

MARKET WATCH DECEMBER 2024

13 OCT. - 07 NOV.

BY
YASSEN MAHMOUD
MOHAMED SAYED



REAL ESTATE

MARKET
UPDATES

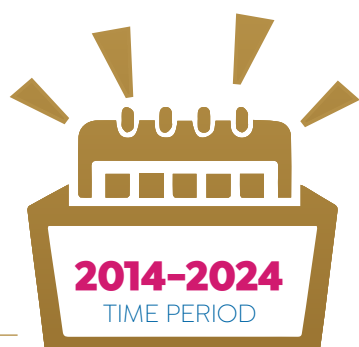


Updates 2024

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

50,000Low-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

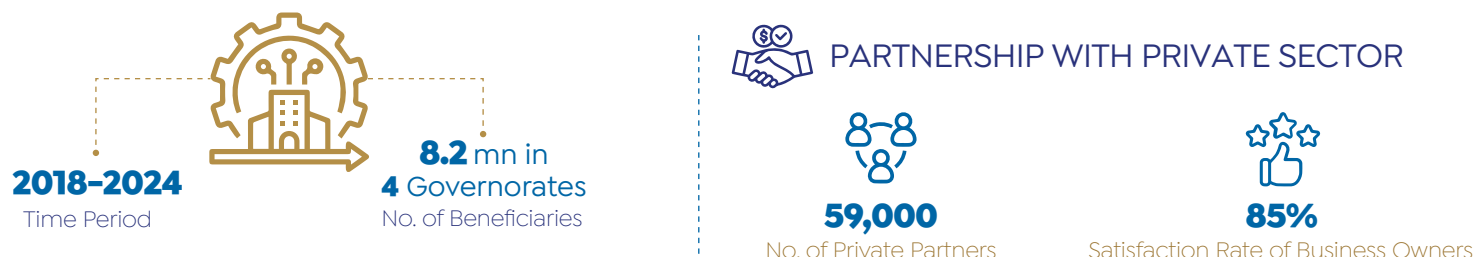
EGP **318 bn**

Cost

SOCIAL HOUSING AND MORTGAGE FINANCE FUND ACHIEVEMENTS



LOCAL DEVELOPMENT PROGRAM IN UPPER EGYPT



INFRASTRUCTURE SECTOR

82.6%
in 4 Governorates
Improvement Rate

5,633
No. of Executed &
Underway Projects

EGP 27.05 bn
Total
Investments



Projects Breakdown

- Sanitation Projects
- Potable Water Projects
- Environmental Projects
- Roads & Transportation Projects
- Electricity Projects
- Urban Development Projects
- Others

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-Duwaiga	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%	

POTABLE WATER & SANITATION PROJECTS



Potable Water Coverage Ratio

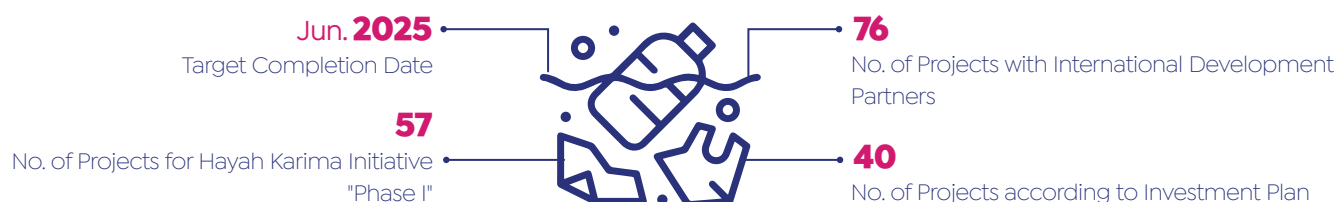
99%



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 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



