

MARKET WATCH

09 APR. - 09 MAY

BY: Yassen Mahmoud

2024
JUNE

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

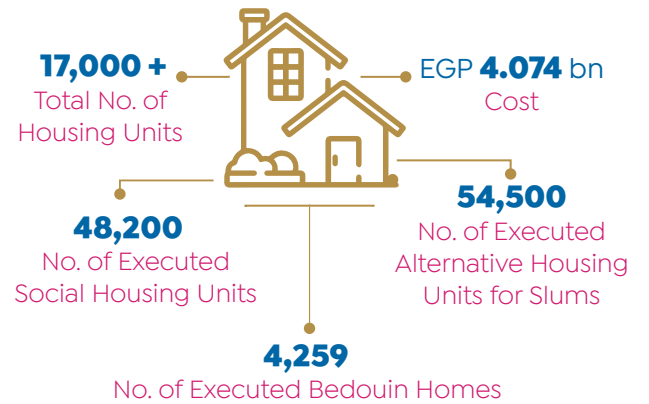
01 Updates 2024 REAL ESTATE MARKET



URBAN DEVELOPMENT IN SINAI & CANAL CITIES



HOUSING PROJECTS



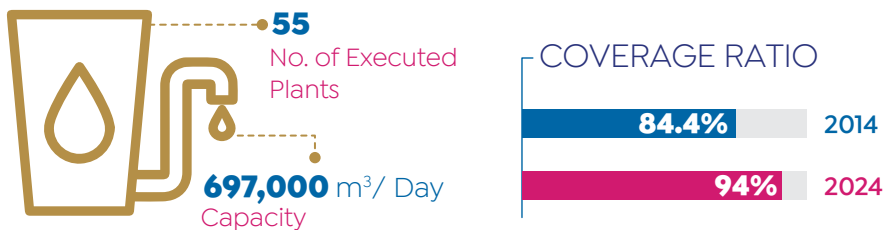
URBAN COMMUNITIES



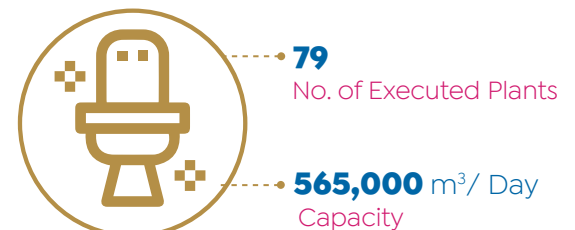
NEW CITIES



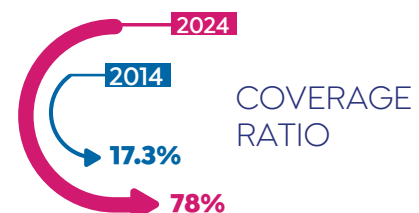
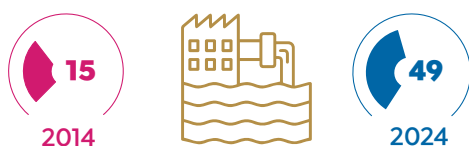
POTABLE WATER PROJECTS



SANITATION PROJECTS

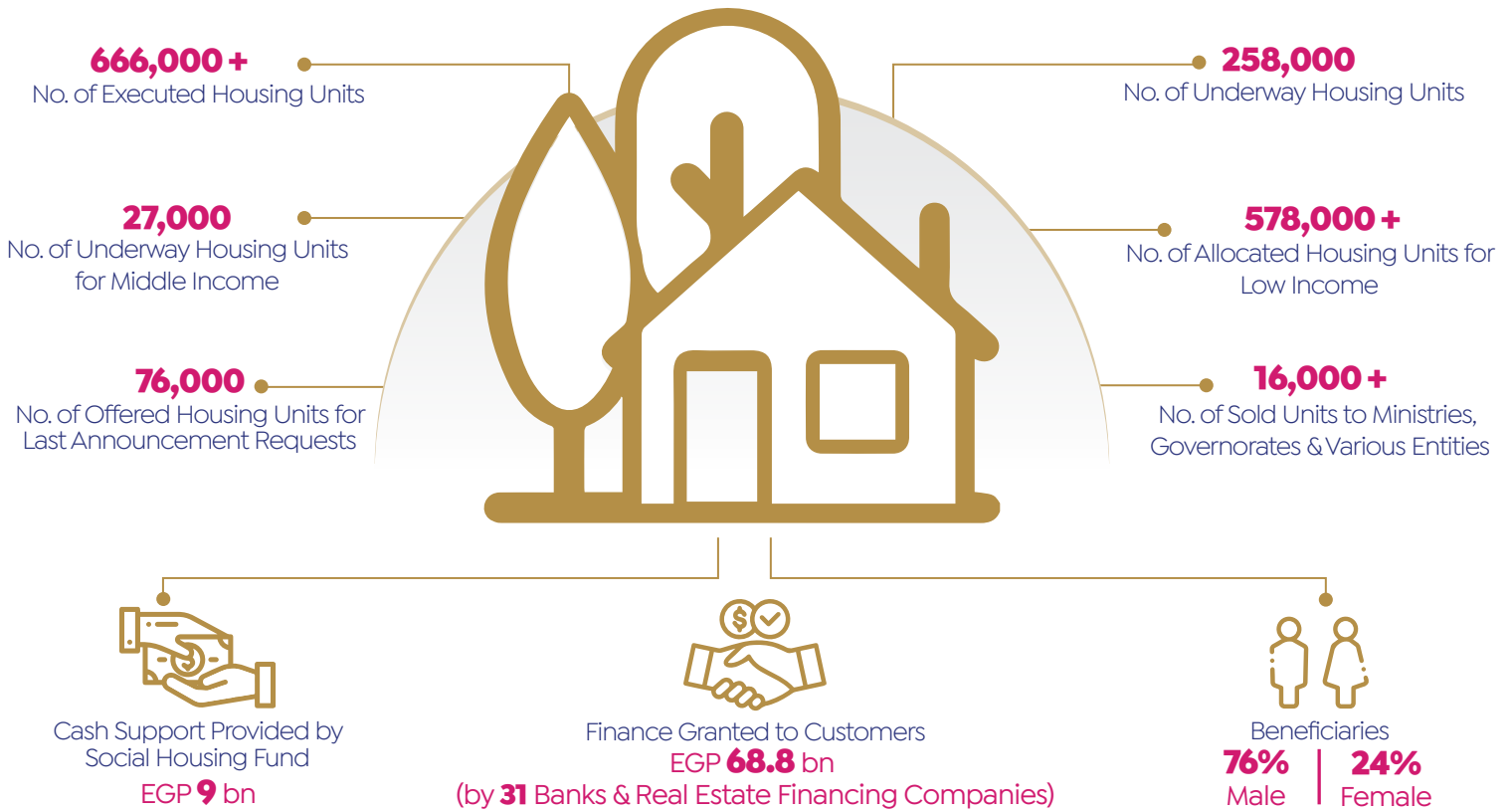


NO. OF SEAWATER DESALINATION PLANT

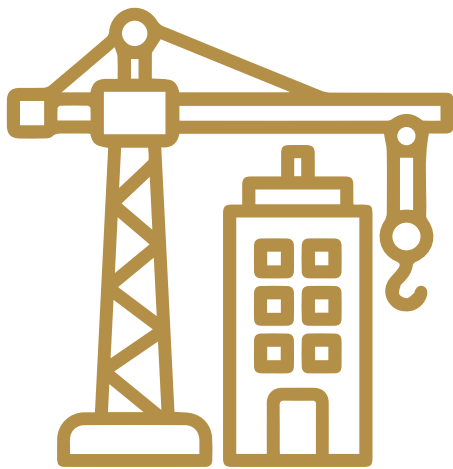


Source: Cabinet

HOUSING FOR ALL EGYPTIANS INITIATIVE

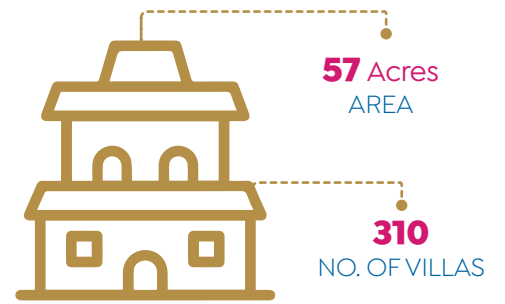


SAWARY PROJECT



- West Carrefour, Alexandria**
LOCATION
- 419.74 Acres**
AREA
- 80%+**
COMPLETION RATE

