

# MARKET WATCH

BY: **YASSEN MAHMOUD**  
(10 SEP. - 05 OCT.)

**NOVEMBER**  
2023

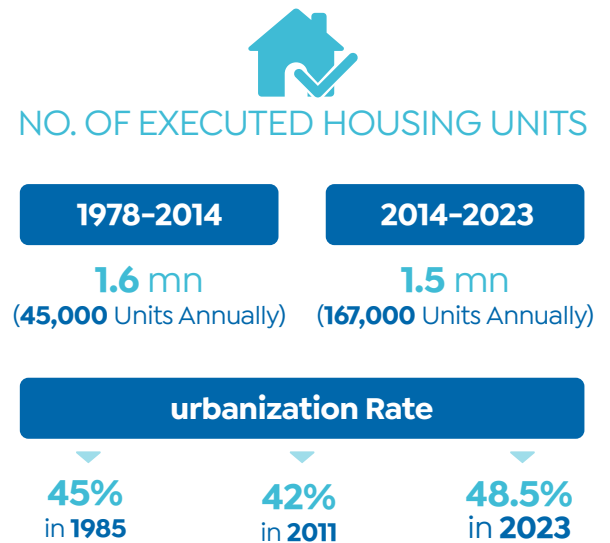
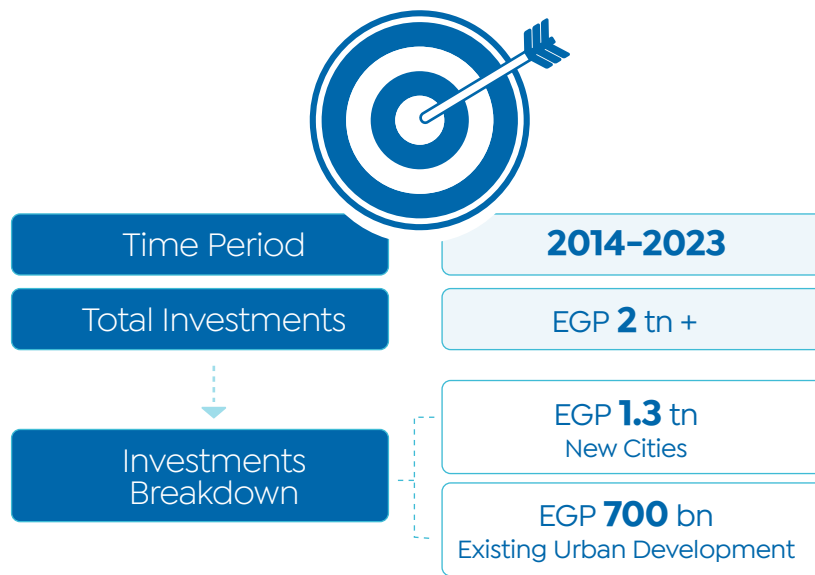


# REAL ESTATE

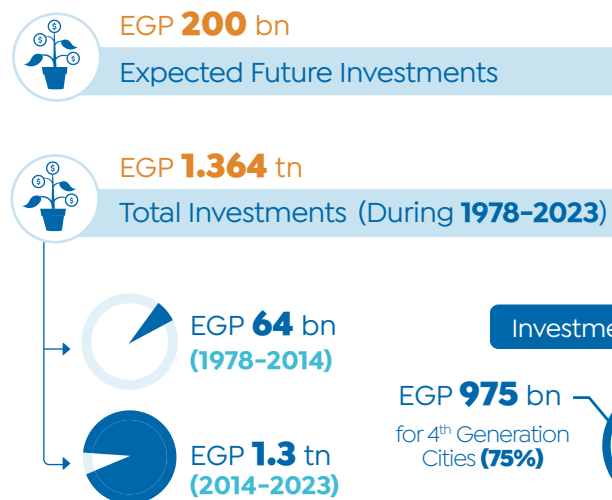
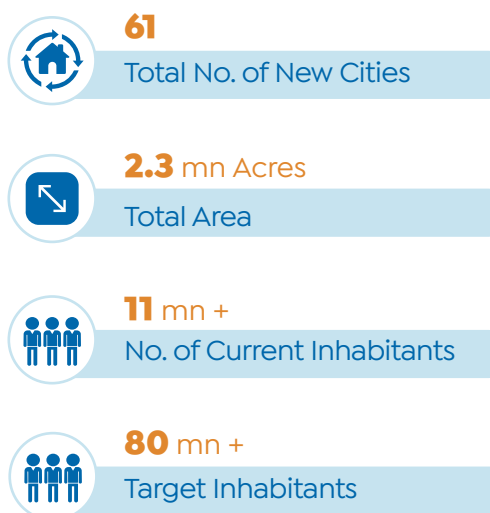
MARKET  
UPDATES

# 01 | REAL ESTATE MARKET UPDATES 2023

## ACCOMPLISHMENTS OF MINISTRY OF HOUSING, UTILITIES & URBAN COMMUNITIES



### NEW CITIES



### 1<sup>ST</sup>, 2<sup>ND</sup> & 3<sup>RD</sup> GENERATION CITIES



### 4<sup>TH</sup> GENERATION CITIES



## SOCIAL HOUSING PROJECTS

No. of Applicants	1.6 mn
No. of Allocated Units	860,000
Investment Cost	EGP 300 bn

## SLUM DEVELOPMENT PROJECTS

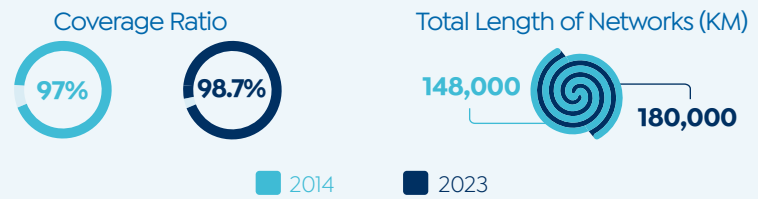
No. of Developed Unsafe Areas	357
No. of Executed Alternative Units	300,000
Investment Cost	EGP 85 bn

## PARTNERSHIP WITH PRIVATE SECTOR

No. of Developers	76
No. of Projects	76
Projects' Land Area	16,000 Acres
Total Investments	EGP 1.1 tn
No. of Job Opportunities	310,000

## POTABLE WATER PROJECTS

554 No. of Executed Projects	EGP 138 bn Investment Cost
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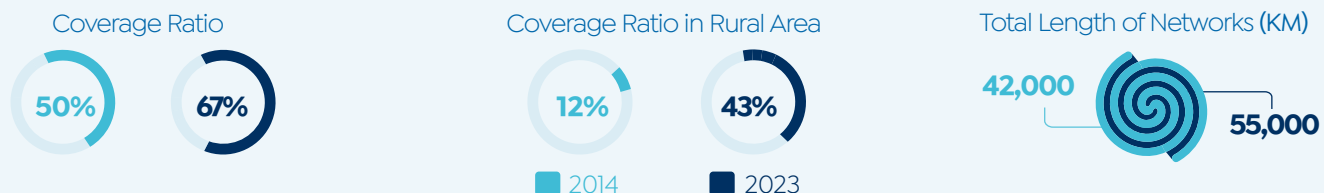
## WATER DESALINATION PROJECTS

110 Target No. of Plants in 2025	Target Capacity 1.44 mn m <sup>3</sup> / Day in 2025 9 mn m <sup>3</sup> / Day in 2050
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## SANITATION PROJECTS

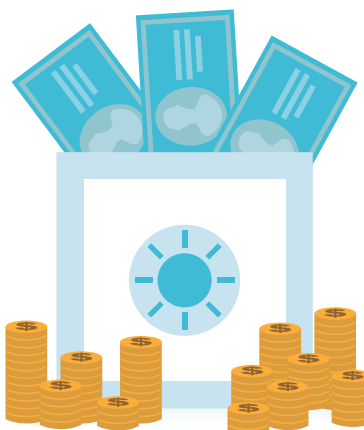
1,674 No. of Executed Projects	EGP 177 bn Investment Cost
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## SOCIAL HOUSING AND MORTGAGE FINANCE FUND'S ACHIEVEMENTS

