

# MARKET WATCH

14 JUL. - 08 AUG.

BY: Yassen Mahmoud  
Mohamed Sayed

2024  
SEPTEMBER

The background features a blurred image of palm trees against a light sky. Overlaid on this are several large, overlapping geometric shapes in various shades of purple and blue, creating a modern, abstract design. The text is positioned in the upper right quadrant of the page.

# REAL ESTATE

MARKET  
UPDATES

# 01 Updates 2024 REAL ESTATE MARKET



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

**HOUSING FOR ALL EGYPTIANS INITIATIVE FOR LOW-INCOME**  
 Completing **243,000** Housing Units  
 Implementing approximately **66,000** New Housing Units

**JANNA**  
 Completing **14,368** Housing Units  
 Implementing approximately **15,000** New Housing Units

**MIDDLE-INCOME HOUSING PROJECT**  
 Completing **54,000** Housing Units  
 Implementing approximately **60,000** New Housing Units

**LUXURY-HOUSING PROJECT**  
 Completing **48,000** Housing Units  
 Implementing Approximately **20,000** New Housing Units

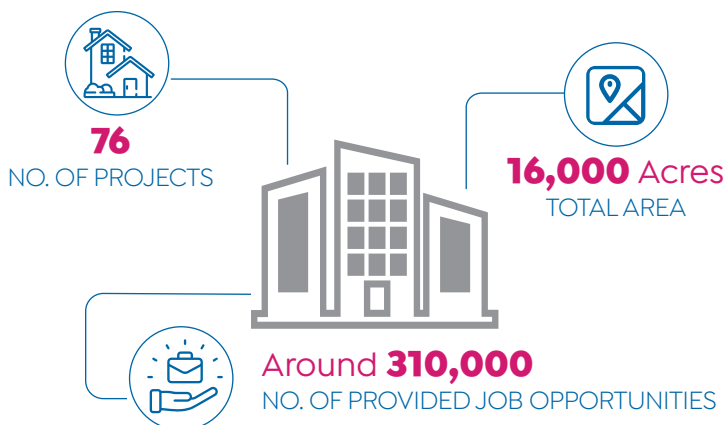
**UPPER MIDDLE-INCOME HOUSING PROJECT**  
 Completing **16,000** Housing Units  
 Implementing approximately **10,000** New Housing Units

**NEW CITIES**  
 Development of **22** Existing New Cities  
 Completing The Implementation of Projects in **38** New Fourth-Generation Cities

**COOPERATIVE HOUSING PROJECT**  
 Completing approximately **2,000** Housing Units

**ALLOCATED PLOTS**  
 Offering approximately **25,000** Small Residential Land Plots in New Cities till **2030**

## PARTNERSHIP WITH THE PRIVATE SECTOR



### FORTH GENERATION CITIES' PROJECTS



Source: Cabinet

## LOCAL DEVELOPMENT PROGRAMS DURING FY 2024/25



### Programs Allocation

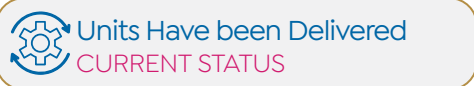
- ROADS & TRANSPORTATION (EGP **12.2** BN)
- URBAN & RURAL DEVELOPMENT (EGP **6.9** BN)
- LOCAL ECONOMIC DEVELOPMENT (EGP **2.6** BN)
- ENVIRONMENTAL IMPROVEMENT
- LOCAL ADMINISTRATION & TECHNICAL SUPPORT
- LOCAL & COMMUNITY SERVICES SUPPORT

## HOUSING UNITS MARKETING PLAN IN NEW CITIES

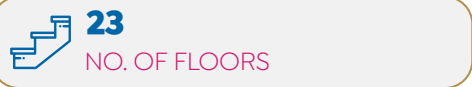


## UPDATES ON MASPERO TRIANGLE DEVELOPMENT PROJECT

### TWO TOWERS FOR ALTERNATIVE HOUSING



### INVESTMENT TOWER



### ADMINISTRATIVE TOWER



### NILE TOWERS



SUPPLY VOLUME

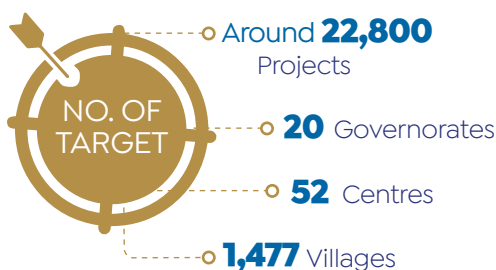
- Suspended Part (Include: **8** Apartments & **2** Villas)
- Ground, 1<sup>st</sup> & 2<sup>nd</sup> Floors for Commercial and Administrative Activities
- 3** Underground Floors for Garage (Capacity: **1,272** Cars)
- Power Station (Capacity: **80** Megawatts)

