

MARKET WATCH

17 DEC. 2023 - 08 FEB. 2024

BY: Yassen Mahmoud

2024
MARCH

The background features a blurred image of a modern building with a glass facade, set against a bright sky. The image is framed by dark blue diagonal stripes that create a sense of depth and movement. The text is centered on the right side of the page.

REAL ESTATE

MARKET
UPDATES

01 Updates 2024 REAL ESTATE MARKET



MINISTRY OF HOUSING, UTILITIES & URBAN COMMUNITIES' ACHIEVEMENTS DURING 2023

HOUSING FOR ALL EGYPTIANS

- ➔ No. of Executed Housing Units
 - 42,472** for Low Income
 - 1,284** in Aswan, Port Said, Damietta & Kafr El-Shiekh
- ➔ **318,000** No. of Underway Housing Units

EXECUTED & UNDERWAY HOUSING UNITS IN NEW CITIES

- ➔ **34,191** New Administrative Capital (NAC)
- ➔ **35,615** New Alamein City
- ➔ **1,538** New Aswan & New Masoura



SAKAN MISR

- ➔ **6,344** No. of Executed Housing Units
- ➔ **26,744** No. of Underway Housing Units

OTHER ACHIEVEMENTS

- ➔ Executing **550** Housing Units in Sinai
- ➔ Executing **4** Villages in North Sinai (with **200** Bedouin Houses)
- ➔ Executing and Completing **6,296** Alternative Housing Units for Slums
- ➔ Executing **720** Cooperatives Housing Units
- ➔ Renovating & Replacing **284** Nubian Houses

JANNA

- ➔ **432** No. of Executed Housing Units
- ➔ **17,680** No. of Underway Housing Units

INFRASTRUCTURE PROJECTS

- ➔ **18** in **9** Governorates (Capacity: **96,500** m³/ Day) No. of Executed Potable Water Projects
- ➔ **10** in Urban Areas (Capacity: **1.910** mn m³/ Day) **38** in Rural Areas No. of Executed Sanitation Projects
- ➔ **23** No. of Executed Road Projects

INVESTMENT ACTIVITIES IN NEW CITIES DURING 2023



4,450
No. of Investment Requests



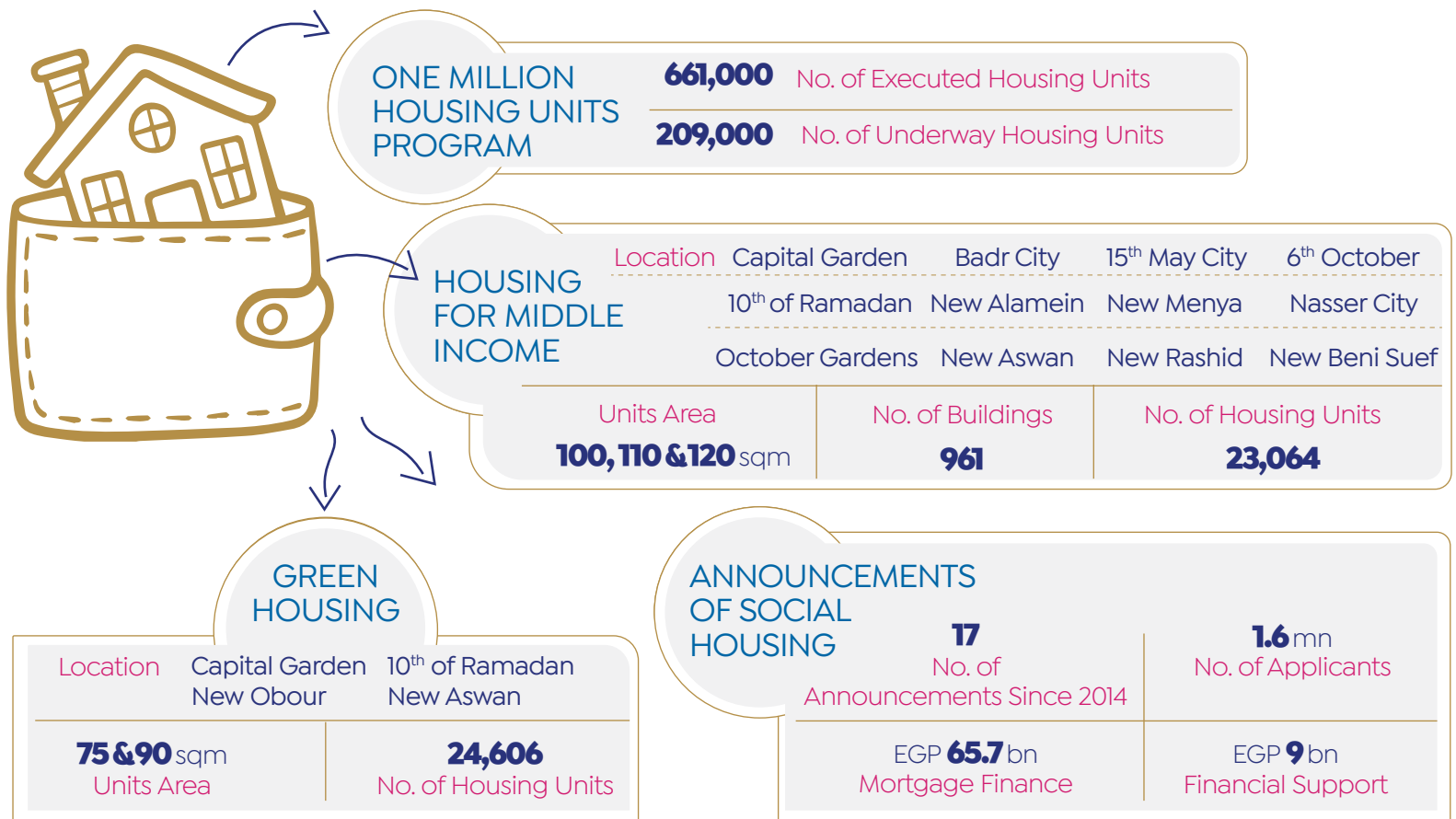
2,415
No. of Investment Opportunities

INVESTMENT REQUESTS BREAKDOWN

- ➔ **2,219** Requests for Commercial Activities in **30** Cities
- ➔ **1,334** Requests for Industrial Activities in **26** Cities
- ➔ **372** Requests for Urban Development Activities in **25** Cities
- ➔ **203** Requests for Recreational Activities in **18** Cities
- ➔ **96** Requests for Educational Activities in **22** Cities
- ➔ **87** Requests for Health Activities in **17** Cities
- ➔ **23** Requests for Agricultural Activities in **3** Cities
- ➔ **115** Requests for Usufruct in **17** Cities

Source: Cabinet & MHUC

SOCIAL HOUSING AND MORTGAGE FINANCE FUND'S PROJECTS



TARGET OF HAYAH KARIMA INITIATIVE PHASE I (FY 2023/ 24)

LOCAL DEVELOPMENT DIMENSION

- 332** Government Service Complexes
 - Completing The Construction & Equipping
- 128** Markets | **132** Firefighting Points
 - Completing The Construction & Development
- 91** Transportation Hubs
 - Construction & Development
- 1,449** Villages
 - Completing The Development of Local Road

