

MARKET WATCH

DECEMBER 2024

13 OCT. - 07 NOV.

BY
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MOHAMED SAYED

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 on the right side of the page.

REAL ESTATE

MARKET
UPDATES

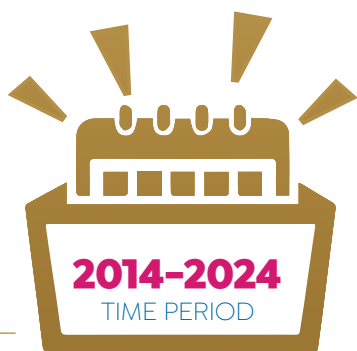


Updates 2024

REAL ESTATE MARKET



MINISTRY OF HOUSING, UTILITIES & URBAN COMMUNITIES ACHIEVEMENTS



DEVELOPMENT OF UNSAFE SLUM AREAS

357 No. of Areas | **EGP 63 bn** Cost

246,000 No. of Housing Units

• Al-Asmarat Project (1-2-3)

18,300 No. of Housing Units

91,400 No. of Beneficiaries

• Besheer El-Kheir Project (1-2-3)

15,100 No. of Housing Units

75,600 No. of Beneficiaries

• Ahalina Project (1-2)

2,500 No. of Housing Units

12,500 No. of Beneficiaries



HOUSING PROGRAMS

1.5 mn No. of Executed Housing Units

0.5 mn No. of Underway Housing Units

• Social Housing Units

684,000 (Cost: EGP 110 bn)
No. of Executed Housing Units

602,000
No. of Allocated Housing Units

316,000
No. of Underway Housing Units

186,000 in 2025 / 130,000 in 2026
No. of Under-Delivey Housing Units

• Housing For All Egyptians Initiative

700,000 till Sep. 2024
No. of Executed Housing Units

218,000
No. of Underway Housing Units

• Middle Housing Units

175,000
No. of Executed Housing Units

120,000
No. of Underway Housing Units

• Luxury Housing Units

48,000
No. of Executed Housing Units

35,000
No. of Underway Housing Units

• Target of Housing Units During FY 2024/25

50,000
Low-Income Housing Units
(Housing For All Egyptians Initiative)

7,000
Upper-Middle Housing Units

34,000
Middle Housing Units

31,000
Luxury Housing Units



DEVELOPMENT OF UNPLANNED SLUM AREAS

121 No. of Areas

12,600 Acres Area

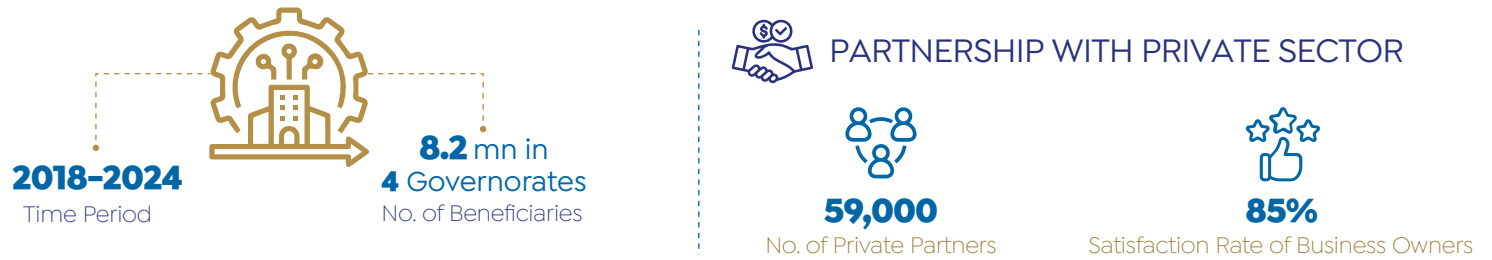
EGP 318 bn Cost

Source: Cabinet & MHUC

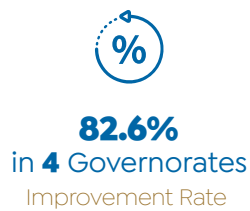
SOCIAL HOUSING AND MORTGAGE FINANCE FUND ACHIEVEMENTS



LOCAL DEVELOPMENT PROGRAM IN UPPER EGYPT



INFRASTRUCTURE SECTOR



URBAN DEVELOPMENT FUND PROJECTS



EL- WAHA VIEW

Location	Nasr City
Area	40 Acres
No. of Buildings	54
No. of Housing Units	2,528

COMPLEX FOR ARTISANAL WORKSHOPS & ALTERNATIVE HOUSING

Location	El-Duwaiqa	Area	62 Acres	No. of Phases	2
• Phase I	Area	42 Acres	No. of Buildings	15	No. of Housing Units
	Units Area	90 sqm	Completion Rate	80%	No. of Workshops
• Phase II	Area	20 Acres	Completion Rate	35%	

Source: Cabinet & MHUC

POTABLE WATER & SANITATION PROJECTS



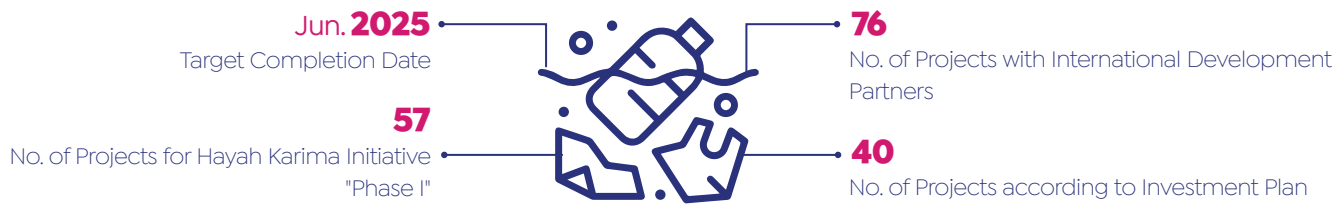
99%
Potable Water Coverage Ratio



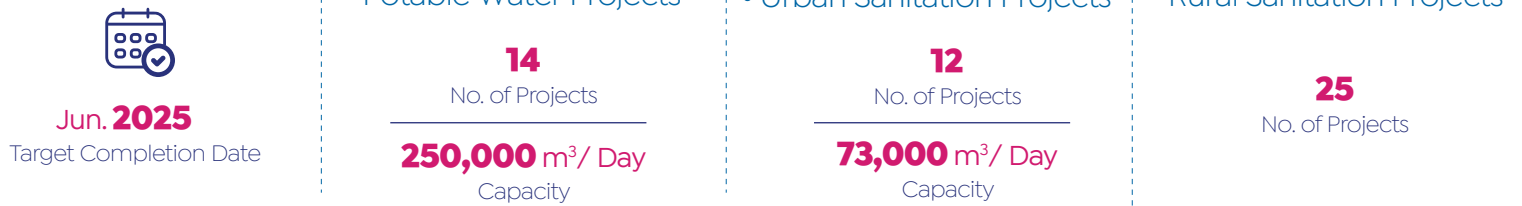
70% on Average
Sanitation Coverage Ratio



