

INVESTIGATE

THE VOICE OF REAL ESTATE

MARKET  
WATCH

BY: **YASSEN MAHMOUD**

(06 AUG. - 07 SEP.)

**OCTOBER**  
2023

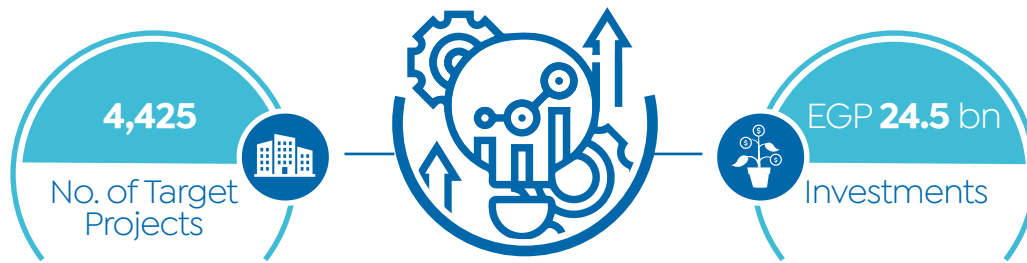


# REAL ESTATE

MARKET  
UPDATES

# 01 | REAL ESTATE MARKET UPDATES 2023

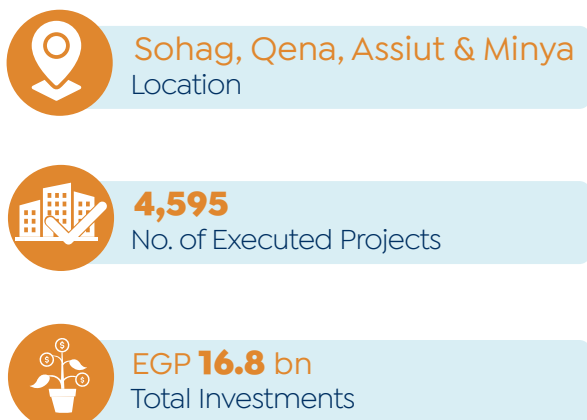
## LOCAL DEVELOPMENT PROGRAM IN FY (2023/24)



### TARGET PROJECTS IN HAYAH KARIMA INITIATIVE "PHASE I"

167 Sewage Treatment Plants	323 Water Purification Plants	1,102 Medical Units	332 Government Service Complexes	15,330 Classrooms
128 Firefighting Points	231 Police Stations	164 Upgrading Main Roads	1,466 Villages Electricity Services	926 Villages Gas Services
1,441 Wastewater Lift Stations	24 Central Hospitals	367 Ambulance Points	983 Youth Centers	330 Agricultural Service Complexes
127 Markets	1,303 Upgrading Schools	116 Upgrading Railway Stations	1,468 Villages Internet Services	Others

## LOCAL DEVELOPMENT PROGRAM IN UPPER EGYPT

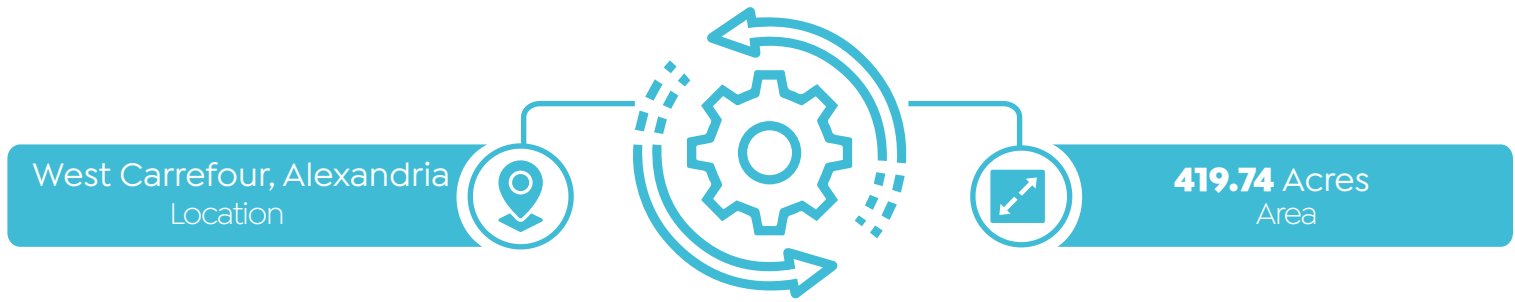


### QENA GOVERNORATE



Source: MPED & Cabinet

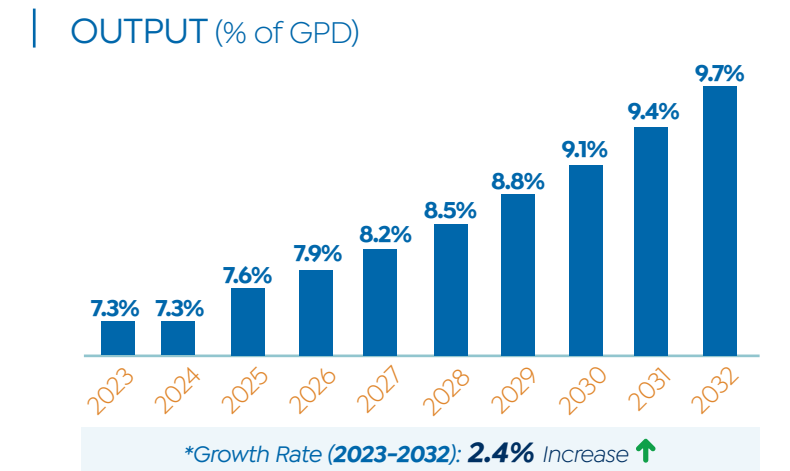
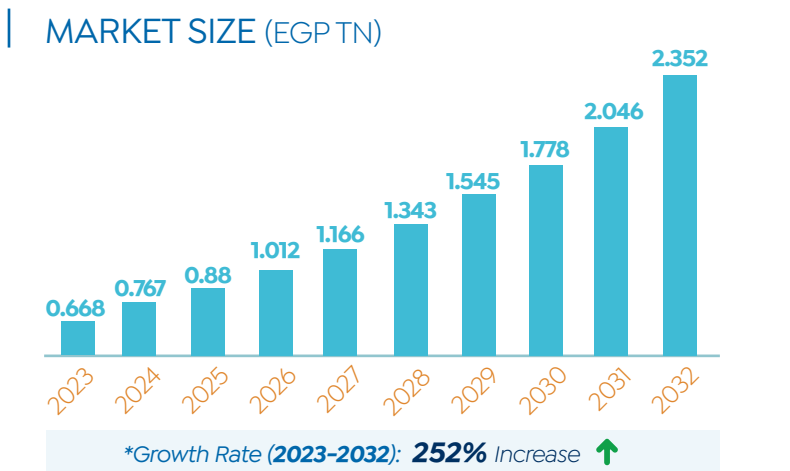
## UPDATES ON SAWARY PROJECT