SOCIAL DIMENSION

- 15,330** Classes
 - Construction, Development & Equipping
- 1,303** Schools
 - Maintenance
- 24** Central Hospitals
 - Completion of The Development
- 367** Ambulance Units
 - Construction & Development
- 555** Residential Buildings
 - Completion for Low-Income People
- 1,102** Health Units | **983** Youth Centers
 - Completion of The Development & Equipping

ECONOMIC DIMENSION

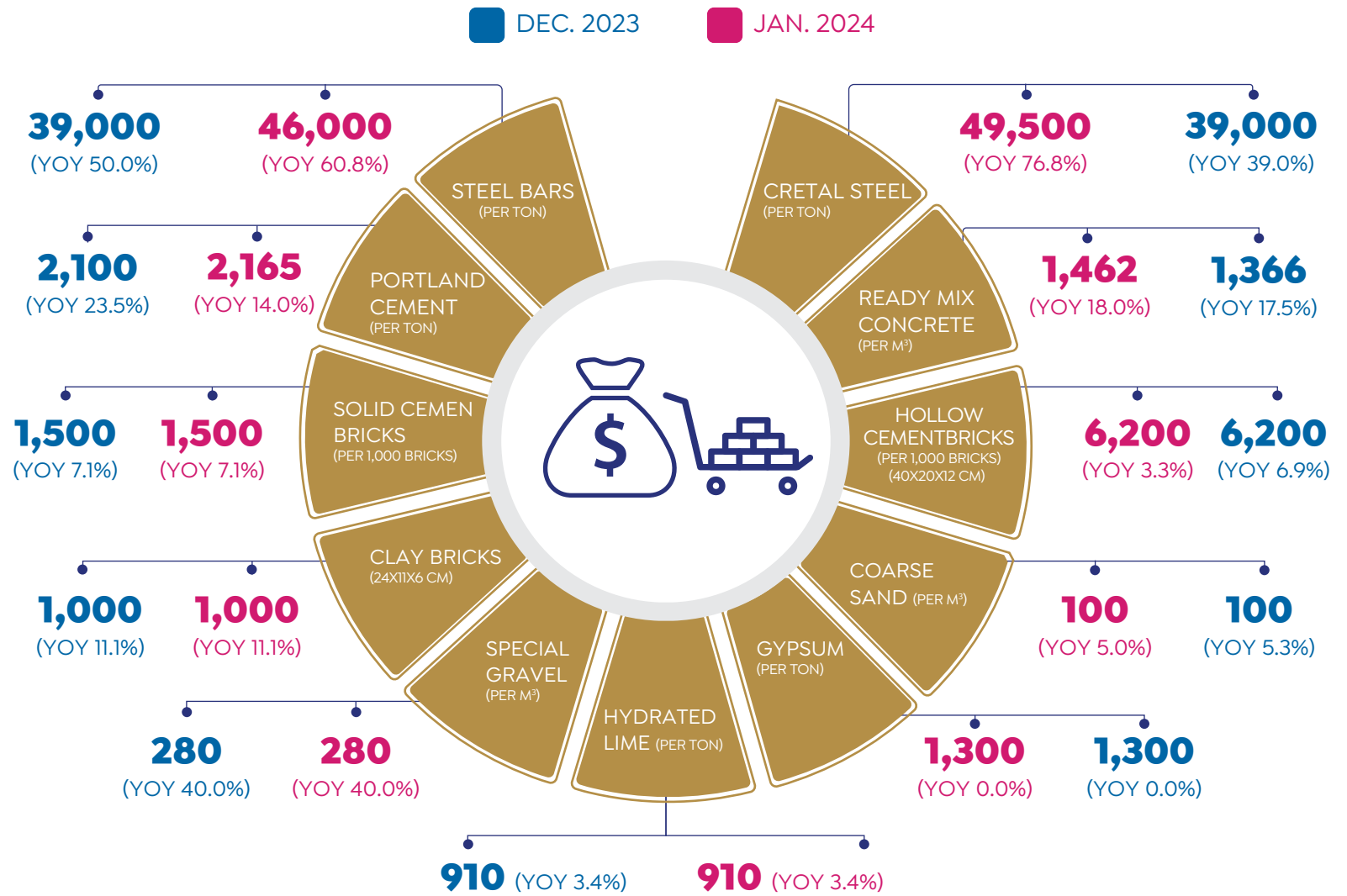
- 330** Agricultural Services Centers
 - Establishment & Preparation
- 46** Dairy Collection Centers
 - Construction & Development
- 608** Irrigation Shops on Watercourses
 - Establishment & Development
- 6,330** km Long Canals for The First and Second Phases
 - Preparation & Lining

URBAN DIMENSION

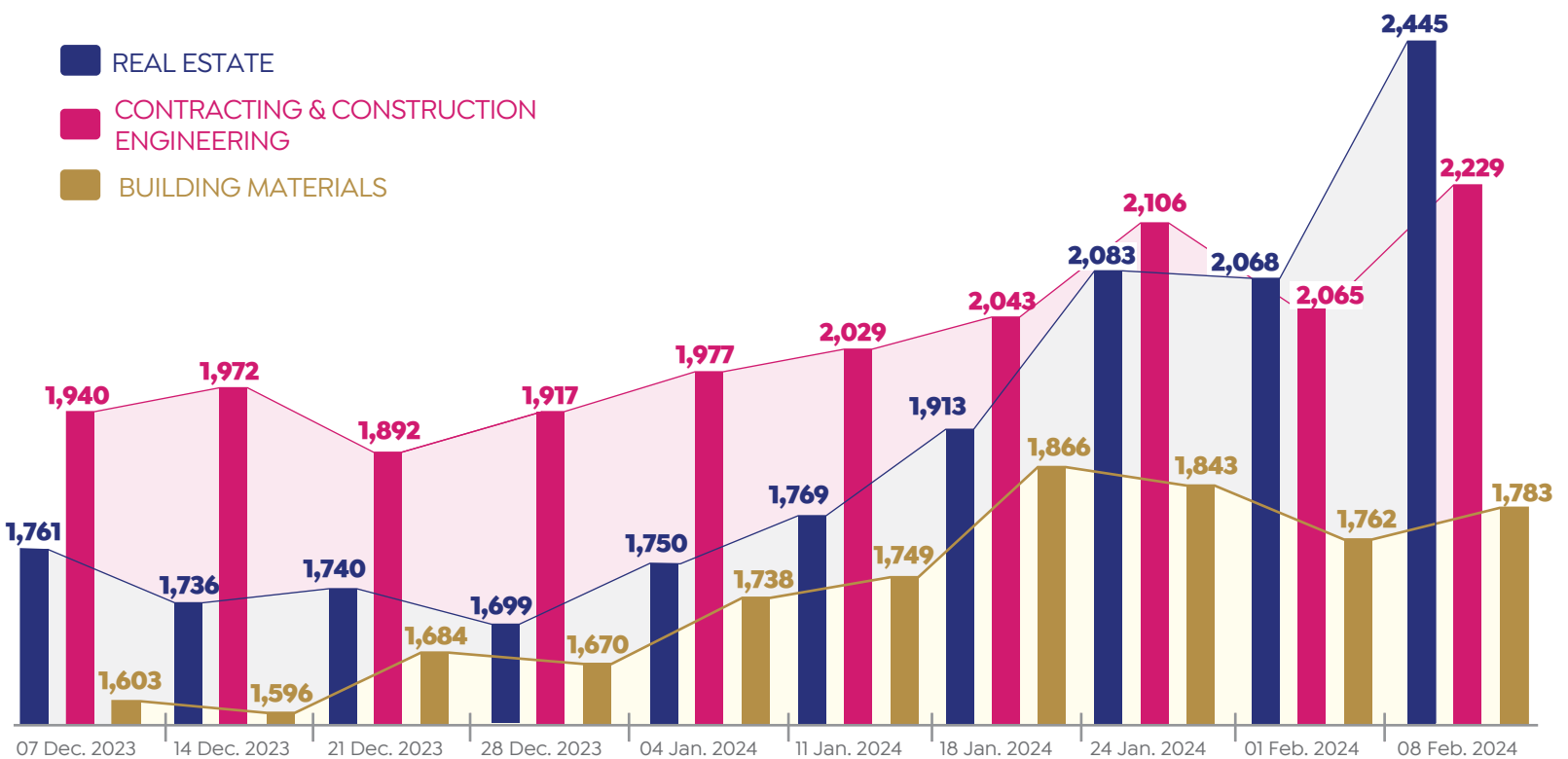
- Potable Water Systems at **8,500** km
 - Completing The Delivery & Development
- 323** Water Purification Plants
 - Completing The Construction & Development
- 1,466** Villages
 - Connecting Fiber-Optic Networks
- 842** Villages
 - Connecting Natural Gas Service
- 166** Roads | **116** Railway Stations | **57** Urban Settlement
 - Completing The Development
- 21,300** km Long
 - Extending The Sewage System Network
- 1,469** Sanitation Projects | **846** Post Offices
 - Establishment & Development
- 166** Sanitation Treatment Plants | The Laying of Cables & Installing Lighting Poles, Kiosks, and Electrical Transformers to **1,464** Villages
 - Completion

