

# MARKET WATCH

BY: **YASSEN MAHMOUD**  
(08 OCT. - 02 NOV.)

**DECEMBER**  
2023

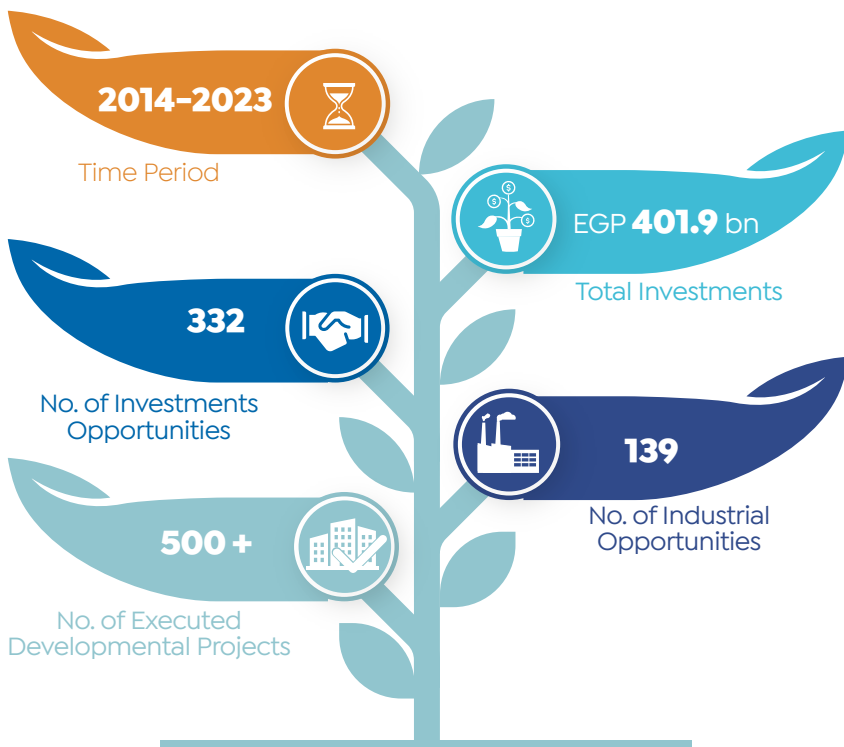


# REAL ESTATE

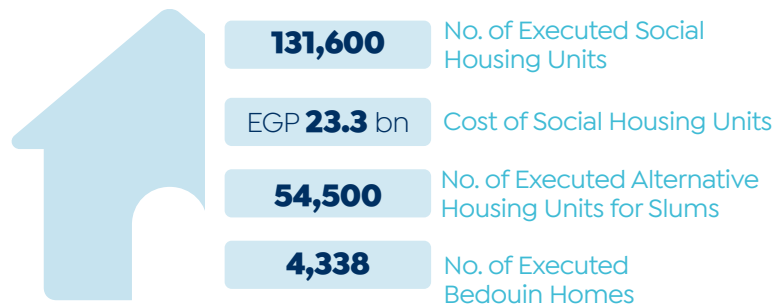
MARKET  
UPDATES

# 01 | REAL ESTATE MARKET UPDATES 2023

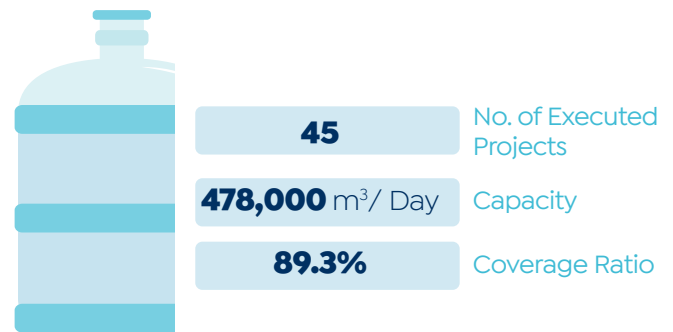
## DEVELOPMENT OF SINAI & CANAL CITIES



## RESIDENTIAL PROJECTS



## POTABLE WATER PROJECTS



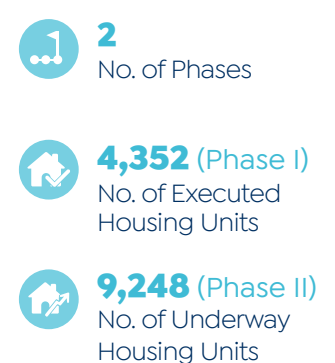
## NEW CITIES



### NEW BIR AL-ABED



### NEW RAFAH



Source: Cabinet & MPED

## DEVELOPMENTAL RESIDENTIAL COMMUNITIES

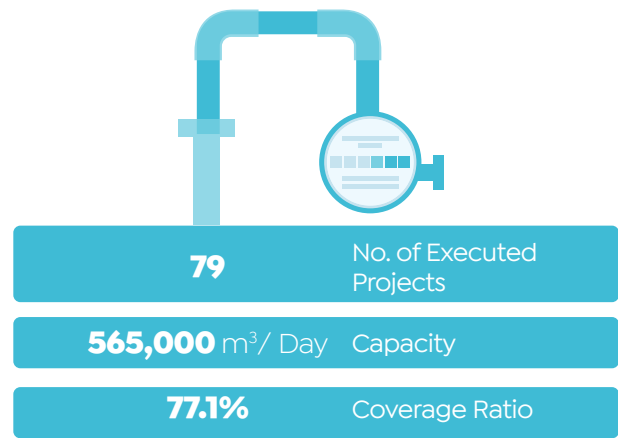
