

RESEARCH & ANALYSIS

MARKET WATCH

CONTRIBUTOR YASSEN MAHMOUD

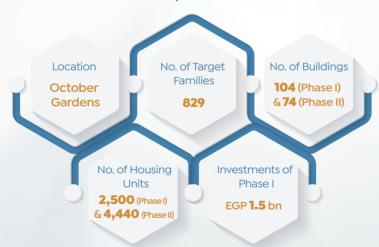
REAL ESTATE MARKET UPDATES

REAL ESTATE MARKET UPDATES

ALTERNATIVE HOUSING PROJECTS FOR UNSAFE AREAS



Rawdat October Project

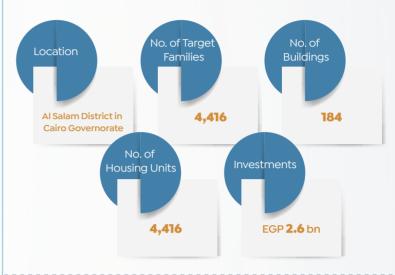


Rawdat El Sayeda Project



Source: NUCA

The Ma'an Project



Rawdat Obour Project





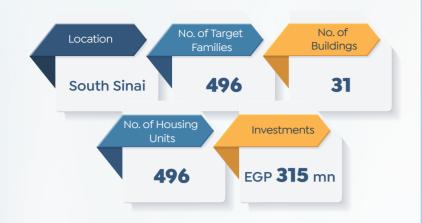
North & South Fishermen Project



Jubail Project

Location	No. of Bedouin Homes	Investments
South Sinai	62	EGP 53 mn

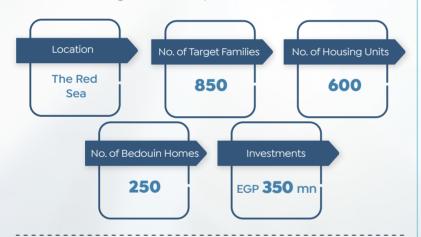
Ruwaisat Project



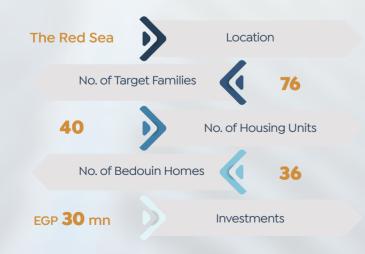
Rawdat Ras Ghareb Project



Rawdat Hurghada Project



Rawdat Qusair Project



Source: NUCA & Ministry of Local Development

Rawdat Safaga Project



UPPER EGYPT LOCAL DEVELOPMENT PROGRAM (UELDP)



The Structure of Expenditure For UELDP



UELDP In Sohag & Qena



HAYAH KAREEMA INITIATIVE IN ASWAN GOVERNORATE



HOUSING FOR ALL EGYPTIANS' INITIATIVE IN SUEZ



Source: NUCA & Cabinet

1st PLOT No.of Buildings No. of Target Area 162 52.60% Units Population 3,796 19.000 **60** Acres Supply Volume **138** Commercial Units Mosque **92** Administrative Units Primary School Market 2nd PLOT No. of Target Area Buildinas Units Population 53 Acres 18,600 158 3,720 Supply Volume **108** Commercial Units Mosque **72** Administrative Units Nurserv Market

3rd PLOT



GREEN BUILDINGS IN HOUSING FOR ALL EGYPTIANS' INITIATIVE



æ, Completion Date End-2023





POTABLE WATER & SANITATION PROJECTS (%)

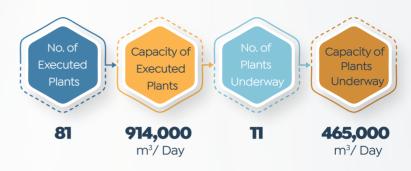


Groundwater Plants

Current Capacity 2.8 mn m³/ Day

Target Capacity 3.9 mn m3/ Day

Seawater Desalination Plants



Sewage Treatment Plants



MAMSHA AHL MASR

Phase I (Completed)



Total Length





Location

From 15 May Bridge To Imbaba Bridge

Phase III



Total Length



Location

From Tahya Misr Bridge to Sahel Bridge (1.9 km)