Source: Cabinet , MPED & MHUC

PRICES OF CONSTRUCTION MATERIALS (EGP)



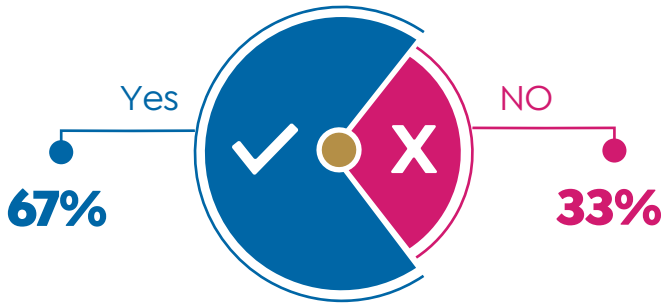
PERFORMANCE OF REAL ESTATE, CONSTRUCTION & BUILDING MATERIALS' INDICES IN EGX



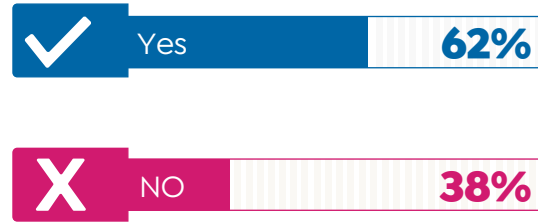
Source: MHUC & EGX

MONTHLY SURVEY (PURCHASING POWER)

DESIRE TO PURCHASE



ABILITY TO PURCHASE



MOST SUITABLE PAYMENT METHODS



OPTIMUM PAYMENT PLANS (YRS)



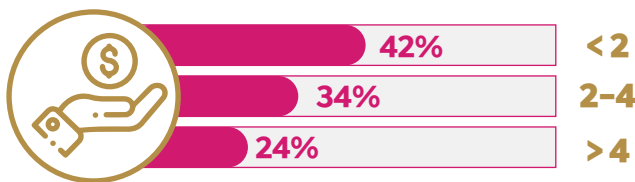
HIGH-DEMAND UNIT TYPES



HIGH-DEMAND RESIDENTIAL UNIT TYPES



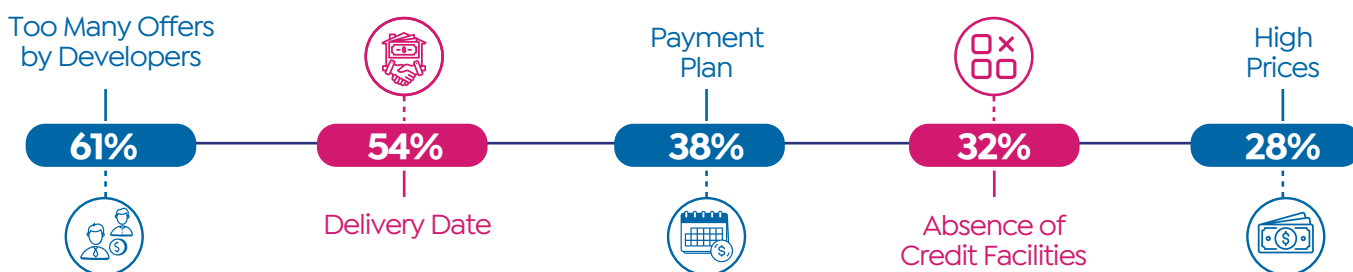
PREFERRED PRICES (MN)



EXPECTED FUTURE PRICES



OBSTACLES FACING POTENTIAL BUYERS



Source: Invest-Gate R&A



NEW CITIES

UPDATE



NEW CITIES Updates 2024



NEW ADMINISTRATIVE CAPITAL (NAC)

CAPITAL RESIDENCE (R3 DISTRICT)		NEW GARDEN CITY (R5)	
1,016 Acres AREA	24,000 NO. OF UNITS	885 Acres AREA	385 NO. OF BUILDINGS
FACILITIES <ul style="list-style-type: none"> Post Office Schools Real Estate Registration Service Firefighting Point Nurseries 		21,494 NO. OF HOUSING UNITS	456 NO. OF VILLAS
		513 NO. OF COMMERCIAL UNITS	

NEW CAIRO

HOUSING FOR ALL EGYPTIANS INITIATIVE		DAR MISR (PHASE I & II)	
NO. OF BUILDINGS	222	930 NO. OF BUILDINGS	EGP 4.65 bn TOTAL COST
NO. OF HOUSING UNITS	5,208	22,320 NO. OF HOUSING UNITS	Completed CURRENT STATUS
NO. OF COMMERCIAL UNITS	81		
NO. OF ADMINISTRATIVE UNITS	174		
TOTAL COST	EGP 2.5 bn		

