

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. Overlaid on this are several diagonal, semi-transparent geometric shapes in shades of purple and blue, creating a modern, abstract design.

REAL ESTATE

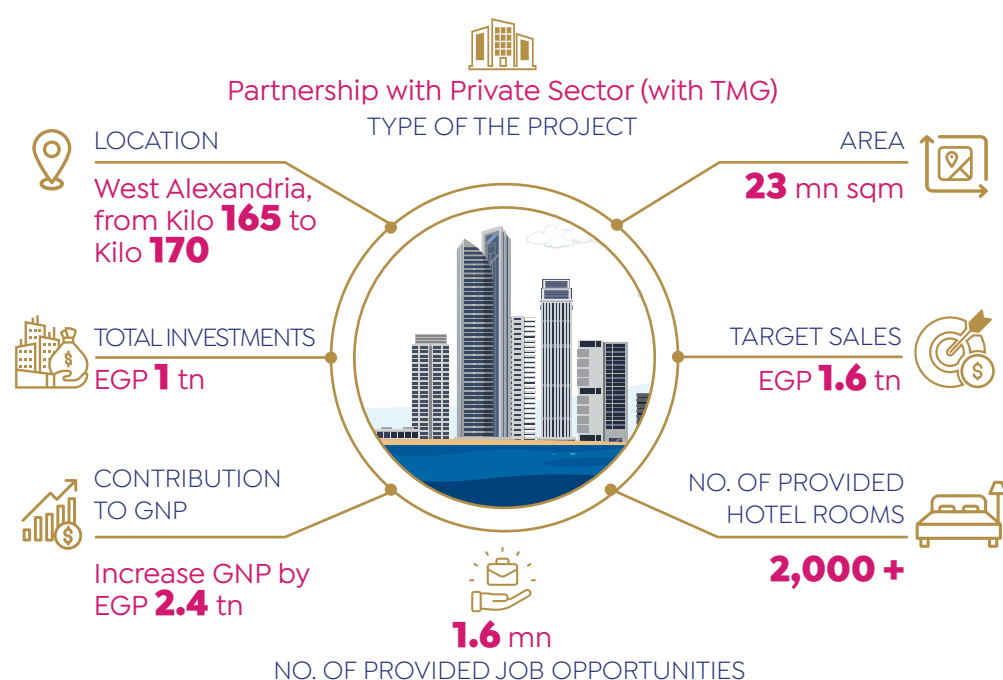
MARKET
UPDATES

01

Updates 2024

REAL ESTATE MARKET

