

MARKET WATCH

12 MAY - 06 JUN.

BY: Yassen Mahmoud
Mohamed Sayed

2024
JULY

The background of the cover features a blurred image of palm trees against a light sky. The design is accented with bold, diagonal stripes in shades of purple and blue that sweep across the frame from the top right and bottom left corners.

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)

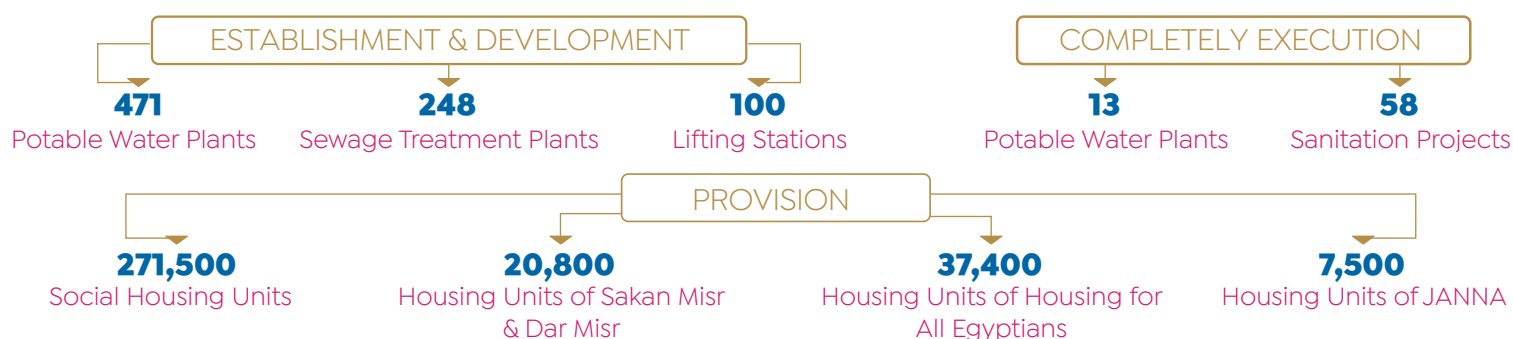
DIRECTED INVESTMENTS



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

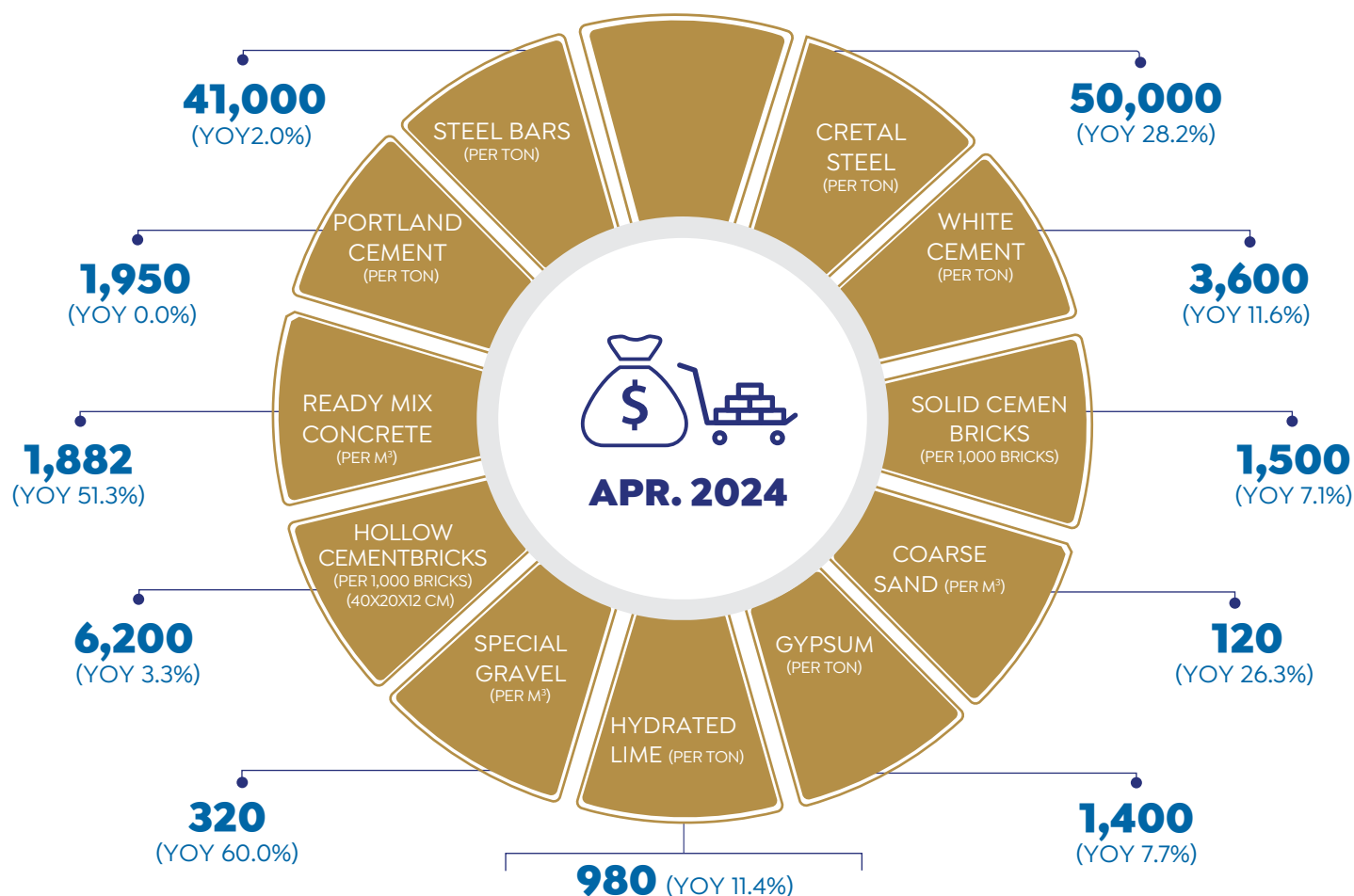
70% Potable Water & Sanitation Projects	11% Health & Education	10% Gas, Electricity & Communication
4% Government Services & Youth Centers	3% Road	2% Irrigation

