

# MARKET WATCH

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

**APRIL**  
2023



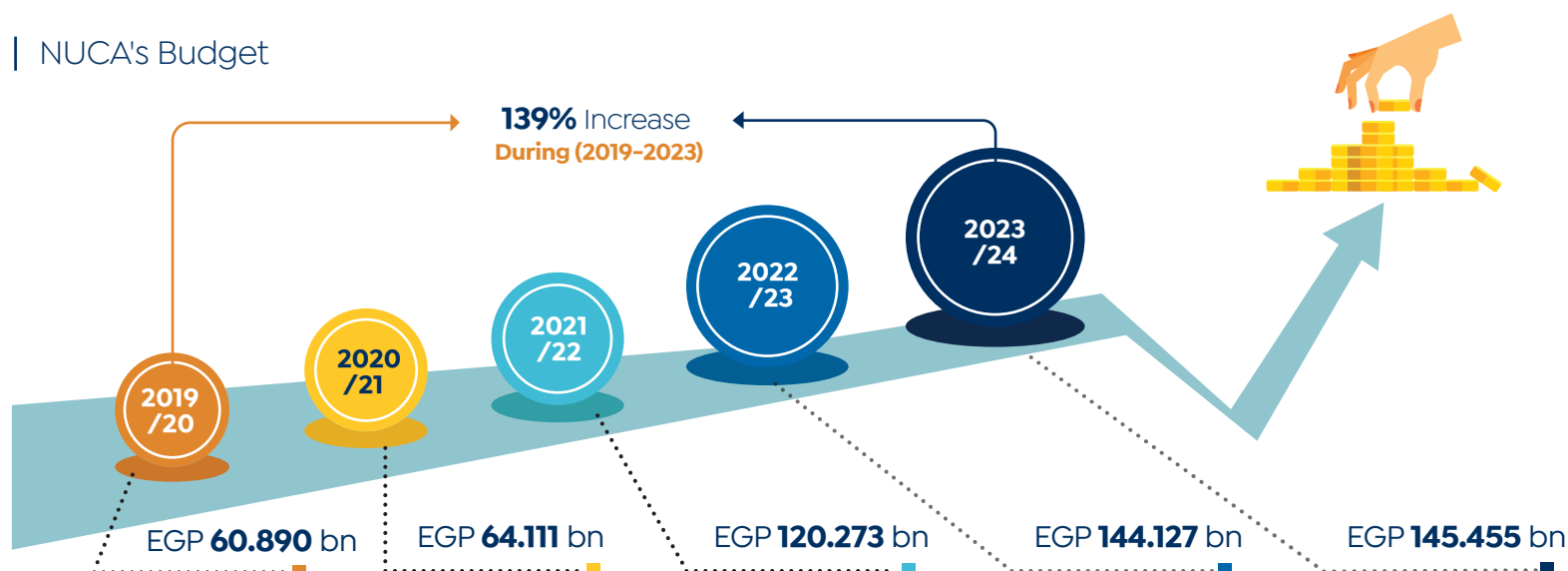
# REAL ESTATE

MARKET  
UPDATES

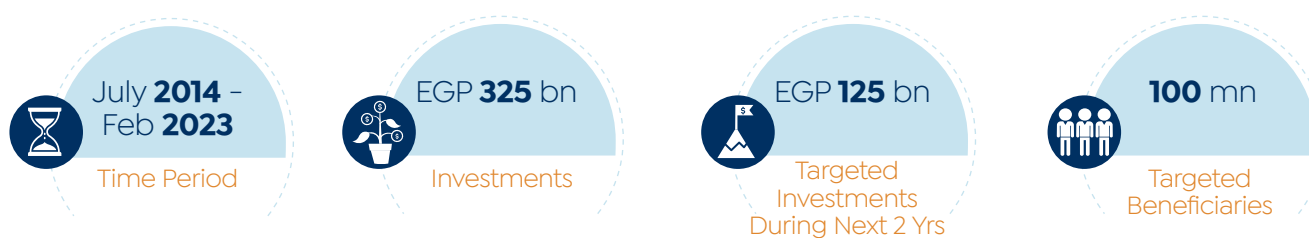
# 01 | REAL ESTATE MARKET UPDATES 2023

## NUCA'S ACHIEVEMENTS

### | NUCA's Budget



## THE ACHIEVEMENTS OF MINISTRY OF LOCAL DEVELOPMENT



### | Hayah Karima's Initiative

#### | Initial Phase

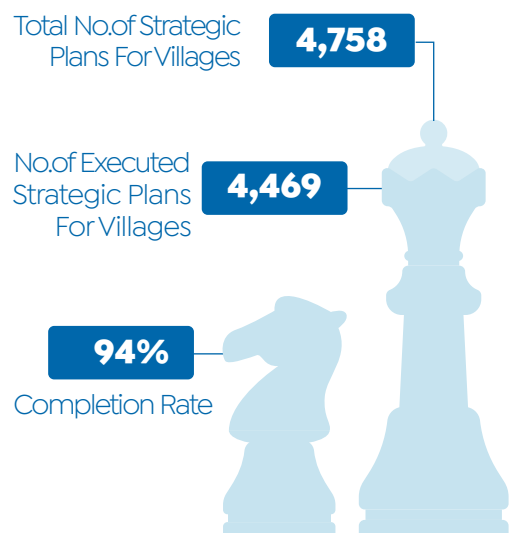
<b>375</b>	No. of Villages
<b>EGP 12.5 bn</b>	Investments
<b>4.5 mn</b>	No. of Beneficiaries