### MASPERO TOWERS

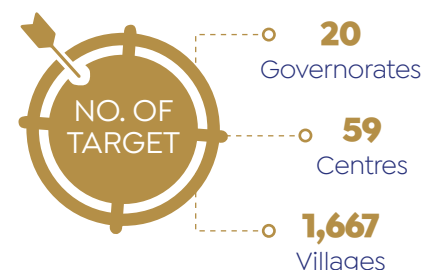


## HAYAH KARIMA INITIATIVE

### PHASE I

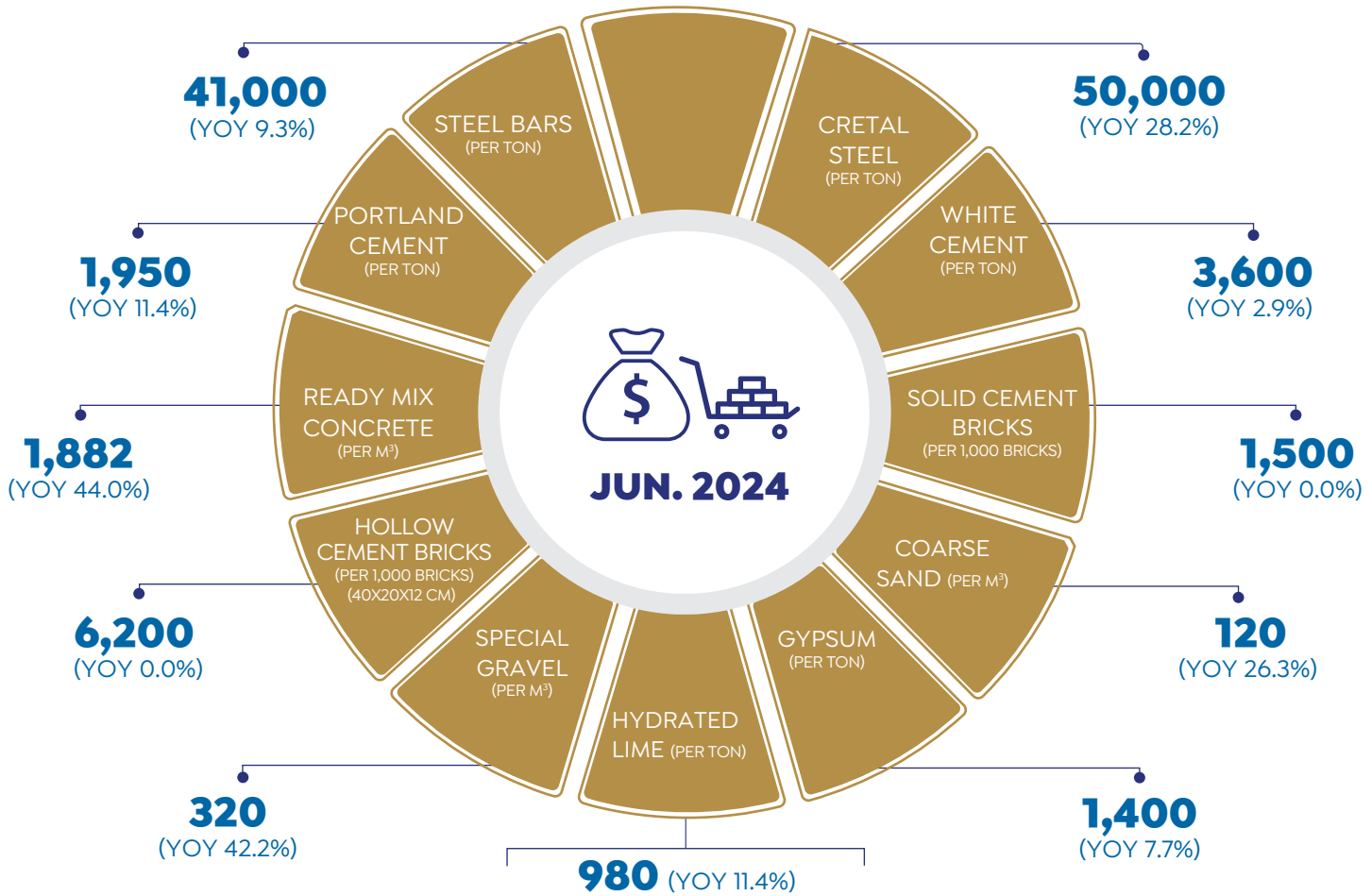


### PHASE II

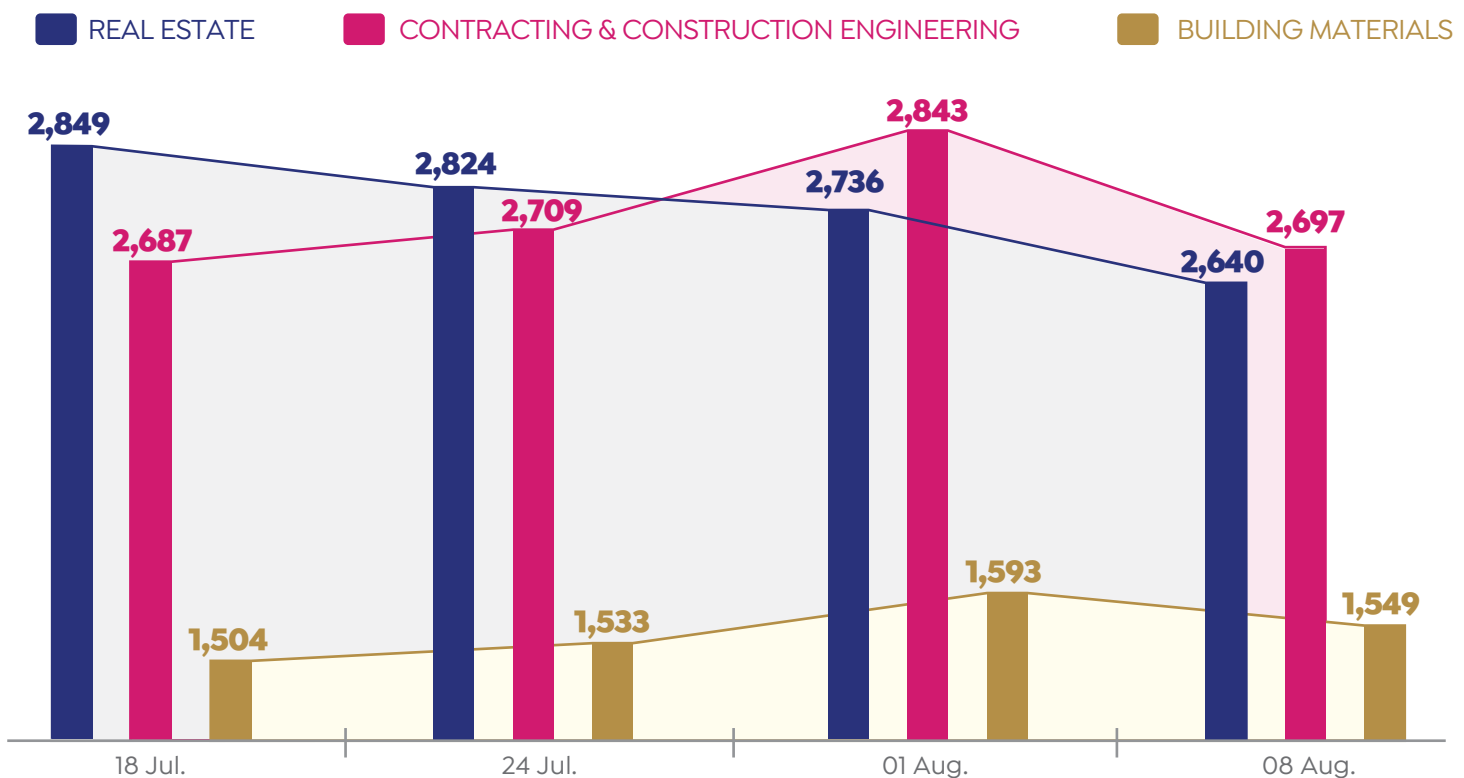


Source: Cabinet

## PRICES OF CONSTRUCTION MATERIALS (EGP)



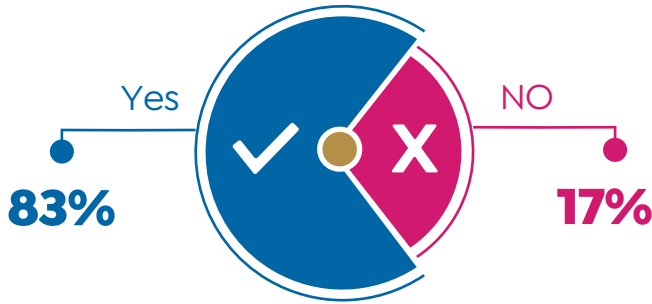
## PERFORMANCE OF REAL ESTATE, CONSTRUCTION & BUILDING MATERIALS' INDICES IN EGX