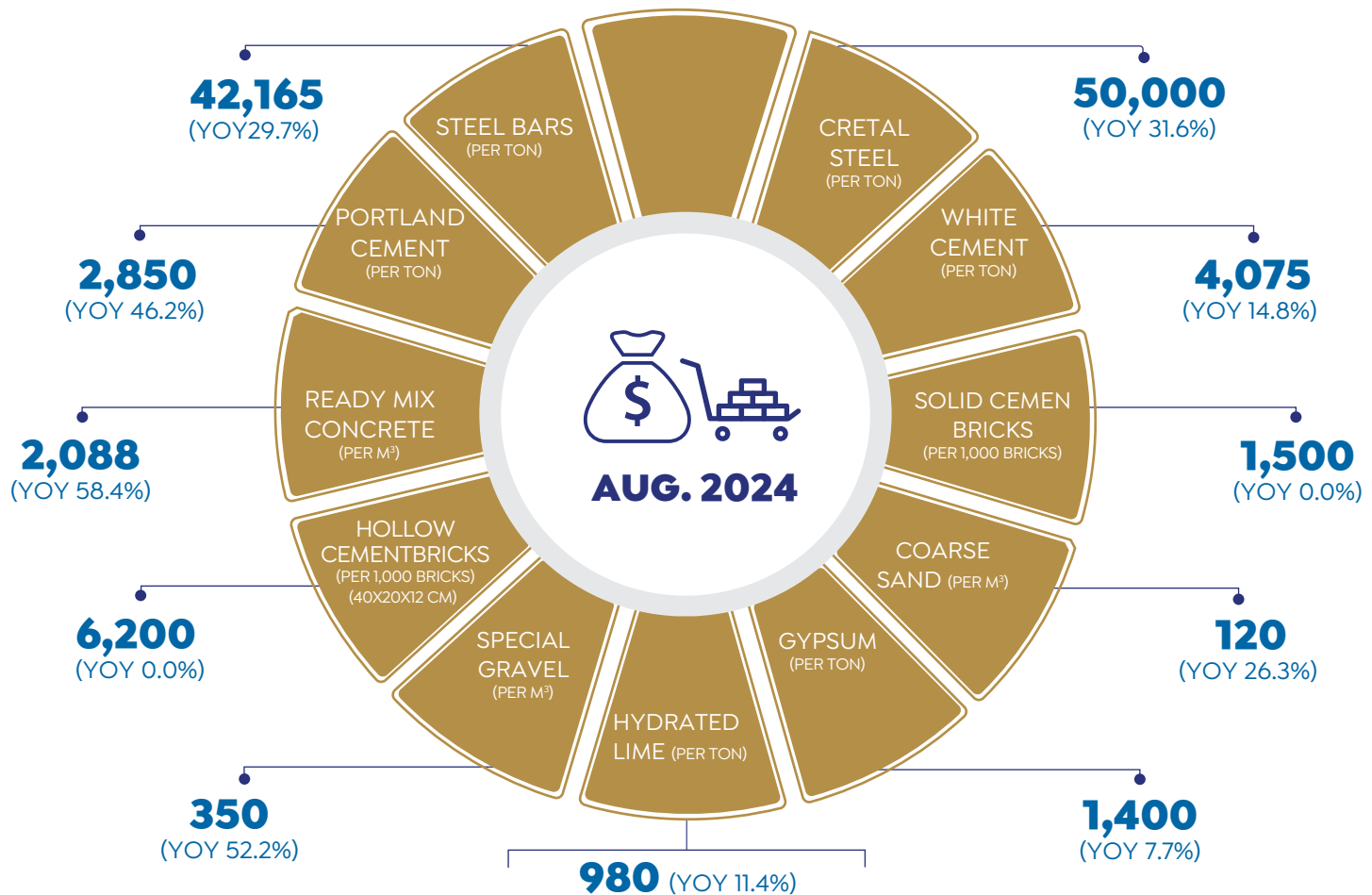
201 Acres
Area



289
No. of Buildings

Source: Cabinet & MHUC

PRICES OF CONSTRUCTION MATERIALS (EGP)

