

MARKET WATCH

CONTRIBUTOR **YASSEN MAHMOUD**

DECEMBER
2021



REAL ESTATE

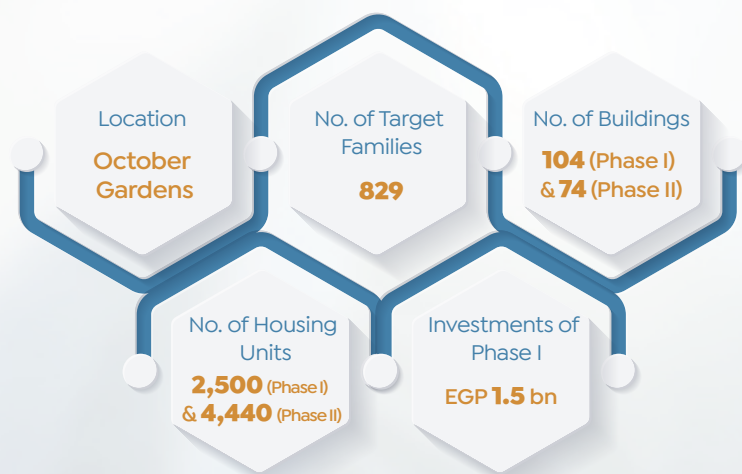
MARKET
UPDATES

REAL ESTATE MARKET UPDATES

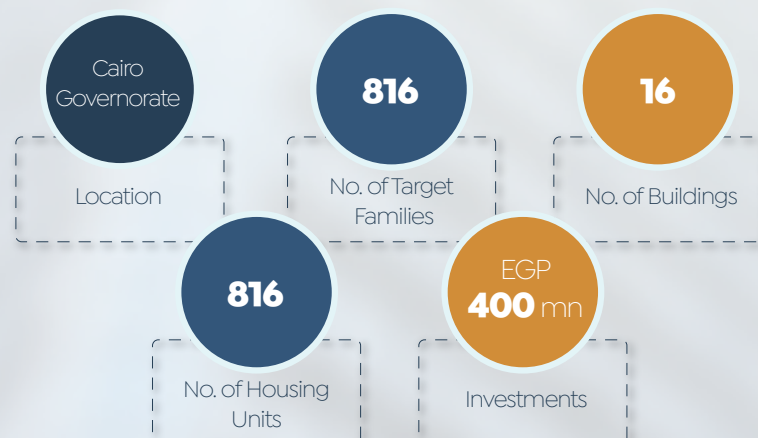
ALTERNATIVE HOUSING PROJECTS FOR UNSAFE AREAS



