

MARKET WATCH

CONTRIBUTOR **YASSEN MAHMOUD**

AUGUST
2022



REAL ESTATE

MARKET
UPDATES

01 | REAL ESTATE MARKET UPDATES 2022

THE ACHIEVEMENT OF CENTRAL AGENCY FOR RECONSTRUCTION



2014 – 2022
Time Period



1,155
Total No. of Projects

902
Executed Projects



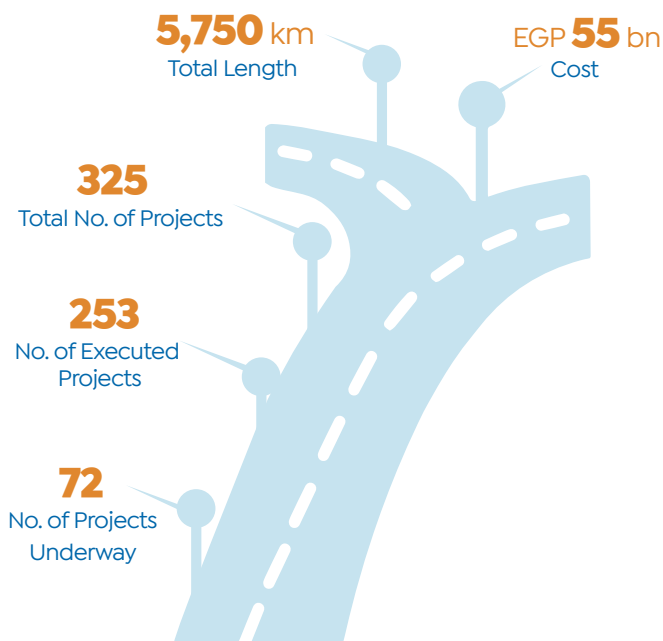
253
Projects Underway



48 EGP bn
Executed Projects

40 EGP bn
Projects Underway

| Road Sector



| Housing Sector

Cost	Total No. of Projects	Total No. of Housing Units	Total No. of Commercial Units
12.5 EGP bn	248	75,000	2,003
No. of Executed Projects		No. of Projects Underway	
210 71,771 Housing Units & 1,776 Commercial Units		38 3,385 Housing Units & 227 Commercial Units	