#### | Phase I

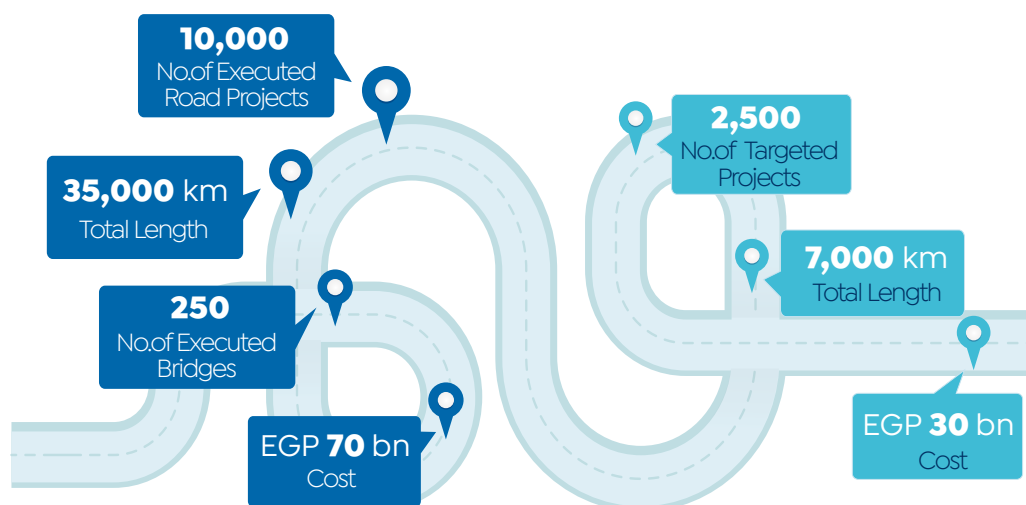
<b>1,477</b>	No. of Villages	<b>5,812</b>	No. of Allocated Lands
<b>29,000</b>	No. of Executed Projects	<b>EGP 480 bn</b>	Investments

Source: NUCA, Cabinet & MPED

## | Strategic Plan Project



## | Road Network Projects



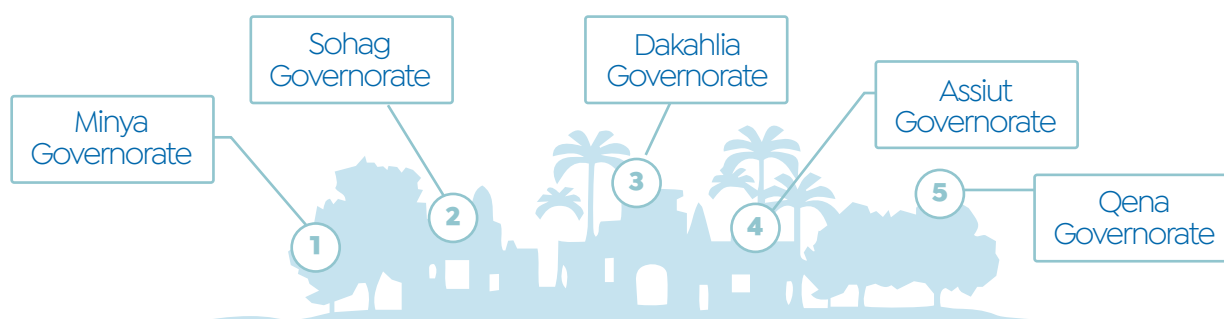
## ALTERNATIVE HOUSING FOR SLUMS' INITIATIVE



## 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

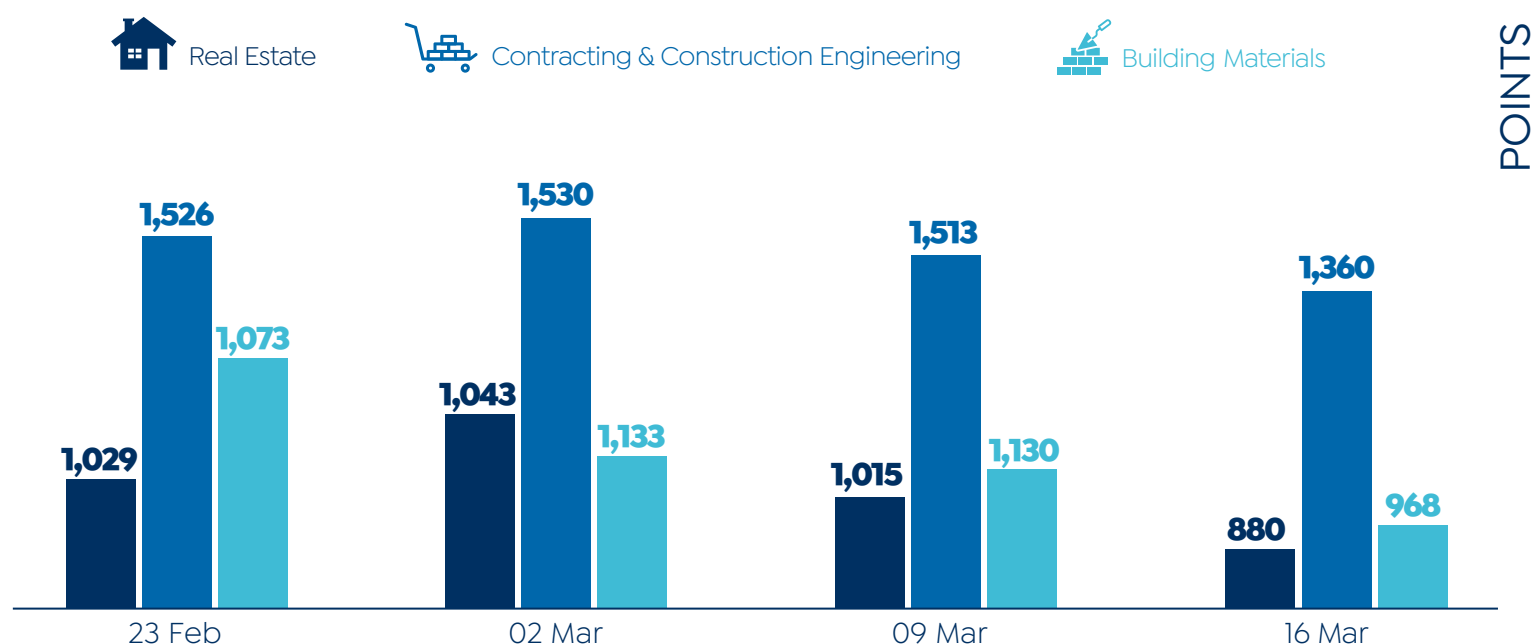
Supply  
Volume

- 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)



