

MARKET WATCH

CONTRIBUTOR **YASSEN MAHMOUD**

APRIL
2022



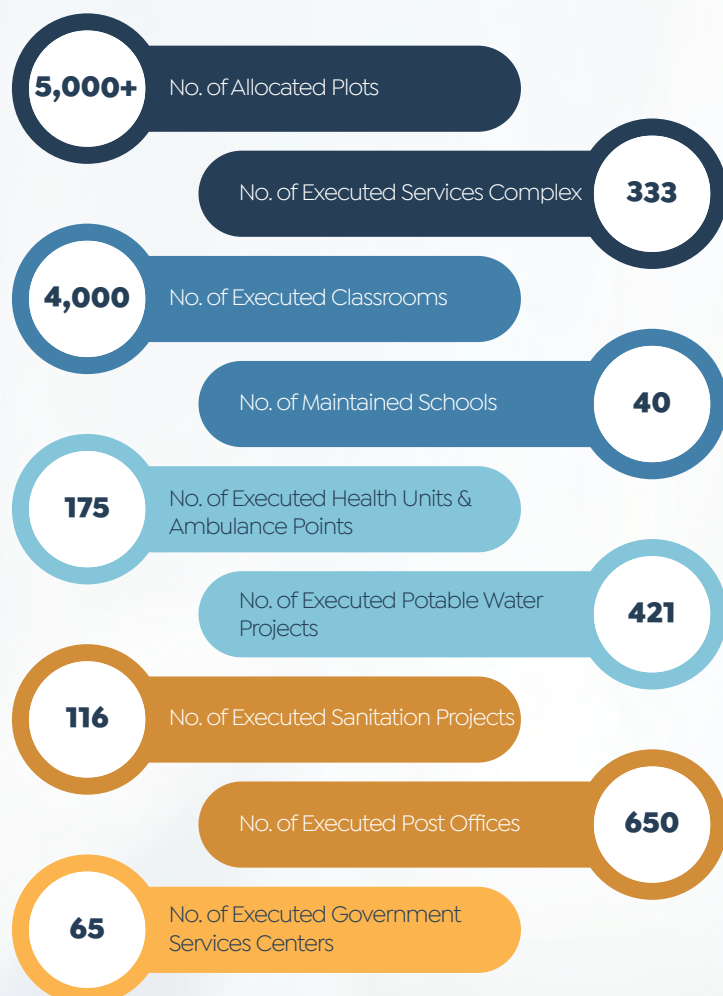
REAL ESTATE

MARKET
UPDATES

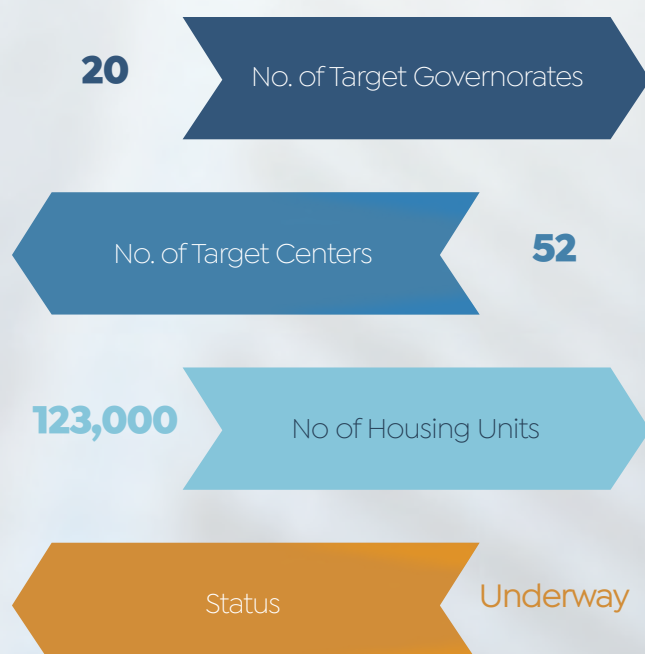
REAL ESTATE MARKET UPDATES

Hayah Kareema Initiative

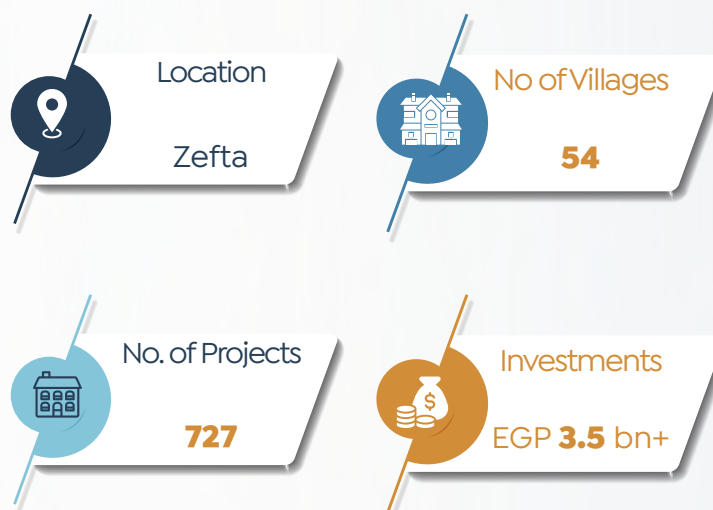
Investments Breakdown



Sakan Kareem



Hayah Kareema Initiative in Gharbia Governorate



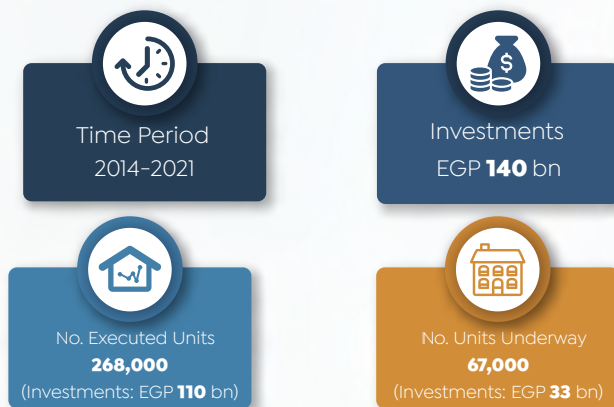
Supply Volume



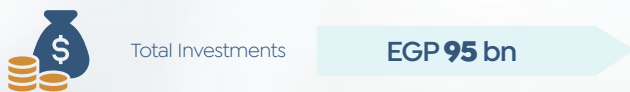
Development of New Cities



New Cities in West Cairo



4th Generation Cities



Investments Breakdown



Previous Generation Cities



Investments Breakdown

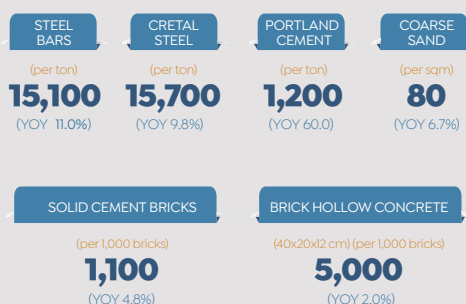


POTABLE WATER & SANITATION PROJECTS

Beni Suef



PRICES OF CONSTRUCTION MATERIALS (February 2022) (EGP)



REAL ESTATE & CONSTRUCTION Performance of Stock Market Indexes in Egypt



ONLINE MONTHLY SURVEY (%)

Do you expect industrial real estate product supply to rise in 2022?



Source: Cabinet, NUCA, Ministry of Housing, Utilities, Urban Communities, Egyptian Exchange (EGX)



