

MARKET WATCH

12 MAY - 06 JUN.

BY: Yassen Mahmoud
Mohamed Sayed

2024
JULY

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

01 Updates 2024 REAL ESTATE MARKET

URBAN DEVELOPMENT IN SOCIAL & ECONOMIC DEVELOPMENT PLAN 2024/25



EGP **186** bn
(**19%** of Public Investments)

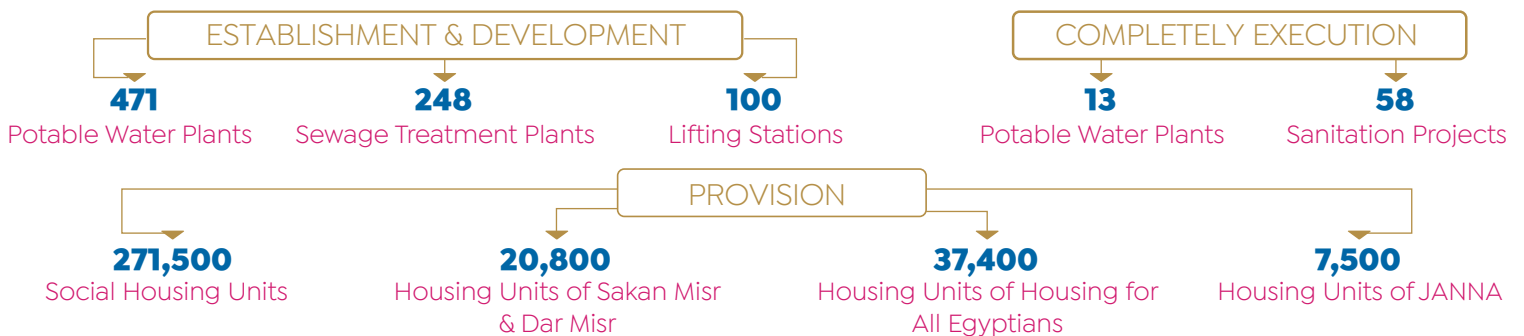
DIRECTED INVESTMENTS



INVESTMENTS BREAKDOWN

- EGP **50** bn for Real Estate Projects
- EGP **45** bn for Potable Water Projects
- EGP **91** bn for Sanitation Projects

THE PLAN'S TARGETS



LOCAL DEVELOPMENT IN SOCIAL & ECONOMIC DEVELOPMENT PLAN 2024/25



INVESTMENTS FOR GOVERNORATES DEVELOPMENT

- EGP **28** bn
(**18.6%** Growth Rate)
- Not Less than **35%** for South Egypt Governorates

INVESTMENTS FOR NORTH & SOUTH SINAI DEVELOPMENT

• EGP **40** bn

HAYAH KARIMA INITIATIVE (PHASE II)



EGP **150** bn
DIRECTED INVESTMENTS

INVESTMENTS BREAKDOWN

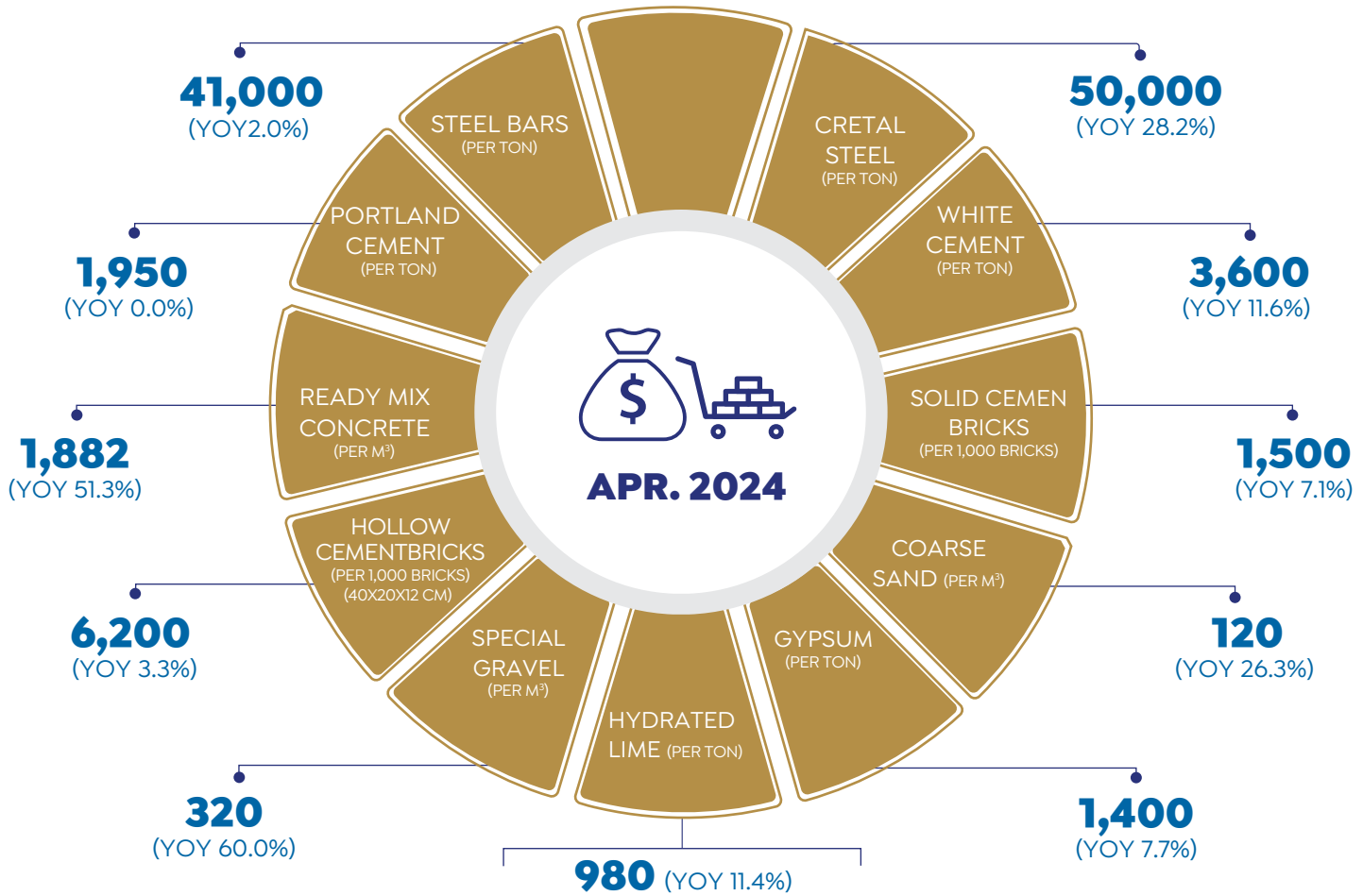
- 70%** Potable Water & Sanitation Projects
- 11%** Health & Education
- 10%** Gas, Electricity & Communication
- 4%** Government Services & Youth Centers
- 3%** Road
- 2%** Irrigation

