

# MARKET WATCH DECEMBER 2024

13 OCT. - 07 NOV.

BY  
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The background of the cover features a blurred image of a modern building with a glass facade, reflecting the sky. The image is partially obscured by large, diagonal, overlapping geometric shapes in shades of purple and blue, creating a dynamic and contemporary feel.

# **REAL ESTATE**

MARKET  
UPDATES

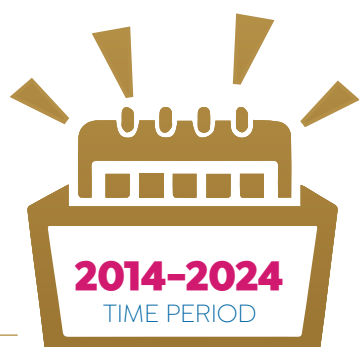
# 01

## 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

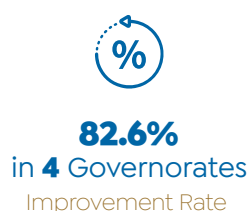
## SOCIAL HOUSING AND MORTGAGE FINANCE FUND ACHIEVEMENTS



## LOCAL DEVELOPMENT PROGRAM IN UPPER EGYPT



### INFRASTRUCTURE SECTOR



## URBAN DEVELOPMENT FUND PROJECTS



### EL- WAHA VIEW

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

### COMPLEX FOR ARTISANAL WORKSHOPS & ALTERNATIVE HOUSING

Location	El-Duwaiqa	Area	62 Acres	No. of Phases	2
• Phase I					
Area		No. of Buildings		No. of Housing Units	
42 Acres		15		600	
Units Area		Completion Rate		No. of Workshops	
90 sqm		80%		782	
• Phase II					
Area		20 Acres		Completion Rate	
				35%	

## POTABLE WATER & SANITATION PROJECTS



Potable Water Coverage Ratio

**99%**



**70% on Average**  
Sanitation Coverage Ratio



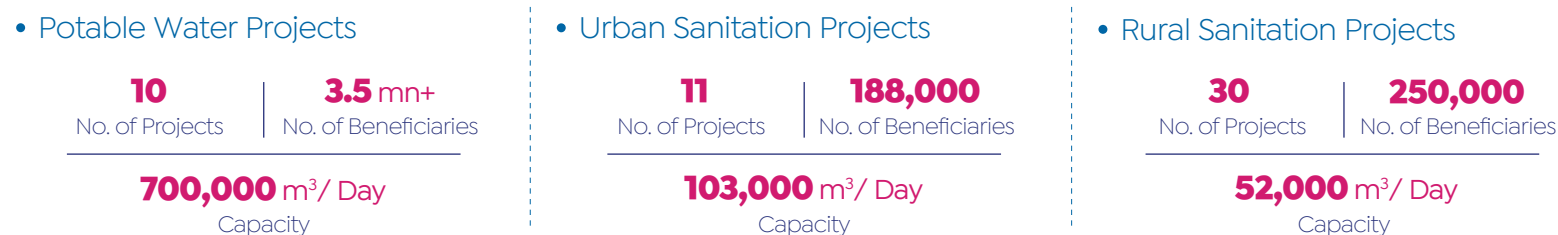
### TARGET OF HOLDING COMPANY FOR WATER & WASTE WATER