NEW CITIES UPDATE

NEW CITIES UPDATE

PLOTS ALLOCATION



31

NO. OF ALLOCATED LANDS

15 New Cities
LOCATION

SUPPLY VOLUME

Universities

Schools

Medical City

Club

Bus Station

Workshops & Labs

Exhibitions & Stores

Industrial & Medical Services

Residential, Commercaill & Administrative Services

Exhibitions & Stores

PLOTS BREAKDOWN (CITIES & NO.OF PLOTS)

New Cairo (7)

10th of Ramadan (2)

6th of October (3)

Sheikh Zayed (1)

Sadat City (2)

Obour City (1)

Badr City (2)

New Damietta (3)

New Borg Al Arab (1)

New Salhia City (2)

New Minya (1)

New Sohag City (1)

New Thebes (1)

New Assiut (2)

New Obour (2)



13

NO. OF ALLOCATED LANDS

7 New Cities
LOCATION

SUPPLY VOLUME

Medical Services

Industrial Services

Educational Services

Commercaill Services

Administrative Services

PLOTS BREAKDOWN (CITIES & NO.OF PLOTS)

New Cairo (2)

Sheikh Zayed (3)

Sadat City (4)

New Alamein (1)

New Capital City (1)

New Qena City (1)

Badr City (1)

UPDATES ON NEW ADMINISTRATIVE CAPITAL (NAC)

