

MARKET WATCH

11 FEB. - 08 APR.

BY: Yassen Mahmoud

2024
APR. & MAY

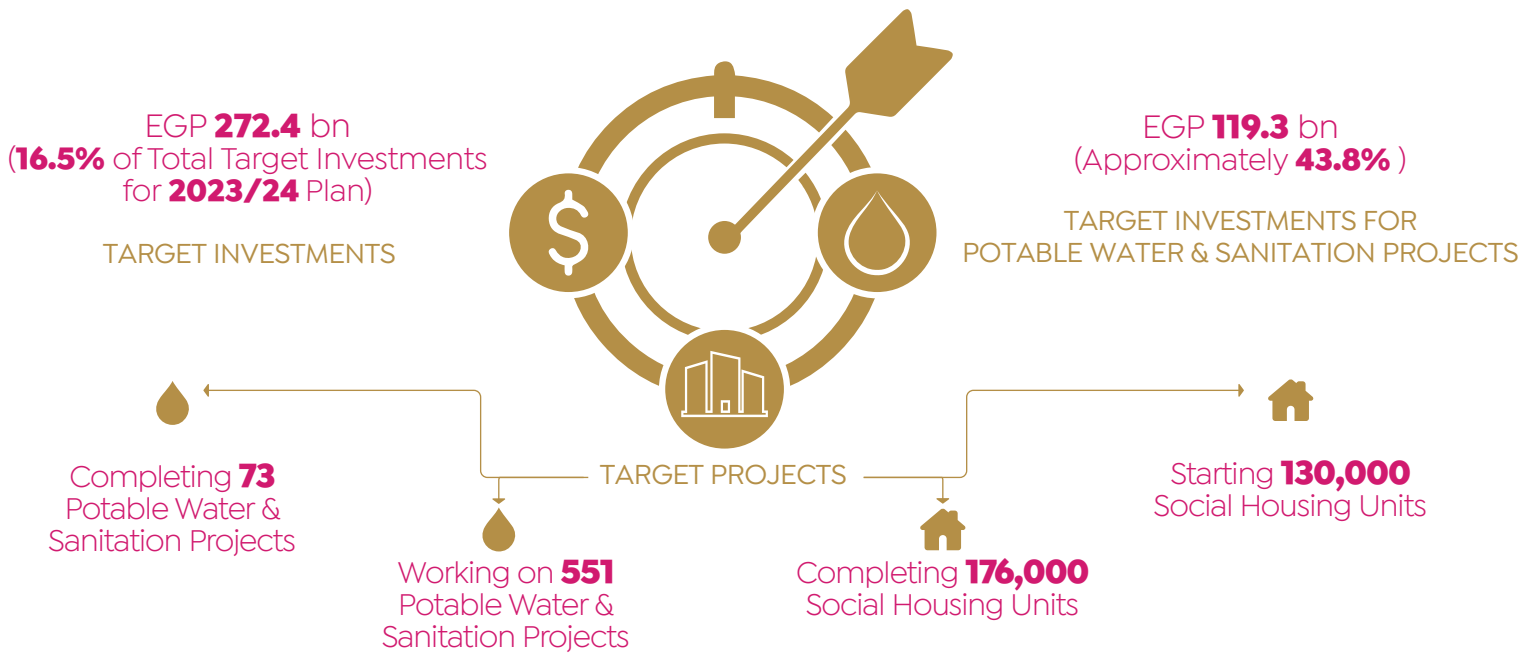
The background features a blurred image of palm trees against a light sky. Overlaid on this are several large, overlapping geometric shapes in shades of purple and blue, creating a modern, abstract design. The text is positioned in the upper right quadrant of the page.

REAL ESTATE

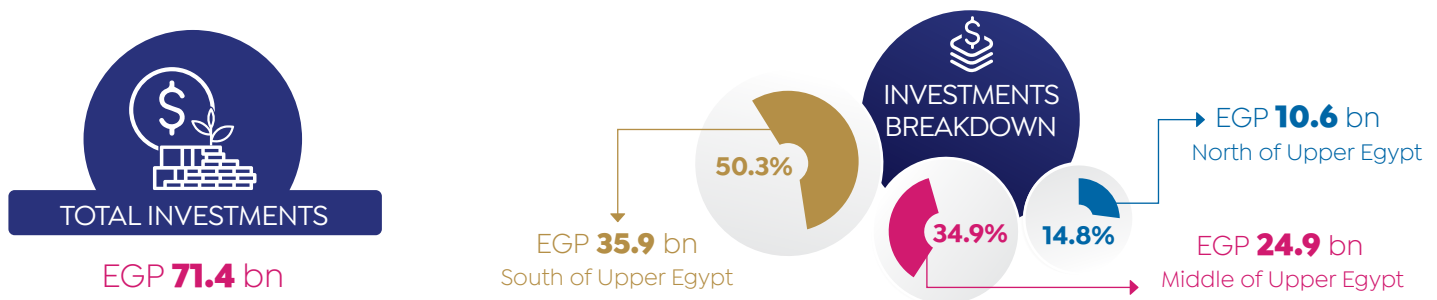
MARKET
UPDATES

01 Updates 2024 REAL ESTATE MARKET

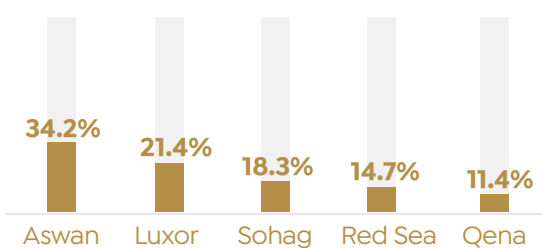
URBAN DEVELOPMENT TARGETS FOR FY 2023/24



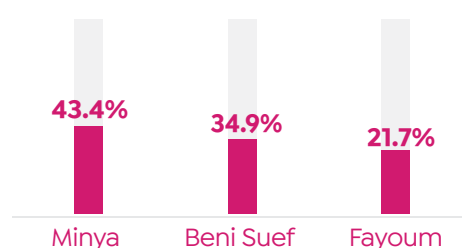
GOVERNMENT INVESTMENTS FOR UPPER EGYPT'S DEVELOPMENT IN FY2023/24



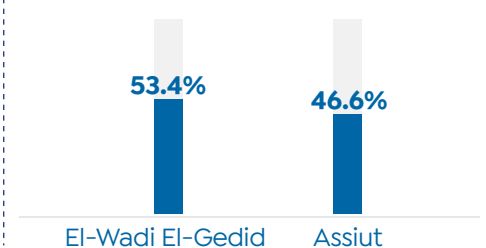
Breakdown of South of Upper Egypt's Investments (Governorates)



