

# MARKET WATCH

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

**DECEMBER**  
2023



# REAL ESTATE

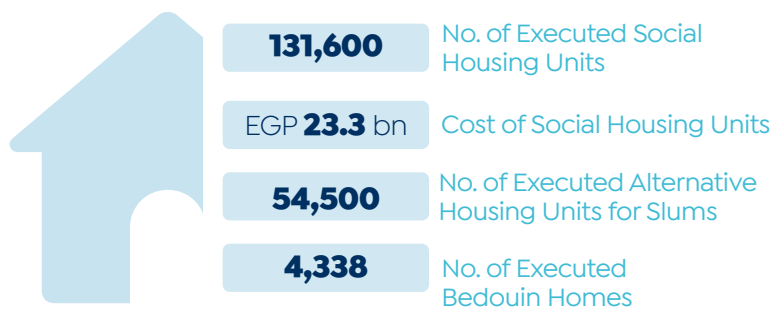
MARKET  
UPDATES

# 01 | REAL ESTATE MARKET UPDATES 2023

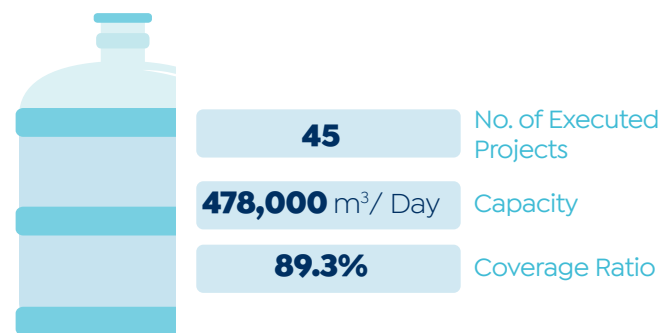
## DEVELOPMENT OF SINAI & CANAL CITIES



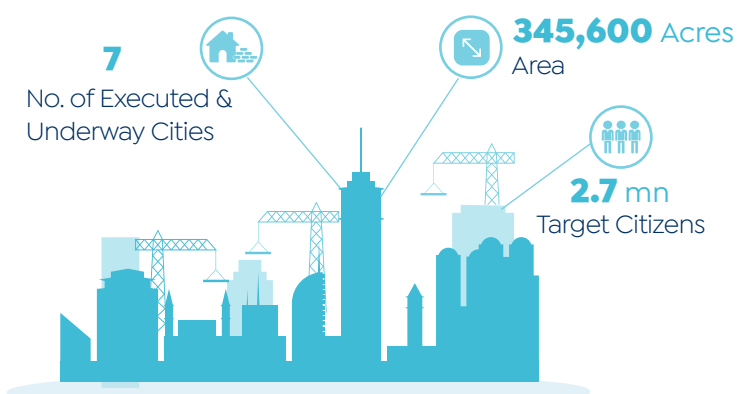
## RESIDENTIAL PROJECTS



## POTABLE WATER PROJECTS



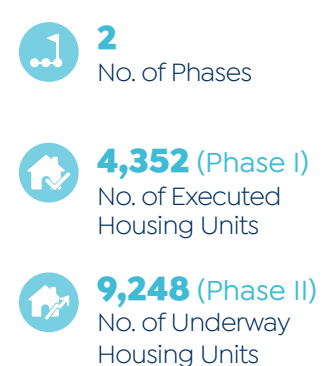