TARGETS OF PHASE II

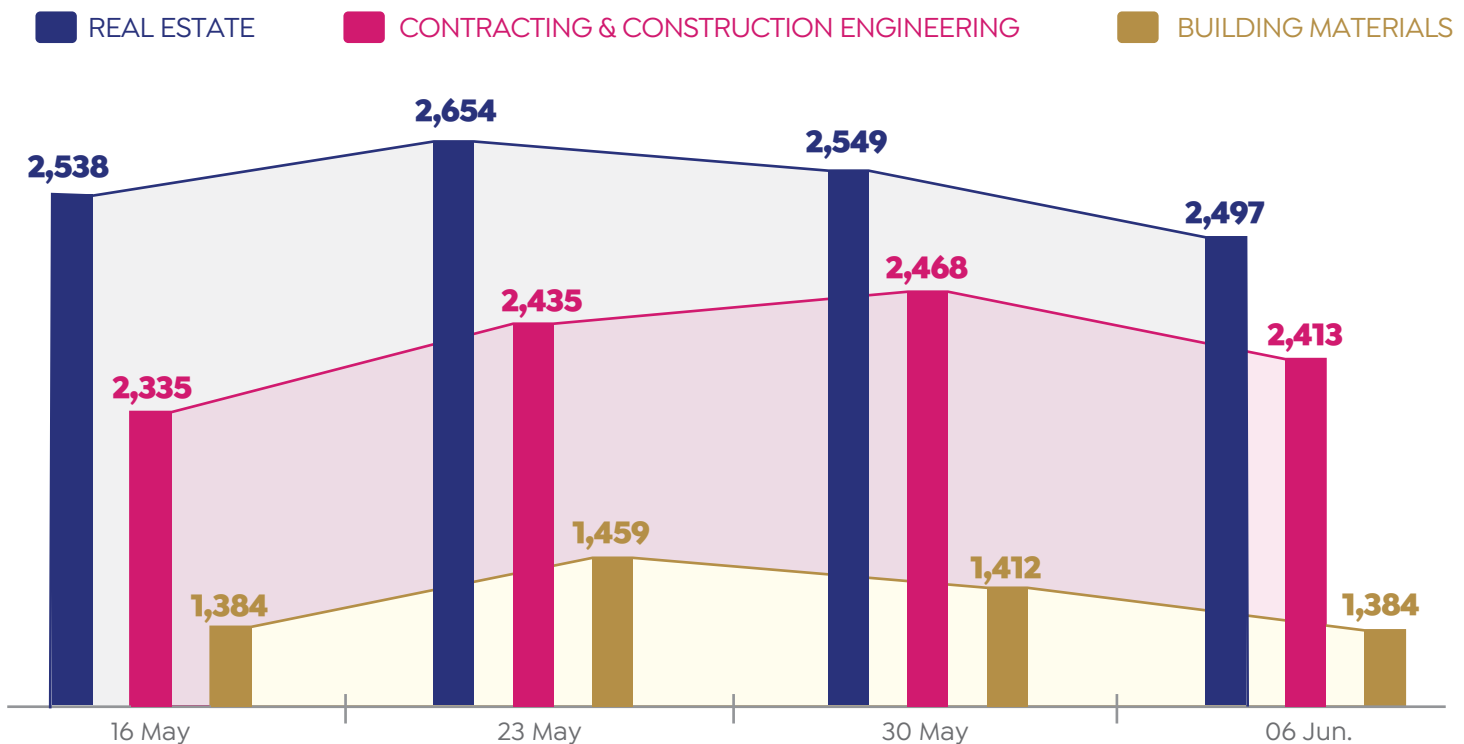
- Development of **4,115** Schools (**12,600** Classrooms)
- Development of **854** Health Units
- Development of **437** Government Services Complexes.
- Building of **336** Irrigation Bridges
- Lining Canals (approximately **1,654** km)
- Full Coverage of Potable Water Network
- Development of **55** Central Hospitals
- Development of **493** Ambulance Points
- Development of **1,584** Youth Centers
- Fiber Optic Network for **4.6** mn Residential Units
- Paving Internal Roads
- Increasing Sanitation Coverage Ratio to **90%**

Source: Cabinet & MPED

PRICES OF CONSTRUCTION MATERIALS (EGP)



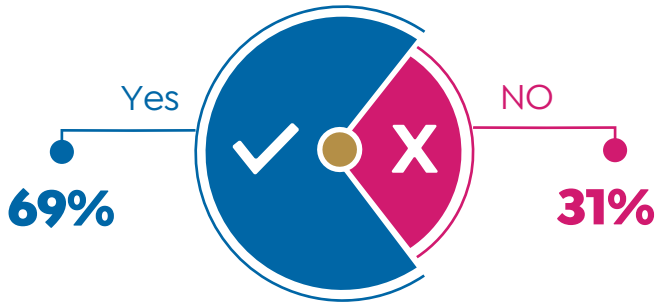
PERFORMANCE OF REAL ESTATE, CONSTRUCTION & BUILDING MATERIALS' INDICES IN EGX



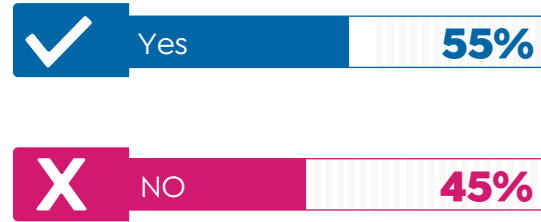
Source: MHUC & EGX

MONTHLY SURVEY (PURCHASING POWER)

DESIRE TO PURCHASE



ABILITY TO PURCHASE



MOST SUITABLE PAYMENT METHODS



OPTIMUM PAYMENT PLANS (YRS)



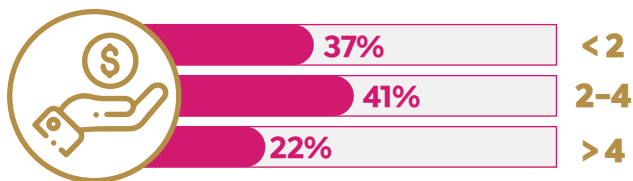
HIGH-DEMAND UNIT TYPES



HIGH-DEMAND RESIDENTIAL UNIT TYPES



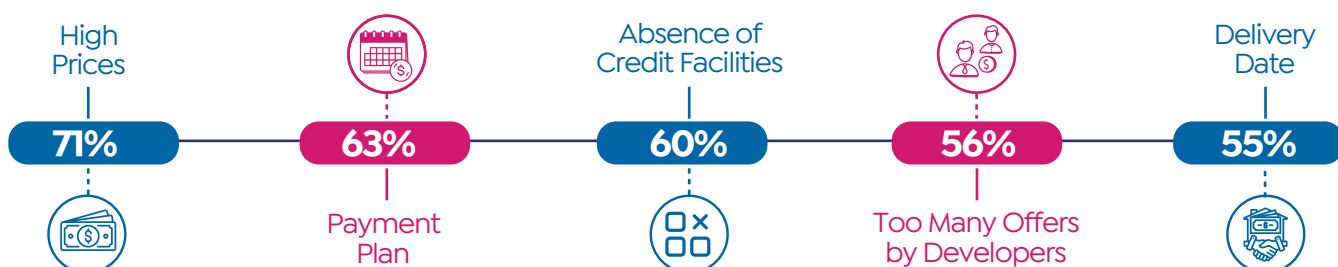
PREFERRED PRICES (MN)



EXPECTED FUTURE PRICES



OBSTACLES FACING POTENTIAL BUYERS



Source: Invest-Gate R&A

The background features a light-colored, slightly blurred 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 shapes are primarily triangular and trapezoidal, with some appearing as if they are layered on top of each other.

