

MARKET WATCH

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

SEPTEMBER
2023

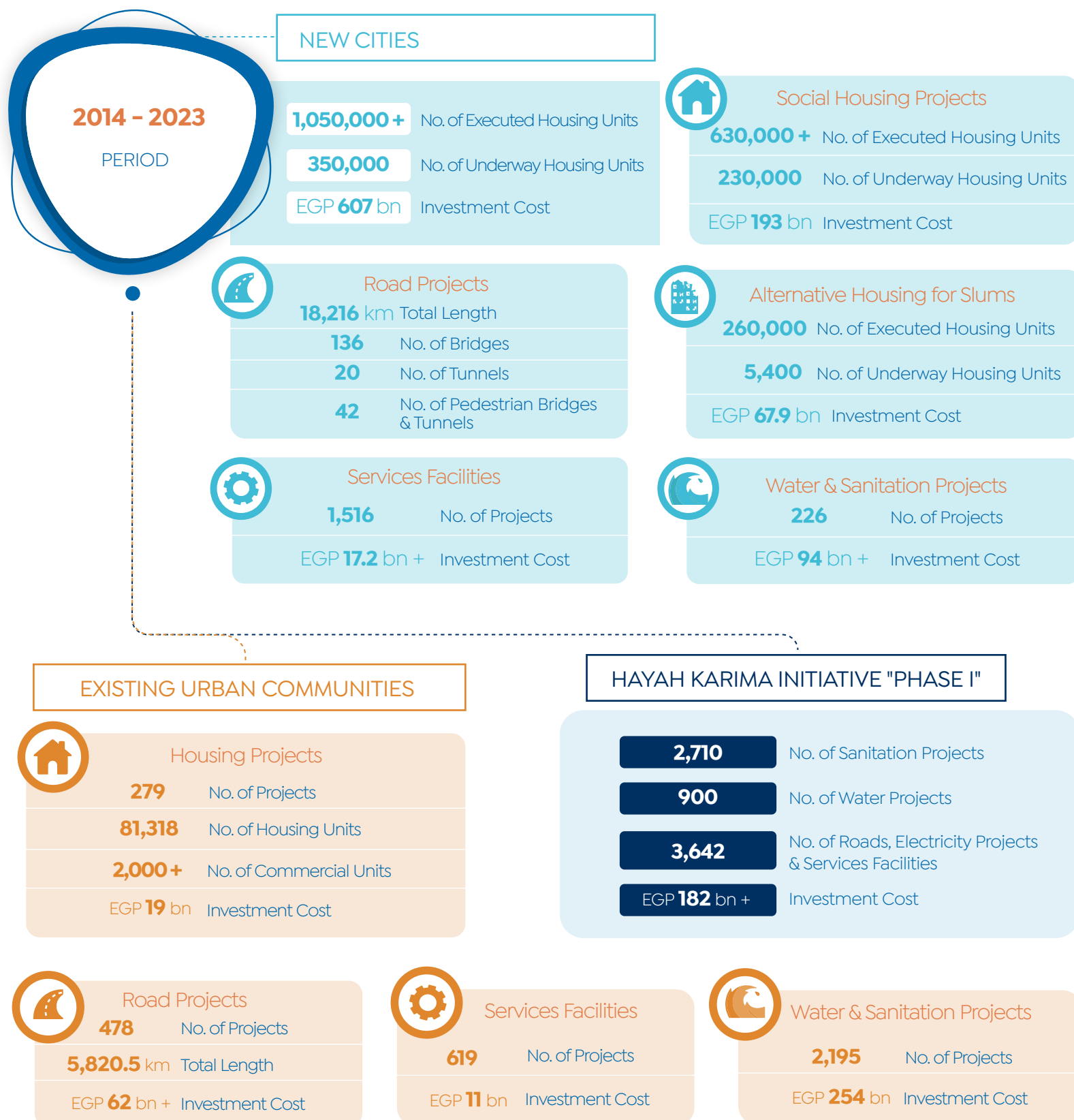


REAL ESTATE

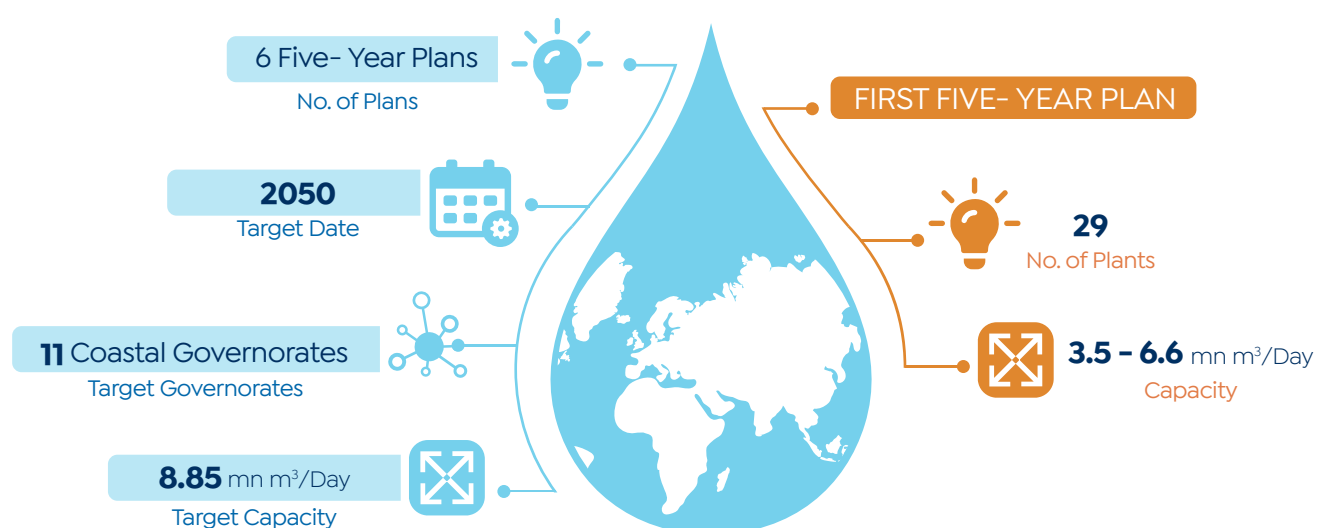
MARKET
UPDATES

