

MARKET WATCH

09 JUN. - 10 JUL.

BY: Yassen Mahmoud
Mohamed Sayed

2024
AUGUST

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.

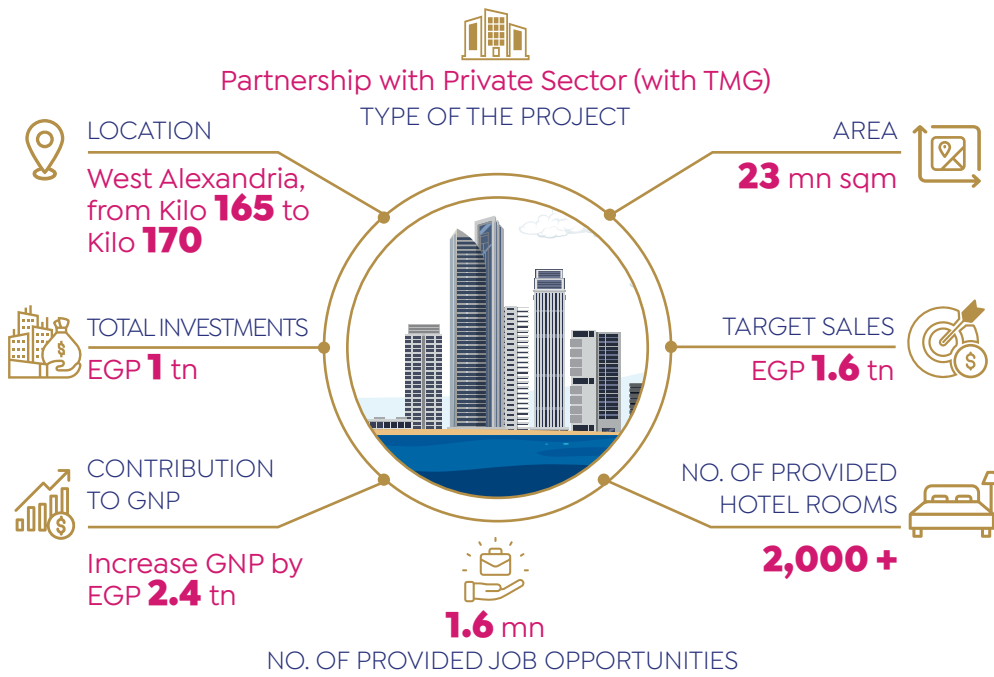
REAL ESTATE

MARKET
UPDATES

01 Updates 2024 REAL ESTATE MARKET



SOUTH MED



DEVELOPMENT OF RED SEA GOVERNORATE



CENTRAL AGENCY FOR RECONSTRUCTION'S ACHIEVEMENTS



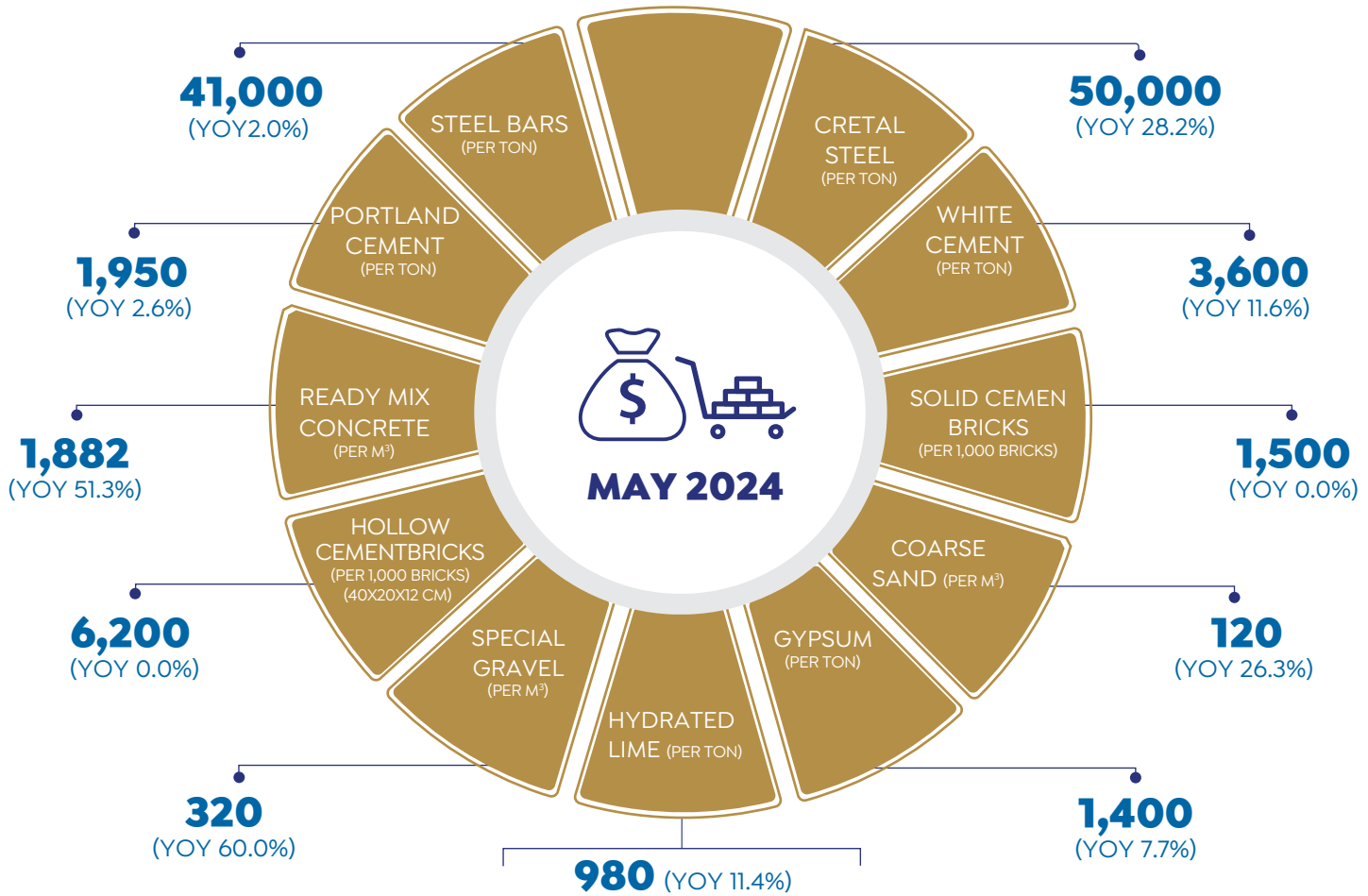
