

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

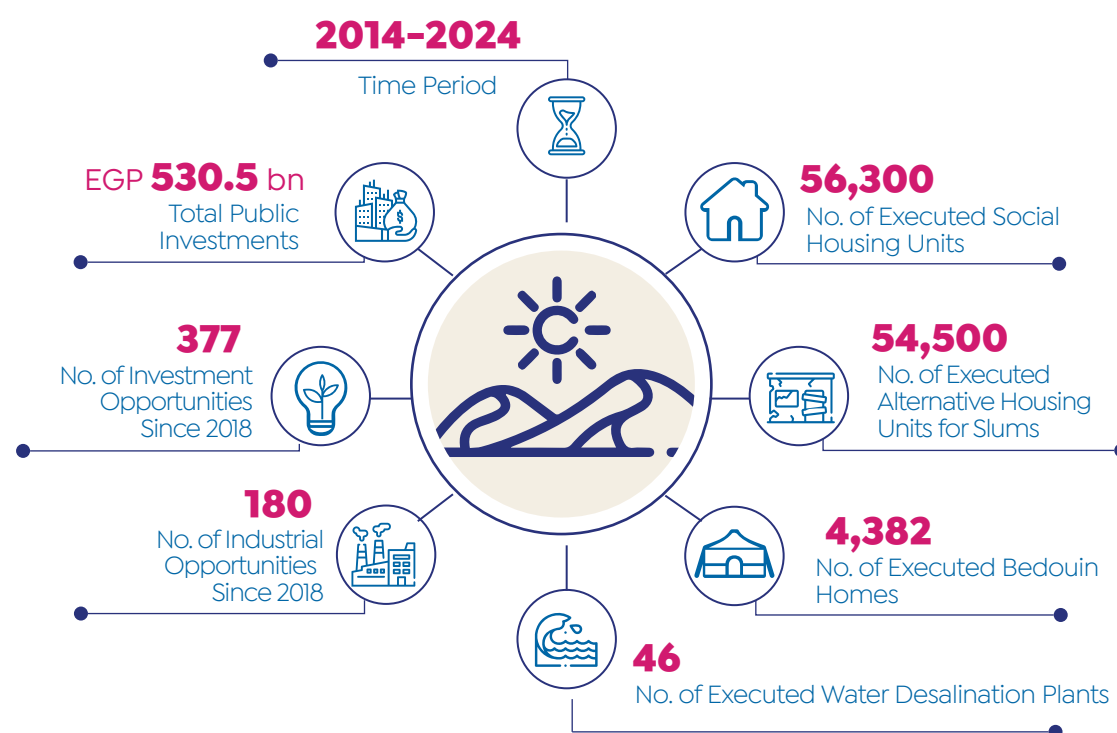
MARKET
UPDATES

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**

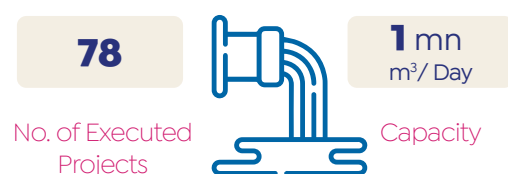
NEW CITIES



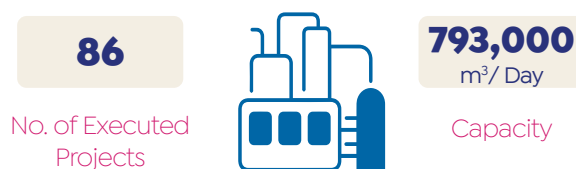
DEVELOPMENTAL RESIDENTIAL COMMUNITIES



POTABLE WATER PROJECTS



SANITATION PROJECTS



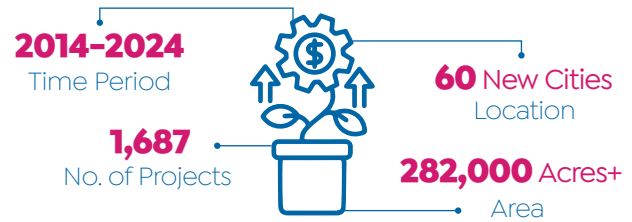
NUCA'S ACHIEVEMENTS

PLANNING & PROJECTS SECTOR

APPROVED & UNDER-APPROVAL MASTER AND DETAILED PLANS



INVESTMENT PROJECTS

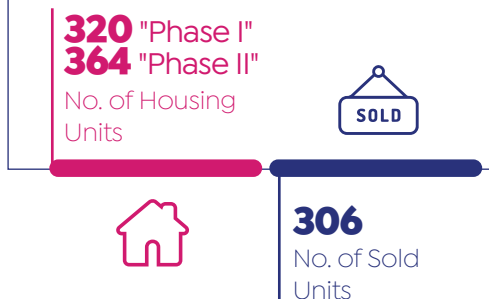


URBAN DEVELOPMENT OF GOVERNORATE CAPITALS AND MAJOR CITIES "DARAH PROJECT"

