

# 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 various shades of purple and blue, creating a modern, abstract design. The text is positioned in the upper right quadrant 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)

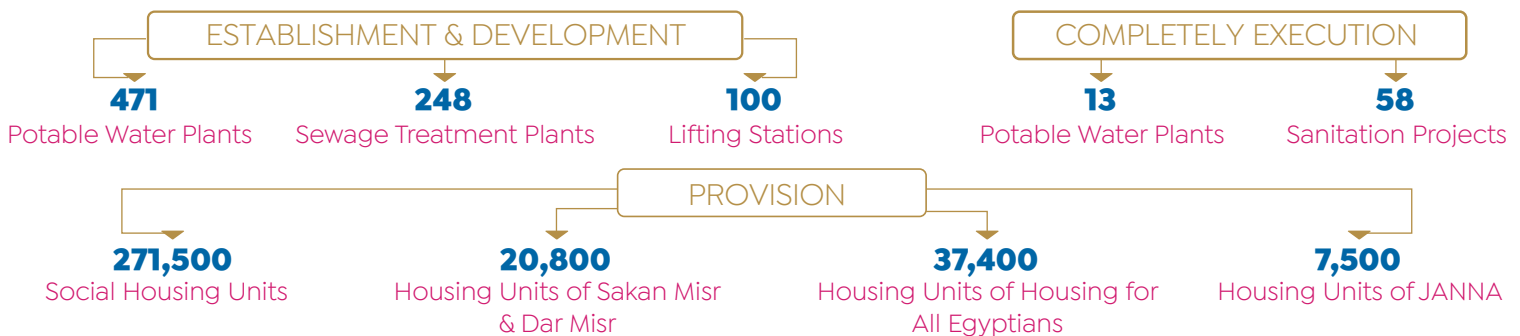
DIRECTED INVESTMENTS



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

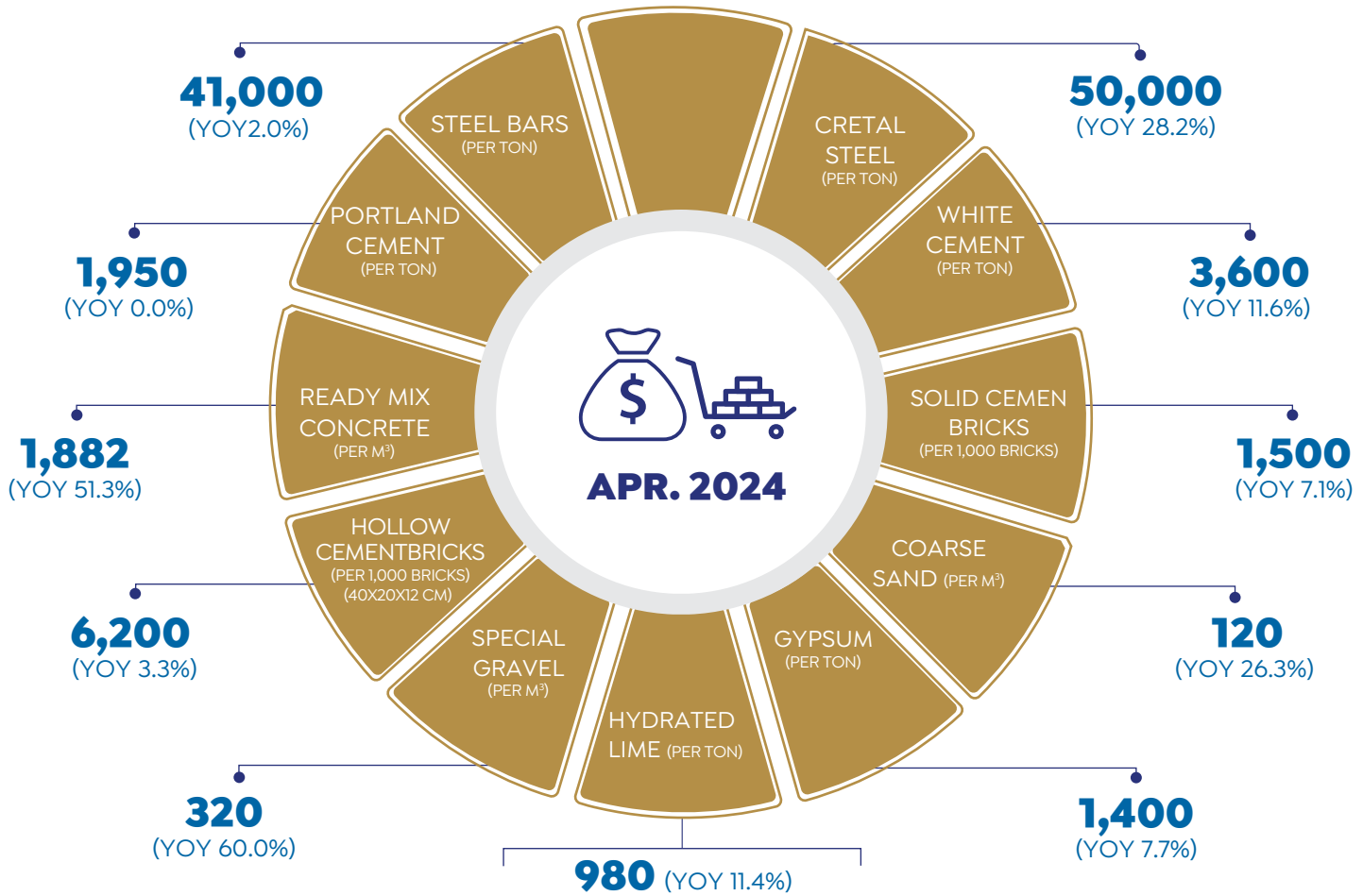
- 70%** Potable Water & Sanitation Projects
- 11%** Health & Education
- 10%** Gas, Electricity & Communication
- 4%** Government Services & Youth Centers
- 3%** Road
- 2%** Irrigation