SOUTH MED



DEVELOPMENT OF RED SEA GOVERNORATE

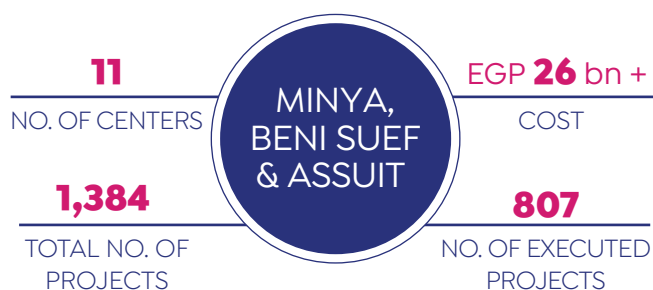


CENTRAL AGENCY FOR RECONSTRUCTION'S ACHIEVEMENTS

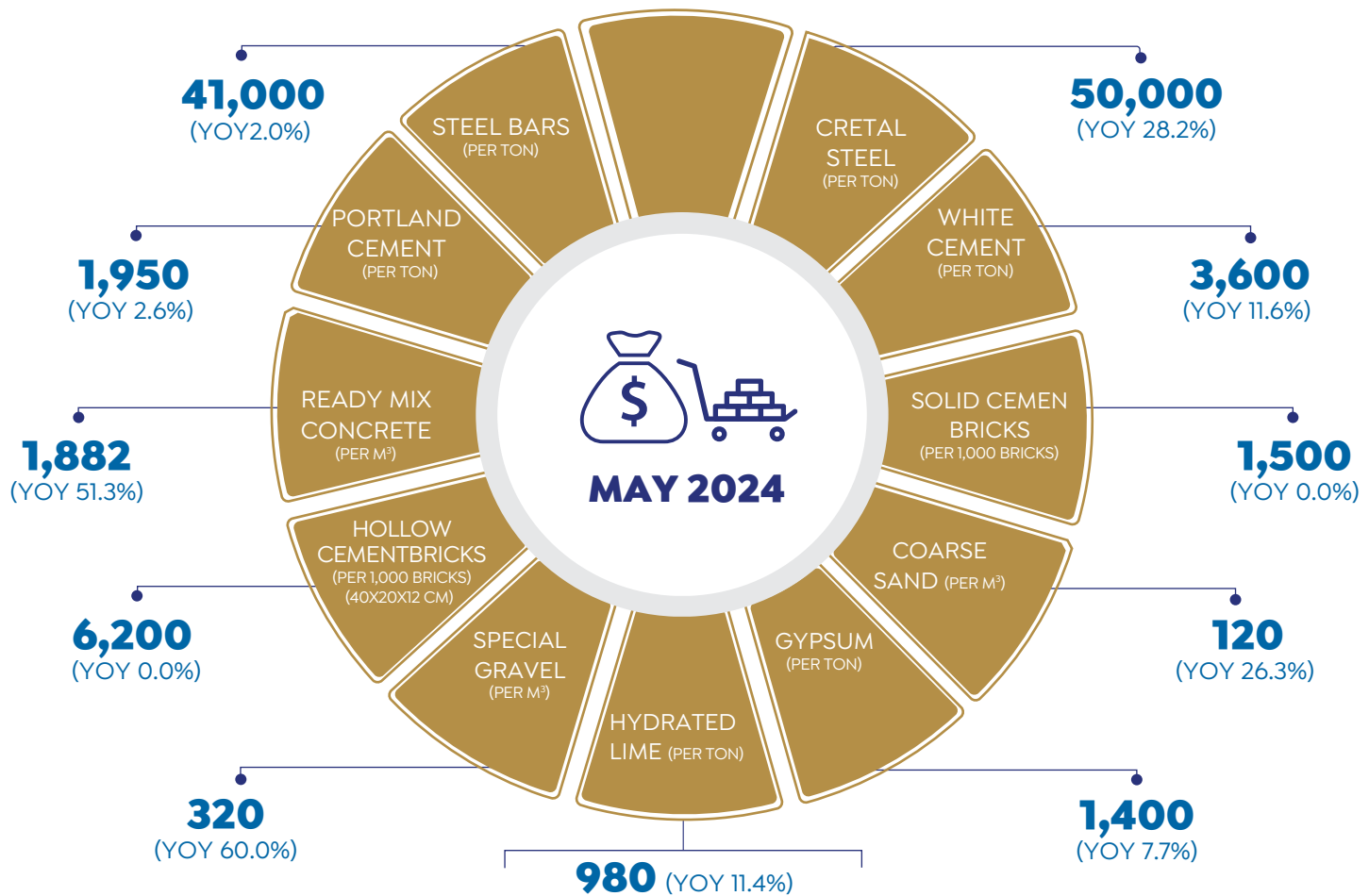


HAYAH KARIMA INITIATIVE

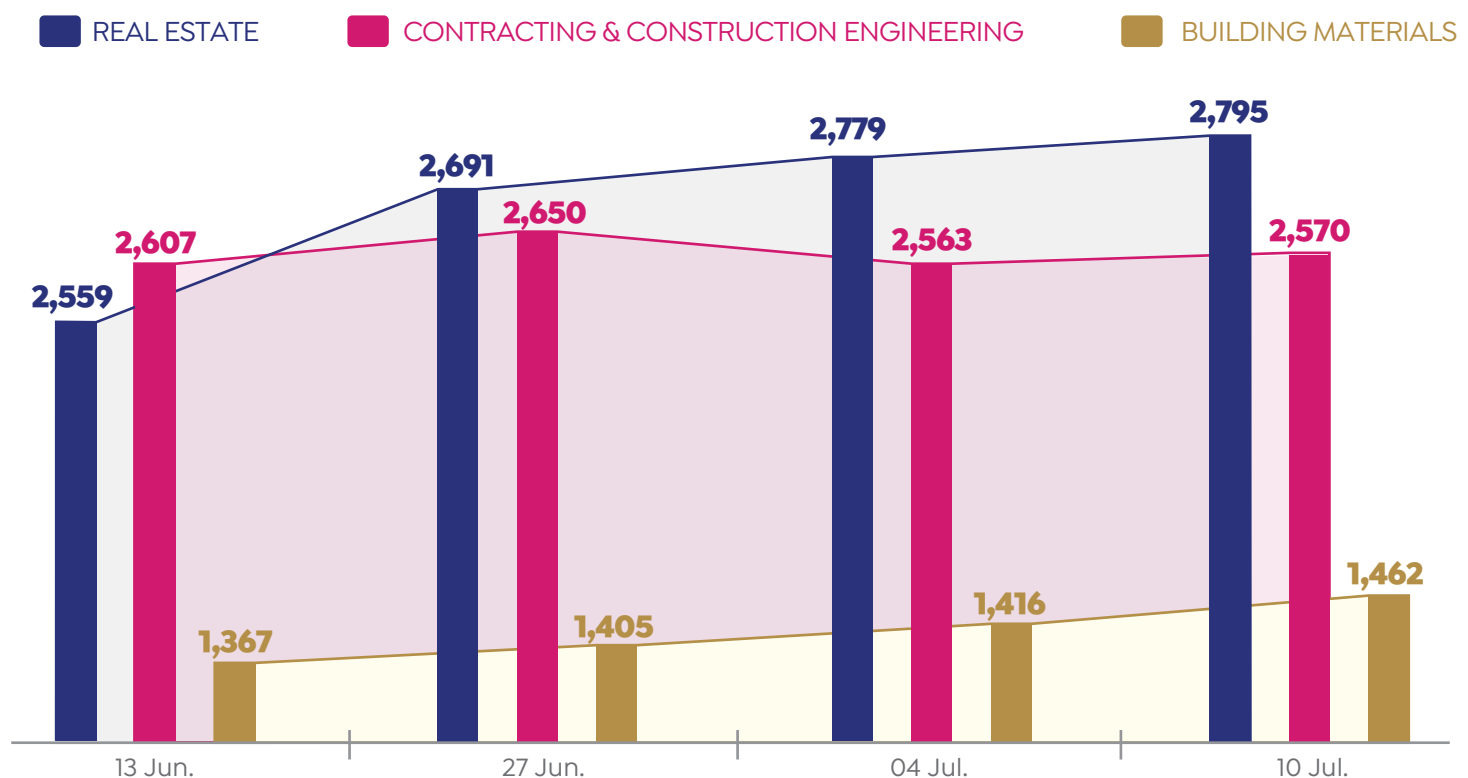
GOVERNORATES



PRICES OF CONSTRUCTION MATERIALS (EGP)



