

# MARKET WATCH

BY: **YASSEN MAHMOUD**  
(09 JUL. - 03 AUG.)

**SEPTEMBER**  
2023

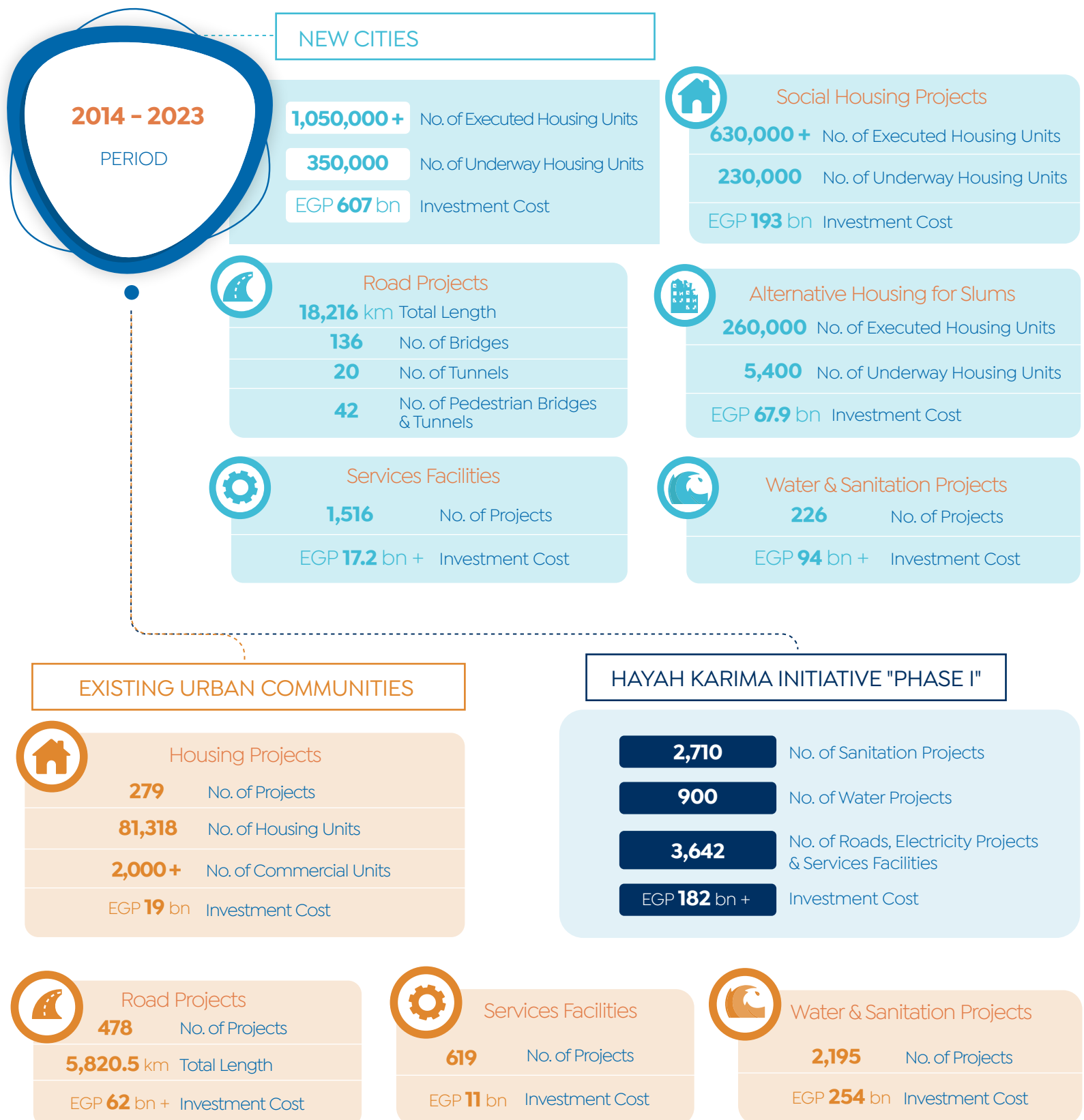


# REAL ESTATE

MARKET  
UPDATES

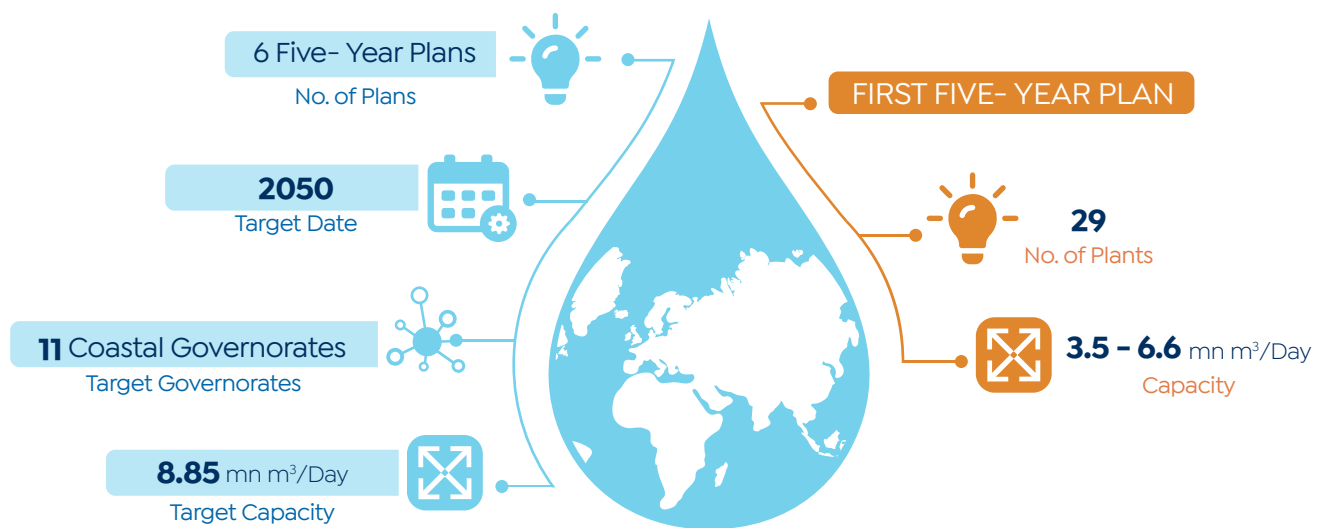
# 01 | REAL ESTATE MARKET UPDATES 2023

## MINISTRY OF HOUSING, UTILITIES & URBAN COMMUNITIES' ACHIEVEMENTS

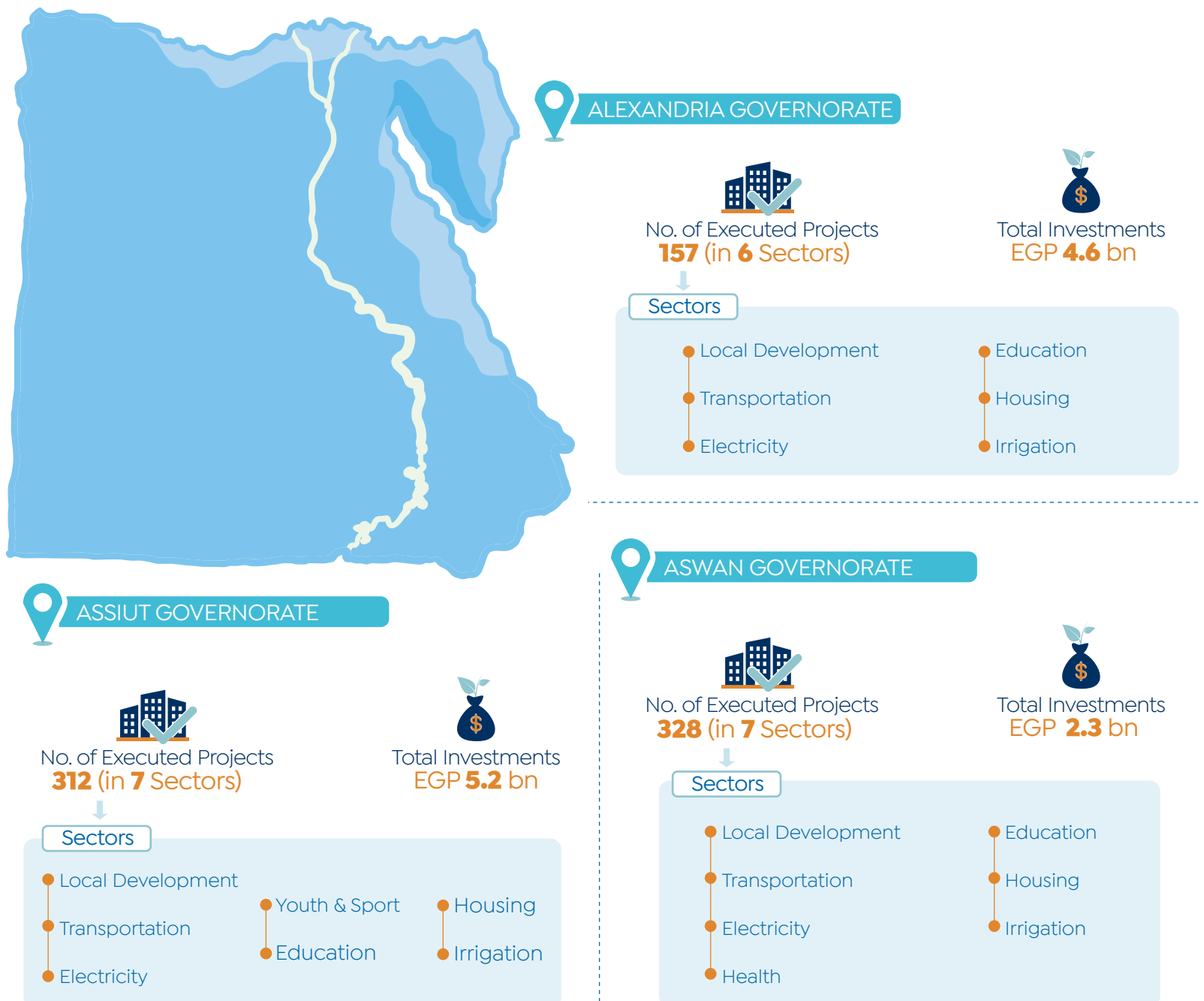


Source: Cabinet

## SEAWATER DESALINATION STRATEGY



## CITIZEN FOLLOW-UP REPORT (2021/22)



Source: Cabinet &amp; MPED

### DAKAHLIYA GOVERNORATE

No. of Executed Projects  
**340** (in **7** Sectors)

Total Investments  
EGP **8.3** bn

#### Sectors

Local Development  
Transportation  
Electricity  
Health  
Education  
Housing  
Irrigation

### QALYOBIA GOVERNORATE

No. of Executed Projects  
**160** (in **6** Sectors)

Total Investments  
EGP **2.5** bn

