

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

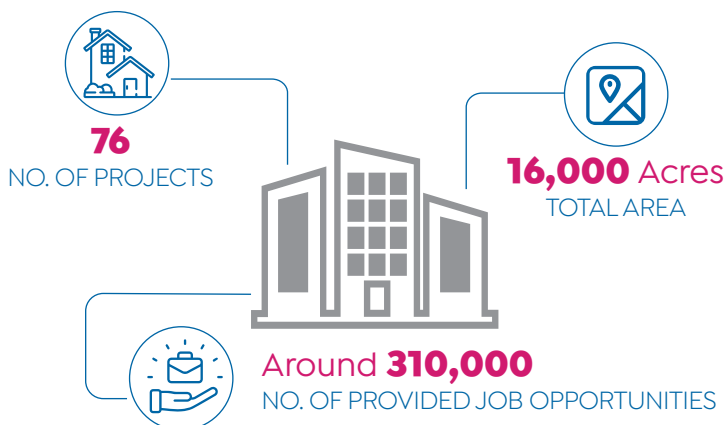
UPPER MIDDLE-INCOME HOUSING PROJECT
 Completing **16,000** Housing Units
 Implementing approximately **10,000** New Housing Units

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

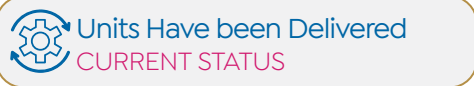
- ROADS & TRANSPORTATION (EGP **12.2** BN)
- URBAN & RURAL DEVELOPMENT (EGP **6.9** BN)
- LOCAL ECONOMIC DEVELOPMENT (EGP **2.6** BN)
- ENVIRONMENTAL IMPROVEMENT
- LOCAL ADMINISTRATION & TECHNICAL SUPPORT
- LOCAL & COMMUNITY SERVICES SUPPORT

HOUSING UNITS MARKETING PLAN IN NEW CITIES

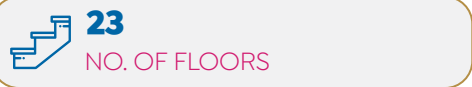


UPDATES ON MASPERO TRIANGLE DEVELOPMENT PROJECT

TWO TOWERS FOR ALTERNATIVE HOUSING



INVESTMENT TOWER



ADMINISTRATIVE TOWER



NILE TOWERS



SUPPLY VOLUME

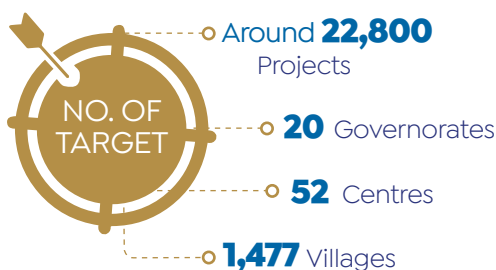
- Suspended Part (Include: **8** Apartments & **2** Villas)
- Ground, 1st & 2nd Floors for Commercial and Administrative Activities
- 3** Underground Floors for Garage (Capacity: **1,272** Cars)
- Power Station (Capacity: **80** Megawatts)

