

# MARKET WATCH

BY: **YASSEN MAHMOUD**  
(06 AUG. - 07 SEP.)

**OCTOBER**  
2023

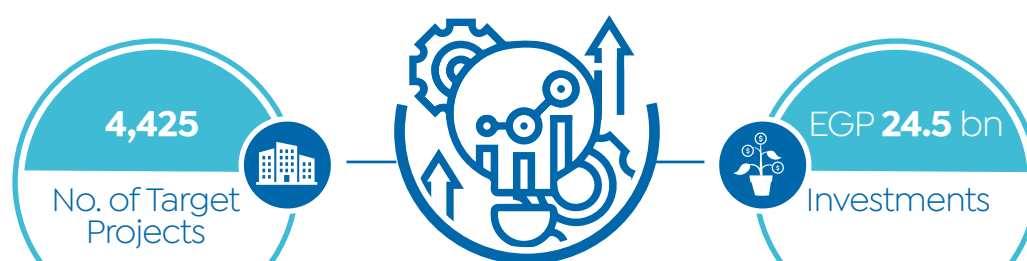


# REAL ESTATE

MARKET  
UPDATES

# 01 | REAL ESTATE MARKET UPDATES 2023

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



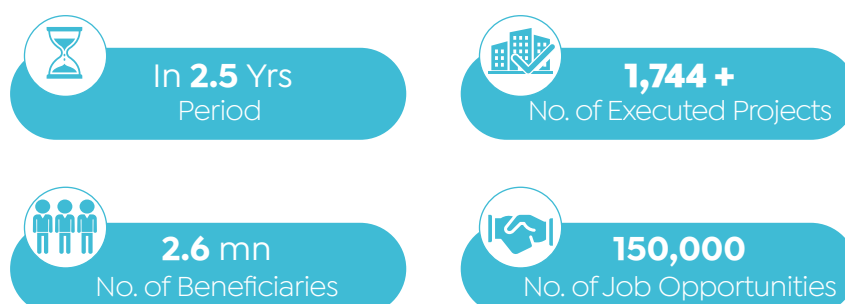
### TARGET PROJECTS IN HAYAH KARIMA INITIATIVE "PHASE I"