NEW CITIES

UPDATE



NEW CITIES Updates 2024



NEW ADMINISTRATIVE CAPITAL (NAC)

R3

 **1,000** Acres
AREA

 **24,000 +**
NO. OF HOUSING UNITS

▶ ALLOCATED HOUSING UNITS

 **Neighborhood No. 1, 2 & 8**
LOCATION

 **4,000**
NO. OF UNITS

 **126-173** sqm
UNITS AREA

NEW OCTOBER CITY

HOUSING FOR ALL EGYPTIANS INITIATIVE

▶ PHASE V

 **West Airport**
LOCATION

 **2024**
COMPLETION DATE

 **35,000**
NO. OF HOUSING UNITS

▶ PHASE VI

 **West Airport**
LOCATION

 **55,000**
NO. OF HOUSING UNITS

SADAT CITY

HOUSING FOR ALL EGYPTIANS INITIATIVE

▶ EL-FIRDOUS DISTRICT

 **97**
NO. OF BUILDINGS

 **75 & 90** sqm
UNITS AREA

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

▶ EL-NOUR DISTRICT

 **51**
NO. OF BUILDINGS


 **90** sqm
UNITS AREA

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

WEST QENA

PHASE I


 **1,400** Acres
AREA


 **COMPLETION RATE**
 Road Network: **86%**
 Potable Water Network: **90%**
 Sanitation Network: **89%**

 Irrigation Network: **73%**
 Water Purification Plant: **92%**
 Treatment Plant: **85%**

NEW BENI SUEF CITY

 **25,135** Acres
TOTAL AREA

 **TOTAL INVESTMENTS**
 EGP **4.11** bn
 EGP **1.837** bn (From **1986** to **2014**)
 EGP **2.837** bn (From **2014** to **2024**)

 **INVESTMENTS BREAKDOWN**
 EGP **885** mn for Road Sector
 EGP **791** mn for Housing Sector
 EGP **763** mn for Sanitation Sector
 EGP **759** mn for Electricity Sector
 EGP **485** mn for Potable Water Sector
 EGP **276** mn for Services Sector
 EGP **90** mn for Telecommunication Sector
 EGP **61** mn for Agriculture Sector

HOUSING FOR ALL EGYPTIANS INITIATIVE

 **82 Acre-Area**
LOCATION

 **172**
NO. OF BUILDINGS

▶ PHASE I

 **84**
NO. OF BUILDINGS

 **2,016**
NO. OF HOUSING UNITS

NEW MALAWI

 **Minya Governorate**
LOCATION

 **91** Acres
URGENT PHASE AREA

 **1,310** Acres
INDUSTRIAL AREA

 **18,420.52** Acres
TOTAL AREA


 **880** Acres
PHASE I AREA

JANNA

 **256**
NO. OF EXECUTED HOUSING UNITS

 **768**
NO. OF UNDERWAY HOUSING UNITS

HOUSING FOR ALL EGYPTIANS INITIATIVE

 **NO. OF UNDERWAY BUILDINGS**
 EGP **6** (Units Area: **90** sqm)
 EGP **1** (Units Area: **75** sqm)

NEW OBOUR CITY

HOUSING FOR ALL EGYPTIANS INITIATIVE

▶ 16TH NEIGHBORHOOD

 **433**
NO. OF BUILDINGS

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

 Underway with Very Advanced
Completion Rate
CURRENT STATUS

▶ 14TH NEIGHBORHOOD

 **806**
NO. OF BUILDINGS

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

 Underway with Very Advanced
Completion Rate
CURRENT STATUS

10TH OF RAMADAN

HOUSING FOR ALL EGYPTIANS INITIATIVE - GREEN MODEL

▶ NEW ZAGAZIG NEIGHBORHOOD

▶ 90 SQM MODEL

 **109**
NO. OF BUILDINGS

 **2,130**
NO. OF HOUSING UNITS

 Underway
CURRENT STATUS

▶ 75 SQM MODEL

 **112**
NO. OF HOUSING UNITS

 Underway
CURRENT STATUS

NEW QENA

HOUSING FOR ALL EGYPTIANS INITIATIVE

 **5,972**
NO. OF EXECUTED HOUSING UNITS

 **700 +**
NO. OF UNDERWAY HOUSING UNITS

NEW SOHAG

 **30,351** Acres
TOTAL AREA

HOUSING FOR ALL EGYPTIANS INITIATIVE

 **7,656**
NO. OF EXECUTED HOUSING UNITS

 **1,188**
NO. OF UNDERWAY HOUSING UNITS

 **7,024**
NO. OF ALLOCATED HOUSING UNITS

SHIFA AL-ORMAN HOSPITAL

 Ground & **6** Floors
NO. OF FLOORS

 **263** Beds
CAPACITY

 **98%**
COMPLETION RATE

15TH MAY CITY

HOUSING FOR ALL EGYPTIANS INITIATIVE FOR LOW INCOME

 **El-Narges**
LOCATION

 **465**
NO. OF BUILDINGS

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

 **87%**
COMPLETION RATE

MIDDLE HOUSING PROJECT

 **El-Koronfel**
LOCATION

 **91**
NO. OF BUILDINGS

 **COMPLETION RATE FOR INFRASTRUCTURE**
95% for Road Network
70% for Sanitation Network
30% for Potable Water Network

NEW EL-FASHN CITY

 **17,958.05** Acres
TOTAL AREA

 **177.5** Acres
PHASE I AREA

 **85** Acres
URGENT PHASE AREA

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

PRIVATE REAL ESTATE PROJECTS

UPDATE



Updates 2024



PRIVATE REAL ESTATE PROJECTS



NEW RESIDENTIAL PROJECTS / 2 PROJECTS

PARK ST. EDITION

Developer: Sky Innovo Developments



New Cairo
LOCATION



65,000 sqm
BUA



20,000 sqm
AREA



EGP 10 bn
INVESTMENTS

QAMARI

Developer: New Event Developments



R8, NAC
LOCATION



EGP 10 bn
INVESTMENTS



NEW COASTAL PROJECTS / 4 PROJECTS

PLAGE

Developer: Mountain View Development



North Coast
LOCATION



EGP 90 bn
INVESTMENTS



900 Acres
AREA



SUPPLY VOLUME

Unit Types: Townhouses,
Twin Houses, Sea Villas &
Beach Villas

Beachfront Hotel, The
Wave Plage, The Greek
Plage & Lagoons

SAFIA

Developer: Il Cazar Developments



Ras El-Hekma,
North Coast
LOCATION



180 Acres
AREA



EGP 30 bn
INVESTMENTS



2029
COMPLETION DATE

BEACHFRONT TOWERS

Developer: City Edge Developments



New Alamein City
LOCATION



42,000 sqm
AREA



SUPPLY VOLUME

4 International Residential Towers & Mixed-Use Podium
No. of Residential Units: **848**
Units Area: **120-680** sqm
Sea-Facing Shops, Walkway, Lagoon, Landscapes, Gardens,
Water Features, Swimming Pools, Cafes & Restaurants

1ST RESIDENTIAL TOWER



49,000 sqm
AREA



SUPPLY VOLUME

180 Residential Units
143 Commercial Units
656 Parking Spaces



2025
COMPLETION DATE

MAR BAY

Developer: Al Marasem Development



Ras El-Hekma,
North Coast
LOCATION



640 Acres
AREA



SUPPLY VOLUME

Unit Types: Villas, Twin Houses, Townhouses, Chalets & Hotel Rooms

Beachfront, Indoor Swimming Lakes, Sandy Beaches, Restaurant, Tropical Forest, Green Spaces, Playgrounds, Club House & SPA



NEW MIXED-USE PROJECTS

/ 4 PROJECTS

HEAVEN GARDENS

Developer: Eagle Group



East Cairo
LOCATION



SUPPLY VOLUME

Residential, Commercial, Medical & Administrative Units



62,000 sqm
AREA

Residential Units Area
60-180 sqm

NEO

Developer: JUZUR Company



New Cairo
LOCATION



19,000 sqm
AREA

THE GARDENIA PLAZA MALL

Developer: Mekky Developments



New Cairo
LOCATION



End-2026
COMPLETION DATE



3,000 sqm
AREA



SUPPLY VOLUME

Commercial, Administrative & Medical Units
Commercial Units Area: Start-> **35** sqm
Administrative & Medical Units Area: Start-> **30** sqm



EGP 800 mn +
INVESTMENTS

NEW PROJECT (NAME N/A)