TARGETS OF PHASE II

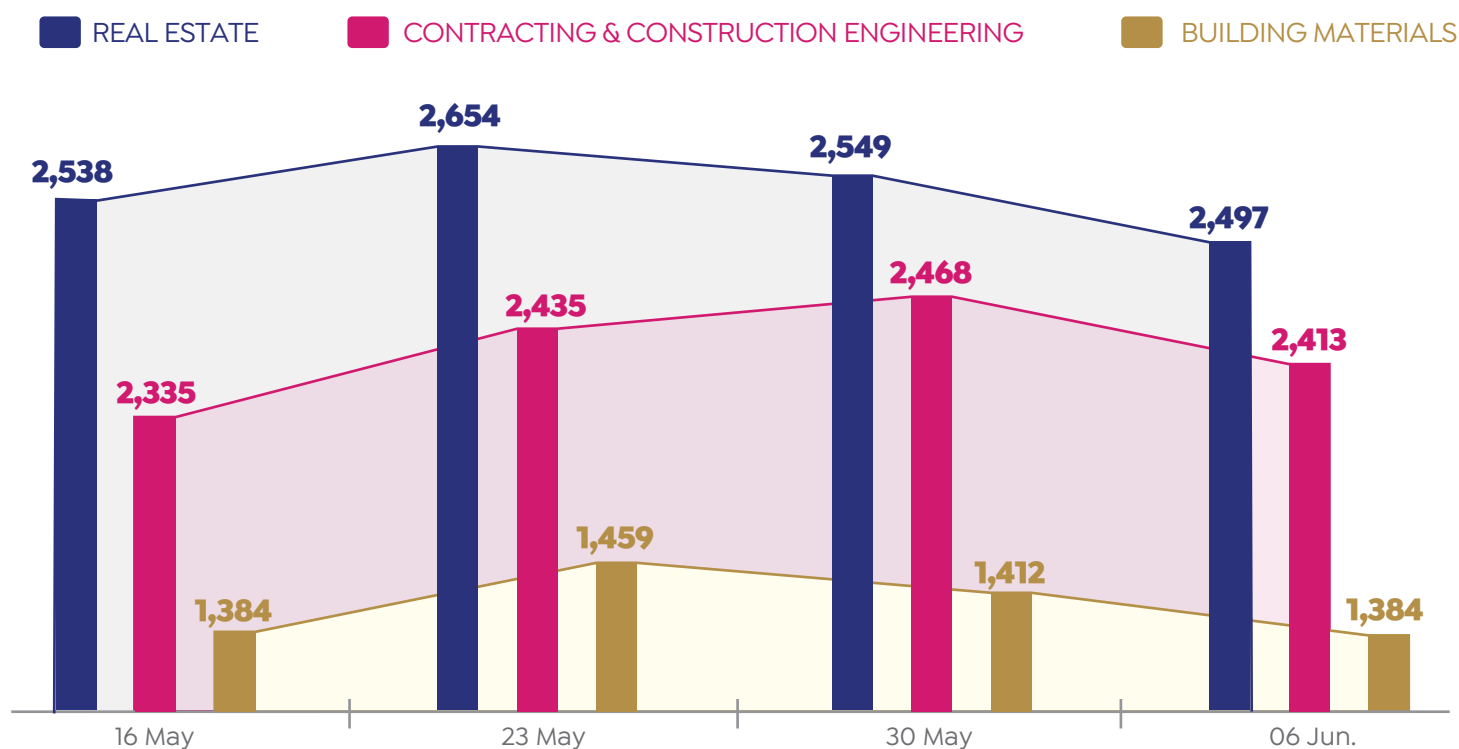
- Development of **4,115** Schools (**12,600** Classrooms)
- Development of **854** Health Units
- Development of **437** Government Services Complexes.
- Building of **336** Irrigation Bridges
- Lining Canals (approximately **1,654** km)
- Full Coverage of Potable Water Network
- Development of **55** 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 Ration to **90%**

Source: Cabinet & MPED

PRICES OF CONSTRUCTION MATERIALS (EGP)



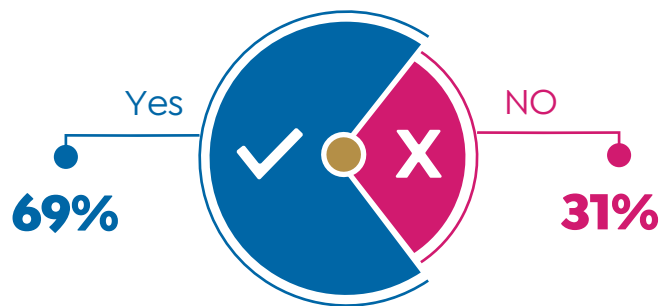
PERFORMANCE OF REAL ESTATE, CONSTRUCTION & BUILDING MATERIALS' INDICES IN EGX



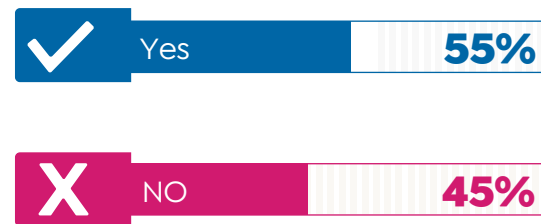
Source: MHUC & EGX

MONTHLY SURVEY (PURCHASING POWER)

DESIRE TO PURCHASE



ABILITY TO PURCHASE



MOST SUITABLE PAYMENT METHODS



OPTIMUM PAYMENT PLANS (YRS)