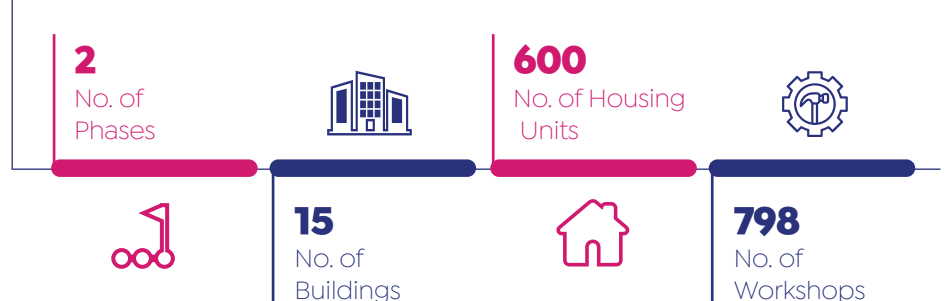
URGENT PHASE



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

1ST DEVELOPMENT AXIS BY NUCA



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

"TOGETHER WE BUILD THE FUTURE" INITIATIVE



60
No. of Target Plots



250 Acres
Area



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 m³/ Day
Capacity

UNDERWAY PLANTS

12

No. of Plants

136,000 m³/ Day
Capacity

SEAWATER DESALINATION STRATEGY "2050"