#### Sectors

Local Development  
Transportation  
Health  
Education  
Housing  
Irrigation

### MONOFIA GOVERNORATE

No. of Executed Projects  
**280** (in **5** Sectors)

Total Investments  
EGP **2.1** bn

#### Sectors

Local Development  
Irrigation  
Electricity  
Education  
Housing

### BENI SUEF GOVERNORATE

No. of Executed Projects  
**153** (in **7** Sectors)

Total Investments  
EGP **1.7** bn

#### Sectors

Local Development  
Transportation  
Electricity  
Health  
Education  
Housing  
Irrigation

### QENA GOVERNORATE

No. of Executed Projects  
**319** (in **5** Sectors)

Total Investments  
EGP **2.4** bn

#### Sectors

Local Development  
Irrigation  
Electricity  
Education  
Housing

### EL-BEHIRA GOVERNORATE

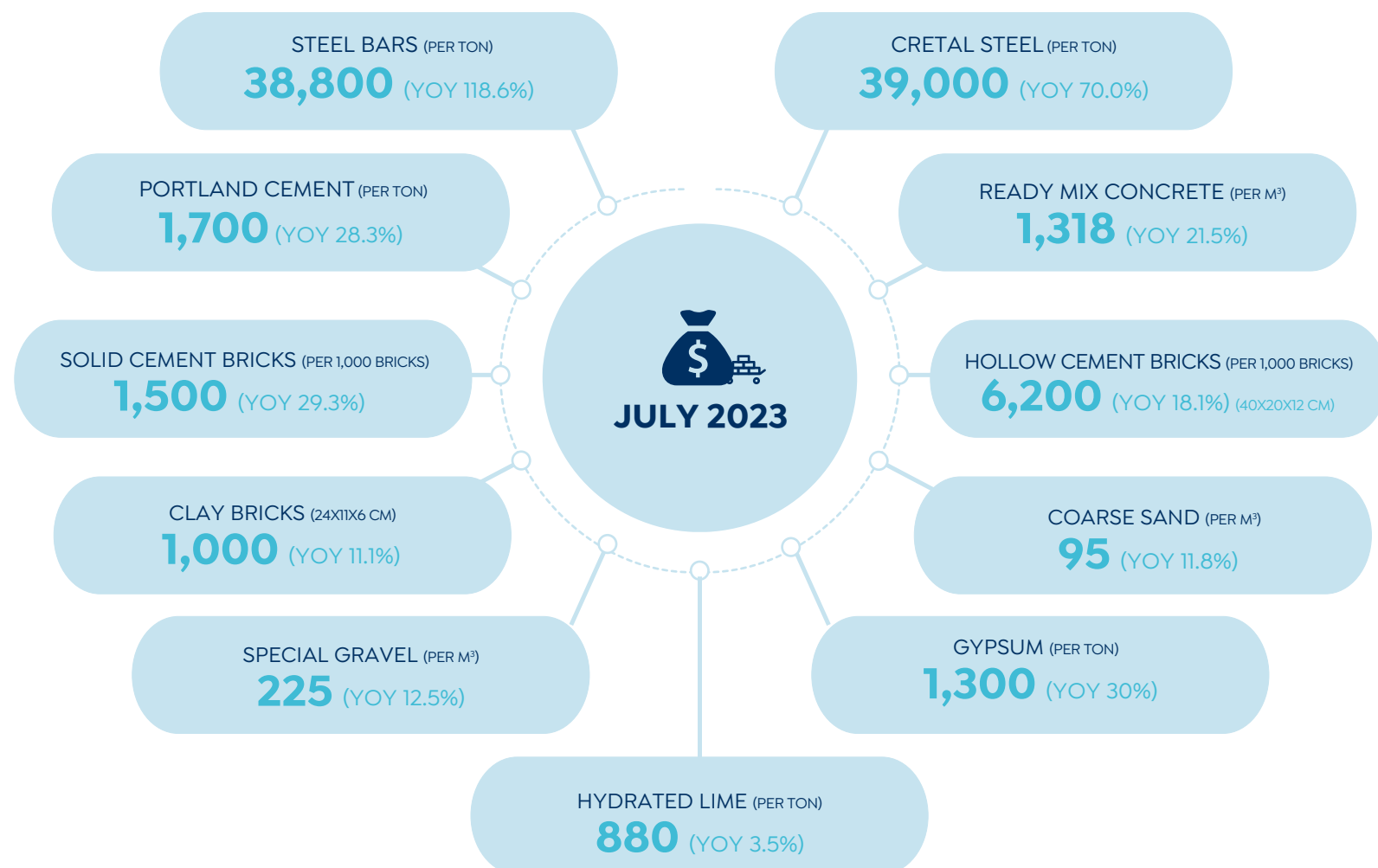
No. of Executed Projects  
**509** (in **6** Sectors)