### PHASE I



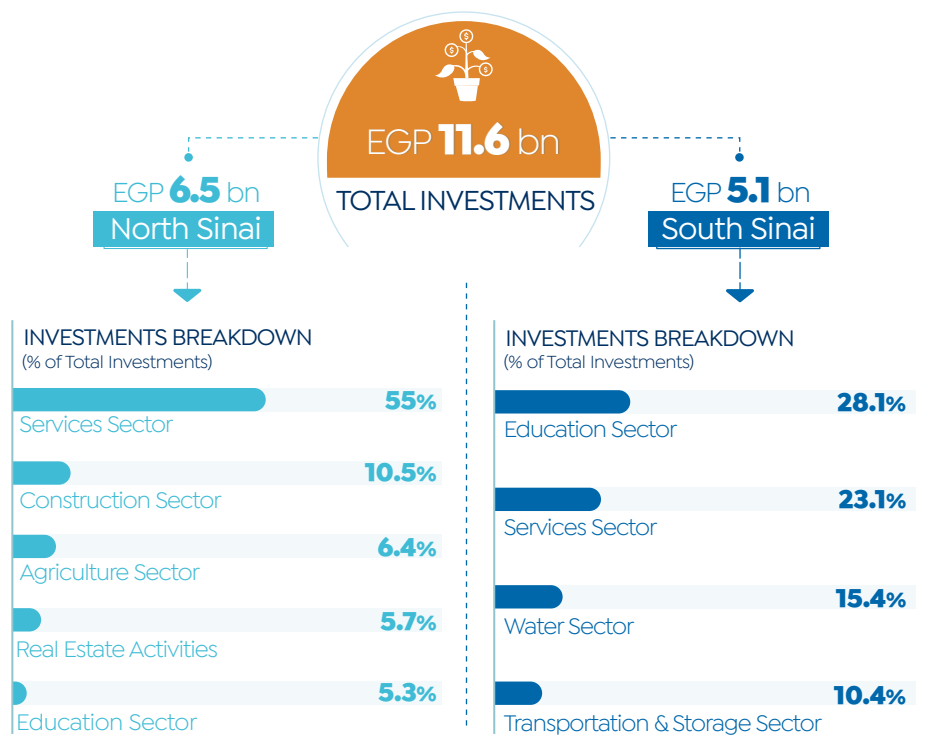
### PHASE I



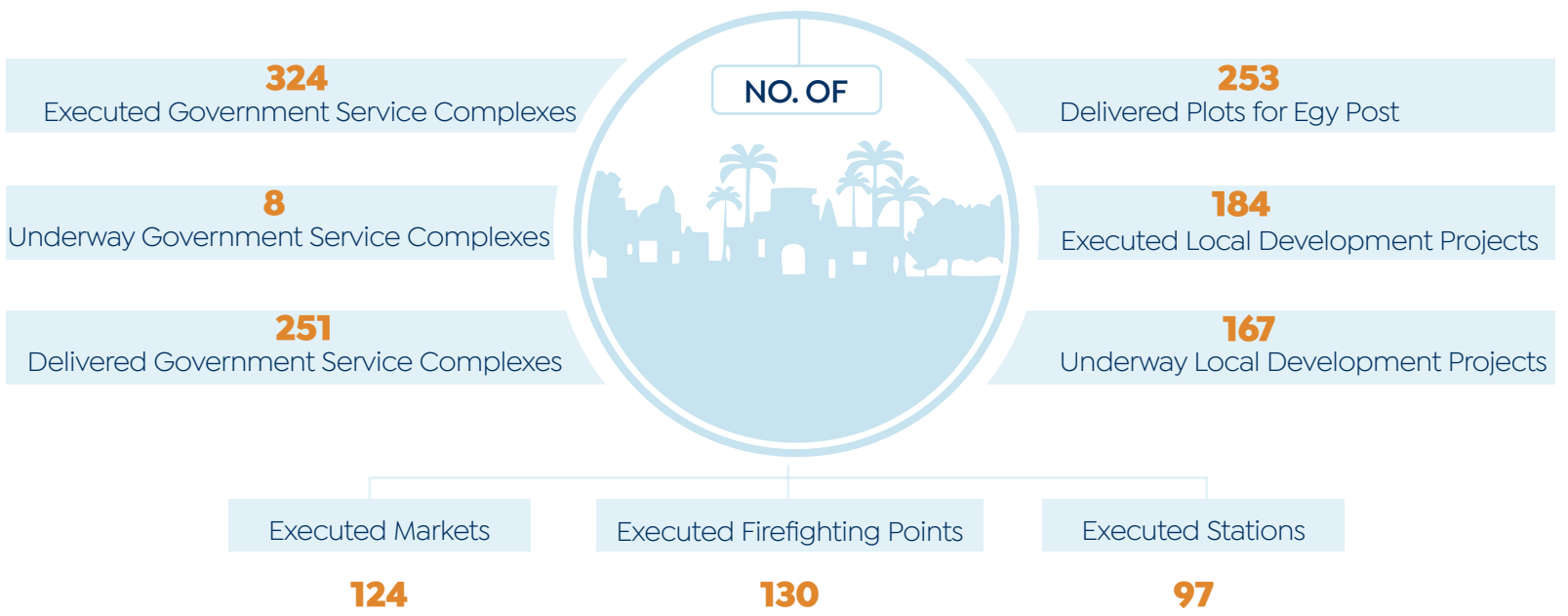
## SANITATION PROJECTS



## INVESTMENTS PLAN (FY 2023/24)

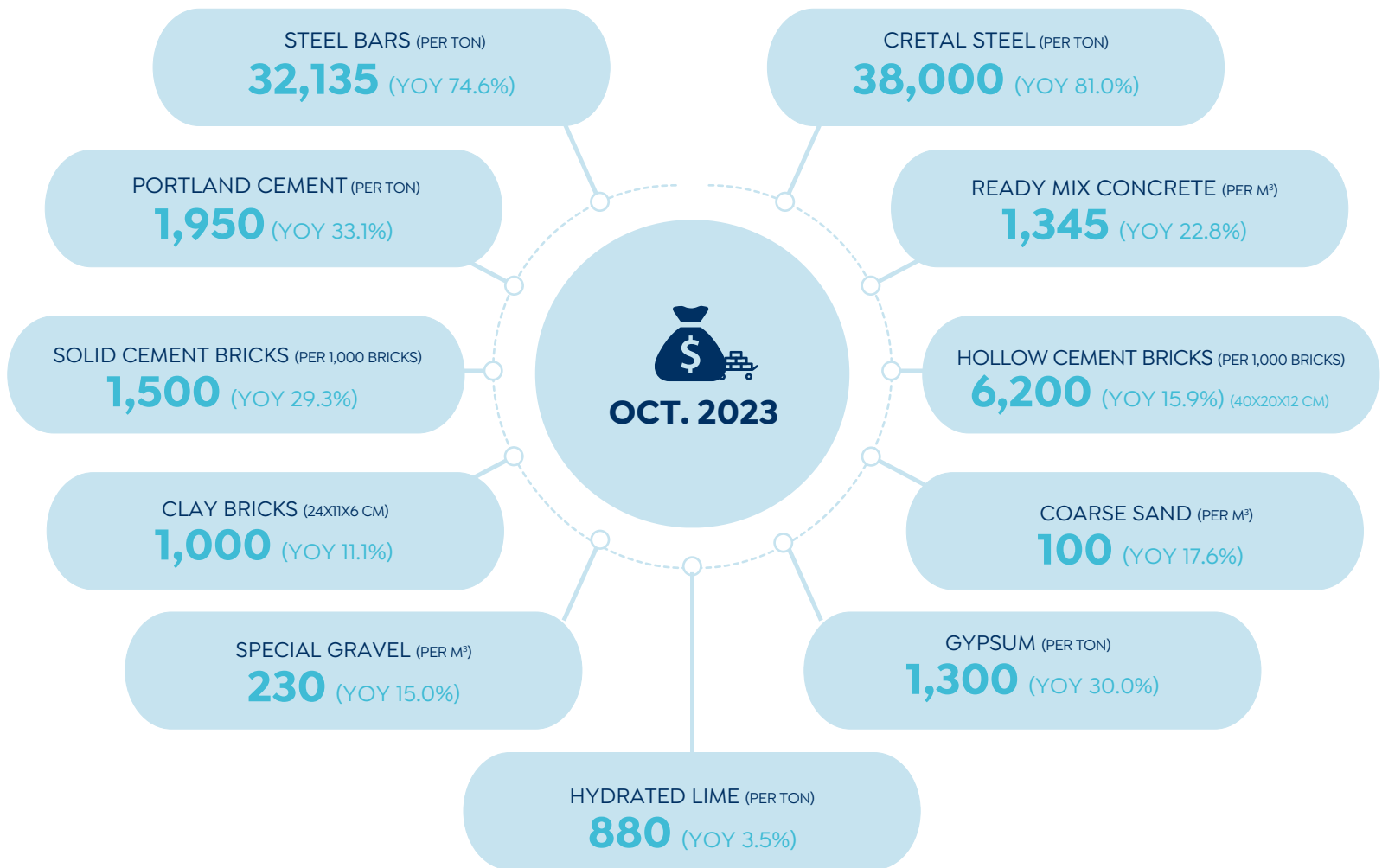


## PROGRESS OF HAYAH KARIMA INITIATIVE

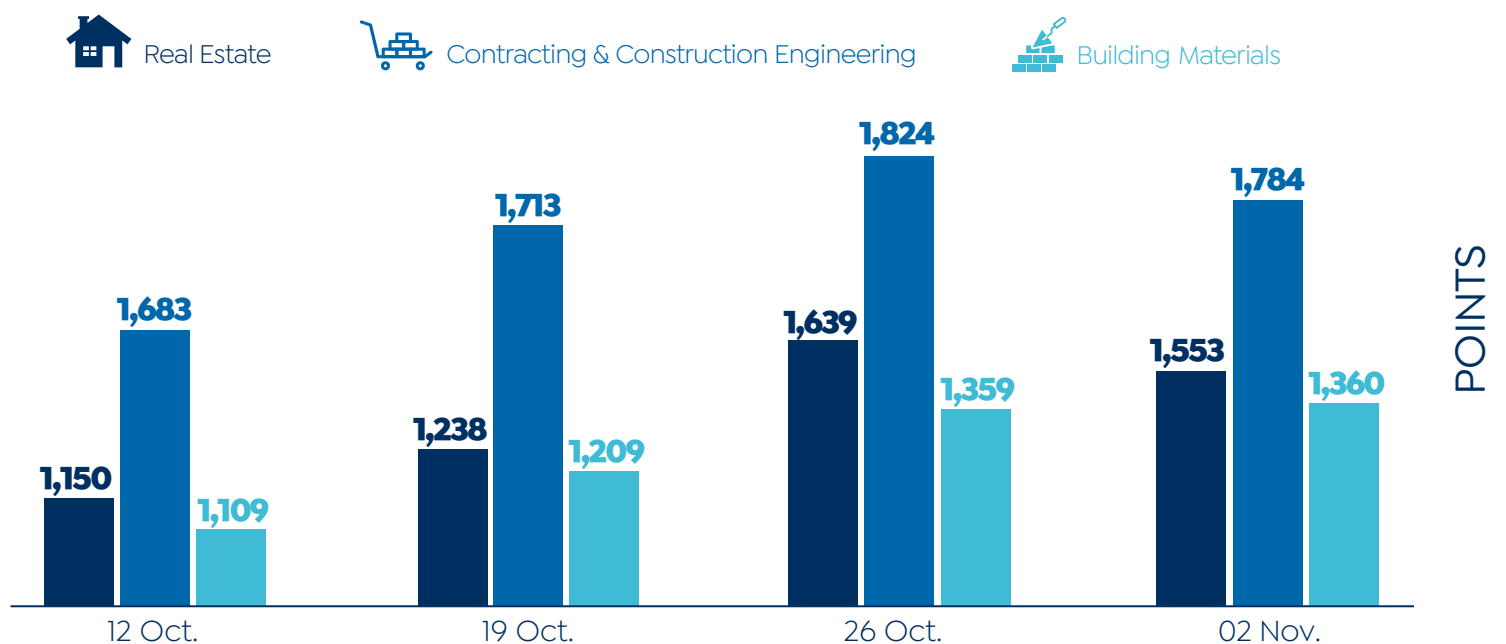


Source: Cabinet, MHUC & MPED

## PRICES OF CONSTRUCTION MATERIALS (EGP)



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



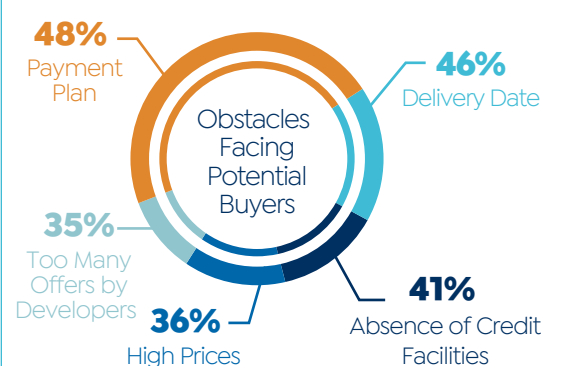
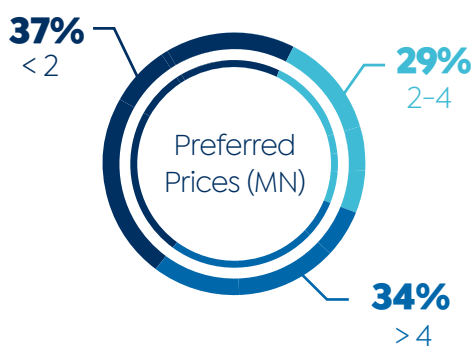
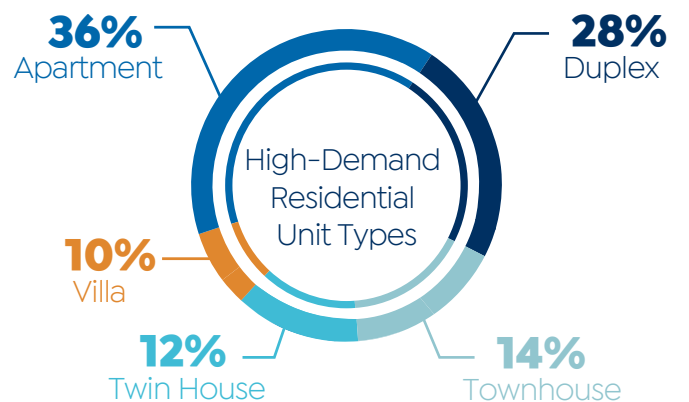
