

MARKET WATCH

BY: **YASSEN MAHMOUD**
(11 JUNE - 06 JULY)

AUGUST
2023



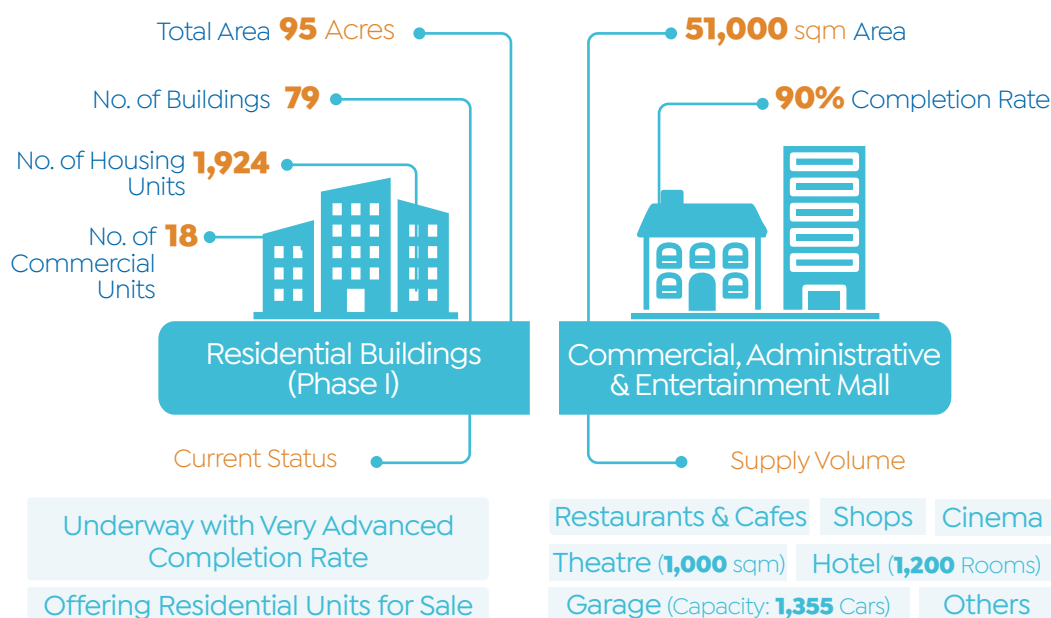
REAL ESTATE

MARKET
UPDATES

01 | REAL ESTATE MARKET UPDATES 2023

URBAN DEVELOPMENT IN CAIRO

| SOOR MAGRA EL-OYOUN



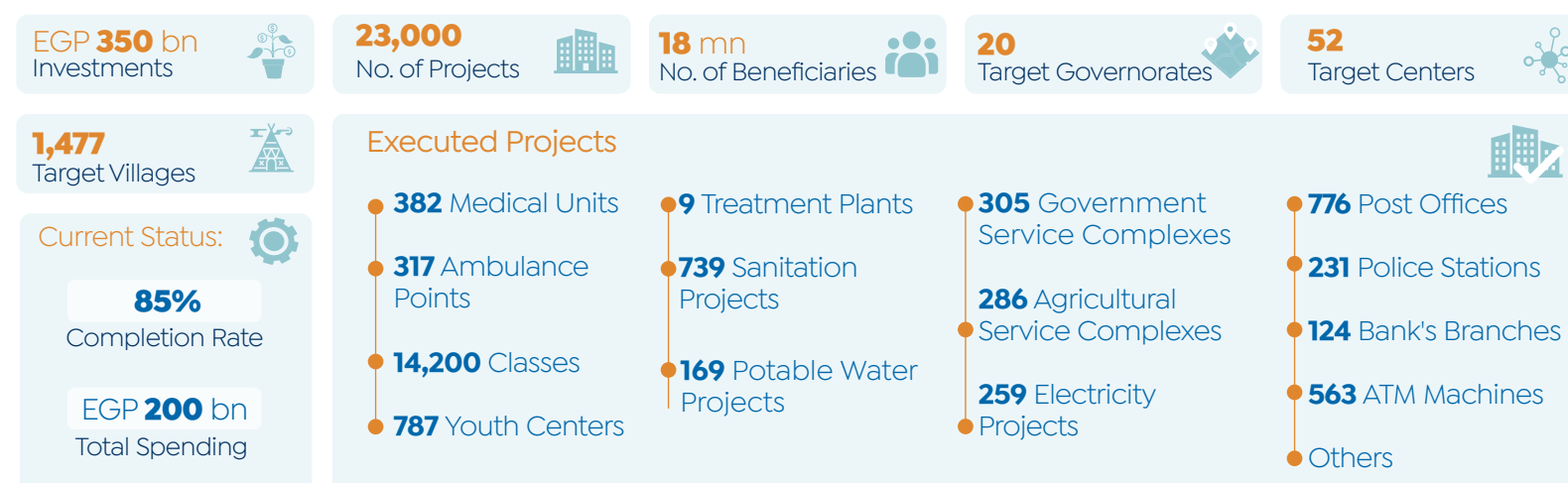