Total Investments  
EGP **4.1** bn

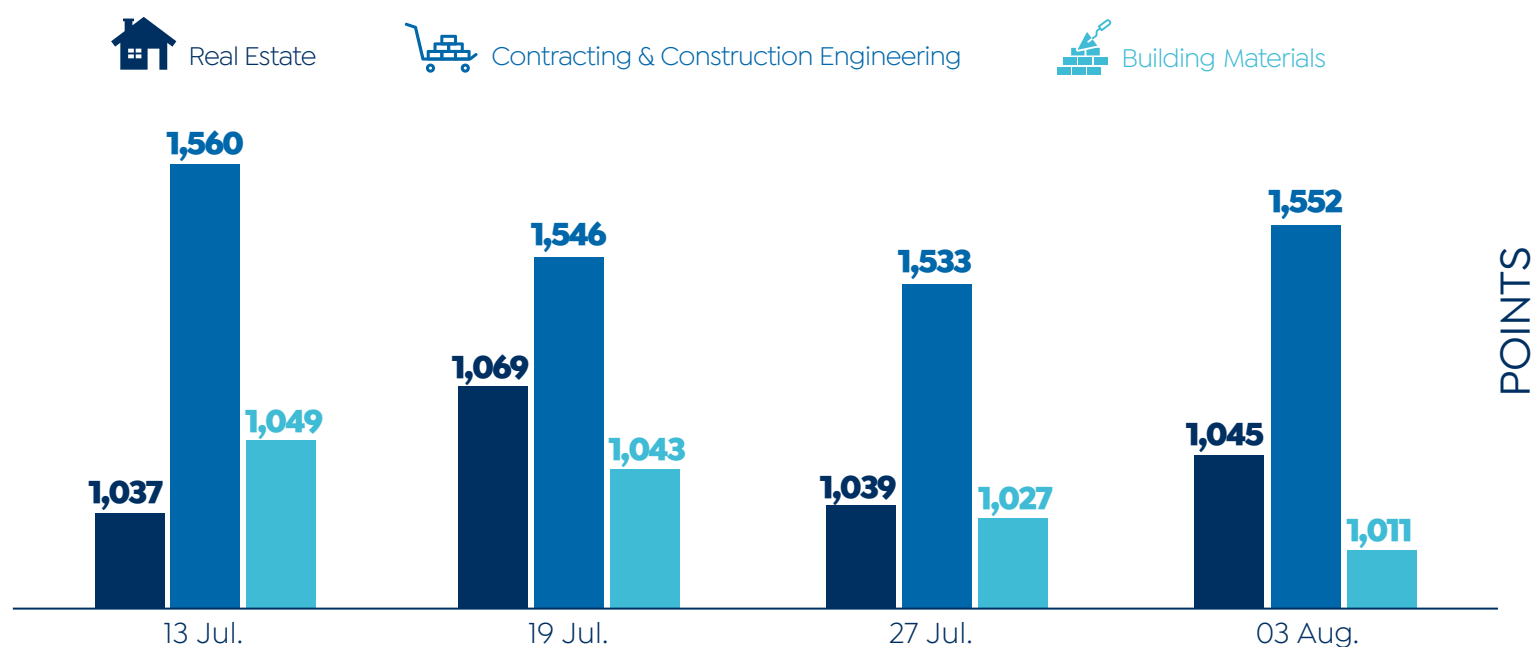
#### Sectors

Local Development  
Transportation  
Electricity  
Education  
Housing  
Irrigation

## PRICES OF CONSTRUCTION MATERIALS (EGP)



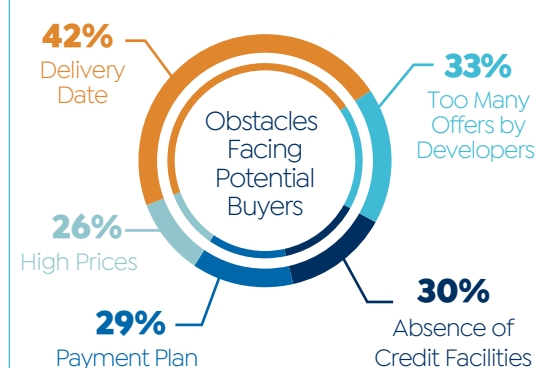
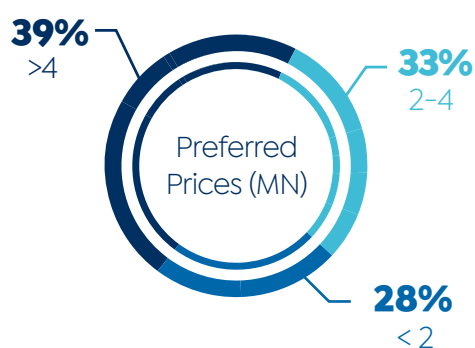
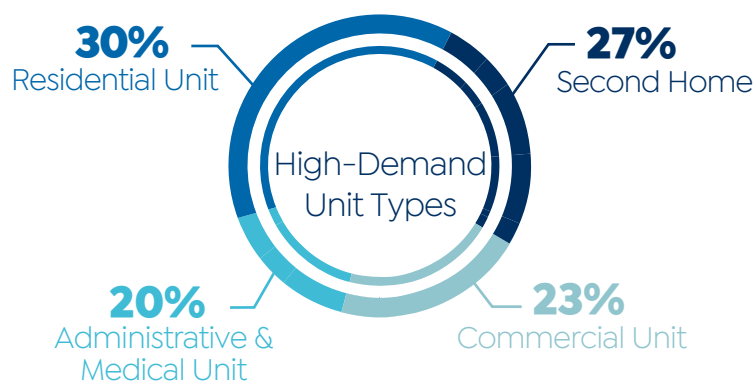
## PERFORMANCE OF REAL ESTATE, CONSTRUCTION & BUILDING MATERIALS' INDICES IN EGX