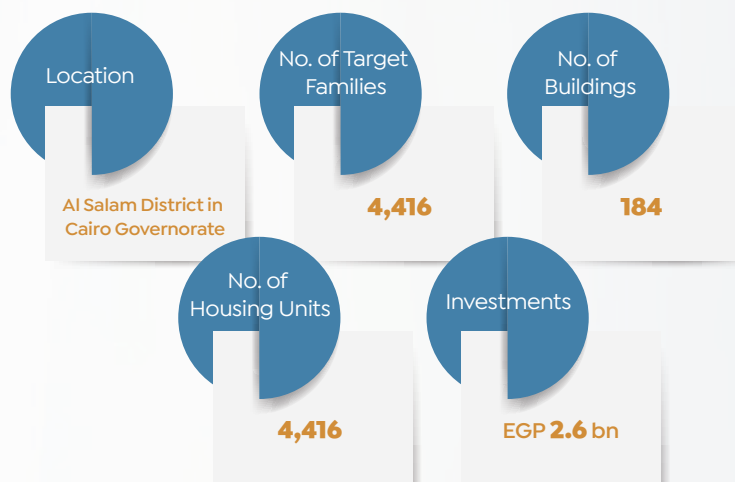
Rawdat October Project



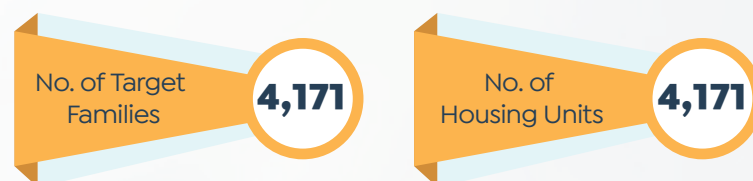
Rawdat El Sayeda Project



The Ma'an Project



Rawdat Obour Project



Phase I



North & South Fishermen Project

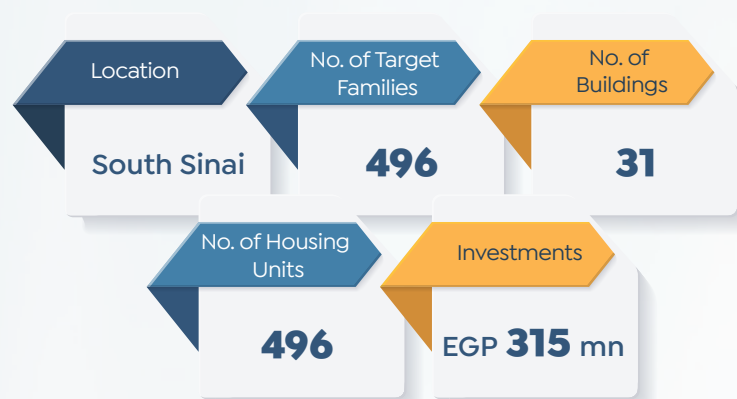


Jubail Project

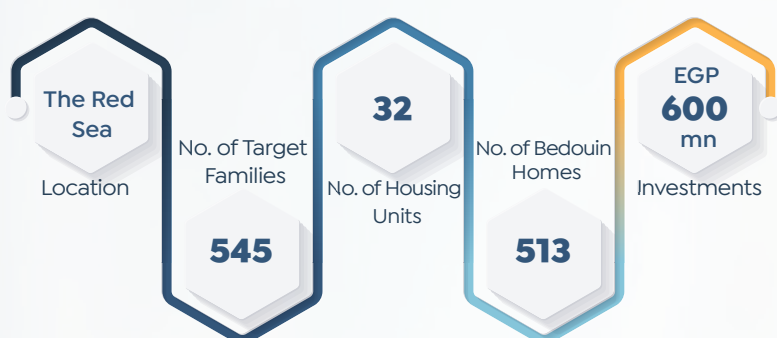


Source: NUCA

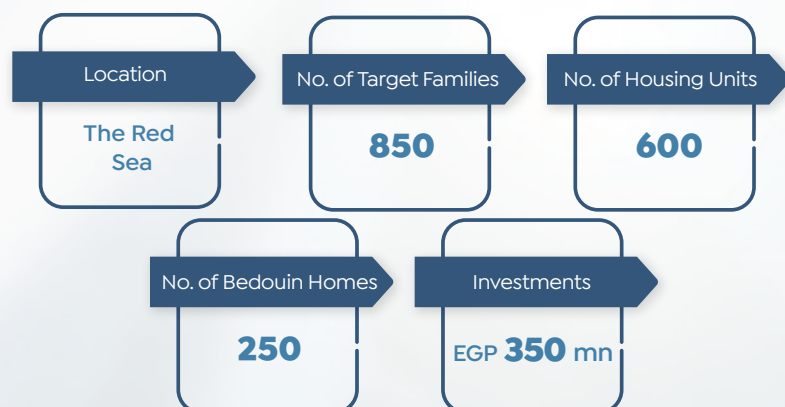
Ruwaisat Project



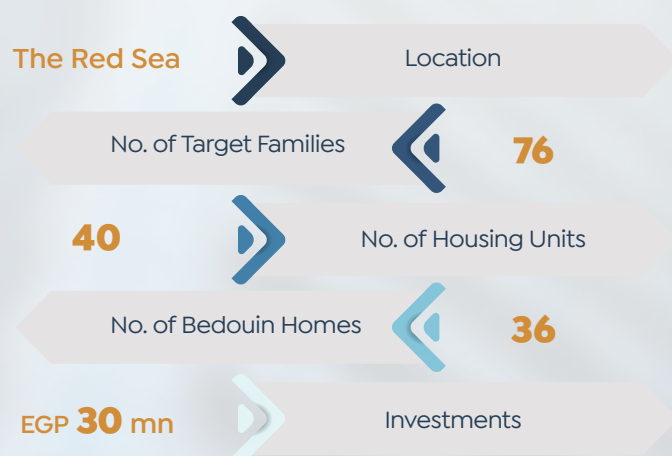
Rawdat Ras Ghareb Project



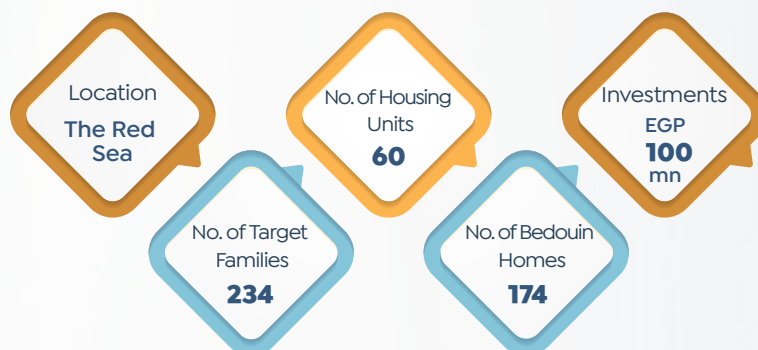
Rawdat Hurghada Project



Rawdat Qusair Project



Rawdat Safaga Project



UPPER EGYPT LOCAL DEVELOPMENT PROGRAM (UELDP)



The Structure of Expenditure For UELDP



UELDP In Sohag & Qena



Source: NUCA & Ministry of Local Development

HAYAH KAREEMA INITIATIVE IN ASWAN GOVERNORATE

Location

Kom Ombo

Supply Volume

Construction **9** Citizen Service ComplexesConstruction **9** Agricultural Service ComplexesConstruction **10** Youth CentersRenewal & Replacement **3** Youth CentersUpgrading **18** Youth CentersConstruction **13** BridgesUpgrading **7** BridgesConstruction **9** Ambulance PointsUpgrading **3** Ambulance PointsImplement **300** km of Roads

Develop Electricity Networks

Construction & Replacement Housing Units
For The Needy Families "Sakan Karim Project"