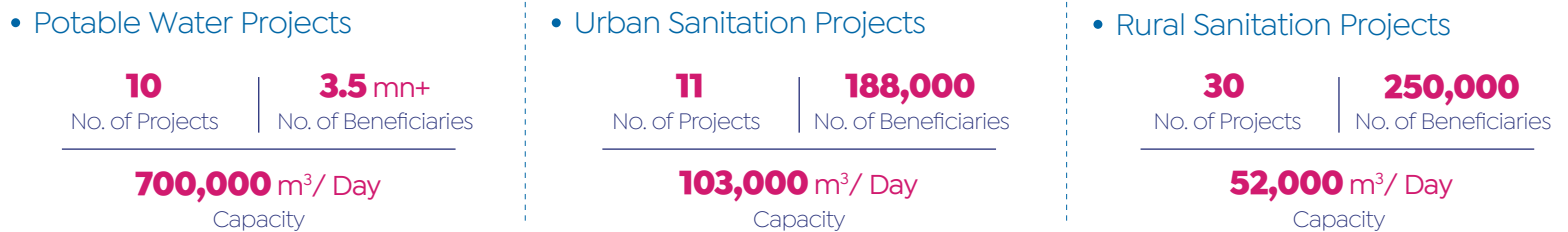
TARGET OF HOLDING COMPANY FOR WATER & WASTE WATER



TARGET OF NATIONAL ORGANIZATION FOR POTABLE WATER AND SANITARY DRAINAGE "NOPWASD"



TARGET OF EXECUTIVE AUTHORITY FOR POTABLE WATER AND SANITATION



URBAN DEVELOPMENT OF GOVERNORATE CAPITALS AND MAJOR CITIES "DARAH PROJECT"

SUEZ GOVERNORATE



3
No. of Sites



563
No. of Buildings



13,260
No. of Housing Units

	1 st Site	2 nd Site	3 rd Site
Area	53 Acres	60 Acres	81 Acres
No. of Buildings	158	162	243
No. of Housing Units	3,720	3,796	5,744
Units Area	90 sqm	90 sqm	—
No. of Commercial Units	108	138	132
No. of Administrative Units	72	92	88