## NEW CITIES



### NEW BIR AL-ABED



### NEW RAFAH



Source: Cabinet &amp; 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

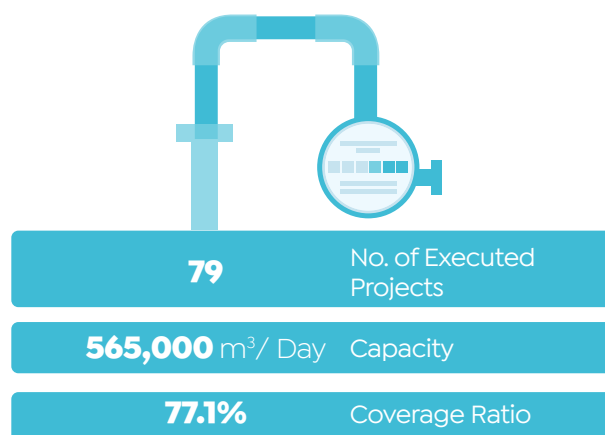
### PHASE I

**17**  
No. of Communities

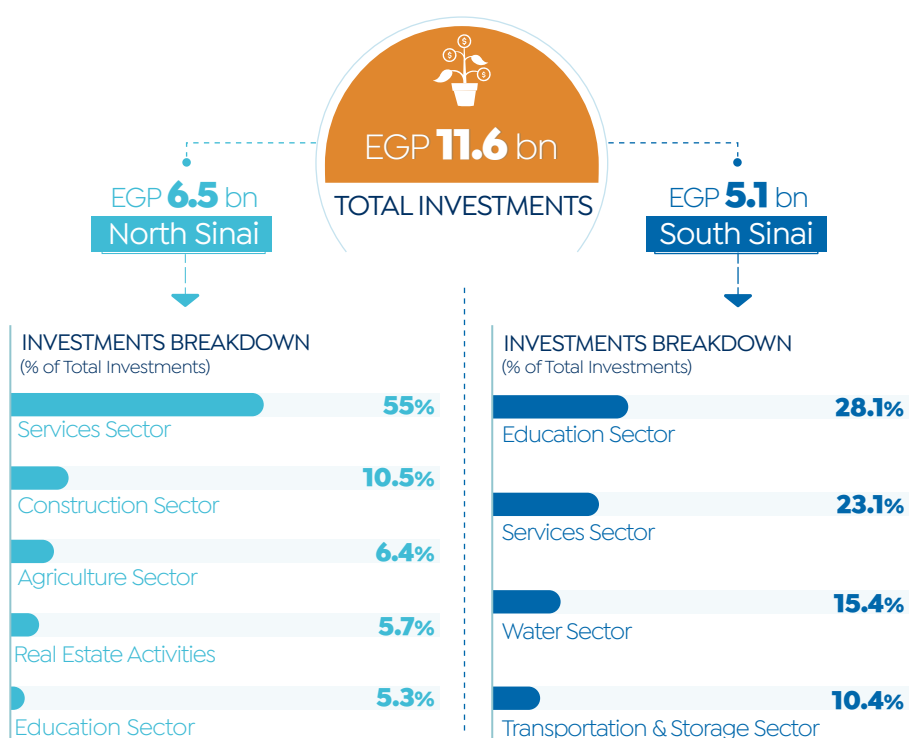
**950**  
No. of Bedouin Homes

**Underway**  
Status