HAYAH KARIMA INITIATIVE

GOVERNORATES

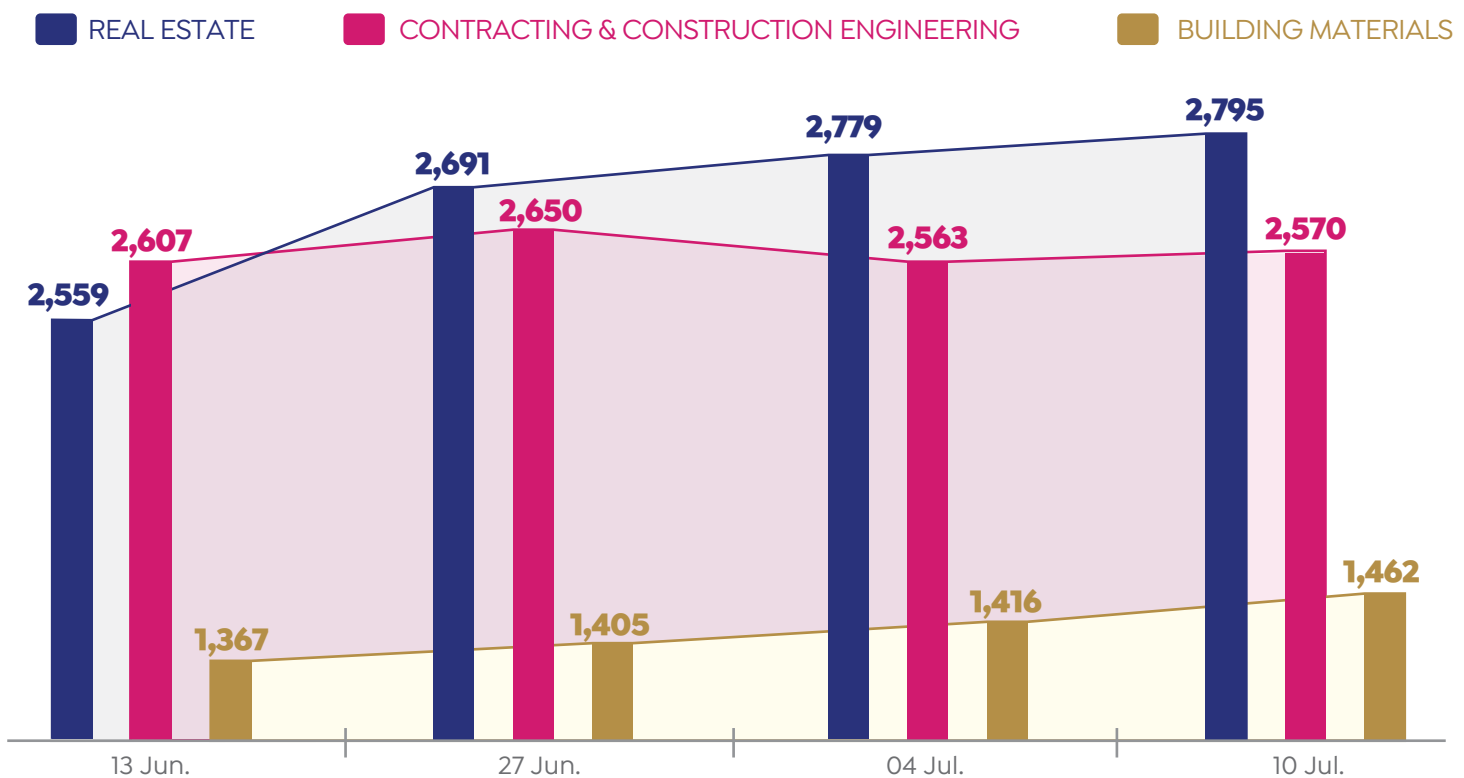


Source: Cabinet

PRICES OF CONSTRUCTION MATERIALS (EGP)



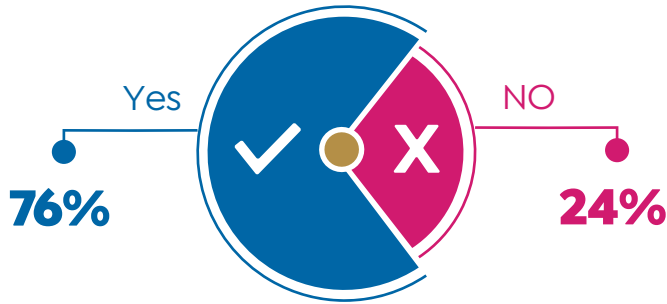
PERFORMANCE OF REAL ESTATE, CONSTRUCTION & BUILDING MATERIALS' INDICES IN EGX



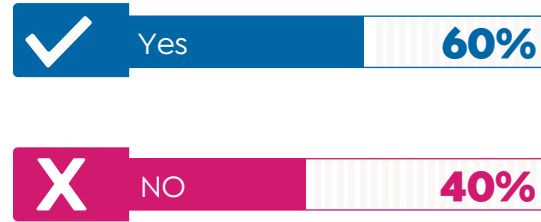
Source: MHUC & EGX

MONTHLY SURVEY (PURCHASING POWER)

