

MARKET WATCH

BY: **YASSEN MAHMOUD**
(19 FEB - 16 MAR)

APRIL
2023



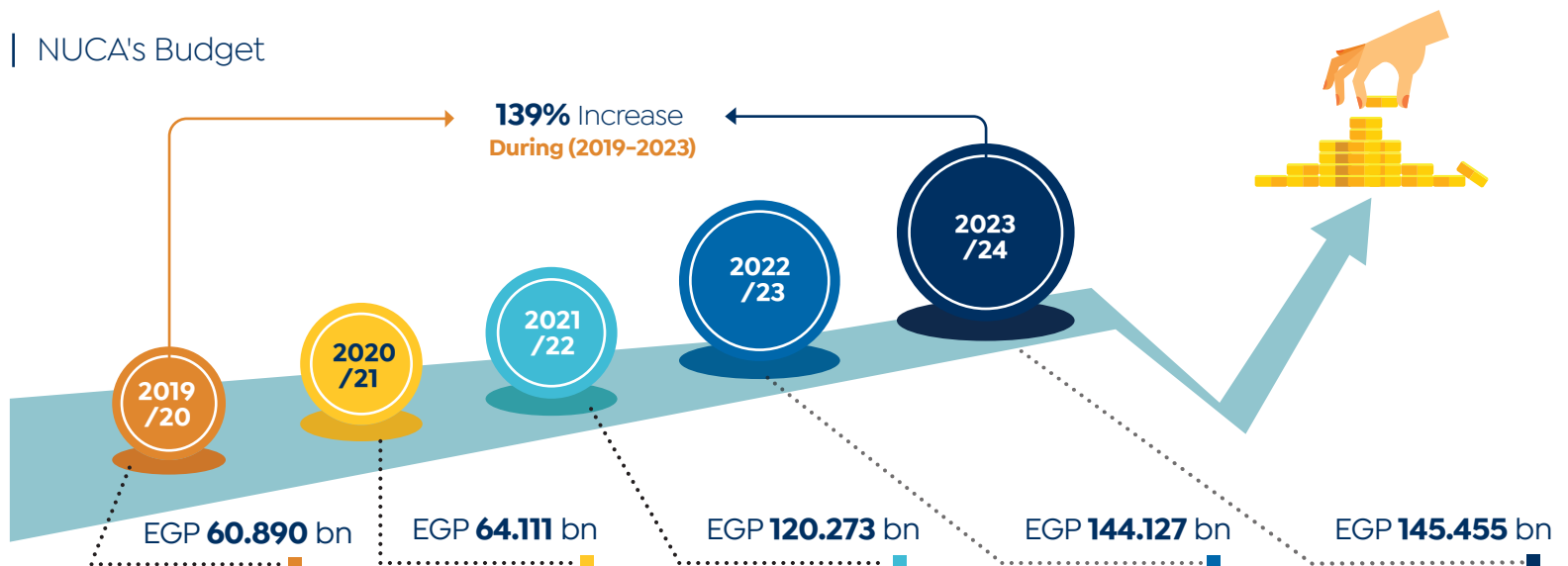
REAL ESTATE

MARKET
UPDATES

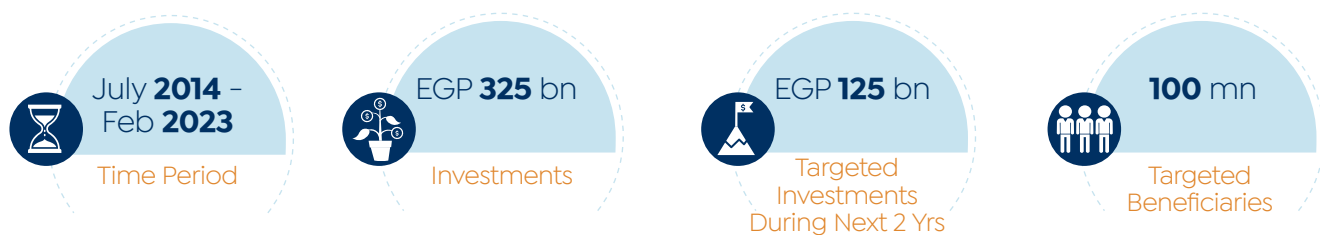
01 | REAL ESTATE MARKET UPDATES 2023

NUCA'S ACHIEVEMENTS

| NUCA's Budget



THE ACHIEVEMENTS OF MINISTRY OF LOCAL DEVELOPMENT



| Hayah Karima's Initiative

| Initial Phase

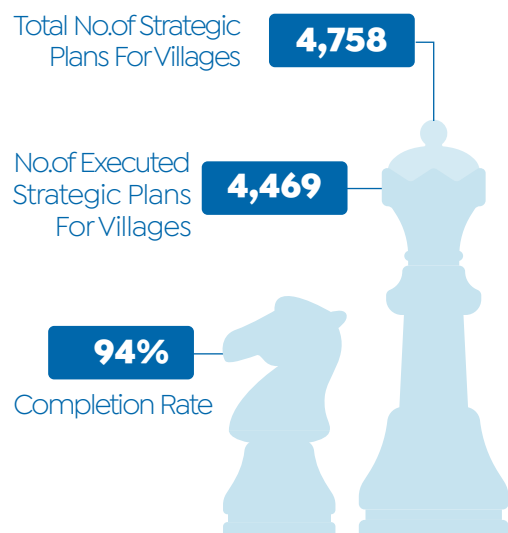
375	No. of Villages
EGP 12.5 bn	Investments
4.5 mn	No. of Beneficiaries

| Phase I

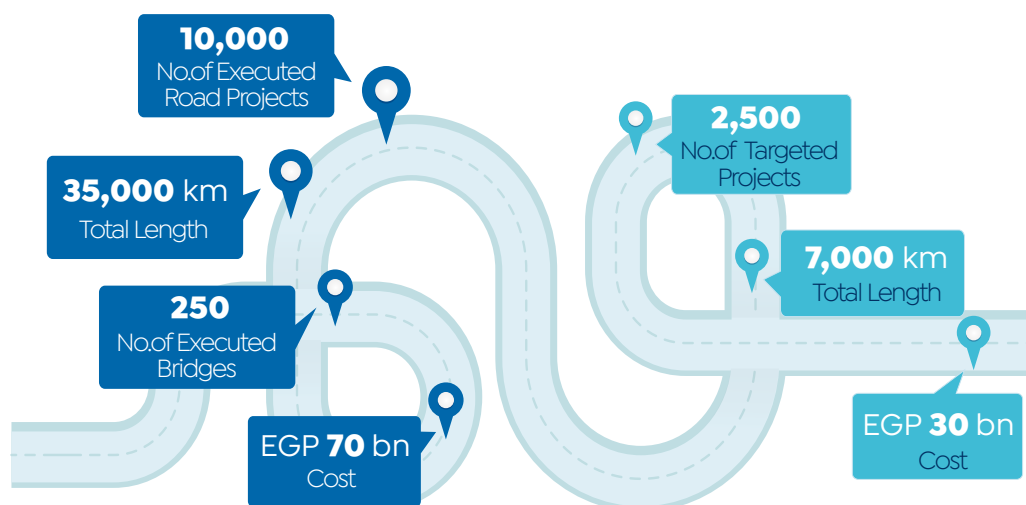
1,477	No. of Villages	5,812	No. of Allocated Lands
29,000	No. of Executed Projects	EGP 480 bn	Investments

