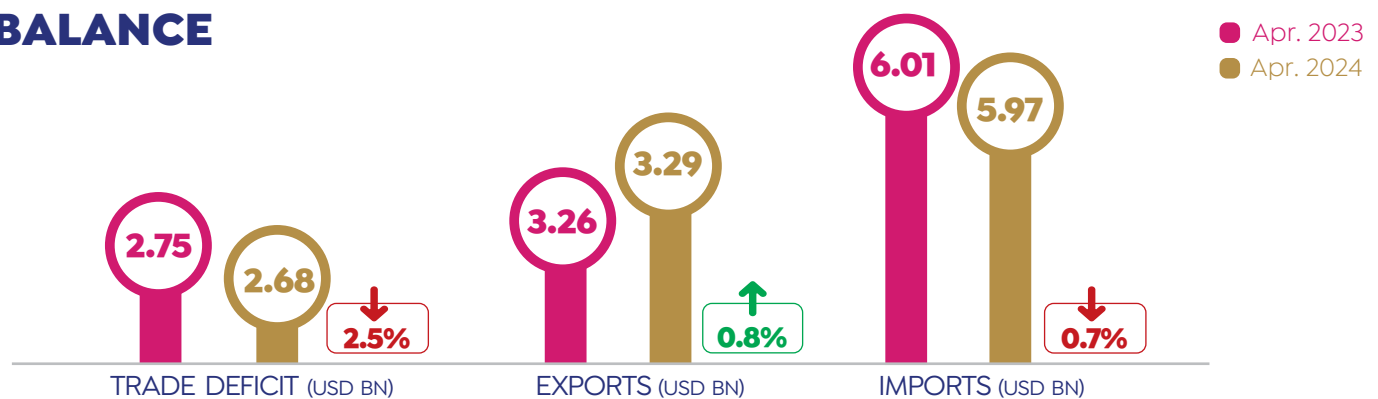
### ANNUAL HEADLINE INFLATION RATE (%)



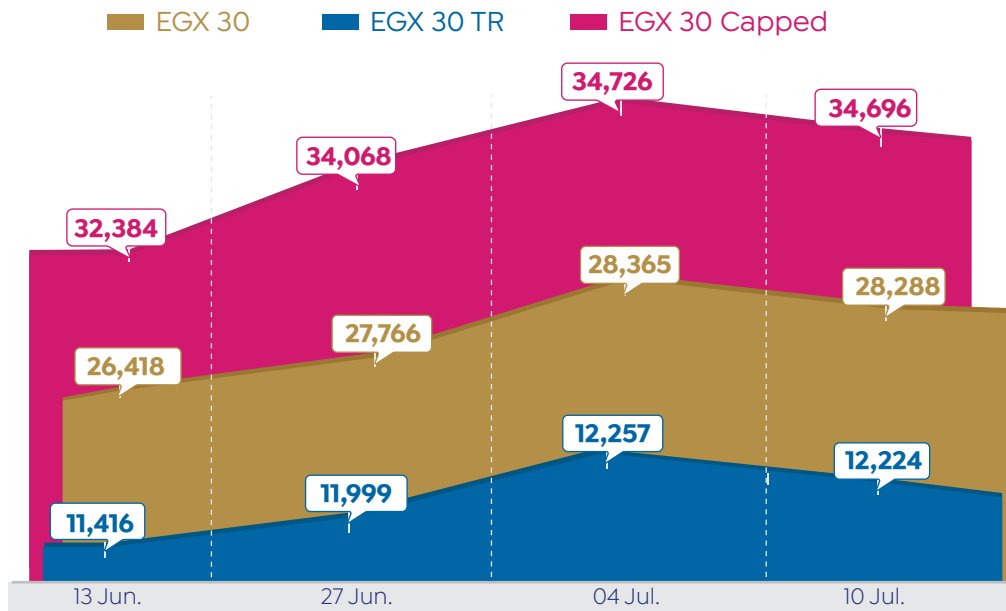
### PURCHASING MANAGERS' INDEX (PMI)