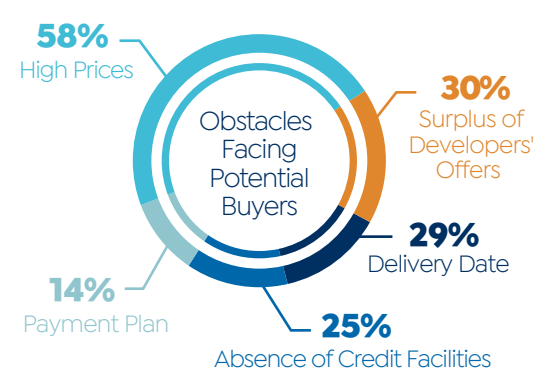
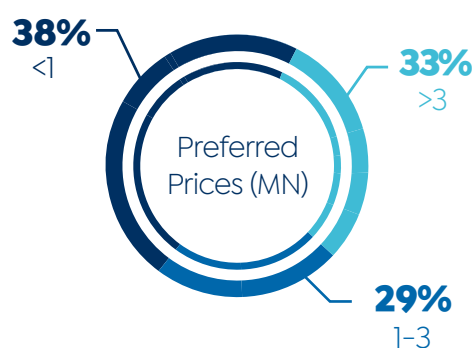
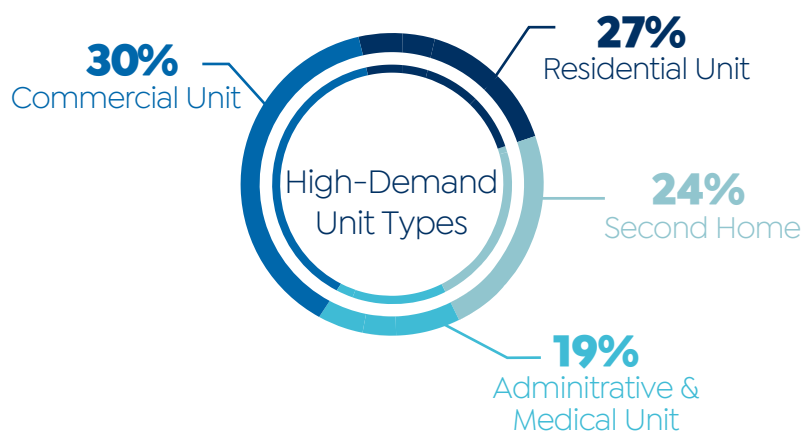
## PERFORMANCE OF REAL ESTATE, CONSTRUCTION & BUILDING MATERIALS' INDICES IN THE EGYPTIAN STOCK MARKET



Source: MHUC & Egyptian Exchange (EGX)

## MONTHLY SURVEY

### | Purchasing Power





# NEW CITIES UPDATE

# 02 | NEW CITIES UPDATES 2023

## PLOTS ALLOCATION



**77**  
NO.OF ALLOCATED  
LANDS



SUPPLY VOLUME

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

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



**19** New Cities  
LOCATION

### | 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  
LANDS



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



**17** New Cities  
LOCATION

### | 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

## 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 m<sup>2</sup>**  
UNIT AREA

| Neighborhood No.21



**178**  
NO.OF BUILDINGS



**4,272**  
NO.OF HOUSING UNITS



**90 m<sup>2</sup>**  
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 m<sup>2</sup>**  
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** m<sup>3</sup>/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 m<sup>2</sup>**

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 m<sup>2</sup>



## NEW COMPLEX PROJECTS

### Orbit Developments

#### PLATINUM HURGHADA

  
LOCATION  
New Hurgada

  
AREA  
30,000 m<sup>2</sup>

  
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 m<sup>2</sup>

  
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

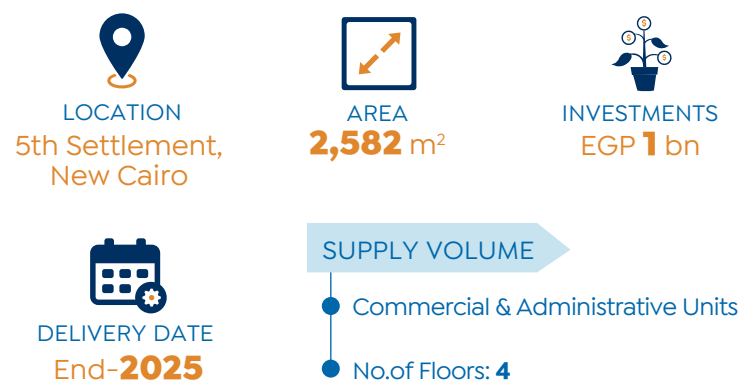
Source: Developers' Official Statements

**BLUE TREE**

Developer: Sky Abu Dhabi Developments

**EAST POINT 1**

Developer: Capital Hills Developments

**BN**

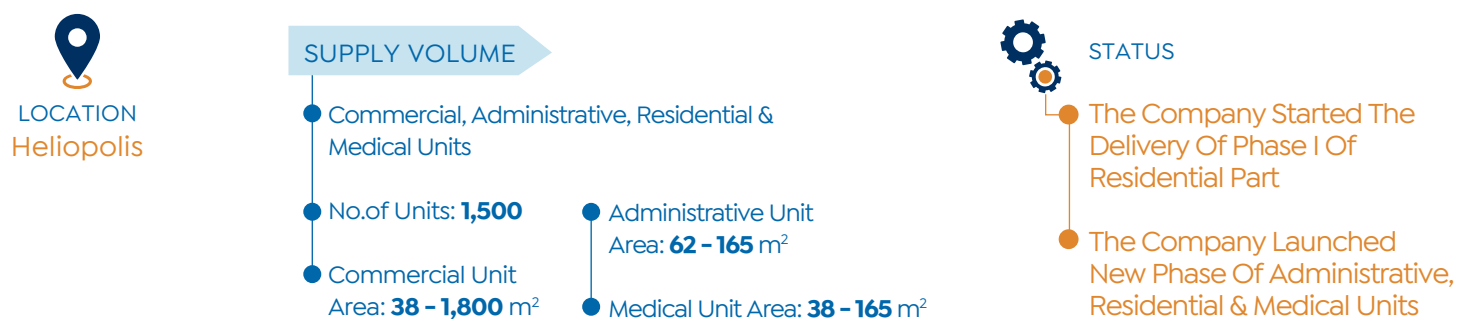
Developer: El-Nahal Developments

**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

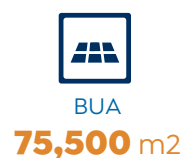
Developer: Madinet Nasr Housing and Development Company



## 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 m<sup>2</sup>**

  
PHASE I AREA  
**128,000 m<sup>2</sup>**

  
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 m<sup>2</sup>**

### SUPPLY VOLUME

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

 Excavation Work Is Completed  
STATUS

### PAGODA BUSINESS TOWER

  
LOCATION  
CBD, NAC

  
AREA  
**3,111 m<sup>2</sup>**

  
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 m<sup>2</sup>**

  
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 m<sup>2</sup>+**

### 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 m<sup>2</sup>**

## 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 m<sup>2</sup>**

## CLUBSIDE

Developer: Madinet Nasr for Housing & Development

  
LOCATION  
Taj City in  
New Cairo

  
TOTAL BUA  
**131,474 m<sup>2</sup>**

  
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 m<sup>2</sup>** For Loft, **127-222 m<sup>2</sup>** For Apartments & **160-268 m<sup>2</sup>** 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**



