

MARKET WATCH NOVEMBER 2024

15 SEP. - 10 OCT.

BY
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MOHAMED SAYED

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.

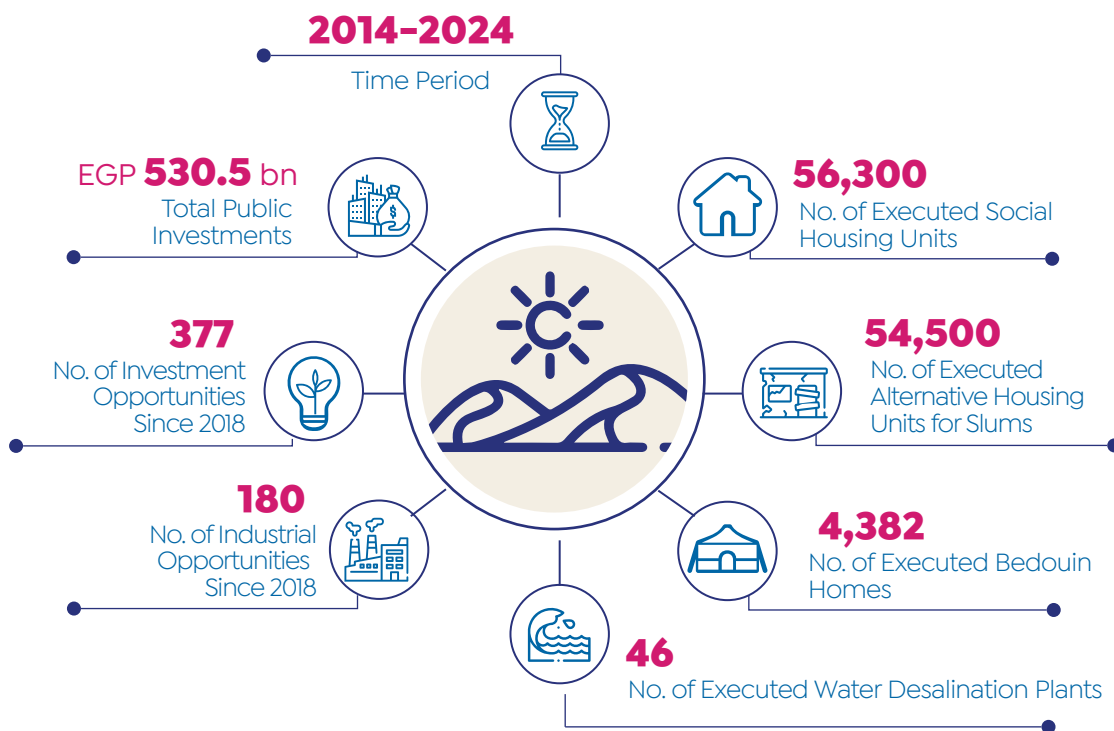
REAL ESTATE

MARKET
UPDATES

01 Updates 2024 REAL ESTATE MARKET

DEVELOPMENT OF SINAI & CANAL CITIES

DEVELOPMENT INDICATORS



- No. of Employees
Q2 2014 **8,737** | Q2 2024 **9,008**
- Revenues of Suez Canal Economic Zone
2016/17 **EGP 2.8 bn** | 2023/24 **EGP 8.3 bn**
- The Area of Reclaimed & Cultivated Land
Jun. 2014 **103,000 Acres** | 2024 **285,000 Acres**
- No. of Residential Units Connected to Natural Gas
Jun. 2014 **384,000** | Sep. 2024 **656,300**

NEW CITIES



DEVELOPMENTAL RESIDENTIAL COMMUNITIES

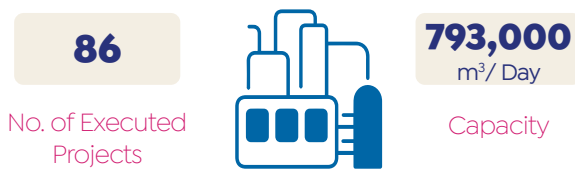


- Potable Water Coverage Ratio
2014 **84.4%** | 2024 **96.5%**
- Sanitation Coverage Ratio
2014 **17.3%** | 2024 **78%**

POTABLE WATER PROJECTS



SANITATION PROJECTS



- No. of Electricity Subscribers
2014 **1.15 mn** | Sep. 2024 **1.9 mn**
- No. of Commercial Units Connected to Natural Gas
Jun. 2014 **1,056** | Sep. 2024 **4,704**

Source: Cabinet & MPED

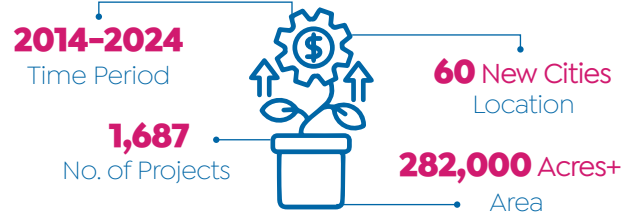
NUCA'S ACHIEVEMENTS

PLANNING & PROJECTS SECTOR

APPROVED & UNDER-APPROVAL MASTER AND DETAILED PLANS



INVESTMENT PROJECTS

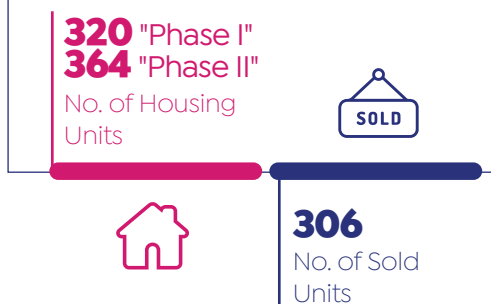


URBAN DEVELOPMENT OF GOVERNORATE CAPITALS AND MAJOR CITIES "DARAH PROJECT"

URGENT PHASE



EL FUSTAT VIEW PROJECT



CRAFT INDUSTRIES COMPLEX



HAYAH KARIMA INITIATIVE "PHASE I"



UPDATES ON SAWARY PROJECT

 **West Carrefour, Alexandria**
Location

 **420 Acres**
Area

 **Starting Delivery of 50 Villas**
Current Status

1ST DEVELOPMENT AXIS BY NUCA



2ND DEVELOPMENT AXIS BY NUCA, ARMED FORCES ENGINEERING AUTHORITY & NO. OF INVESTORS

"TOGETHER WE BUILD THE FUTURE" INITIATIVE



NORTHWEST COAST DEVELOPMENT PLAN

EXECUTED HOTELS

48	No. of Hotels
7,252	No. of Hotel Rooms
3,047	No. of Hotel Units (Chalets, Apartments & Villas)
88%	Operation Rate



UNDERWAY HOTELS

7	No. of Hotels
2,487	No. of Hotel Rooms
48,603	No. of Hotel Units (Chalets, Apartments & Villas)

SEAWATER DESALINATION EFFORTS



SEAWATER DESALINATION STRATEGY "2050"