Source: NUCA, Cabinet & MPED

| Strategic Plan Project



| Road Network Projects



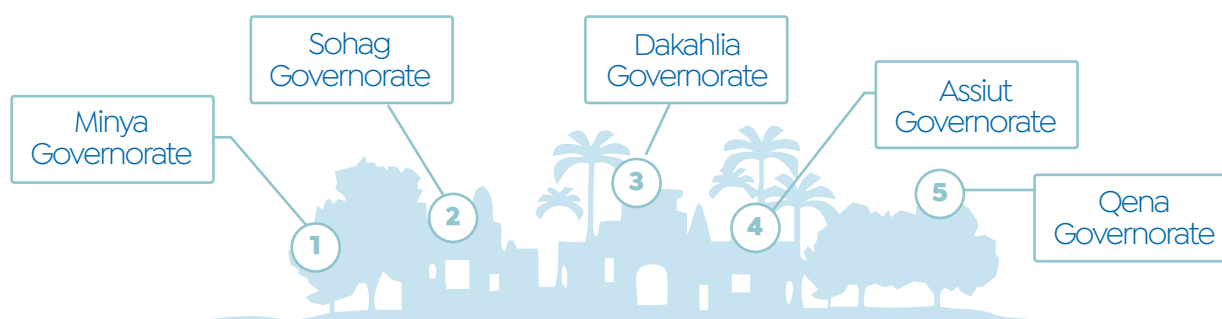
ALTERNATIVE HOUSING FOR SLUMS' INITIATIVE



Areas Breakdown



HAYAH KARIMA INITIATIVE "PHASE I"



| Minya Governorate



192
No.of Villages



2.5 mn Citizens
No.of Beneficiaries

Supply Volume

- 8 Housing Buildings For Priority Care Families
- 30 Social Units
- 32 Government Service Complexes
- 32 Agricultural Service Complexes
- 162 Medical Units
- 2 Central Hospital
- 116 Schools
- 35 Potable Water Stations
- 192 Sewage Projects
- 54 Youth Centers
- Others

| Dakahlia Governorate



26
No.of Villages



427,000 Citizens
No.of Beneficiaries

Supply Volume

- 5 Housing Buildings For Priority Care Families
- 12 Social Units
- 8 Government Service Complexes
- 8 Agricultural Service Complexes
- 24 Medical Units
- 29 Schools
- 8 Potable Water Stations
- 26 Sewage Projects
- 24 Youth Centers
- Others

| Sohag Governorate



181
No.of Villages



2.8 mn Citizens
No.of Beneficiaries

Supply Volume

- 108 Housing Buildings For Priority Care Families
- 22 Social Units
- 30 Government Service Complexes
- 30 Agricultural Service Complexes
- 179 Medical Units
- 8 Central Hospital
- 108 Schools
- 18 Potable Water Stations
- 181 Sewage Projects
- 48 Youth Centers
- Others

| Assiut Governorate



150
No.of Villages



2.4 mn Citizens
No.of Beneficiaries

Supply Volume

- 20 Housing Buildings For Priority Care Families
- 22 Social Units
- 35 Government Service Complexes
- 35 Agricultural Service Complexes
- 118 Medical Units
- 4 Central Hospital
- 107 Schools
- 42 Potable Water Stations
- 149 Sewage Projects
- 82 Youth Centers
- 18 Markets
- Others

| Qena Governorate



86
No.of Villages



1.5 mn Citizens
No.of Beneficiaries

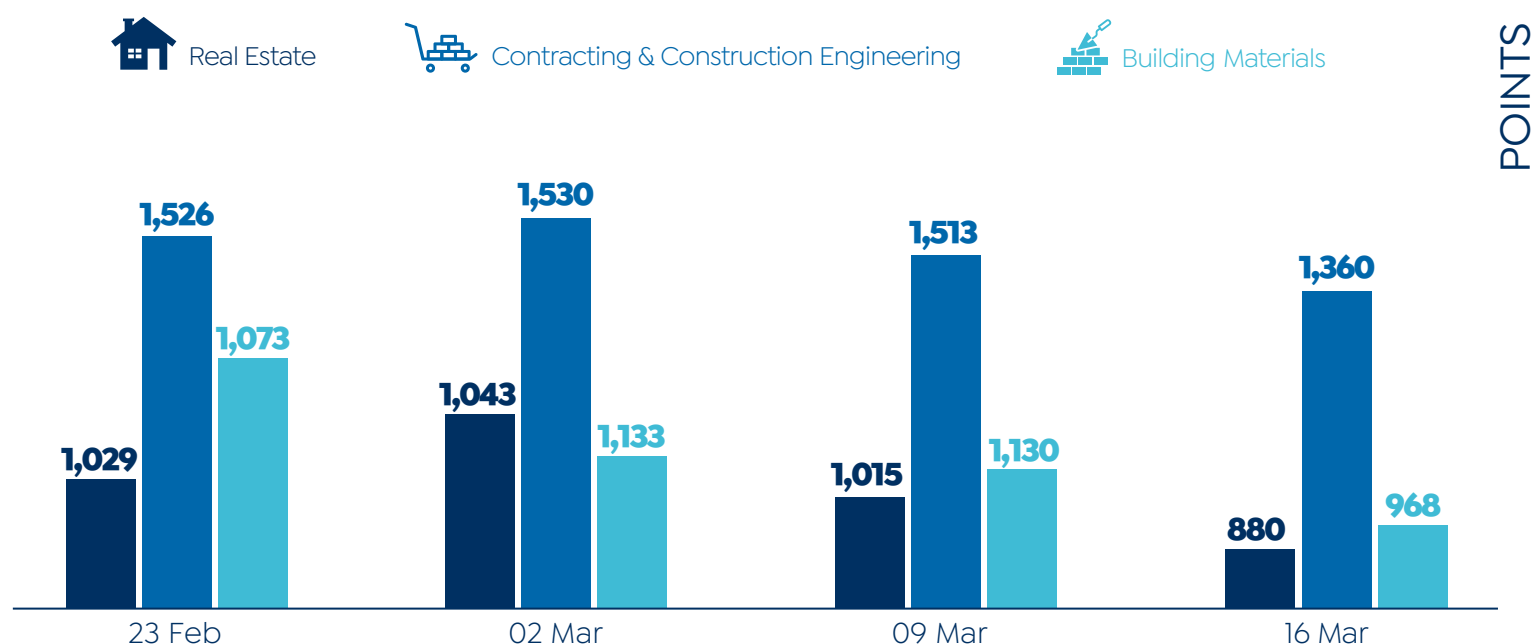
Supply Volume

- 39 Housing Buildings For Priority Care Families
- 38 Social Units
- 19 Government Service Complexes
- 19 Agricultural Service Complexes
- 77 Medical Units
- 2 Central Hospital
- 78 Schools
- 9 Potable Water Stations
- 86 Sewage Projects
- 7 Youth Centers
- Others

PRICES OF CONSTRUCTION MATERIALS (EGP)



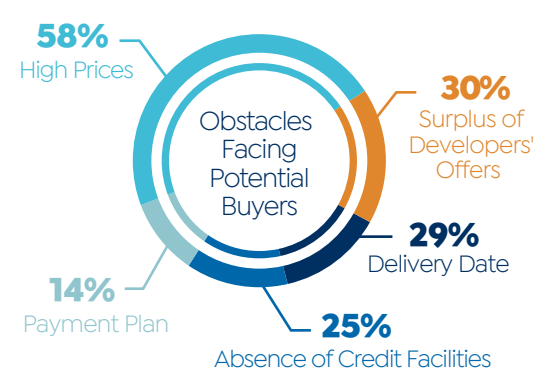
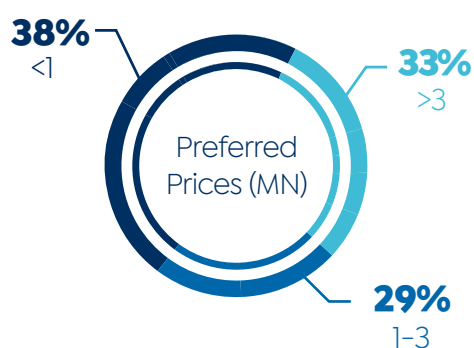
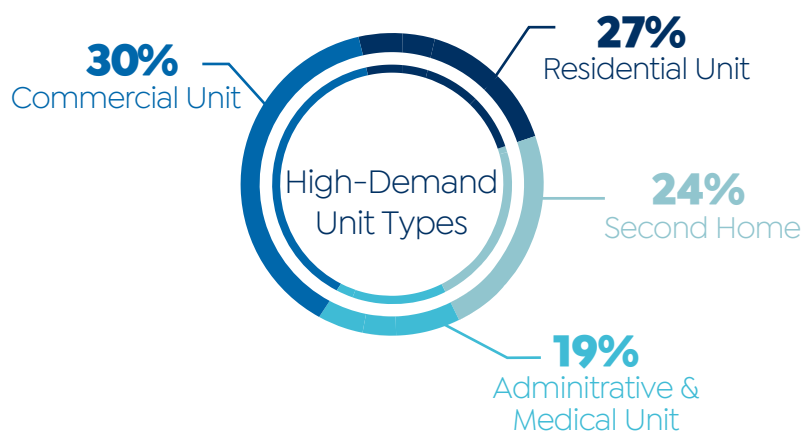
PERFORMANCE OF REAL ESTATE, CONSTRUCTION & BUILDING MATERIALS' INDICES IN THE EGYPTIAN STOCK MARKET