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



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



Source: Cabinet & MPED

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-OBOUR



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

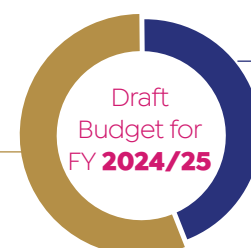
EGP **1.467** bn
Total Revenues During
HI **2023/24**

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

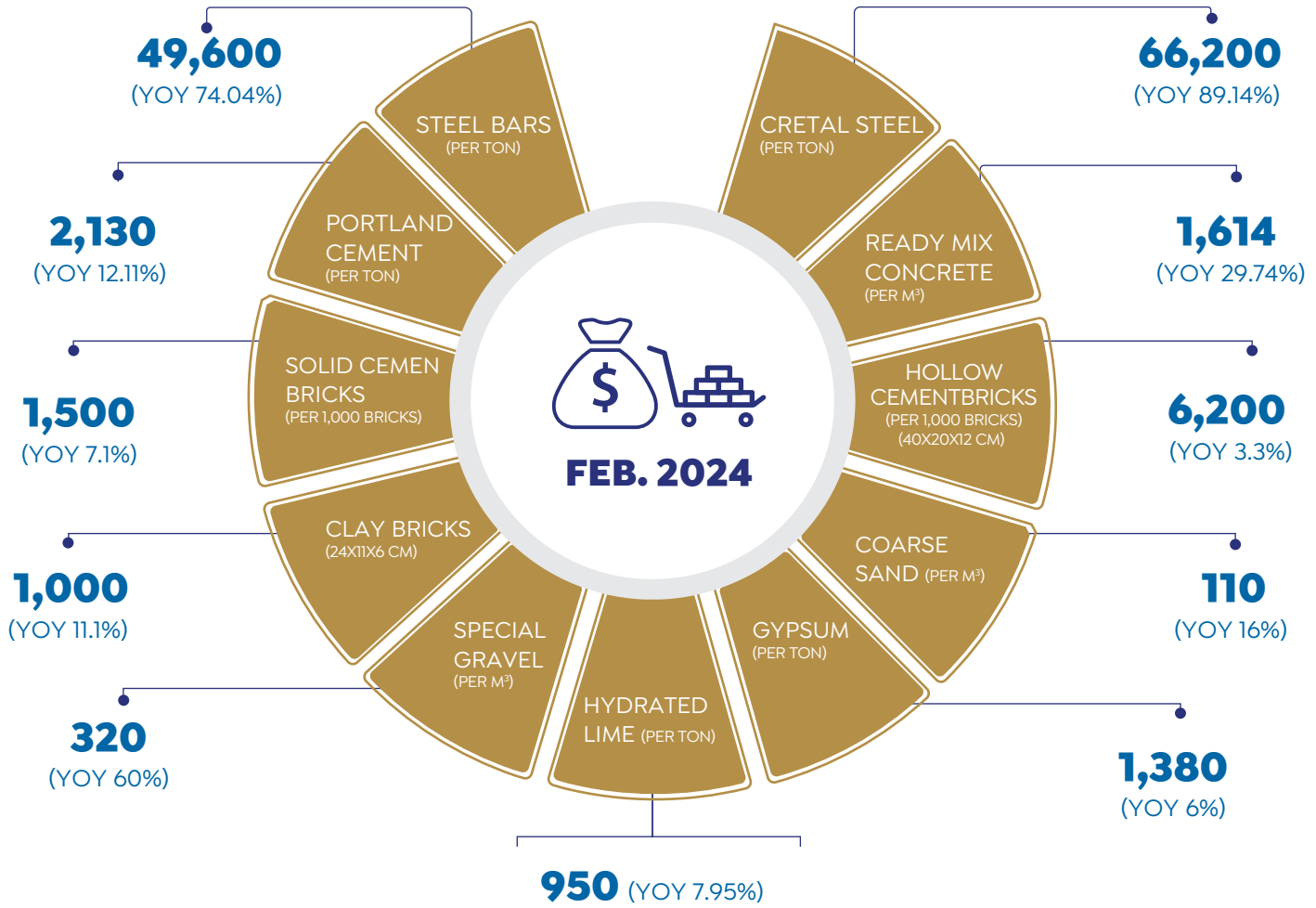
EGP **1.73** bn
Total Revenues



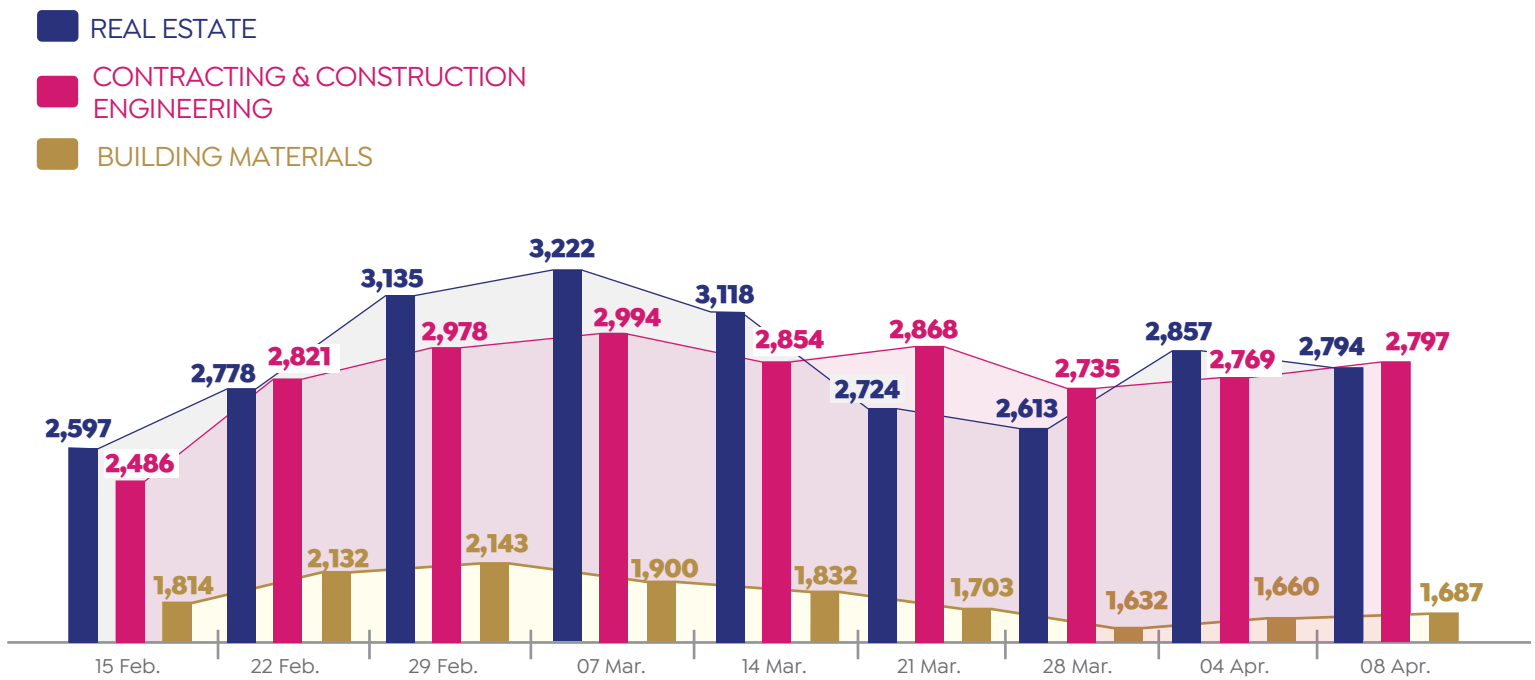
EGP **1.13** bn
Net Profit

18%
Growth Rate

PRICES OF CONSTRUCTION MATERIALS (EGP)



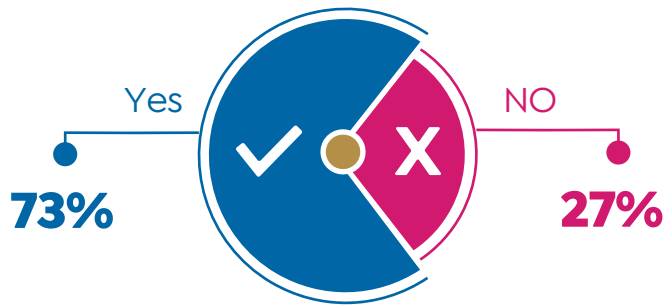
PERFORMANCE OF REAL ESTATE, CONSTRUCTION & BUILDING MATERIALS' INDICES IN EGX



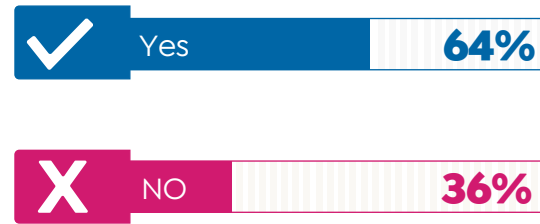
Source: MHUC & EGX

MONTHLY SURVEY (PURCHASING POWER)

DESIRE TO PURCHASE



ABILITY TO PURCHASE



MOST SUITABLE PAYMENT METHODS



OPTIMUM PAYMENT PLANS (YRS)



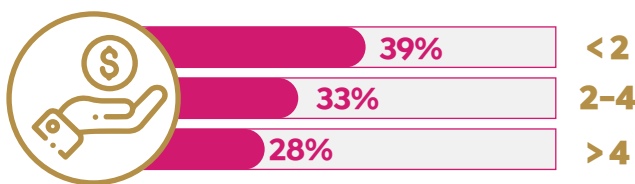
HIGH-DEMAND UNIT TYPES



HIGH-DEMAND RESIDENTIAL UNIT TYPES



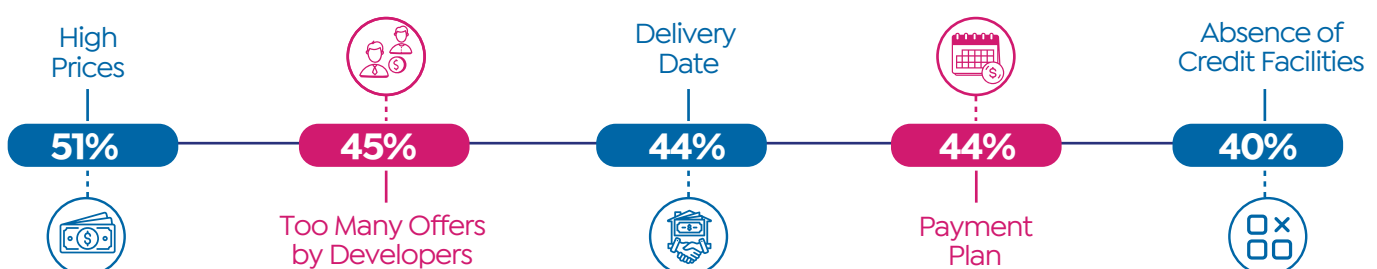
PREFERRED PRICES (MN)



EXPECTED FUTURE PRICES



OBSTACLES FACING POTENTIAL BUYERS



Source: Invest-Gate R&A

The background features a light-colored, slightly blurred image of palm trees. Overlaid on this are several large, overlapping geometric shapes in various shades of purple and blue, creating a modern, abstract design. The shapes are primarily triangular and trapezoidal, with some appearing as if they are layered on top of each other.

