

# MARKET WATCH NOVEMBER 2024

15 SEP. - 10 OCT.

BY  
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MOHAMED SAYED

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

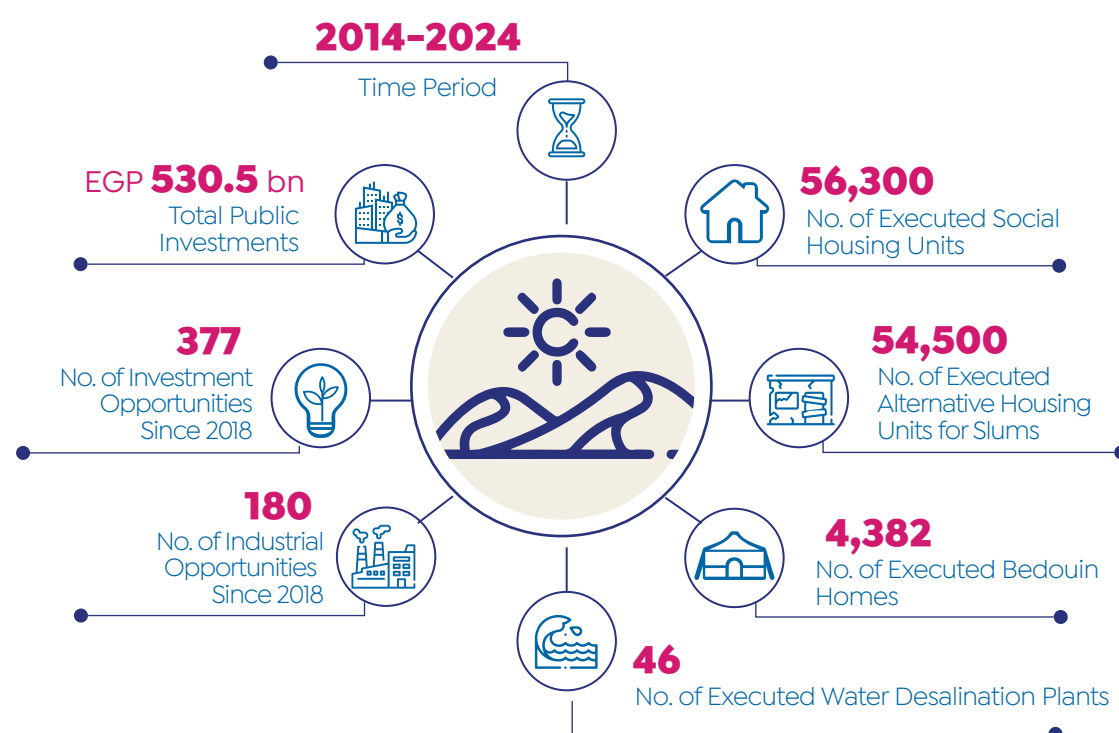
MARKET  
UPDATES

# 01

## Updates 2024

# REAL ESTATE MARKET

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

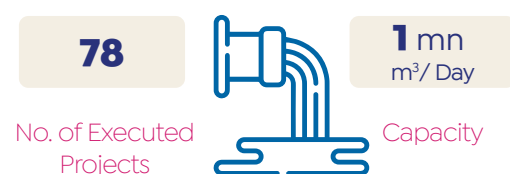
### NEW CITIES



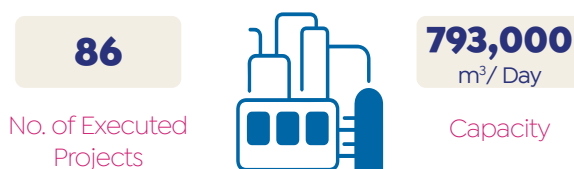
### DEVELOPMENTAL RESIDENTIAL COMMUNITIES