HOUSING FOR ALL EGYPTIANS' INITIATIVE IN SUEZ

No. of Units

25,000

Phase I

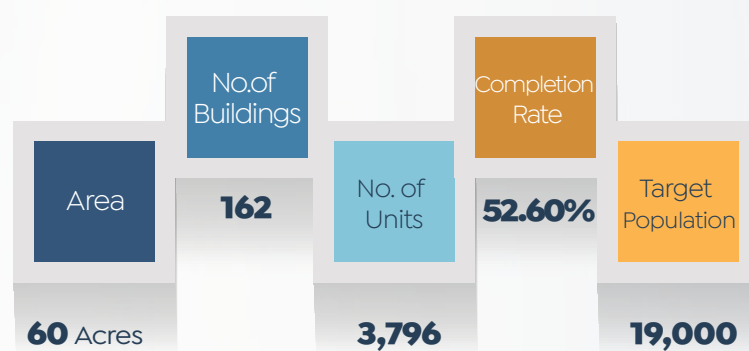
No. of Allocated Plots

3

Unit Area

90 m²

1st PLOT



Supply Volume

138 Commercial Units

Mosque

92 Administrative Units

Primary School

Market

2nd PLOT



Supply Volume

108 Commercial Units

Mosque

72 Administrative Units

Nursery

Market

3rd PLOT



Supply Volume

132 Commercial Units

Mosque

88 Administrative Units

Medical Center

Nursery & Market

Playground

Source: NUCA & Cabinet

GREEN BUILDINGS IN HOUSING FOR ALL EGYPTIANS' INITIATIVE



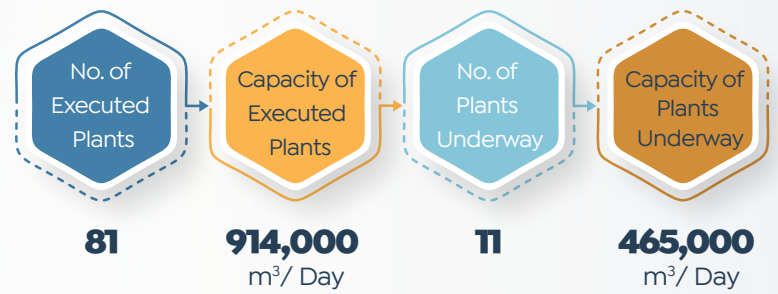
POTABLE WATER & SANITATION PROJECTS (%)



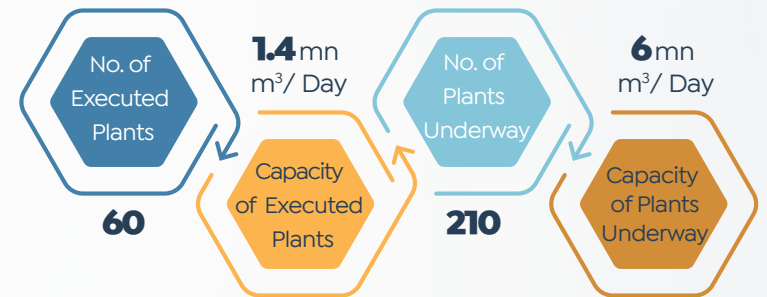
Groundwater Plants



Seawater Desalination Plants



Sewage Treatment Plants



MAMSHA AHL MASR

Phase I (Completed)



Phase III



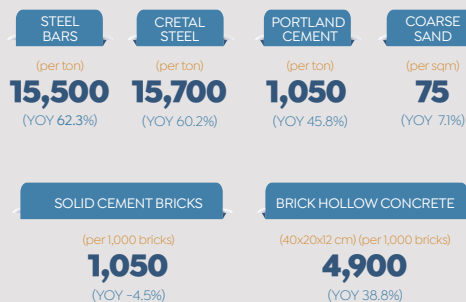
Phase II



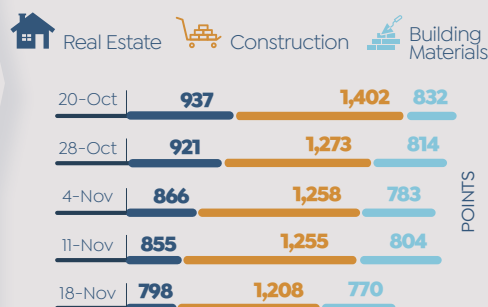
Phase IV



PRICES OF CONSTRUCTION MATERIALS (OCTOBER 2021) (EGP)



REAL ESTATE & CONSTRUCTION STOCK MARKETS INDEXES PERFORMANCE IN EGYPT (2021)



ONLINE MONTHLY SURVEY (%)

TO SECOND HOME BUYERS, WHICH AREA DO YOU PREFER ?



Source: NUCA, Cabinet, Ministry of Housing, Utilities & Urban Communities, (EGX), Cairo Governorate & Invest-Gate R&A



NEW CITIES UPDATE

NEW CITIES UPDATE

PLOTS ALLOCATION


24

 NO. OF ALLOCATED
LANDS

14 New Cities
LOCATION


SUPPLY VOLUME

Integrated Urban

Factories

Schools

Commercial & Administrative Activities

Passenger Stations

Car Maintenance Centers

Car Service Stations

PLOTS BREAKDOWN (CITIES & NO.OF PLOTS)

New Cairo (5)

10th of Ramadan (1)

6th of October (1)

Sheikh Zayed (2)

Sadat City (3)

New Damietta (3)

Obour City (1)

Shorouk City (1)

New Borg Al Arab (1)

New Beni Suef (1)

New Alamein (2)

New Obour (1)

New October (1)

October Gardens (1)


37

 NO. OF ALLOCATED
LANDS

18 New Cities
LOCATION


SUPPLY VOLUME

Integrated Urban

Factories

Schools

Commercial & Administrative Services

Medical Services

Social Club

Senior Homes

Industrial Activities

Others

PLOTS BREAKDOWN (CITIES & NO.OF PLOTS)

New Cairo (6)

6th of October (2)

10th of Ramadan (2)

Sheikh Zayed (1)

Badr City (2)

Sadat City (6)

New Damietta (1)

Shorouk City (1)

New Borg Al Arab (2)

New Beni Suef (2)

New Minya (1)

New Administrative Capital (3)

New Alamein (1)

New Obour (1)

New October (1)

New Qena (3)

New Assiut (1)

New Akhmim (1)

Source: NUCA & Ministry of Housing, Utilities & Urban Communities

UPDATES ON NEW ADMINISTRATIVE CAPITAL (NAC)