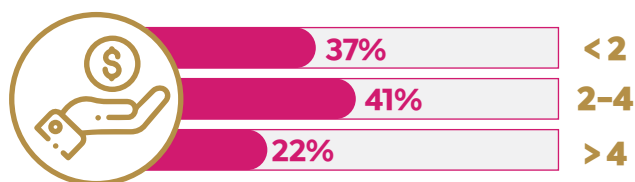
HIGH-DEMAND UNIT TYPES



HIGH-DEMAND RESIDENTIAL UNIT TYPES



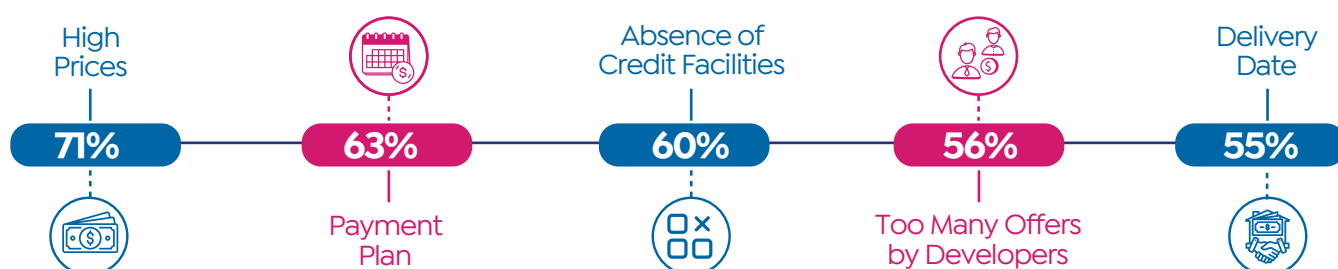
PREFERRED PRICES (MN)



EXPECTED FUTURE PRICES



OBSTACLES FACING POTENTIAL BUYERS





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

▶ 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



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**62,000** sqm
AREA

SUPPLY VOLUME

Residential, Commercial, Medical & Administrative Units

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**3,000** sqm
AREAEGP **800** mn +
INVESTMENTSEnd-**2026**
COMPLETION DATE

SUPPLY VOLUME

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

NEW PROJECT (NAME N/A)

Developer: Scope Developments

New Cairo
LOCATIONEGP **2.5** bn +
INVESTMENTSCommercial & Administrative Units
UNIT TYPES



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



20 Acres
AREA



EGP **1.4** bn
INVESTMENTS



SUPPLY VOLUME

No. of Building: **10**

No. of Units: **800**



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
LOCATIONEGP **8 bn**
TARGET SALESLaunching New Phase
CURRENT STATUSEGP **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

THE MARAYA PLAZA

Developer: Enwan Developments

5th Settlement,
New Cairo
LOCATION**2,000** sqm
AREA

SUPPLY VOLUME

Commercial, Administrative
& Medical UnitsNo. of Buildings: **2**

CAIRO BUSINESS PLAZA

Developer: Better Home

NAC
LOCATION**50,000** sqm
AREA**100,000** sqm
ADMINISTRATIVE
OFFICE SPACE

BUSINESS ONE KATAMEYA

Developer: AMG Urban Developments

New Cairo
LOCATIONEGP **2.5** bn
INVESTMENTS**90%**
COMPLETION RATE**15,000** sqm
AREAEGP **500** mn
ACHIEVED SALES

CURRENT STATUS

Marketing of Phase I is
Completed
 Company will Launch Phase II

NORM SPACES

Developer: Mazaya Developments

NAC
LOCATION**6,661** sqm
AREACommercial, Medical &
Administrative Units
UNIT TYPES**30%**
COMPLETION RATE