| Services & Facilities



Total No. of Projects **582**



Cost **20.8** EGP bn



No. of Executed Projects **439**



No. of Projects Underway **143**

THE DEVELOPMENT OF HOUSING SECTOR



July 2014
June 2022
Time Period



614 EGP bn
Total Investments

19 EGP bn
2013/14



180 EGP bn
2021/22
847% Increase ↑

| Executed Housing Units



593,000
No. of Units



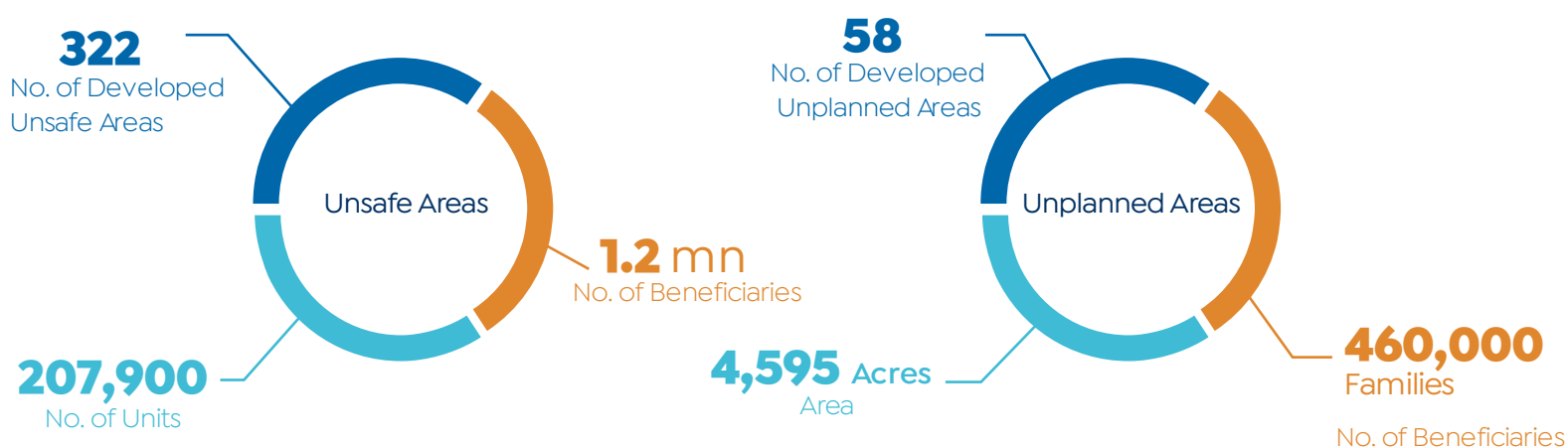
EGP **120** bn
Cost



2 mn+
No. of Beneficiaries

Source: Cabinet & MPED

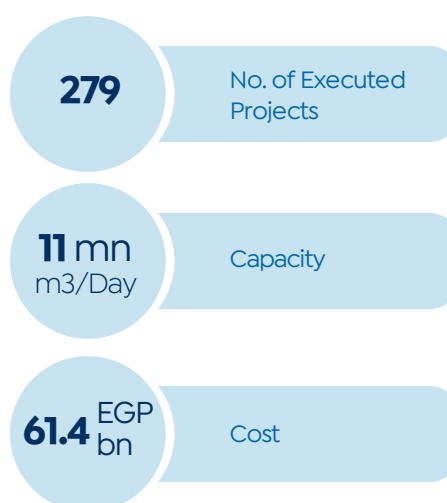
| Development of Slums



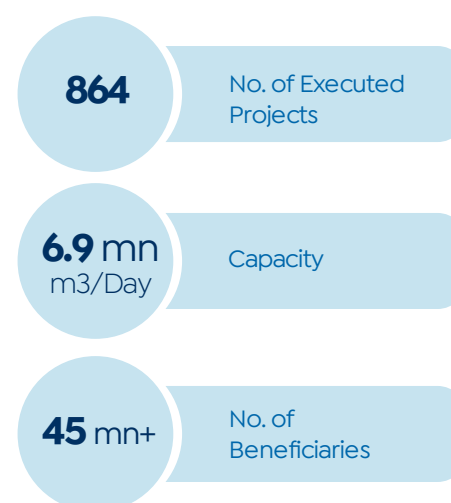
| New Cities



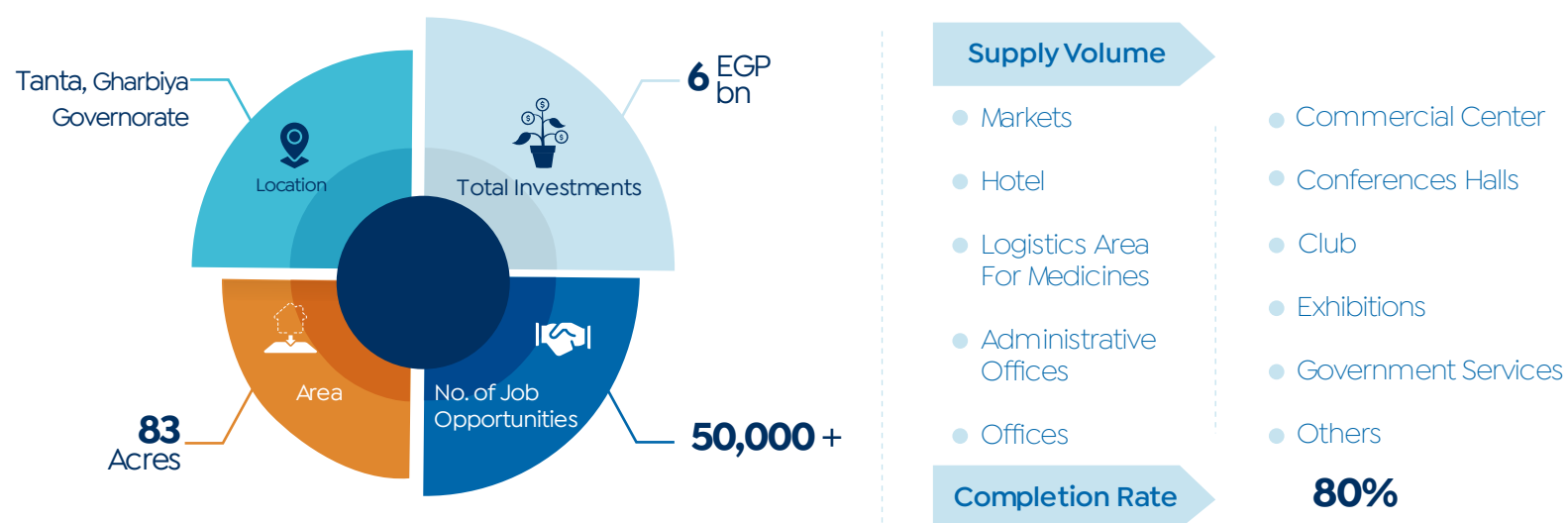
| Potable Water Projects



| Sanitation Projects



DELTA DOWNTOWN "COMMERCIAL & LOGISTIC ZONE"



THE INFRASTRUCTURE PROJECTS IN UPPER EGYPT



Source: MPED & Cabinet

HAYAH KARIMA INITIATIVE

Phase I



Gharbiya Governorate



Aswan Governorate



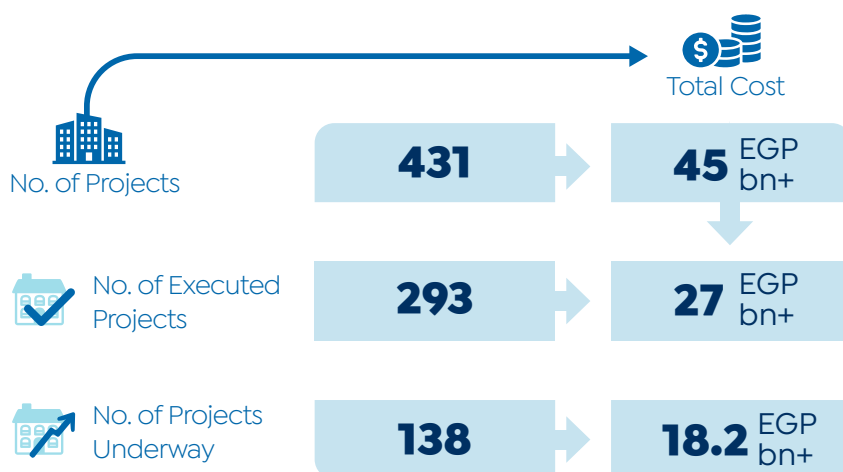
Minya Governorate

Include:



- **32** Citizen Service Complexes
- **32** Agricultural Service Complexes
- Constructing **23** Youth Centers
- Upgrading **31** Youth Centers
- Constructing **99** Medical Points/Centers
- Constructing **25** Ambulance Points
- Upgrading **63** Medical Points/Centers
- Upgrading **8** Ambulance Points
- Constructing **28** Bridges
- Upgrading **5** Bridges
- Others

POTABLE WATER & SANITATION PROJECTS



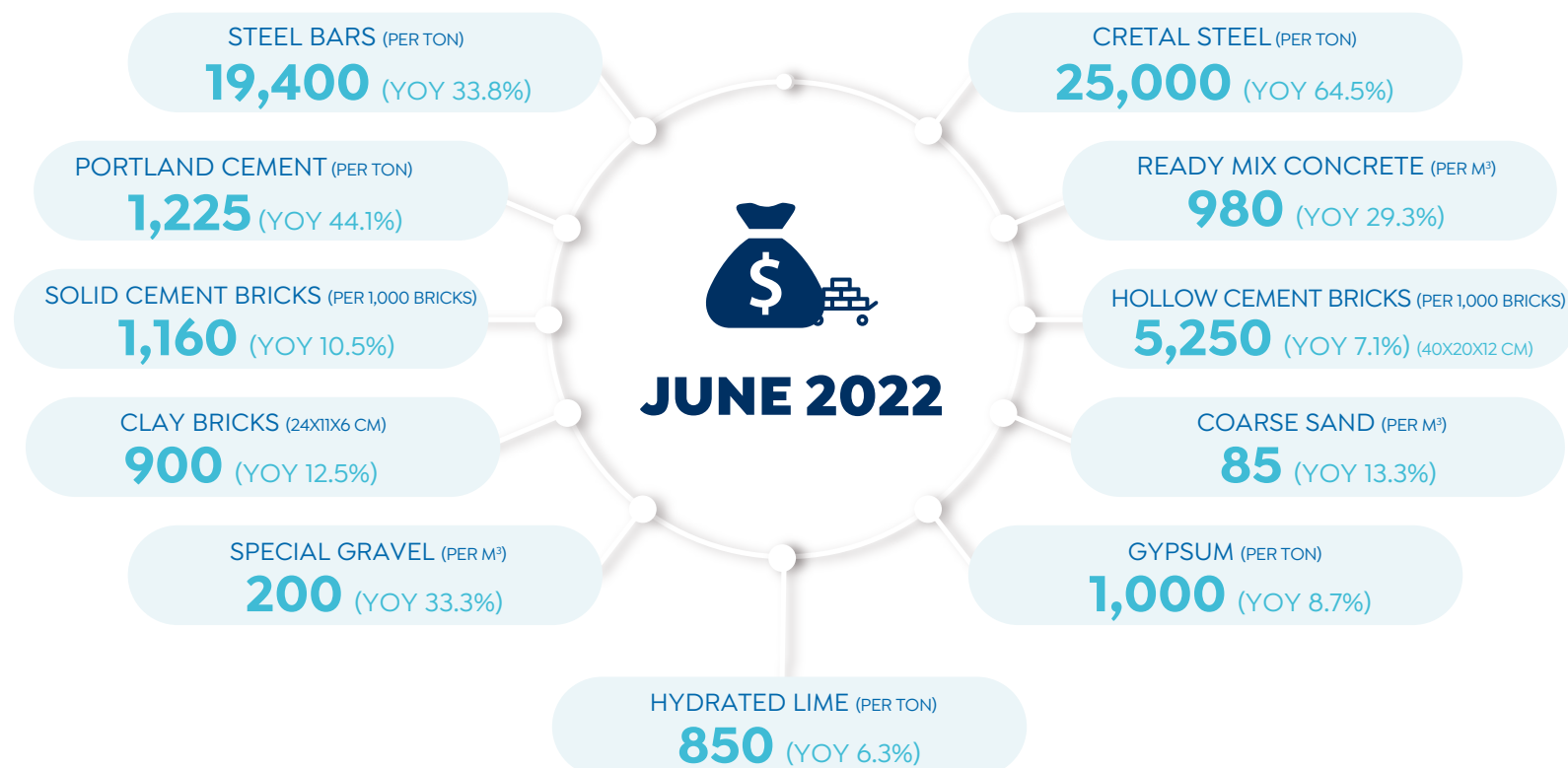
URBAN DEVELOPMENT PROJECTS

Development of Governorate Capitals



Source: Cabinet & NUCA

PRICES OF CONSTRUCTION MATERIALS (EGP)