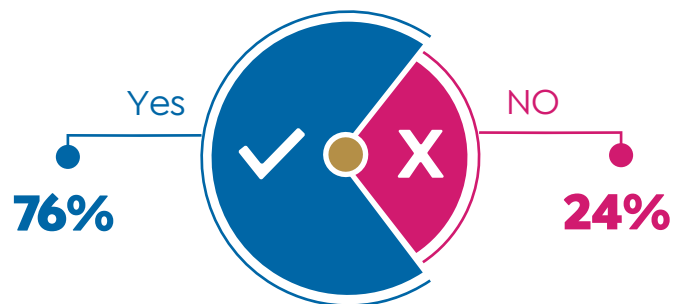
PERFORMANCE OF REAL ESTATE, CONSTRUCTION & BUILDING MATERIALS' INDICES IN EGX



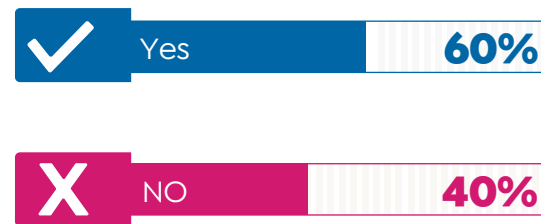
Source: MHUC & EGX

MONTHLY SURVEY (PURCHASING POWER)

DESIRE TO PURCHASE



ABILITY TO PURCHASE



MOST SUITABLE PAYMENT METHODS



OPTIMUM PAYMENT PLANS (YRS)



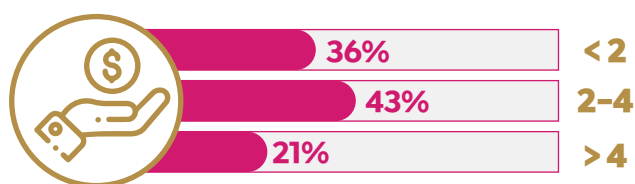
HIGH-DEMAND UNIT TYPES



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



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

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

ROCK WHITE

Developer: El Batal Developments

New Heliopolis City
LOCATION25.52 Acres
AREAEGP 6 bn
INVESTMENTS

SUPPLY VOLUME

Dec. 2028
DELIVERY DATENo. 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
LOCATIONEGP 8 bn
ACHIEVED SALES206 Acres
AREAEGP 40 bn+
INVESTMENTS350,000 sqm
BUA

