

MARKET WATCH

14 JUL. - 08 AUG.

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2024
SEPTEMBER

The background of the cover features a blurred image of palm trees against a light sky. Overlaid on this are several diagonal, semi-transparent geometric shapes in shades of purple and blue, creating a modern, abstract design.

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



76

NO. OF PROJECTS



16,000 Acres
TOTAL AREA



Around **310,000**
NO. OF PROVIDED JOB OPPORTUNITIES

FORTH GENERATION CITIES' PROJECTS



67

NO. OF PARTNER DEVELOPERS

13,000 Acres
TOTAL AREA



EGP **1.1** tn
TOTAL INVESTMENTS

Around **200,000**

NO. OF PROVIDED JOB OPPORTUNITIES



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



5
NO. OF MARKETING
COMPANIES



6
NO. OF TARGET HOUSING
PROJECTS



35,119
NO. OF TARGET HOUSING
UNITS

UPDATES ON MASPERO TRIANGLE DEVELOPMENT PROJECT

TWO TOWERS FOR ALTERNATIVE HOUSING



936
NO. OF HOUSING UNITS



Units Have been Delivered
CURRENT STATUS

INVESTMENT TOWER



23
NO. OF FLOORS



134
NO. OF HOUSING UNITS

ADMINISTRATIVE TOWER



Basement, Ground & **15** Floors
NO. OF FLOORS

NILE TOWERS



3
NO. OF TOWERS



30
NO. OF FLOORS



774
NO. OF HOUSING UNITS



SUPPLY VOLUME

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

MASPERO TOWERS



2
NO. OF TOWERS



TOWER TYPES
Hotel & Residential Tower
Administrative Tower



8,419 sqm
AREA

HAYAH KARIMA INITIATIVE

PHASE I



Around **22,800**
Projects

20 Governorates

52 Centres

1,477 Villages

70%

HUMAN DEVELOPMENT'S
INVESTMENTS (% OF TOTAL
INVESTMENTS)