11

No. of Target
Governorates

8.9 mn
m³/ Day

Target Capacity

First 5-Year Plan

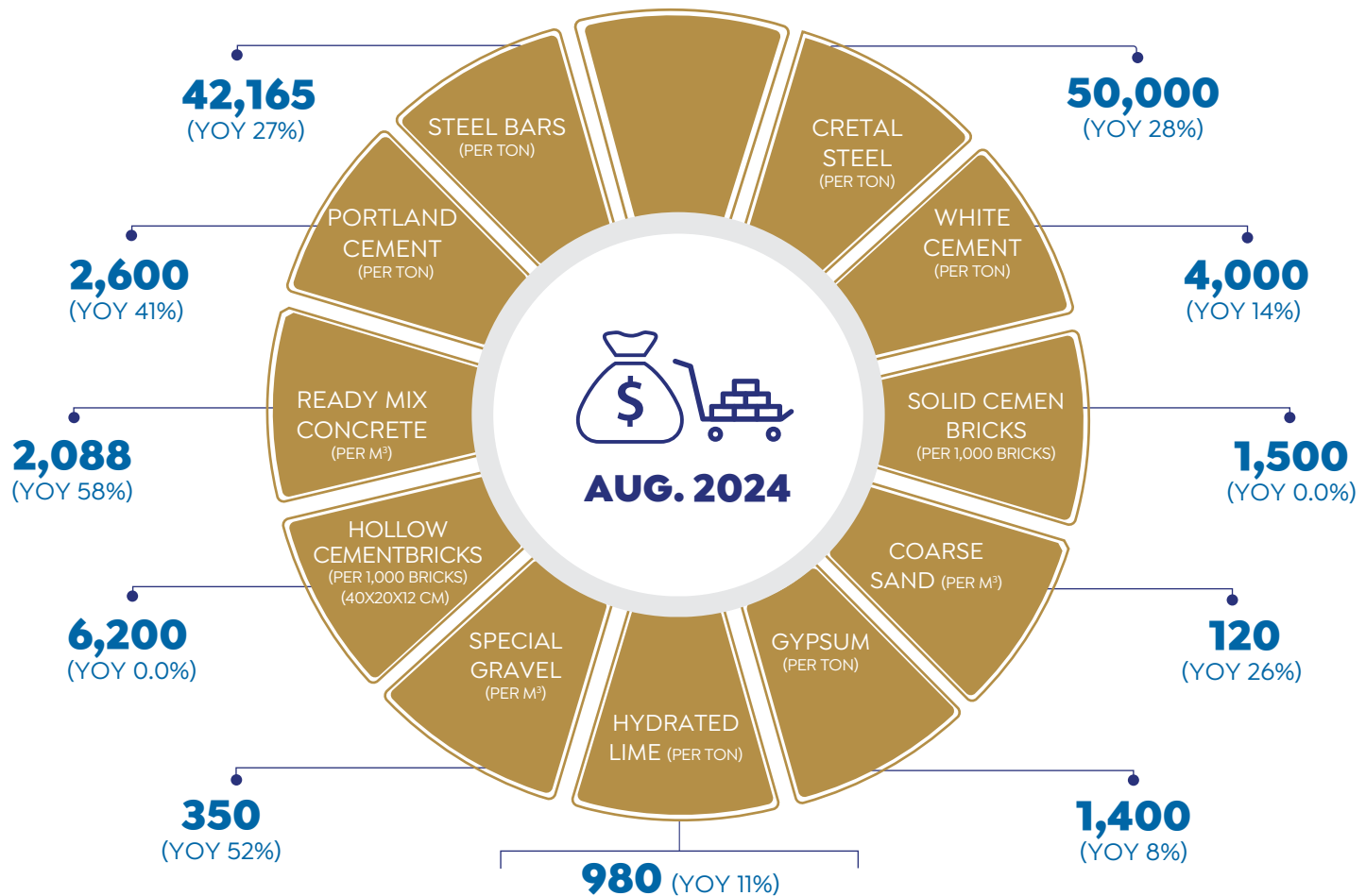
29

No. of Plants

3.4-5.9 mn m³/ Day
Capacity

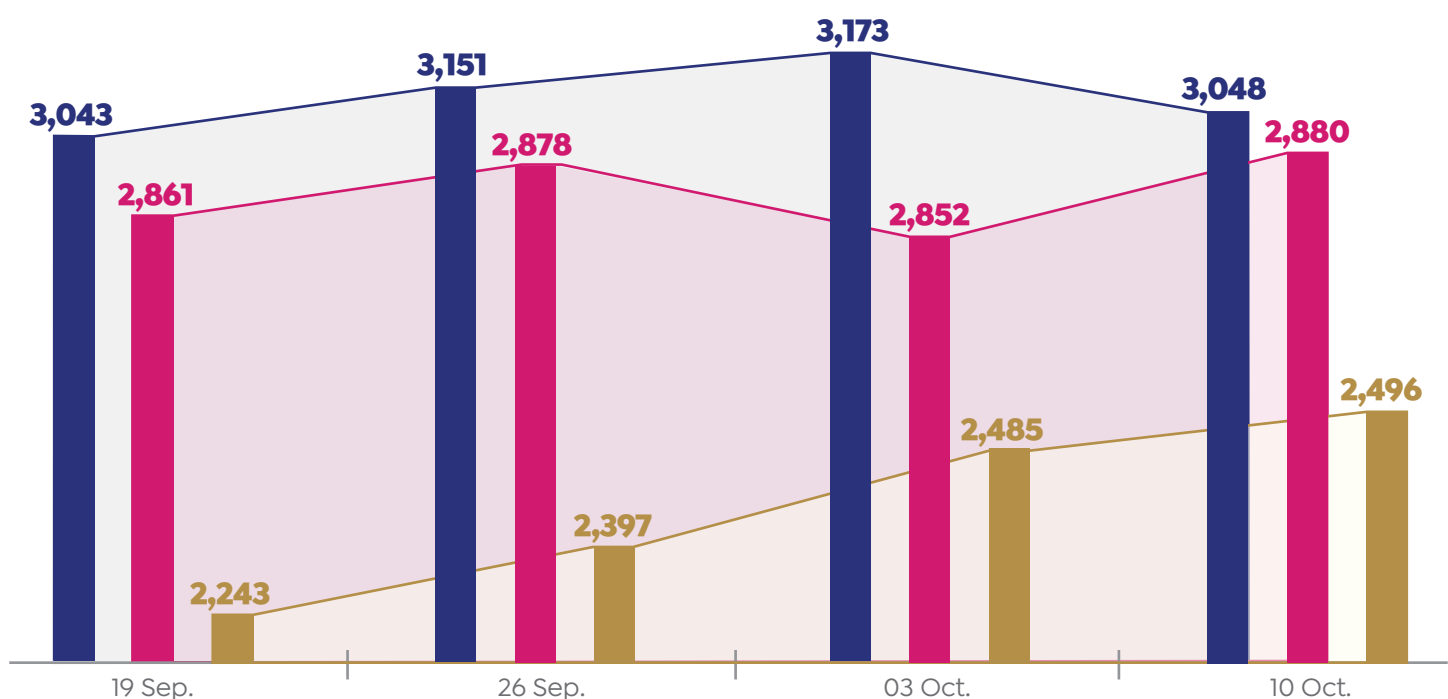
Source: Cabinet

PRICES OF CONSTRUCTION MATERIALS (EGP)



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

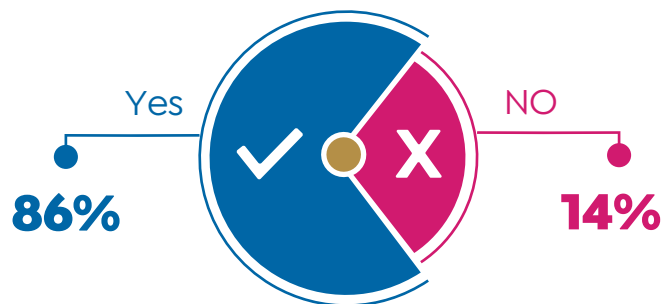
REAL ESTATE CONTRACTING & CONSTRUCTION ENGINEERING BUILDING MATERIALS



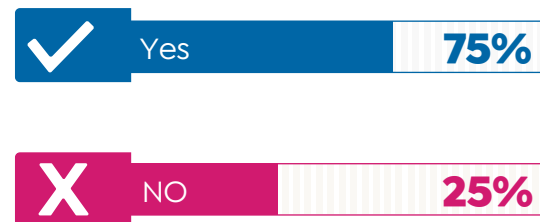
Source: MHUC & EGX

MONTHLY SURVEY (PURCHASING POWER)