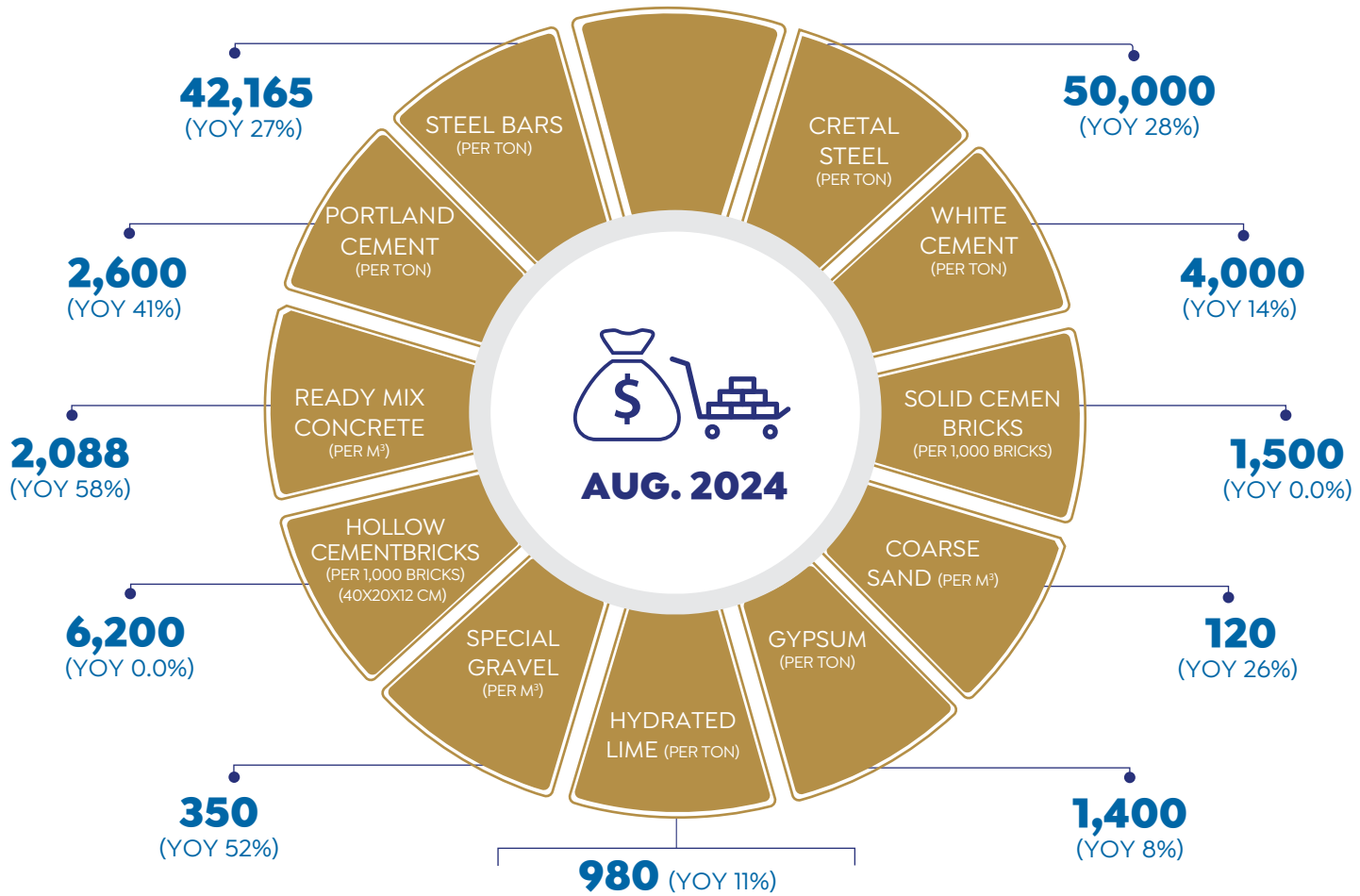
11 No. of Target Governorates | **8.9 mn m³/ Day** Target Capacity

First 5-Year Plan

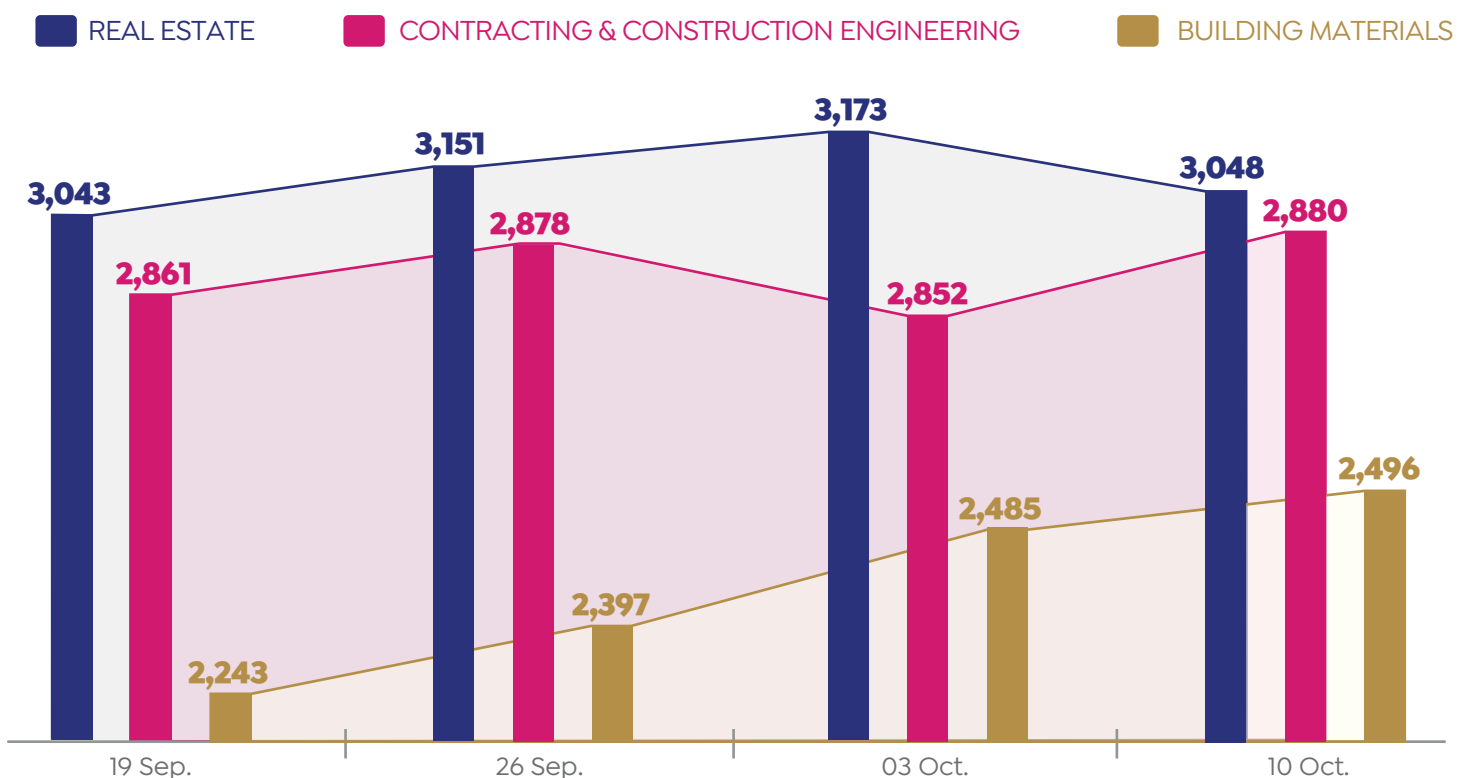
29 No. of Plants | **3.4-5.9 mn m³/ Day** Capacity