Source: MHUC &amp; EGX

## MONTHLY SURVEY

### | Purchasing Power





# NEW CITIES UPDATE

# 02 | NEW CITIES UPDATES 2023

## NEW ALAMEIN CITY

### | Housing Projects



**707 Acre-Area**  
LOCATION



**618**  
NO. OF VILLAS



**364**  
NO. OF BUILDINGS



**552**  
NO. OF CHALETs



**8,691**  
NO. OF HOUSING UNITS



Facade Work: Complete for **39** Villas & **37** Chalets  
CURRENT STATUS

### | Downtown Extension



**21.65 Acres**  
AREA



**24**  
NO. OF BUILDINGS



**896**  
NO. OF HOUSING UNITS



**69%**  
COMPLETION RATE

### | Beach Towers



**6,289**  
NO. OF HOUSING UNITS



**753**  
NO. OF COMMERCIAL & ADMINISTRATIVE UNITS



Finishing Work: Complete for **2,458** Units  
Concrete Structure: Complete for **44** Floors  
CURRENT STATUS

## OCTOBER GARDENS



**167,000**  
NO. OF HOUSING UNITS

### | Distinguished Housing Project



**74** (Each Building: Ground & **9** Floors)  
NO. OF BUILDINGS



**59**  
NO. OF COMMERCIAL UNITS



**4,338**  
NO. OF HOUSING UNITS



**60**  
NO. OF ADMINISTRATIVE UNITS



By Sep. **2023**  
COMPLETION DATE

### | Supply Volume



**162**  
NO. OF PROJECTS

Commercial Market

Playgrounds

Medical Units

Nurseries

Schools

Police Station

Source: NUCA & Cabinet

## NEW CAIRO

| Housing For All Egyptians



**3rd Settlement**  
LOCATION



**5,328**  
NO. OF HOUSING UNITS



**222**  
NO. OF BUILDINGS



**90 & 120** sqm  
UNITS AREA



**74%**  
COMPLETION RATE

## BADR CITY

| Residences For NAC's Employees "Phase I"



**376**  
NO. OF BUILDINGS



**9,042**  
NO. OF HOUSING UNITS



**Delivery of Some Units**  
CURRENT STATUS

| Supply Volume

**3** Schools

**2** Nurseries

**2** Bakeries

**2** Medical Centers

**4** Commercial Markets

Social Clubs

Others

## WEST QENA



AREA

**8,971.11** Acres

**1,400** Acres (Phase I)

| Social Housing (Phase V)



**106**  
NO. OF BUILDINGS



**87**  
NO. OF EXECUTED BUILDINGS

| Social Housing (Phase II)



**30**  
NO. OF EXECUTED BUILDINGS



**720**  
NO. OF EXECUTED HOUSING UNITS

| Sakan Misr



**30**  
NO. OF BUILDINGS



**6**  
NO. OF EXECUTED BUILDINGS

| Supply Volume

Commercial Market

Playgrounds

Medical Units

Nursery

Primary School

Police Station

Firefighting Point

## NEW SUEZ CITY (URGENT PHASE)



**300** Acres  
AREA

| Housing For All Egyptians



**86**  
NO. OF BUILDINGS



**62%**  
COMPLETION RATE

| Completion Rate of Infrastructure



**32%**  
WATER PROJECTS



**74%**  
SANITATION PROJECTS



**65%**  
ROAD PROJECTS

## NEW QENA CITY

| Housing For All Egyptians

| Site of 23 Buildings



**552**  
NO. OF UNITS



**90 sqm**  
UNITS AREA



**79%**  
COMPLETION RATE

| Site of 5 Buildings



**180**  
NO. OF UNITS



**75 sqm**  
UNITS AREA



**53%**  
COMPLETION RATE

| Site of 15 Buildings



**90 sqm**  
UNITS AREA



**87%**  
COMPLETION RATE

## NEW OBOUR CITY

| Housing For All Egyptians



**15 & 16<sup>th</sup> Neighbourhood Districts**  
LOCATION



**638**  
NO. OF BUILDINGS



**15,312**  
NO. OF HOUSING UNITS



**90 sqm**  
UNITS AREA



**Facades Work: Underway**  
CURRENT STATUS



# **PRIVATE REAL ESTATE PROJECTS**

## UPDATE

# 03 | PRIVATE REAL ESTATE PROJECTS UPDATES 2023



## NEW RESIDENTIAL PROJECTS

### ORLA

Developer: I Capital Developments

  
LOCATION  
New Cairo

  
AREA  
12 Acres

  
DELIVERY DATE  
In 3 Yrs

#### SUPPLY VOLUME

- Residential Units Area: 70-257 sqm
- Mixed-Use Complex (Area: 6,000 sqm)

### PARKVALLEY BLUE

Developer: EFID Developments

  
LOCATION  
Sheikh Zayed City

  
AREA  
7 Acres

  
INVESTMENTS  
EGP 400 mn

  
NO. OF VILLAS  
59

### PARKVALLEY GC

Developer: EFID Developments

  
LOCATION  
Sheikh Zayed City

  
AREA  
5 Acres

  
INVESTMENTS  
EGP 300 mn

### NEW PROJECT (NAME N/A)

Developer: Mountain View

  
LOCATION  
Mostakbal City

  
AREA  
638 Acres

  
LAUNCHING DATE  
Q4 2023

  
UNIT TYPES  
Apartments,  
Villas & Other Options



## NEW COASTAL PROJECTS

### LVLS

Developer: Mountain View

  
LOCATION  
**179** km on Mediterranean Coast

  
AREA  
**200** Acres

#### SUPPLY VOLUME

- **40** m above Sea Level Units
- Luxury Hotel & Green Spaces



## NEW MIXED-USE PROJECTS

### DINERO TOWER


Developer: Golden Town Development

  
LOCATION  
**NAC**

  
AREA  
**5,017** sqm

  
DELIVERY DATE  
**End-2026**

  
NO. OF PHASES  
**4**

  
SUPPLY VOLUME  
Ground & **14** Floors      **3** Garages

### INTOWN MALL

Developer: New Town Group Developments

  
LOCATION  
**New Cairo**

  
AREA  
**6,068** sqm

#### SUPPLY VOLUME

- Commercial & Administrative Units
- Ground & **3** Floors
- Units Area: Start-> **36** sqm
- Generators, Air Conditioning, Kids' Area & Gym



## PROJECTS UNDERWAY

### CODE

Developer: Jadeer Group

  
LOCATION  
**Downtown, NAC**

  
AREA  
**7,200** sqm

  
INVESTMENTS  
**EGP 1.3** bn

#### SUPPLY VOLUME

- Commercial & Administrative Units
- Ground & **12** Floors
- **3** Separate Towers Connected by Bridges