DESIRE TO PURCHASE



ABILITY TO PURCHASE



MOST SUITABLE PAYMENT METHODS



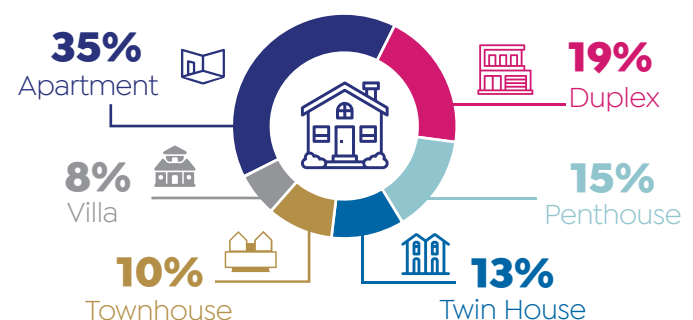
OPTIMUM PAYMENT PLANS (YRS)



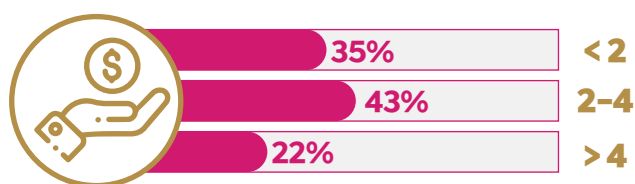
HIGH-DEMAND UNIT TYPES



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


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

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



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



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



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



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
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

5th 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
LOCATION25 Acres
AREA

GARNET RESIDENCE

Developer: Jadeer Group

New Cairo
LOCATION14 Acres
AREASUPPLY VOLUME
Residential Buildings,
Commercial Mall &
Hotel Apartments
Each Building: Ground & 6 Floors
Units Area: 60-300 sqmPhase I is Sold out
CURRENT STATUS

THE CITY

Developer: Master Group

NAC
LOCATION54 Acres
AREAEGP 7 bn
INVESTMENTSStarting Delivery of Units
CURRENT STATUS

AROMA

Developer: Residence Developments

Ain Sokhna
LOCATION85 Acres
AREA4
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 SALES85-130 sqm
UNITS AREA

ROSEVIL

Developer: Sorouh Developments

R7, NAC
LOCATION22 Acres
AREAFully Integrated
Residential Units
UNIT TYPES

CREEK TOWN

Developer: IL Cazar

1st Settlement
LOCATION100 Acres
AREA

GO HELIOPOLIS

Developer: IL Cazar

Heliopolis
LOCATION18,000 sqm
AREAEGP 5 bn
INVESTMENTSFully Integrated
Residential Units
UNIT TYPES