THE CRESCENT TOWER



505,000 m²
AREA



Construction of Concrete Structure: Complete
STATUS



SUPPLY VOLUME

3 Floors For Commercial Center

Basement's Area: **42,000 m²**

Floor's Area: **7,000 m²**

Fairmont Hotel

Hotel Apartments

2 Basements & 8 Floors For Each Tower

2 Towers Connected By Bridge (Length: **36 m**)

UPDATES ON SHOROUK CITY

JANNA



1,176
NO. EXECUTED PROJECTS

SERVICE BUILDINGS UNDERWAY

Commercial Market

Mosque

Swimming Pool

UPDATES ON 6TH OCTOBER CITY

JANNA



155 Acres
AREA



280
NO. OF BUILDINGS



6,720
NO. OF HOUSING UNITS



100-150 m²
UNIT AREA

COMPLETION RATE



184
NO. OF EXECUTED BUILDINGS



4,416
NO. OF EXECUTED HOUSING UNITS



EGP **2.7 bn**
INVESTMENTS

UPDATES ON 15TH MAY

HOUSING FOR ALL EGYPTIANS



DAR MISR (PHASE II)



ZOHOUR MAY



UPDATES ON NEW PORT SAID CITY (SALAM CITY)



HOUSING FOR ALL EGYPTIANS



SERVICE BUILDINGS



Source: NUCA & Cabinet

UPDATES ON NEW MANSOURA CITY

SAKAN MISR



JANNA



VILLAS PROJECT



UPDATES ON NEW AKHMIM CITY

SOCIAL HOUSING



EXECUTED SERVICES IN 55-ARE AREA



OTHER EXECUTED SERVICES IN THE CITY



Source: NUCA & Cabinet

UPDATES ON NEW OCTOBER CITY

SAKAN MISR


177

NO. OF BUILDINGS


4,248

NO. OF HOUSING UNITS


 EGP **1.7** bn

INVESTMENTS


 Complete
STATUS

SOCIAL HOUSING


781

NO. OF BUILDINGS


18,744

NO. OF HOUSING UNITS


 EGP **6.5** bn

INVESTMENTS


 Complete
STATUS

UPDATES ON OCTOBER GARDENS

SOCIAL HOUSING


416

NO. OF BUILDINGS


9,984

NO. OF HOUSING UNITS


 EGP **3.6** bn

INVESTMENTS


 Complete
STATUS

SAKAN MISR


435

NO. OF BUILDINGS


10,440

NO. OF HOUSING UNITS


 EGP **4.2** bn

INVESTMENTS


 Complete
STATUS



PRIVATE REAL ESTATE PROJECTS

UPDATE

Private Real Estate Projects Update



NEW RESIDENTIAL PROJECTS

CHÂTEAU HOME

Developer: AJYA Property Management



LOCATION
NAC



AREA
60 Acres



DELIVERY DATE
Within 4 Yrs of Contracting



CONSTRUCTION RATE
40%

SUPPLY VOLUME

Unit Area: 143-243 m²

Unit On 1st Floor Will Be With Private Garden

G BAY

Developer: United Development



LOCATION
Ain Sokhna



AREA
115,000 m²



DELIVERY DATE
Within 3 Yrs From
Starting Work on The Site



Investments
EGP 1 bn



Target Sales
EGP 800 bn

SUPPLY VOLUME

3 Basements

880 Chalets

Unit Area: 75-15 m²

NEW PROJECT (NAME N/A)

Developer: El Baron Development



LOCATION
5th Settlement



AREA
Acres And 150 m²



Target Sales
EGP 150 mn



Investments
EGP 50 mn



SUPPLY VOLUME
130 Studios

Source: Developers' Official Statements

COVE

Developer: Jumeirah Egypt Real Estate

LOCATION
New ZayedAREA
50 AcresINVESTMENTS
EGP **4** bnNO OF PHASES
2

Phase I

NO.O UNITS
168UNIT TYPES
Standalone Villas,
Town Houses & Twin HousesUNIT AREA
290-380 m² For Standalone Villas,
235-270 m² For Twin Houses
& **200** m² For Town Houses

AZ HOMES

Developer: Tameer

LOCATION
5th Settlement, New Cairo

Supply Volume

No of Units: **284** unitsUnit Area: **56-133** m²

Common Area

Co-working Spaces

Gym



NEW COMMERCIAL PROJECTS

CAYO MALL

Developer: Contact Developments

LOCATION
Downtown, NACAREA
7100 m²INVESTMENTS
EGP **1.3** bnDELIVERY DATE
Within **3** Yrs