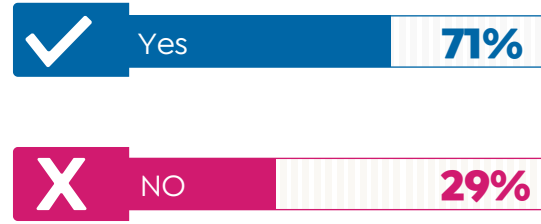
Source: MHUC & EGX

# MONTHLY SURVEY (PURCHASING POWER)

## DESIRE TO PURCHASE



## ABILITY TO PURCHASE



## MOST SUITABLE PAYMENT METHODS



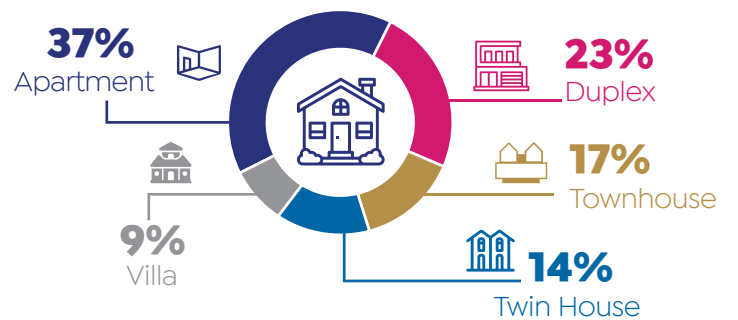
## OPTIMUM PAYMENT PLANS (YRS)



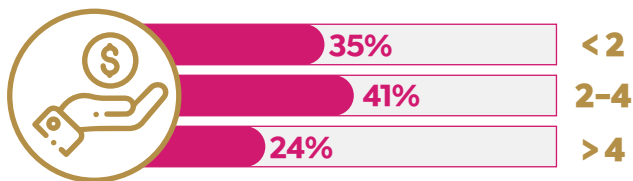
## HIGH-DEMAND UNIT TYPES



## HIGH-DEMAND RESIDENTIAL UNIT TYPES



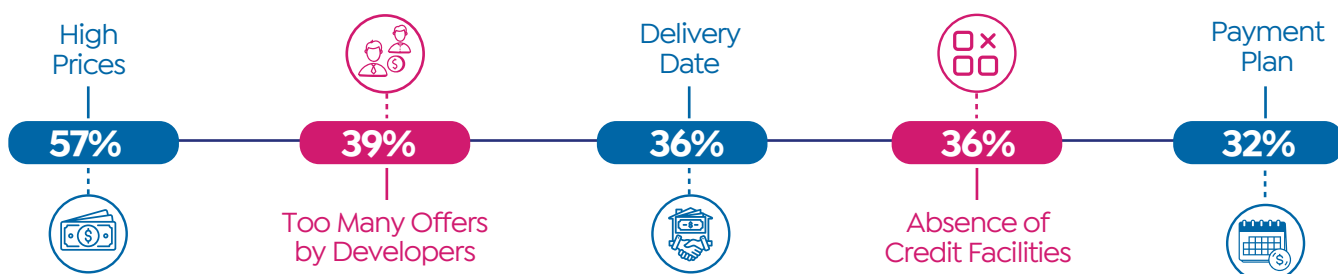
## PREFERRED PRICES (MN)



## EXPECTED FUTURE PRICES



## OBSTACLES FACING POTENTIAL BUYERS



Source: Invest-Gate R&A

The background features a light, faded image of palm trees. Overlaid on this are several diagonal, overlapping geometric shapes in various shades of purple and blue, creating a modern, abstract design.

# **NEW CITIES**

UPDATE



# NEW CITIES Updates 2024



## NEW ALAMEIN CITY

### DOWNTOWN TOWERS

 **5**  
NO. OF TOWERS

 **835 Acres**  
AREA

#### ▶ ICONIC TOWER

 **68**  
NO. OF FLOORS

 **250 m**  
HEIGHT

 **465,000 sqm**  
AREA


 Up to the **54<sup>th</sup>** Floor  
COMPLETION RATE

#### ▶ OTHER 4 TOWERS

 Each Tower: **56**  
NO. OF FLOORS

 Each Tower: **200 m**  
HEIGHT

 **320,000 sqm**  
AREA

 Concrete Structures Work: Complete  
Completion Rate: **49%**  
CURRENT STATUS

### MAZARINE

 **707 Acre-Area**  
LOCATION

 **7,564**  
TOTAL NO. OF HOUSING UNITS

 Underway  
CURRENT STATUS

### LATIN AREA

 **404 Acres**  
AREA

 **6**  
NO. OF AREAS

 **220**  
NO. OF BUILDINGS

 **10,597**  
NO. OF HOUSING UNITS

 Underway  
CURRENT STATUS

### SAKAN MASR

 **128**  
NO. OF BUILDINGS

 **4,096**  
NO. OF HOUSING UNITS

 **1,177**  
NO. OF DELIVERED UNITS

 **98%+**  
COMPLETION RATE

Source: NUCA & Cabinet



## BEACH TOWERS

### ▶ PHASE I



**15**  
NO. OF TOWERS



**5,172**  
NO. OF HOUSING UNITS



**692**  
NO. OF COMMERCIAL UNITS



Concrete Structures Work: Complete  
Interior Finishing Work: Underway  
CURRENT STATUS

### ▶ MARINA TOWERS



**7**  
NO. OF TOWERS



**1,907**  
NO. OF HOUSING UNITS



**5**  
NO. OF UNDERWAY TOWERS

## ENTERTAINMENT AREA



**50 Acres**  
AREA



SUPPLY VOLUME  
No. of Buildings: **40**  
Units Area: **332 - 3,192** sqm  
Hotel (Area: **4,162** sqm)  
Garage (Capacity: **2,800** Cars)  
Commercial Units (Area: **84-731** sqm)

## CAPITAL GARDENS

### HOUSING FOR ALL EGYPTIANS INITIATIVE



**100,170**  
NO. OF HOUSING UNITS



**92,802**  
NO. OF EXECUTED HOUSING UNITS FOR LOW-INCOME



**38,928**  
NO. OF UNDER-DELIVERY HOUSING UNITS FOR LOW-INCOME



**7,368**  
NO. OF UNDERWAY HOUSING UNITS FOR MIDDLE-INCOME

### ▶ SERVICE FACILITIES



10<sup>th</sup> Announcement: **39**  
14<sup>th</sup> Announcement: **42**  
NO. OF SERVICE BUILDINGS



INCLUDE  
Bakeries  
Nurseries  
Commercial Markets  
Schools  
Medical Centers  
Social Buildings  
Others

## NEW MANSOURA CITY

### SAKAN MASR



**44**  
NO. OF BUILDINGS



**1,056**  
NO. OF HOUSING UNITS



**85%**  
COMPLETION RATE

JANNA

 **224**  
NO. OF BUILDINGS

 **5,376**  
NO. OF HOUSING UNITS

 **Underway**  
CURRENT STATUS

NEW MANSOURA CORNICHE (PHASE I)