Developer: Scope Developments



New Cairo
LOCATION



EGP 2.5 bn +
INVESTMENTS



Commercial & Administrative Units
UNIT TYPES

Source: Developers' Official Statements



PROJECTS UNDERWAY / 12 PROJECTS

KOUN

Developer: Mabany Edris Company



Ras El Hekma City,
North Coast
LOCATION



447,657.5 sqm
AREA



EGP **7** bn
INVESTMENTS



EGP **12** bn
TARGET SALES



2027
DELIVERY DATE



SUPPLY VOLUME
Unit Types: Standalone Villas,
Twin Villas, Townhouses,
Duplexes & Chalets



Launching New Phase
CURRENT STATUS

No. of Units: **1,500**
Units Area: **59-114** sqm

SEA SHORE

Developer: Hyde Park Developments



Ras El Hekma,
North Coast
LOCATION



CURRENT STATUS
Launching "Lagoon Town"
Phase
"Town Islands" Phase
Sold out

▶ LAGOON TOWN



SUPPLY VOLUME
No. of Chalets: **1,500**
Chalets Area: **65-138** sqm

ANAKAJI

Developer: Aqar Misr Developments



R8, NAC
LOCATION



SUPPLY VOLUME
No. of Building: **10**



20 Acres
AREA

No. of Units: **800**



EGP **1.4** bn
INVESTMENTS



70%
COMPLETION RATE

▶ THE ARK



SUPPLY VOLUME
No. of Units: **150**
Units Area: **102-330** sqm

GOLDEN GATE

Developer: REDCON Properties



New Cairo
LOCATION



160,000 sqm
AREA



Up to EGP **20** bn
INVESTMENTS



SUPPLY VOLUME
Commercial &
Administrative Units
No. of Buildings: **29**

RUBIX

Developer: Urban Edge Developments



New Cairo
LOCATION



EGP **200** mn
ACHIEVED SALES OF PHASE I



SUPPLY VOLUME
Commercial, Administrative &
Medical Units

2 Underground, Ground & **3** Floors

EVAL

Developer: Contact Developments

 **NAC**
LOCATION

 **EGP 8 bn**
TARGET SALES

 **Launching New Phase**
CURRENT STATUS

 **EGP 5 bn**
INVESTMENTS

 SUPPLY VOLUME
No. of Towers: **2** (Each **18** Floors)
No. of Commercial Units: **39**
No. of Administrative Units: **168**
Units Area: Start → **35** sqm

NORM SPACES

Developer: Mazaya Developments

 **NAC**
LOCATION

 **6,661** sqm
AREA

 Commercial, Medical & Administrative Units
UNIT TYPES

 **30%**
COMPLETION RATE

THE MARAYA PLAZA

Developer: Enwan Developments

 **5th Settlement, New Cairo**
LOCATION

 **2,000** sqm
AREA

 SUPPLY VOLUME
Commercial, Administrative & Medical Units
No. of Buildings: **2**

TAJ CITY

Developer: Madinet Masr

 **New Cairo**
LOCATION

 **3.5 mn** sqm
AREA

 **Launching Tajed, Company's First Integrated Commercial District (39,000 sqm)**
CURRENT STATUS

CAIRO BUSINESS PLAZA

Developer: Better Home

 **NAC**
LOCATION

 **50,000** sqm
AREA

 **100,000** sqm
ADMINISTRATIVE OFFICE SPACE

LEGACY BUSINESS COMPLEX

Developer: Just Development

 **Downtown, NAC**
LOCATION

 **3,000** sqm
AREA

 **60%**
COMPLETION RATE OF CONCRETE WORK


 SUPPLY VOLUME
Ground & **10** Floors
Commercial Units Area: **20-109** sqm
Administrative Units Area: **24-67** sqm

BUSINESS ONE KATAMEYA

Developer: AMG Urban Developments


 **New Cairo**
LOCATION

 **EGP 2.5 bn**
INVESTMENTS

 **90%**
COMPLETION RATE

 **15,000** sqm
AREA

 **EGP 500 mn**
ACHIEVED SALES

 CURRENT STATUS
Marketing of Phase I is Completed
Company will Launch Phase II

The background features a blurred image of palm trees against a light sky. Overlaid on this are several large, overlapping geometric shapes in various shades of purple and blue, creating a modern, abstract design. The text is centered in the upper half of the page.

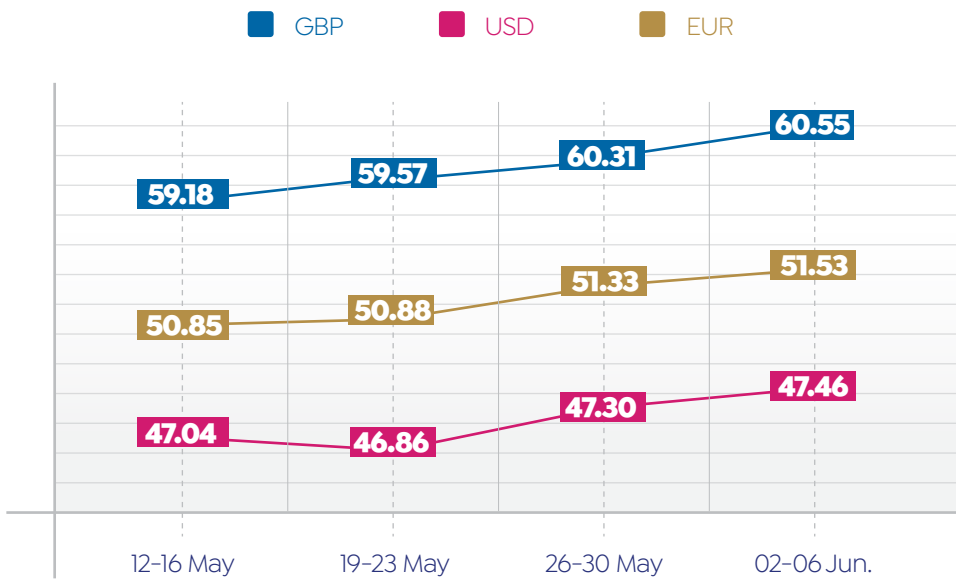
ECONOMIC

SNAPSHOT

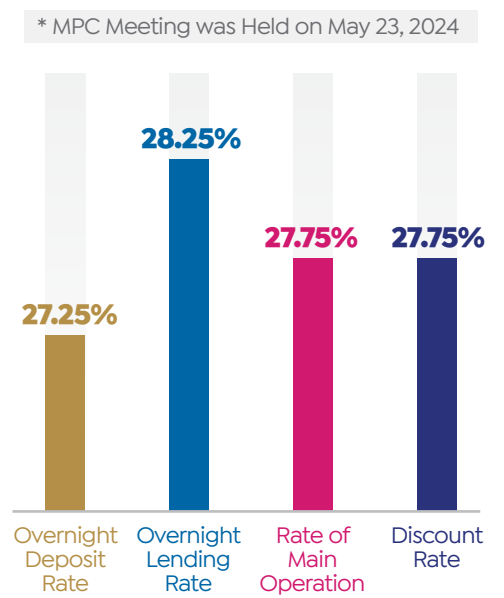
04 Updates 2024 ECONOMIC SNAPSHOT



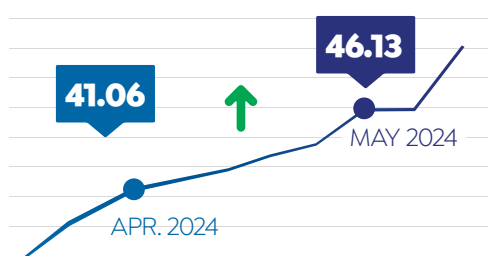
EXCHANGE RATES



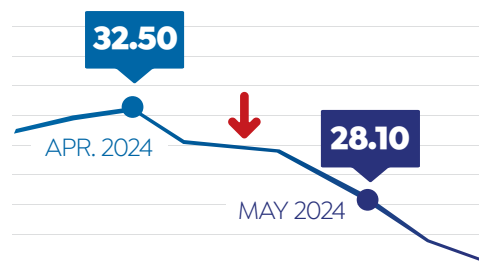
INTEREST RATES



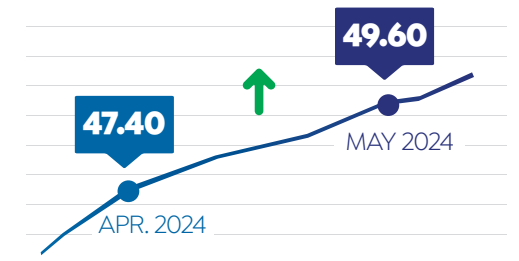
NET INTERNATIONAL RESERVES (USD BN)