### TARGETS OF PHASE II

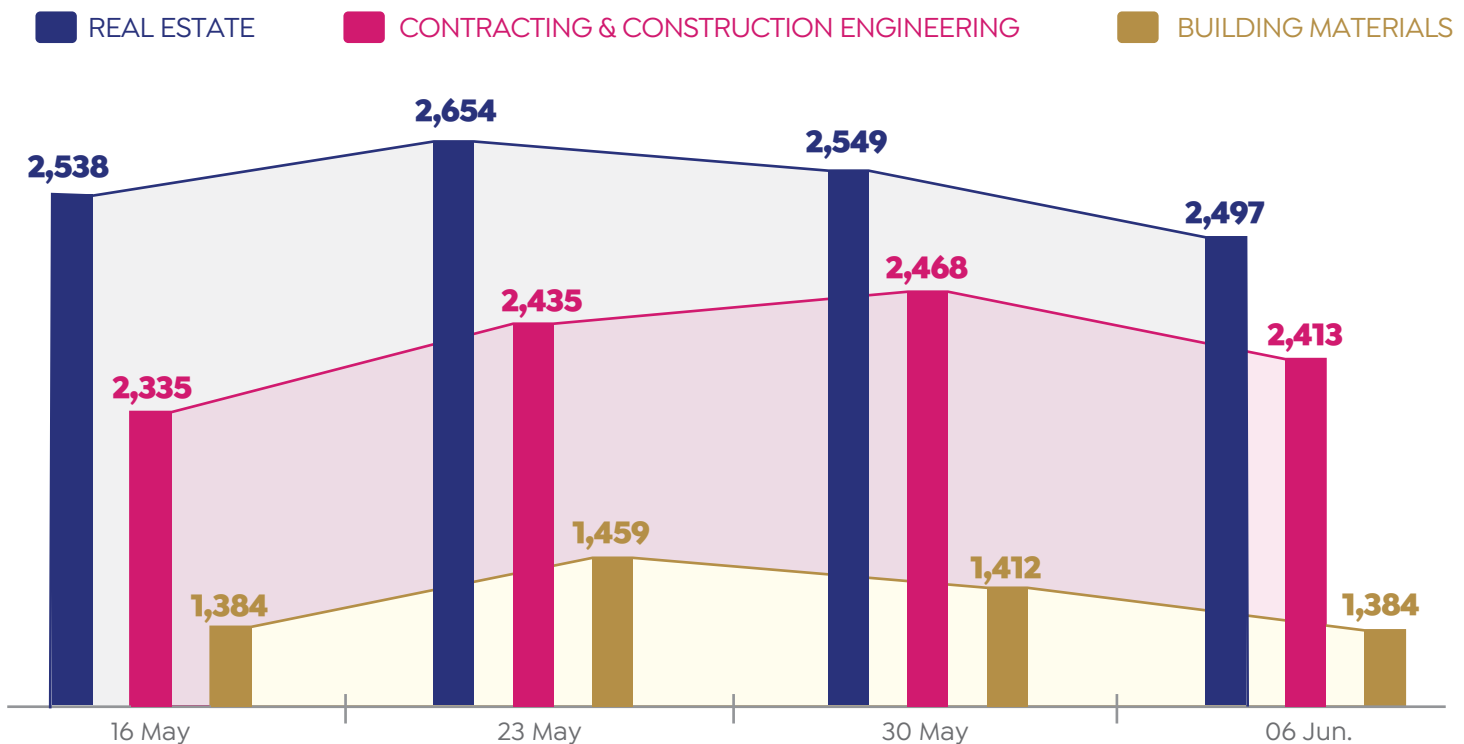
- Development of **4,115** Schools (**12,600** Classrooms)
- Development of **854** Health Units
- Development of **437** Government Services Complexes.
- Building of **336** Irrigation Bridges
- Lining Canals (approximately **1,654** km)
- Full Coverage of Potable Water Network
- Development of **55** 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)



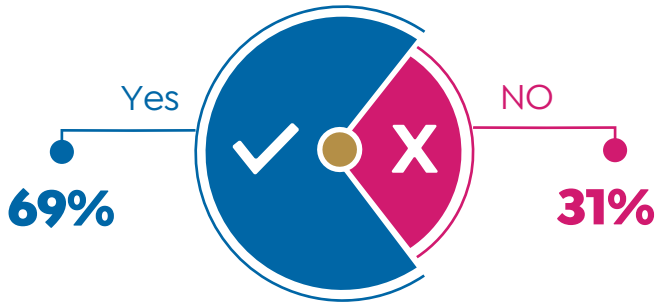
## PERFORMANCE OF REAL ESTATE, CONSTRUCTION & BUILDING MATERIALS' INDICES IN EGX



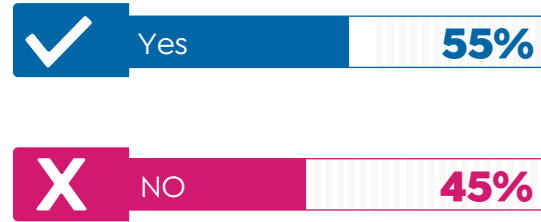
Source: MHUC & EGX

# MONTHLY SURVEY (PURCHASING POWER)

## DESIRE TO PURCHASE



## ABILITY TO PURCHASE



## MOST SUITABLE PAYMENT METHODS



## OPTIMUM PAYMENT PLANS (YRS)



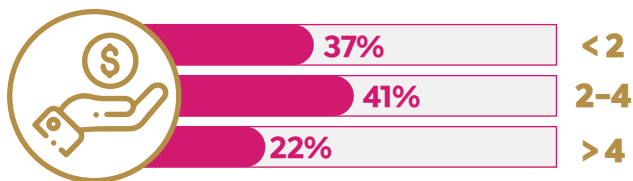
## HIGH-DEMAND UNIT TYPES



## HIGH-DEMAND RESIDENTIAL UNIT TYPES



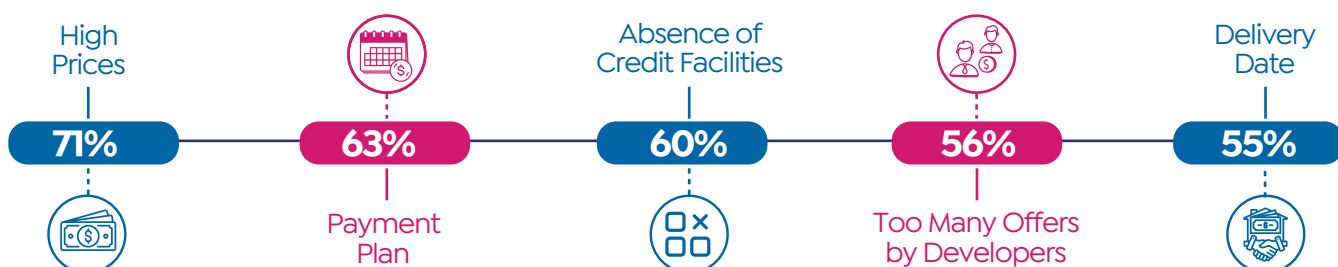
## PREFERRED PRICES (MN)