Source: Cabinet

PRICES OF CONSTRUCTION MATERIALS (EGP)



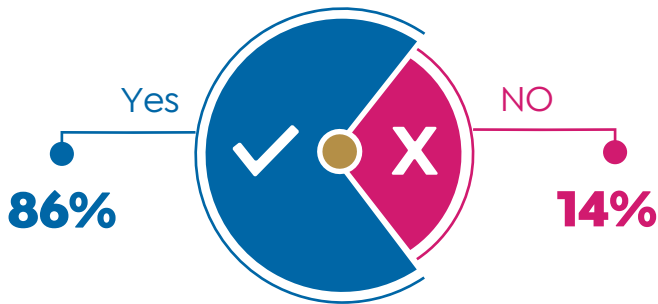
PERFORMANCE OF REAL ESTATE, CONSTRUCTION & BUILDING MATERIALS' INDICES IN EGX



Source: MHUC & EGX

MONTHLY SURVEY (PURCHASING POWER)

DESIRE TO PURCHASE



ABILITY TO PURCHASE



MOST SUITABLE PAYMENT METHODS



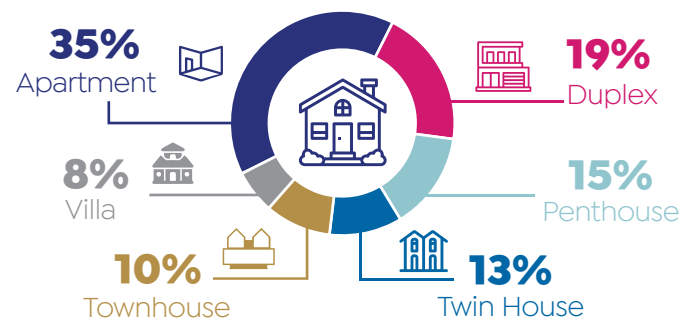
OPTIMUM PAYMENT PLANS (YRS)



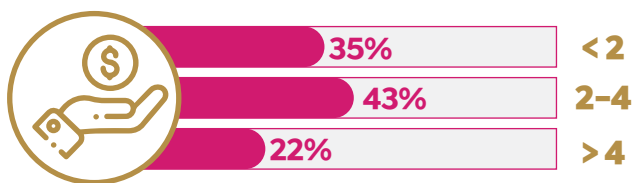
HIGH-DEMAND UNIT TYPES



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, 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 ALAMEIN CITY

DOWNTOWN TOWERS

▶ ICONIC TOWER



68
NO. OF FLOORS



250 m
HEIGHT

▶ OTHER 4 TOWERS



Each Tower: **56**
NO. OF FLOORS



Each Tower: **200 m**
HEIGHT

HERITAGE CITY



260 Acres
AREA



70
NO. OF SERVICE FACILITIES



- INCLUDE
- ▶ Main Lake
 - ▶ Mosque
 - ▶ Roman Theater
 - ▶ Cinema Complex



- ▶ Central Park
- ▶ Church
- ▶ Opera
- ▶ Others

NEW CAIRO CITY

HOUSING FOR ALL EGYPTIANS INITIATIVE



3rd Settlement
LOCATION



222
NO. OF BUILDINGS



5,328
NO. OF HOUSING UNITS



90-120 sqm
UNITS AREA



Underway
CURRENT STATUS

NEW OCTOBER CITY

HOUSING FOR ALL EGYPTIANS INITIATIVE



West Airport
LOCATION



3,000 Acres
AREA



90,000
NO. OF HOUSING UNITS



26,000
NO. OF EXECUTED HOUSING UNITS



4,944
NO. OF DELIVERED HOUSING UNITS



90 sqm
UNITS AREA

Source: NUCA & Cabinet

SERVICE BUILDINGS

 **25**
NO. OF UNDERWAY SERVICE BUILDINGS

 EGP **600** mn+
TOTAL COST

 EXECUTED BUILDINGS
5 Commercial Markets
Primary School
Nursery
Medical Unit

6 OCTOBER CITY

HOUSING FOR ALL EGYPTIANS INITIATIVE

▶ FOR MIDDLE-INCOME UNITS

 **92** Acres
AREA

 **134**
NO. OF BUILDINGS

 **3,216**
NO. OF HOUSING UNITS

 **100, 110 & 120** sqm
UNITS AREA

▶ FOR UPPER MIDDLE-INCOME

 **85**
NO. OF BUILDINGS

 **2,040**
NO. OF HOUSING UNITS

 **150** sqm
UNITS AREA

NEW OBOUR CITY

HOUSING FOR ALL EGYPTIANS INITIATIVE

▶ 16TH NEIGHBORHOOD

 **433**
NO. OF BUILDINGS

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

 **Underway**
CURRENT STATUS

NEW ASWAN CITY

HOUSING FOR ALL EGYPTIANS INITIATIVE

 **Low-Income, Middle-Income & Green Housing**
SECTORS

 **14,568**
NO. OF EXECUTED & UNDERWAY HOUSING UNITS

The background features a light, faded image of palm trees. Overlaid on this are several large, overlapping geometric shapes in shades of purple and blue, creating a modern, abstract design. The shapes are primarily triangular and trapezoidal, with some appearing as if they are layered or overlapping each other.