VILLAS PROJECT

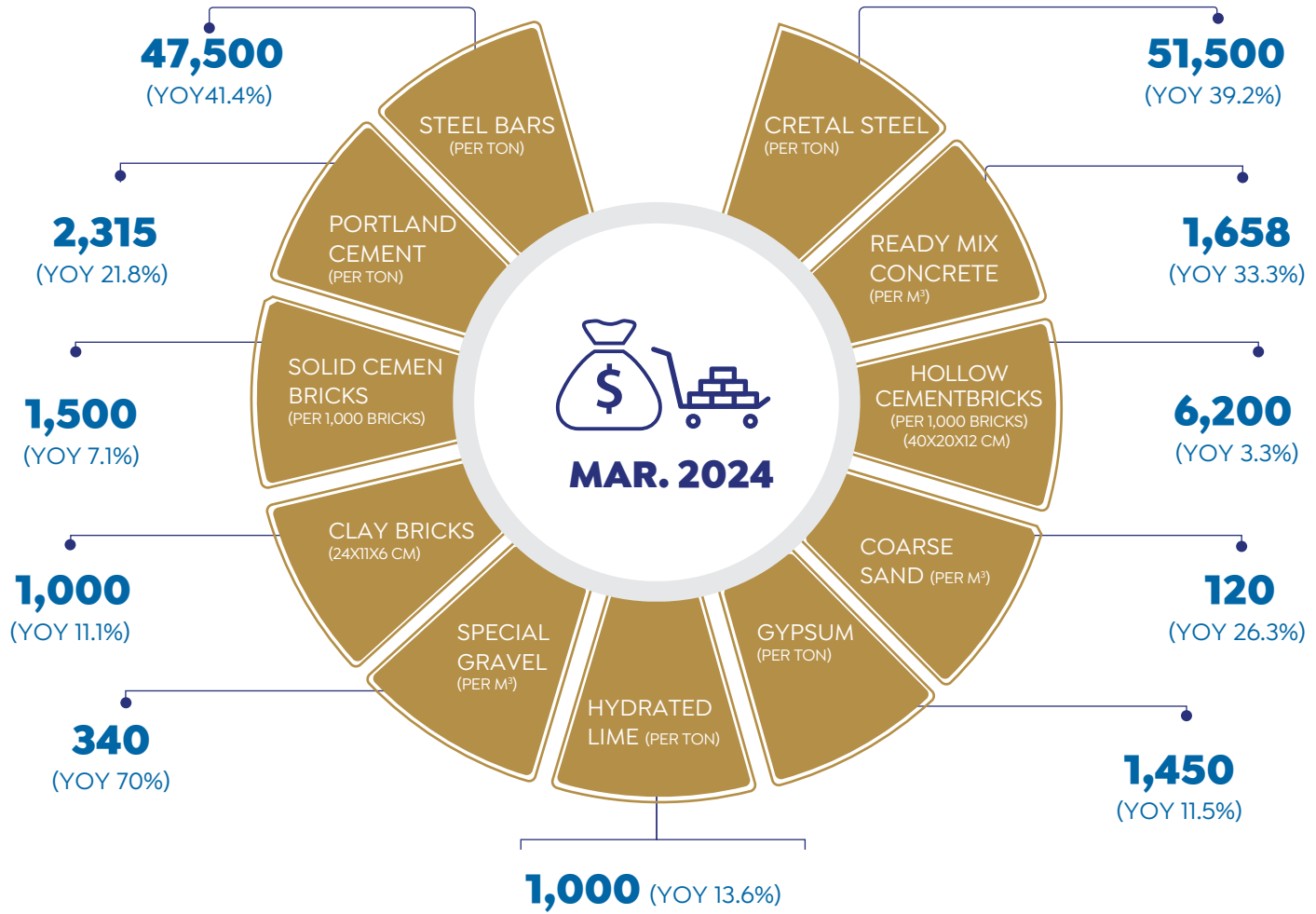


RESIDENTIAL TOWER PROJECT

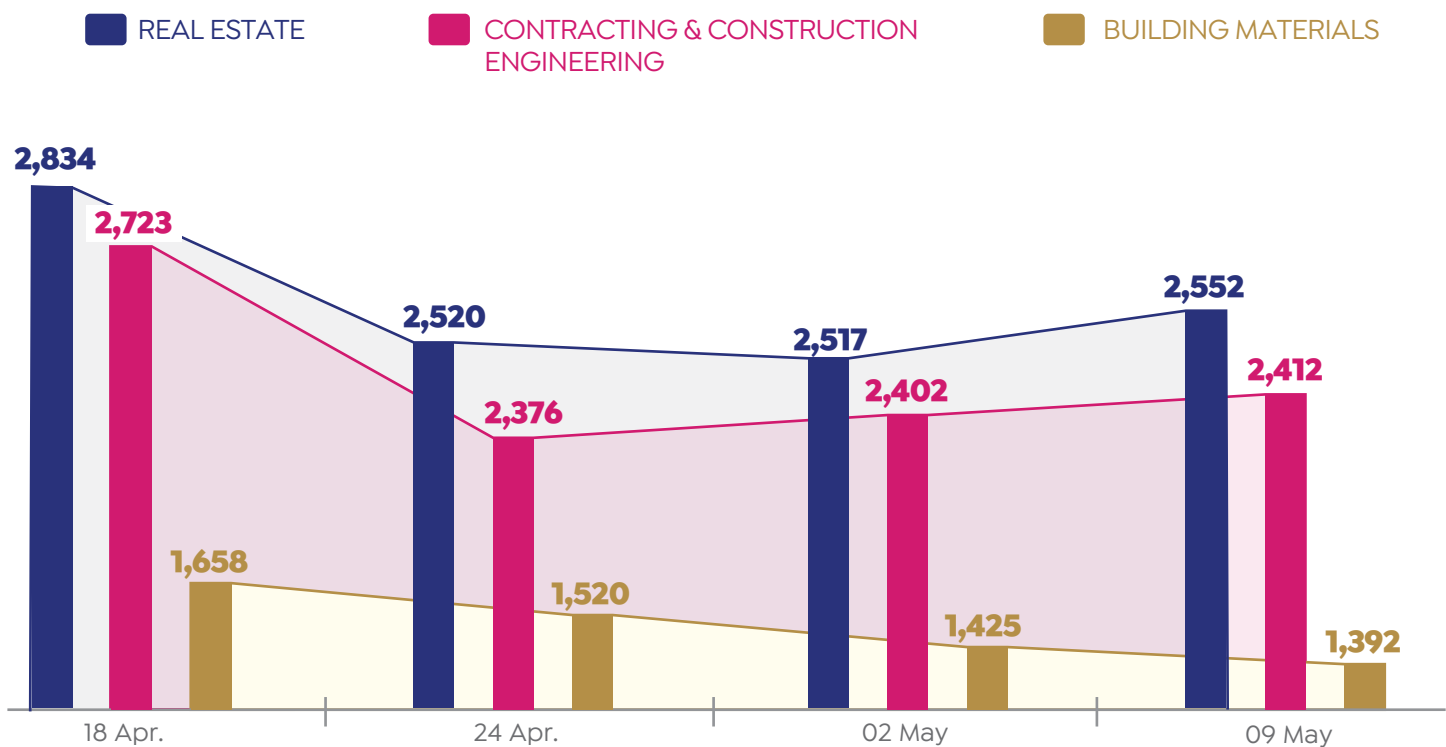


Source: Cabinet

PRICES OF CONSTRUCTION MATERIALS (EGP)