## SANITATION PROJECTS



## INVESTMENTS PLAN (FY 2023/24)



## PROGRESS OF HAYAH KARIMA INITIATIVE

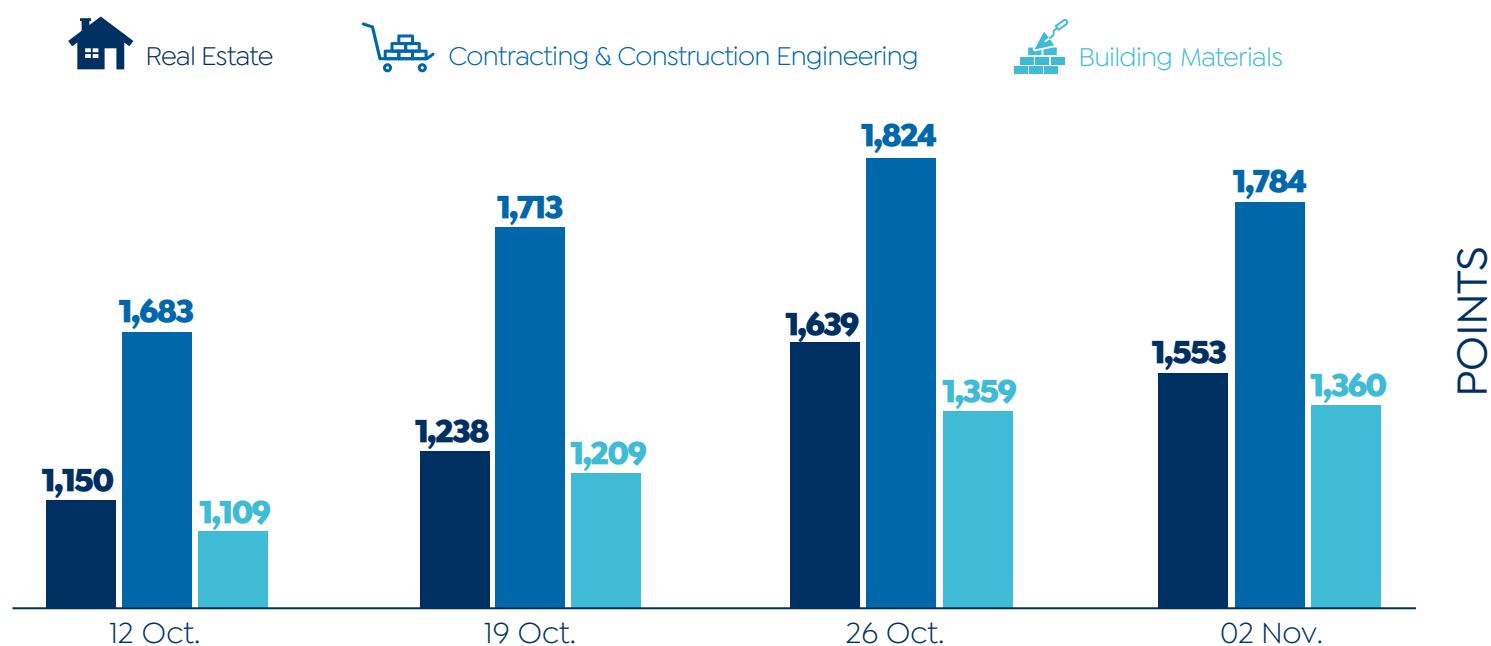


Source: Cabinet, MHUC & MPED

## PRICES OF CONSTRUCTION MATERIALS (EGP)



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



Source: MHUC &amp; EGX

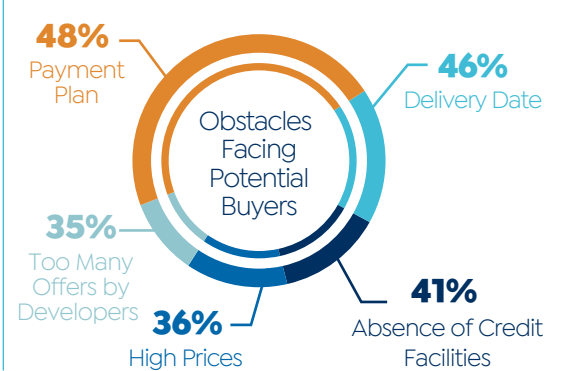
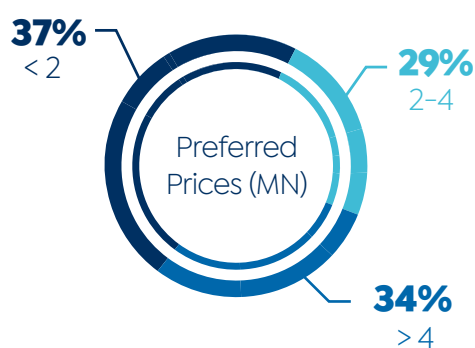
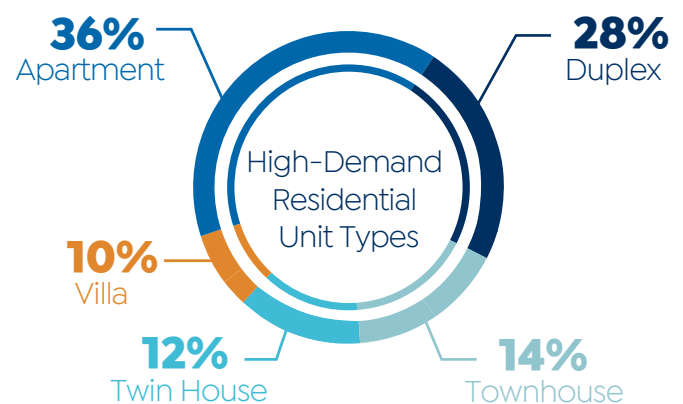