PRIVATE REAL ESTATE PROJECTS

UPDATE



Updates 2024



PRIVATE REAL ESTATE PROJECTS

NEW RESIDENTIAL PROJECTS / 5 PROJECTS

ROCK YARD

Developer: El Batal Developments



Sheraton Heliopolis
LOCATION



EGP 5 bn
INVESTMENTS



21,000 sqm
AREA



SUPPLY VOLUME
No. of Units: **600**
Units Area: **97-182 sqm**
Landscaped Areas, Kids' Area, Theater, Work Zones & Fitness Spaces

BUTTERFLY

Developer: Madinet Masr for Housing and Development (MMHD)



Near NAC, Shorouk & New Heliopolis
LOCATION



187 Acres
AREA



EGP 64 bn
EXPECTED SALES



SUPPLY VOLUME
Standalone Villas, Townhouses & S Villas
Townhouses Area: **245-256 sqm**
Standalone Villas Area: **175-240 sqm**
S Villas Area: **238 sqm**

CHESS FIELD BUSINESS SUITES

Developer: Al Jazi Developments



5th Settlement
LOCATION



Within **2 Yrs**
DELIVERY DATE



SUPPLY VOLUME
Fully Finished One-Room Residences
Air Conditioning, Kitchen Units, Soundproof Walls & Storage Area
Units Area: **66-87 sqm**

NEST

Developer: Nawassy Developments



6th Settlement, New Cairo
LOCATION



EGP 30 bn+
INVESTMENTS



51 Acres
AREA



SUPPLY VOLUME
Unit Types: Apartments, Garden Villas, Lake Houses & Sky Villas
No. of Residential Buildings: **35**



Within **4 Yrs** from Contract Date
COMPLETION DATE



16.5%
CONSTRUCTION RATE

JADIE RESIDENCE

Developer: Concrete Developments



New Cairo
LOCATION



13 Acres
AREA



SUPPLY VOLUME
No. of Buildings: **28**
Units Area: **50-250 sqm**

Source: Developers' Official Statements



NEW COMMERCIAL PROJECTS / 1 PROJECT

NEW PROJECT (NAME N/A)

Developer: Empire State Developments



NAC
LOCATION



5,000 sqm
AREA



EGP 2 bn
INVESTMENTS



Q1 2025
CONSTRUCTION DATE



NEW MIXED-USE PROJECTS / 4 PROJECTS

NEW PROJECT (NAME N/A)

Developer: Madaar



New Zayed
LOCATION



250 Acres
AREA



EGP 8 bn
TARGET INVESTMENTS



EGP 20 bn
EXPECTED SALES



Residential, Tourist & Administrative Units
UNIT TYPES

THE "RAVEL" TOWER

Developer: MDA Engineering Alliance



5th Settlement, New Cairo
LOCATION



SUPPLY VOLUME
Commercial & Administrative Units
No. of Floors: **55**

THRU

Developer: Dal Developments



West Cairo
LOCATION



23,500 sqm
AREA



Commercial, Administrative & Medical Units
UNIT TYPES

STRIDE

Developer: Artal Developments



New Cairo
LOCATION



13,600 sqm
AREA



57,200 sqm
BUA



2028
DELIVERY DATE



4
NO. OF PHASES



Commercial, Administrative & Medical Units
UNIT TYPES



PROJECTS UNDERWAY / 21 PROJECTS

Q NORTH

Developer: Q Developments

 **North Coast**
LOCATION

 **100 Acres**
AREA

 **Novotel Hotel & Commercial Mall (34,650 sqm)**
SERVICE FACILITIES

MARAYA PLAZA

Developer: Enwan Developments

 **New Cairo**
LOCATION

 **EGP 1 bn**
INVESTMENTS

 **2,000 sqm**
AREA

 **SUPPLY VOLUME**
2 Interconnected Buildings
Commercial, Administrative
& Medical Units

GOLDEN GATE

Developer: REDCON Properties

 **New Cairo**
LOCATION

 **EGP 15 bn**
INITIAL INVESTMENTS

 **160,000 sqm**
AREA

 **Commercial, Administrative
& Entertainment Spaces**
UNIT TYPES

ALVA MALL

Developer: Harva Developments

 **October Gardens**
LOCATION

 **Commercial & Retail
Spaces**
UNIT TYPES

 **4,000 sqm**
AREA

CLM


Developer: Cred

 **NAC**
LOCATION

 **43 Acres**
AREA

 **EGP 5.6 bn**
INVESTMENTS

 **EGP 3.6 bn**
ACHIEVED SALES


 **CURRENT STATUS**
Delivering **200 Units**
Preparing to Deliver
Units of Phase I & Phase II
Sales Rate: **86%**

BOHO

Developer: ATRIC Developments

 **Ain Sokhna**
LOCATION

 **20 Acres**
AREA

 **SUPPLY VOLUME**
No. of Units: **400**
Waterways, Waterfalls,
Swimming Pools &
Green Spaces

 **Starting Early Delivery
of Units**
CURRENT STATUS

ROUDY RESIDENCE

Developer: Zaya Development

 **New Zayed**
LOCATION

 **15 Acres**
AREA

 **EGP 1 bn**
INVESTMENTS

 **Launching Phase II**
CURRENT STATUS

▶ PHASE II

 **10 Acres**
AREA

 **SUPPLY VOLUME**
Townhouses & Twin Houses
Units Area: Up to **-> 280 sqm**

LA VIDA MAADI

Developer: TBK Developments

 **Maadi**
LOCATION

 **2,000 sqm**
AREA

 **SUPPLY VOLUME**
No. of Floors: **3**
Co-working Spaces, Private Offices, Meeting Rooms
& Event Spaces

TRAVE BUSINESS COMPLEX

Developer: New Event Developments

 **Downtown, NAC**
LOCATION

 **4,500 sqm**
AREA

 **SUPPLY VOLUME**
Commercial & Administrative Units
No. of Floors: **13**

H MALL

Developer: New Event Developments

 **Downtown, NAC**
LOCATION

 **4,511 sqm**
AREA

 **Commercial & Administrative Units**
UNIT TYPES

AVELIN

Developer: Times Developments

 **Near to Rehab City, East Cairo**
LOCATION

 **26 Acres**
AREA

 **2027**
DELIVERY DATE

 **Restaurants, Cafes, Security Systems & Parking Garage**
SERVICE FACILITIES

 **Construction Rate: 20%**
CURRENT STATUS

T.HUB

Developer: Times Developments

 **5th Settlement**
LOCATION

 **10,600 sqm**
AREA

 **SUPPLY VOLUME**
No. of Buildings: **4**
Commercial, Administrative & Medical Units

RANCHES

Developer: DORRA Developments

 **New Zayed**
LOCATION

 **1.26 mn sqm**
AREA

 **SERVICE FACILITIES**
Hotel, Restaurants, Dining Rooms, Meeting Spaces, Swimming Pools & Other Public Areas

Source: Developers' Official Statements

QAMARI

Developer: New Event Developments

 **R8, NAC**
LOCATION

 **25 Acres**
AREA

GARNET RESIDENCE

Developer: Jadeer Group

 **New Cairo**
LOCATION

 **14 Acres**
AREA

 **SUPPLY VOLUME**
Residential Buildings,
Commercial Mall &
Hotel Apartments
Each Building: Ground & **6 Floors**
Units Area: **60-300 sqm**

 **Phase I is Sold out**
CURRENT STATUS

THE CITY

Developer: Master Group

 **NAC**
LOCATION

 **54 Acres**
AREA

 **EGP 7 bn**
INVESTMENTS

 **Starting Delivery of Units**
CURRENT STATUS

AROMA

Developer: Residence Developments

 **Ain Sokhna**
LOCATION

 **85 Acres**
AREA

 **4**
NO. OF PHASES

 **CURRENT STATUS**
Phase I & II are Delivered
Phase III is Completed
Launching Phase IV

REDVILLE (PHASE IV)