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

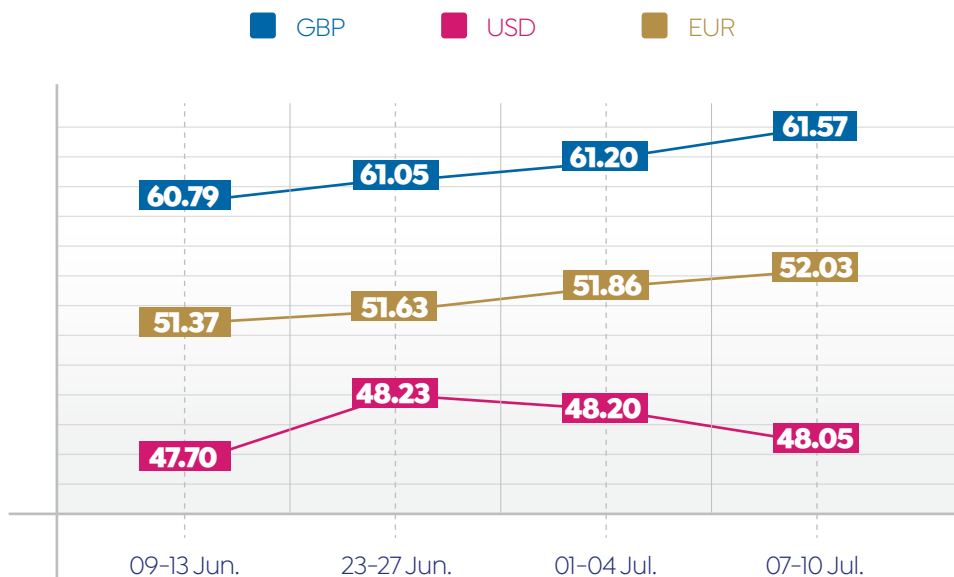
04

Updates 2024

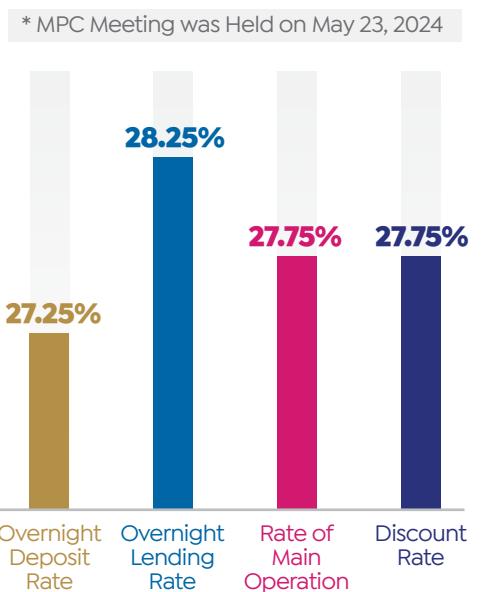
ECONOMIC SNAPSHOT



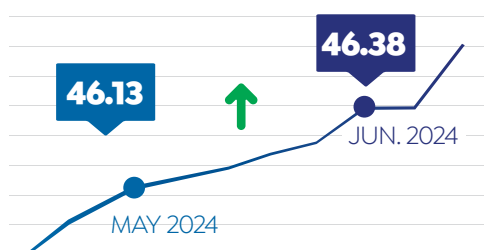
EXCHANGE RATES



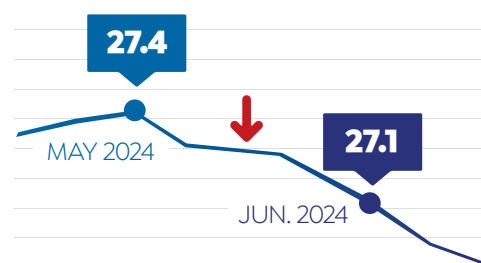
INTEREST RATES



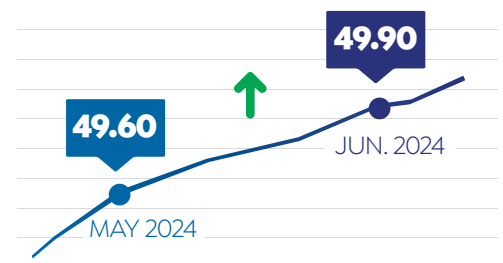
NET INTERNATIONAL RESERVES (USD BN)



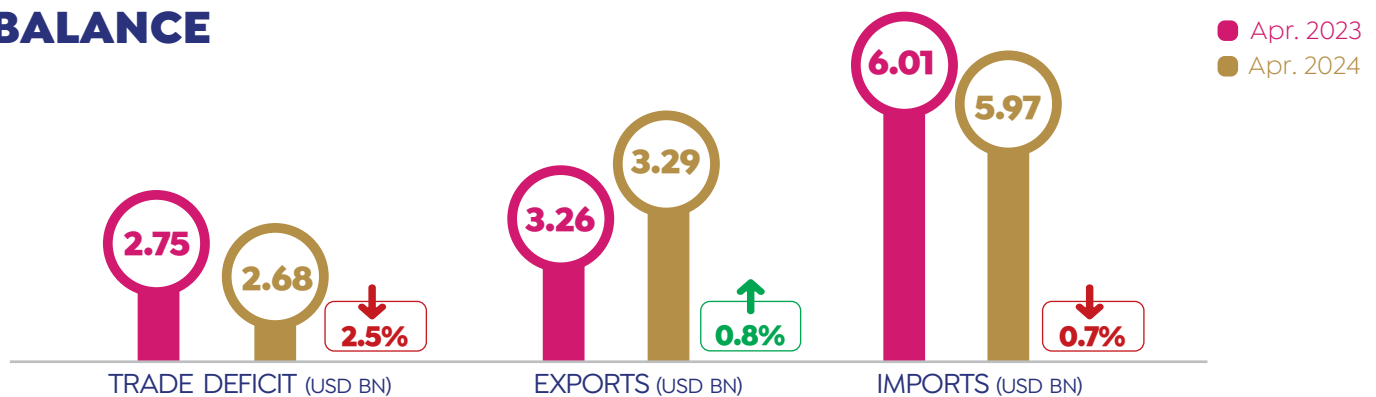
ANNUAL HEADLINE INFLATION RATE (%)



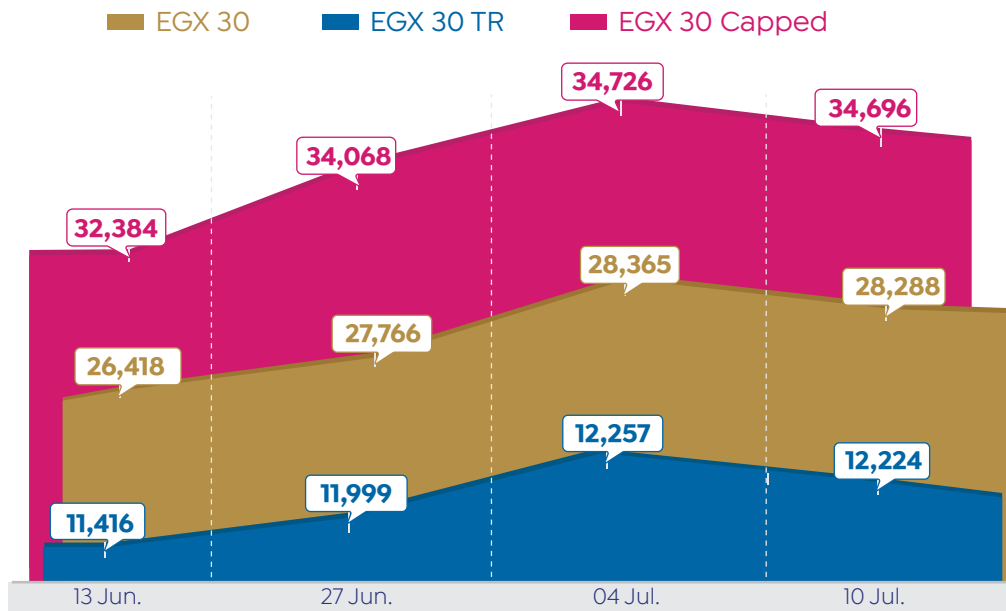
PURCHASING MANAGERS' INDEX (PMI)