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

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



ECONOMIC SNAPSHOT

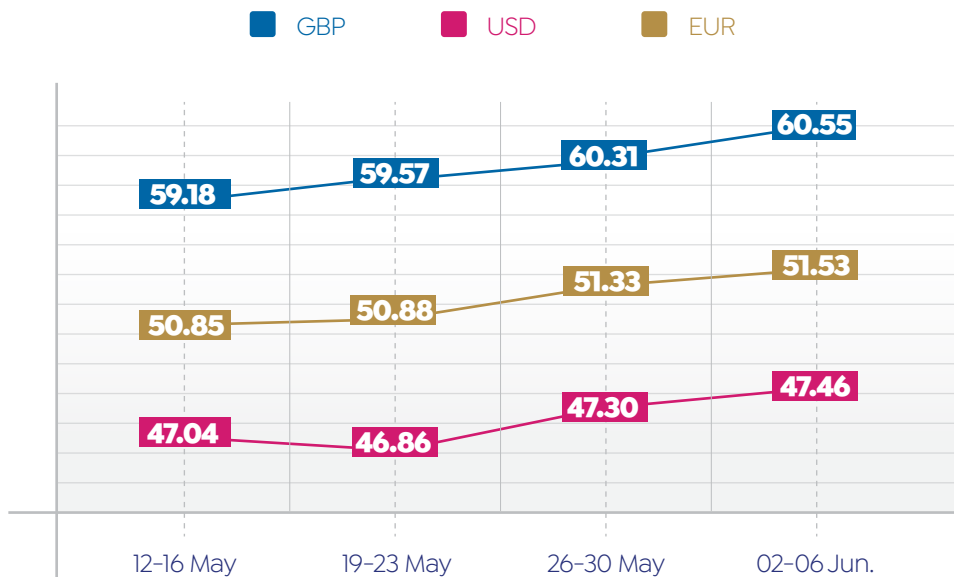
04

Updates 2024

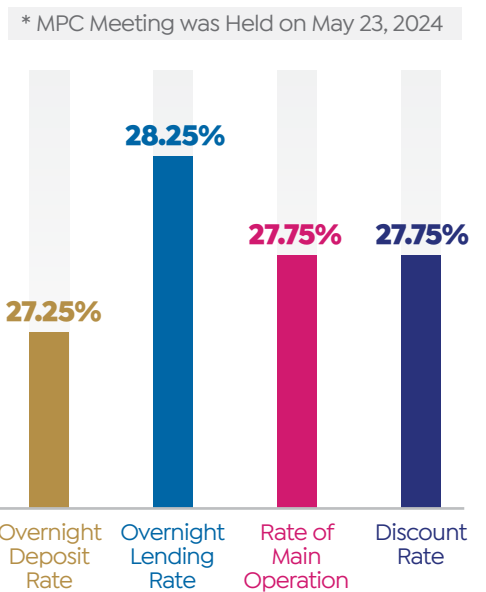
ECONOMIC SNAPSHOT



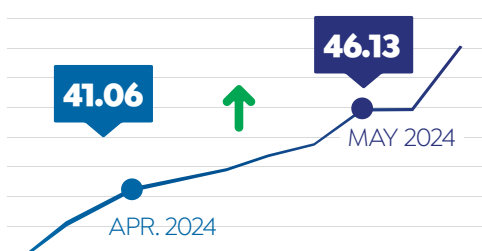
EXCHANGE RATES



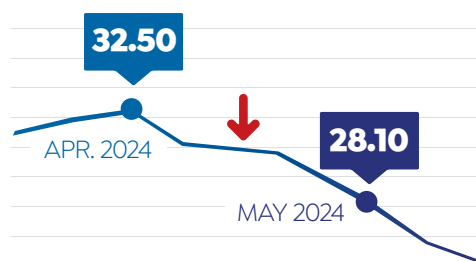
INTEREST RATES



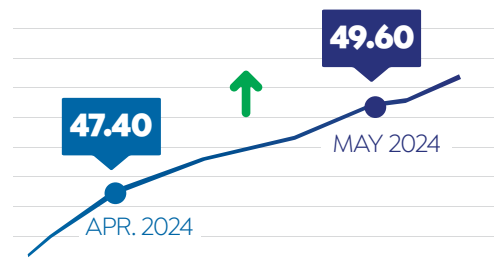
NET INTERNATIONAL RESERVES (USD BN)



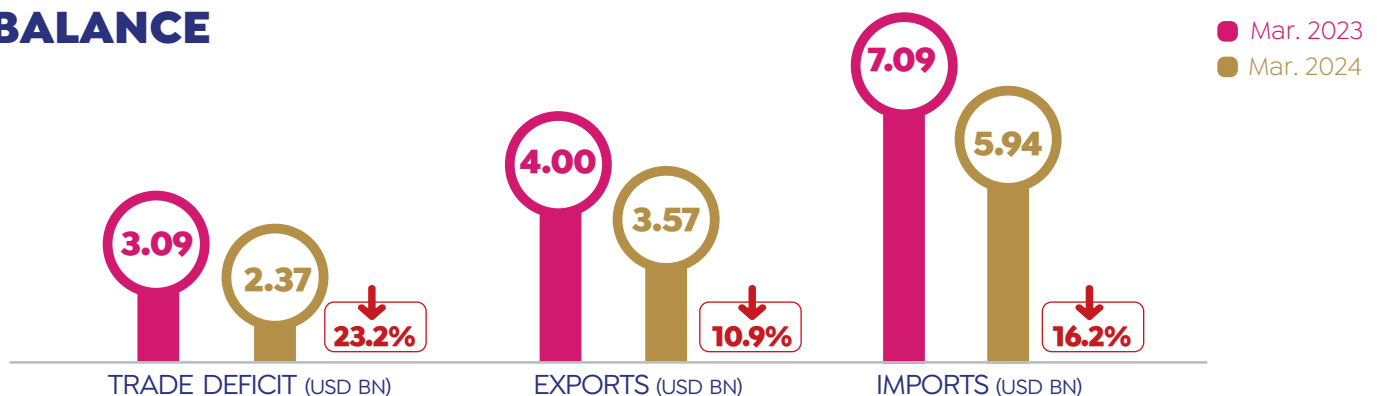
ANNUAL HEADLINE INFLATION RATE



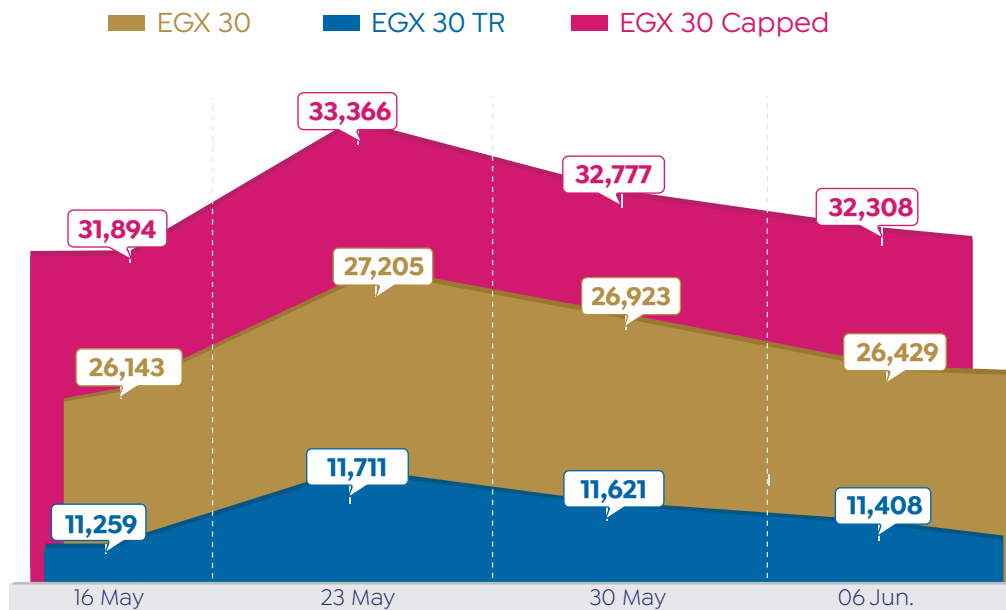
PURCHASING MANAGERS' INDEX (PMI)