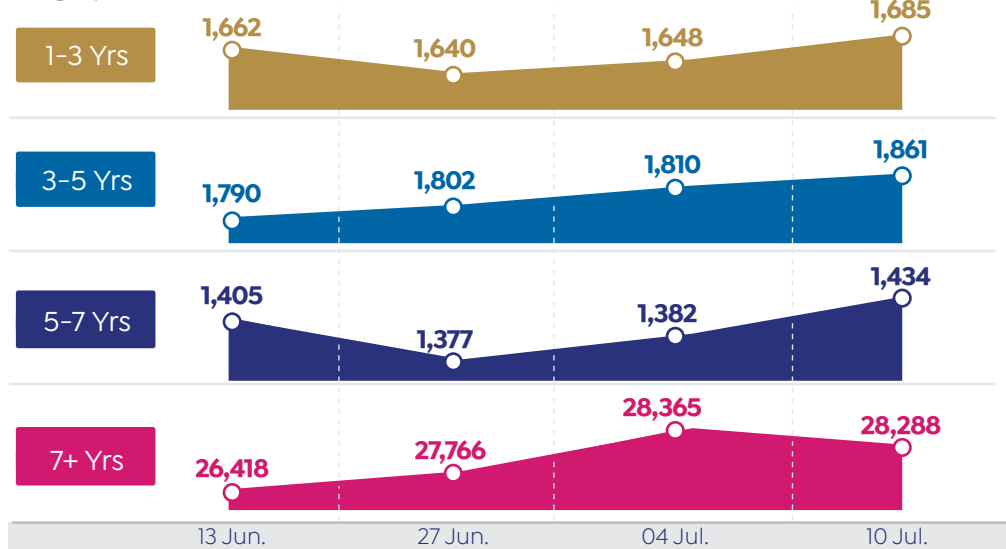
### TRADE BALANCE



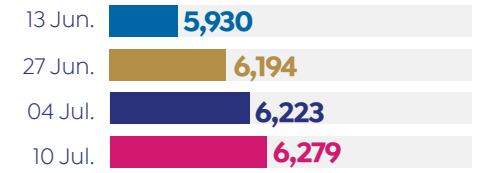
## EGX INDICATORS



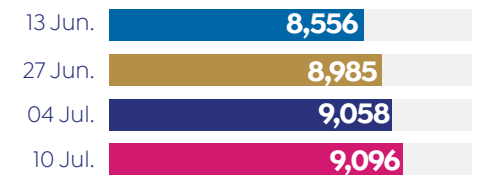
### T-BOND



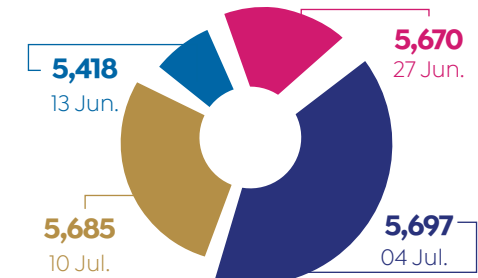
### EGX 70 EWI



### EGX 100 EWI



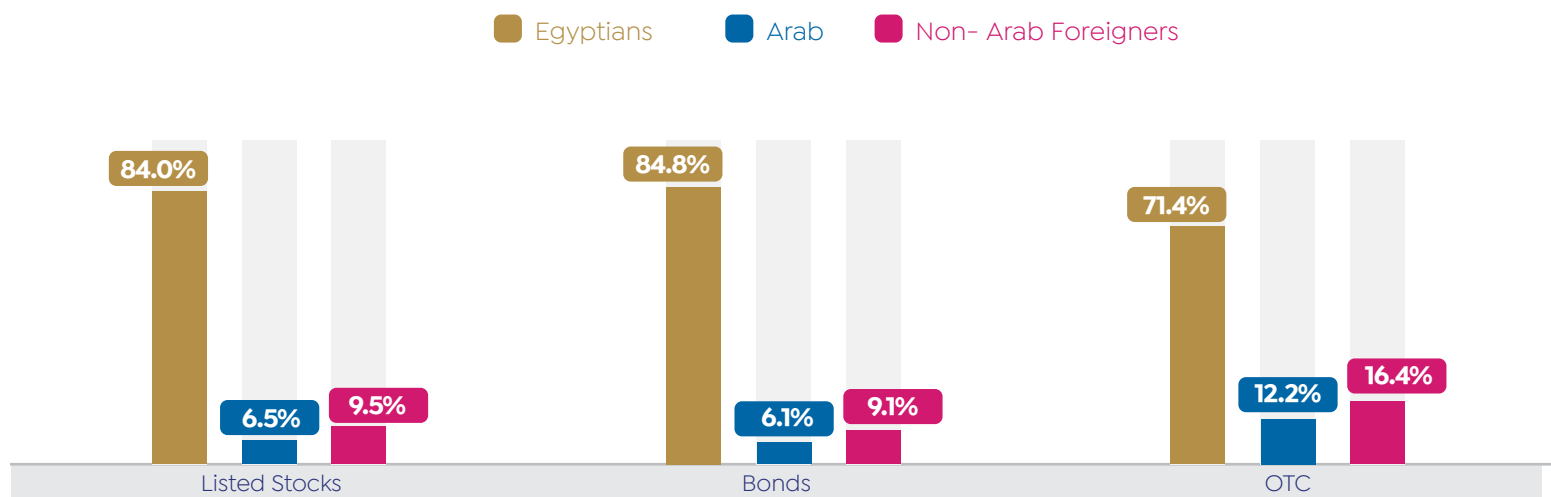