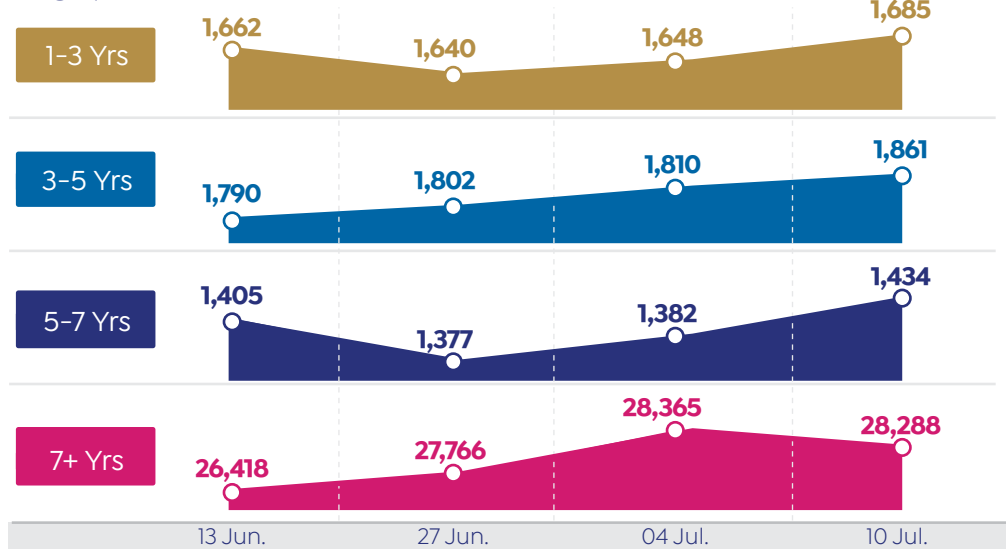
TRADE BALANCE



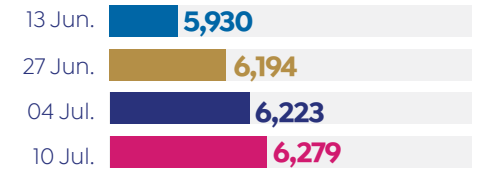
EGX INDICATORS



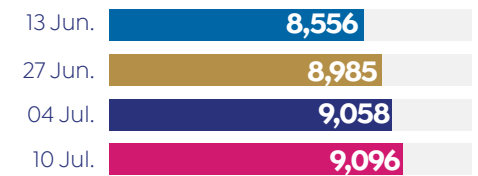
T-BOND



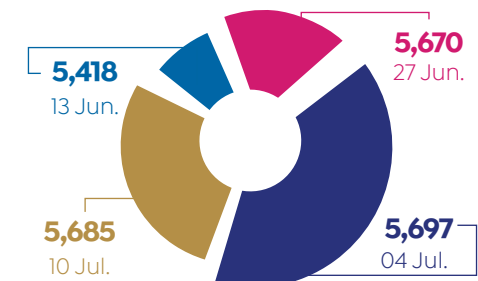
EGX 70 EWI



EGX 100 EWI



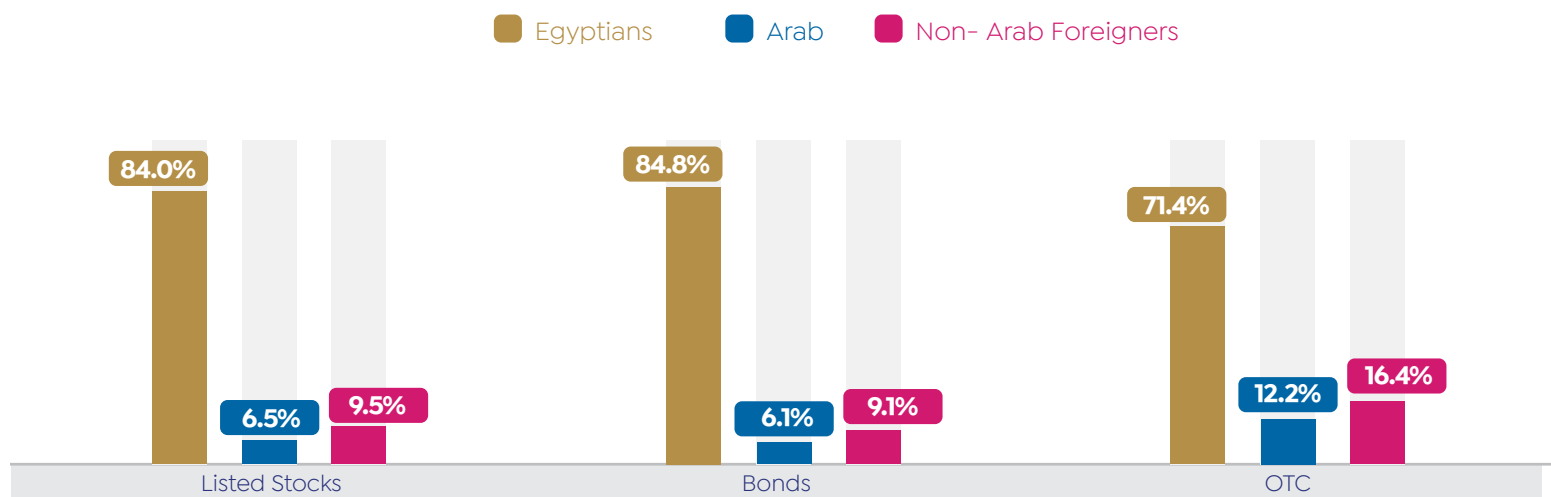