## EXPECTED FUTURE PRICES



## OBSTACLES FACING POTENTIAL BUYERS



Source: Invest-Gate R&A

The background features a light, 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



## 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**

-  **6** (Units Area: **90** sqm)
-  **1** (Units Area: **75** sqm)



## NEW OBOUR CITY

### HOUSING FOR ALL EGYPTIANS INITIATIVE

#### ▶ 16<sup>TH</sup> NEIGHBORHOOD

 **433**  
NO. OF BUILDINGS

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

 Underway with Very Advanced Completion Rate  
CURRENT STATUS

#### ▶ 14<sup>TH</sup> 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

# **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

### 1<sup>ST</sup> 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**  
No. of Units: **800**



**20** Acres  
AREA



EGP **1.4** bn  
INVESTMENTS



**70%**  
COMPLETION RATE

### 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**

### ▶ THE ARK



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

### 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 Taged, 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

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# **ECONOMIC**

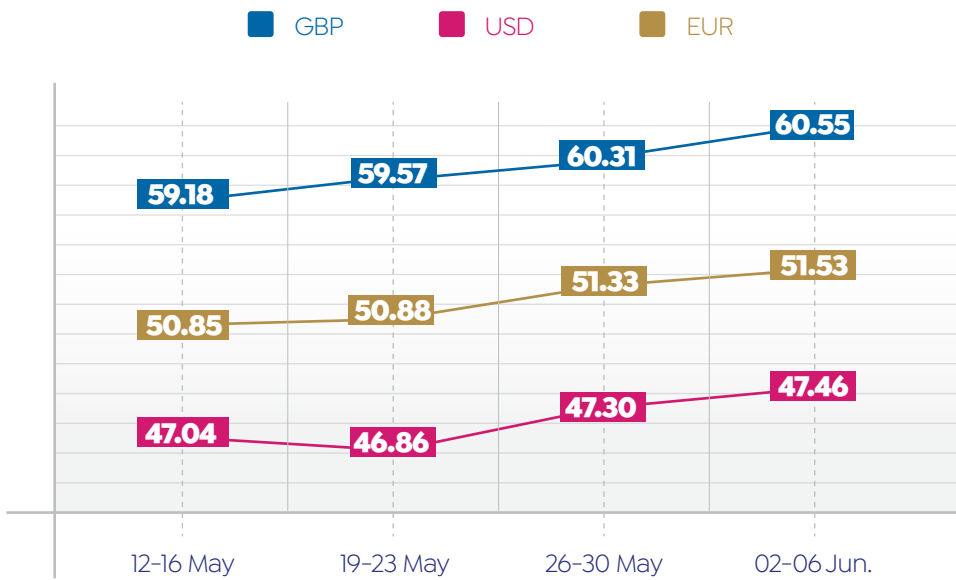
## SNAPSHOT



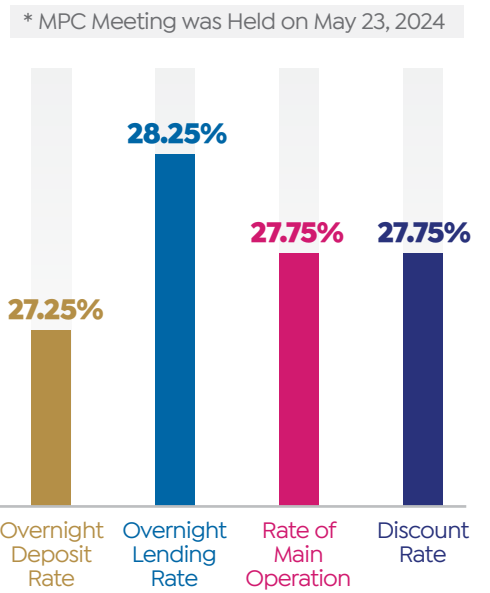
# 04 Updates 2024 ECONOMIC SNAPSHOT



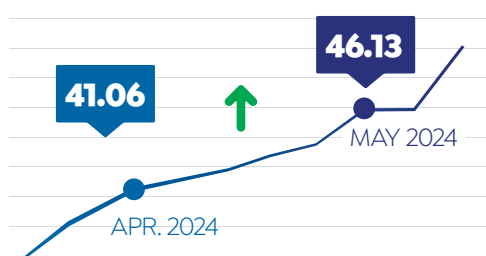
## EXCHANGE RATES



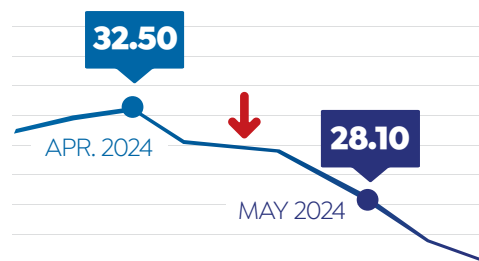
## INTEREST RATES



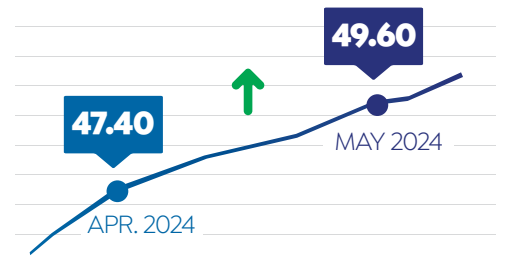
## NET INTERNATIONAL RESERVES (USD BN)