### SP/EGX ESG



### TAMAYUZ



## TOTAL INVESTORS' TRADING ACTIVITIES BY MARKETS DURING JUN. 2024 (INC. DEALS)\*

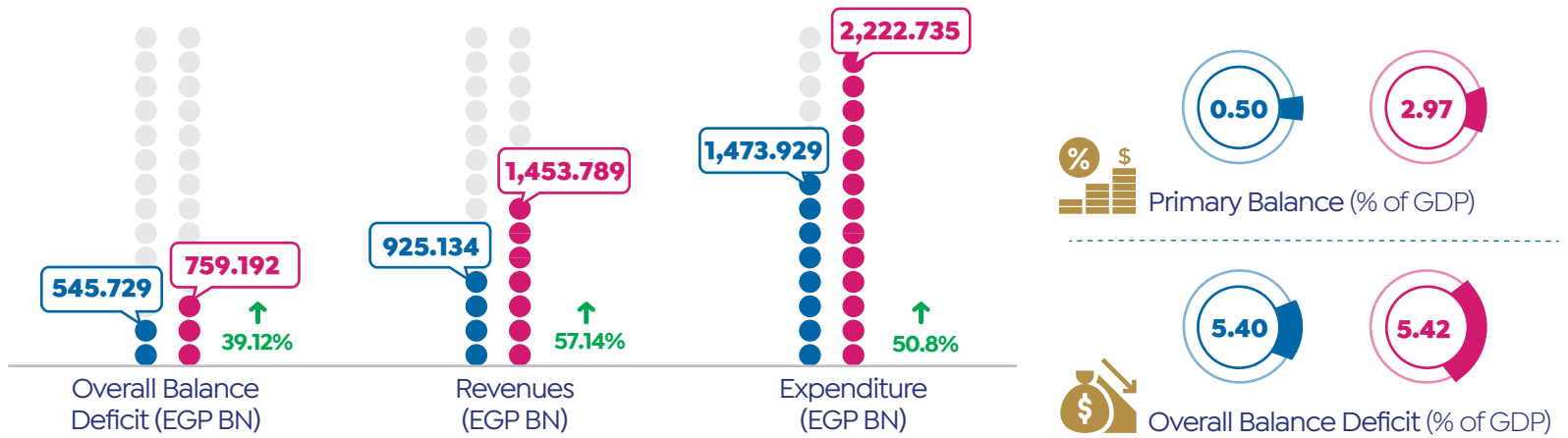


\* Total Buy + Sell

## FISCAL SECTOR PERFORMANCE

Jul.-Mar. (FY 2022/23)