CAPITAL PARKS



10 km+
TOTAL LENGTH



1000 Acres
AREA



SUPPLY VOLUME

Pedestrian & Bicycle Paths

Green Spaces

Lakes

Playgrounds

Restaurants

Entertainment Areas

Gardens

Oasis

Clubs

Open Cinema

Central Plaza



3
NO. OF SECTORS

1st SECTOR: CP 01



SUPPLY VOLUME

Islamic Garden &
Covered Garden

Lakes

Social Club

Integrated Health Resort

Restaurant

2nd SECTOR: CP 02



SUPPLY VOLUME

Recreational Areas

Heritage Garden

Open Theater

Art Garden

Plaza

3rd SECTOR: CP 03



SUPPLY VOLUME

Kids Park

Open Library

Reading Gardens

Recreational Sports Club

Restaurants

Source: Cabinet & NUCA

GREEN RIVER



870 Acres
AREA



SUPPLY VOLUME

Green Spaces

Entertainment Areas

Lakes

Bike Lanes

Restaurants

Playgrounds

GARDEN CITY (R5)



885 Acres
AREA



174
NO. OF RESIDENTIAL BUILDINGS



21,494
NO. OF HOUSING UNITS



211
NO. OF MIXED RESIDENTIAL BUILDINGS



107
NO. OF VILLAS



134 (459 Units)
NO. OF TOWN & TWIN HOUSES



513
NO. OF COMMERCIAL UNITS

COMPLETION RATES



98%
MINISTRIES' FACILITIES IN THE GOVERNMENT DISTRICT



98%+
ADMINISTRATIVE CONTROL AUTHORITY & HOUSE OF REPRESENTATIVES & SENATE



95%+
ADMINISTRATION & OPERATIONS BUILDING & THE CENTRAL BUILDING

UPDATES ON NEW ALAMEIN CITY

DOWNTOWN AREA



40
NO. OF BUILDINGS



1,320
NO. OF UNITS



90-300 m²
UNIT AREA

Source: Cabinet & NUCA

NEW OCTOBER CITY

**85,000+**
NO. OF UNITS**40,608**
NO. OF UNITS UNDERWAY

SERVICES

Schools

2 Youth Centers**5** Playgrounds**7** Medical Centers**9** Nurseries**13** Commercial Markets

Police Complex

Ambulance Point

Egypt Post

HOUSING FOR ALL EGYPTIANS

**45,072**
NO. OF EXECUTED UNITS**90 m² (44,136 Units)**
75 m² (936 Units)
EXECUTED UNIT AREA

PHASE III

**24,888**
NO. OF UNITS UNDERWAYEGP **6 bn+**
INVESTMENTSAround **75%**
COMPLETION RATE

PHASE IV

**576**
NO. OF EXECUTED UNITS**360**
NO. OF UNITS UNDERWAY

PHASE IIV

**75 m² (432 Units)**
90 m² (9,960 Units)
UNIT AREAOngoing
STATUSEGP **2.8 bn**
INVESTMENTS

SAKAN MISR

**108-117 m²**
EXECUTED UNIT AREA

Source: NUCA

10TH OF RAMADAN CITY

HOUSING FOR ALL EGYPTIANS



DAR MISR



SERVICES



INCLUDING:

40 Schools	24 Nurseries	18 Medical Centers	19 Commercial Markets
4 Clubs	4 Playground	Bus Station	Police station
Real Estate Registration and Notarisation Authority			

ANDALUSIA AREA

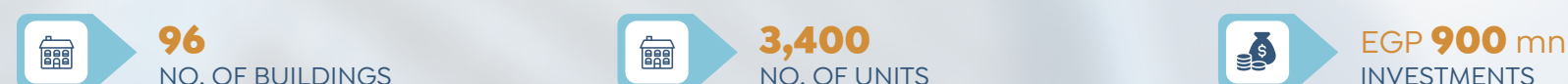


NEW OBOUR CITY

HOUSING FOR ALL EGYPTIANS



ALTERNATIVE HOUSING FOR SLUMS



Source: Cabinet & NUCA

WEST QENA



8,971 Acres
(Phase I: **1,400** Acres)
AREA



550,000
TARGET POPULATION



EGP **3** bn+
INVESTMENTS

HOUSING FOR ALL EGYPTIANS



3,264
NO. OF UNITS



720
NO. OF EXECUTED UNITS



2,544
NO. OF UNITS UNDERWAY

SERVICES

Commercial Market

Nursery

Playground

Primary School

Medical Unit

Fire Station

Police Station

WATER PURIFICATION PLANT



172,000 m³\Day
TOTAL CAPACITY



34,000 m³\Day
CAPACITY OF PHASE I

SADAT CITY

HOUSING FOR ALL EGYPTIANS



6,376
TOTAL NO. OF UNITS

AL-NOUR DISTRICT



1,033 Acres
AREA



4,060
NO. OF UNITS



Complete
STATUS

Source: NUCA

EL FIRDOUS DISTRICT

**1,740**

NO. OF EXECUTED UNITS

**576**

NO. OF UNITS UNDERWAY

DAR MISR

PHASE I

**15**

NO. OF BUILDINGS

**360**

NO. OF UNITS

Complete
STATUS

PHASE II

**18**

NO. OF BUILDINGS

**432**

NO. OF UNITS

Complete
STATUS

SERVICES

Primary School

International School

Nursery

Commercial Market

Medical Unit
(Area: **1600** m²)

Administrative Building

Playgrounds

Youth Center
(Area: **15** Acres)

UPDATES NEW NASSER CITY (WEST ASSIUT)