Status

Excavation Works: Completed

Construction Work: Underway

SUPPLY VOLUME

Unit Area: **35-200** m²Ground & **4** FloorsLargest Food Court With Open Area (**2,200** m²)

Source: Developers' Official Statements



NEW ADMINISTRATIVE PROJECTS

SIXTY3

Developer: Al-Borouj Misr



LOCATION

Financial and Government
District, NAC

AREA

8,000 m² (BUA: 21,000 m²)

INVESTMENTS

EGP 1.5 bn

Supply Volume

Unit Area: Starting From 50 m²

3 Floors

1st Floor's Area: 2,300 m²

NEW COMPLEX PROJECTS

URBAN BUSINESS LANE "UBL"

Developer: Development and Engineering Consultants Company (TAMEER)



LOCATION

New Cairo



AREA

55,000 m²+

Phase I



DELIVERY DATE

After 2 Yrs



LAUNCHING DATE

March 2022



TOTAL ADMINISTRATIVE AREAS

66,000 m²

TOTAL COMMERCIAL AREAS

16,500 m²

SUPPLY VOLUME

Unit Area: Starting From 75 m² For Administrative Units

Private Parking (Capacity: 4000 Cars+)

Source: Developers' Official Statements

3'SIXTY

Developer: LMD



LOCATION

Golden Square, New Cairo



BUA

153,642 m²

INVESTMENTS

EGP **4 bn****HELIOS HEALTH PARK**

Developer: Avaris Holding



LOCATION

Downtown, NAC



AREA

2,700 m²

SUPPLY VOLUME

Ground & **10** Floors

Fully Finished Medical Clinics Equipped With Furniture

Restaurants & Pharmacy

Health & Beauty Centers

SKY COMPLEX

Developer: El Baron Development



LOCATION

Nasr City,



AREA

3,850 m²

Expected Sales

EGP **650 mn**

SUPPLY VOLUME

Ground & **5** FloorsNo. of Units: **200**

Unit Types: Commercial, Administrative & Medical Units

IGUALL

Developer: Upwyde Developments



LOCATION

5th Settlement



DELIVERY DATE

Within **30** Months

Target Sales

EGP **1 bn+**

Source: Developers' Official Statements



NEW HOTEL TOWER

GREEN RIVER TOWER

Developer: Modon Developments



LOCATION
Green River in the NAC



AREA
60,000 m²



INVESTMENTS
EGP **4.5 bn**



COMPLETION DATE
In **4 Yrs**

Supply Volume

30 FloorsAdministrative Part Is Built Over **15,000 m²**Office Area: **35-1000 m²**Commercial Part Is Built Over **13,000 m²**Residential Part Is Built Over **20,000 m²**

Projects Underway

PORTO EL MINYA

Developer: Amer Group



LOCATION
New Minya City



AREA
57 Acres



INVESTMENTS
EGP **2.7 bn**



COMPLETION DATE
2024



UNIT AREA
Apartments: **90-280 m²**
Villas: **167-304 m²**

PIXEL

Developer: The Address Investments For Real Estate



LOCATION
NAC



AREA
6,483 m²



DELIVERY DATE
2023

SUPPLY VOLUME

4,338 m² For **102** Administrative Units**2,055 m²** For **48** Commercial Units**3** Underground, **8** Floors & An Online Store

Smart Glass For Advertisement Purposes

OXYGEN MEDICAL TOWER

Developer: The Address Investments For Real Estate



LOCATION
Downtown, NAC



AREA
2,205 m²



SUPPLY VOLUME
7,260 m² For **165** Medical Units
1,190 m² For **28** Commercial Units

NYOUM ASSIUT

Developer: Arab Developers



LOCATION
New Nasser City



AREA
390,000 m²



Target Sales
EGP **2 bn+**



LAUNCHING DATE
2020

Supply Volume

1,819 Apartments	357 Villas	72 Commercial Units
Hotel	Shops	School
		Clinics

NYOUM OCTOBER

Developer: Arab Developers



LOCATION
October



AREA
1.381 mn m²



LAUNCHING DATE
2013

Supply Volume

Fountain	Mall	Hospital	Club	3 Schools
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THE KATAMEYA COAST