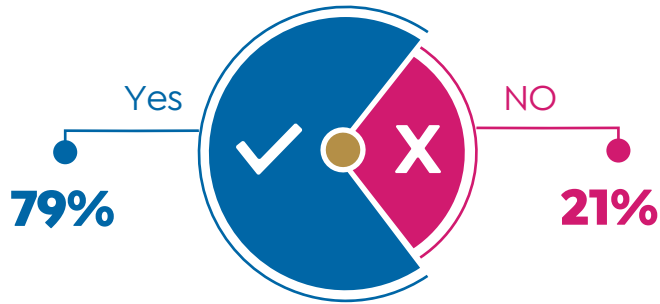
PERFORMANCE OF REAL ESTATE, CONSTRUCTION & BUILDING MATERIALS' INDICES IN EGX



Source: MHUC & EGX

MONTHLY SURVEY (PURCHASING POWER)

DESIRE TO PURCHASE



ABILITY TO PURCHASE



MOST SUITABLE PAYMENT METHODS



OPTIMUM PAYMENT PLANS (YRS)



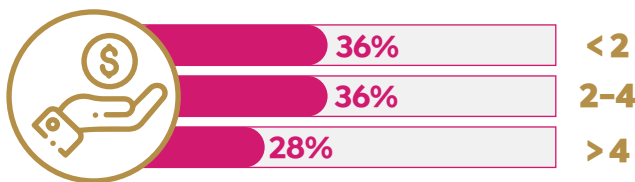
HIGH-DEMAND UNIT TYPES



HIGH-DEMAND RESIDENTIAL UNIT TYPES



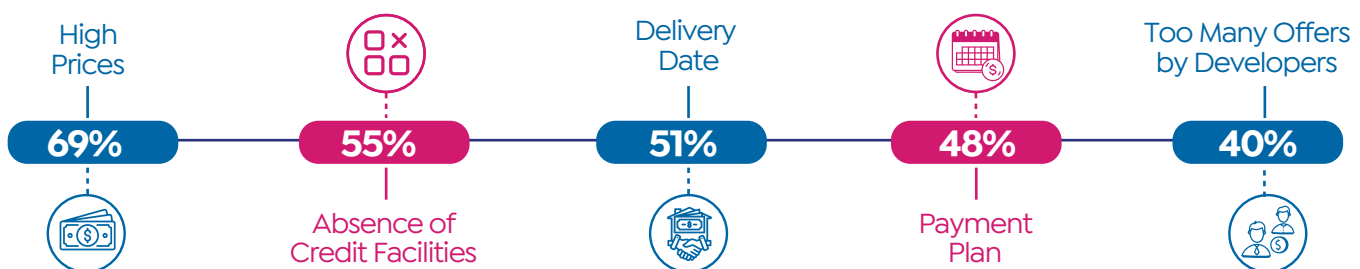
PREFERRED PRICES (MN)



EXPECTED FUTURE PRICES



OBSTACLES FACING POTENTIAL BUYERS



Source: Invest-Gate R&A

The background features a light gray, faded image of palm trees. Overlaid on this are several diagonal, overlapping bands of purple in various shades, creating a modern, abstract design.

NEW CITIES

UPDATE



NEW CITIES Updates 2024



NEW ALAMEIN CITY

BEACH TOWERS

 **15**
NO. OF TOWERS

 Interior Finishing Work: Underway
CURRENT STATUS

MAZARINE

 **707** Acres
AREA

 Underway
CURRENT STATUS

 **7,498**
NO. OF BUILDINGS, CHALETs & VILLAS

BADR CITY

RESIDENCES FOR NAC'S EMPLOYEES

► PHASE II

 **196**
NO. OF BUILDINGS

 **98.5%**
COMPLETION RATE

 **4,704**
NO. OF HOUSING UNITS

HOUSING FOR ALL EGYPTIANS INITIATIVE FOR MIDDLE INCOME

 **44**
NO. OF BUILDINGS

 **55%**
COMPLETION RATE

 **1,056**
NO. OF HOUSING UNITS

NEW RASHID CITY

DISTINGUISHED RESIDENTIAL PROJECT WITH COASTAL CHARACTER

 **25**
NO. OF BUILDINGS

 Underway
CURRENT STATUS

 **600**
NO. OF HOUSING UNITS

HOUSING FOR ALL EGYPTIANS INITIATIVE FOR MIDDLE INCOME

 **4**
NO. OF BUILDINGS

 Underway
CURRENT STATUS

 **96**
NO. OF HOUSING UNITS

Source: NUCA & Cabinet

NEW DAMIETTA

JANNA

 **33 Acres**
AREA

 **59**
NO. OF EXECUTED BUILDINGS

 **1,416**
NO. OF EXECUTED HOUSING UNITS

 **100-150 sqm**
UNITS AREA

 Complete
CURRENT STATUS

 SUPPLY VOLUME
Market Swimming Pool
Mosque Green Area

SAKAN MISR

 South of 4th Neighborhood
LOCATION

 **40**
NO. OF BUILDINGS

 **80%**
COMPLETION RATE

NEW OCTOBER CITY

▶ HOUSING FOR ALL EGYPTIANS INITIATIVE

 West Airport
LOCATION

 **24,432**
NO. OF EXECUTED HOUSING UNITS

▶ SOCIAL HOUSING PROJECT

 **10,608**
NO. OF HOUSING UNITS OF PHASE V

 **4,000**
NO. OF EXECUTED HOUSING UNITS OF PHASE V

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

10TH OF RAMADAN

HOUSING FOR ALL EGYPTIANS INITIATIVE

▶ REGIONAL SERVICES AREA

 **68**
NO. OF BUILDINGS

 **1,632**
NO. OF HOUSING UNITS

 **1,152**
NO. OF EXECUTED HOUSING UNITS

 **100-120 sqm**
UNITS AREA

 **80%**
COMPLETION RATE

▶ NEIGHBORHOOD NO.20

 **98**
NO. OF BUILDINGS

 **90 sqm**
UNITS AREA

 Underway
CURRENT STATUS

▶ NEIGHBORHOOD NO.21

 **178**
NO. OF BUILDINGS

 **90 sqm**
UNITS AREA

 **Underway**
CURRENT STATUS

NEW OBOUR CITY

HOUSING FOR ALL EGYPTIANS INITIATIVE

▶ GREEN BUILDINGS

 **13th Neighborhood**
LOCATION

 **180**
NO. OF BUILDINGS

 **3,924**
NO. OF HOUSING UNITS

ALTERNATIVE HOUSING FOR SLUMS

 **14th Neighborhood**
LOCATION

 **96**
NO. OF BUILDINGS

 **3,360**
NO. OF HOUSING UNITS

 **96**
NO. OF COMMERCIAL UNITS

 **96**
NO. OF ADMINISTRATIVE UNITS

SAKAN MASR

 **130**
NO. OF BUILDINGS

 **3,120**
NO. OF HOUSING UNITS

NEW CAIRO

HOUSING FOR ALL EGYPTIANS INITIATIVE

 **3rd Settlement**
LOCATION

 **222**
NO. OF BUILDINGS

 **5,208**
NO. OF HOUSING UNITS

 **90-120 sqm**
UNITS AREA

 **81**
NO. OF COMMERCIAL UNITS

 **174**
NO. OF ADMINISTRATIVE UNITS

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

PRIVATE REAL ESTATE PROJECTS

UPDATE

03 Updates 2024

PRIVATE REAL ESTATE PROJECTS

NEW RESIDENTIAL PROJECTS / 1 PROJECT

SHEYA

Developer: Madinet Masr



Near NAC
LOCATION



228,212 sqm
AREA



SUPPLY VOLUME

Total No. of Units: **744**

No. of S-Villas: **420**

No. of Apartments, Studios & Duplexes: **324**

Clubhouse, Water Lagoons & Vast Green Landscapes



within **4** Yrs
COMPLETION DATE

NEW MIXED-USE PROJECTS / 2 PROJECTS

MORAY

Developer: Main Marks Developments



Fifth Settlement, New Cairo
LOCATION



16.5 Acres
AREA



EGP **30** bn +
INVESTMENTS



SUPPLY VOLUME

Commercial, Administrative & Medical Units

Commercial Area: **50,000** sqm

No. of Commercial Units: **190**

NEW PROJECT (NAME N/A)