SAKAN MISR

**2,640**

NO. OF UNITS

Complete
STATUS

Source: NUCA & Cabinet

HOUSING FOR ALL EGYPTIANS

 **1,584**
NO. OF UNITS

 The Units Has Been Offered
For Reservation
STATUS

WATER PURIFICATION PLANT

 **35 Acres**
AREA

 **125,000 m³/Day**
TOTAL CAPACITY

UPDATES ON BADR CITY

RESIDENCES FOR NAC'S EMPLOYEES

PHASE I

 **376**
NO. OF BUILDINGS

 **9,024**
NO. OF UNITS

 Complete
STATUS

PHASE II

 **196**
NO. OF BUILDINGS

 **4,704**
NO. OF UNITS

 Ongoing
STATUS

 EGP **1.6 bn**
INVESTMENTS

HOUSING FOR ALL EGYPTIANS

 **351**
NO. OF BUILDINGS

 **8,424**
NO. OF UNITS

 Ongoing
STATUS

SPORTING CLUB

 **106,000 m²**
AREA

 EGP **158 mn**
EXPECTED INVESTMENTS

 **45%**
COMPLETION RATE

Source: Cabinet & NUCA



PRIVATE REAL ESTATE PROJECTS

UPDATE

Private Real Estate Projects Update



NEW RESIDENTIAL PROJECTS

CITYGATE

Developer: Qatari Diar Real Estate Investment Company



LOCATION
New Cairo



AREA
8.5 mn m²



INVESTMENTS
EGP **1** bn (Phase I)

SUPPLY VOLUME

No. of Units: 24,500		Unit Types: Villas, Apartments, Townhouses & Twin Houses	
Green Spaces	Parks	18 -Hole Golf Course	Community Centers
Schools	Sports Club	International Hotels	Medical Complex
720,000 m ² Business Park		300,000 m ² Entertainment & Retail Space	

YARU COMPOUND

Developer: CMD Development



LOCATION
R8, NAC



AREA
37 Acres



INVESTMENTS
EGP **2** bn



TARGET SALES
EGP **400** mn
(During Q4 **2021**)

SUPPLY VOLUME

No. of Units: 1,577 units	1,464 Residential Units	48 Hotel Rooms	34 Commercial Units
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Source: Developers' Official Statements

MEDIAN RESIDENCES

Developer: Ezan Developments



LOCATION
New Cairo



AREA
20 Acres



INVESTMENTS
EGP **2.2** bn



NO. OF PHASES
3



DELIVERY DATE
Within **4** Yrs (**2025**)

SUPPLY VOLUME

1,400 Residential Units

100 Commercial Units

74% Green Landscape

Water Features

AZHA AIN SOKHNA

Developer: Madaar Development Company



LOCATION
Ain Sokhna



AREA
400 Acres



INVESTMENTS
EGP **6** bn

SUPPLY VOLUME

2,500 Housing Units

Five-Star Hotels

Water Park

Restaurants & Cafes

Special Club

Private Beach



NEW COMPLEX PROJECTS

EAST TOWER

Developer: UC Developments



LOCATION
CBD, NAC



HEIGHT
160 m+



INVESTMENTS
EGP **6.5** bn

Source: Developers' Official Statements

ICONIC TRINITY COMPLEX (ITC)

Developer: Dahab Development



LOCATION
MU23, NAC



AREA
25,000 m²



INVESTMENTS
EGP **500** mn

SUPPLY VOLUME

2 Basement, Ground & **9** Floors

Garage (Area: **16,000** m² & Capacity: **600** Cars)

HARMONT

Developer: Prime Development



LOCATION
Downtown, NAC



AREA
2,600 m²



EXPECTED SALES VALUE
EGP **450** mn+

SUPPLY VOLUME

Ground & **12** Floors

No. of Units: **240**

RYAN TOWER

Developer: Khaled Sabry Holding



LOCATION
CBD, NAC



AREA
17,900 m²

SUPPLY VOLUME

Ground & **14** Floors

Unit Types: Hotel Services, Commercial, Medical & Administrative Units

BAREQ TOWER

Developer: Inverse Group



LOCATION
Downtown, NAC



INVESTMENTS
EGP **3** bn



SUPPLY VOLUME
Underground Garage
& **3** Floors

Source: Developers' Official Statements

SEVENTY SEVEN BUSINESS COMPLEX

Developer: Genoa Development



LOCATION

Downtown, NAC



AREA

2,500 m²



INVESTMENTS

EGP **456** mn



DELIVERY DATE

In **4** Yrs



TARGET SALES

EGP **400** mn



NO. OF PHASES

2

SUPPLY VOLUME

No. of Buildings: **2**

No. of Units: **204**

Unit Types: Commercial, Administrative & Medical Units

Unit Area: **13-85** m²

Helicopter Airstrip

Hydraulic Park

In-Garage Charging station

External Show Screens

Green & Open Spaces

Others

ETOWER

Developer: Unite Development Group (UDG)



LOCATION

CBD, NAC



BUA

14,000 m²



INVESTMENTS

EGP **750** mn



DELIVERY DATE

Within **4** Yrs

SUPPLY VOLUME

14 Floors

Unit Types: Commercial & Administrative Units

Ideal Work Environment

Reception Area

Cafeteria

Large Fully-Equipped Meeting Room

 Projects Underway
UDORA MALL

Developer: Hometown Developments



LOCATION
Downtown, NAC



AREA
13,700 m²



NEWS
Phase I Sold Out
Phase II Will Launch Soon

SUPPLY VOLUME

Basement & **6** Commercial FloorsUnit Area: Starting From **30** m²**ZAHA PARK**

Developer: Hometown Developments



LOCATION
MU23, NAC



AREA
7,200 m²



SUPPLY VOLUME
10 Floors



DELIVERY DATE
End-**2022**



NEWS
Construction Work: **50%+** Complete
Concrete Works: Complete

LAFAYETTE PROJECT

Developer: Hometown Developments



LOCATION
Downtown, NAC



AREA
43,000 m²



NEWS
Company Has Begun Construction
Concrete Works: Underway

SODIC WEST

Developer: Sixth of October Development and Investment Company (SODIC)