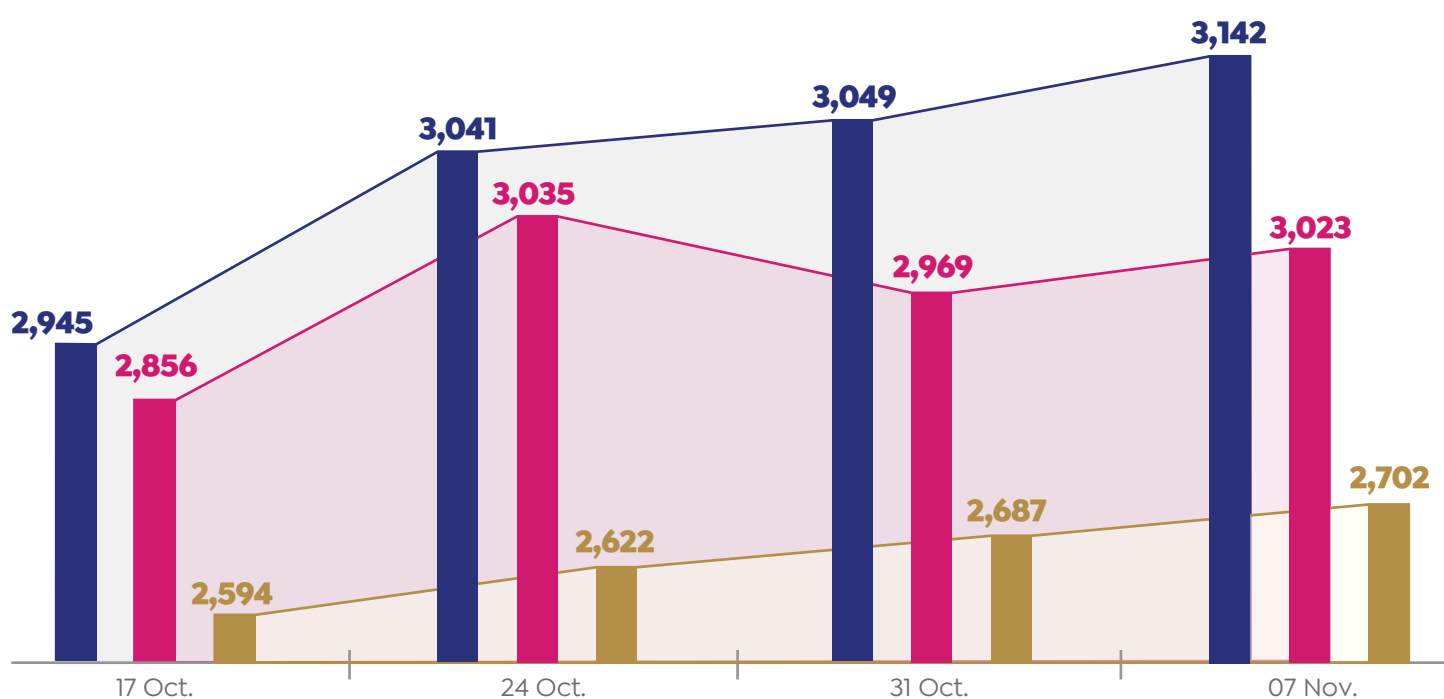


PERFORMANCE OF REAL ESTATE, CONSTRUCTION & BUILDING MATERIALS' INDICES IN EGX

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

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

 10th of Ramadan

495

New Minya

87

 6th 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

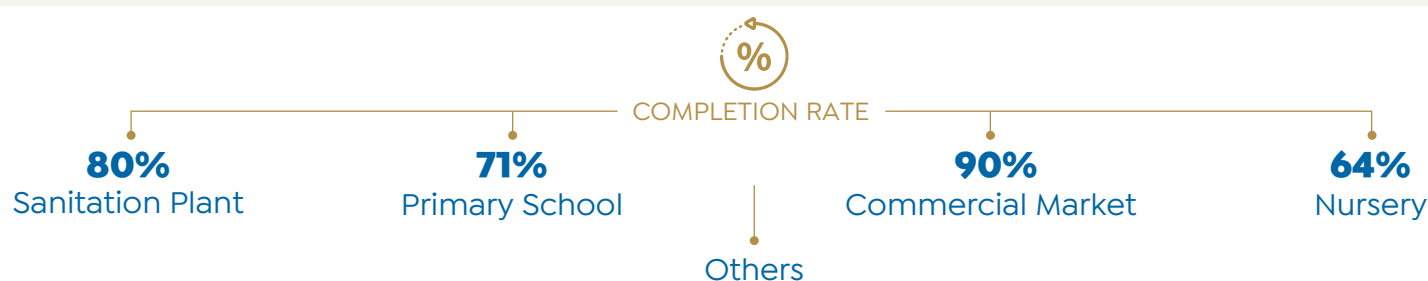
 **86**
NO. OF BUILDINGS

 **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



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



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

CRESCENT WALK

Developer: MARAKEZ



6th 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



10th 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



6th 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,
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



ECONOMIC SNAPSHOT

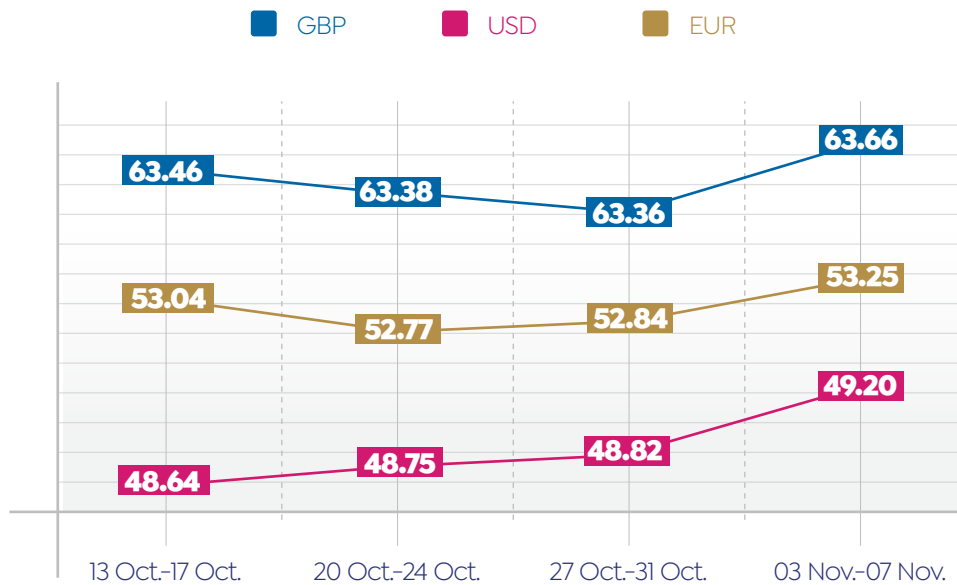
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Updates 2024