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

### QALIOBIA GOVERNORATE



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



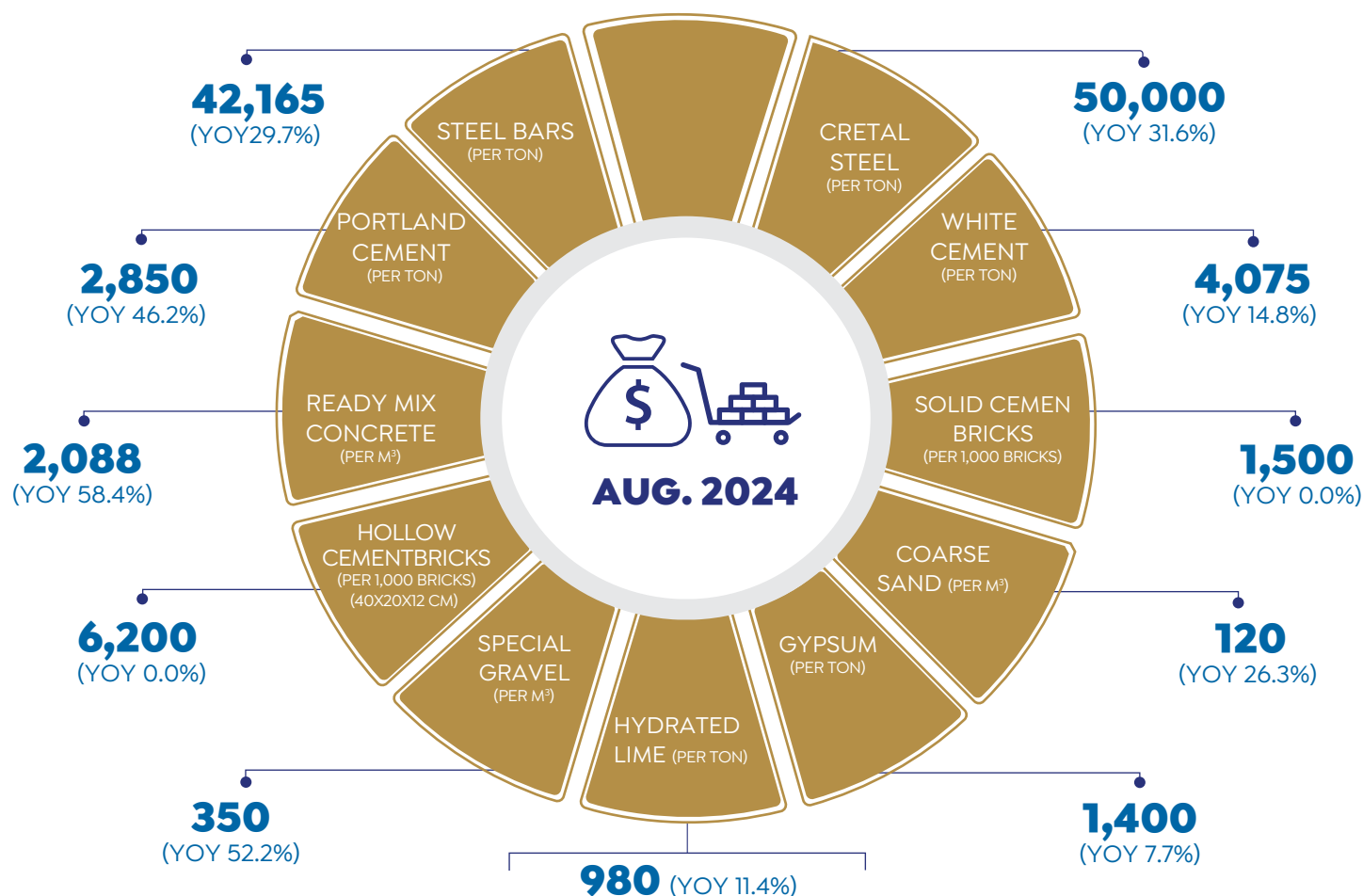
**201 Acres**  
Area



**289**  
No. of Buildings

Source: Cabinet & MHUC

## PRICES OF CONSTRUCTION MATERIALS (EGP)

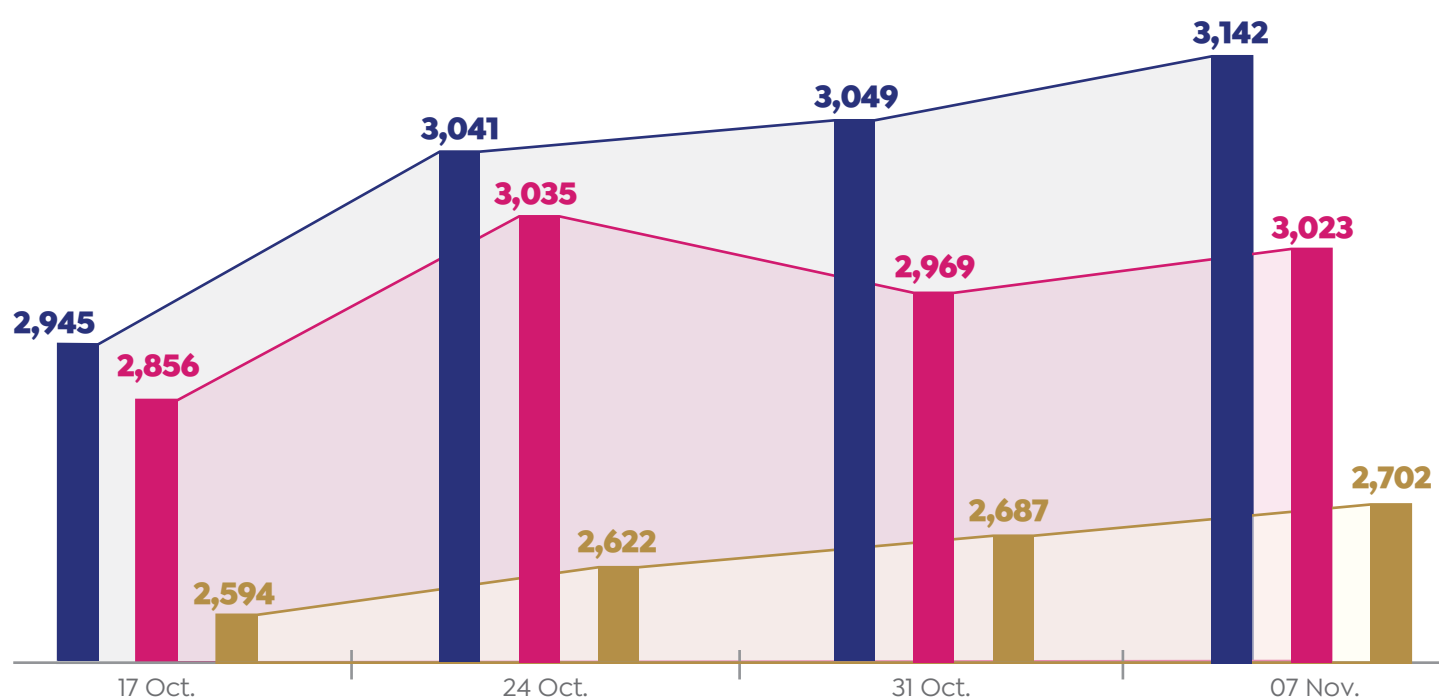


## PERFORMANCE OF REAL ESTATE, CONSTRUCTION & BUILDING MATERIALS' INDICES IN EGX

REAL ESTATE

CONTRACTING & CONSTRUCTION ENGINEERING

BUILDING MATERIALS



Source: MHUC & EGX



# **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

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

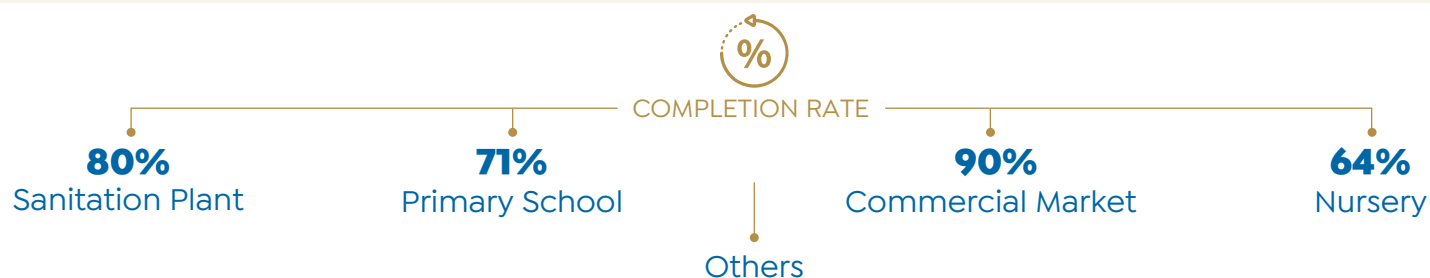
 **86**  
NO. OF BUILDINGS

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

 **90** sqm  
UNITS AREA

 **84%**  
COMPLETION RATE

### FACILITIES



## NEW OBOUR CITY

### HOUSING FOR ALL EGYPTIANS INITIATIVE

#### ► GREEN BUILDINGS



**13<sup>th</sup> Neighbourhood**  
LOCATION



**180**  
NO. OF BUILDINGS



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



**Underway**  
CURRENT STATUS

#### ► 75 SQM MODEL



**14<sup>th</sup> Neighbourhood**  
LOCATION



**53**  
NO. OF BUILDINGS



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



**Underway**  
CURRENT STATUS

#### ► 90 SQM MODEL



**14<sup>th</sup> Neighbourhood**  
LOCATION



**806**  
NO. OF BUILDINGS



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



**Underway**  
CURRENT STATUS