 **25 Acres**
AREA

 **EGP 2.5 bn**
TARGET SALES

 **85-130 sqm**
UNITS AREA

ROSEVIL

Developer: Sorouh Developments

 **R7, NAC**
LOCATION

 **22 Acres**
AREA

 **Fully Integrated Residential Units**
UNIT TYPES

CREEK TOWN

Developer: IL Cazar

 **1st Settlement**
LOCATION

 **100 Acres**
AREA

GO HELIOPOLIS

Developer: IL Cazar

 **Heliopolis**
LOCATION

 **18,000 sqm**
AREA

 **EGP 5 bn**
INVESTMENTS

 **Fully Integrated Residential Units**
UNIT TYPES

CENTRO MALL

Developer: Empire State Developments

 **Downtown, NAC**
LOCATION

 **5,231 sqm**
AREA

 **15**
NO. OF FLOORS

Source: Developers' Official Statements

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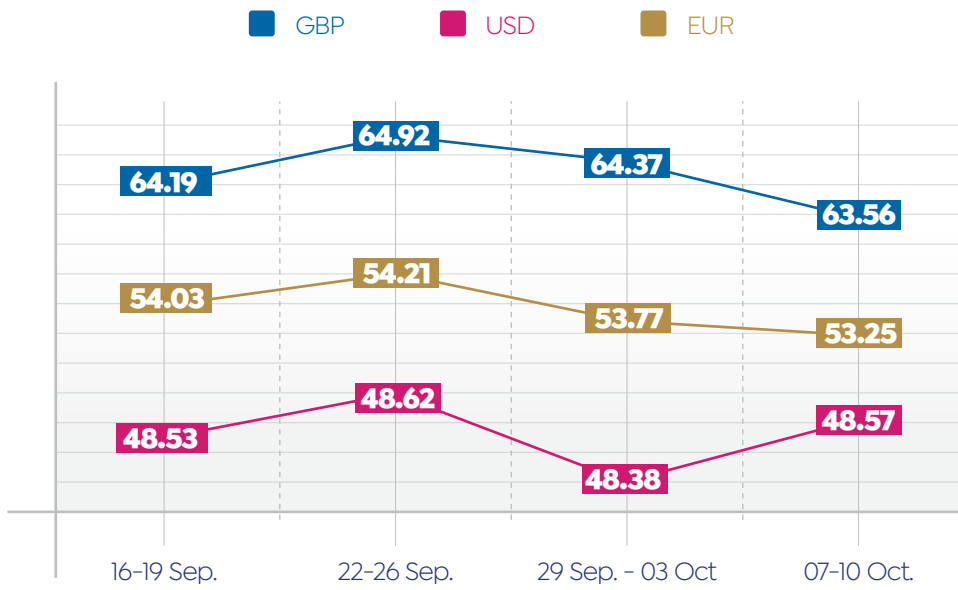
ECONOMIC

SNAPSHOT

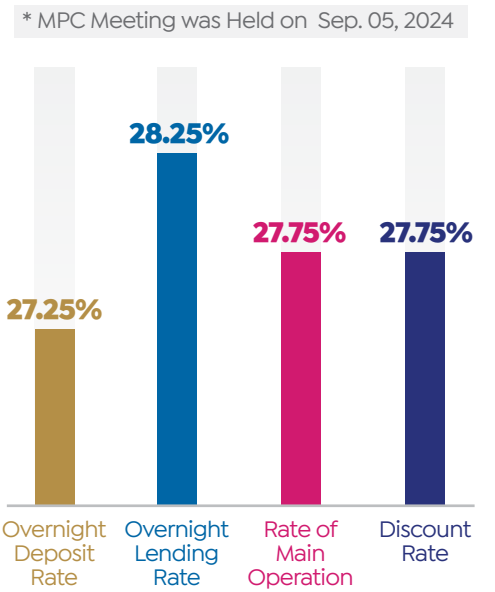
2024 Updates 2024 ECONOMIC SNAPSHOT



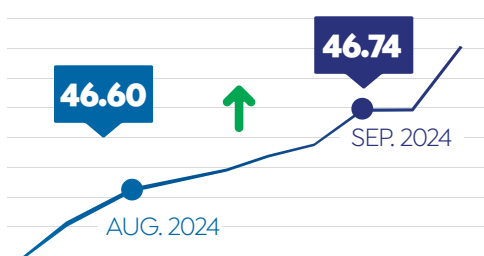
EXCHANGE RATES



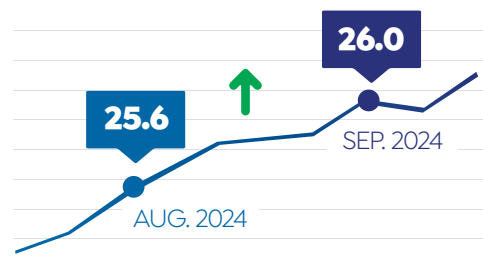
INTEREST RATES



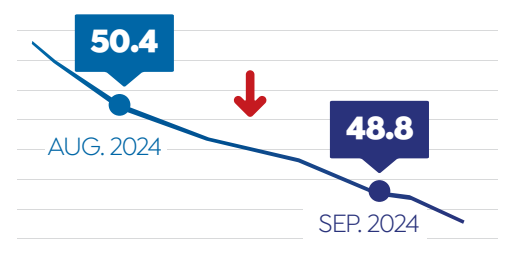
NET INTERNATIONAL RESERVES (USD BN)



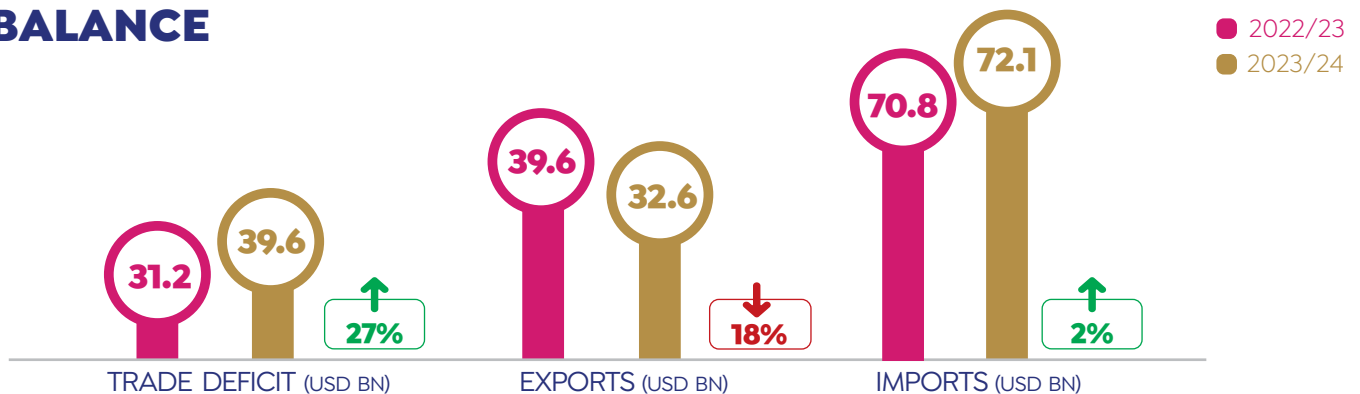
ANNUAL HEADLINE INFLATION RATE (%)