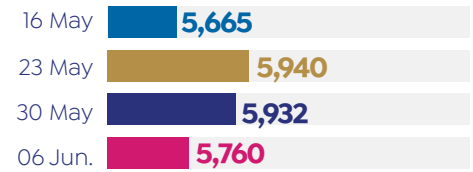
TRADE BALANCE



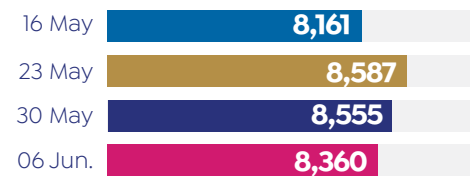
EGX INDICATORS



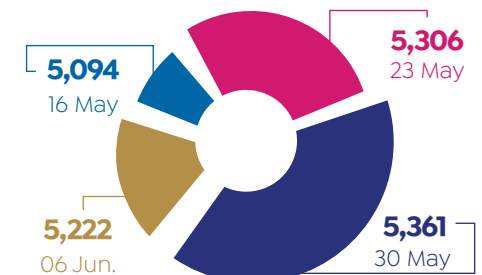
EGX 70 EWI



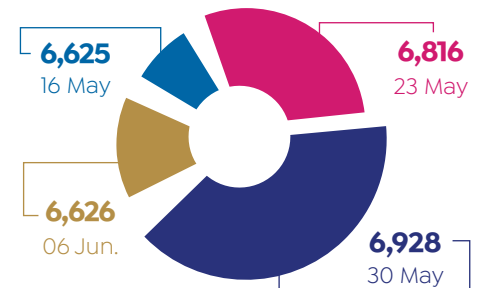
EGX 100 EWI



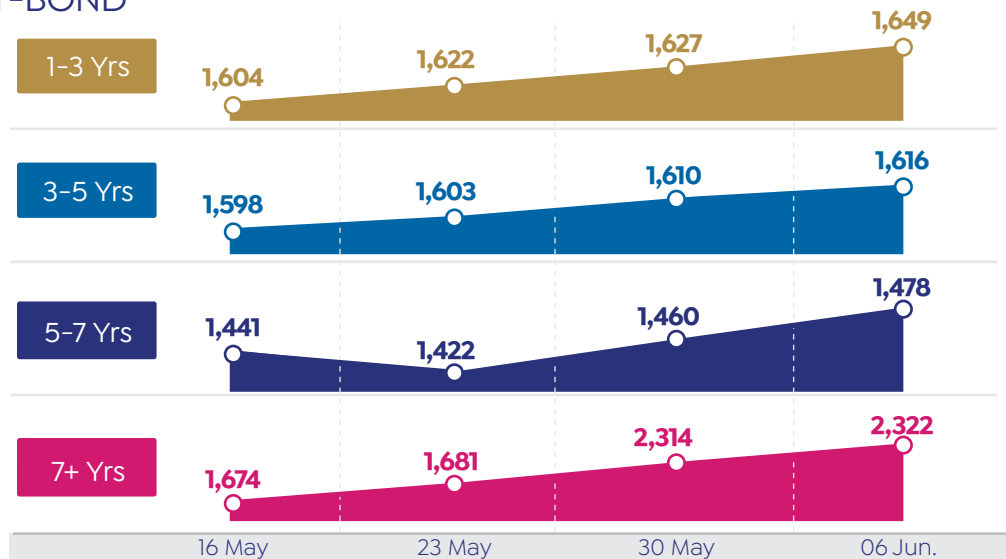
SP/EGX ESG



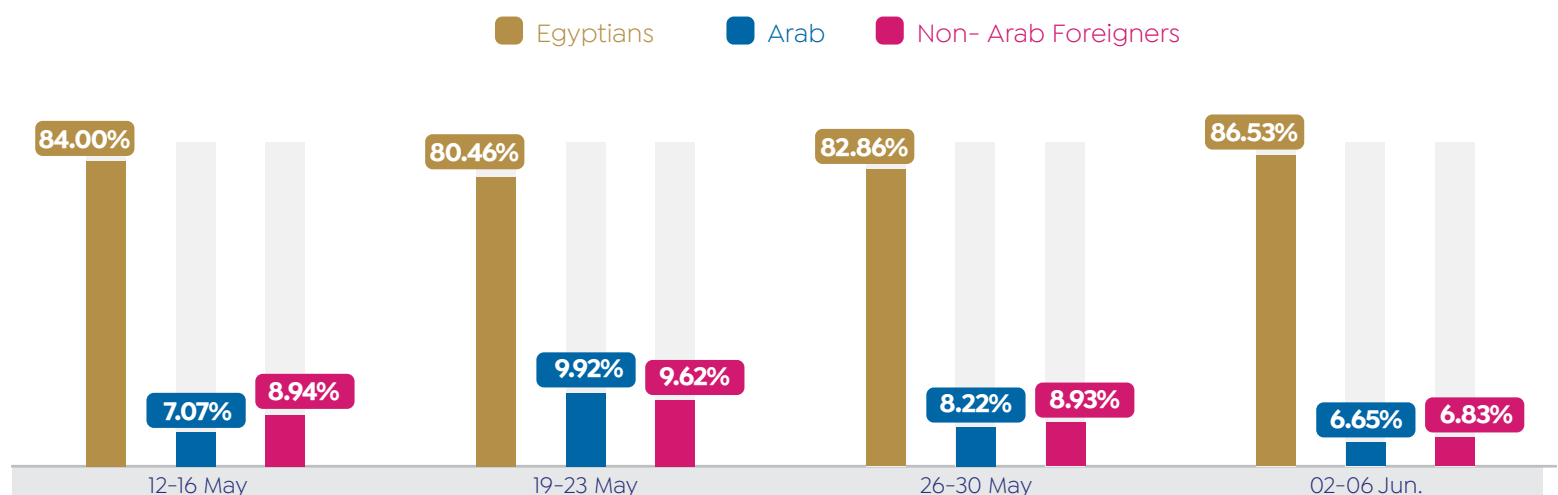
TAMAYUZ



T-BOND



INVESTORS TYPE

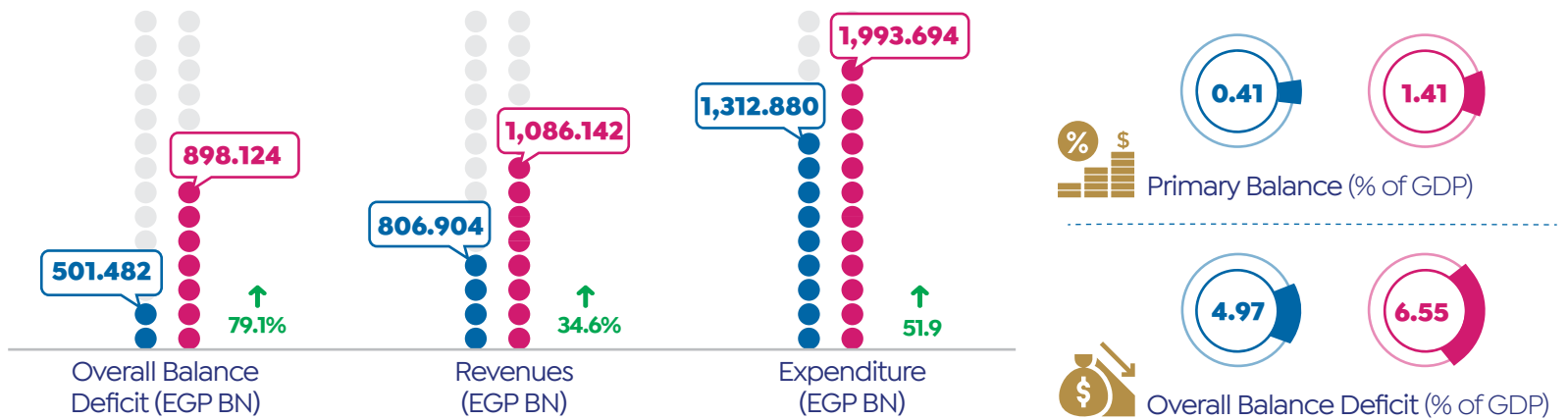


* Listed Institutions & Retail Stocks incl. Deals + Bonds + OTC

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



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