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

## LOCAL DEVELOPMENT PROGRAM IN UPPER EGYPT



### QENA GOVERNORATE



## UPDATES ON SAWARY PROJECT



### RESIDENTIAL TOWERS PROJECT



### VILLAS PROJECT

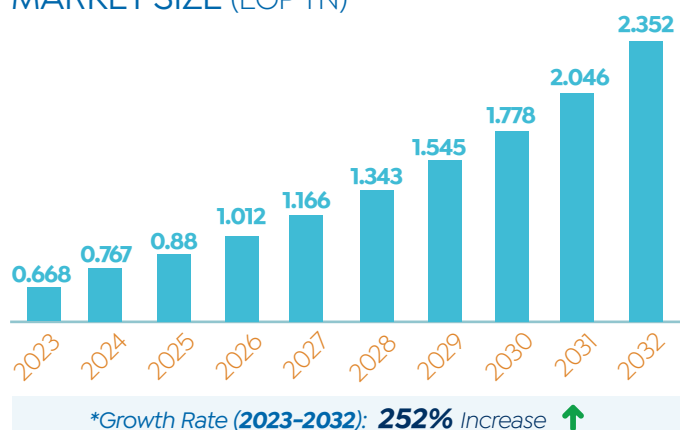


## SUCCESSSES OF TOURISM DEVELOPMENT AUTHORITY

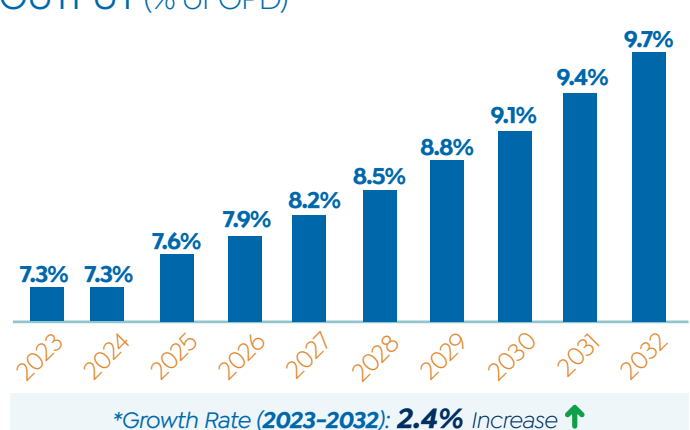


## FITCH SOLUTIONS EXPECTATION FOR CONSTRUCTION & INFRASTRUCTURE MARKET

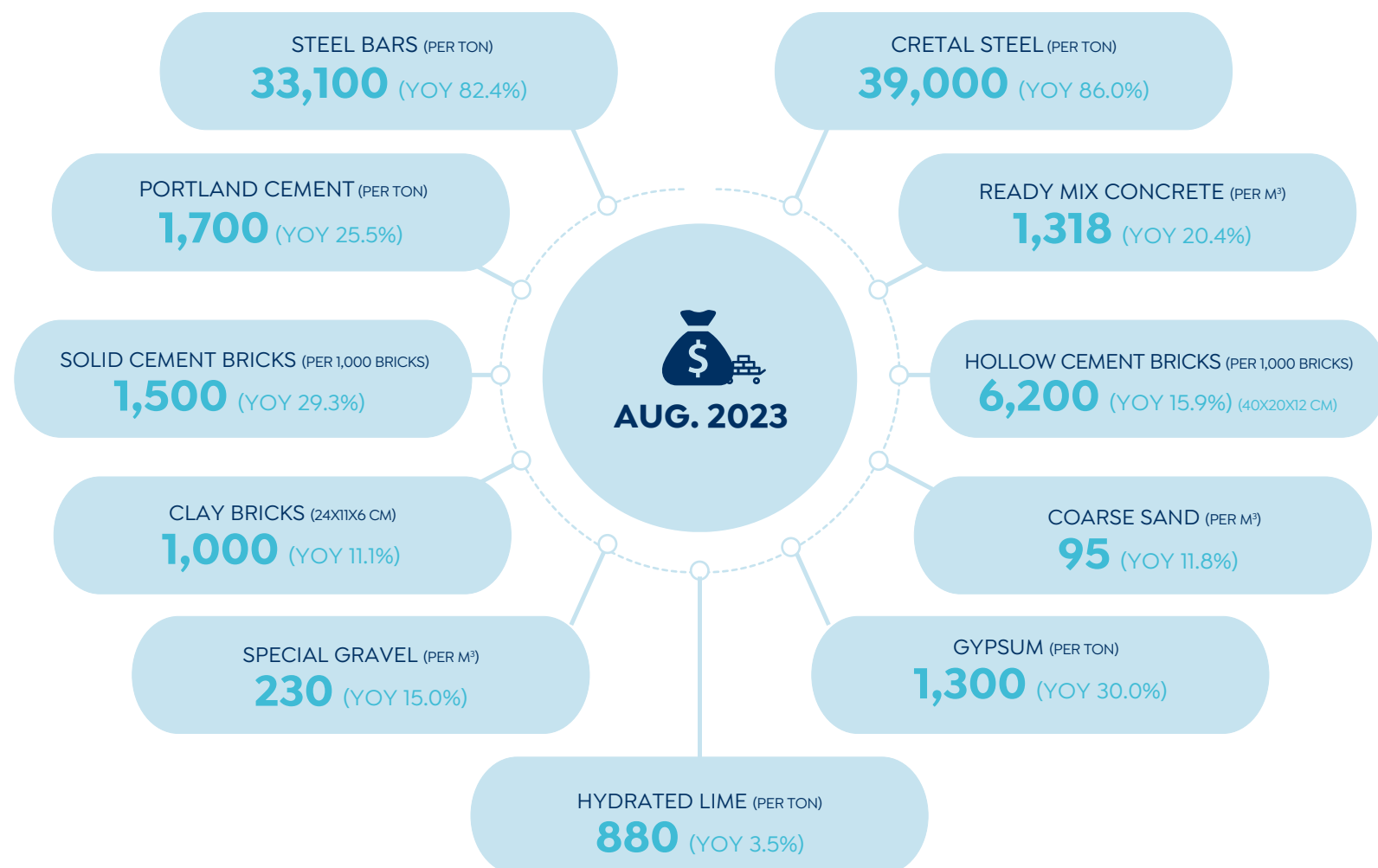
### MARKET SIZE (EGP TN)



