

# 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 positioned in the center-right area of the page.

# **REAL ESTATE**

MARKET  
UPDATES

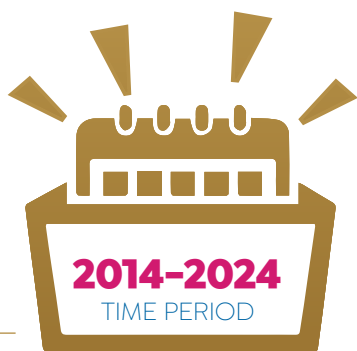


Updates 2024

# 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

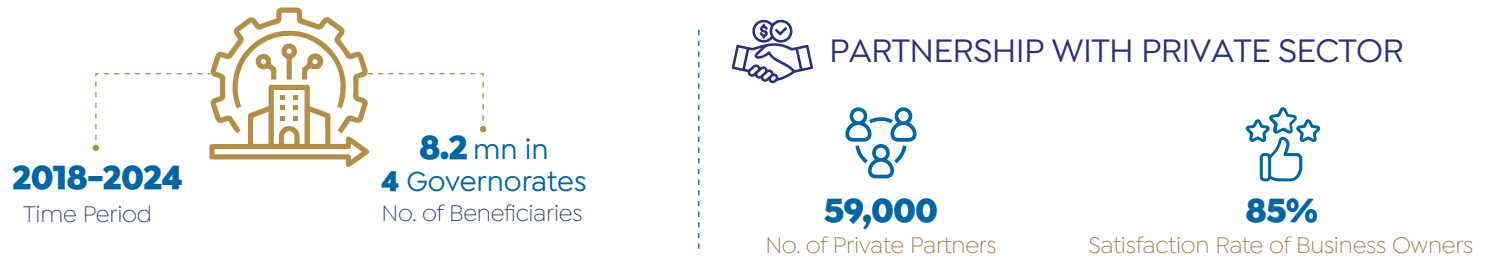
EGP **318** bn  
Cost

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	<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	<b>62 Acres</b>	No. of Phases	<b>2</b>
• Phase I	Area	<b>42 Acres</b>	No. of Buildings	<b>15</b>	No. of Housing Units
	Units Area	<b>90 sqm</b>	Completion Rate	<b>80%</b>	No. of Workshops
• Phase II	Area	<b>20 Acres</b>	Completion Rate	<b>35%</b>	

Source: Cabinet & MHUC

## POTABLE WATER & SANITATION PROJECTS



Potable Water Coverage Ratio

**99%**

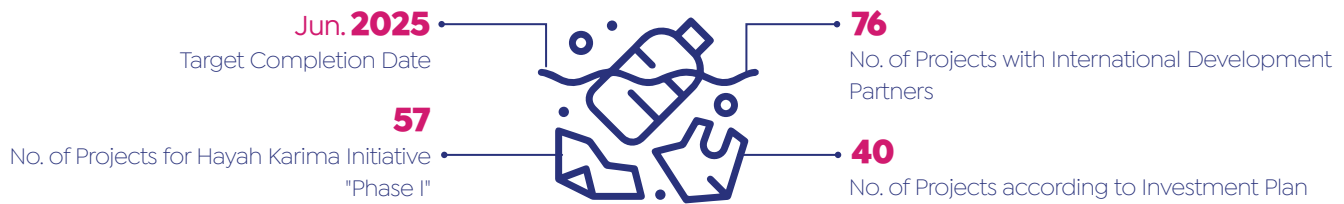


Sanitation Coverage Ratio

**70% on Average**



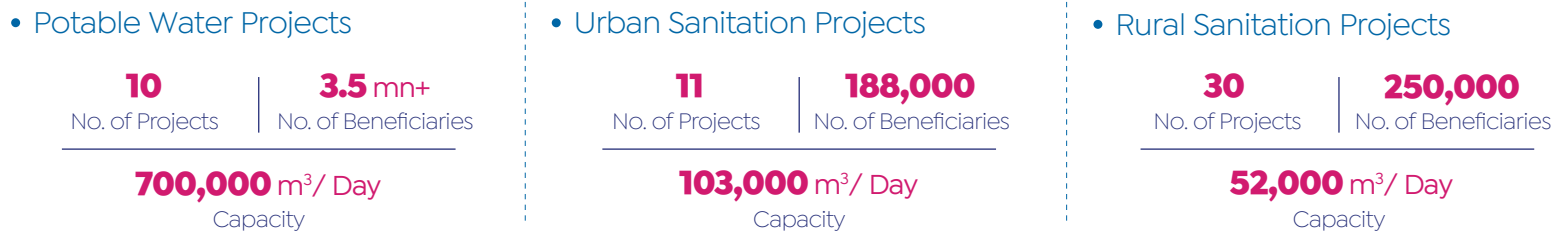
### TARGET OF HOLDING COMPANY FOR WATER & WASTE WATER