NO. OF
BENEFICIARIES

18 mn

11 mn from Upper Egypt

PHASE II

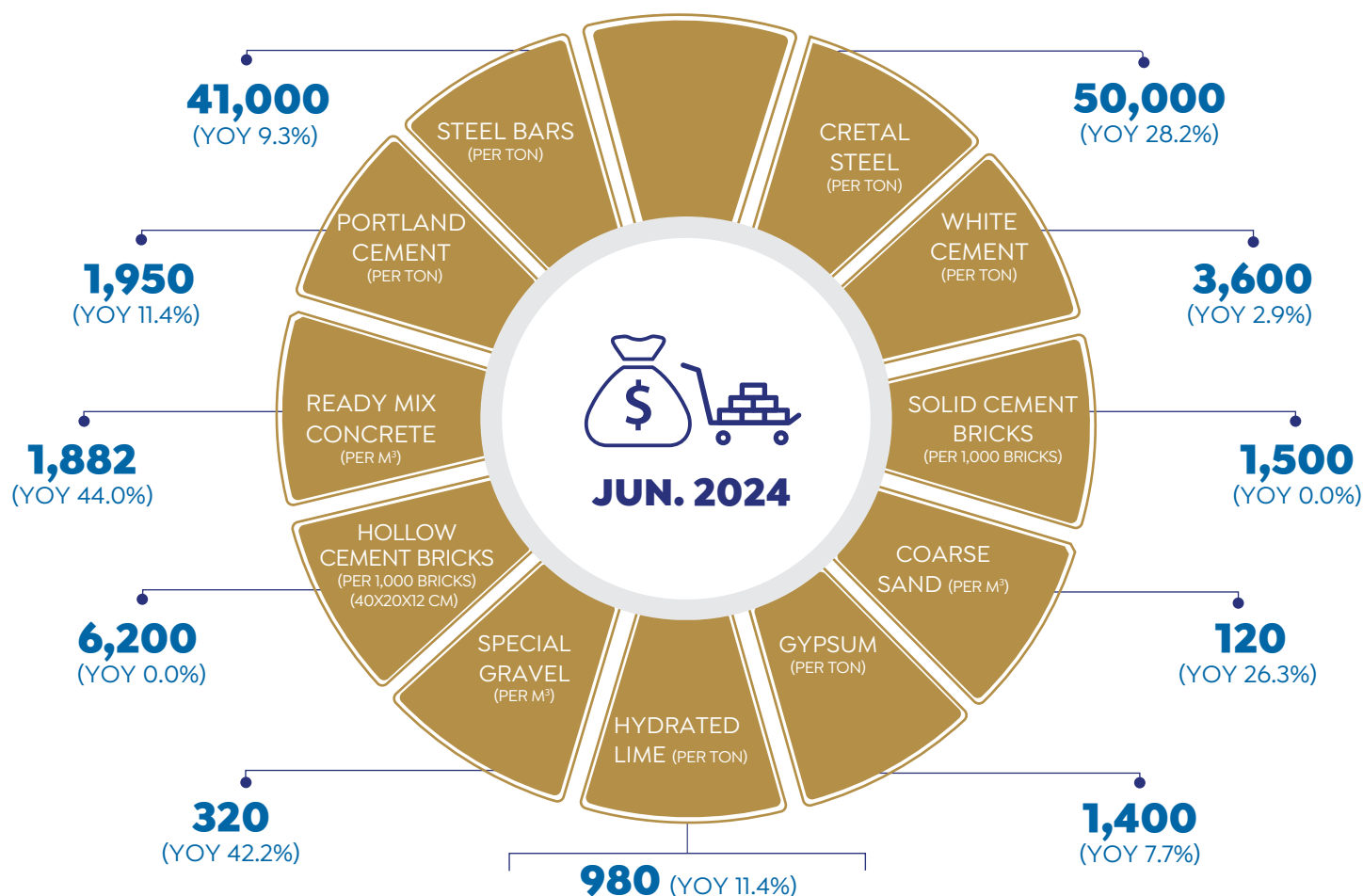


20
Governorates

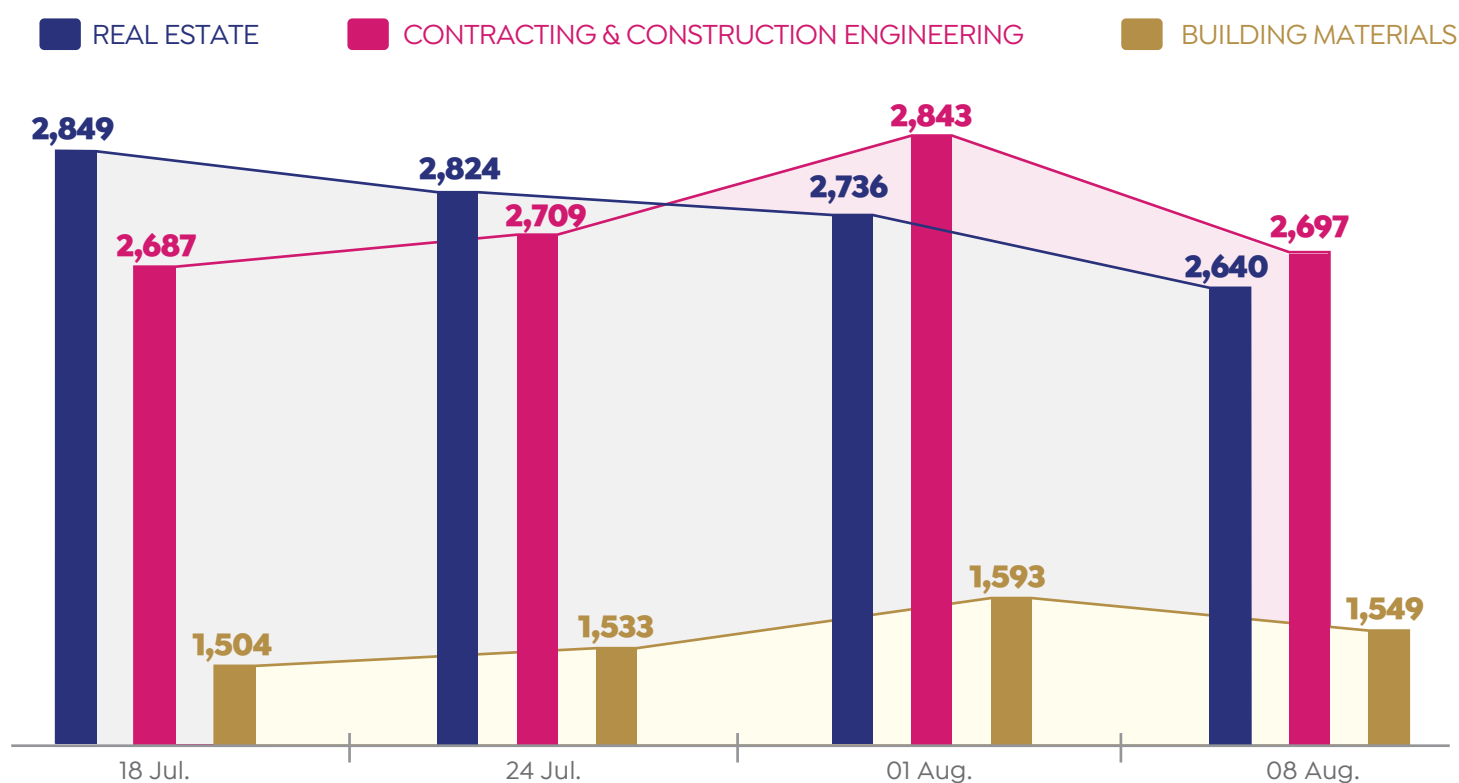
59
Centres

1,667
Villages

PRICES OF CONSTRUCTION MATERIALS (EGP)