QALIOBIA GOVERNORATE



Shubra El-Khema,
Agricultural Research, Iscu
& Awqaf
Location



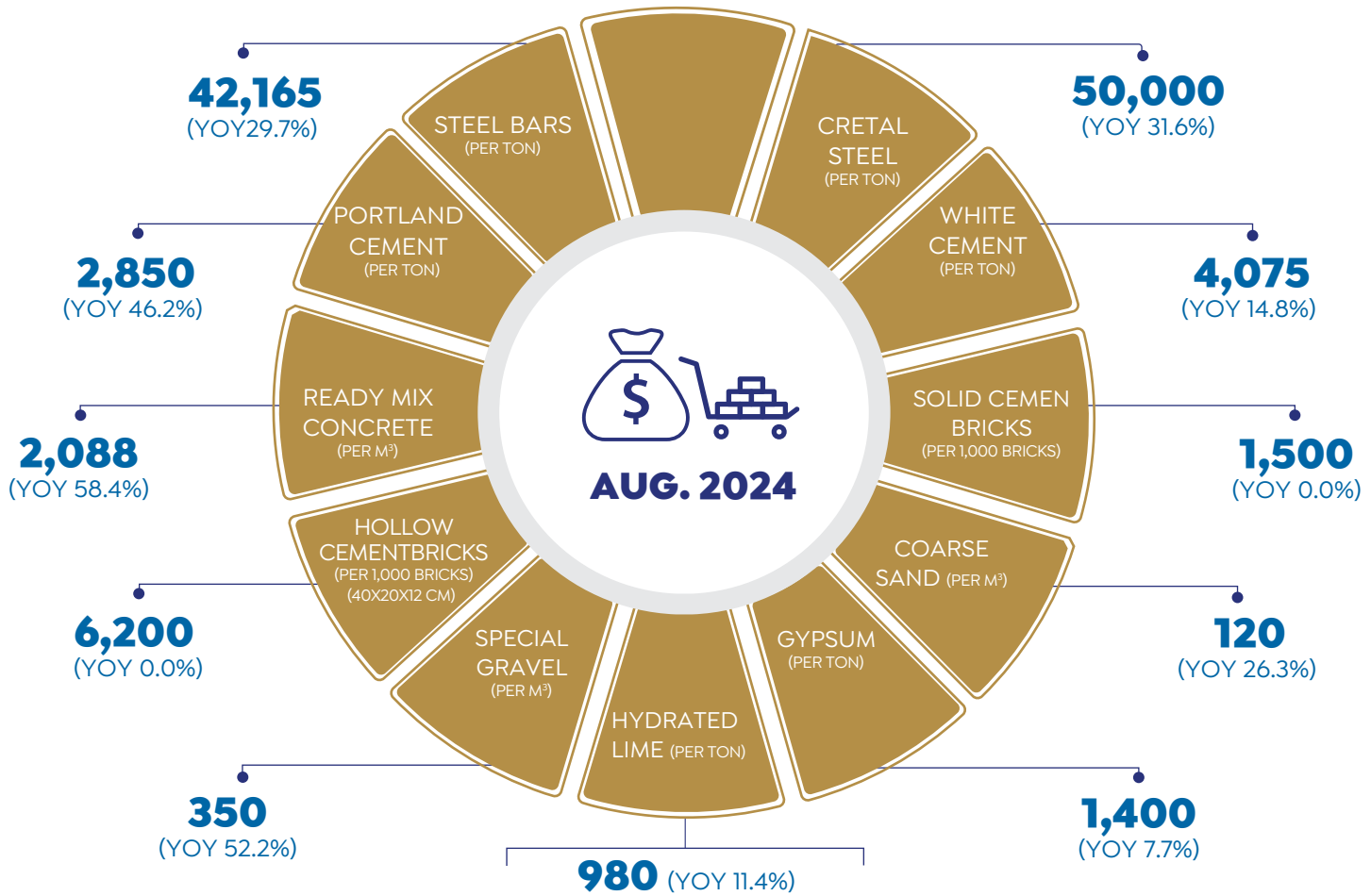
201 Acres
Area



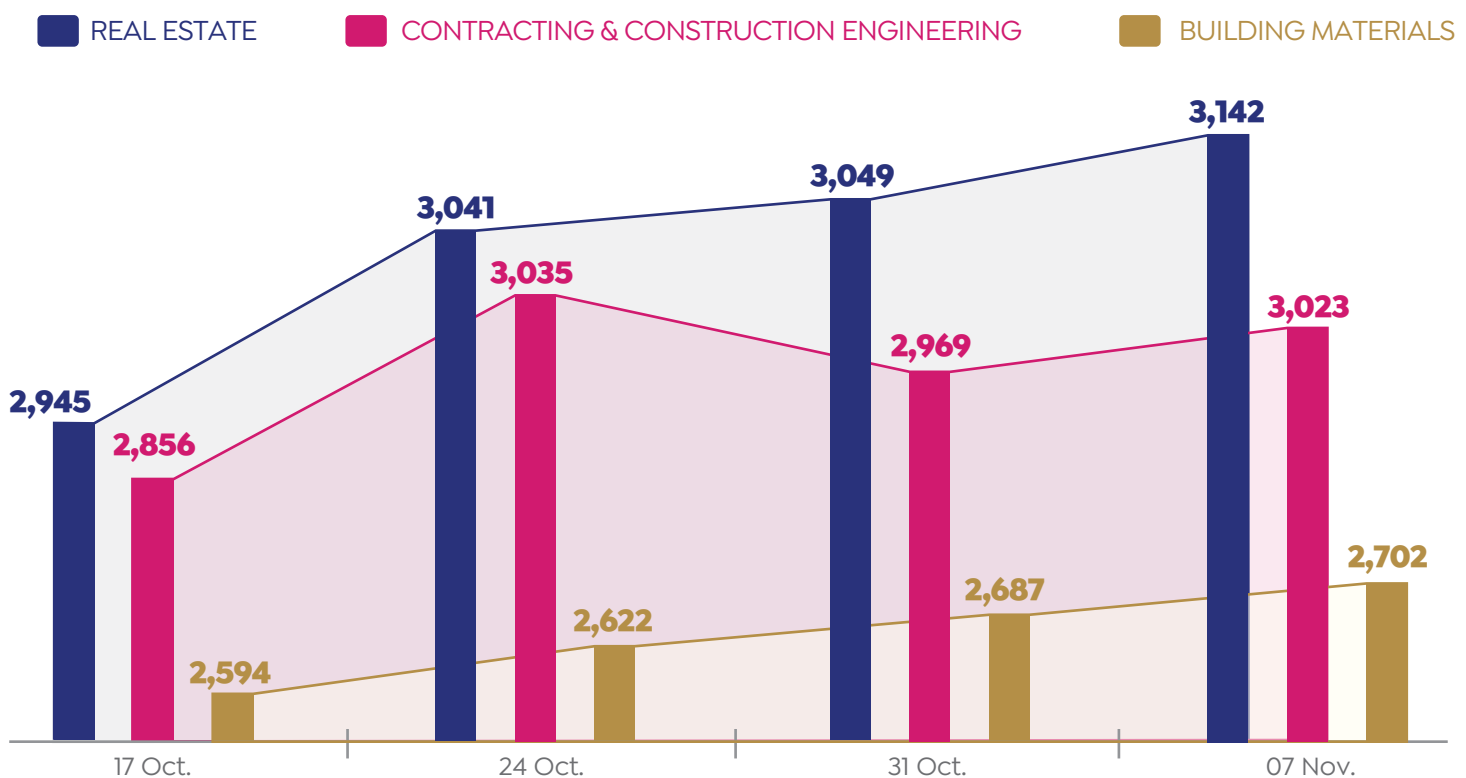
289
No. of Buildings

Source: Cabinet & MHUC

PRICES OF CONSTRUCTION MATERIALS (EGP)



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



Source: MHUC & EGX

The background features a light, faded image of palm trees. Overlaid on this are several diagonal, overlapping geometric shapes in various shades of purple and blue, creating a modern, abstract design.

NEW CITIES

UPDATE



NEW CITIES Updates 2024



ALLOCATED PLOTS FOR MIDDLE & DISTINGUISHED HOUSING

8,521
NO. OF ALLOCATED UNITS

20 New Cities
LOCATION

PLOTS BREAKDOWN

223 West Qena	129 New Sohag	31 New Assiut	149 New Qena
3,208 Sadat City	66 New Fayoum	60 Badr City	417 New Nasser
150 New Beni Suef	298 New Awan	122 October Gardens	321 New Malawi
204 New Thebes	1,270 10 th of Ramadan	495 New Minya	87 6 th October
1,123 New Borg El-Arab	7 Shorouk City	159 New Akhmim	2 Obour City

NEW ALAMEIN CITY

DOWNTOWN TOWERS

▶ ICONIC TOWER

- 463,000 sqm**
AREA
- 300 m+**
HEIGHT
- 2** Underground & **67** Floors
NO. OF FLOORS
- Concrete Structure: Completed
CURRENT STATUS

▶ OTHER 4 TOWERS

- 320,000 sqm**
AREA
- Each Tower: **56**
NO. OF FLOORS
- Each Tower: **200 m**
HEIGHT

NEW ADMINISTRATIVE CAPITAL (NAC)

NEW GARDEN CITY (R5)

▶ HOUSING BUILDINGS PROJECT

 **23,200**
NO. OF HOUSING UNITS

 EGP **6.3** bn till Oct. **2024**
ACHIEVED SALES

▶ VILLAS PROJECT

 **459**
NO. OF VILLAS

BADR CITY

RESIDENCE FOR NAC'S EMPLOYEES (PHASE III)