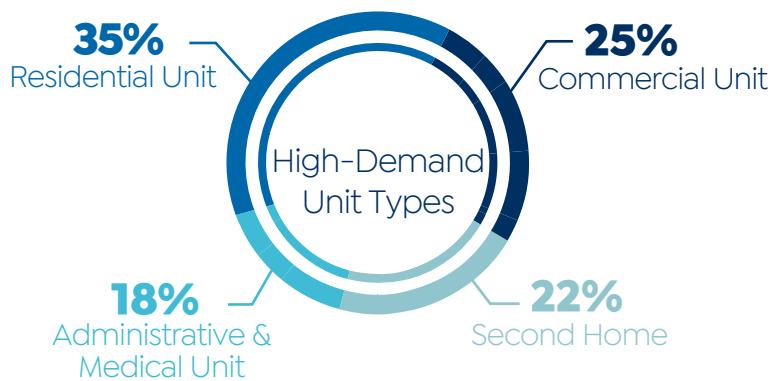
Source: MHUC & EGX

## MONTHLY SURVEY

### Purchasing Power



ew Zagazig district (Green Buildings) ☒



Source: Invest-Gate R&A



**NEW  
CITIES**  
UPDATE

# 02 | NEW CITIES UPDATES 2023

## NEW ADMINISTRATIVE CAPITAL (NAC)

### Capital Residence (R3)

- 1,016 Acres** AREA
- 24,130** TOTAL NO. OF UNITS
- 8** NO. OF NEIGHBORHOODS
- SUPPLY VOLUME
  - 697 Buildings (19,944 Units)**
  - 328 Villas (328 Units)**
  - 157 Townhouses (624 Units)**
  - 64 Mixed Housing Buildings (2,560 Units)**
  - 9 Mixed Use Buildings (674 Units)**