DESIRE TO PURCHASE



ABILITY TO PURCHASE



MOST SUITABLE PAYMENT METHODS



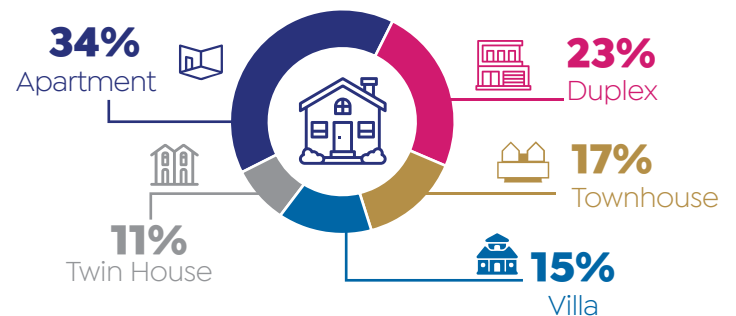
OPTIMUM PAYMENT PLANS (YRS)



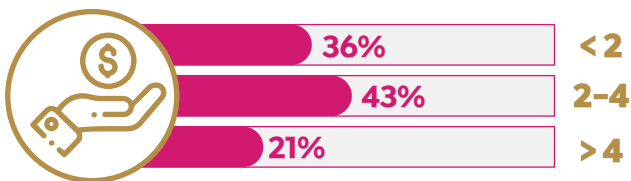
HIGH-DEMAND UNIT TYPES



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, faded image of palm trees. Overlaid on this are several diagonal, overlapping geometric shapes in various shades of purple and blue, creating a modern, abstract design.

NEW CITIES

UPDATE



NEW CITIES Updates 2024



NEW CAIRO

HOUSING FOR ALL EGYPTIANS INITIATIVE

 **3rd 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 BULIDINGS SITE

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

 **62.5%**
COMPLETION RATE

 **End 2024**
COMPLETION DATE

▶ 17 BULIDINGS 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

Source: NUCA & Cabinet

NEW OBOUR

HOUSING FOR ALL EGYPTIANS INITIATIVE

▶ GREEN BUILDINGS

 **13th 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

Source: Developers' Official Statements

ROCK WHITE

Developer: El Batal Developments

-  **New Heliopolis City**
LOCATION
-  **EGP 6 bn**
INVESTMENTS
-  **Dec. 2028**
DELIVERY DATE

-  **25.52 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**
LOCATION




-  **11 Acres**
AREA



NEW COASTAL PROJECTS / 2 PROJECTS

LYV

Developer: Gates Developments

-  **Ras El Hekma, North Coast**
LOCATION
-  **206 Acres**
AREA
-  **350,000 sqm**
BUA

-  **EGP 8 bn**
ACHIEVED SALES
-  **EGP 40 bn+**
INVESTMENTS

PALMA BAY ROTANA RESORT

Developer: Rotana

-  **New Alamein**
LOCATION

-  **18,000 sqm**
AREA

-  **EGP 1.5 bn +**
INVESTMENTS

-  **176**
NO. OF ROOMS



NEW COMMERCIAL PROJECTS / 1 PROJECT

MEHWAR PLAZA

Developer: Namaa AlKhaleej Developments

-  **6th of October**
LOCATION

-  **18,018 sqm**
AREA

-  **EGP 6 bn+**
INVESTMENTS

-  **International Brands, Play Area, Cinema Hall, Restaurants & Cafes.**
FACILITIES

Source: Developers' Official Statements

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	

Source: Developers' Official Statements

VOCO MALL

Developer: Rayn Developments

R3, NAC LOCATION

EGP 1 bn+ INVESTMENTS

30% CONSTRUCTION RATE

4,270 sqm AREA

CURRENT STATUS
Commercial & Administrative Units
No. of Units: 85

NEW PROJECT (NAME N/A)

Developer: Uptown 6 October

6 October LOCATION

70,000 sqm BUA

Commercial & Administrative Units UNIT TYPES



PROJECTS UNDERWAY / 8 PROJECTS

MURANO

Developer: Wadi Degla Developments

Ain Sokhna LOCATION

470,000 sqm AREA

35% DELIVERY RATE

EGP 8 bn INVESTMENTS

2,000 NO. OF UNITS

O WEST CITY

Developer: Orascom Development

West Cairo LOCATION

MID-YARD

68,358 sqm AREA

within 4 Yrs DELIVERY DATE

SUPPLY VOLUME
Unit Types: Apartments, Duplexes, Penthouses & Lofts
No. of Units: 413
Units Area: 80-225 sqm

FLOATING ISLANDS

EGP 1.3 bn INVESTMENTS

SUPPLY VOLUME
Unit Types: Chalets, Penthouses & Duplexes
No. of Units: 400
Units Area: 75-260 sqm

SHADES

Developer: ASALDI Properties

New Cairo LOCATION

Q2 2025 COMPLETION DATE

CURRENT STATUS OF INTIAL PHASE
Retail Spaces Lease Rate: 85%
Administrative Offices Sales Rate: 50%+

Source: Developers' Official Statements

I SHERATON

Developer: *Winvestor Development*



Sheraton, Heliopolis
LOCATION



4,650 sqm
AREA



End-**2025**
DELIVERY DATE OF
PHASE I



SUPPLY VOLUME
No. of Residential Buildings: **4**
(Each Building: **2** Basement,
Ground & **4** Floors)
No. of Units: **130**
Units Area: **87-207** sqm

