

MARKET WATCH

11 FEB. - 08 APR.

BY: Yassen Mahmoud

2024
APR. & MAY

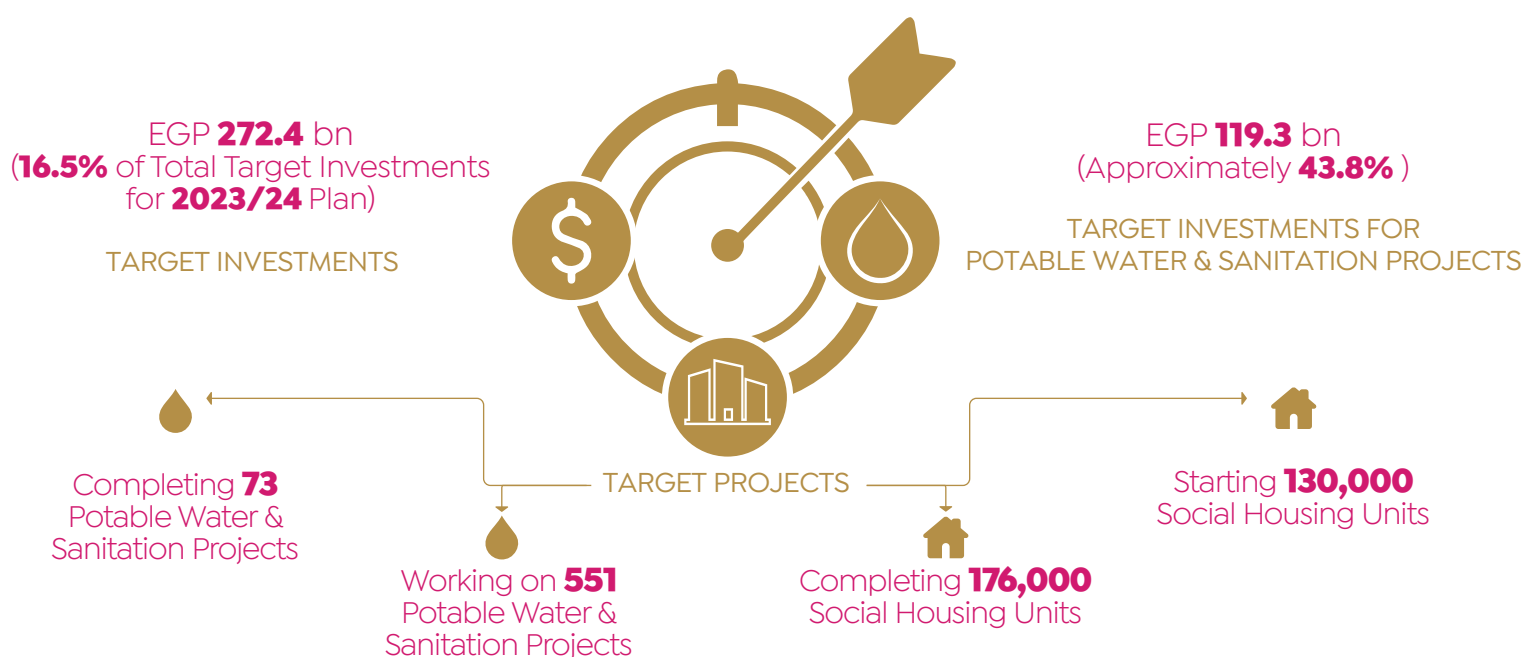


REAL ESTATE

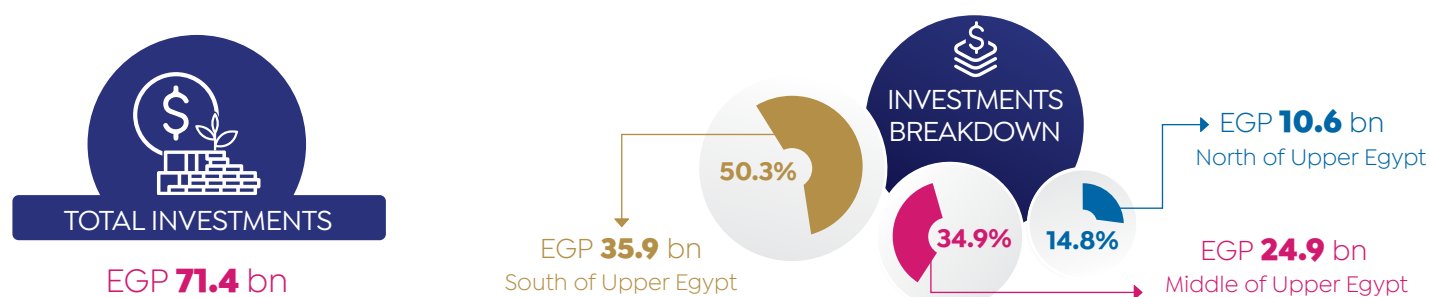
MARKET
UPDATES

01 Updates 2024 REAL ESTATE MARKET

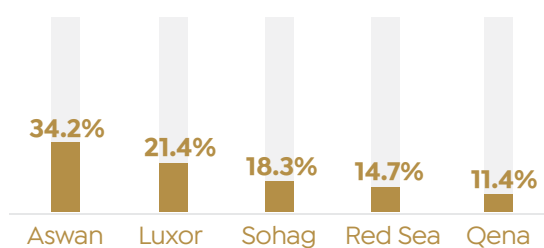
URBAN DEVELOPMENT TARGETS FOR FY 2023/24



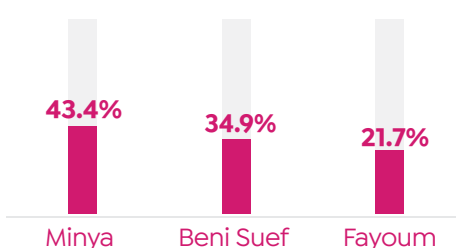
GOVERNMENT INVESTMENTS FOR UPPER EGYPT'S DEVELOPMENT IN FY2023/24



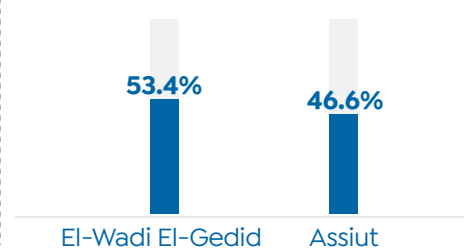
Breakdown of South of Upper Egypt's Investments (Governorates)



Breakdown of North of Upper Egypt's Investments (Governorates)



Breakdown of Middle of Upper Egypt's Investments (Governorates)



NUCA'S ACHIEVEMENTS



1979 - Jun. 2023
Time Period



EGP 500 bn
Total Investments



1.33 mn
Total No. of Housing Units



4,102
Total No. of Service Buildings



Investments Breakdown

EGP **241** bn for Infrastructure
EGP **152** bn for Housing
EGP **107** bn for Services, Agriculture & Others