## HOUSING FOR ALL EGYPTIANS INITIATIVE

649,000 No. of Executed Housing Units
211,000 No. of Underway Housing Units
535,000 No. of Beneficiaries
EGP 8.7 bn Total Financial Support For Beneficiaries



## GREEN BUILDING INITIATIVE

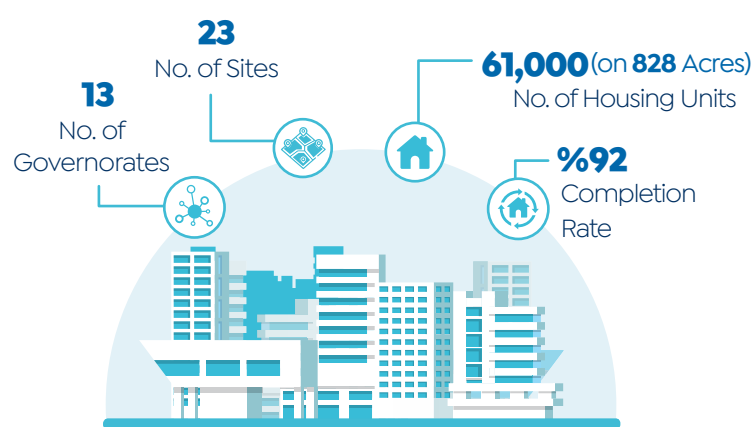
Capital Gardens, New Obour, New Aswan & 10 <sup>th</sup> of Ramadan Cities Location
25,000 No. of Target Housing Units
2024 Completion Date

## PERFORMANCE OF THE ARAB CONTRACTORS



## URBAN DEVELOPMENT PROJECT FOR GOVERNORATES' CAPITALS & CITIES

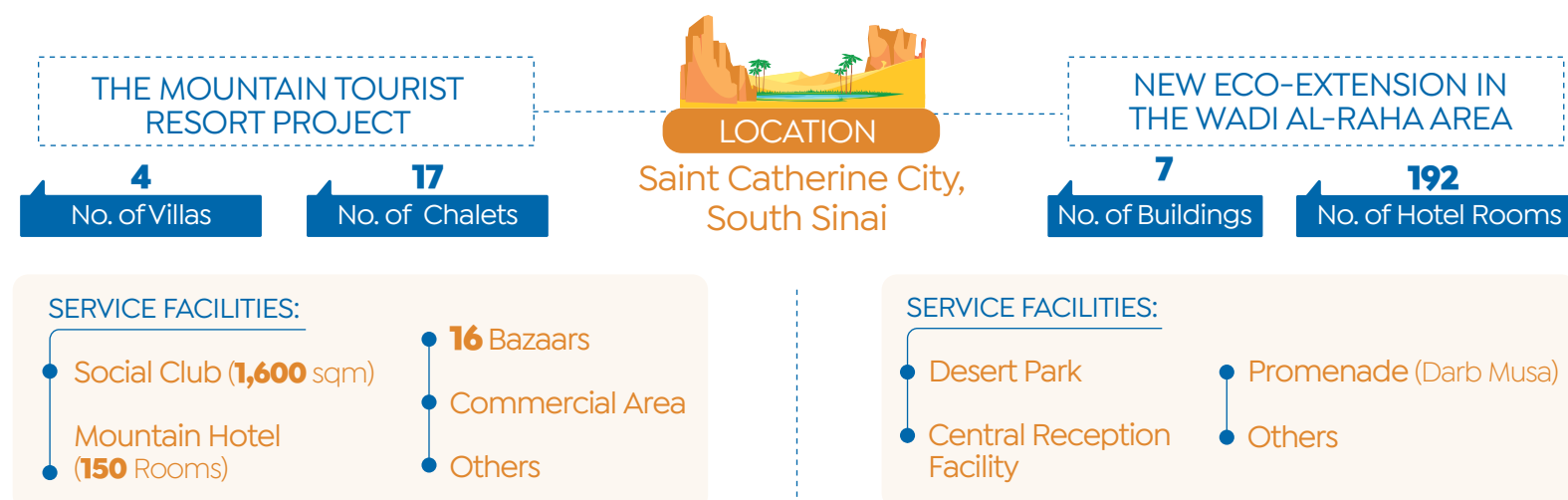
### URGENT PHASE



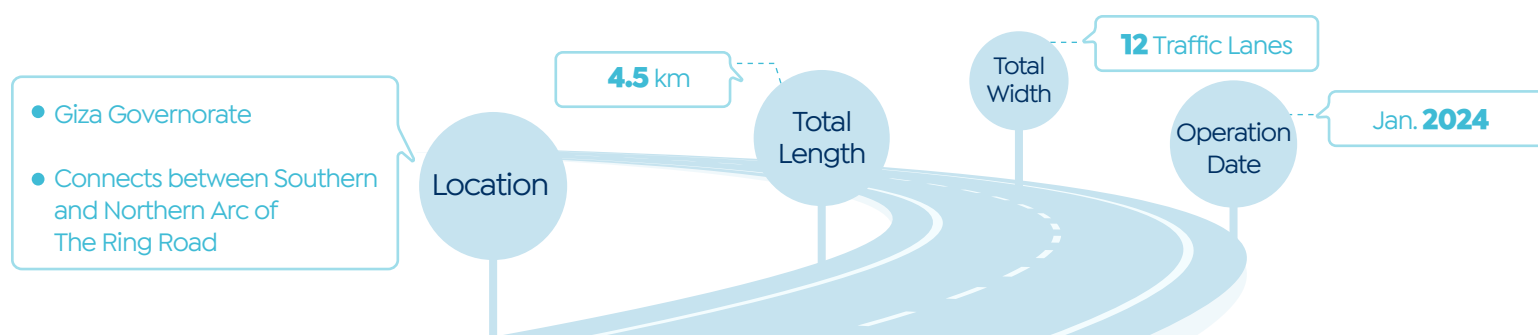
### DEVELOPMENT OF SUEZ GOVERNORATE



## PROGRESS OF THE GREAT TRANSFIGURATION PROJECT



## AMR IBN AL-AAS FREE CORRIDOR'S PROJECT





## HAYAH KARIMA INITIATIVE



### KAFR EL-SHEIKH GOVERNORATE

  
Location  
**Metoubas Center**

  
No. of Target Villages  
**18**

  
No. of Executed Projects  
**75**

#### Include

• **5** Government Service Complexes  
• Technology Center

• **23** Bridges  
• Electricity Projects for **8** Villages

• **5** Agricultural Service Complexes  
• **14** Youth Centers

• **6** Ambulance Points  
• Others

### ISMAILIA GOVERNORATE

  
Location  
**Qantara East**

  
No. of Target Villages  
**4**

  
Total No. of Projects  
**136**

  
Investment Cost  
**EGP 1.056 bn**

  
No. of Executed Projects  
**107**

### GHARBIA GOVERNORATE

  
Location  
**Zefta**

  
No. of Target Villages  
**54**

  
Total No. of Projects  
**876**

  
No. of Beneficiaries  
**599,000**

  
No. of Executed Projects  
**671**

#### Include

• **129** Potable Water Projects  
• **55** Natural Gas Projects  
• **83** Educational Projects

• **65** Road Projects  
• **140** Sanitation Projects  
• **100** Electricity Projects