### New Garden City (R5)

- 885 Acres** AREA
- 22,466** NO. OF HOUSING UNITS
- Housing Buildings, Mixed Buildings, Villas, Twin Houses & Townhouses UNIT TYPES
- CURRENT STATUS
  - Concrete Work: Complete**
  - Finishing Work: Underway**

### Central Business District

- 20** NO. OF TOWERS

### D01 Tower

- 422** NO. OF HOUSING UNITS
- Underway** CURRENT STATUS
- SERVICE FACILITIES
  - Underground Parking
  - Commercial Platform
  - Swimming Pool
  - Gym
  - Others

### Iconic Tower

- Ground & 78** NO. OF FLOORS
- CURRENT STATUS
  - Overall Completion Rate: 70%**
  - Implementation of The Core Walls: Complete**
  - Metal Structure Work: Complete**
  - Completion Rate of Facade Work: 92%**
  - Completion Rate of Mechanical Work: 70%**

## NEW ALAMEIN CITY

### Mazarine

- 707 Acres** AREA
- 8,691** NO. OF HOUSING UNITS
- 552** NO. OF CHALETs
- 364** NO. OF BUILDINGS
- 618** NO. OF VILLAS
- Underway** CURRENT STATUS

### Heritage City

- 260 Acres** AREA
- 70** NO. OF SERVICES BUILDINGS

Source: NUCA & Cabinet



## CAPITAL GARDENS

### Housing For All Egyptians for Low Income

 **92,322**  
TOTAL NO. OF UNITS

 **62,826**  
NO. OF UNDERWAY HOUSING UNITS

 **29,496**  
NO. OF EXECUTED HOUSING UNITS

 **20,412**  
NO. OF ALLOCATED UNITS

 **14,277**  
NO. OF DELIVERED UNITS

 **7,368**  
NO. OF UNDERWAY HOUSING UNITS FOR MIDDLE INCOME

### Service Facilities

 **79**  
NO. OF SERVICES BUILDINGS

 INCLUDE

- Schools
- Bakeries
- Nurseries
- Medical Centers
- Social Buildings
- Commercial Markets
- Others

## NEW WEST QENA

 AREA  
**8,971.11** Acres  
**1,400** Acres "Phase I"

 **EGP 2 bn**  
TOTAL INVESTMENTS TILL 2023

### Housing For All Egyptians for Low Income

 **3,264**  
NO. OF HOUSING UNITS

 **121**  
NO. OF EXECUTED BUILDINGS

 **EGP 800 mn**  
INVESTMENT COST

 **2,904**  
NO. OF EXECUTED HOUSING UNITS

### Sakan Misr

 **EGP 216 mn**  
INVESTMENT COST

 **6**  
NO. OF EXECUTED BUILDINGS

 **144**  
NO. OF EXECUTED HOUSING UNITS

## NEW OCTOBER

### West Airport Area

 **13,000**  
NO. OF EXECUTED HOUSING UNITS

 **35,000**  
NO. OF UNDERWAY HOUSING UNITS

 **25**  
NO. OF UNDERWAY SERVICES BUILDINGS

 INCLUDE

- Schools
- Nurseries
- Medical Units
- Social Club
- Commercial Markets

 Executed Units are Ready to Deliver  
CURRENT STATUS

### Service Facilities

 **7**  
NO. OF EXECUTED SERVICES BUILDINGS


 **EGP 47 mn**  
INVESTMENT COST

 INCLUDE

- Firefighting Point
- Commercial Market
- Nursery
- Playground
- Primary School
- Medical Unit
- Police Station

### Housing For All Egyptians for Low Income

 **24,888**  
NO. OF HOUSING UNITS OF PHASE III

 **10,104**  
NO. OF HOUSING UNITS OF PHASE V

## 10TH OF RAMADAN CITY

Housing For All Egyptians

Regional Services Area  
(Green Buildings)

 **3,500**  
NO. OF UNDERWAY HOUSING UNITS

 **90 sqm**  
UNITS AREA

New Zagazig district  
(Green Buildings)

 **4,300**  
NO. OF UNDERWAY HOUSING UNITS

 **90 sqm**  
UNITS AREA

Narges Neighborhood

 **298**  
NO. OF BUILDINGS

 **90 sqm**  
UNITS AREA

## 15TH MAY CITY

ZOHOUR MAY

 **67.5 Acres**  
AREA

 **1,008**  
NO. OF HOUSING UNITS

 **42**  
NO. OF BUILDINGS

 **90 sqm**  
UNITS AREA

Service Facilities

- 834** Model Hangars
- Assembly Stations
- School
- Warehouse Area
- Medical Unit
- Green Spaces
- Commercial Areas

 **Housing Units are Delivered to Beneficiaries**  
CURRENT STATUS

## BADR CITY

Residences For NAC's Employees (Zahret Elasema)

Phase II

 **4,704**  
NO. OF UNITS

 **Underway**  
CURRENT STATUS

 SERVICE FACILITIES

- School
- Nursery
- Comercial Market

Phase III

 **7,080**  
NO. OF UNITS

 **Mar. 2024**  
COMPLETION DATE

## NEW SOHAG CITY

 **30,351 Acres**  
AREA

Housing For All Egyptians

 **42**  
NO. OF BUILDINGS

 **1,008** NO. OF HOUSING UNITS

 **90 sqm**  
UNITS AREA

 **180**  
NO. OF UNDERWAY HOUSING UNITS (**75 sqm**)

Plots Allocation

 **42+**  
NO. OF ALLOCATED LANDS

 SUPPLY VOLUME

- Residential, Commercial & Administrative Services
- Educational Services
- Medical Services
- Nursery
- Compound
- Sport Club

## NEW TIBA CITY

 **620 Acre Area**  
LOCATION

 **114**  
NO. OF BUILDINGS

 **2,736**  
NO. OF HOUSING UNITS

 **Units are Ready to Deliver**  
CURRENT STATUS



**PRIVATE  
REAL ESTATE  
PROJECTS**  
UPDATE

# 03 | PRIVATE REAL ESTATE PROJECTS UPDATES 2023



## NEW RESIDENTIAL PROJECTS

### ALIVA

Developer: Mountain View

  
LOCATION  
Mostakbal City,  
New Cairo

  
AREA  
**638** Acres

  
INVESTMENTS  
EGP **140** bn

  
NO. OF UNITS  
**12,000**

### MENORCA ZAYED

Developer: Mardev Developments

  
LOCATION  
Sheikh Zayed City

  
AREA  
**41** Acres

  
NO. OF VILLAS  
**220**



## NEW MIXED-USE PROJECTS

### YELLOW LANE

Developer: Urbnlanes Developments

  
LOCATION  
New Cairo

Commercial, Administrative,  
Hotel & Medical Units

SUPPLY VOLUME

Parking Area  
(**50,000** sqm)