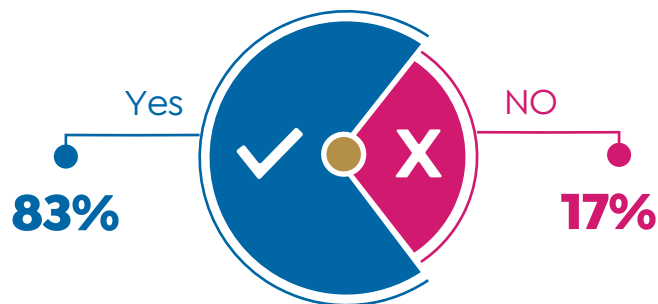
PERFORMANCE OF REAL ESTATE, CONSTRUCTION & BUILDING MATERIALS' INDICES IN EGX



Source: MHUC & EGX

MONTHLY SURVEY (PURCHASING POWER)

DESIRE TO PURCHASE



ABILITY TO PURCHASE



MOST SUITABLE PAYMENT METHODS



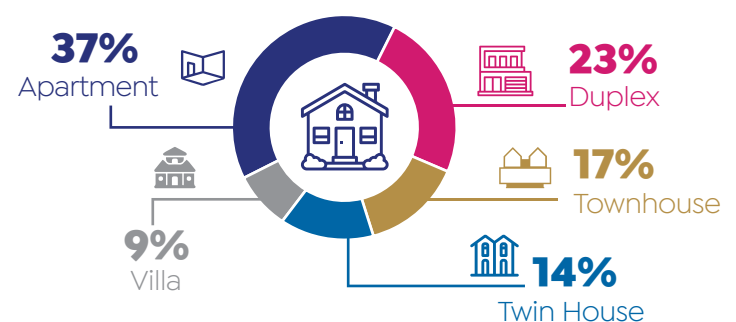
OPTIMUM PAYMENT PLANS (YRS)



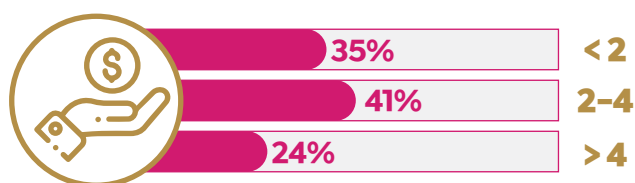
HIGH-DEMAND UNIT TYPES



HIGH-DEMAND RESIDENTIAL UNIT TYPES



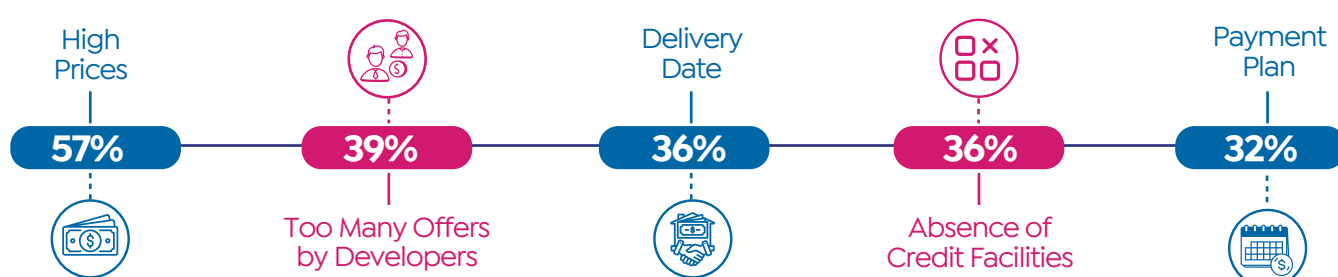
PREFERRED PRICES (MN)



EXPECTED FUTURE PRICES



OBSTACLES FACING POTENTIAL BUYERS



Source: Invest-Gate R&A



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 **54th** 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

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



10th Announcement: **39**
14th 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