• **54** Telecommunication Projects  
• **25** Health Projects  
• Others

### DAMIETTA GOVERNORATE

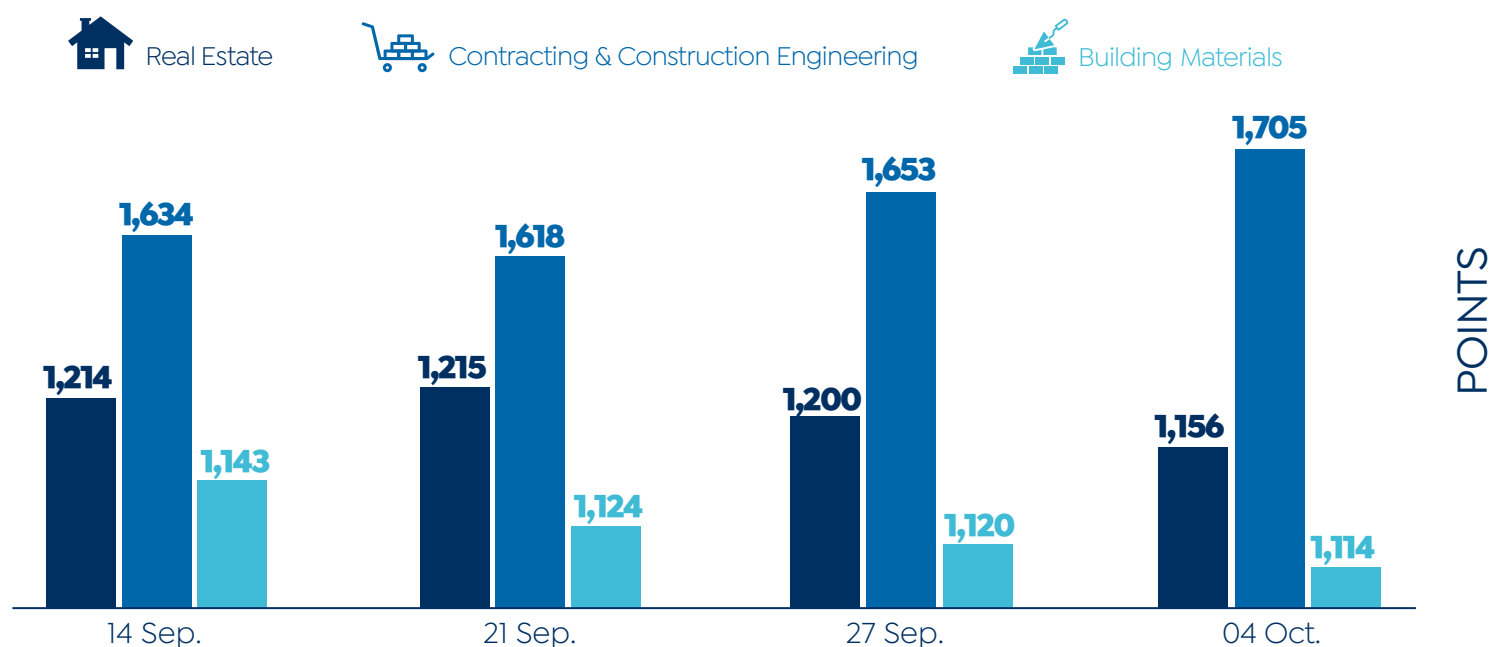
  
No. of Executed Projects  
**545**

  
Investment Cost  
**EGP 3 bn+**

## PRICES OF CONSTRUCTION MATERIALS (EGP)



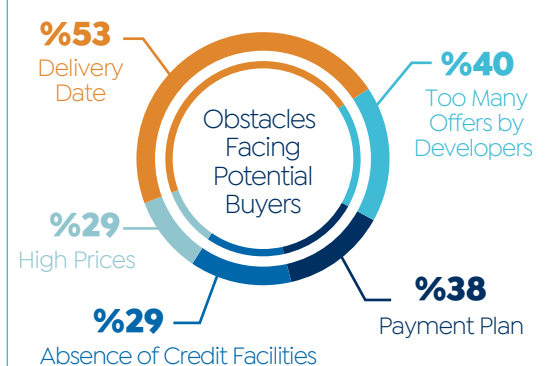
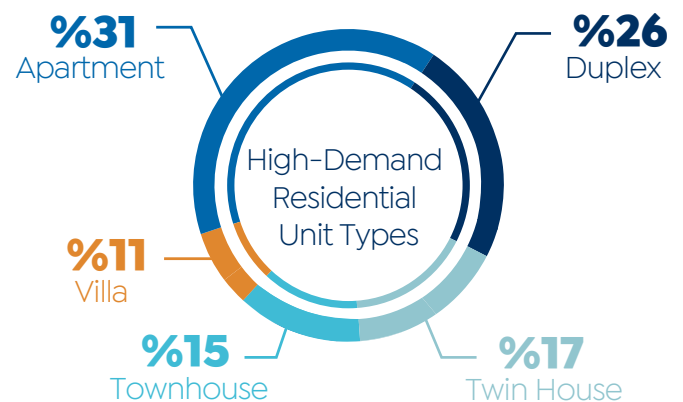
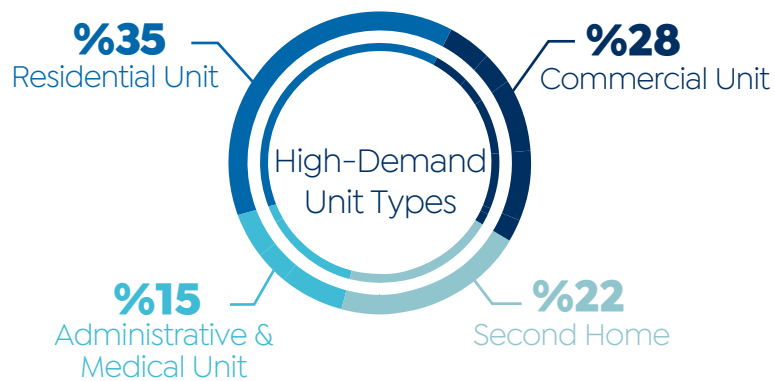
## PERFORMANCE OF REAL ESTATE, CONSTRUCTION & BUILDING MATERIALS' INDICES IN EGX



Source: MHUC &amp; EGX

## MONTHLY SURVEY

### Purchasing Power







# NEW CITIES UPDATE

## 02 | NEW CITIES UPDATES 2023

### PLOTS ALLOCATION



**62**  
NO. OF ALLOCATED LANDS



**15** New Cities  
LOCATION



SUPPLY VOLUME

- Residential, Commercial & Administrative Services
- Medical Services
- Hotels
- Bakeries

- Integrated Urban Communities
- Industrial & Agricultural Activities
- Schools
- Recreational Activities
- Others

### PLOTS LOCATION (NO. OF PLOTS)

**18**

NEW CAIRO

**6**

SHOROUK CITY

**1**

NEW MANSOURA

**5**

6TH OF OCTOBER

**5**

OBOUR CITY

**1**

WEST QENA

**6**

10TH OF RAMADAN

**2**

NEW DAMIETTA

**1**

NEW OCTOBER

**2**

SADAT CITY

**2**

NEW BENI SUEF

**3**

OCTOBER GARDENS

**6**

BADR CITY

**1**

CAPITAL GARDENS

**3**

EL-SHEIKH ZAYED

### NEW CAIRO UPDATES

| Housing For All Egyptians Initiative



**5,328**  
NO. OF HOUSING UNITS



**90 - 120** sqm  
UNITS AREA



**80% +**  
BUILDINGS COMPLETION RATE



**50%**  
INFRASTRUCTURE COMPLETION RATE

### OBOUR CITY UPDATES

| Rawdat El-Obour "Alternative Housing for Slums"