## PROJECTS UNDERWAY

### ROVE

Developer: Valda Developments

  
LOCATION  
October

  
AREA  
**29,000** sqm

  
DELIVERY DATE  
**2024**

  
CURRENT STATUS  
Construction Completion Rate: **80%**  
Starting Facade Work

## CASCADA

Developer: Golden Town

  
LOCATION  
NAC

  
INVESTMENTS  
EGP **500 mn**

  
AREA  
**2,664 sqm**

  
SALES  
EGP **750 mn**

### SUPPLY VOLUME

- Commercial, Hotel & Administrative Units
- Ground & 3 Upper Floors for Retails
- From 4<sup>th</sup> to 7<sup>th</sup> Floors for Offices
- 8<sup>th</sup> & 9<sup>th</sup> Floors for Hotel Units

## DINERO TOWER

Developer: Golden Town

  
LOCATION  
NAC

  
CURRENT STATUS  
Phase I Sold out

### SUPPLY VOLUME

- Commercial, Hotel & Administrative Units
- 14 Floors

## CAIRO BUSINESS PARK

Developer: Misr Italia Properties

  
LOCATION  
New Cairo

  
AREA  
**78,000 sqm**

  
INVESTMENTS  
EGP **7 bn**

  
NO. OF ADMINISTRATIVE BUILDINGS  
**42**

## EASTSHIRE

Developer: Al Qamzi Developments

  
LOCATION  
5<sup>th</sup> Settlement

  
INVESTMENTS  
EGP **3 bn**

  
COMPLETION DATE  
**2025**

### SUPPLY VOLUME

- Unit Types: Villas & Townhouses
- Units Area: Start-> **166 sqm**

## VEDALA

Developer: Better House Developments

  
LOCATION  
Galala

  
AREA  
**56 Acres**

  
COMPLETION RATE  
**70%**

## SKY CAPITAL

Developer: Better House Developments

  
LOCATION  
R7, NAC

  
AREA  
**14 Acres**

  
DELIVERY DATE  
End-**2023**

## SEAZEN

Developer: Al Qamzi Developments



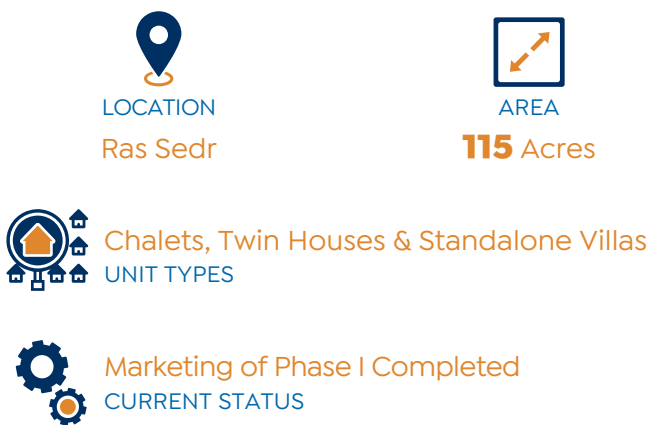
## ROCK CAPITAL 1

Developer: El Batal Developments



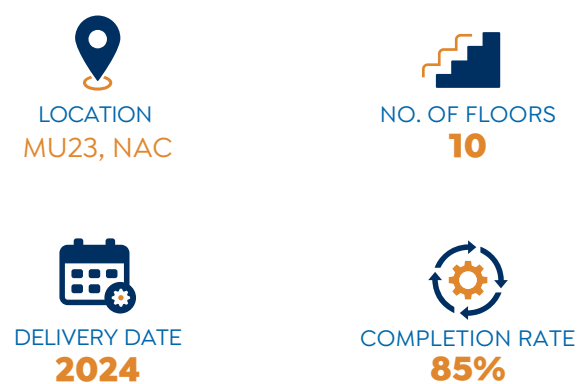
## TAVIRA BAY

Developer: El Waad Red Sea Tourism Development



## ZAHA PARK PROJECT

Developer: Hometown Developments



## MAXIM NORTH COAST

Developer: Maxim Investment Group



## EAST TOWER

Developer: UC Developments

  
LOCATION  
NAC

  
AREA  
**12,000 sqm**

### SUPPLY VOLUME

- No. of Floors: **40**
- Commercial Units Area: Start-> **31 sqm**
- Administrative Units Area: Start-> **32 sqm**

## BLUETREE

Developer: SKY AD. Developments

  
LOCATION  
New Cairo

  
AREA  
**50 Acres**

  
ACHIEVED SALES  
EGP **3 bn**

### SUPPLY VOLUME

- No. of Units: **1,300**
- Unit Types: Apartments & Duplexes
- Units Area: **115 - 300 sqm**

## ZOOM PLAZA

Developer: Scope Developments

  
LOCATION  
New Cairo

  
AREA  
**3,384 sqm**

  
BUA  
**13,000 sqm**

  
UNIT TYPES  
Commercial & Administrative Units

## GOLDEN TOWER 1

Developer: Al Naser Developments

  
LOCATION  
MU23, NAC

  
AREA  
**3,000 sqm**

  
INVESTMENTS  
EGP **500 mn**

## LUMIA RESIDENCE

Developer: Dubai Developments

  
LOCATION  
R7, NAC

  
AREA  
**36 Acres**

  
SALES RATE  
**70%**

## T.HUB

Developer: Times Developments

  
LOCATION  
5<sup>th</sup> Settlement

  
AREA  
**10,600 sqm**

  
INVESTMENTS  
EGP **2 bn**

### SUPPLY VOLUME

- Commercial & Administrative Units
- No. of Buildings: **6**
- Restaurants, Cafes, Parking & Integrated Security



# ECONOMIC SNAPSHOT



# 04 | ECONOMIC SNAPSHOT UPDATES 2023



## INTEREST RATES



\* MPC Meeting Was Held on Nov. 02, 2023



## MONEY SUPPLY (EGP BN)



## DOMESTIC LIQUIDITY (EGP BN)



## ANNUAL HEADLINE INFLATION



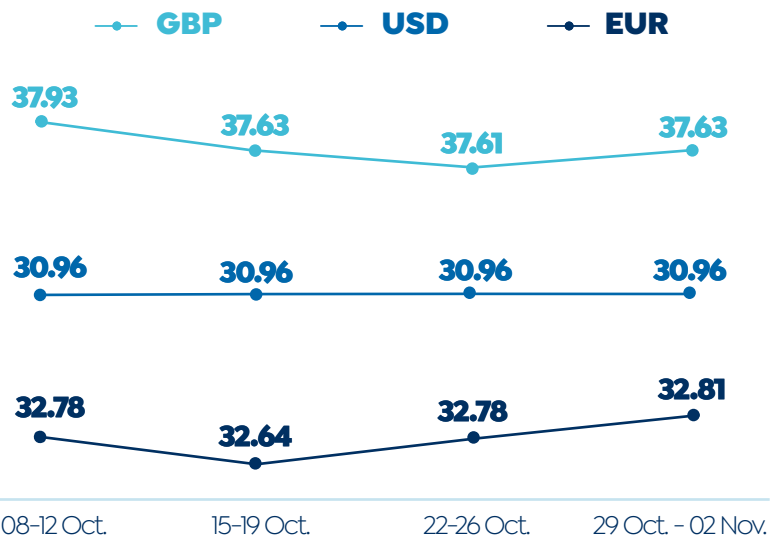
## NET INTERNATIONAL RESERVES (USD BN)