### 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



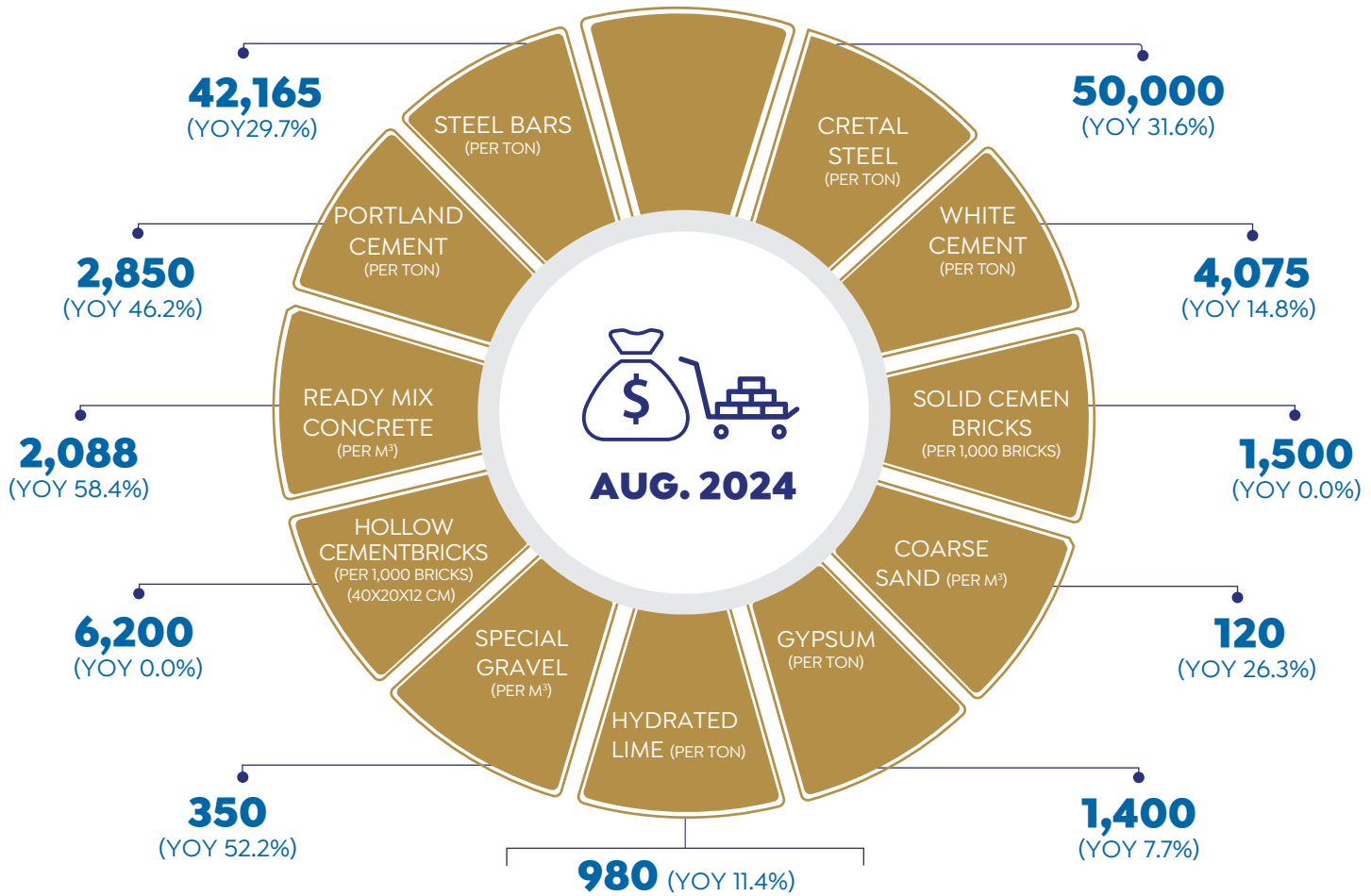
**201 Acres**  
Area



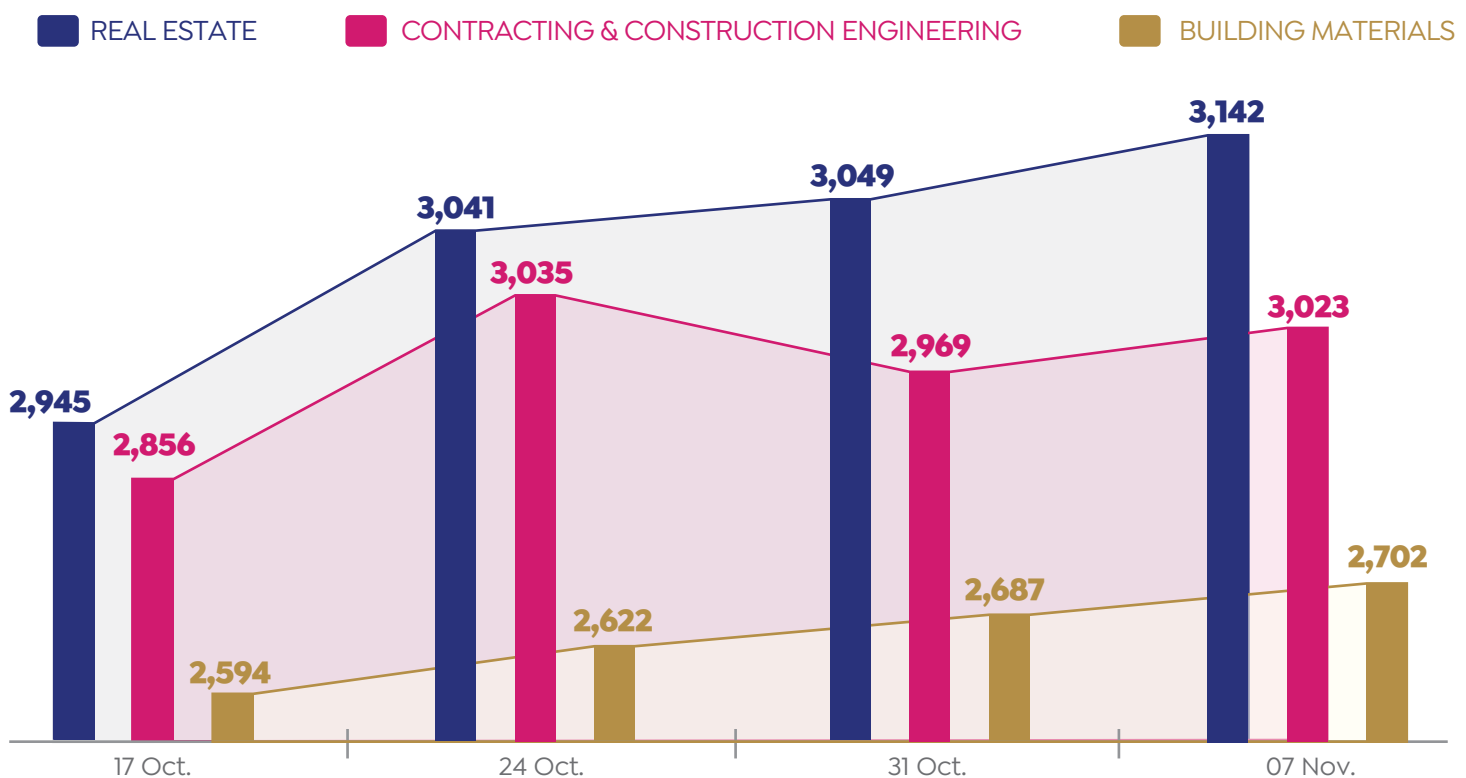
**289**  
No. of Buildings

Source: Cabinet & MHUC

## PRICES OF CONSTRUCTION MATERIALS (EGP)



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



Source: MHUC & EGX

The background features a light, faded image of palm trees. Overlaid on this are several large, overlapping geometric shapes in various shades of purple and blue, creating a modern, abstract design. The text is positioned in the upper right quadrant of the page.