Developer: Starlight Developments



LOCATION
North Coast



AREA
205 Acres



INVESTMENTS
EGP **3** bn



NO. OF UNITS
770



PHASE I
Infrastructure Work: Complete
434 Units Are Sold Out



PHASE II
Area: **105** Acres
No. of Units: **336**

OWAGIK TOWER

Developer: Owagik Development



LOCATION
Downtown, NAC



AREA
8,035 m²



NEWS
The Company Launched Phase III With Target Sale of EGP **400** mn
Phase I & II Are Sold Out

Supply Volume

No. of Units: **596**

4 Basements, Ground & **14** Floors

Starting From The 2nd Floor, The Project Is Divided Into **3** Towers | 1st Tower For Administrative Activity (**270** Offices)

2nd Tower For Medical Activity (**104** Clinics & Medical Center) | 3rd Tower Is Hotel-Residential Tower (**140** Housing Units)

PUKKA

Developer: MBG Real Estate Investment Company



LOCATION
NAC



AREA
40 acres



NO. OF PHASES
3



DELIVERY DATE
2023 (Phase I & II)
& **2024** (Phase III)



NEWS
90% of Project Sold Out

Supply Volume

No. of Units: **1,700**

No. of Buildings: **43**

Unit Types: Residential Units, Villas, & Townhouses

THE WHITE 14

Developer: MBG Real Estate Investment Company



LOCATION

Downtown, NAC



SUPPLY VOLUME

Unit Types: Commercial & Administrative Units



NEWS

50% of Project Sold Out

GARDENIA CITY

Developer: Al-Ahly Sabbour Developments



LOCATION

on Suez Road & the Ring Road



AREA

513 Acres



NO. OF UNITS

19,500



NEWS

50% of Units Are Sold
5,000 Units Have Been Delivered

HQ PROJECT

Developer: MG Developments



LOCATION

5th Settlement



AREA

5,000 m²



INVESTMENTS

EGP **1** bn



COMPLETION DATE

Summer **2022**



COMPLETION RATE

93%

PREMIUM BUSINESS PROJECT

Developer: MG Developments



LOCATION

5th Settlement



INVESTMENTS

EGP **200** mn



STATUS

Excavation & Concrete Works: Complete

WEST GATE

Developer: Gates Developments



LOCATION

6th of October City



AREA

4 Acres



NO. OF UNITS

208 Units



FULL OPERATION DATE

Mid-2023



DELIVERY DATE

End 2022 (Phase I)



NEWS

Construction Works: 80%+
Complete**ESPANA PLAZA**

Developer: Gates Developments



LOCATION

Sheikh Zayed City



AREA

14,250 m²

FULL OPERATION DATE

Mid-2022



SUPPLY VOLUME

Major Brands
Restaurants
Metro Hypermarket**NORTH 31**

Developer: Nile Developments



LOCATION

Downtown, NAC



AREA

18,000 m²

INVESTMENTS

EGP 4.5 bn



COMPLETION DATE

Within 4 Yrs



NO. OF UNITS

1,000



Achieved Sales

EGP 2.5 bn

VIGOR (PHASE II)

Developer: El Baron Development



LOCATION

Downtown, NAC



AREA

3,800 m²

INVESTMENTS

EGP 650 mn



SUPPLY VOLUME

Ground & 10 Floors
280 Units



ECONOMIC SNAPSHOT

ECONOMIC SNAPSHOT

INTEREST RATES

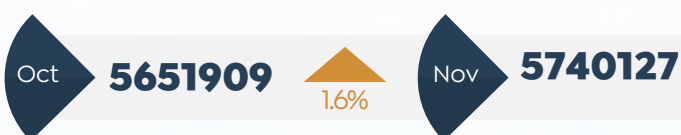
Overnight Deposit Rate	9.25%
Overnight Lending Rate	10.25%
Rate of Main Operation	9.75%
Discount Rate	9.75%

* MPC Meeting was Held on March 21

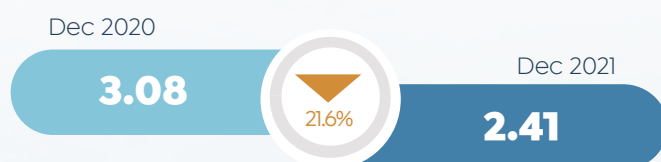
MONEY SUPPLY (EGP MN)



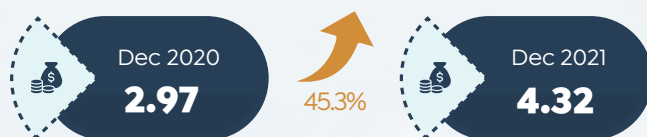
DOMESTIC LIQUIDITY (EGP MN)