 **295**
NO. OF BUILDINGS

 **Underway**
CURRENT STATUS

 **7,080**
NO. OF HOUSING UNITS

 **Medical Unit, Commercial Market & Nursery**
FACILITIES

DISTINGUISHED HOUSING

 **92**
NO. OF BUILDINGS

 **Underway**
CURRENT STATUS

 **2,208**
NO. OF HOUSING UNITS

NEW SUEZ CITY

HOUSING FOR ALL EGYPTIANS INITIATIVE

▶ URGENT PHASE

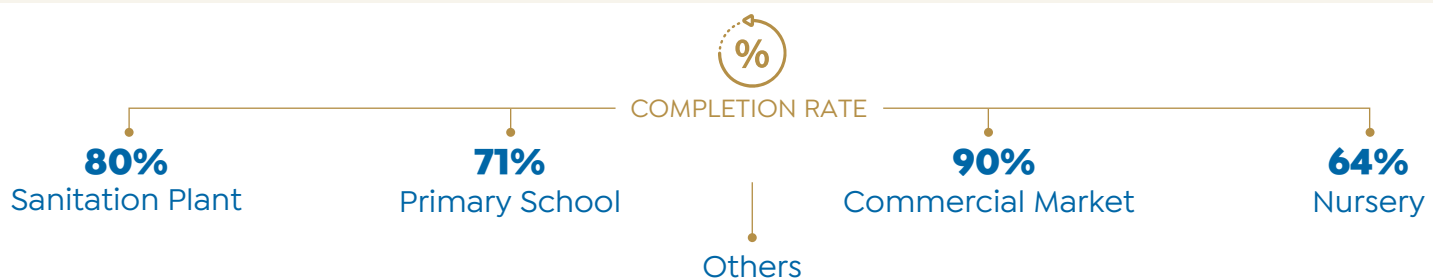
 **86**
NO. OF BUILDINGS

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

 **90** sqm
UNITS AREA

 **84%**
COMPLETION RATE

FACILITIES



NEW OBOUR CITY

HOUSING FOR ALL EGYPTIANS INITIATIVE

▶ GREEN BUILDINGS

 **13th Neighbourhood**
LOCATION

 **180**
NO. OF BUILDINGS

 **3,924**
NO. OF HOUSING UNITS

 **Underway**
CURRENT STATUS

▶ 75 SQM MODEL

 **14th Neighbourhood**
LOCATION

 **53**
NO. OF BUILDINGS

 **1,908**
NO. OF HOUSING UNITS

 **Underway**
CURRENT STATUS

▶ 90 SQM MODEL

 **14th Neighbourhood**
LOCATION

 **806**
NO. OF BUILDINGS

 **19,344**
NO. OF HOUSING UNITS

 **Underway**
CURRENT STATUS

SOCIAL HOUSING

▶ 15TH NEIGHBOURHOOD

 **705**
NO. OF BUILDINGS

 **Underway**
CURRENT STATUS

 **16,920**
NO. OF HOUSING UNITS

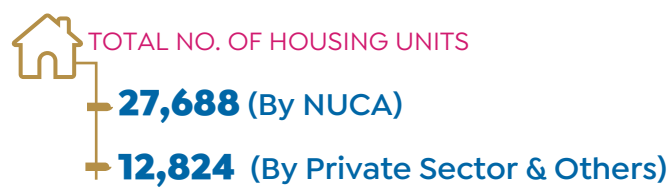
▶ 16TH NEIGHBOURHOOD

 **433**
NO. OF BUILDINGS

 **Underway**
CURRENT STATUS

 **10,392**
NO. OF HOUSING UNITS

NEW MINYA CITY



HOUSING FOR ALL EGYPTIANS INITIATIVE

▶ FOR LOW-INCOME

 **559**
NO. OF BUILDINGS

 **13,524**
NO. OF HOUSING UNITS

 **456**
NO. OF EXECUTED BUILDINGS

 **10,992**
NO. OF EXECUTED HOUSING UNITS

▶ FOR MIDDLE-INCOME

 **144**
NO. OF UNDERWAY HOUSING UNITS

NEW SOHAG CITY

HOUSING FOR ALL EGYPTIANS INITIATIVE

 **Neighbourhood No. 36**
LOCATION

 **42**
NO. OF BUILDINGS

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

 **90 sqm**
UNITS AREA

 **Finishing Work: Underway**
CURRENT STATUS

NEW QENA

HOUSING FOR ALL EGYPTIANS INITIATIVE

 **1st Neighbourhood**
LOCATION

 **15**
NO. OF BUILDINGS

 **360**
NO. OF HOUSING UNITS

 **Underway with Very Advanced Completion Rate**
CURRENT STATUS

10TH OF RAMADAN CITY

HOUSING FOR ALL EGYPTIANS INITIATIVE

 **East of Andalusia District**
LOCATION

 **125**
NO. OF BUILDINGS

 **3,000**
NO. OF HOUSING UNITS

 **90 sqm**
UNITS AREA

 **98%**
COMPLETION RATE

15TH MAY CITY

HOUSING FOR ALL EGYPTIANS INITIATIVE

 **Al-Narges**
LOCATION

 **465**
NO. OF BUILDINGS

 **11,160**
NO. OF HOUSING UNITS

 **Underway**
CURRENT STATUS

PRIVATE REAL ESTATE PROJECTS

UPDATE



Updates 2024



PRIVATE REAL ESTATE PROJECTS

NEW RESIDENTIAL PROJECTS / 9 PROJECTS

Q HILLS

Developer: Q Developments



New Zayed City
LOCATION



24 Acres
AREA



Standalone Units, Twin Houses, Townhouses & Apartments
UNIT TYPES



UNITS AREA
Standalone: **500** sqm+
Twin Houses: Start-> **245** sqm
Townhouses: **195** sqm
Apartments: **80-150** sqm

ZAWAT RESIDENCE

Developer: RAQ Development



10th of Ramadan City
LOCATION



20 Acres
AREA



EGP **6** bn
INVESTMENTS

CRESCENT WALK

Developer: MARAKEZ



6th Settlement, New Cairo
LOCATION



118 Acres
AREA



EGP **12** bn+
INVESTMENTS

MORE RESIDENCES "THERE"

Developer: Landmark Developments (LMD)



New Cairo
LOCATION



50 Acres
AREA



1,000
NO. OF UNITS

SOLAY

Developer: Living Yards Developments



New Cairo
LOCATION



31 Acres
AREA



80% of Project Dedicated to Green Areas
FACILITIES

KINGSWAY

Developer: Mountain View Developments



6th October, West Cairo
LOCATION



715 Acres
AREA

Source: Developers' Official Statements

ZAT COMMUNITY

Developer: VOYA Development

 **West Cairo**
LOCATION

 **10 Acres**
AREA

 **Within 3 Yrs**
COMPLETION DATE

LORA

Developer: Zaeem Holding

 **Badr City**
LOCATION

 **35,000 sqm**
AREA

 **450**
NO. OF UNITS

 **65-159 sqm**
UNITS AREA

 **EGP 1.2 bn**
EXPECTED SALES

NEW PROJECT (NAME: N/A)