From Qasr Al-Nil Bridge To Meridian Bridge (1.1 km)

Phase II



Total Length

3.2km



From Qasr Al-Nil Bridge To 6th October Bridge (0.8 km)

From 6th October Bridge To 15 May Bridge (1.1 km)

From Imbaba Bridge To Sahel Bridge (1.3 km)

Phase IV



Total Length

8.45 km



Location

Gezira El-Zamalek







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

NEW CITIES UPDATE

NEW CITIES UPDATE

PLOTS ALLOCATION



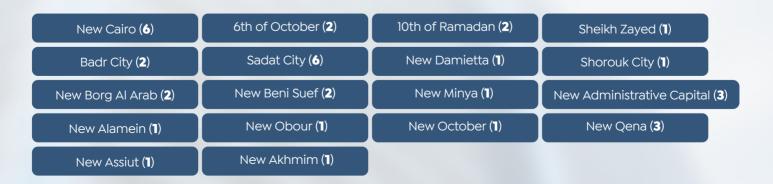






Integrated Urban	Factories	Schools	Commercial & Administrative Services
Medical Services	Social Club	Senior Homes	Industrial Activities
Others			

PLOTS BREAKDOWN (CITIES & NO.OF PLOTS)



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

UPDATES ON NEW ADMINISTRATIVE CAPITAL (NAC)

CAPITAL PARKS



Source: Cabinet & NUCA

GREEN RIVER



870 Acres



SUPPLY VOLUME

Green Spaces

Entertainment Areas

Lakes

Bike Lanes

Restaurants

Playgrounds

GARDEN CITY (R5)



885 Acres



174

NO. OF RESIDENTIAL BUILDINGS



21,494NO. OF HOUSING UNITS



211

NO. OF MIXED RESIDENTIAL BUILDINGS



107NO. 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





SERVICES



HOUSING FOR ALL EGYPTIANS



45,072NO. OF EXECUTED UNITS



90 m² (**44,136** Units) **75** m² (**936** Units) EXECUTED UNIT AREA

PHASE III



24,888NO. OF UNITS UNDERWAY



EGP 6 bn+
INVESTMENTS



Around **75%** COMPLETION RATE

PHASE IV



576 NO. OF EXECUTED UNITS



360NO. OF UNITS UNDERWAY

PHASE IIV



75 m² (**432** Units) **90** m² (**9,960** Units) UNIT AREA



Ongoing STATUS



EGP **2.8** bn INVESTMENTS

SAKAN MISR



108-117 m² EXECUTED UNIT AREA

Source: NUCA

10TH OF RAMADAN CITY

HOUSING FOR ALL EGYPTIANS



58,720 NO. OF UNITS



52,360NO. OF EXECUTED UNITS



6,360NO. OF UNITS UNDERWAY

DAR MISR



4,632 (Phase I & II) NO. OF EXECUTED UNITS



2,100NO.OF DELIVERED UNITS

SERVICES



115

NO. OF SERVICE BUILDINGS

INCLUDING:



18 Medical Centers

Bus Station

19 Commercial Markets

Police station

Real Estate Registration and Notarisation Authority

ANDALUSIA AREA



11,380 "Housing For All Egyptians' Initiative" NO. OF UNITS

NEW OBOUR CITY

HOUSING FOR ALL EGYPTIANS



Neighborhood 13 & 14 LOCATION



806 NO. OF BUILDINGS



19,344 NO. OF UNITS



EGP 4.9 bn INVESTMENTS

ALTERNATIVE HOUSING FOR SLUMS



96NO. OF BUILDINGS



3,400 NO. OF UNITS



EGP 900 mn INVESTMENTS

Source: Cabinet & NUCA

WEST QENA







HOUSING FOR ALL EGYPTIANS



3,264 NO. OF UNITS



720NO. OF EXECUTED UNITS



2,544NO. OF UNITS UNDERWAY

SERVICES



WATER PURIFICATION PLANT



172,000 m³\Day



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



4,060NO. OF UNITS



Complete STATUS

Source: NUCA

EL FIRDOUS DISTRICT



1,740NO. OF EXECUTED UNITS



576NO. OF UNITS UNDERWAY

DAR MISR

PHASE I



15 NO. OF BUILDINGS



360NO. OF UNITS



Complete STATUS

PHASE II



18 NO. OF BUILDINGS



432 NO. OF UNITS



Complete STATUS

SERVICES



UPDATES NEW NASSER CITY (WEST ASSIUT)