MASPERO TOWERS

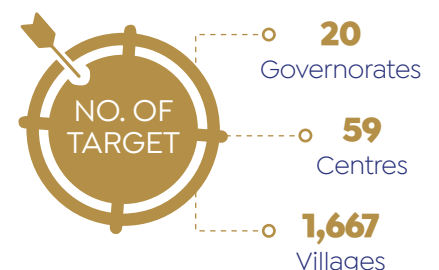


HAYAH KARIMA INITIATIVE

PHASE I

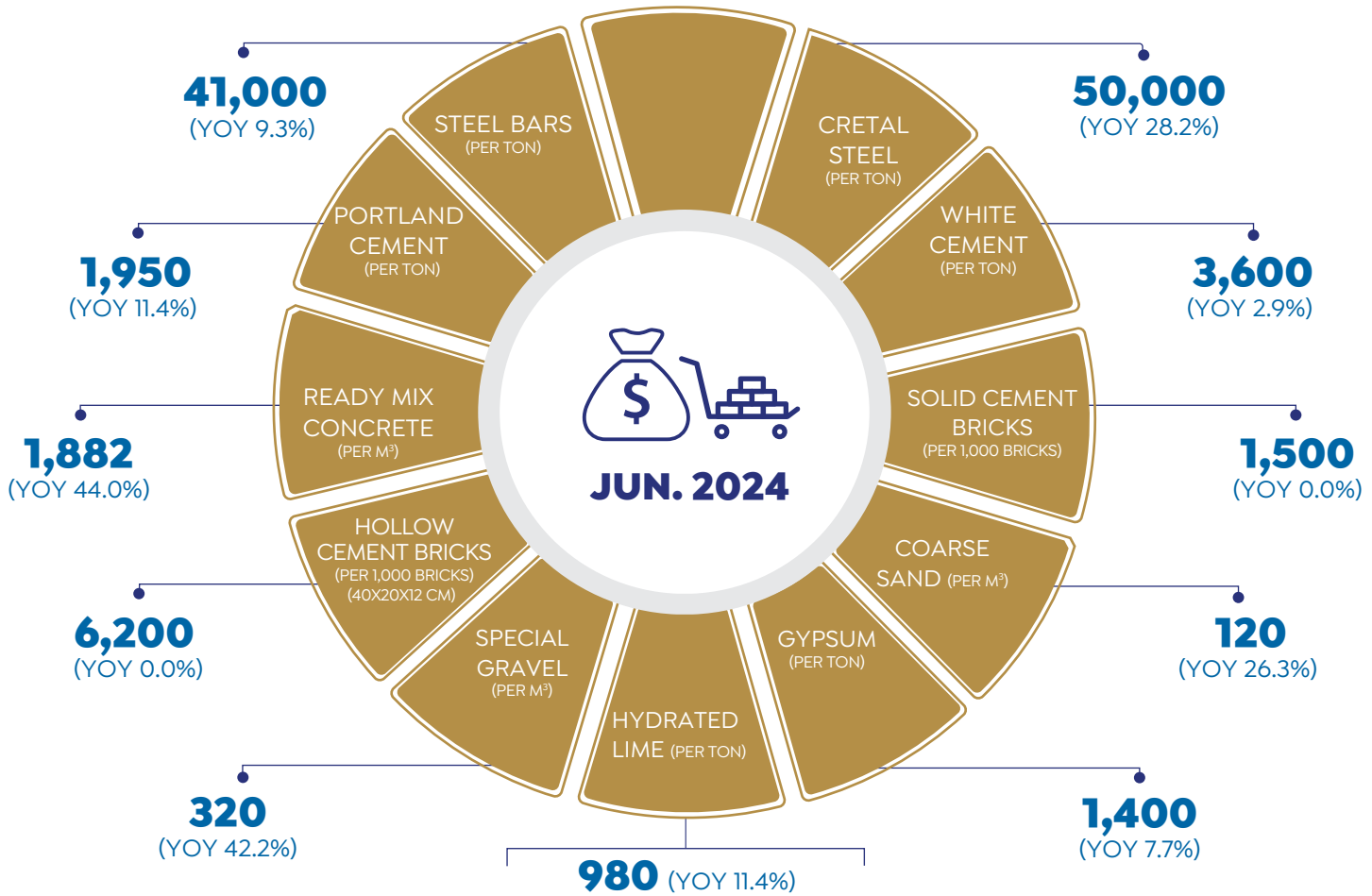


PHASE II

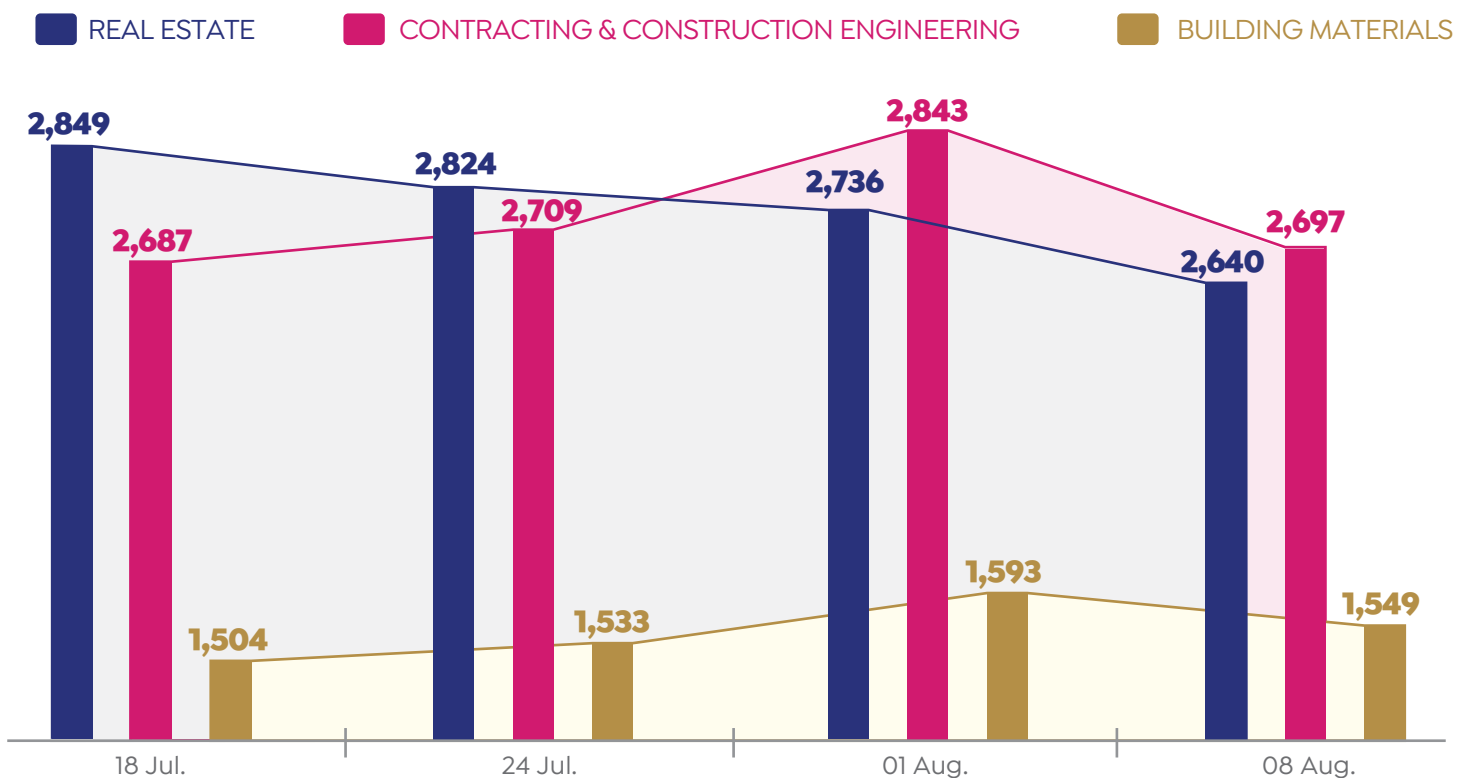


Source: Cabinet

PRICES OF CONSTRUCTION MATERIALS (EGP)



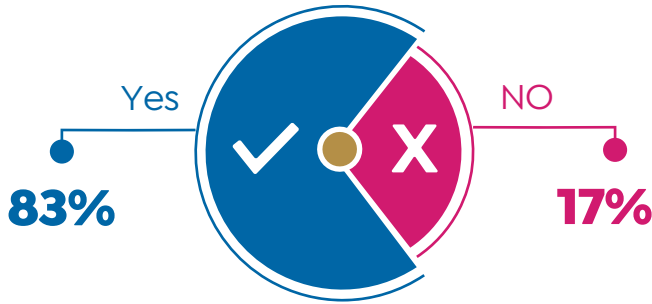
PERFORMANCE OF REAL ESTATE, CONSTRUCTION & BUILDING MATERIALS' INDICES IN EGX



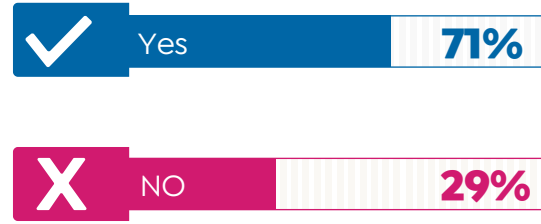