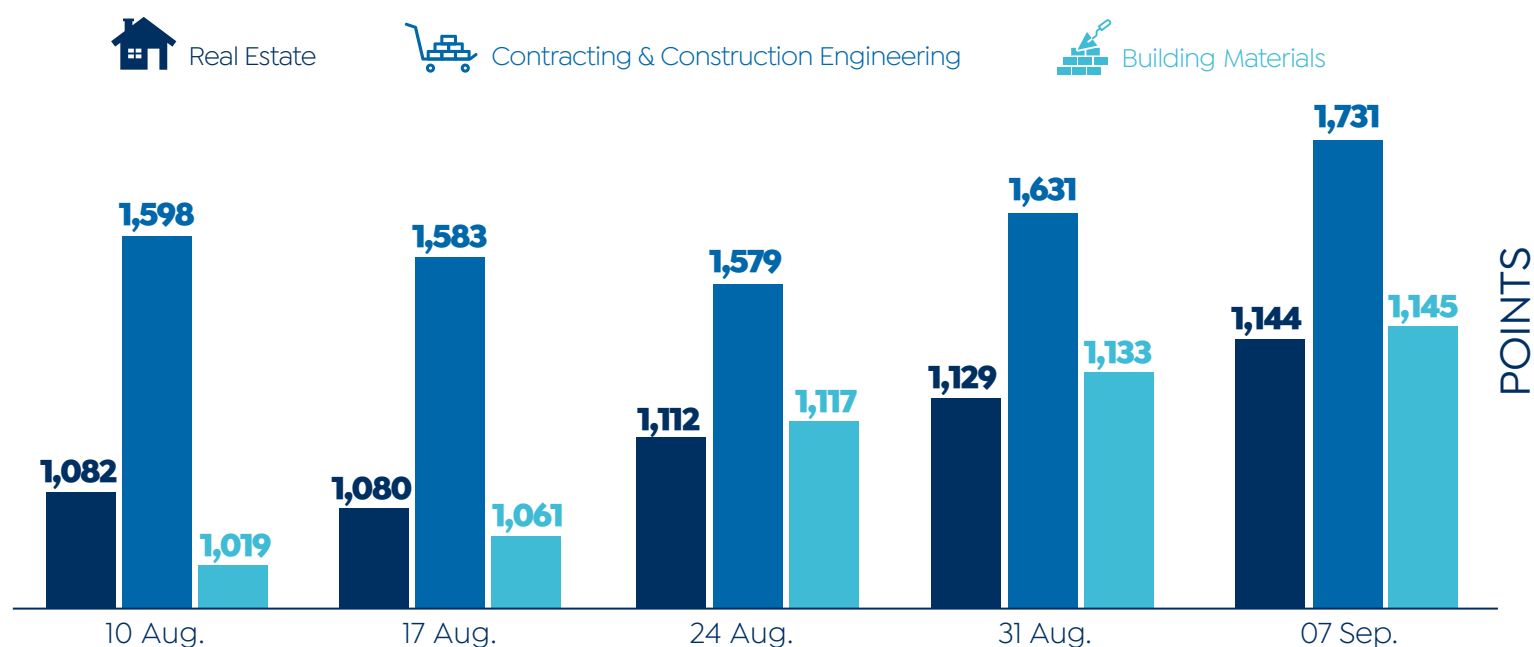
### OUTPUT (% of GDP)



## PRICES OF CONSTRUCTION MATERIALS (EGP)



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

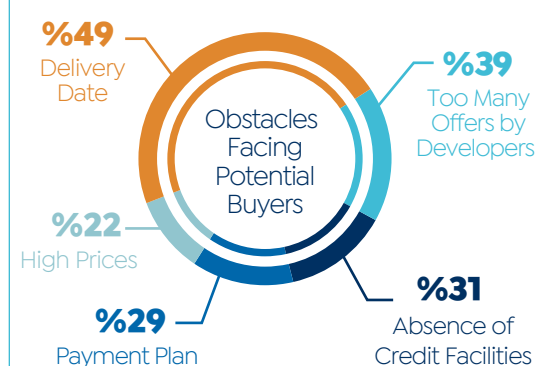
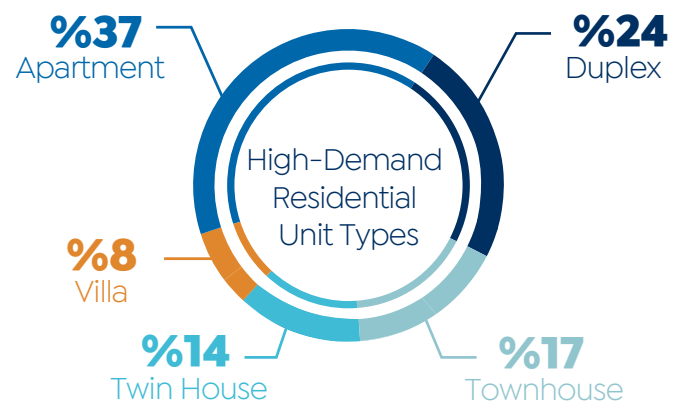
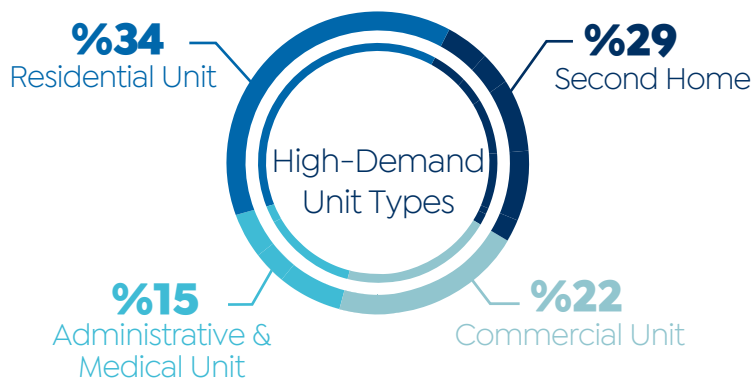