# **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

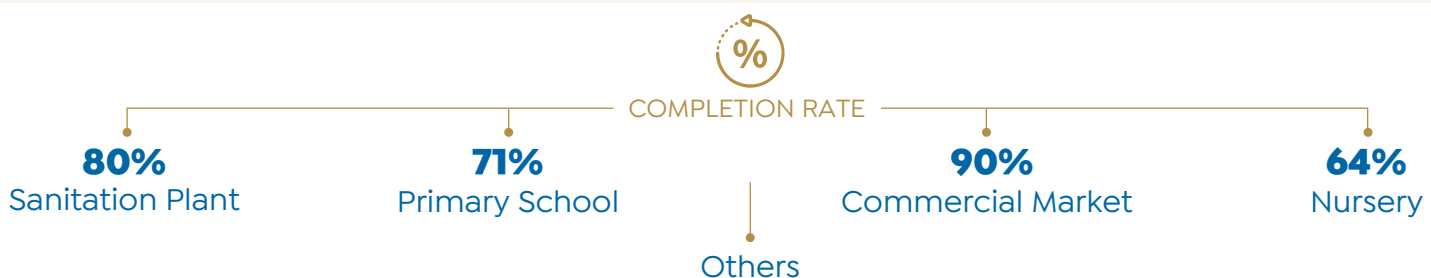
 **86**  
NO. OF BUILDINGS

 **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

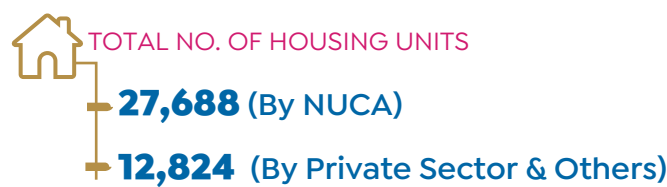
#### ▶ 16<sup>TH</sup> NEIGHBOURHOOD

 **433**  
NO. OF BUILDINGS

 **Underway**  
CURRENT STATUS

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

## NEW MINYA CITY



### 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**

### ZAWAT RESIDENCE

Developer: RAQ Development



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



**20 Acres**  
AREA



**EGP 6 bn**  
INVESTMENTS

### CRESCENT WALK

Developer: MARAKEZ



**6<sup>th</sup> 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



**6<sup>th</sup> 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, 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



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.

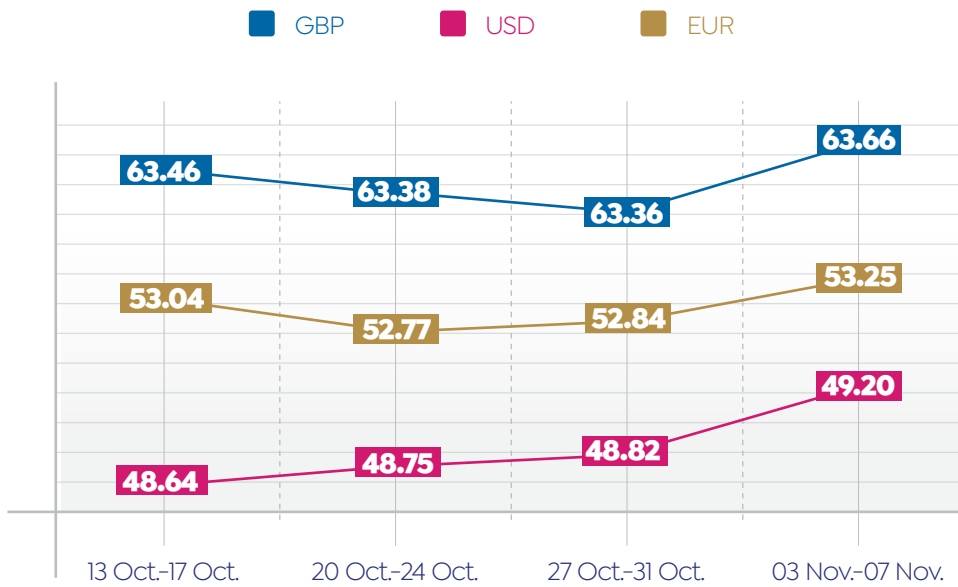
# **ECONOMIC**

## SNAPSHOT

# 2024 Updates 2024 ECONOMIC SNAPSHOT

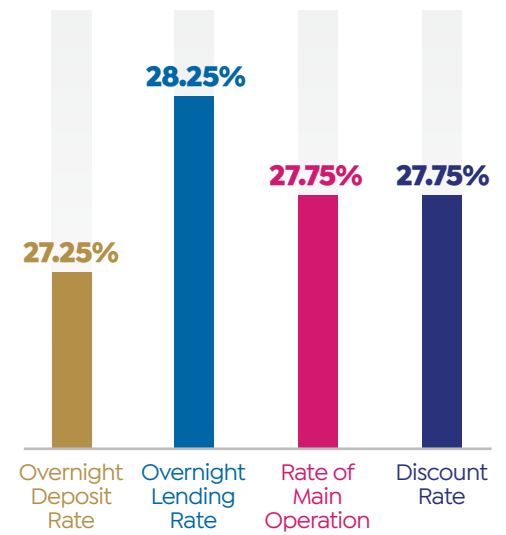


## EXCHANGE RATES

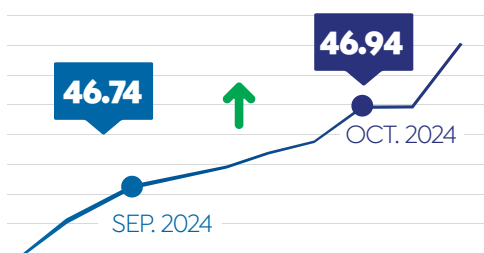


## INTEREST RATES

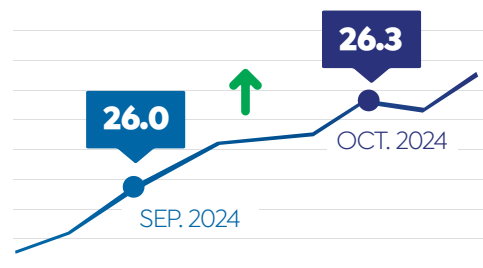
\* MPC Meeting was Held Oct. 17, 2024



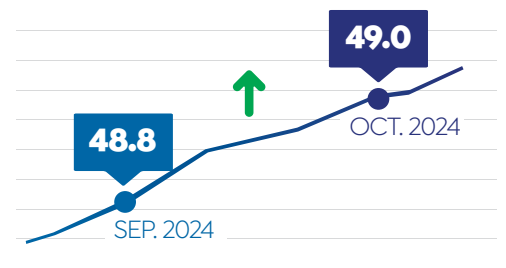
## NET INTERNATIONAL RESERVES (USD BN)