**2nd Al-Salam Neighborhood**  
LOCATION



**134**  
NO. OF BUILDINGS



**4,171**  
NO. OF HOUSING UNITS



**475**  
NO. OF ADMINISTRATIVE UNITS



**426**  
NO. OF COMMERCIAL UNITS



**95 - 120** sqm  
UNITS AREA

## NEW OCTOBER CITY UPDATES

Housing for All Egyptians Initiative for Low Income



Service Facilities



## BADR CITY UPDATES

Residences for NAC's Employees

Phase I



**2** Nurseries

**3** Schools

**2** Medical Centers

**2** Bakeries

Playgrounds

Others

Phase II



Medical City



## 10TH OF RAMADAN CITY UPDATES

Housing For All Egyptians Initiative

Neighborhood No.16



Neighborhood No.20



Neighborhood No.21



Regional Services Area



## NEW SUEZ CITY UPDATES

| Housing For All Egyptians Initiative



**86**  
NO. OF BUILDINGS



**2,064**  
NO. OF UNITS



**72%**  
BUILDINGS COMPLETION RATE



**87%**  
COMMERCIAL MARKET COMPLETION RATE



Underway with Very Advanced Rate  
INFRASTRUCTURE COMPLETION RATE

## NEW QENA CITY UPDATES



**29,485** Acres  
AREA



**10,558**  
NO. OF ALLOCATED LANDS  
FOR HOUSING PROGRAM

| Industrial Area



**487.5** Acres  
AREA



**955**  
NO. OF ALLOCATED LANDS



**40,000**  
NO. OF JOB OPPORTUNITIES

| Housing For All Egyptians Initiative



**6,800**  
NO. OF HOUSING UNITS



Underway  
CURRENT STATUS

| Service Facilities



**49**  
NO. OF SERVICES BUILDINGS



Underway  
CURRENT STATUS



INCLUDE

**8** Schools

Hospital

**3** Medical Units

**3** Playground

Youth Center

**8** Commercial Markets

Ambulance Point

Mosque

**8** Nurseries

**14** Public Service Buildings

Others

## NEW DAMIETTA CITY UPDATES

| JANNA Project



**33<sup>rd</sup> Neighborhood, 6<sup>th</sup> District**  
LOCATION



**59**  
NO. OF BUILDINGS



**99%**  
BUILDINGS COMPLETION RATE



**90%**  
SITE COORDINATION COMPLETION RATE

## NEW BENI SUEF CITY UPDATES



**25,135.98** Acres  
AREA



**55,443 +**  
NO. OF EXECUTED  
HOUSING UNITS



EGP **3.901** bn  
INVESTMENTS TO  
JUN. 2023



EGP **222.196** mn  
I INVESTMENTS PLAN  
FY(2023/24)

| Investments Breakdown

EGP **803** mn  
ROAD SECTOR

EGP **791** mn  
HOUSING SECTOR

EGP **702** mn  
ELECTRICITY SECTOR

EGP **698** mn  
SANITATION SECTOR

EGP **463** mn  
POTABLE WATER SECTOR

EGP **274** mn  
SERVICES SECTOR

EGP **87** mn  
TELECOMMUNICATIONS SECTOR

EGP **60** mn  
AGRICULTURAL SECTOR



# **PRIVATE REAL ESTATE PROJECTS**

## UPDATE

# 03 | PRIVATE REAL ESTATE PROJECTS UPDATES 2023



## NEW RESIDENTIAL PROJECTS

### GOLDEN SQUARE

Developer: MODON Development



LOCATION

Al-Nawadi Street, 5<sup>th</sup> Settlement



UNIT TYPES

Fully Finished Hotel Units

### ORIGAMI

Developer: Madinet Masr



LOCATION

Taj City, New Cairo



AREA

**434,284** sqm



COMPLETION DATE OF PHASE I

Within **4** Yrs



NO. OF PHASES

**2**

#### SUPPLY VOLUME OF PHASE I

- No. of Villas: **500**
- Villas Area: **160 - 240** sqm
- Townhouses Area: **156 - 159** sqm
- Quattro Villas Area: **143** sqm



## NEW MIXED-USE PROJECTS

### MORAYA

Developer: Edgestone Developments



LOCATION

R8 District, NAC



AREA

**25** Acres



TARGET SALES

EGP **6** bn



NO. OF PHASES

**4**



**40%**

COMPLETION RATE OF CONCRETE  
STRUCTURE

#### SUPPLY VOLUME

Residential, Commercial  
& Administrative Units

No. of Residential Units:  
**1,050**

Residential Units Area:  
**154 - 310** sqm



## CROWN CENTRAL

Developer: Sultans for Investment & Development

  
LOCATION  
6<sup>th</sup> of October City

  
AREA  
**77,000** sqm

 Commercial & Administrative Units  
UNIT TYPES

## NEW PROJECT (NAME N/A)

Developer: The Egyptian Developers

  
LOCATION  
Shorouk city

 Commercial, Administrative & Medical Units  
UNIT TYPES

## DISTRICT PEOPLE

Developer: Dupleuse

  
LOCATION  
1<sup>st</sup> Administrative District, New Cairo

  
AREA  
**5,000** sqm

  
BUA  
**23,500** sqm

  
NO. OF PHASES  
**2**

 Within **3** Yrs, Starting from Implementation Work  
DELIVERY DATE


 Commercial & Administrative Units  
UNIT TYPES

## NEW PROJECT (NAME N/A)

Developer: IGI Developments

  
LOCATION  
Wahat Road

  
BUA  
**200,000** sqm

 Residential, Hotel, Commercial & Administrative Units  
UNIT TYPES

## PROJECTS UNDERWAY

## CODE

Developer: Jadeer Group

  
LOCATION  
Downtown, NAC

  
AREA  
**7,200** sqm

  
INVESTMENTS  
EGP **1.3** bn

  
TARGET SALES  
EGP **2** bn

  
DELIVERY DATE  
End-**2026**

  
SALES COMPLETION DATE  
End-**2023**

 **3**  
NO. OF INTERCONNECTED TOWERS

 Completing Construction of Basements by End-**2023**  
Starting Construction of Upper Floors in **2024**  
CURRENT STATUS

## LAKE WEST 1

Developer: Cairo Capital Developments



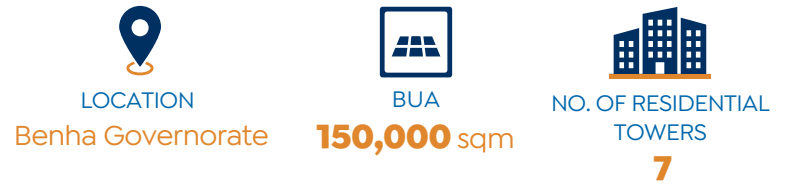
## VALORY AL-THAWRA

Developer: Riyadh Castle



## NILEVIEW

Developer: Al Salem Holding Company



### SUPPLY VOLUME

- Social Club, Sports Lane, Green Spaces & Hotel Services
- Private Hospital ( Capacity: 150 Beds)



## NILEVIEW MALL



### SUPPLY VOLUME

- Cinemas, Restaurants, Fast-Food Chains & Carrefour Market

## KOUN

Developer: Mabany Edris Company



### SUPPLY VOLUME

- Hotel Rooms, Clubhouse & Commercial Area

## PHASE I



## PHASE II



## H MALL

Developer: New Event Developments



LOCATION

Downtown, NAC



AREA

**4,511** sqm



Commercial & Administrative Units  
UNIT TYPES



Underway with Very Advanced Completion Rate  
CURRENT STATUS

## THE CITY

Developer: Master Group



LOCATION

Downtown, NAC



AREA

**54** Acres



INVESTMENTS

EGP **7** bn

### SUPPLY VOLUME

- Residential Units Area: **95 - 396** sqm
- Play Areas, Pools, Green spaces & The City Mall



CURRENT STATUS

- Completion Rate: **55%**
- Completion Rate of Phase I: **75%**
- Residential Spaces Sales Rate: **80%**

## ARMONIA

Developer: The Land Developers (TLD)



LOCATION

R7 District, NAC

### SUPPLY VOLUME

- No. of Units: **1,700**
- Units Area: **71 - 350** sqm



CURRENT STATUS

- Phases I & II: Sold out
- Launching Phase III
- Phases I Completed (**140** Units)
- Landscape, Infrastructure, Roads, Installation of Doors, Elevators & Facades Completed

