

Macroeconomic and Sector Indicators Overview

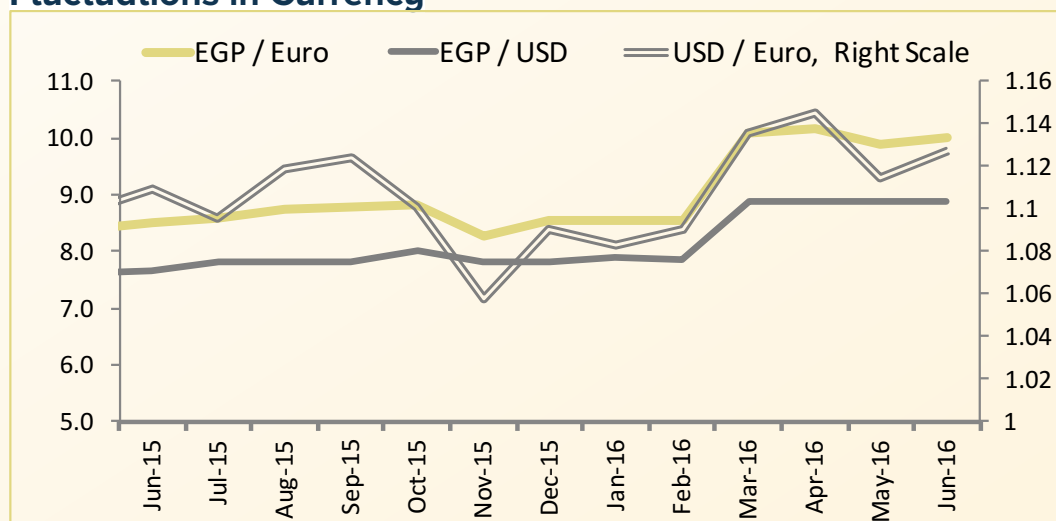
25th of June 2016



Information in this report is obtained and prepared by D Code Economic & Financial Consulting. This text is intended solely for general market evaluation purposes. Any decisions based on conclusions from this document are the sole responsibility of the reader. Reproduction of any part of this document is prohibited without written consent.

Macroeconomic Overview

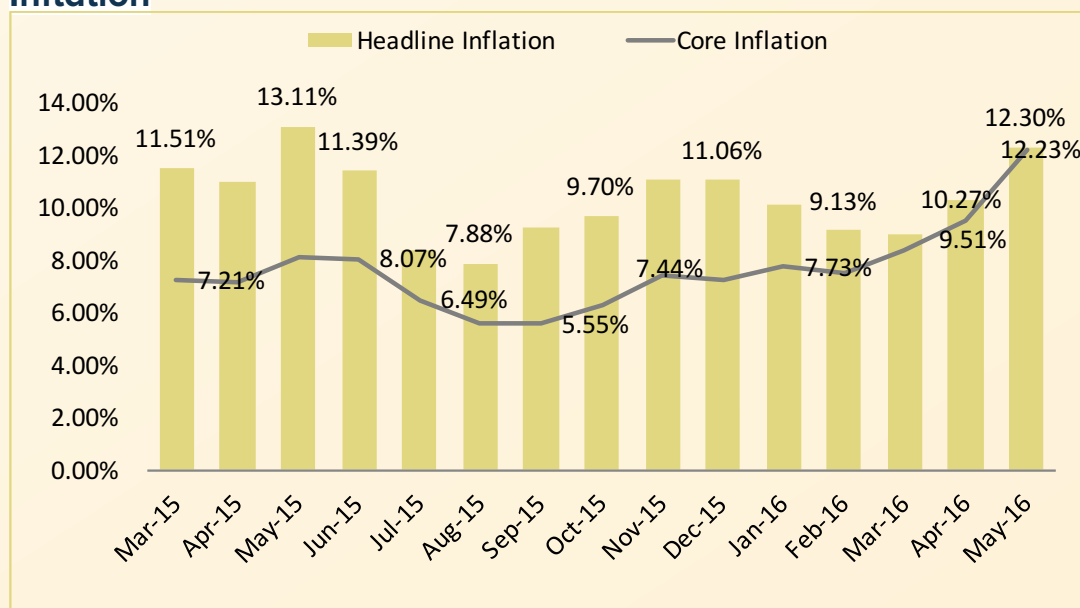
Fluctuations in Currency



The EGP appreciated against the EUR in May by 2.7% before depreciating by 1.2% in June to record EGP 10.0148 by June 18th 2016.