| RAWDAT EL-SAYEDA 2



POTABLE WATER & SANITATION INVESTMENTS

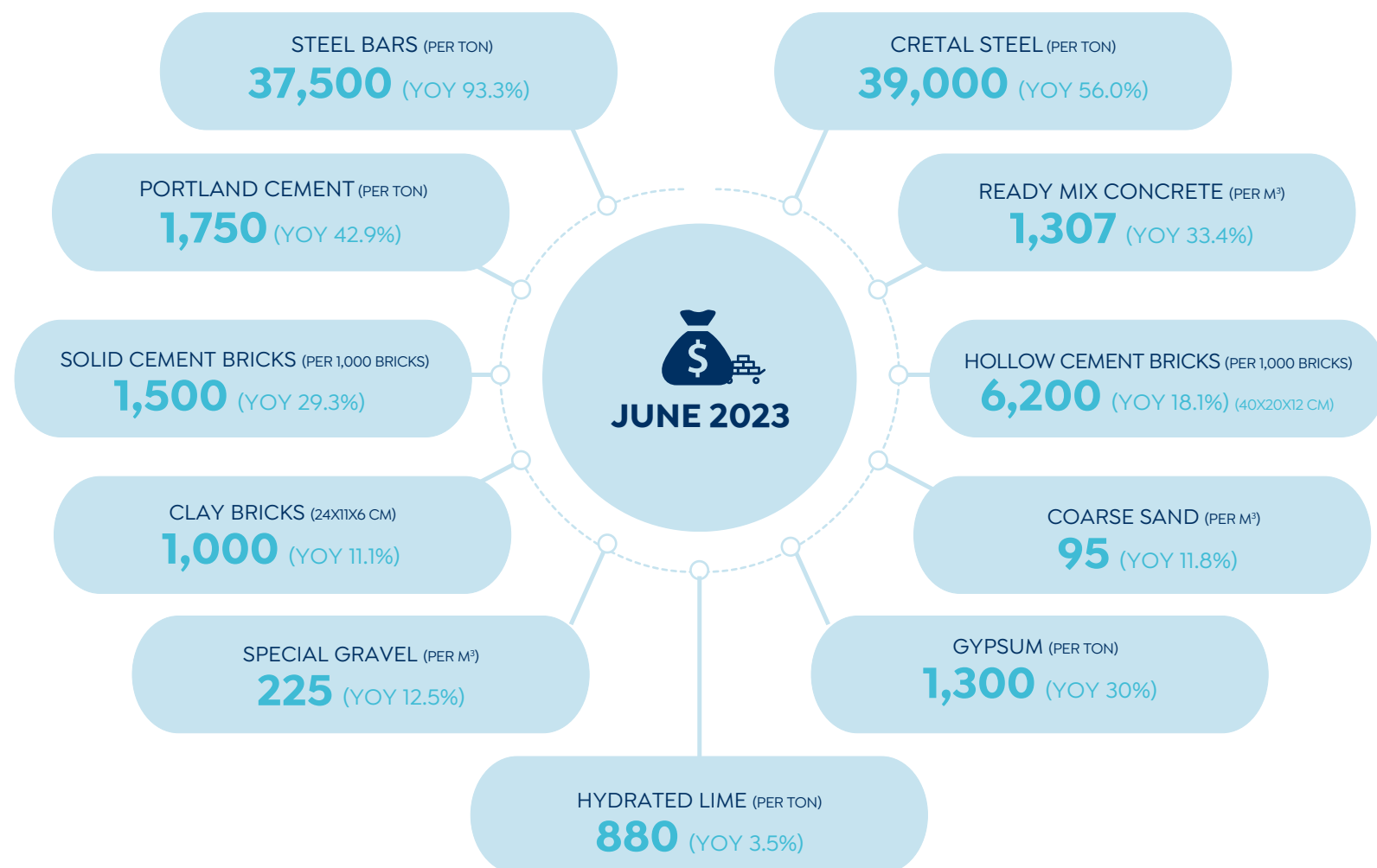


HAYAH KARIMA INITIATIVE "PHASE I"

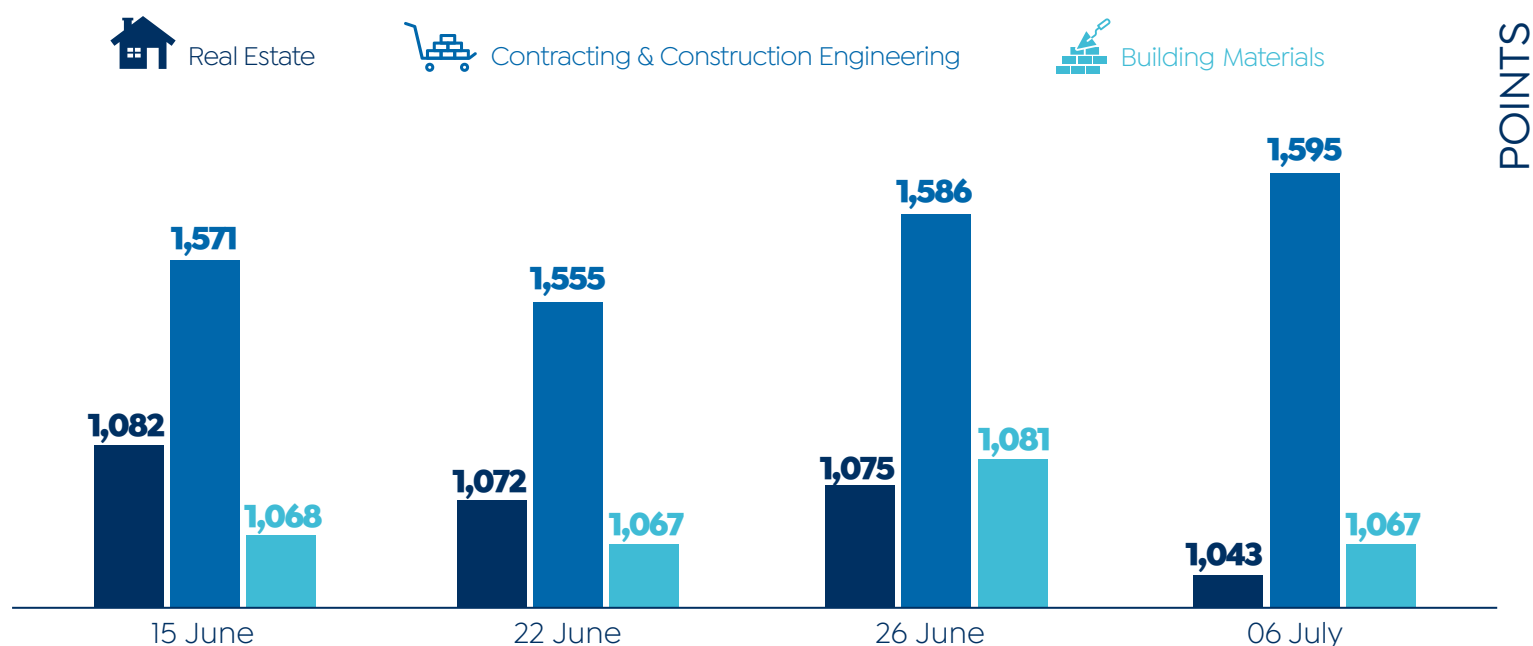


Source: Cabinet & MPED

PRICES OF CONSTRUCTION MATERIALS (EGP)



