

Egypt Real Estate Report Q2 2014

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Abstracts

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BMI View: We believe that the real estate sector in Egypt will continue to stagnate in the face of a depressed economy and continuing political unrest. However, we have predicted a rise in rental rates in

Cairo, New Cairo, and 6th of October City due to a stagnation of new supply to cover slightly increasing demand, especially for space in safer suburbs such as New Cairo and 6th of October City. Future political upheaval may continue to negatively affect all sectors, but specifically Cairo and Giza as businesses flee to the safety of the outskirts. In spite of Egypt's long-term potential, the country continues to be susceptible to instability and will be characterised by the aftershocks of the Arab Spring in the short-to-medium term. We see little prospect for a swift economic recovery in Egypt. Although we remain bullish in the long term, our most recent data continue to reveal the tangible effects of Egypt's uneasy political transition on the commercial real estate market, with retail space suffering particularly from the country's volatility due to its dependence on tourism.

Contents

BMI Industry View

SWOT

Political

Economic

Business Environment

Industry Forecast

Office

Table: Office Forecast Rents - (EGP per m2/month)

Table: Office Forecast Net Yield, 2011-2018 (%)

Retail

Table: Retail Forecast Rents - (EGP per m2/month)

Table: Retail Forecast Net Yield, 2011-2018 (%)

Industrial

Table: Industrial Forecast Rents - (EGP per m2/month)

Table: Industrial Forecast Net Yield, 2011-2018 (%)

Construction And Infrastructure Forecast Scenario

Table: Egypt Construction And Infrastructure Industry Data, 2011-2016

Table: Egypt Construction And Infrastructure Industry Data, 2017-2022

Macroeconomic Forecasts

Economic Analysis

Positive Long-Term Outlook Remains

Table: Egypt - Economic Activity

Industry Risk Reward Ratings

Middle East And Africa Risk/Reward Ratings

Table: Middle East And Africa Real Estate Risk/Reward Ratings

Egypt - Risk/Reward Ratings

Rewards

Risks

Market Overview

Office

Table: Terms Of Rental Contract/Leases - H113

Table: Historic Rents - 2012-2013 (EGP per m2/month)

Table: Net Yield, 2011-2013 (%)

Retail

Table: Terms of Rental Contract/Leases - 2013

Table: Historic Rents - 2012-2013 (EGP per m2/month)

Table: Net Yield, 2012-2013 (%)

Egypt Retail Sales Indicators

Table: Egypt's Retail Sales Indicators, 2010-2017

Industrial

Table: Terms Of Rental Contract/Leases - 2013

Table: Historic Rents - 2012-2013 (EGP per m2/month)

Table: Net Yield, 2011-2013 (%)

Competitive Landscape

Company Profile

Egyptian Resorts Company

Saudi Egyptian Construction Company (SECON)

Sodic

TMG Holding

Demographic Forecast

Demographic Outlook

Table: Egypt's Population By Age Group, 1990-2020 ('000)

Table: Egypt's Population By Age Group, 1990-2020 (% of total)

Table: Egypt's Key Population Ratios, 1990-2020

Table: Egypt's Rural And Urban Population, 1990-2020

Methodology

Industry Forecast Methodology

Sources

Risk/Reward Ratings Methodology

Table: Real Estate Risk/Reward Ratings Indicators

Table: Weighting Of Indicators

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