JANNA		SAKAN MASR	
NO. OF BUILDINGS	365	740 NO. OF BUILDINGS	106-118 sqm UNITS AREA
NO. OF HOUSING UNITS	8,760	17,760 NO. OF HOUSING UNITS	EGP 5.18 bn TOTAL COST
UNITS AREA	100-150 sqm		
NO. OF EXECUTED BUILDINGS	341	NO. OF EXECUTED BUILDINGS	
NO. OF UNDERWAY BUILDINGS	24		
TOTAL COST	EGP 3.25 bn		
			<ul style="list-style-type: none"> 216 (3rd Settlement) 138 (West Universities Area) 82 (Fair Zone Area 1 & 2)

Source: NUCA & Cabinet

BADR CITY

DISTINGUISHED SOCIAL HOUSING

 **92**
NO. OF BUILDINGS

 **88%**
COMPLETION RATE

 **2,208**
NO. OF HOUSING UNITS

SOCIAL CLUB

 **106,000** sqm
AREA

 **EGP 160** mn
TOTAL COST

 **90%**
COMPLETION RATE

15TH MAY CITY

HOUSING FOR ALL EGYPTIANS FOR LOW INCOME

 **Al-Narges**
LOCATION

 **465**
NO. OF BUILDINGS

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

 **80%**
COMPLETION RATE

NEW OCTOBER CITY

HOUSING FOR ALL EGYPTIANS FOR LOW INCOME

 LOCATION **West Airport**

 AREA **3,500** Acres

 NO. OF EXECUTED HOUSING UNITS **26,000**

 NO. OF UNDERWAY HOUSING UNITS **90,000**

 COMPLETION DATE **Jun. 2024**

SERVICE FACILITIES

 **25**
NO. OF UNDERWAY BUILDINGS

 **EGP 700** mn
TOTAL COST

 INCLUDE

-  Schools
-  Social Club
-  Commercial Markets
-  Nurseries
-  Medical Units

10TH OF RAMADAN

HOUSING FOR ALL EGYPTIANS INITIATIVE

 **Al-Narges**
LOCATION

 **90** sqm
UNITS AREA

 **298**
NO. OF BUILDINGS

HOUSING FOR ALL EGYPTIANS (GREEN BUILDINGS)

 **New Zagazig District**
LOCATION

 **75 & 90** sqm
UNITS AREA

 **4,372**
NO. OF HOUSING UNITS

NEW DAMIETTA

JANNA

▶ 34th NEIGHBORHOOD

 **28**
NO. OF BUILDINGS

 EGP **320** mn
TOTAL COST

 **85%**
COMPLETION RATE OF BUILDINGS

▶ 33rd NEIGHBORHOOD

 **59**
NO. OF BUILDINGS

 EGP **700** mn
TOTAL COST

 **100%**
COMPLETION RATE OF BUILDINGS

SAKAN MASR

 **4th Neighborhood**
LOCATION

 **40**
NO. OF BUILDINGS

 EGP **325** mn
TOTAL COST

 **100%**
COMPLETION RATE OF BUILDINGS

NEW SUEZ CITY

HOUSING FOR ALL EGYPTIANS INITIATIVE

 **86**
NO. OF BUILDINGS

 **2,064**
NO. OF HOUSING UNITS

 COMPLETION RATE

Buildings: **76%** Water Projects: **45%**
Sanitation Projects: **77%** Road Projects: **75%**
Commercial Market: **95%**

1st INDUSTRIAL ZONE

 **2,218** Acres
TOTAL AREA

▶ BREAKDOWN

- Industrial Area **1,360** Acres
- Green Area & Roads **385** Acres
- Free Zone **200** Acres
- Service Area **85** Acres
- Commercial & Administrative Area **6** Acres

NEW QENA

HOUSING FOR ALL EGYPTIANS INITIATIVE

▶ SITE OF 23 BUILDINGS

 **552**
NO. OF HOUSING UNITS

 **90** sqm
UNITS AREA

 **88%**
COMPLETION RATE

▶ SITE OF 5 BUILDINGS

 **180**
NO. OF HOUSING UNITS

 **75** sqm
UNITS AREA

 **65%**
COMPLETION RATE

PRIVATE REAL ESTATE PROJECTS

UPDATE



Updates 2024

PRIVATE REAL ESTATE PROJECTS



NEW RESIDENTIAL PROJECTS / 4 PROJECTS

NMQ

Developer: Melee Company



Sheikh Zayed City
LOCATION



66 Acres
AREA



2027
DELIVERY DATE

AVELIN

Developer: Times Developments



New Cairo
LOCATION



26 Acres
AREA



EGP 10 bn +
INVESTMENTS

MORAY

Developer: Main Marks Developments



New Cairo
LOCATION



16.5 Acres
AREA



EGP 12 bn +
INVESTMENTS



EGP 34 bn
TARGET SALES

EVER NEW CAIRO

Developer: Cred



New Cairo
LOCATION



128.5 Acres
AREA



350,000 sqm
BUA



EGP 30 bn
INVESTMENTS



EGP 35 bn
TARGET SALES



2029
DELIVERY DATE



SUPPLY VOLUME

No. of Phases: **4**

No. of Residential Units:
2,100

No. of Villas: **500**

Villas Area: **200-550** sqm

No. of Apartments: **1,600**



NEW COASTAL PROJECTS / 1 PROJECT

NEW PROJECT (NAME N/A)

Developer: Gates Developments



North Coast
LOCATION



206 Acres
AREA



350,000 sqm
BUA



EGP 40 bn
INVESTMENTS



Q2 2024
LAUNCHING DATE



NEW MIXED-USE PROJECTS / 2 PROJECTS

RAWAQ DOWNTOWN

Developer: Nagy Group for Investment and Development



Khedivial Cairo
LOCATION



EGP 500 mn
INVESTMENTS



EGP 1.3 bn
INITIAL TARGET SALES



SUPPLY VOLUME
Commercial & Administrative
Units
2 Basements, Ground &
5 Floors

MAS TOWER

Developer: V Developments



Downtown, NAC
LOCATION



UNIT TYPES

Commercial
Administrative
Medical Units



PROJECTS UNDERWAY / 15 PROJECTS

OPTIMA BUSINESS COMPLEX PROJECT

Developer: Maqam Mizr



Downtown, NAC
LOCATION



Jan. 2026
DELIVERY DATE



2,400 sqm
AREA



Sales Rate: 50% +
CURRENT STATUS



EGP 500 mn
INVESTMENTS



SUPPLY VOLUME

No. of Floors: 13

No. of Commercial Units: 32
(Area: 45 sqm)

No. of Administrative Units: 157
(Area: 45 sqm)

LA VERDE NEW CAPITAL

Developer: La Verde Developments

 **R8, NAC**
LOCATION

 **35 Acres**
AREA

 SUPPLY VOLUME

Residential, Commercial
& Hotel Units
Studios Area: **75 sqm**

Apartments Area: **135-313 sqm**
Villas Area: **470 sqm**

SEAZEN

Developer: ALQAMZI Developments

 **North Coast**
LOCATION

 **2,200**
NO. OF UNITS

 **204 Acres**
AREA

 UNIT TYPES

Chalets
Townhouses
Twin Houses
Villas

 **EGP 14 bn**
INVESTMENTS

MONARK

Developer: Royal Developments

 **Mostakbal City**
LOCATION

 **EGP 1.8 bn**
CONTRACTUAL SALES

 **40 Acres**
AREA

 **2027**
DELIVERY DATE

 **EGP 6 bn**
INVESTMENTS

 CURRENT STATUS
Phase I Sold out
Launching **40%** of Phase II

THE CURVE

Developer: Cornerstone Development

 **NAC**
LOCATION

 **540**
NO. OF SOLD UNITS

 **2025**
DELIVERY DATE

 **70%+**
COMPLATION RATE

PODIA TOWER

Developer: Menassat Developments

 **NAC**
LOCATION

 Concrete Structure
Completion Rate: **40%**
CURRENT STATUS

 SUPPLY VOLUME
Commercial,
Administrative & Medical
Units
3 Basement, Ground &
25 Floors