► 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**

JAMILA

Developer: New Jersey Developments

North Coast
LOCATION130 Acres
AREAwithin 3 Yrs
COMPLETION DATE2027
DELIVERY DATEEGP 50 bn
INVESTMENTSSUPPLY VOLUME
Duplexes, Apartments,
Villas, Chalets & Studios
Units Area: 75 - 217 sqm

SAFIA

Developer: IL Cazar Developments

Ras El Hekma,
North Coast
LOCATION180 Acres
AREAEGP 30 bn
INVESTMENTSEGP 9.8 bn
ACHIEVED SALES2029
DELIVERY DATE

NEW COMMERCIAL PROJECTS / 2 PROJECTS

ALVA BUSINESS COMPLEX

Developer: Harva Developments

October Gardens
LOCATION4,000 sqm
AREAEGP 1 bn
VALUEGround & 2 Floors
SUPPLY VOLUME

EL SOUQ

Developer: Al Boroj Development

Obour City
LOCATIONEGP 1.6 bn+
INVESTMENTSSupporting Services,
Banks, Restaurants,
Garages & Cafes.
FACILITIES

NEW MIXED-USE PROJECTS / 4 PROJECTS

MIDLY BUSINESS COMPLEX

Developer: iCapital Developments

Downtown, NAC
LOCATION2,700 sqm
AREASUPPLY VOLUME
Commercial & Medical Units
Ground & 13 Floors

Q MARK SQUARE

Developer: ZEIN Developments

New Cairo
LOCATION**1,100** sqm
AREAEGP **350** mn
INVESTMENTSSUPPLY 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
AREASUPPLY VOLUME
Commercial & Administrative Units
2 Basements, Ground & **4** Floors
Units Area: Start-> **30** sqmEGP **1.5** bn
INVESTMENTS

THE CORD BUSINESS COMPLEX

Developer: Milestone Developments

West Cairo
LOCATION**6** Acres
AREAEGP **10** bn
INVESTMENTSJan. **2025**
CONSTRUCTION
STARTING DATEwithin **3** Yrs
DELIVERY DATESUPPLY 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
AREAEGP **10** bn
INVESTMENTSEGP **18.2** bn
TARGET REVENUE

ESSE RESIDENCE

**95** Acres
AREAwithin **4** Yrs
COMPLETION DATESUPPLY 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

ARMONIA

Developer: TLD-The Land Developers

NAC
LOCATION42 Acres
AREAEGP 5.5 bn
INVESTMENTS1,750
NO. OF UNITSPhase I is Completed
CURRENT STATUS

Y21

Developer: Re Developments

5th Settlement
LOCATIONCommercial, Administrative
& Medical Units
UNIT TYPES1,800 sqm
AREACURRENT STATUS
Phase I Sales Rate: 60%
Launching Phase IIwithin 3 Yrs
COMPLETION DATE

PHASE II

EGP 500 mn
INVESTMENTSEGP 750 mn
TARGET SALES

CYAN

Developer: Empire State Developments

Ras Sudr City
LOCATIONSUPPLY VOLUME
Unit Types: Twin Houses,
Chalets & Studios
Swimming Pools, Hotel, Kids'
Area, Cafes & Restaurants
No. of Units: 47330%
COMPLETION RATE

UDORA

Developer: Hometown Developments

NAC
LOCATIONStart -> 32 sqm
UNITS AREA25%
CONSTRUCTION RATELaunching New Phase
"Richesse"
CURRENT STATUS

AVELIN RESIDENCE

Developer: Times Development

5th Settlement
LOCATION26 Acres
AREA

T.HUB

10,600 sqm
AREASUPPLY 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
LOCATION3,825 sqm
AREASUPPLY VOLUME
Commercial, Medical
& Administrative Units
Underground, Ground,
3 Floors & Sky RoofCURRENT STATUS
Phase I is Sold out
Opening Sales of Phase II