### POTABLE WATER PROJECTS



### SANITATION PROJECTS



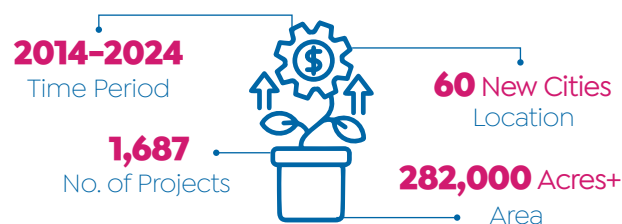
## NUCA'S ACHIEVEMENTS

### PLANNING & PROJECTS SECTOR

#### APPROVED & UNDER-APPROVAL MASTER AND DETAILED PLANS



#### INVESTMENT PROJECTS



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

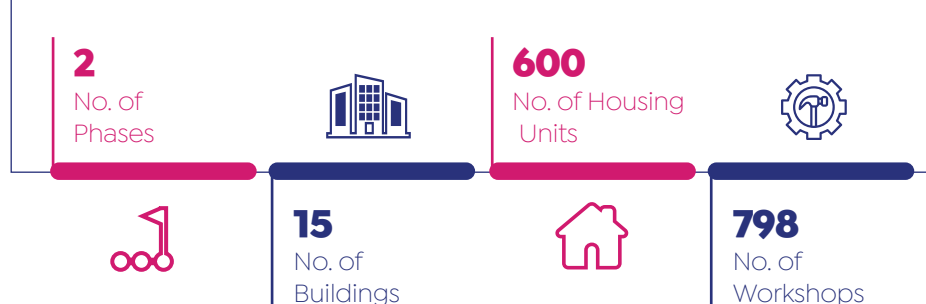
### URGENT PHASE



### EL FUSTAT VIEW PROJECT



### CRAFT INDUSTRIES COMPLEX



## HAYAH KARIMA INITIATIVE "PHASE I"



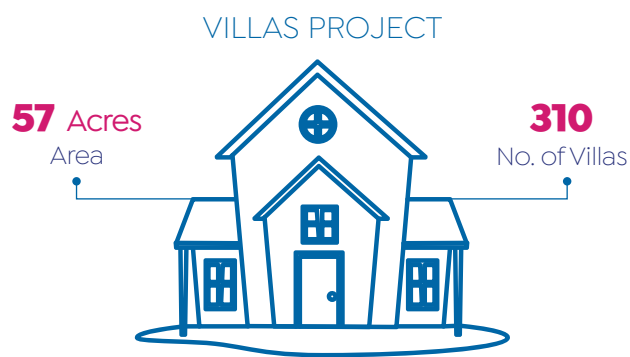
## UPDATES ON SAWARY PROJECT

 **West Carrefour, Alexandria**  
Location

 **420 Acres**  
Area

 **Starting Delivery of 50 Villas**  
Current Status

### 1<sup>ST</sup> DEVELOPMENT AXIS BY NUCA



### 2<sup>ND</sup> 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



#### EXECUTED PLANTS

**125** No. of Plants | **1.3 mn m<sup>3</sup>/ Day** Capacity



#### UNDERWAY