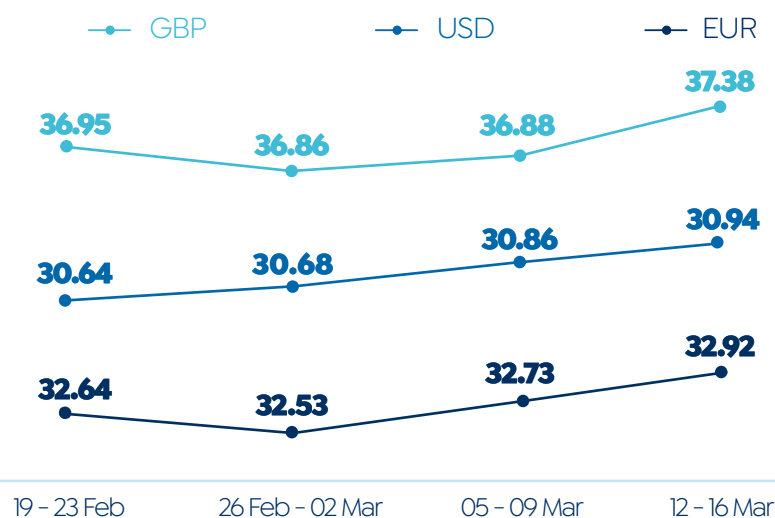
### MONEY SUPPLY (EGP BN)



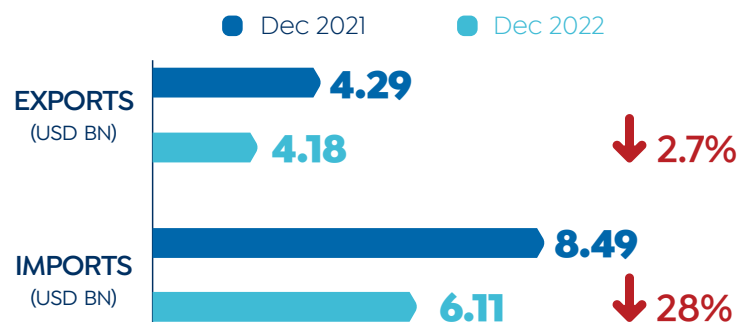
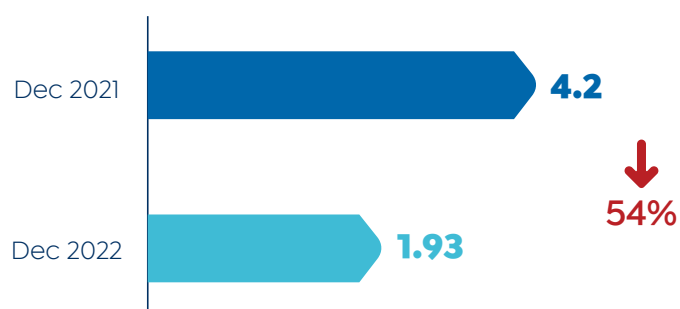
### DOMESTIC LIQUIDITY (EGP BN)