REAL ESTATE & CONSTRUCTION// PERFORMANCE OF STOCK MARKET INDEXES IN EGYPT



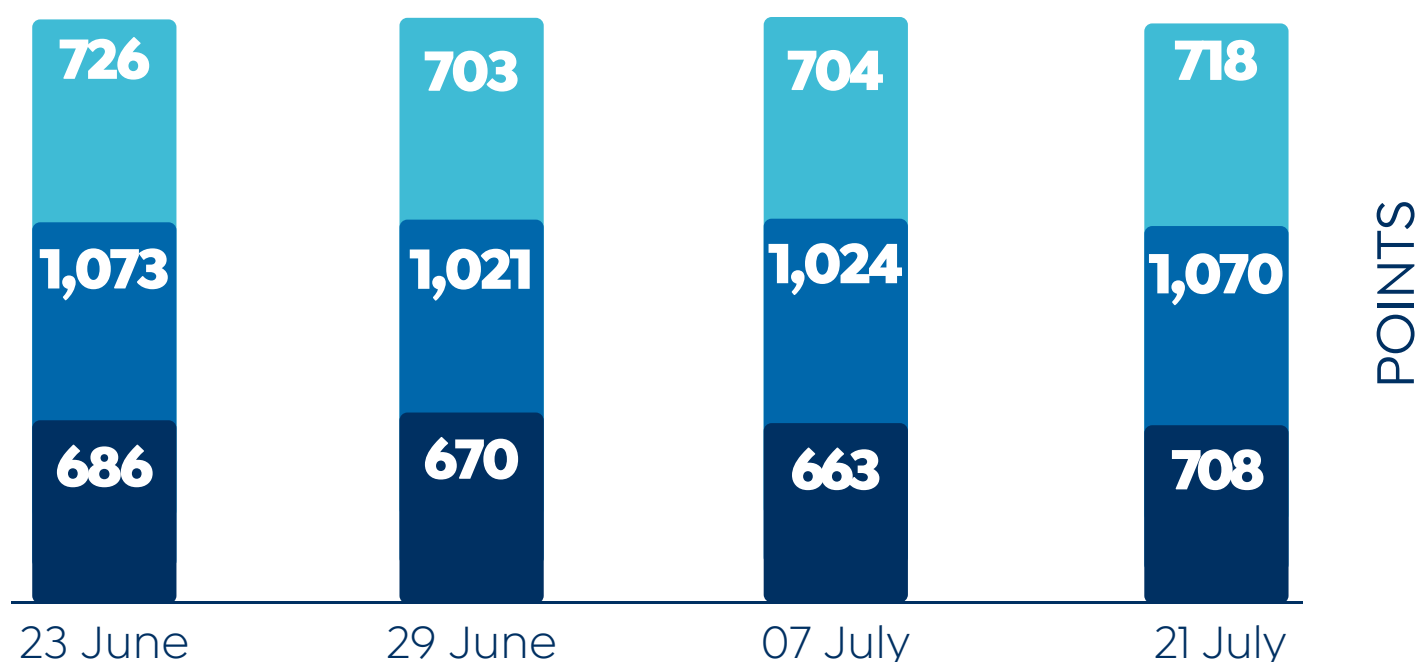
Real Estate



Construction



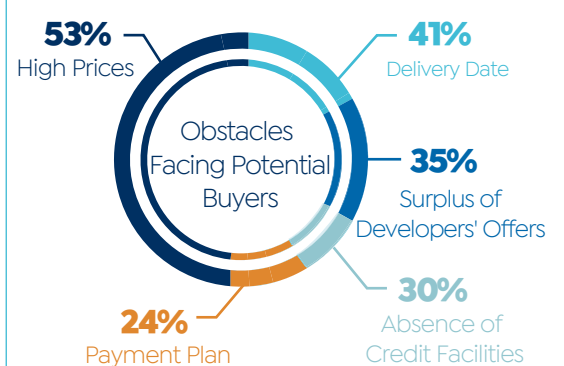
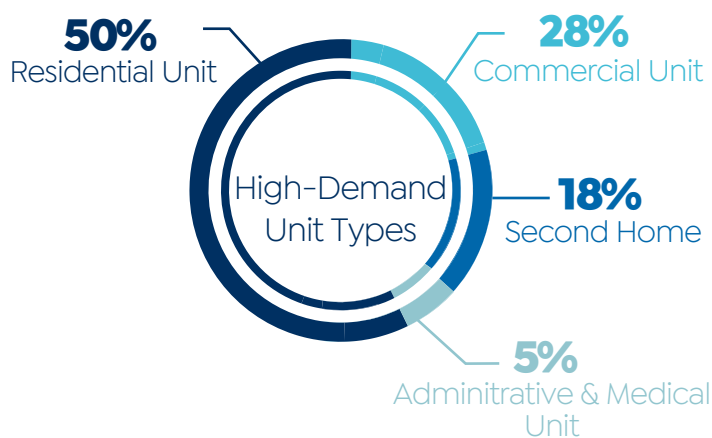
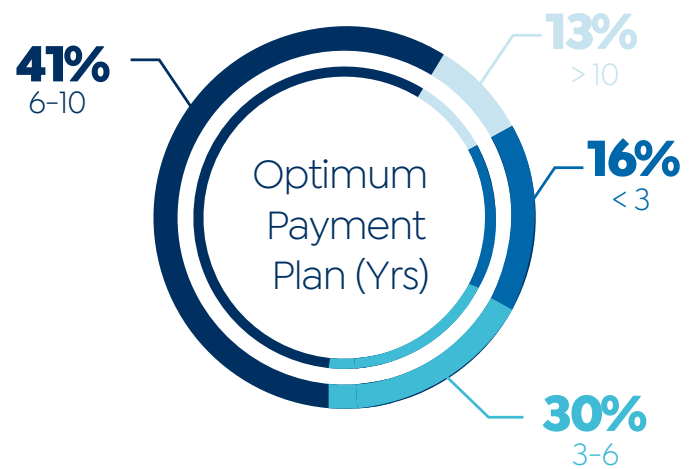
Building Materials



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

MONTHLY SURVEY

| Purchasing Power



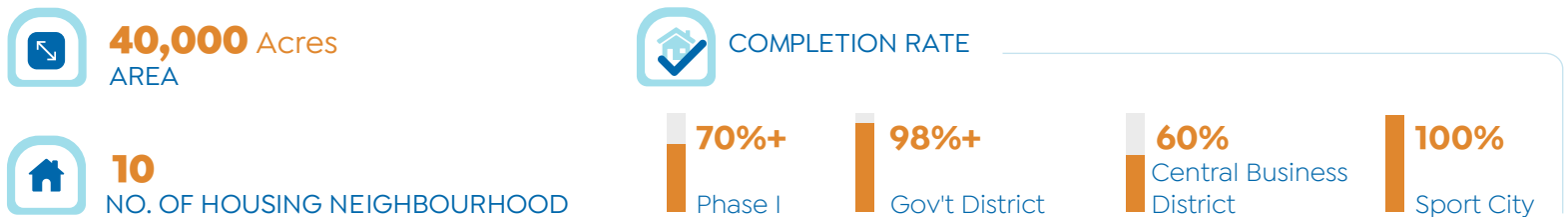


NEW CITIES UPDATE

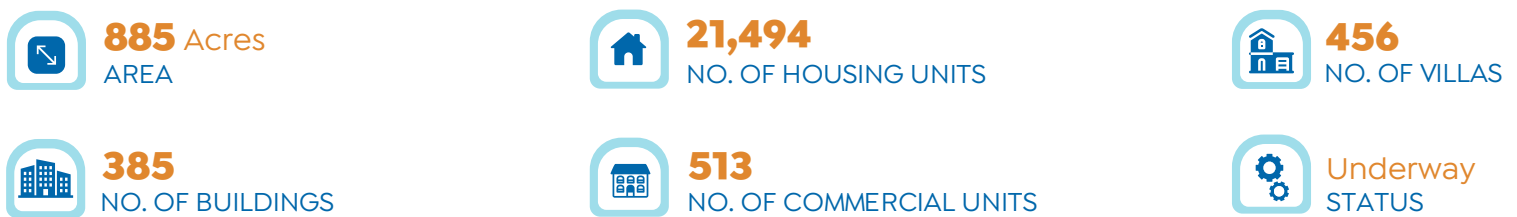
02 | NEW CITIES UPDATES 2022

NEW ADMINISTRATIVE CAPITAL (NAC)

