

MARKET WATCH

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

DECEMBER
2023

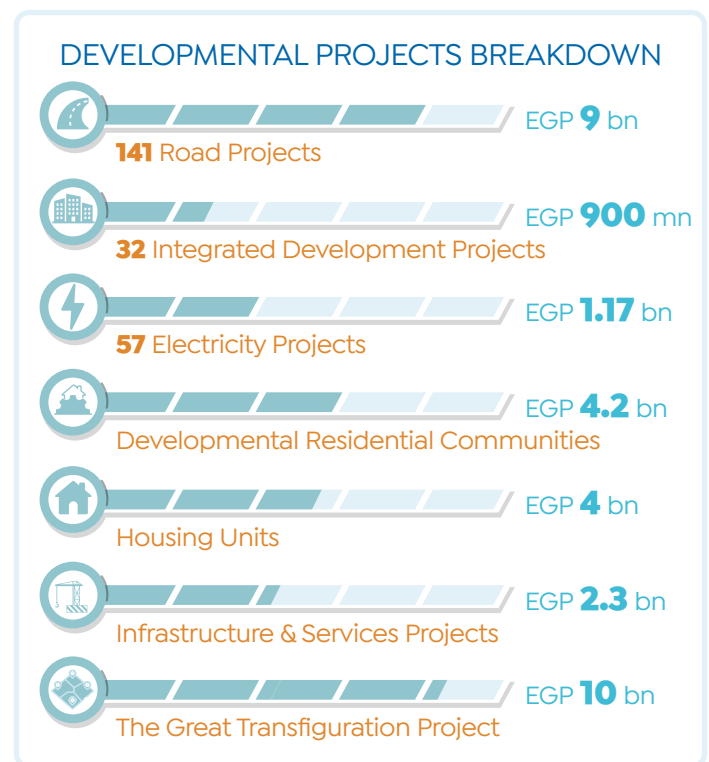


REAL ESTATE

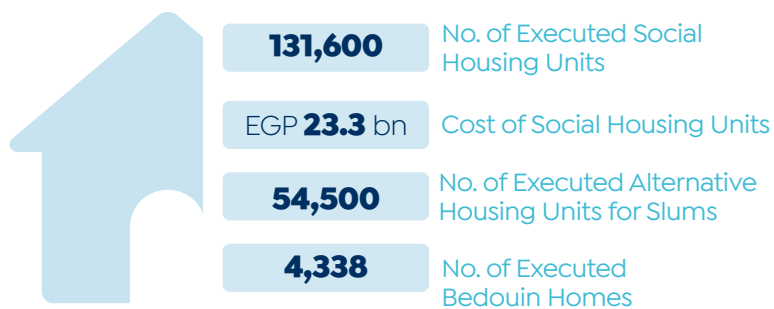
MARKET
UPDATES

01 | REAL ESTATE MARKET UPDATES 2023

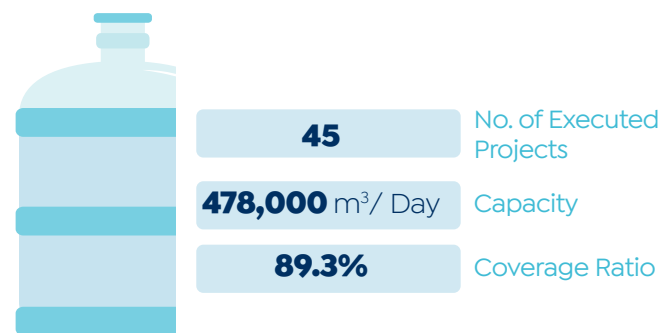
DEVELOPMENT OF SINAI & CANAL CITIES



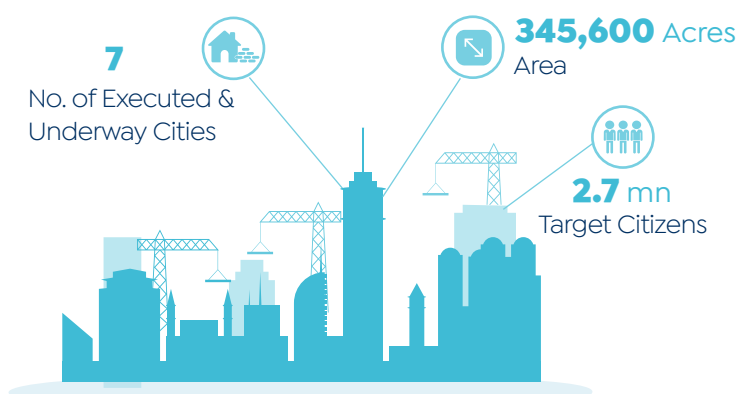
RESIDENTIAL PROJECTS



POTABLE WATER PROJECTS



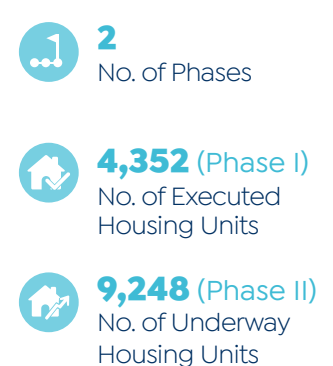
NEW CITIES



NEW BIR AL-ABED



NEW RAFAH