01 | REAL ESTATE MARKET UPDATES 2023

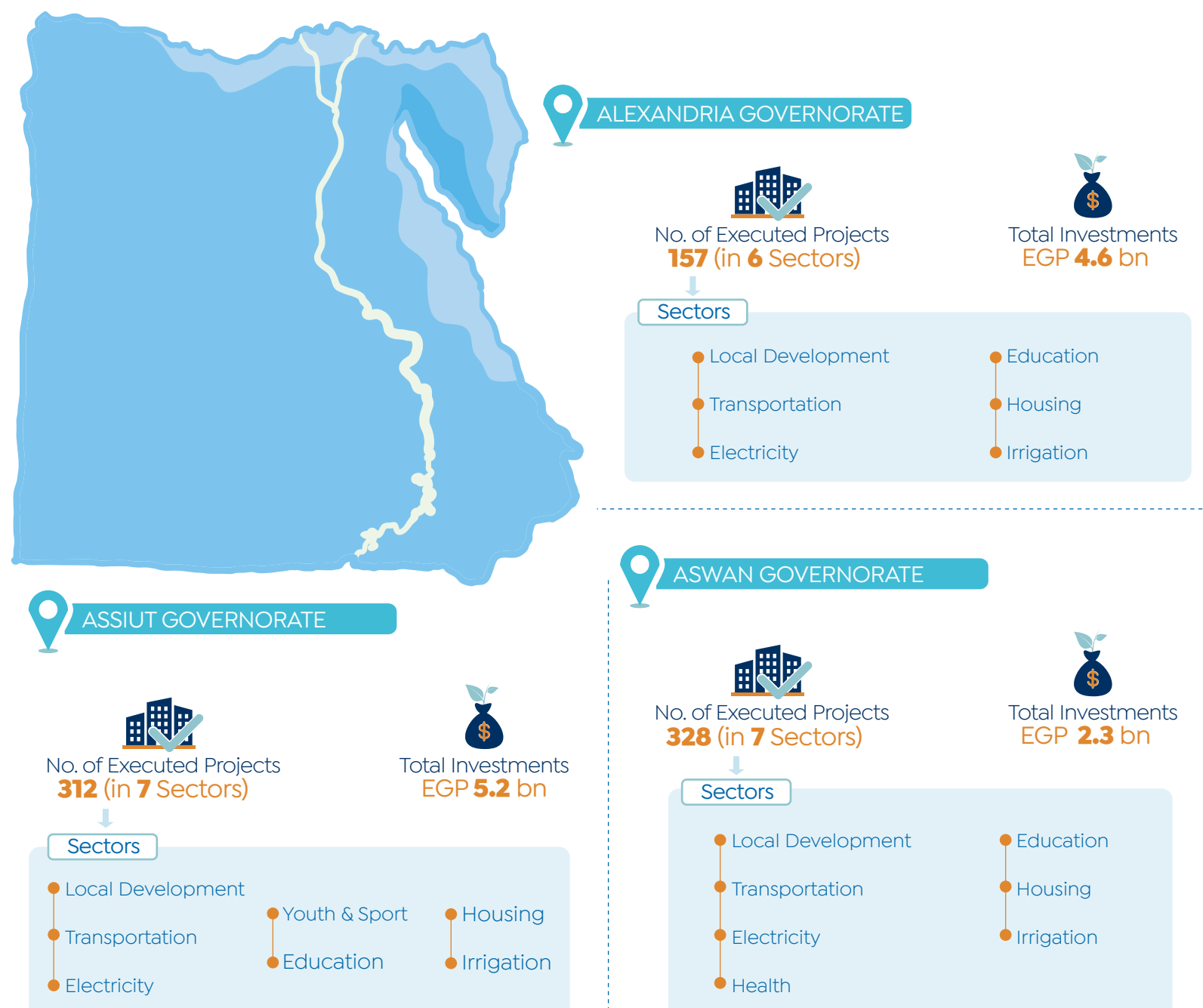
MINISTRY OF HOUSING, UTILITIES & URBAN COMMUNITIES' ACHIEVEMENTS



SEAWATER DESALINATION STRATEGY



CITIZEN FOLLOW-UP REPORT (2021/22)