CENTRO MALL

Developer: Empire State Developments

Downtown, NAC
LOCATION5,231 sqm
AREA15
NO. OF FLOORS



ECONOMIC SNAPSHOT

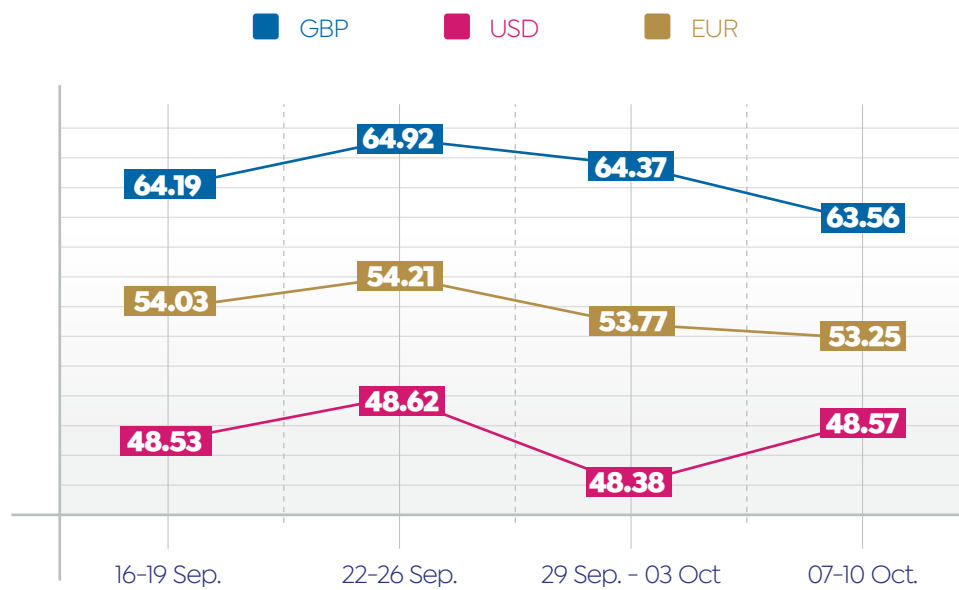
04

Updates 2024

ECONOMIC SNAPSHOT

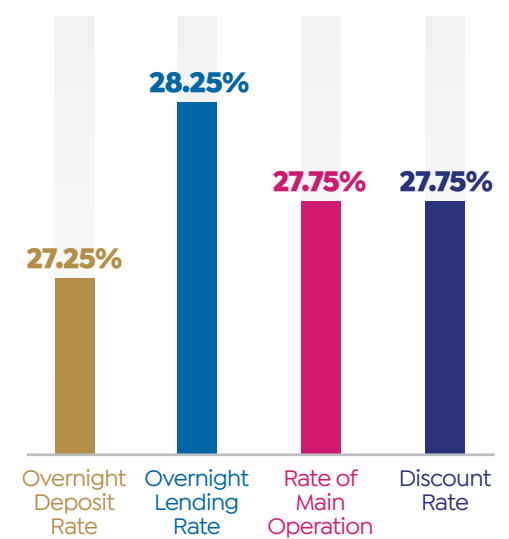


EXCHANGE RATES

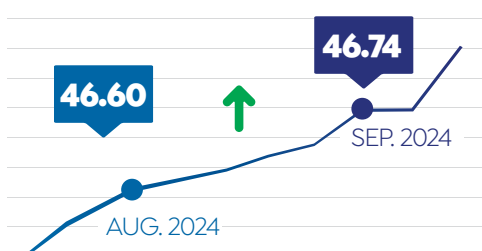


INTEREST RATES

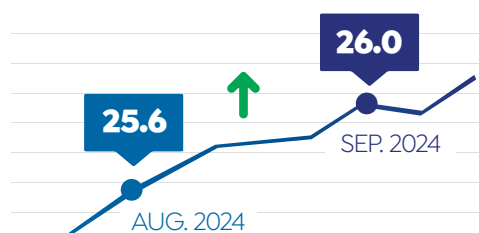
* MPC Meeting was Held on Sep. 05, 2024



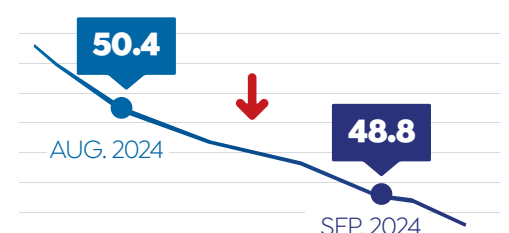
NET INTERNATIONAL RESERVES (USD BN)



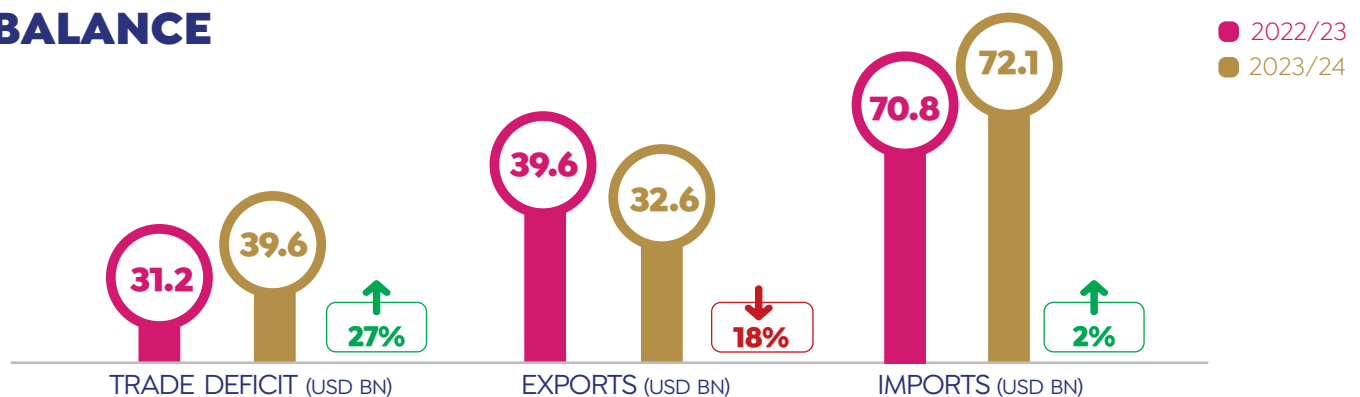
ANNUAL HEADLINE INFLATION RATE (%)



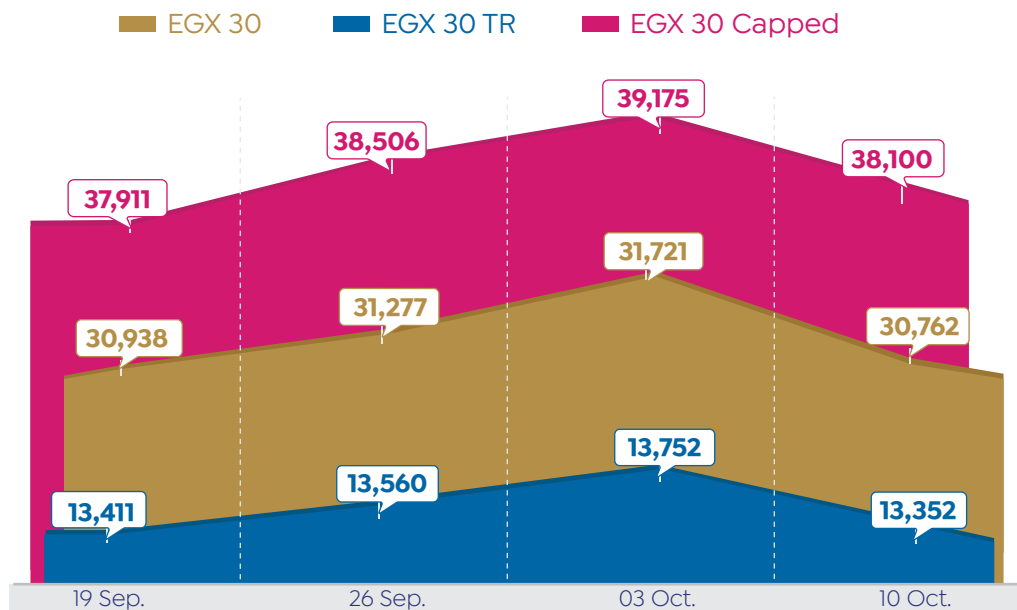
PURCHASING MANAGERS' INDEX (PMI)