Source: Cabinet & MPED

DEVELOPMENTAL RESIDENTIAL COMMUNITIES

PHASE I

15 in North Sinai – **7** in South Sinai
No. of Communities

1,380
No. of Bedouin Homes

175 sqm
Units Area

Complete
Status

Service Facilities

- Diwan
- Primary School
- Sport Hall
- Mosque
- Medical Unit
- Shops

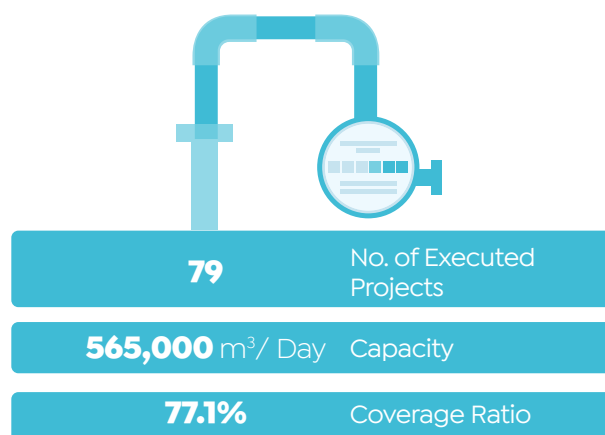
PHASE I

17
No. of Communities

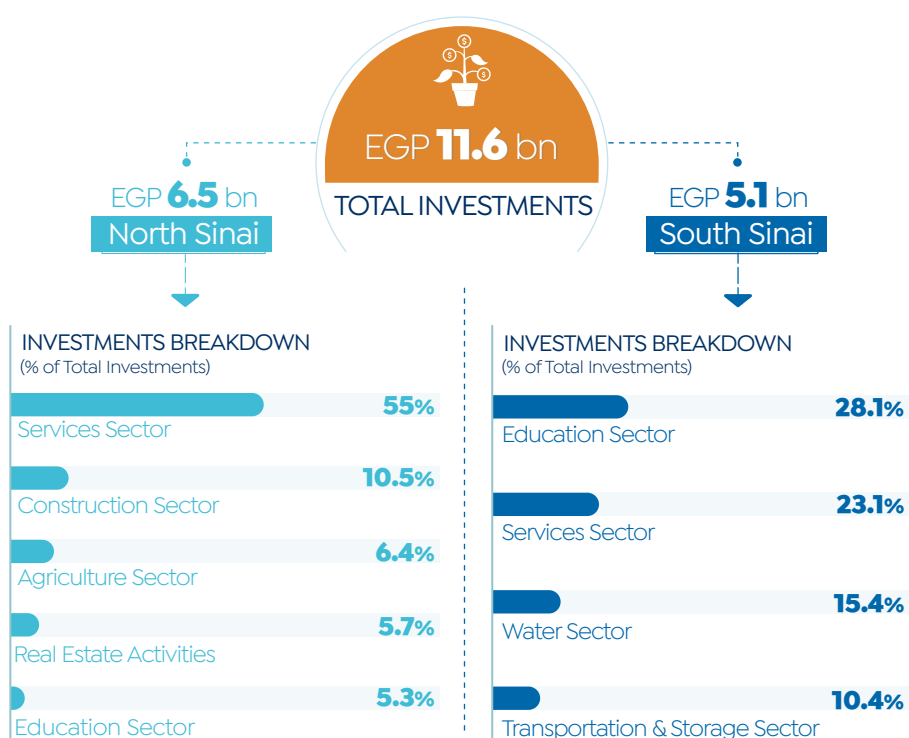
950
No. of Bedouin Homes

Underway
Status

SANITATION PROJECTS



INVESTMENTS PLAN (FY 2023/24)