Source: MHUC & Egyptian Exchange (EGX)

MONTHLY SURVEY

| Purchasing Power





NEW CITIES UPDATE

02 | NEW CITIES UPDATES 2023

PLOTS ALLOCATION



77

NO.OF ALLOCATED
LANDS19 New Cities
LOCATION

SUPPLY VOLUME

- Integrated Urban
- Schools
- Bakeries
- Medical Services
- Residential, Commercial & Administrative Services

- Industrial & Agricultural Activities
- Hotels
- Recreational Activities
- Others

| Plots Breakdown (Cities & No.of Plots)

16

NEW CAIRO

2

BADR CITY

2

NEW OCTOBER

4

NEW ASWAN

2

10TH OF RAMADAN

3

OBOUR CITY

3

NEW ALAMEIN

13

NEW ASSIUT

6

6TH OF OCTOBER

1

SHOROUK CITY

1

NEW ADMINISTRATIVE
CAPITAL

1

NEW AKHMIM

2

EL-SHEIKH ZAYED

3

NEW NUBARIA CITY

6

NEW OBOUR

2

NEW RASHID

4

SADAT CITY

2

OCTOBER GARDENS

4

NEW THEBES



68

NO.OF ALLOCATED
LANDS17 New Cities
LOCATION

SUPPLY VOLUME

- Integrated Urban
- Bakeries
- Medical City
- Nursery
- Post Office
- Church
- Gas Station
- Restaurants & Cafes

- Shops
- Educational & Medical Services
- Residential, Commercial & Administrative Services
- Industrial & Agricultural Activities
- Hotels
- Others

| Plots Breakdown (Cities & No.of Plots)

7

10TH OF RAMADAN

1

NEW MANSOURA

5

BADR CITY

1

NEW BENI SUEF

11

6TH OF OCTOBER

4

OCTOBER GARDENS

1

NEW SALHIA

1

NEW DAMIETTA

4

EL-SHEIKH ZAYED

4

NEW OCTOBER

2

NEW SOHAG

11

SADAT CITY

2

NEW THEBES

1

NEW CAIRO

6

NEW BORG EL-ARAB

6

NEW ASSIUT

1

OBOUR

Source: NUCA & Cabinet

NEW OCTOBER CITY

| Housing For All Egyptians



Aug 2022 – Jan 2023
TIME PERIOD



West Airport
LOCATION



35,000 +
NO.OF HOUSING UNITS



10,000
NO.OF EXECUTED HOUSING UNITS

Executed Services Buildings

Primary School

Medical Unit



26
NO.OF SERVICES BUILDINGS UNDERWAY

Nursery

Commercial Market

10TH OF RAMADAN CITY

| Housing For All Egyptians

| Neighborhood No.20



98
NO.OF BUILDINGS UNDERWAY



90 m²
UNIT AREA

| Neighborhood No.21



178
NO.OF BUILDINGS



4,272
NO.OF HOUSING UNITS



90 m²
UNIT AREA



Underway
STATUS

| Green Buildings



NO.OF BUILDINGS

107 In Zagazig District

96 In Regional Services Area



NO.OF HOUSING UNITS

2,076 In Zagazig District

1,950 In Regional Services Area

OCTOBER GARDENS

| Sakan Misr



10,440
NO.OF EXECUTED HOUSING UNITS



60% Of Units Has Been Delivered
STATUS

| Rawdat October "Alternative Housing Project"

| Phase I



2,436
NO.OF HOUSING UNITS



1,200
NO.OF DELIVERED HOUSING UNITS



90 m²
UNIT AREA

Phase II

**74** (Each Building: **Ground & 9 Floors**)
NO.OF BUILDINGS**4,440**
NO.OF HOUSING UNITS**90% +**
COMPLETION RATE**NEW ALAMEIN CITY**

Mazarine New Alamein

**707** Acres
AREA**8,691**
TOTAL NO.OF HOUSING UNITS**364**
NO.OF BUILDINGS**618**
NO.OF VILLAS**552**
NO.OF CHALETs

Heritage City

**260** Acres
AREA**70**
NO.OF BUILDINGS**87% For Some Buildings**
COMPLETION RATE**NEW QENA****29,485** Acres
AREA

Housing For All Egyptians

**6,800**
NO.OF HOUSING UNITS**5,078**
NO.OF EXECUTED HOUSING UNITS**1,092**
NO.OF HOUSING UNITS UNDERWAY

Water Purification Plant "Phase I"

**23,500** m³/Day
CAPACITY**Complete**
STATUS

Services Buildings

**42**
NO.OF SERVICES BUILDINGS

Include

Schools

Hospitals

Medical Centers

Mosques

Churches

Commercial Buildings

Social Buildings

Others

NEW BENI SUEF CITY

| Housing For All Egyptians



6

NO.OF BUILDINGS



144

NO.OF HOUSING UNITS



110-120 m²

UNIT AREA



Underway

STATUS

| Beni-Suef National University



40 Acres

AREA



EGP 4 bn

INVESTMENTS



11

NO.OF FACULTIES



Complete

STATUS

NEW OBOUR CITY

| Housing For All Egyptians



15&16th Neighbourhood

LOCATION



638

NO.OF BUILDINGS



15,312

NO.OF HOUSING UNITS



30% "15th Neighbourhood"
55% "16th Neighbourhood"

COMPLETION RATE

NEW AKHMIM

| Housing For All Egyptians

| 1st Project



9

NO.OF BUILDINGS



216

NO.OF HOUSING UNITS



95% +

COMPLETION RATE

| 2nd Project



11

NO.OF BUILDINGS



264

NO.OF HOUSING UNITS



STATUS

Underway With Very Advanced
Completion Rate

● **7 Buildings Have Been Delivered**



PRIVATE REAL ESTATE PROJECTS

UPDATE

03 | PRIVATE REAL ESTATE PROJECTS UPDATES 2023



NEW RESIDENTIAL PROJECTS

THE ICON GARDENS

Developer: Style Home Development


LOCATION
New Cairo


AREA
13 Acres


INVESTMENTS
EGP 1 bn+


NO.OF PHASES
3

SUPPLY VOLUME

- No.of Buildings: 26
- Unit Area: 100-270 m²



NEW COMPLEX PROJECTS

Orbit Developments

PLATINUM HURGHADA


LOCATION
New Hurgada


AREA
30,000 m²


NO.OF PHASES
4


TARGETED SALES
EGP 2.5 bn


DELIVERY DATE
End-2025

SUPPLY VOLUME

- Residential & Commercial Units
- No.of Floors: 5

MALL AL-SOKHNA


LOCATION
Ain Sokhna


AREA
35,000 m²


NO.OF PHASES
3


TARGETED SALES
EGP 2 bn


DELIVERY DATE
2025

SUPPLY VOLUME

- Commercial & Entertainment Units
- No.of Floors: 4

EASTYARD

Developer: EISAFA Contracting Company


LOCATION
Ismailia


AREA
6.5 Acres

SUPPLY VOLUME

- Hypermarket, Commercial Units & Entertainment Playground Area
- No.of Commercial Units: 120