Source: Cabinet & 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

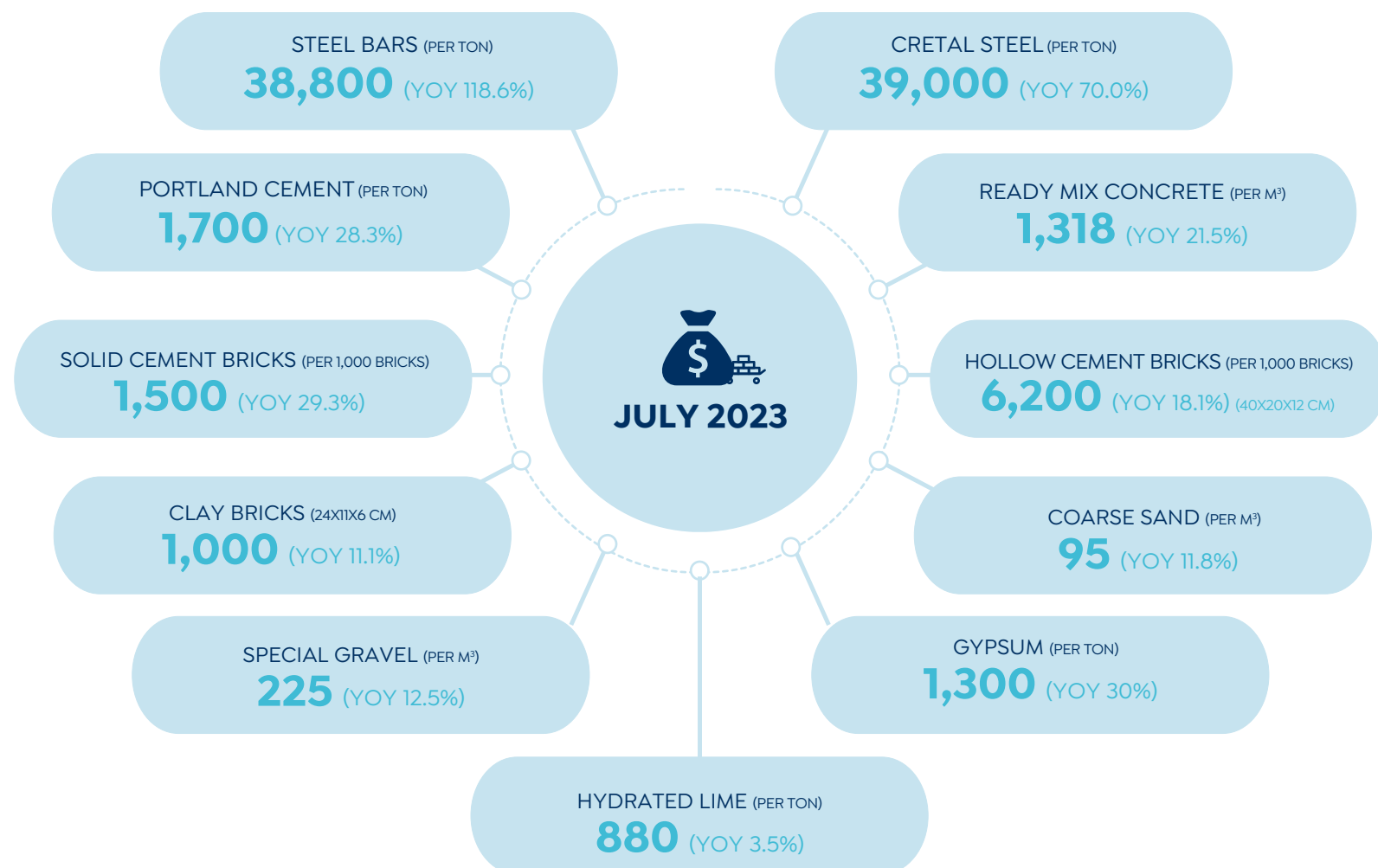
No. of Executed Projects
509 (in **6** Sectors)

Total Investments
EGP **4.1** bn

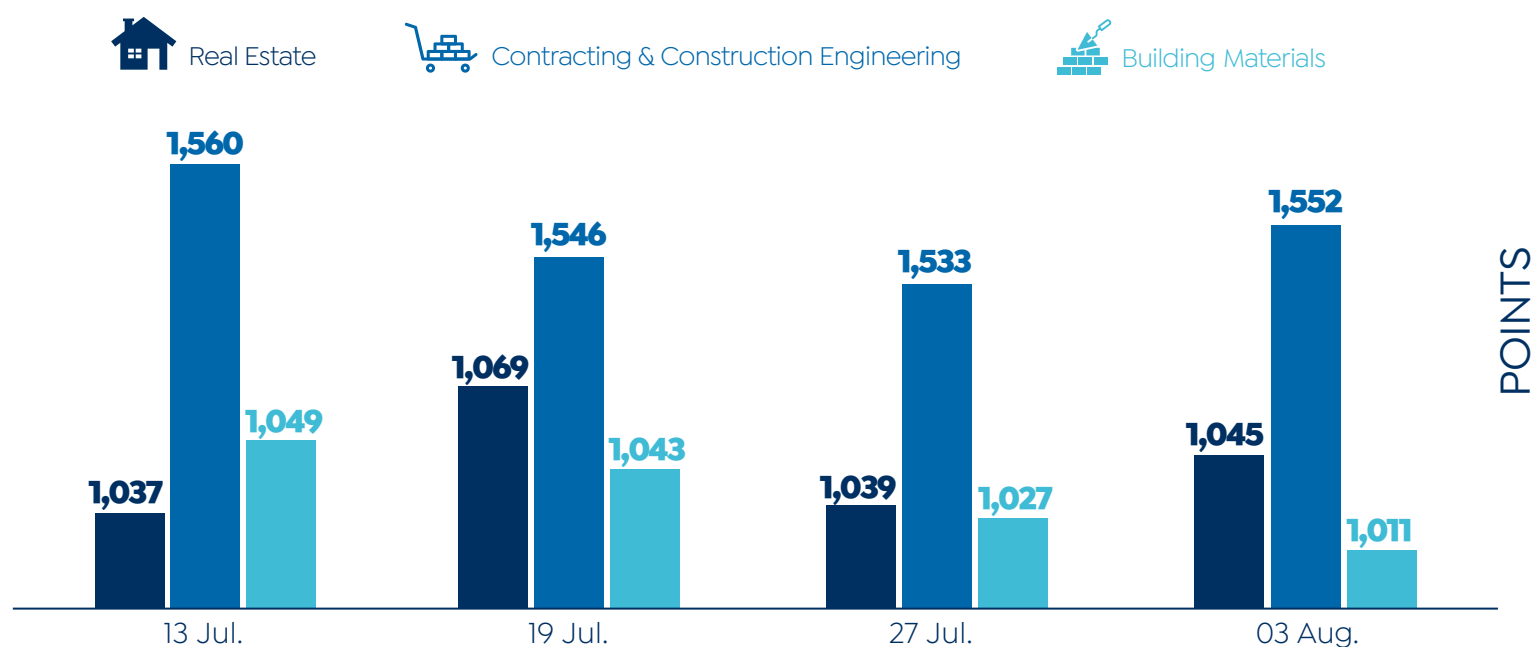
Sectors

Local Development
Transportation
Electricity
Education
Housing
Irrigation

PRICES OF CONSTRUCTION MATERIALS (EGP)