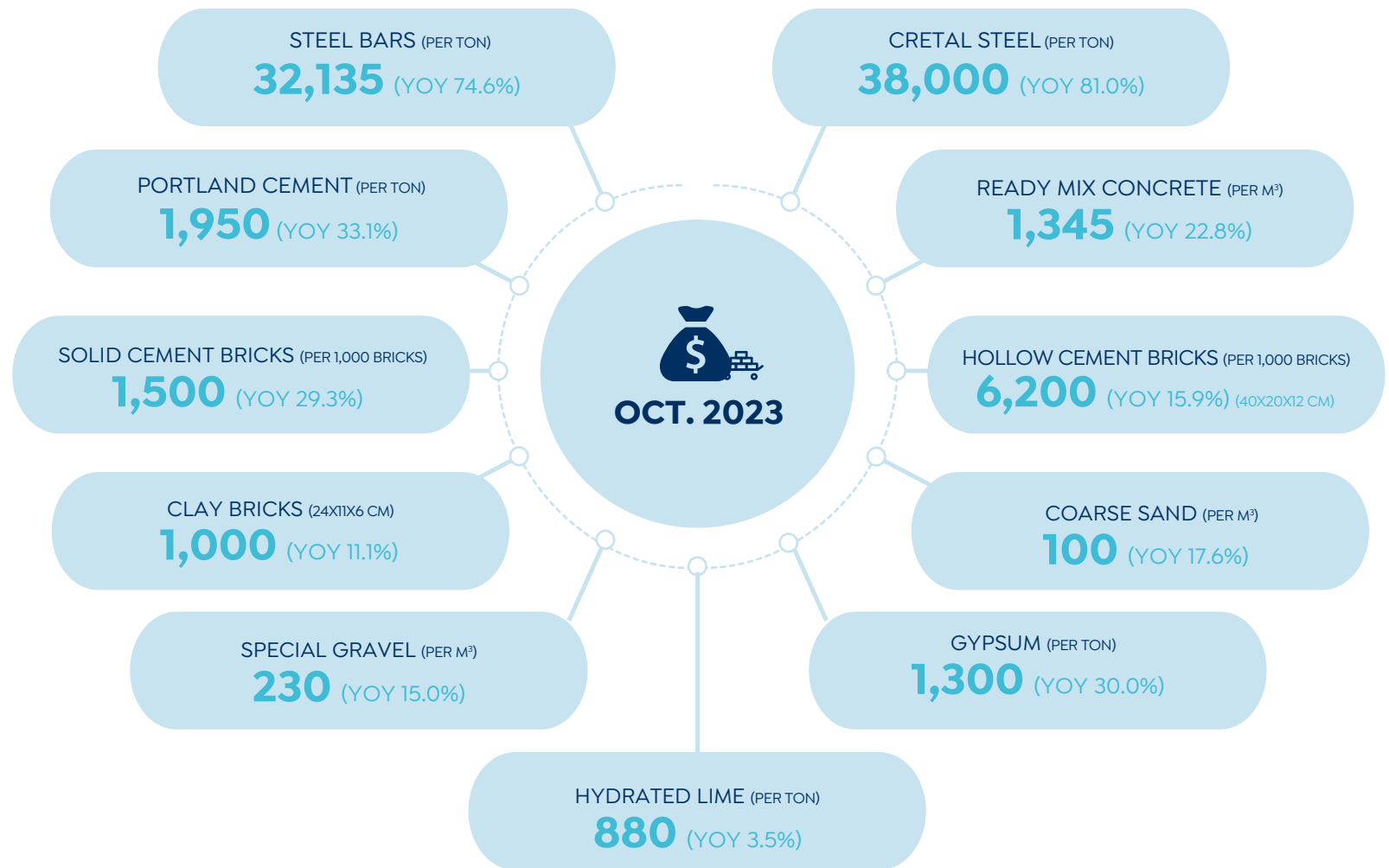


PROGRESS OF HAYAH KARIMA INITIATIVE

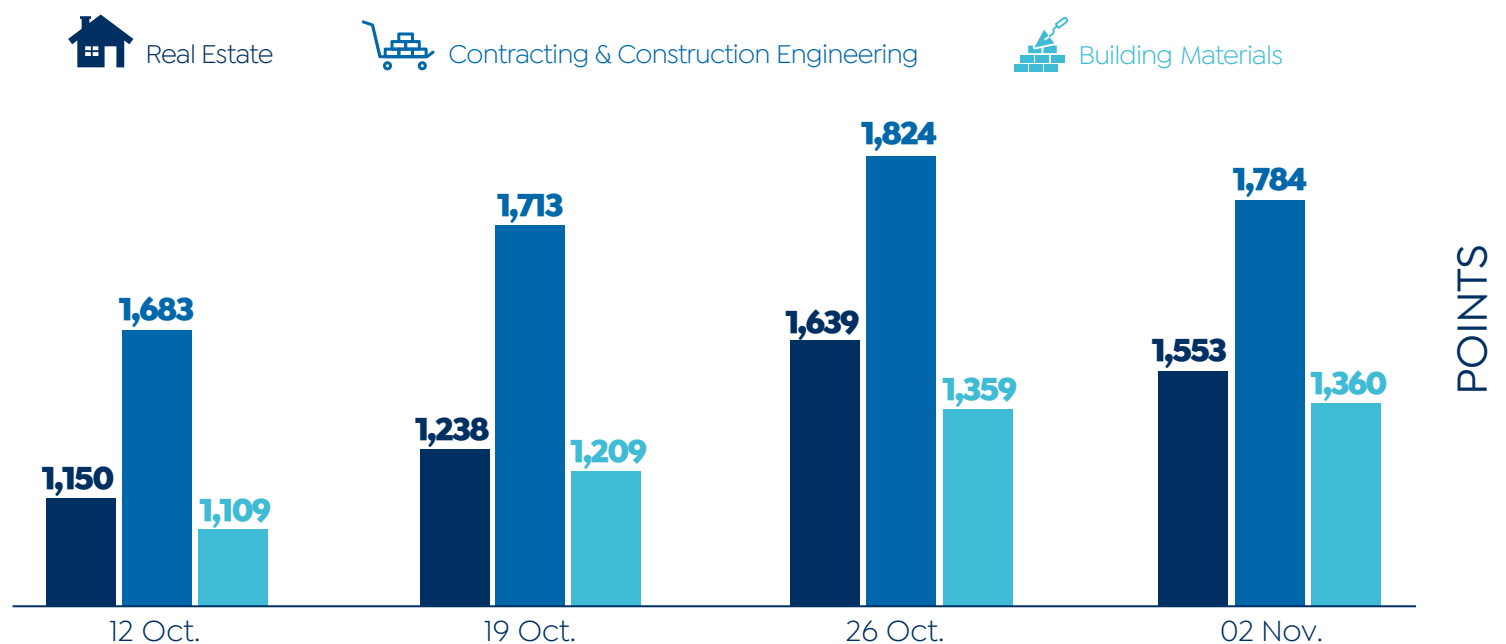


Source: Cabinet, MHUC & MPED

PRICES OF CONSTRUCTION MATERIALS (EGP)