 **4.2 km**  
LENGTH

 **FACILITIES**  
Walkway  
Pergolas  
Playgrounds

 Cafes  
 Kids' Areas

NEW OCTOBER CITY

HOUSING FOR ALL EGYPTIANS INITIATIVE FOR LOW-INCOME

 **136,740**  
NO. OF HOUSING UNITS

 **70,584**  
NO. OF EXECUTED HOUSING UNITS

 **66,120**  
NO. OF UNDERWAY HOUSING UNITS

 **10,608**  
NO. OF HOUSING UNITS OF PHASE V

 **4,032**  
NO. OF EXECUTED HOUSING UNITS OF PHASE V

 **80%**  
COMPLETION RATE OF PHASE V

 **55,000**  
NO. OF HOUSING UNITS OF PHASE VI

OCTOBER GARDENS

VALLY TOWERS

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

 **4,440**  
NO. OF HOUSING UNITS

 **95 - 100 sqm**  
UNITS AREA

6TH OF OCTOBER

HOUSING FOR ALL EGYPTIANS INITIATIVE

► FOR MIDDLE-INCOME

 **92 Acres**  
AREA

 **134**  
NO. OF UNDERWAY BUILDINGS

 **3,216**  
NO. OF UNDERWAY HOUSING UNITS

 **100, 110 & 120 sqm**  
UNITS AREA

 **60%**  
COMPLETION RATE OF PHASE I

 **30%**  
COMPLETION RATE OF PHASE II

 **Jun. 2025**  
COMPLETION DATE

Source: NUCA & Cabinet

▶ FOR UPPER MIDDLE-INCOME



**85**  
NO. OF BUILDINGS



**2,040**  
NO. OF HOUSING UNITS



**150 sqm**  
UNITS AREA



**85%**  
COMPLETION RATE

## NEW OBOUR CITY

### HOUSING FOR ALL EGYPTIANS INITIATIVE

▶ 14TH NEIGHBORHOOD



**53**  
NO. OF BUILDINGS  
(75 SQM)



**1,908**  
NO. OF HOUSING UNITS  
(75 SQM)



**806**  
NO. OF BUILDINGS (90 SQM)

▶ 16TH NEIGHBORHOOD



**433**  
NO. OF BUILDINGS



**10,392**  
NO. OF HOUSING UNITS

### SAKAN MASR



**130**  
NO. OF BUILDINGS



**3,120**  
NO. OF HOUSING UNITS

## 10TH OF RAMADAN

### HOUSING FOR ALL EGYPTIANS INITIATIVE

▶ NEIGHBORHOOD NO.20



**98**  
NO. OF BUILDINGS



**1,960**  
NO. OF HOUSING UNITS



**90 sqm**  
UNITS AREA



**85%**  
COMPLETION RATE

▶ NEIGHBORHOOD NO.21



**178**  
NO. OF BUILDINGS



**90 sqm**  
UNITS AREA



**3,560**  
NO. OF HOUSING UNITS



Underway with Very Advanced  
Completion Rate  
CURRENT STATUS

## NEW SOHAG CITY

### HOUSING FOR ALL EGYPTIANS INITIATIVE



Neighbourhood No.36  
LOCATION



**180**  
NO. OF HOUSING UNITS  
(75 SQM)



**1,008**  
NO. OF HOUSING UNITS  
(90 SQM)



Underway  
CURRENT STATUS

## NEW RASHID CITY

### COASTAL DISTINGUISHED HOUSING UNITS

 **25**  
NO. OF BUILDINGS

 **600**  
NO. OF HOUSING UNITS

 **Underway**  
CURRENT STATUS

### HOUSING FOR ALL EGYPTIANS INITIATIVE FOR MIDDLE-INCOME

 **4**  
NO. OF BUILDINGS

 **96**  
NO. OF HOUSING UNITS

 **Underway**  
CURRENT STATUS

## SADAT CITY

### HOUSING FOR ALL EGYPTIANS INITIATIVE

 **19,566**  
NO. OF HOUSING UNITS

 **644**  
NO. OF UNDERWAY HOUSING UNITS

## NEW MINYA CITY

### HOUSING FOR ALL EGYPTIANS INITIATIVE

 **1,400** Acre-Area  
LOCATION

 **32**  
NO. OF BUILDINGS

 **Underway**  
CURRENT STATUS

## NEW MALAWI

### JANNA

 **32**  
NO. OF BUILDINGS

 **Underway**  
CURRENT STATUS

### SERVICES AREA

**42** Classes

Commercial Mall

Medical Unit

Nursery

## NEW DAMIETTA

 **EGP 559 mn**  
INVESTMENTS PLAN (FY 2024/25)

 **16,434**  
NO. OF EXECUTED HOUSING UNITS PRE-2014

 **15,240**  
NO. OF EXECUTED HOUSING UNITS POST-2014

### JANNA

 **68**  
NO. OF BUILDINGS

 **672**  
NO. OF HOUSING UNITS

 **Underway with Very Advanced  
Completion Rate**  
CURRENT STATUS

# **PRIVATE REAL ESTATE PROJECTS**

UPDATE



Updates 2024



# PRIVATE REAL ESTATE PROJECTS

## NEW RESIDENTIAL PROJECTS / 2 PROJECTS

### LAKE VIEW CLASSIC

Developer: XLand Developments

 **Mokattam**  
LOCATION

 **EGP 500 mn**  
TARGET SALES

 SUPPLY VOLUME  
Each Building: **Ground & 4 Floors**  
Units Area: **95 -195 sqm**

### BEGONIA RESIDENCE

Developer: Menassat Development

 **New Cairo**  
LOCATION

 **26 Acres**  
AREA

 **EGP 10 bn**  
INVESTMENTS



## NEW COASTAL PROJECTS / 4 PROJECTS

### LONDON

Developer: JD Holding Group for Real Estate Development

 **Alamein**  
LOCATION

 **20 Acres**  
AREA

#### ▶ PHASE I

 **EGP 4 bn**  
INVESTMENTS

 **within 3 Yrs**  
DELIVERY DATE

 SUPPLY VOLUME  
Unit Types: **Studios & Apartments**  
No. of Units: **800**  
Units Area: **45 -130 sqm**

### ELO RESORT

Developer: Alchemy Developments

 **New Alamein City**  
LOCATION

 **12 Acres**  
AREA

 **EGP 750 mn**  
INVESTMENTS

 **within 3 Yrs**  
DELIVERY DATE

 SUPPLY VOLUME  
**Residential Buildings**  
(Ground & **4 Floors**)  
Units Area: **50 - 125 sqm**