ISOLA VILLA

Developer: El Masria Group

 **6th of October City**
LOCATION

 **15 Acres**
AREA


 **152**
NO. OF TOWNHOUSES

ETAPA SQUARE MALL

Developer: City Edge Developments

 **Sheikh Zayed City**
LOCATION

 **14 Acres**
AREA

 **114,000 sqm**
BUA

 Commercial, Administrative
& Medical Units
UNIT TYPES

CENTRAL AVENUE

Developer: Mabany Edris For Real Estate Investment

 **Sheikh Zayed City**
LOCATION

 **2025**
OPENING DATE

 **EGP 600 mn**
INVESTMENTS

 **Commercial, Administrative & Medical Units**
UNIT TYPES

 **Launching Phase II (63 Units)**
CURRENT STATUS

GARDEN GATE

Developer: IGI Developments

 **6th of October City**
LOCATION

 **72-172 sqm**
PHASE I UNITS AREA

 **100**
NO. OF PHASE I UNITS

 **Phase I Sold out**
CURRENT STATUS

THE V HUB

Developer: SAK Developments

 **R7, NAC**
LOCATION

 **11,000 sqm +**
BUA

 **7,500 sqm**
AREA

 **Concrete Structure Completed**
CURRENT STATUS

GOLDEN GATE

Developer: REDCON Properties

 **New Cairo**
LOCATION

 **160,000 sqm**
AREA

 **EGP 15 bn+**
INVESTMENTS

Source: Developers' Official Statements

ICITY

Developer: Mountain View

 **6th of October City**
LOCATION

 **500 Acres**
AREA

 **Launching Phase II of Club Park (800 Units)**
CURRENT STATUS

THE TERRACES

Developer: Cornerstone Development


 **NAC**
LOCATION

 **SUPPLY VOLUME**
Commercial, Administrative & Medical Units
4 Floors

SUEÑO

Developer: SAK Developments

 **R7, NAC**
LOCATION

 **CURRENT STATUS**
Phase I Completed
Preparing to Deliver 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 shades of purple and blue, creating a modern, abstract design. The text is centered in the upper half of the page.

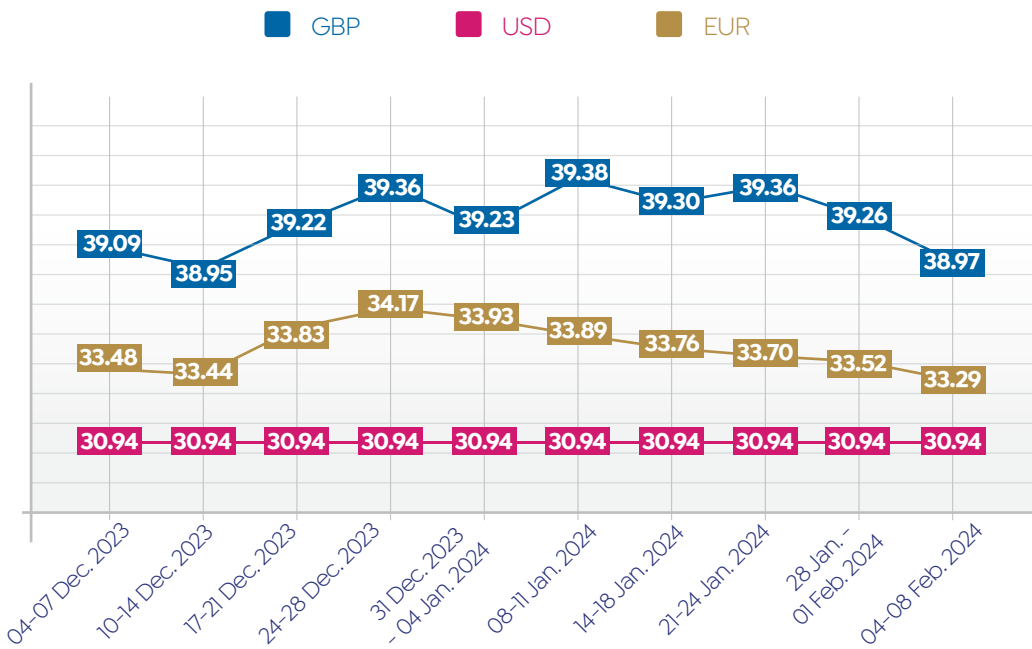
ECONOMIC

SNAPSHOT

04 Updates 2024 ECONOMIC SNAPSHOT

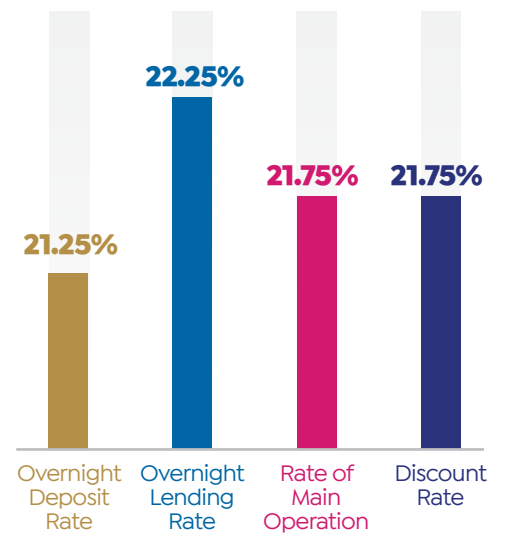


EXCHANGE RATES

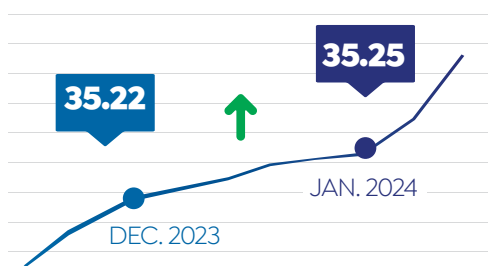


INTEREST RATES

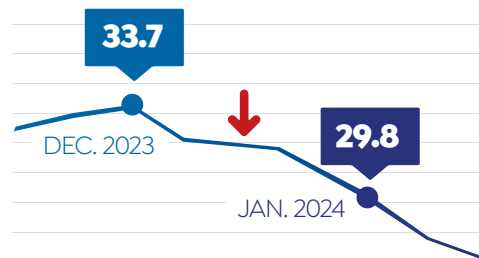
* MPC Meeting was Held on Feb. 01, 2024



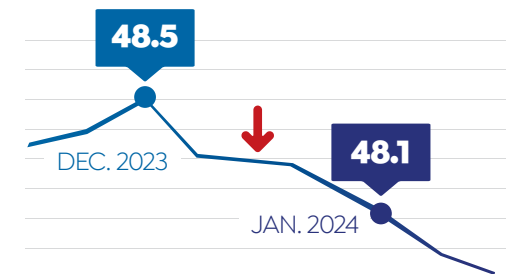
NET INTERNATIONAL RESERVES (USD BN)