## MONTENAPOLEONE

Developer: Reportage Egypt



LOCATION

Mostakbal City



AREA

**111** Acres

### SUPPLY VOLUME

- Townhouses & Apartments
- Apartment Sizes : Ranging from **1** to **4** Bedrooms

## ORLA

Developer: I Capital Developments



LOCATION

New Cairo



AREA

**12** Acres



DELIVERY DATE

Within **3** Yrs

### SUPPLY VOLUME

- Residential, Commercial, Medical & Administrative Units
- Residential Units Area: **70 - 257** sqm

## GLARE

Developer: Areva Development



LOCATION

5<sup>th</sup> Settlement,  
New Cairo



BUA

**33,000** sqm



TOTAL INVESTMENTS

EGP **2.4** bn

### SUPPLY VOLUME

- Commercial, Administrative & Medical Units
- Ground & **7** Floors



Starting Construction Work  
Launching The Most Distinctive Phases  
CURRENT STATUS

## REGENCY MALL

Developer: Regency Park Development



LOCATION

October Gardens City



AREA

3,825 sqm

### SUPPLY VOLUME

- Commercial, Administrative & Medical Units
- Underground, Ground & 2 Floors
- 1<sup>st</sup> Floor for Commercial Units & 2<sup>nd</sup> Floor for Medical Zone
- Entertainment Outlets, Supermarket, Cinema Halls, Restaurants & Cafes

## THE ARIBA

Developer: Alexandria Company for Investment and Urban Development



LOCATION

North Coast



AREA

19 Acres

### SUPPLY VOLUME

- No. of Units: **344**
- Unit Types: Villas & Chalets
- Villas Area: Start-> **197** sqm
- Chalets Area: **82 -137** sqm
- Pools, Private Beach, Lagoon, Waterfalls & Restaurants

## ENTRADA

Developer: Sorouh Developments



AREA

72 Acres



INVESTMENTS

EGP **10** bn



CURRENT STATUS

Starting Delivery of Phase I

## CITADEL TOWER



UNIT TYPES

Commercial & Administrative Units



INVESTMENTS

EGP **1** bn



CONSTRUCTION RATE

**80%**

## ROSAIL CITY

Developer: Khaled Sabry Holding Company



LOCATION

Mostakbal City,  
New Cairo



AREA

56 Acres

### SUPPLY VOLUME

- Green Spaces, Water Bodies, Artificial Lakes & Other Services

## YELLOW RESIDENCE COMPOUND

Developer: Urbnlanes Developments



LOCATION

5<sup>th</sup> Settlement  
Area



AREA

27 Acres



COMPOUND FACADE

700 sqm +



Residential, Commercial, Medical,  
Administrative & Hotel Units

UNIT TYPES

## WEST LEAVES

Developer: El Attal Holding



LOCATION

6<sup>th</sup> of October City



AREA

38 Acres



UNIT TYPES

Residential, Commercial,  
Medical & Administrative  
Units



CURRENT STATUS

Phase I Sold out

Source: Developers' Official Statements

## MONARK

Developer: Royal Developments



LOCATION

Mostakbal City



AREA

40 Acres



INVESTMENTS

EGP 6 bn +

## ELITE

Developer: SAK Developments



LOCATION

MU23 Area , NAC



AREA

6,000 sqm



DELIVERY DATE

Q3 2024

### SUPPLY VOLUME

- Commercial, Medical & Administrative Units
- Ground & 7 Floors



CURRENT STATUS

- Construction Rate: 70%
- Concrete Structure: Complete

## THEV HUB

Developer: SAK Developments



LOCATION

R7 District, NAC



AREA

7,500 sqm

### SUPPLY VOLUME

- Hotel, Commercial, Medical & Administrative Units
- Ground & 3 Floors

## SUENO

Developer: SAK Developments



LOCATION

NAC



NO. OF BUILDINGS

12



CURRENT STATUS

- Starting Delivery of Phase I & II
- Delivery Rate: 50%

## TELAL EL SOKHNA

Developer: Roya Developments



LOCATION

Ain Sokhna



AREA

88 Acres



NO. OF PHASES

5



CONTRACTUAL SALES

EGP 1 bn +



CURRENT STATUS

Phase I Sold out

## SHERATON

Developer: Winvestor Development



LOCATION

Sheraton,  
Heliopolis



AREA

4,650 sqm



DELIVERY DATE OF  
PHASE I

End-2025

### SUPPLY VOLUME

- No. of Buildings: 4 (130 + Housing Units)
- Each Building: 2 Basement, Ground & 4 Floors
- Units Area: 87 - 207 sqm