NEW CITIES

UPDATE

02 NEW CITIES Updates 2024



LOTS 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 | 2 15 th of May City | 1 Badr City |
| 4 Obour City | 1 Sadat City | 1 October Gardens | |
| 2 New October City | 1 New Suez | 9 10 th of Ramadan City | |

BADR CITY

ZAHRAT EL-ASSIMA PROJECT



3

NO. OF PHASES



STATUS OF PHASE I

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



STATUS OF PHASE II

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



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

Source: NUCA & Cabinet

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



SUPPLY VOLUME

Commercial, Administrative & Medical Units

2 Underground, Ground & 6 Floors



EGP 1 bn
INVESTMENTS

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
LOCATION



38,184 sqm
AREA



90,500 sqm
BUA



EGP 60 bn
TARGET SALES



Commercial, Administrative, Medical & Hotel Units
SUPPLY VOLUME

HOLM RESIDENCE NEW CAIRO

Developer: *MANAJ Developments*



New Cairo
LOCATION



34,000 sqm
AREA



EGP 5 bn
INVESTMENTS



Residential, Commercial & Hotel Units
SUPPLY VOLUME

RUBIX

Developer: *Urban Edge Developments*



New Cairo
LOCATION



3,000 sqm
AREA



EGP 1 bn
TARGET SALES



SUPPLY VOLUME
Commercial & Administrative Units
Ground & 3 Floors

KATAMEYA BUSINESS COMPLEX

Developer: *Treskon Development*



New Cairo
LOCATION



10,000 sqm
AREA



EGP 3 bn
INVESTMENTS



SUPPLY VOLUME
Commercial & Administrative Units
2 Underground, Ground & 3 Floors
Administrative Units
Area: 10 - 850 sqm