| Phase I

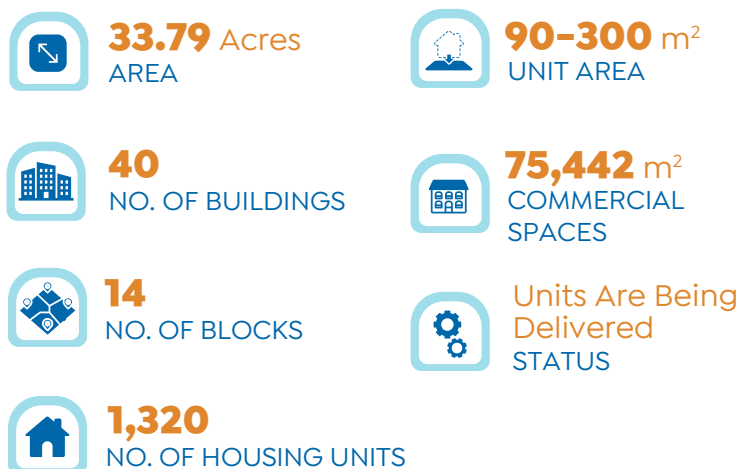


| New Garden City (R5)

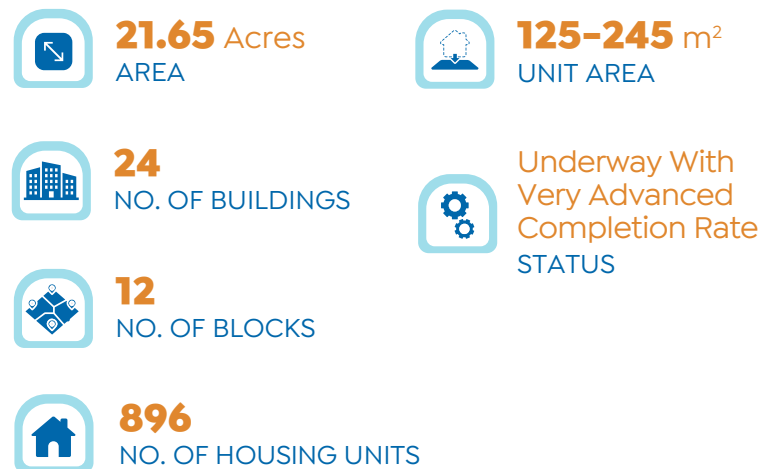


NEW ALAMEIN CITY

| Downtown Project



| Downtown Extension



| Distinguished Housing Project



| Housing Projects In Coastal City



Source: NUCA & Cabinet

Latin Area

**398.79** Acres
AREA**12,181**
NO. HOUSING UNITS**65**
NO. OF COMPLEXESConcrete Work:
92% Complete
STATUS**220**
NO. OF BUILDINGS

Heritage City

**260** Acres
AREA**85%** In Some Buildings
COMPLETION RATE

Sakan Misr

**128**
NO. OF BUILDINGS**110-130** m²
UNIT AREA**2,208** Will Be Completed This Year
STATUS

Downtown Towers

Iconic Tower (Height: **250** m)
Other **4** Towers (Height: **200** m)
NO. OF TOWERSFoundation Work: Underway
STATUS

UPDATES ON CAPITAL GARDENS

Housing For All Egyptians

Phase I

**1,124**
NO. OF BUILDINGS**29,496**
NO. OF HOUSING
UNITSUnderway With Very Advanced
Completion Rates
STATUS

Phase II

**1,337**
NO. OF BUILDINGSUnderway
STATUS

UPDATES ON BADR CITY

Housing For All Egyptians

**351**
NO. OF BUILDINGS**8,424**
NO. OF HOUSING UNITSUnderway With Very Advanced
Completion Rates
STATUS

NEW GIRGA CITY

East Giza-Aswan Road
LOCATION**10,297** Acres
AREA**192,000**
NO. OF PROVIDED JOB OPPORTUNITIES

UPDATES ON EL-SHEIK ZAYED CITY

JANNA



168 "JANNA 2, 4 & 5"
80 "JANNA 3"
NO. OF BUILDINGS



Underway With Very Advanced
Completion Rates
STATUS

UPDATES ON NEW MALLAWI CITY

JANNA



32
NO. OF BUILDINGS



83%
COMPLETION RATE



1,024
NO. OF HOUSING UNITS

UPDATES ON WEST CARREFOUR



419.74 Acres
AREA



64
NO. OF HOUSING
TOWERS



Underway
STATUS

Sawari Towers "Phase I"



60 Acres
AREA



130-280 m²
UNIT AREA



3,068
NO. OF HOUSING UNITS

Villas Project



57 Acres
AREA



310
NO. OF VILLAS

UPDATES ON NEW RASHID CITY



25
NO. OF BUILDINGS



564
NO. OF HOUSING
UNITS



2022
COMPLETION DATE OF URGENT PHASE



Underway With Very Advanced
Completion Rates
STATUS

Bashair El Kheir 4 Initiative



33
NO. OF BUILDINGS



Underway
STATUS

UPDATES ON NEW OBOUR

Social Housing



14th Neighbourhood
LOCATION



19,344
NO. OF UNITS



806
NO. OF BUILDINGS



90 m²
UNIT AREA

Alternative Housing Units For Slums



96
NO. OF BUILDINGS



3,360
NO. OF HOUSING UNITS



96
NO. OF COMMERCIAL UNITS



96
NO. OF ADMINISTRATIVE UNITS

Sakan Misr



18
NO. OF BUILDINGS



432
NO. OF HOUSING
UNITS

Modern Housing



78
NO. OF BUILDINGS



1,872
NO. OF HOUSING
UNITS



PRIVATE REAL ESTATE PROJECTS

UPDATE

03 | PRIVATE REAL ESTATE PROJECTS UPDATES 2022



NEW RESIDENTIAL PROJECTS

DOSE

Developer: Akam AlRajhi Developments



LOCATION

Ras El Hekma,
North Coast



AREA

125 Acres



TOTAL INVESTMENTS

EGP **8 bn**

SUPPLY VOLUME

- Luxury 5-star International Hotel
- Artificial Lakes (**9 Acres**)
- Restaurants & Cafes
- Special Kids Area
- Private Beach
- Shopping Mall

TAVIRA BAY

Developer: El Waad Red Sea Tourism Development



LOCATION

Ras Sedr



AREA

115 Acres

SUPPLY VOLUME

- Unit Area: **60 - 325 m²**
- Children's Entertainment Area
- Social Club
- Commercial Mall
- Aqua Park
- Artificial Lakes

BLUE BIRD

Developer: White Eagle Developments



LOCATION

R8, NAC



AREA

25 Acres



INVESTMENTS

EGP **2.5 bn**

SUPPLY VOLUME

- No. of Buildings: **300**
- Unit Area: Starting From **120 m²**
- Lagoons
- Shopping Area
- Gym