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



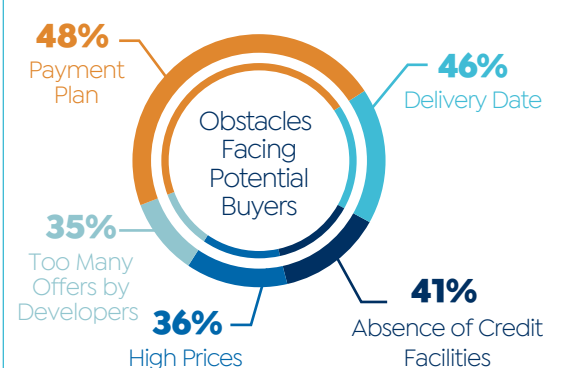
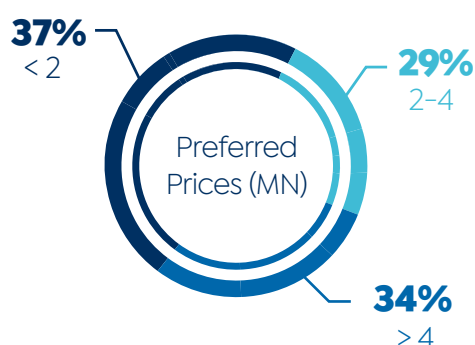
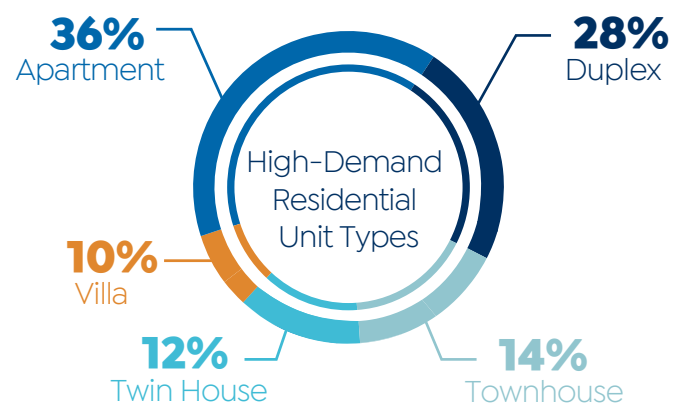
Source: MHUC & EGX

MONTHLY SURVEY

| Purchasing Power



ew Zagazig district (Green Buildings) ☒



Source: Invest-Gate R&A

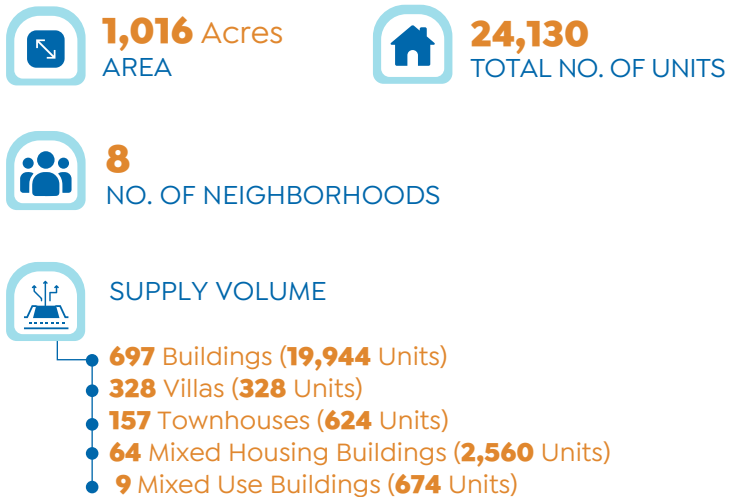


NEW CITIES UPDATE

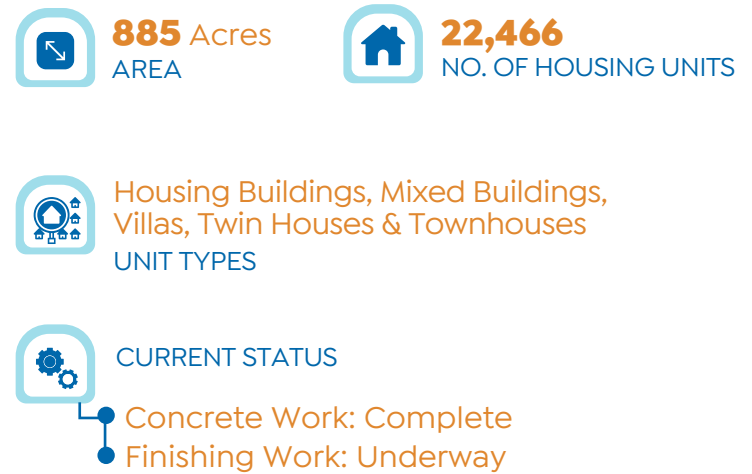
02 | NEW CITIES UPDATES 2023

NEW ADMINISTRATIVE CAPITAL (NAC)

| Capital Residence (R3)



| New Garden City (R5)