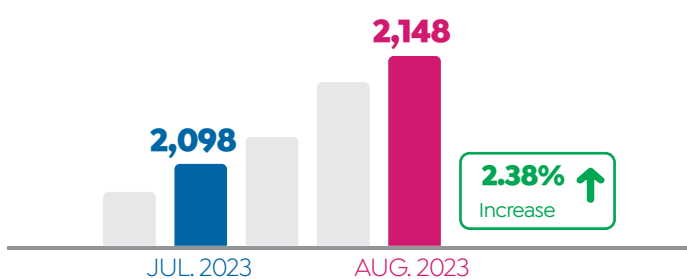
ANNUAL HEADLINE INFLATION



PURCHASING MANAGERS' INDEX (PMI)



MONEY SUPPLY (EGP BN)

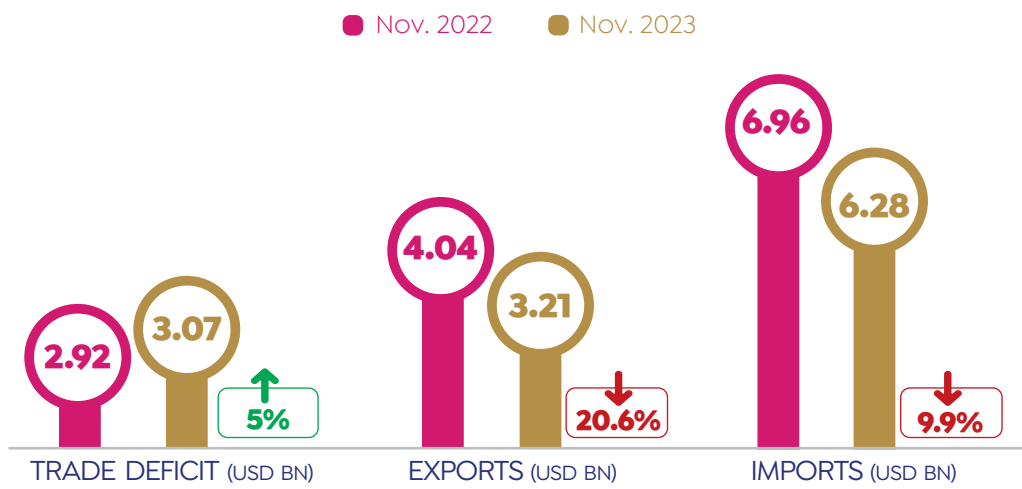


DOMESTIC LIQUIDITY (EGP BN)