### SOCIAL HOUSING

#### ► 15<sup>TH</sup> NEIGHBOURHOOD



**705**  
NO. OF BUILDINGS



**Underway**  
CURRENT STATUS



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

#### ► 16<sup>TH</sup> NEIGHBOURHOOD



**433**  
NO. OF BUILDINGS



**Underway**  
CURRENT STATUS



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

## NEW MINYA CITY



TOTAL NO. OF HOUSING UNITS

**27,688** (By NUCA)

**12,824** (By Private Sector & Others)

### 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



**1<sup>st</sup> 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

### CRESCENT WALK

Developer: MARAKEZ



6<sup>th</sup> Settlement, New Cairo  
LOCATION



118 Acres  
AREA



EGP **12** bn+  
INVESTMENTS

### SOLAY

Developer: Living Yards Developments



New Cairo  
LOCATION



31 Acres  
AREA



**80%** of Project Dedicated to Green Areas  
FACILITIES

### ZAWAT RESIDENCE

Developer: RAQ Development



10<sup>th</sup> of Ramadan City  
LOCATION



20 Acres  
AREA



EGP **6** bn  
INVESTMENTS

### MORE RESIDENCES "THERE"

Developer: Landmark Developments (LMD)



New Cairo  
LOCATION



50 Acres  
AREA



**1,000**  
NO. OF UNITS

### KINGSWAY

Developer: Mountain View Developments



6<sup>th</sup> October, West Cairo  
LOCATION



715 Acres  
AREA

## ZAT COMMUNITY

Developer: VOYA Development

West Cairo  
LOCATION10 Acres  
AREAWithin 3 Yrs  
COMPLETION DATE

## LORA

Developer: Zaeem Holding

Badr City  
LOCATION35,000 sqm  
AREA450  
NO. OF UNITS65-159 sqm  
UNITS AREAEGP 1.2 bn  
EXPECTED SALES