  
TARGET SALES  
**EGP 2** bn

  
DELIVERY DATE  
**End-2026**

  
TARGET SELLING DATE  
**Q3 2023**

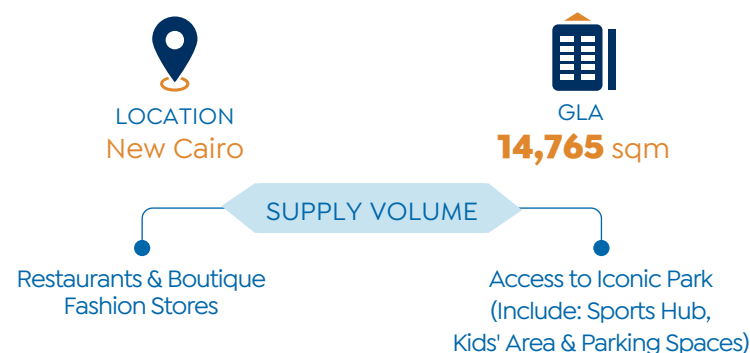


Delivery of **3** Basements: End-**2023**  
Construction Work on Upper Floors Starts in **2024**  
CURRENT STATUS

Source: Developers' Official Statements

## SPLANADA

Developer: SODIC



## NORTH SQUARE MALL

Developer: City Edge Developments



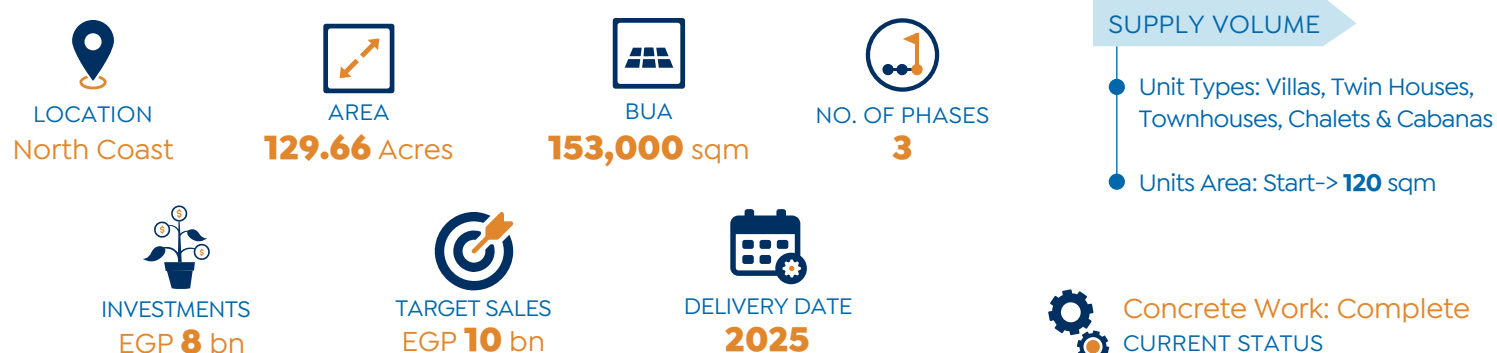
## ZAHA PARK

Developer: Hometown Developments



## ZOYA GHAZALA BAY

Developer: LMD



## ZIA BUSINESS COMPLEX

Developer: Margins Developments



## FORT BUSINESS COMPLEX

Developer: Golden Town Development



## CASCADA BUSINESS COMPLEX

Developer: Golden Town Development



## EVER

Developer: Cred



LOCATION  
West Cairo



AREA  
40 Acres



DELIVERY DATE  
2026

### SUPPLY VOLUME

- No. of Buildings: **42** (36 Residential)
- No. of Commercial & Administrative Units: **1,200**
- No. of Residential Units: **500**
- No. of Hotel Apartments & Rooms: **500**

## THE ICON RESIDENCE 2

Developer: Style Home Development



LOCATION  
New Cairo



AREA  
12 Acres



INVESTMENTS  
EGP 1.3 bn

### SUPPLY VOLUME

- Unit Types: Apartments, Penthouses & Duplexes
- Units Area: **110-300** sqm



Plans to Deliver Units by End-**2024**  
CURRENT STATUS

## D BAY

Developer: Tatweer Misr



LOCATION  
North Coast



AREA  
200 Acres

### SUPPLY VOLUME

- Unit Types: Apartments, Villas & Chalets
- No. of Units: **1,800 +**



**100 +** Delivered Units  
Operate **2** Lakes (Area: **2,600** sqm)  
CURRENT STATUS

## TRACK 20

Developer: DIG Developments



LOCATION  
NAC



AREA  
5,250 sqm



INVESTMENTS  
EGP 1.5 bn



COMPLETION DATE  
2026

### SUPPLY VOLUME

- Commercial, Administrative & Medical Units
- 5** Basements, Ground & **14** Floors

## AL BUROUJ

Developer: Capital Group Properties



LOCATION  
East Cairo



AREA  
5 mn sqm



TOTAL INVESTMENTS  
EGP 68 bn



No. of Housing Units  
**15,000**



To Deliver **385** Units in  
**2023**  
CURRENT STATUS

## ARMONIA

Developer: The Land Developers (TLD)