LA VITA 1

Developer: *La Vita Development*



Ras El Hekma,
North Coast
LOCATION



15,000 sqm
AREA



SUPPLY VOLUME
No. of Units: **350**

Units Area: **50 -105** sqm

Swimming Pools,
Aquapark, Commercial
Area & Private Beach



Project is Completed
CURRENT STATUS

PIONEER PLAZA

Developer: *Global Pioneer Investment and Development*



NAC
LOCATION



25,000 sqm
AREA



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

MORAYA

Developer: *EDGE STONE*



R8, NAC
LOCATION



25 Acres
AREA



CURRENT STATUS
Construction Rate: **70%**
Launching New Phase



EGP **3** bn
INVESTMENTS

SOLARÉ

Developer: *Misr Italia Properties*



Ras El Hekma,
North Coast
LOCATION



386 Acres
AREA



EGP **54** bn
INVESTMENTS

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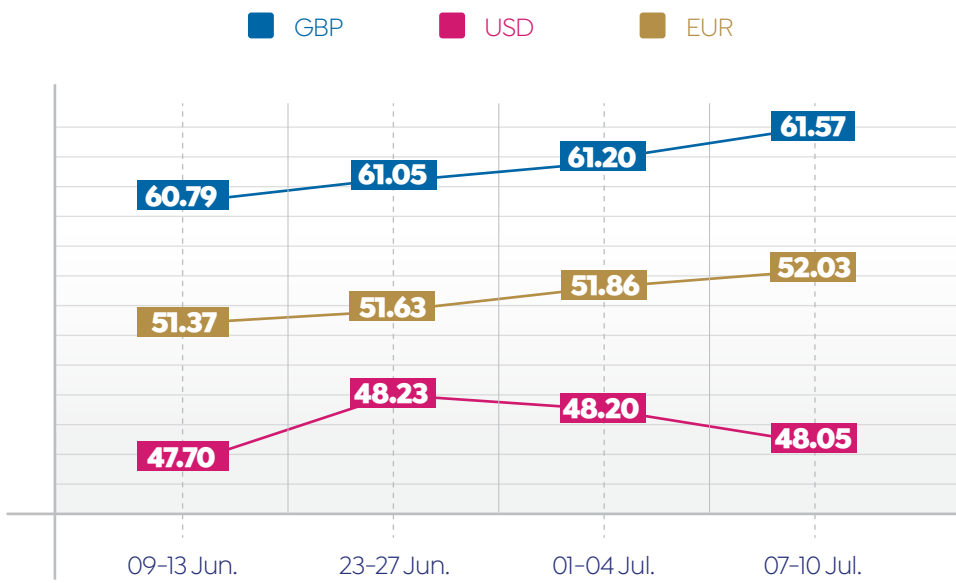
ECONOMIC

SNAPSHOT

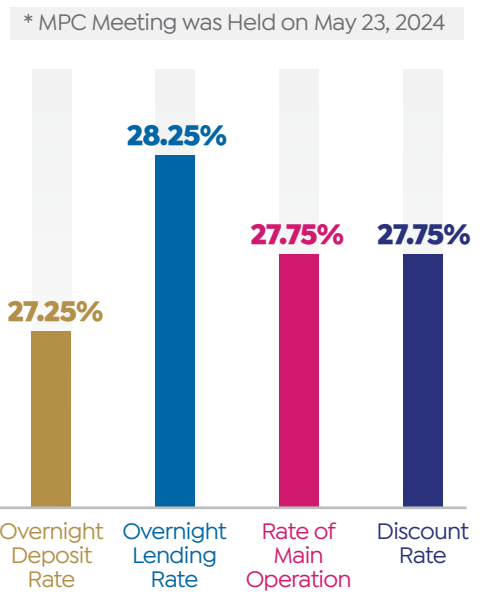
04 Updates 2024 ECONOMIC SNAPSHOT



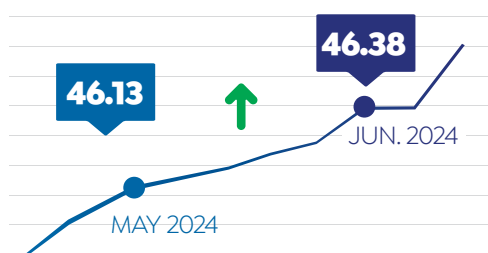
EXCHANGE RATES



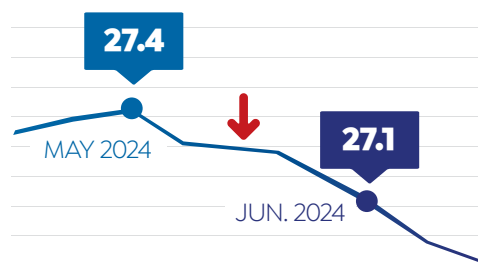
INTEREST RATES



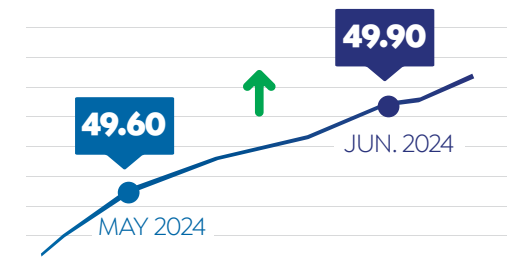
NET INTERNATIONAL RESERVES (USD BN)



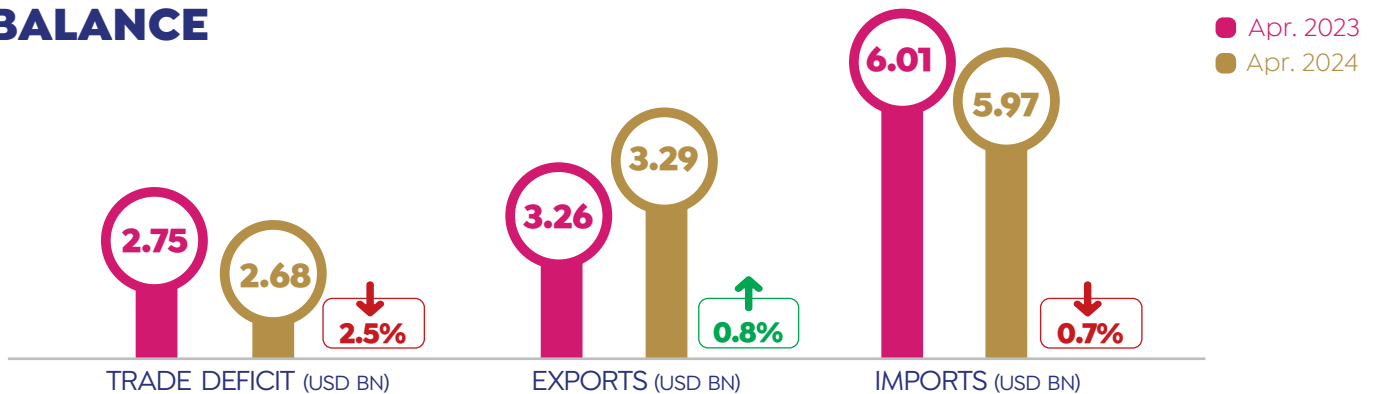
ANNUAL HEADLINE INFLATION RATE (%)