Source: Developers' Official Statements

JAMILA

Developer: New Jersey Developments

 **North Coast**  
LOCATION

 **130 Acres**  
AREA

 **within 3 Yrs**  
COMPLETION DATE

 **2027**  
DELIVERY DATE

 **EGP 50 bn**  
INVESTMENTS

 **SUPPLY VOLUME**  
Duplexes, Apartments,  
Villas, Chalets & Studios  
Units Area: **75 - 217 sqm**

SAFIA

Developer: IL Cazar Developments

 **Ras El Hekma,**  
North Coast  
LOCATION

 **180 Acres**  
AREA

 **EGP 30 bn**  
INVESTMENTS

 **EGP 9.8 bn**  
ACHIEVED SALES

 **2029**  
DELIVERY DATE



**NEW COMMERCIAL PROJECTS** / 2 PROJECTS

ALVA BUSINESS COMPLEX

Developer: Harva Developments

 **October Gardens**  
LOCATION

 **4,000 sqm**  
AREA

 **EGP 1 bn**  
VALUE

 **Ground & 2 Floors**  
SUPPLY VOLUME

EL SOUQ

Developer: Al Boroj Development

 **Obour City**  
LOCATION

 **EGP 1.6 bn+**  
INVESTMENTS

 **Supporting Services,**  
Banks, Restaurants,  
Garages & Cafes.  
FACILITIES



**NEW MIXED-USE PROJECTS** / 4 PROJECTS

MIDLY BUSINESS COMPLEX

Developer: iCapital Developments

 **Downtown, NAC**  
LOCATION

 **2,700 sqm**  
AREA

 **SUPPLY VOLUME**  
Commercial & Medical Units  
Ground & **13 Floors**

Source: Developers' Official Statements

Q MARK SQUARE

Developer: ZEIN Developments

 **New Cairo**  
LOCATION

 **1,100 sqm**  
AREA

 **EGP 350 mn**  
INVESTMENTS

 SUPPLY VOLUME  
**Commercial & Medical Units**  
Commercial Units Area: **45-162 sqm**  
Medical Units Area: **43-83 sqm**

Q MALL

Developer: PLD Development

 **West Cairo**  
LOCATION

 **2027**  
COMPLETION DATE

 **4,000 sqm**  
AREA

 SUPPLY VOLUME  
**Commercial & Administrative Units**  
**2 Basements, Ground & 4 Floors**  
Units Area: Start -> **30 sqm**

 **EGP 1.5 bn**  
INVESTMENTS

THE CORD BUSINESS COMPLEX

Developer: Milestone Developments


 **West Cairo**  
LOCATION

 **6 Acres**  
AREA

 **EGP 10 bn**  
INVESTMENTS

 **Jan. 2025**  
CONSTRUCTION STARTING DATE

 **within 3 Yrs**  
DELIVERY DATE

 SUPPLY VOLUME  
**Commercial, Medical Administrative Units**  
Administrative Units Area: **27-247 sqm**  
Commercial Units Area: **25-1,743 sqm**  
Medical Units Area: **28-128 sqm**



PROJECTS UNDERWAY / 8 PROJECTS

SARAI

Developer: Madinet Masr

 **5.5 mn sqm**  
AREA

 **EGP 10 bn**  
INVESTMENTS

 **EGP 18.2 bn**  
TARGET REVENUE

ESSE RESIDENCE

 **95 Acres**  
AREA

 SUPPLY VOLUME  
**No. of Units: 1,804**  
Duplexes, Lofts, Apartments, Villas & Studios  
Studios, Duplexes, Lofts & Apartments Area: **50-220 sqm**  
S-Villas Area: **212-239 sqm**  
Standalone Villas Area: Start -> **175 sqm**

 **within 4 Yrs**  
COMPLETION DATE

Source: Developers' Official Statements



## ARMONIA

Developer: TLD-The Land Developers

 **NAC**  
LOCATION

 **42 Acres**  
AREA

 **EGP 5.5 bn**  
INVESTMENTS

 **1,750**  
NO. OF UNITS

 **Phase I is Completed**  
CURRENT STATUS

## Y21

Developer: Re Developments

 **5<sup>th</sup> Settlement**  
LOCATION

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

 **1,800 sqm**  
AREA

 **CURRENT STATUS**  
Phase I Sales Rate: **60%**  
Launching Phase II

 **within 3 Yrs**  
COMPLETION DATE

## PHASE II


 **EGP 500 mn**  
INVESTMENTS

 **EGP 750 mn**  
TARGET SALES

## CYAN

Developer: Empire State Developments

 **Ras Sudr City**  
LOCATION

 **SUPPLY VOLUME**  
Unit Types: Twin Houses, Chalets & Studios  
Swimming Pools, Hotel, Kids' Area, Cafes & Restaurants  
No. of Units: **473**

 **30%**  
COMPLETION RATE

## UDORA

Developer: Hometown Developments

 **NAC**  
LOCATION

 **Start -> 32 sqm**  
UNITS AREA

 **25%**  
CONSTRUCTION RATE

 **Launching New Phase "Richesse"**  
CURRENT STATUS


## AVELIN RESIDENCE

Developer: Times Development

 **5<sup>th</sup> Settlement**  
LOCATION

 **26 Acres**  
AREA

 **T.HUB**  
**10,600 sqm**  
AREA

 **SUPPLY VOLUME**  
Commercial, Medical & Administrative Units  
No. of Buildings: **4**  
Each Building:  
**2** Underground, Ground & **3** Floors


## REGENCY MALL PROJECT

Developer: Regency Park Development

 **October Gardens**  
LOCATION

 **3,825 sqm**  
AREA

 **SUPPLY VOLUME**  
Commercial, Medical & Administrative Units  
Underground, Ground, **3** Floors & Sky Roof

 **CURRENT STATUS**  
Phase I is Sold out  
Opening Sales of Phase II

## EL CENTRO MALL

Developer: Empire State Developments

 **NAC**  
LOCATION

 **5,231 sqm**  
AREA

 **Ground & 15 Floors**  
SUPPLY VOLUME

The background features a blurred image of palm trees against a light sky. Overlaid on this are several large, overlapping geometric shapes in various shades of purple and blue, creating a modern, abstract design. The text is centered in the upper half of the page.