PLANTS

**12** No. of Plants | **136,000 m<sup>3</sup>/ Day** Capacity

#### SEAWATER DESALINATION STRATEGY "2050"

**11**  
No. of Target  
Governorates

**8.9 mn**  
m<sup>3</sup>/ Day  
Target Capacity

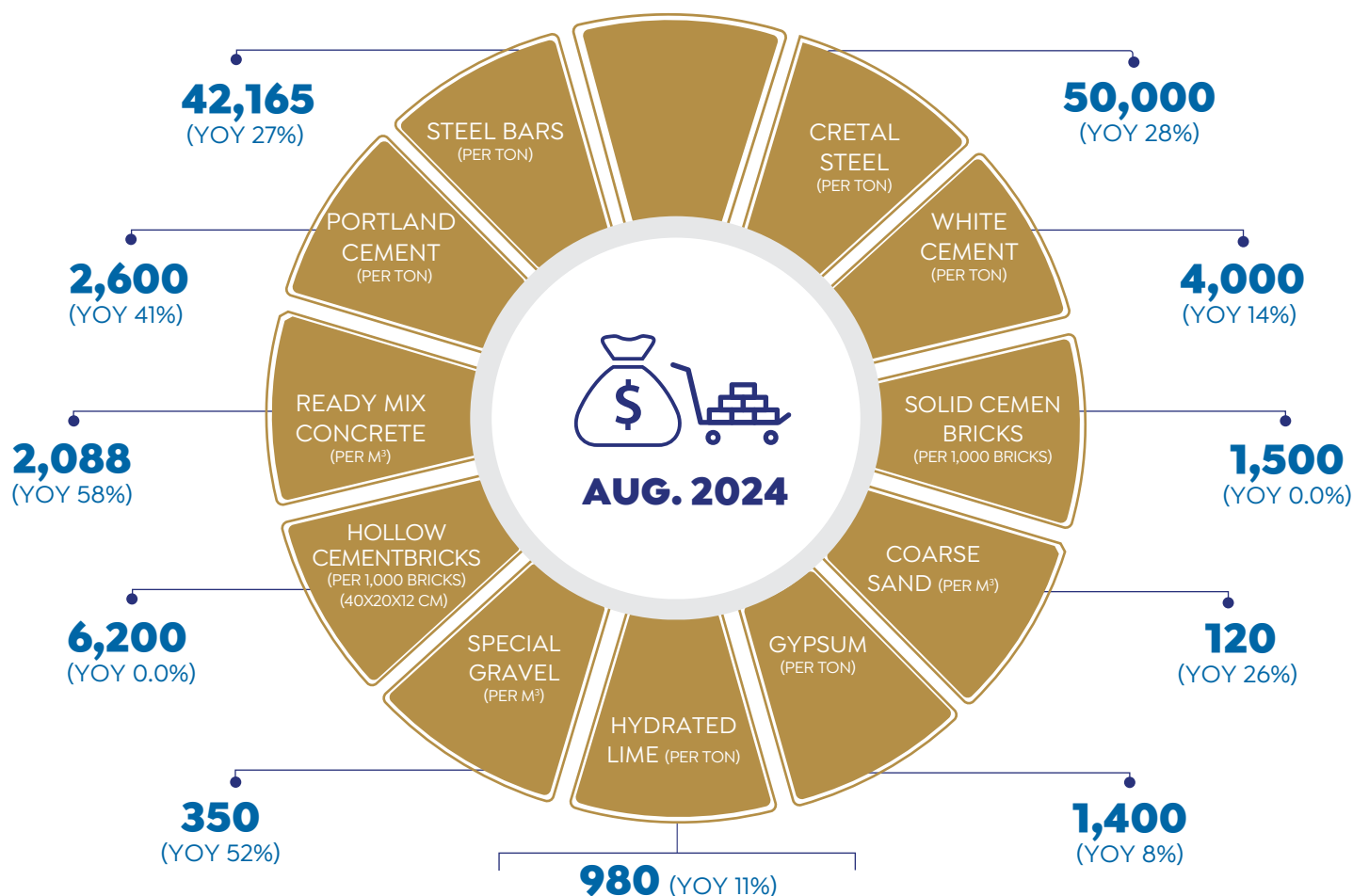
#### First 5-Year Plan

**29**  
No. of Plants

**3.4-5.9 mn m<sup>3</sup>/ Day**  
Capacity

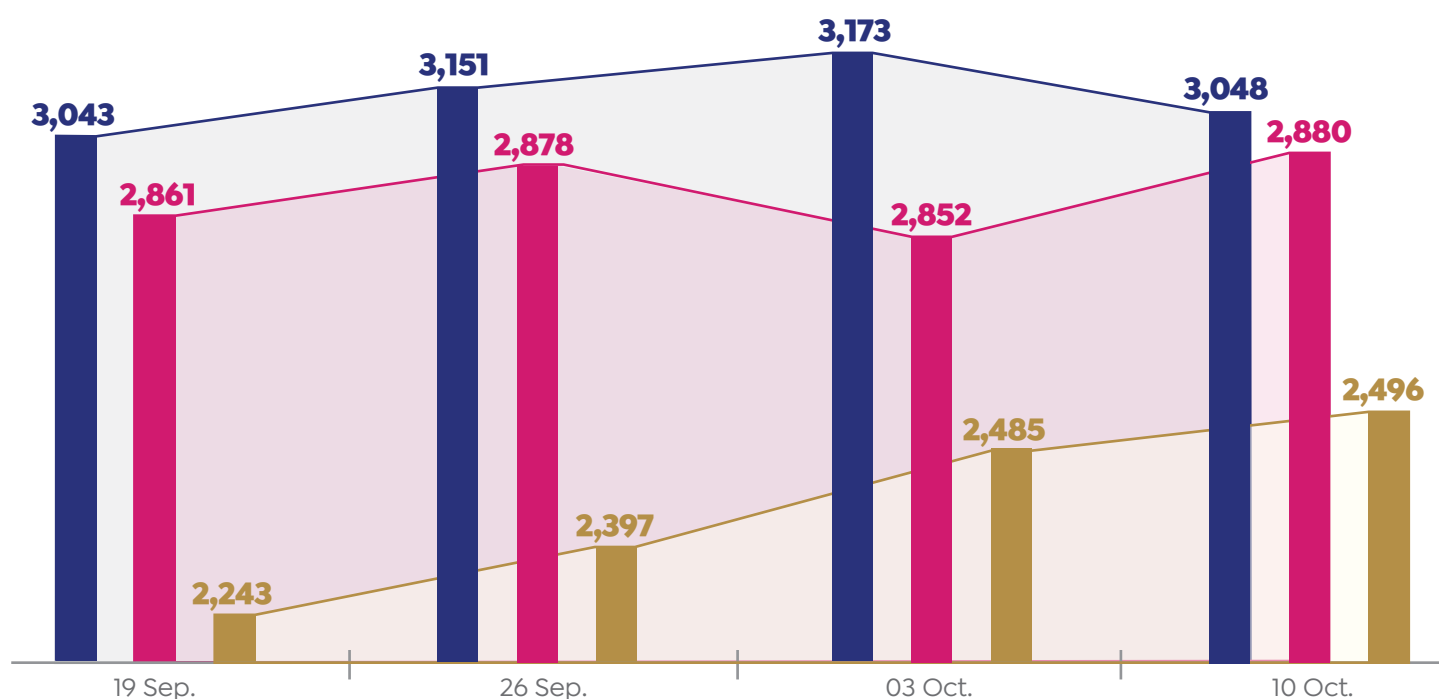
Source: Cabinet

## PRICES OF CONSTRUCTION MATERIALS (EGP)



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

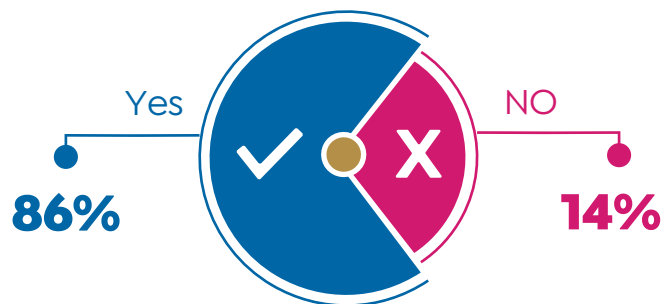
REAL ESTATE CONTRACTING & CONSTRUCTION ENGINEERING BUILDING MATERIALS



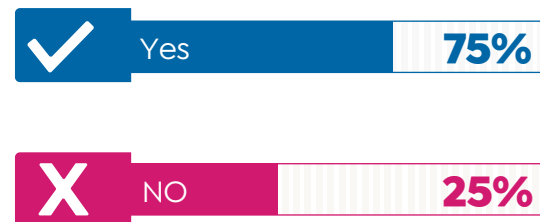
Source: MHUC & EGX

## MONTHLY SURVEY (PURCHASING POWER)

### DESIRE TO PURCHASE



### ABILITY TO PURCHASE



### MOST SUITABLE PAYMENT METHODS



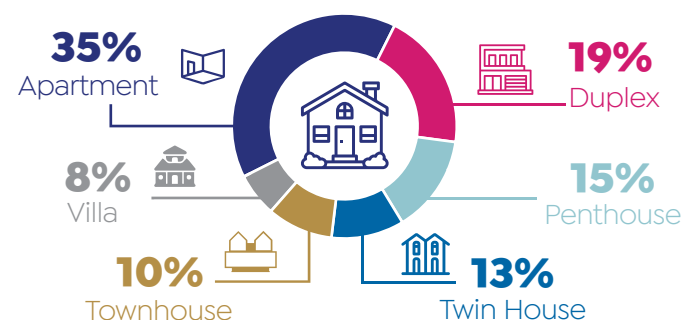
### OPTIMUM PAYMENT PLANS (YRS)