Developer: Qawafil Developments

 **Beit Al Watan, New Cairo**
LOCATION

 **3,200 sqm**
AREA

 **48**
NO. OF UNITS

 **Garden Views, 3,000 sqm Parking Area & 150 sqm Swimming Pool**
FACILITIES

 **Within 3 Yrs**
COMPLETION & DELIVERY DATE



NEW COASTAL PROJECTS / 1 PROJECT

THE CALA

Developer: Capital Link Developments

 **Sahl Hasheesh, Hurghada**
LOCATION

 **77,000 sqm**
AREA

 **EGP 5 bn**
INVESTMENTS

 **800**
NO. OF UNITS

 **Studios & Apartments**
UNIT TYPES

 **50-155 sqm**
UNITS AREA




NEW ADMINISTRATIVE PROJECTS / 1 PROJECT

PLUGN

Developer: Dupleuse

 **New Cairo**
LOCATION

 **Private Offices, Specialized Work Centers & Co-working Spaces**
UNIT TYPES

 **48-105 sqm**
UNITS AREA

Source: Developers' Official Statements

NEW MIXED-USE PROJECTS / 1 PROJECT

THE CAPITAL

Developer: Wady Valley Developments



District 75,
10th of Ramadan City
LOCATION



31,000 sqm
AREA



Residential, Commercial
& Administrative Units
UNIT TYPES



PROJECTS UNDERWAY / 8 PROJECTS

Q-NORTH

Developer: Q Developments



North Coast
LOCATION



100 Acres
AREA

205 PROJECT

Developer: Arkan Palm Development



Sheikh Zayed
LOCATION



205 Acres
AREA



Residential, Commercial, Hotel & Medical Units
UNIT TYPES



3
NO. OF TOWERS



40
NO. OF FLOORS

REGENTS SQUARE

Developer: Al Dawlia Boutique Developments



New Cairo
LOCATION



25 Acres
AREA



44
NO. OF RESIDENTIAL BUILDINGS

JAMILA

Developer: New Jersey Developments



North Coast
LOCATION



130 Acres
AREA



Duplexes, Apartments,
Chalets, Townhouses,
D-Villas & Studios
UNIT TYPES



75-217 sqm
UNITS AREA



5-star Hotel,
Restaurants, Cafes &
Commercial Mall
FACILITIES



2027
COMPLETION DATE



Phase I is Sold out
CURRENT STATUS

DORAY BAY

Developer: MBG Developments in Conjunction with NUCA



Ras El Bar City
LOCATION



42 Acres
AREA



EGP 10 bn+
INVESTMENTS



Garden Villas, Sky Villas,
Studios, Two-Bedroom
Units, Three-Bedroom
Units & Beach House Units
UNIT TYPES



45-210 sqm
UNITS AREA



CURRENT STATUS
Launching Phase I&II
Opened Sales for
Phase III

CAIRO BUSINESS PARK

Developer: Misr Italia Properties (MIP)



East Cairo
LOCATION



75,615 sqm
AREA



42
NO. OF OFFICE BUILDINGS



CURRENT STATUS
Launch New Office Spaces across 3 Buildings (Hive 24, Allure & Allure 2.0)
New Units Area: 55-300 sqm
Delivery Date of New Units: 2026

GREENE AVENUE

Developer: EBNY Developments



New Sohag
LOCATION



20 Acres
AREA



Project is Completed
CURRENT STATUS

LA VITA 2

Developer: La Vita Development



North Coast
LOCATION



160
NO. OF UNITS



50-90 sqm
UNITS AREA



Within 2 Yrs
DELIVERY DATE

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.

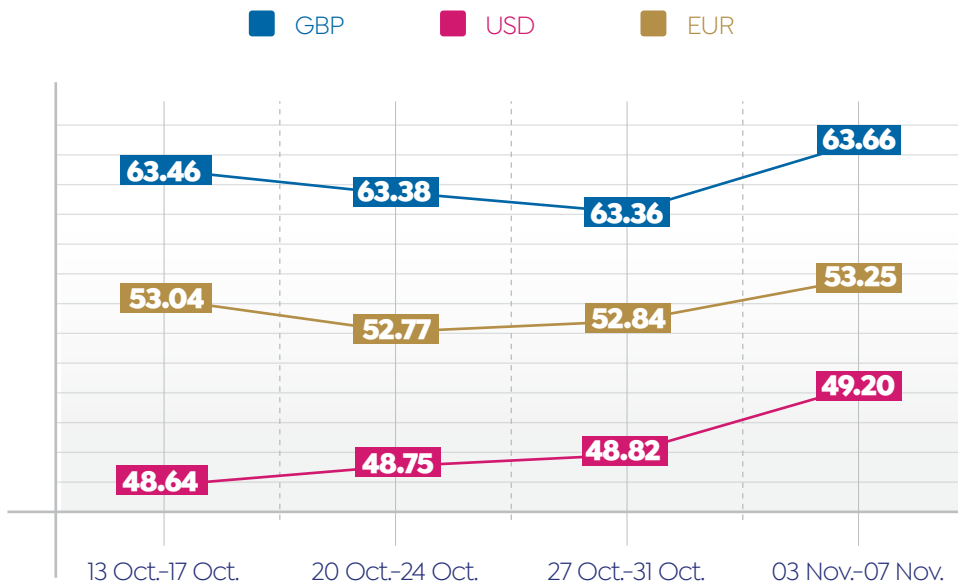
ECONOMIC

SNAPSHOT

2024 Updates 2024 ECONOMIC SNAPSHOT

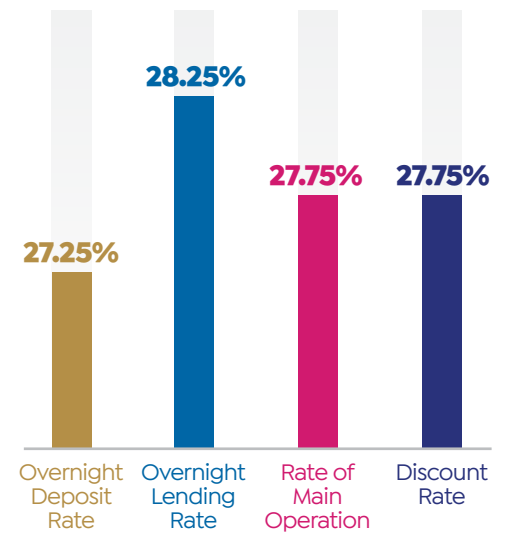


EXCHANGE RATES

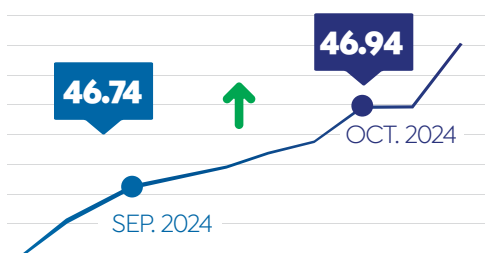


INTEREST RATES

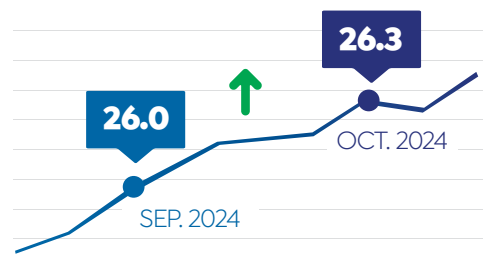
* MPC Meeting was Held Oct. 17, 2024



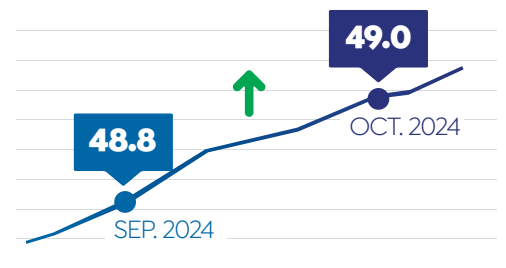
NET INTERNATIONAL RESERVES (USD BN)