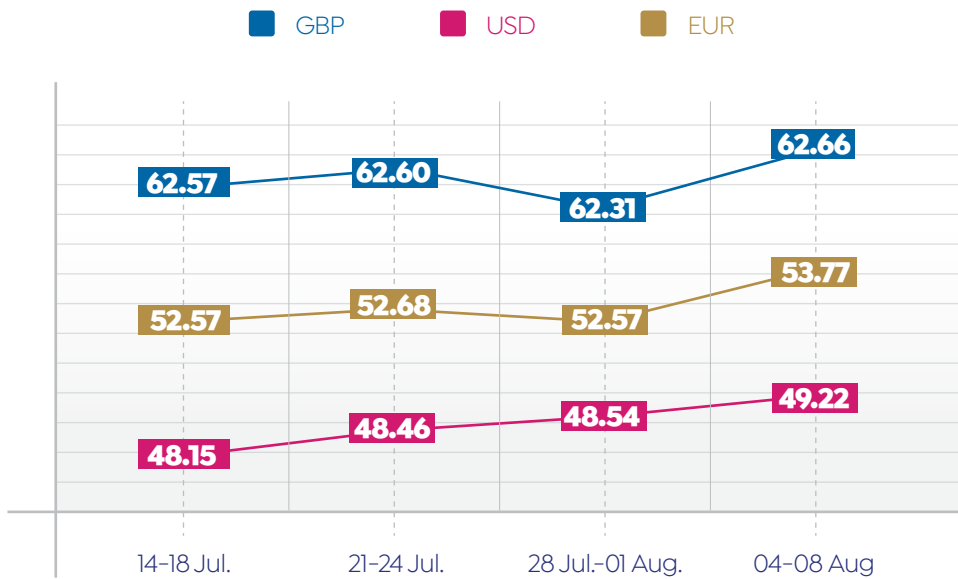
# **ECONOMIC**

## SNAPSHOT

# Q4 Updates 2024 ECONOMIC SNAPSHOT

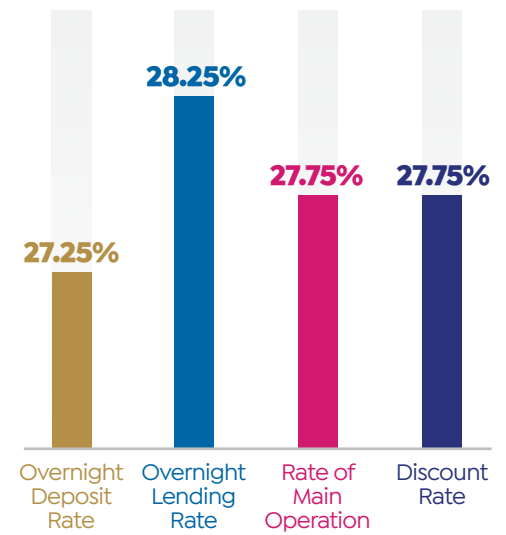


## EXCHANGE RATES

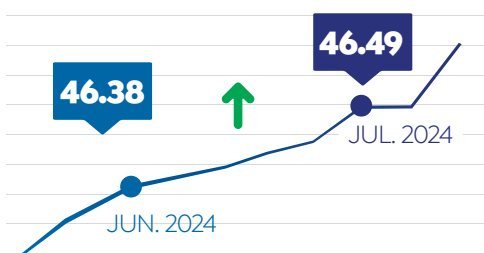


## INTEREST RATES

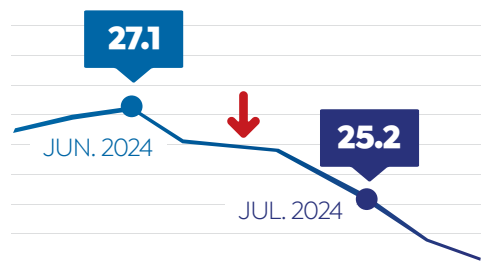
\* MPC Meeting was Held on Jul. 18, 2024



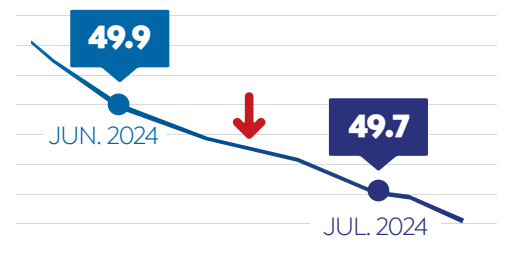
## NET INTERNATIONAL RESERVES (USD BN)



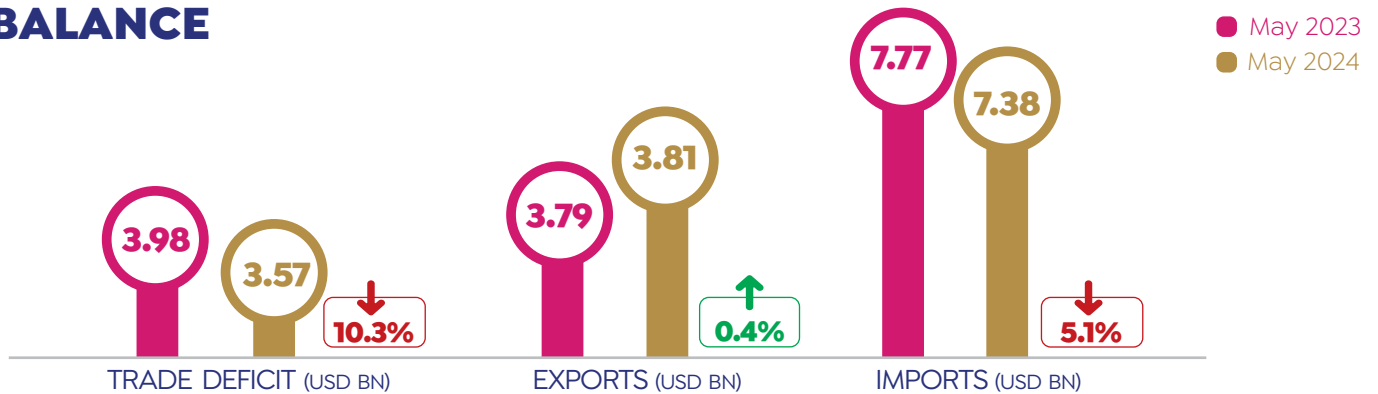
## ANNUAL HEADLINE INFLATION RATE (%)