Source: MHUC &amp; EGX



## MONTHLY SURVEY

### Purchasing Power





# NEW CITIES UPDATE

# 02 | NEW CITIES UPDATES 2023

## PLOTS ALLOCATION


**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

**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)

**8**

NO. OF NEIGHBORHOODS


**Complete**

CURRENT STATUS

## 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



## RESIDENCES FOR NAC'S EMPLOYEES IN BADR CITY

### Phase I



**376**  
NO. OF BUILDINGS



**9,024**  
NO. OF HOUSING UNITS



**4,100 +**  
NO. OF DELIVERED UNITS



SERVICE FACILITIES

**3** Schools

**2** Nurseries

**2** Bakeries

**2** Medical Centers

**4** Commercial Markets

Playgrounds

Others

### Phase II



**196**  
NO. OF BUILDINGS



**4,704**  
NO. OF HOUSING UNITS



**91% +**  
COMPLETION RATE

## NEW SUEZ CITY UPDATES

### Urgent Phase



**300** Acres  
AREA

### Commercial Market



**8**  
NO. OF UNDERWAY SHOPS



**80%**  
COMPLETION RATE

### Housing For All Egyptians Initiative



**86**  
NO. OF BUILDINGS



**2,064**  
NO. OF HOUSING UNITS



COMPLETION RATE

Infrastructure Work: **65%**

Water Projects: **34%**

Sanitation Projects: **75%**

Road Projects: **65%**

## NEW OBOUR CITY UPDATES

### Alternative Housing for Slums



**14th Neighbourhood**  
LOCATION



**3,360**  
NO. OF HOUSING UNITS



**96**  
NO. OF COMMERCIAL UNITS



**96**  
NO. OF BUILDINGS



**96**  
NO. OF ADMINISTRATIVE UNITS



SERVICE FACILITIES

Primary School

Commercial Mall

Medical Center

Nursery

## 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**



DELIVERY DATE

**4** Yrs from Contracting



INVESTMENTS