### EXCHANGE RATES



### TRADE DEFICIT (USD BN)

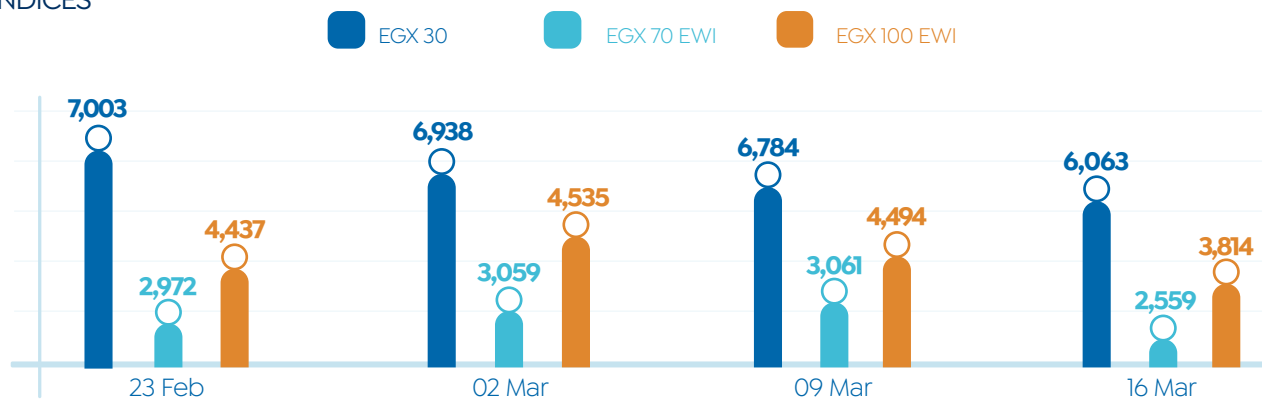


Source: IHS Markit, CAPMAS, CBE & FEDCOC

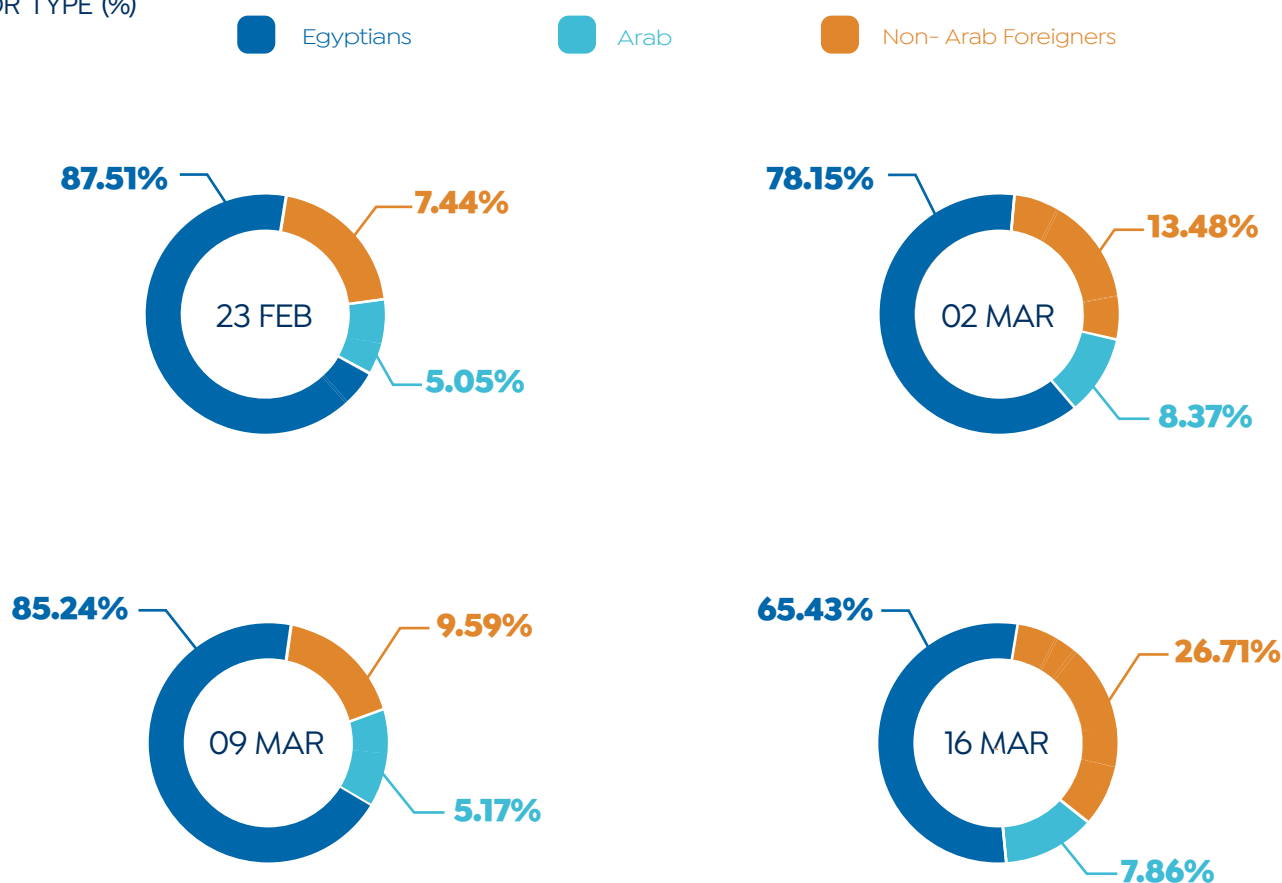


## CAPITAL MARKET INDICATORS

### MARKET INDICES

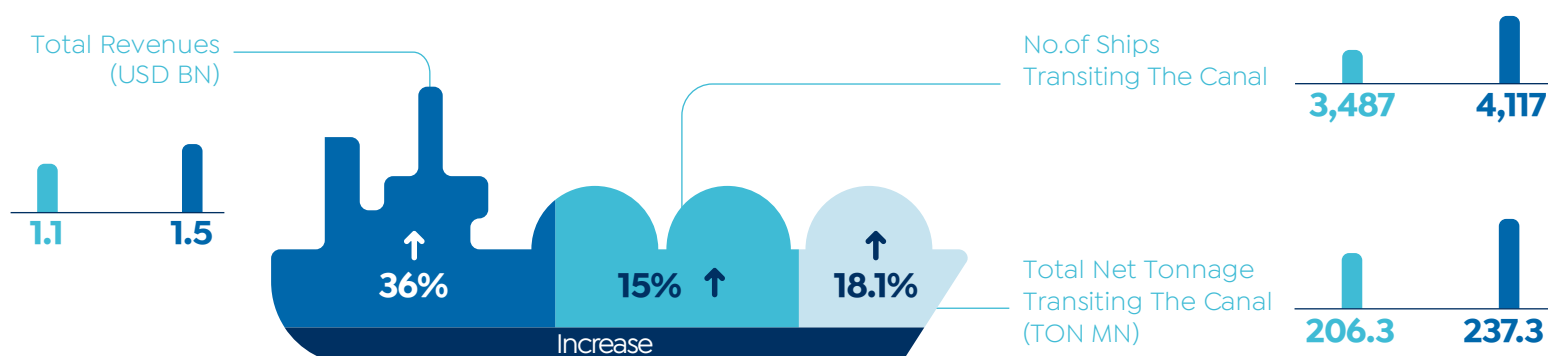


### INVESTOR TYPE (%)



## SUEZ CANAL

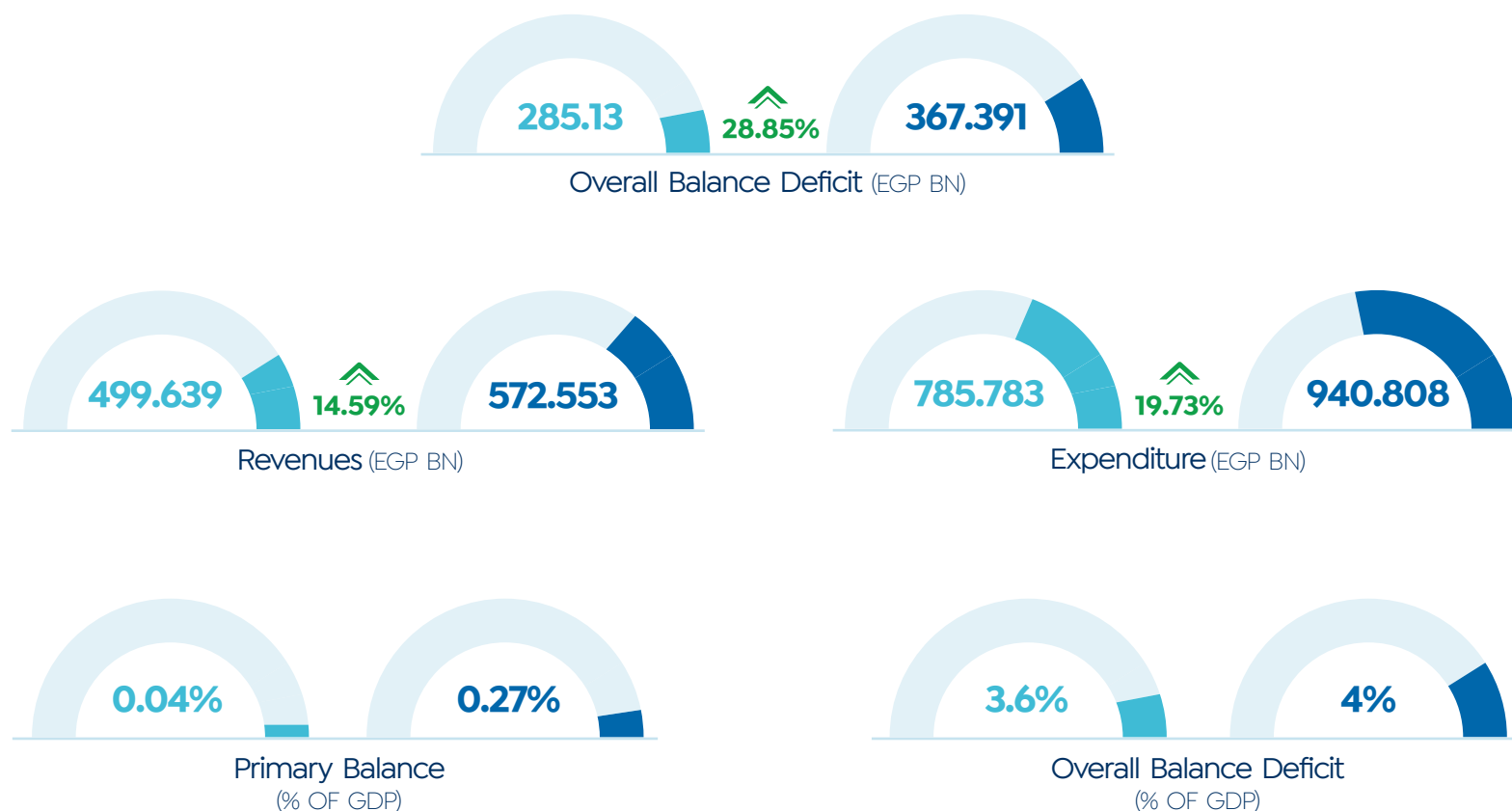