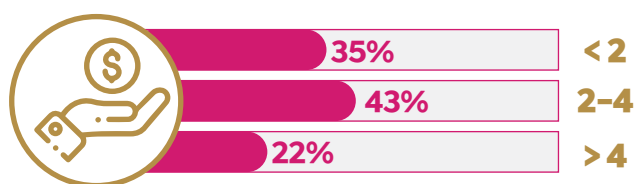
### HIGH-DEMAND UNIT TYPES



### 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 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



**3<sup>rd</sup> 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

## 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

► 16<sup>TH</sup> 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



# **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

### CHESS FIELD BUSINESS SUITES

Developer: Al Jazi Developments



**5<sup>th</sup> 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



**6<sup>th</sup> Settlement, New Cairo**  
LOCATION



**EGP 30 bn+**  
INVESTMENTS



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



**51 Acres**  
AREA



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



**16.5%**  
CONSTRUCTION RATE

### 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**

### JADIE RESIDENCE

Developer: Concrete Developments



**New Cairo**  
LOCATION



**13 Acres**  
AREA



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



## 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



**5<sup>th</sup> 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  
LOCATION15 Acres  
AREAEGP 1 bn  
INVESTMENTSLaunching Phase II  
CURRENT STATUS

## PHASE II

10 Acres  
AREASUPPLY VOLUME  
Townhouses & Twin Houses  
Units Area: Up to -> 280 sqm

## LA VIDA MAADI

Developer: TBK Developments

Maadi  
LOCATION2,000 sqm  
AREASUPPLY VOLUME  
No. of Floors: 3  
Co-working Spaces, Private Offices, Meeting Rooms  
& Event Spaces

## TRAVE BUSINESS COMPLEX

Developer: New Event Developments

Downtown, NAC  
LOCATION4,500 sqm  
AREASUPPLY VOLUME  
Commercial & Administrative Units  
No. of Floors: 13

## H MALL

Developer: New Event Developments

Downtown, NAC  
LOCATION4,511 sqm  
AREACommercial & Administrative Units  
UNIT TYPES

## AVELIN

Developer: Times Developments

Near to Rehab City,  
East Cairo  
LOCATION26 Acres  
AREA2027  
DELIVERY DATERestaurants, Cafes,  
Security Systems &  
Parking Garage  
SERVICE FACILITIESConstruction Rate: 20%  
CURRENT STATUS

## T.HUB

Developer: Times Developments

5<sup>th</sup> Settlement  
LOCATION10,600 sqm  
AREASUPPLY VOLUME  
No. of Buildings: 4  
Commercial,  
Administrative &  
Medical Units

## RANCHES

Developer: DORRA Developments

New Zayed  
LOCATION1.26 mn sqm  
AREASERVICE FACILITIES  
Hotel, Restaurants,  
Dining Rooms, Meeting  
Spaces, Swimming Pools  
& Other Public Areas



## QAMARI

Developer: New Event Developments

R8, NAC  
LOCATION**25 Acres**  
AREA

## GARNET RESIDENCE

Developer: Jadeer Group

New Cairo  
LOCATION**14 Acres**  
AREASUPPLY 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**  
AREAEGP **7 bn**  
INVESTMENTSStarting Delivery of Units  
CURRENT STATUS

## AROMA

Developer: Residence Developments

Ain Sokhna  
LOCATION**85 Acres**  
AREA**4**  
NO. OF PHASESCURRENT STATUS  
Phase I & II are Delivered  
Phase III is Completed  
Launching Phase IV

## REDVILLE (PHASE IV)

**25 Acres**  
AREAEGP **2.5 bn**  
TARGET SALES**85-130 sqm**  
UNITS AREA

## ROSEVIL

Developer: Sorouh Developments

R7, NAC  
LOCATION**22 Acres**  
AREAFully Integrated  
Residential Units  
UNIT TYPES

## CREEK TOWN

Developer: IL Cazar

1<sup>st</sup> Settlement  
LOCATION**100 Acres**  
AREA

## GO HELIOPOLIS

Developer: IL Cazar

Heliopolis  
LOCATION**18,000 sqm**  
AREAEGP **5 bn**  
INVESTMENTSFully 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

The background features a light gray silhouette of a palm tree on the right side. The left and bottom corners are filled with overlapping geometric shapes in various shades of purple and blue, creating a modern, abstract design.