PURCHASING MANAGERS' INDEX (PMI)

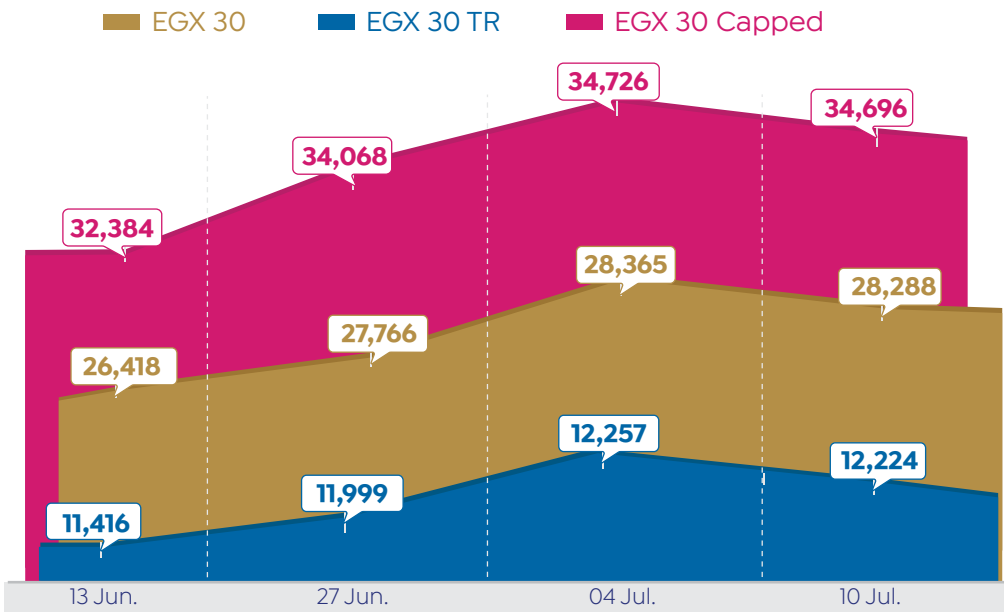


TRADE BALANCE

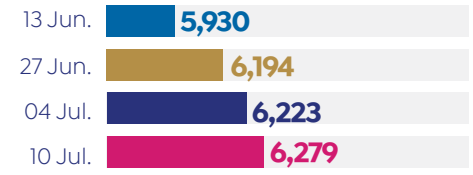


Source: CAPMAS, S&P Global & CBE

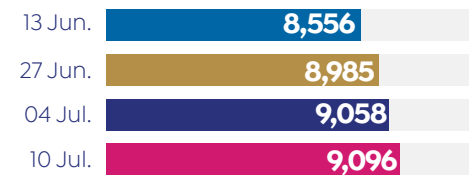
EGX INDICATORS



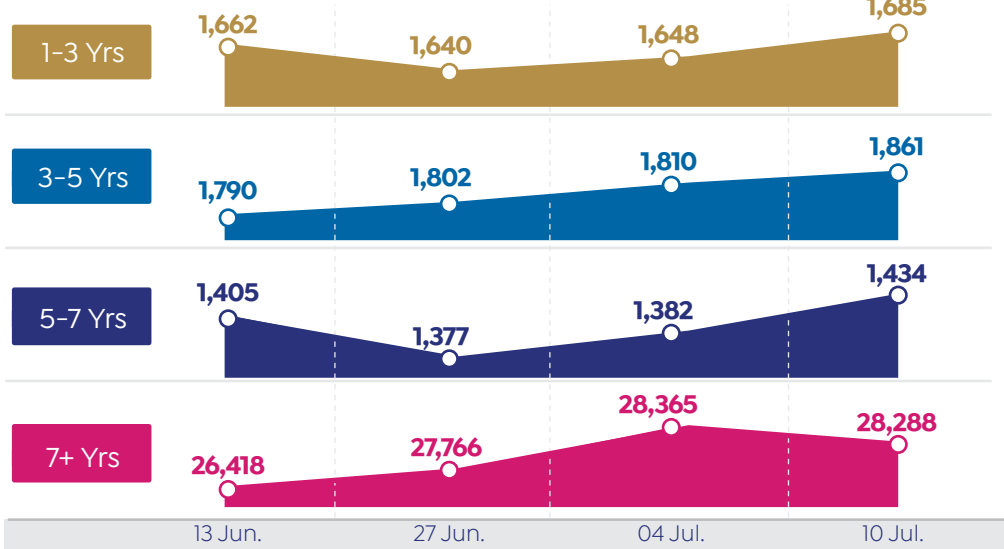
EGX 70 EWI



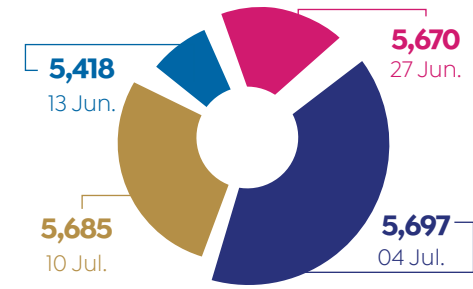