Housing Units Breakdown

376,000 from 1979 till Jun. 2014
1,008 mn from Jul. 2014 till Jun. 2023



Service Buildings Breakdown

1,449 from 1979 till Jun. 2014
2,653 from Jul. 2014 till Jun. 2023



24 (Capacity:
4.75 mn m³/ Day)
No. of Executed Water Purification
Plants



7 (Capacity:
352,000 m³/ Day)
No. of Executed Seawater Desalination
Plants



30 (Capacity:
1.885 mn m³/ Day)
No. of Executed Sewage Treatment
Plants

NUCA'S PERFORMANCE DURING 2023



Allocated Plots Upon Request

No. of Plots: **1,115**
Location: **38** New Cities
Area: **5,961.26** Acres



58
No. of Allocated Buildings



14,515
No. of Allocated Housing Units



977
No. of Allocated Units for
Different Activities

ALTERNATIVE HOUSING FOR SLUMS' PROJECTS

ZOHOUR 15 MAY



No. of Housing Buildings **42**



No. of Housing Units **1,008**



Service Facilities Primary School
Commercial Mall
Medical Unit - Nursery



RAWDAT EL-BOUR



No. of Housing Buildings **134**



No. of Housing Units **4,171**



No. of Commercial Units **426**



No. of Administrative Units **475**

DEVELOPMENT OF NAZLT EL-SMAN



Location **October Gardens**



No. of Housing Buildings **104**



No. of Housing Units **2,432**

TOURISM DEVELOPMENT AUTHORITY PERFORMANCE

EGP **1.467** bn
Total Revenues During
H1 **2023/24**

103,500
No. of Executed
Hotel Rooms

103,000
No. of Executed Tourist
Housing Units

91,000
No. of Underway Hotel Rooms & Tourist Housing Units

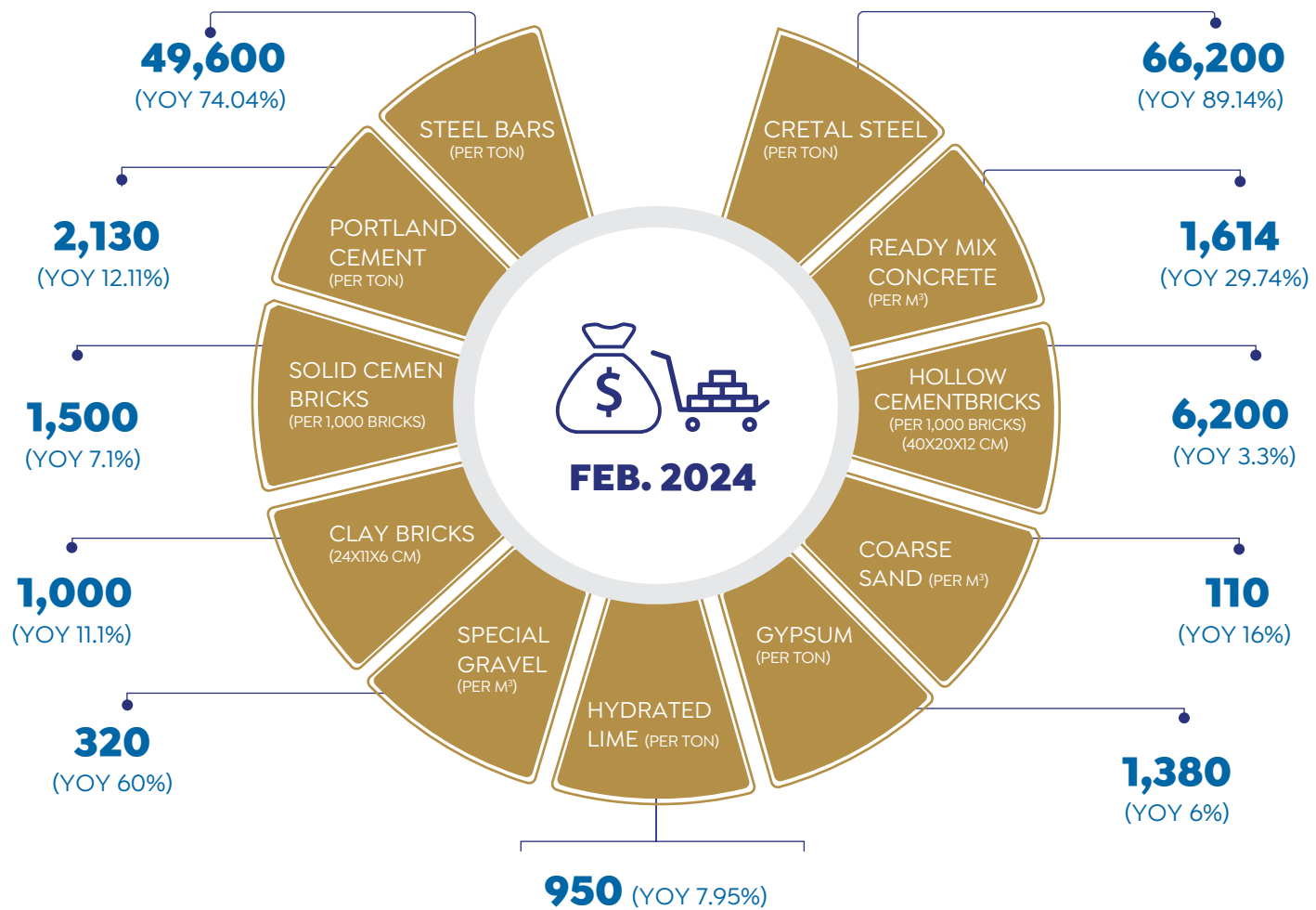
EGP **1.73** bn
Total Revenues



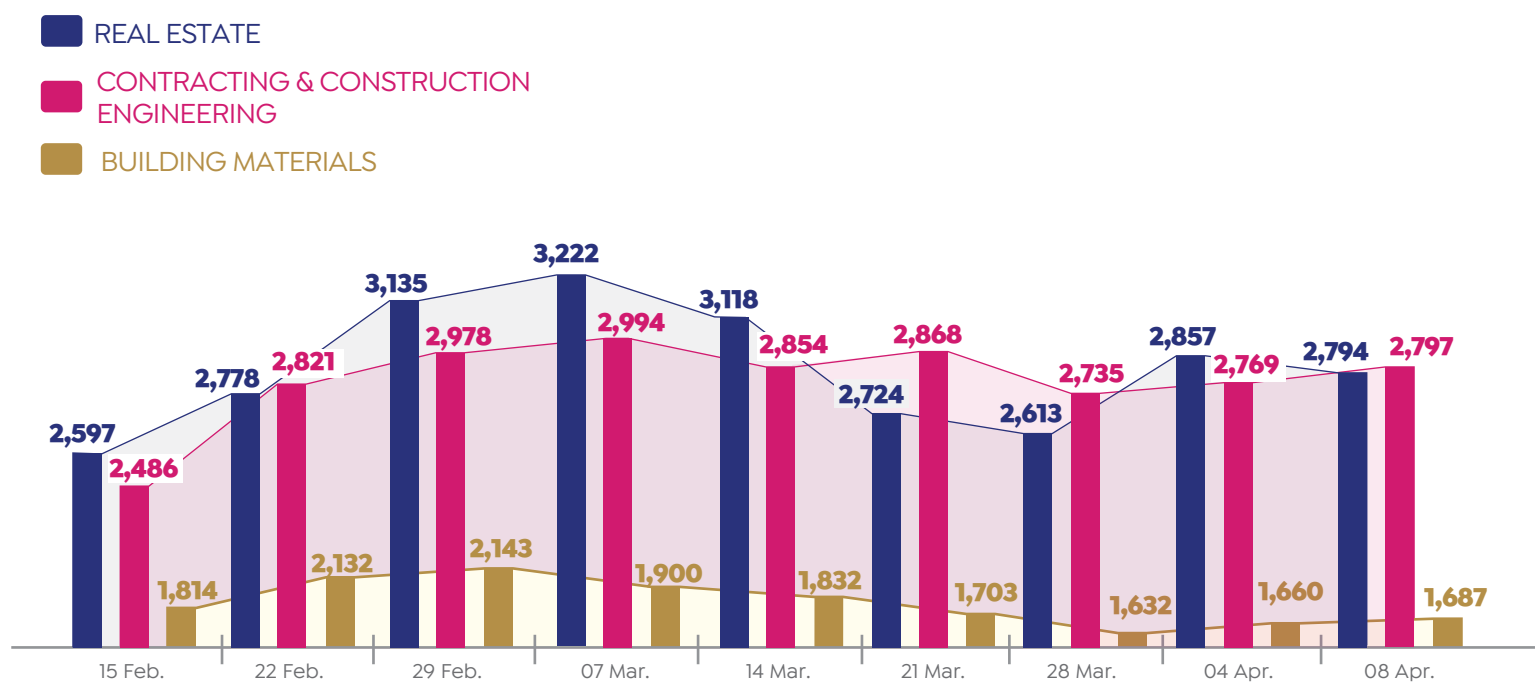
EGP **1.13** bn
Net Profit

18%
Growth Rate

PRICES OF CONSTRUCTION MATERIALS (EGP)