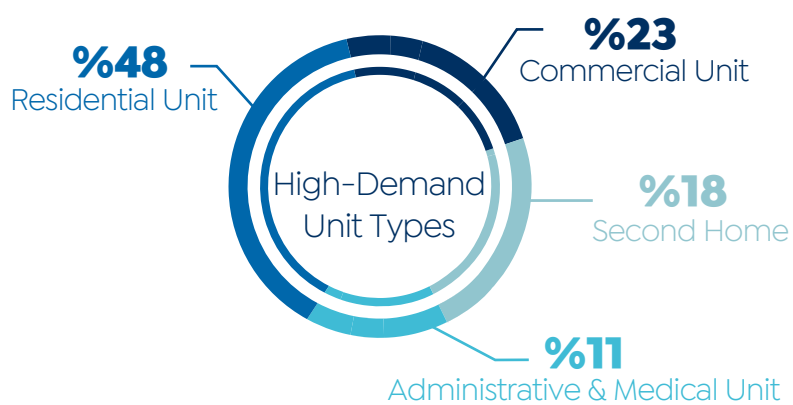
PERFORMANCE OF REAL ESTATE, CONSTRUCTION & BUILDING MATERIALS' INDICES IN EGX



Source: MHUC & EGX

MONTHLY SURVEY

| Purchasing Power





NEW CITIES UPDATE

02 | NEW CITIES UPDATES 2023

NEW ALAMEIN CITY

| Downtown Project

| Phase I



40
NO. OF BUILDINGS



1,320
NO. OF HOUSING UNITS



Delivery of Some Units
CURRENT STATUS

| Phase II



24
NO. OF BUILDINGS



896
NO. OF HOUSING UNITS



67% +
COMPLETION RATE

| Latin Area



404 Acres
AREA



220
NO. OF BUILDINGS



12,181
NO. OF HOUSING UNITS



Finishing Work: Underway
CURRENT STATUS

| Mazarine



707 Acres
AREA



364
NO. OF BUILDINGS



8,691
NO. OF HOUSING UNITS



618
NO. OF VILLAS



552
NO. OF CHALETs



Underway
CURRENT STATUS

| Heritage City



260 Acres
AREA



70
NO. OF FACILITIES



**Underway with Advanced
Completion Rate**
CURRENT STATUS

NEW DAMIETTA CITY

| JANNA



33rd Neighborhood, 6th District
LOCATION



59
NO. OF BUILDINGS



COMPLETION RATE

- Buildings: **98%**
- Electricity: **90%**
- Telecommunication: **85%**
- Roads: **75%**
- Agriculture: **20%**

BADR CITY

| Residences For NAC's Employees "Phase II"



196
NO. OF BUILDINGS



4,704
NO. OF HOUSING UNITS



COMPLETION RATE

- Buildings: **89%**
- Electricity: **50%**
- Infrastructure: **85%**
- Roads: **35%**
- Gas: **60%**

15TH OF MAY CITY

| Housing For All Egyptians

| for Middle Income



El Koronfel District
LOCATION



91
NO. OF BUILDINGS



2,184
NO. OF HOUSING UNITS



Buildings Construction
Work: **Underway**
CURRENT STATUS

| for Low Income



25
NO. OF BUILDINGS



900
NO. OF HOUSING UNITS



75 sqm
UNITS AREA



Underway
CURRENT STATUS

| 115 Acre-Area



203
NO. OF BUILDINGS



4,872
NO. OF HOUSING UNITS



40%
COMPLETION RATE

NEW OBOUR CITY

| Housing For All Egyptians

| 14th Neighborhood



806
NO. OF BUILDINGS



19,344
NO. OF HOUSING UNITS



FACILITIES

7 Commercial Markets

4 Medical Centers

5 Schools

4 Nurseries

2 Playgrounds

Bakery

| 15 & 16th Neighborhoods



638
NO. OF BUILDINGS



15,312
NO. OF HOUSING UNITS

NEW NASSER CITY

| **West Assiut**
LOCATION



6,006 Acres
AREA

| Housing For All Egyptians For Middle Income



15
NO. OF BUILDINGS



100, 110 & 120 m²
UNITS AREA



360
NO. OF HOUSING
UNITS



60%
COMPLETION RATE

NEW QENA CITY



29,485 Acres
AREA



4
NO. OF RESIDENTIAL NEIGHBORHOODS

| Housing For All Egyptians (Social Housing)



5,708
NO. OF EXECUTED UNITS



912
NO. OF UNDERWAY UNITS



EXECUTED FACILITIES

6 Schools

3 Medical Units

Ambulance Point

6 Nurseries

Service Complex

Police Station

Firefighting Point

4 Commercial Markets

Bakery

3 Playgrounds

Social Club

Post Office

Water Purification Plant (Capacity: **23,500** m³/Day)

Others



UNDERWAY FACILITIES

Primary School

Hospital (Capacity: **175** Beds)

2 Nurseries

Main Gate

2 Commercial Markets

Others



PRIVATE REAL ESTATE PROJECTS

UPDATE

03 | PRIVATE REAL ESTATE PROJECTS UPDATES 2023



NEW RESIDENTIAL PROJECTS

VALENCIA

Developer: NCB Developments



LOCATION

Andalous District,
New Cairo



AREA

12.5 Acres



INVESTMENTS

EGP 3.7 bn

SUPPLY VOLUME

- No. of Buildings: 15
- Strip Mall, Clubhouse, Service Areas & Green Spaces



NEW COMMERCIAL PROJECTS

URBAN MALL

Developer: Awj Developments



LOCATION

Badr City



AREA

8,600 sqm



UNITS AREA

Start: 50 sqm



NEW MIXED-USE PROJECTS

ELAN

Developer: Madinet Masr



LOCATION

Sarai Community,
Near NAC



AREA

356,000 sqm



DELIVERY DATE

within 4 Yrs

SUPPLY VOLUME

- No. of Units: 2,800+
- Duplexes Area: 170 -210 sqm
- Apartments Area: 80 -165 sqm
- Lofts Area: 80 sqm
- Penthouses Area: 130 -190 sqm