## PURCHASING MANAGERS' INDEX (PMI)

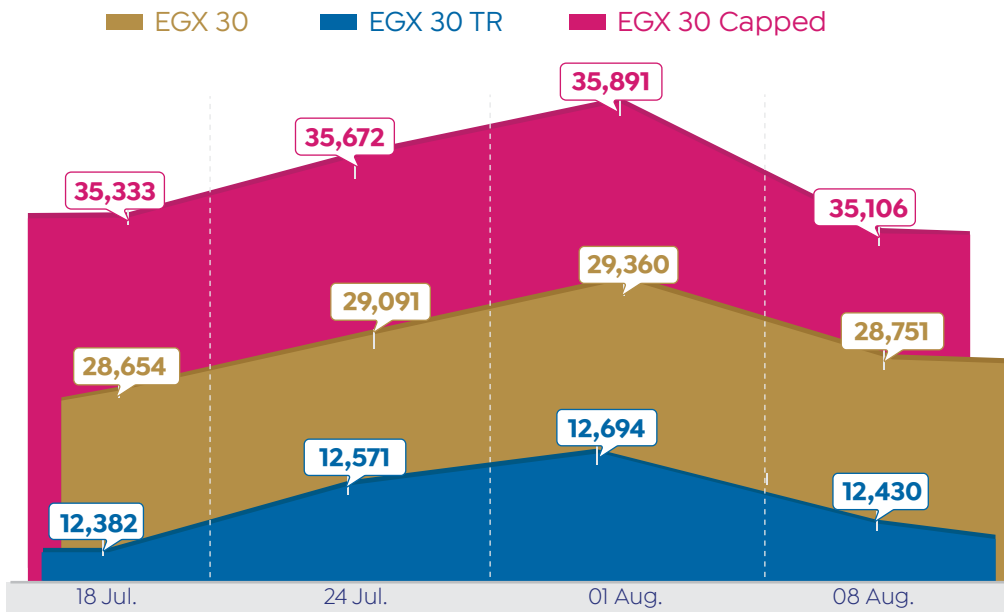


## TRADE BALANCE

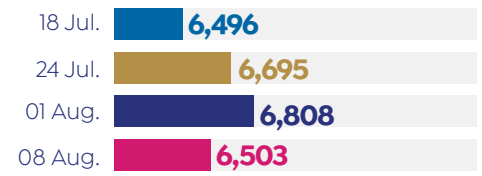


Source: CAPMAS, S&P Global & CBE

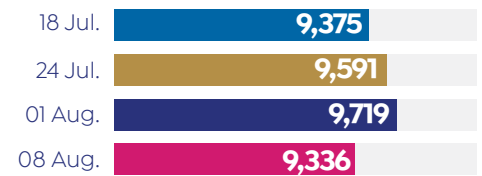
# EGX INDICATORS



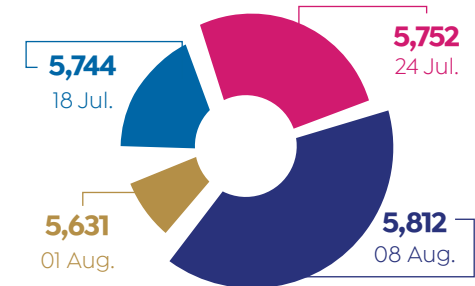
## EGX 70 EWI



## EGX 100 EWI



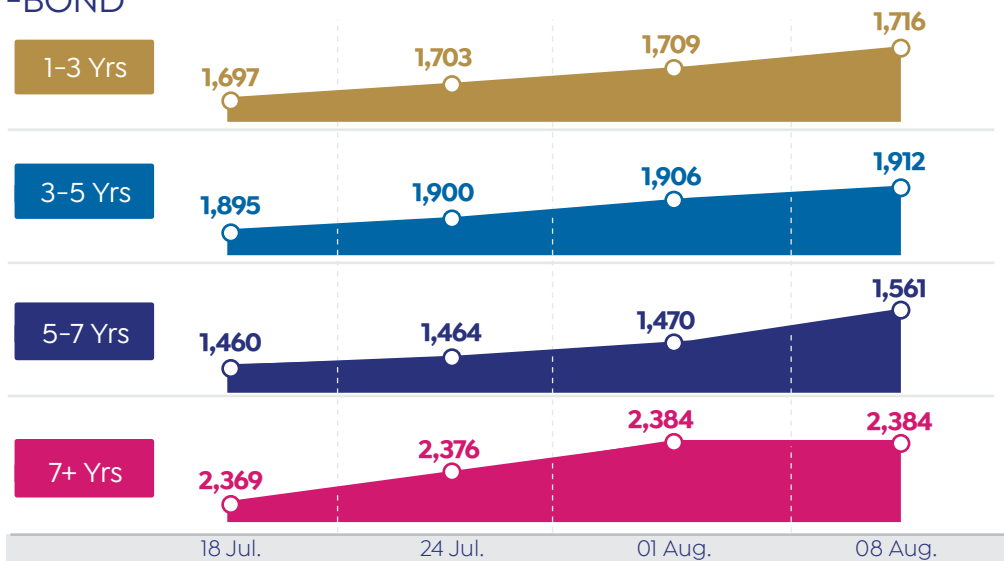
## SP/EGX ESG



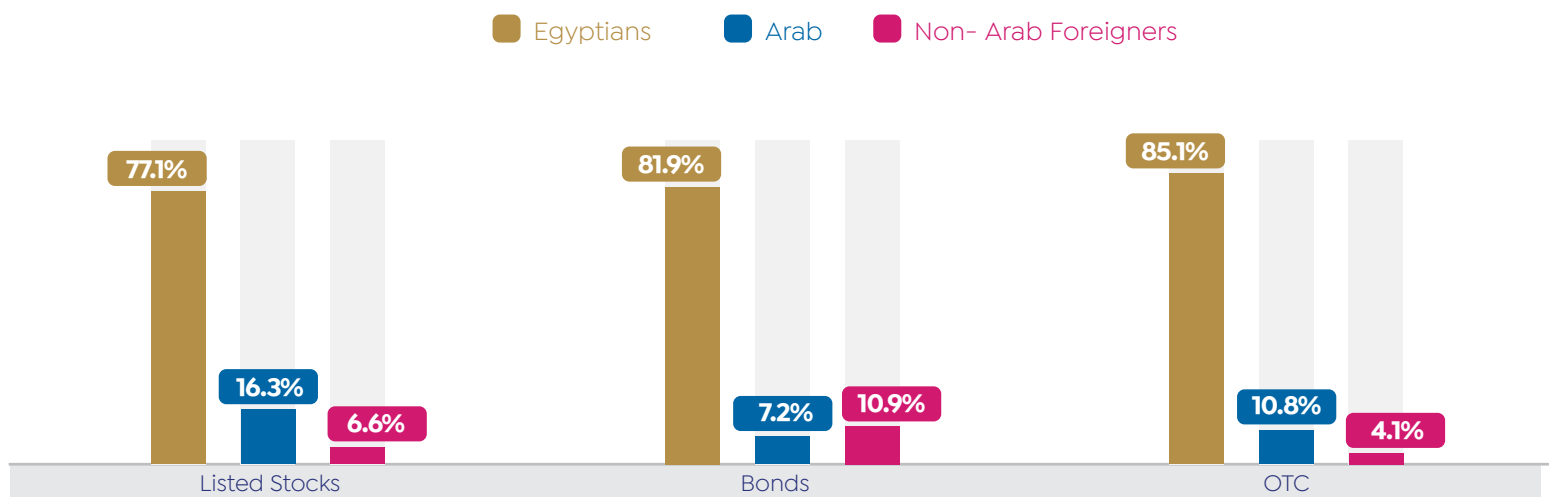