PROJECTS UNDERWAY / 21 PROJECTS

LAZULI

Developer: *REKAZ Development*



Hurghada City, Red Sea
LOCATION



40,000 sqm
AREA




Apartments, Townhouses & Studios
UNIT TYPES

SPACE COMMERCIAL COMPLEX

Developer: Gates Developments

 **Sheikh Zayed**
LOCATION

 **8.5 Acres**
AREA

 **46,137 sqm**
BUA

 **EGP 5 bn +**
INVESTMENTS

 **2027**
OPERATING DATE

 **Commercial, Administrative & Medical Units**
SUPPLY VOLUME

BN

Developer: El Nahal Developments

 **NAC**
LOCATION

 **2,725 sqm**
AREA

 **SUPPLY VOLUME**
Commercial, Administrative & Medical Units
Ground & 10 Floors
Total No. of Units: 200
No. of Commercial Units: 34
No. of Administrative Units: 146

No. of Medical Units: 20
Units Area: Start-> 29 sqm
Launching Final Phase

SHADES

Developer: ASALDI Properties

 **New Cairo**
LOCATION

 **EGP 2.5 bn**
INVESTMENTS

 **2025**
COMPLETION DATE

 **Commercial & Administrative Units**
SUPPLY VOLUME

LA VERDE NEW CAPITAL

Developer: La Verde Developments

 **NAC**
LOCATION

 **45%**
COMPLETION RATE

 **35 Acres**
AREA

 **Residential & Commercial Units**
SUPPLY VOLUME

AVELIN

Developer: Times Developments

 **New Cairo**
LOCATION

 **26 Acres**
AREA

 **EGP 10 bn +**
INVESTMENTS

ALIVA

Developer: Mountain View

 **Mostakbal City**
LOCATION


 **638 Acres**
AREA

 **EGP 140 bn**
INVESTMENTS

ARMONIA

Developer: The Land Developers

 **NAC**
LOCATION

 **85%**
COMPLETION RATE

ASPIRE PHASE

 **EGP 1 bn**
INVESTMENTS

 **87 - 303 sqm**
UNITS AREA

MERCURY MALL

Developer: Contact Developments

 **NAC**
LOCATION

 **EGP 600 mn**
TARGET SALES

 **40%**
COMPLETION RATE

 **2,800 sqm**
AREA

 SUPPLY VOLUME
Administrative & Commercial Units
10 Floors

SECTOR

Developer: MODAD Properties

 **NAC**
LOCATION

 **EGP 600 mn**
INVESTMENTS

 **110,000 sqm**
AREA

 **1,000+**
NO. OF UNITS

CAIRO MALL

Developer: Contact Developments

 **7,500 sqm**
AREA

 **EGP 1.8 bn**
TARGET SALES

 **EGP 800 mn**
INVESTMENTS

 **30%**
COMPLETION RATE

LEGACY

Developer: JUST Development

 **Downtown, NAC**
LOCATION

 **3,000 sqm**
AREA

 **900 sqm**
FLOOR AREA

 SUPPLY VOLUME
Commercial, Administrative & Medical Units
Ground & 10 Floors
Ground & 1st Floor for Commercial Units
2nd & From 7th to 10th Floors for Administrative Units
From 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**
LOCATION