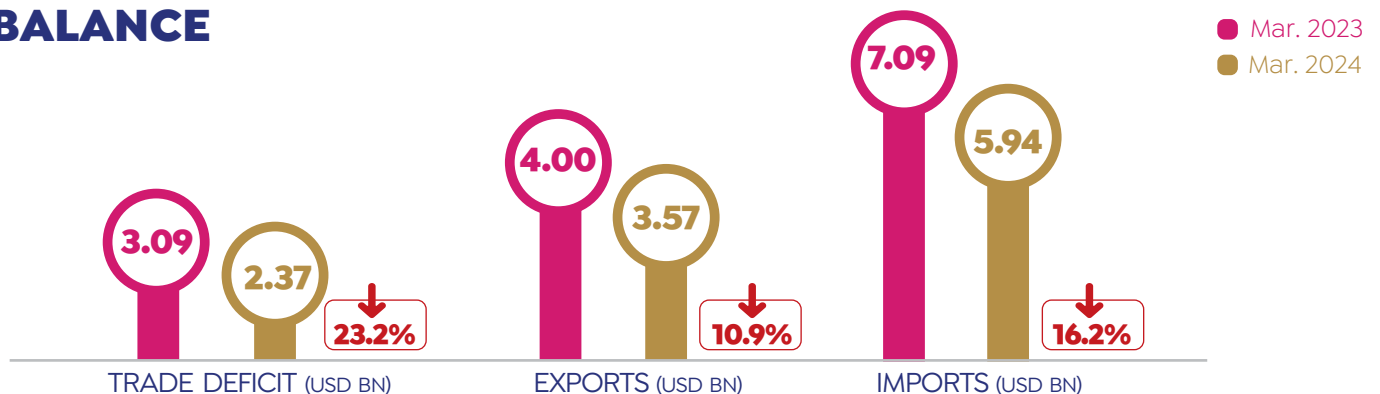
ANNUAL HEADLINE INFLATION RATE



PURCHASING MANAGERS' INDEX (PMI)