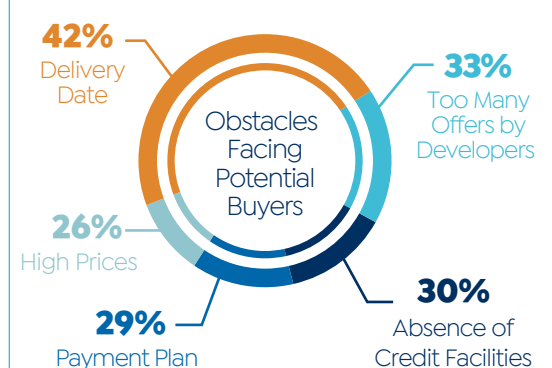
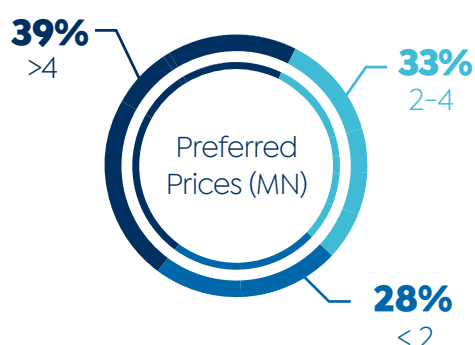
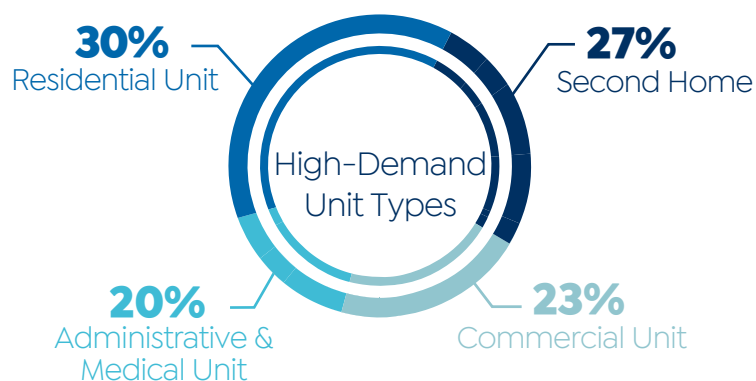
PERFORMANCE OF REAL ESTATE, CONSTRUCTION & BUILDING MATERIALS' INDICES IN EGX



Source: MHUC & 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 & 16th 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

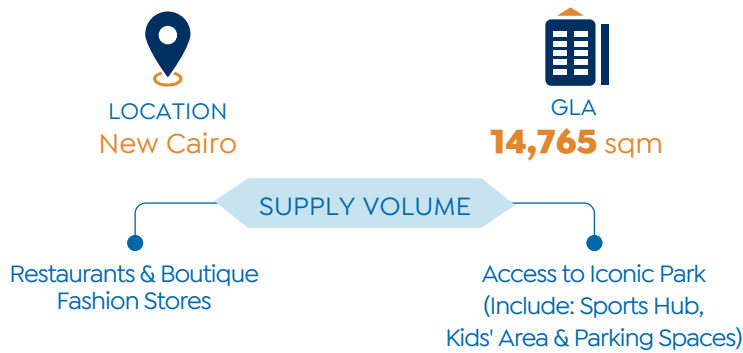


Delivery of **3** Basements: End-**2023**
Construction Work on Upper Floors Starts in **2024**
CURRENT STATUS

Source: Developers' Official Statements

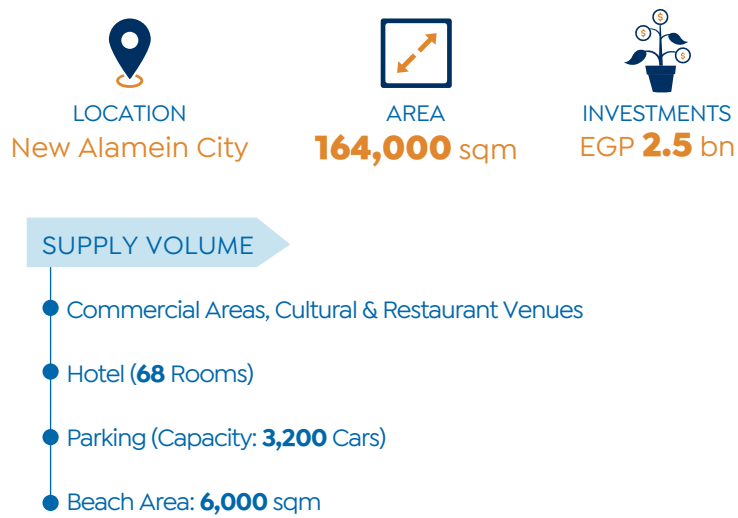
SPLANADA

Developer: SODIC



NORTH SQUARE MALL

Developer: City Edge Developments



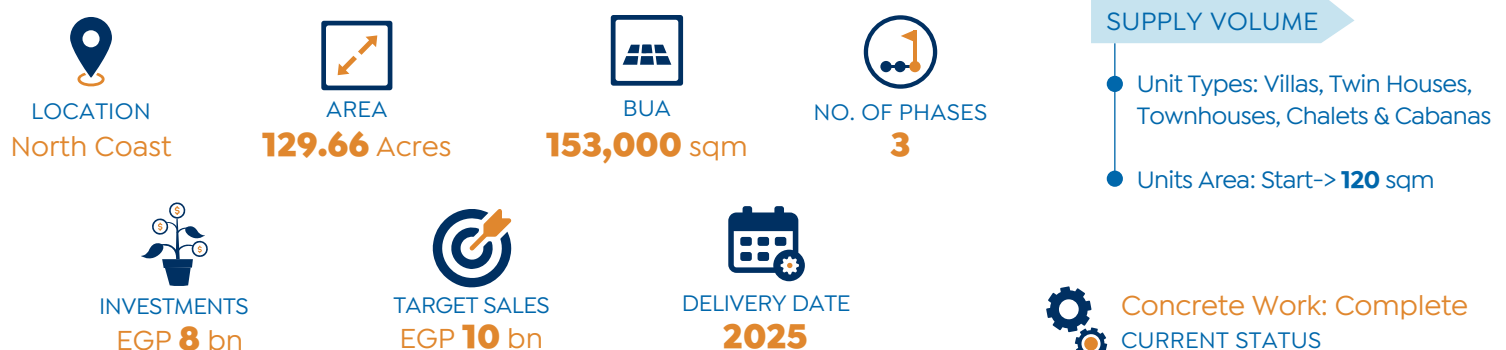
ZAHA PARK

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



ANNUAL HEADLINE INFLATION

JUN. 2023 **35.7** ↑ JUL. 2023 **36.5**



NET INTERNATIONAL RESERVES (USD BN)