NEW COMPLEX PROJECTS

5 EAST TOWER

Developer: MAQAM Misr Developments



LOCATION

Downtown, NAC



AREA

3,585 m²



TOTAL INVESTMENTS

EGP **670 mn**

SUPPLY VOLUME

- Commercial & Administrative Units
- Administrative Unit Area: Starting From **36 m²**
- Commercial Unit Area: Starting From **22 m²**

GLARE

Developer: Areva Investment Group



LOCATION

5th settlement,
New Cairo



AREA

33,000 m²



TARGETED SALES

EGP **2.2 bn**

SUPPLY VOLUME

- **3** Basement, Ground & **5** Floors
- Commercial, Administrative & Medical Units

Source: Developers' Official Statements

GEMINI RED & GEMINI BLUE

Developer: Mazaya Developments



LOCATION

NAC



AREA

5,000 m²



INVESTMENTS

EGP **1** bn+

SUPPLY VOLUME

- Commercial & Administrative Units
- Ground & **14** Floors

HAVEN

Developer: EGICS Development



LOCATION

Downtown, NAC



INVESTMENTS

EGP **450** mn

SUPPLY VOLUME

- Commercial, Administrative & Residential Units
- Ground & **12** Floors

AI TOWER

Developer: SV Developments



LOCATION

Downtown, NAC



TOTAL INVESTMENTS

EGP **1.2** bn

SUPPLY VOLUME

- Commercial, Administrative & Medical Units
- No. of Units: **350**
- Unit Area: Starting From **20** m²
- 4** Basement & **14** Floors



PROJECTS UNDERWAY

CITY PARK

Developer: T.H.A Development



LOCATION

Tarh El Bahr Street,
Port Said



AREA

13,000 m²



TOTAL INVESTMENTS

EGP **220** mn

SUPPLY VOLUME

- Ground & **2** Floors

VERITY

Developer: NCB Development



LOCATION

Downtown, NAC



AREA

3,632 m²



TARGETED SALES

EGP **500** mn

SUPPLY VOLUME

- Commercial, Administrative & Medical Units
- Ground & **12** Floors



Phase I Sold Out
The Company Will Launch Phase II Next Month
STATUS

CAPITAL PRIME BUSINESS PARK

Developer: Royal One Developments



LOCATION

MU 23, NAC



DELIVERY DATE

2023

SUPPLY VOLUME

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

Source: Developers' Official Statements

BOHO ELSOKHNA

Developer: ATRIC Developments


LOCATION
Ain Sokhna


DELIVERY DATE
Dec- **2022**

SUPPLY VOLUME

- Duplexes, Townhouses, Chalets, Villas & Hotel Rooms
- No. of Housing Units : **300**
- No. of Hotel Rooms : **100**
- Housing Unit Area: **70 - 337 m²**
- Chalet Unit Area: **40 - 150 m²**

 **Construction Rate 70 %**
STATUS

BOARDWALK NEW CAPITAL PROJECT

Developer: ATRIC Developments


LOCATION
R7, NAC


DELIVERY DATE
2023

SUPPLY VOLUME

- Buildings & Villas
- Unit Area: **112 - 200 m²**

 **75 % Of Project Has Been Marketed**
STATUS

KARIDA

Developer: Capital Link Development


LOCATION
R8, NAC


AREA
25 Acres


ACHIEVED SALES
EGP **350 mn**

SUPPLY VOLUME

- Apartments & Duplexes
- Duplex Area: Starting From **110 m²**

HARMONY BUSINESS COMPLEX

Developer: Center Point Development


LOCATION
Downtown, NAC


AREA
2,704 m²


TOTAL INVESTMENTS
EGP **450 mn**

SUPPLY VOLUME

- Commercial & Administrative Units
- Administrative Unit Area: Starting From **32 m²**
- Ground & **10** Floors
- Meeting Room For Each Floor (Area: **36 m²**)

GOLDEN VIEW

Developer: HMD


LOCATION
NAC


AREA
2,127 m²

SUPPLY VOLUME

- Commercial & Administrative Units
- Ground & **10** Floors
- No. Of Units (Phase I & II): **190**
- Unit Area (Phase I & II): Starting From **30 m²**

 **Administrative Units Are Sold Out**
STATUS

 **Within 3.5 Yrs**
IMPLEMENTATION PERIOD

GREEN RIVER PROJECT

Developer: MBG Real Estate Investment


LOCATION
MU-23, NAC


INVESTMENTS
EGP **1 bn**

 **The Project Has Been Marketed**
STATUS

O WEST

Developer: Orascom Development



LOCATION
West Cairo



AREA
1,000 Acres



ACHIEVED SALES
EGP **12.6 bn**



The Company Launches Hillside Bliss Villas
As Part of Hillside Phase
STATUS

Hillside Phase

SUPPLY VOLUME

- Unit Types: Villas, Twin Houses, Townhouses & Apartments
- No. of Units: **400**

Hillside Bliss Villas

SUPPLY VOLUME

- Unit Types: Villas & Twin Houses
- Villa Area: Starting From **320 m²**
- Twin House Area: Starting From **250 m²**



Within **4 Yrs**
DELIVERY DATE

TWO TOWERS

Developer: HMD



LOCATION
NAC



AREA
2,622 m²

SUPPLY VOLUME

- 1st Tower is Medical & 2nd Tower is Commercial
- Ground & **12 Floors**
- No. of Units: **230**



50 % of Project Has Been Marketed
STATUS



Within **3.5 Yrs**
IMPLEMENTATION PERIOD

SENSE MALL 1

Developer: Sense Group



LOCATION
Downtown, NAC



AREA
17,000 m²



TARGETED SALES
EGP **150 mn**

SUPPLY VOLUME

- Commercial & Administrative Units
- 3** Basement, Ground & **8 Floors**
- Ground To 3rd Floor For Commercial Units
- Other Floors For Administrative Units
- No. of Units: **78**
- Unit Area: Starting From **20 m²**



Phase I Sold Out
The Company Launches Phase II
STATUS

URBAN BUSINESS LANE "UBL"

Developer: Development and Engineering Consultants Company (TAMEER)



LOCATION
New Cairo



AREA
55,000 m²+

Phase I



After **3 Yrs**
DELIVERY DATE



66,000 m²
TOTAL ADMINISTRATIVE AREAS



16,000 m²
TOTAL COMMERCIAL AREAS

SUPPLY VOLUME

- Administrative Unit Area: Starting From **75 m²**
- Private Parking (Capacity: **3,000 Cars+**)

THE ICON RESIDENCE II

Developer: Style Home Development



LOCATION
New Cairo



AREA
12 Acres
(50,000m²)



INVESTMENTS
EGP **1.3 bn**

SUPPLY VOLUME

- Unit Types: Penthouses & Duplexes
- Unit Area: **110-300 m²**



Mid-**2024**
DELIVERY DATE



Implementation Rate: **55%**
Phase I & Phase II Of Project Have Been Marketed
The Company Opens Reservations For Phase III
STATUS

Supply Volume of Phase III



NO. OF UNITS
100



UNIT AREA
110-220 m²

NORTH SQUARE MALL

Developer: City Edge Developments



LOCATION
New Alamein City



AREA
164,000 m²

SUPPLY VOLUME

- Hotel With **22 Rooms** Ready For Summer **2022**
- 46 Rooms** Ready For Summer **2023**
- Restaurants & Cafes
- Parking (Capacity: **3,200 Cars**)