Source: Developers' Official Statements

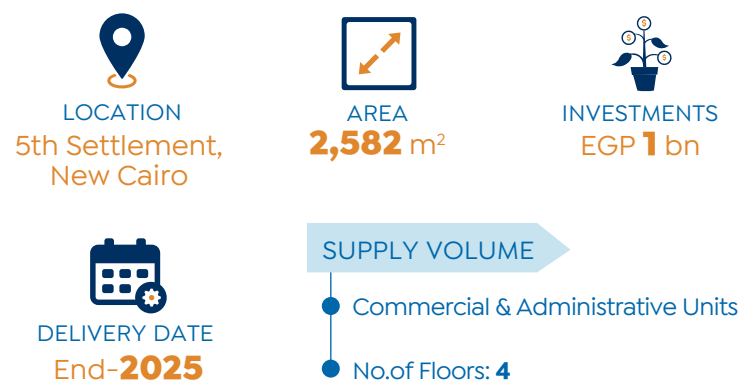
BLUE TREE

Developer: Sky Abu Dhabi Developments



EAST POINT 1

Developer: Capital Hills Developments



BN

Developer: El-Nahal Developments



SPACE COMMERCIAL COMPLEX

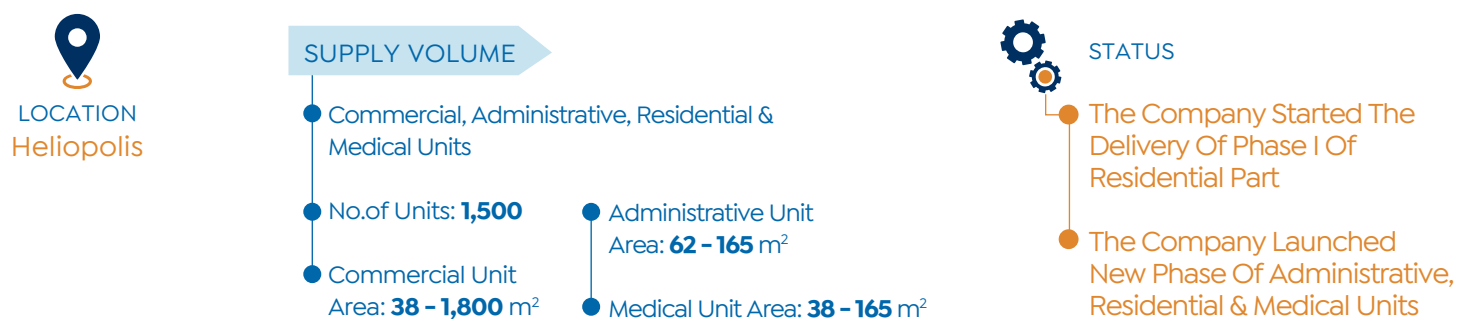
Developer: Gates Developments



PROJECTS UNDERWAY

GO HELIOPOLIS

Developer: Ilcazar Developments



CITY HALL STRIP

Developer: Serac Developments



SUPPLY VOLUME

- Commercial, Administrative & Medical Units
- No. of Buildings: **7**
- Commercial Unit Area: Starting From **62 m²** (Ground Floor) & **31 m²** (Upper Floor)
- Medical & Administrative Unit Area: Starting From **32 m²**

GENOVA WEST

Developer: Eastern Developments



SARAI

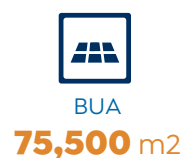
Developer: Madinet Nasr Housing and Development Company



ARENA MALL



KAVANA



SUPPLY VOLUME

- No. of Villas: **215**
- Unit Types: Stand-Alone Villas, Townhouses & Twin Houses

CAPITAL PRIME BUSINESS PARK

Developer: Royal One Developments



SUPPLY VOLUME

- Commercial, Administrative, Residential, Hotel & Medical Units
- Medical Unit Area: Starting From **22 m²** (**21 Units**)
- Commercial Unit Area: Starting From **38 m²** (**45 Units**)
- Administrative Unit Area: Starting From **43 m²** (**61 Units**)



MONTENAPOLEONE

Developer: Reportage Properties



GOLDEN GATE

Developer: Redcon for Offices and Commercial Center


LOCATION
New Cairo


AREA
160,000 m²


PHASE I AREA
128,000 m²


INVESTMENTS
EGP **20 bn**

SUPPLY VOLUME

- Administrative, Commercial & Entertainment Units
- No. of Buildings: **25**

 EGP **1 bn** (Within **9 Months Of 2022**)
ACHIEVED SALES

Acadia Developments

PAGODA COMPLEX


LOCATION
Downtown, NAC


AREA
2,144 m²

SUPPLY VOLUME

- Commercial, Administrative & Medical Units
- Ground & 10 Floors**

 Excavation Work Is Completed
STATUS

PAGODA BUSINESS TOWER


LOCATION
CBD, NAC


AREA
3,111 m²


DELIVERY DATE
2025

SUPPLY VOLUME

- Commercial & Administrative Units
- Ground & 13 Floors**

GRAND PARK

Developer: Hyde Park Developments


LOCATION
New Cairo

 The Company Will
Roll Out Phase II To
Customers
STATUS

PHASE I


AREA
115,000 m²


INVESTMENTS
EGP **80 mn**

SUPPLY VOLUME

No. of Units: **214**

Villas & Twin Houses

 Phase I Is Sold
STATUS

ASTER

Developer: Times Developments


LOCATION
New Cairo


INVESTMENTS FOR
CONSTRUCTION
EGP **250 mn**


TARGETED INVESTMENTS
EGP **1.5 bn+**

GREEN RIVER TOWER

Developer: Modon Development


LOCATION
NAC


AREA
60,000 m²+

SUPPLY VOLUME

- Hotel, Commercial & Administrative Units
- No. of Floors: **30**

INFINITY TOWER

Developer: Infinity Towers for Urban Developments


LOCATION
CBD, NAC


INVESTMENTS
EGP **2.5 bn**


NO.OF PHASES
3


COMPLETION RATE
End-**2024**


STATUS
● Th Company Launched Phase II
● Completion Rate: **45%+**

SUPPLY VOLUME

- No.of Floors: **14** (Phase I & II)
- Office Area Per Floor: **1,560 m²**

PARAGON 3

Developer: Paragon Developments


LOCATION
NAC


STATUS
● Concrete & Waterproofing Works: Complete
● The Company Starts Piling Works

SUPPLY VOLUME

- Unit Types: Offices
- Unit Area: **104-250 m²**

CLUBSIDE

Developer: Madinet Nasr for Housing & Development


LOCATION
Taj City in
New Cairo


TOTAL BUA
131,474 m²


NO.OF PHASES
5


STATUS
● The Company Launched Phase II Of Clubside

PHASE I & II


INVESTMENTS
EGP **3.6 bn**


ACHIEVED SALES OF PHASE I
EGP **1 bn**

SUPPLY VOLUME

- No.of Units: **830** (Each Phase: **415** Units)
- Unit Types: Lofts, Apartments & Duplexes
- Unit Area: **80 m²** For Loft, **127-222 m²** For Apartments & **160-268 m²** For Duplexes

AZHA

Developer: Madaar


LOCATION
Ain Sokhna


AREA
400 Acres


INVESTMENTS
EGP **350 mn**


COMPLETION RATE
70%

THE ZEN WELLNESS RESORT

Developer: City Edge Developments


LOCATION
New Aswan City


AREA
200 Acres

SUPPLY VOLUME

- No.of Villas: **150**
- Green Spaces, Swimming Pool, Restaurants, Shops & Theatre

Source: Developers' Official Statements



ECONOMIC SNAPSHOT

04 | ECONOMIC SNAPSHOT

UPDATES 2023



INTEREST RATES



* MPC Meeting Was Held On Feb 2, 2023



ANNUAL HEADLINE INFLATION

JAN-2023 **25.8** ↑ FEB-2023 **31.9**



NET INTERNATIONAL RESERVES (USD BN)

JAN-2023 **34.224** ↑ FEB-2023 **34.352**



PURCHASING MANAGERS' INDEX (PMI)