## MONTHLY SURVEY

### | Purchasing Power



ew Zagazig district (Green Buildings) ☒



Source: Invest-Gate R&A

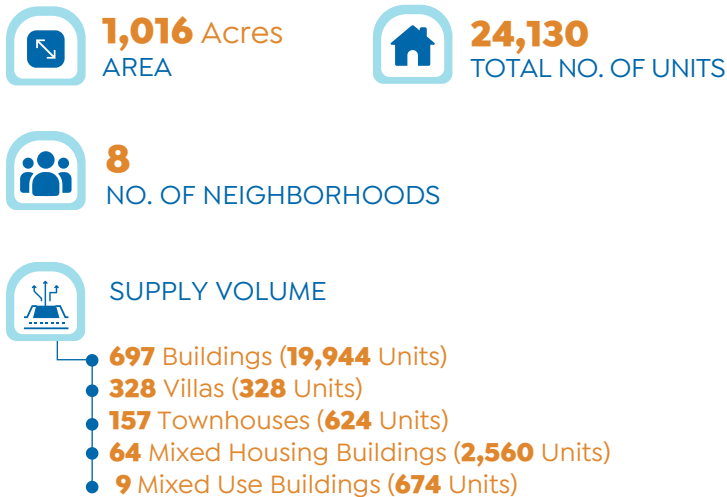


# NEW CITIES UPDATE

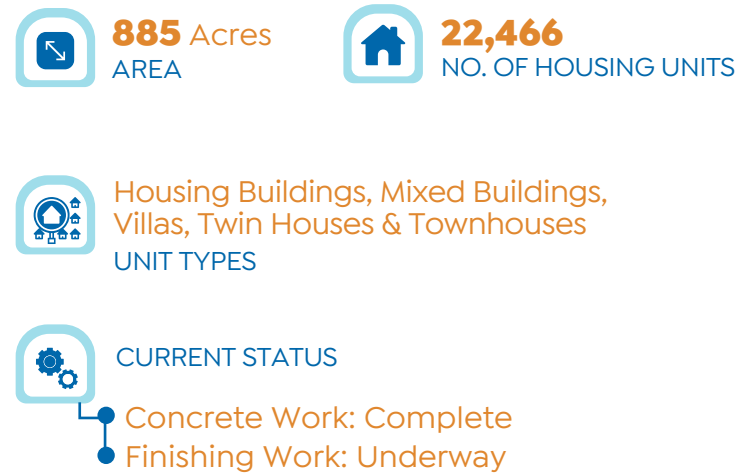
# 02 | NEW CITIES UPDATES 2023

## NEW ADMINISTRATIVE CAPITAL (NAC)

### | Capital Residence (R3)



### | New Garden City (R5)



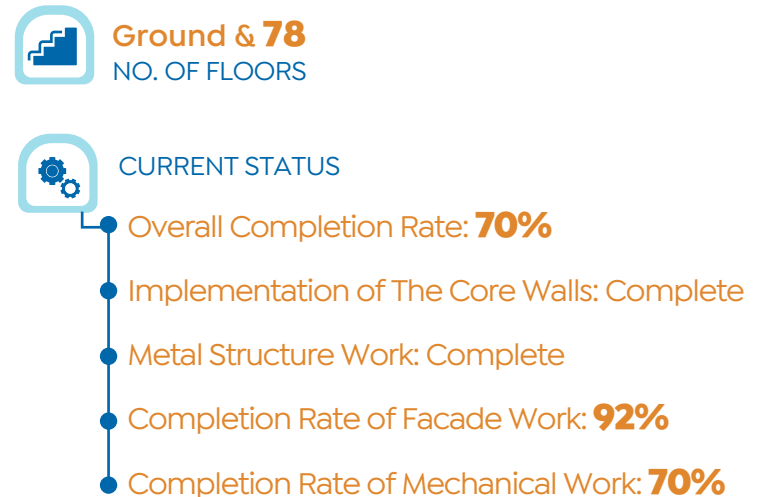
### | Central Business District



### | D01 Tower

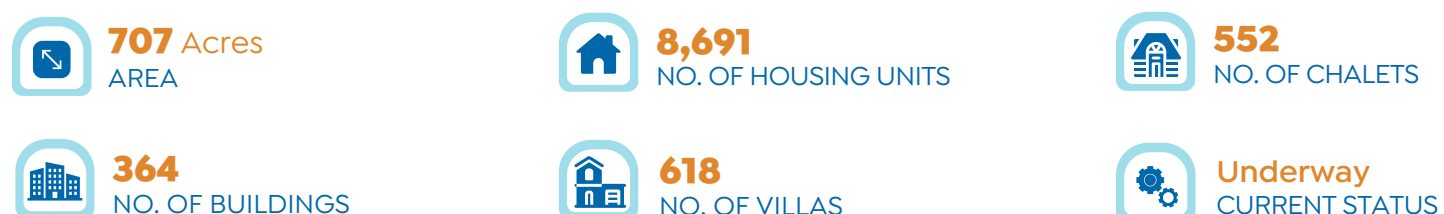


### | Iconic Tower



## 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 **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

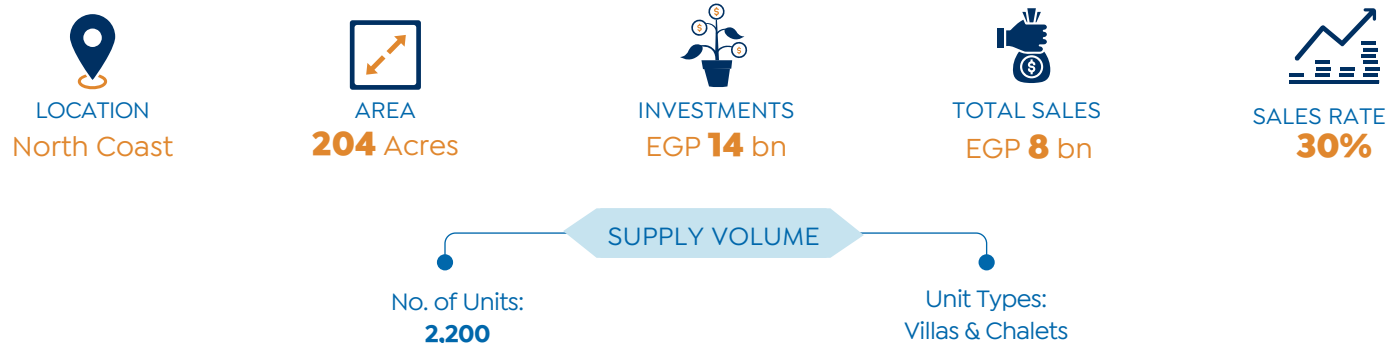
  