## NEW PROJECT (NAME: N/A)

Developer: Qawafil Developments

Beit Al Watan,  
New Cairo  
LOCATION3,200 sqm  
AREA48  
NO. OF UNITSGarden Views,  
3,000 sqm Parking Area  
& 150 sqm Swimming  
Pool  
FACILITIESWithin 3 Yrs  
COMPLETION &  
DELIVERY DATE

## NEW COASTAL PROJECTS / 1 PROJECT

## THE CALA

Developer: Capital Link Developments

Sahl Hasheesh, Hurghada  
LOCATION77,000 sqm  
AREAEGP 5 bn  
INVESTMENTS800  
NO. OF UNITSStudios & Apartments  
UNIT TYPES50-155 sqm  
UNITS AREA

## NEW ADMINISTRATIVE PROJECTS / 1 PROJECT

## PLUGN

Developer: Dubleuse

New Cairo  
LOCATIONPrivate Offices, Specialized  
Work Centers & Co-working  
Spaces  
UNIT TYPES48-105 sqm  
UNITS AREA



## NEW MIXED-USE PROJECTS / 1 PROJECT

### THE CAPITAL

Developer: Wady Valley Developments



District 75,  
10<sup>th</sup> 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





# **ECONOMIC** SNAPSHOT

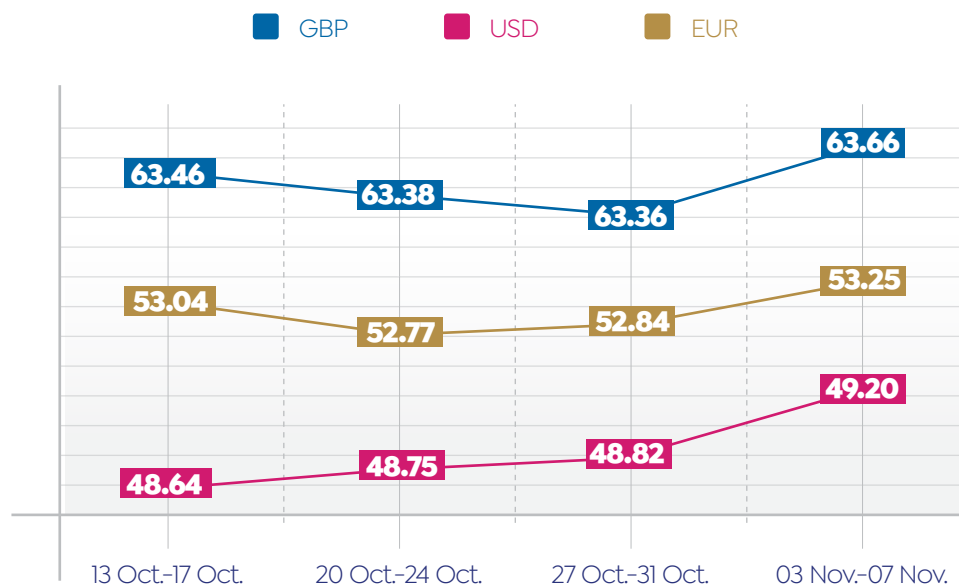
# 04

## Updates 2024

# ECONOMIC SNAPSHOT

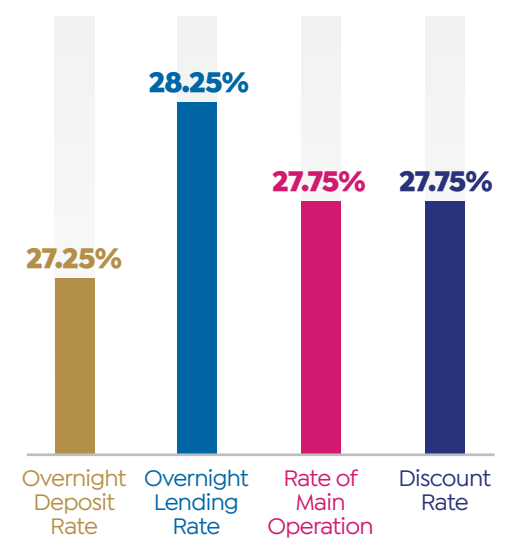


### EXCHANGE RATES

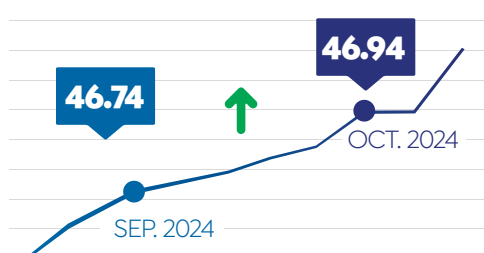


### INTEREST RATES

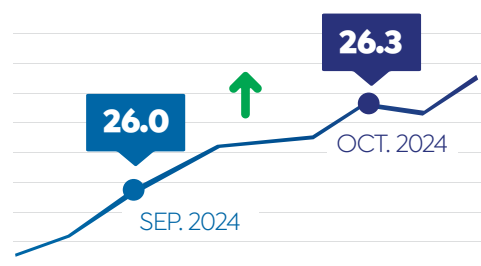
\* MPC Meeting was Held Oct. 17, 2024



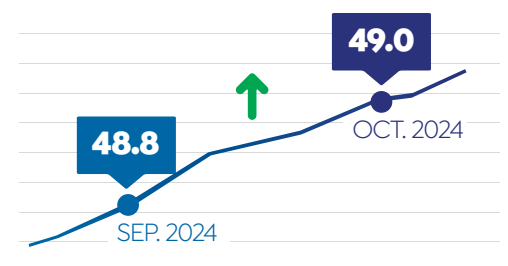
### NET INTERNATIONAL RESERVES (USD BN)