JUN. 2023 **34.81** ↑ JUL. 2023 **34.88**

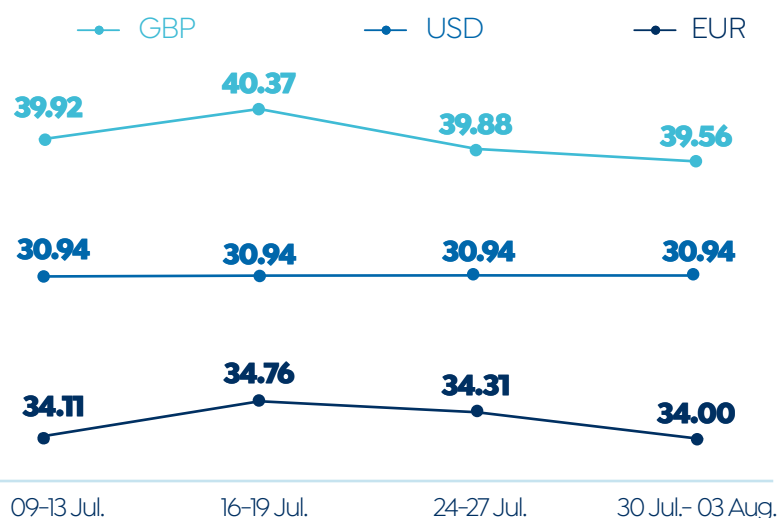


PURCHASING MANAGERS' INDEX (PMI)

JUN. 2023 **49.1** ↑ JUL. 2023 **49.2**



EXCHANGE RATES



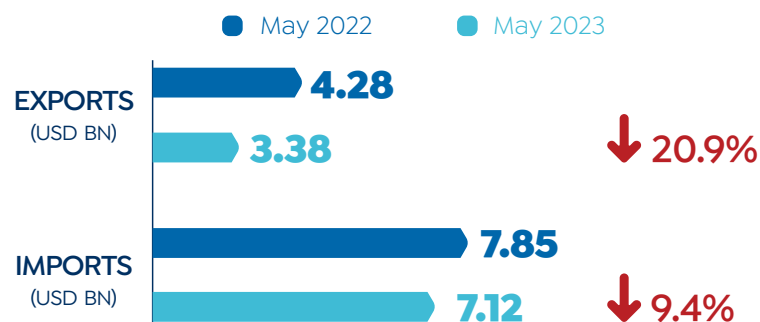
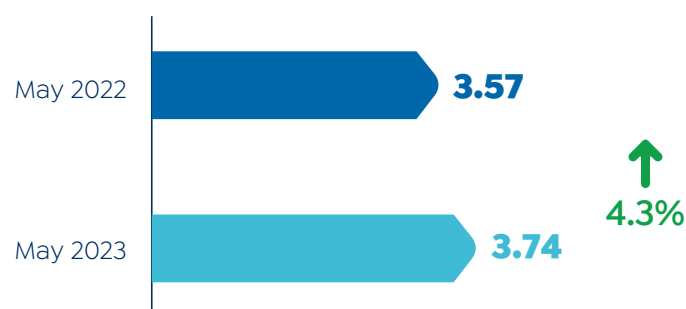
MONEY SUPPLY (EGP BN)



DOMESTIC LIQUIDITY (EGP BN)



TRADE DEFICIT (USD BN)