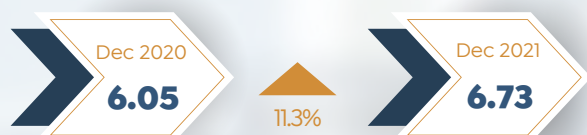
TRADE DEFICIT (USD BN)



EXPORTS (USD BN)



IMPORTS (USD BN)

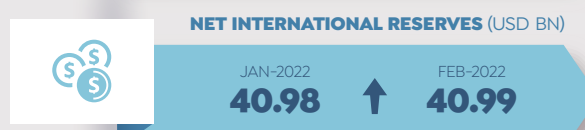


Source: IHS Markit, CBE, EGX & CAPMAS

ANNUAL HEADLINE INFLATION



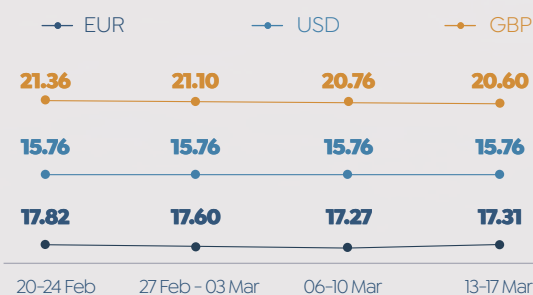
NET INTERNATIONAL RESERVES (USD BN)



PURCHASING MANAGERS' INDEX (PMI)



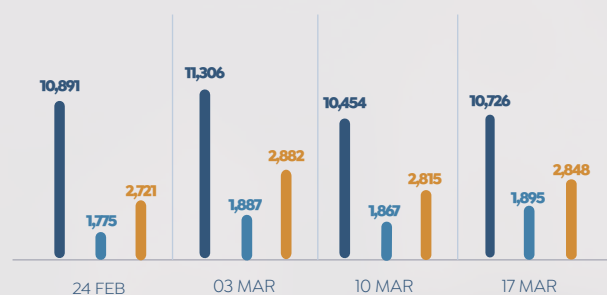
EXCHANGE RATES



CAPITAL MARKET INDICATORS

MARKET INDICES

EGX 30 EGX 70 EWI EGX 100 EWI

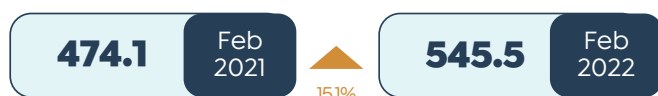


INVESTOR TYPER

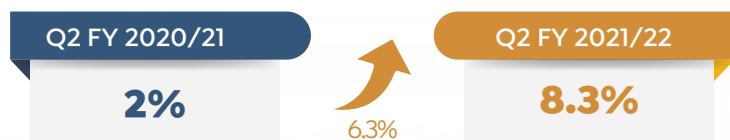
Egyptians Arab Non- Arab Foreigners



SUEZ CANAL REVENUES (USD MN)