# **ECONOMIC** SNAPSHOT

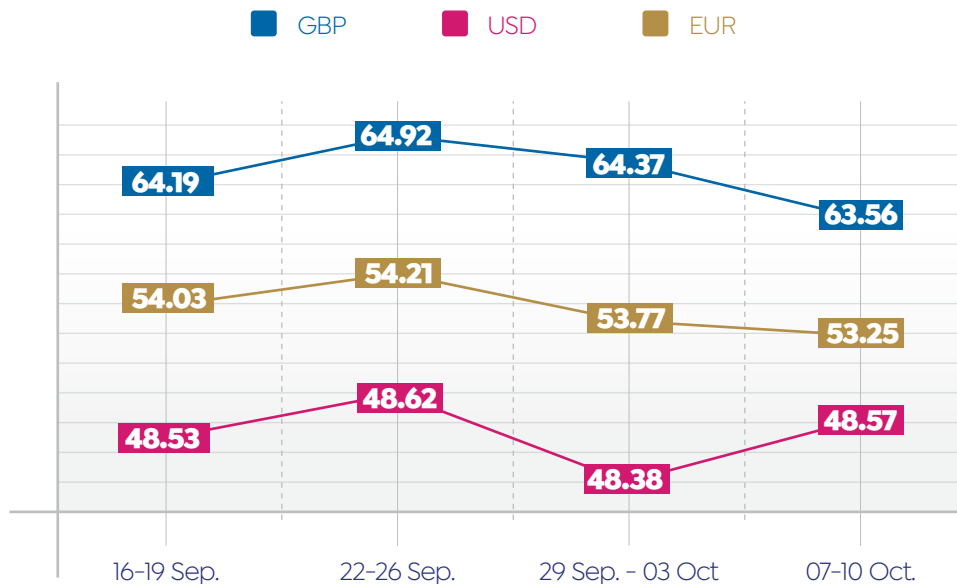
# 04

Updates 2024

## ECONOMIC SNAPSHOT

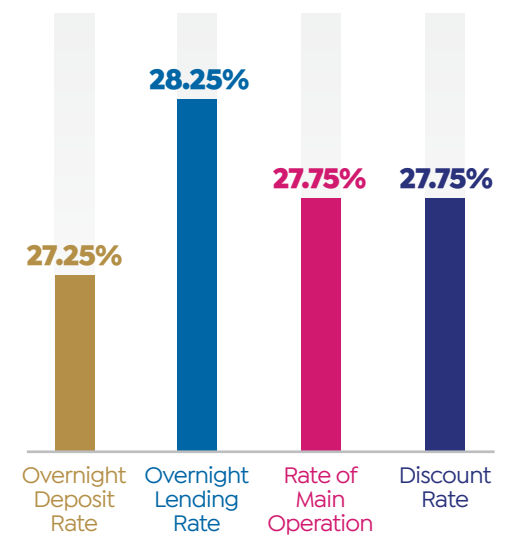


### EXCHANGE RATES

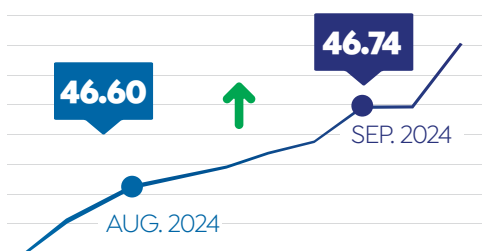


### INTEREST RATES

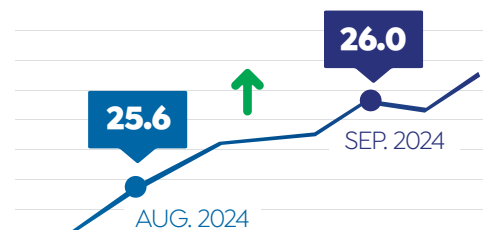
\* MPC Meeting was Held on Sep. 05, 2024



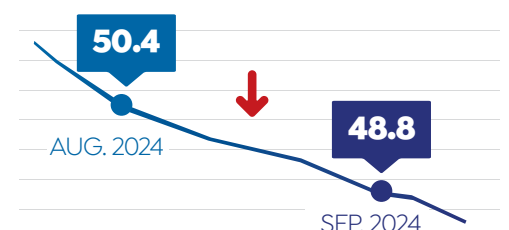
### NET INTERNATIONAL RESERVES (USD BN)



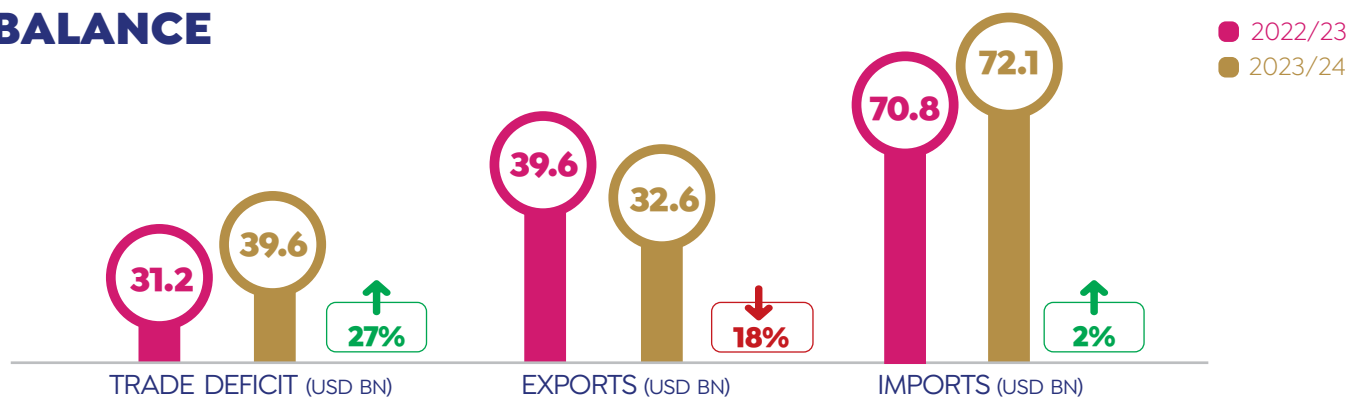
### ANNUAL HEADLINE INFLATION RATE (%)