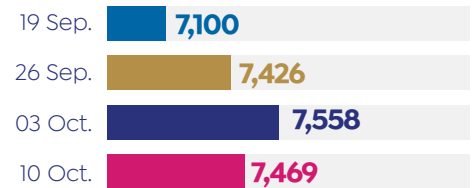
TRADE BALANCE



EGX INDICATORS



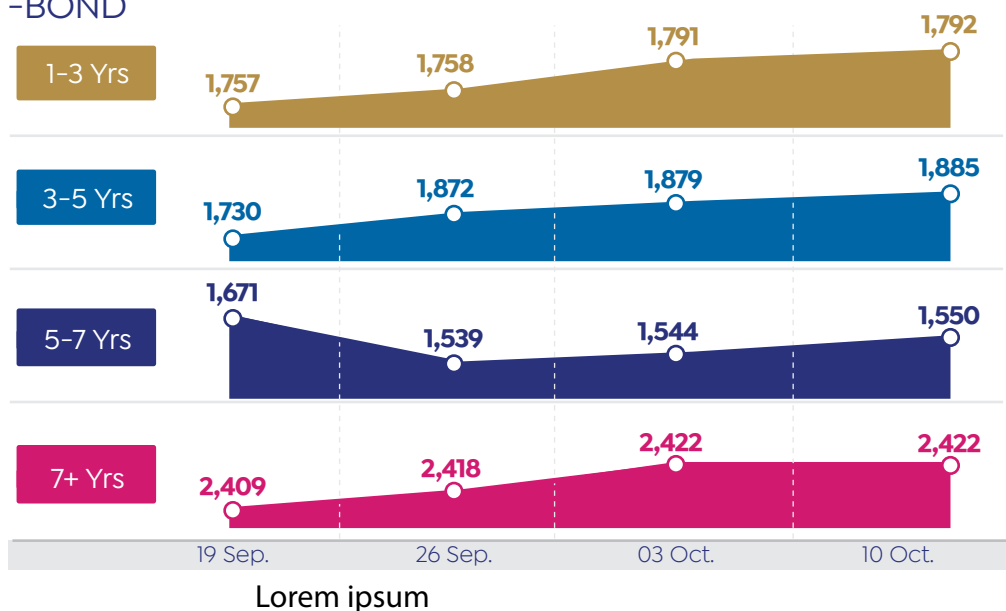
EGX 70 EWI



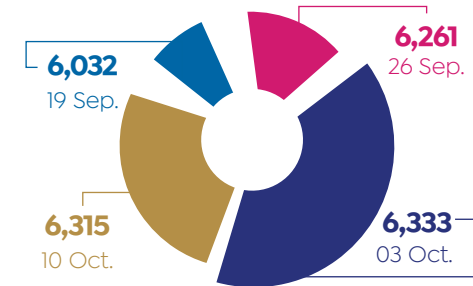
EGX 100 EWI



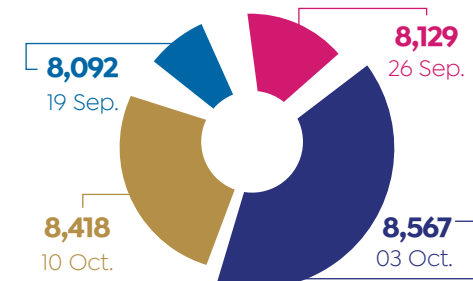
T-BOND