## SUCCESSSES OF TOURISM DEVELOPMENT AUTHORITY

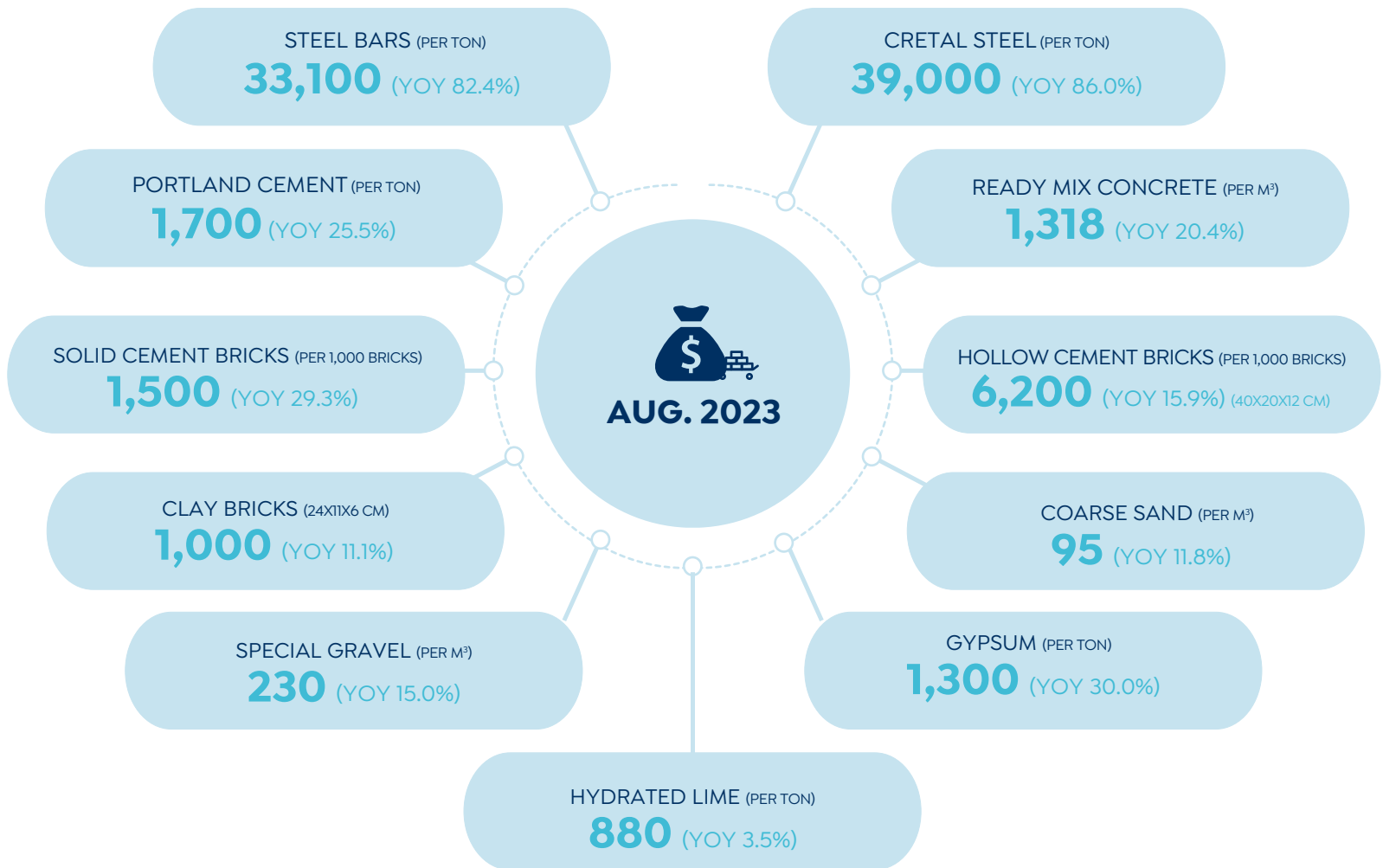


## FITCH SOLUTIONS EXPECTATION FOR CONSTRUCTION & INFRASTRUCTURE MARKET

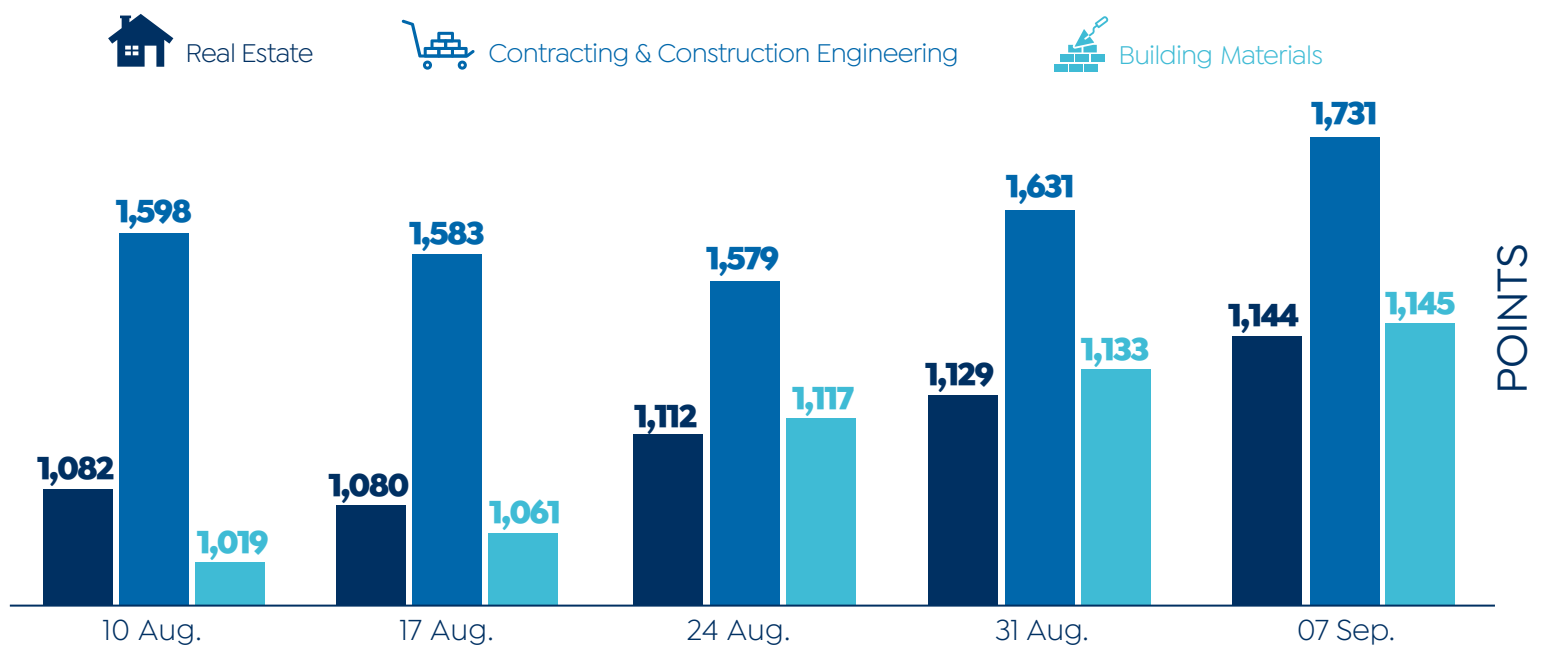


Source: Cabinet & MPED

## PRICES OF CONSTRUCTION MATERIALS (EGP)



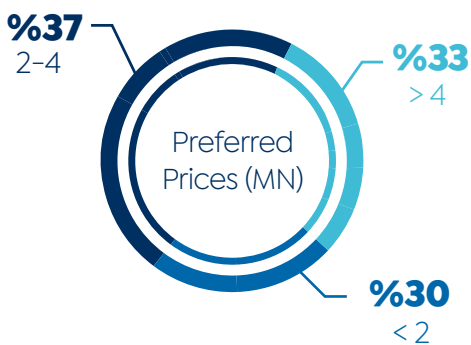
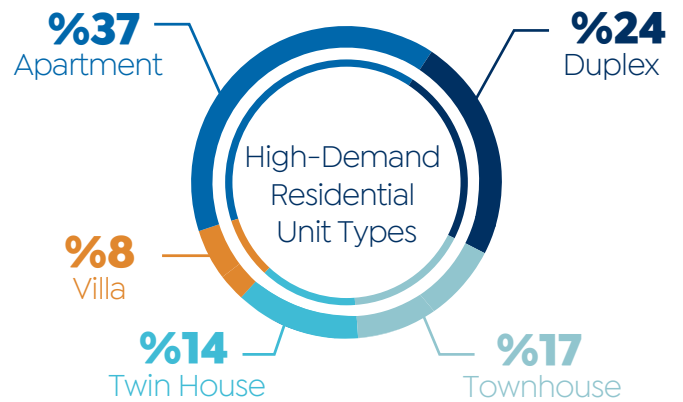
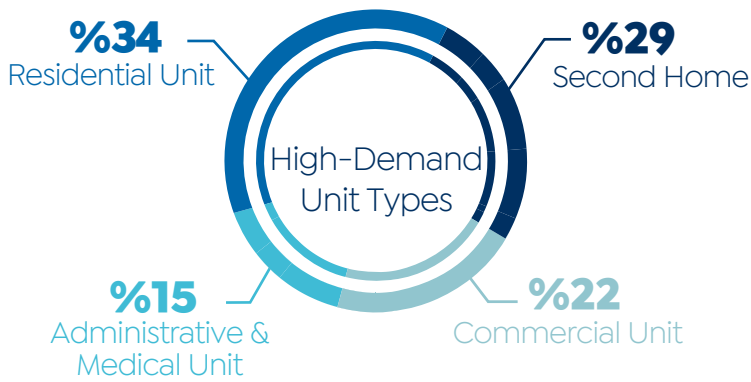
## PERFORMANCE OF REAL ESTATE, CONSTRUCTION & BUILDING MATERIALS' INDICES IN EGX



Source: MHUC & EGX

# MONTHLY SURVEY

## Purchasing Power



Source: Invest-Gate R&A



# NEW CITIES UPDATE

# 02 | NEW CITIES UPDATES 2023

## PLOTS ALLOCATION

 **2,530**  
NO. OF ALLOCATED LANDS

 **14** New Cities  
LOCATION

 CITIES

- New Cairo
- New Obour
- New Minya
- New Aswan
- Shorouk
- 15th of May
- Sadat
- 10th of Ramadan
- Sheikh Zayed
- New Qena
- 6th of October
- New Damietta
- New October
- Capital Gardens

## NEW ADMINISTRATIVE CAPITAL (NAC) UPDATES

| New Garden City (R5 District)

 **885** Acres  
AREA