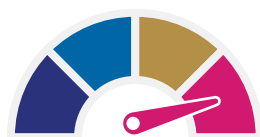
## ANNUAL HEADLINE INFLATION RATE (%)



## PURCHASING MANAGERS' INDEX (PMI)



## EGYPT CREDIT RATING



RATING

Caa1

B-

B

MOODY'S

S&P GLOBAL

FITCH

OUTLOOK

Positive

Positive

Stable

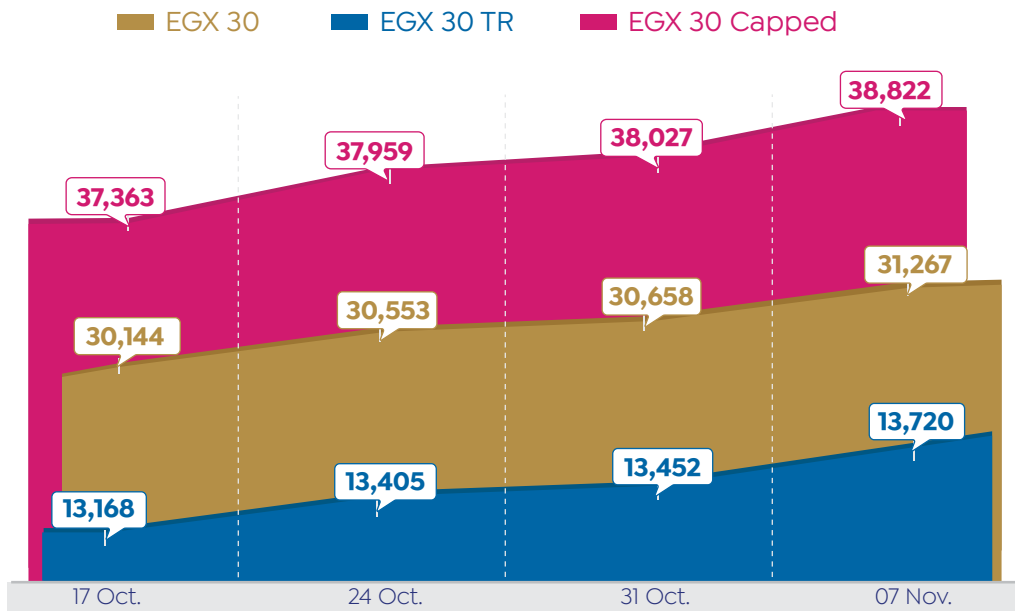
\* According to Last Review Date on Mar. 07,2024

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

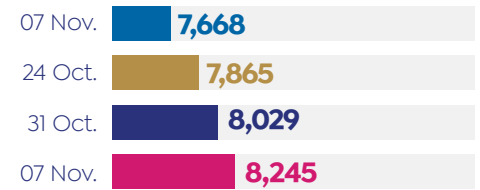
\* According to Last Review Date on Nov. 01,2024