## ALJAZI

Developer: Gulf Building and Construction



LOCATION

New Cairo



AREA

63 Acres



UNIT TYPES

Residential, Commercial &  
Administrative Units



INVESTMENTS

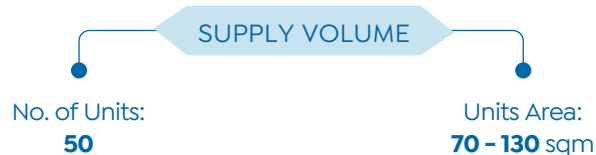
EGP 7 bn

## CAPITAL AVENUE

Developer: Sky Abu Dhabi Developments



## ONE RESIDENCE



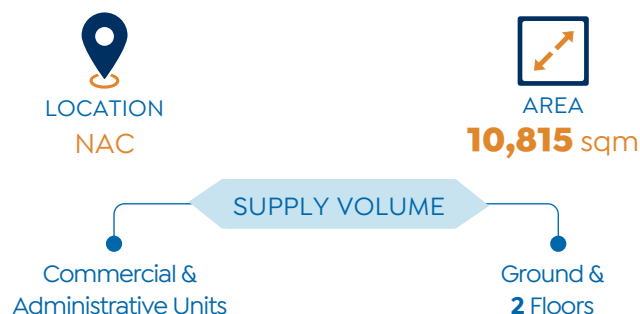
## BLUETREE

Developer: Sky Abu Dhabi Developments



## RDR RUE DU RIVOLI

Developer: Anchor Development



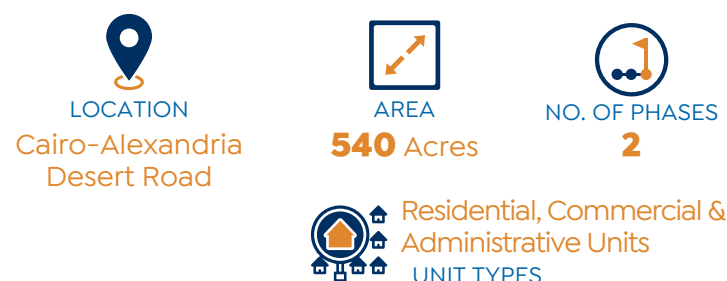
## GALLERIA MALL

Developer: Arabia Developments



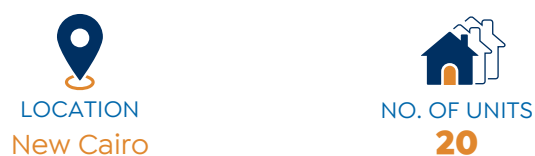
## NEW SPHINX CITY

Developer: IGI Developments



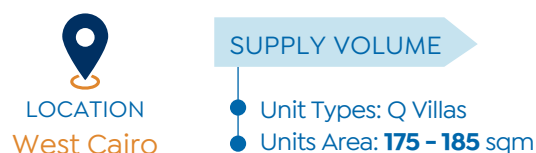
## ALLEGRA CLINICS

Developer: Master Group Development



## SUN CAPITAL

Developer: Arabia Developments



## NAIA WEST

Developer: NAIA Developments



## NAIA BAY

Developer: NAIA Developments







# ECONOMIC SNAPSHOT

# 04 | ECONOMIC SNAPSHOT

## UPDATES 2023



### INTEREST RATES



\* MPC Meeting Was Held on Sep. 21, 2023



### MONEY SUPPLY (EGP BN)



### DOMESTIC LIQUIDITY (EGP BN)



### ANNUAL HEADLINE INFLATION

AUG. 2023: 37.4

SEP. 2023: 38

**↑**



### NET INTERNATIONAL RESERVES (USD BN)

AUG. 2023: 34.93

SEP. 2023: 34.97

**↑**



### PURCHASING MANAGERS' INDEX (PMI)

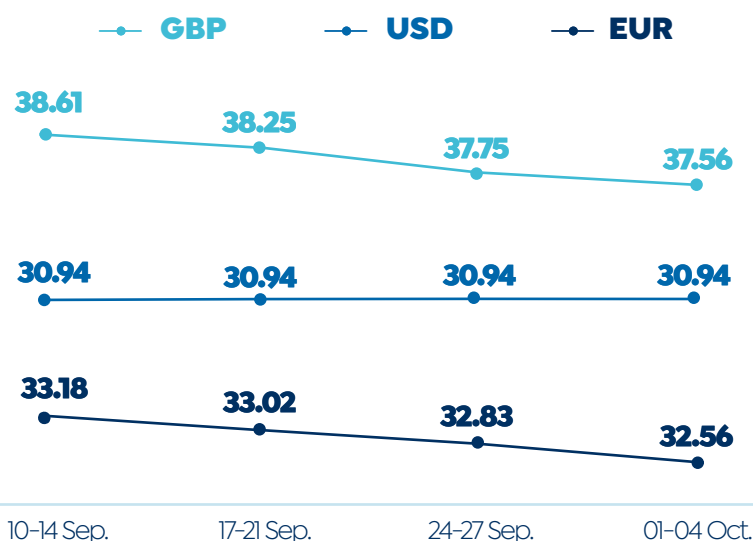
AUG. 2023: 49.2

SEP. 2023: 48.7

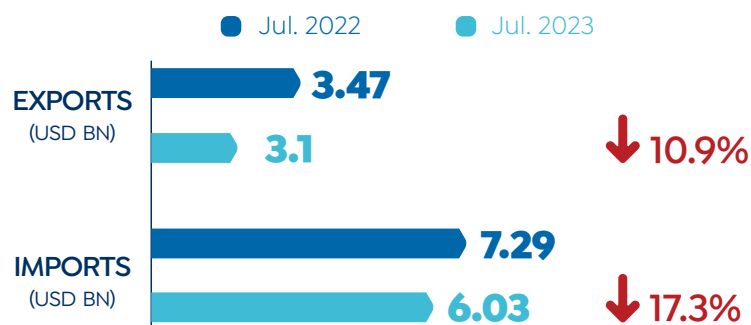
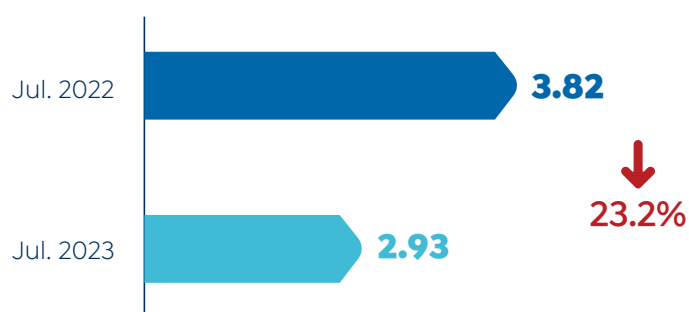
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### EXCHANGE RATES



### TRADE DEFICIT (USD BN)



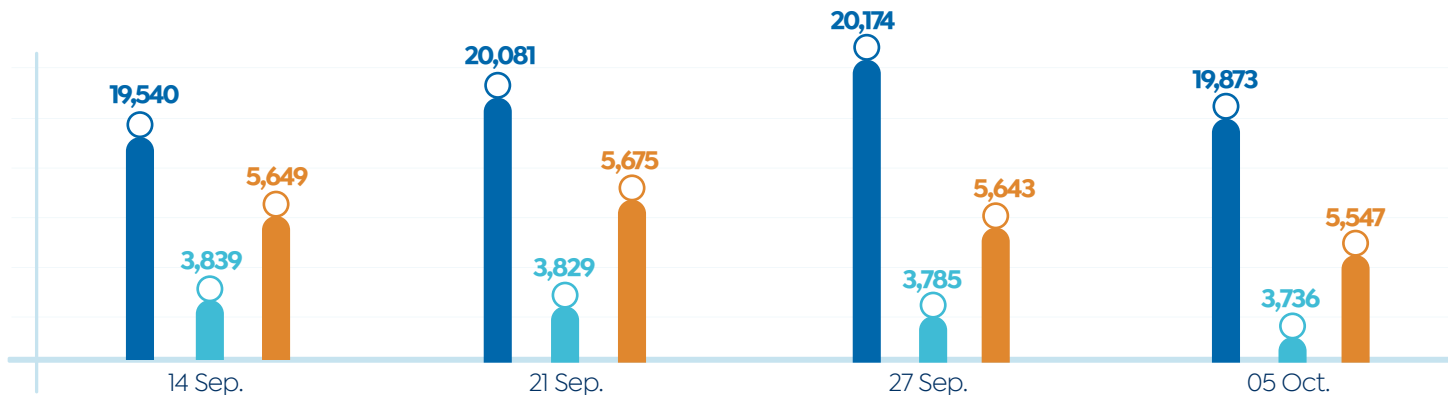
Source: IHS Markit, CAPMAS, CBE & FEDCOC