Jan - Feb 2022 Jan - Feb 2023



Source: EGX & Suez Canal Authority

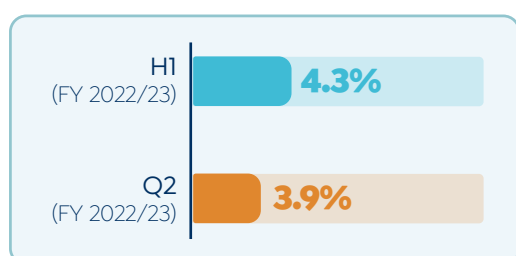
## FISCAL SECTOR PERFORMANCE

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

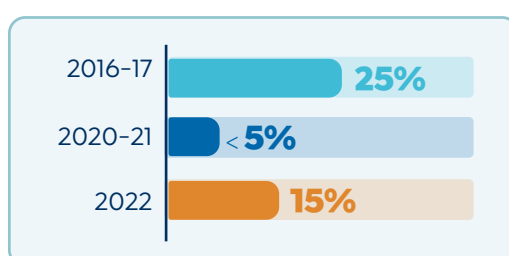


## PERFORMANCE OF EGYPTIAN ECONOMY

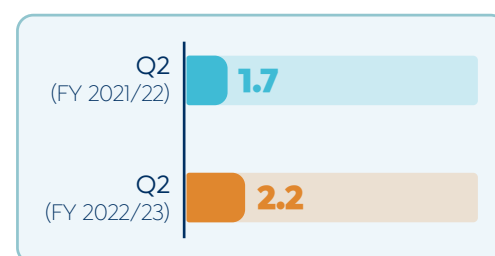