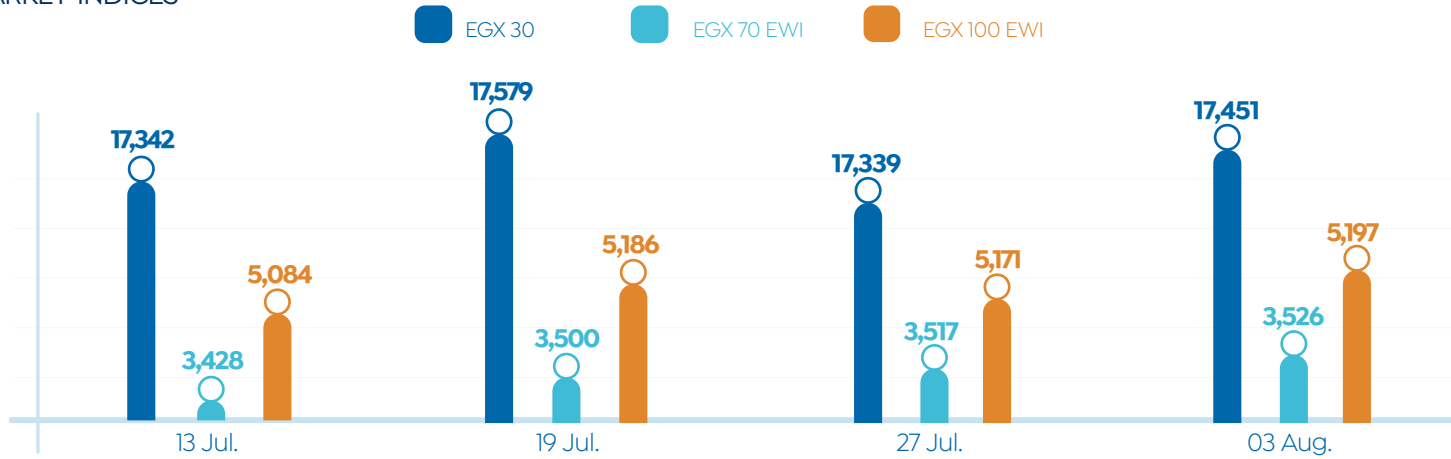


Source: IHS Markit, CAPMAS, CBE & FEDCOC

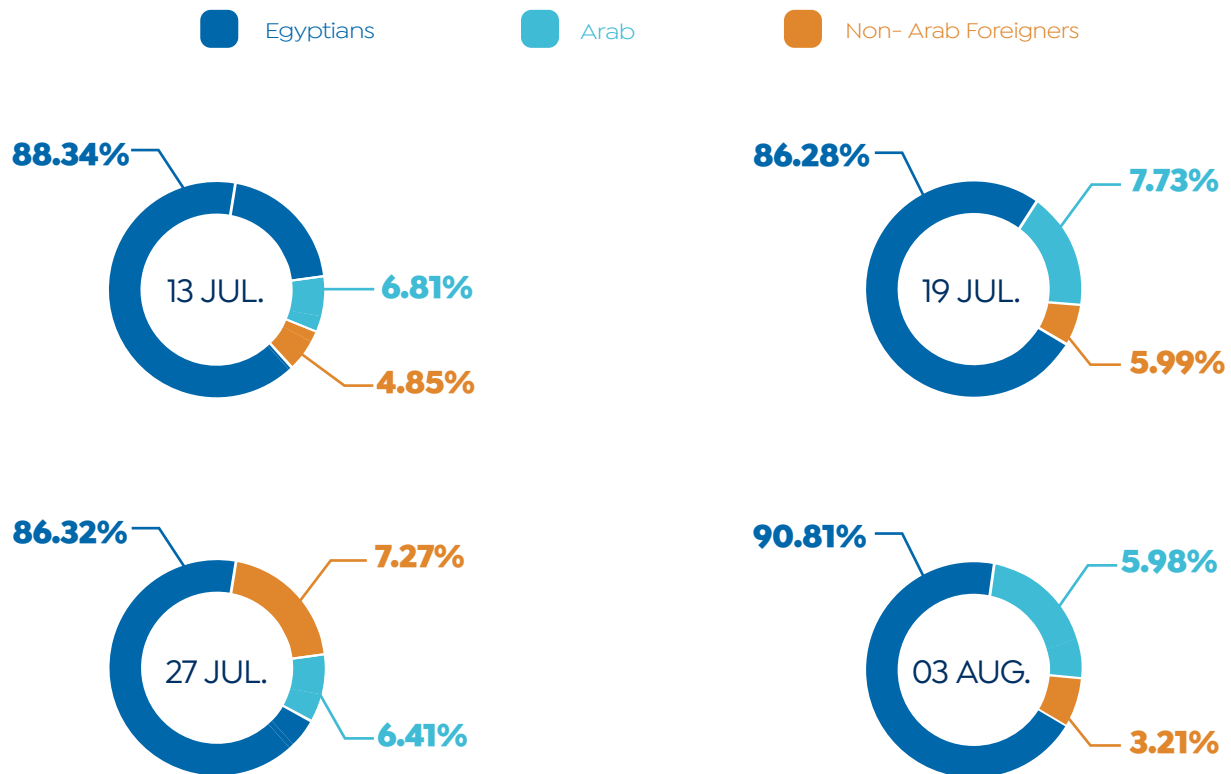


CAPITAL MARKET INDICATORS

MARKET INDICES



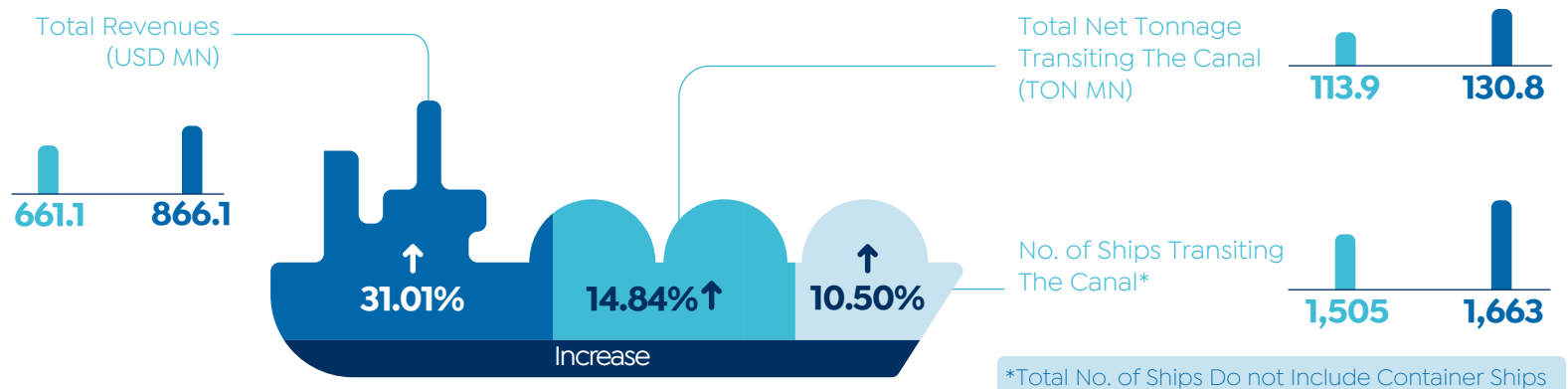
INVESTOR TYPE (%)