 **22,466**  
NO. OF HOUSING UNITS

 **Concrete Work: Complete**  
**Finishing Work: Underway**  
CURRENT STATUS

| Capital Residence (R3 District)

 **1,016** Acres  
AREA

 **24,130**  
NO. OF UNITS

 UNITS BREAKDOWN

 **8**  
NO. OF NEIGHBORHOODS

 **Complete**  
CURRENT STATUS

- **697** Buildings (**19,944** Units)
- **328** Villas (**328** Units)
- **157** Townhouses (**624** Units)
- **64** Mixed Housing Buildings (**2,560** Units)
- **9** Mixed Use Buildings (**674** Units)

## NEW ALAMEIN CITY UPDATES

| Heritage City

 **260** Acres  
AREA

 **70**  
NO. OF SERVICE FACILITIES

 INCLUDES:

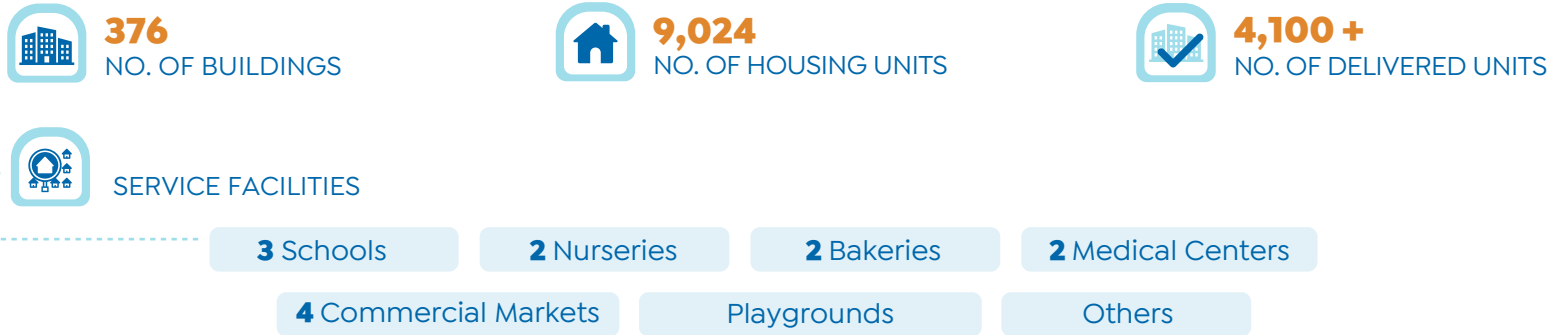
- Main Lake
- Central Park
- Church
- Opera
- Mosque
- Roman Theater
- Cinema Complex
- Others

Source: NUCA & Cabinet



## RESIDENCES FOR NAC'S EMPLOYEES IN BADR CITY

### Phase I



### Phase II



## NEW SUEZ CITY UPDATES

### Urgent Phase



### Commercial Market



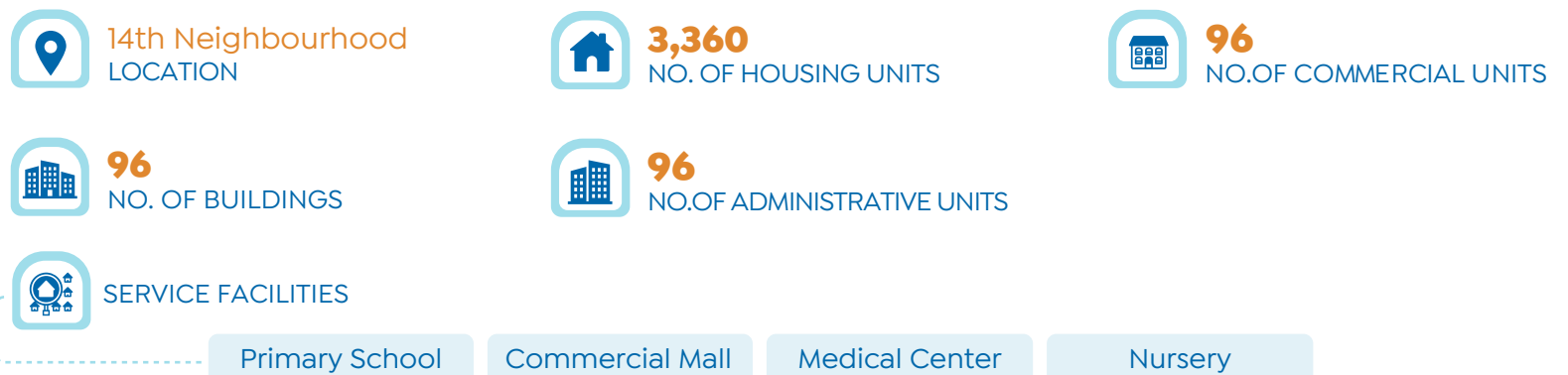
### Housing For All Egyptians Initiative