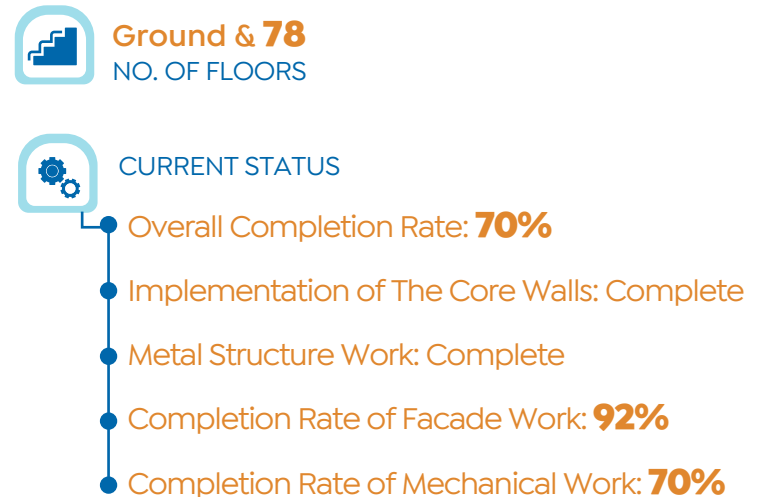
| Central Business District



| D01 Tower

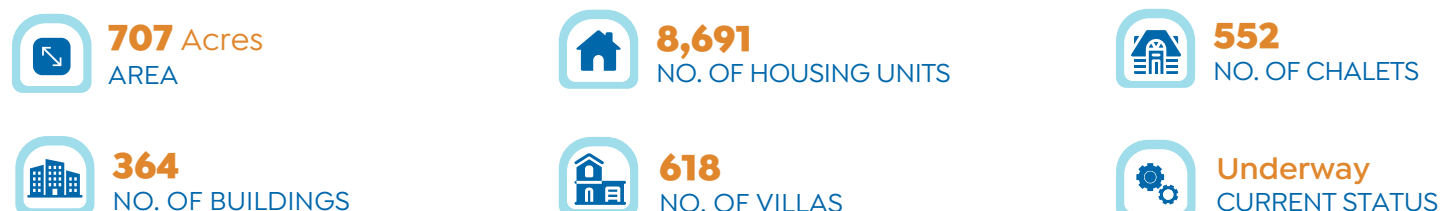


| Iconic Tower



NEW ALAMEIN CITY

| Mazarine



| Heritage City



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

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

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

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 **4th** to **7th** Floors for Offices
- **8th** & **9th** 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
5th 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

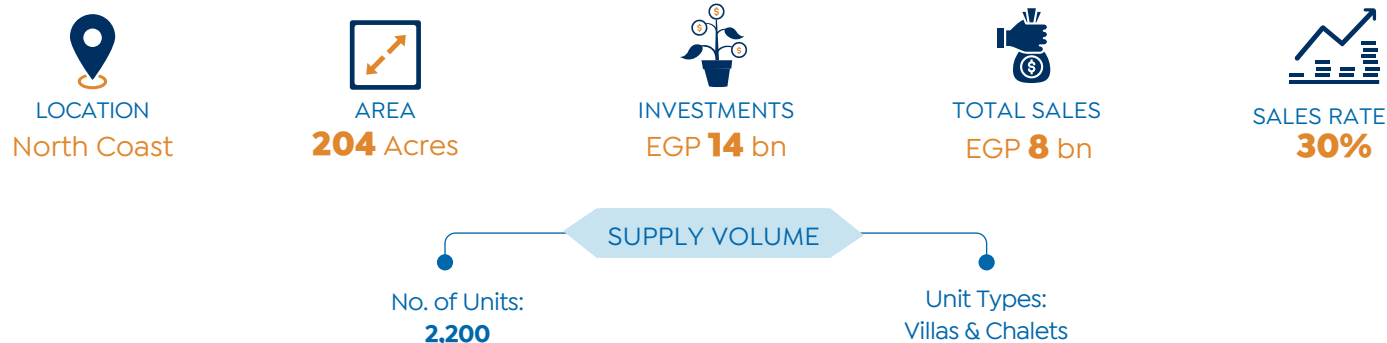

LOCATION
R7, NAC


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



SUPPLY VOLUME

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

BLUETREE

Developer: SKY AD. Developments

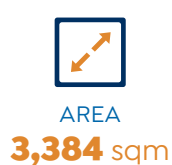


SUPPLY VOLUME

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

ZOOM PLAZA

Developer: Scope Developments



GOLDEN TOWER 1

Developer: Al Naser Developments



LUMIA RESIDENCE

Developer: Dubai Developments



T.HUB

Developer: Times Developments



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

SEP. 2023
38

↓

OCT. 2023
35.8



NET INTERNATIONAL RESERVES (USD BN)

SEP. 2023
34.97

↑

OCT. 2023
35.10



PURCHASING MANAGERS' INDEX (PMI)