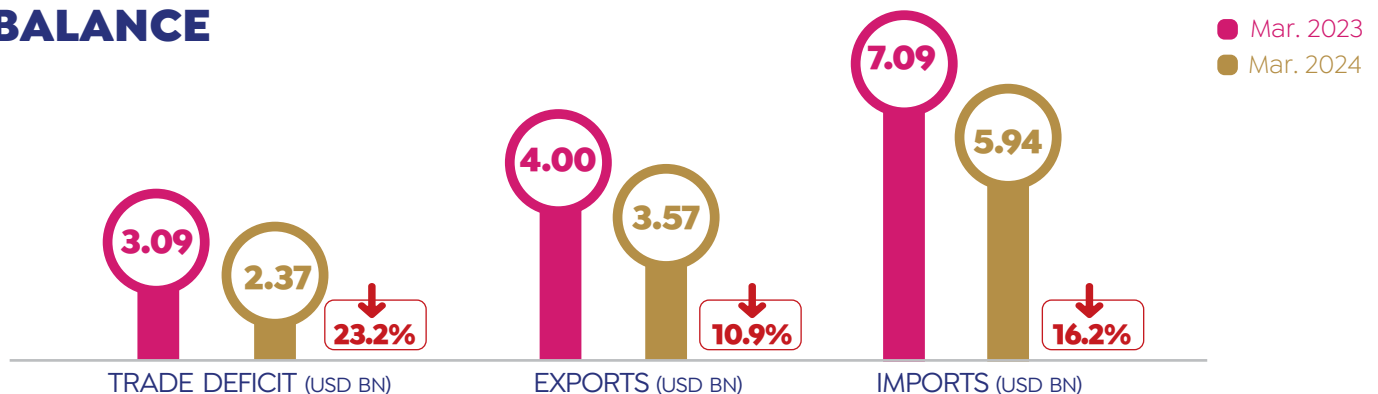
## ANNUAL HEADLINE INFLATION RATE



## PURCHASING MANAGERS' INDEX (PMI)

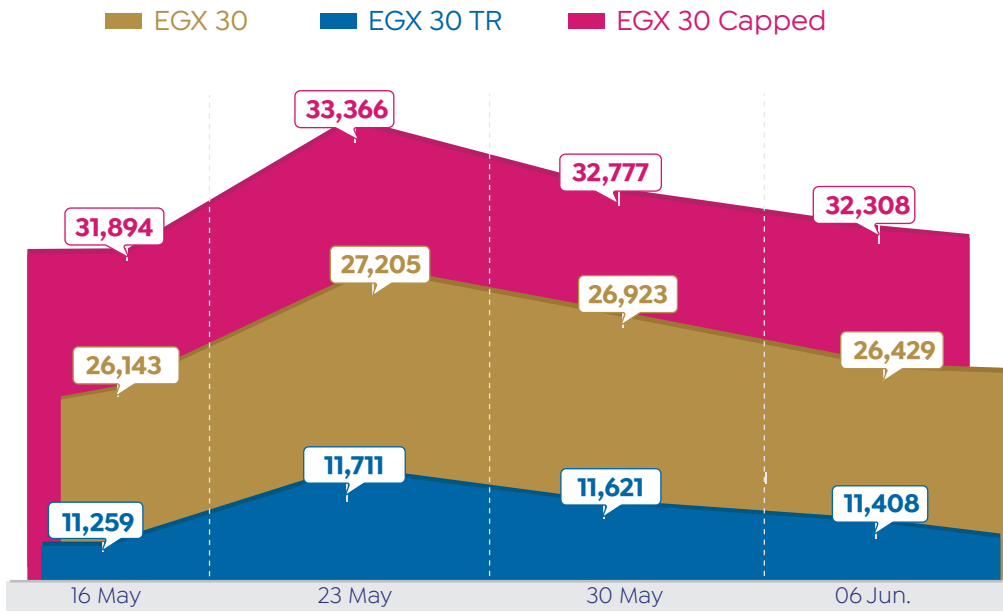


## TRADE BALANCE

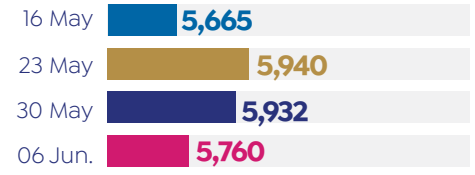


Source: CAPMAS, S&P Global & CBE

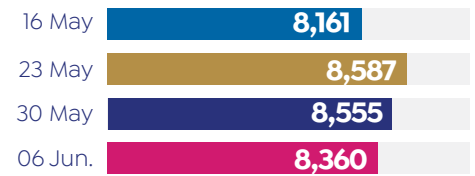
## EGX INDICATORS



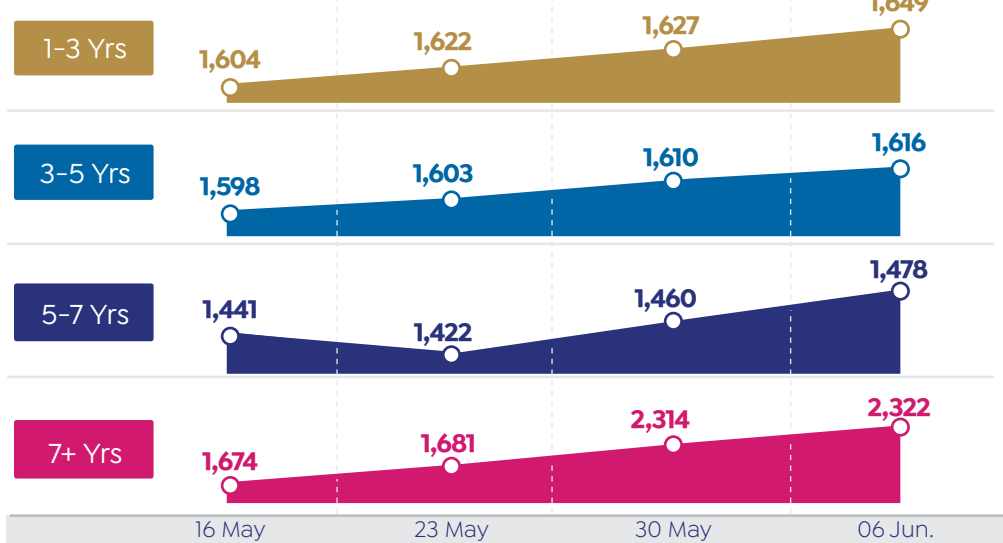
### EGX 70 EWI



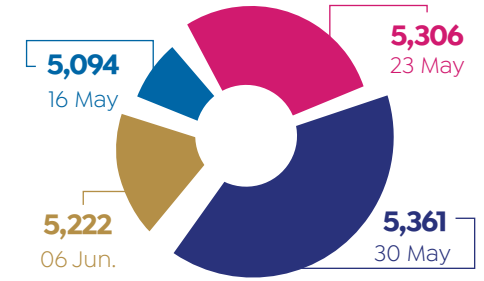
### EGX 100 EWI



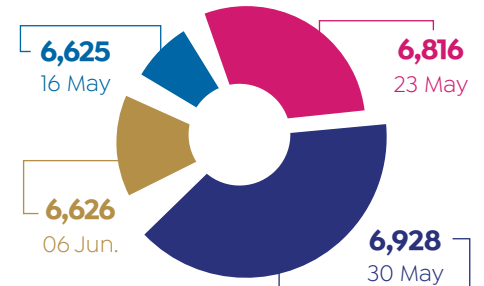
### T-BOND



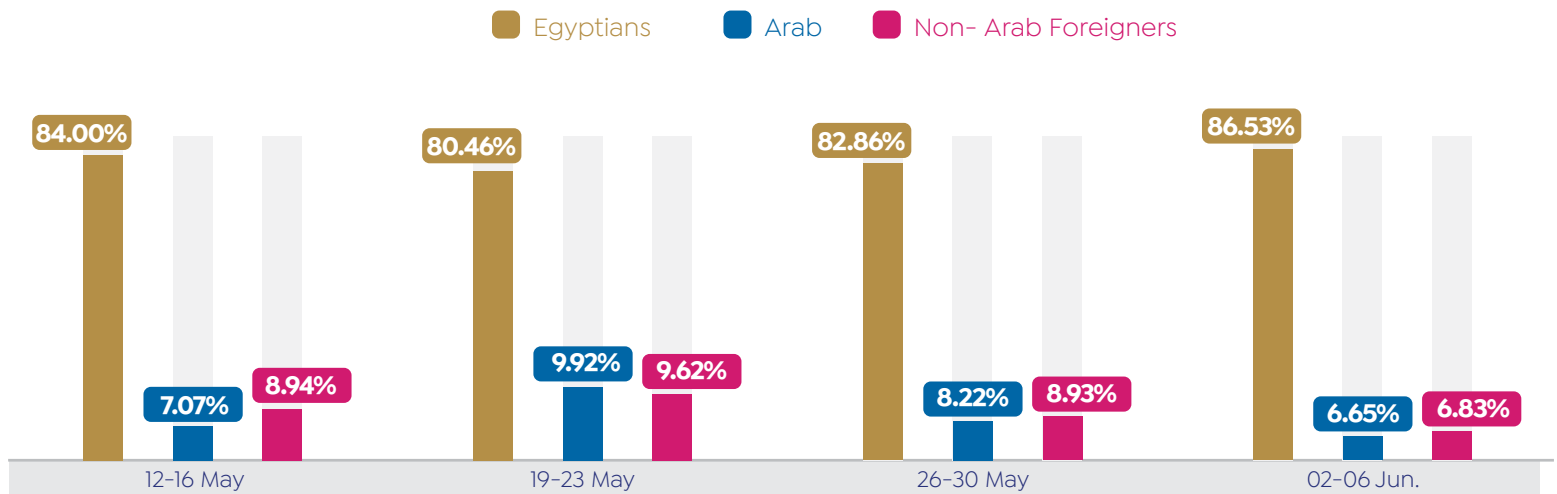