EL CENTRO MALL

Developer: Empire State Developments

NAC
LOCATION5,231 sqm
AREAGround & 15 Floors
SUPPLY VOLUME



ECONOMIC SNAPSHOT

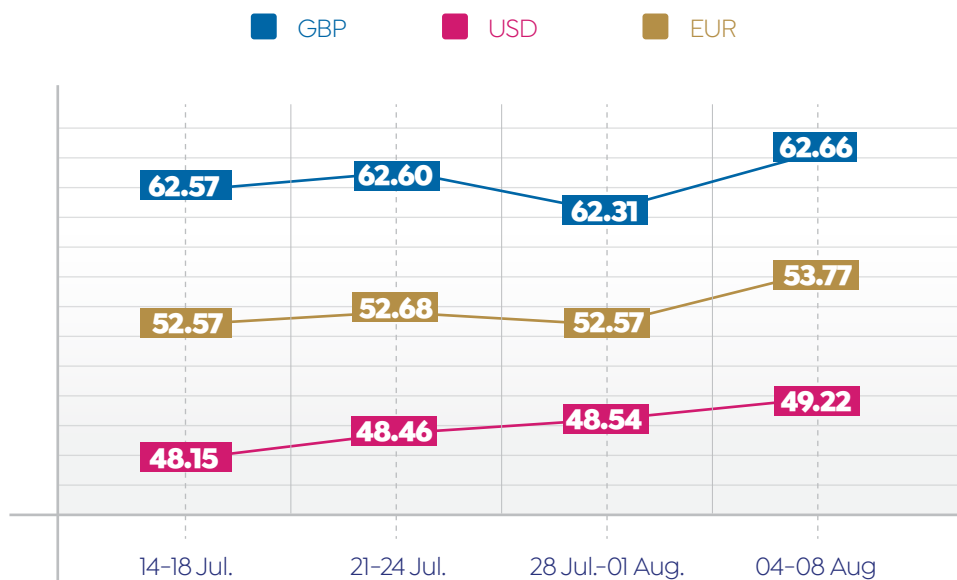
04

Updates 2024

ECONOMIC SNAPSHOT

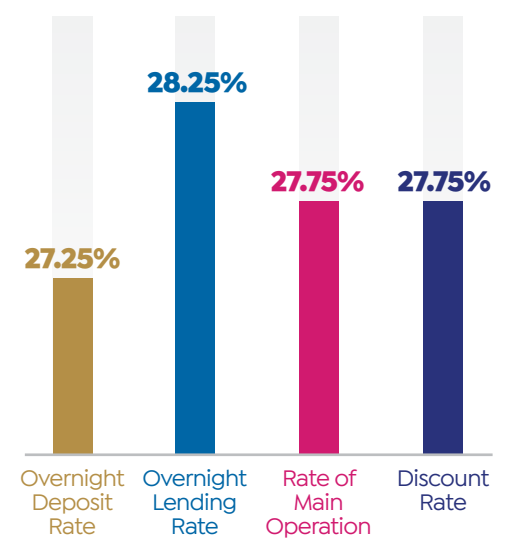


EXCHANGE RATES

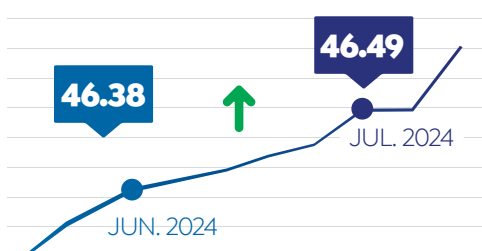


INTEREST RATES

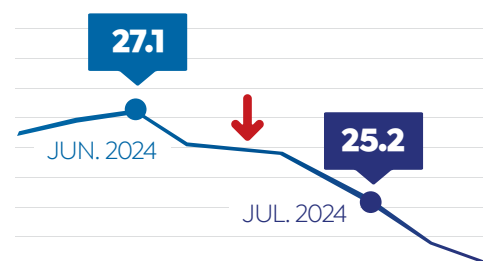
* MPC Meeting was Held on Jul. 18, 2024



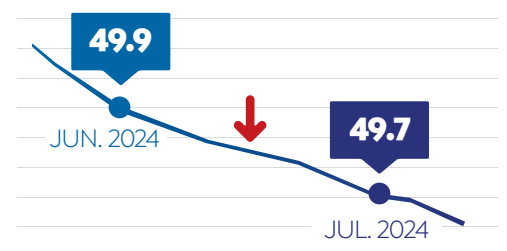
NET INTERNATIONAL RESERVES (USD BN)