Source: MHUC & EGX

MONTHLY SURVEY (PURCHASING POWER)

DESIRE TO PURCHASE



ABILITY TO PURCHASE



MOST SUITABLE PAYMENT METHODS



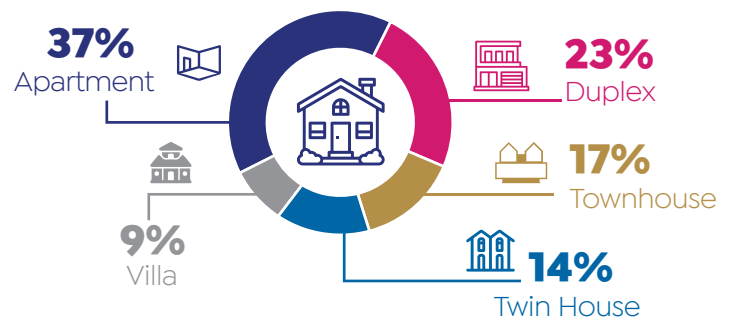
OPTIMUM PAYMENT PLANS (YRS)



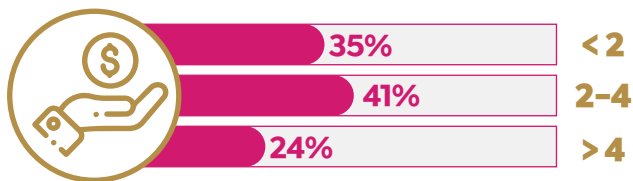
HIGH-DEMAND UNIT TYPES



HIGH-DEMAND RESIDENTIAL UNIT TYPES



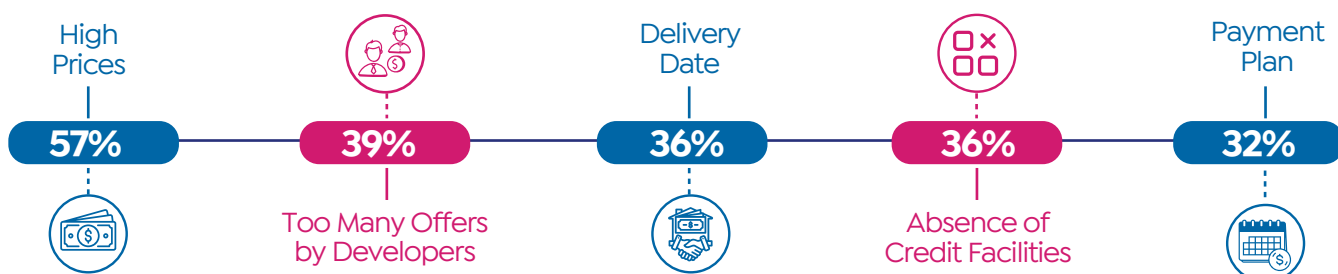
PREFERRED PRICES (MN)