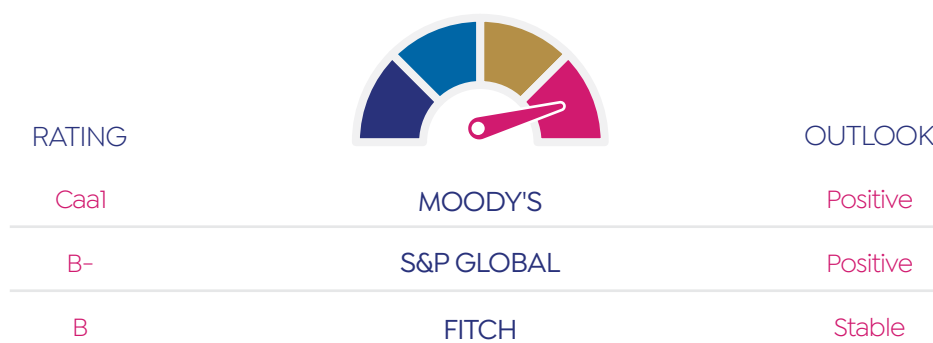
### ANNUAL HEADLINE INFLATION RATE (%)



### PURCHASING MANAGERS' INDEX (PMI)



### EGYPT CREDIT RATING



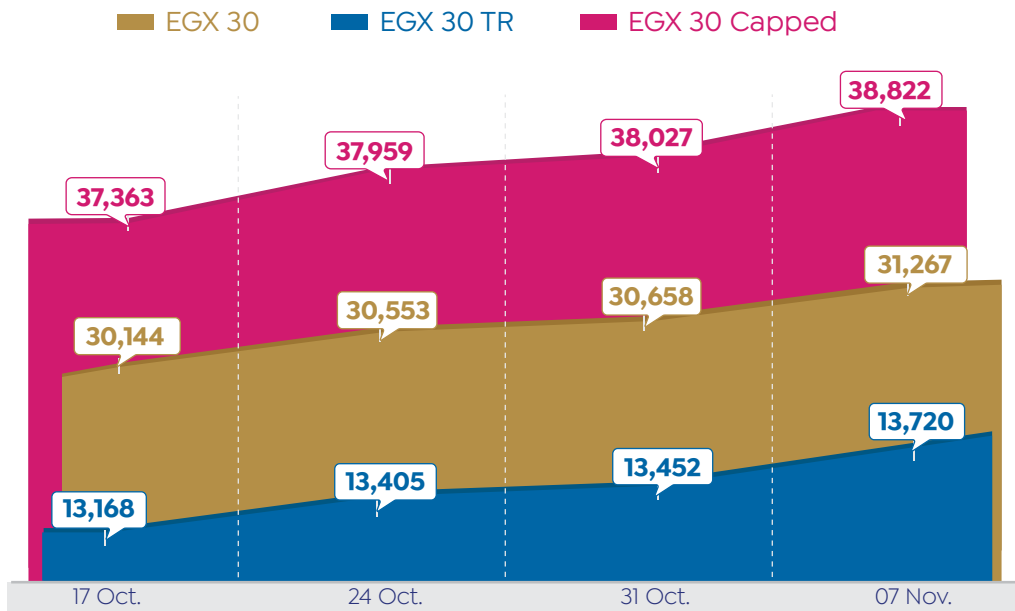
\* According to Last Review Date on Mar. 07,2024

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

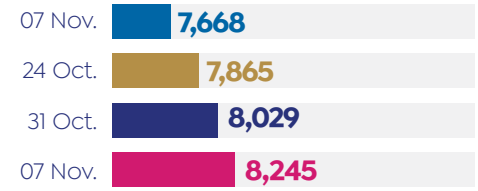
\* According to Last Review Date on Nov. 01,2024