EGP **2.5** bn



TARGET SALES

EGP **4.5** bn

#### SUPPLY VOLUME

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



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

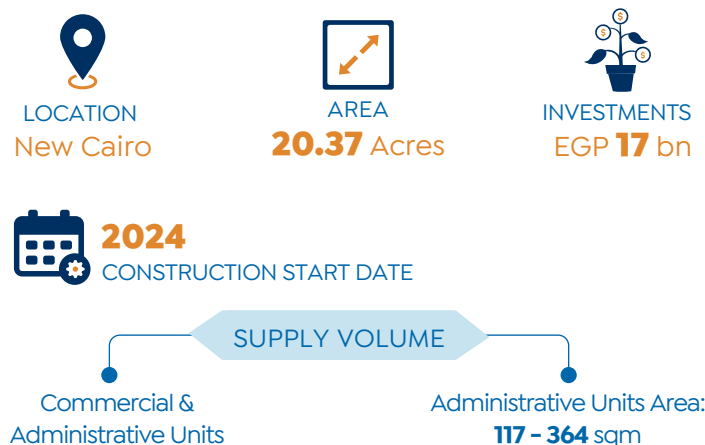


INVESTMENTS  
EGP **1** bn



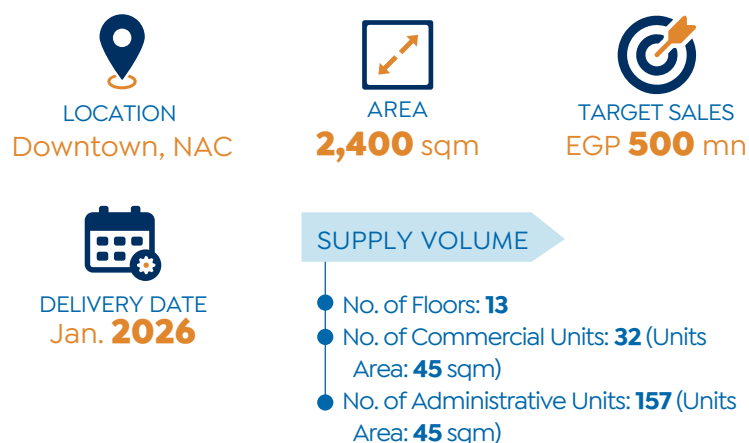
## CENTRAL PROJECT

Developer: The Saudi Egyptian Developers



## OPTIMA BUSINESS COMPLEX

Developer: Maqam for Urban Development



## PROJECTS UNDERWAY

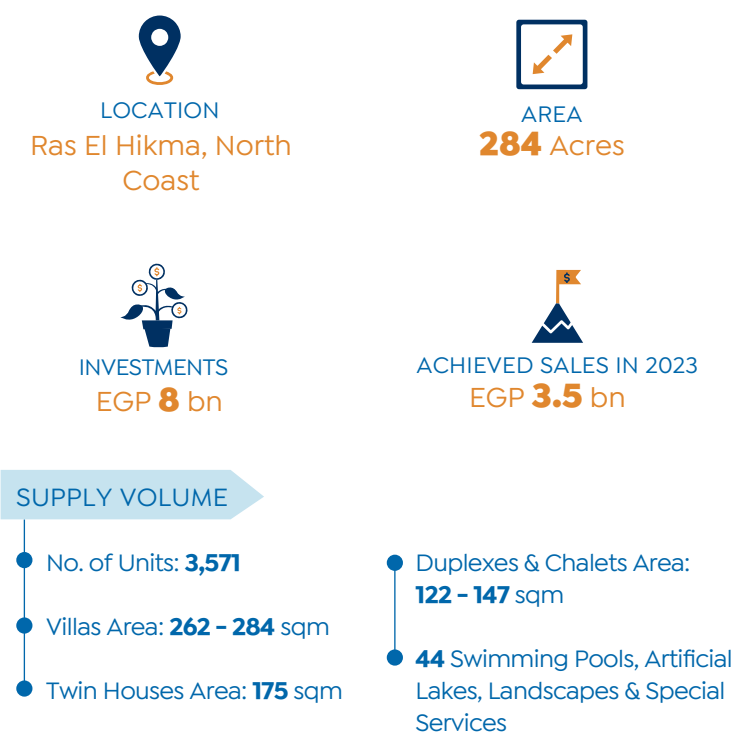
## THE SPARK CAPITAL INSIGHT

Developer: BROUQ Developments Group



## GAIA

Developer: Al Ahly Sabbour Development



## SOLARÉ

Developer: Misr Italia Properties



## 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

Source: Developers' Official Statements

## 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**



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

## 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**



Administrative & Medical Units: Sold out  
CURRENT STATUS

### 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



### INTEREST RATES



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



### MONEY SUPPLY (EGP BN)



### DOMESTIC LIQUIDITY (EGP BN)



### ANNUAL HEADLINE INFLATION

JUL. 2023: 36.5

AUG. 2023: 37.4

↑



### NET INTERNATIONAL RESERVES (USD BN)

JUL. 2023: 34.88

AUG. 2023: 34.93

↑



### PURCHASING MANAGERS' INDEX (PMI)

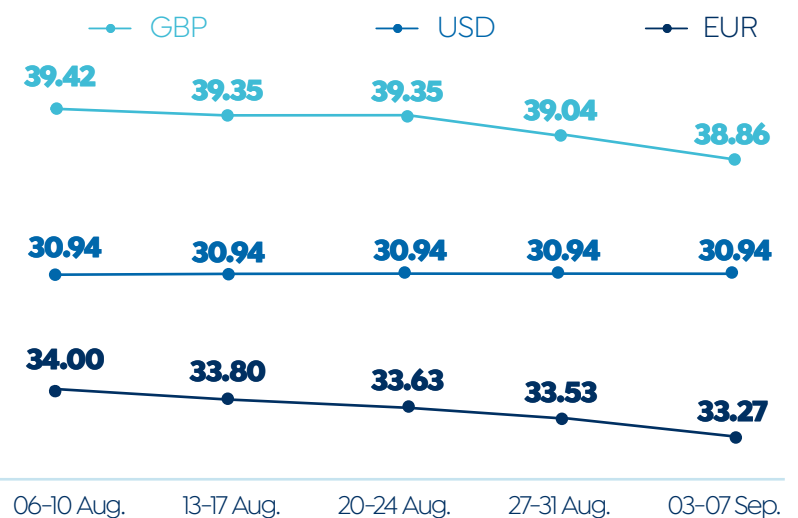
JUL. 2023: 49.2

AUG. 2023: 49.2

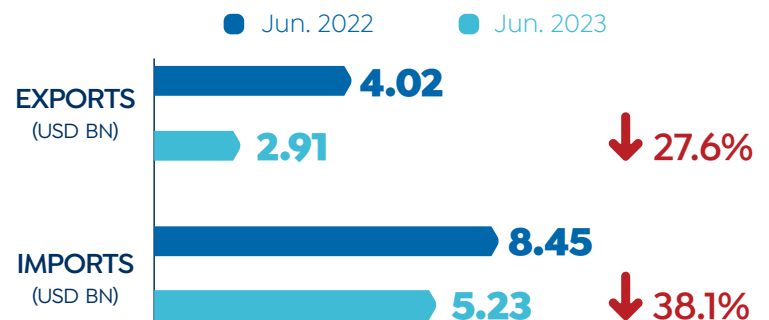
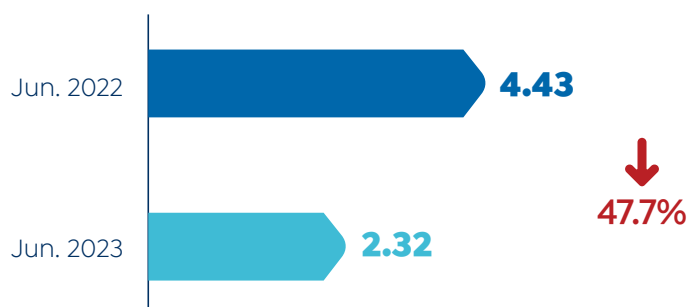
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### EXCHANGE RATES