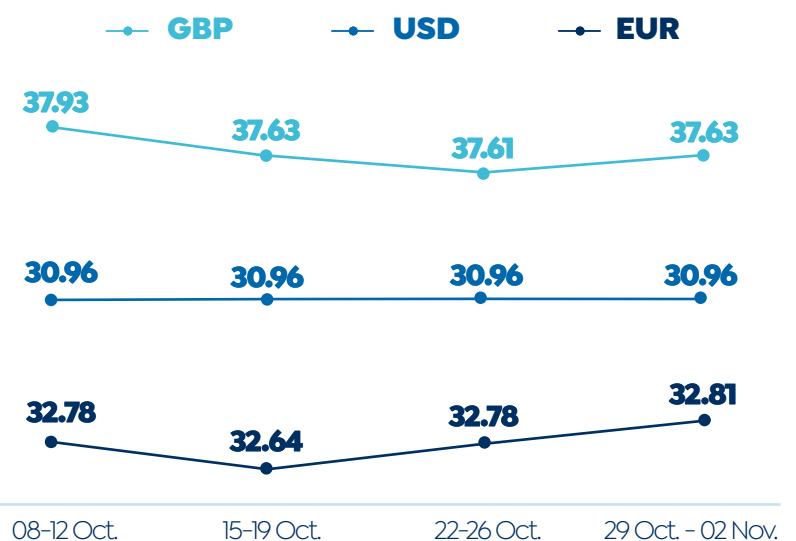
SEP. 2023
48.7

↓

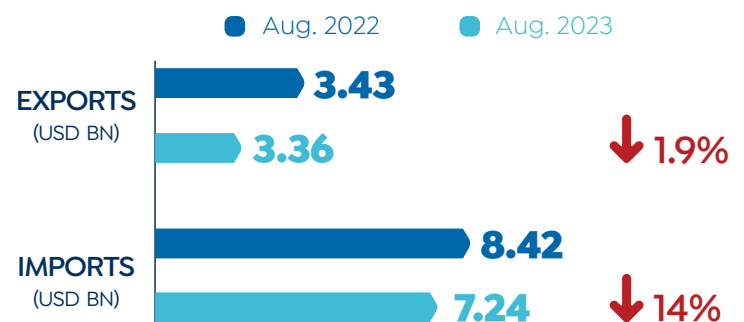
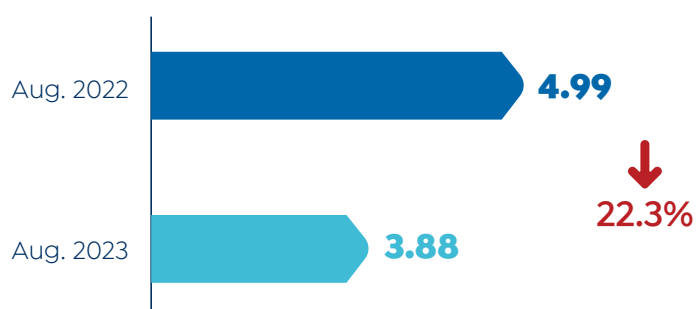
OCT. 2023
47.9



EXCHANGE RATES



TRADE DEFICIT (USD BN)



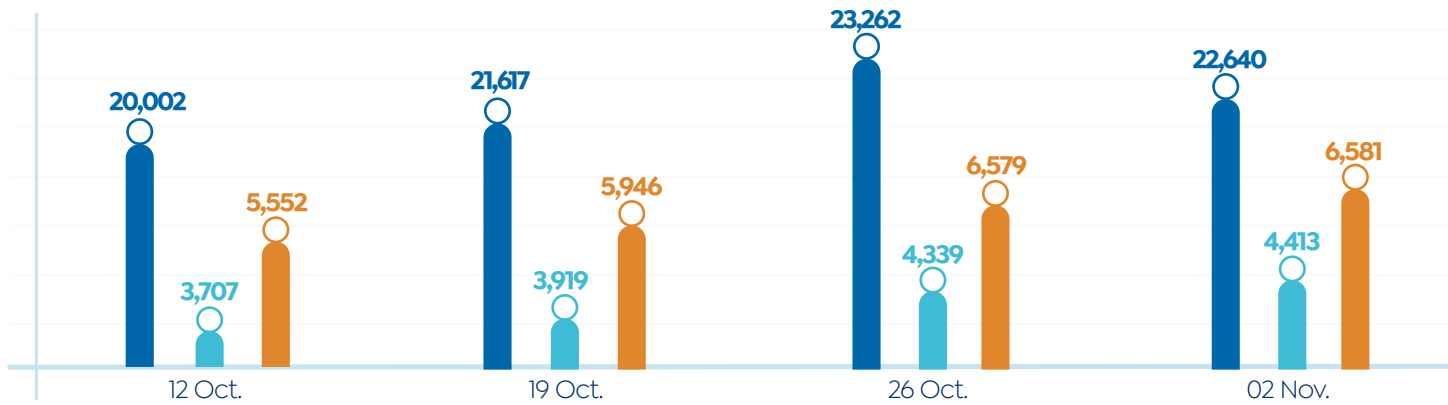
Source: IHS Markit, CAPMAS, CBE & FEDCOC



CAPITAL MARKET INDICATORS

MARKET INDICES

EGX 30 EGX 70 EWI EGX 100 EWI



INVESTOR TYPE (%)

Egyptians Arab Non-Arab Foreigners



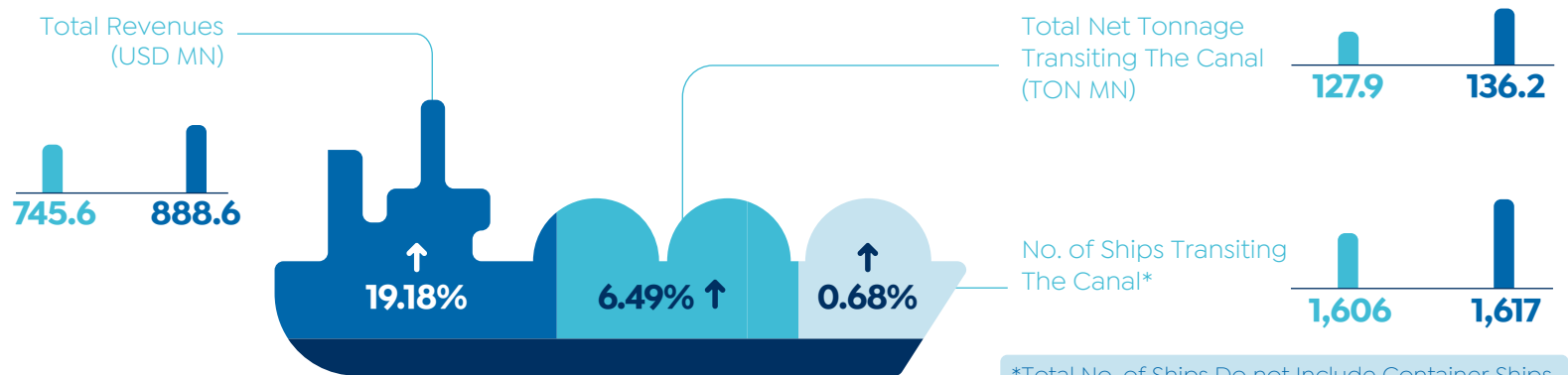
* Listed Stocks incl. Deals + Bonds + OTC