PROJECTS UNDERWAY

3 SIDES MALL

Developer: Nawassy Developments



LOCATION

El-Shorouk City



AREA

60,000 sqm

SUPPLY VOLUME

- Clothing Brands, Restaurants & Gym

Source: Developers' Official Statements

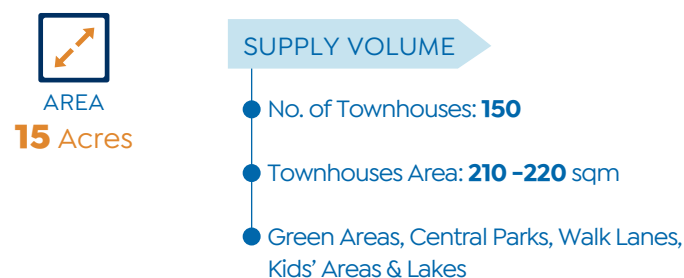
CHILLOUT PARK

Developer: Mountain View



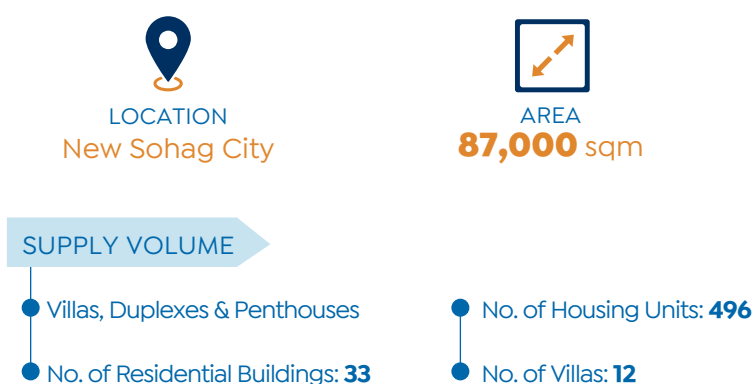
Launching New Phase "The Vines"
CURRENT STATUS

THE VINES

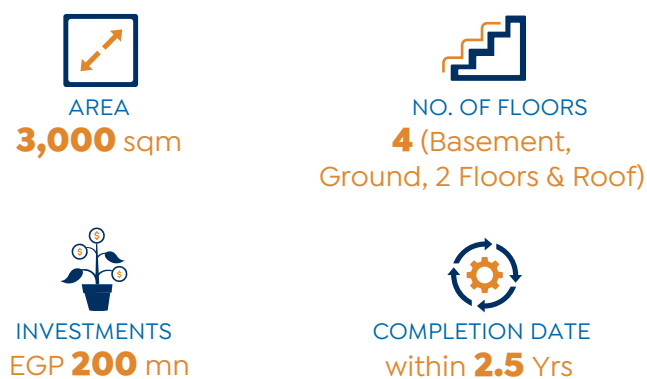


ROOTS

Developer: Raaed Developments



COMMERCIAL AREA



GARDEN VIEW

Developer: MODON Development



SEPHORA HEIGHTS

Developer: MODON Development



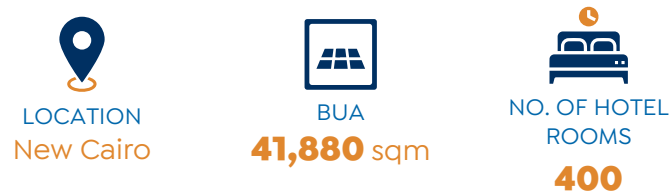
W RESIDENCES CAIRO

Developer: LMD Company



W CAIRO

Developer: LMD Company



SEAZEN

Developer: ALQAMZI Developments



Chalets, Townhouses, Twin Houses & Villas
UNIT TYPES

Starting Construction Works of Phase I
CURRENT STATUS

NYOUM

Developer: Arab Developers Holding



SUPPLY VOLUME

- No. of Units: **3,474**
- No. of Villas: **382**
- No. of Apartments: **3,092**



RIVERS

Developer: Tatweer Misr



THE RIVERSIDE



SUPPLY VOLUME

- Apartments Area: **120-160 sqm**
- Duplexes Area: **220-235 sqm**
- Green Areas, Water Bodies, Swimming Pools & Public Areas

RIVOLI

Developer: Anchor Development



SUPPLY VOLUME

- Commercial & Administrative Units
- Ground & 2 Floors**

VAL PLAZA

Developer: Jawad Developments



SEA VIEW

Developer: JDAR Developments



SUPPLY VOLUME

- Unit Types: Villas, Twin Houses & Chalets
- No. of Units: **2,000**
- Units Area: Start-> **57 sqm**
- Hotel, Pools, Gyms, Artificial Lakes, Aqua Park, Clubhouse, Cafes & Restaurants



Source: Developers' Official Statements



ECONOMIC SNAPSHOT

04 | ECONOMIC SNAPSHOT

UPDATES 2023



INTEREST RATES



* MPC Meeting Was Held on June 22, 2023



MONEY SUPPLY (EGP BN)



DOMESTIC LIQUIDITY (EGP BN)



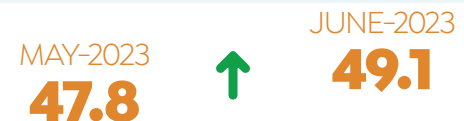
ANNUAL HEADLINE INFLATION



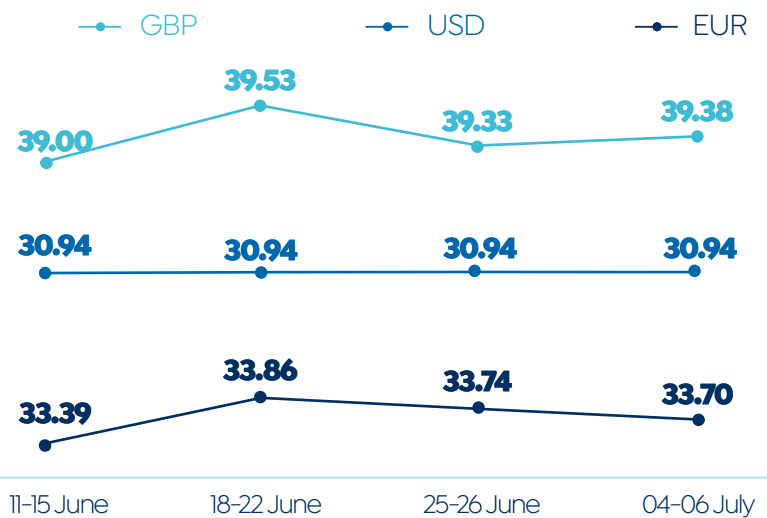
NET INTERNATIONAL RESERVES (USD BN)