PURCHASING MANAGERS' INDEX (PMI)

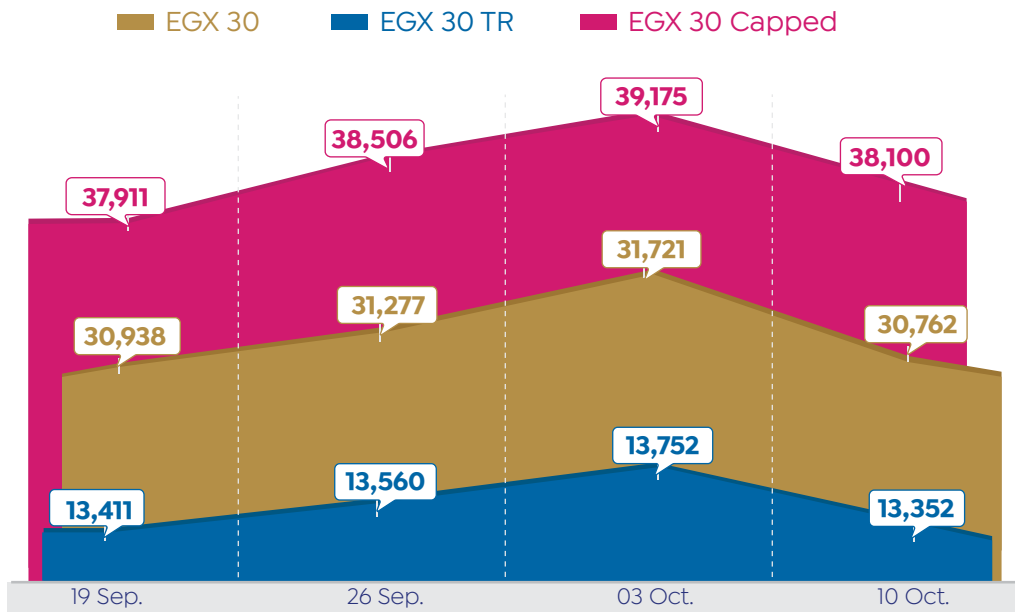


TRADE BALANCE

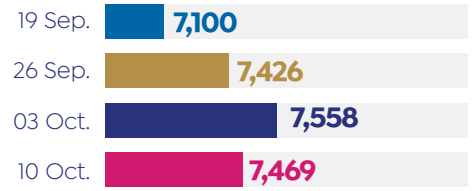


Source: CAPMAS, S&P Global & CBE

EGX INDICATORS



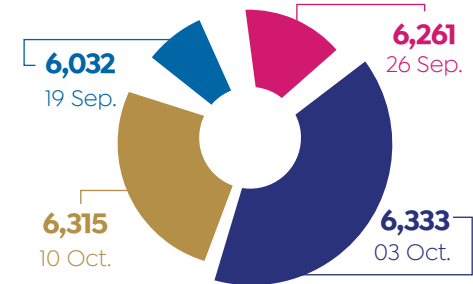
EGX 70 EWI



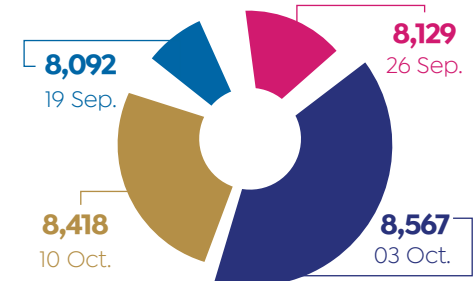
EGX 100 EWI



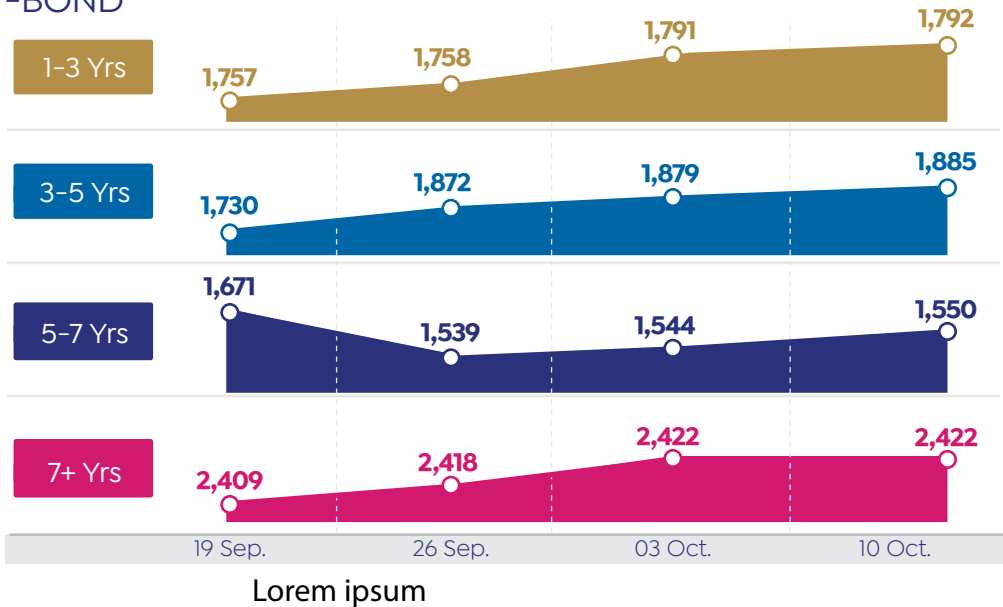
SP/EGX ESG



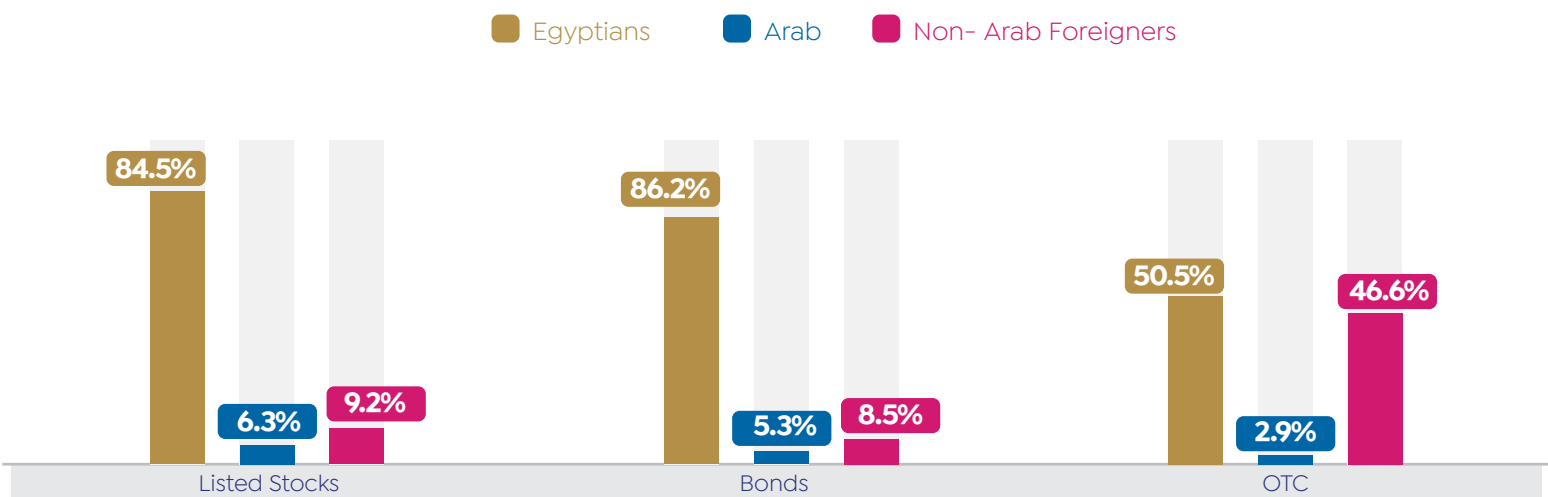
TAMAYUZ