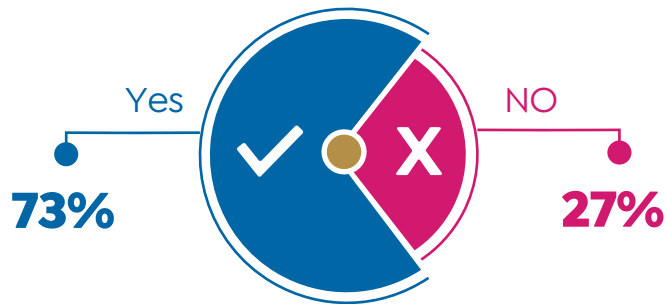
PERFORMANCE OF REAL ESTATE, CONSTRUCTION & BUILDING MATERIALS' INDICES IN EGX



Source: MHUC & EGX

MONTHLY SURVEY (PURCHASING POWER)

DESIRE TO PURCHASE



ABILITY TO PURCHASE



MOST SUITABLE PAYMENT METHODS



OPTIMUM PAYMENT PLANS (YRS)



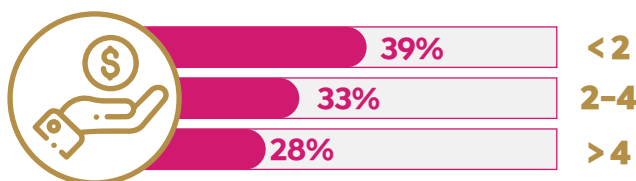
HIGH-DEMAND UNIT TYPES



HIGH-DEMAND RESIDENTIAL UNIT TYPES



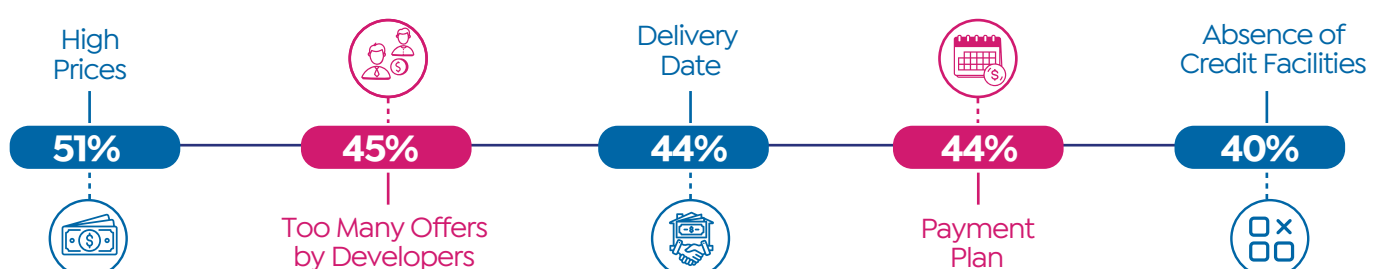
PREFERRED PRICES (MN)



EXPECTED FUTURE PRICES



OBSTACLES FACING POTENTIAL BUYERS



Source: Invest-Gate R&A



NEW CITIES

UPDATE

02 NEW CITIES

Updates 2024



PLOTS ALLOCATION

**61**

NO. OF ALLOCATED LANDS

**18 New Cities**

LOCATION



SUPPLY VOLUME

Mixed Urban
High Institute
Churches
Commercial &
Administrative Activities



Integrated Urban
Schools
Social Club
Hotel & Housing
Activities



Medical Activities
Entertainment
Industrial Activities
Others

► PLOTS BREAKDOWN (CITIES & NO.OF PLOTS)

17

New Cairo City

1

New Sphinx

1

Sheikh Zayed City

2

New Thebes

3

6th of October City

3

New Minya City

2

Shrouk City

1

New Borg El-Arab

9

New Damietta City

1

New Assuit

215th of May City**1**

Badr City

4

Obour City

1

Sadat City

1

October Gardens

2

New October City

1

New Suez

910th of Ramadan City

BADR CITY

ZAHRAT EL-ASSIMA PROJECT

**3**

NO. OF PHASES

**1**

STATUS OF PHASE I

No. of Housing Units: **9,024**
No. of Allocated Units: **8,743**
No. of Delivered Units: **8,181**

**2**

STATUS OF PHASE II

No. of Executed Units: **4,704**

**3**

STATUS OF PHASE III

No. of Underway Units: **7,080**
Completion Rate: **70%+**

DISTINGUISHED SOCIAL HOUSING

**44**

NO. OF HOUSING BUILDINGS

EGP **516** mn INVESTMENTS**1,056**

NO. OF HOUSING UNITS

**51%**

COMPLETION RATE

**2024**

COMPLETION DATE

THIRD HOUSING NEIGHBORHOOD (R3)

**1,016** Acres

AREA

**24,000**

NO. OF HOUSING UNITS

**4,000**

NO. OF ALLOCATED UNITS

NEW ADMINISTRATIVE CAPITAL (NAC)

NEW GARDEN CITY (R5)



885 Acres
AREA



385
NO. OF HOUSING
BUILDINGS



21,494
NO. OF HOUSING UNITS



513
NO. OF COMMERCIAL
UNITS



456
NO. OF VILLAS



COMPLETION RATE
Excavation & Concrete Works: **100%**
Finishing Work: **66%**

CENTRAL BUSINESS DISTRICT (CBD)



20
TOTAL NO. OF TOWERS

► CRESCENT TOWERS



4
NO. OF TOWERS



64 m
HEIGHT

► MIXED-USE TOWERS



10
NO. OF TOWERS



806,000 sqm
AREA



80 - 175 m
HEIGHT

► HOUSING TOWERS



5
NO. OF TOWERS



1,700
NO. OF HOUSING UNITS



102,000 sqm
AREA



152 - 200 m
HEIGHT

► ICONIC TOWER



266,000 sqm
AREA



400 m
HEIGHT



NO. OF FLOORS

40 Floors for Offices

10 Floors for Hotel Apartments (**52** Apartments)

30 Floors for Hotel (**183** Rooms)

EL-WADI EL-GEDID

DORAT EL-WADI PROJECT



50 Acres
AREA



26
NO. OF HOUSING BUILDINGS



520
NO. OF HOUSING UNITS



110 sqm
UNITS AREA



52
NO. OF ADMINISTRATIVE UNITS



104
NO. OF COMMERCIAL UNITS



363
NO. OF DELIVERED UNITS

NEW ALAMEIN CITY

DOWNTOWN PROJECTS



5
NO. OF HOUSING TOWERS



Concrete Structure is Completed for **4** Towers
CURRENT STATUS

► ICONIC TOWER



465,000 sqm
AREA



250 m
HEIGHT



68
NO. OF FLOORS

► OTHER 4 TOWERS



320,000 sqm
AREA



200 m for each Tower
HEIGHT



56 for each Tower
NO. OF FLOORS

CAPITAL GARDENS

HOUSING FOR ALL EGYPTIANS INITIATIVE FOR LOW INCOME



92,322
TOTAL NO. OF HOUSING
UNITS



29,496
NO. OF EXECUTED HOUSING
UNITS



62,826
NO. OF UNDERWAY HOUSING
UNITS



20,412 +
NO. OF ALLOCATED UNITS



14,277 +
NO. OF DELIVERED UNITS

NEW OCTOBER CITY

WEST AIRPORT AREA



3,000 Acres
AREA



3
NO. OF SECTORS



90,000 (Cost: EGP **50** bn)
NO. OF HOUSING UNITS



16,000
NO. OF EXECUTED HOUSING
UNITS



5,000
NO. OF DELIVERED HOUSING
UNITS




25 (Cost: EGP **700** mn)
NO. OF SERVICE BUILDINGS




OBOUR CITY

RAWDAT EL-OBOUR

 **134**
NO. OF HOUSING BUILDINGS

 **95 – 120** sqm
UNITS AREA

 **SUPPLY VOLUME**
Primary School
Medical Center
Bakeries

 Nursery
 Mosque
 Others

NEW SUEZ CITY

HOUSING FOR ALL EGYPTIANS INITIATIVE

 **2,064**
NO. OF HOUSING UNITS

 **COMPLETION RATE**
Buildings: **78%+**
Water Projects: **55%+**
Sanitation Projects: **83%**
Road Projects: **80%**

 Commercial Market: **97%**
 Nursery: **34%**
 Primary School: **45%**
 Irrigation Network: **35%**