KEEVA

Developer: Al Ahly Sabbour



LOCATION
6th of October



AREA
180 Acres



CONSTRUCTION INVESTMENTS
EGP **5 bn**

LA SIRENA NORTH COAST

Developer: La Sirena for Touristic and Real Estate Investment



LOCATION
North Coast



AREA
55 Acres

SUPPLY VOLUME

- No. of Units: **1,000**
- Unit Area: Starting From **60 m²**



July **2022** (Phase III) & **2023** (Phase IV)
DELIVERY DATE

MAKADI HEIGHTS

Developer: Orascom Development



LOCATION
Red Sea



AREA
3.75 mn m²

SUPPLY VOLUME

- Villas, Twin Houses, Townhouses & One-floor Villas
- Unit Area: **60 -270 m²**



The Company Starts Delivering **248** Units In Phase I
The Company Launches Ledge phase
STATUS

Ledge Phase



AREA
238,000 m²



DELIVERY DATE
in **4 Yrs**

SUPPLY VOLUME

- Unit Types: Stand-alone Villas, Twin Villas, Townhouses & Chalets
- No. of Units: **477**
- No. of Apartments: **380+**
- No. of Villas & Challets: **90+**
- Apartment Area: **64 -150 m²**
- Villa Area: **120 -210 m²**



ECONOMIC SNAPSHOT

04 | ECONOMIC SNAPSHOT

UPDATES 2022



INTEREST RATES



* MPC Meeting was Held on June 23



MONEY SUPPLY (EGP MN)



DOMESTIC LIQUIDITY (EGP MN)



ANNUAL HEADLINE INFLATION

MAY-2022

13.5%



JUNE-2022

13.2%



NET INTERNATIONAL RESERVES (USD BN)

MAY-2022

35.50



JUNE-2022

33.38



PURCHASING MANAGERS' INDEX (PMI)

MAY-2022

47.0

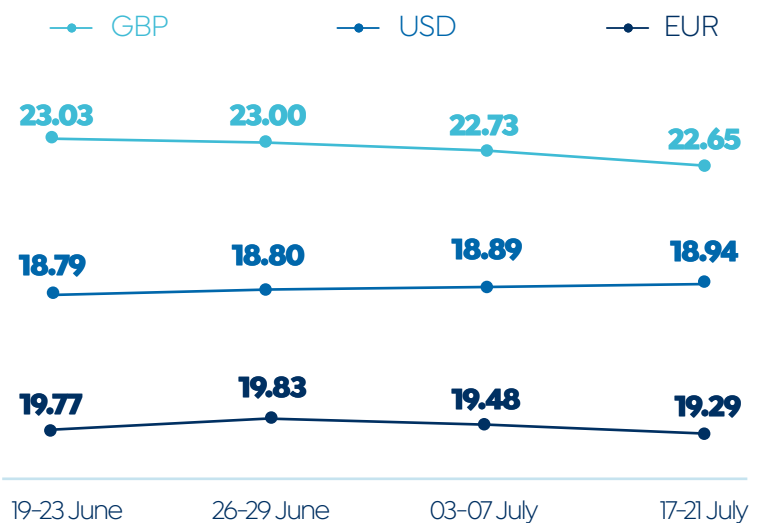


JUNE-2022

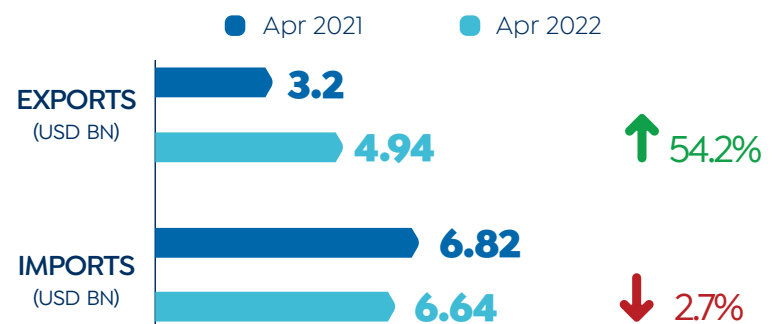
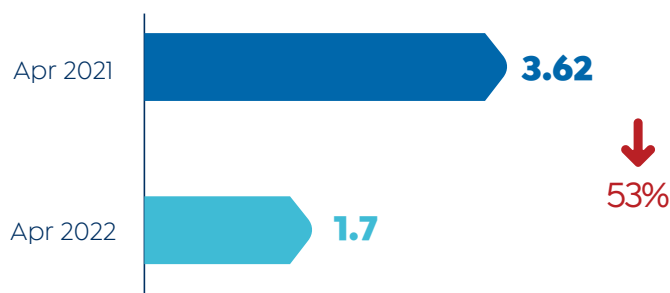
45.2



EXCHANGE RATES



TRADE DEFICIT (USD BN)