Developer: Mazaya Developments



MU23, NAC
LOCATION



EGP **5** bn
INVESTMENTS



SUPPLY VOLUME
Commercial, Medical & Administrative Units

3 Underground, Ground & **9** Floors



PROJECTS UNDERWAY / 12 PROJECTS

HADABA

Developer: PRE Developments



6th of October City
LOCATION



33 Acres
AREA



Green Spaces, Serene
Water Features, Swimming
Pools & Shopping Center
SERVICE FACILITIES



Strating Initial Delivery
Phase
CURRENT STATUS

ASAYLA MEDICAL PARK

Developer: Mabany Edris For Real Estate Investment



New Assiut City
LOCATION



SUPPLY VOLUME

No. of Buildings: 6

Clinics, Hospitals, Diagnostic
Centers & Radiology Services



14,000 sqm
AREA

THE ROOK

Developer: Mazaya Developments



NAC
LOCATION



60%
SALES RATE



40%
CONSTRUCTION COMPLETION RATE

LA VITA 2

Developer: La Vita Development



North Coast
LOCATION



SUPPLY VOLUME

No. of Units: 160

Units Area: 50-90 sqm



within 2 Yrs
DELIVERY DATE



Starting Concrete Works
CURRENT STATUS

STONE RESIDENCE

Developer: PRE Developments



New Cairo
LOCATION



4,000 +
NO. OF HOUSING UNITS

ROCK GOLD MALL

Developer: El Batal Developments



New Cairo
LOCATION



11,000 sqm
AREA



40,000 sqm
BUA

MONARK

Developer: Royal Developments



Mostakbal City
LOCATION



40 Acres
AREA



Launching Phase III
CURRENT STATUS

THE SPINE



30,000 sqm
AREA



SUPPLY VOLUME
Apartments Area:
63-225 sqm

Duplexes Area:
Up to 280 sqm

IL BAYOU

Developer: The Land Developers (TLD)

- Sahl Hasheesh, Red Sea**
LOCATION
- 125,000 sqm**
AREA
- 5**
NO. OF PHASES
- EGP 8 bn**
INVESTMENTS

LAGUNA

- 80,000 sqm**
AREA
- Chalets, Townhouses & Twin Houses**
SUPPLY VOLUME
- EGP 550 mn**
TARGET SALES
- Townhouses & Twin Houses Area: 177-212 sqm**
- Chalets Area: 105-130 sqm**

SEA SHORE

Developer: Hyde Park Developments

- Ras El Hekma City, North Coast**
LOCATION
- Town Islands Phase is Sold out**
CURRENT STATUS
- Lagoon Town Phase is Launched**

LAGOON TOWN

- No. of Chalets: 1,500**
SUPPLY VOLUME
- Swimming Lagoon Spanning 22,000 sqm**
- Chalets Area: 65-138 sqm**

DISTRICT PEOPLE

Developer: Dupleuse

- New Cairo**
LOCATION
- 5,000 sqm**
AREA
- Up to EGP 2.5 bn**
TARGET SALES OF PHASE II
- Around EGP 400 mn**
EXPECTED RECEIVED INVESTMENTS
- Sales of Phase I is Completed**
CURRENT STATUS
- Company Plans to Launch Phase II**
- Approximately 20,000 sqm**
BUA
- within 3 Yrs**
DELIVERY DATE

LA VITA 4

Developer: La Vita Development

- North Coast**
LOCATION
- 6 Acres**
AREA
- Residential & Tourist Units**
SUPPLY VOLUME
- 6 Swimming Pools, Aqua Park, Artificial Waterfalls, Green Spaces & Commercial Mall**

HELIO SUN

Developer: IMS Developments

- New Heliopolis**
LOCATION
- Residential Units**
SUPPLY VOLUME
- Units Area: 101-155 sqm**
- Sales of Phase I is Completed**
CURRENT STATUS
- Launching Phase II**

Source: Developers' Official Statements

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.

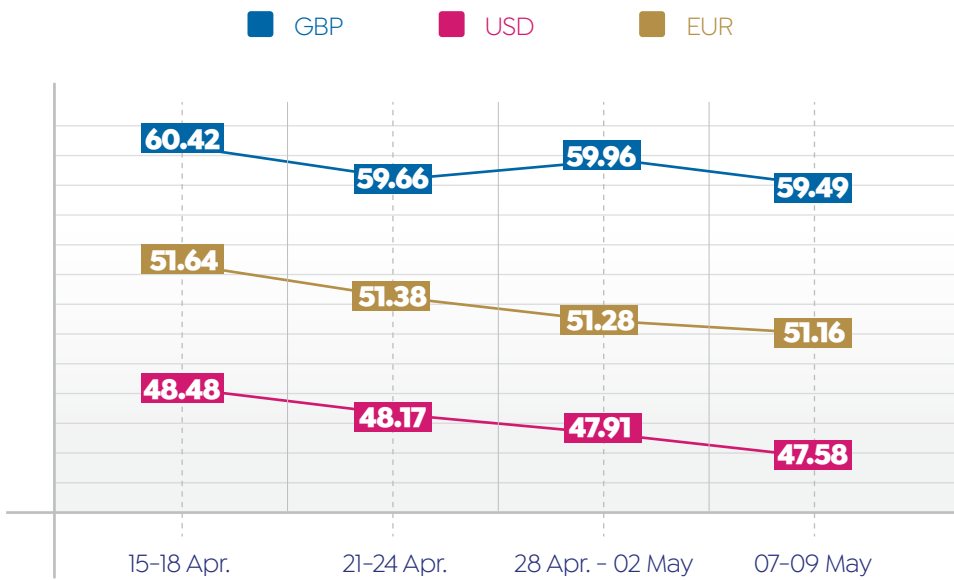
ECONOMIC

SNAPSHOT

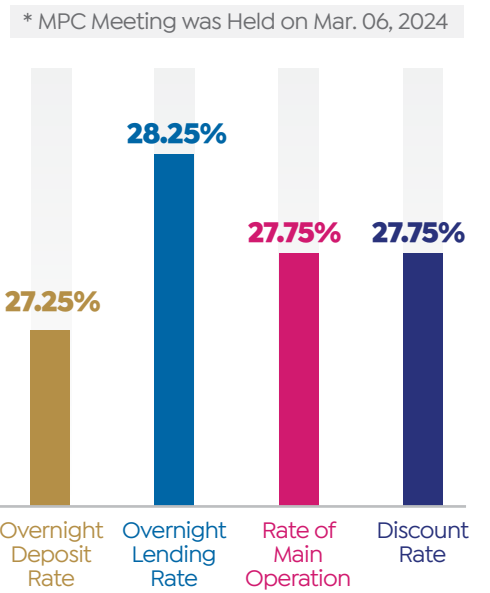
04 Updates 2024 ECONOMIC SNAPSHOT



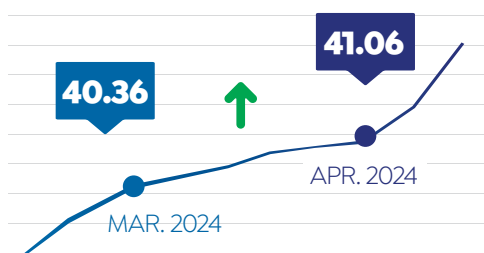
EXCHANGE RATES



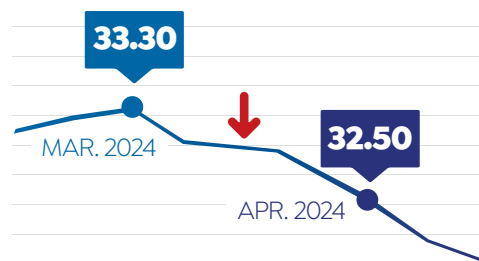
INTEREST RATES



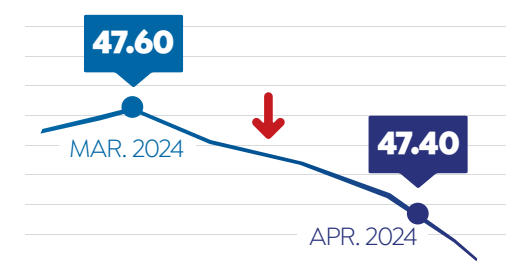
NET INTERNATIONAL RESERVES (USD BN)