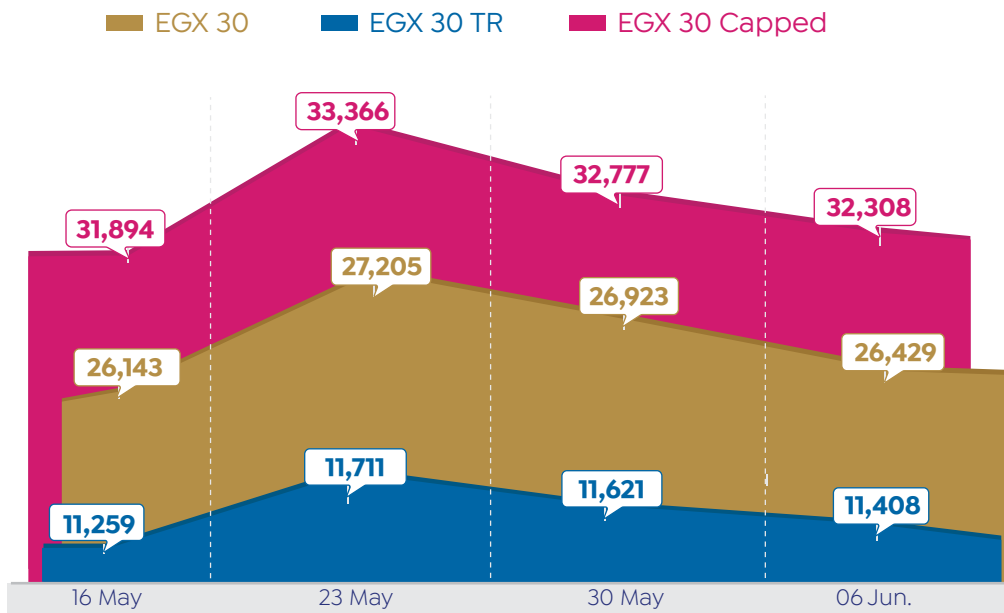


TRADE BALANCE

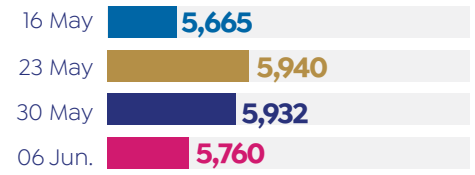


Source: CAPMAS, S&P Global & CBE

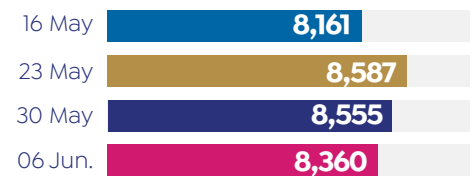
EGX INDICATORS



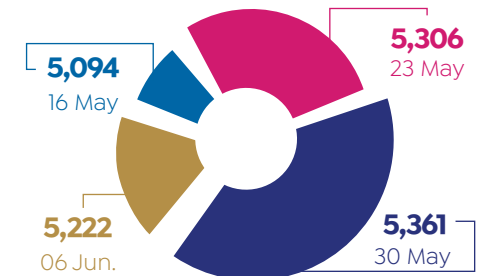
EGX 70 EWI



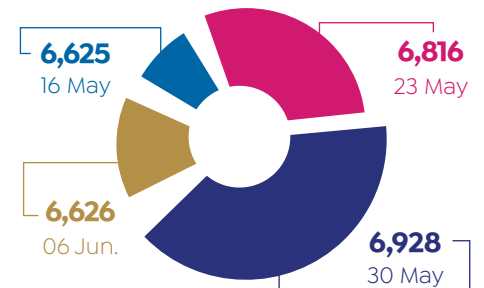
EGX 100 EWI



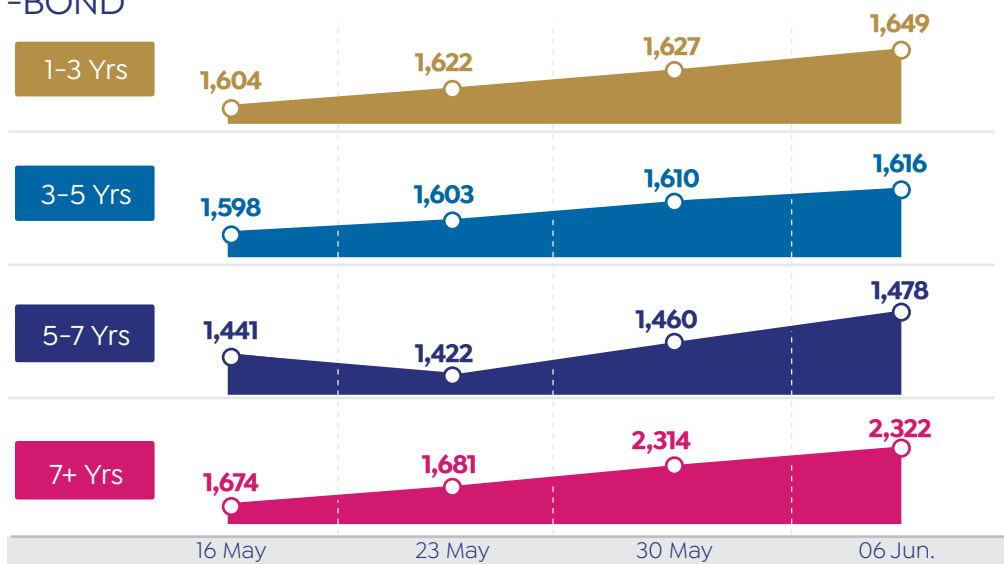
SP/EGX ESG



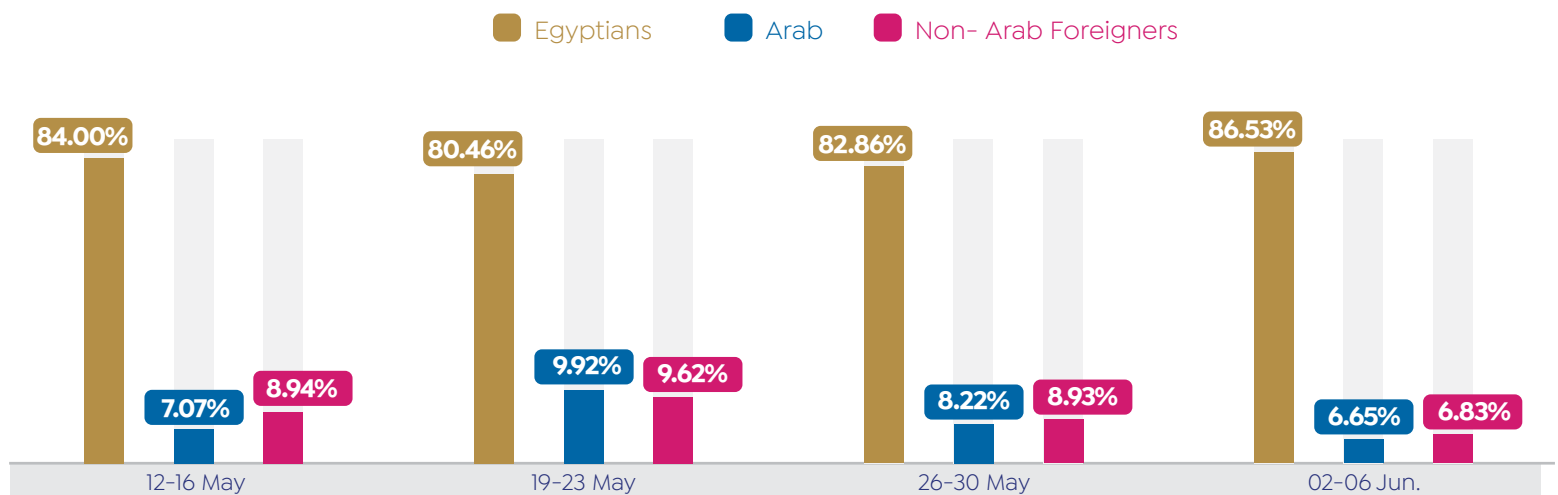
TAMAYUZ



T-BOND



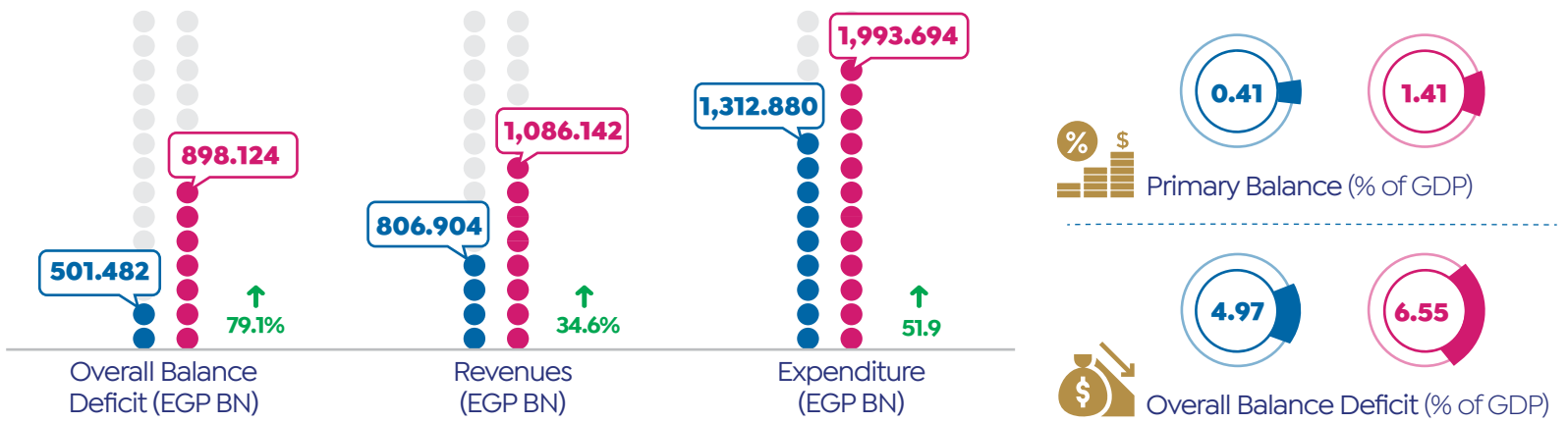
INVESTORS TYPE



* Listed Institutions & Retail Stocks incl. Deals + Bonds + OTC

FISCAL SECTOR PERFORMANCE

Jul.-Feb. (FY 2022/23) Jul.-Feb. (FY 2023/24)



ECONOMIC AND SOCIAL DEVELOPMENT PLAN (FY 2024/25)

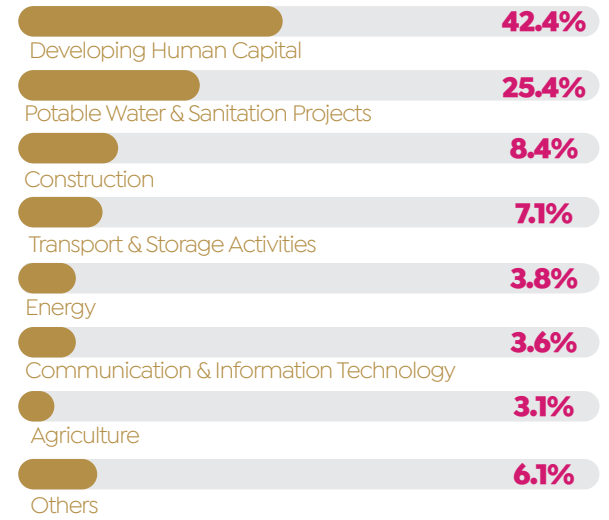
EGP 2.2 tn
Total Target Investments

52% Public Investments
48% Private Investments

Distribution of Public Investments

13% Target Investment Rate
Around **EGP 1 tn** Target Public Investments

GDP
EGP 17.3 tn At Current Prices
EGP 8.7 tn At Constant Prices



4.2% Economic Growth Rate

900,000 No. of Provided Job Opportunities

7% Unemployment Rate

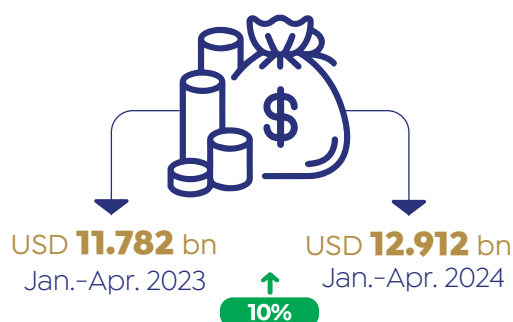
SECTORAL GROWTH RATES AT CONSTANT PRICES