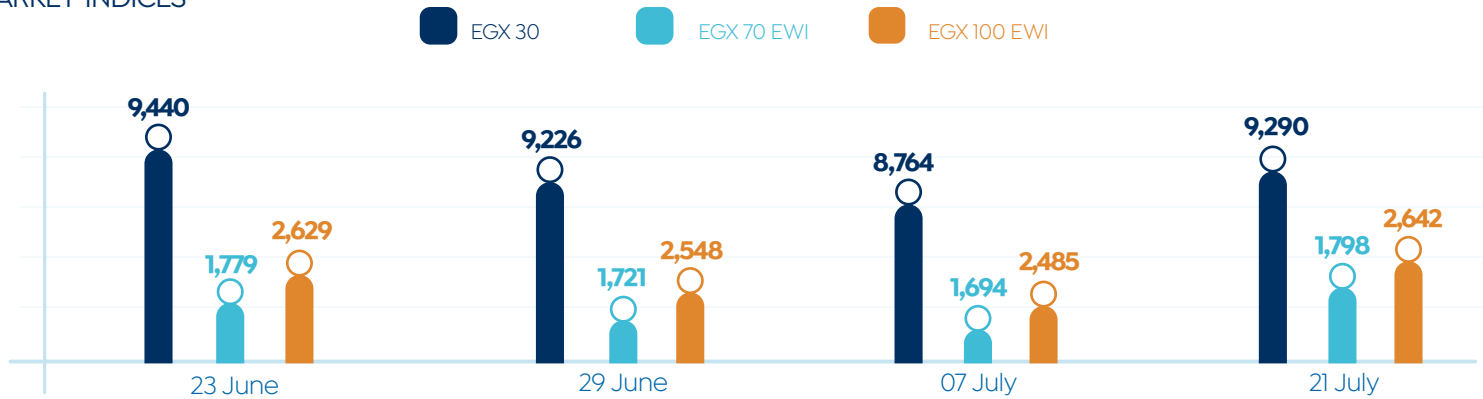


Source: CAPMAS, IHS Markit & CBE

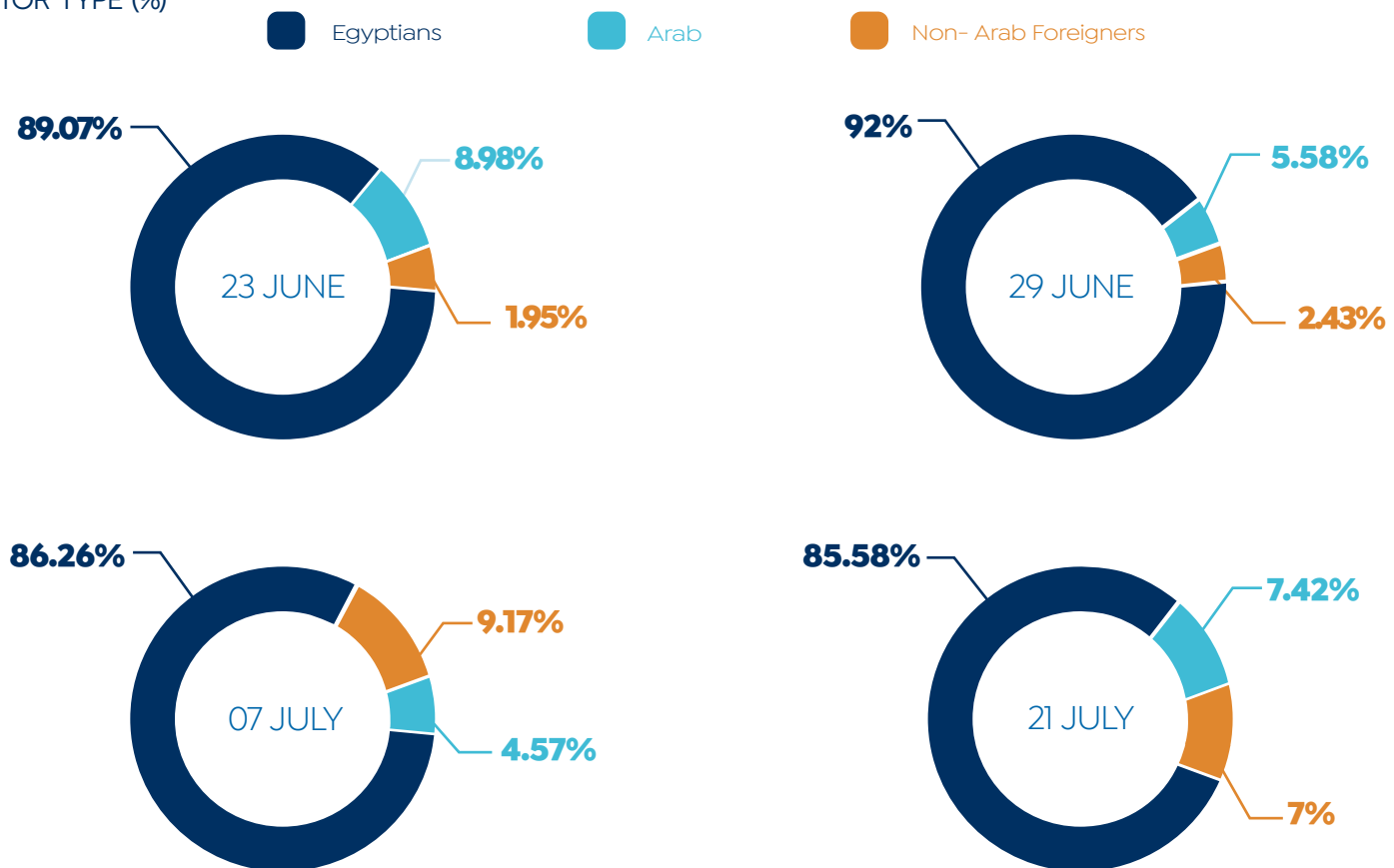


CAPITAL MARKET INDICATORS

MARKET INDICES

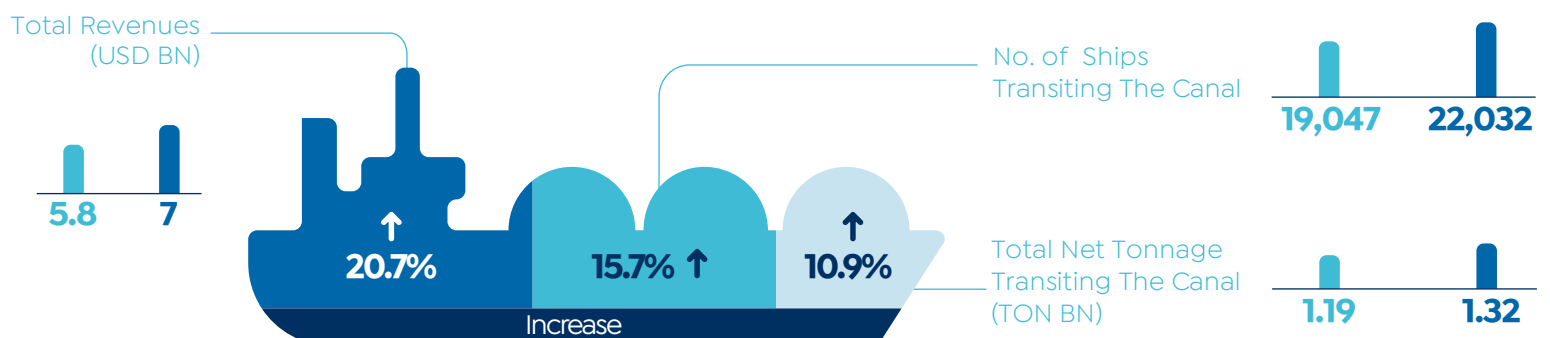


INVESTOR TYPE (%)



SUEZ CANAL

2020/21 2021/22



INITIAL ECONOMIC INDICATORS DURING FY 2021/22

Primary Surplus	EGP 98.5 bn
Primary Surplus (% of GDP)	1.3%
Overall Deficit (% of GDP)	6.1%
Expenditures Growth Rate	11.8%
Revenues Growth Rate	15.2%
Tax Revenues Growth Rate	17.3%
Non-Tax Revenues Growth Rate	8.8%

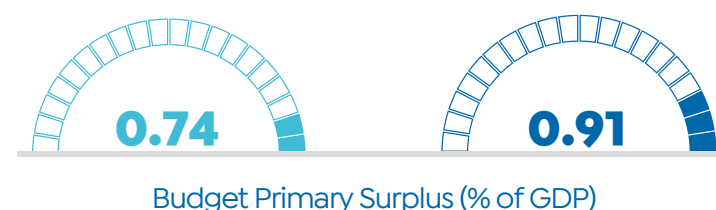
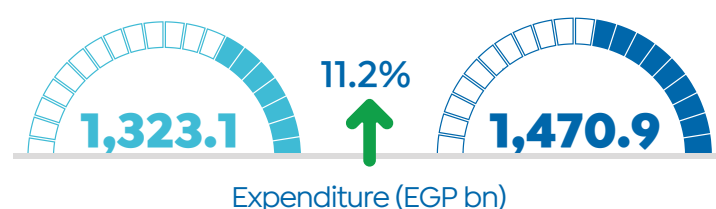
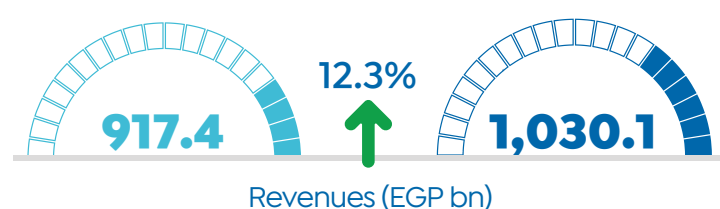
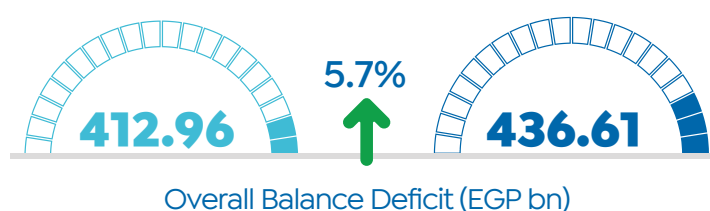
THE ECONOMIC AND SOCIAL DEVELOPMENT PLAN FOR FY (2022/23)

Economic Growth Rate	5.5%
GDP At Current Price	EGP 9.22 trillion
GDP At Constant Price	EGP 8.4 trillion
Estimated Investments	EGP 1.4 trillion
Investment Rate	15.2%
Inflation Rate	10%
Unemployment Rate	7.3%
Poverty Rate	Less Than 25%