SUEZ CANAL UPDATES

Aug. 2022

Aug. 2023

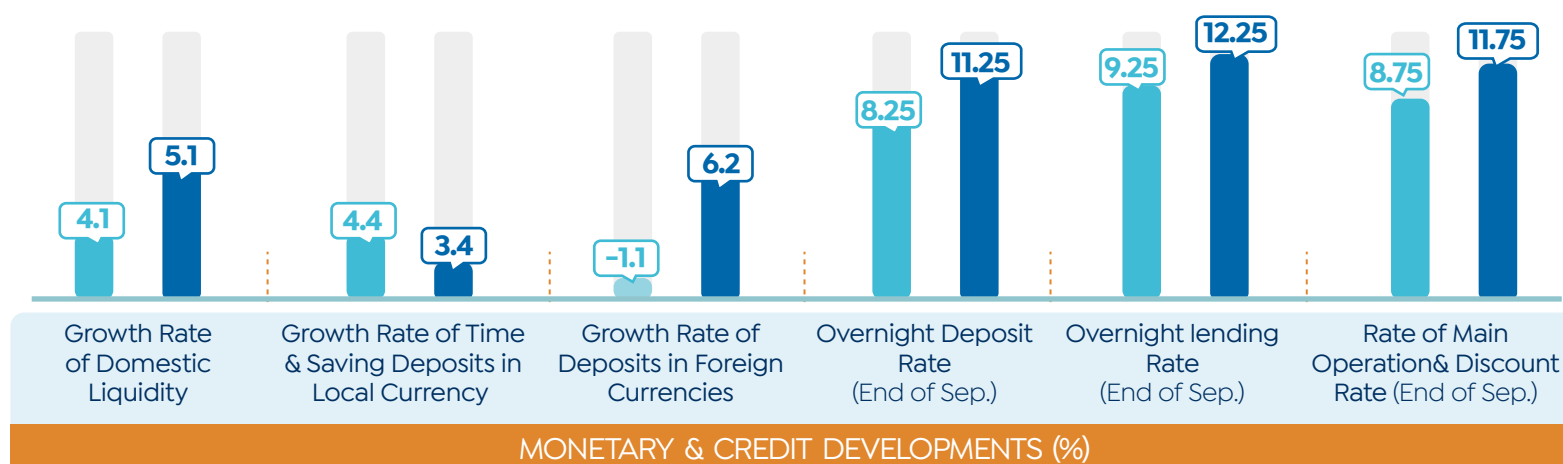
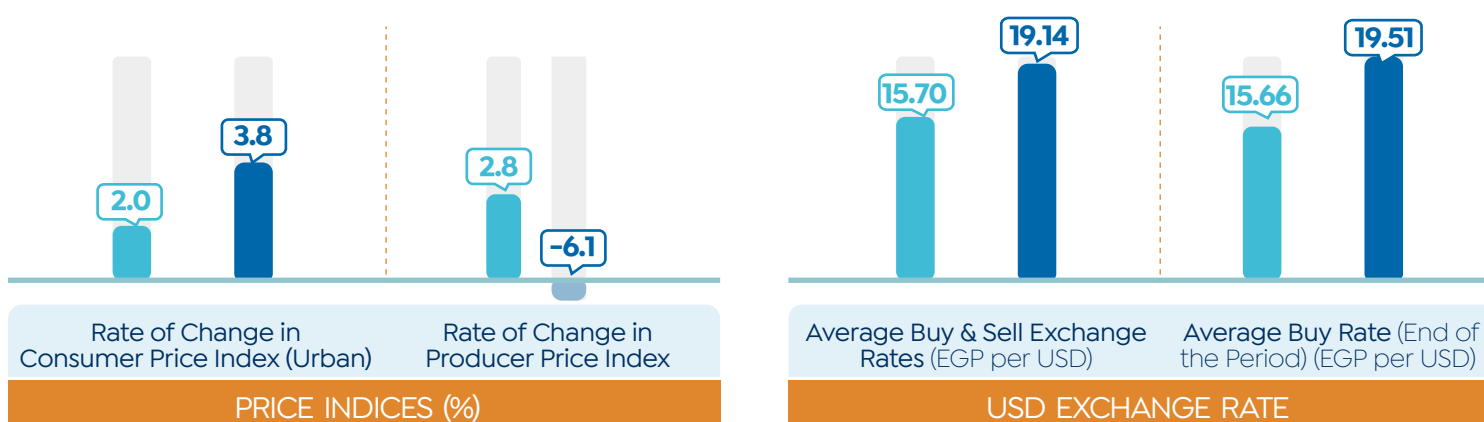
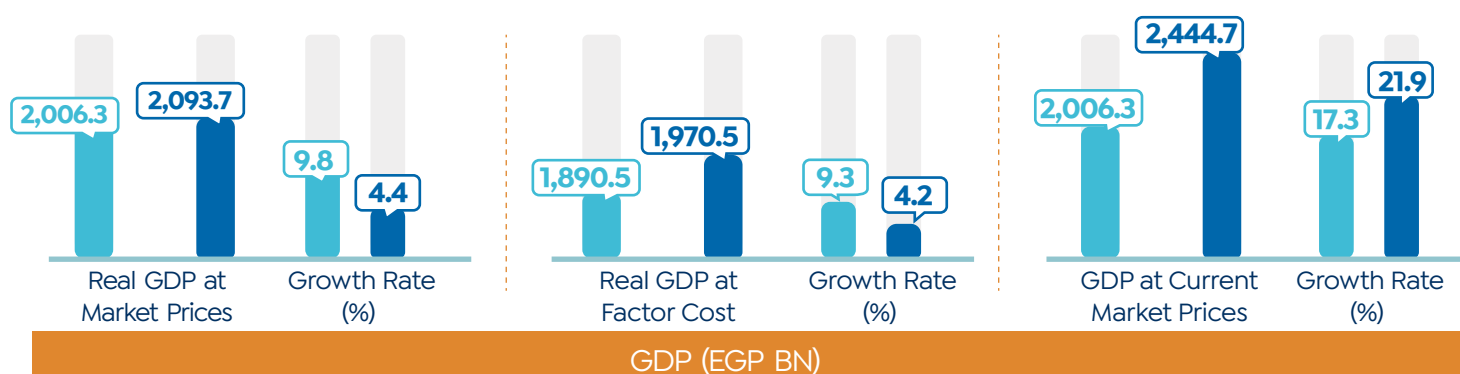