### SP/EGX ESG



### TAMAYUZ



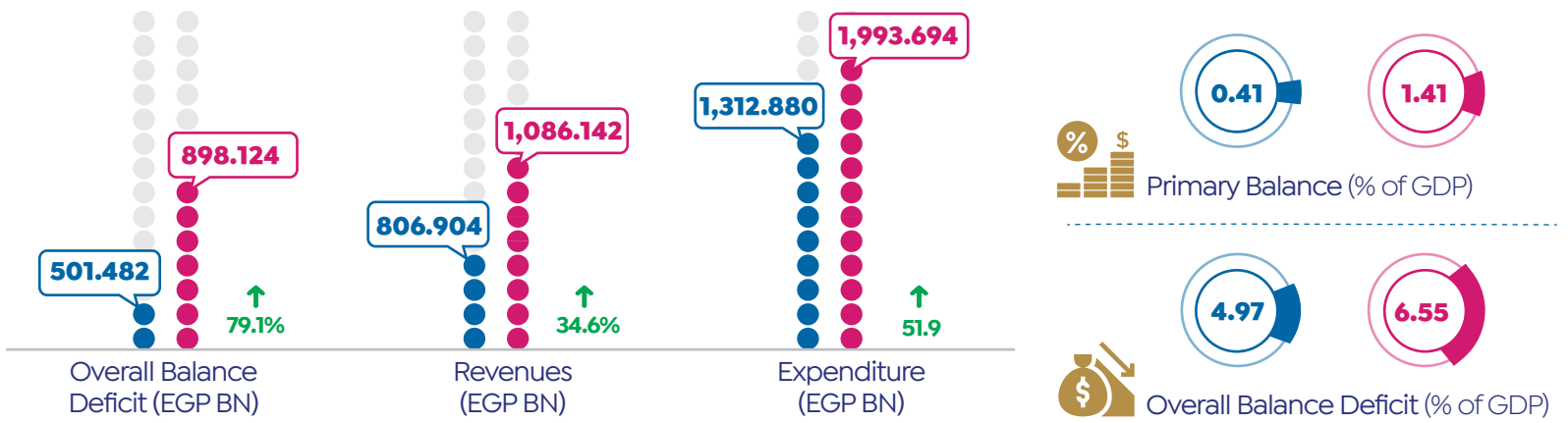
## INVESTORS TYPE



\* 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

**13%**  
Target Investment Rate

**Around EGP 1 tn**  
Target Public Investments

**4.2%**  
Economic Growth Rate

**7%**  
Unemployment Rate

**52%**  
Public Investments

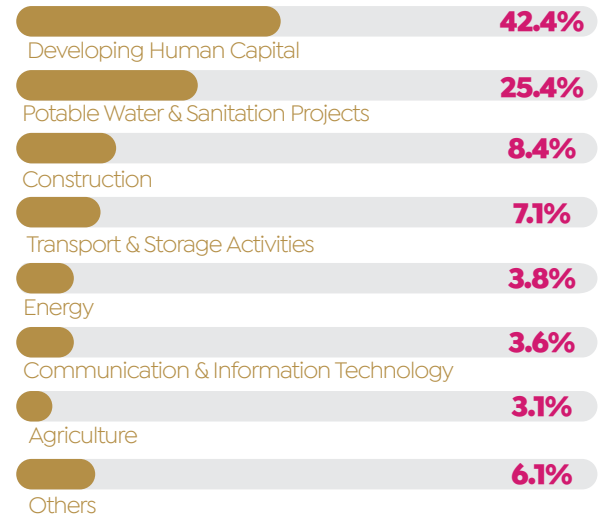
**48%**  
Private Investments

**GDP**  
**EGP 17.3 tn**  
At Current Prices

**EGP 8.7 tn**  
At Constant Prices

**900,000**  
No. of Provided Job Opportunities