## TAMAYUZ



## T-BOND



## TOTAL INVESTORS' TRADING ACTIVITIES BY MARKETS DURING JUL. 2024 (INC. DEALS)\*

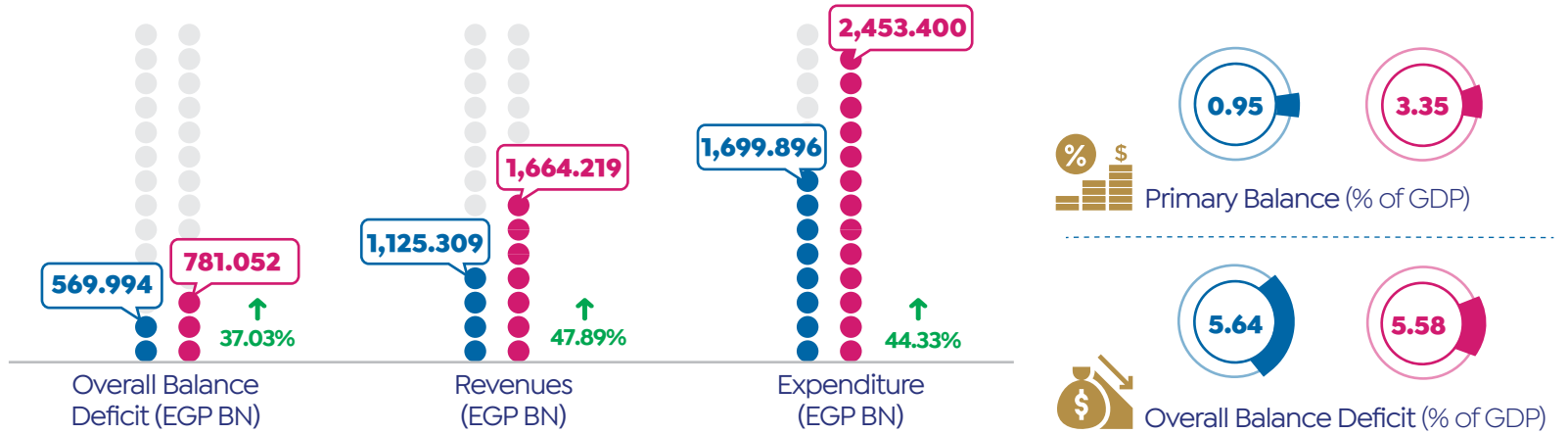


\* Total Buy + Sell

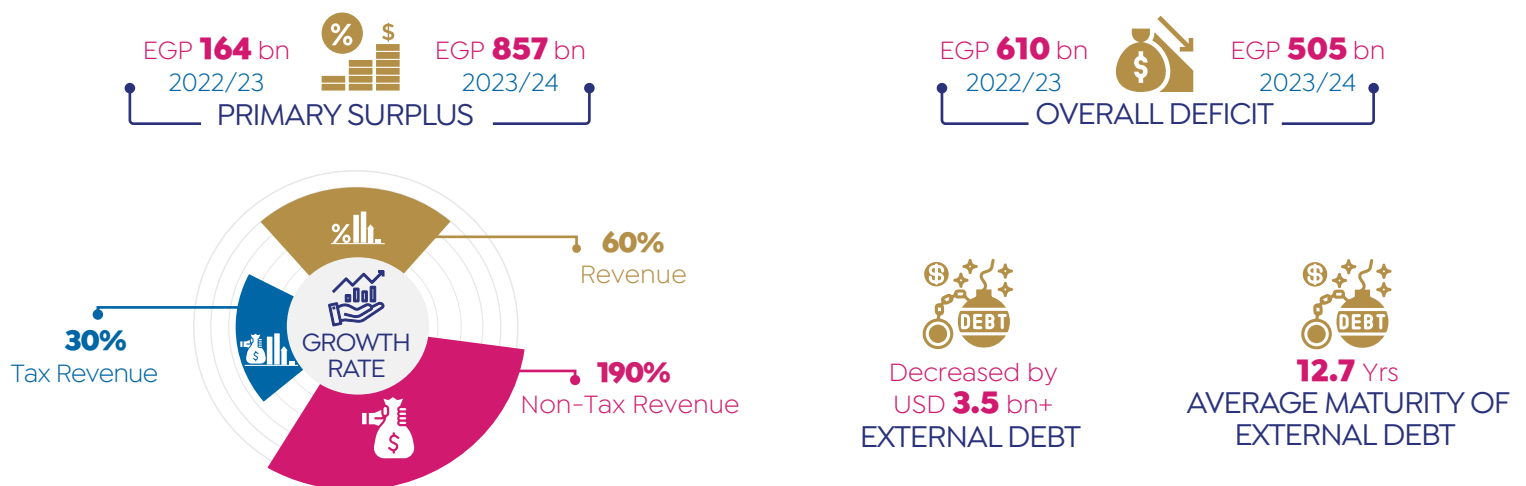
Source: EGX

## FISCAL SECTOR PERFORMANCE

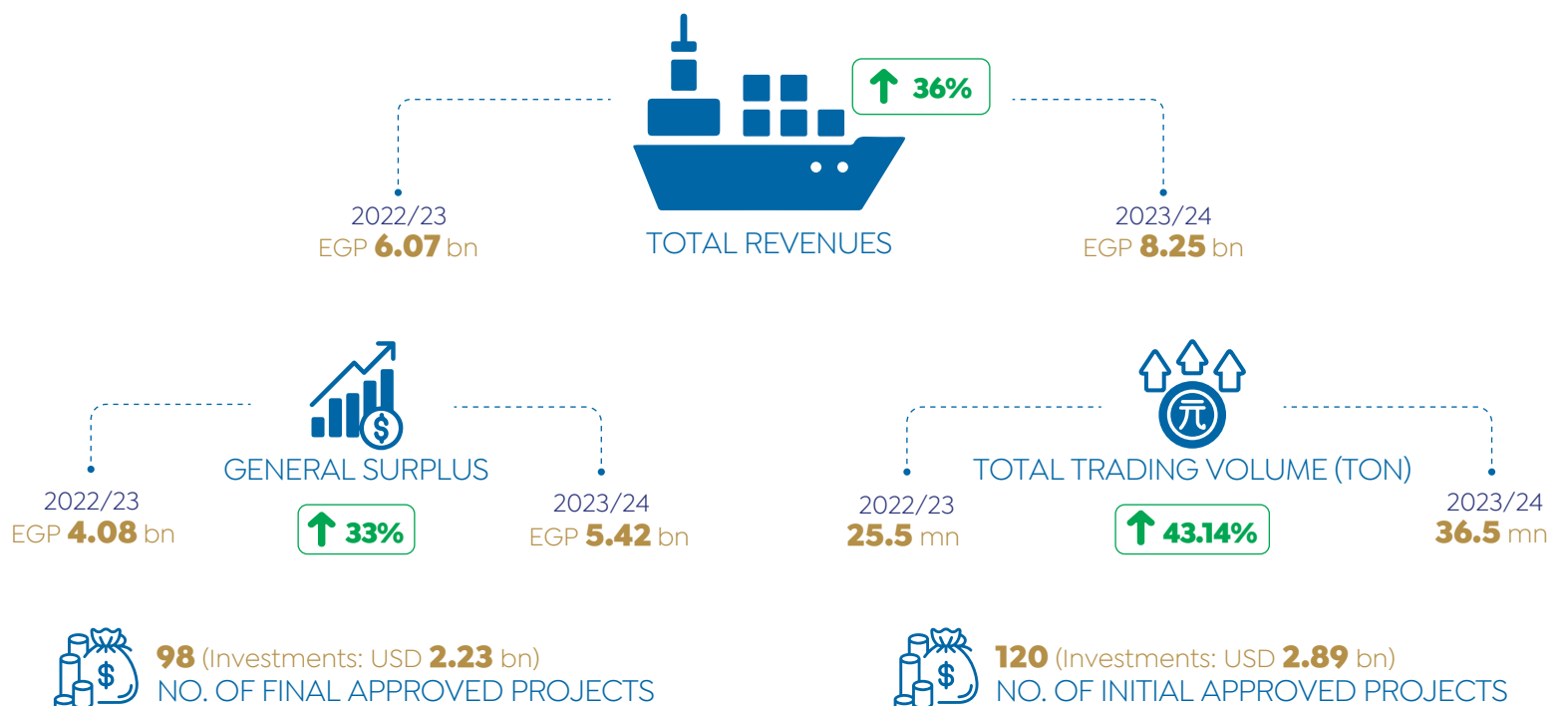
■ Jul.-Apr. (FY 2022/23) ■ Jul.-Apr. (FY 2023/24)



## EGYPTIAN FINANCIAL PERFORMANCE DURING FY 2023/24



## SUEZ CANAL ECONOMIC ZONE DURING FY 2023/24



Source: Cabinet & MOF