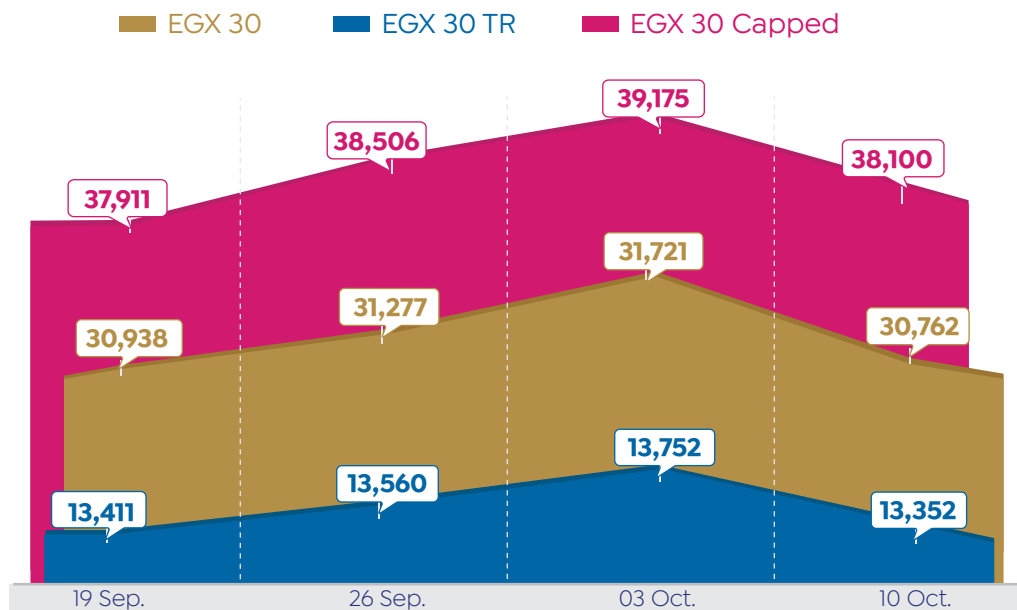
### PURCHASING MANAGERS' INDEX (PMI)