*Total No. of Ships Do not Include Container Ships

MAIN PERFORMANCE INDICATORS OF EGYPTIAN ECONOMY

Jul. - Sep. 2021/22

Jul. - Sep. 2022/23



EMPLOYMENT GOALS



FY 2023/24

800,000
No. of Provided Job Opportunities

29.1 mn
No. of Employees

7.6%
Unemployment Rate

36%
Unemployment Rate of University Graduates

25%
Contribution Rate of Women (% of Total Employees)

2.4 mn
No. of Unemployed

60%
Unemployment Rate in The Age Group (15-19 years)



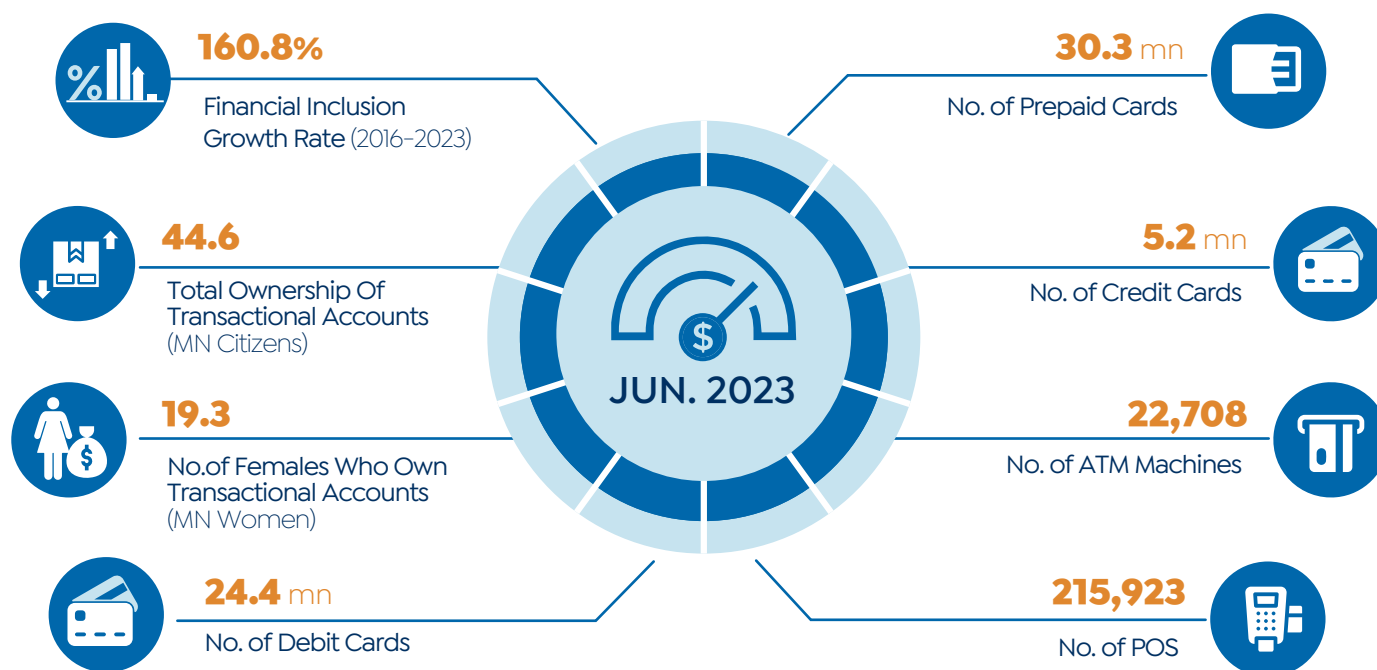
FY 2025/26

30.9 mn No. of Employees

2.3 mn No. of Unemployed

6.9% Unemployment Rate

FINANCIAL INCLUSION INDICATORS



GLOBAL ECONOMIC INDICATORS