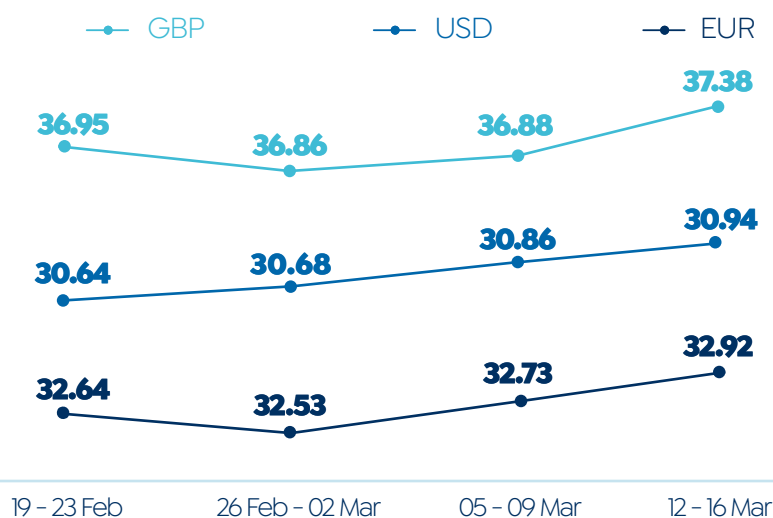
JAN-2023 **45.5** ↑ FEB-2023 **46.9**



MONEY SUPPLY (EGP BN)



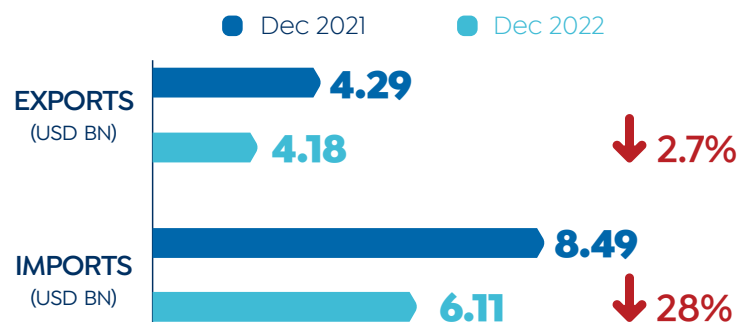
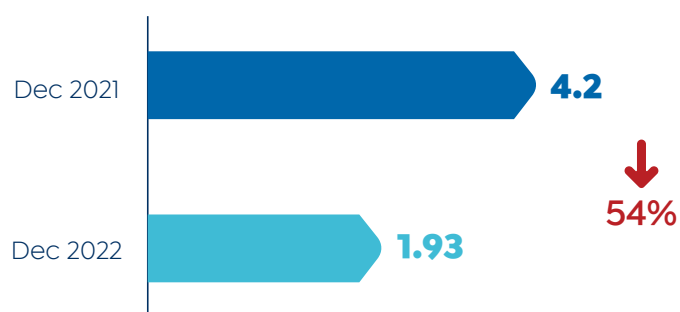
EXCHANGE RATES



DOMESTIC LIQUIDITY (EGP BN)



TRADE DEFICIT (USD BN)