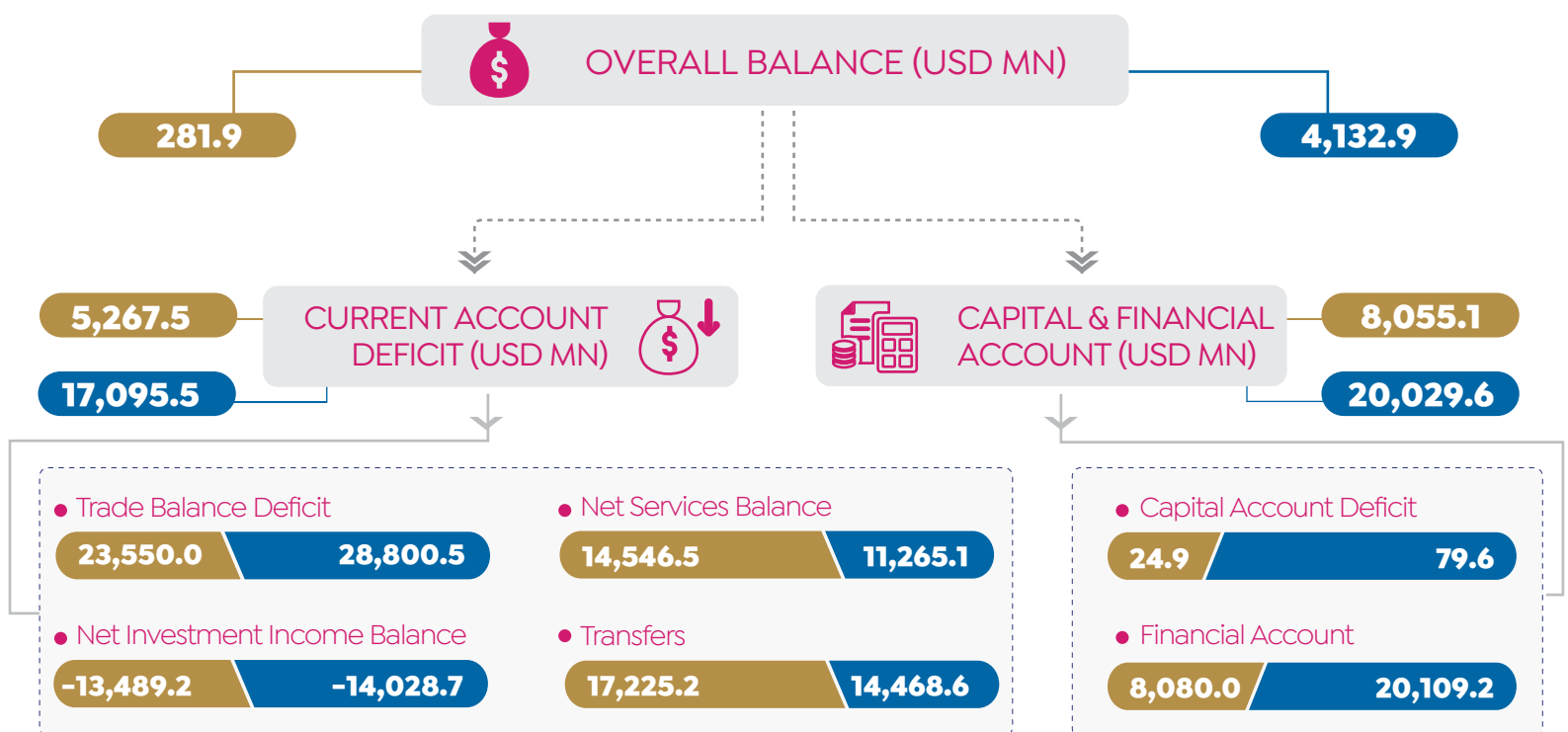
Jul.-Mar. (FY 2023/24)



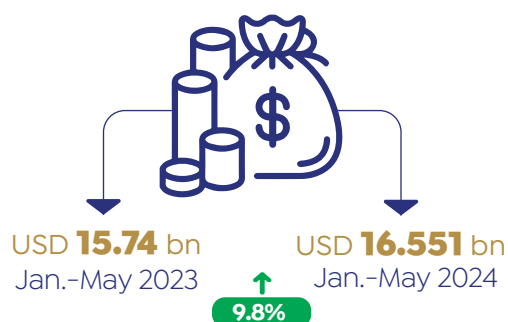
## BALANCE OF PAYMENTS PERFORMANCE (JUL.-MAR. 2023/24)