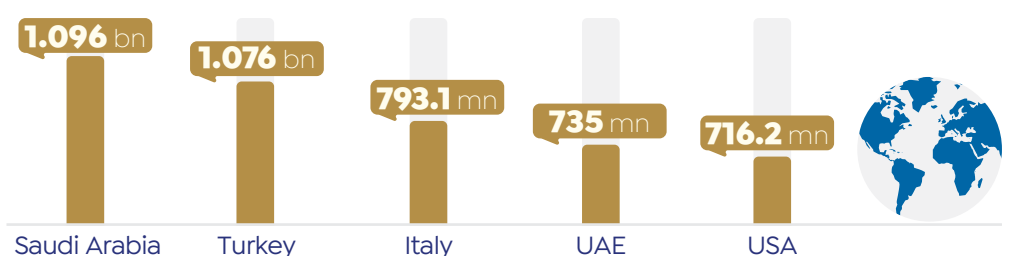
GREEN ECONOMY

From **40%** to **50%** Increase Green Public Investments
From **13%** to **16%** Increase The Share of Green Exports

MERCHANDISE EXPORTS



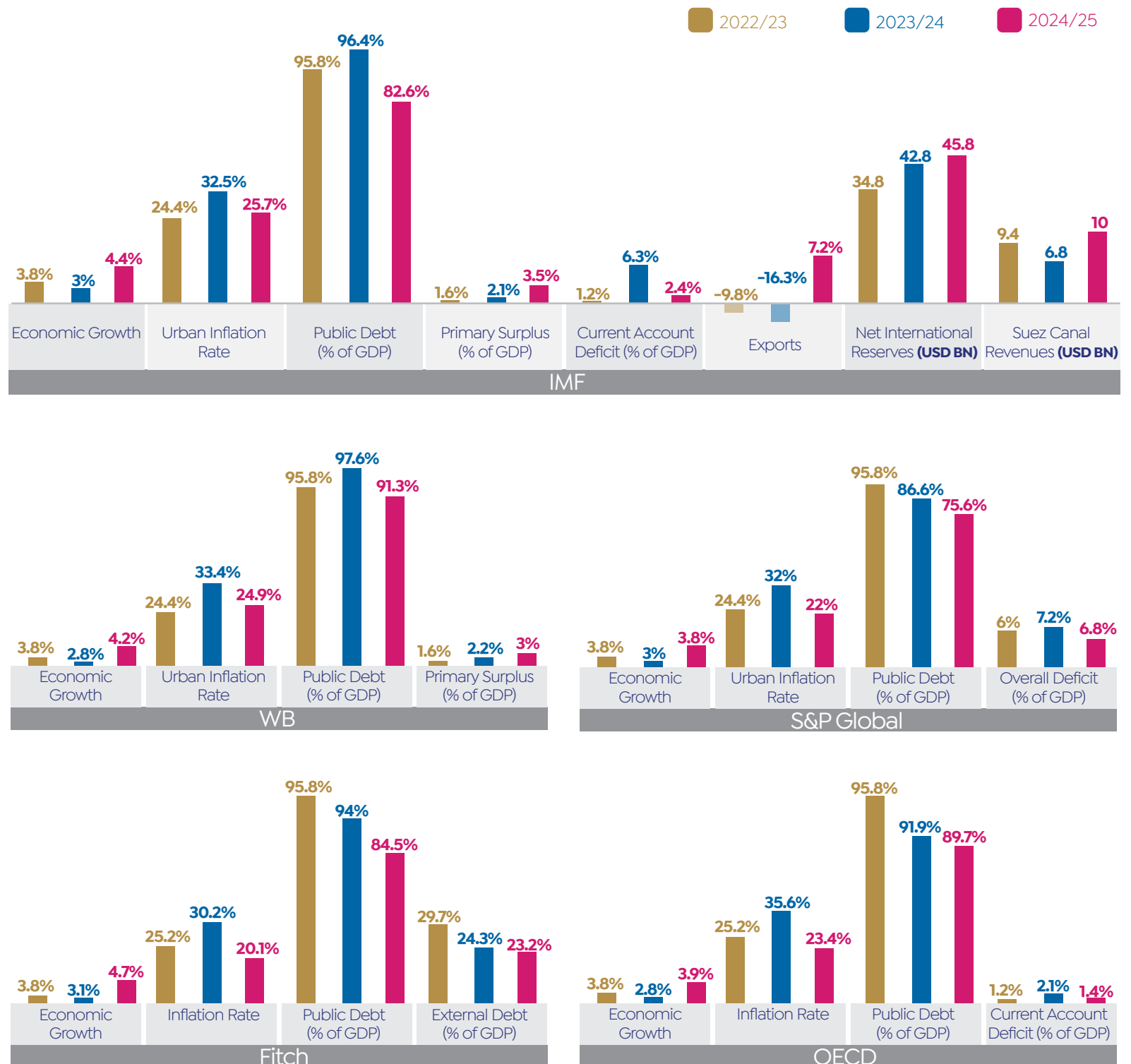
TOP 5 IMPORTERS FROM EGYPT (USD)



TOP 5 SECTORS OF NON-OIL EXPORTS



INTERNATION INSTITUTIONS' EXPECTATIONS FOR THE EGYPTIAN ECONOMY



Source: Cabinet

CITIZEN INVESTMENT PLAN (2023/24)