SP/EGX ESG



TAMAYUZ



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



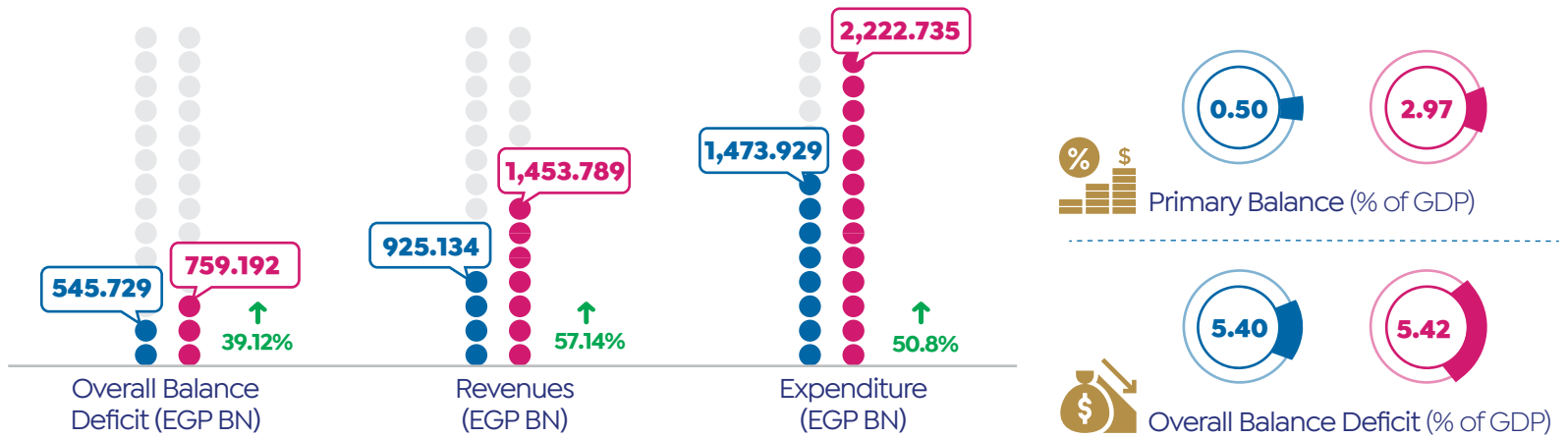
* Total Buy + Sell

Source: EGX

FISCAL SECTOR PERFORMANCE

Jul.-Mar. (FY 2022/23)

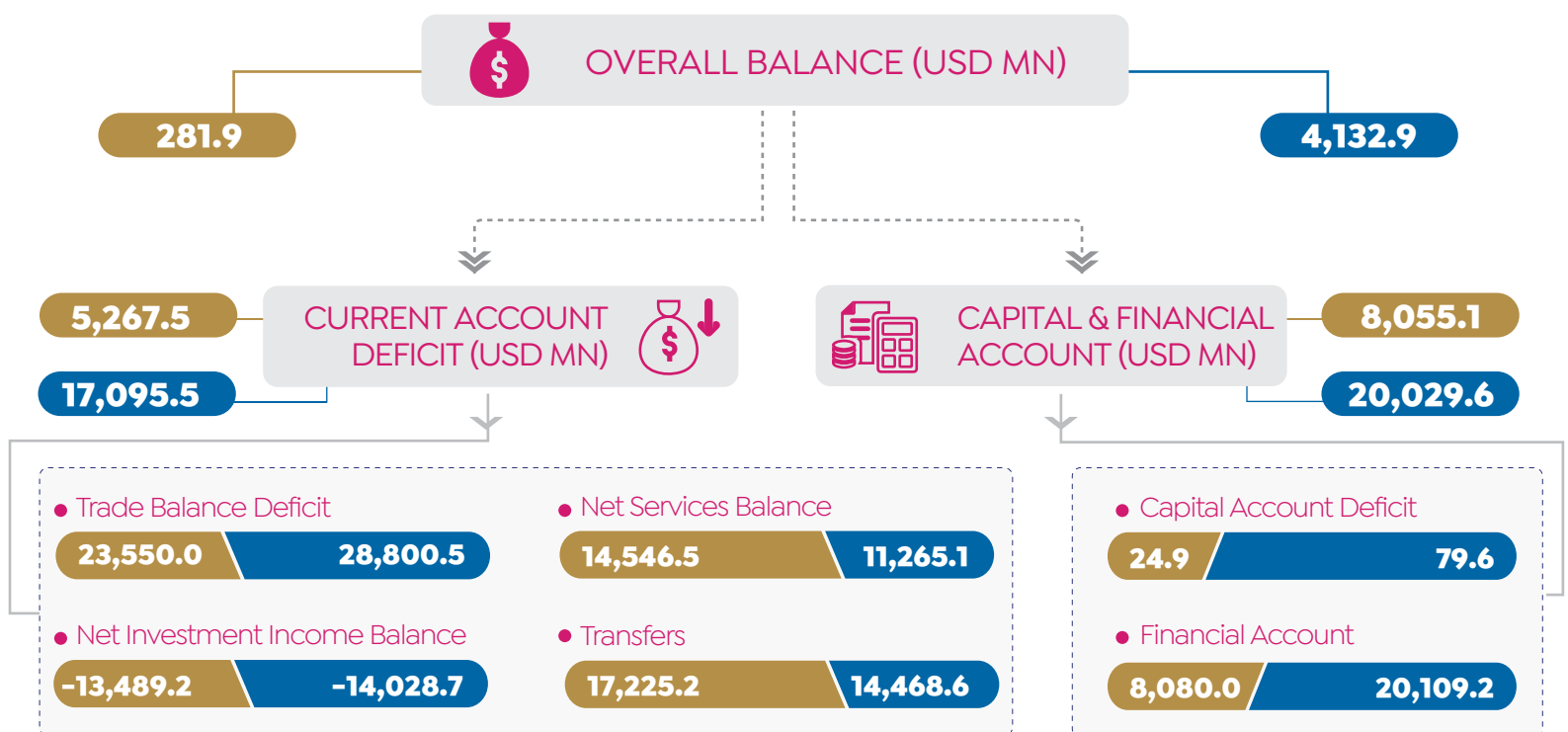
Jul.-Mar. (FY 2023/24)