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

# EGX INDICATORS



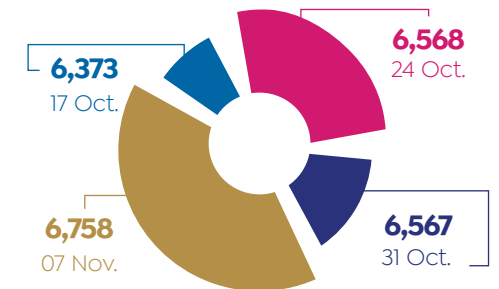
## EGX 70 EWI



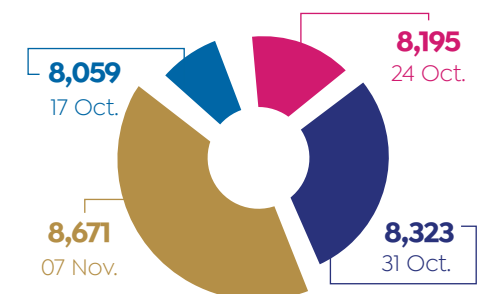
## EGX 100 EWI



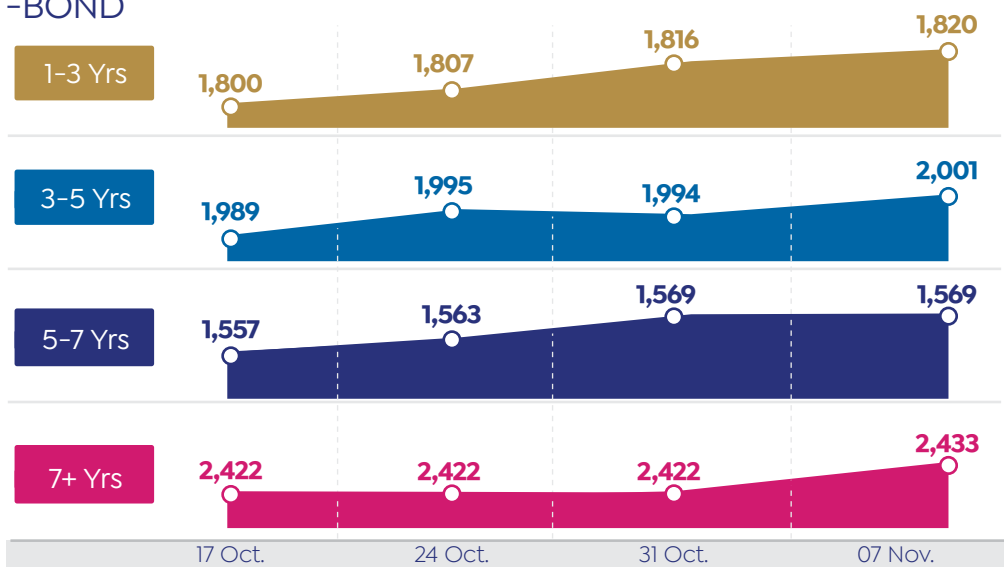