### Economic Growth Rate



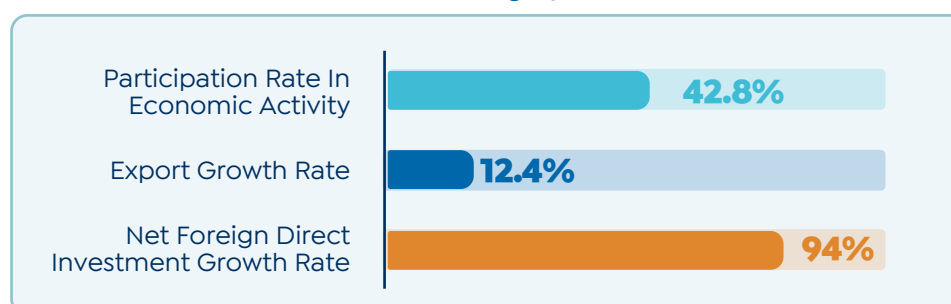
### Inflation Rate



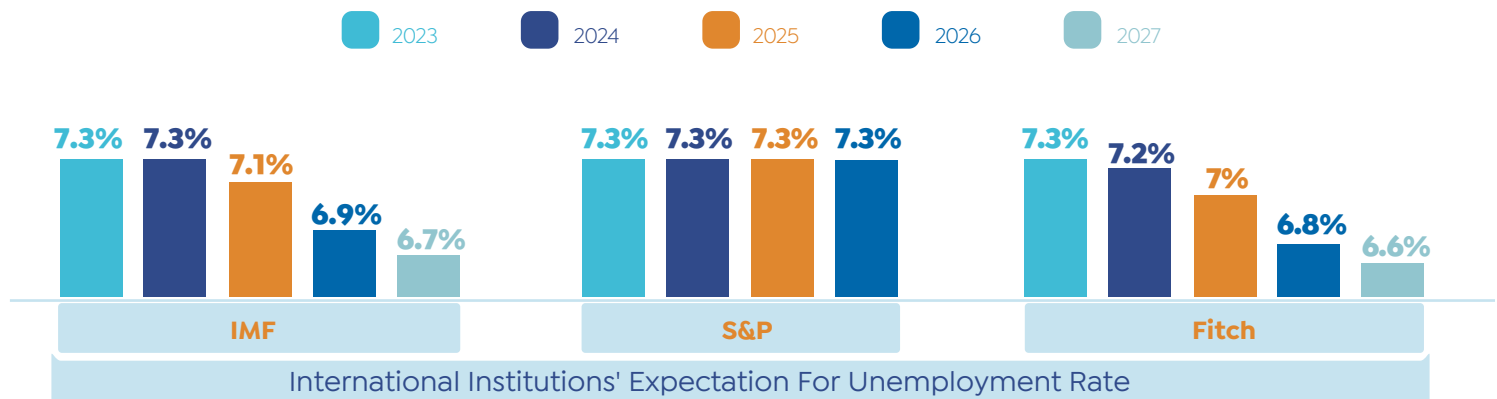
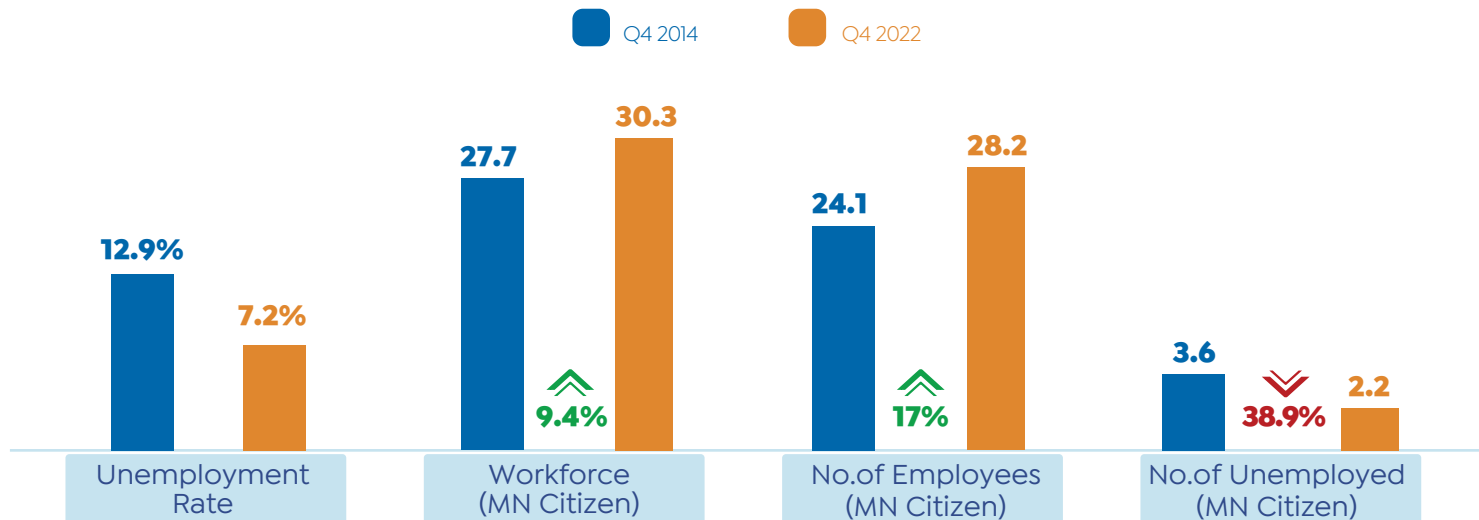
### Suez Canal Revenues (USD BN)



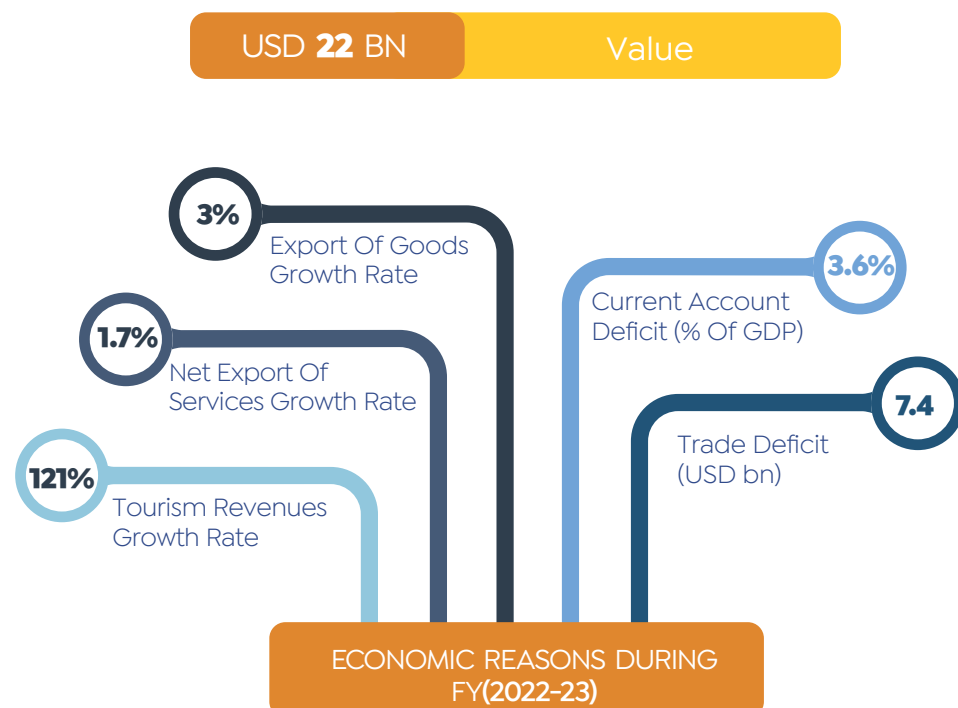
### Other Economic Indicators During Q2 (FY 2022/23)