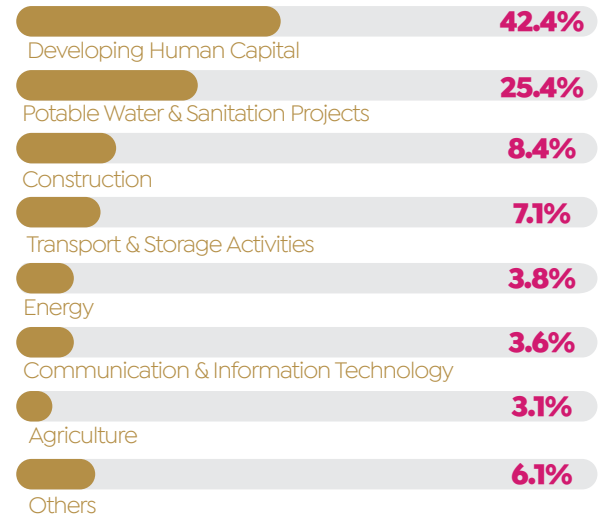
GDP
EGP **17.3 tn**
At Current Prices
EGP **8.7 tn**
At Constant Prices



900,000
No. of Provided Job Opportunities



Distribution of Public Investments



SECTORAL GROWTH RATES AT CONSTANT PRICES



14.6%
Communications & Information Technology Sector



9.4%
Suez Canal



9.3%
Tourism Sector



5.7%
Social Services



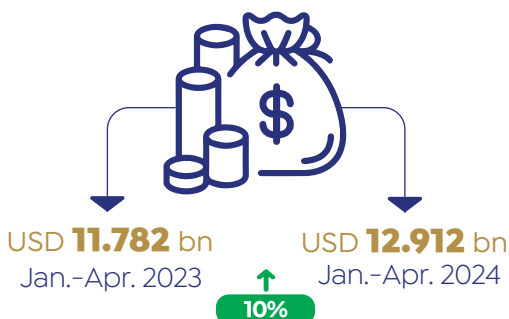
4.9%
Construction

GREEN ECONOMY

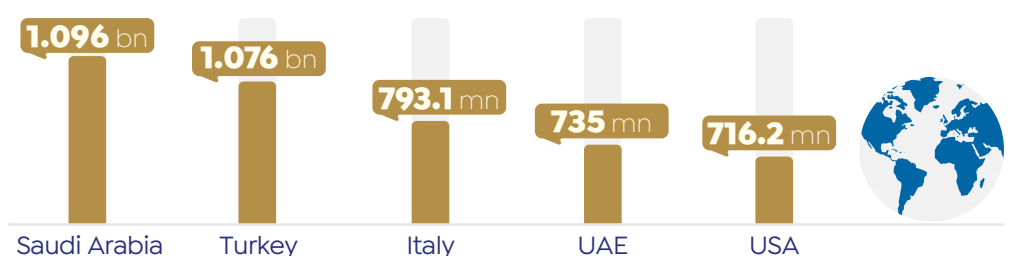
From **40%** to **50%**
Increase Green Public Investments