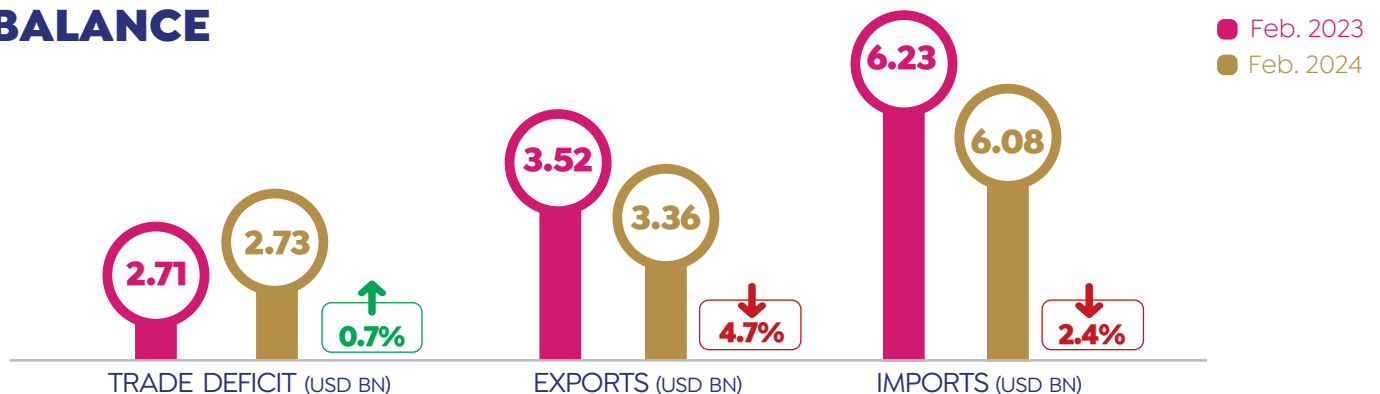
ANNUAL HEADLINE INFLATION RATE



PURCHASING MANAGERS' INDEX (PMI)