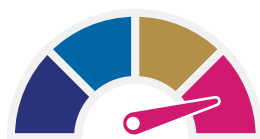
ANNUAL HEADLINE INFLATION RATE (%)



PURCHASING MANAGERS' INDEX (PMI)



EGYPT CREDIT RATING



RATING

Caa1

B-

B

MOODY'S

S&P GLOBAL

FITCH

OUTLOOK

Positive

Positive

Stable

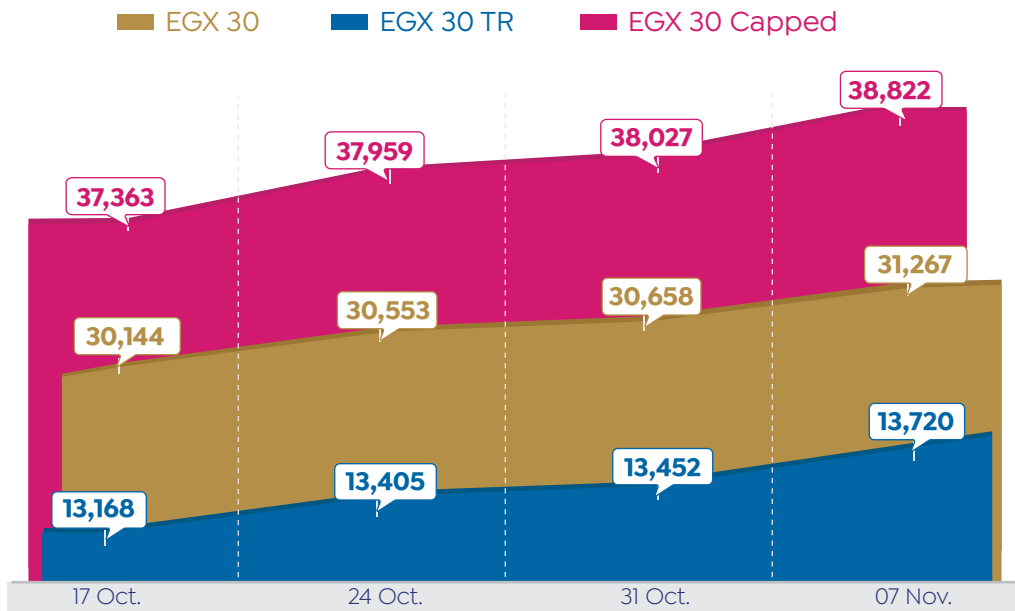
* According to Last Review Date on Mar. 07,2024

* According to Last Review Date on Oct. 18,2024

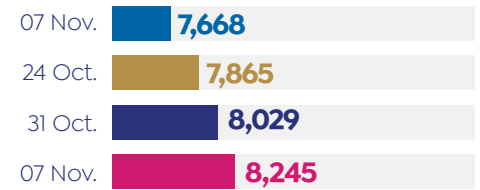
* According to Last Review Date on Nov. 01,2024