## SP/EGX ESG



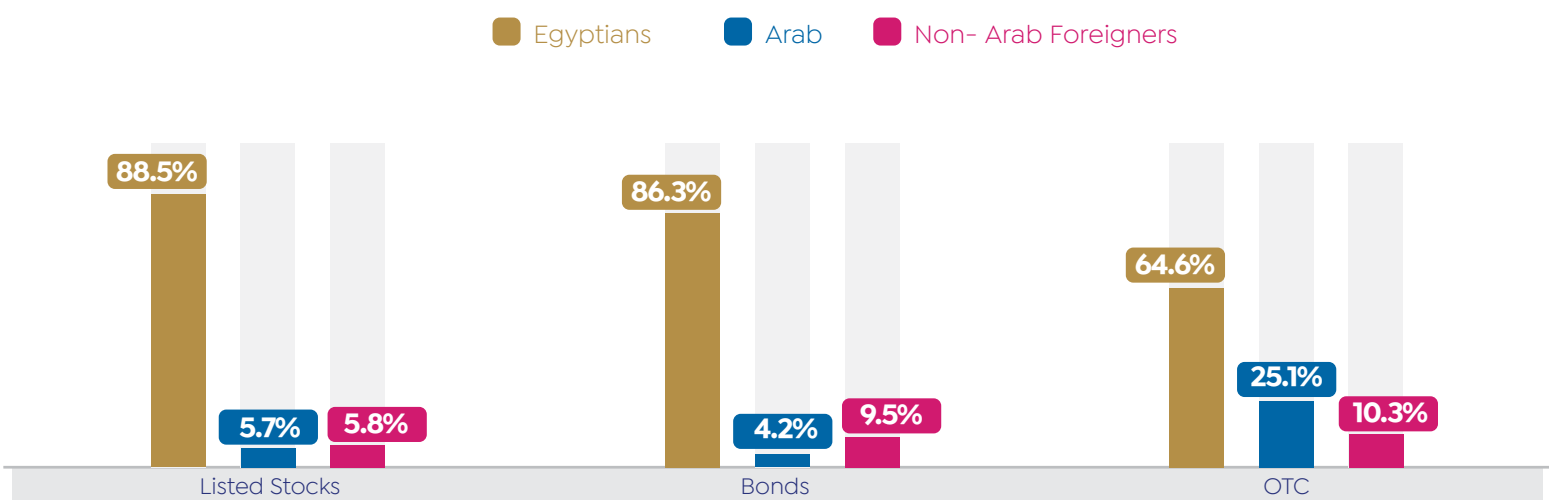
## TAMAYUZ



## T-BOND



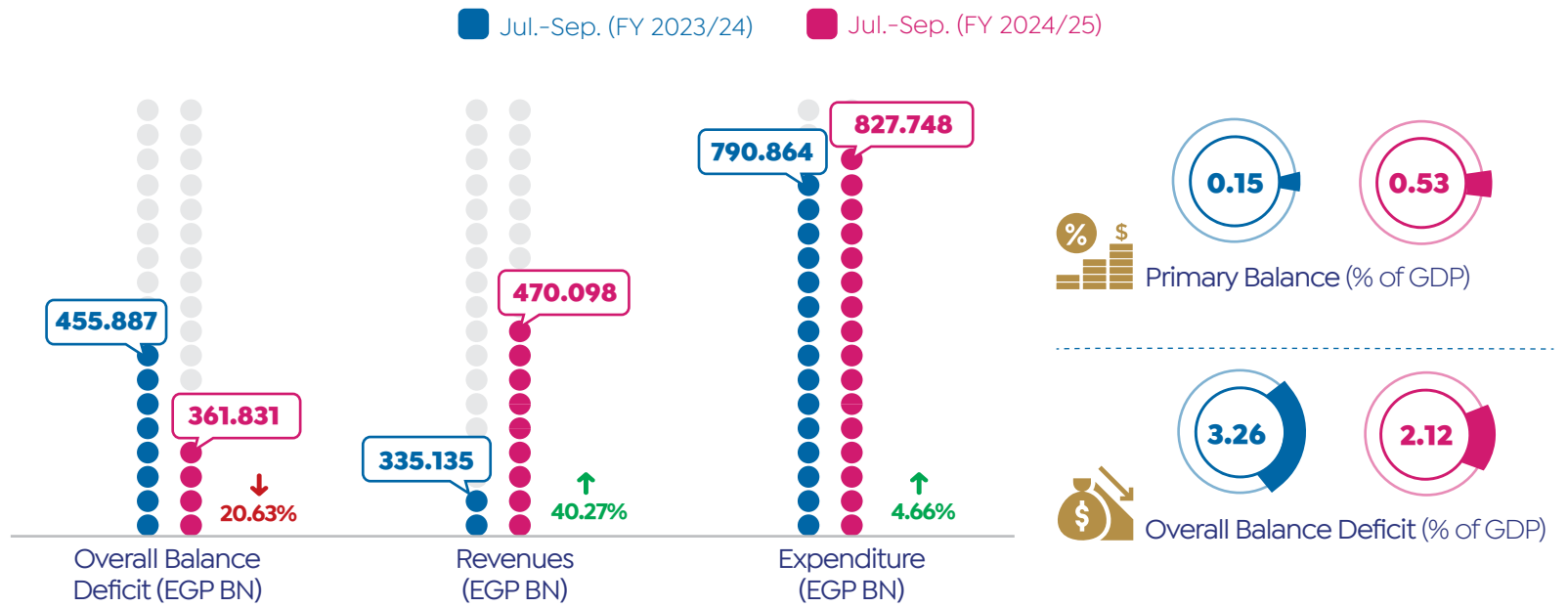
## TOTAL INVESTORS' TRADING ACTIVITIES BY MARKETS DURING OCT. 2024 (INC. DEALS)\*