- Infrastructure Work: **65%**
- Water Projects: **34%**
- Sanitation Projects: **75%**
- Road Projects: **65%**

## NEW OBOUR CITY UPDATES

### Alternative Housing for Slums



Source: NUCA & Cabinet

## 15TH OF MAY CITY UPDATES

 EGP **8.953** bn  
TOTAL INVESTMENTS

 **2014-** Present  
PERIOD

### | Housing For All Egyptians

 **19,428**  
NO. OF UNDERWAY HOUSING  
UNITS FOR LOW INCOME

 **24,888**  
NO. OF EXECUTED HOUSING  
UNITS FOR LOW INCOME

 **2,184**  
NO. OF UNDERWAY HOUSING  
UNITS FOR MIDDLE INCOME

 **Construction & Agricultural Works: Underway**  
CURRENT STATUS

## NEW BORG AL-ARAB UPDATES

 EGP **4** bn+  
TOTAL INVESTMENTS

 **2014-** Present  
PERIOD

### | Housing For All Egyptians Initiative

 **333**  
NO. OF BUILDINGS

 **8,000**  
NO. OF HOUSING UNITS

 **90** sqm  
UNITS AREA

 **Implementation Work Began**  
CURRENT STATUS

## NEW RASHID CITY UPDATES

### | Urgent Phase

 EGP **778** mn  
TOTAL INVESTMENTS

 **2024**  
COMPLETION DATE

### | Bashair El-Kheir 4 Initiative

 **66**  
NO. OF BUILDINGS

 **Complete**  
CURRENT STATUS

### | Housing For All Egyptians Initiative

 **100 - 120** sqm  
UNITS AREA

 **53%**  
COMPLETION RATE

## SHOROUK CITY UPDATES

### | Sakan Masr Project

 **105**  
NO. OF BUILDINGS

 **2,520**  
NO. OF HOUSING UNITS

 **106 - 133** sqm  
UNITS AREA

### | 11 Buildings Project

 CURRENT STATUS

Excavation & Concrete Works: Complete for **3** Buildings  
Completion Rate: **55%+**



**PRIVATE  
REAL ESTATE  
PROJECTS**  
UPDATE

# 03 | PRIVATE REAL ESTATE PROJECTS UPDATES 2023



## NEW RESIDENTIAL PROJECTS

### IRA

Developer: Elgabry Developments

**LOCATION**  
New Zayed City

**AREA**  
22.5 Acres

**SUPPLY VOLUME**

- No. of Units: **118**
- Unit Types: Separate Villas, Twin Houses & Townhouses
- Commercial Mall (Area: **1,700** sqm)

### ZAHWA RESIDENCE

Developer: Meamar Group

**LOCATION**  
Sadat City

**AREA**  
90,000 sqm

**SUPPLY VOLUME**

- Unit Types: Apartments & Duplexes
- Units Area: **120 - 350** sqm
- Commercial Complex (Area: **17,000** sqm)

### NEW ZAYED PROJECT

Developer: Gates Developments

**LOCATION**  
New Zayed City

**AREA**  
65 Acres

**INVESTMENTS**  
EGP **5** bn+

### RAY RESIDENTS

Developer: Radix Development

**LOCATION**  
R8 District, NAC

**AREA**  
27 Acres

**NO. OF PHASES**  
5

**SUPPLY VOLUME**

- Units Area: **165 - 225** sqm
- Duplexes Area: **350 - 455** sqm
- Commercial Area, Medical Units, Swimming Pools, Gym, Kids' Area, Restaurants & Sports Areas

**DELIVERY DATE**  
4 Yrs from Contracting

**INVESTMENTS**  
EGP **2.5** bn

**TARGET SALES**  
EGP **4.5** bn

**EGP 750** mn  
CONTRACTUAL SALES OF PHASE I

Source: Developers' Official Statements



## NEW COMMERCIAL PROJECTS

### GREEN PLAZA

Developer: Abu Talib Real Estate Group

  
LOCATION  
October Gardens

  
AREA  
**22,000** sqm

  
UNIT TYPES  
Commercial & Entertainment Hub

  
CURRENT STATUS  
Starting Concrete Work



## NEW COASTAL PROJECTS

### LAKE VIEW

Developer: Diamond Group

  
LOCATION  
North Coast

  
AREA  
**3** Acres

  
NO. OF PHASES  
**2**

  
Swimming Pools, Parking Areas, Recreational Areas & Landscaping  
SERVICE FACILITIES