 **EGP 2 bn**
TARGET SALES

 SUPPLY VOLUME
Commercial, Medical & Administrative Units
Ground & 25 Floors

 **20%**
COMPLETION RATE

ASAYLA COMPOUND

Developer: Mabany Edris

 **New Assiut City**
LOCATION

 **130,000 sqm**
AREA

 **133**
NO. OF VILLAS

 **All Villas Sold out**
CURRENT STATUS

THE HARMONY BUSINESS COMPLEX

Developer: Retal Developments

 **Downtown, NAC**
LOCATION

 **Sep. 2026**
DELIVERY DATE

 **2,704 sqm**
AREA

 **Administrative & Commercial Units**
SUPPLY VOLUME

SEAZEN

Developer: Al Qamzi Developments

 **North Coast**
LOCATION

 **55,000 sqm**
AREA OF PHASE II

 **EGP 14 bn**
INVESTMENTS

 **204 Acres**
AREA

 **SUPPLY VOLUME**
No. of Units: 2,200

Unit Types: Villas & Chalets

THE MARQ GARDENS

Developer: The MarQ Communities

 **New Cairo**
LOCATION

 **300**
NO. OF VILLAS

 **26 ACRES**
AREA

 **EGP 3 bn**
INVESTMENTS

KARDIA

Developer: Capital Link Developments


 **R8, NAC**
LOCATION

 **22 Acres**
AREA

 **Mid 2026**
DELIVERY DATE

 **SUPPLY VOLUME**
Residential, Commercial & Administrative Units
No. of Residential Units: 951

 **EGP 5 bn +**
INVESTMENTS

 **184,000 sqm**
BUA

 **EGP 570 mn**
CONSTRUCTION COST OF PHASE I

 **Apr. 2025**
COMPLETION DATE OF PHASE I

MONTENAPOLEONE

Developer: Reportage Egypt

 **Mostakbal City**
LOCATION

 **111 Acres**
AREA

 **EGP 20 bn**
INVESTMENTS

 **SUPPLY VOLUME**
Residential, Commercial & Administrative Units
No. of Units: 15,000
No. of Villas: 1,300

 **Q4 2026**
DELIVERY DATE OF PHASE I

 **Q1 2028**
DELIVERY DATE OF PHASE II

 **Launching Phase III**
CURRENT STATUS

HADABA COMPOUND

Developer: PRE Developments

 **6th of October City**
LOCATION

 **33 Acres**
AREA

 **Starting Delivery of Phase I**
CURRENT STATUS

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

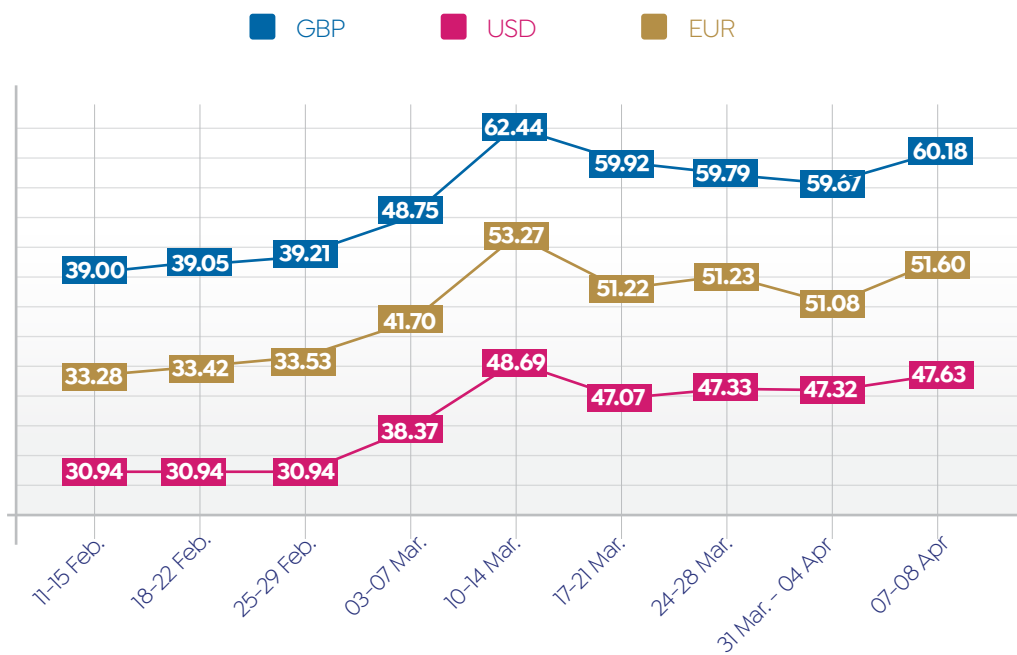
ECONOMIC

SNAPSHOT

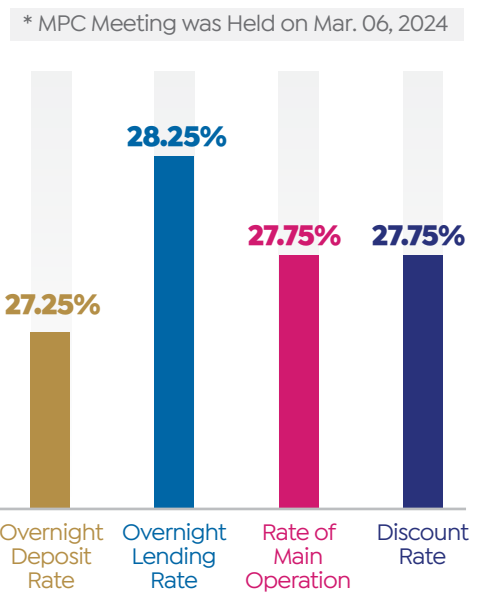
04 Updates 2024 ECONOMIC SNAPSHOT



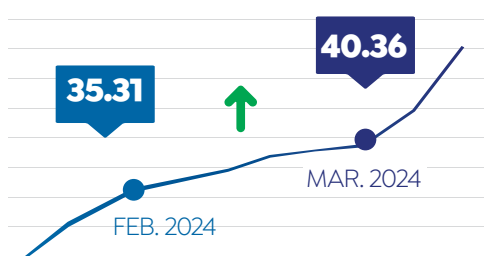
EXCHANGE RATES



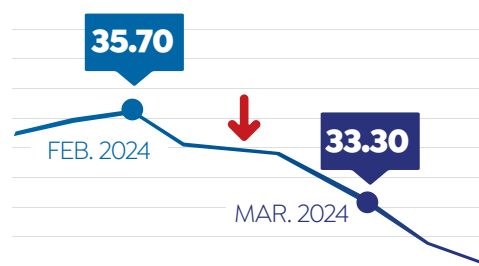
INTEREST RATES



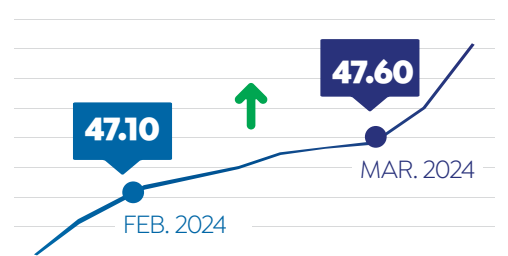
NET INTERNATIONAL RESERVES (USD BN)



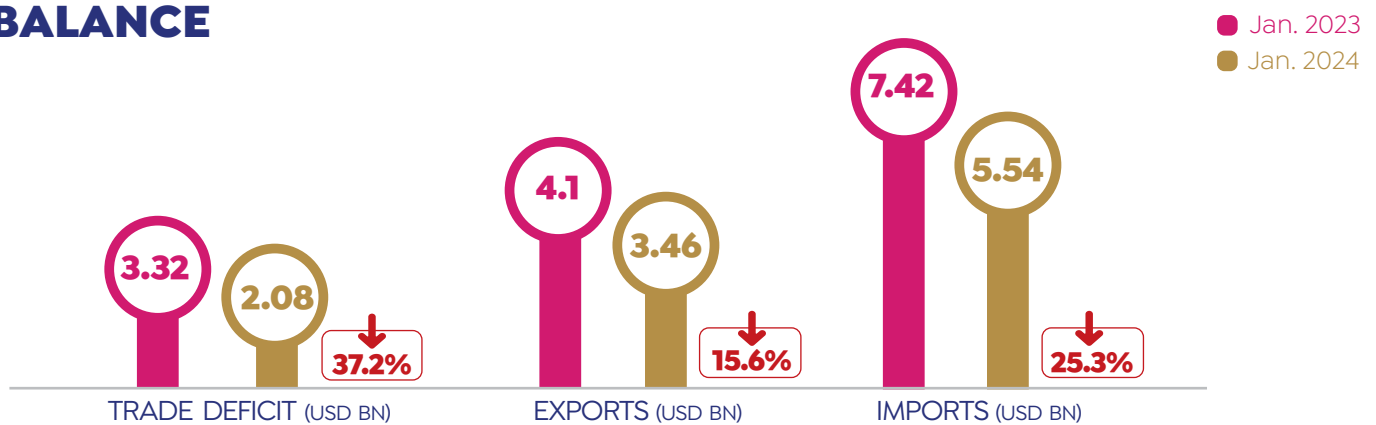
ANNUAL HEADLINE INFLATION



PURCHASING MANAGERS' INDEX (PMI)