SAKAN MISR



2,640NO. 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

UPDATES ON BADR CITY

RESIDENCES FOR NAC'S EMPLOYEES

PHASE I



376NO. OF BUILDINGS



9,024 NO. OF UNITS



Complete STATUS

PHASE II



NO. OF BUILDINGS



4,704 NO. OF UNITS



Ongoing STATUS



EGP 1.6 bn INVESTMENTS

HOUSING FOR ALL EGYPTIANS



351NO. 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



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 m² Business Park		300,000 m² Entertainment & Retail Space

YARU COMPOUND

Developer: CMD Development



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

Source: Developers' Official Statements

MEDIAN RESIDENCES

Developer: Ezan Developments



LOCATION New Cairo



AREA 20 Acres



INVESTMENTS EGP **2.2** bn



NO. OF PHASES



SUPPLY VOLUME

1,400 Residential Units	100 Commercial Units
74% Green Landscape	Water Features

AZHA AIN SOKHNA

Developer: Madaar Development Company



LOCATION Ain Sokhna



400 Acres



EGP 6 bn

SUPPLY VOLUME

2,500 Housing Units	Five-Star Ho	tels Water Park
Restaurants & Cafes	Special Clu	Private Beach



NEW COMPLEX PROJECTS

EAST TOWER

Developer: UC Developments



LOCATION CBD, NAC



HEIGHT **160** m+



DECEMBER 2021

Source: Developers' Official Statements

18

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

DECEMBER 2021

Source: Developers' Official Statements

19

SEVENTY SEVEN BUSINESS COMPLEX

Developer: Genoa Development



LOCATION Downtown, NAC



2,500 m²



INVESTMENTS EGP **456** mn









SUPPLY VOLUME

No. of Buildings: 2		No. of Units: 204	
Unit Types: Commercial, Adr	ninistrative & Medical Units	Unit Area: 13-85 m	2
Helicopter Airstrip	Hydraulic Park	In-Garage Charging station	1
External Show Screens	Green & Open Spaces	os Others	

ETOWER

Developer: Unite Development Group (UDG)



LOCATION CBD, NAC



INVESTMENTS EGP **750** mn



14,000 m²



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



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 Floors

Unit 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

Source: Developers' Official Statements

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



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

Source: Developers' Official Statements

DOUBLE TWO TOWER

Developer: Nakheel Developments



LOCATION CBD, NAC



AREA **9,000** m²



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

Architecture & Engineering, FES for Facilities Services & Time Hotel Management

NEWS

VERONA

Developer: Capital Link Developments



LOCATION NAC



AREA **2,085** m²



The Company Has Contracted With Companies In Different Specializations Including: Mimar Egypt

INVESTMENTS EGP **350** mn



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



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

Source: Developers' Official Statements

EL CENTRO

Developer: Empire State Developments



LOCATION NAC



Q4 **2024**



AREA 24,000 m²



TARGET SALES EGP **1.2** bn



INVESTMENTS EGP **750** mn



NEWS Contracting The Global Company **CBRE To Provide Consultancy** For Property & Management

OPAL

Developer: Rekaz Developments



LOCATION MU23, NAC



ARFA **20,000** m²



INVESTMENTS EGP **300** mn



NEWS 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 Units

Unit Area: Staring From 27 m² For Administrative Units, Staring From 18 m² For Commercial & Medical Units

PORTO SAID

Developer: Amer Group



LOCATION Deeba Area. West Port Said



100 Acres



INVESTMENTS EGP **3.5** bn



NEWS 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 Commercial Mall Medical Center Yacht Marina Porto Said Sporting Club Ambulance Unit **450**-Room Hotel Amusement Parks

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

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 Co	ommercial 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