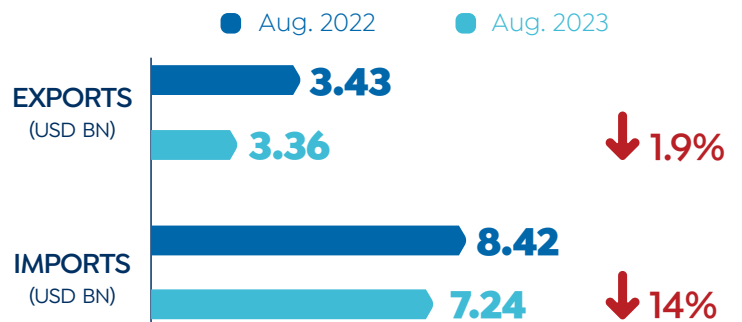
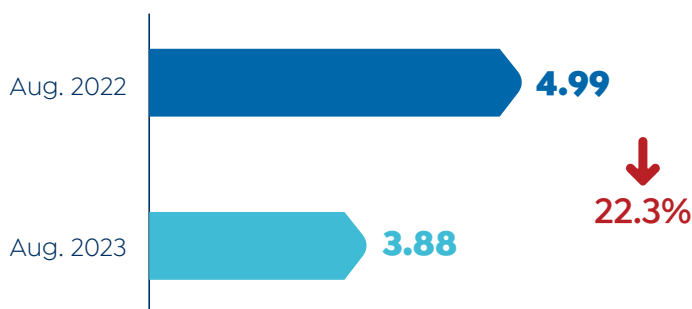
## PURCHASING MANAGERS' INDEX (PMI)