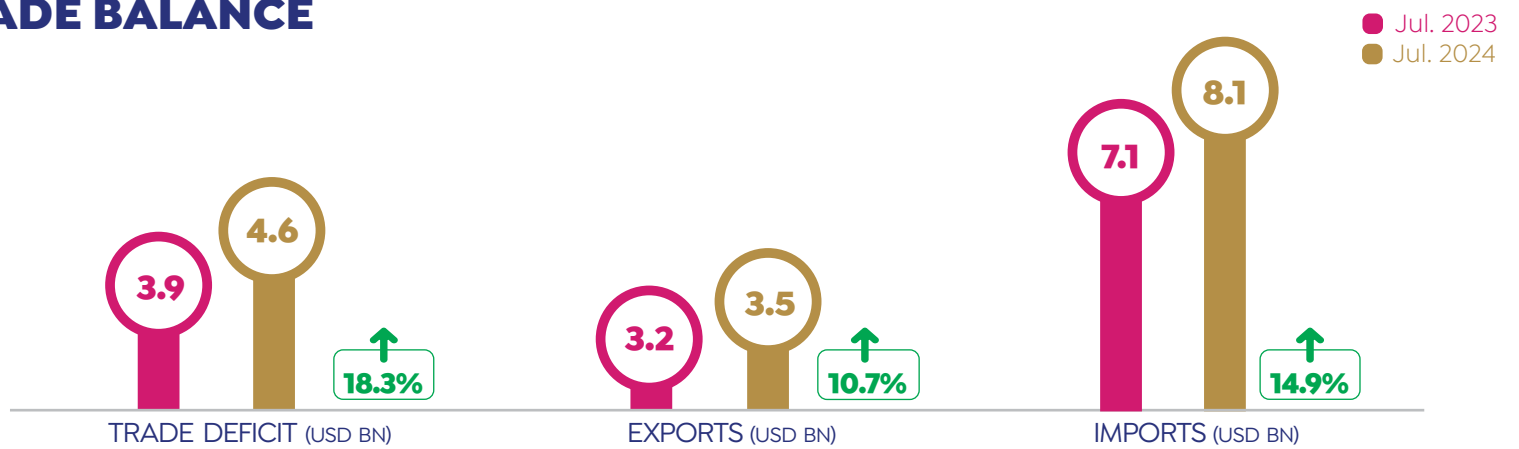
\* Total Buy + Sell

Source: EGX

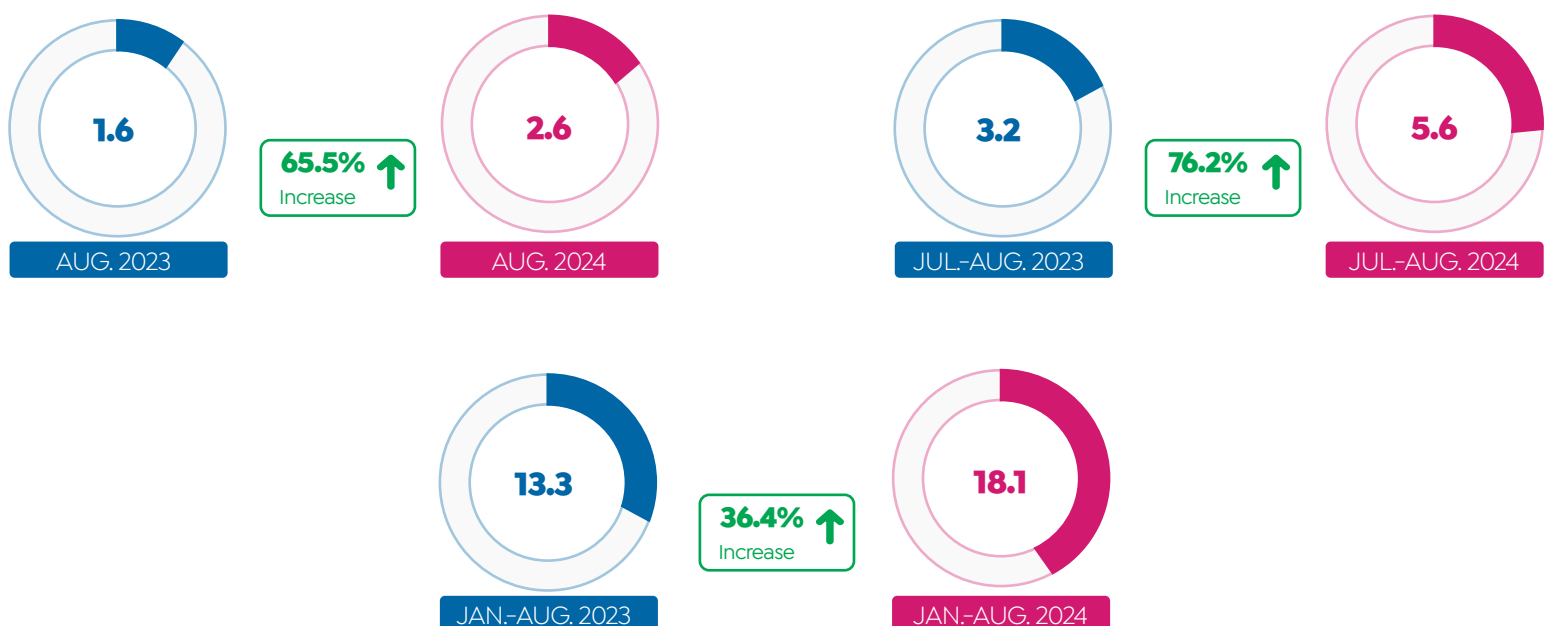
## FISCAL SECTOR PERFORMANCE



## 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%

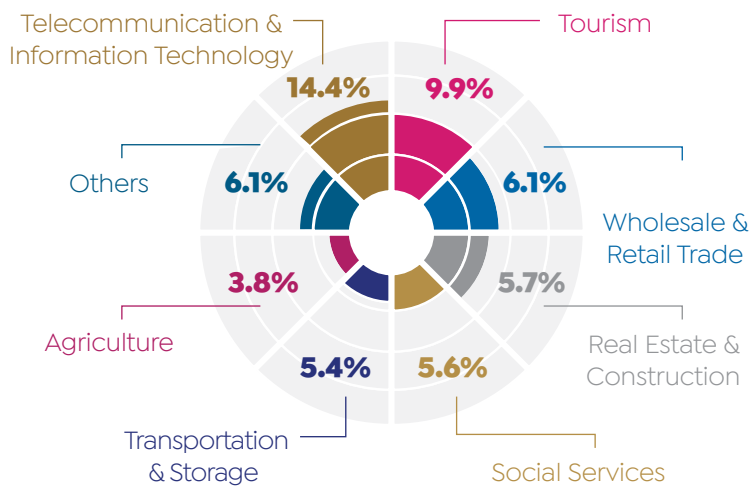
2023/24

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