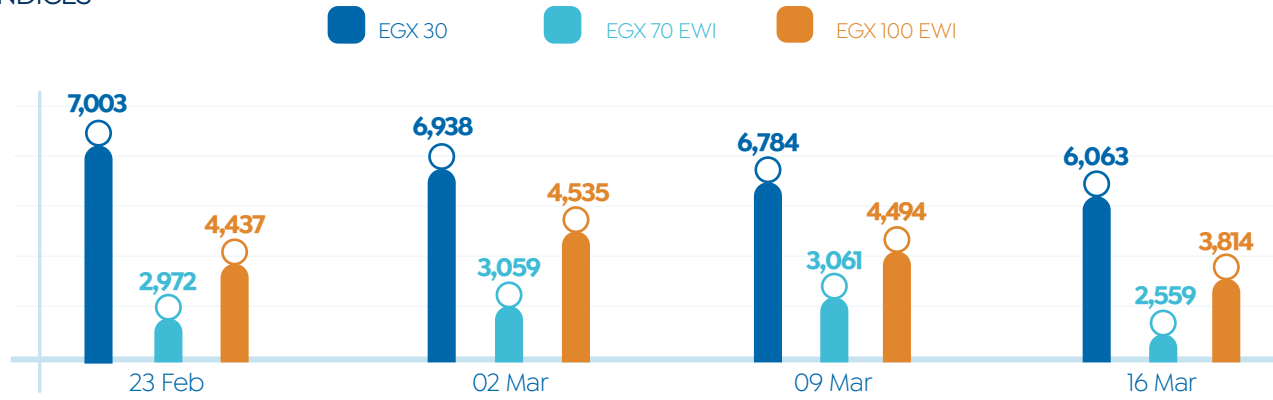


Source: IHS Markit, CAPMAS, CBE & FEDCOC

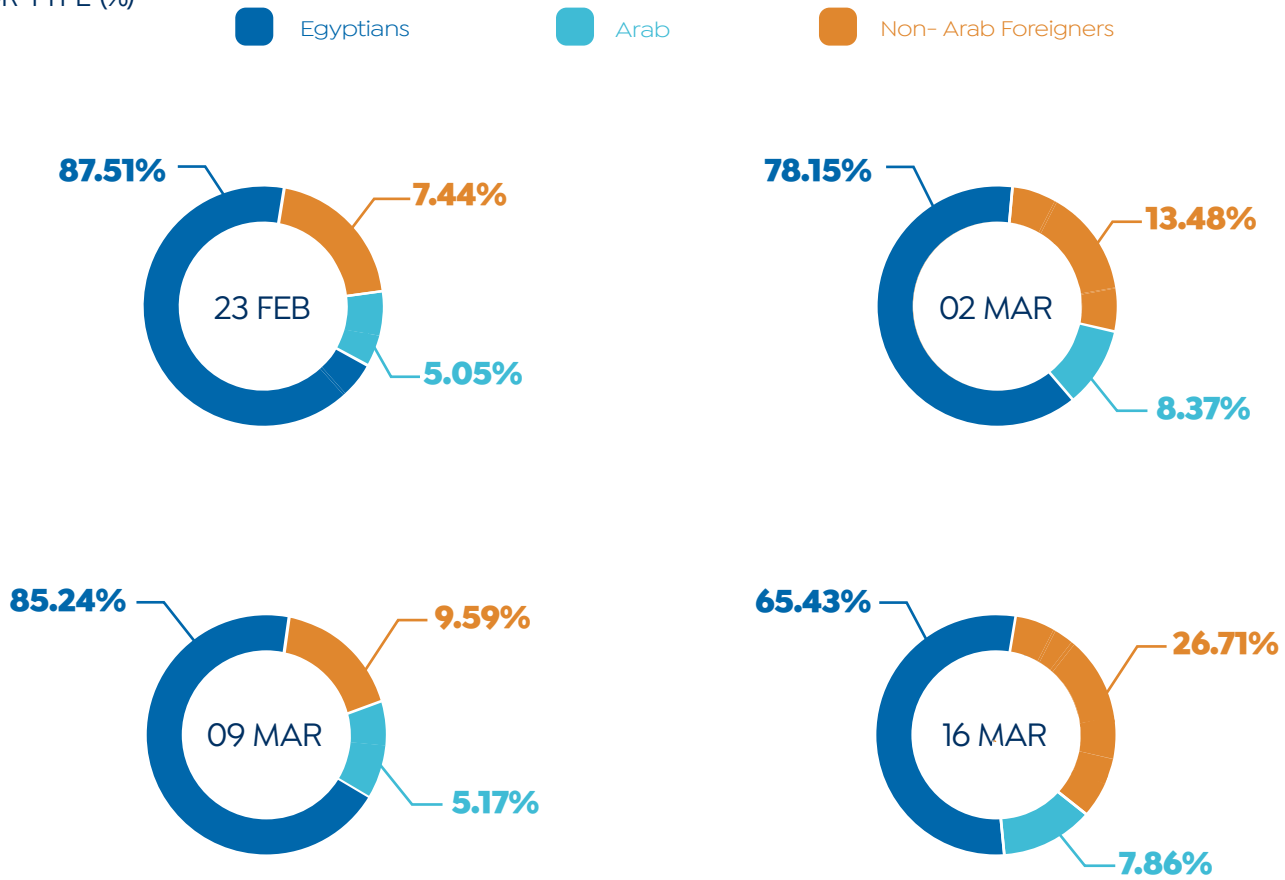


CAPITAL MARKET INDICATORS

MARKET INDICES

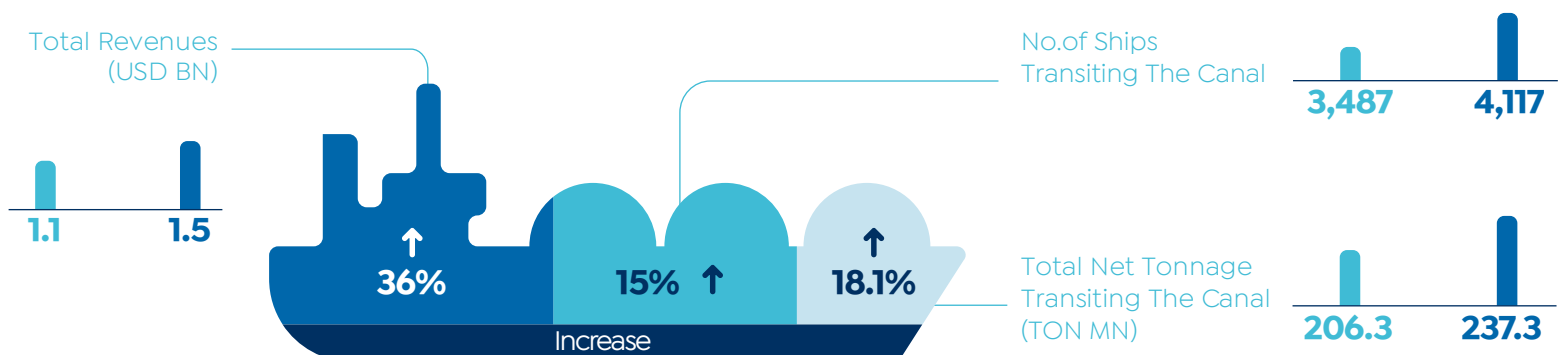


INVESTOR TYPE (%)



SUEZ CANAL

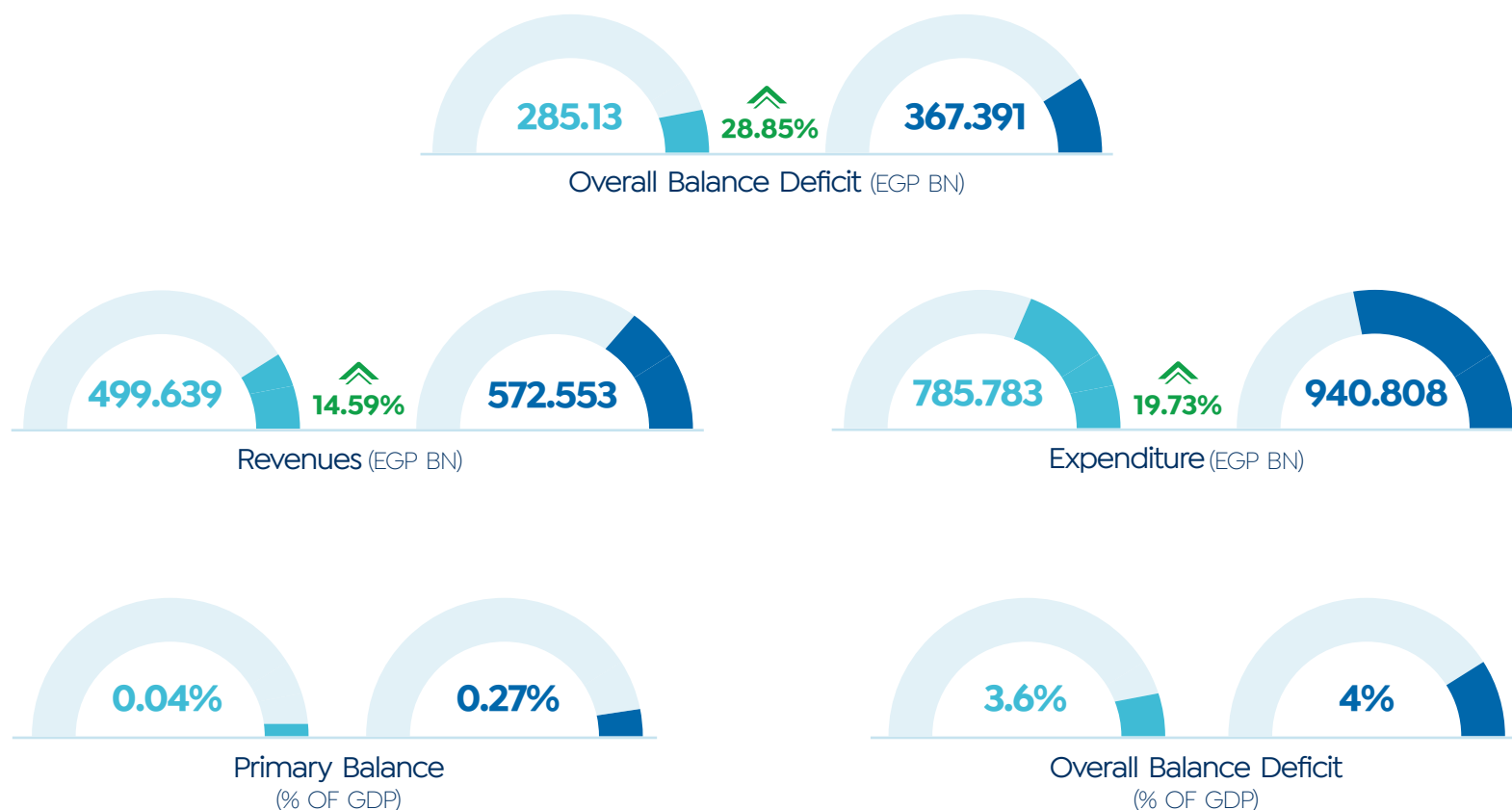
Jan - Feb 2022 Jan - Feb 2023



Source: EGX & Suez Canal Authority

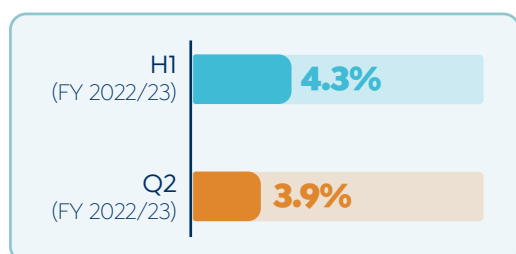
FISCAL SECTOR PERFORMANCE

July-Dec (FY 2021/22) July-Dec (FY 2022/23)