LOCATION  
R7 District, NAC



AREA  
42 Acres



CURRENT STATUS  
Phases I & II: Sold out  
Launching Phase III

## ETAPA SQUARE

Developer: City Edge Developments



LOCATION  
Sheikh Zayed City



AREA  
14 Acres



BUA  
**114,174** sqm

### SUPPLY VOLUME

Administrative Offices  
& Commercial Mall

Medical & Entertainment  
Centers



# 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

JUN. 2023  
**35.7**

**↑**

JUL. 2023  
**36.5**



### NET INTERNATIONAL RESERVES (USD BN)

JUN. 2023  
**34.81**

**↑**

JUL. 2023  
**34.88**



### PURCHASING MANAGERS' INDEX (PMI)

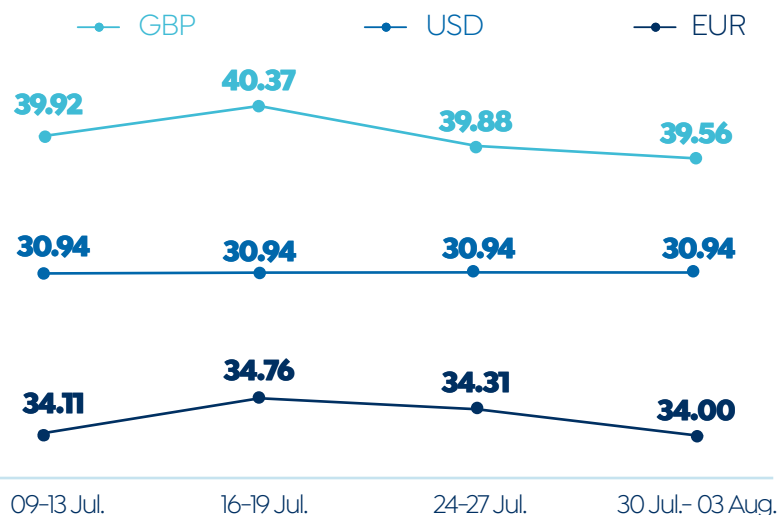
JUN. 2023  
**49.1**

**↑**

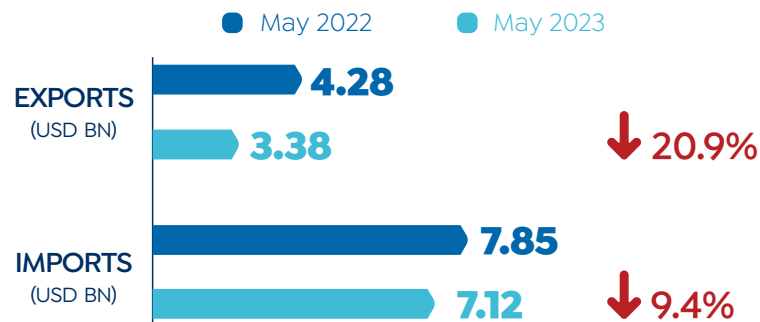
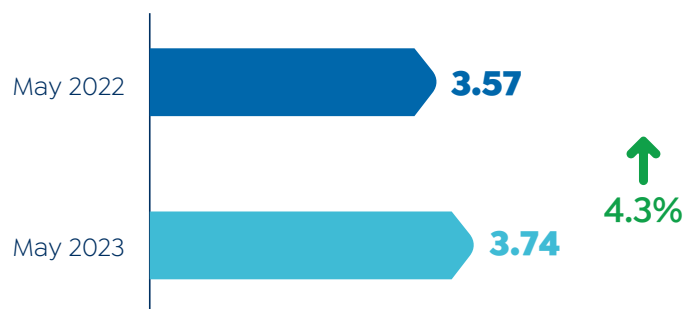
JUL. 2023  
**49.2**