TRADE BALANCE

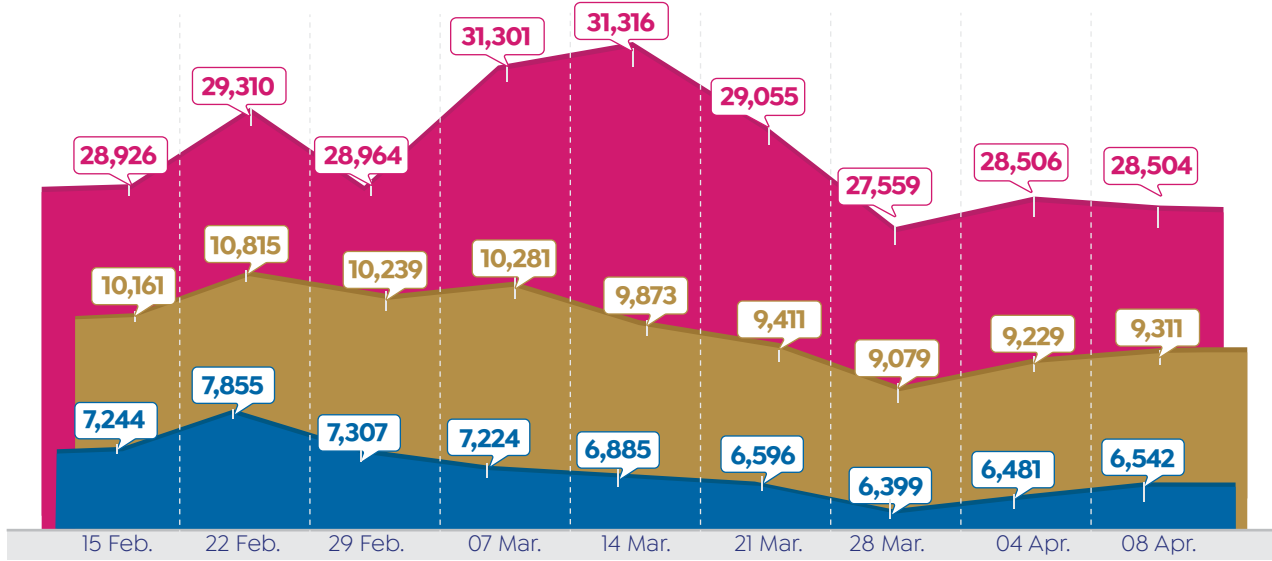


Source: CAPMAS, S&P Global, CBE & FEDCO

CAPITAL MARKET INDICATORS

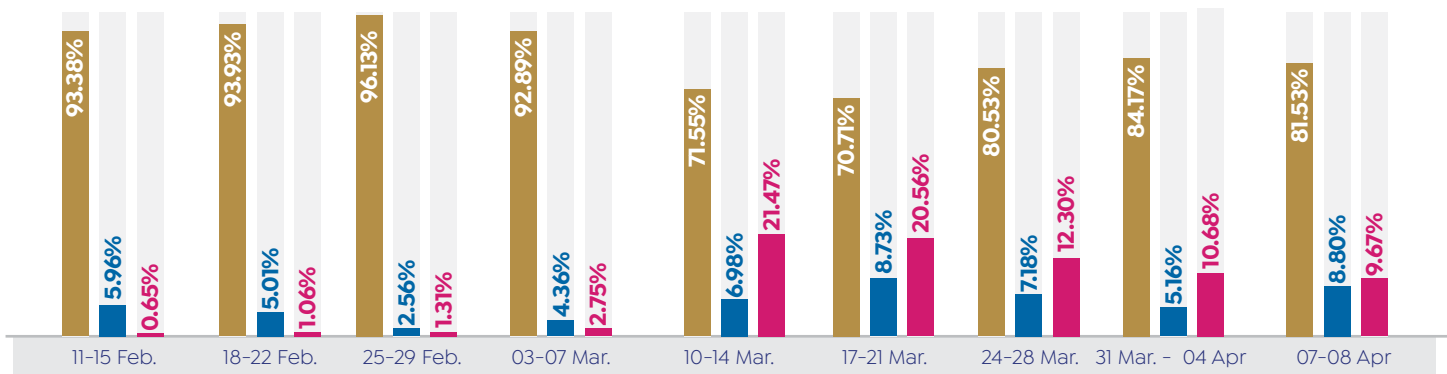
MARKET INDICES

- EGX 30
- EGX 70 EWI
- EGX 100 EWI



INVESTORS TYPE

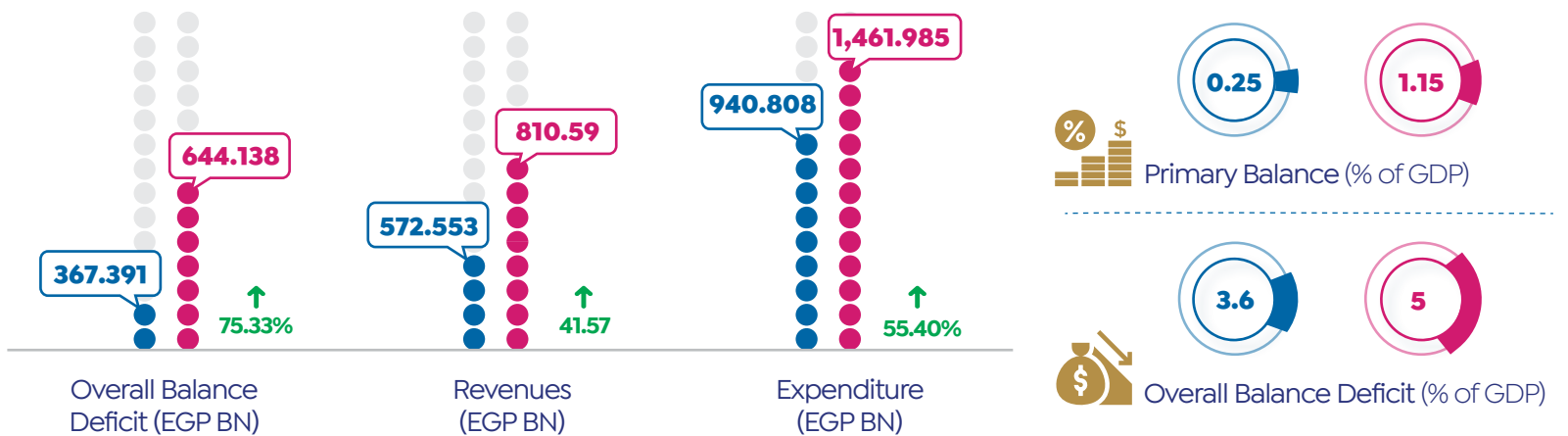
- Egyptians
- Arab
- Non- Arab Foreigners



* 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



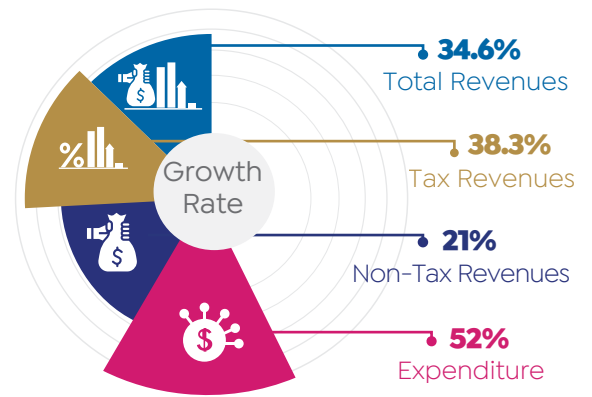
6.7%
Overall Deficit (% of GDP)