### TRADE DEFICIT (USD BN)



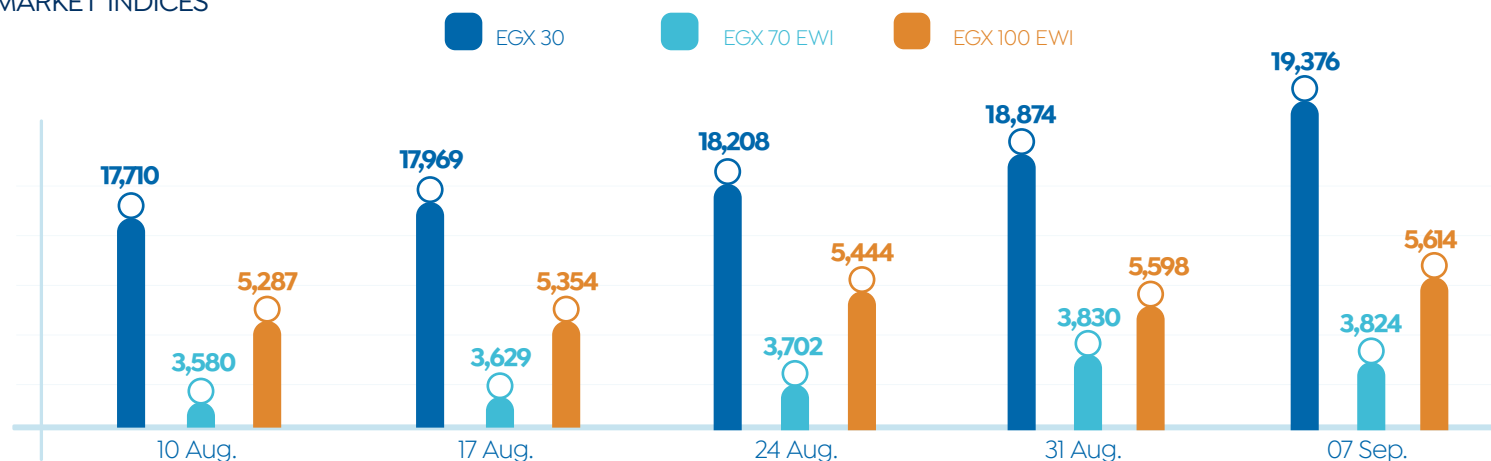
Source: IHS Markit, CAPMAS, CBE & FEDCOC