ECONOMIC SNAPSHOT

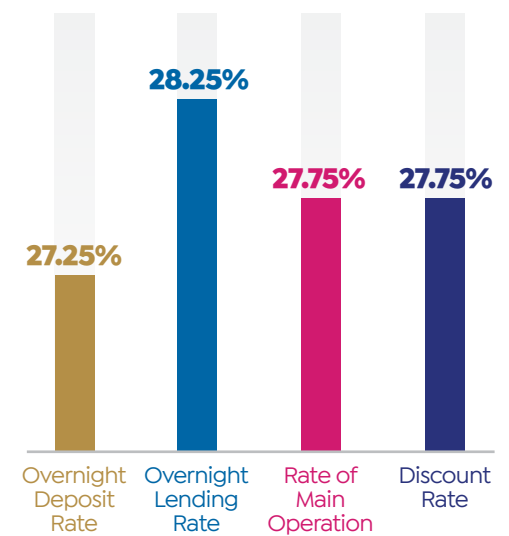


EXCHANGE RATES

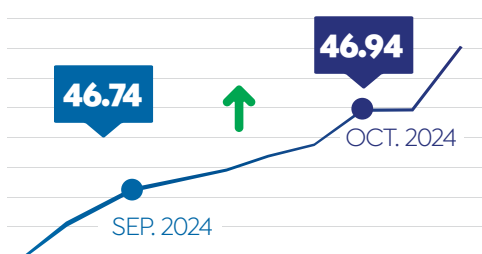


INTEREST RATES

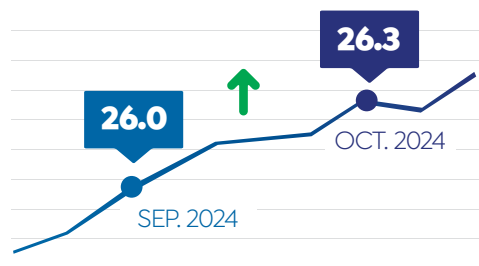
* MPC Meeting was Held Oct. 17, 2024



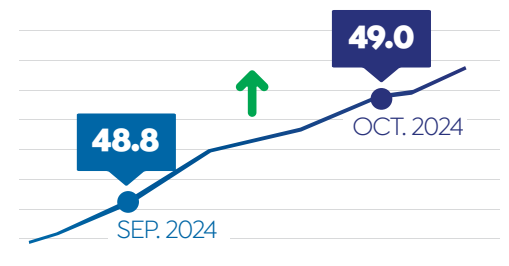
NET INTERNATIONAL RESERVES (USD BN)



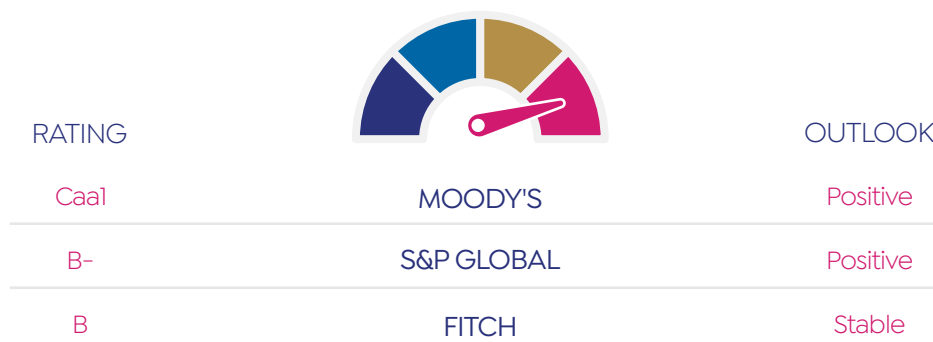
ANNUAL HEADLINE INFLATION RATE (%)