LOCATION
West Cairo



NEWS
The Company Signs a Long-Term Syndicated Facility of EGP **1.57** bn,
with Arab African International Bank & Banque Misr to Finance The Project

FRONT GATE

Developer: CCR Developments



LOCATION
NAC



AREA
4,055 m²



DELIVERY DATE
September **2023**
– Early **2024**



NEWS
Partnership With MRB Project
Management To Manage
The Project

SUPPLY VOLUME

Ground & **2** Floors For Commercial Units | **4** Floors For Office Spaces & Clinics | **One** Floor For Serviced Apartment

BETA GREENS

Developer: Beta Egypt for Urban Development



LOCATION
Mostakbal City



AREA
25 Acres



INVESTMENTS
EGP **1 bn**



NEWS

The Company Signs Protocol With The Housing and Development Bank to Fund The Sold & Unsold Units in October Gardens & Mostakbal city

Cooperation With the Qatari National Bank (QNB Alahli) To Offer Long-Term Mortgages For The Company's Units

SIELA

Developer: Concept Developments



LOCATION
North Coast



AREA
10 Acres



SUPPLY VOLUME
No. of Units: **600**
(Phase I: **200**)
Unit Area: **45-100 m²**



NEWS

Delivery Date: November **2021** (Phase I) & October **2022**–March **2023** (Phase II)

Phase I Is Sold Out & **95%** of Phase II Is Sold Out

Phase III Will Be Sold In The Coming Summer Season

DOUBLE TWO TOWER

Developer: Nakheel Developments



LOCATION
CBD, NAC



AREA
9,000 m²



NEWS

The Company Has Contracted With Companies In Different Specializations Including: Mimar Egypt Architecture & Engineering, FES for Facilities Services & Time Hotel Management

The Company Aims to Complete Selling About **70%** of The Project In **2021**

VERONA

Developer: Capital Link Developments



LOCATION
NAC



AREA
2,085 m²



INVESTMENTS
EGP **350** mn



NEWS

The Company Contracted Master of Contracting & Building Egypt To Implement The Project

SUPPLY VOLUME

9 Floors Mixed-Use Building

Unit Types: Medical, Commercial & Administrative Units

Unit Area: Starting From **26** m²

ECO WEST

Developer: New City Developments (NCD)



LOCATION
6th October City



NO. OF PHASES
4



NEWS

Partnership With El Hazek Construction To Provide High-Quality Construction Work For The Project

SUPPLY VOLUME

No. of Units: **3,804** (Phase I: **1,290**)

International schools

Playgrounds

Shopping Mall

Mosque & Church

Kids Area

Green & Open Spaces

EL CENTRO

Developer: Empire State Developments

LOCATION
NACAREA
24,000 m²INVESTMENTS
EGP **750** mnDELIVERY DATE
Q4 **2024**TARGET SALES
EGP **1.2** bnNEWS
Contracting The Global Company
CBRE To Provide Consultancy
For Property & Management**OPAL**

Developer: Rekaz Developments

LOCATION
MU23, NACAREA
20,000 m²INVESTMENTS
EGP **300** mnNEWS
Partnership With MENTORS To
Manage The Administrative &
Medical Part of The Project

SUPPLY VOLUME

No. of Units: **240** Housing Units, **126** Medical Units, **42** Administrative Units & **73** Commercial UnitsUnit Area: Starting From **27** m² For Administrative Units, Starting From **18** m² For Commercial & Medical Units**PORTO SAID**

Developer: Amer Group

LOCATION
Deeba Area,
West Port SaidAREA
100 AcresINVESTMENTS
EGP **3.5** bnNEWS
Delivery of More
Than **1,300** Units

SUPPLY VOLUME

1,200 m-Long Sandy Beach | 1,200 m-Long Corniche | International Cafes & Restaurants | Fire Station

Yacht Marina | Commercial Mall | Porto Said Sporting Club | Medical Center

Amusement Parks | Ambulance Unit | **450**-Room Hotel

Source: Developers' Official Statements

PALM HILLS NEW CAIRO

Developer: Palm Hills Developments



LOCATION

On the Middle
Ring Road



AREA

500 Acres
(Phase I: **95** Acres)



INVESTMENTS

EGP **25** bn



NO. OF PHASES

7

SUPPLY VOLUME

No. of Units: **4,500**

Unit Types: Apartments, Townhouses, Twin Houses & Standalone Villas

Club House

kids Area

Luxury Restaurants & Cafes

Playgrounds

Social Gathering

Commercial Services

Artificial Fountains

Green spaces



NEWS

The Project Has Recorded EGP **10** bn Since Its Launch

The company Has Delivered About **154** Units To The Clients

No. of Units That Will Be Delivered By The End of This Year Will Be **300** Units

The Company Has Completed Phase I

ONE NINETY BUSINESS QUARTER

Developer: Land Mark Sabbour (LMD)



LOCATION

New Cairo



AREA

334,315 m²



INVESTMENTS

EGP **33** bn



NEWS

The Project Is Scheduled
For Delivery Starting In Q4 **2022**

CAPITAL PRIME BUSINESS PARK

Developer: Royal One Developments



LOCATION

NAC



NEWS

Construction work: **40%** Complete

RESORT BOHO EL SOKHNA

Developer: Atric Developments



LOCATION

Ain Sokhna,
on Zafarana Road



AREA

20 Acres



INVESTMENTS

EGP **1.5 bn**

SUPPLY VOLUME

No. of Units: **300**

Unit Area: **63-310 m²**

Swimming Pools

100 Hotel Rooms

Aquapark

Clubhouse

Clinics

Pharmacies

24/7 Security

Entertainment Areas

Gym & Spa

Commercial Area

Artificial Waterfalls

Jogging Track & Cyclist

Restaurants & Cafes



NEWS

Phase II "Riveri" Is Launched, Implementation Rate: **62%+** & Delivery Date of Phase I: End-**2022**