Distribution of Public Investments



### SECTORAL GROWTH RATES AT CONSTANT PRICES

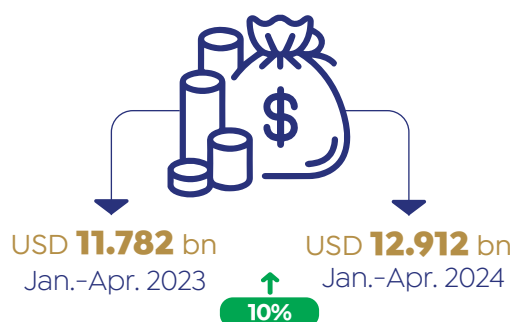


### GREEN ECONOMY

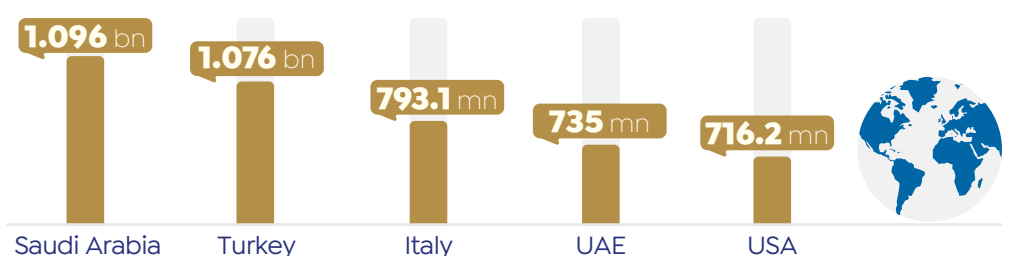
From **40%** to **50%**  
Increase Green Public Investments

From **13%** to **16%**  
Increase The Share of Green Exports

## MERCHANDISE EXPORTS



### TOP 5 IMPORTERS FROM EGYPT (USD)

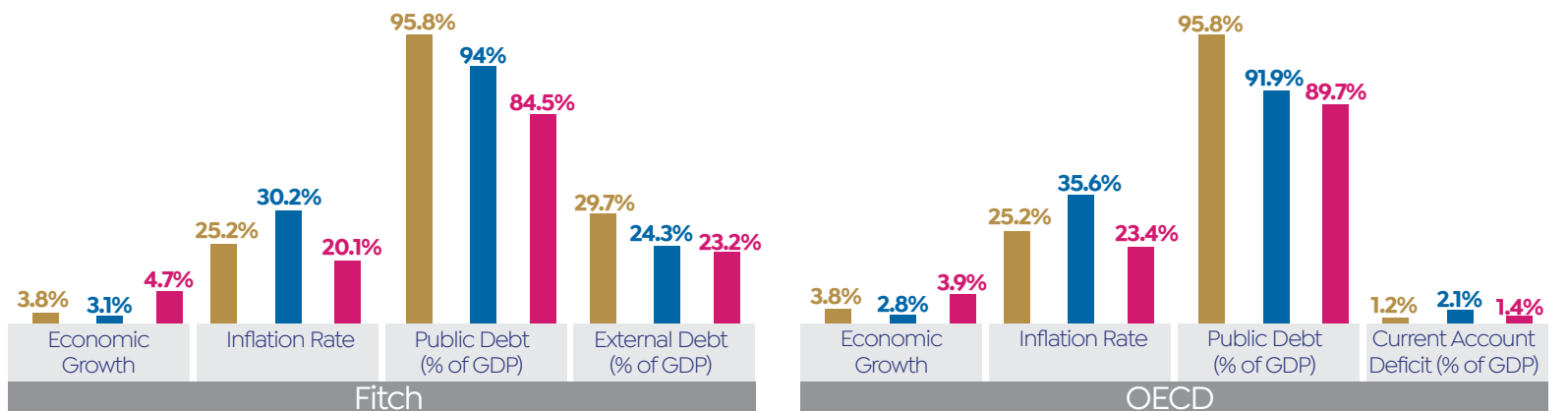
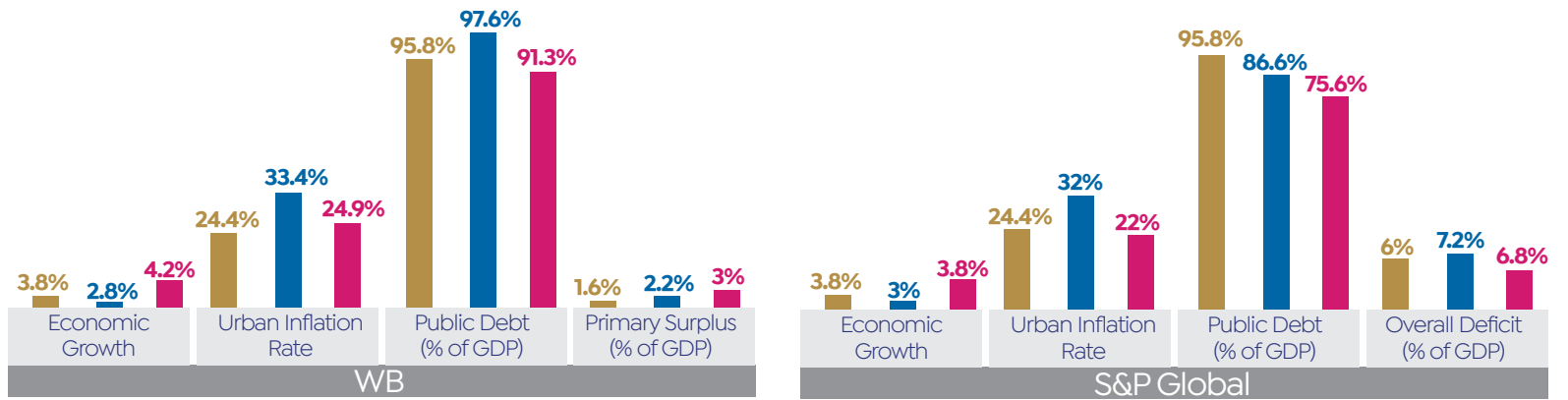
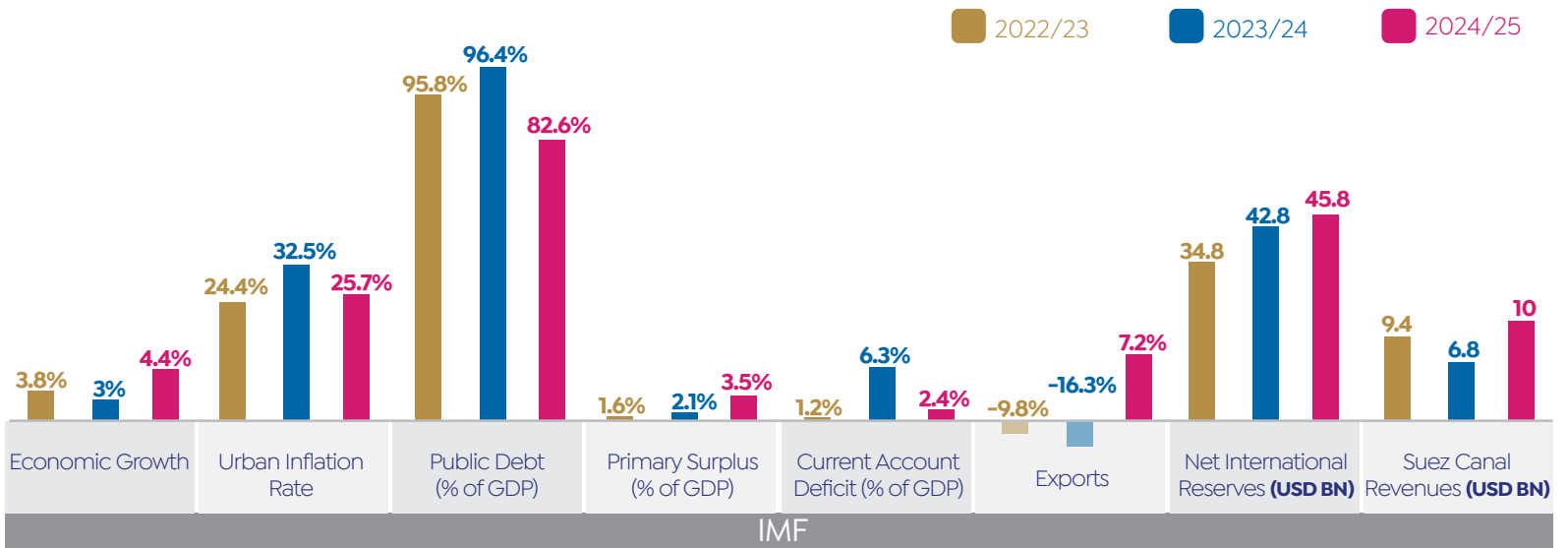