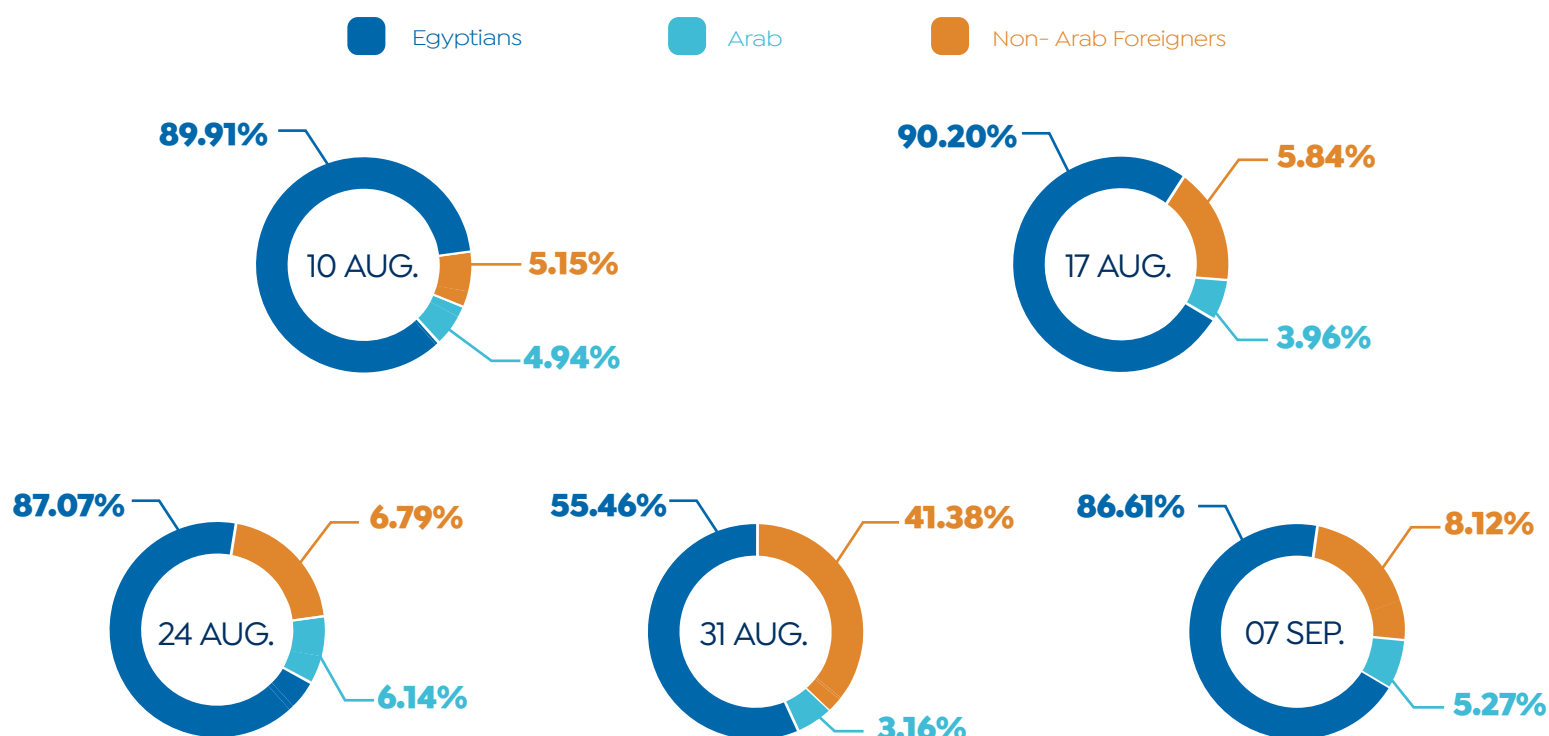


## CAPITAL MARKET INDICATORS

### MARKET INDICES



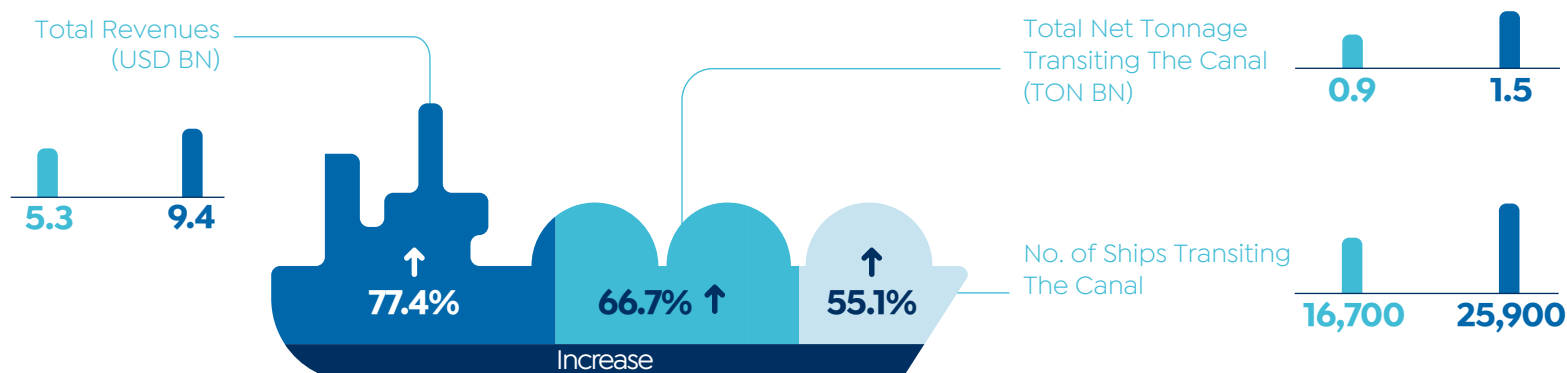
### INVESTOR TYPE (%)



## SUEZ CANAL UPDATES IN FY 2022/23

2013/14

2022/23

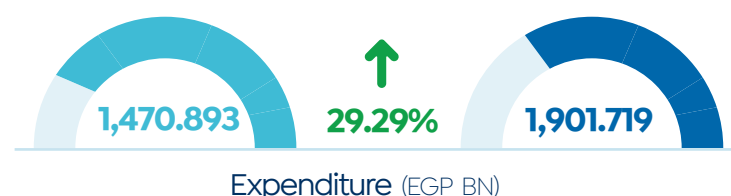
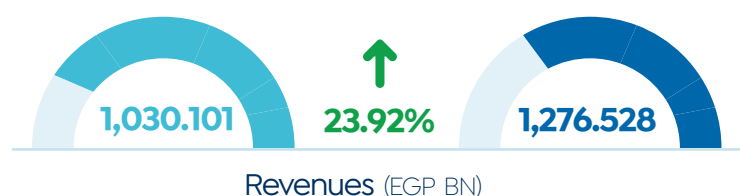
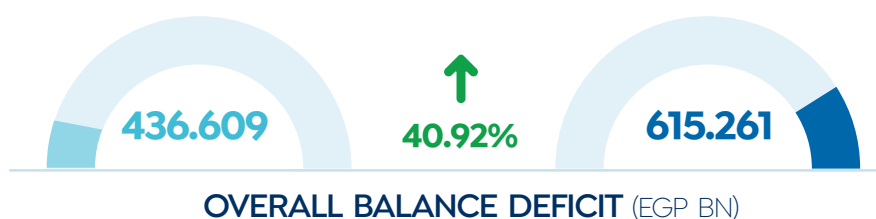


Source: EGX, Suez Canal Authority &amp; Cabinet

## FISCAL SECTOR PERFORMANCE

Jul.-May (FY 2021/22)