SHEIKH ZAYED CITY

JANNA 2

 **2,664**
TOTAL NO. OF HOUSING UNITS

► PHASE I

 **1,248**
NO. OF HOUSING UNITS

 **60%+**
DELIVERY RATE

► PHASE II

 **47**
NO. OF HOUSING BUILDINGS

 **1,128**
NO. OF HOUSING UNITS

NEW QENA

HOUSING FOR ALL EGYPTIANS INITIATIVE

► SITE OF 23 BUILDINGS

 **552**
NO. OF HOUSING UNITS

 **90** sqm
UNITS AREA

 **93%**
COMPLETION RATE

► SITE OF 5 BUILDINGS

 **180**
NO. OF HOUSING UNITS

 **75** sqm
UNITS AREA

 **74%**
COMPLETION RATE



PRIVATE REAL ESTATE PROJECTS

UPDATE



Updates 2024



PRIVATE REAL ESTATE PROJECTS



NEW RESIDENTIAL PROJECTS / 4 PROJECTS

ELORA

Developer: Arabia Developments



New Sheikh Zayed City
LOCATION



228 Acres
AREA



3,600
NO. OF RESIDENTIAL UNITS



EGP **20 bn**
INVESTMENTS

NEW PROJECT (NAME N/A)

Developer: Gulf Development



New Sheikh Zayed City
LOCATION



255 - 365 sqm
UNITS AREA



60
NO. OF VILLAS

CITY OVAL

Developer: Master Group



R8, NAC
LOCATION



30 Acres
AREA



EGP **4 bn +**
INVESTMENTS

THE CREST

Developer: IL Cazar Developments



New Cairo
LOCATION



158 Acres
AREA



EGP **30 bn**
INVESTMENTS



EGP **60 bn**
TARGET SALES



3
NO. OF PHASES



2027
DELIVERY DATE



Villas, Townhouses, Quadro,
Duplexes & Apartments
UNIT TYPES



NEW COMMERCIAL PROJECTS / 1 PROJECT

MEGA MALL

Developer: Gulf Development



Badr City
LOCATION



25,000 sqm
AREA



EGP 5.2 bn
INVESTMENTS



3
NO. OF PHASES



Ground & 2 Floors
SUPPLY VOLUME



NEW MIXED-USE PROJECTS / 7 PROJECTS

MARAYA PLAZA

Developer: Enwan Developments



5th Settlement, New Cairo
LOCATION



2,000 sqm
AREA



EGP 1 bn
INVESTMENTS



SUPPLY VOLUME

Commercial, Administrative & Medical Units

2 Underground, Ground & **6** Floors

JAZEBEYA

Developer: Upwyde Developments



6th of October City
LOCATION



40 Acres
AREA



EGP 30 bn +
INVESTMENTS



Residential, Commercial & Administrative
UNIT TYPES



SUPPLY VOLUME OF
PHASE I
No. of Residential
Units: **835**

No. of Commercial
Units: **870**

Residential Units
Area: **49 - 280** sqm

Commercial Units
Area: **50 - 60** sqm



2027
DELIVERY DATE

C YARD MALL

Developer: Concrete Developments



5th Settlement, New Cairo
LOCATION



2,000 sqm
AREA



SUPPLY VOLUME

Commercial, Administrative & Medical Units

Ground & 3 Floors

1st Floor for Commercial
Units

2nd Floor for Administrative Units

3rd Floor for Medical Units

THE BIG BUSINESS DISTRICT

Developer: *Roya Developments*5th Settlement, New Cairo
LOCATION38,184 sqm
AREA90,500 sqm
BUAEGP 60 bn
TARGET SALESCommercial, Administrative, Medical & Hotel Units
SUPPLY VOLUME

HOLM RESIDENCE NEW CAIRO

Developer: *MANAJ Developments*New Cairo
LOCATION34,000 sqm
AREAEGP 5 bn
INVESTMENTSResidential, Commercial
& Hotel Units
SUPPLY VOLUME

RUBIX

Developer: *Urban Edge Developments*New Cairo
LOCATION3,000 sqm
AREAEGP 1 bn
TARGET SALESSUPPLY VOLUME
Commercial & Administrative
Units
Ground & 3 Floors

KATAMEYA BUSINESS COMPLEX

Developer: *Treskon Development*New Cairo
LOCATION10,000 sqm
AREAEGP 3 bn
INVESTMENTSSUPPLY VOLUME
Commercial &
Administrative Units2 Underground, Ground
& 3 FloorsAdministrative Units
Area: 10 – 850 sqm

PROJECTS UNDERWAY / 21 PROJECTS

LAZULI

Developer: *REKAZ Development*Hurghada City, Red Sea
LOCATION40,000 sqm
AREAApartments, Townhouses
& Studios
UNIT TYPES

SPACE COMMERCIAL COMPLEX

Developer: Gates Developments



BN

Developer: El Nahal Developments



SHADES

Developer: ASALDI Properties



LA VERDE NEW CAPITAL

Developer: La Verde Developments



AVELIN

Developer: Times Developments



ALIVA

Developer: Mountain View



ARMONIA

Developer: The Land Developers



▶ ASPIRE PHASE



MERCURY MALL

Developer: Contact Developments

NAC
LOCATIONEGP **600** mn
TARGET SALES**40%**
COMPLETION RATE**2,800** sqm
AREASUPPLY VOLUME
Administrative & Commercial
Units**10** Floors

SECTOR

Developer: MODAD Properties

NAC
LOCATIONEGP **600** mn
INVESTMENTS**110,000** sqm
AREA**1,000 +**
NO. OF UNITS

CAIRO MALL

Developer: Contact Developments

**7,500** sqm
AREAEGP **1.8** bn
TARGET SALESEGP **800** mn
INVESTMENTS**30%**
COMPLETION RATE

LEGACY

Developer: JUST Development

Downtown, NAC
LOCATION**3,000** sqm
AREA**900** sqm
FLOOR AREASUPPLY VOLUME
Commercial, Administrative
& Medical UnitsGround & **10** FloorsGround & **1st** Floor for
Commercial Units**2nd** & From **7th** to **10th** Floors
for Administrative UnitsFrom **3rd** to **6th** Floors for
Medical Units

GREEN AVENUE

Developer: EBNY Developments

New Sohag
LOCATION**20** Acres
AREA**2024**
DELIVERY DATE

QUAN TOWER

Developer: Contact Developments

NAC
LOCATIONEGP **2** bn
TARGET SALESSUPPLY VOLUME
Commercial, Medical
& Administrative UnitsGround & **25** Floors**20%**
COMPLETION RATE

ASAYLA COMPOUND

Developer: Mabany Edris

New Assiut City
LOCATION**130,000** sqm
AREA**133**
NO. OF VILLASAll Villas Sold out
CURRENT STATUS

THE HARMONY BUSINESS COMPLEX

Developer: Retal Developments

Downtown, NAC
LOCATION**2,704** sqm
AREASep. **2026**
DELIVERY DATEAdministrative &
Commercial Units
SUPPLY VOLUME