Source: MOF, MPED & Cabinet

TOP 5 SECTORS OF NON-OIL EXPORTS



INTERNATION INSTITUTIONS' EXPECTATIONS FOR THE EGYPTIAN ECONOMY



Source: Cabinet

## CITIZEN INVESTMENT PLAN (2023/24)

### QENA GOVERNORATE

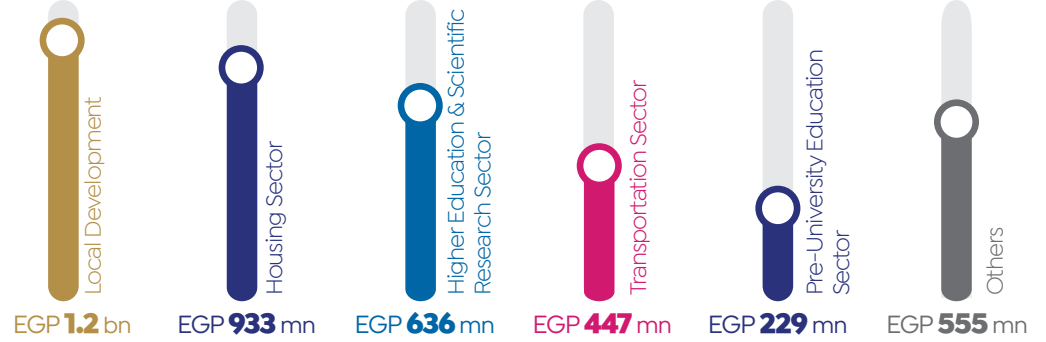


EGP **4** bn  
TOTAL INVESTMENTS



**277**  
NO. OF PROJECTS

#### INVESTMENTS BREAKDOWN



### SUEZ GOVERNORATE

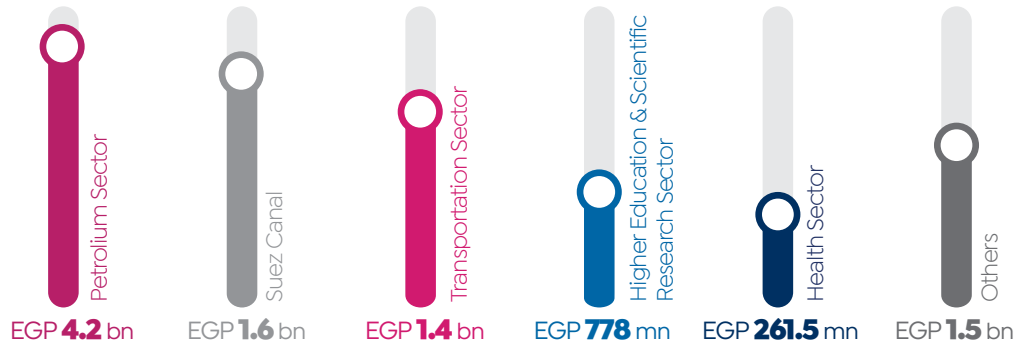


EGP **9.7** bn  
TOTAL INVESTMENTS



**189**  
NO. OF PROJECTS

#### INVESTMENTS BREAKDOWN



### FAYOUM GOVERNORATE

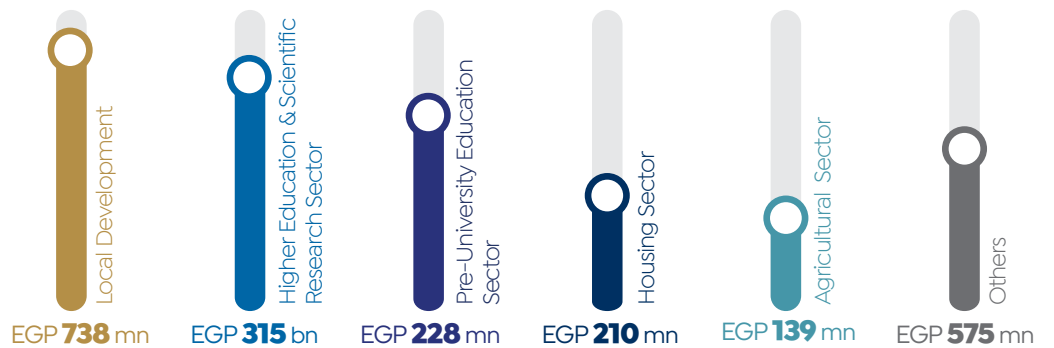


EGP **2.2** bn  
TOTAL INVESTMENTS



**245**  
NO. OF PROJECTS

#### INVESTMENTS BREAKDOWN



### DAKAHLIYA GOVERNORATE

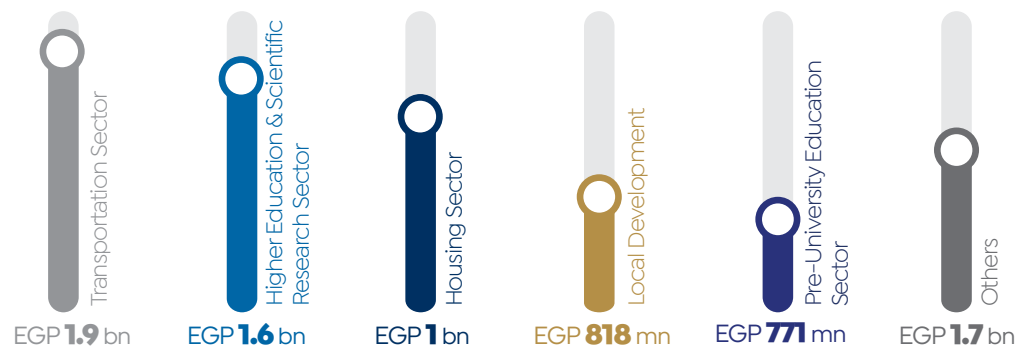