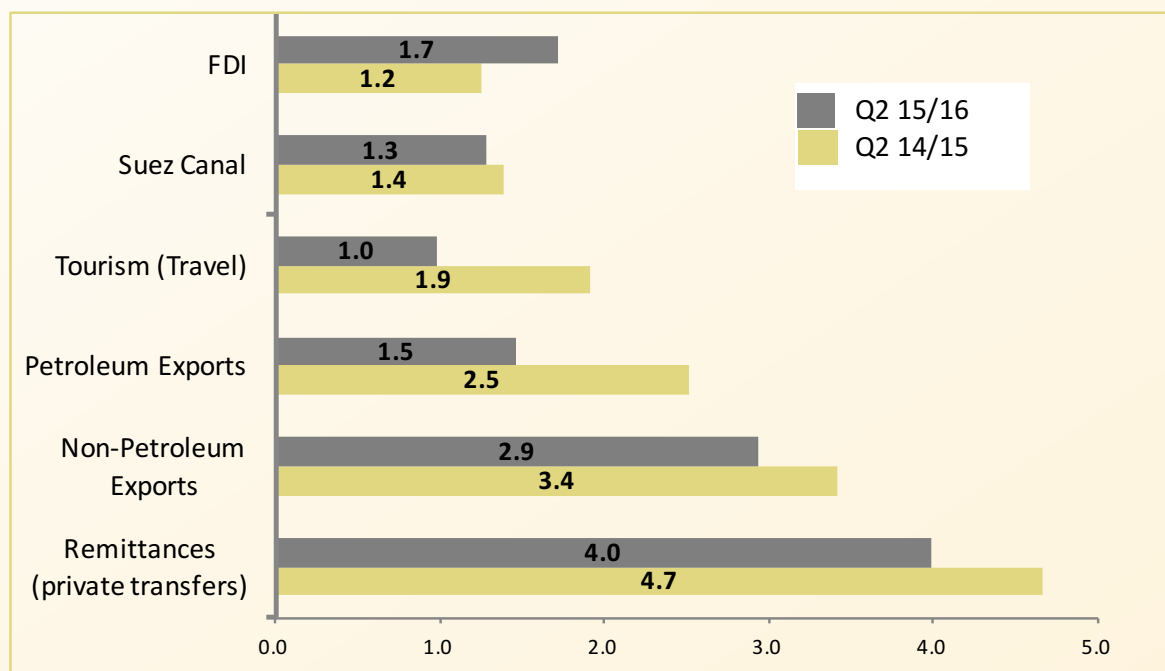
Similarly, the EGP appreciated against the USD by 0.06% to record EGP 8.88 on May 31st before depreciating insignificantly by 0.01% to record EGP 8.8812 by June 18th 2016.

Inflation



Annual Headline inflation increased to record 12.30% in May 2016, up from 10.27% in April. Similarly, core inflation increased to record 12.23% in May 2016, up from 9.51% a month earlier. Non food items had higher contribution to May's headline inflation (53.5%), compared to food items (49.4%). It is worth noting that healthcare witnessed the highest annual inflation in May 2016 (31.5%) followed by restaurants and hotels (22.5%)

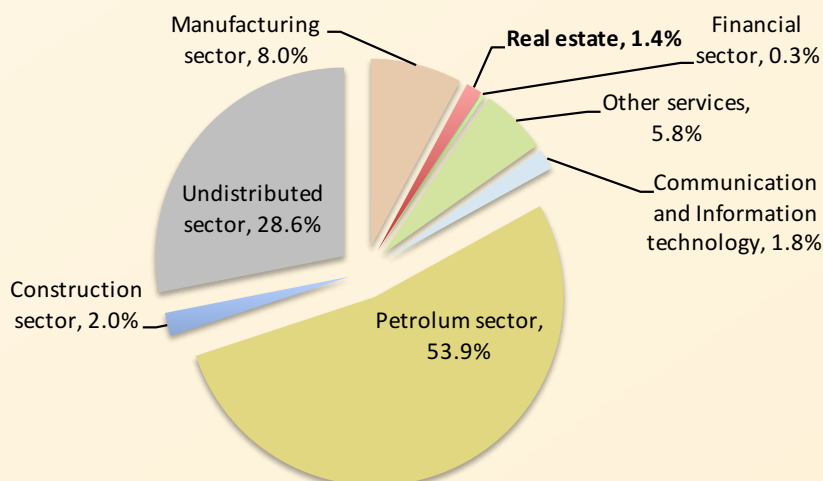
Main Sources of Foreign Currency



All main sources of foreign currency receipts decreased in volume in Q2 2015/2016 compared to the same period in the previous year, except for foreign direct investments.