EGX 100 EWI



T-BOND



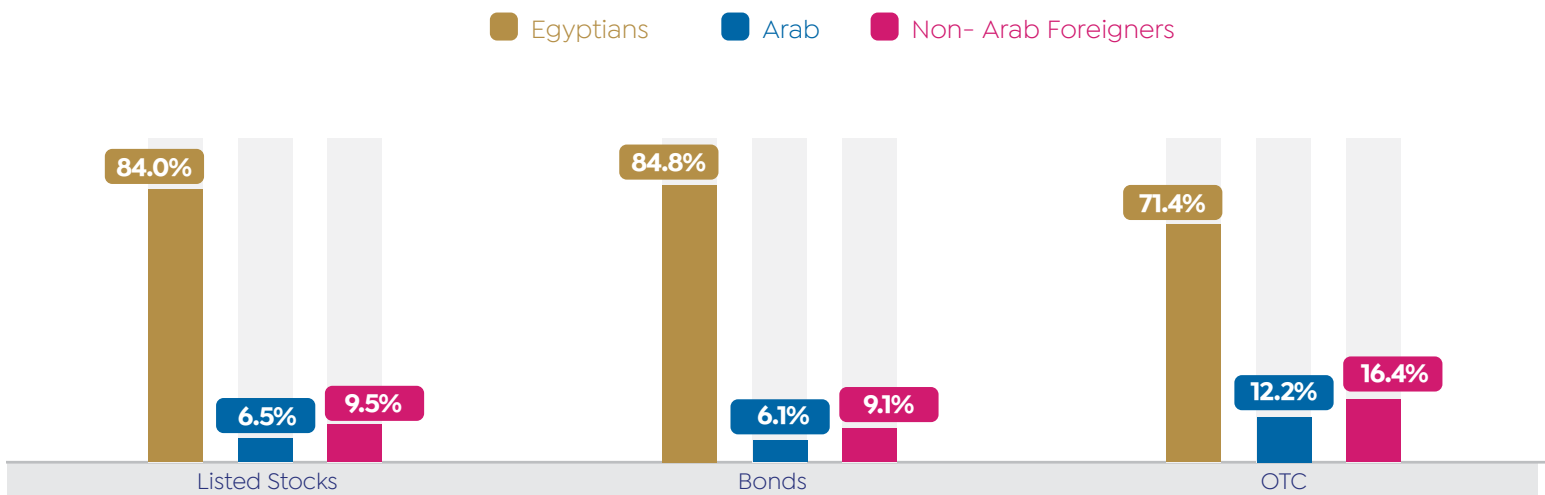
SP/EGX ESG



TAMAYUZ



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

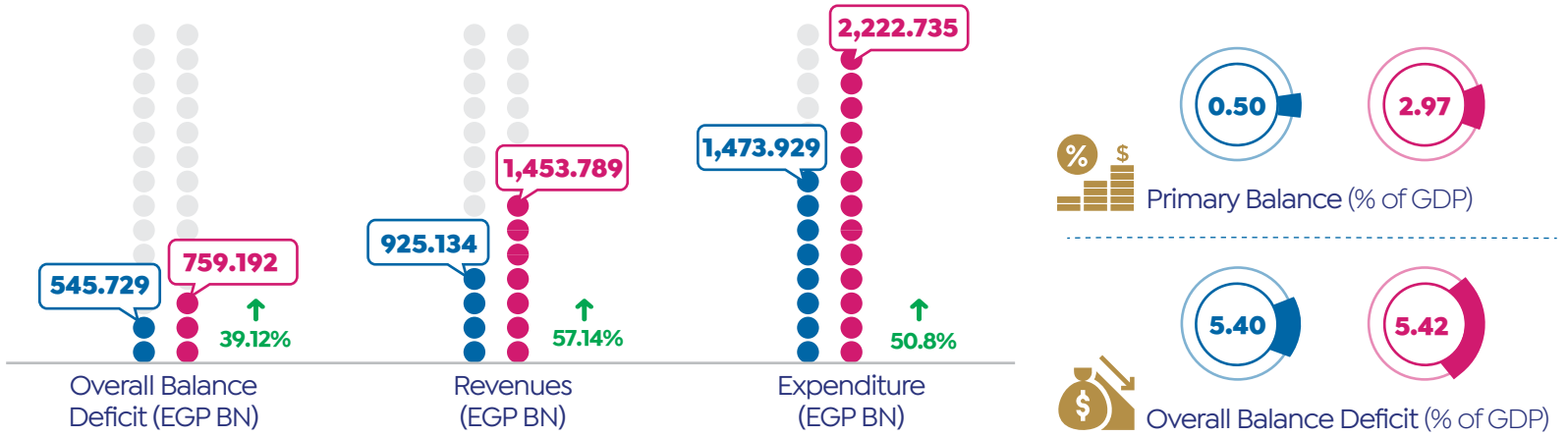


* Total Buy + Sell

Source: EGX

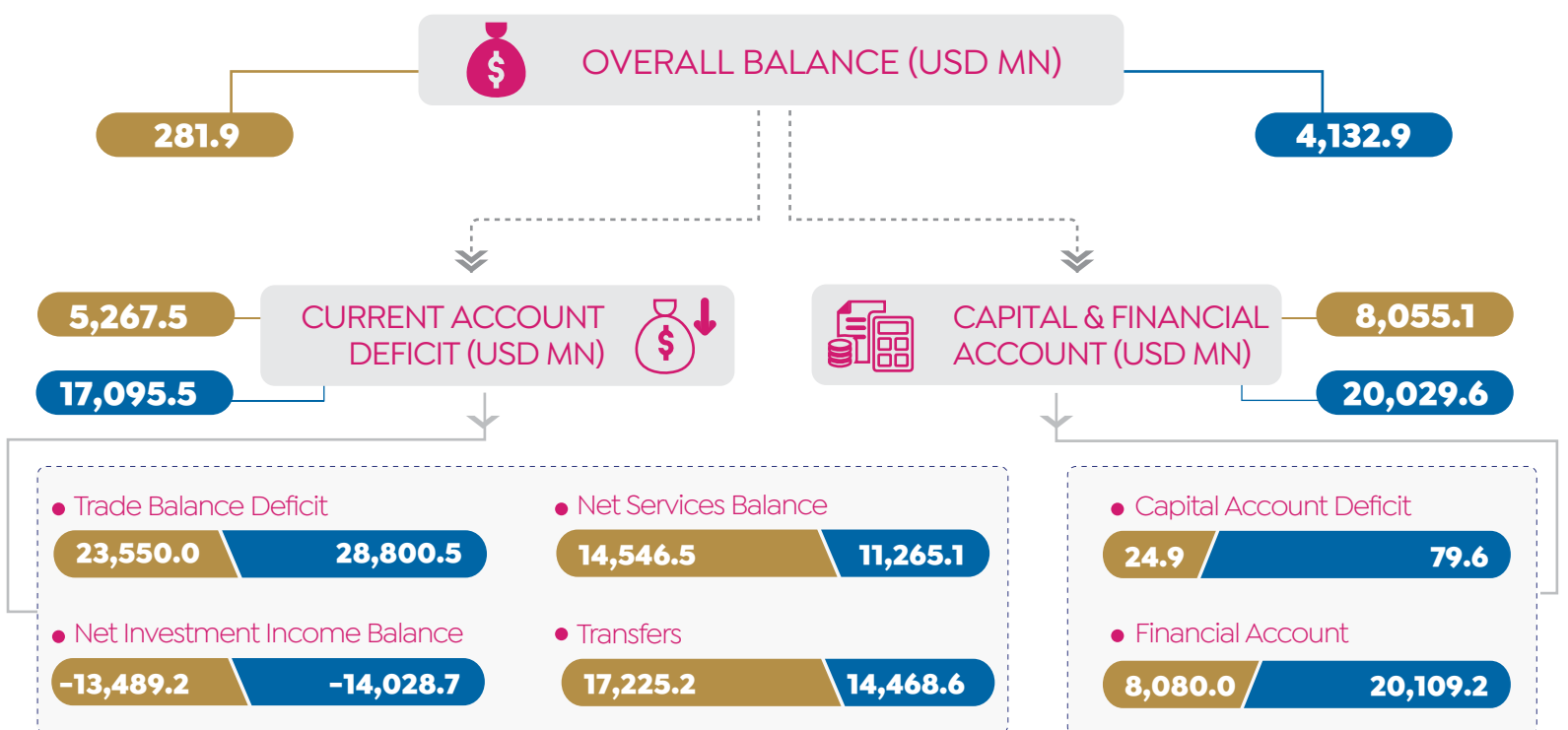
FISCAL SECTOR PERFORMANCE

Jul.-Mar. (FY 2022/23) Jul.-Mar. (FY 2023/24)