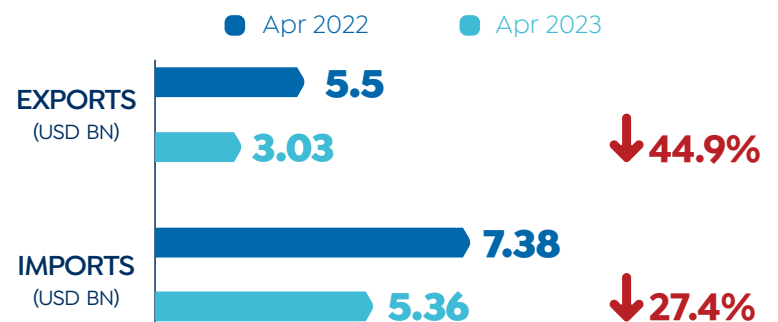
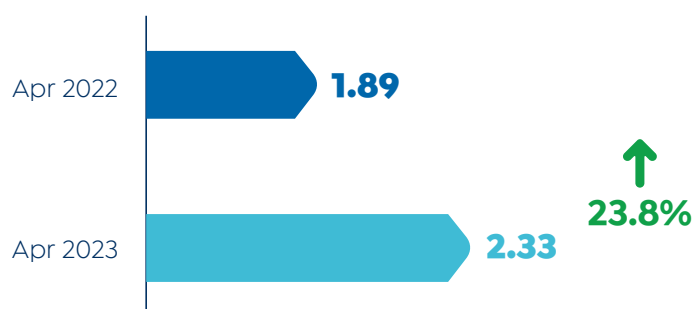
PURCHASING MANAGERS' INDEX (PMI)



EXCHANGE RATES



TRADE DEFICIT (USD BN)