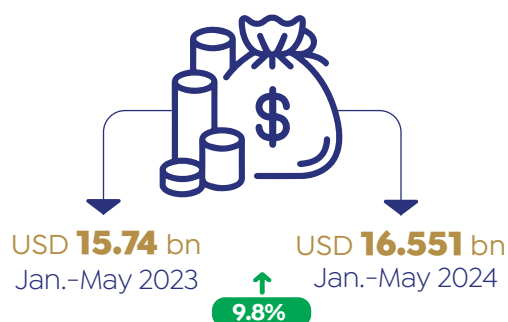
BALANCE OF PAYMENTS PERFORMANCE (JUL.-MAR. 2023/24)

Jul.-Mar. 2022/23

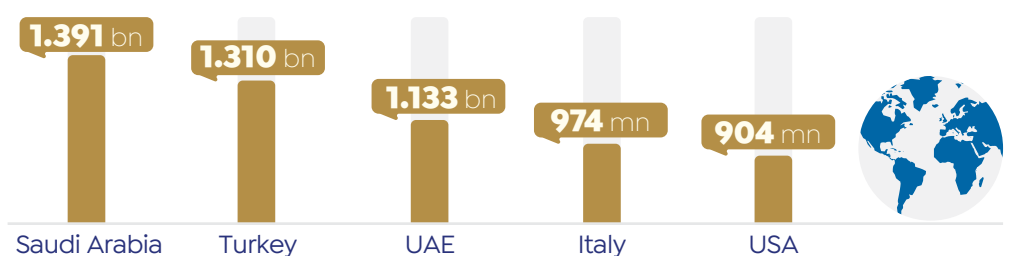
Jul.-Mar. 2023/24



MERCHANDISE EXPORTS



TOP 5 IMPORTERS FROM EGYPT (USD)



TOP 5 SECTORS OF NON-OIL EXPORTS



CITIZEN INVESTMENT PLAN (2023/24)