## EXCHANGE RATES



## TRADE DEFICIT (USD BN)



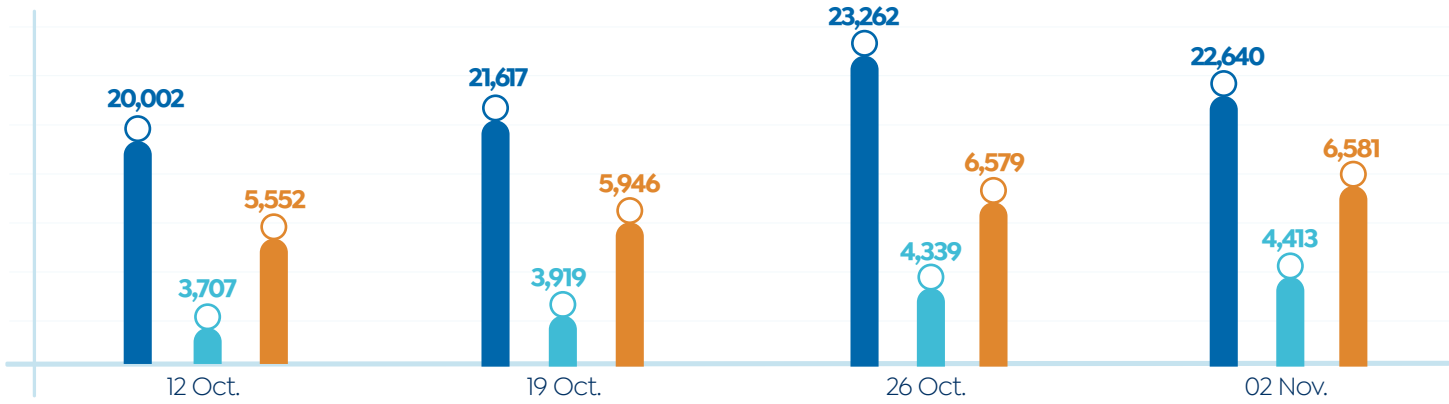
Source: IHS Markit, CAPMAS, CBE & FEDCO



## CAPITAL MARKET INDICATORS

### MARKET INDICES

EGX 30    EGX 70 EWI    EGX 100 EWI



### INVESTOR TYPE (%)

Egyptians    Arab    Non- Arab Foreigners

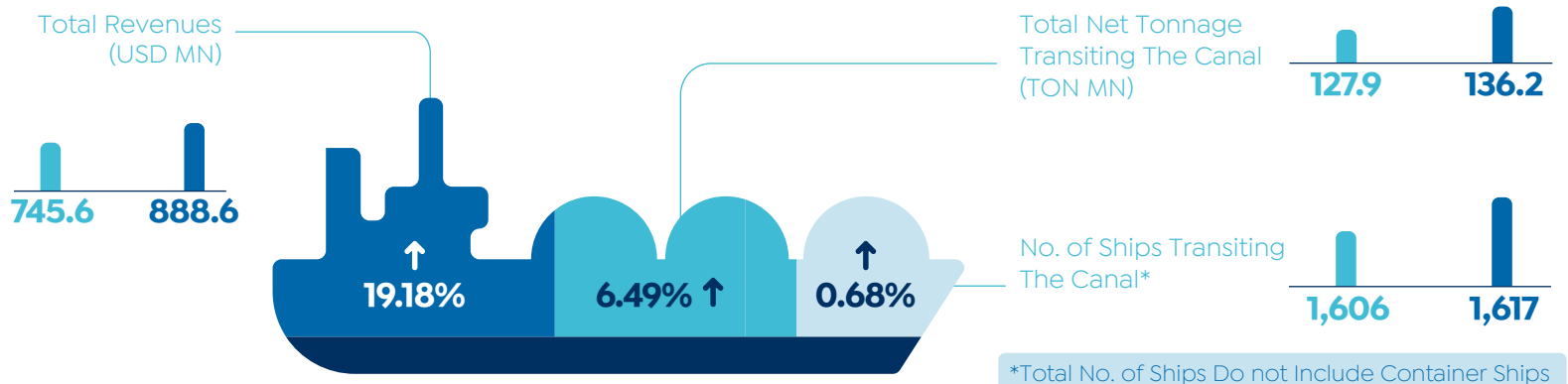


\* Listed Stocks incl. Deals + Bonds + OTC



## SUEZ CANAL UPDATES

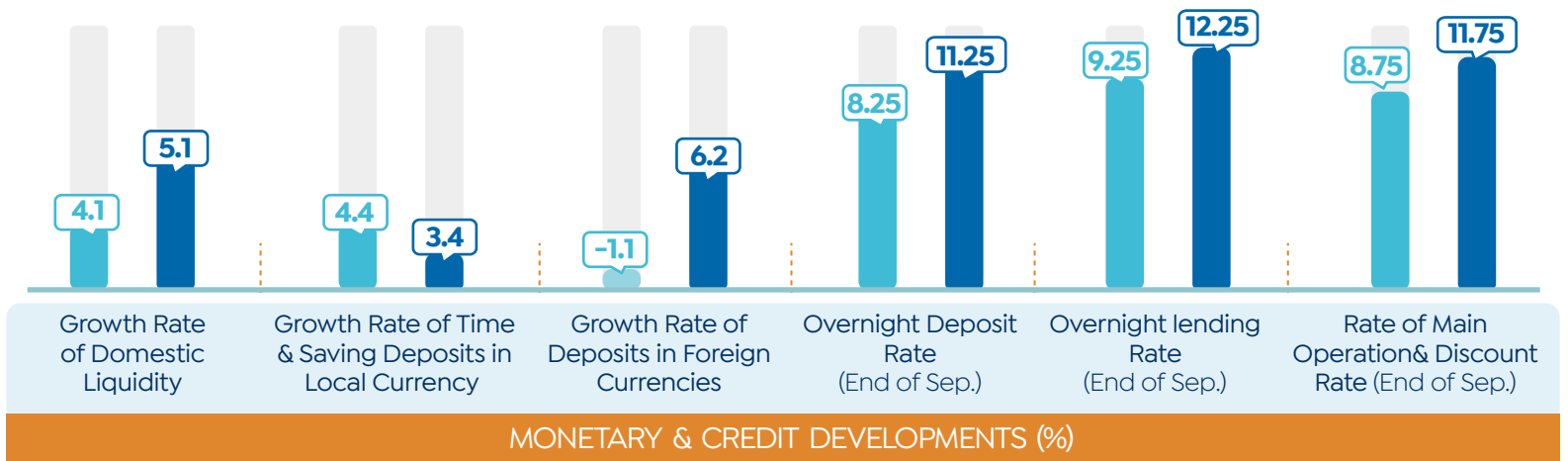
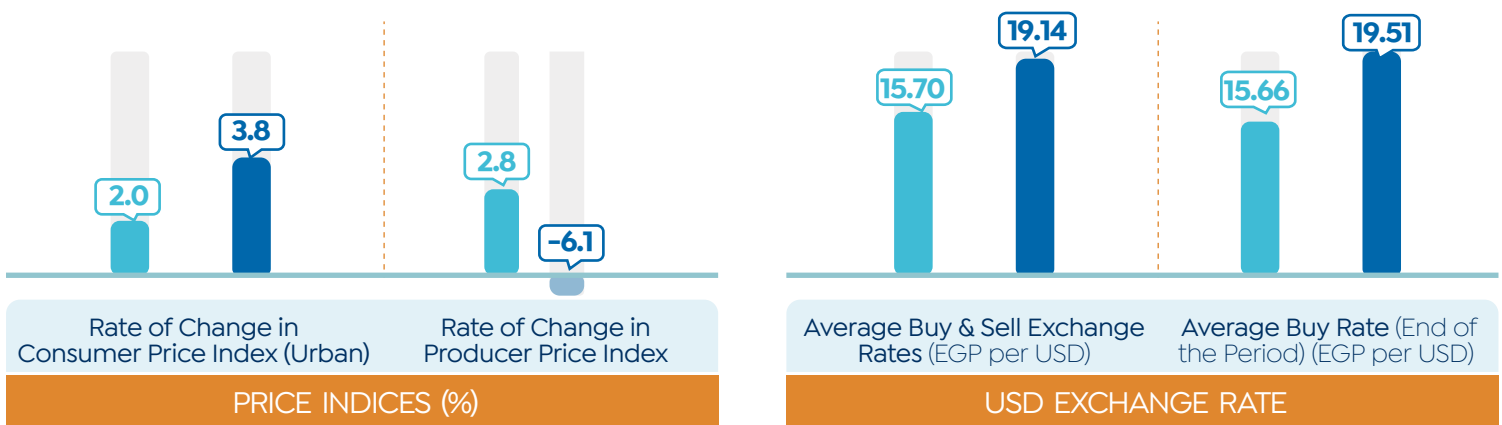
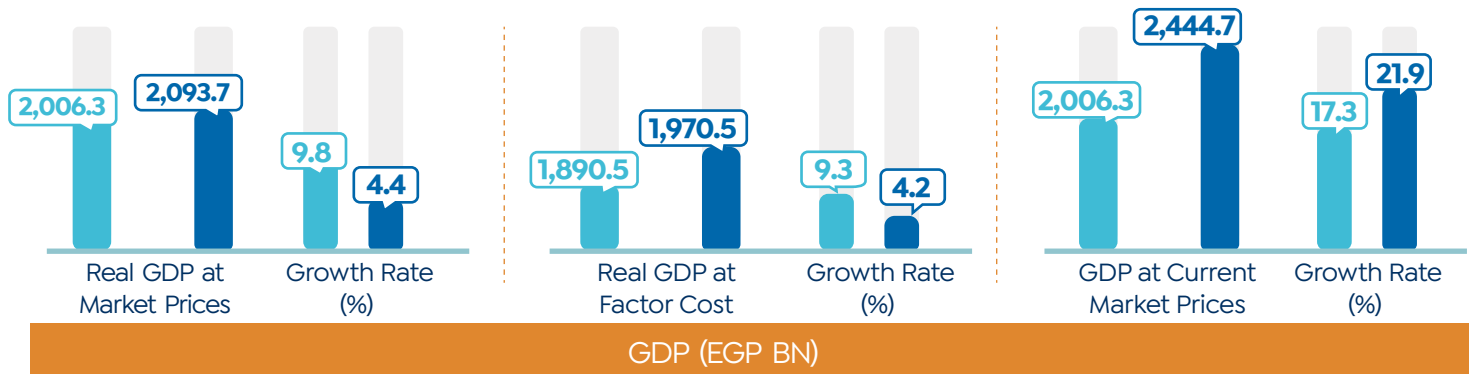
Aug. 2022    Aug. 2023



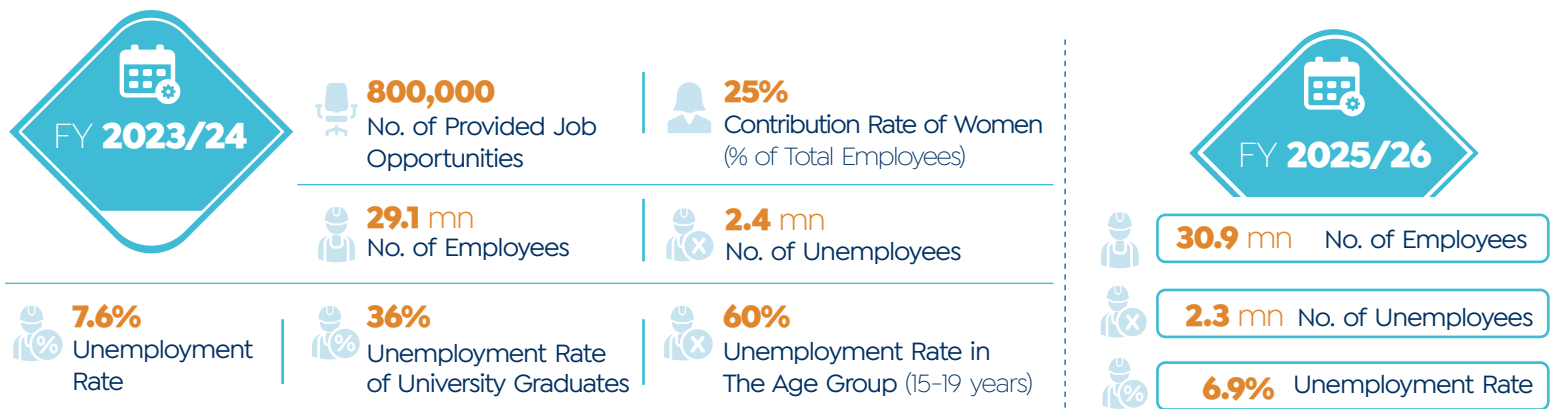
\*Total No. of Ships Do not Include Container Ships