### EXCHANGE RATES



### TRADE DEFICIT (USD BN)

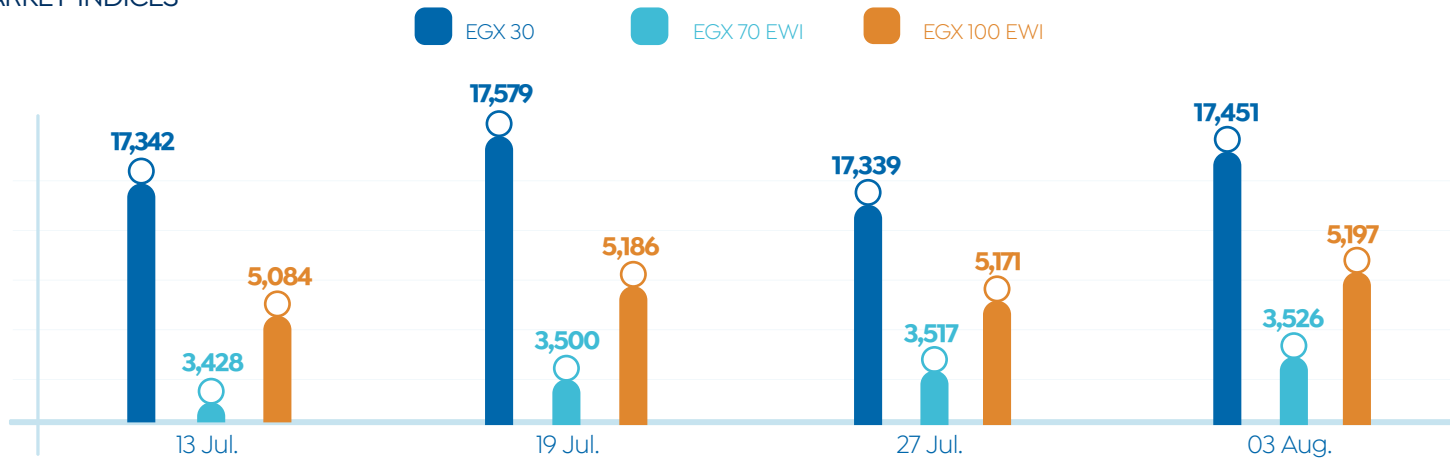


Source: IHS Markit, CAPMAS, CBE & FEDCOC

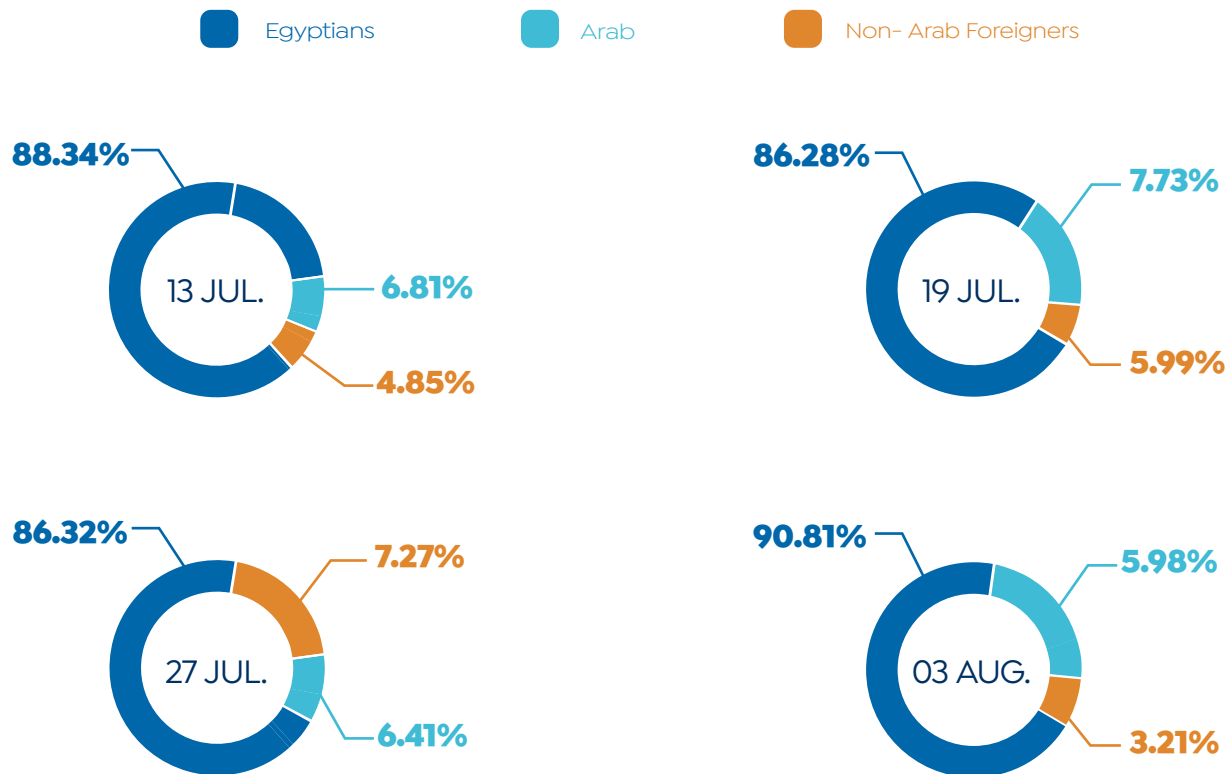


## CAPITAL MARKET INDICATORS

### MARKET INDICES



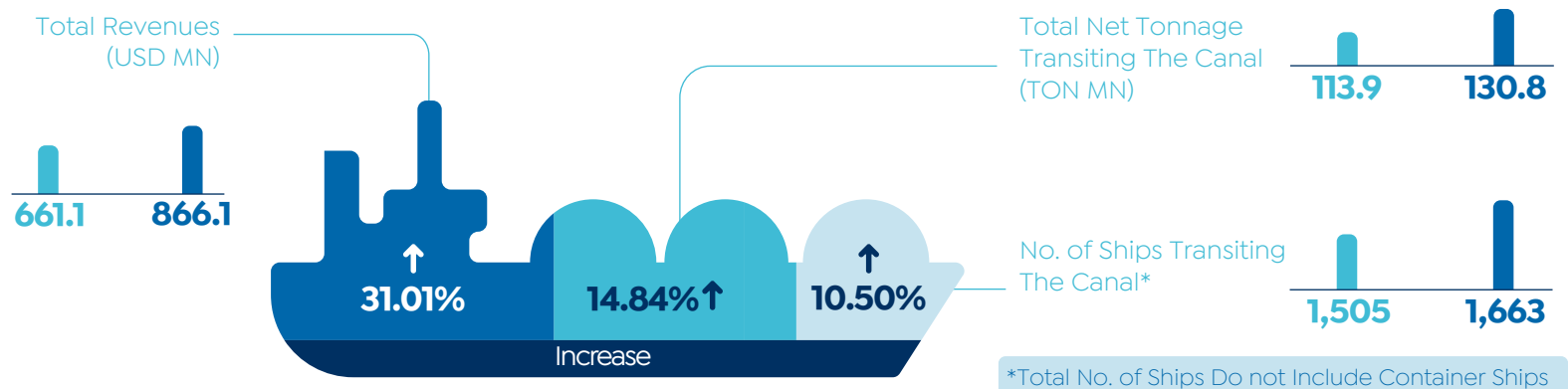
### INVESTOR TYPE (%)