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

## EGX INDICATORS



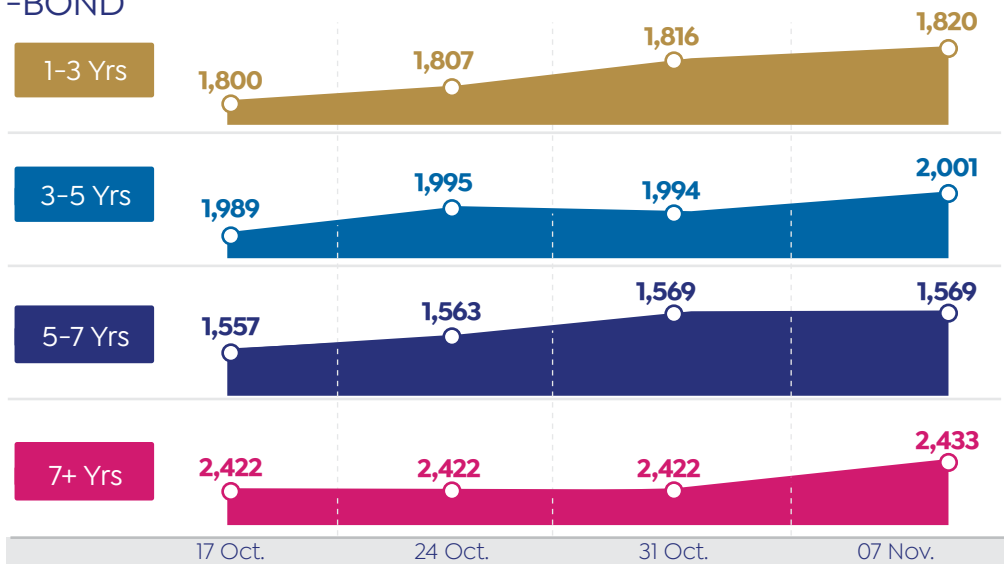
### EGX 70 EWI



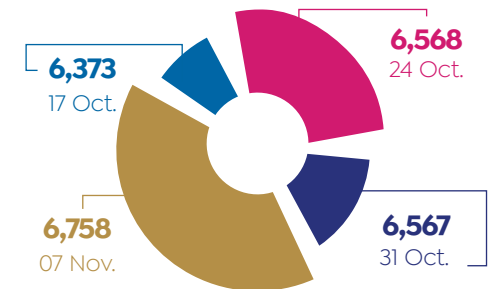
### EGX 100 EWI



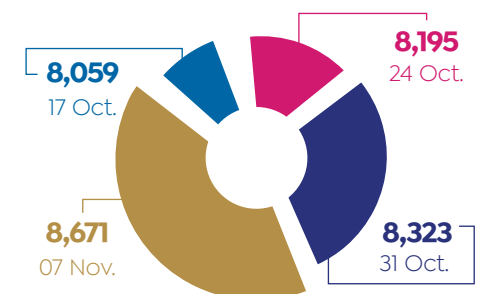