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

MERCHANDISE EXPORTS



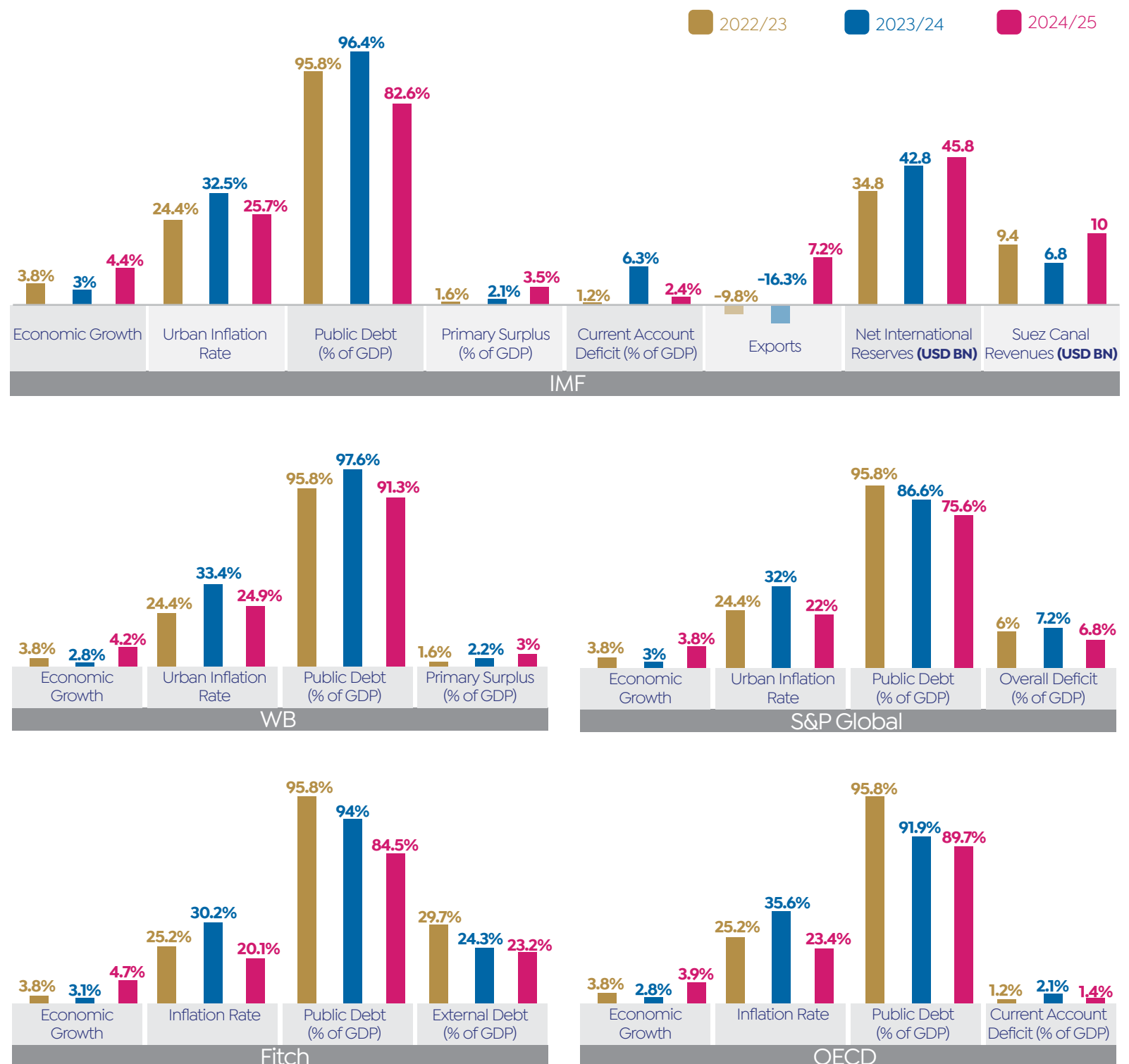
TOP 5 IMPORTERS FROM EGYPT (USD)



TOP 5 SECTORS OF NON-OIL EXPORTS



INTERNATION INSTITUTIONS' EXPECTATIONS FOR THE EGYPTIAN ECONOMY



Source: Cabinet

CITIZEN INVESTMENT PLAN (2023/24)