AREA  
**14 Acres**

  
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



### SUPPLY VOLUME

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

## BLUETREE

Developer: SKY AD. Developments

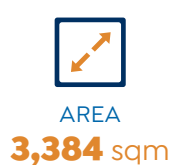


### SUPPLY VOLUME

- 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)

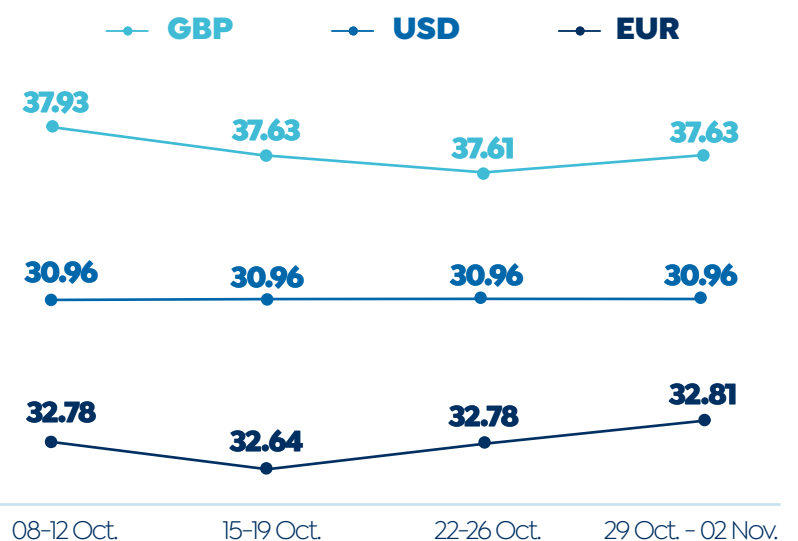
SEP. 2023  
**48.7**

↓

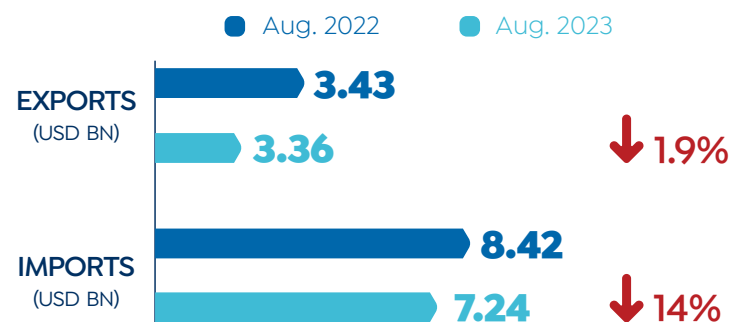
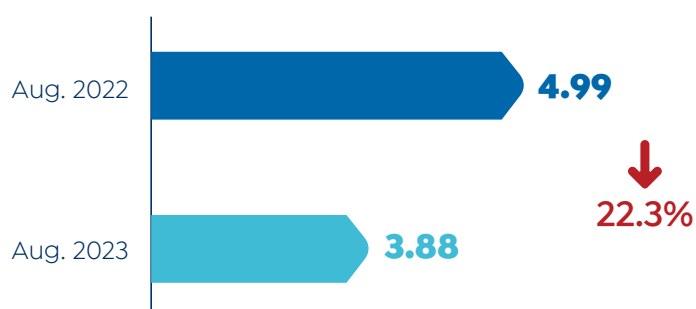
OCT. 2023  
**47.9**