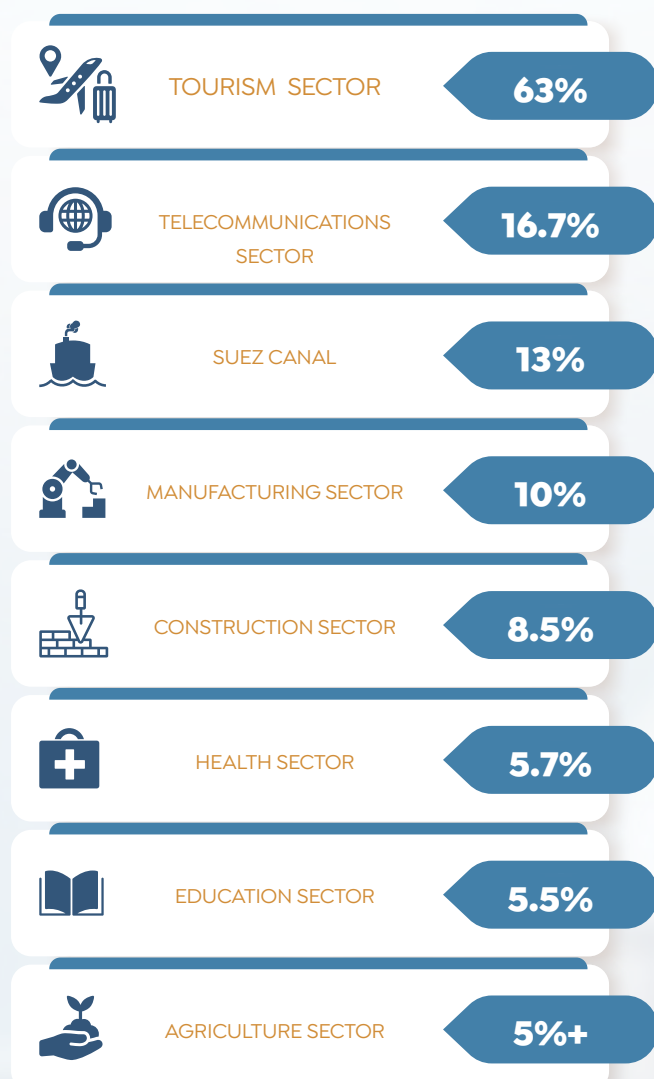
GPD GROWTH RATE IN EGYPT



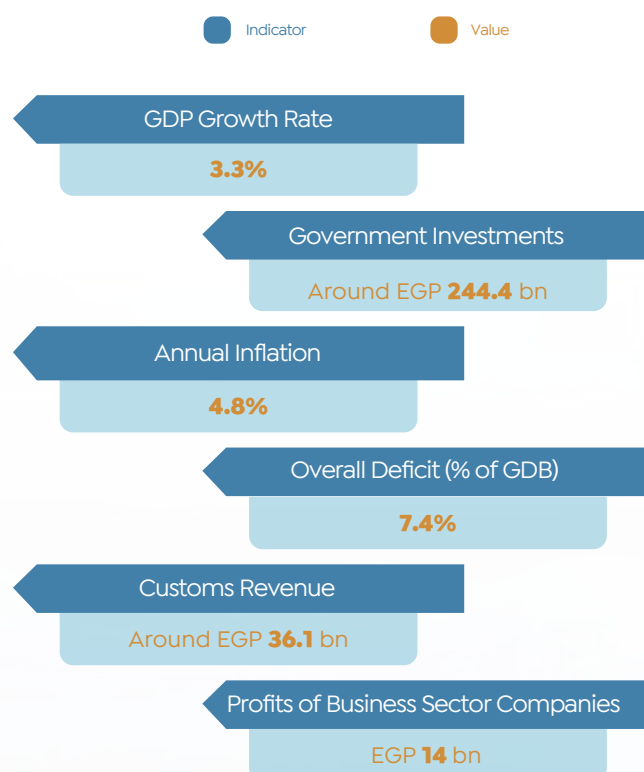
EXPECTED GDP GROWTH RATE



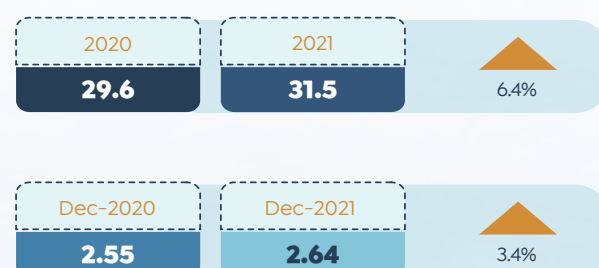
GROWTH RATE OF ECONOMIC ACTIVITIES (Q2 FY 2021/22)



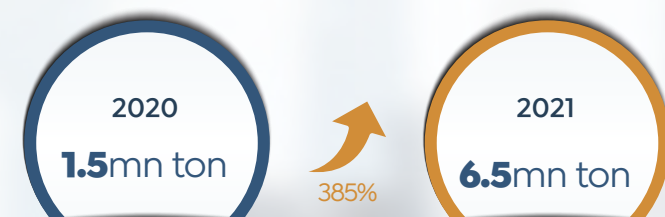
PERFORMANCE OF EGYPTIAN ECONOMY DURING 2020/21



REMITTANCES FROM EGYPTIANS WORKING ABROAD (USD BN)



NATURAL GAS EXPORTS



CITIZEN INVESTMENT PLAN (2021/22)

ASWAN GOVERNORATE



Total Investments
EGP **8.1 bn**



No. of Projects
283

Investments Breakdown

Housing Sector	EGP 2.2 bn
Transportation Sector	EGP 1.7 bn
Irrigation Sector	EGP 1.6 bn
Higher Education Sector	EGP 622 mn
Local Development Sector	EGP 476 mn
Others	EGP 1.6 mn