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 **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

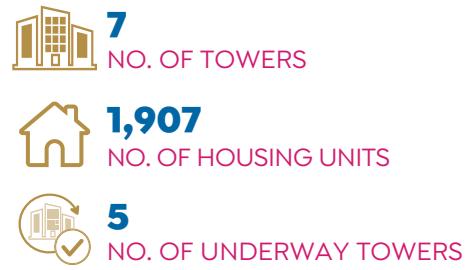
 **98%+**
COMPLETION RATE

BEACH TOWERS

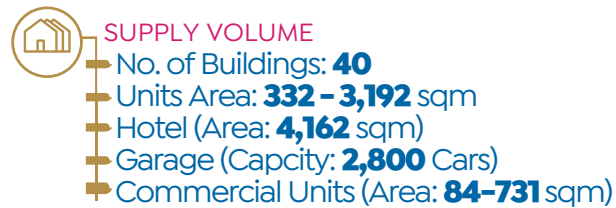
▶ PHASE I



▶ MARINA TOWERS



ENTERTAINMENT AREA



CAPITAL GARDENS

HOUSING FOR ALL EGYPTIANS INITIATIVE



▶ SERVICE FACILITIES



NEW MANSOURA CITY

SAKAN MASR



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

Source: NUCA & Cabinet

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