## EXCHANGE RATES



## TRADE DEFICIT (USD BN)



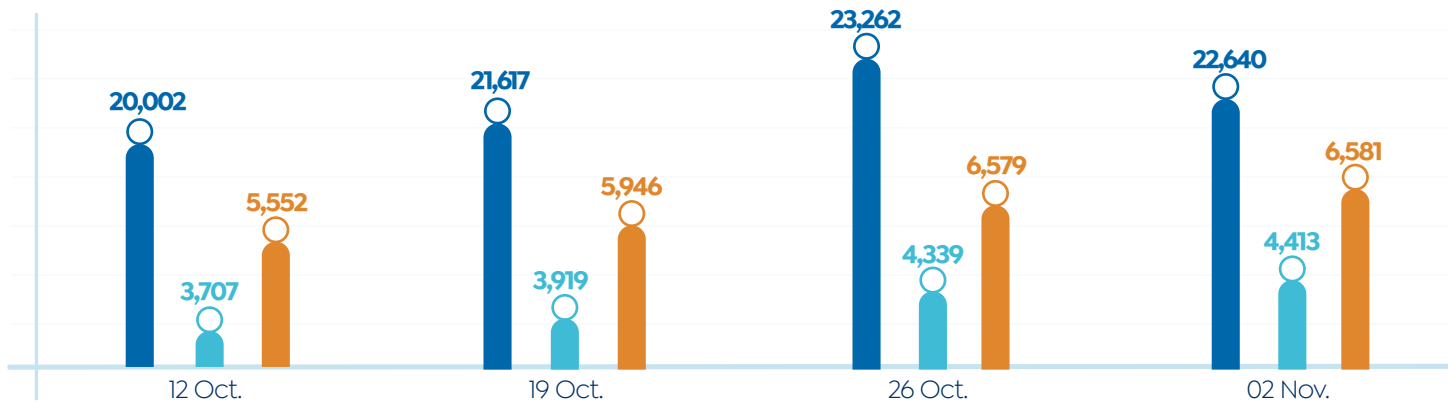
Source: IHS Markit, CAPMAS, CBE & FEDCOC



## CAPITAL MARKET INDICATORS

## MARKET INDICES

EGX 30   EGX 70 EWI   EGX 100 EWI



## INVESTOR TYPE (%)

Egyptians   Arab   Non-Arab Foreigners



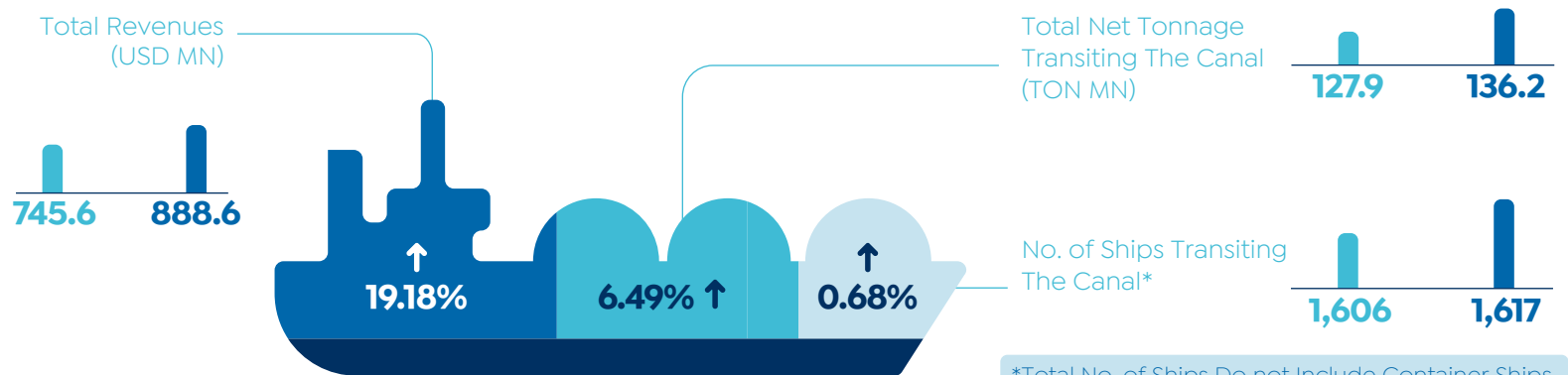
\* Listed Stocks incl. Deals + Bonds + OTC