SEAZEN

Developer: Al Qamzi Developments

North Coast
LOCATION**204** Acres
AREA**55,000** sqm
AREA OF PHASE IISUPPLY VOLUME
No. of Units: **2,200**EGP **14** bn
INVESTMENTSUnit Types: Villas &
Chalets

THE MARQ GARDENS

Developer: The MarQ Communities

New Cairo
LOCATION**26** ACRES
AREA**300**
NO. OF VILLASEGP **3** bn
INVESTMENTS

KARDIA

Developer: Capital Link Developments

R8, NAC
LOCATIONEGP **5** bn +
INVESTMENTS**22** Acres
AREA**184,000** sqm
BUAMid **2026**
DELIVERY DATEEGP **570** mn
CONSTRUCTION COST
OF PHASE ISUPPLY VOLUME
Residential, Commercial
& Administrative UnitsApr. **2025**
COMPLETION DATE OF
PHASE INo. of Residential Units: **951**

MONTENAPOLEONE

Developer: Reportage Egypt

Mostakbal City
LOCATION**111** Acres
AREAEGP **20** bn
INVESTMENTSSUPPLY VOLUME
Residential, Commercial
& Administrative UnitsNo. of Units: **15,000**No. of Villas: **1,300****Q4 2026**
DELIVERY DATE OF
PHASE I**Q1 2028**
DELIVERY DATE OF
PHASE IILaunching Phase III
CURRENT STATUS

HADABA COMPOUND

Developer: PRE Developments

6th of October City
LOCATION**33** Acres
AREAStarting Delivery of
Phase I
CURRENT STATUS



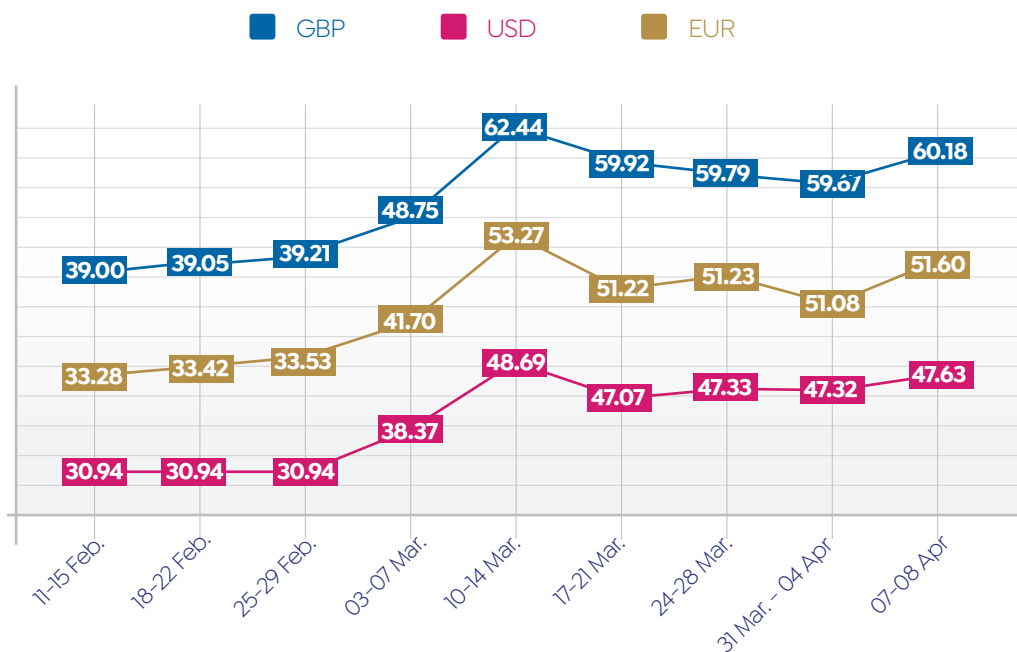
ECONOMIC SNAPSHOT

04

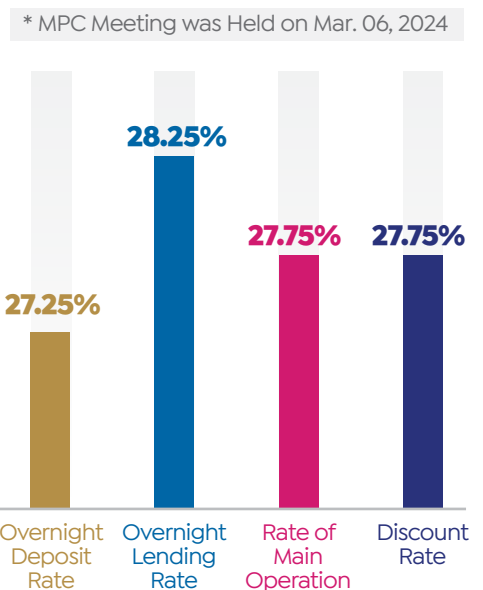
Updates 2024

ECONOMIC SNAPSHOT

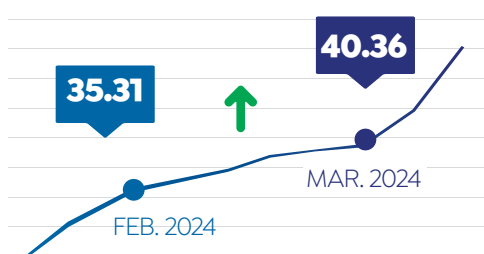
EXCHANGE RATES



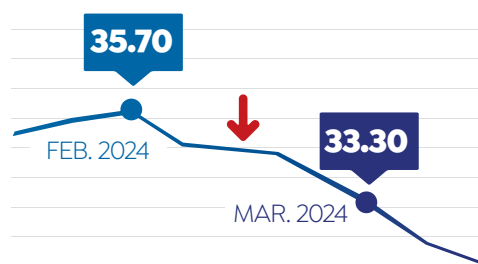
INTEREST RATES



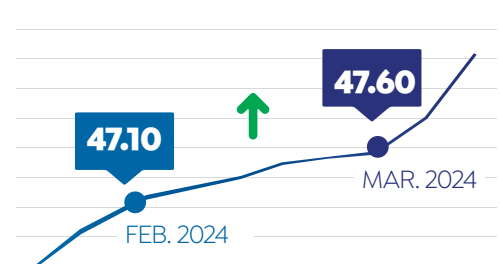
NET INTERNATIONAL RESERVES (USD BN)



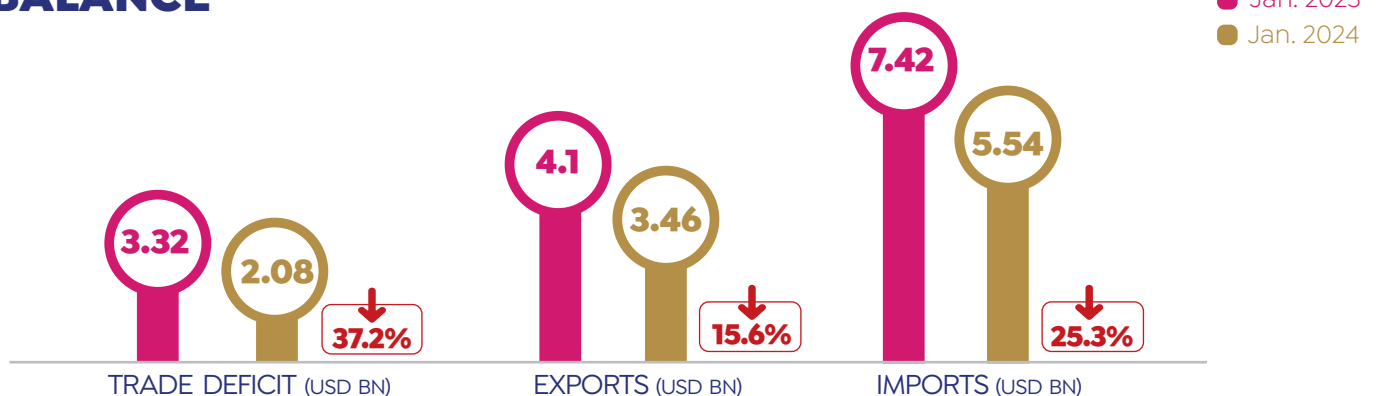
ANNUAL HEADLINE INFLATION



PURCHASING MANAGERS' INDEX (PMI)