### T-BOND



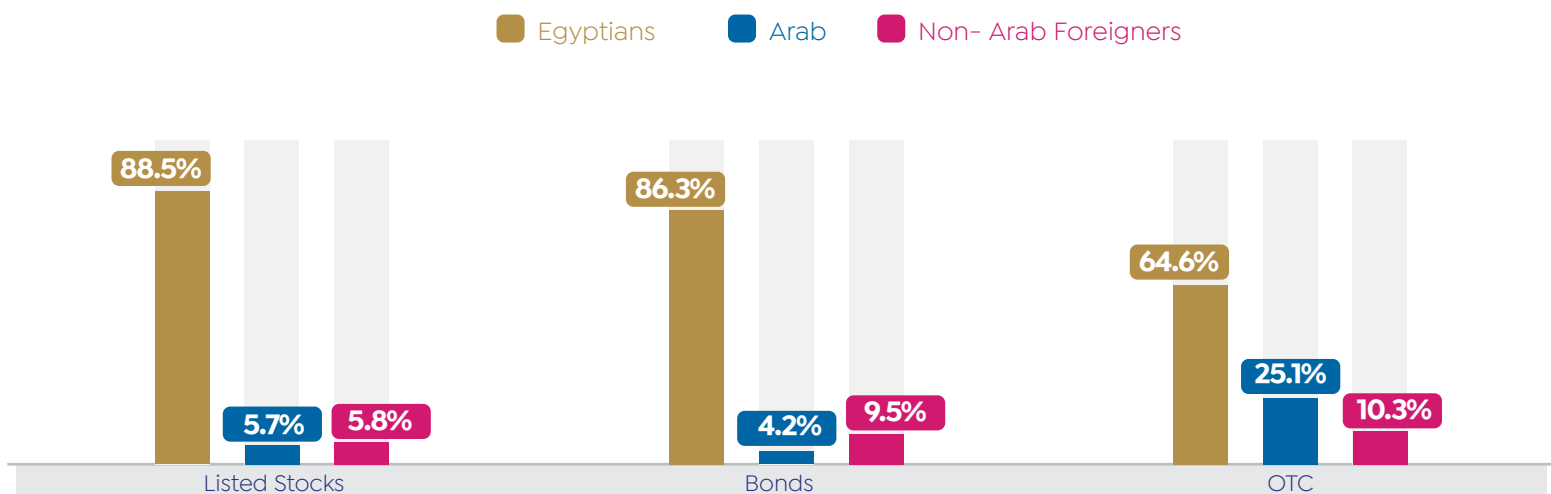
### SP/EGX ESG



### TAMAYUZ



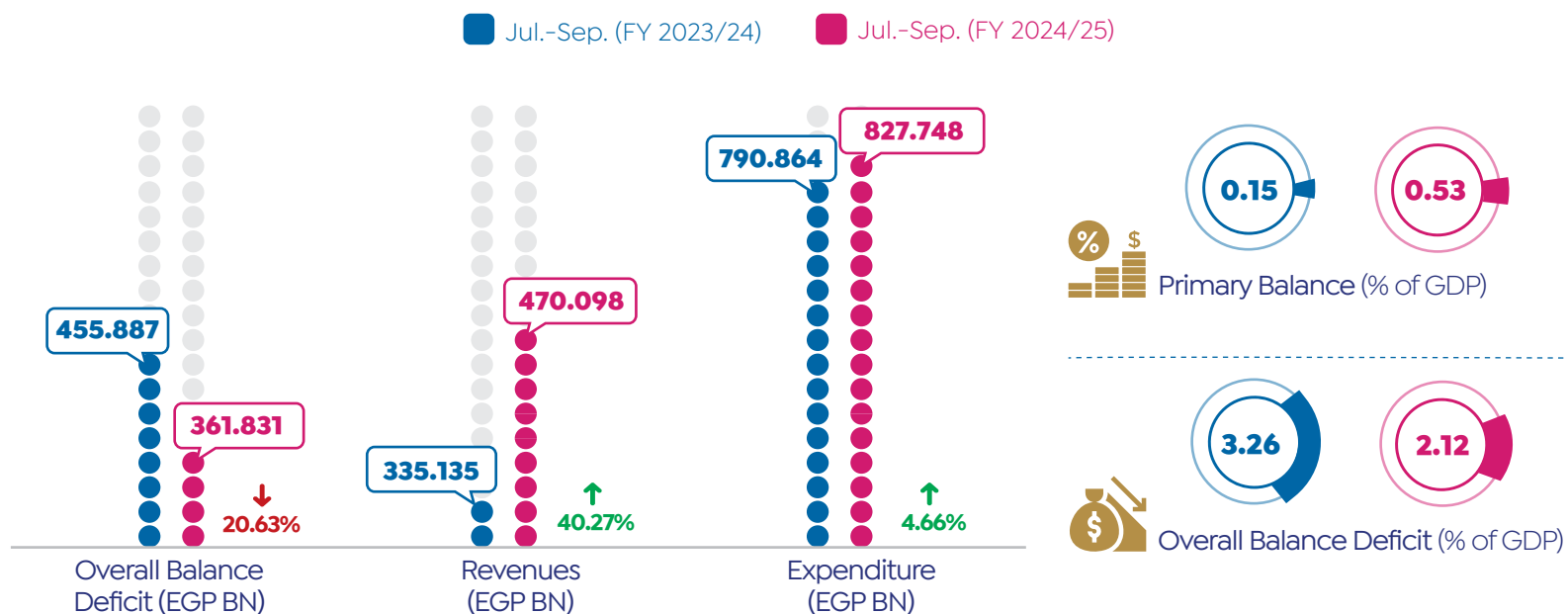
## TOTAL INVESTORS' TRADING ACTIVITIES BY MARKETS DURING OCT. 2024 (INC. DEALS)\*