This decrease could be mainly attributed to the decrease in oil prices, limited access to raw materials and several recent terrorist attacks.

Total FDI in Egypt by economic sector in Q1 2015/2016

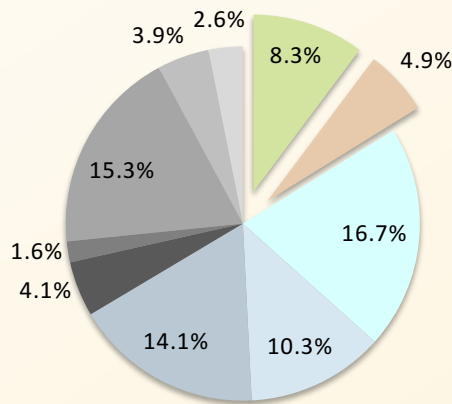


Half of Egypt's FDI receipts come from the European Union, especially from the United Kingdom. Arab countries' investments in Egypt represent 23.19% of Egypt's total FDI receipts, most of these investments increased significantly in the last year, especially Emiratis' investments that increased by more than 3 folds.

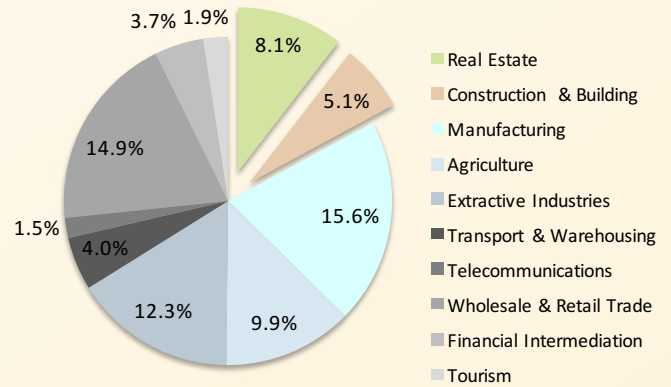
In Q1 2015/2016, FDI in the real estate sector represented only 1.4% of total FDI in Egypt, which is equal to share by the end of 2013/2014.

Real Estate Overview

Share of real sectors in real GDP by the end of Q2 2014/2015



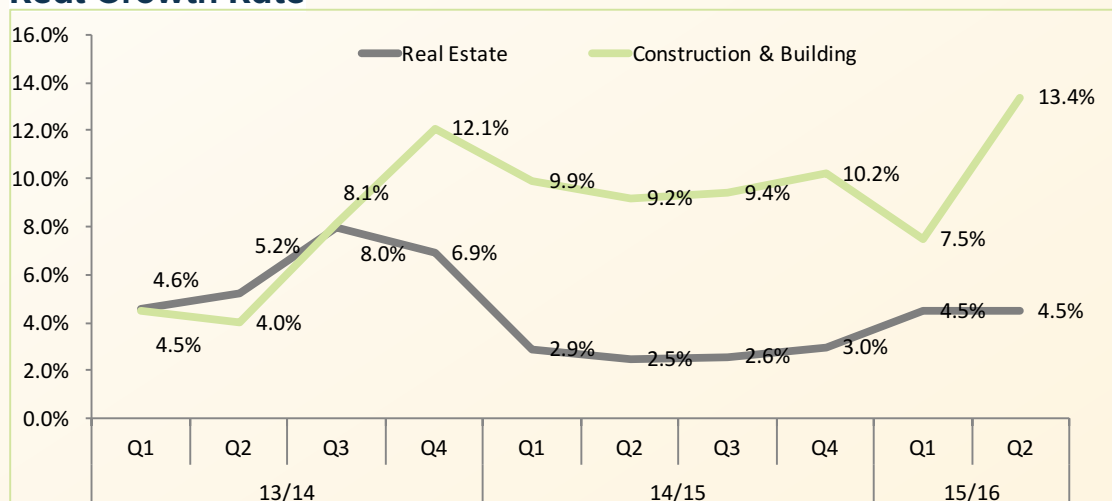
Share of real sectors in real GDP by the end of Q2 2015/2016



Real estate: According the Egyptian Ministry of planning, monitoring and administrative reform, the real estate sector is consisted of real estate ownership and business services. This sector's share of real GDP represented 9.4% by the end of FY 2014/2015. Nevertheless, this share decreased to reach only 8.1% in Q2 2015/2016 compared to 8.3% in Q2 2014/2015.