Source: CBE, CAPMAS, Moody's, S&P Global & Fitch

EGX INDICATORS



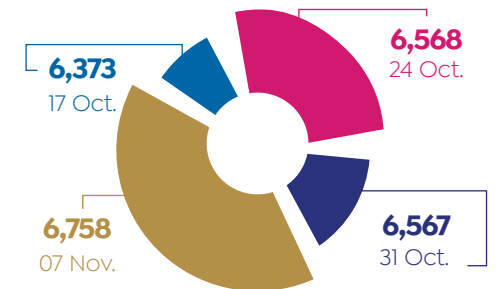
EGX 70 EWI



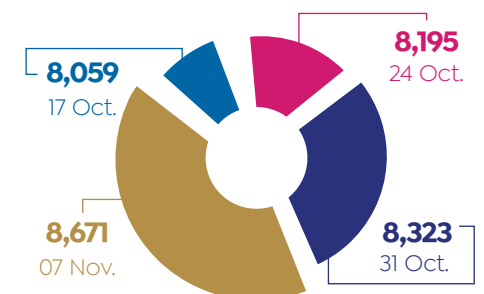
EGX 100 EWI



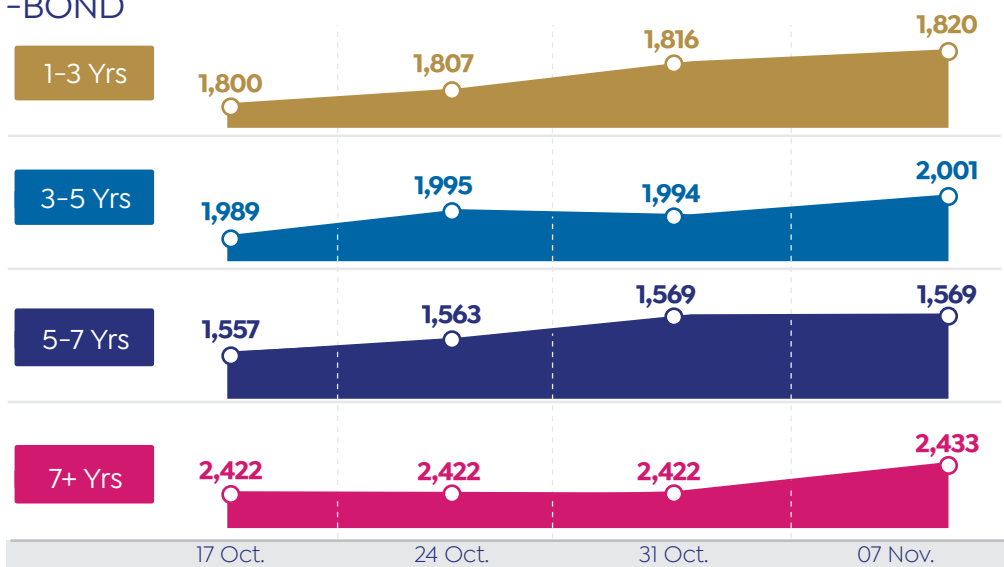
SP/EGX ESG



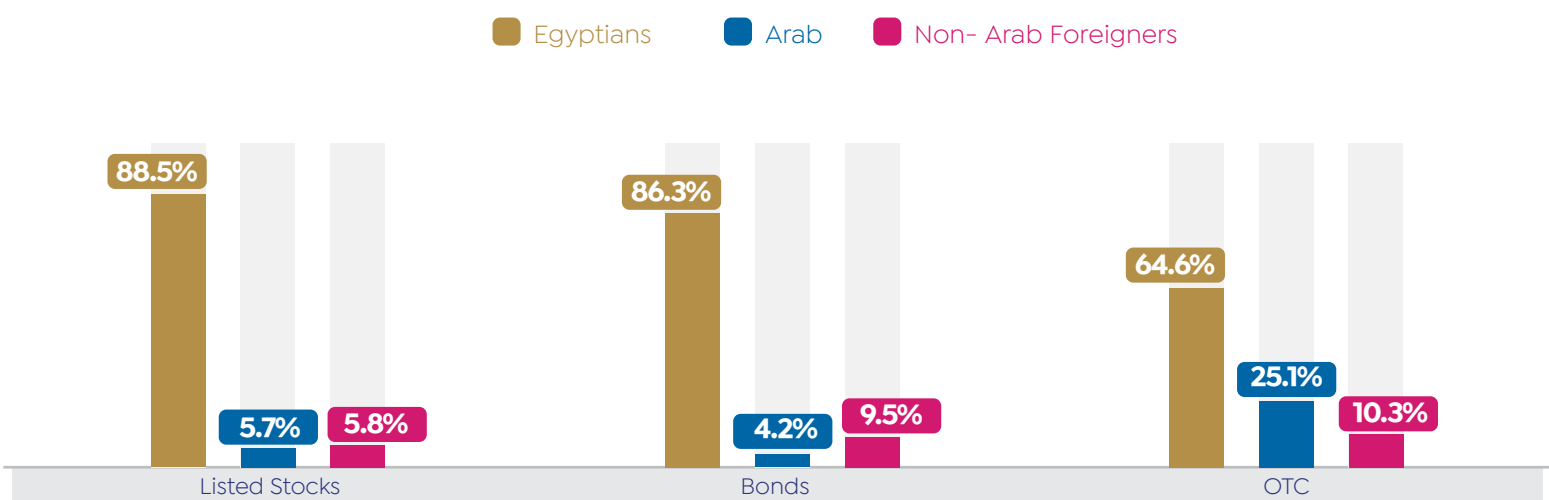
TAMAYUZ



T-BOND



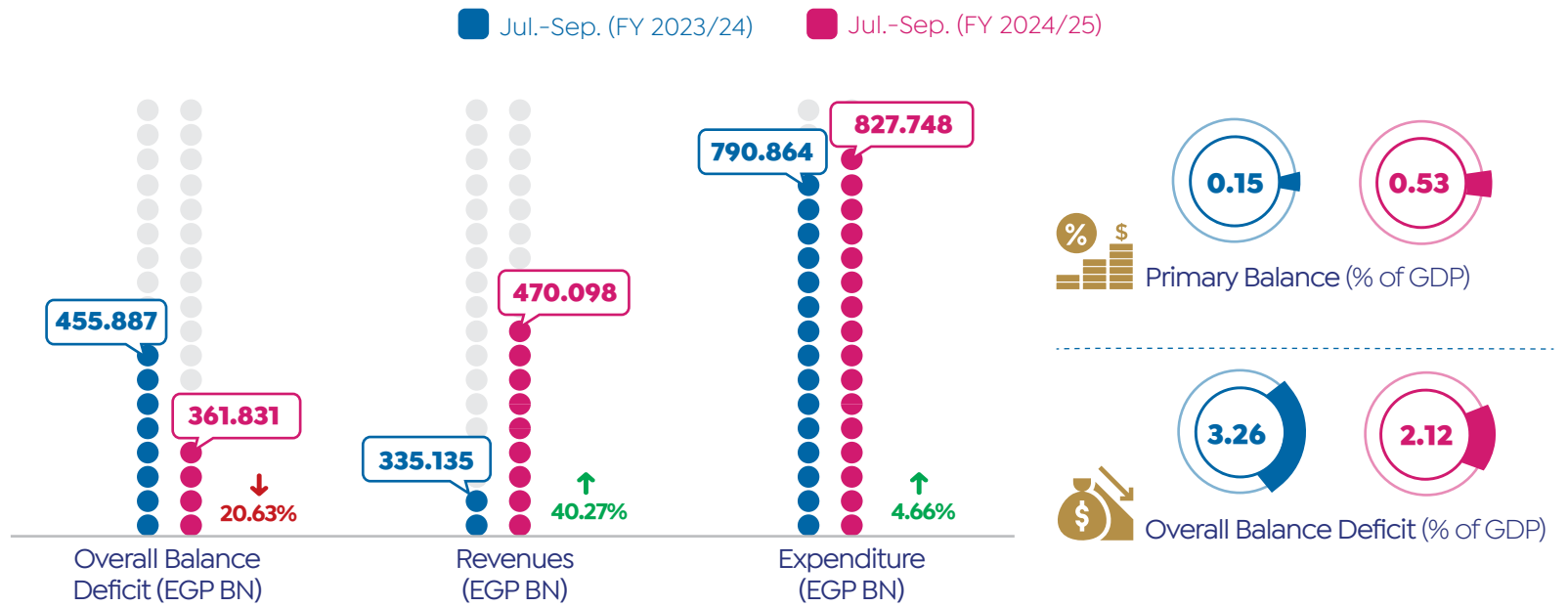
TOTAL INVESTORS' TRADING ACTIVITIES BY MARKETS DURING OCT. 2024 (INC. DEALS)*



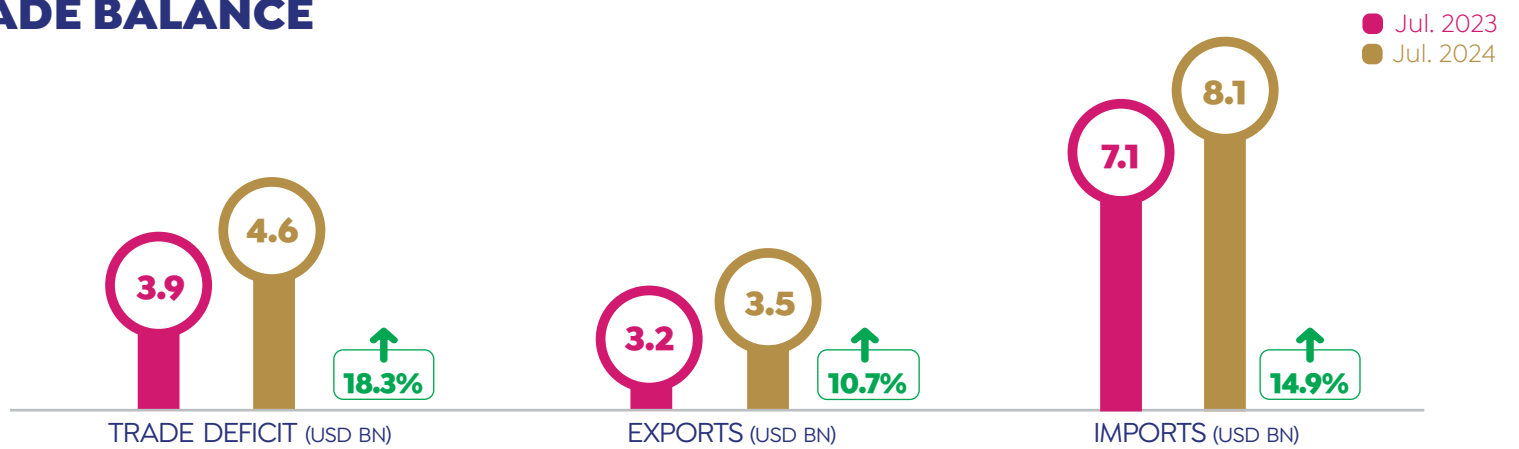
* Total Buy + Sell

Source: EGX

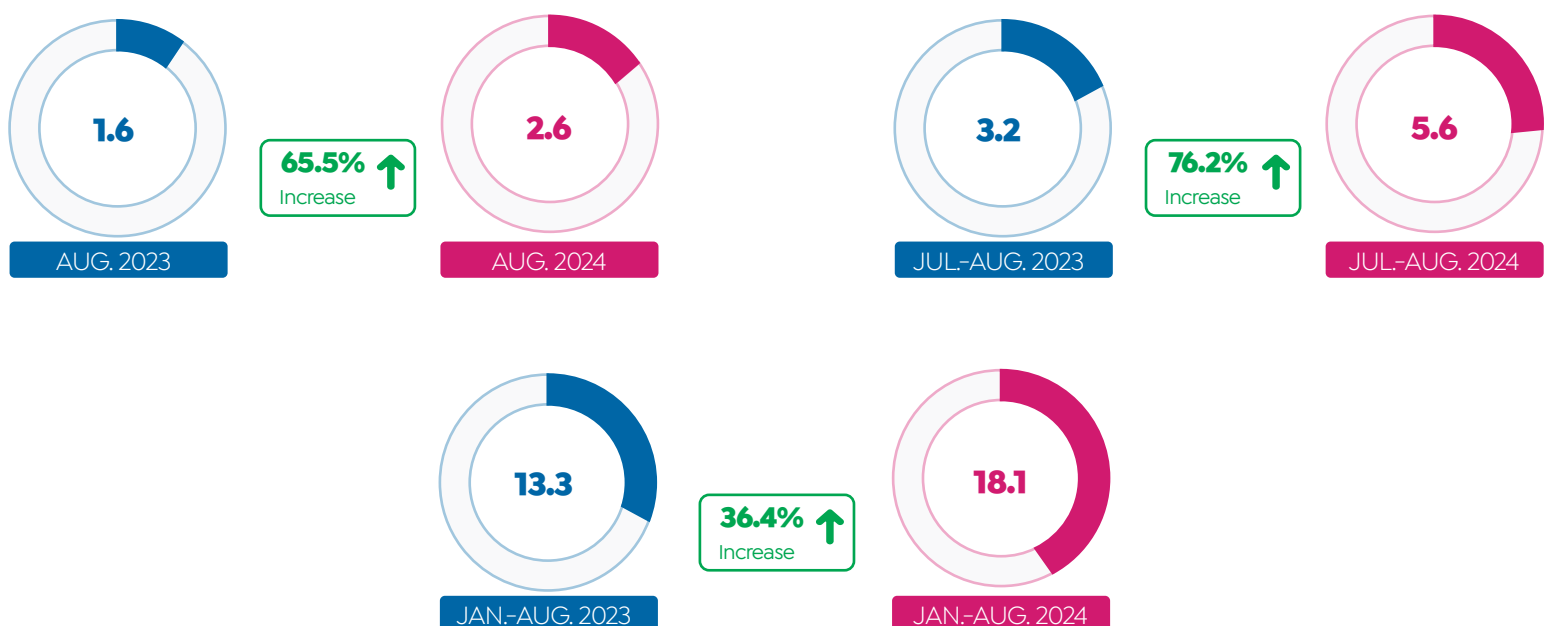
FISCAL SECTOR PERFORMANCE



TRADE BALANCE



REMITTANCES OF EGYPTIANS WORKING ABROAD (USD BN)



Source: CAPMAS, CBE & MOF

EGYPTIAN ECONOMIC INDICATORS