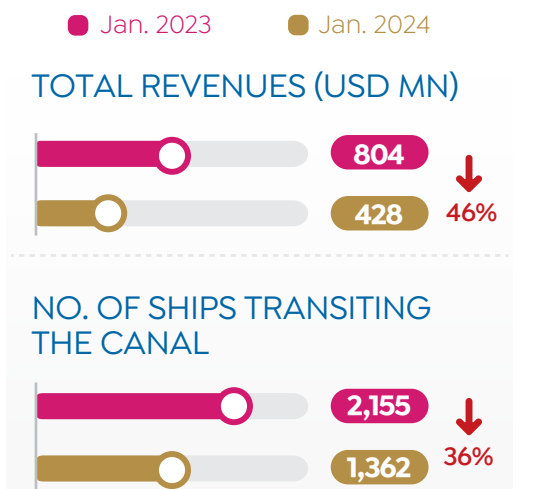


Source: IHS Markit, CAPMAS & CBE

TRADE BALANCE

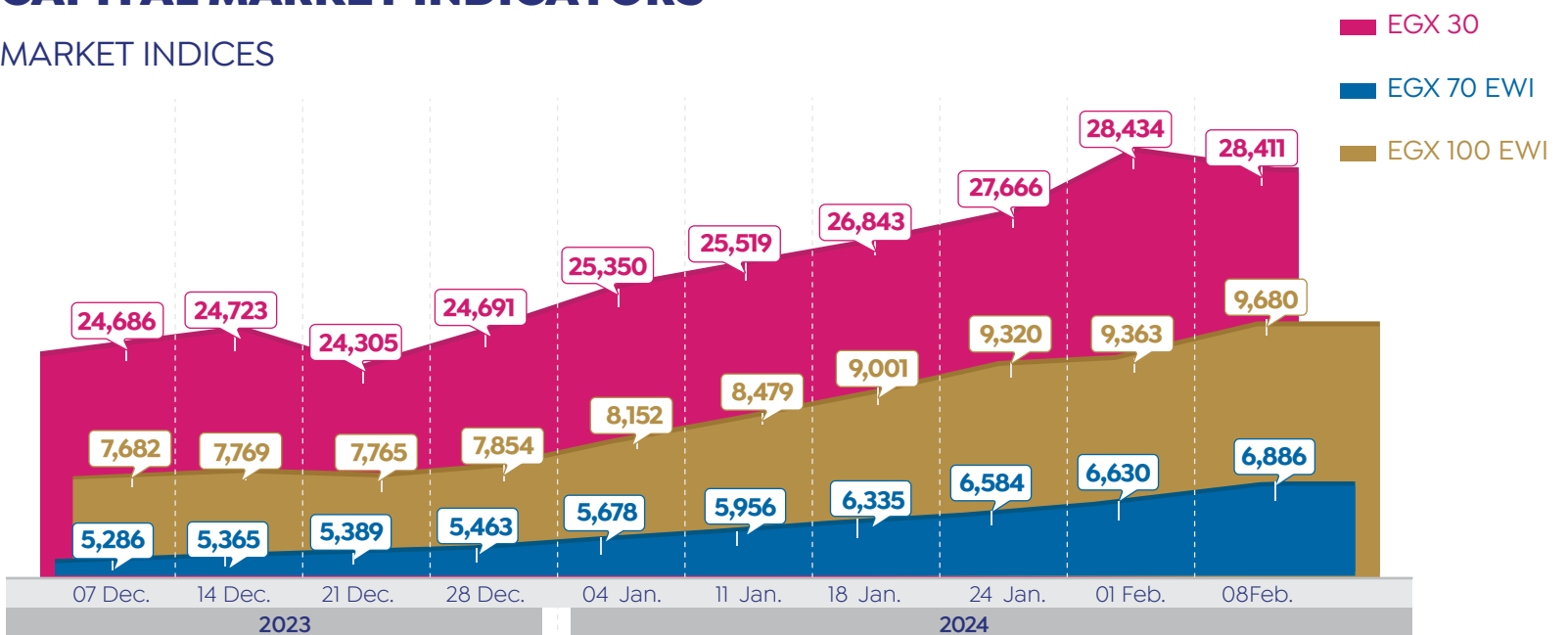


SUEZ CANAL UPDATES

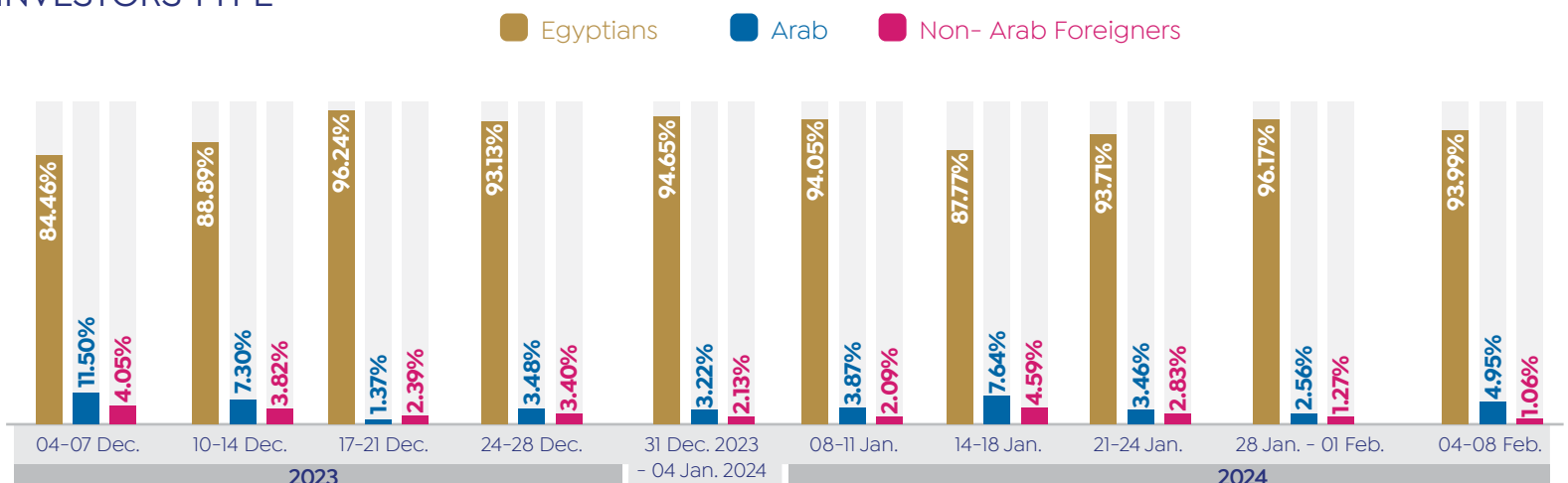


CAPITAL MARKET INDICATORS

MARKET INDICES



INVESTORS TYPE

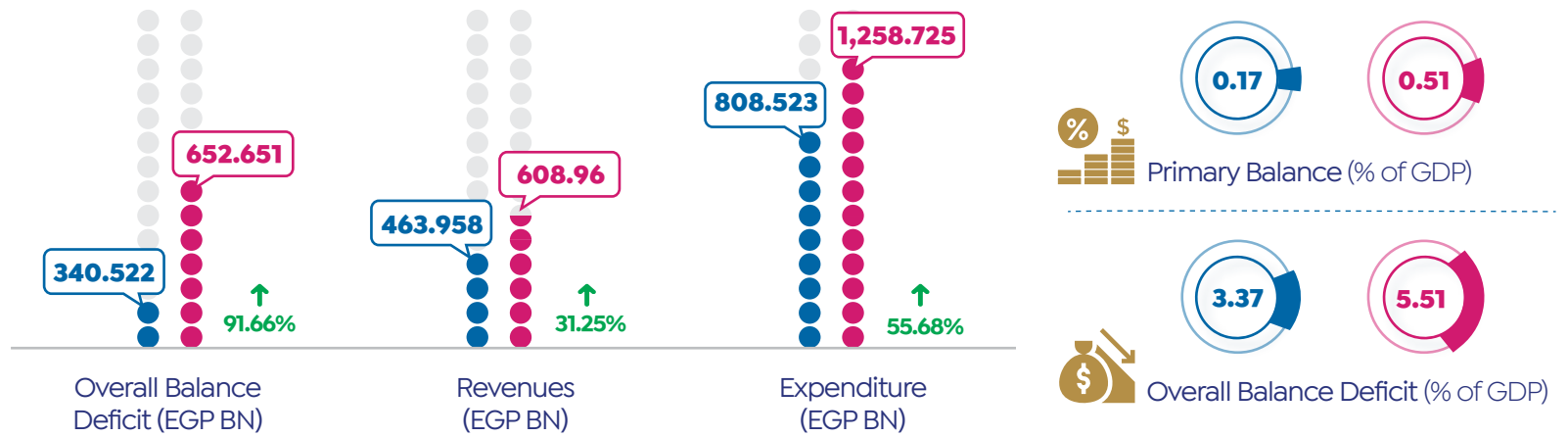


* Listed Institutions & Retail Stocks incl. Deals + Bonds + OTC

FISCAL SECTOR PERFORMANCE

Jul.-Nov. (FY 2022/23)

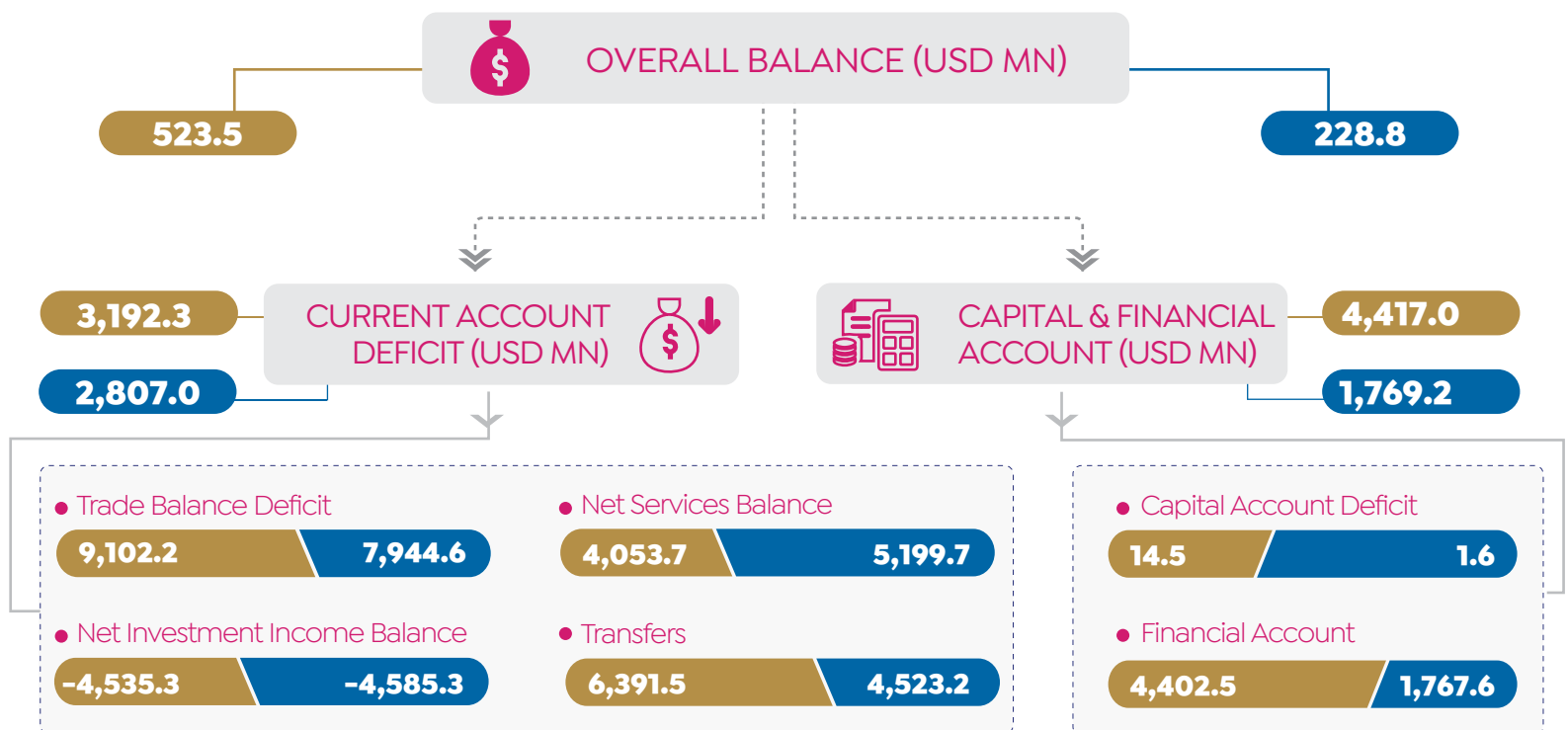
Jul.-Nov. (FY 2023/24)