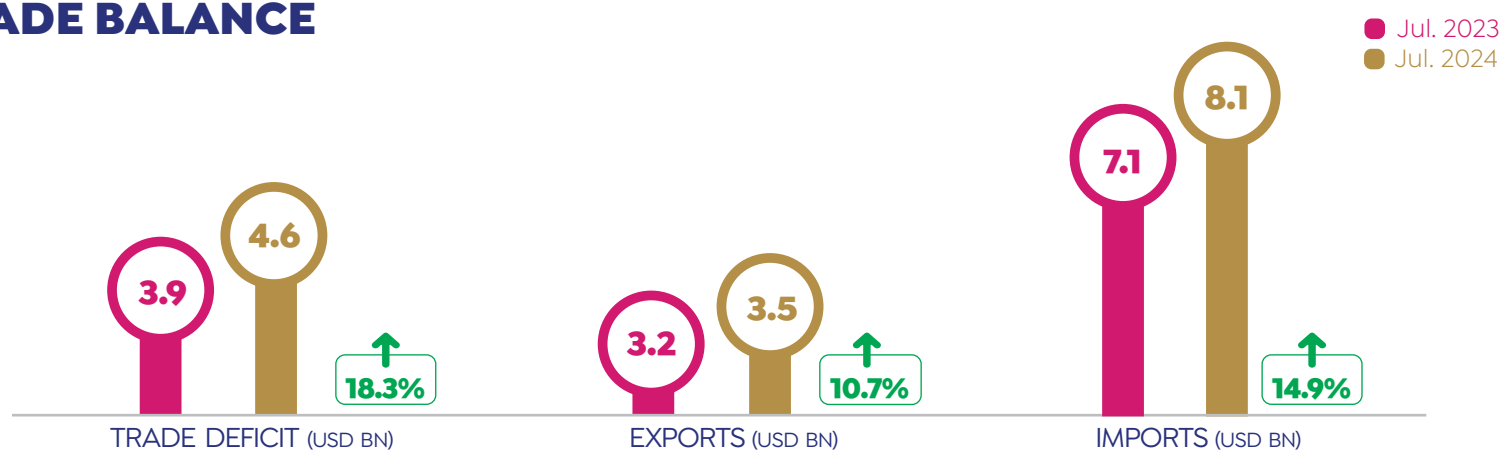
\* Total Buy + Sell

Source: EGX

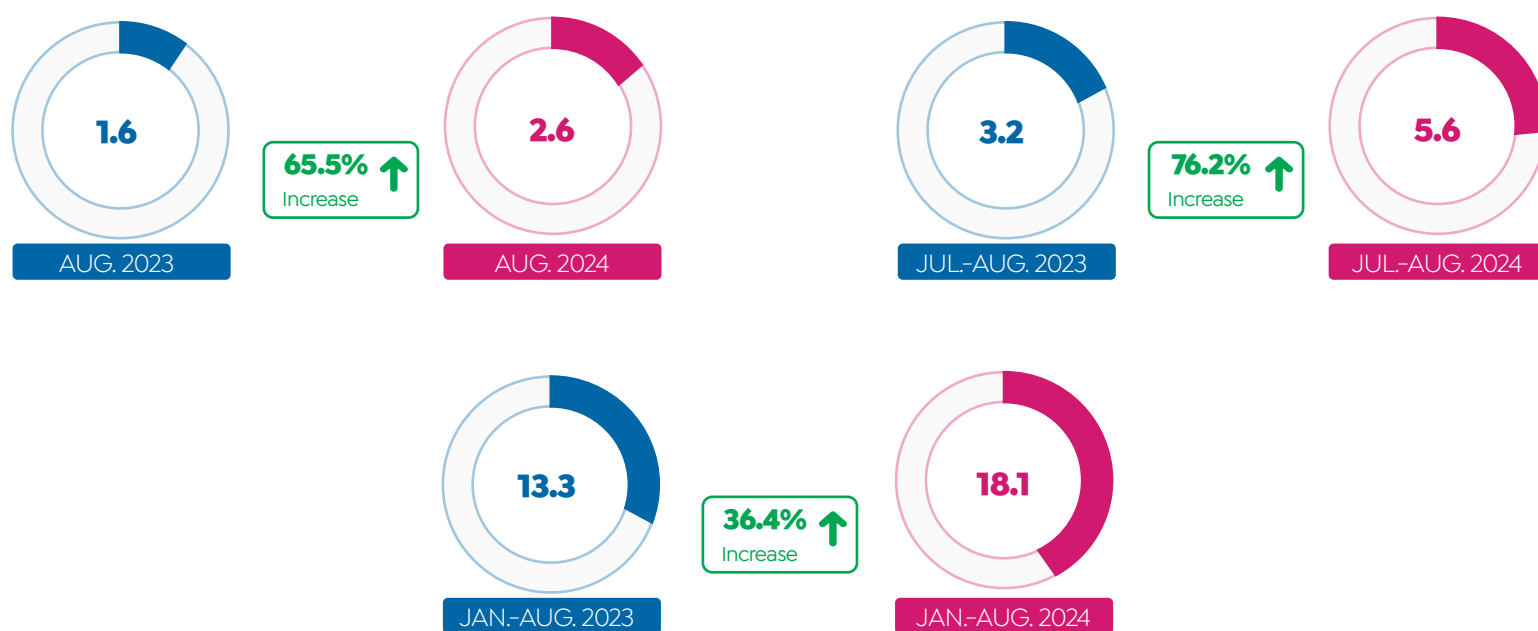
## FISCAL SECTOR PERFORMANCE



## TRADE BALANCE



## REMITTANCES OF EGYPTIANS WORKING ABROAD (USD BN)



## 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%

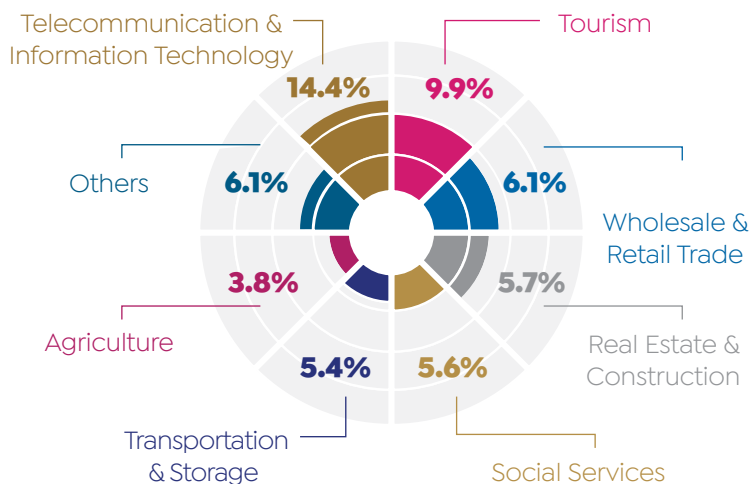
2023/24

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