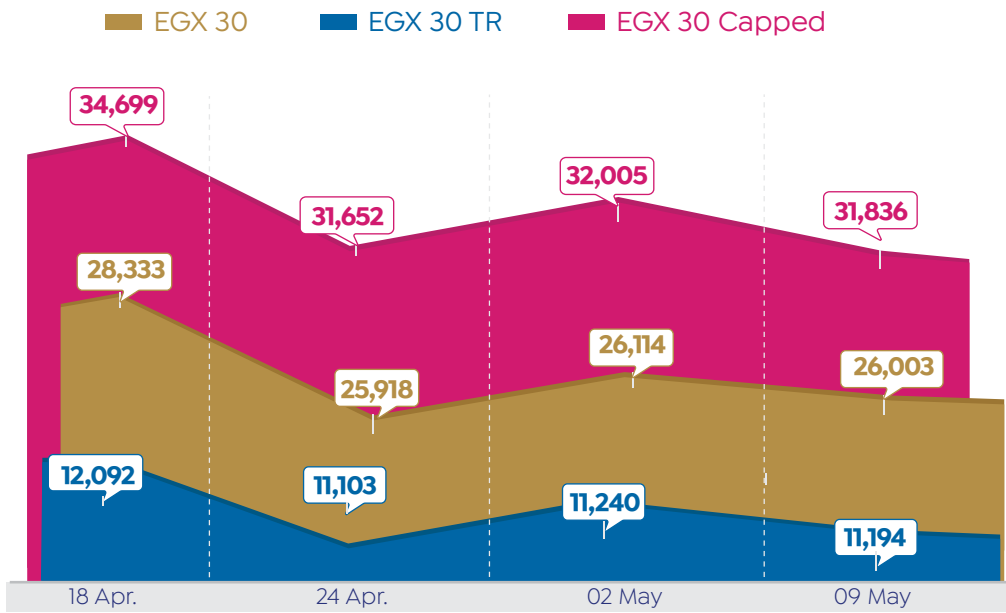


TRADE BALANCE

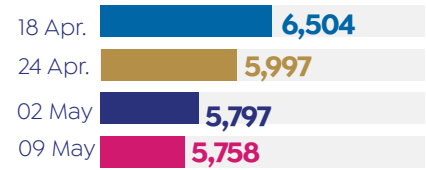


Source: CAPMAS, S&P Global & CBE

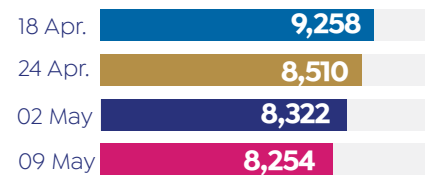
EGX INDICATORS



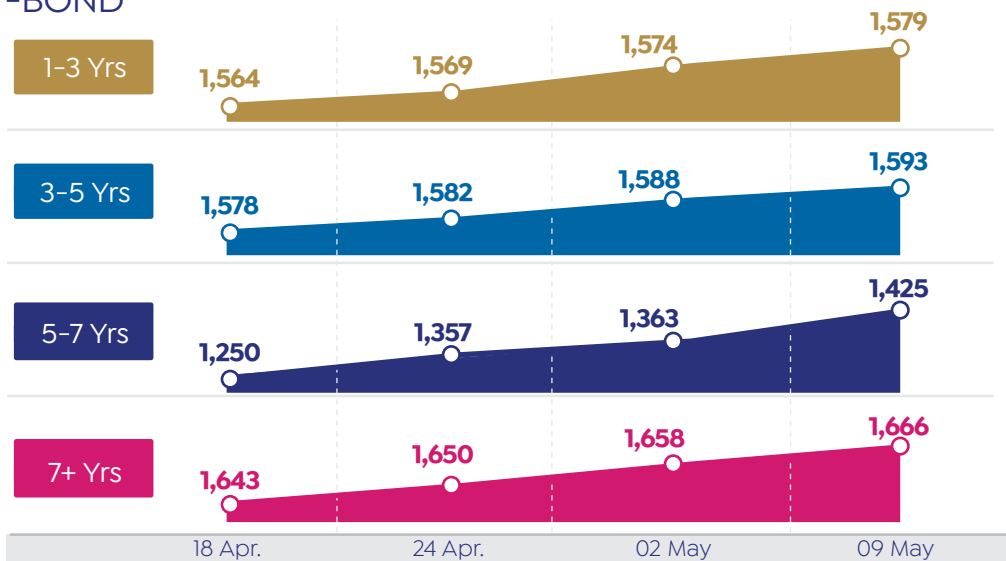
EGX 70 EWI



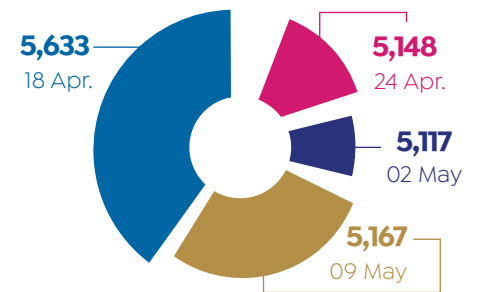
EGX 100 EWI



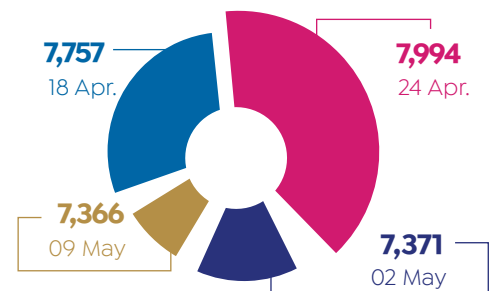
T-BOND



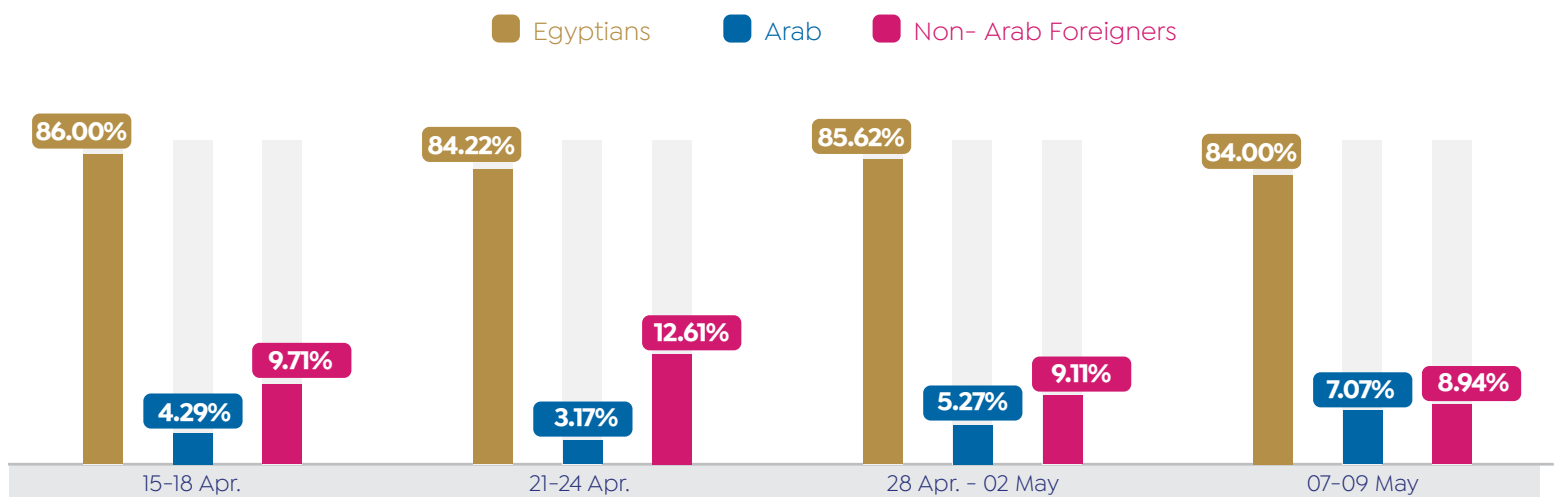
SP/EGX ESG



TAMAYUZ



INVESTORS TYPE

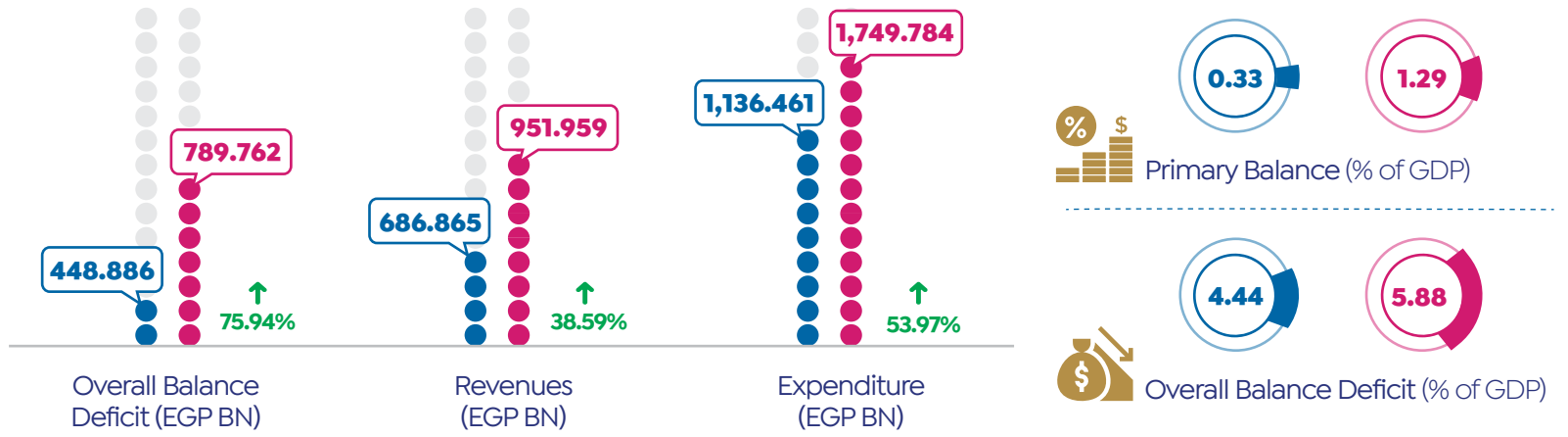


* Listed Institutions & Retail Stocks incl. Deals + Bonds + OTC

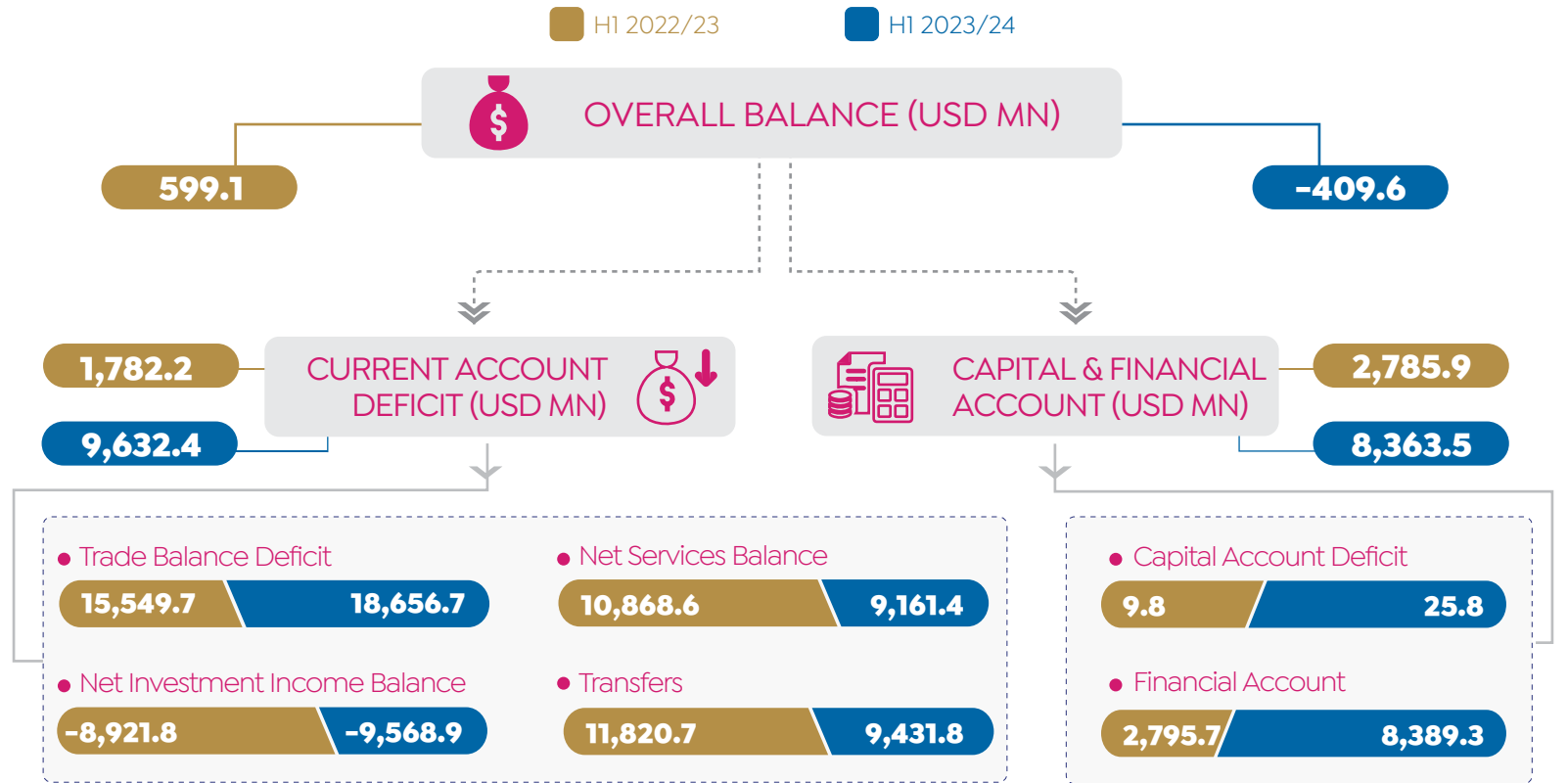
FISCAL SECTOR PERFORMANCE

Jul.-Jan. (FY 2022/23)