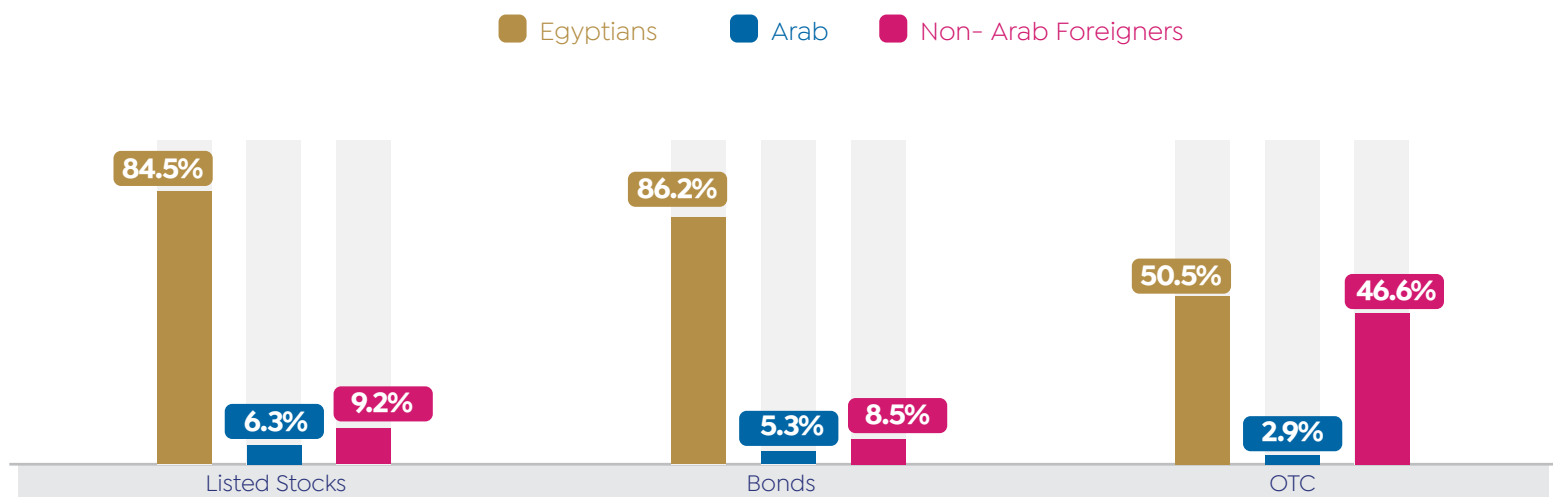
SP/EGX ESG



TAMAYUZ



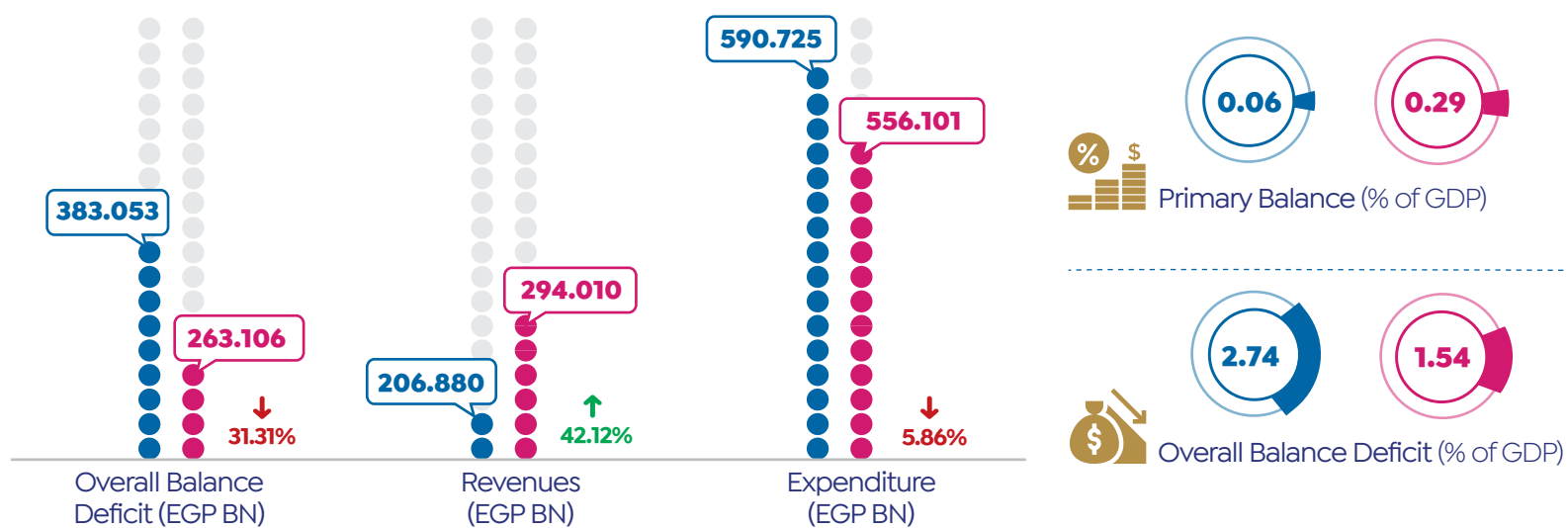
TOTAL INVESTORS' TRADING ACTIVITIES BY MARKETS DURING SEP. 2024 (INC. DEALS)*



* Total Buy + Sell

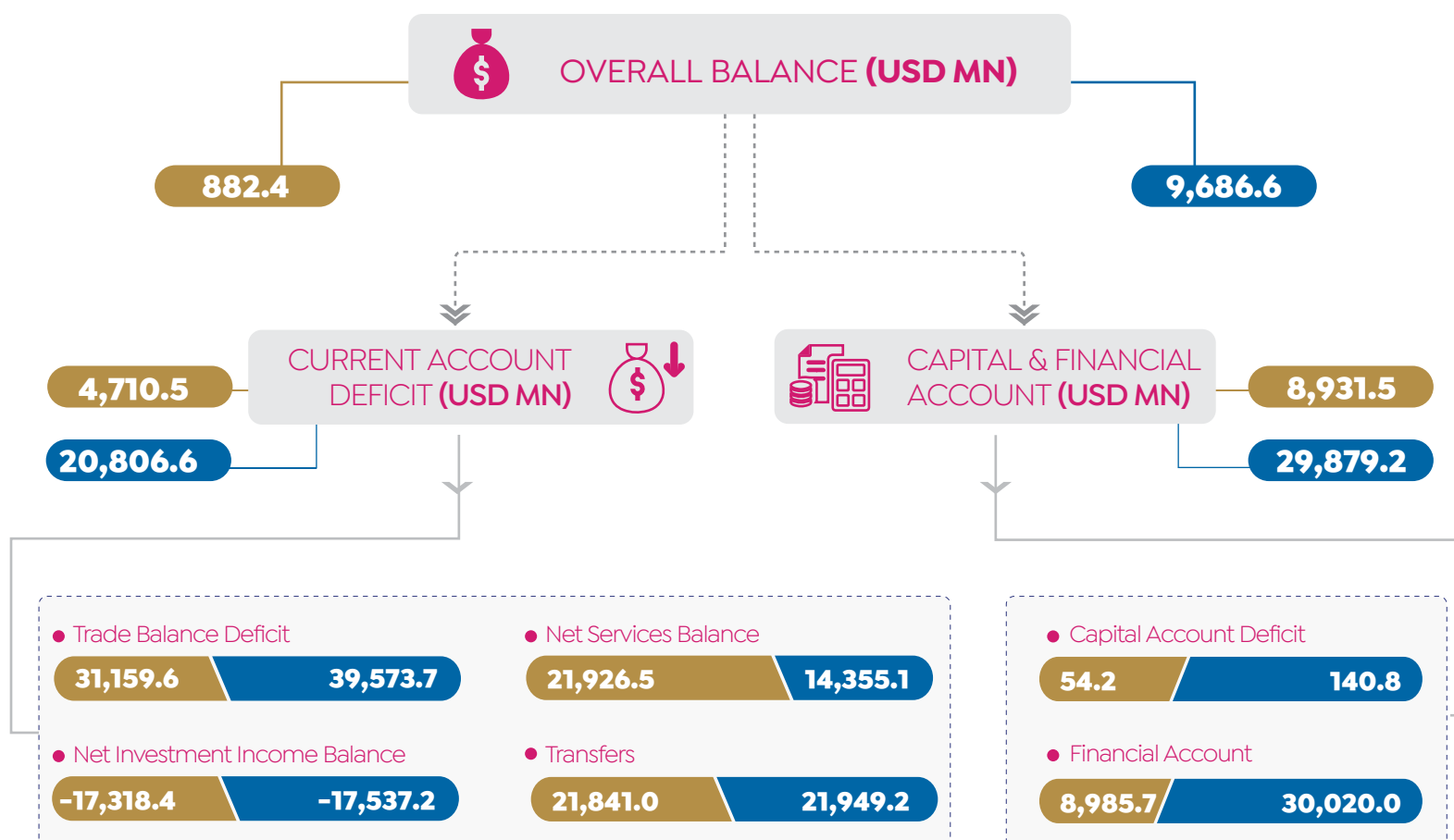