ASWAN GOVERNORATE

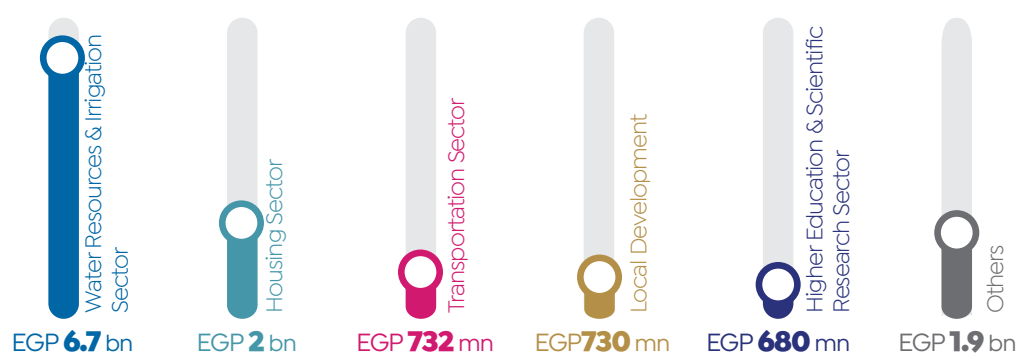


EGP **12.8** bn
TOTAL INVESTMENTS



303
NO. OF PROJECTS

INVESTMENTS BREAKDOWN



MONUFIA GOVERNORATE

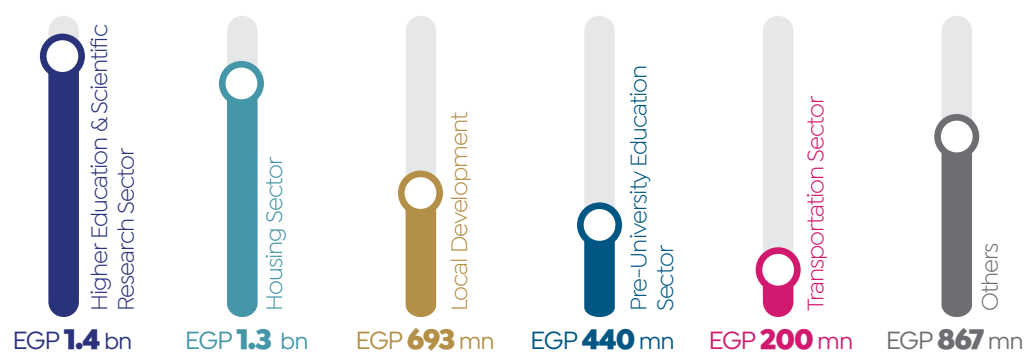


EGP **4.9** bn
TOTAL INVESTMENTS



311
NO. OF PROJECTS

INVESTMENTS BREAKDOWN



MATRUH GOVERNORATE

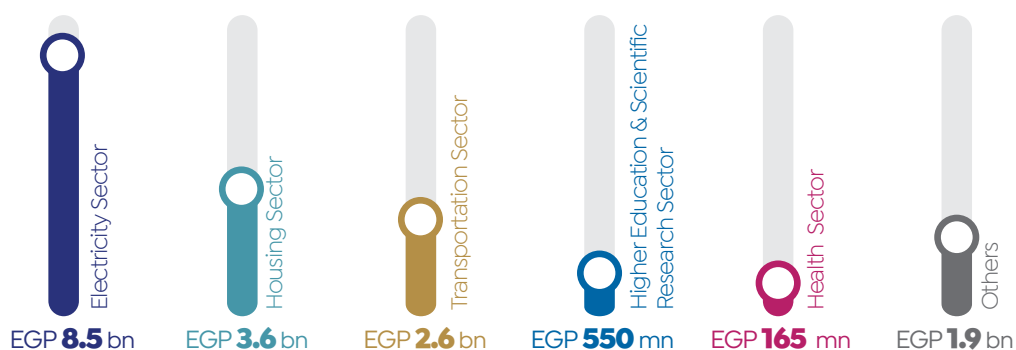


EGP **17.3** bn
TOTAL INVESTMENTS



216
NO. OF PROJECTS

INVESTMENTS BREAKDOWN



KAFR EL-SHEIKH GOVERNORATE



EGP **4 bn**
TOTAL INVESTMENTS



323
NO. OF PROJECTS

INVESTMENTS BREAKDOWN



RED SEA GOVERNORATE

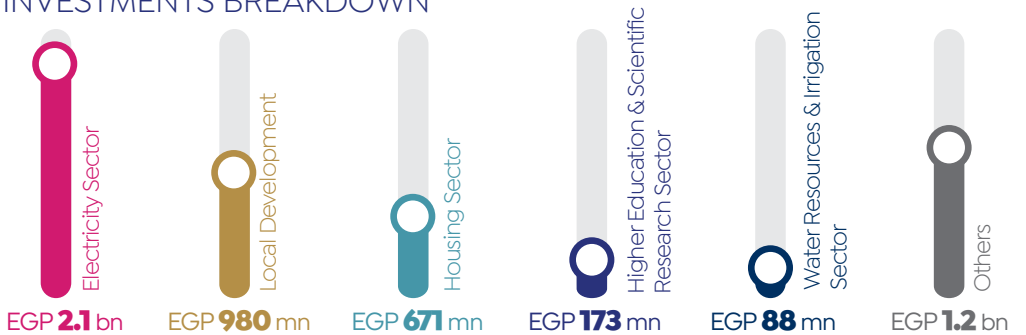


EGP **6 bn**
TOTAL INVESTMENTS



175
NO. OF PROJECTS

INVESTMENTS BREAKDOWN



BEHEIRA GOVERNORATE

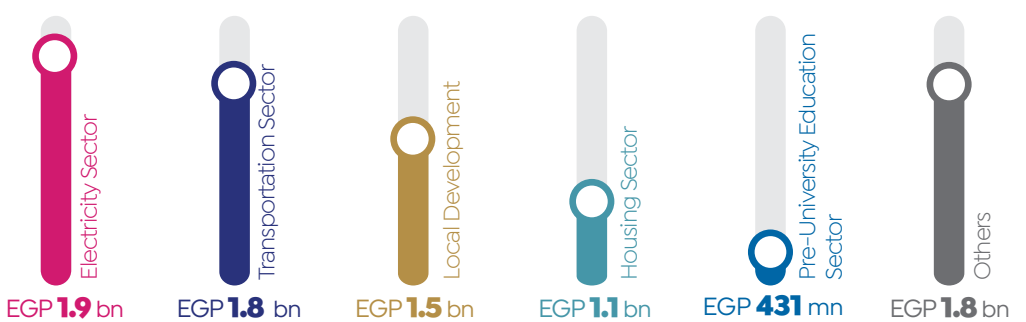


EGP **8.6 bn**
TOTAL INVESTMENTS



439
NO. OF PROJECTS

INVESTMENTS BREAKDOWN



GHARBIA GOVERNORATE

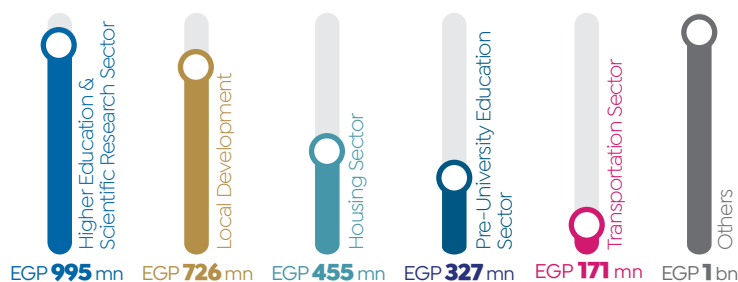


TOTAL INVESTMENTS
EGP **3.6 bn**



NO. OF PROJECTS
361

INVESTMENTS BREAKDOWN



PORT SAID GOVERNORATE



TOTAL INVESTMENTS
EGP **31 bn**



NO. OF PROJECTS
192

INVESTMENTS BREAKDOWN