EGP **7.7** bn  
TOTAL INVESTMENTS



**525**  
NO. OF PROJECTS

#### INVESTMENTS BREAKDOWN



## LUXOR GOVERNORATE

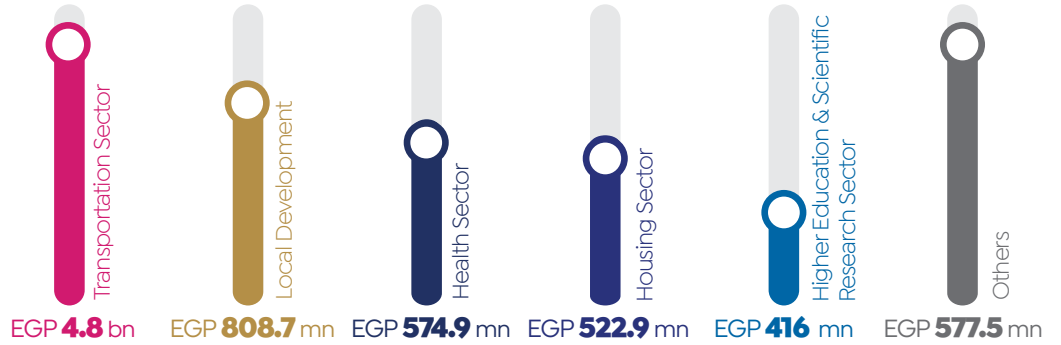


EGP **7.7** bn  
TOTAL INVESTMENTS



**201**  
NO. OF PROJECTS

### INVESTMENTS BREAKDOWN



## BENI SUEF GOVERNORATE

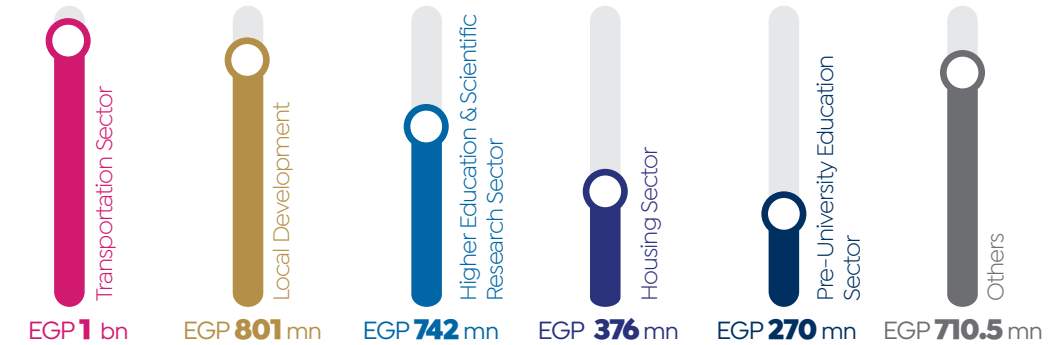


EGP **3.9** bn  
TOTAL INVESTMENTS



**274**  
NO. OF PROJECTS

### INVESTMENTS BREAKDOWN



## DAMIETTA GOVERNORATE

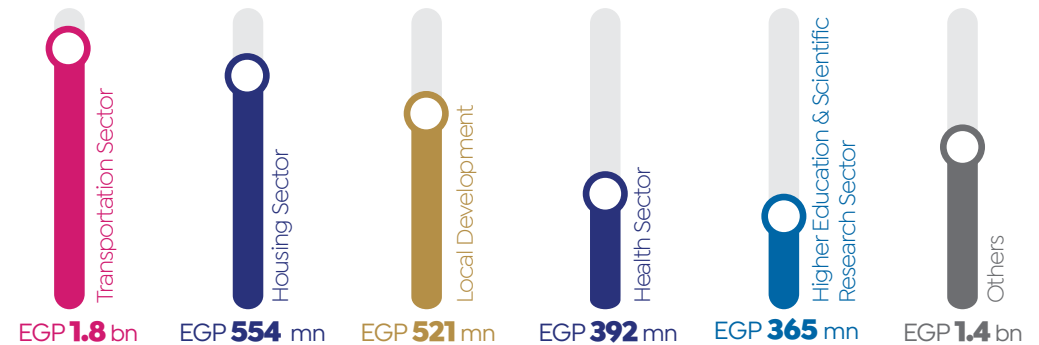


EGP **5.1** bn  
TOTAL INVESTMENTS



**219**  
NO. OF PROJECTS

### INVESTMENTS BREAKDOWN



## MINYA GOVERNORATE



EGP **4.5** bn  
TOTAL INVESTMENTS



**324**  
NO. OF PROJECTS

### INVESTMENTS BREAKDOWN