 **5th 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

 **5th 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.

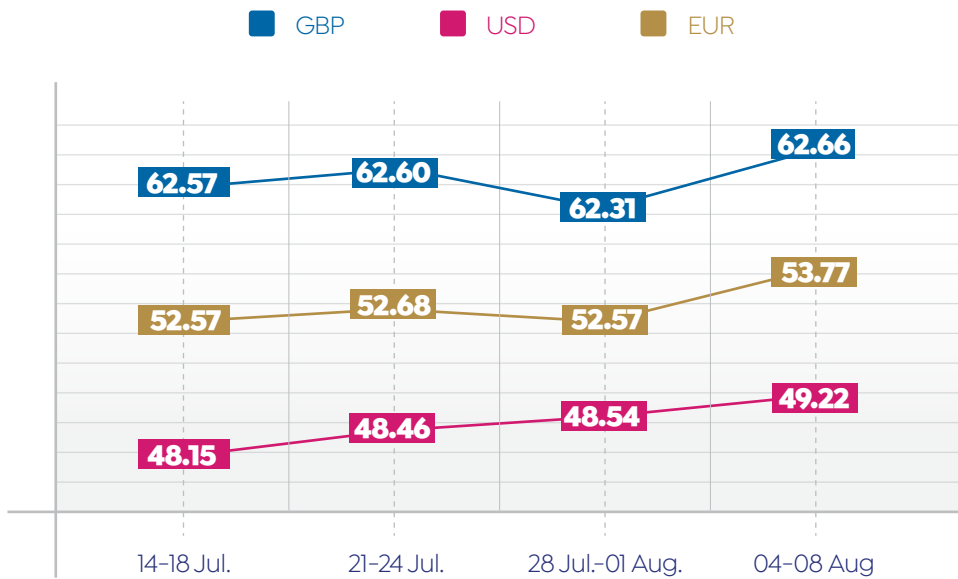
ECONOMIC

SNAPSHOT

Q4 Updates 2024 ECONOMIC SNAPSHOT

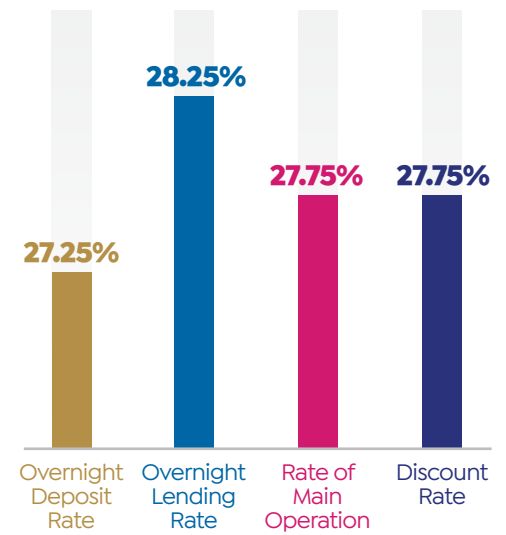


EXCHANGE RATES

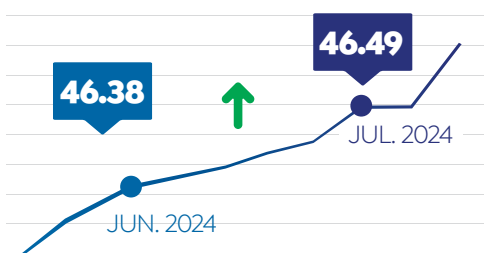


INTEREST RATES

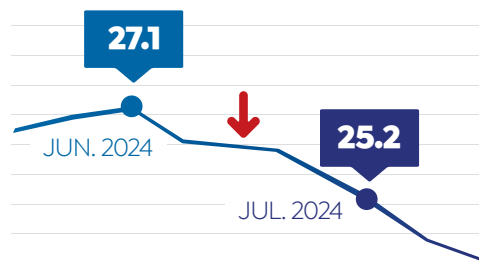
* MPC Meeting was Held on Jul. 18, 2024



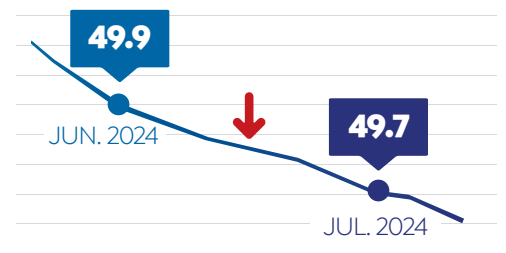
NET INTERNATIONAL RESERVES (USD BN)



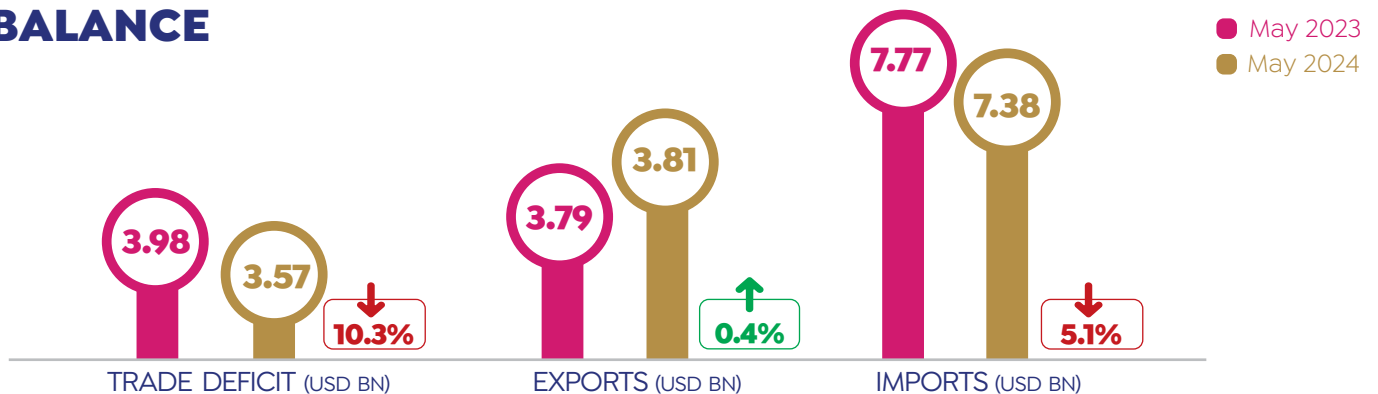
ANNUAL HEADLINE INFLATION RATE (%)



PURCHASING MANAGERS' INDEX (PMI)