FISCAL SECTOR PERFORMANCE

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

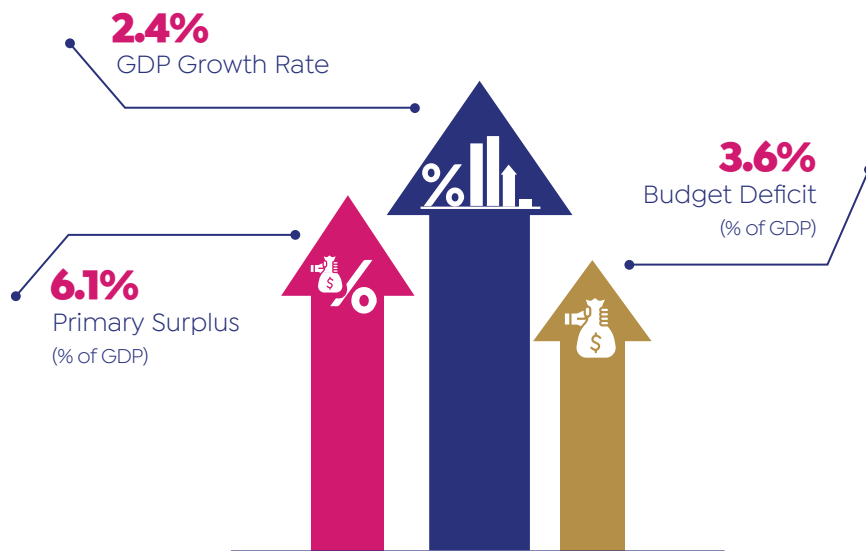


BALANCE OF PAYMENTS PERFORMANCE (FY 2023/24)

■ 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