T-BOND



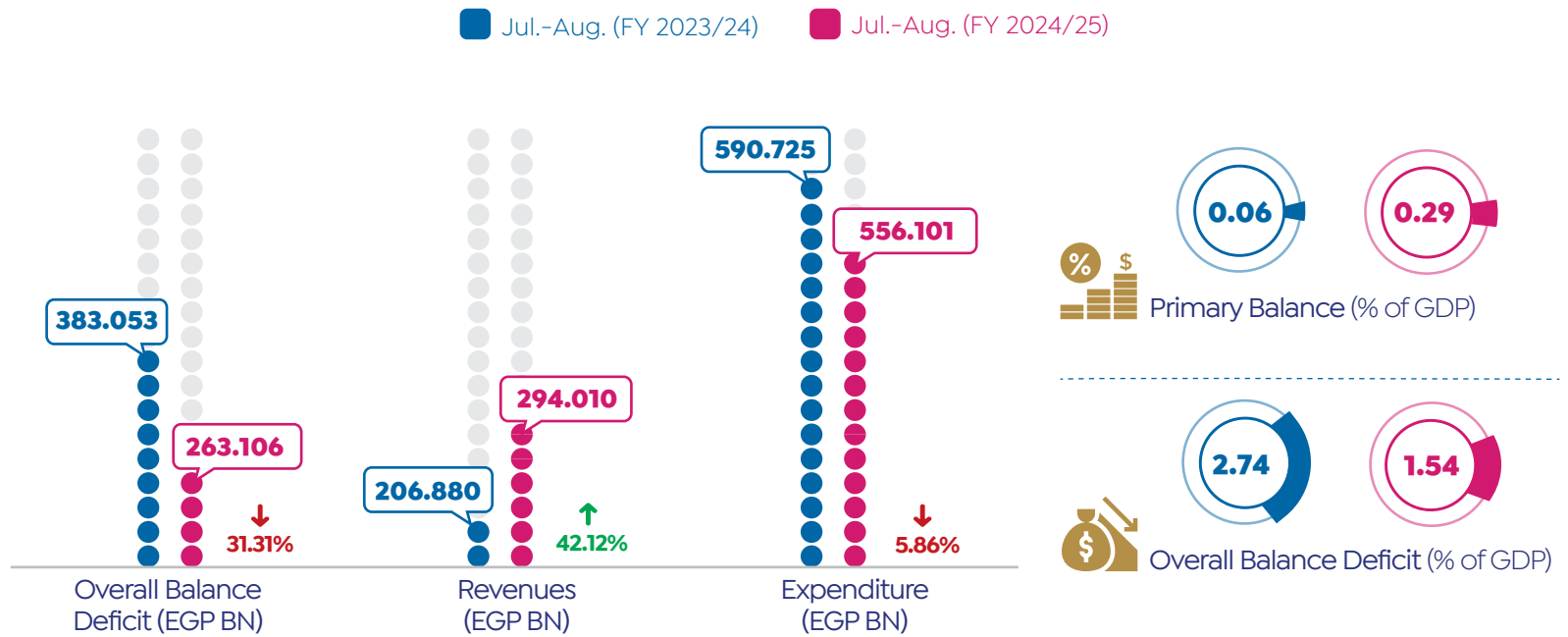
TOTAL INVESTORS' TRADING ACTIVITIES BY MARKETS DURING SEP. 2024 (INC. DEALS)*



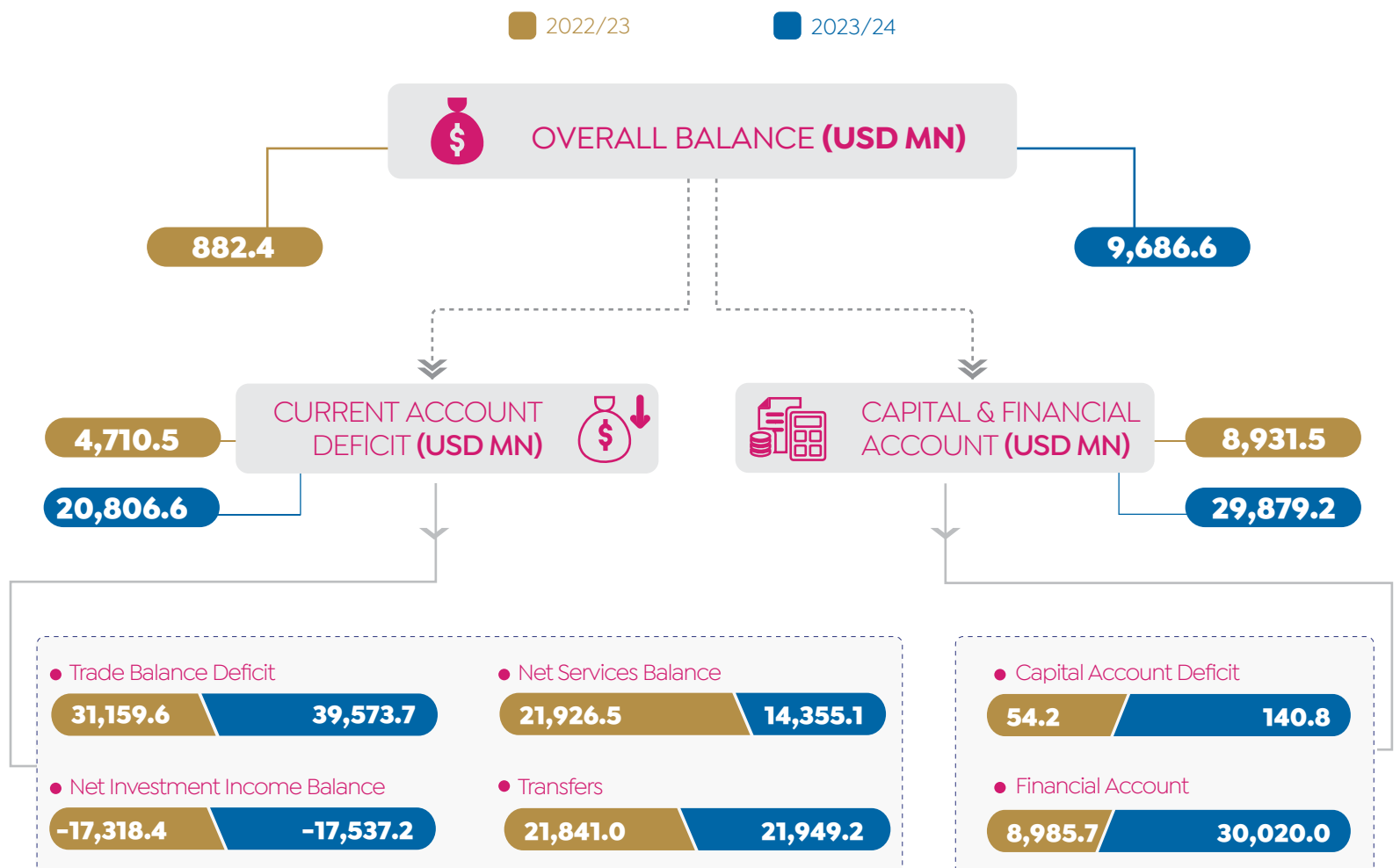
* Total Buy + Sell

Source: EGX

FISCAL SECTOR PERFORMANCE

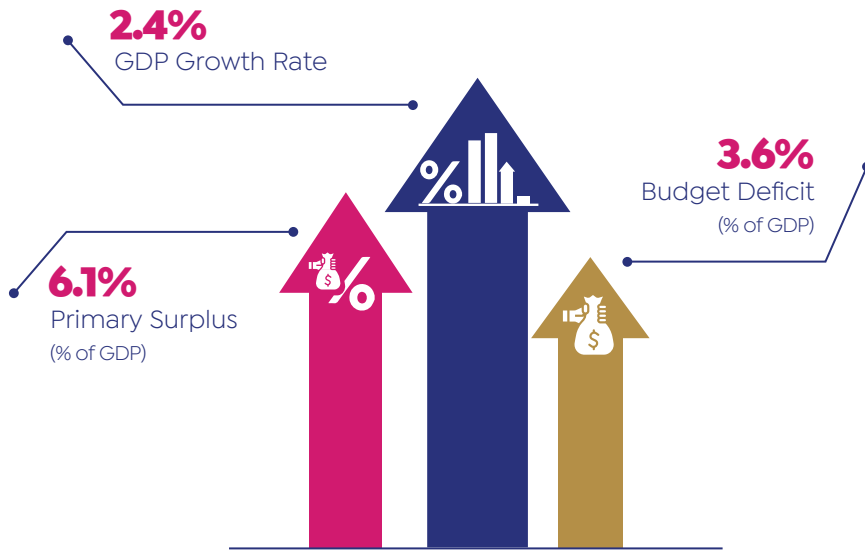


BALANCE OF PAYMENTS PERFORMANCE (FY 2023/24)



Source: CBE & MOF

PERFORMANCE OF THE EGYPTIAN ECONOMY DURING FY 2023/24