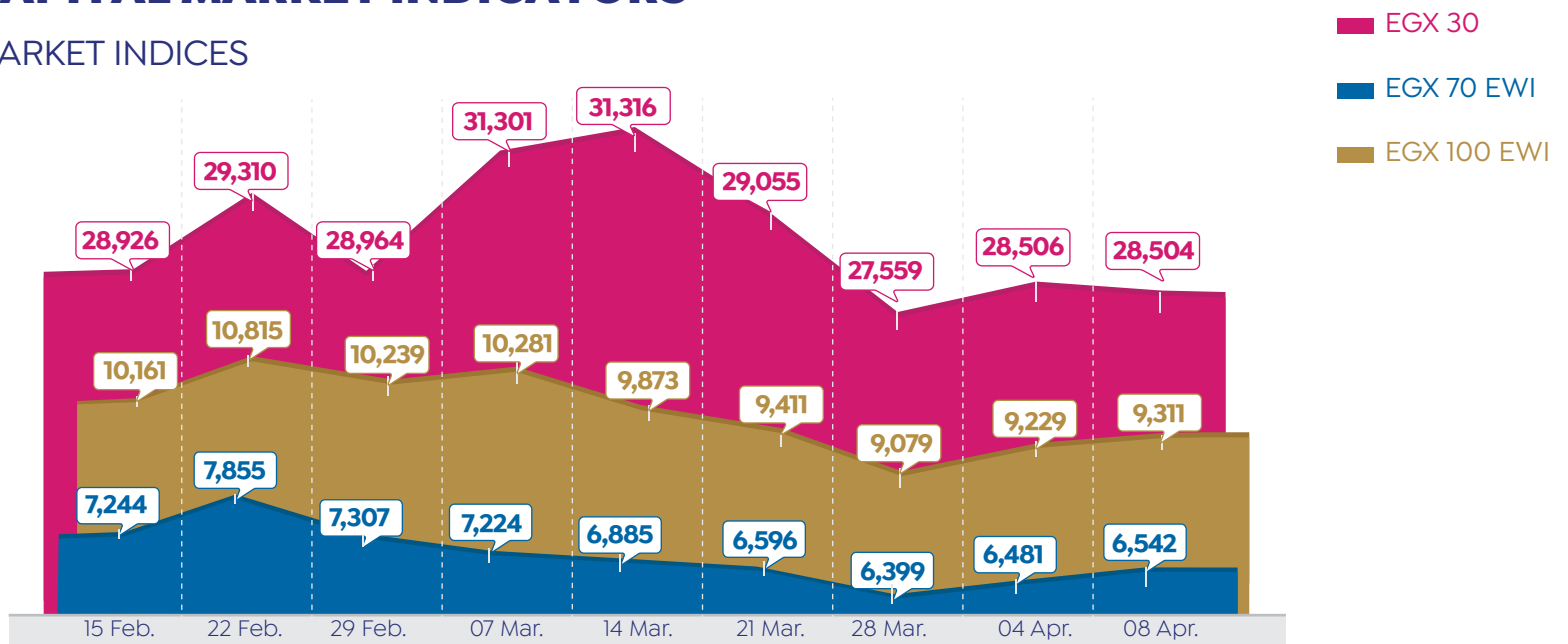


TRADE BALANCE

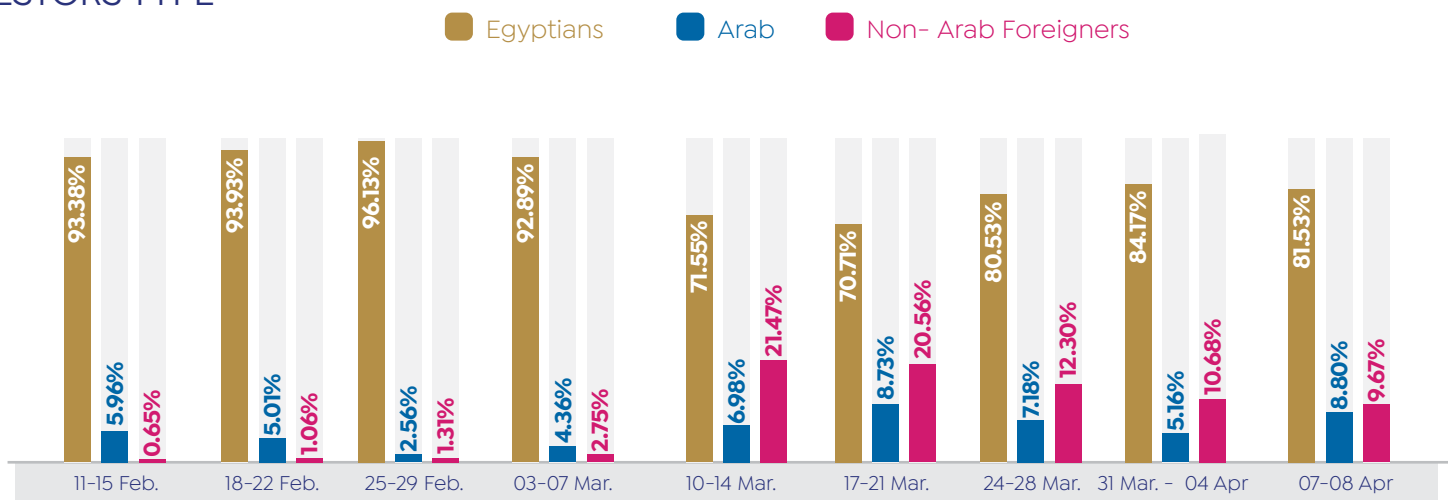


CAPITAL MARKET INDICATORS

MARKET INDICES



INVESTORS TYPE

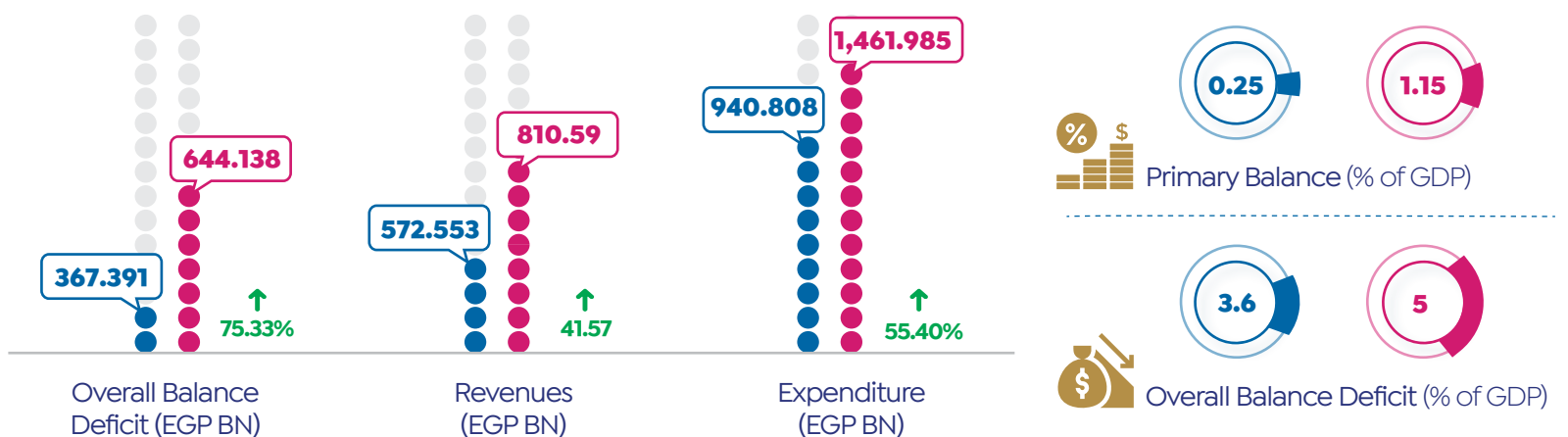


* Listed Institutions & Retail Stocks incl. Deals + Bonds + OTC

FISCAL SECTOR PERFORMANCE

Jul.-Dec. (FY 2022/23)