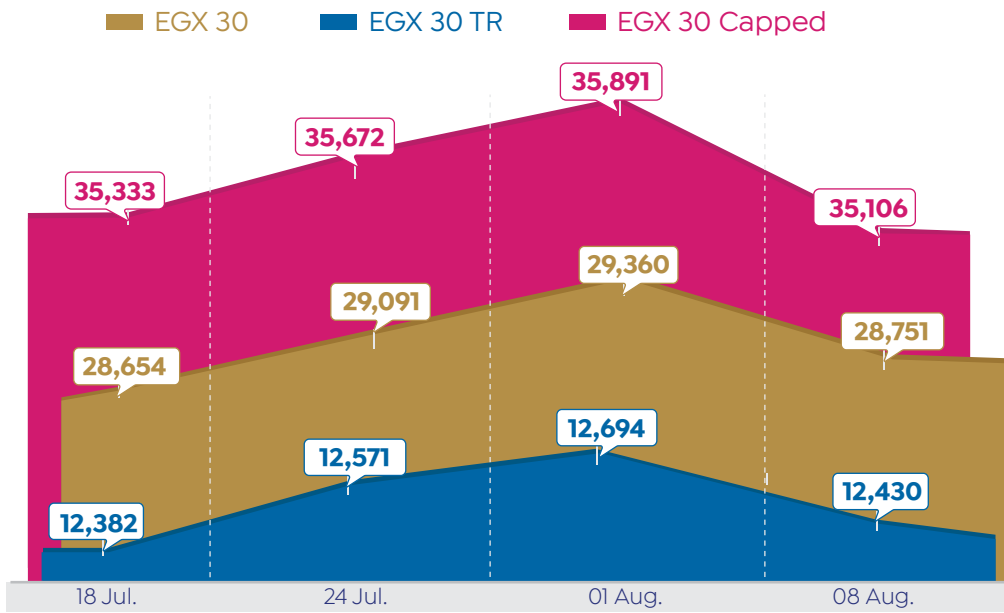


TRADE BALANCE

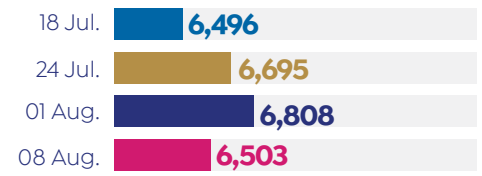


Source: CAPMAS, S&P Global & CBE

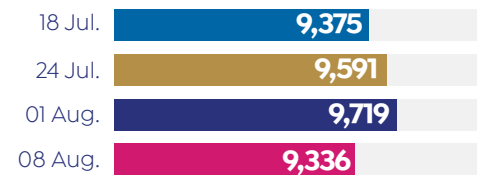
EGX INDICATORS



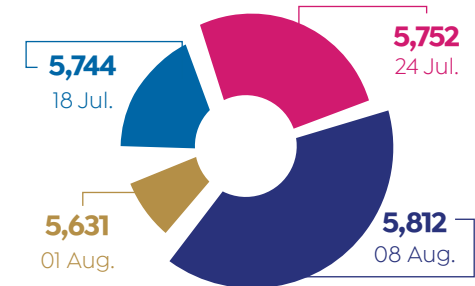
EGX 70 EWI



EGX 100 EWI