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

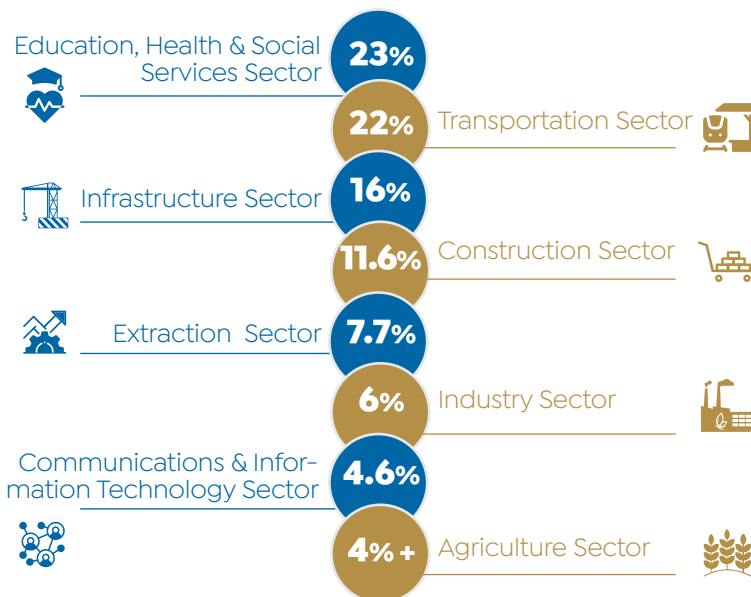
4.2%

Economic Growth Rate

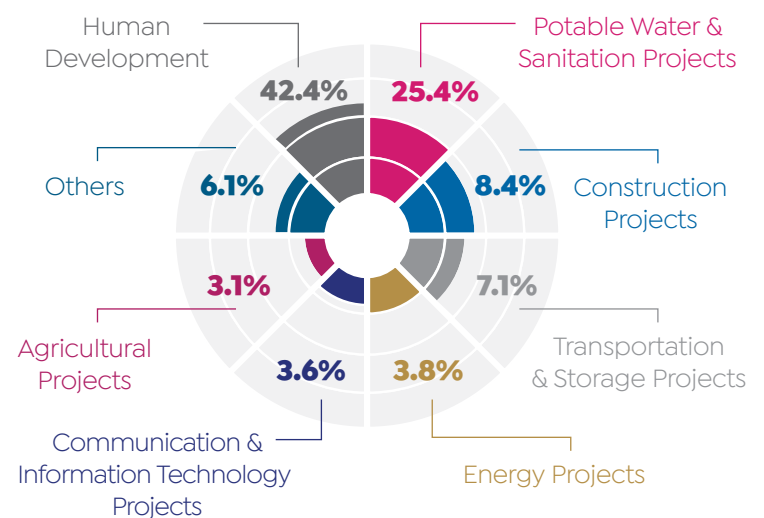
50%

Private Investments
(% of Total Investments)

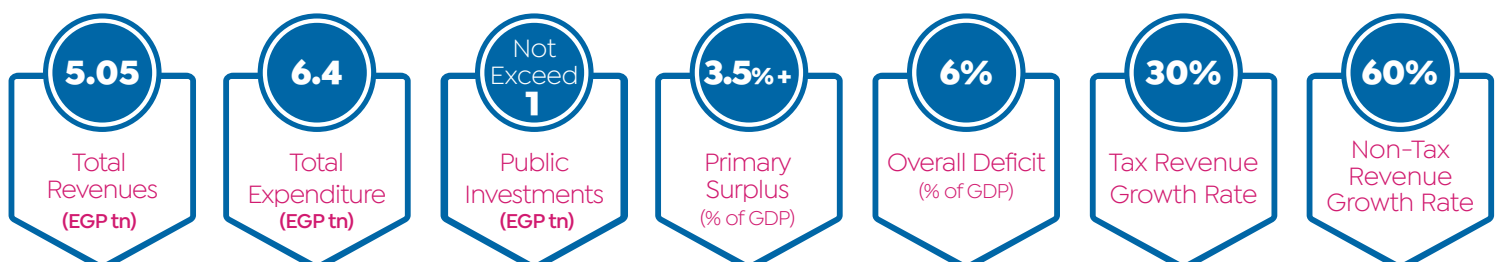
INVESTMENTS BREAKDOWN



GOVERNMENT INVESTMENTS BREAKDOWN



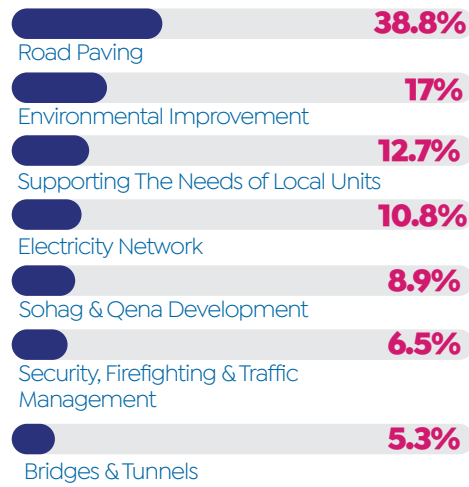
DRAFT BUDGET FOR THE FY 2024/25



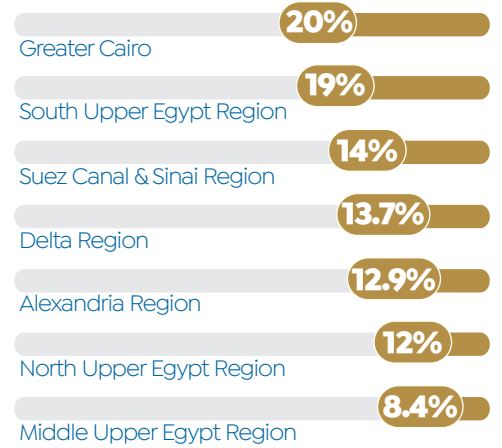
LOCAL DEVELOPMENT TARGET DURING FY 2023/24



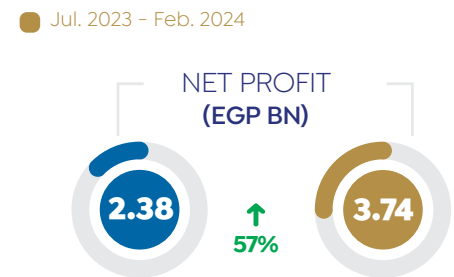
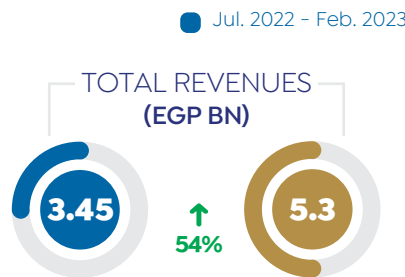
INVESTMENTS ALLOCATION