## CAPITAL MARKET INDICATORS

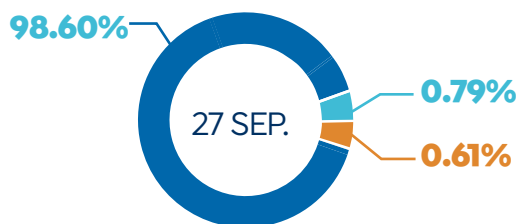
## MARKET INDICES

EGX 30   EGX 70 EWI   EGX 100 EWI



## INVESTOR TYPE (%)

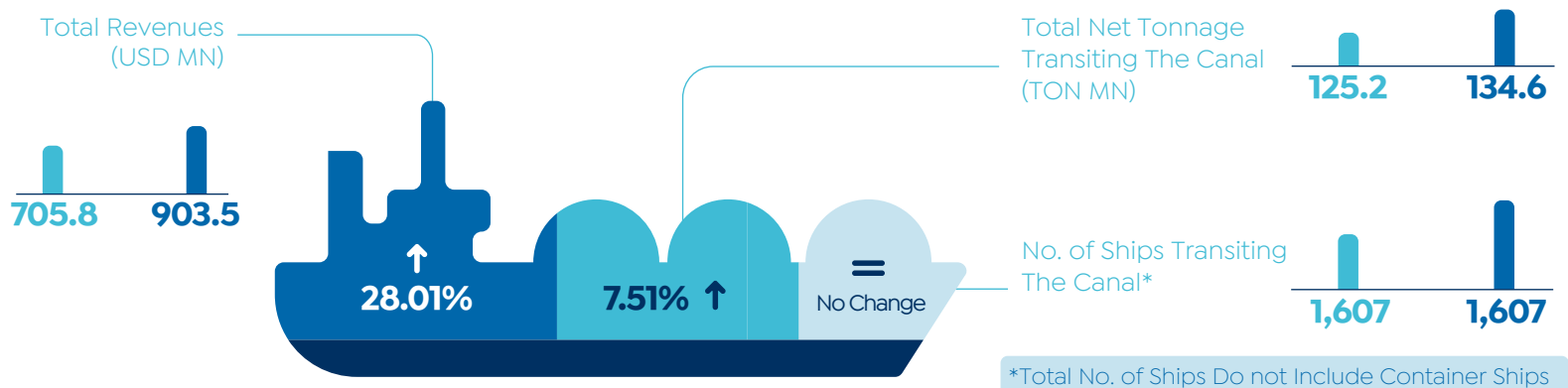
Egyptians   Arab   Non-Arab Foreigners



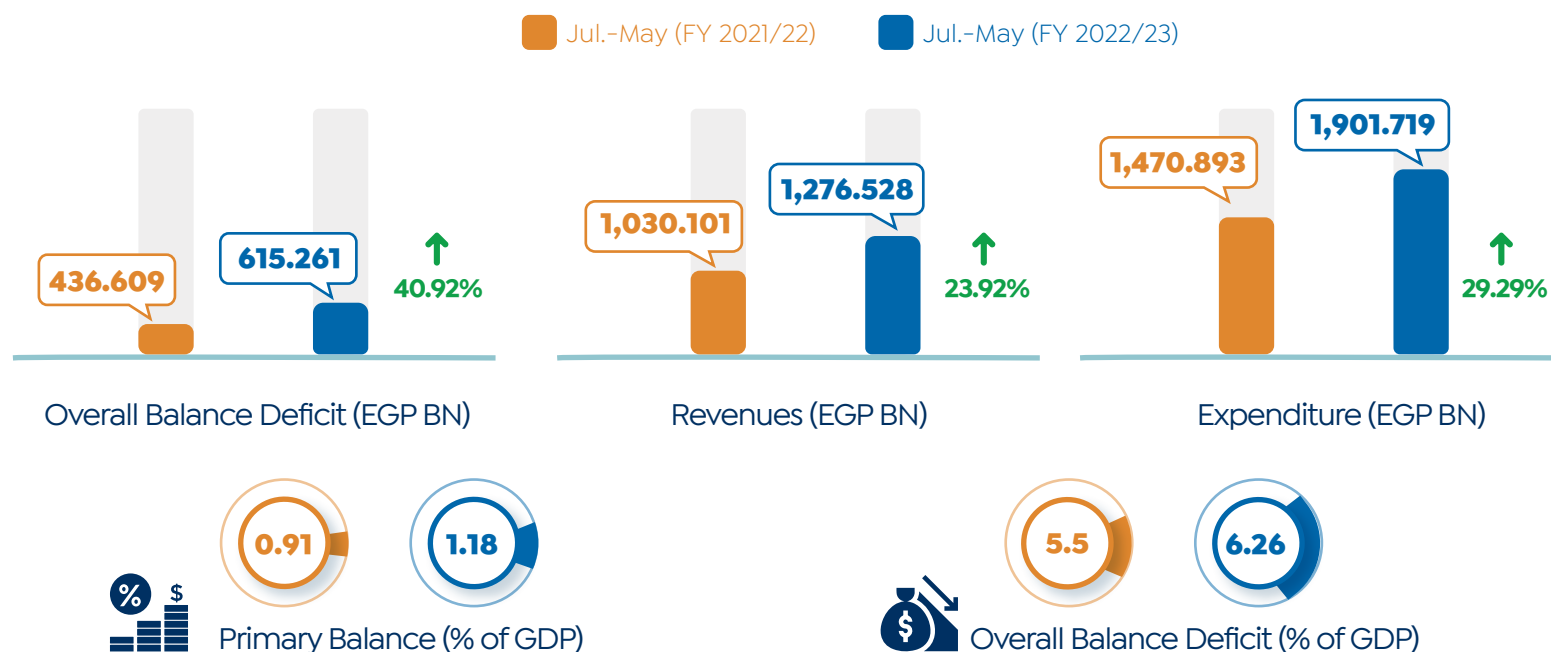
## SUEZ CANAL UPDATES

Jul. 2022

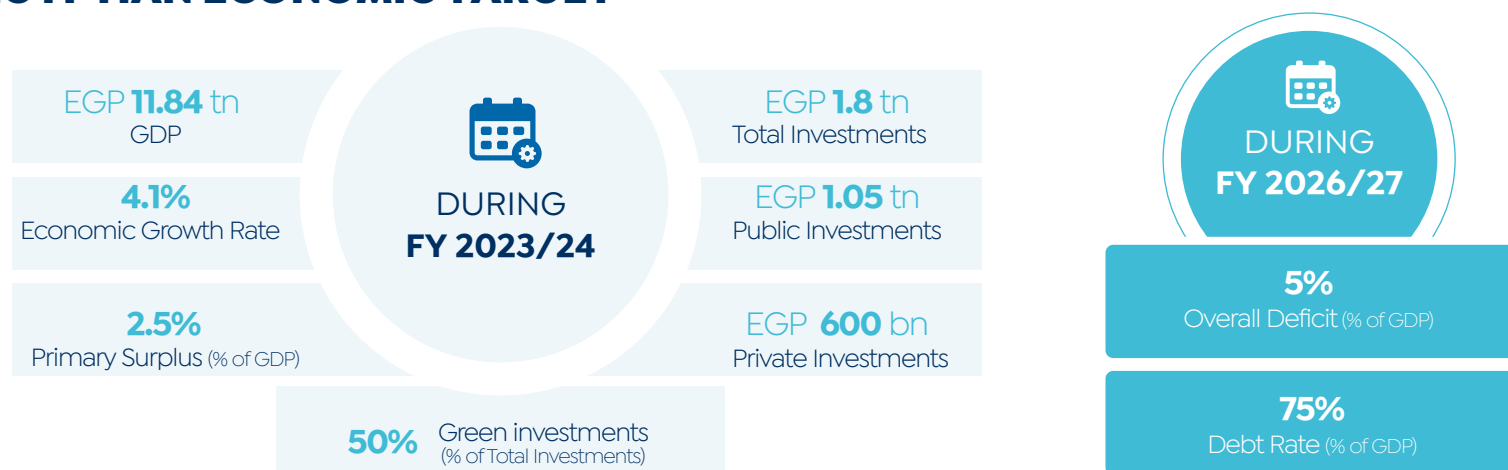
Jul. 2023



## FISCAL SECTOR PERFORMANCE



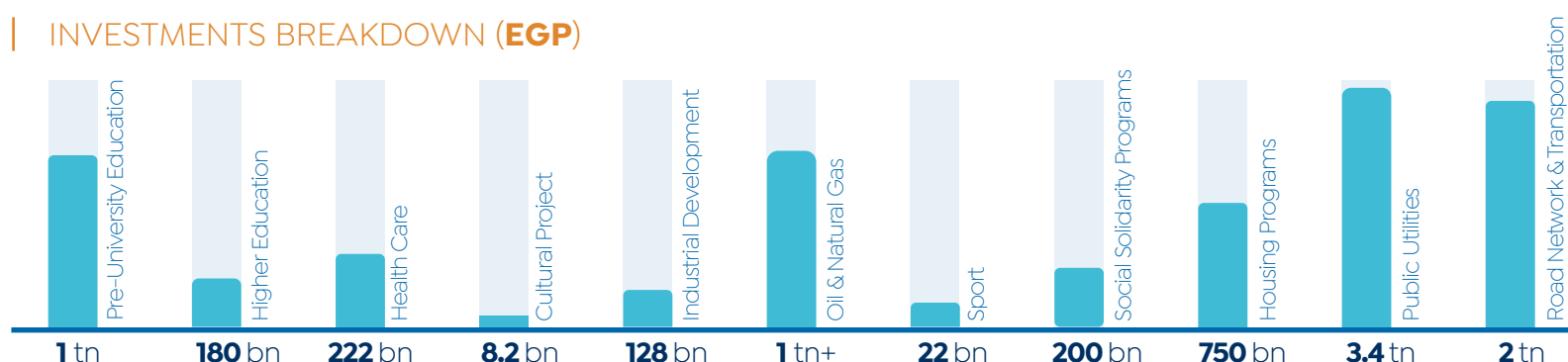
## EGYPTIAN ECONOMIC TARGET



## INVESTMENTS IN NATIONAL PROJECTS

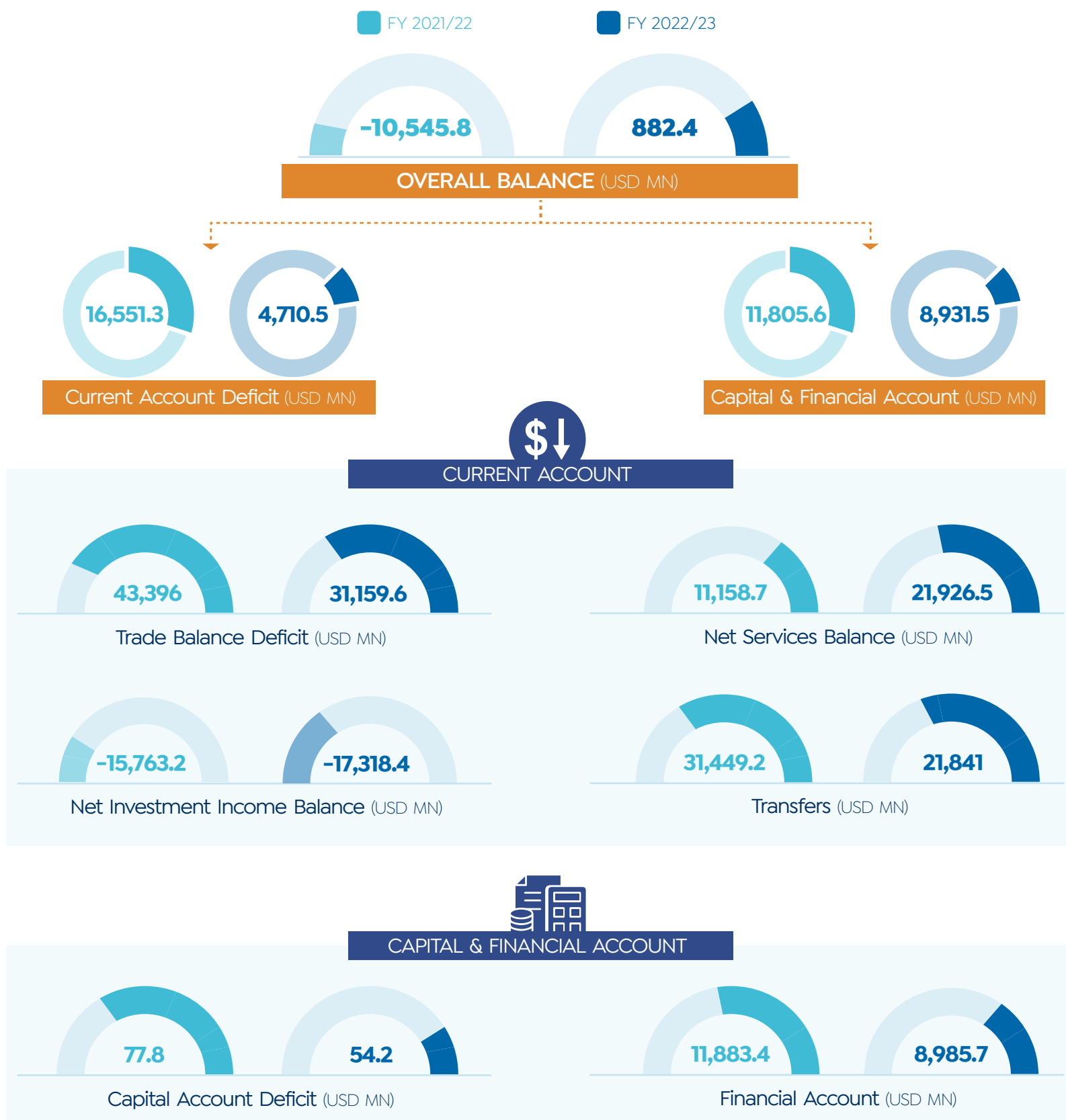


### INVESTMENTS BREAKDOWN (EGP)



Source: MOF, CBE &amp; MPED