BALANCE OF PAYMENTS PERFORMANCE (Q1 2023/24)

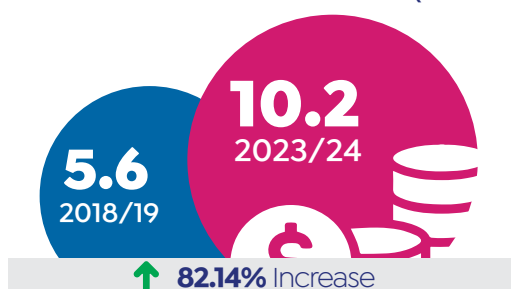
Q1 2022/23

Q1 2023/24

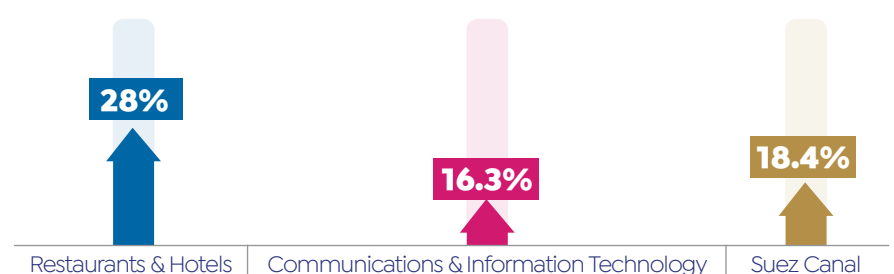


IMPLEMENTATION REPORT OF THE STATE'S ECONOMIC & SOCIAL DEVELOPMENT PLAN (FY 2022/23)

GDP AT CURRENT PRICES (EGP TN)

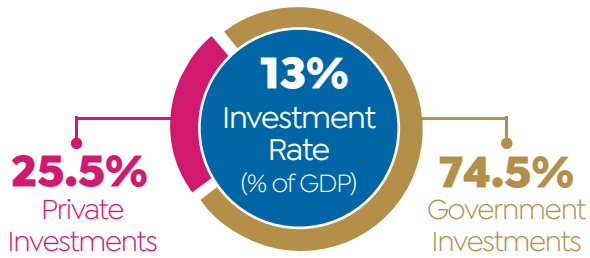


SECTORAL PERFORMANCE INDICATORS (GROWTH RATE)

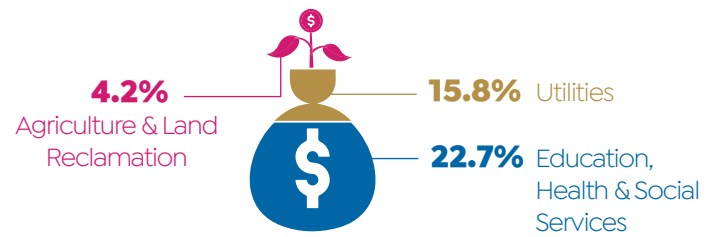


Source: MOF, CBE & MPED

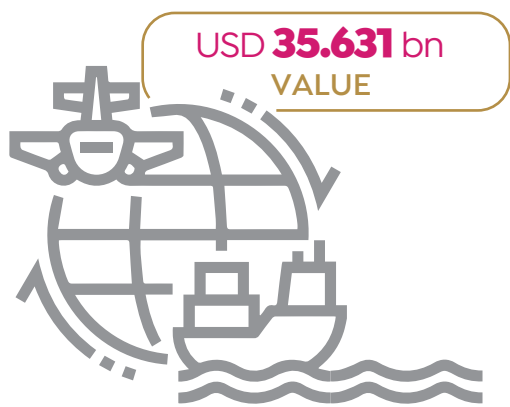
EXECUTED INVESTMENTS



SECTORAL DISTRIBUTION OF TOTAL INVESTMENTS



NON-OIL EXPORTS DURING 2023



TOP 5 IMPORTERS FROM EGYPT

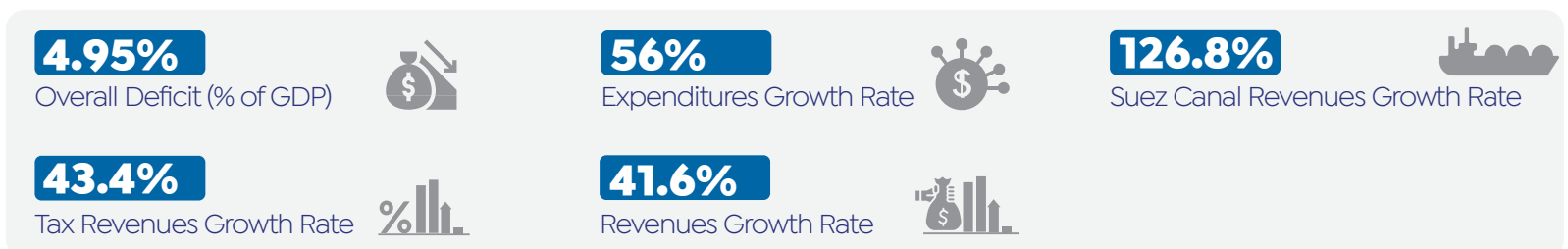
1. Turkey	USD 2.943 bn
2. Saudi Arabia	USD 2.766 bn
3. United Arab Emirates	USD 2.197 bn
4. Italy	USD 2.103 bn
5. USA	USD 1.966 bn



TOP 5 SECTORS OF NON-OIL EXPORTS



ECONOMIC INDICATORS DURING H1 2023/24



Source: MPED & Cabinet