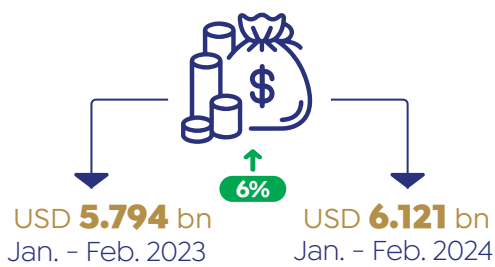
INVESTMENT STRUCTURE BY REGIONS



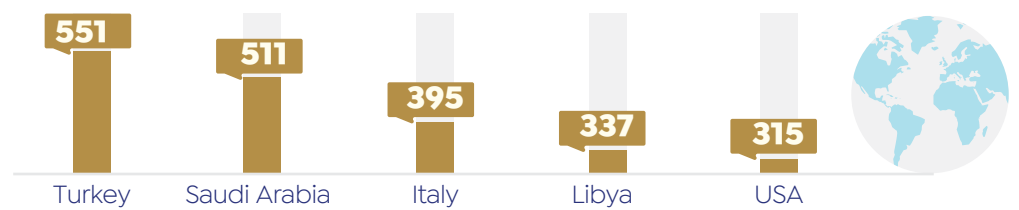
SUEZ CANAL ECONOMIC ZONE UPDATES



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

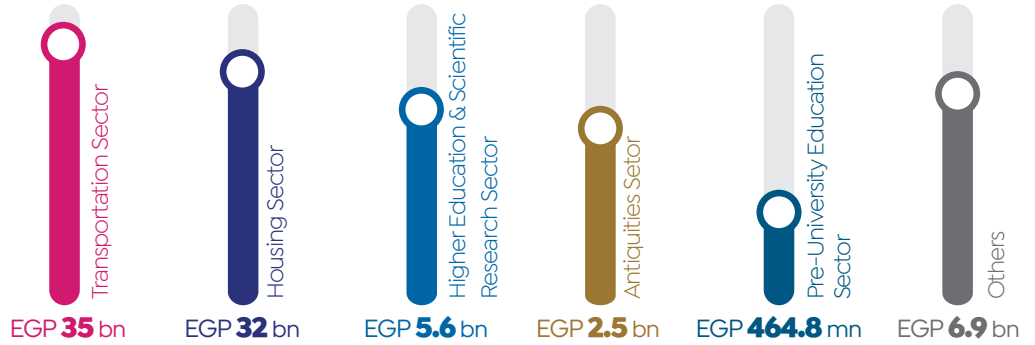


EGP **82.7** bn
TOTAL INVESTMENTS



586
NO. OF PROJECTS

INVESTMENTS BREAKDOWN



ALEXANDRIA GOVERNORATE

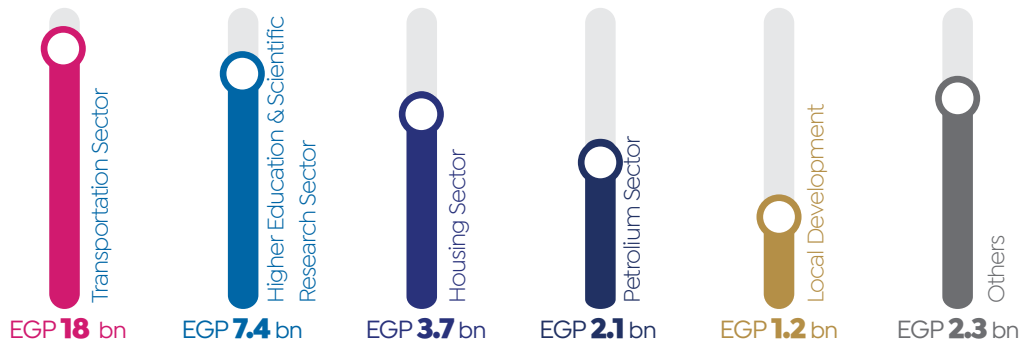


EGP **34.7** bn
TOTAL INVESTMENTS



565
NO. OF PROJECTS

INVESTMENTS BREAKDOWN



SHARQIA GOVERNORATE

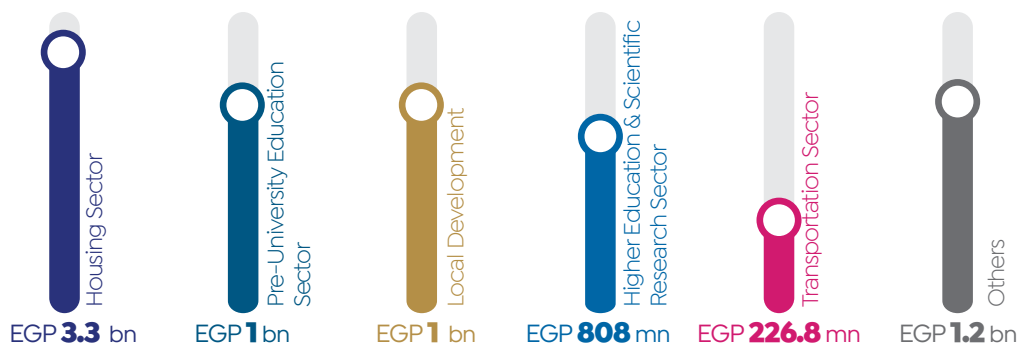


EGP **7.6** bn
TOTAL INVESTMENTS



419
NO. OF PROJECTS

INVESTMENTS BREAKDOWN



CAIRO GOVERNORATE

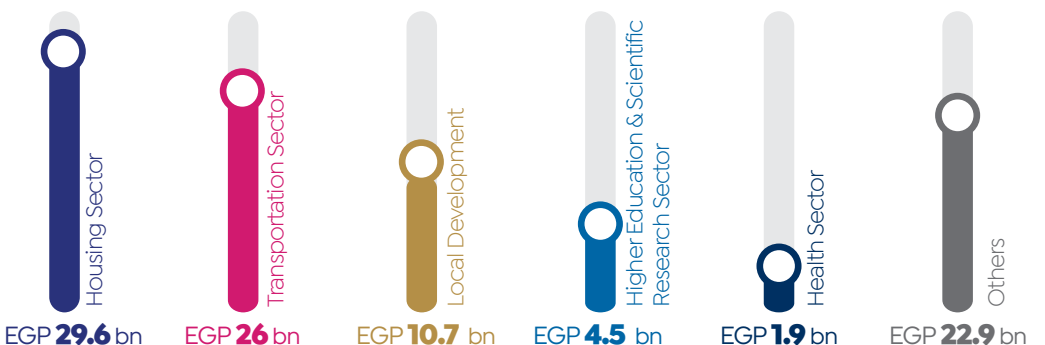


EGP **96.2** bn
TOTAL INVESTMENTS



1,260
NO. OF PROJECTS

INVESTMENTS BREAKDOWN



Source: MPED