QENA GOVERNORATE

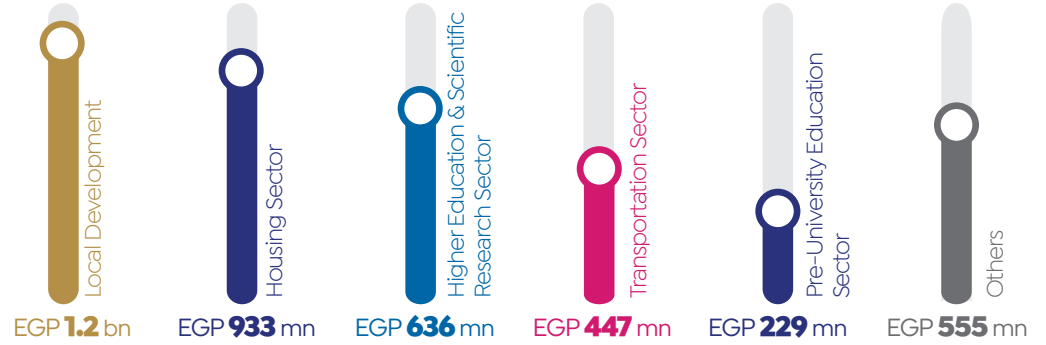


EGP **4** bn
TOTAL INVESTMENTS



277
NO. OF PROJECTS

INVESTMENTS BREAKDOWN



SUEZ GOVERNORATE

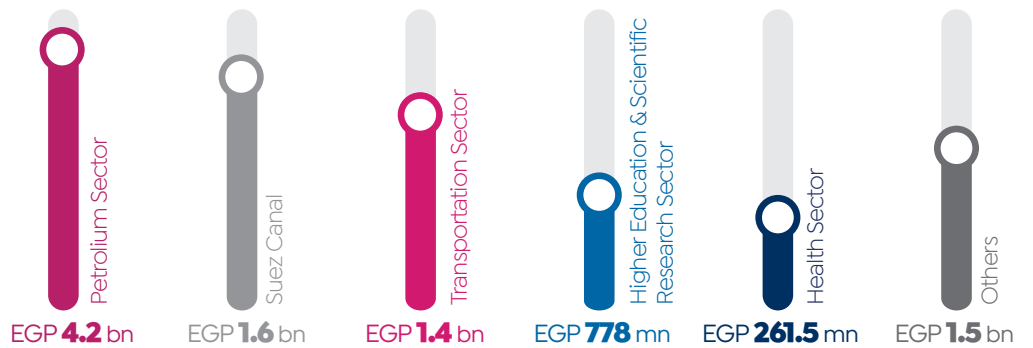


EGP **9.7** bn
TOTAL INVESTMENTS



189
NO. OF PROJECTS

INVESTMENTS BREAKDOWN



FAYOUM GOVERNORATE

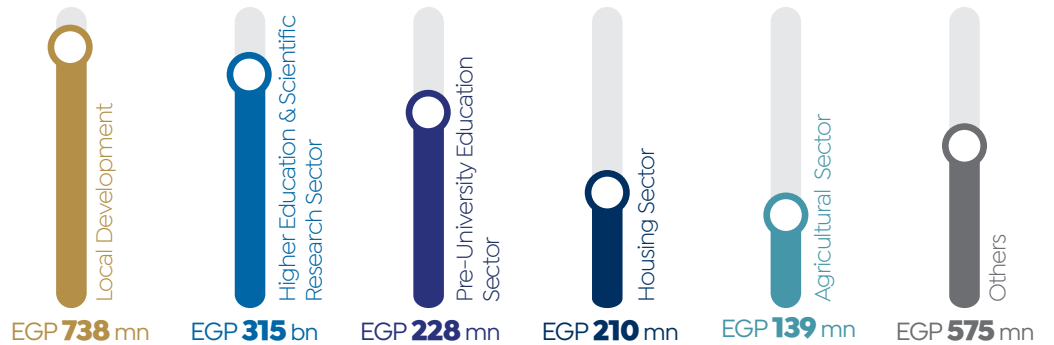


EGP **2.2** bn
TOTAL INVESTMENTS



245
NO. OF PROJECTS

INVESTMENTS BREAKDOWN



DAKAHLIYA GOVERNORATE

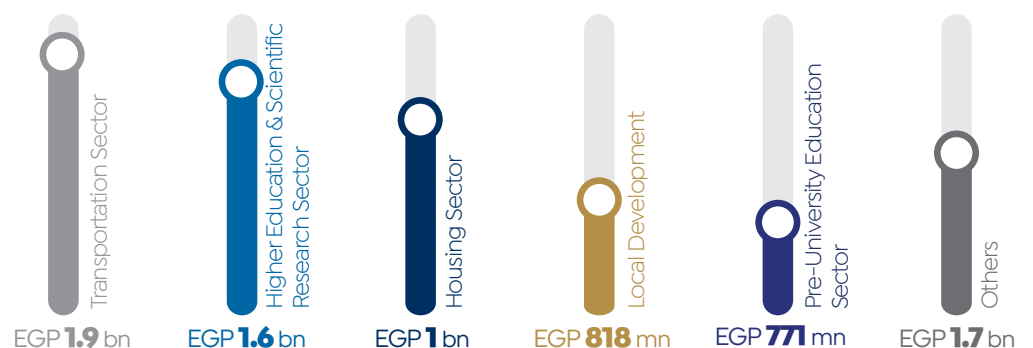


EGP **7.7** bn
TOTAL INVESTMENTS



525
NO. OF PROJECTS

INVESTMENTS BREAKDOWN



LUXOR GOVERNORATE

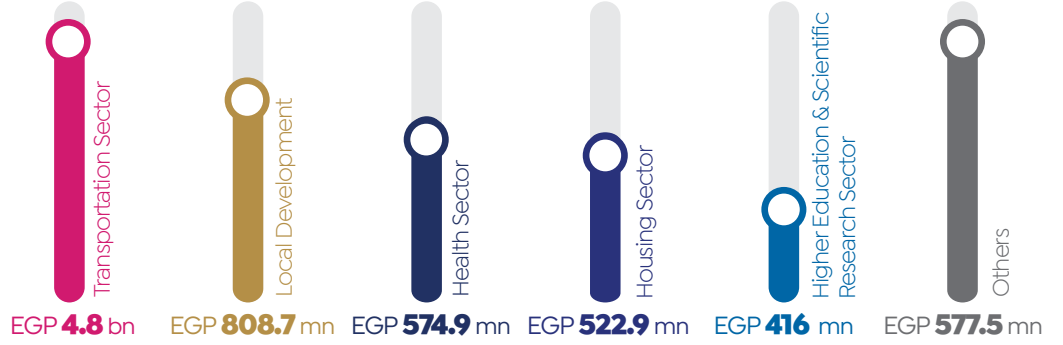


EGP **7.7** bn
TOTAL INVESTMENTS



201
NO. OF PROJECTS

INVESTMENTS BREAKDOWN



BENI SUEF GOVERNORATE

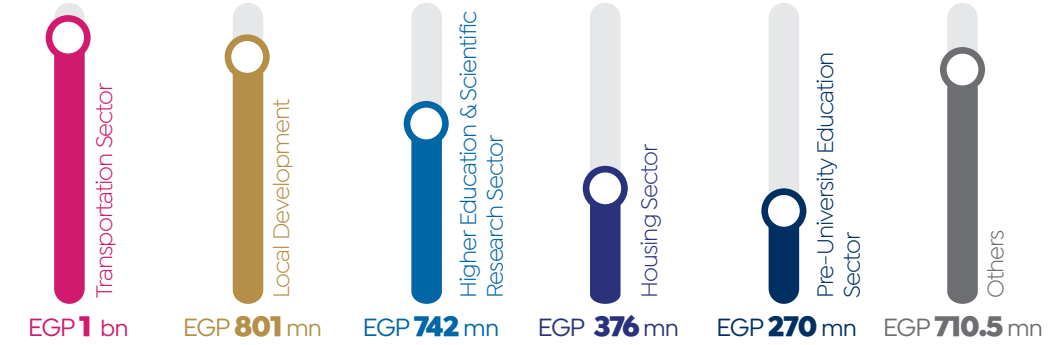


EGP **3.9** bn
TOTAL INVESTMENTS



274
NO. OF PROJECTS

INVESTMENTS BREAKDOWN



DAMIETTA GOVERNORATE

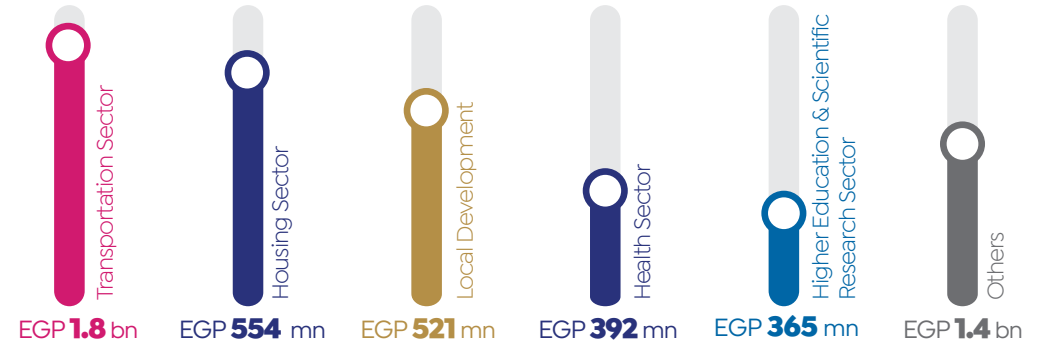


EGP **5.1** bn
TOTAL INVESTMENTS



219
NO. OF PROJECTS

INVESTMENTS BREAKDOWN



MINYA GOVERNORATE



EGP **4.5** bn
TOTAL INVESTMENTS



324
NO. OF PROJECTS

INVESTMENTS BREAKDOWN