### MARINA HILLS

Developer: Orbit Developments

  
LOCATION  
Ain Sokhna

  
TARGET SALES  
EGP **3** bn



## NEW MIXED-USE PROJECTS

### PANORAMA MALL

Developer: Master Developments

  
LOCATION  
New Damietta City

  
AREA  
**14,000** sqm

  
Commercial, Administrative & Medical Units  
UNIT TYPES

### NEW PROJECT (NAME N/A)

Developer: EBNY Developments

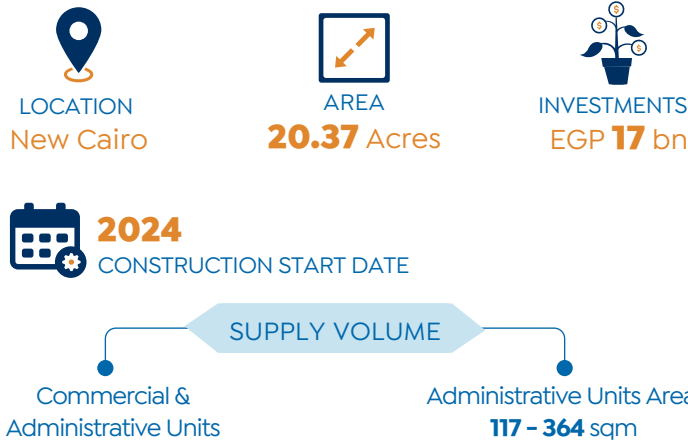
  
LOCATION  
New Sohag City

  
AREA  
**5** Acres

  
INVESTMENTS  
EGP **1** bn

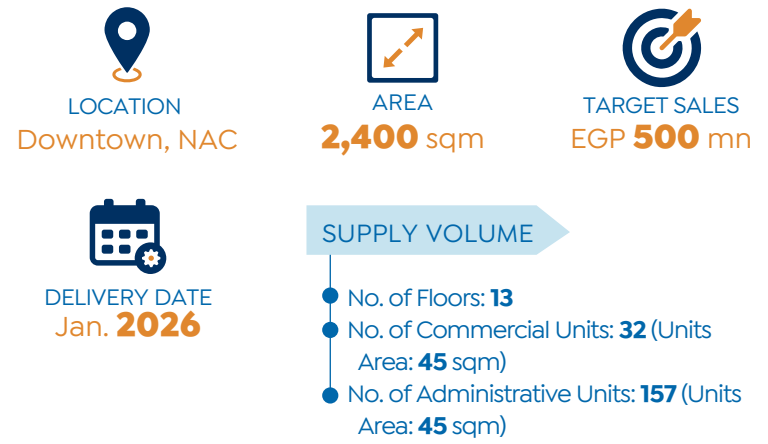
### CENTRAL PROJECT

Developer: The Saudi Egyptian Developers



### OPTIMA BUSINESS COMPLEX

Developer: Maqam for Urban Development



## PROJECTS UNDERWAY

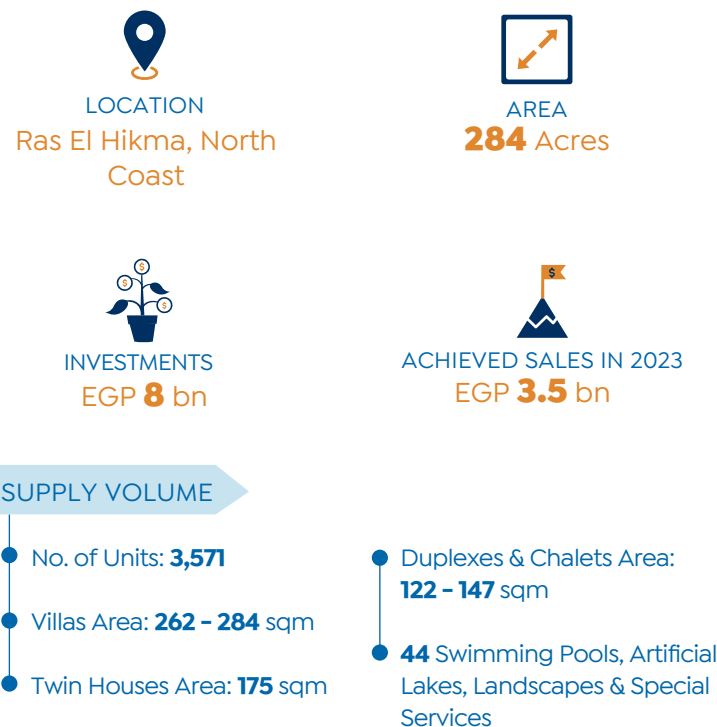
### THE SPARK CAPITAL INSIGHT

Developer: BROUQ Developments Group



### GAIA

Developer: Al Ahly Sabbour Development



### SOLARÉ

Developer: Misr Italia Properties




Source: Developers' Official Statements

## PUKKA

Developer: MBG Developments

  
LOCATION  
NAC

  
AREA  
40 Acres

  
NO. OF PHASES  
3

 Deliver Phase I in **2024**  
CURRENT STATUS

### SUPPLY VOLUME

- No. of Buildings: **43**
- No. of Units: **1,700**
- Residential Unit Types: Villas & Townhouses
- Swimming Pools, Health Club, Commercial Mall, Restaurants, Cafes & Medical Center

## ASTER

Developer: Times Developments

  
LOCATION  
New Cairo

  
AREA  
35 Acres

  
INITIAL INVESTMENTS  
EGP **250** mn

  
TOTAL INVESTMENTS  
EGP **3** bn +

## SEVENTY SEVEN

Developer: Genoa Development

  
LOCATION  
NAC

  
TARGET SALES IN 2023  
EGP **400** mn

 Phase I Sold out  
Starting Selling Phase II  
CURRENT STATUS

## JUNE

Developer: SODIC

  
LOCATION  
Ras El Hikma,  
North Coast

  
AREA  
281 Acres

  
NO. OF UNITS  
2,800

  
DELIVERY DATE OF PHASE I  
Q3 **2025**

  
ACHIEVED SALES  
EGP **2.5** bn

  
SALES RATE  
**55%**

## ADDRESS BEACH RESORT MARASSI

Developer: Emaar Misr

  
LOCATION  
North Coast

  
INVESTMENTS  
EGP **5** bn

### SUPPLY VOLUME

- No. of Rooms: **118**
- No. of Cabanas: **69**
- No. of Serviced Apartments: **169**
- Swimming Pools, Spa, Gym, Kids Club & Restaurants

## LA VITA NORTH COAST

Developer: La Vita Developments

  
LOCATION  
North Coast

  
AREA  
15,000 sqm

  
INVESTMENTS  
EGP **350** mn

 Delivering Phase I Units  
CURRENT STATUS

### SUPPLY VOLUME

- No. of Units: **350**
- Units Area: **50 - 105** sqm
- Swimming Pools, Aqua Park, Commercial Mall & Landscapes

### ISOLA SHERATON

Developer: ElMasria Group Development

**LOCATION**  
Heliopolis

**AREA**  
45 Acres

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

**CURRENT STATUS**  
To Open Reservations for Phase III

### SOUL LUXURY BEACH RESORT

Developer: Eagle Hills Properties

**LOCATION**  
North Coast

**AREA**  
580 Acres

**TOTAL CONTRACT VALUE**  
EGP 1.97 bn

**CURRENT STATUS**  
Construction To Complete in 960 Days

### SARAI'S CAVANA

Developer: Madinet Masr

**LOCATION**  
New Cairo

**ESTIMATED COST**  
EGP 100 mn

**COMPLETION DATE**  
Within 12 Months

### CLM

Developer: Cred

**LOCATION**  
R7 District, NAC

**AREA**  
43 Acres

**NO. OF PHASES**  
4

**DELIVERY DATE OF PHASE I**  
End-2023

**COMPLETION DATE**  
End-2024

**SUPPLY VOLUME**  
No. of Units: 1,800  
Units Area: 120 - 250 sqm

### MAPLE BUSINESS COMPLEX

Developer: Ontario Developments

**LOCATION**  
NAC

**AREA**  
2,680 sqm

**UNIT TYPES**  
Commercial & Administrative Units

**CURRENT STATUS**  
Excavation Work: Complete  
Starting Construction & Concrete Works by End-2023

### THE TRIVIUM ZAYED

Developer: INMA Developments

**LOCATION**  
Sheikh Zayed

**AREA**  
12,000 sqm

**CURRENT STATUS**  
Administrative & Medical Units: Sold out

**SUPPLY VOLUME**

- Commercial, Administrative & Medical Units
- No. of Buildings: 2
- Garage (Capacity: 160 Cars)