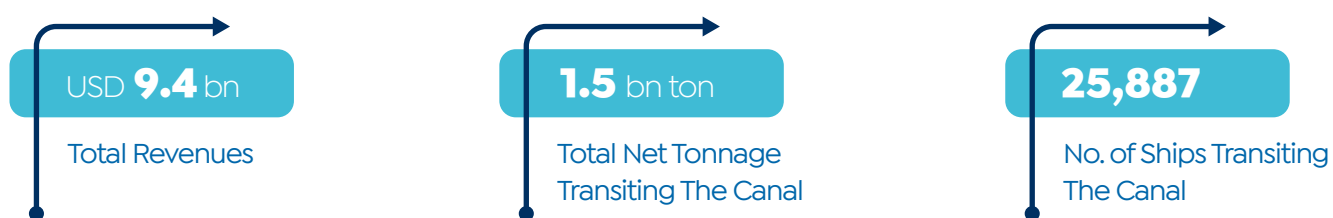
SUEZ CANAL UPDATES

Jun. 2022

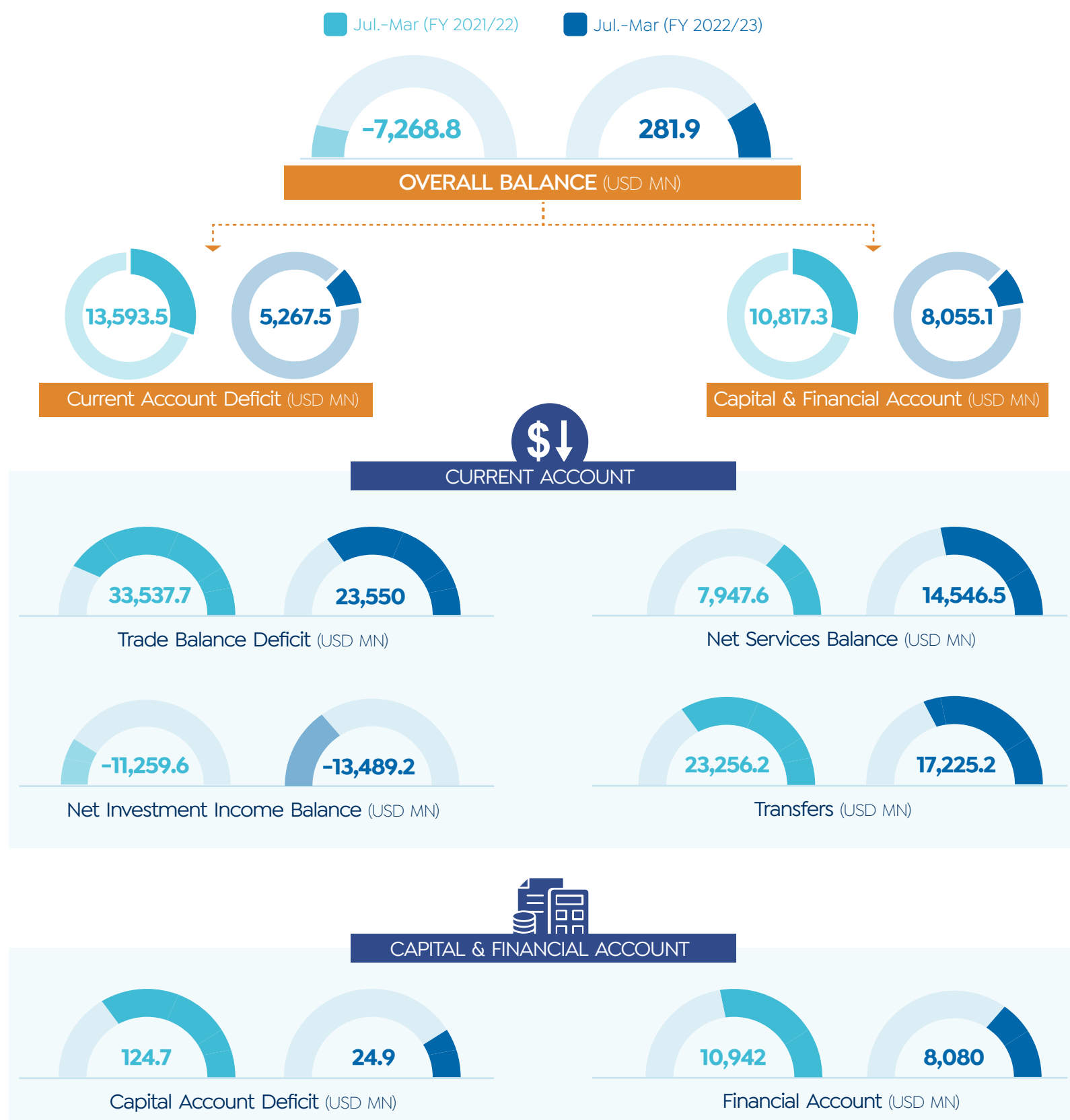
Jun. 2023



SUEZ CANAL IN FY 2022/23

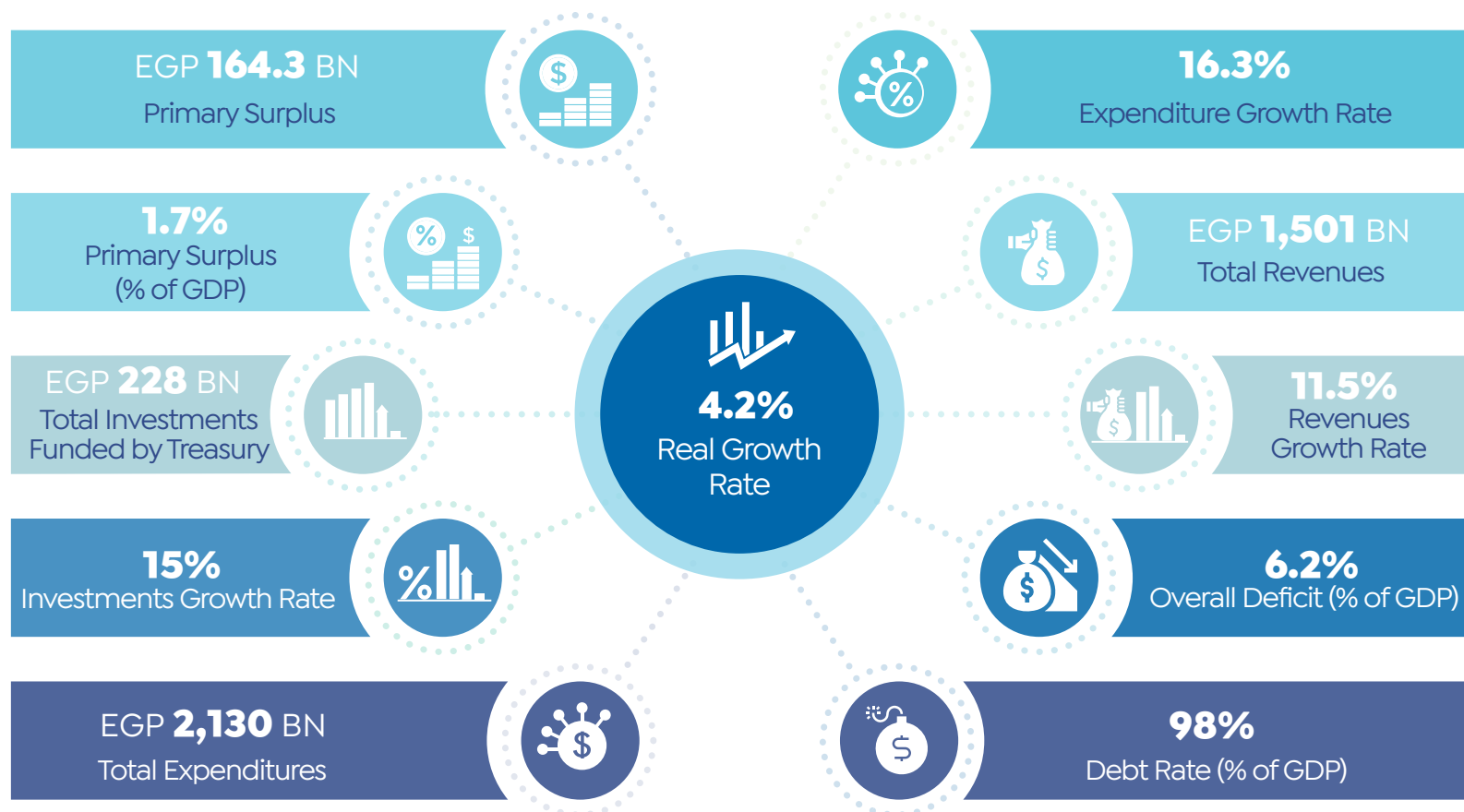