PURCHASING MANAGERS' INDEX (PMI)



EGYPT CREDIT RATING



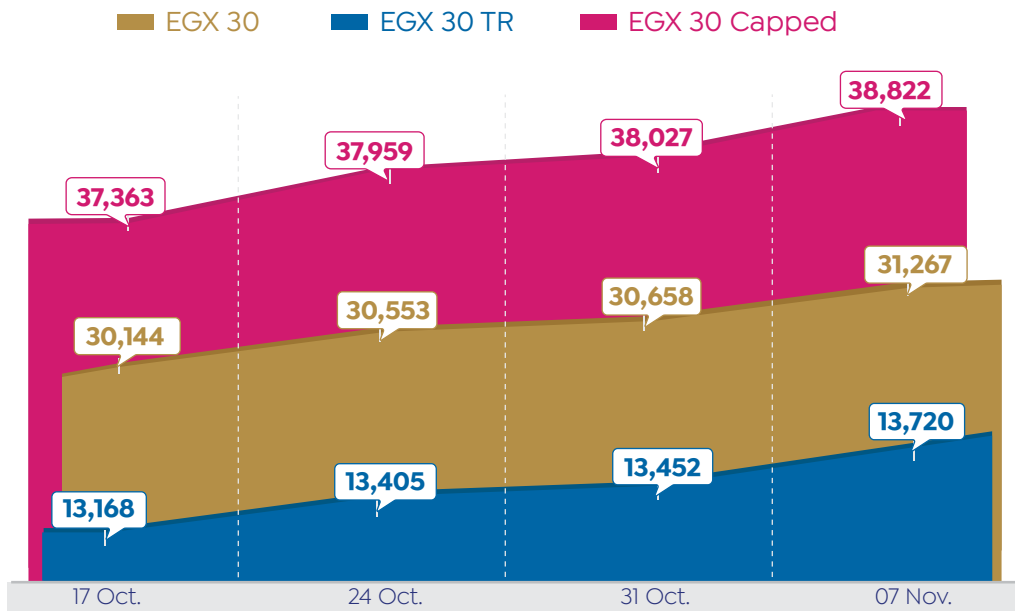
* According to Last Review Date on Mar. 07,2024

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

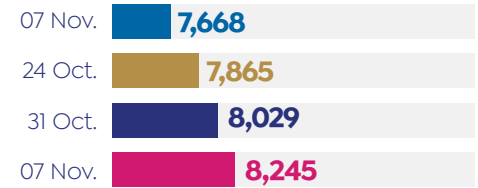
* According to Last Review Date on Nov. 01,2024