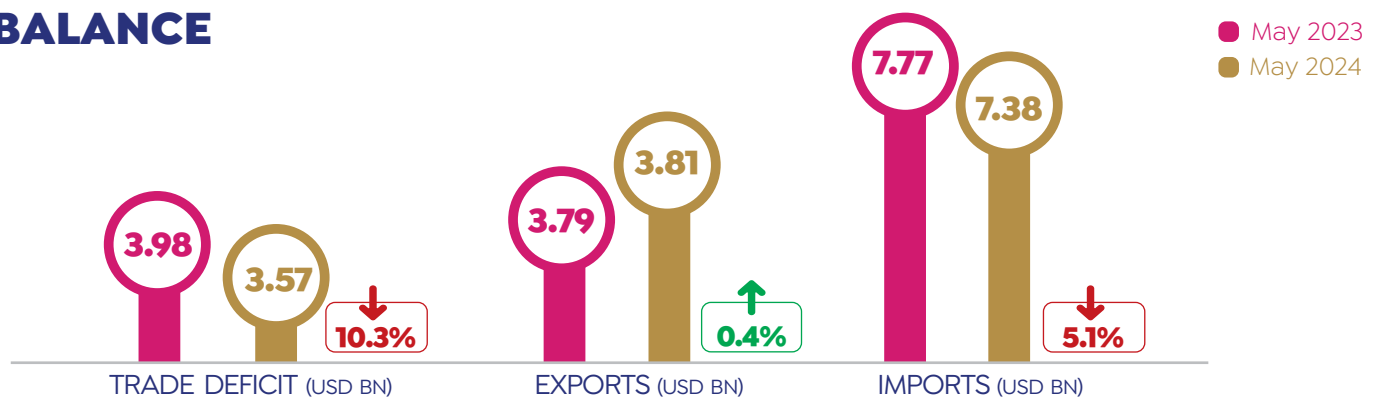
ANNUAL HEADLINE INFLATION RATE (%)



PURCHASING MANAGERS' INDEX (PMI)