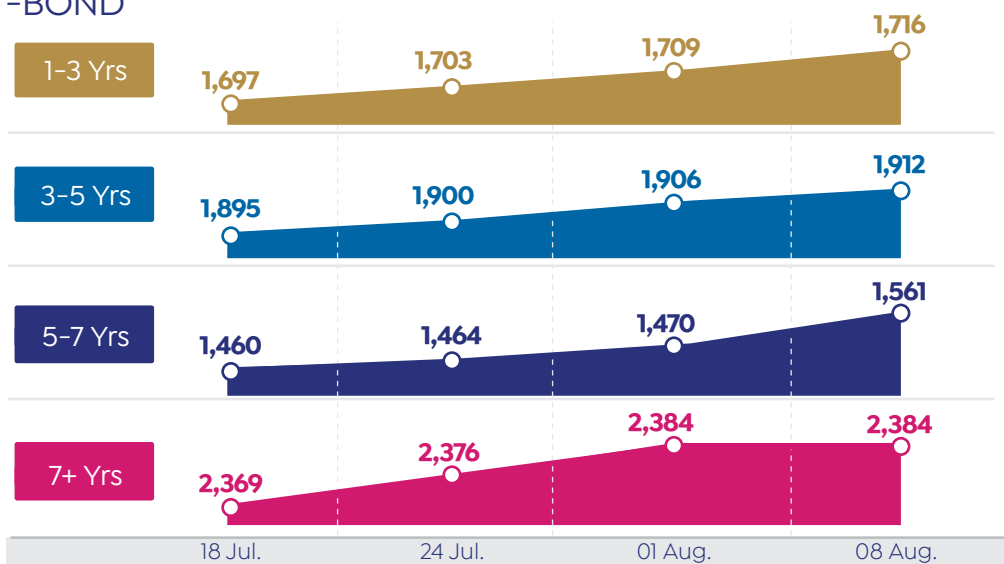
SP/EGX ESG



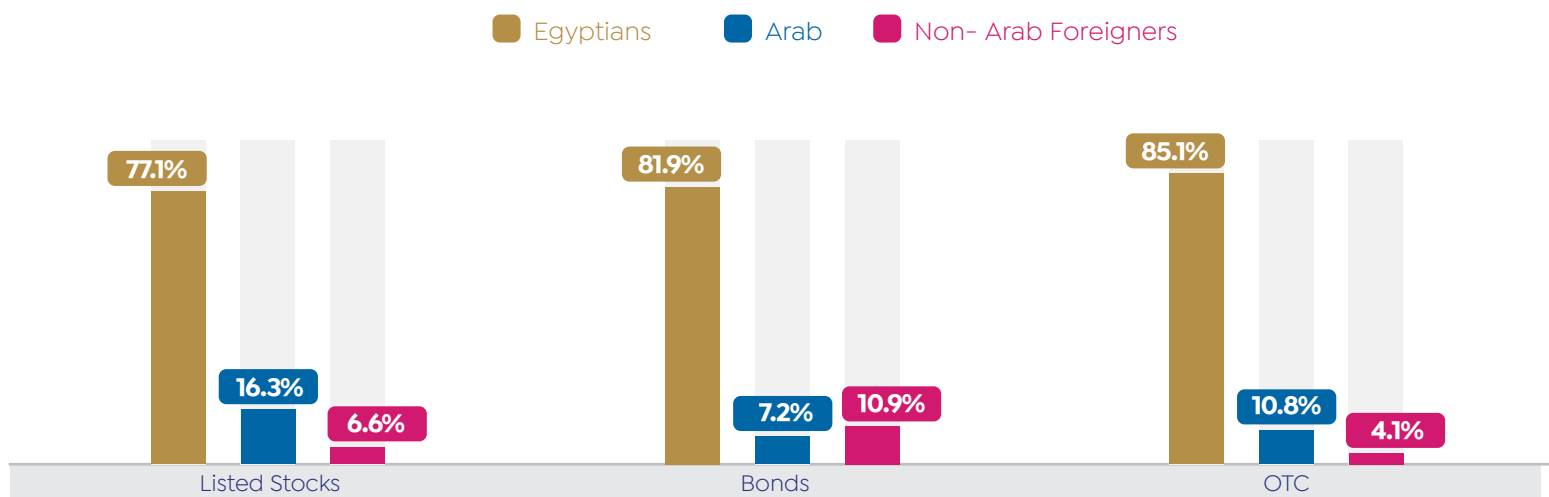
TAMAYUZ



T-BOND



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

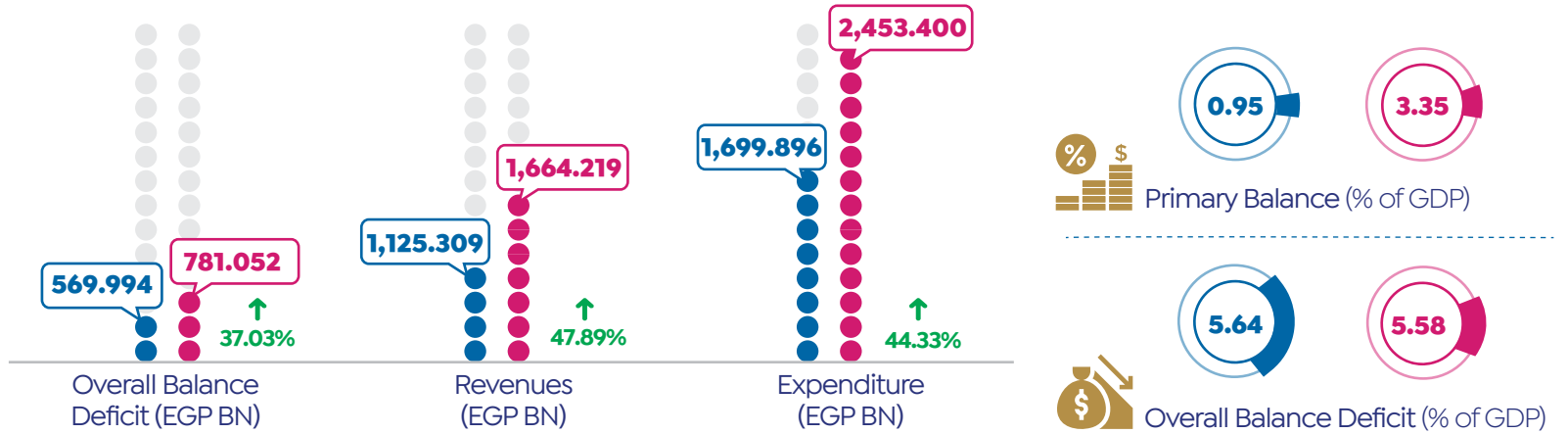


* Total Buy + Sell

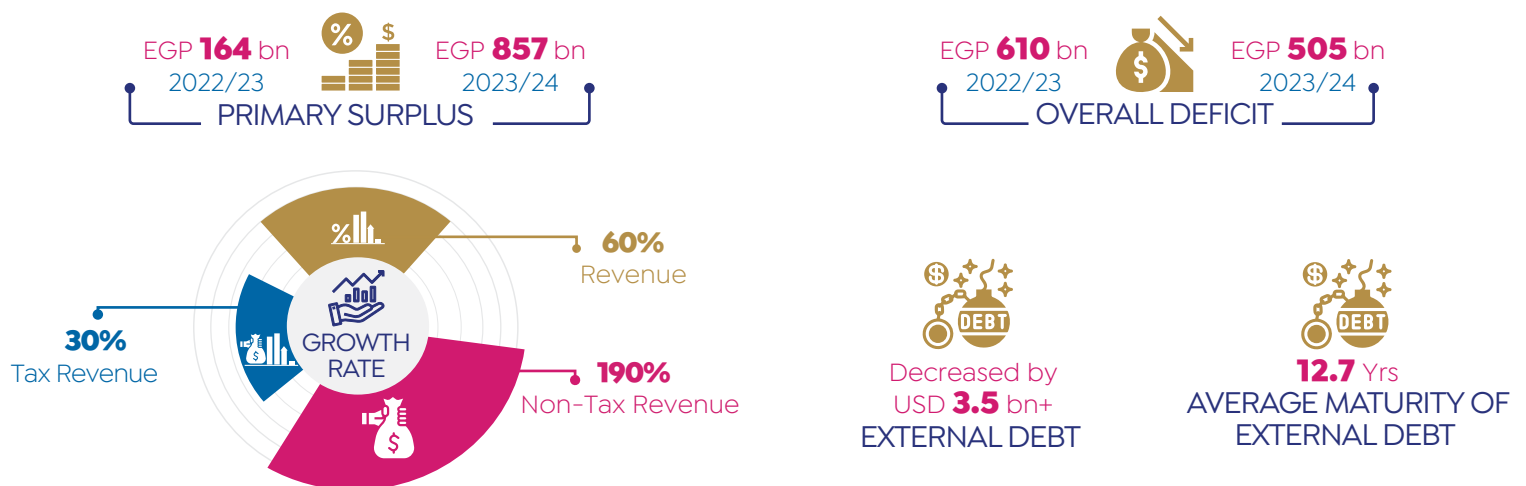