## SUEZ CANAL UPDATES

Aug. 2022

Aug. 2023



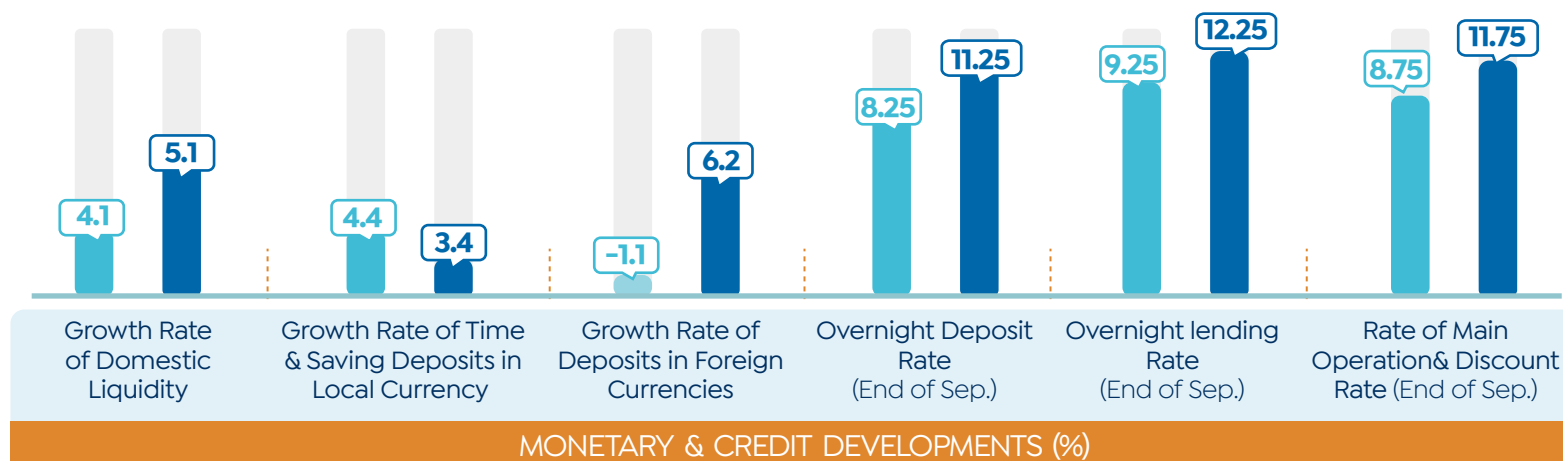
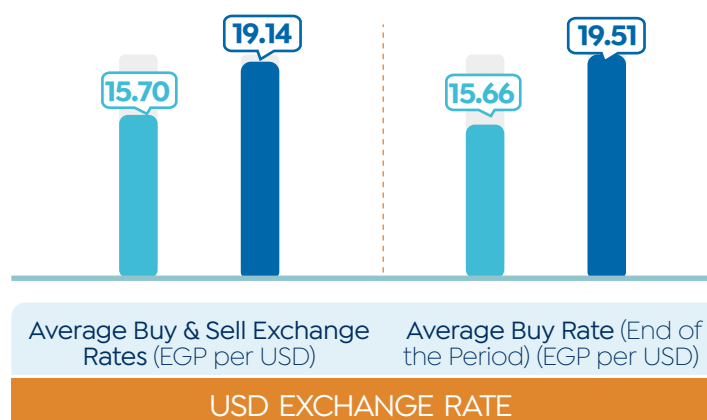
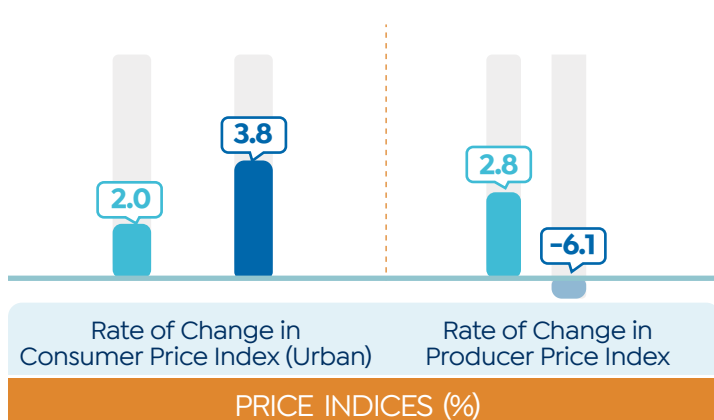
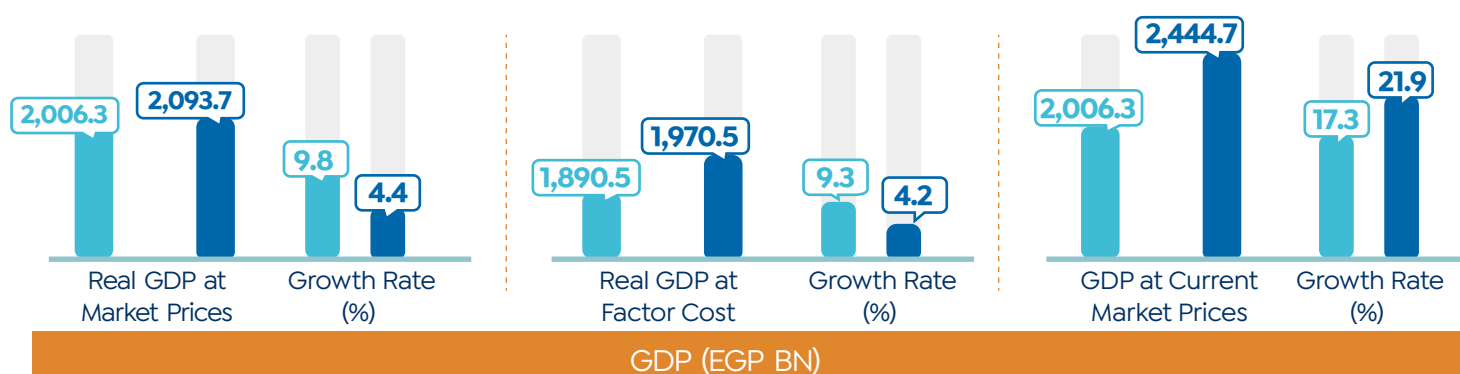
\*Total No. of Ships Do not Include Container Ships