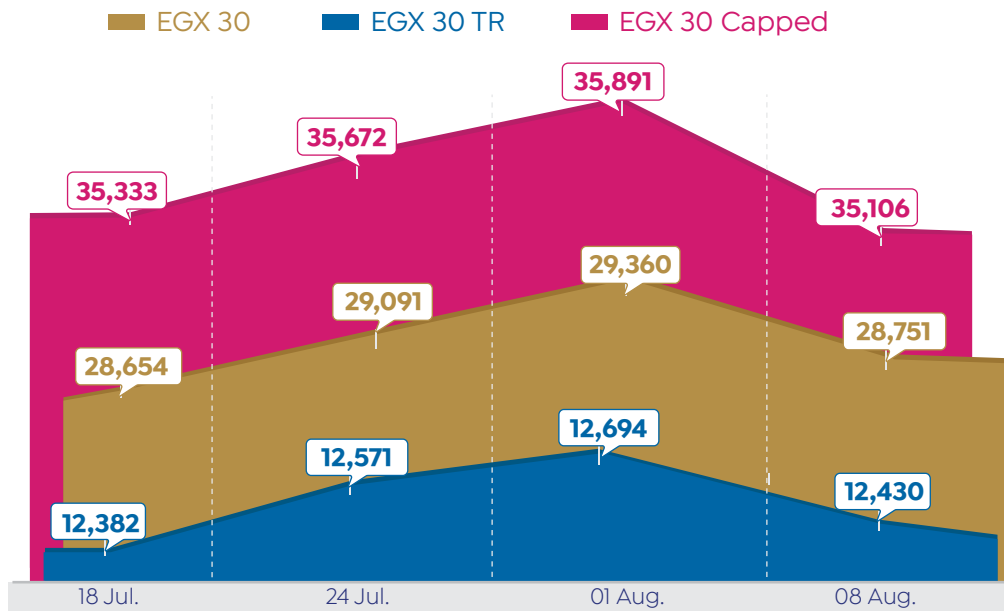


TRADE BALANCE

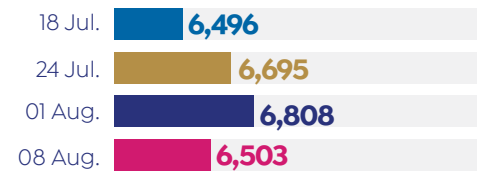


Source: CAPMAS, S&P Global & CBE

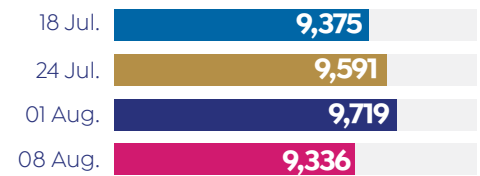
EGX INDICATORS



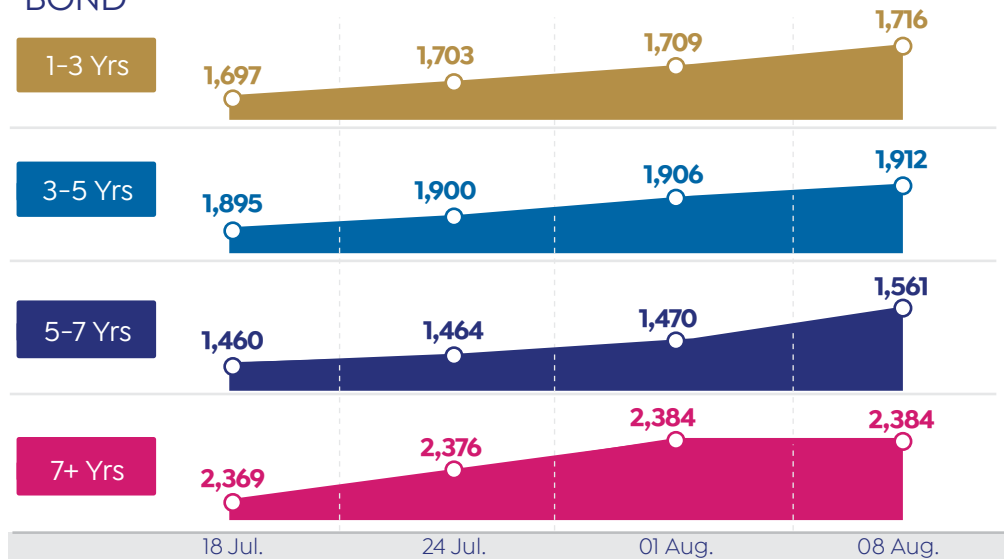
EGX 70 EWI



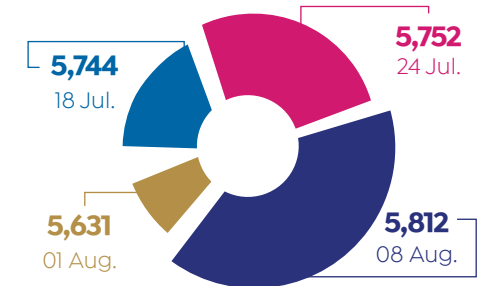
EGX 100 EWI



T-BOND