Construction and building: This sector's share of real GDP represented 4.7% by the end of FY 2014/2015. This share increased to reach 5.1% in Q2 2015/2016 compared to only 4.9% in Q2 2014/2015.

Real Growth Rate



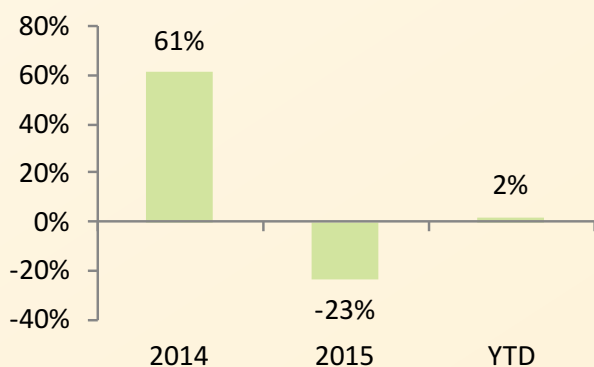
Concerning the evolution of real estate sector, it witnessed a major slow-down in the annual growth rate as it decreased from an average of 7.57% in 2013/2014 to only 2.74% in 2014/2015.

After this slow-down, the real estate sector began to recover as it recorded a constant growth rate of 4.5% in Q1, Q2 and H1 of the FY 2015/2016 respectively compared to the same periods in the FY 2014/2015.

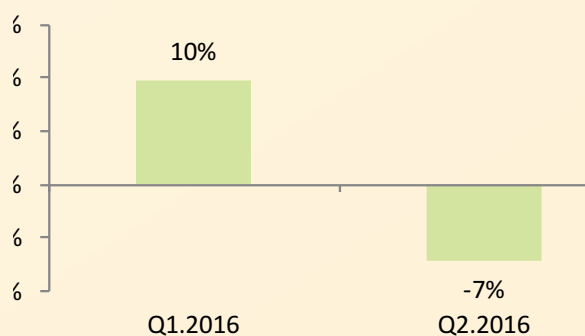
After a huge slow-down in its annual growth rate in 2010/2011, the construction and building sector began to recover gradually to record nowadays the highest annual growth rate among all real sectors with 9.7% in 2014/2015. Also, this sector recorded a growth rate of 7.5%, 13.4% and 10.71% in Q1, Q2 and H1 of the FY 2015/2016 respectively compared to the same periods in the previous FY

Performance of Real Estate Sector in the Stock Market

Performance of Real Estate Sector
(2014, 2015 and YTD)