Jul.-Jan. (FY 2023/24)



BALANCE OF PAYMENTS PERFORMANCE (H1 2023/24)



EGYPTIAN ECONOMIC INDICATORS



Jul. 2023 - Mar. 2024
Time Period



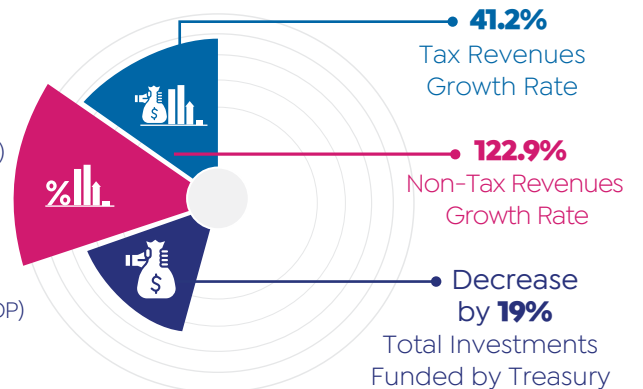
5.42%
Overall Deficit (% of GDP)



EGP 416 bn
Primary Surplus

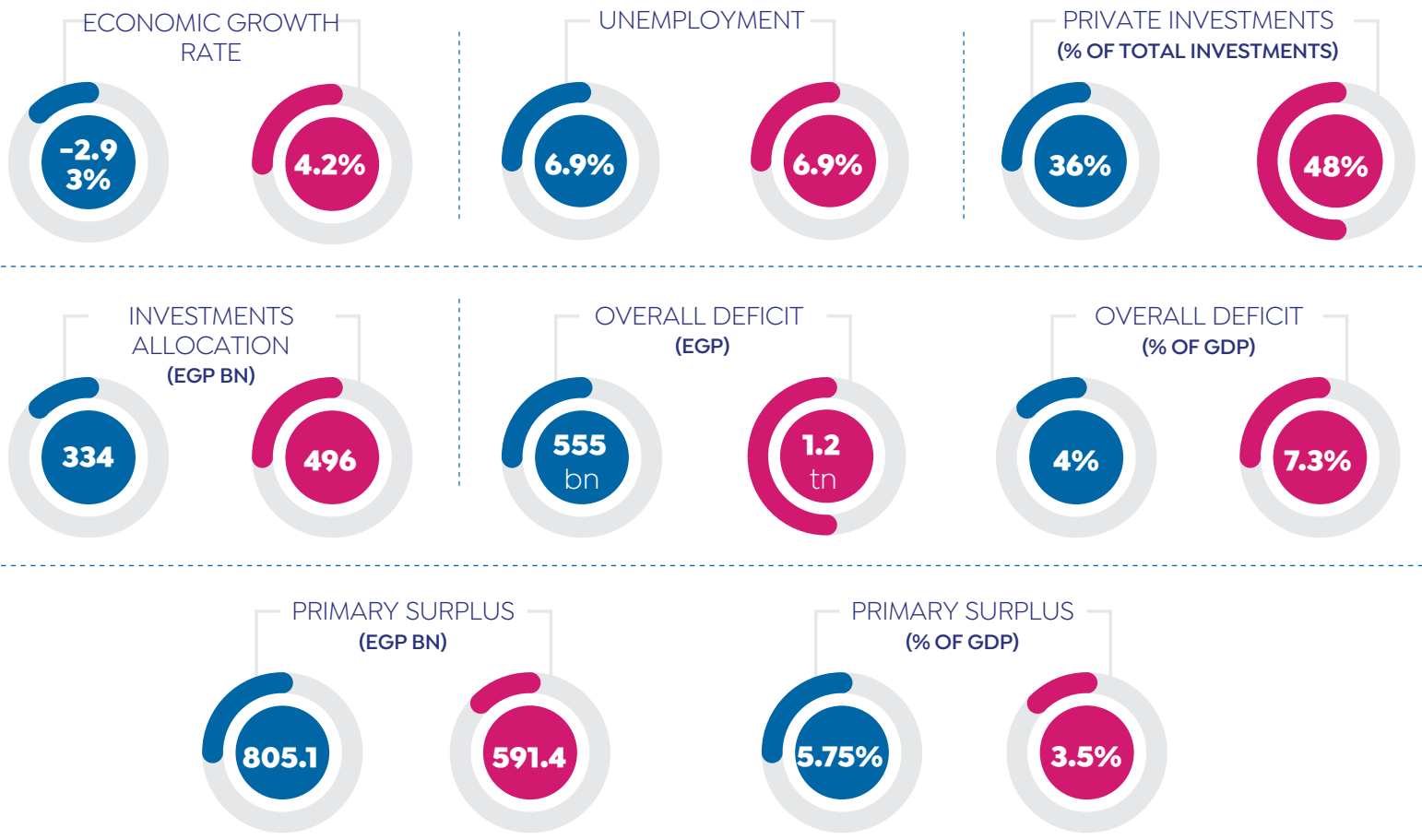


3%
Primary Surplus (% of GDP)

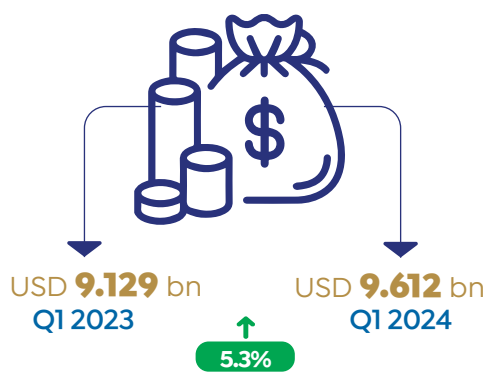


EXPECTATIONS FOR EGYPTIAN ECONOMIC INDICATORS

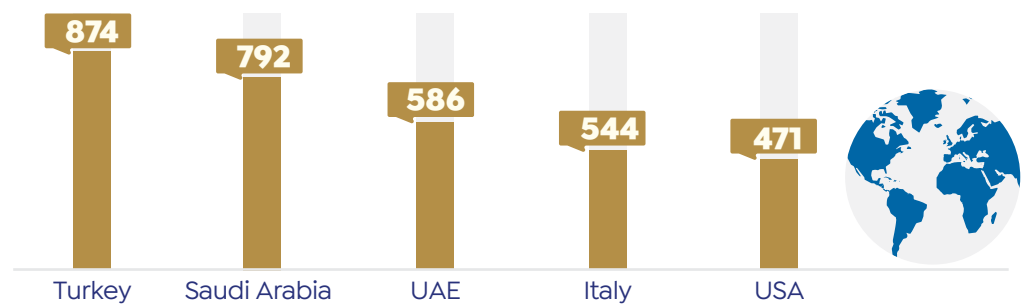
● 2023/24 ● 2024/25



NON-OIL EXPORTS



TOP 5 IMPORTERS FROM EGYPT (USD MN)