## BALANCE OF PAYMENTS PERFORMANCE (FY 2022/23)



## EGYPTIAN ECONOMIC PERFORMANCE



FY 2022/23 TIME PERIOD



1.6% Primary Surplus (% of GDP)



40% Green investments (% of Total Investments)



EGP 9.8 TN GDP



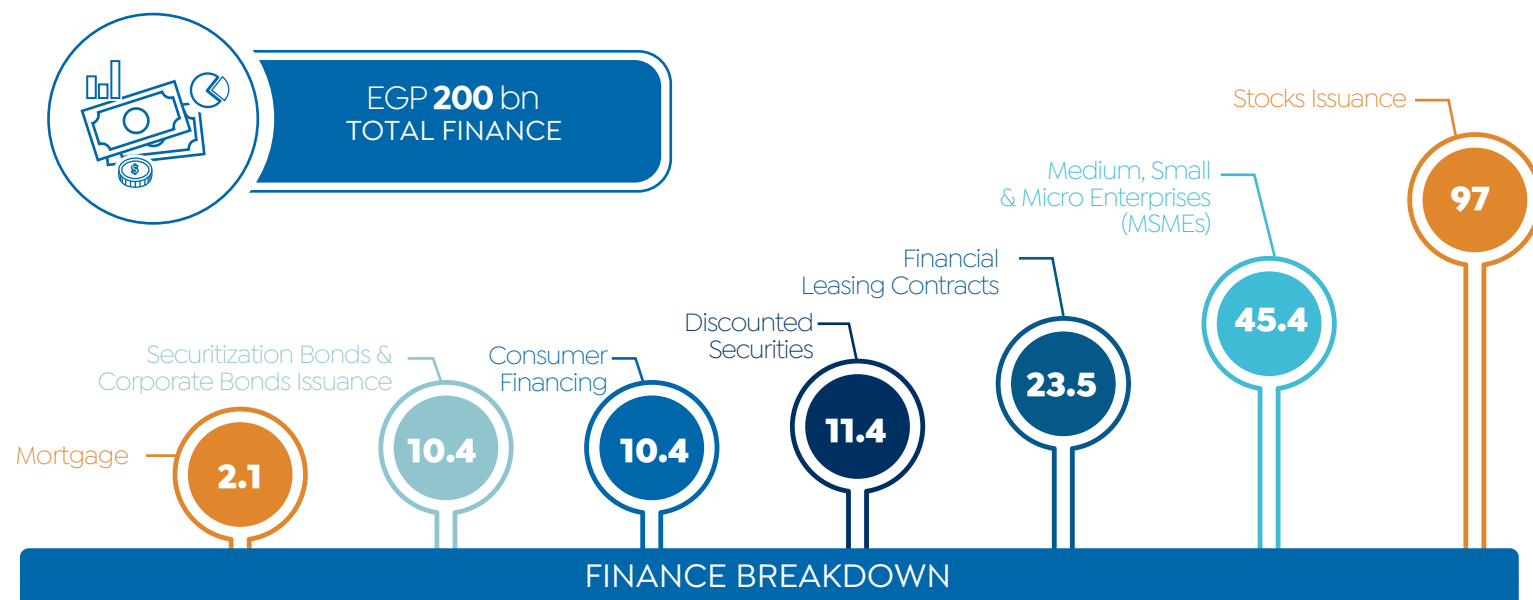
6% Overall Deficit (% of GDP)



95.7% Debt Rate (% of GDP)

Source: CBE & MPED

## NON-BANKING FINANCIAL ACTIVITIES

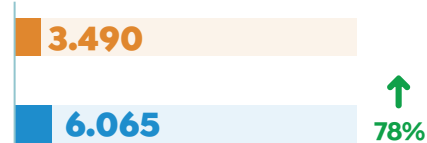


## THE SUEZ CANAL ECONOMIC ZONE UPDATES

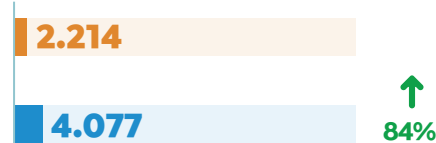
FY 2021/22

FY 2022/23

TOTAL REVENUES (EGP BN)



GENERAL SURPLUS (EGP BN)



TOTAL ASSETS (EGP BN)