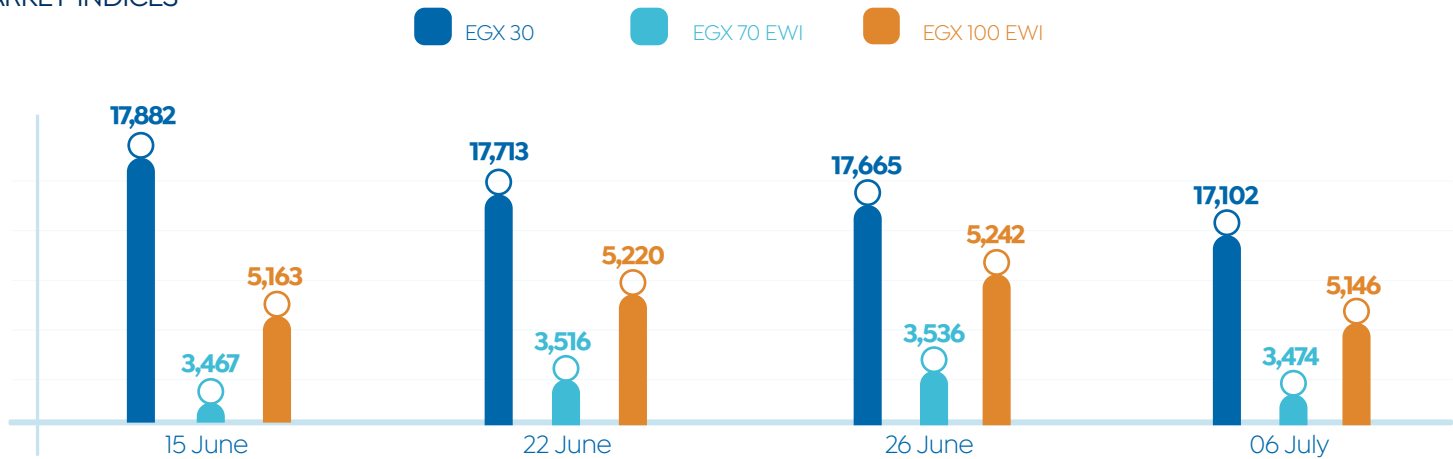


Source: IHS Markit, CAPMAS, CBE & FEDCOC

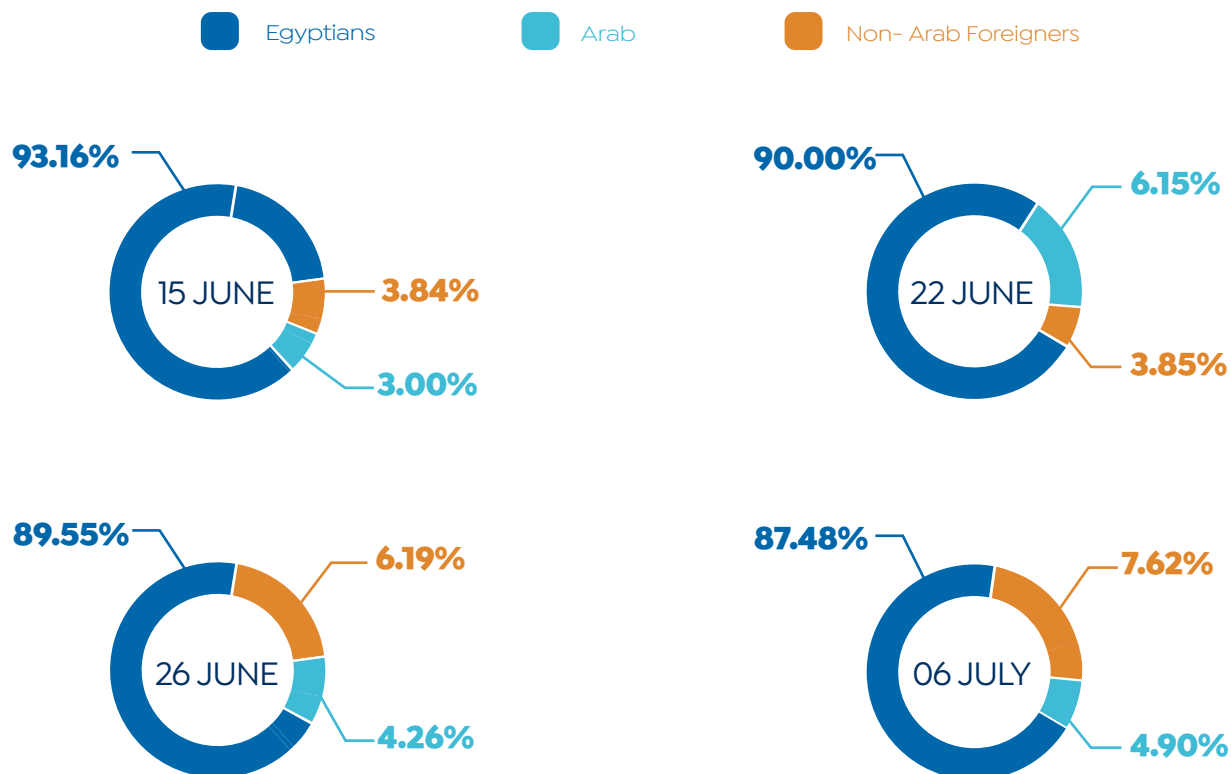


CAPITAL MARKET INDICATORS

MARKET INDICES



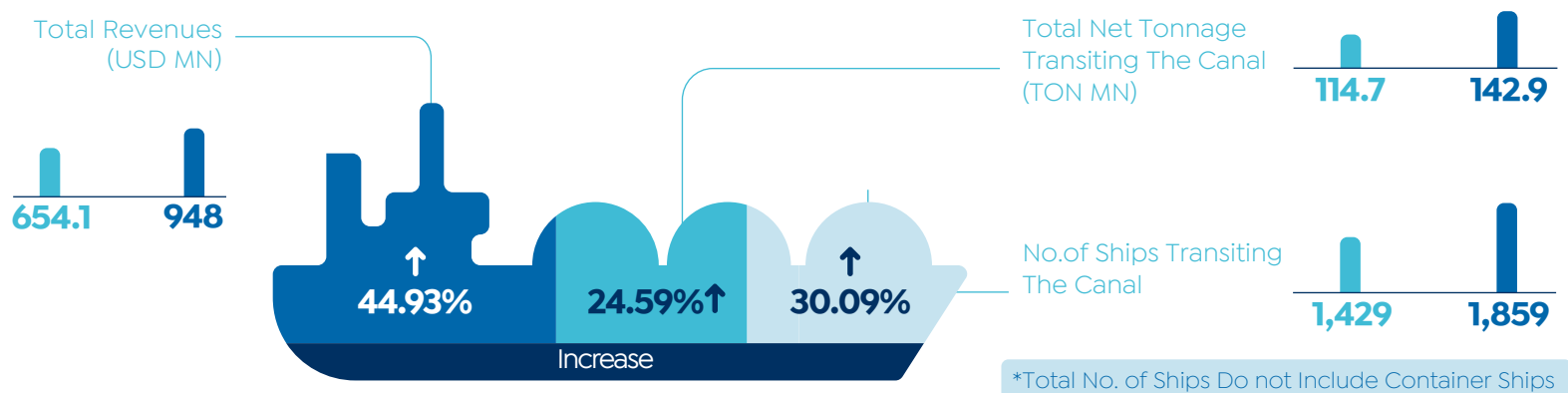
INVESTOR TYPE (%)