BALANCE OF PAYMENTS PERFORMANCE (JUL.-MAR 2022/23)

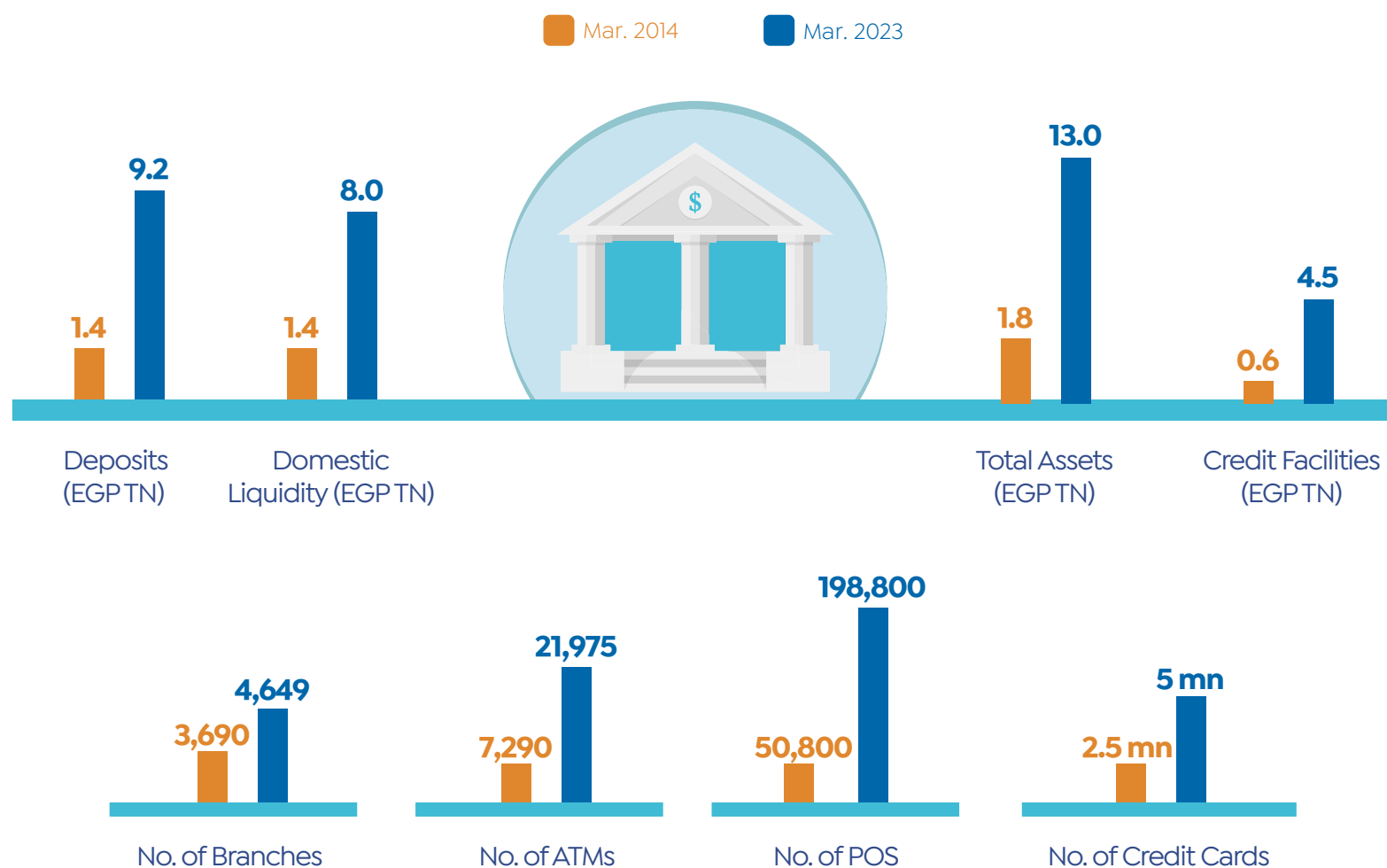


Source: Suez Canal Authority & CBE

INITIAL RESULTS OF FINANCIAL PERFORMANCE IN FY 2022/23



EGYPTIAN BANKING SECTOR DEVELOPMENT



Source: Cabinet