### CASTLE GATE MALL

**AREA**  
20 Acres

**SUPPLY VOLUME**

- No. of Commercial & Administrative Units: 196
- Units Area: 65 - 220 sqm

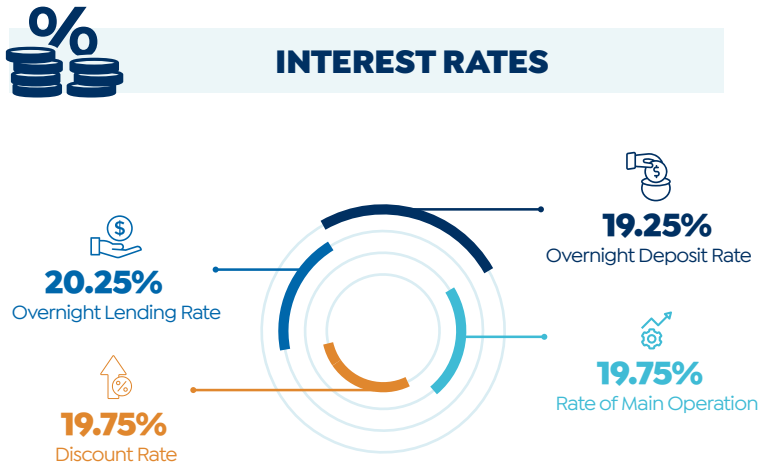
Source: Developers' Official Statements



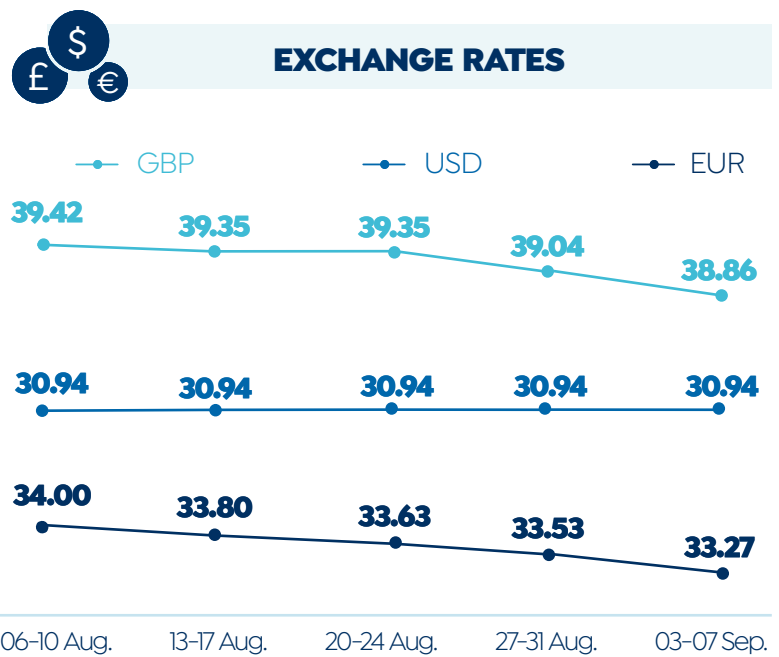
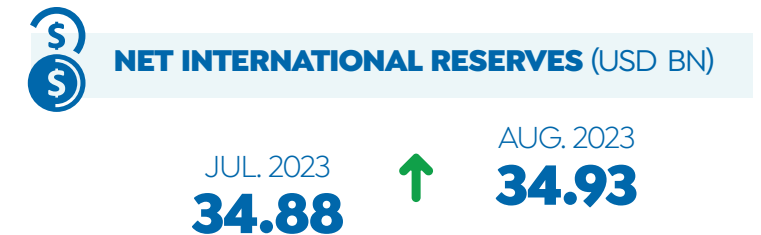
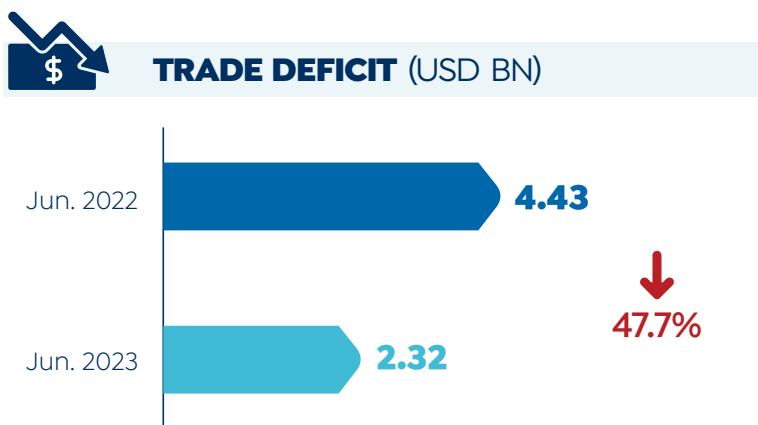
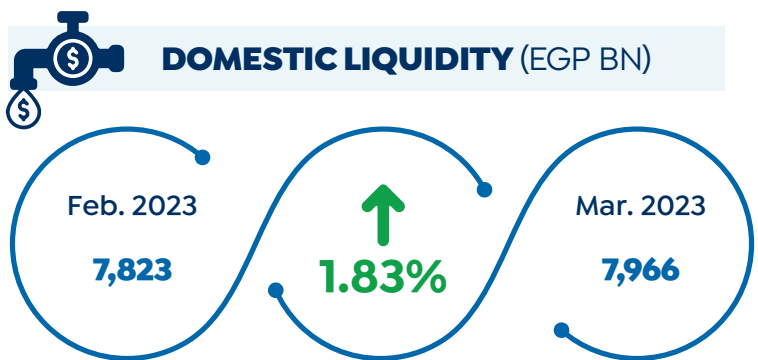
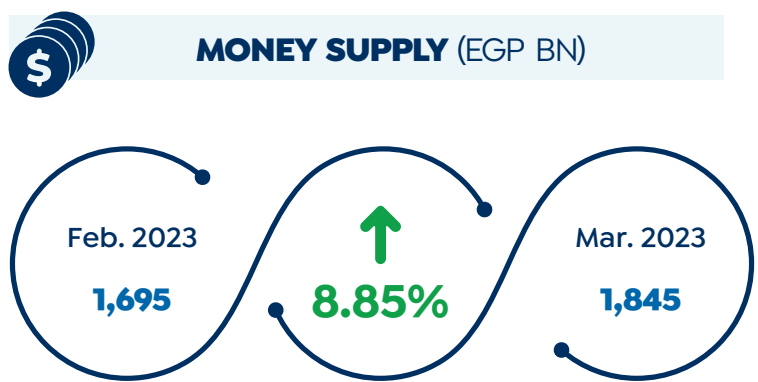


