



Land Tendered by the Egyptian Government in 2016



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Tendering Authorities

Ministry of Housing

New Urban Communities Authority
(NUCA)

Tourism Development Authority
(TDA)

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The Egyptian government has long adopted the tendering system for matters related to private investment. The real estate sector is no exception to this rule. Regardless of the type of project intended, land is acquired by private investors in Egypt through the tendering system.

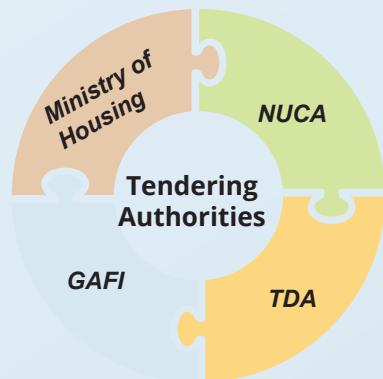
The government pre-states the intended type of project for each land piece, prior to the announcement of the tender. Residential and tourism projects are the more common type, while commercial, service and industrial projects follow behind closely. The Egyptian government has also begun focusing on social housing projects, the scheme of which has been incorporated in the country's recent tenders. One key example, is the Housing Ministry's plan to offer 60,000 plots of land, a significant portion of which is earmarked for social housing projects.

As one of the more resilient sectors in Egypt, the Egyptian government is working towards strengthening the role of the real estate industry in boosting the country's economy. A clear sign of the extensive efforts the government is allocating to the industry is the amount of land lots tendered in the first six months of the year, with promising plans for the remainder of the year.

In an effort to streamline the process and to make it more profitable, the Board of New Urban Communities Authority (NUCA), headed by the Ministry of Housing, Utilities, and Urban Development, has agreed to establish a company dedicated to handling all matters in relation to land investment throughout the country. The new company will serve as the arm of the state for property investment development.

Tendering Authorities

Land earmarked for investment purposes, regardless of the type of project intended, is offered by the Egyptian government through the tendering system. Four authorities in Egypt are involved in the tendering process: the Minister of Housing, Utilities, and Urban Development, the New Urban Communities Authority (NUCA), the Tourism Development Authority (TDA), and the General Authority for Investment (GAFI).

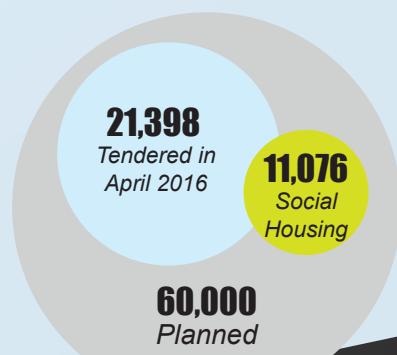


The Ministry of Housing, Utilities, and Urban Development

The Ministry of Housing, Utilities and Urban Development launched two tenders in the first half of 2016. One of which is considered the biggest land tender in Egypt to date, announced in mid-April of the year.

The land tender includes 21,398 plots, of which 11,076 plots are allotted for social housing projects in 9 cities, 7,564 pieces of land categorized as privileged over 14 new cities, and 2,758 plots

Ministry of Housing Largest Land Tender



of land categorized as distinctive in New Cairo. This land tender is the first phase of a 60,000 land tender project, with a total area of 35 million square meters. 21 cities are included in the land tender: New Cairo, 6th of October, Sheikh Zayed, Shorouk, Obour, the 10th of Ramadan, Badr, 15th of May, New Salheya, New Minya, New Borg El Arab, New Sohag, New Thebes, Sadat, New Assiut, new Akhmim, New Fayoum, New Nubaria, New Aswan, New Beni Suef, and New Damietta Cities.

178,600 citizens have confirmed their reservation in land tender, through which the housing ministry has collected a total of EGP 12.5 billion in downpayments. As part of the first phase of Dar Misr project, the ministry announced its second land tender conducted through NUCA, in cooperation with GAFI. Land offered ranges in size from 934.7 square meters to 93,477 square meters; and is offered in New Cairo, 6 October, Obour City, and 10th of Ramadan, Badr, Shorouk, Sadat, and new Damietta.

Cairo

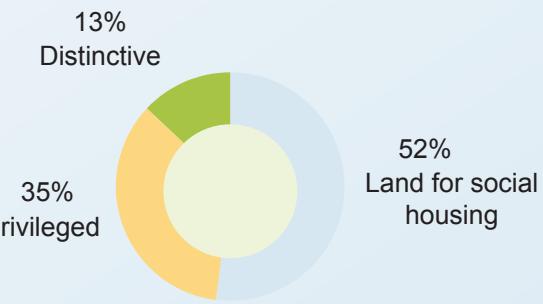
Across Cairo, various Cities had pieces of land tendered by the government for social housing purposes. In Sadat City, 2,478 pieces were offered, 138 pieces were offered in New Tiba, 2,070 in 10th of Ramadan, and in Badr City 2,876 pieces of land were tendered. Land offered for social housing purposes in these cities ranged in size from a minimum of 209 square meters to a maximum of 1,500 square meters.