SUEZ CANAL UPDATES

May 2022

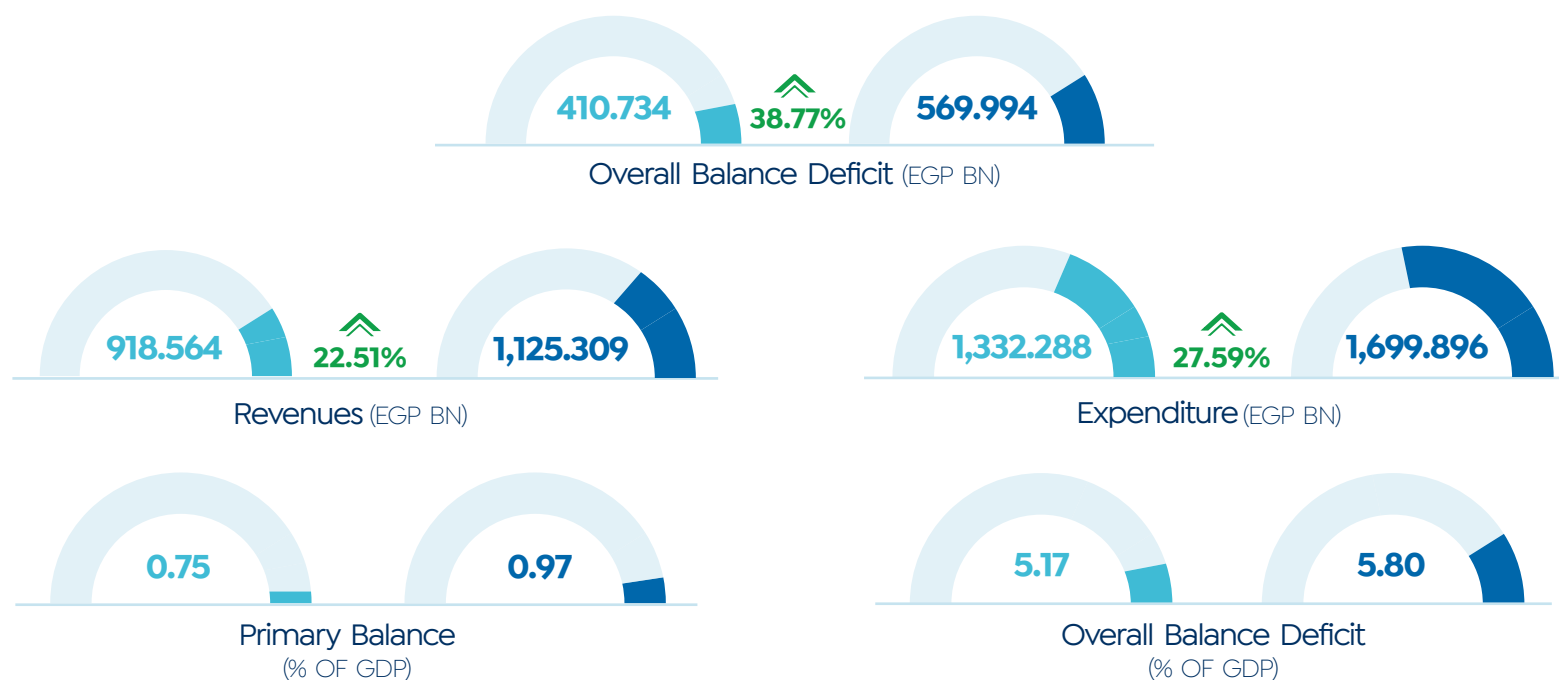
May 2023



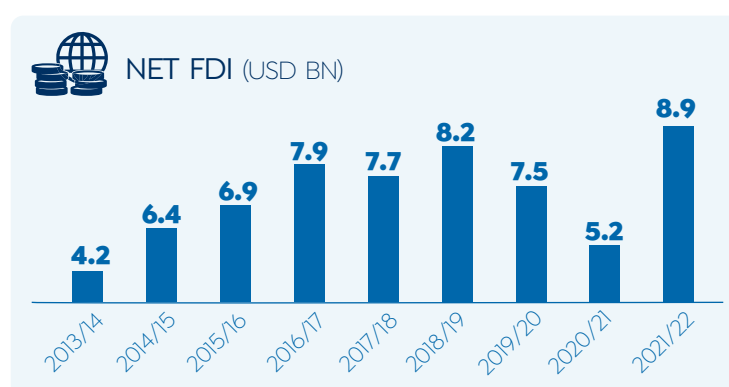
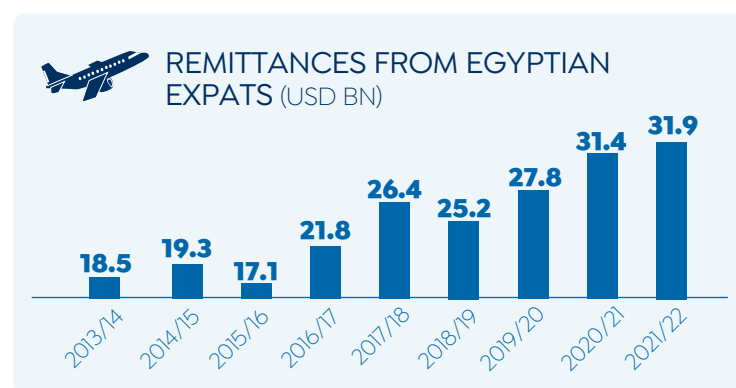
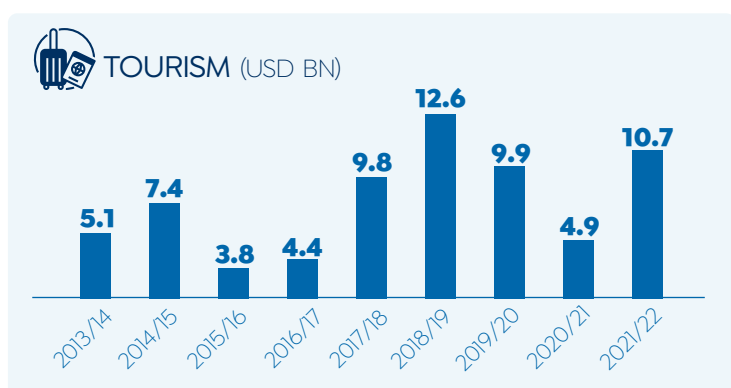
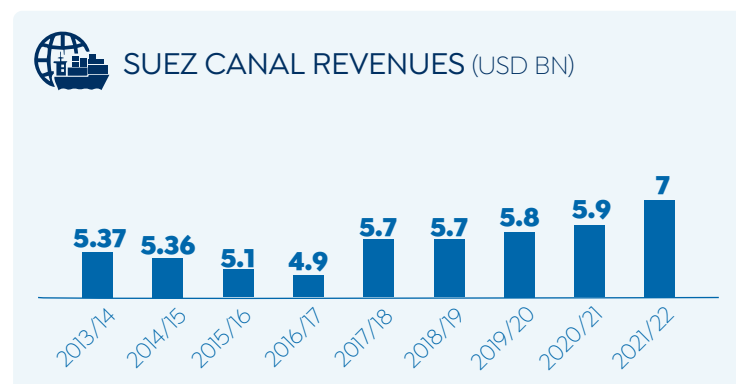
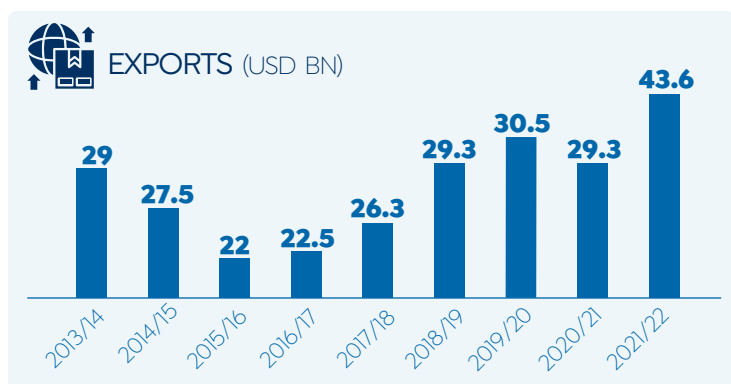
FISCAL SECTOR PERFORMANCE

July-Apr (FY 2021/22)

July-Apr (FY 2022/23)



FOREIGN CURRENCIES SOURCES IN EGYPT



Source: MOF & MPED

CITIZEN INVESTMENT PLAN (2022/23)



