

Egypt Real Estate Report Q3 2014

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Abstracts

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BMI View: The Real Estate sector in Egypt will continue to stagnate as the economy has yet to recover and political unrest continues. We believe that rental rates will rise in Cairo, New Cairo, and 6th of October City due to a stagnation of new supply, combined with slightly increasing demand, especially for space in safer suburbs such as New Cairo and 6th of October City. Nevertheless, future political turmoil might affect negatively all sectors, but specifically Cairo and Giza as businesses flee to the safety of the outskirts.

Egypt has long-term potential, which is being undermined by the steady risk of instability and will be characterised by the aftershocks of the Arab Spring in the short-to-medium term. It is unlikely to have a swift economic recovery in Egypt, although we remain confident 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/sq m/month)

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

Retail

Table: Retail Forecast Rents - (EGP/sq m/month)

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

Industrial

Table: Industrial Forecast Rents - (EGP/sq m/month)

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

Construction And Infrastructure Forecast Scenario

Table: Construction And Infrastructure Industry Data (Egypt 2012-2017)

Table: Construction And Infrastructure Industry Data (Egypt 2018-2023)

Macroeconomic Forecasts

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 - H213

Table: Historic Rents - 2012-2014 (EGP/sq m/month)

Table: Net Yield, 2012-2014 (%)

Retail

Table: Terms of Rental Contract/Leases - H213

Table: Historic Rents - 2012-2014 (EGP/sq m/month)

Table: Net Yield, 2012-2014 (%)

Egypt Retail Sales Indicators

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

Industrial

Table: Terms Of Rental Contract/Leases - H213

Table: Historic Rents - 2012-2014 (EGP/sq m/month)

Table: Net Yield, 2012-2014 (%)

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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