PAVO TOWER

Developer: Mercon Developments



LOCATION

CBD, NAC



NEWS

Sales Have Exceeded **70%** Since Its Launch

LINX COMPLEX

Developer: Capriole Group



LOCATION

MU23, NAC



DELIVERY DATE

End-**2023**



NEWS

Construction Work: **40%** Complete

GO HELIOPOLIS

Developer: Khozam Developments



LOCATION

Nozha Street, Heliopolis



NEWS

Construction Work: **70%** Complete & 1st Delivery Will Be in **2022**

Source: Developers' Official Statements



ECONOMIC SNAPSHOT

ECONOMIC SNAPSHOT

INTEREST RATES

Overnight Deposit Rate
Overnight Lending Rate
Rate of Main Operation
Discount Rate

8.25%

9.25%

8.75%

8.75%

* MPC Meeting was Held on October 28

MONEY SUPPLY (EGP MN)

July

1285766



Aug

1307587

DOMESTIC LIQUIDITY (EGP MN)

July

5425125



Aug

5489428

TRADE DEFICIT (USD BN)

Aug 2020

3.53



Aug 2021

2.91

EXPORTS (USD BN)

Aug 2020

2.17



Aug 2021

3.26

IMPORTS (USD BN)

Aug 2020

5.70



Aug 2021

6.17

ANNUAL HEADLINE INFLATION

SEP
6.6%OCT
6.3%

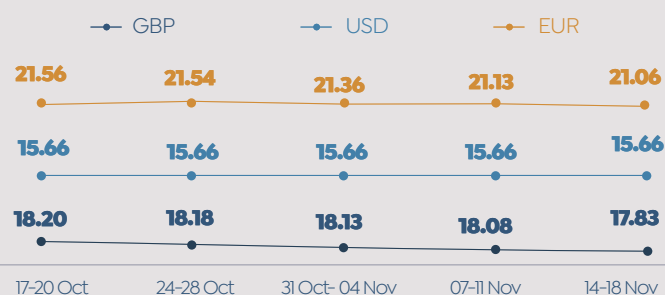
NET INTERNATIONAL RESERVES (USD BN)

SEP
40.83OCT
40.85

PURCHASING MANAGERS' INDEX (PMI)

SEP
48.9OCT
48.7

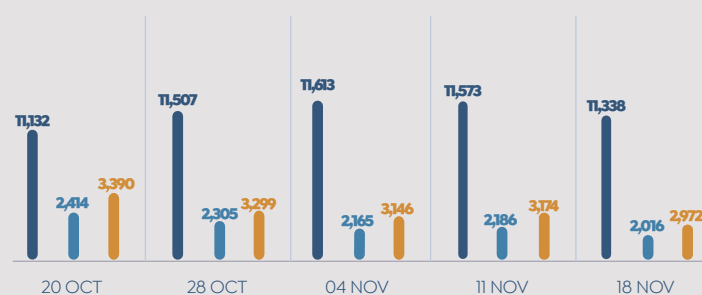
EXCHANGE RATES



CAPITAL MARKET INDICATORS

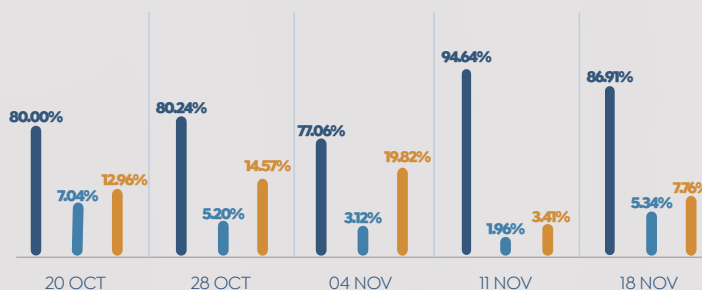
MARKET INDICES

EGX 30 EGX 70 EWI EGX 100 EWI



INVESTOR TYPER

Egyptians Arab Non-Arab Foreigners



Source: CBE, CAPMAS, IHS Markit, EGX & FEDCOC

BALANCE OF PAYMENTS PERFORMANCE (FY 2020/2021)

2019/20	2020/21
Overall Balance (USD BN)	
-8.6	1.9
Current Account Deficit (USD BN)	
11.2	18.4
Capital & Financial Account (USD BN)	
5.4	23.4

2019/20	2020/21
Current Account	
Trade Balance (USD BN)	
-36.5	-42.1
Services Balance (USD BN)	
9.0	5.1
Investment Income Balance (USD BN)	
-11.4	-12.4
Transfers (USD BN)	
27.7	30.9

2019/20	2020/21
Capital & Financial Account	
Capital Account (USD BN)	
-0.25	-0.15
Financial Account (USD BN)	
5.6	23.5

THE EFFECT OF EXCHANGE RATE LIBERALIZATION

Sep 2016	Sep 2021
Net International Reserves (USD BN)	
19.6	40.8
	108.2%
2015/16	2020/21
Remittances From Egyptians Working Abroad (USD BN)	
17.1	31.4
	83.6%
Suez Canal Revenues (USD BN)	
5.1	5.8
	13.7%
Exports (USD BN)	
21.6	34.4
	59.3%
Tourism Revenue (USD BN)	
3.8	4.9
	28.9%