## 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)



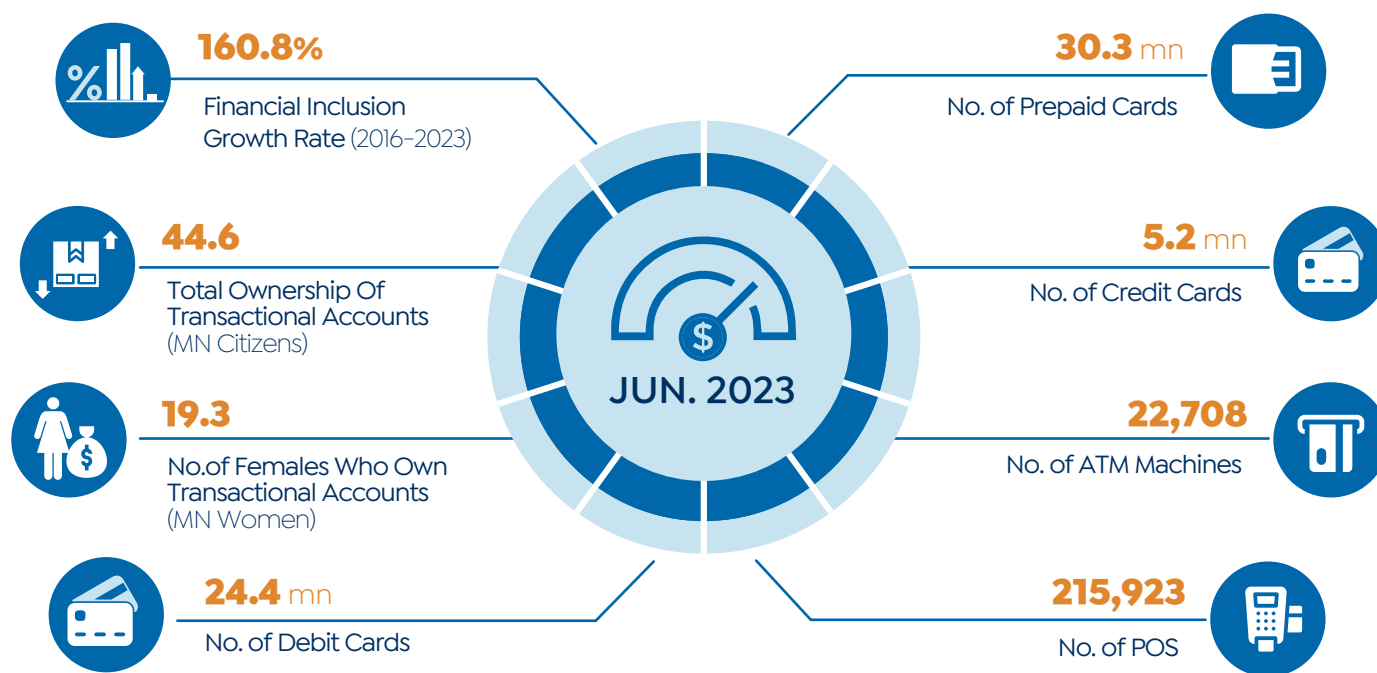
FY 2025/26

**30.9 mn** No. of Employees

**2.3 mn** No. of Unemployed

**6.9%** Unemployment Rate

## FINANCIAL INCLUSION INDICATORS



## GLOBAL ECONOMIC INDICATORS