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

EGX INDICATORS



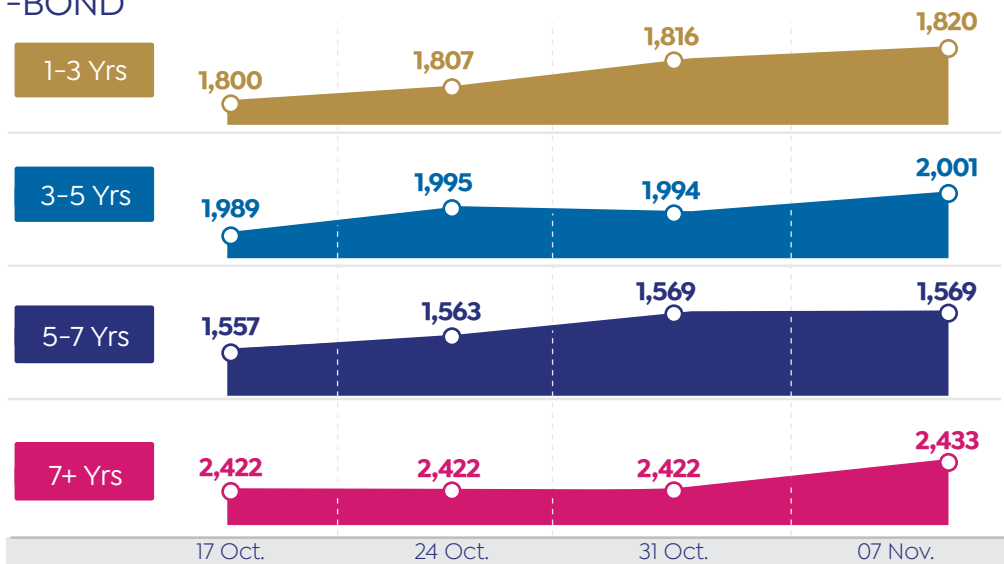
EGX 70 EWI



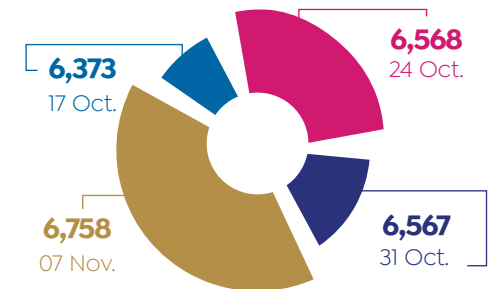
EGX 100 EWI



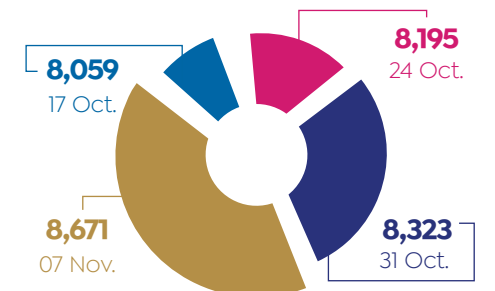
T-BOND



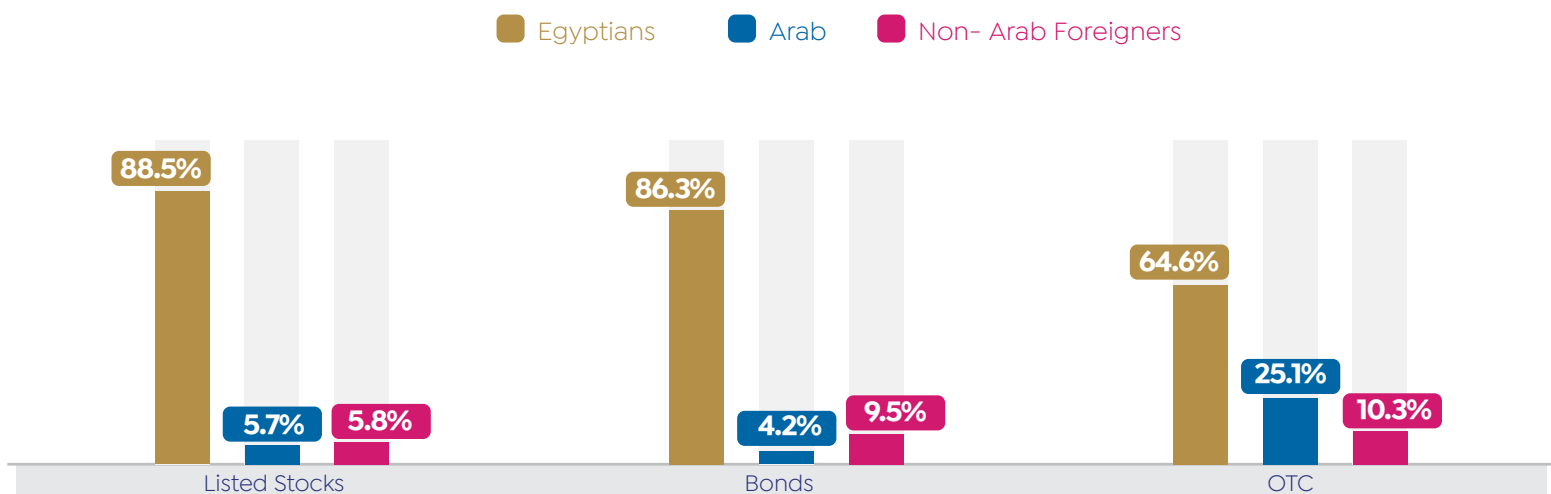