Jul.-Mar. 2022/23

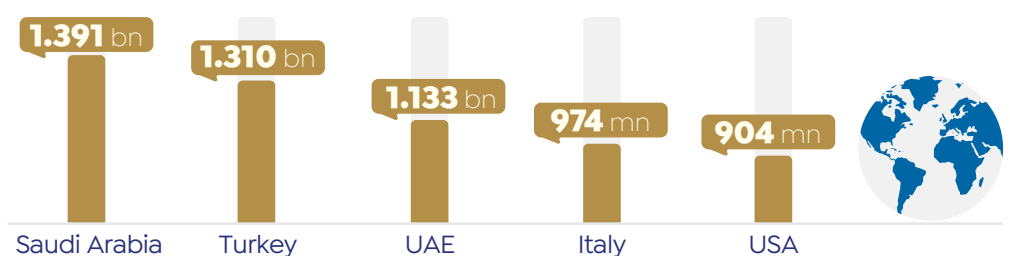
Jul.-Mar. 2023/24



## MERCHANDISE EXPORTS



## TOP 5 IMPORTERS FROM EGYPT (USD)



## TOP 5 SECTORS OF NON-OIL EXPORTS



## CITIZEN INVESTMENT PLAN (2023/24)

## ASWAN GOVERNORATE

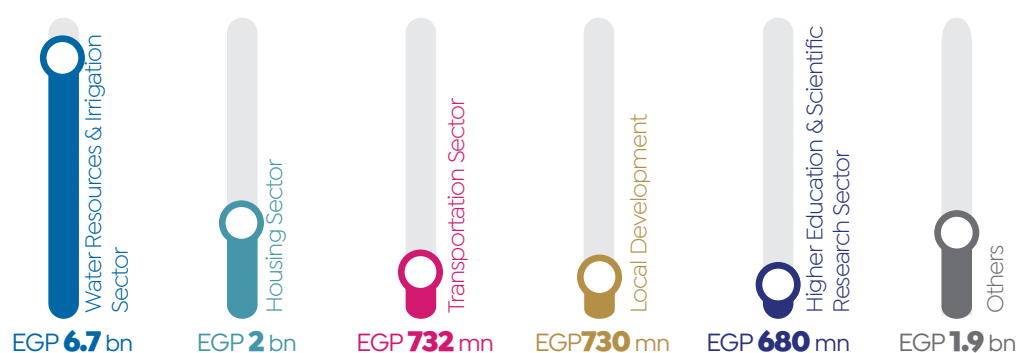


EGP **12.8** bn  
TOTAL INVESTMENTS



**303**  
NO. OF PROJECTS

## INVESTMENTS BREAKDOWN



## MONUFIA GOVERNORATE

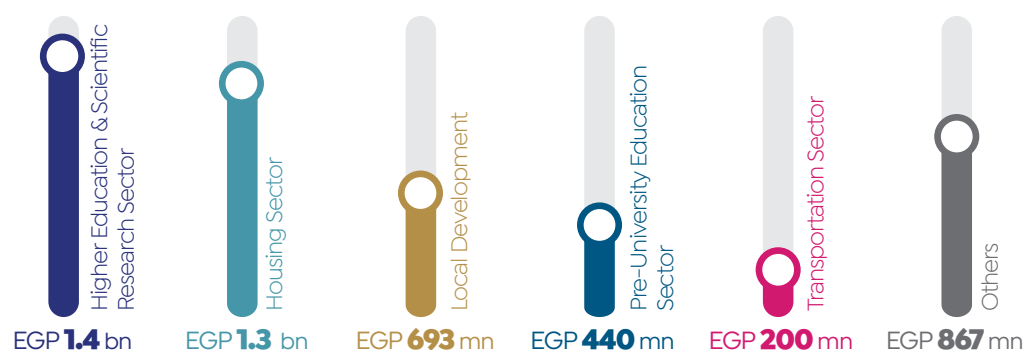


EGP **4.9** bn  
TOTAL INVESTMENTS



**311**  
NO. OF PROJECTS

## INVESTMENTS BREAKDOWN



## MATRUH GOVERNORATE

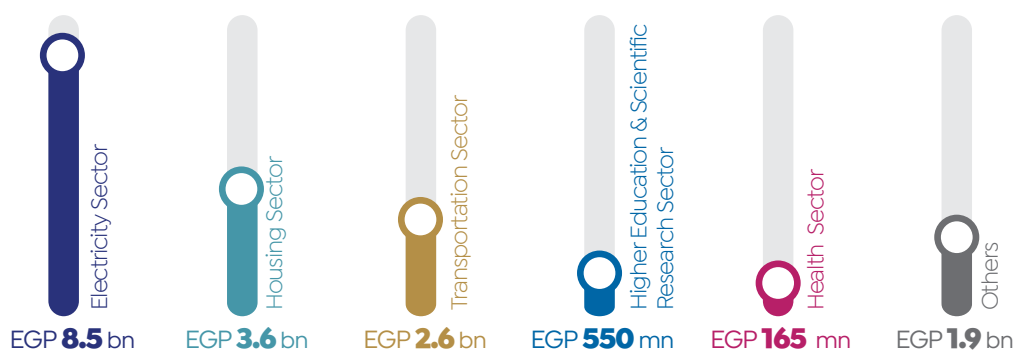


EGP **17.3** bn  
TOTAL INVESTMENTS



**216**  
NO. OF PROJECTS