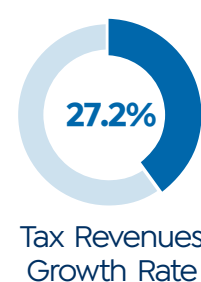
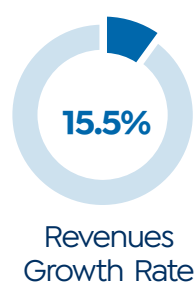
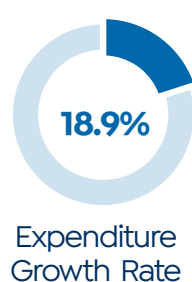
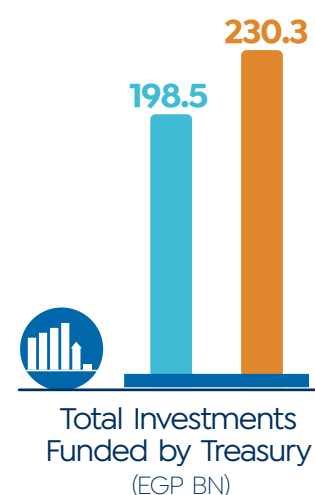
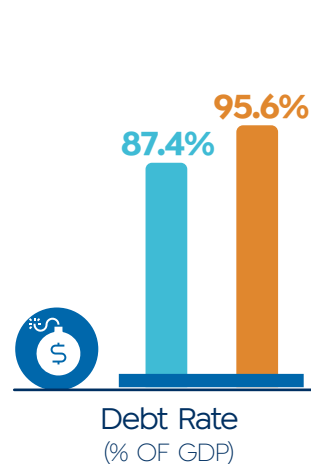
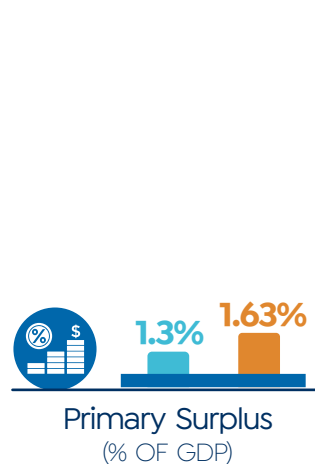
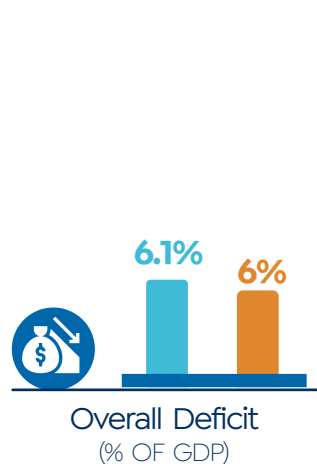
Jul.-May (FY 2022/23)



## FINANCIAL INDICATORS IN FY 2022/23

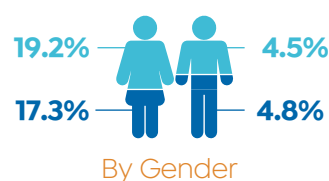
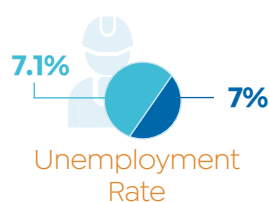
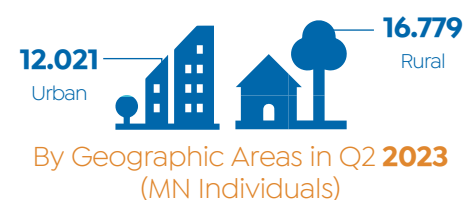
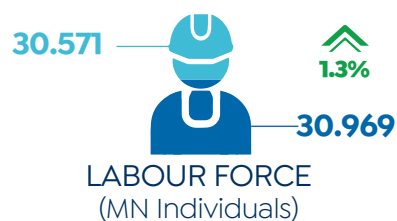
2021/22

2022/23

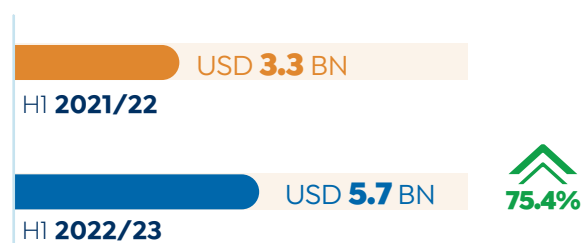


## LABOUR MARKET DURING Q2 2023

Q1 2023 Q2 2023



## NET FDI



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

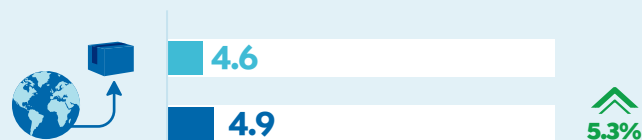


## ECONOMIC RELATIONS WITH BRICS BLOC

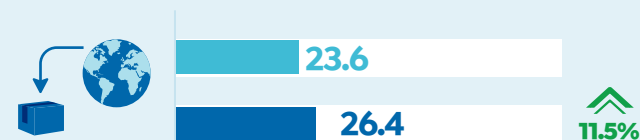
2021

2022

### EXPORTS (USD BN)



### IMPORTS (USD BN)



### BRICS INVESTMENTS IN EGYPT (USD MN)



### REMITTANCES FROM EGYPTIAN EXPATS (USD MN)