GDP

3.8%

2022/23

2.4%

2023/24

4%+

The Target in 2024/25



PUBLIC DEBT (% OF GDP)

96%

2022/23

89.6%

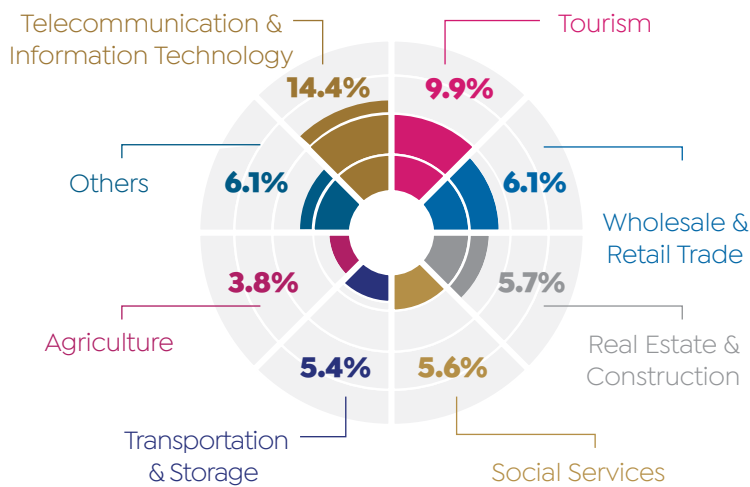
2023/24

Less than 85%

The Target in 2024/25



SECTORS' GROWTH RATE DURING 2023/24



PUBLIC-PRIVATE PARTNERSHIP (P.P.P)

EGP 19.8 bn

Total Investments in 2023/24

6 Projects (Investments: EGP 27 bn+)

Target New Projects in 2024/25

NON-BANKING FINANCIAL ACTIVITIES DURING AUG.2024



FINANCE BREAKDOWN

16.9

Stocks Issuance

8.4

Medium, Small & Micro Enterprises (MSMEs)

7.9

Financial Leasing Contracts

7.3

Discounted Securities

5.8

Consumer Financing

4

Securitization Bonds & Corporate Bonds Issuance

1.2

Mortgage