## MAIN PERFORMANCE INDICATORS OF EGYPTIAN ECONOMY

Jul. - Sep. 2021/22      Jul. - Sep. 2022/23

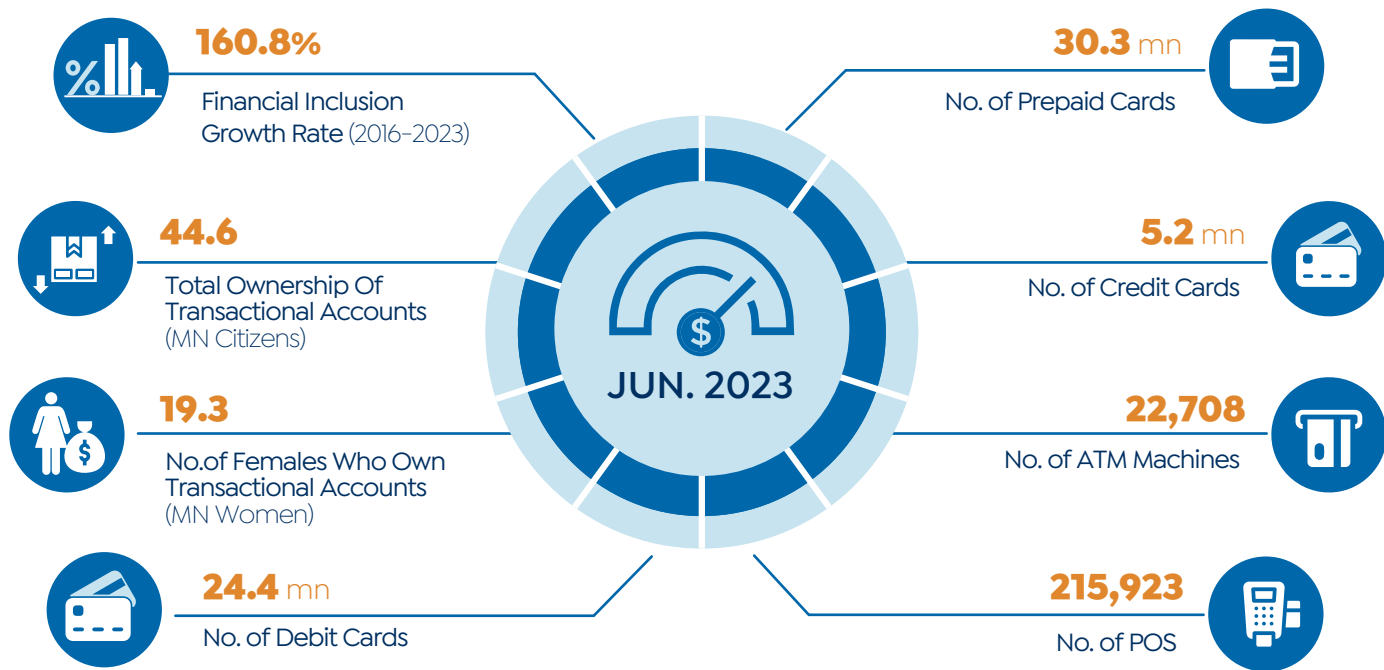


## EMPLOYMENT GOALS

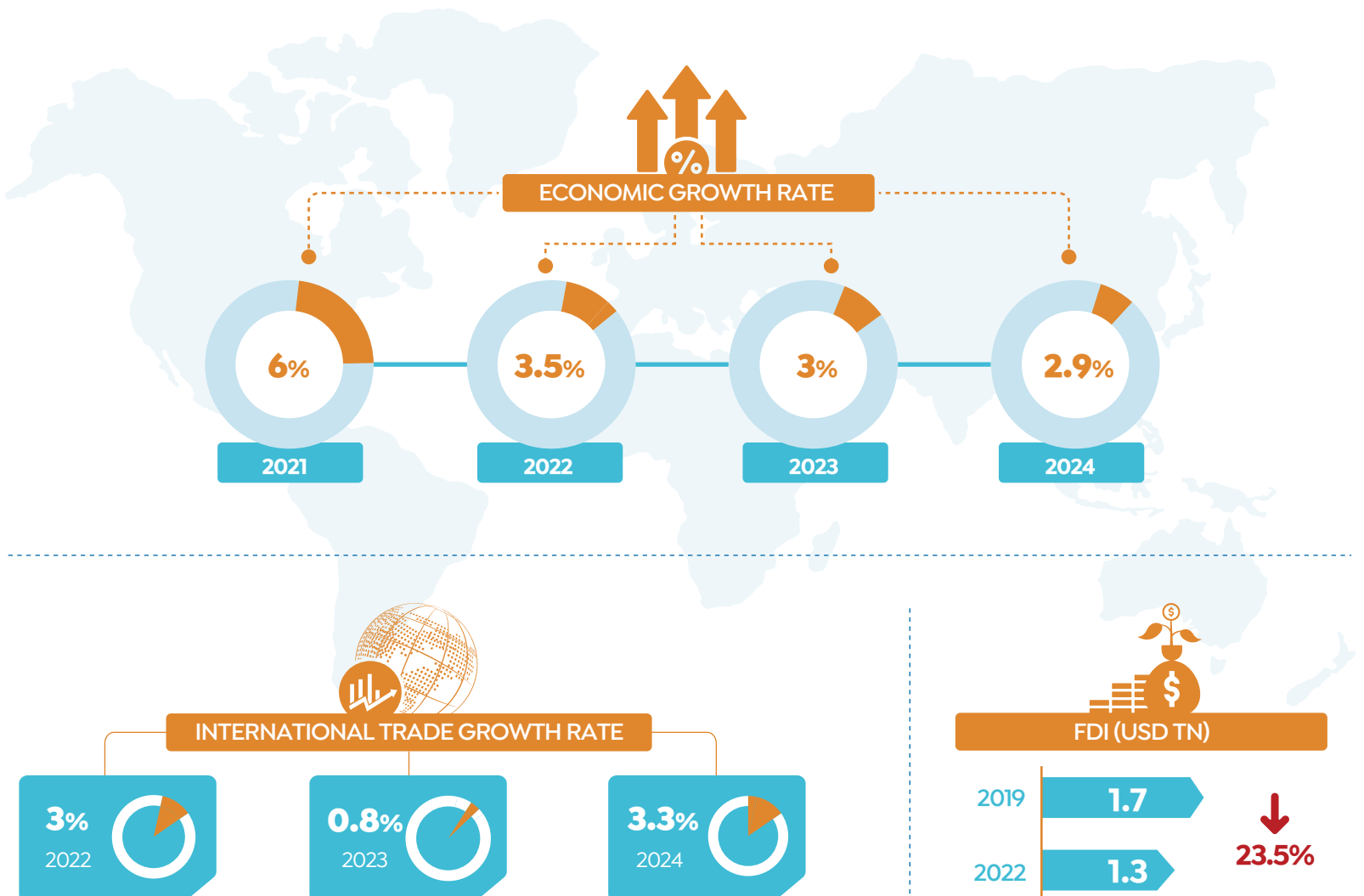


Source: CBE & MPED

## FINANCIAL INCLUSION INDICATORS



## GLOBAL ECONOMIC INDICATORS



Source: CBE & MPED