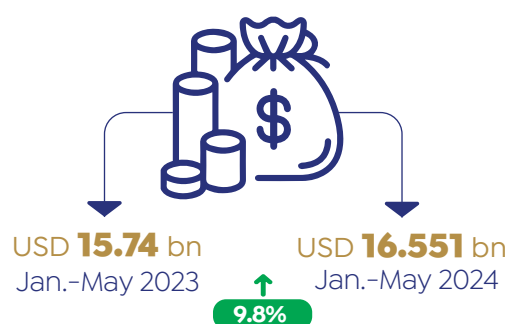


BALANCE OF PAYMENTS PERFORMANCE (JUL.-MAR. 2023/24)

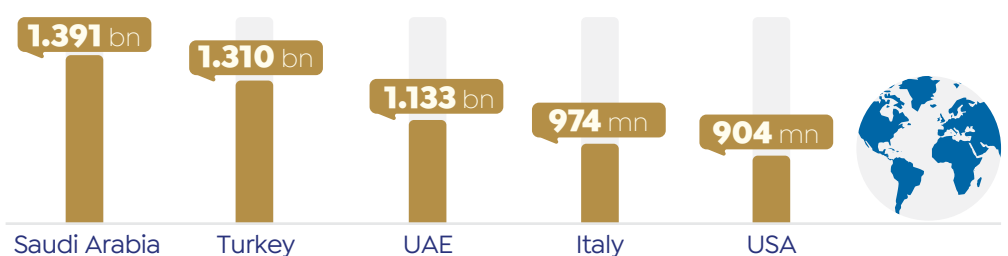
Jul.-Mar. 2022/23 Jul.-Mar. 2023/24



MERCHANDISE EXPORTS



TOP 5 IMPORTERS FROM EGYPT (USD)



TOP 5 SECTORS OF NON-OIL EXPORTS



CITIZEN INVESTMENT PLAN (2023/24)