Cities included in the land offered through the Dar Misr project in Cairo are New Cairo, Obour City, 10th of Ramadan, Badr, Shorouk, and Sadat. All land lots range from 935 square meters to 93,477 meters square.

As part of the privileged housing scheme in Cairo, about 4,733 pieces of privileged land were offered, 99 of which were in New Tiba, 500 in 10th of Ramadan, 2,719 in Sadat City, Badr City 962 pieces, and New Burj Al Arab 453 pieces. Pieces of land offered for privileged housing purposes range from 208 square meters to 1,500 square meters.

Distinctive land offering across Cairo include Sherouk 43 pieces, Obour 32 pieces, 15th of May 14 pieces, Sheikh Zayed 179 pieces, and New Cairo 1,833 pieces of land offered. All of which range in size from 209 meter square to 1,500 meter square.

Grades of Land Tendered by Ministry of Housing - 2016



6th of October

In 6th of October City, 1,767 pieces of land were offered for social housing, land sizes ranging from 209 to 1,500 square meters . About 315 pieces of privileged land were offered in 6th of October, between 209-1500 square meters in size. A total of 484 pieces of distinctive land were offered, pieces ranging between 209-1500 square meters.

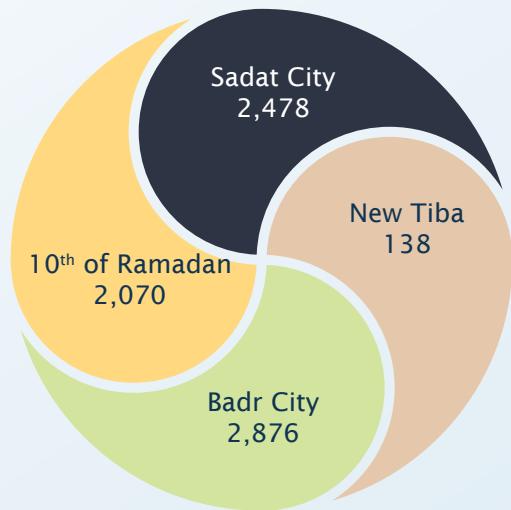
Land offered in 6th of October part of the Dar Misr range in size from 935 square meters to 93,477 square meters.

Ministry of Housing

Governorate	Pieces of Land
Cairo	14,396
6th of October	2,566
Suhaj	1,401
Qena	1,138
Sharqia	211
Minya	842
Fayoum	96
Beheira	212
Aswan	77
Beni Suef	186
Damietta	182



Breakdown of Land Lots Tendered for Social Housing in Cairo



Privileged Land Lots offered in Cairo



Fayoum

About 96 pieces of privileged land were offered in Fayoum, with pieces ranging 209 meters square to 1,500 meters square in area.

Damietta

In New Damietta, about 182 pieces of distinctive land were offered, pieces ranging between 209-1500 square meters.

Land tendered part of the Dar Misr project are also offered in the city of New Damietta, ranging in size from 935 square meters to 93,477 square meters.

El Behira

In New Nubareya, 212 pieces of privileged land were offered, ranging between 209 meters square to 1,500 meters square.

Al Sharqia

In New Salheya 211 pieces of land for social housing were offered by the Ministry of Housing, with land size ranging from 209 square meters to 1,500 square meters.

Beni Suef

A total of 186 pieces of privileged land were offered in New Beni Suef, ranging from 209-1,500 square meters in size.

Qena

A total of 1,138 pieces of land for social housing were offered in New Qena City, with land size ranging from 209 meters square to 1500 meters square.

Size Range of Land Tendered by Ministry of Housing - 2016



Suhaj

As part of the social housing scheme, 303 pieces of land were offered in New Suhaj, ranging from 209 square meters to 1,500 square meters in size. A total of 1,098 land pieces were offered for the privileged housing scheme in Suhaj. 824 of which were offered in New Suhaj and 275 were offered in the city of New Akhmim, land size ranged in both areas from 209 square square to 1500 meters square in size.

Minya

The New Minya City was included in the privileged land tender with 842 pieces land, all of which range in size from 209 square meters to 1,500 square meters.

Aswan

A total of 77 plots of privileged land were offered, pieces ranging between 209 square meters to 1,500 square meter.



Tourism Development Authority (TDA)

In the largest land offering of its kind, the Egyptian government will offer a total of 49 million square meters of land to investors via Tourism Development Authority (TDA). About 73 parcels of land will be tendered ranging from 10,000 square meters to one million square meters. The land will be in the North Coast, the Red Sea Governorate, South Sinai, and Luxor. The TDA bases its land offering on a USD dollar currency base.

Marsa Matrouh

In the North Coast, TDA will offer 12 plots of land for investment, plots will range in price from \$10-\$50 per square meter.

Red Sea

In the Red Sea Governorate will witness a land offering in ten areas, on plots ranging from 500,000 square metres for limited development to 8 million square metres for integrated development. Plots range in price from \$10-\$50 per square meter.