Source: EGX

FISCAL SECTOR PERFORMANCE

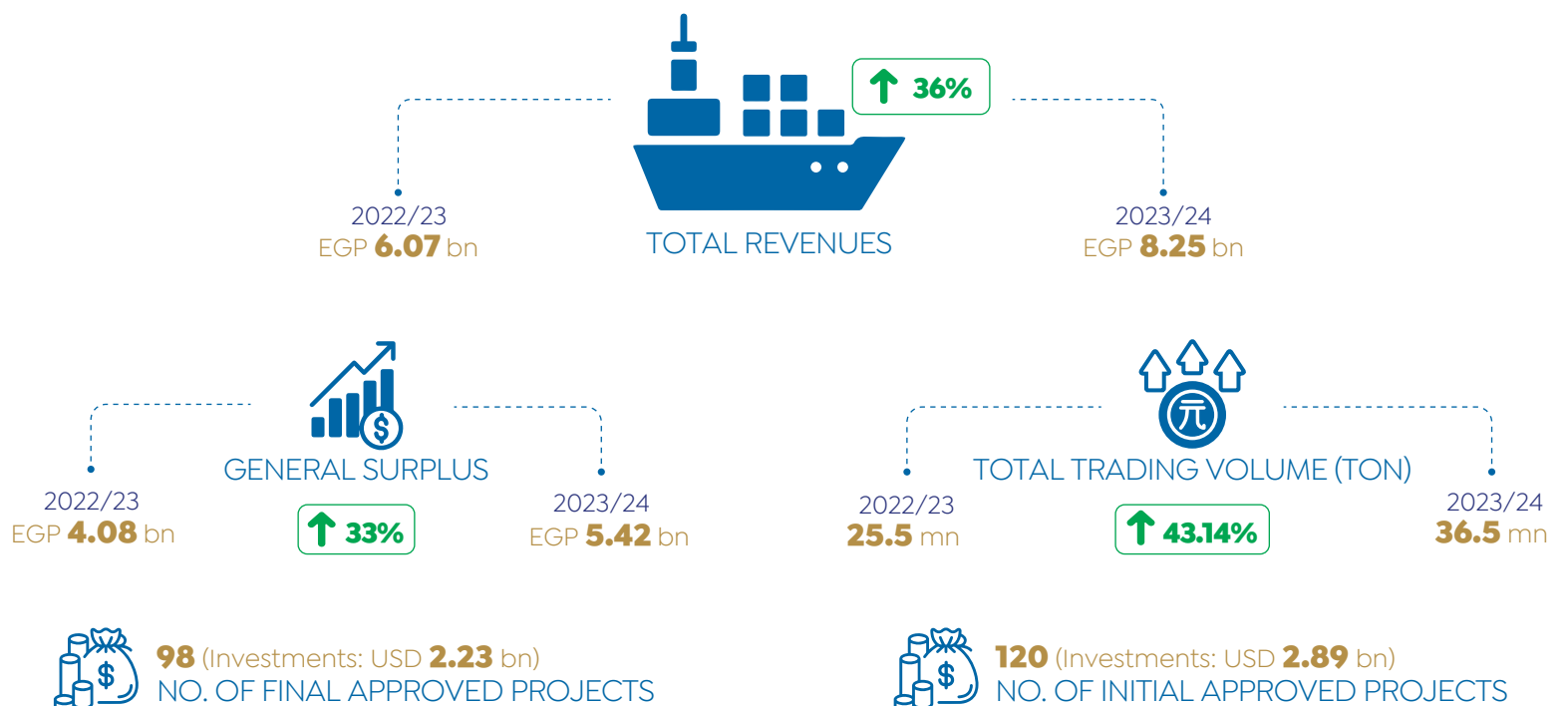
■ Jul.-Apr. (FY 2022/23) ■ Jul.-Apr. (FY 2023/24)



EGYPTIAN FINANCIAL PERFORMANCE DURING FY 2023/24



SUEZ CANAL ECONOMIC ZONE DURING FY 2023/24



Source: Cabinet & MOF