Jul.-Dec. (FY 2023/24)



Source: EGX & MOF

EGYPTIAN ECONOMIC INDICATORS



Jul. **2023** - Feb. **2024**
Time Period



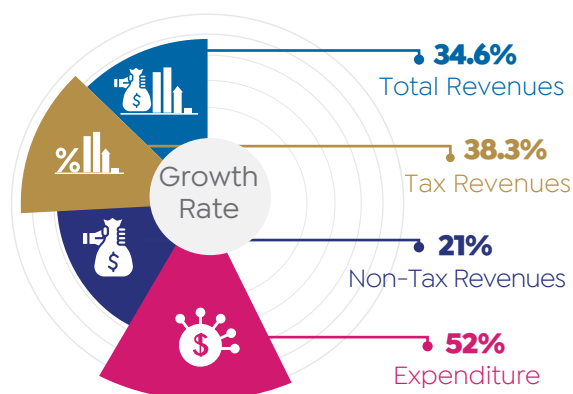
6.7%
Overall Deficit (% of GDP)



EGP **193** bn
Primary Surplus



EGP **114** bn
Suez Canal Revenues



ECONOMIC & SOCIAL DEVELOPMENT PLAN



FY 2022/ 23

EGP **871.3** bn

Public Investments



FY 2024/ 25

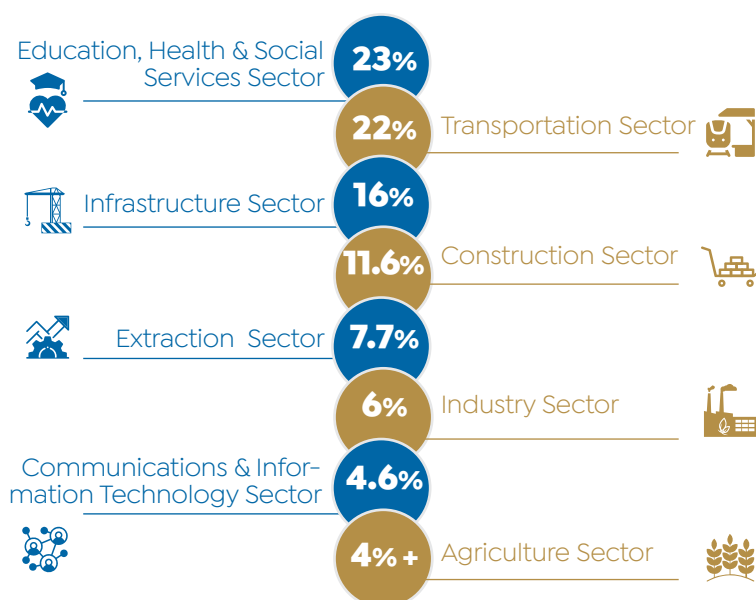
4.2%

Economic Growth Rate

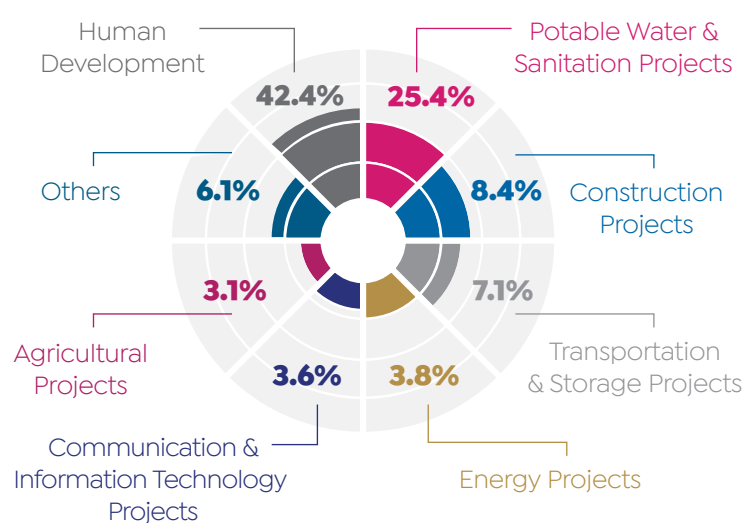
50%

Private Investments
(% of Total Investments)

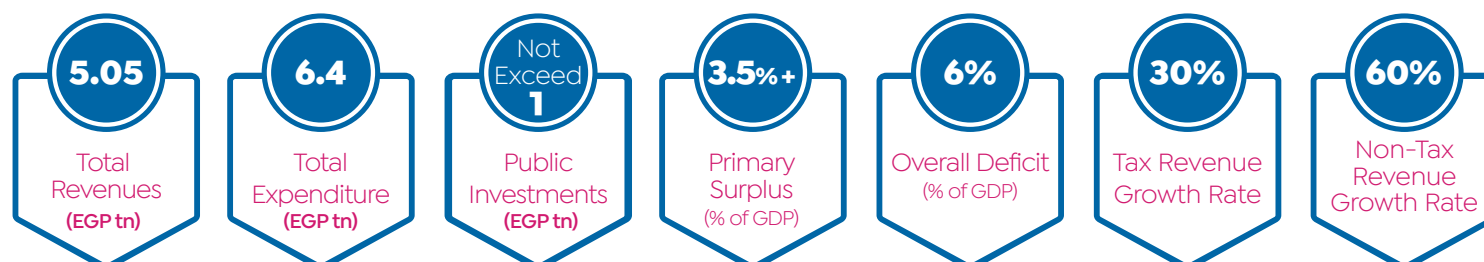
INVESTMENTS BREAKDOWN



GOVERNMENT INVESTMENTS BREAKDOWN



DRAFT BUDGET FOR THE FY 2024/25



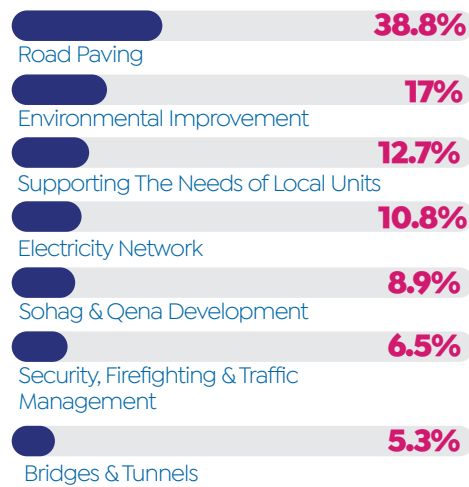
LOCAL DEVELOPMENT TARGET DURING FY 2023/24



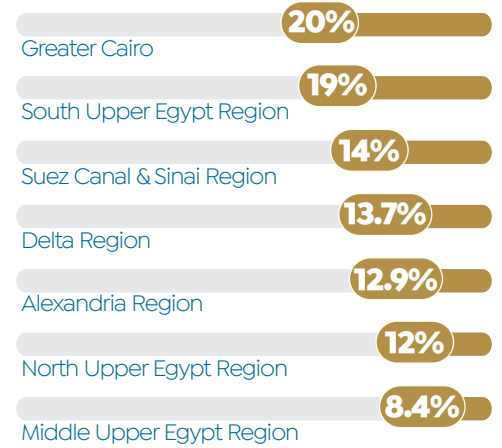
TOTAL INVESTMENTS

EGP **24.5 bn**
(**3.8%** Growth Rate)