ALEXANDRIA GOVERNORATE



Total Investments
EGP **26 bn**



No. of Projects
313

Investments Breakdown

Transportation Sector	EGP 12.44 bn
Petroleum Sector	EGP 3.9 bn
Housing Sector & Slum Development	EGP 3.2 bn
Higher Education & Scientific Research Sector	EGP 2.95 mn
Local Development Sector	EGP 1.25 mn
Others	EGP 2.3 mn

ISMAILIA GOVERNORATE



Total Investments
EGP **5.4 bn**



No. of Projects
303

Investments Breakdown

Suez Canal	EGP 2.3 bn
Health Sector	EGP 1.1 bn
Higher Education & Scientific Research Sector	EGP 656.5 mn
Housing Sector & Slum Development	EGP 555.7 mn
Local Development Sector	EGP 417.8 mn
Others	EGP 402 mn

SHARQIA GOVERNORATE



Total Investments
EGP **8 bn**



No. of Projects
406

Investments Breakdown

Housing Sector & Slum Development	EGP 4.4 bn
Higher Education & Scientific Research Sector	EGP 945 mn
Transportation Sector	EGP 841.8 mn
Local Development Sector	EGP 928.8 mn
Pre-University Education Sector	EGP 559.3 mn
Others	EGP 405.4 mn

GHARBIA GOVERNORATE



Total Investments
EGP **3.6 bn**



No. of Projects
360

Investments Breakdown

Housing Sector & Slum Development	EGP 921.4 mn
Higher Education & Scientific Research Sector	EGP 598.5 mn
Local Development Sector	EGP 574.1 bn
Transportation Sector	EGP 461.6 mn
Pre-University Education Sector	EGP 410.4 mn
Others	EGP 609.8 mn

SOHAG GOVERNORATE



Total Investments
EGP **8.94 bn**



No. of Projects
558

Investments Breakdown

Trade & Industry Sector	EGP 3 bn
Local Development Sector	EGP 2.19 bn
Housing Sector & Slum Development	EGP 1.68 bn
Higher Education & Scientific Research Sector	EGP 697 mn
Pre-University Education Sector	EGP 338.87 mn
Others	EGP 1.03 bn

KAFR EL SHEIKH GOVERNORATE


Total Investments
EGP **4.3 bn**


No. of Projects
328

Investments Breakdown

Housing Sector & Slum	EGP 978.3 mn
Transportation Sector	EGP 841.2 mn
Health Sector	EGP 828.5 mn
Local Development Sector	EGP 656 mn
Higher Education & Scientific	EGP 417 mn
Others	EGP 535.1 mn

MATRUH GOVERNORATE


Total Investments
EGP **34 bn**


No. of Projects
151

Investments Breakdown

Transportation Sector	EGP 23.9 bn
Electricity Sector	EGP 4.5 bn
Housing Sector & Slum Development	EGP 3.6 bn
Higher Education & Scientific Research Sector	EGP 650 mn
Irrigation & Water Resources Sector	EGP 636 mn
Others	EGP 777.6 mn

International Institutions' Expectation
For Egyptian Economy

Deutsche Bank

	Time Period	Value
Inflation	H1-2022	7.1%
Budget Deficit (% of GDB)	2021/22	7.1%
Public Debt (% of GDB)	2025	82.5%
Overall Deficit (% of GDB)	2023	6.5%
Current Account Deficit (% of GDP)	2021/22	4.1%

CI CAPITAL

Tourism Revenues USD 10 bn	Remittances Growth Rate 10%	Current Account Deficit USD 8-10 bn	Debt Owed USD 5 bn
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HSBC BANK

	2022	2023
GDP Growth Rate	5.3%	5.1%
GDP Per Capita (USD)	4,057	4,433
Private Consumption Growth Rate	8.2%	5%
Investments Growth Rate	13.1%	8%
Net Export (% of GDP)	-3.7%	-0.6%
Net Foreign Direct Investment (USD bn)	3.5	4.5
Net International Reserves (USD BN)	42	43.6
External Debt (USD bn)	142	147
External Debt (% of GDP)	30.7%	28.4%
Budget Deficit (% of GDB)	7.6%	7.5%
Public Debt (% of GDB)	86.8%	84.2%
Current Account Deficit (% of GDP)	4%	3%

CENTRE FOR ECONOMICS AND BUSINESS
RESEARCH (CEBR)

	Time Period	Value
GDP (EGP trillion)	2022	4.34
Average GDP Growth Rate	2022-2026	5.4%
	2027-2036	4.2%