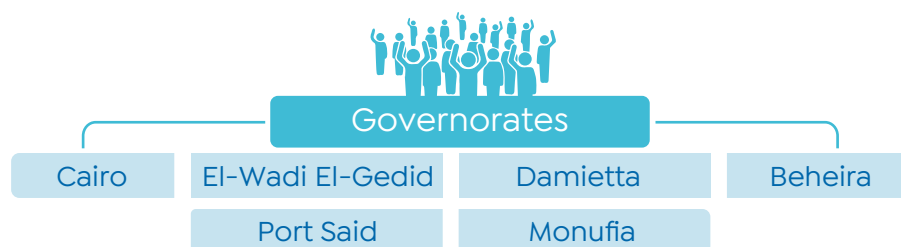
Total Investments



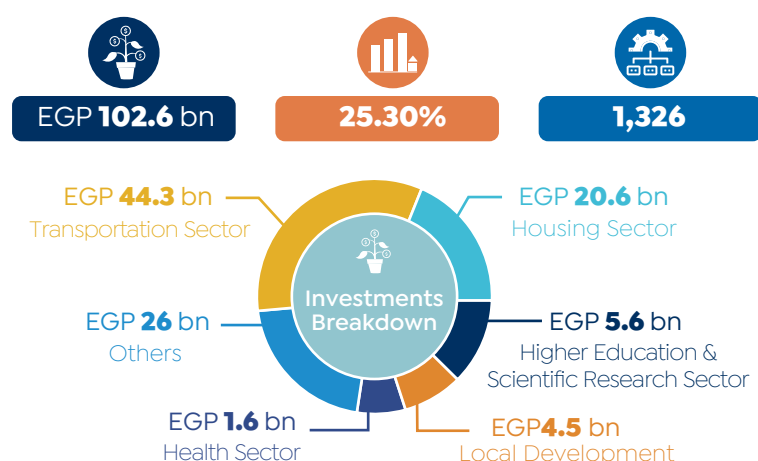
Growth Rate



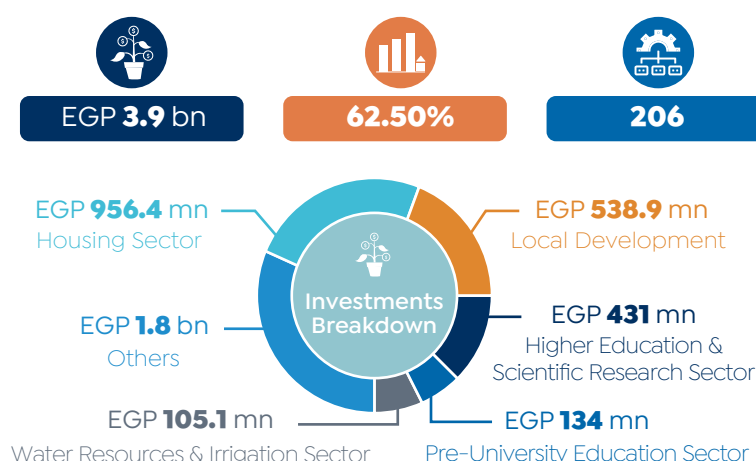
No. of Projects



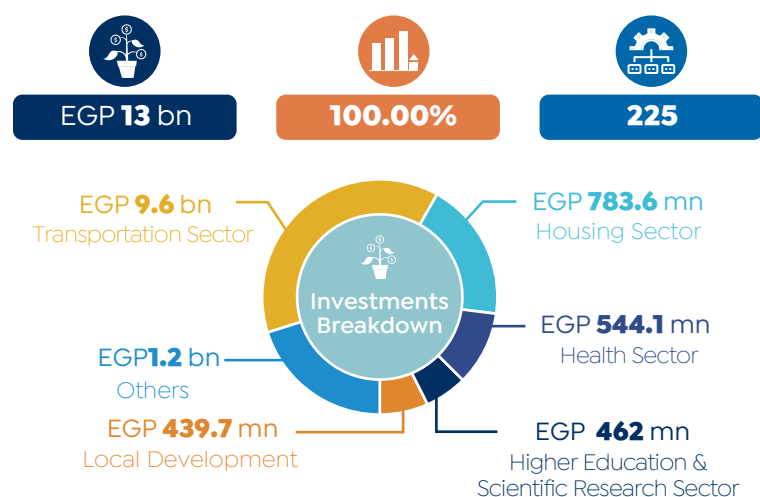
Cairo Governorate



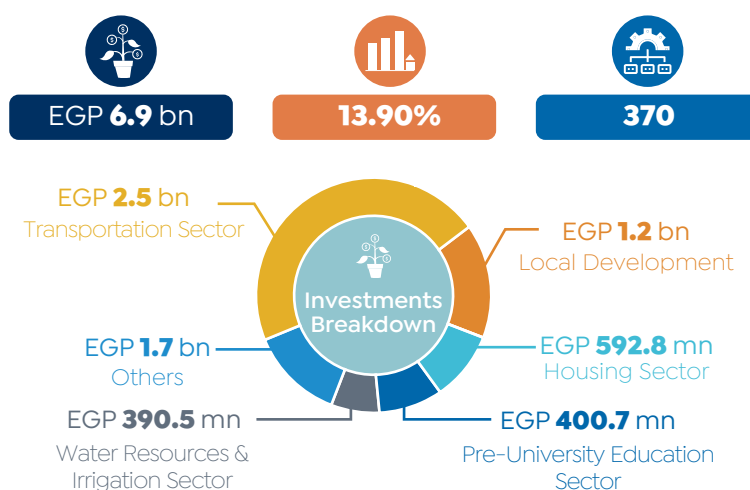
El-Wadi El-Gedid Governorate



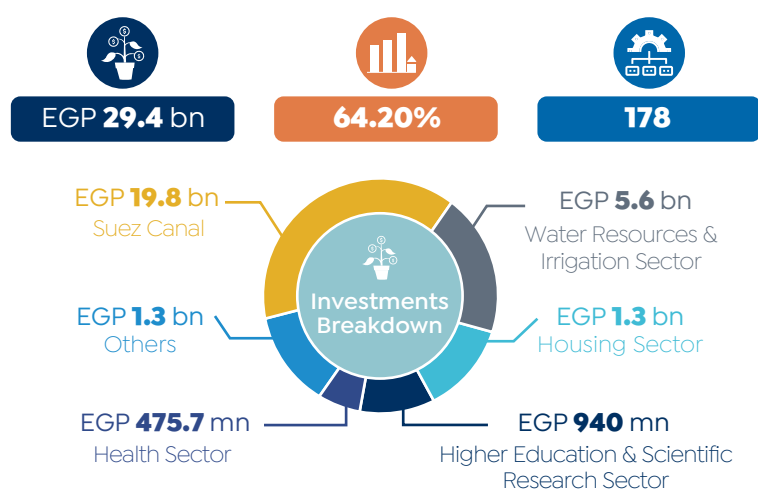
Damietta Governorate



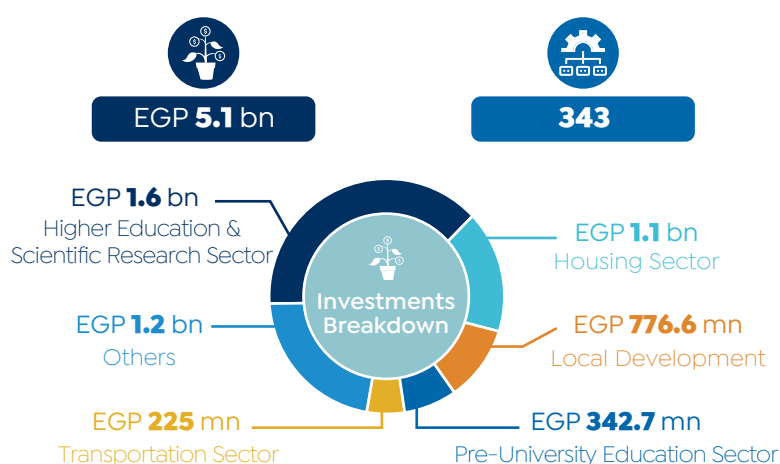
Beheira Governorate



Port Said Governorate



Monufia Governorate



Source: MPED