FISCAL SECTOR PERFORMANCE

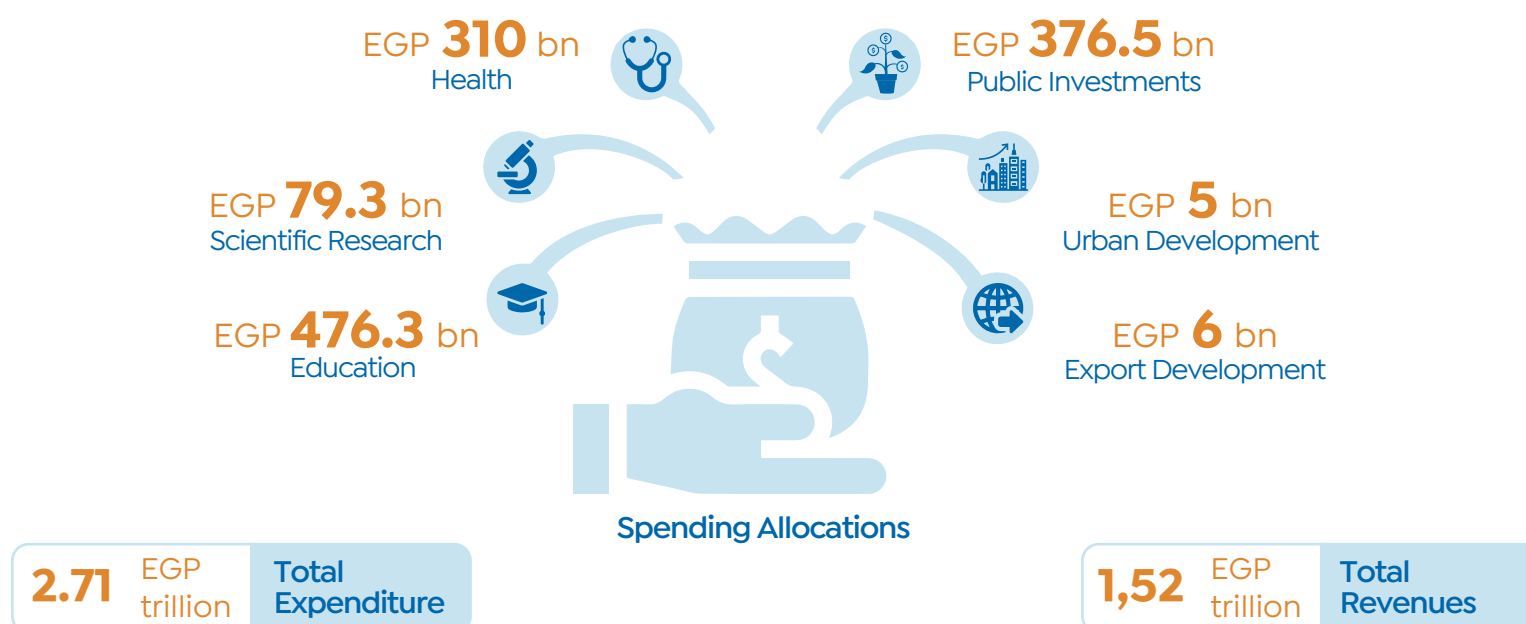
July 2020–May 2021

July 2021–May 2022

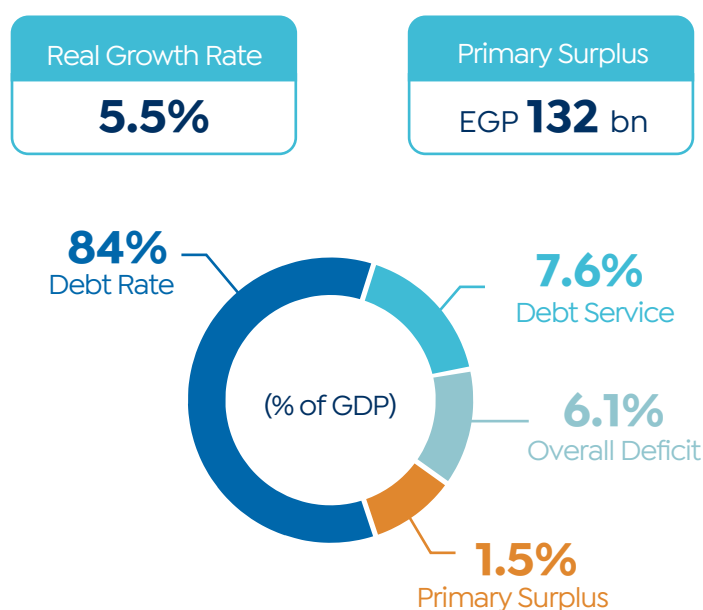


Source: Cabinet, MPED & MOF

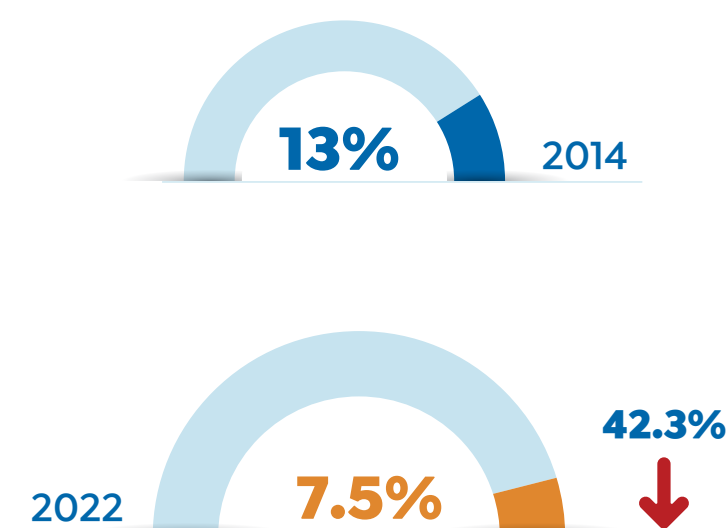
STATE GENERAL BUDGET FY (2022/23)



GOVERNMENT TARGET IN FY (2022/23)



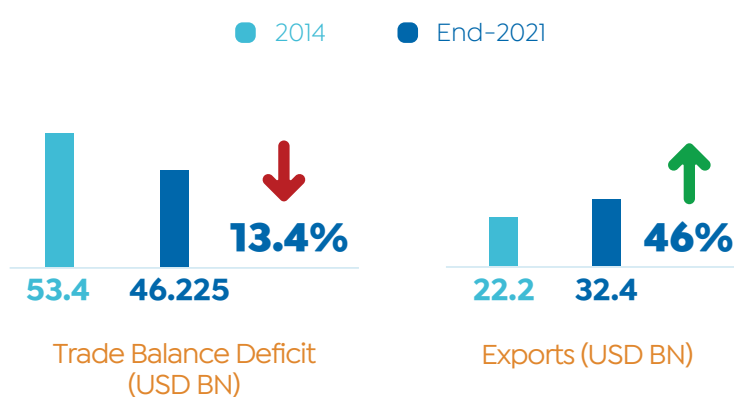
UNEMPLOYMENT RATE IN EGYPT



STATE'S ACHIEVEMENT IN INDUSTRIAL SECTOR

No. of Industrial Complexes	17
No. of Industrial Units	5,046
Cost	EGP 10 bn
No. of Provided Jobs Opportunities	48,000
No. of Executed New Industrial Cities	4

STATE'S ACHIEVEMENT IN FOREIGN TRADE



Source: Cabinet & MTI