INVESTMENTS ALLOCATION



INVESTMENT STRUCTURE BY REGIONS



SUEZ CANAL ECONOMIC ZONE UPDATES

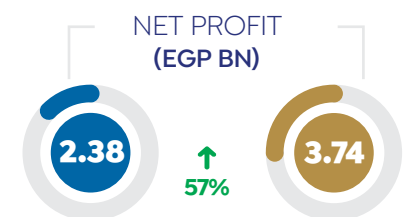
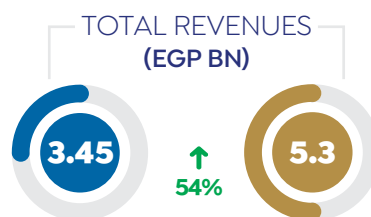


TIME PERIOD

Jul. **2023** - Feb. **2024**

Jul. 2022 - Feb. 2023

Jul. 2023 - Feb. 2024



60

(Investments: USD **1.13 bn**)
No. of Final Approved Projects



65

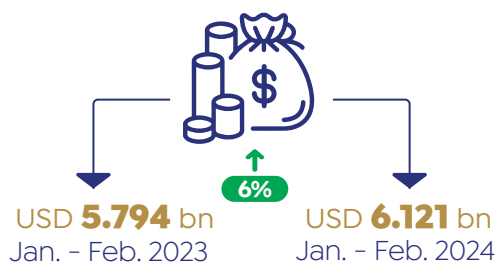
(Investments: USD **1.43 bn+**)
No. of Initial Approved Projects



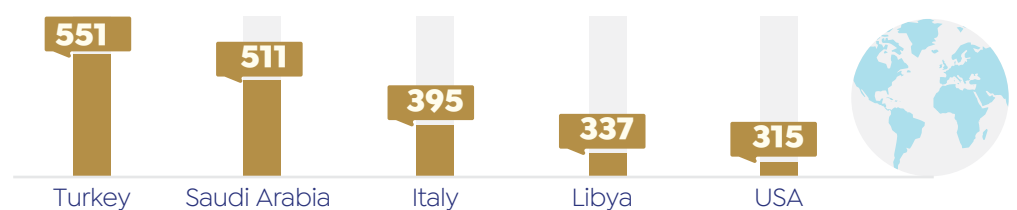
21,000 +

No. of Provided Job Opportunities

NON-OIL EXPORTS



TOP 5 IMPORTERS FROM EGYPT (USD MN)



TOP 5 SECTORS OF NON-OIL EXPORTS



Source: MPED & Cabinet

CITIZEN INVESTMENT PLAN (2023/24)

GIZA GOVERNORATE

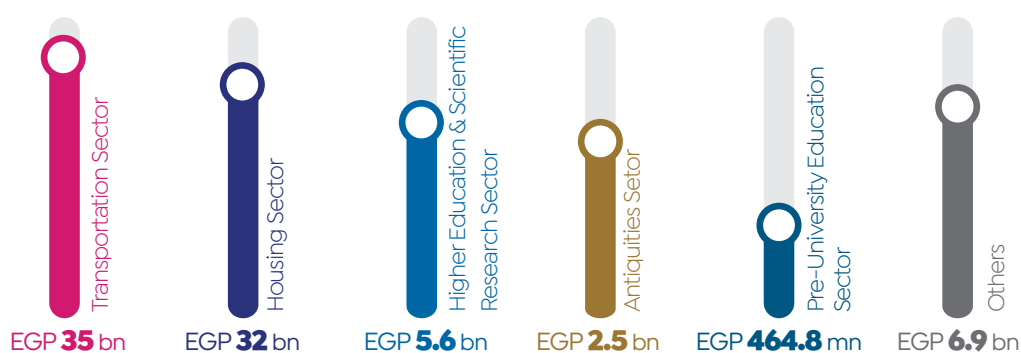


EGP **82.7** bn
TOTAL INVESTMENTS



586
NO. OF PROJECTS

INVESTMENTS BREAKDOWN



ALEXANDRIA GOVERNORATE

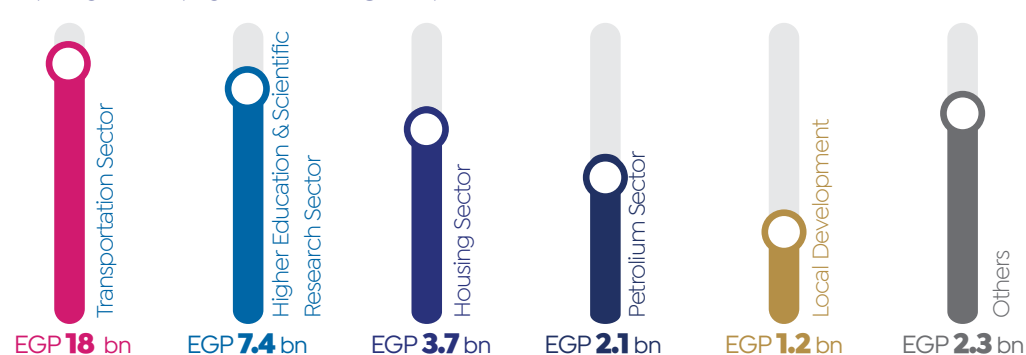


EGP **34.7** bn
TOTAL INVESTMENTS



565
NO. OF PROJECTS

INVESTMENTS BREAKDOWN



SHARQIA GOVERNORATE

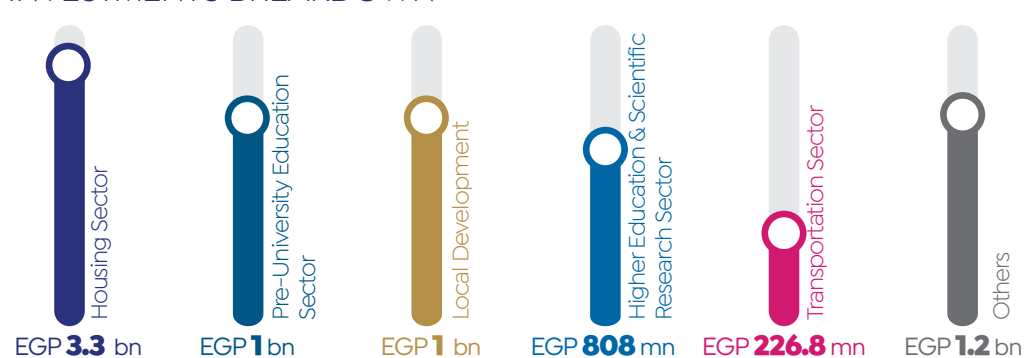


EGP **7.6** bn
TOTAL INVESTMENTS



419
NO. OF PROJECTS

INVESTMENTS BREAKDOWN



CAIRO GOVERNORATE

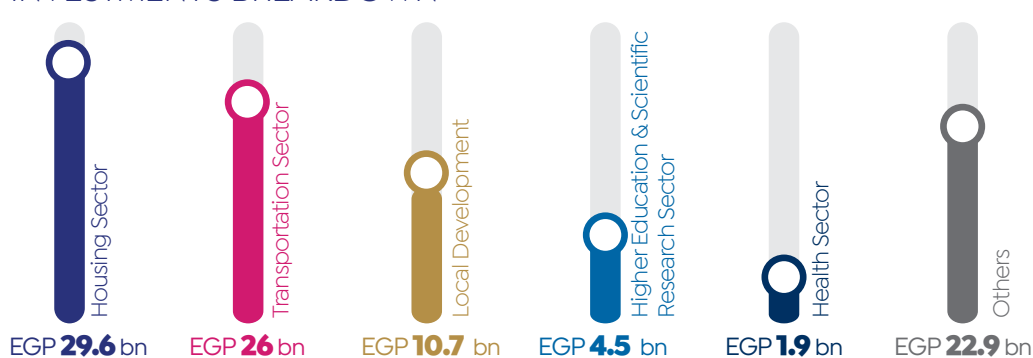


EGP **96.2** bn
TOTAL INVESTMENTS



1,260
NO. OF PROJECTS

INVESTMENTS BREAKDOWN



Source: MPED