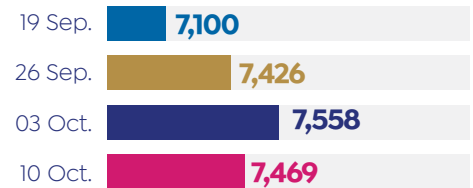
### TRADE BALANCE



## EGX INDICATORS



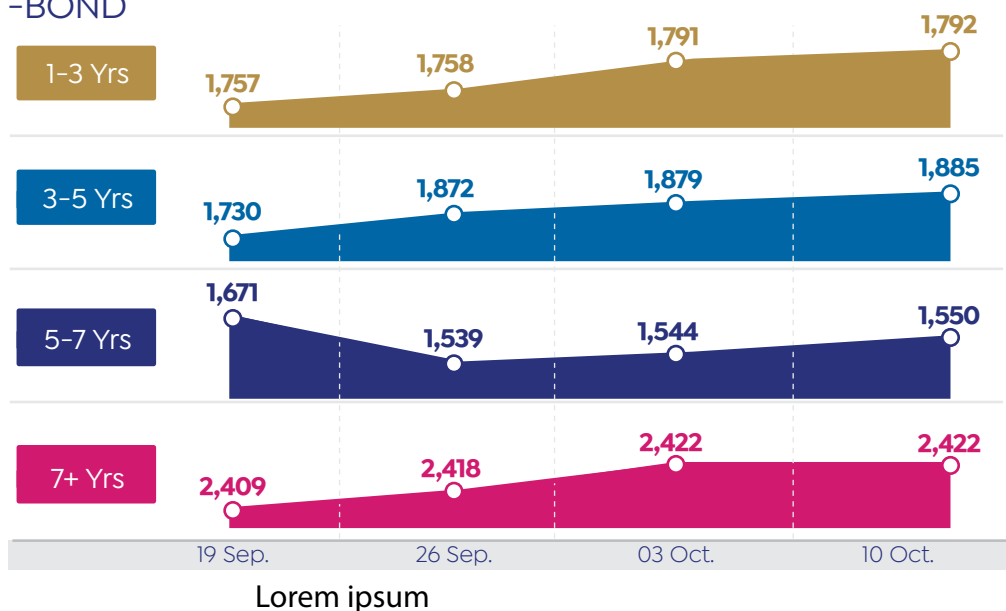
### EGX 70 EWI



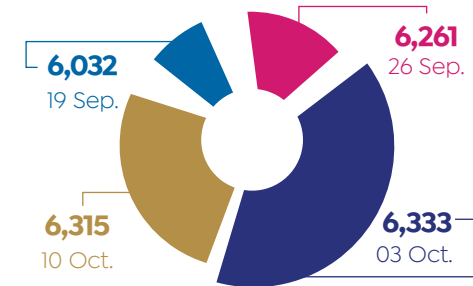
### EGX 100 EWI



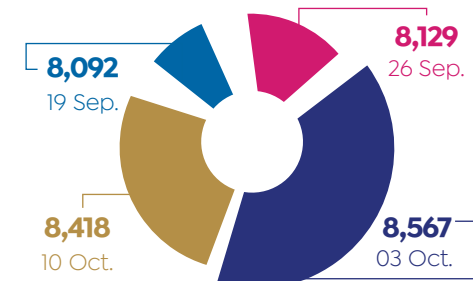
### T-BOND



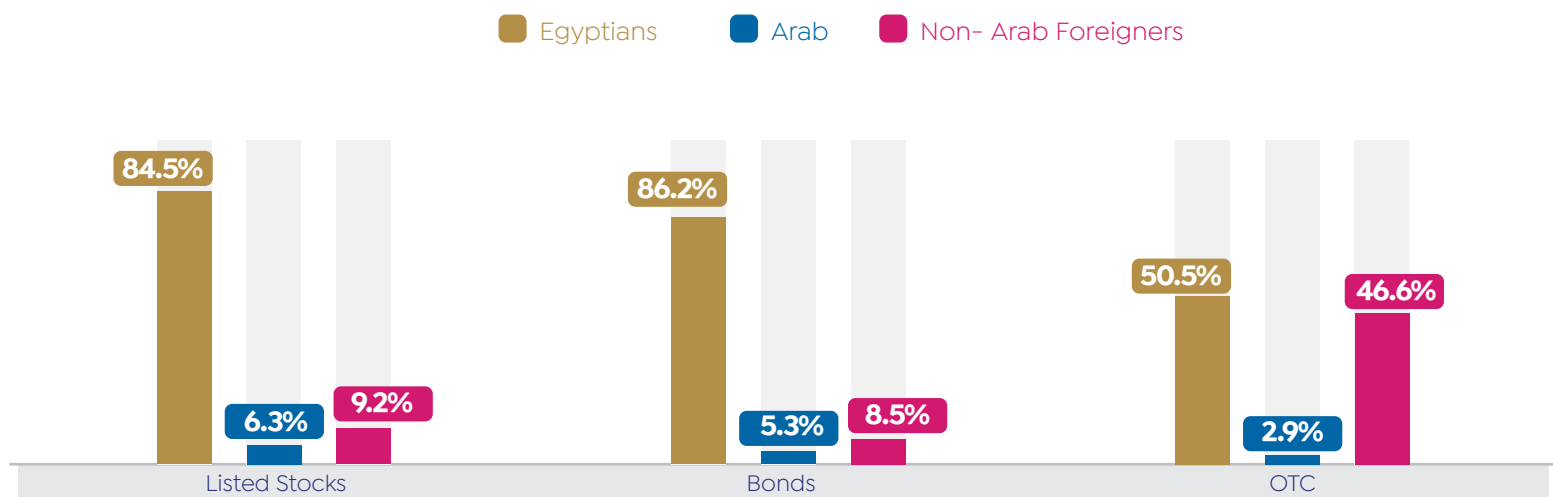
### SP/EGX ESG



### TAMAYUZ



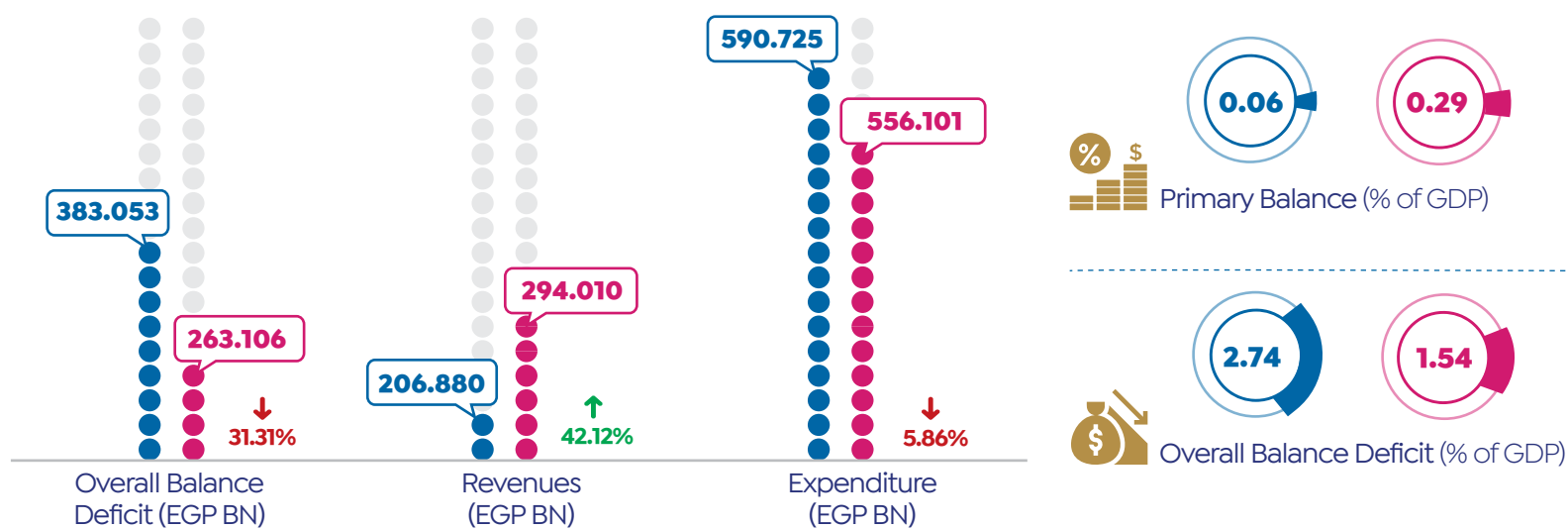
## TOTAL INVESTORS' TRADING ACTIVITIES BY MARKETS DURING SEP. 2024 (INC. DEALS)\*