ASWAN GOVERNORATE



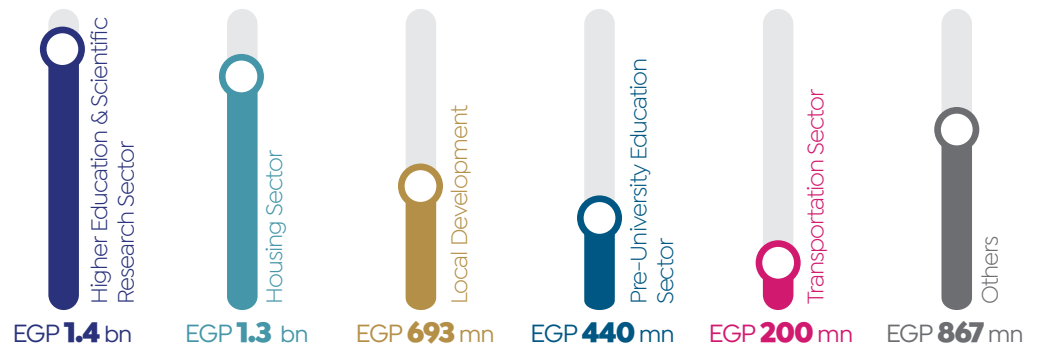
INVESTMENTS BREAKDOWN



MONUFIA GOVERNORATE



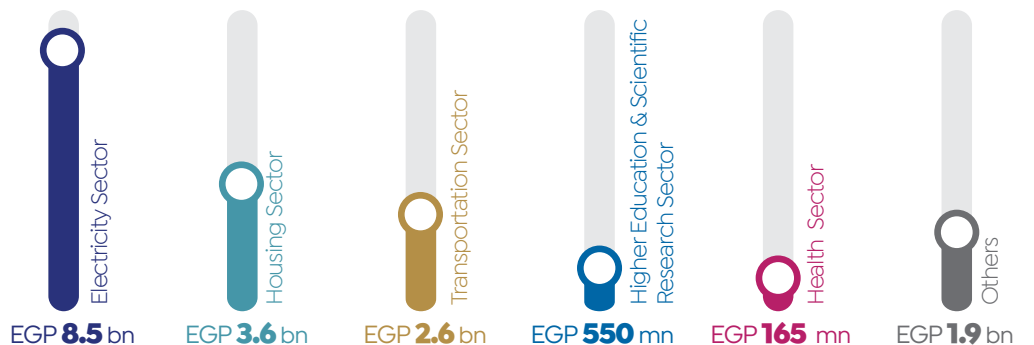
INVESTMENTS BREAKDOWN



MATRUH GOVERNORATE



INVESTMENTS BREAKDOWN



Source: Cabinet & MPED

KAFR EL-SHEIKH GOVERNORATE



EGP **4 bn**
TOTAL INVESTMENTS



323
NO. OF PROJECTS

INVESTMENTS BREAKDOWN



RED SEA GOVERNORATE

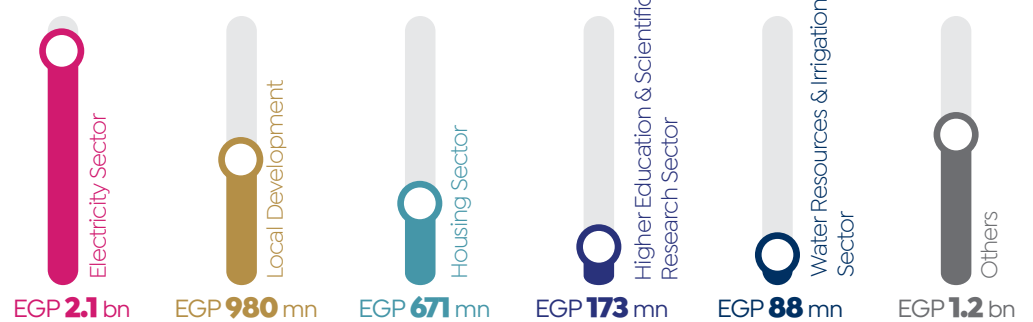


EGP **6 bn**
TOTAL INVESTMENTS



175
NO. OF PROJECTS

INVESTMENTS BREAKDOWN



BEHEIRA GOVERNORATE

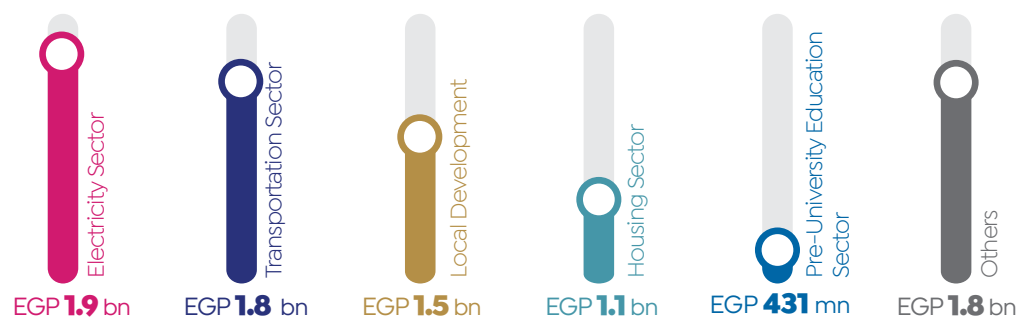


EGP **8.6 bn**
TOTAL INVESTMENTS



439
NO. OF PROJECTS

INVESTMENTS BREAKDOWN



GHARBIA GOVERNORATE

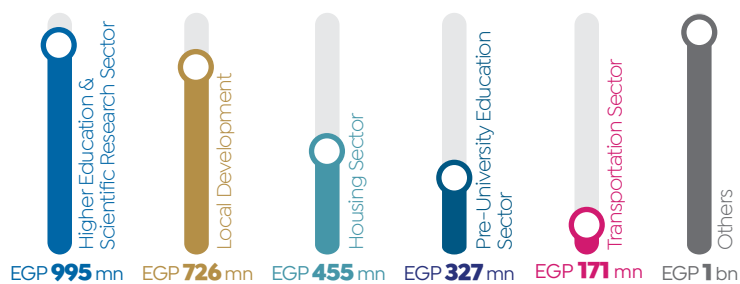


TOTAL INVESTMENTS
EGP **3.6 bn**



NO. OF PROJECTS
361

INVESTMENTS BREAKDOWN



PORT SAID GOVERNORATE

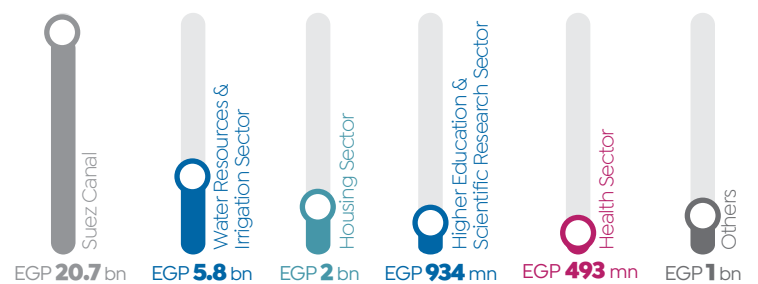


TOTAL INVESTMENTS
EGP **31 bn**



NO. OF PROJECTS
192

INVESTMENTS BREAKDOWN



Source: Cabinet & MPED