SP/EGX ESG



TAMAYUZ



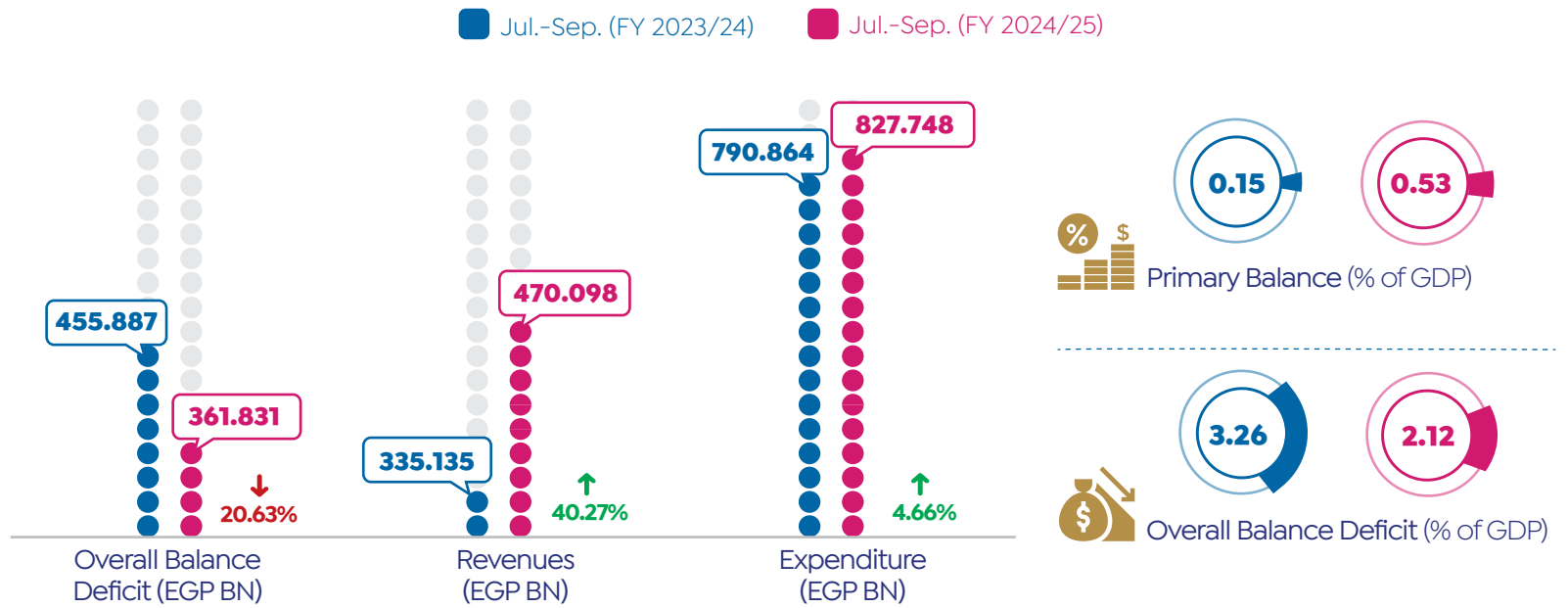
TOTAL INVESTORS' TRADING ACTIVITIES BY MARKETS DURING OCT. 2024 (INC. DEALS)*



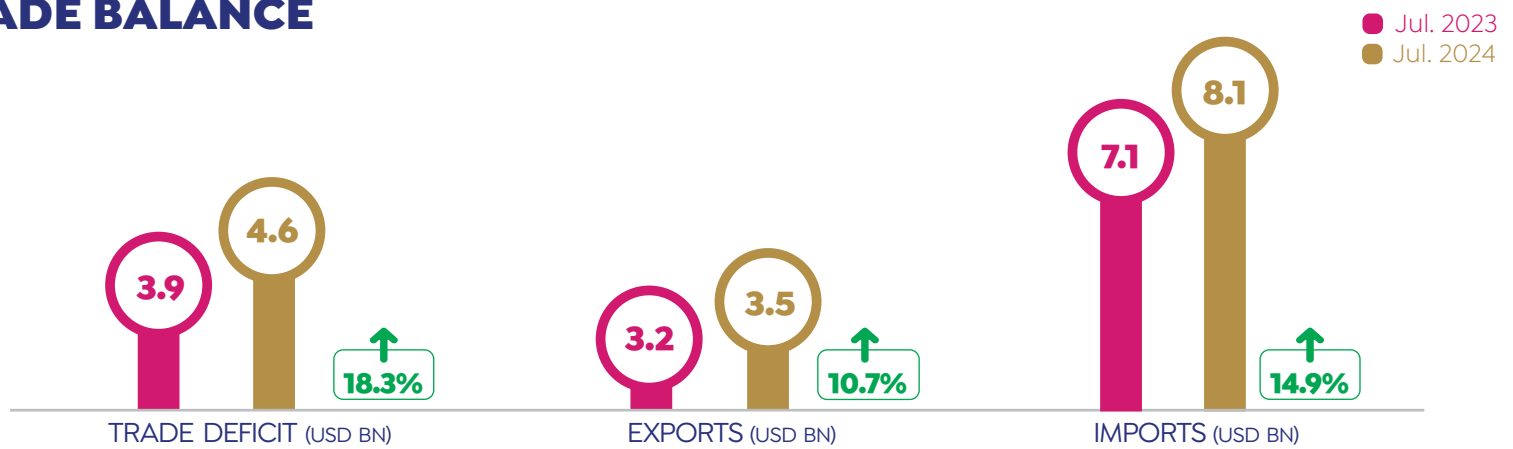
* Total Buy + Sell

Source: EGX

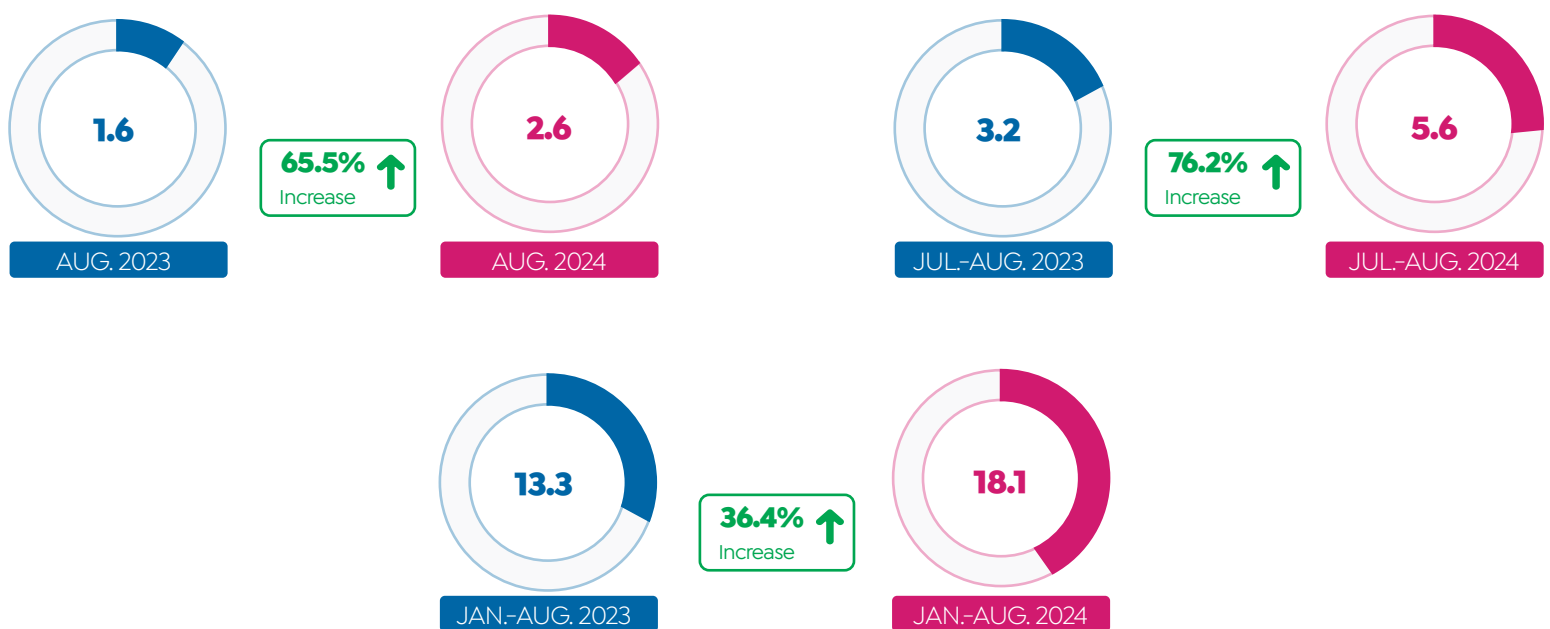