\* Total Buy + Sell

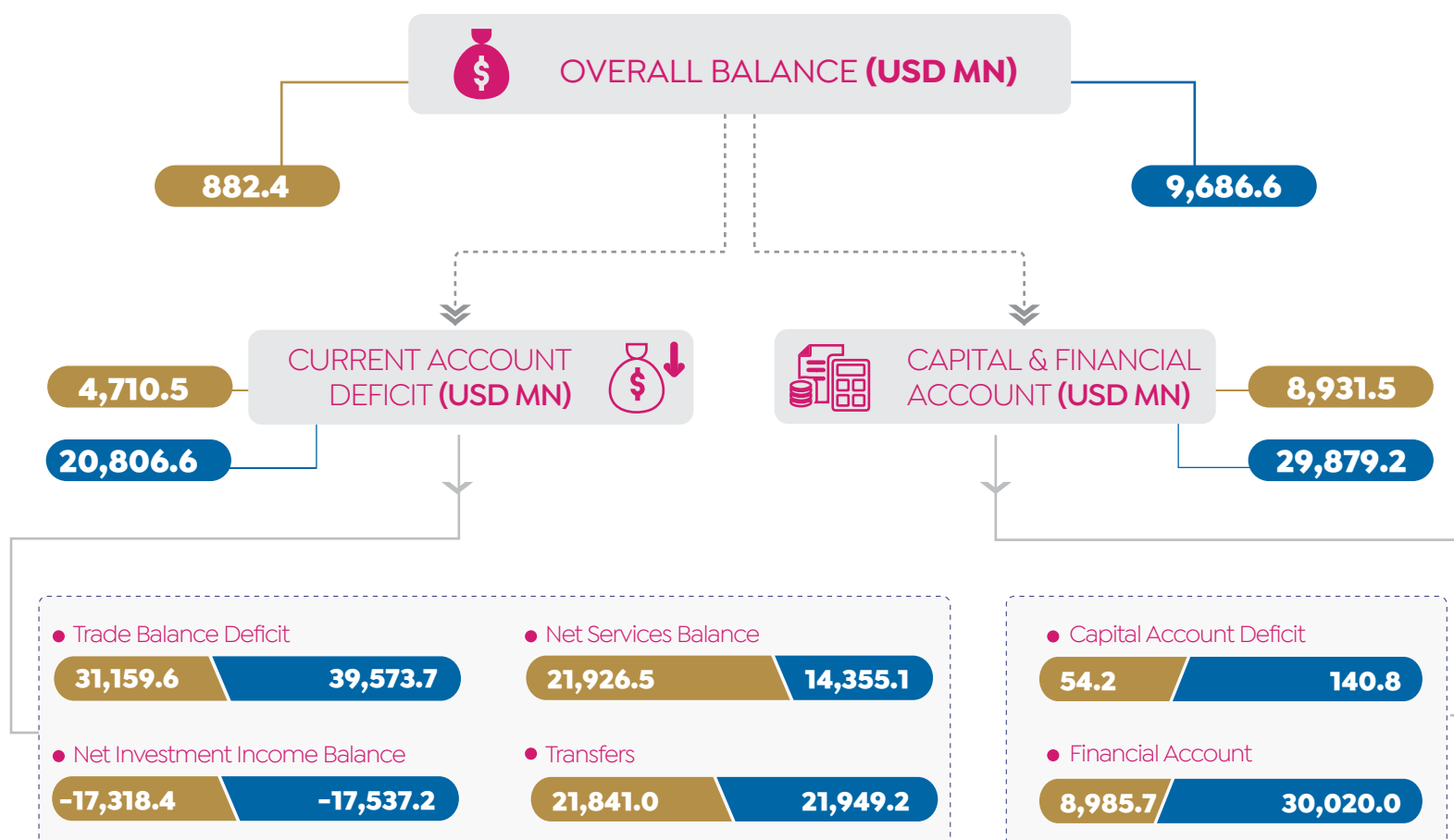
## FISCAL SECTOR PERFORMANCE

■ Jul.-Aug. (FY 2023/24) ■ Jul.-Aug. (FY 2024/25)

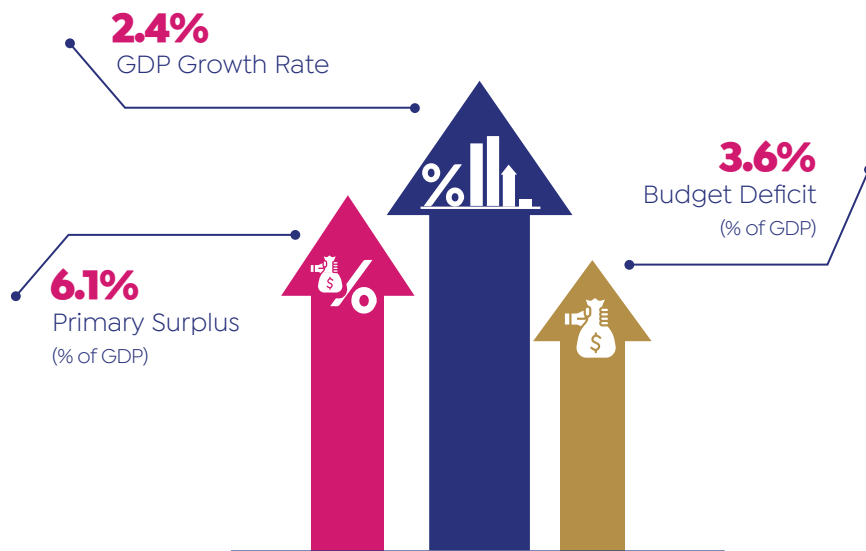


## BALANCE OF PAYMENTS PERFORMANCE (FY 2023/24)

■ 2022/23 ■ 2023/24



## PERFORMANCE OF THE EGYPTIAN ECONOMY DURING FY 2023/24



### EXPECTED ECONOMIC INDICATORS DURING FY 2024/25



## NON-BANKING FINANCIAL ACTIVITIES DURING JUL.2024



### FINANCE BREAKDOWN