# ECONOMIC SNAPSHOT

# 04 | ECONOMIC SNAPSHOT UPDATES 2023



\* MPC Meeting Was Held on Aug. 03, 2023

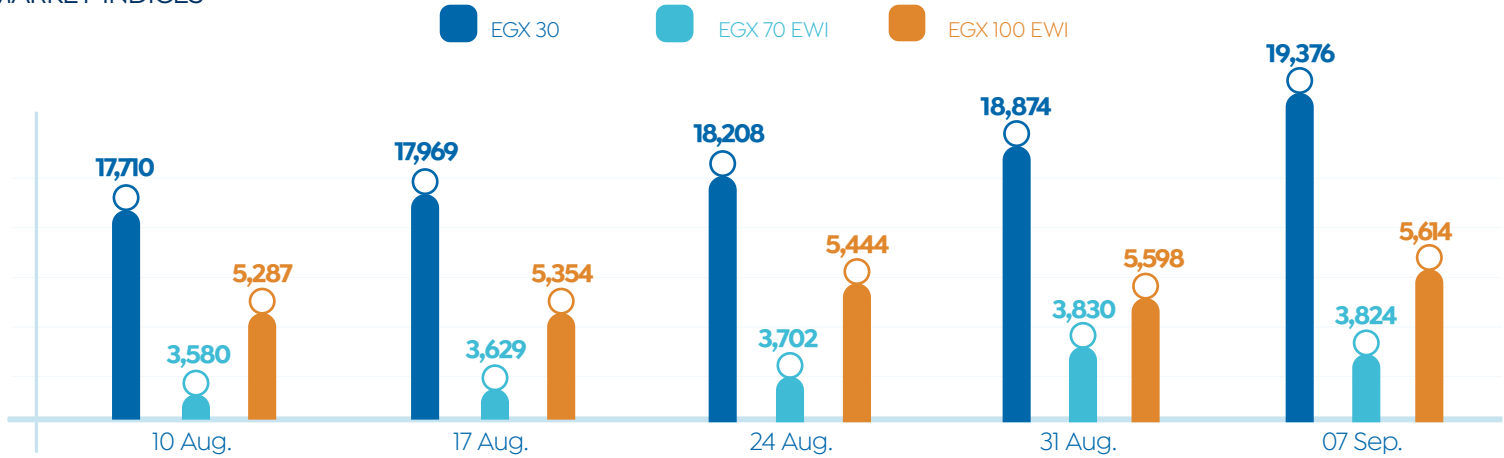


Source: IHS Markit, CAPMAS, CBE & FEDCO

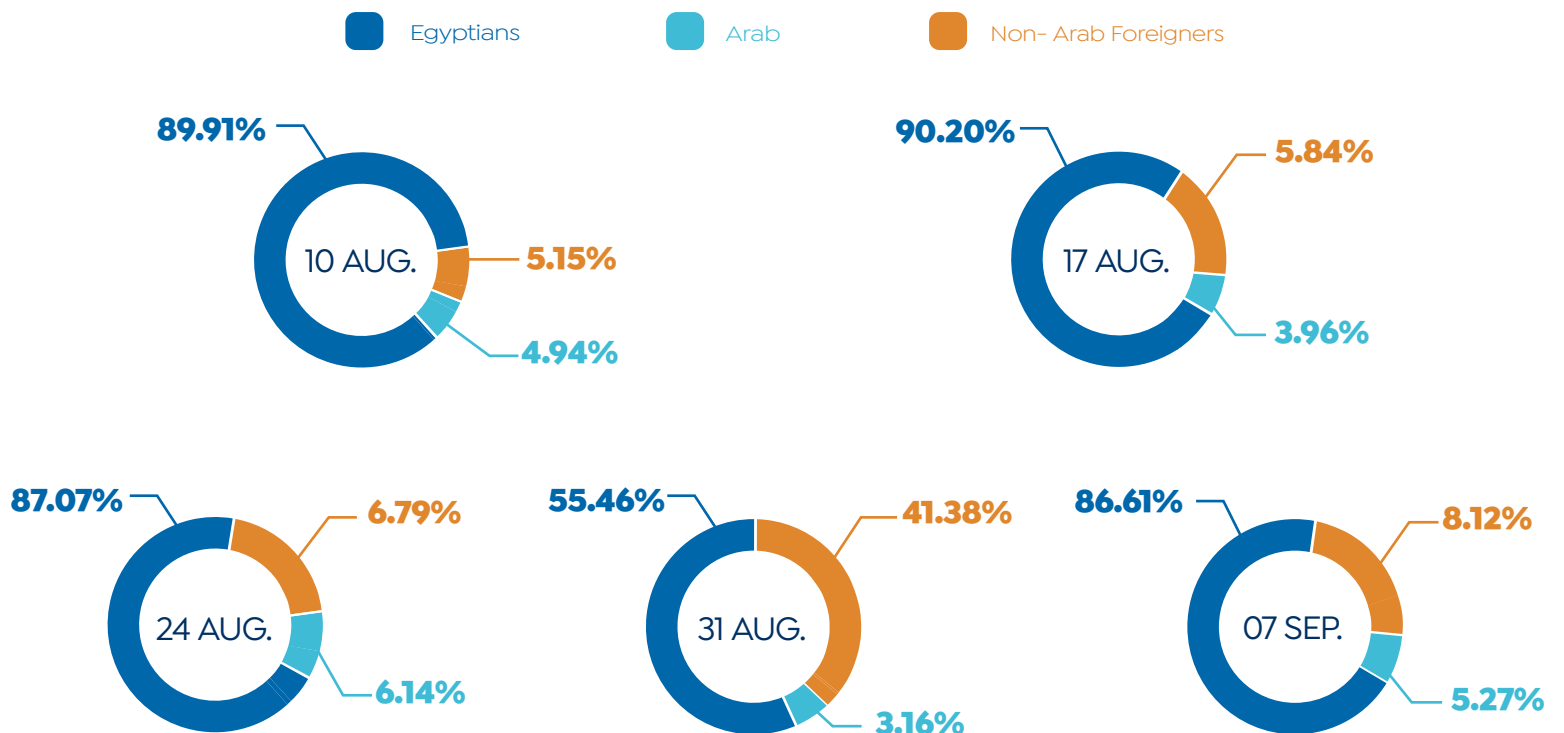


## CAPITAL MARKET INDICATORS

### MARKET INDICES



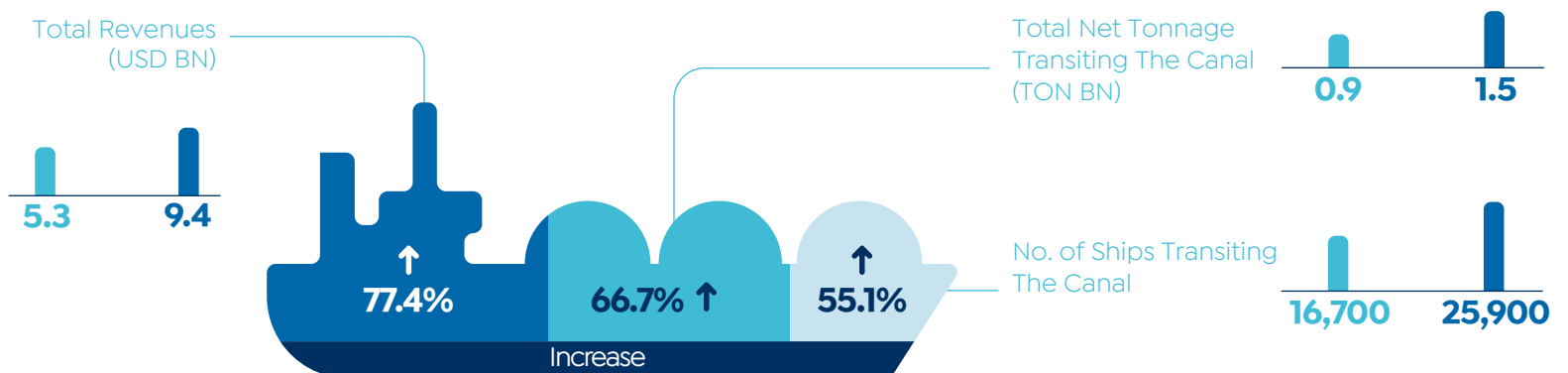
### INVESTOR TYPE (%)