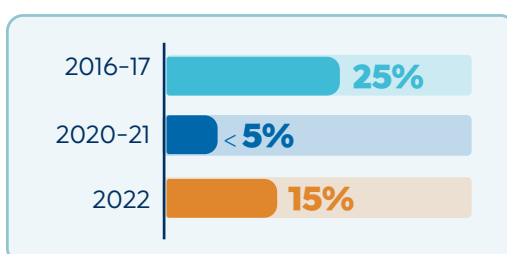


PERFORMANCE OF EGYPTIAN ECONOMY

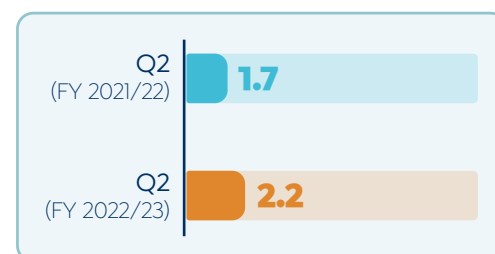
Economic Growth Rate



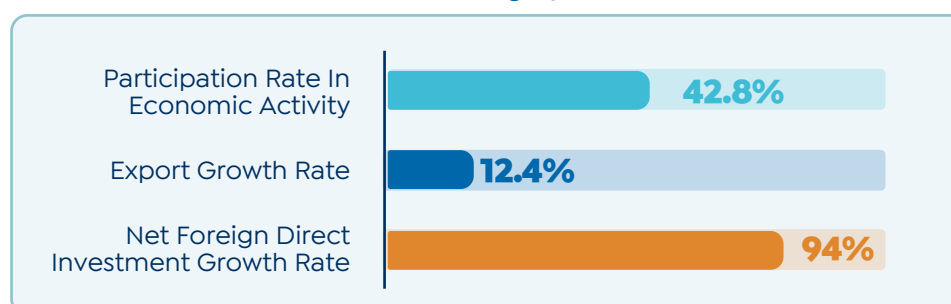
Inflation Rate



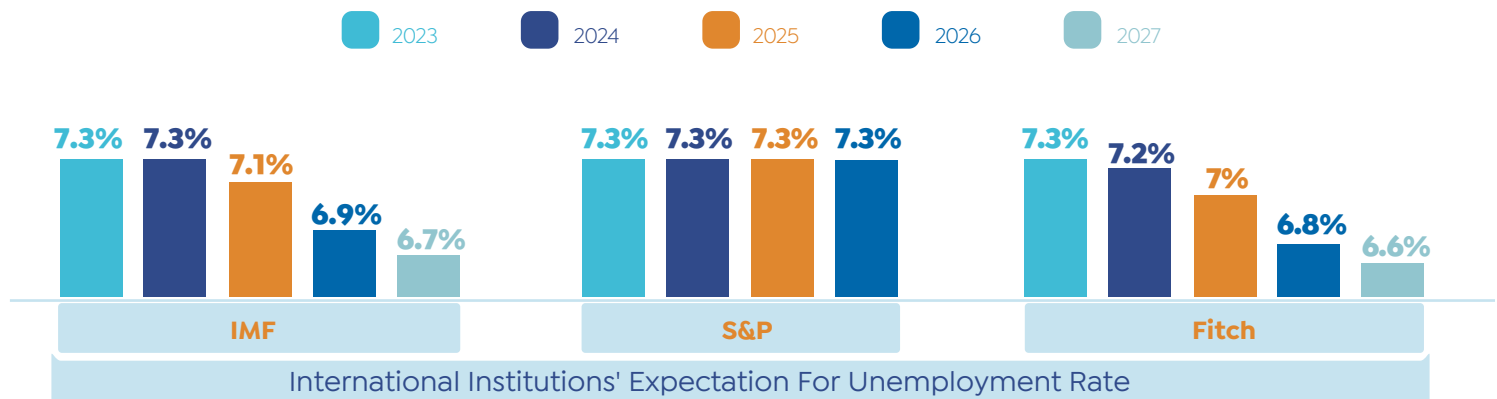
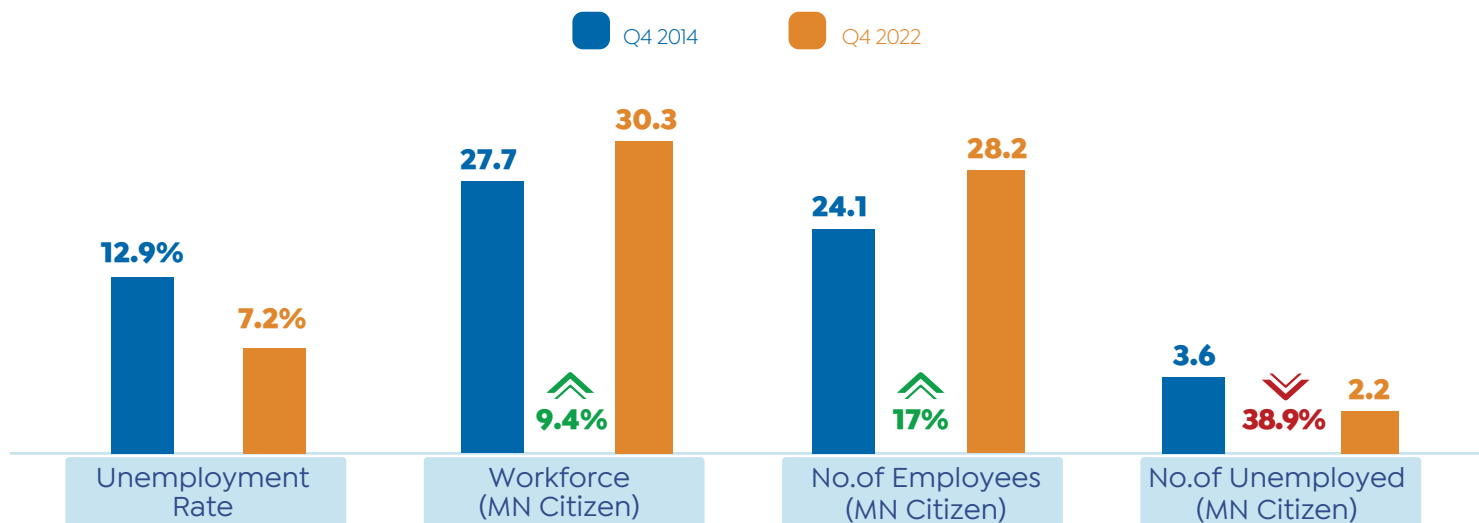
Suez Canal Revenues (USD BN)



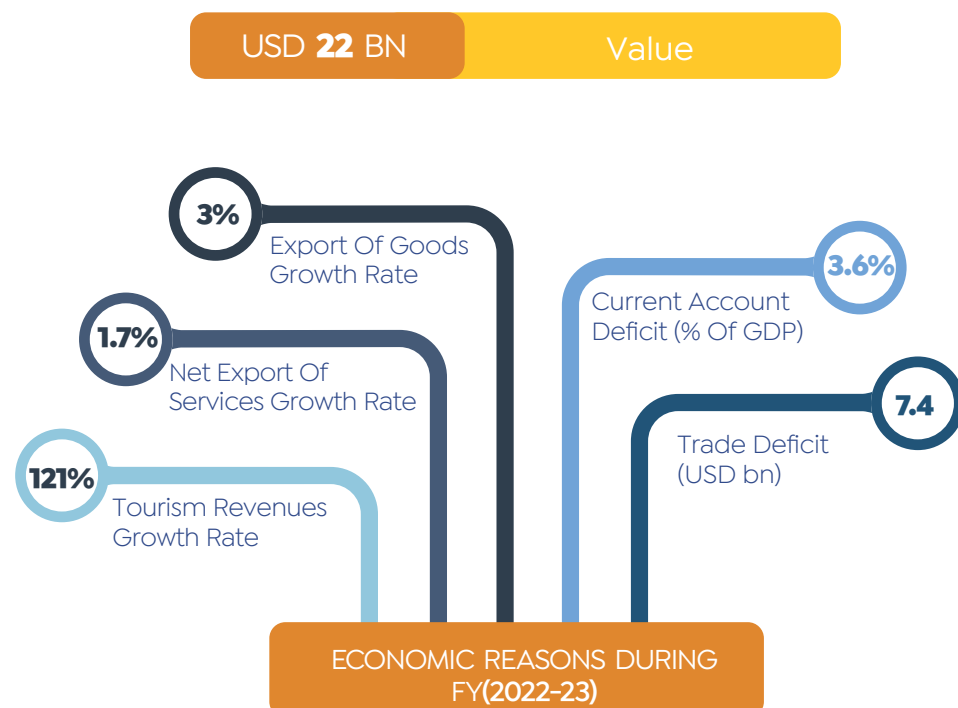
Other Economic Indicators During Q2 (FY 2022/23)