QENA GOVERNORATE

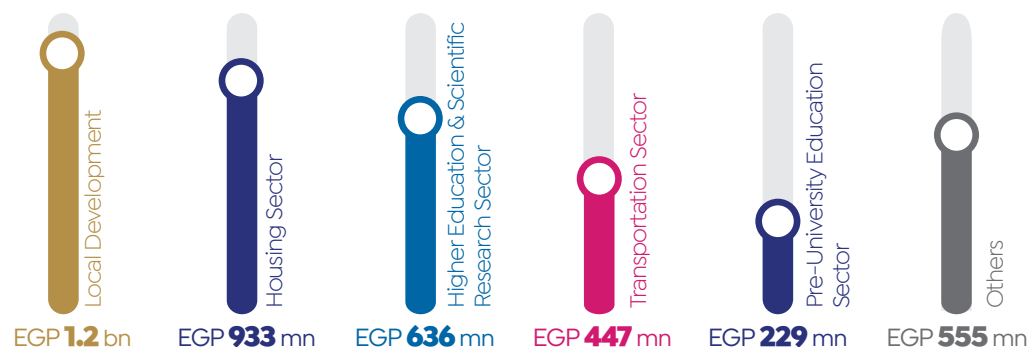


EGP **4** bn
TOTAL INVESTMENTS



277
NO. OF PROJECTS

INVESTMENTS BREAKDOWN



SUEZ GOVERNORATE

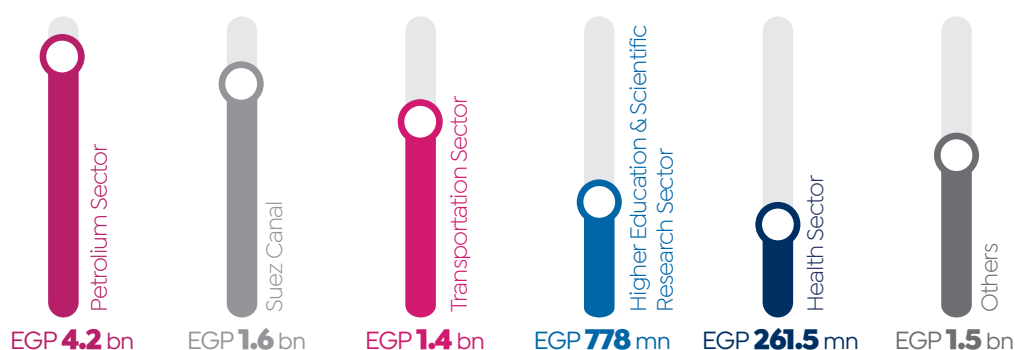


EGP **9.7** bn
TOTAL INVESTMENTS



189
NO. OF PROJECTS

INVESTMENTS BREAKDOWN



FAYOUM GOVERNORATE

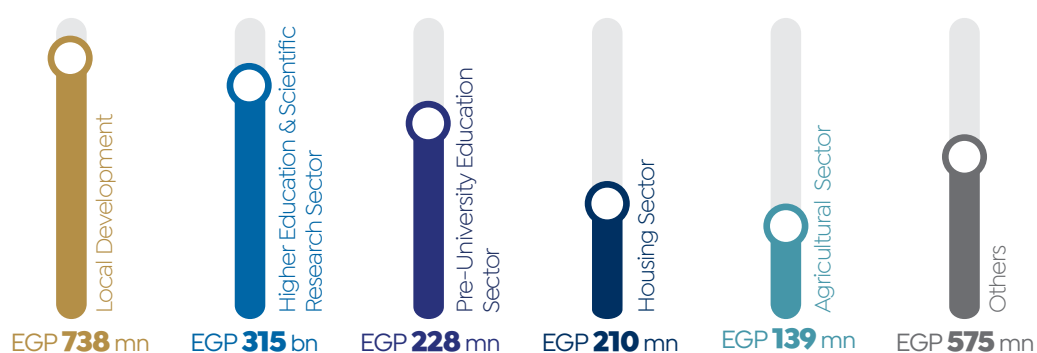


EGP **2.2** bn
TOTAL INVESTMENTS



245
NO. OF PROJECTS

INVESTMENTS BREAKDOWN



DAKAHLIYA GOVERNORATE

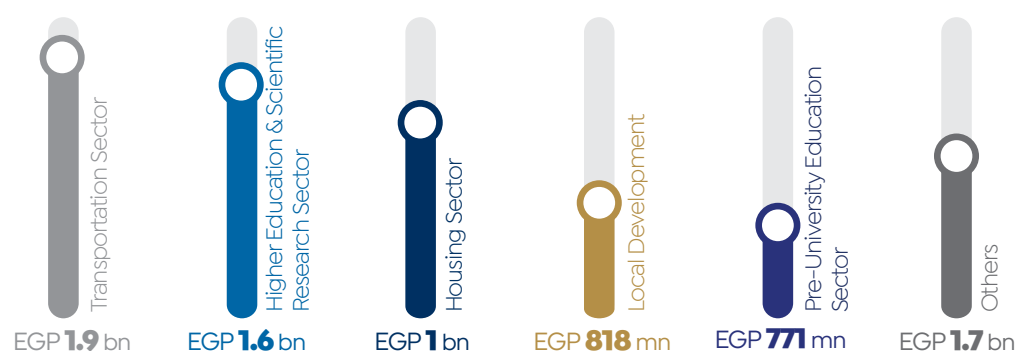


EGP **7.7** bn
TOTAL INVESTMENTS



525
NO. OF PROJECTS

INVESTMENTS BREAKDOWN



LUXOR GOVERNORATE



EGP **7.7** bn
TOTAL INVESTMENTS



201
NO. OF PROJECTS

INVESTMENTS BREAKDOWN



BENI SUEF GOVERNORATE

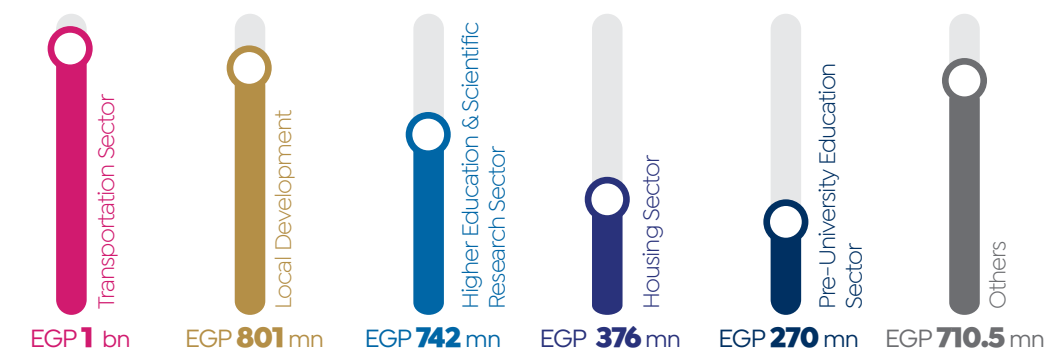


EGP **3.9** bn
TOTAL INVESTMENTS



274
NO. OF PROJECTS

INVESTMENTS BREAKDOWN



DAMIETTA GOVERNORATE

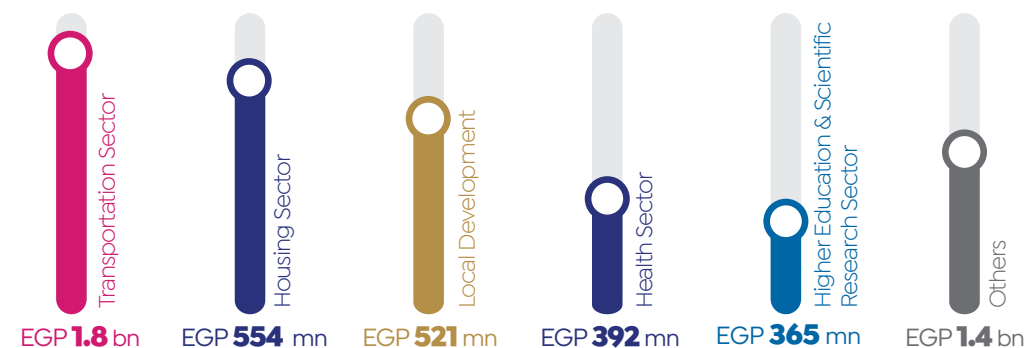


EGP **5.1** bn
TOTAL INVESTMENTS



219
NO. OF PROJECTS

INVESTMENTS BREAKDOWN



MINYA GOVERNORATE



EGP **4.5** bn
TOTAL INVESTMENTS



324
NO. OF PROJECTS

INVESTMENTS BREAKDOWN