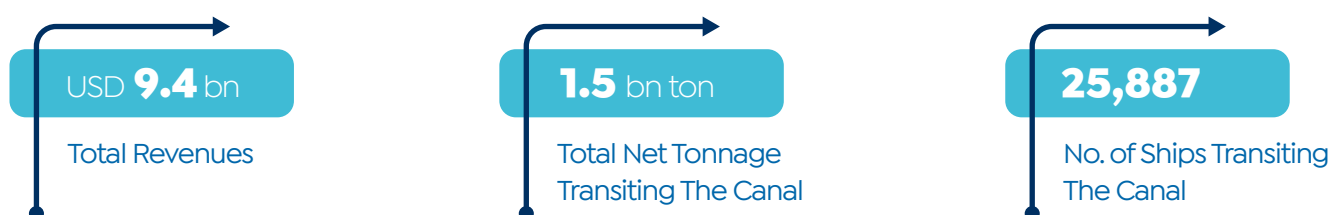
## SUEZ CANAL UPDATES

Jun. 2022

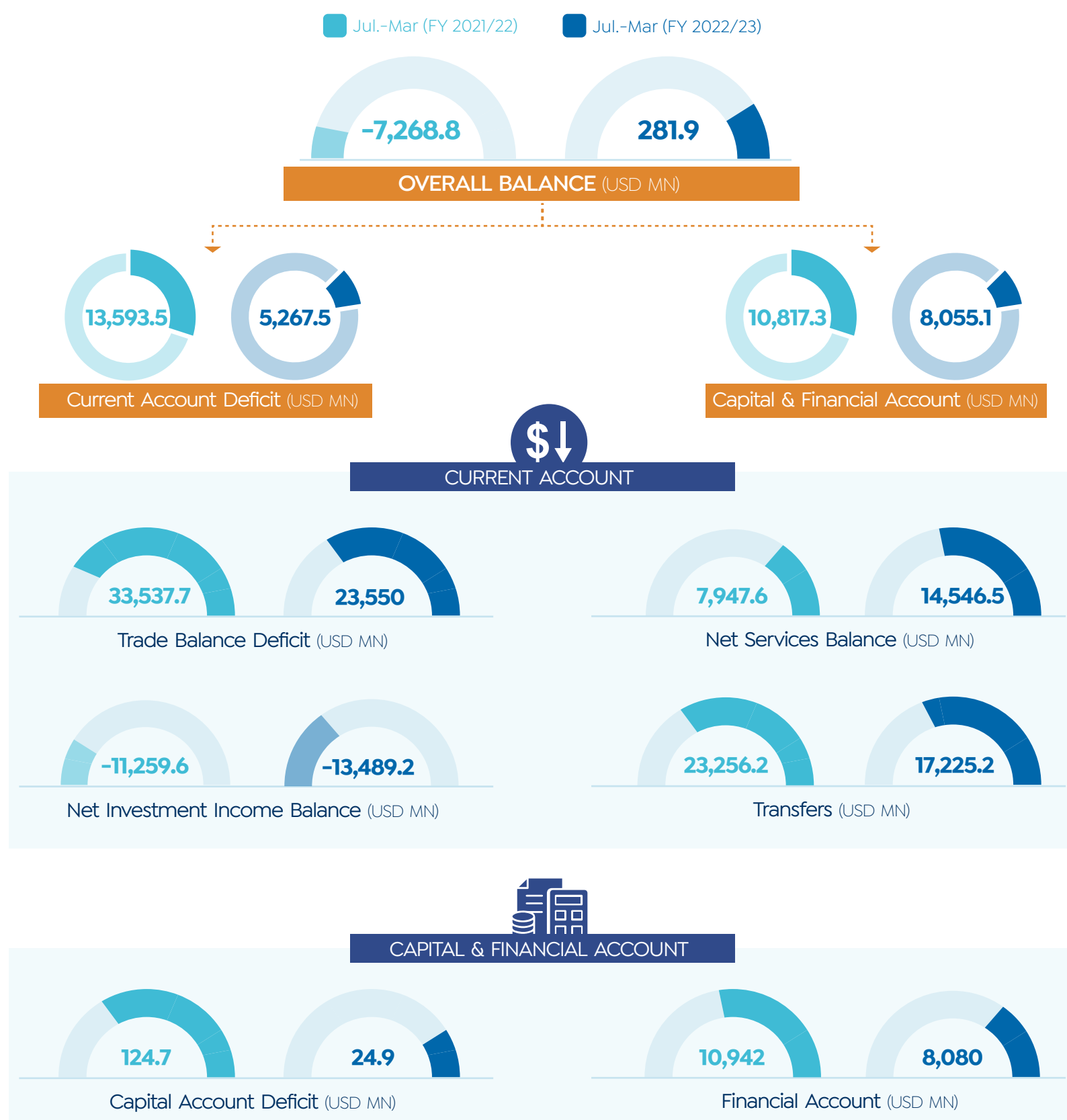
Jun. 2023



## SUEZ CANAL IN FY 2022/23

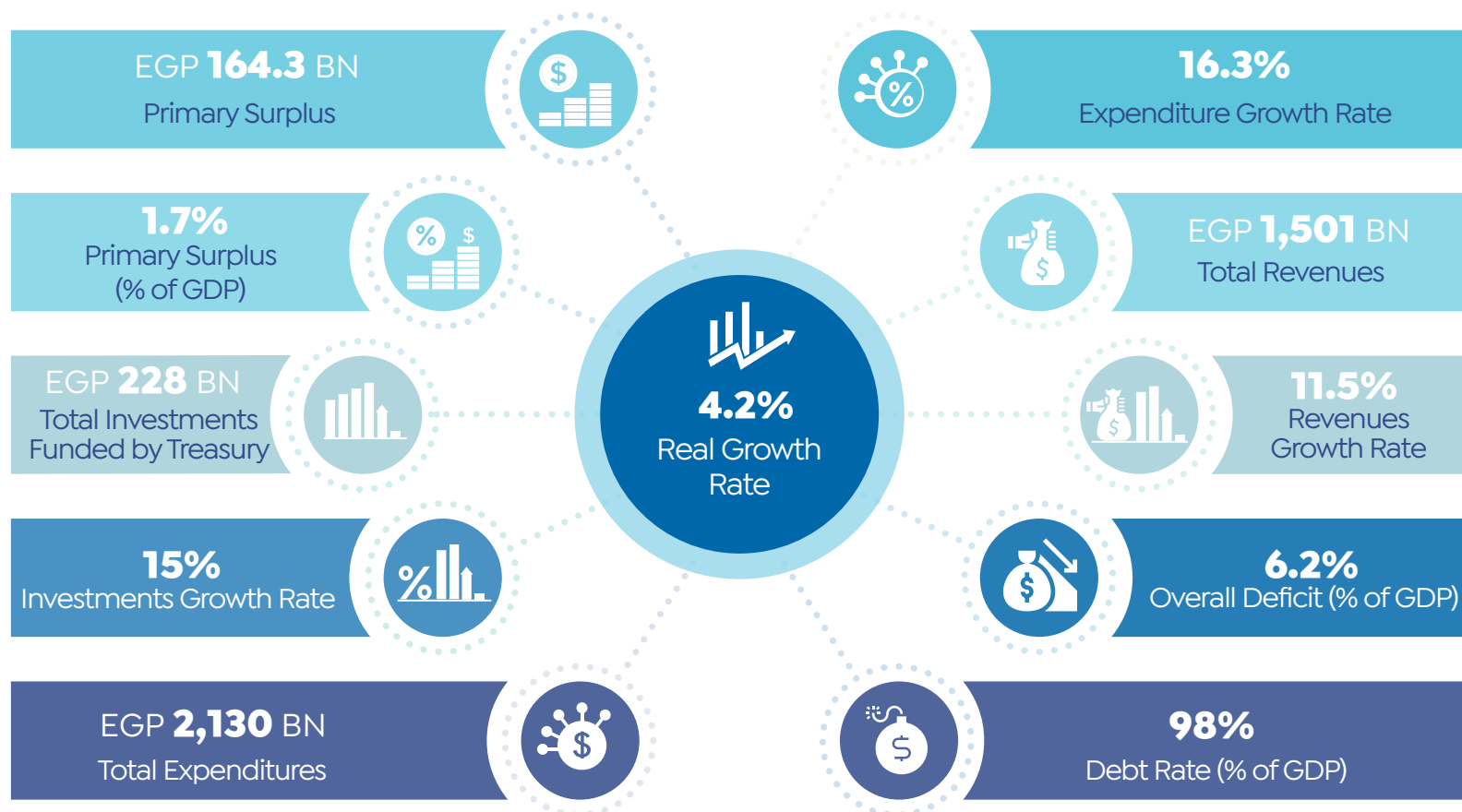


## BALANCE OF PAYMENTS PERFORMANCE (JUL.-MAR 2022/23)

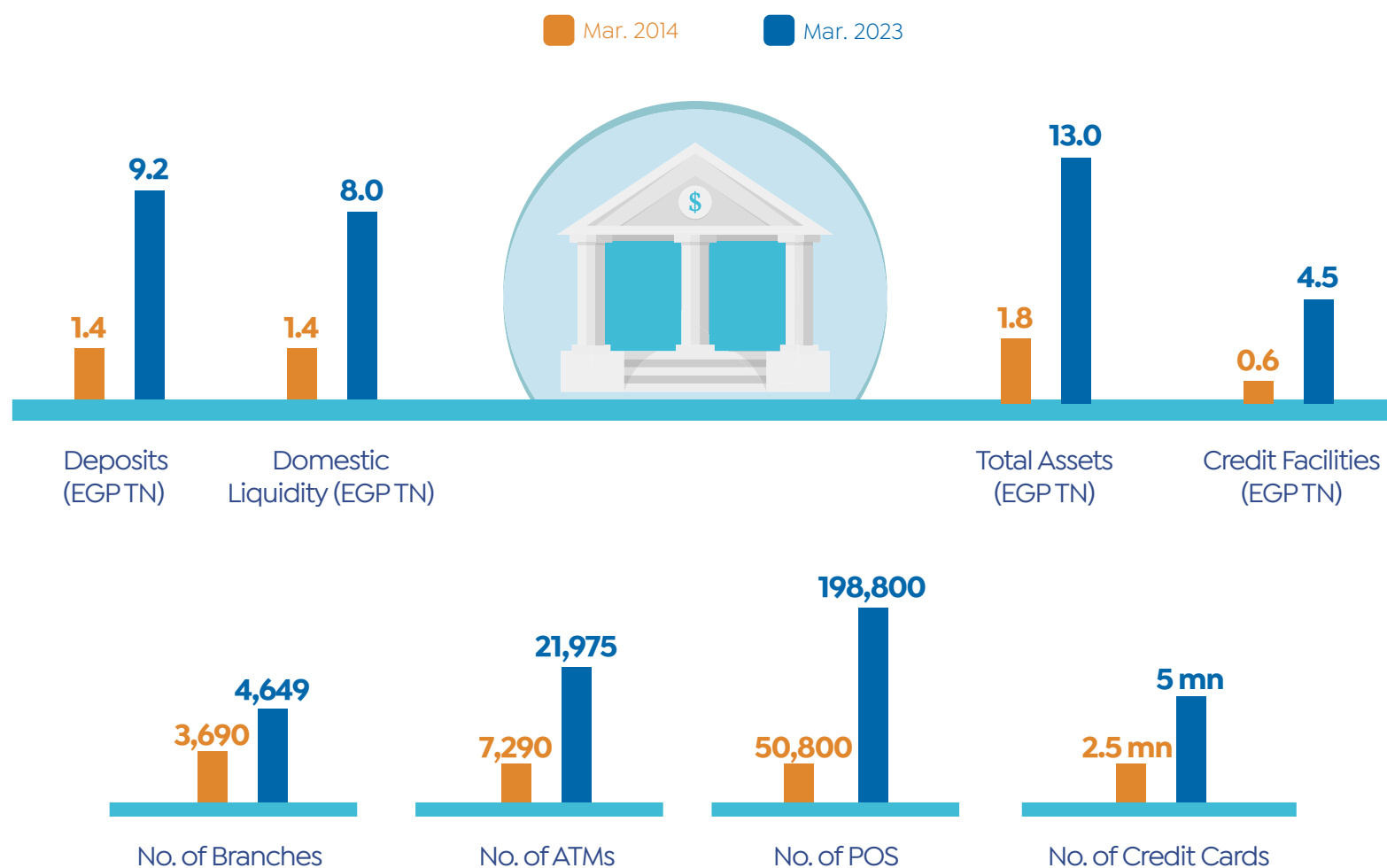


Source: Suez Canal Authority & CBE

## INITIAL RESULTS OF FINANCIAL PERFORMANCE IN FY 2022/23



## EGYPTIAN BANKING SECTOR DEVELOPMENT



Source: Cabinet