- Decreased by **4.7%** Internal Debt
- Decreased by **4%+** External Debt
- 12.7 Yrs** Average Maturity of External Debt
- USD 152.8 bn** (Decreased by **USD 15 bn+** Compared to Dec. 2023) External Debt
- USD 13 bn** Net Foreign Assets

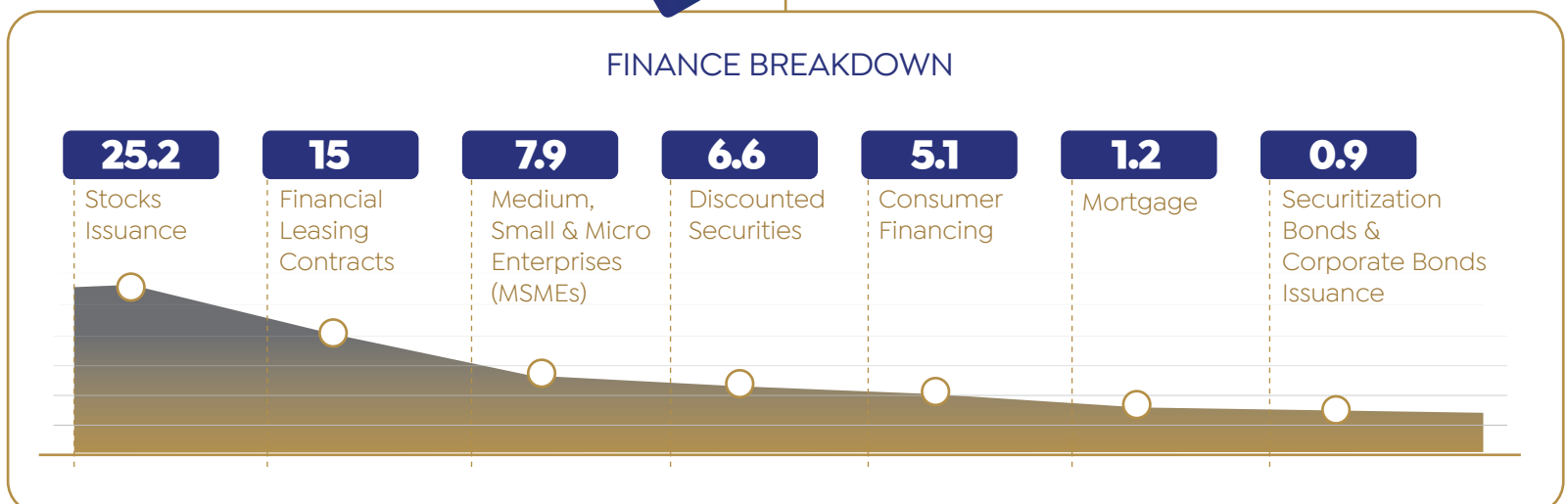
EXPECTED ECONOMIC INDICATORS DURING FY 2024/25



NON-BANKING FINANCIAL ACTIVITIES DURING JUL.2024



FINANCE BREAKDOWN



Source: Cabinet & MPED