FISCAL SECTOR PERFORMANCE



TRADE BALANCE



REMITTANCES OF EGYPTIANS WORKING ABROAD (USD BN)



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%

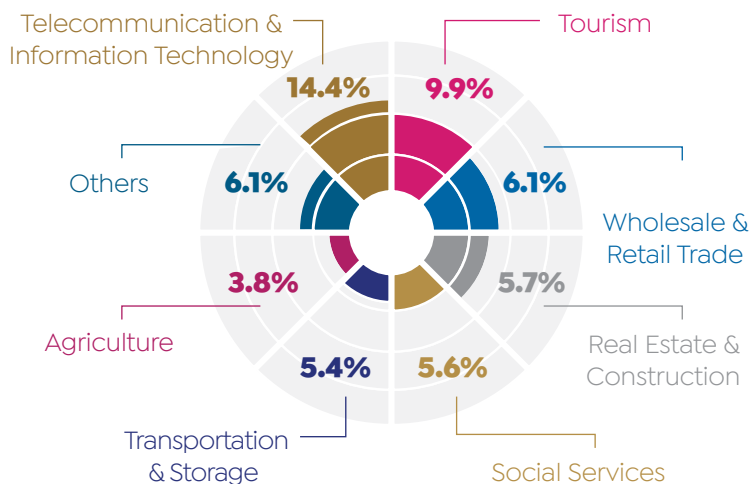
2023/24

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