## INVESTMENTS BREAKDOWN



## KAFR EL-SHEIKH GOVERNORATE



EGP **4 bn**  
TOTAL INVESTMENTS



**323**  
NO. OF PROJECTS

## INVESTMENTS BREAKDOWN



## RED SEA GOVERNORATE

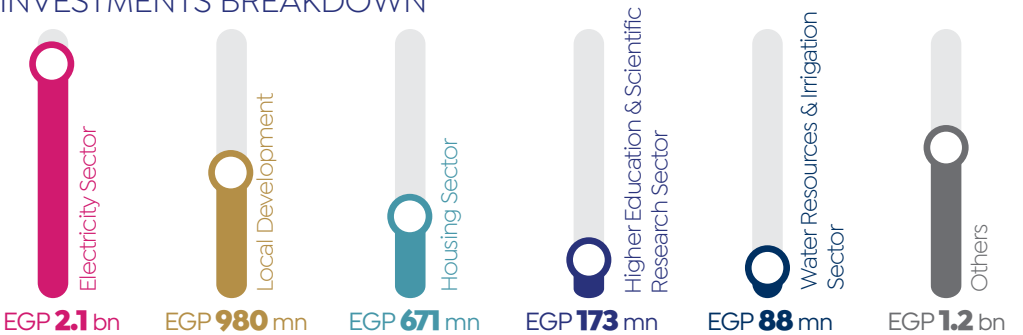


EGP **6 bn**  
TOTAL INVESTMENTS



**175**  
NO. OF PROJECTS

## INVESTMENTS BREAKDOWN



## BEHEIRA GOVERNORATE

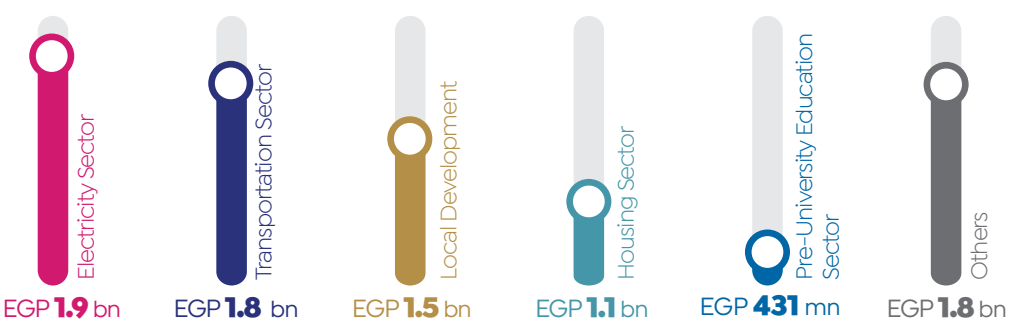


EGP **8.6 bn**  
TOTAL INVESTMENTS



**439**  
NO. OF PROJECTS

## INVESTMENTS BREAKDOWN



## GHARBIA GOVERNORATE

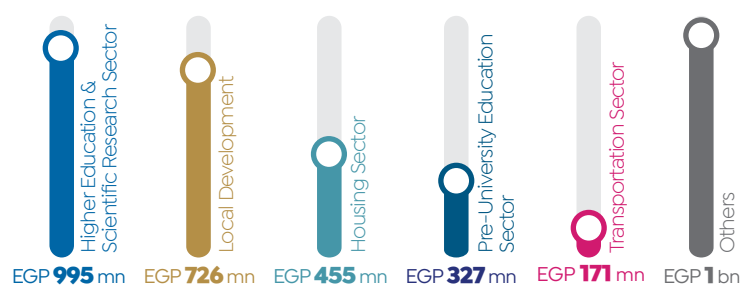


TOTAL INVESTMENTS  
EGP **3.6 bn**



NO. OF PROJECTS  
**361**

## INVESTMENTS BREAKDOWN



## PORT SAID GOVERNORATE



TOTAL INVESTMENTS  
EGP **31 bn**



NO. OF PROJECTS  
**192**

## INVESTMENTS BREAKDOWN