## SUEZ CANAL UPDATES IN FY 2022/23

2013/14

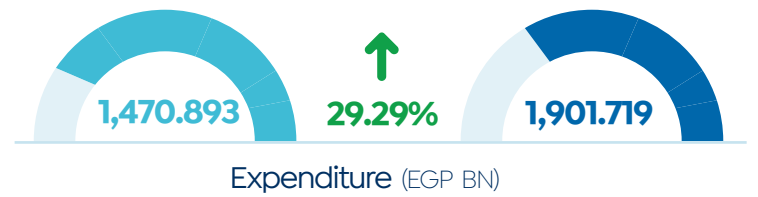
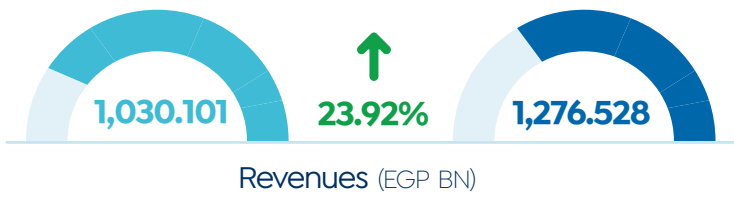
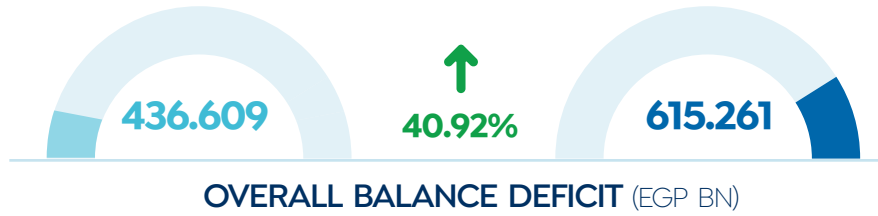
2022/23



Source: EGX, Suez Canal Authority & Cabinet

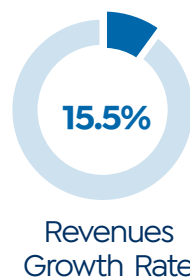
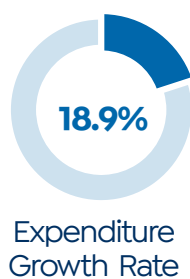
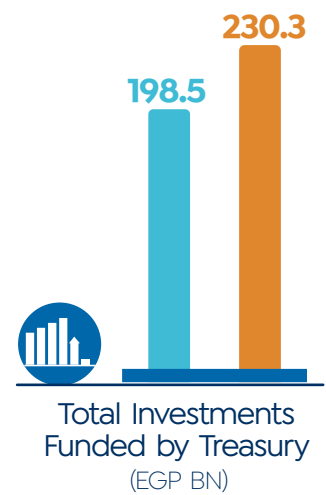
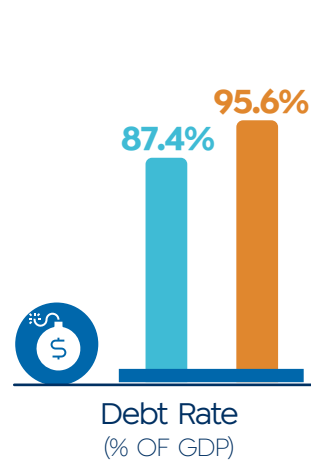
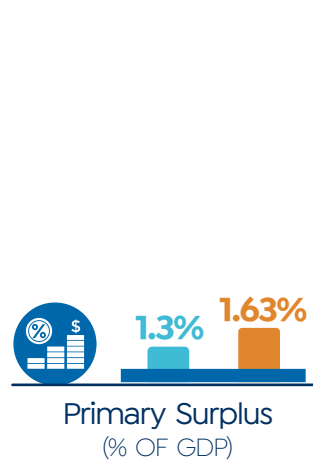
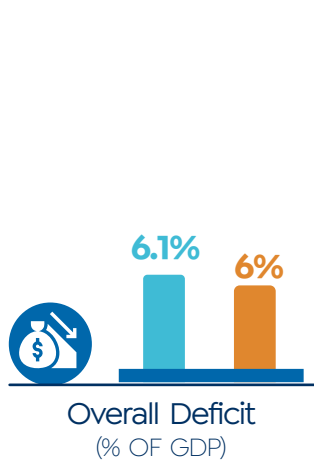
## FISCAL SECTOR PERFORMANCE

■ Jul.-May (FY 2021/22)
 ■ Jul.-May (FY 2022/23)



## FINANCIAL INDICATORS IN FY 2022/23

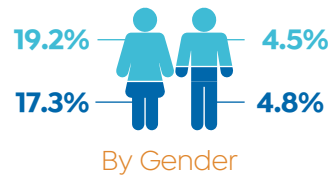
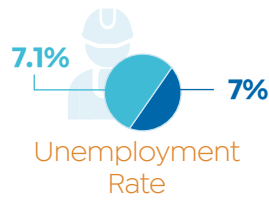
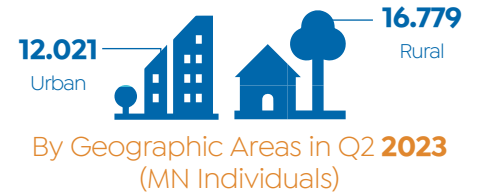
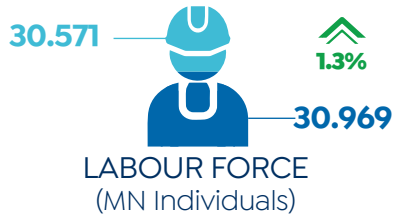
■ 2021/22
 ■ 2022/23



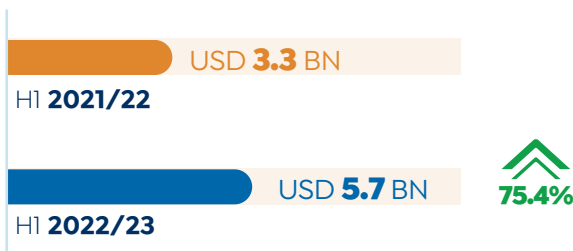
Source: MOF & Cabinet

## LABOUR MARKET DURING Q2 2023

Q1 2023 Q2 2023



## NET FDI



### TOP 5 INVESTING COUNTRIES IN EGYPT By Investment Value



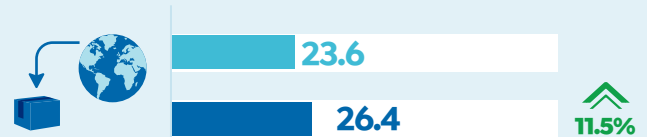
## ECONOMIC RELATIONS WITH BRICS BLOC

2021 2022

### EXPORTS (USD BN)



### IMPORTS (USD BN)



### BRICS INVESTMENTS IN EGYPT (USD MN)



### REMITTANCES FROM EGYPTIAN EXPATS (USD MN)