TOP 5 SECTORS OF NON-OIL EXPORTS



Source: Cabinet

CITIZEN INVESTMENT PLAN (2023/24) EL-WADI EL-GEDID GOVERNORATE

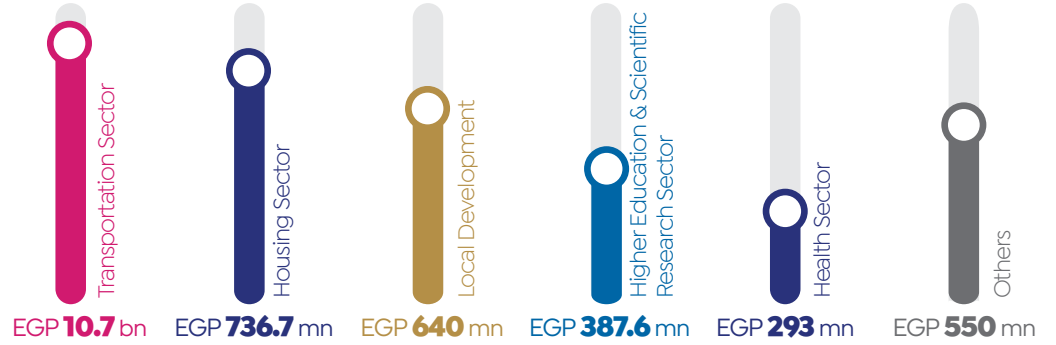


EGP **13.2** bn
TOTAL INVESTMENTS



242
NO. OF PROJECTS

INVESTMENTS BREAKDOWN



NORTH SINAI GOVERNORATE

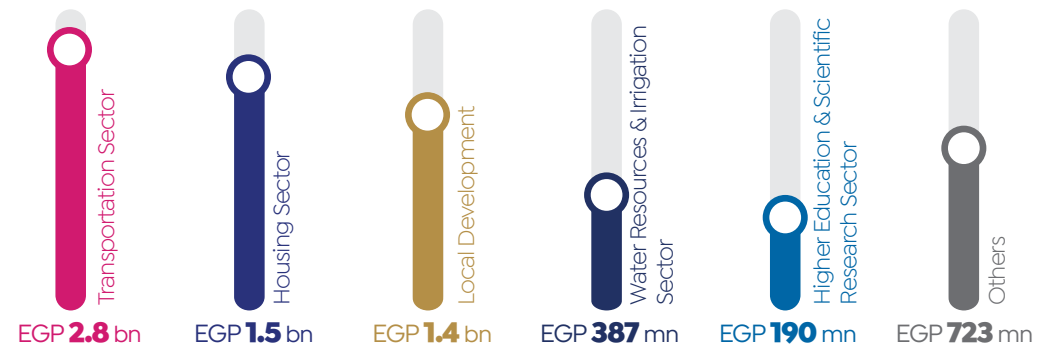


EGP **7** bn
TOTAL INVESTMENTS



231
NO. OF PROJECTS

INVESTMENTS BREAKDOWN



SOUTH SINAI GOVERNORATE

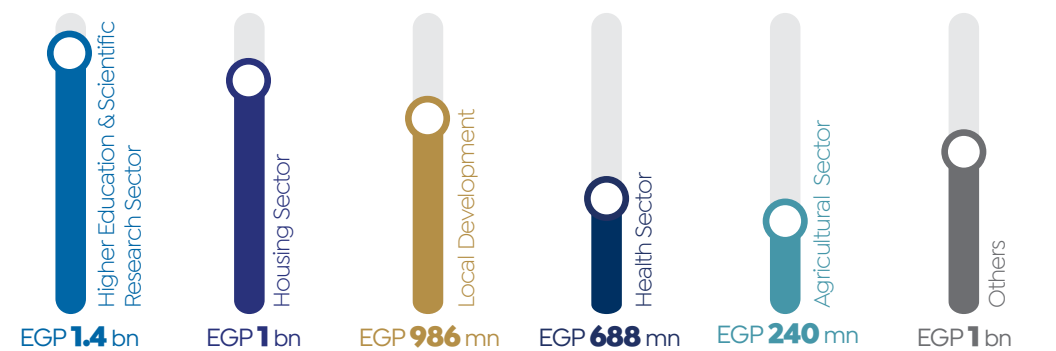


EGP **5.4** bn
TOTAL INVESTMENTS



178
NO. OF PROJECTS

INVESTMENTS BREAKDOWN



ISMAILIA GOVERNORATE

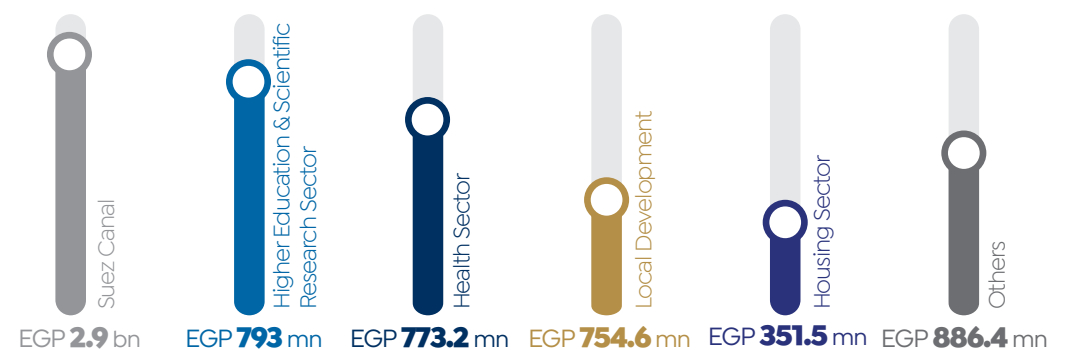


EGP **6.5** bn
TOTAL INVESTMENTS



333
NO. OF PROJECTS

INVESTMENTS BREAKDOWN



QALYUBIA GOVERNORATE

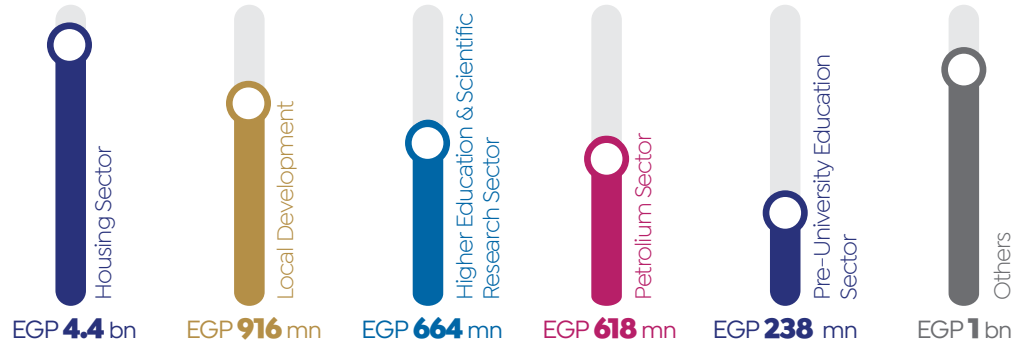


EGP **8 bn**
TOTAL INVESTMENTS



367
NO. OF PROJECTS

INVESTMENTS BREAKDOWN



SOHAG GOVERNORATE

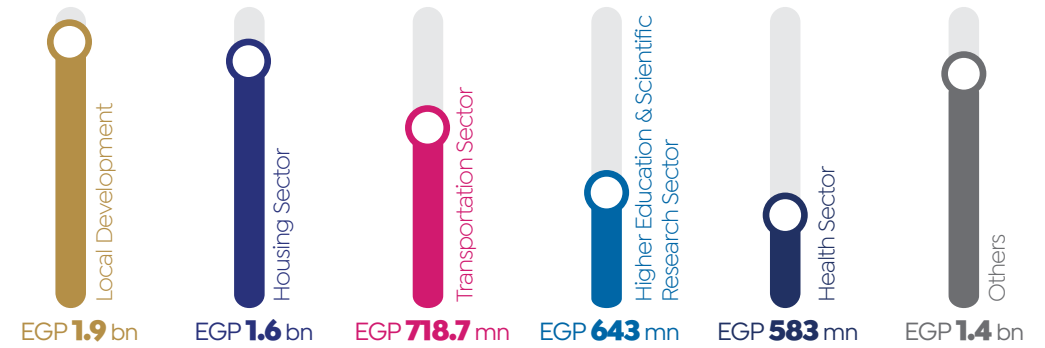


EGP **6.8 bn**
TOTAL INVESTMENTS



489
NO. OF PROJECTS

INVESTMENTS BREAKDOWN



ASYUT GOVERNORATE



EGP **11.6 bn**
TOTAL INVESTMENTS



478
NO. OF PROJECTS

INVESTMENTS BREAKDOWN