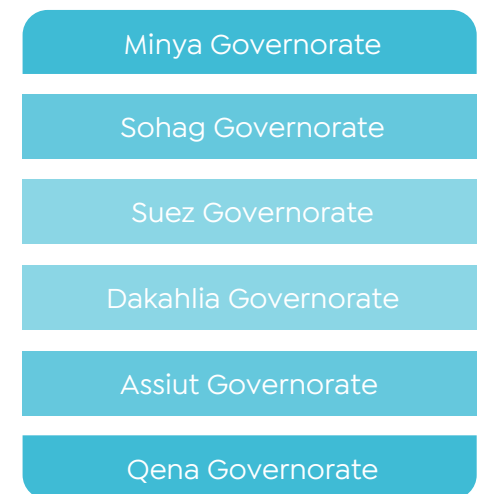
UNEMPLOYMENT IN EGYPT



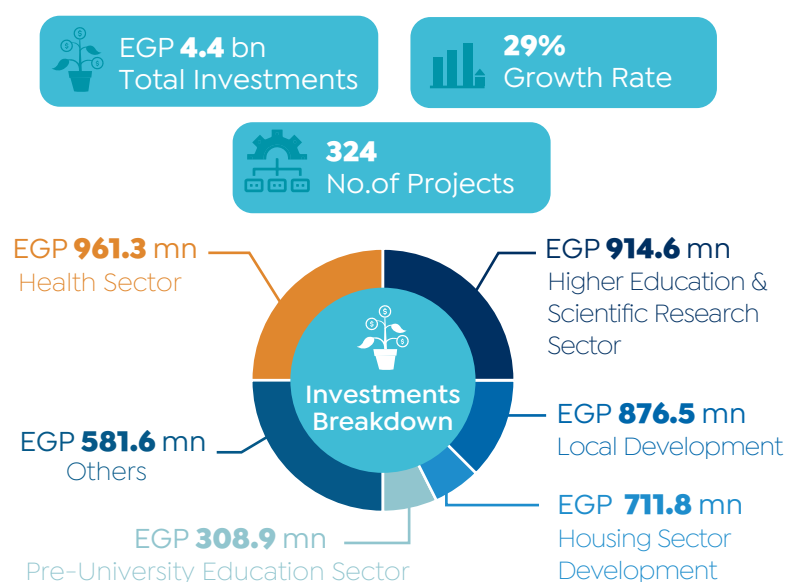
FITCH EXPECTATION FOR EXTERNAL FINANCING IN EGYPT DURING 2023



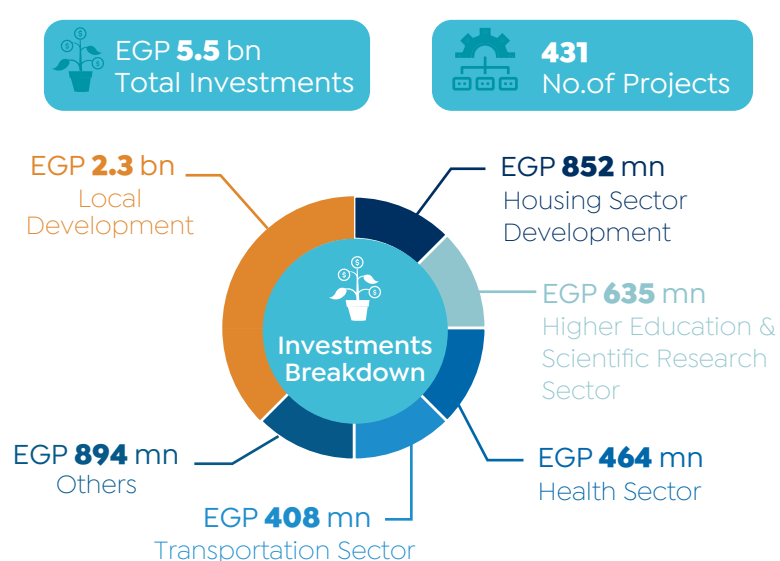
CITIZEN INVESTMENT PLAN (2022/23)



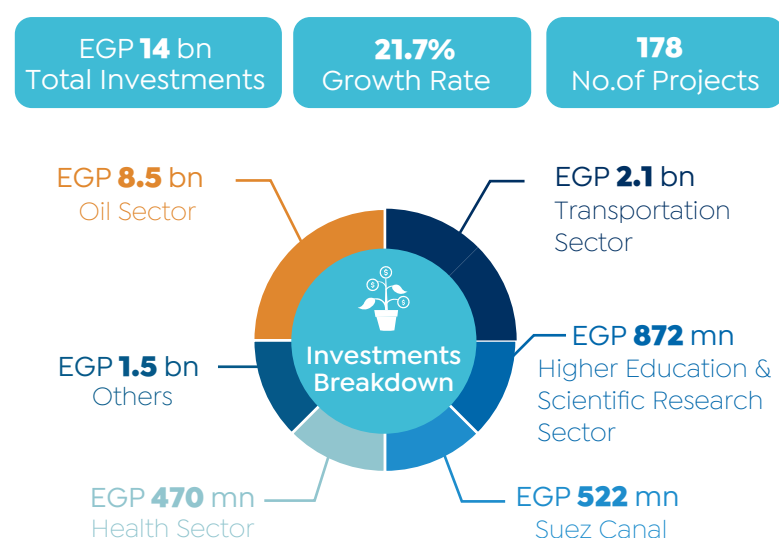
| Minya Governorate



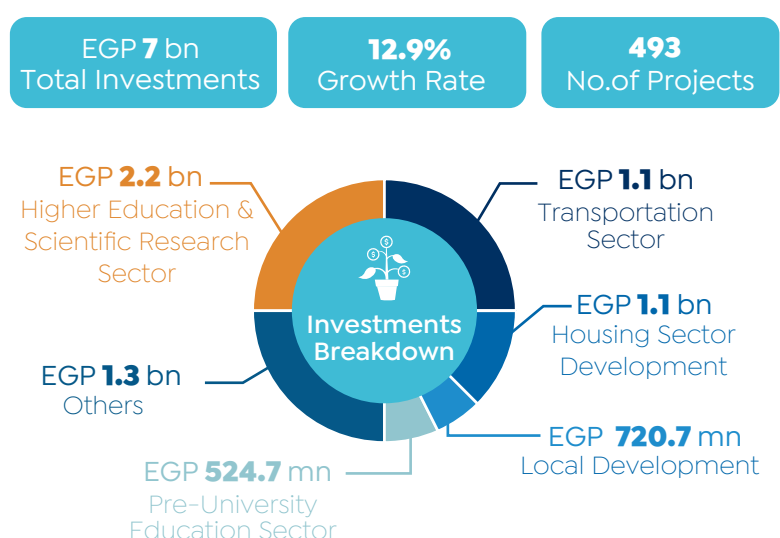
| Sohag Governorate



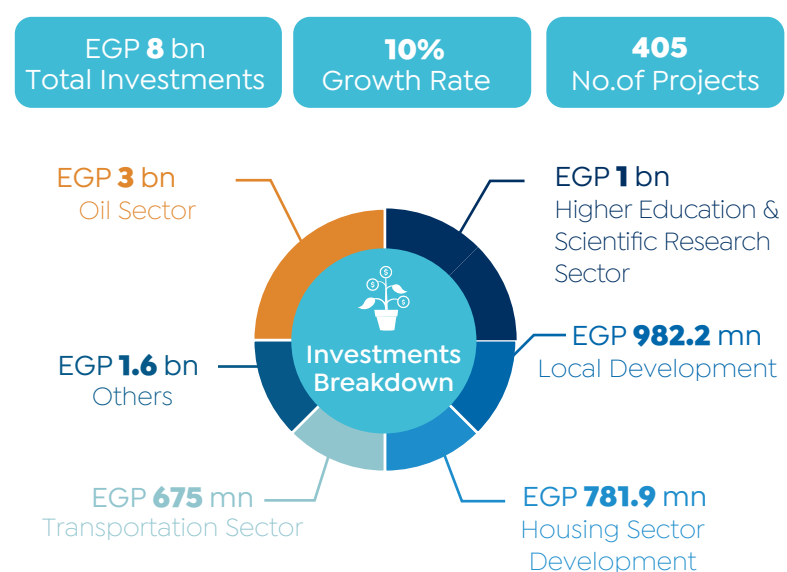
| Suez Governorate



| Dakahlia Governorate



| Assiut Governorate



| Qena Governorate