Sinai

In South of Sinai, specifically in Ras Suder on the eastern coast of Suez Gulf, 12 parcels of land are offered, and range between 30,000 and 400,000 square meters in size. In Nabq Protected Area, 5 plots are offered, ranging from 18,000 to 200,000 square meters in size. Land offered range in price from \$10-\$50 per square meter.

Luxor

In Luxor 25 pieces are offered for tourism investment projects and prices per square meter range from \$10-\$50.

Governorates included in Tourism Development Authority's land tender - 2016



Price Range of Land Tendered by TDA - 2016 (Per M2)



Min: \$10

Max: \$50

Size Range of Land Tendered by TDA - 2016



Min: 10,000 m2

Max: 8 million m2



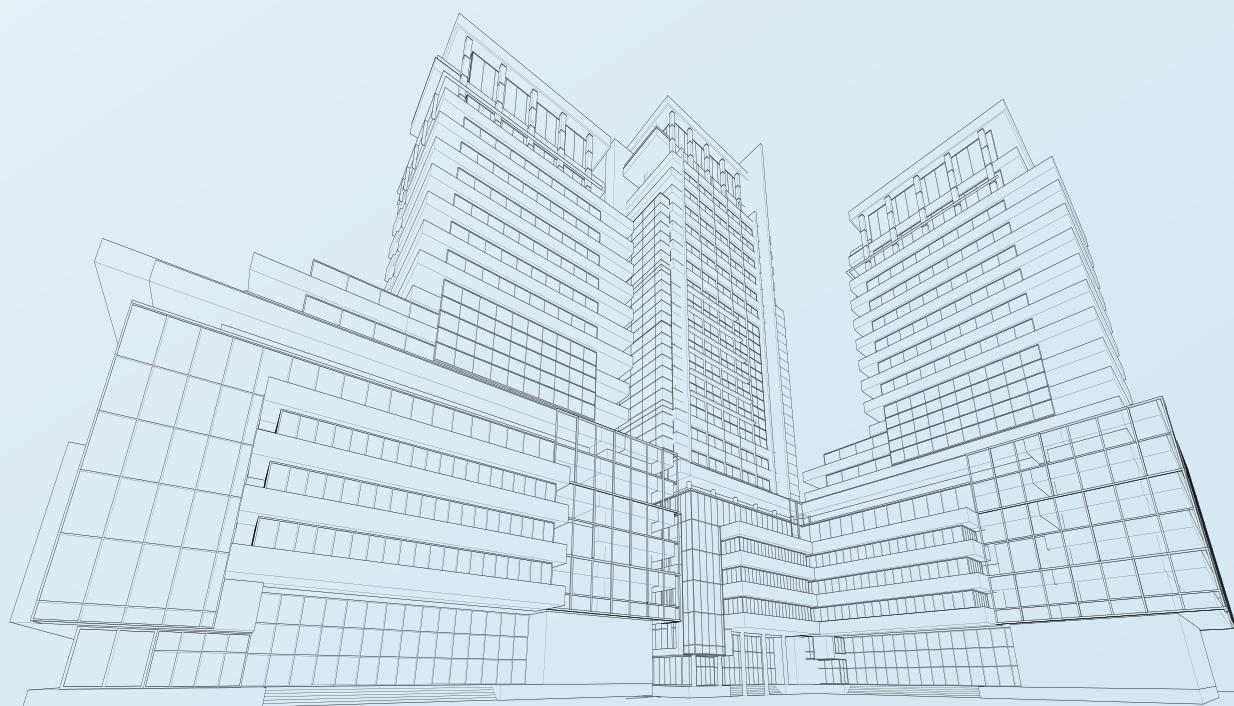
New Urban Communities Authority (NUCA)

Reports have confirmed that NUCA is planning to offer between 50 to 70 land lots during the second half of 2016. The total area offered is planned to reach 1,600 acres in size, and will be offered through the single-window policy. The tender will be announced upon modifying the set down payment for the land, from 25% of its total value to 20%.

The tender will include 18 new cities, and pieces of land will be set according to the expected turnout of each city. The tender includes a 5 year payment plan, plus an interest rate set by the Central Bank of Egypt, at the time of making a payment.

Summary

The first half of 2016 has witnessed a significant leap forward in terms of land investment. Both the TDA and the Ministry of Housing, Utilities, and Urban Development offered massive areas though their latest tenders. The move indicates the significant attention the Egyptian government is giving to the real estate sector. Most land offered by the housing ministry and NUCA are focused on residential and commercial projects, while TDA's land offerings are aimed at encouraging tourism investment throughout coastal areas in the country. The Egyptian government has recently prioritized resolving the lack of supply of low income housing projects, launching project like that of Dar Misr, as well as earmarking 52% of the ministry's land tenders, this year, for social housing purposes. The scheme has witnessed significant turnout, with 105,353 individuals confirming reservation of social housing land lots.





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