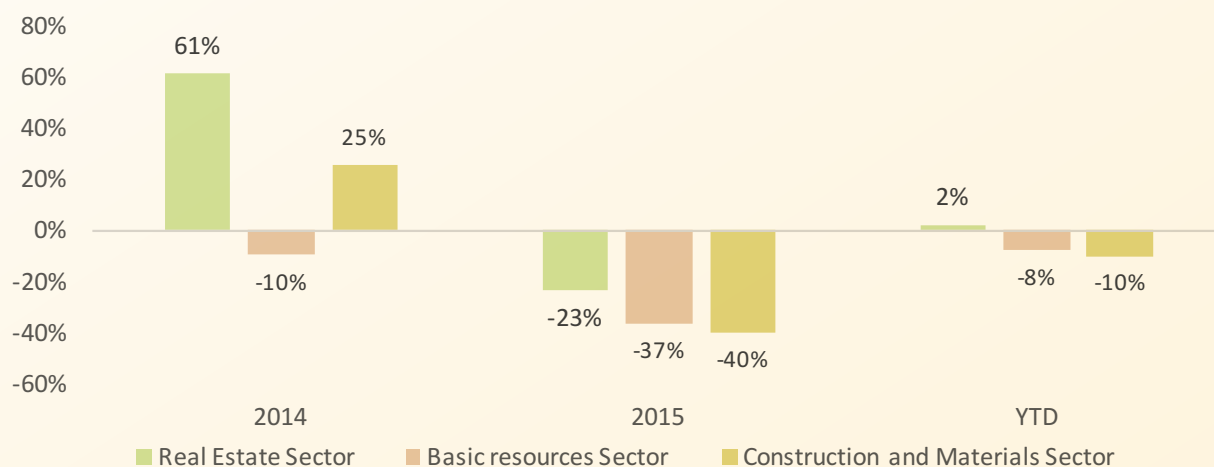


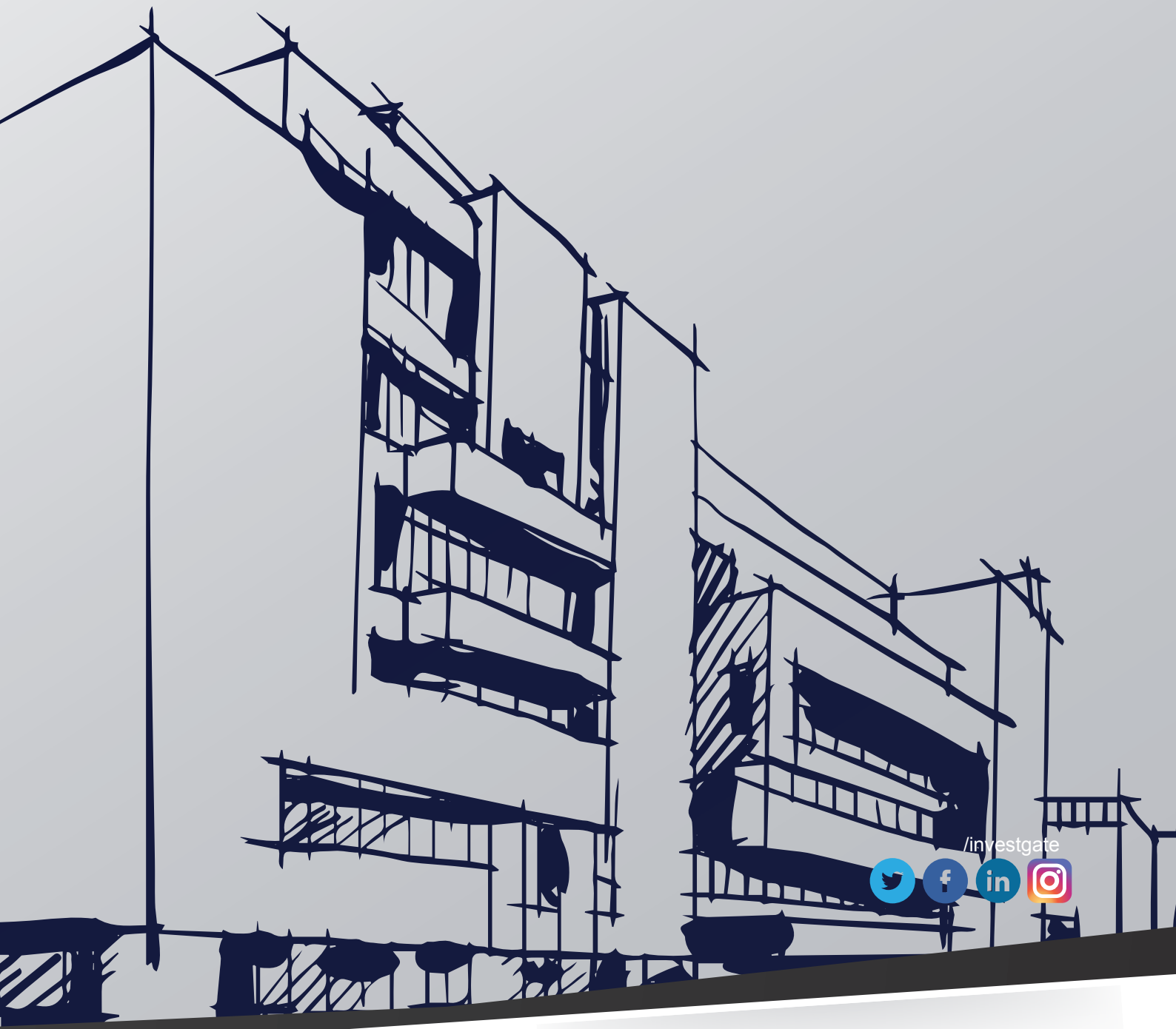
Performance of Real Estate Sector
and Q2 2016)



Performance of Real Estate Sector Compared to Relative Sectoral Indices

(Real Estate Sector, Basic Resources Sector and Construction and Materials Sector)





/investgate



INVESTIGATE
THE VOICE OF REAL ESTATE

Dcode
Economic & Financial Consulting