## UNEMPLOYMENT IN EGYPT



## FITCH EXPECTATION FOR EXTERNAL FINANCING IN EGYPT DURING 2023

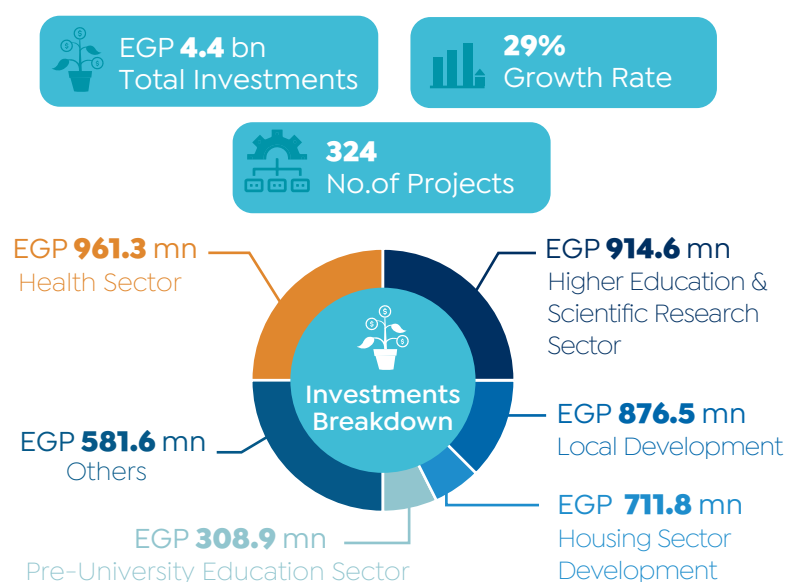


## CITIZEN INVESTMENT PLAN (2022/23)

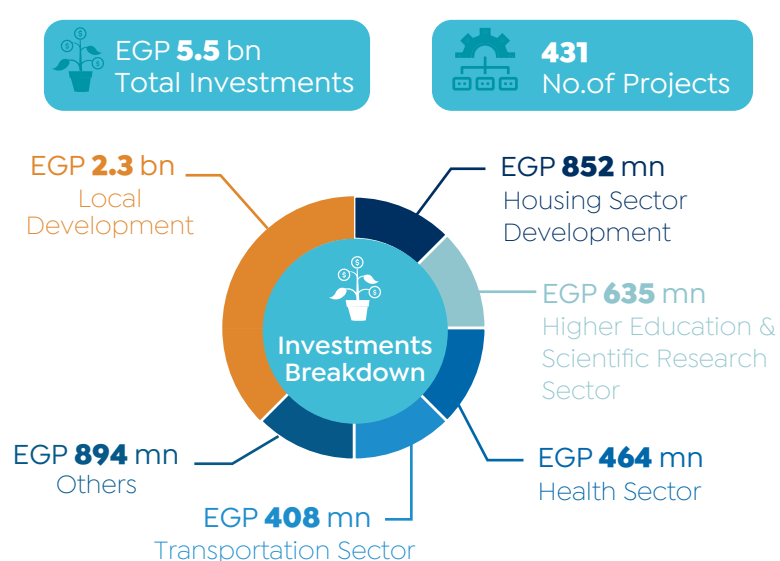
- Minya Governorate
- Sohag Governorate
- Suez Governorate
- Dakhliya Governorate
- Assiut Governorate
- Qena Governorate



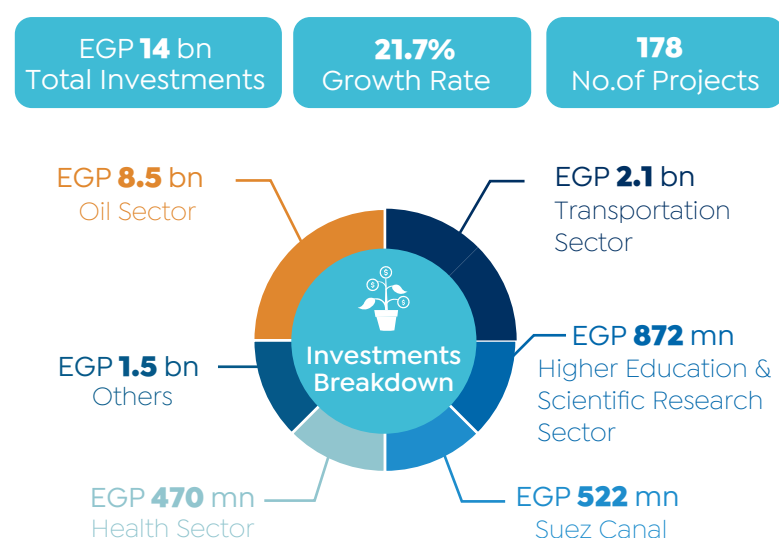
## | Minya Governorate



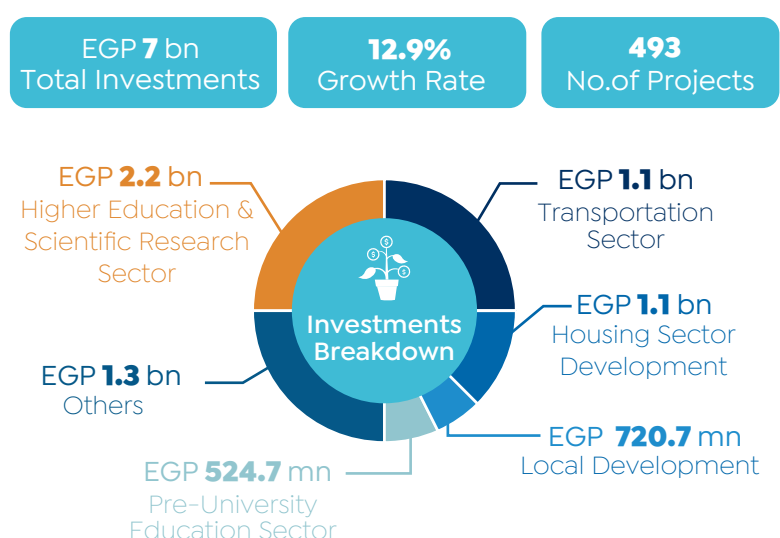
## | Sohag Governorate



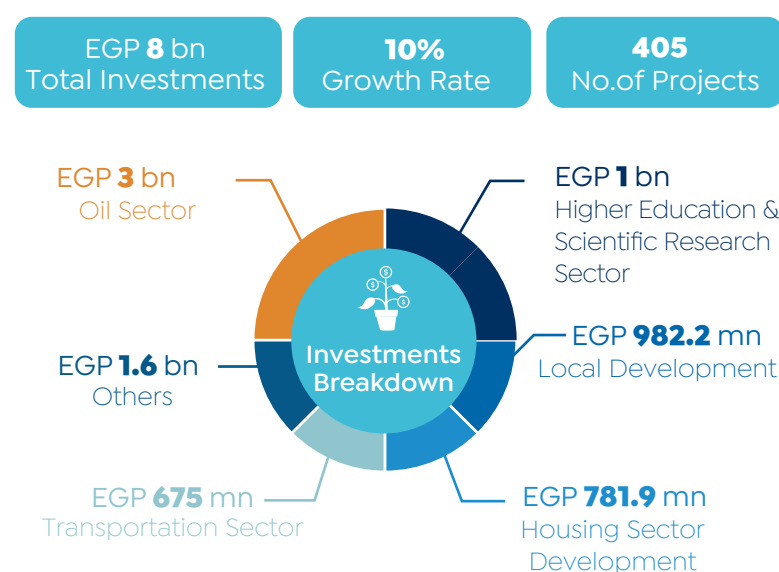
## | Suez Governorate



## | Dakahlia Governorate



## | Assiut Governorate



## | Qena Governorate