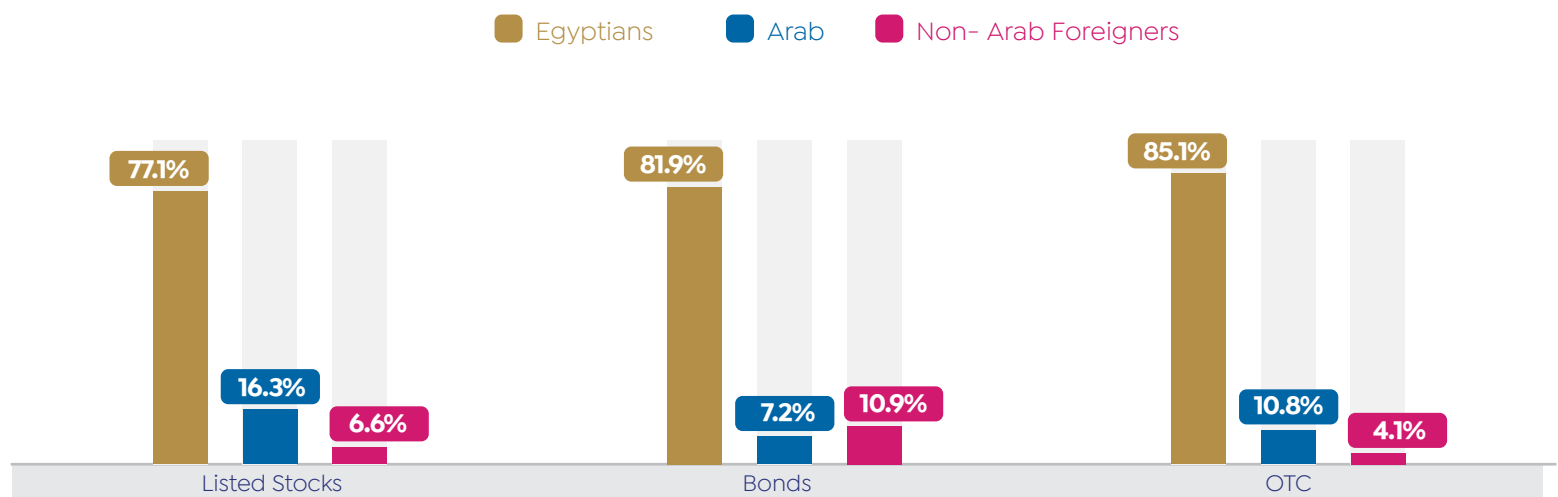
SP/EGX ESG



TAMAYUZ



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



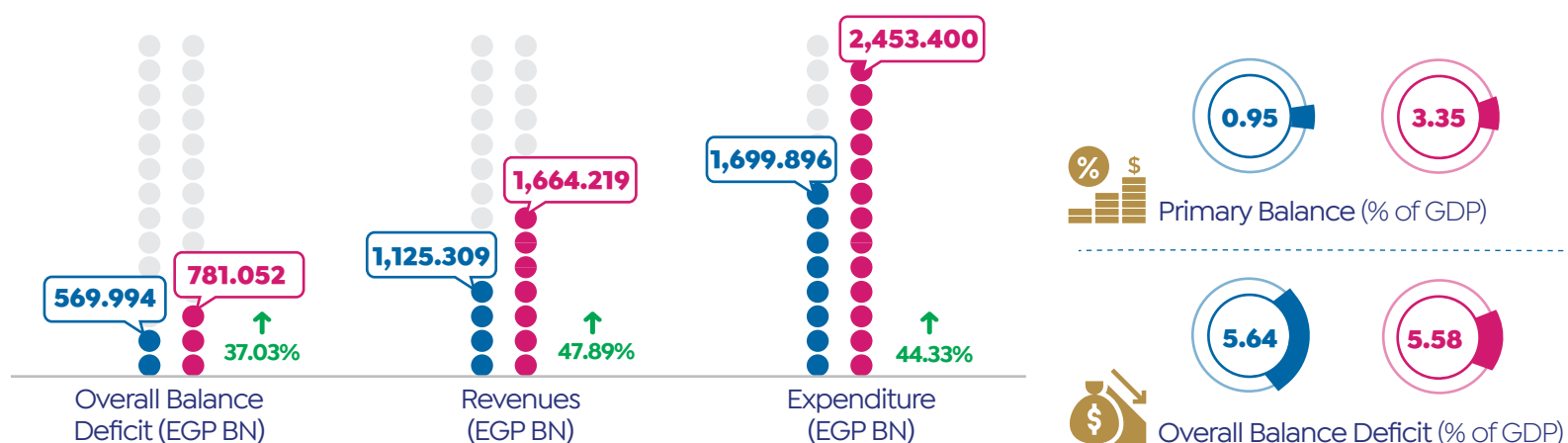
* Total Buy + Sell

Source: EGX

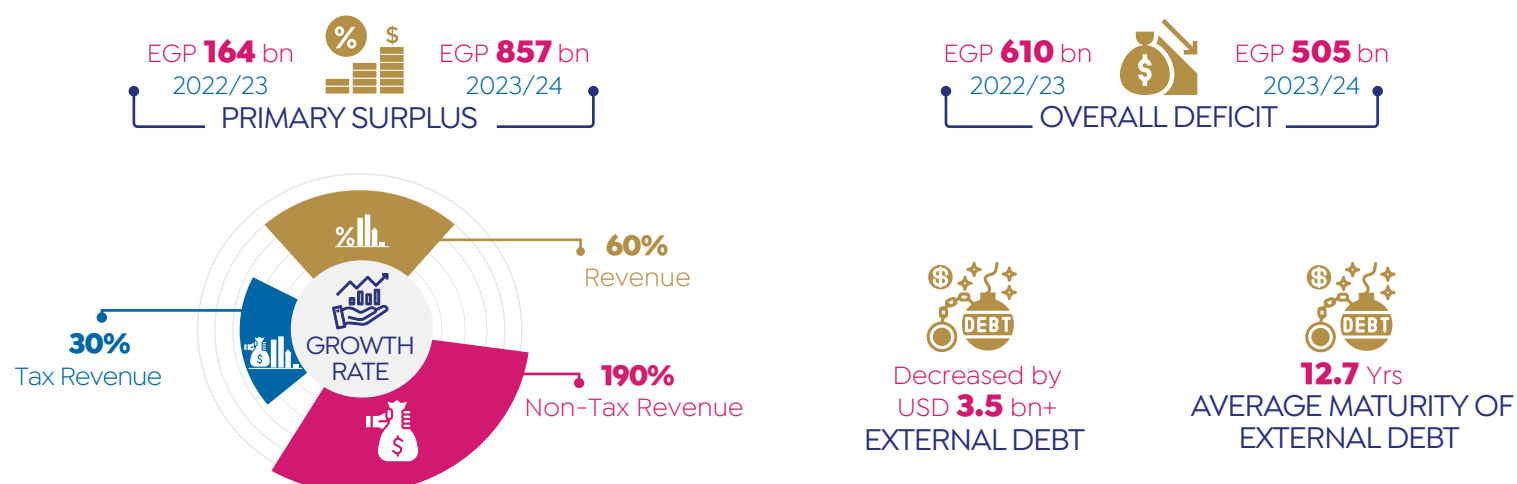
FISCAL SECTOR PERFORMANCE

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