NET FOREIGN DIRECT INVESTMENT INFLOWS (USD BN)

2019/20	2020/21
7.5	5.2
	30%

SUEZ CANAL REVENUES (USD BN)

0.4902	Oct 2020	12.4%	0.5511	Oct 2021
4.6	Jan-Oct 2020	12.4%	5.2	Jan-Oct 2021

FINAL ACCOUNT IN FY 2021/2022

Total Expenditures	EGP 1.6 trillion
Primary Surplus (% of GDP)	1.46%
Overall Deficit (% of GDP)	7.4%

2019/20	2020/21
Expenditure on Wages & Compensation	
EGP 288.8 bn	EGP 318.8 bn
	10.4%
Expenditure on Subsidizing Food Commodities	
EGP 80.4 bn	EGP 83 bn
	3.2%
Expenditure on Health Sector	
EGP 87.1 bn	EGP 107 bn
	22.8%
Expenditure on Education Sector	
EGP 145.2 bn	EGP 158.7 bn
	9.3%
Expenditure on Public Investments	
EGP 191.6 bn	EGP 249.4 bn
	30.1%
Tax Revenues	
EGP 739.6 bn	EGP 834 bn
	12.8%
Non Tax Revenues	
EGP 230.5 bn	EGP 271.7 bn
	17.8%

Source: CBE, Cabinet, Suez Canal Authority & MOF

TARGET OF GOVERNMENT IN FY 2021/2022

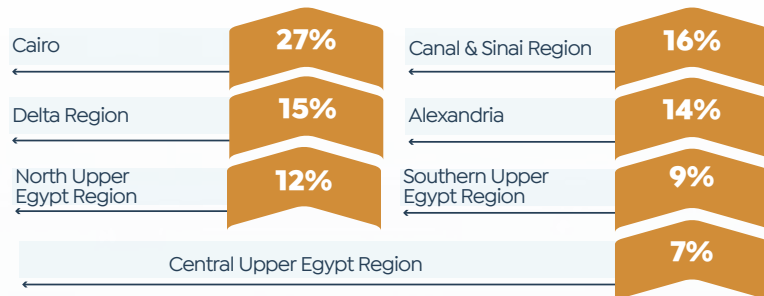
GDP	EGP 7.1 trillion
GDP Growth Rate	5.6%
Primary Surplus (% of GDP)	1.5%
Overall Deficit (% of GDP)	6.7%

LOCAL DEVELOPMENT GOALS OF FY 2021/22 PLAN

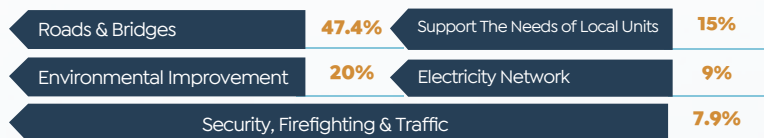


Total Target Investments
EGP 22.9 bn

GEOGRAPHICAL DISTRIBUTION OF TARGETED INVESTMENTS



THE STRUCTURE OF TARGETED INVESTMENTS FOR LOCAL DEVELOPMENT PROGRAMS



GOVERNMENT INVESTMENTS IN UPPER EGYPT (FY 2021/22)



Total Target Investments
EGP 92.4 bn

GEOGRAPHICAL DISTRIBUTION OF TARGETED INVESTMENTS



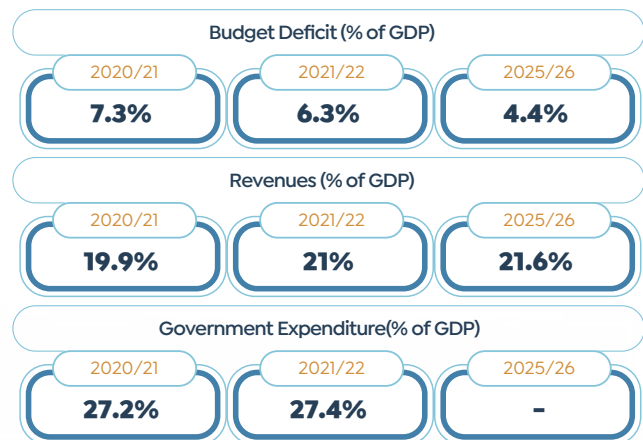
INTERNATIONAL INSTITUTIONS' EXPECTATION FOR EGYPTIAN ECONOMY

INSTITUTE OF INTERNATIONAL FINANCE (IIF)

2021	2022	
389	397	Real GDP (USD BN)
4.5%	4.6%	Inflation Rate
93.3%	89.4%	Government Debt (% of GDP)
36.4%	38.8%	External Debt (% of GDP)
32.6	33.7	Official Reserve (USD BN)
36%	32%	Government Expenditure (% of GDP)
4.2%	3.7%	Current Account Deficit

Source: Cabinet & MPED

INTERNATIONAL MONETARY FUND (IMF)



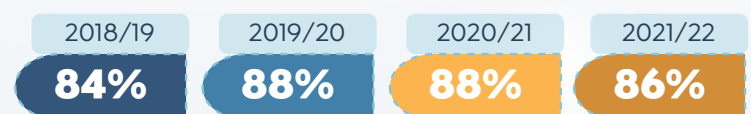
DEUTSCHE BANK

Time Period Value

Economic Growth Rate	2021/22	5.5%
Primary Surplus (% of GDP)	End-2024	2%
Overall Deficit (% of GDP)	End-2024	5.5%
Inflation	End-2021	5.1%

FITCH SOLUTIONS' REVIEWS OF EGYPTIAN ECONOMY

DEBT (% OF GDP)



BUDGET DEFICIT (% OF GDP)



DOMESTIC CREDIT TO PRIVATE SECTOR (% OF GDP)