NEV

Construction work: 40% Complete

Source: Developers' Official Statements

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
Artificia	I Wate	rfalls Jogging Tra	ack & C	yclist Restau	rants	s & Cafes



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

NEWS

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

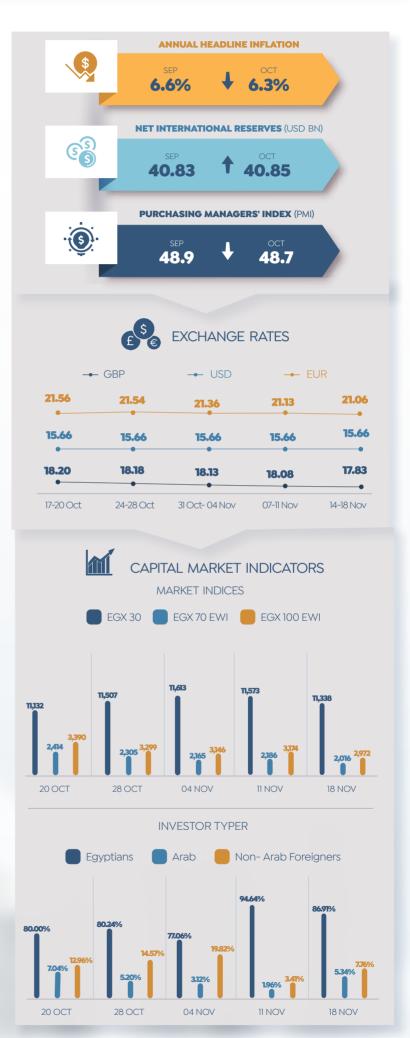
Construction Work: 70% Complete & 1st Delivery Will Be in 2022

Source: Developers' Official Statements

ECONOMIC SNAPSHOT

ECONOMIC SNAPSHOT

INTEREST RATES Overnight Deposit Rate 8.25% Overnight Lending Rate 9.25% Rate of Main Operation 8.75% 8.75% * MPC Meeting was Held on October 28 **MONEY SUPPLY (EGP MN)** 1307587 1285766 **DOMESTIC LIQUIDITY (EGP MN)** 5489428 5425125 TRADE DEFICIT (USD BN) Aug 2020 Aug 2021 3.53 2.91 EXPORTS (USD BN) Aug 2020 Aug 2021 3.26 2.17 IMPORTS (USD BN)



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

BALANCE OF PAYMENTS PERFORMANCE (FY 2020/2021)



2019/20		2020/21
Curr	rent Acco	ount
Trade E	Balance (U	SD BN)
-36.5		-42.1
Services	Balance (USD BN)
9.0		5.1
Investment Inco	me Balan	ce (USD BN)
-11.4		-12.4
Tran	nsfers (USI	O BN)
27.7		30.9

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

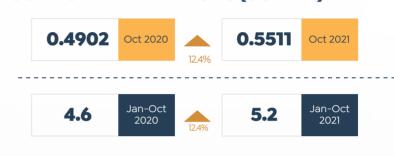
THE EFFECT OF EXCHANGE RATE LIBERALIZATION



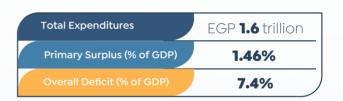
NET FOREIGN DIRECT INVESTMENT INFLOWS (USD BN)



SUEZ CANAL REVENUES (USD BN)



FINAL ACCOUNT IN FY 2021/2022





Source: CBE, Cabinet, Suez Canal Authority & MOF

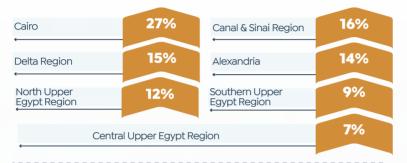
TARGET OF GOVERNMENT IN FY 2021/2022

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



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



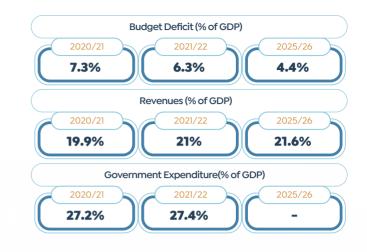
INTERNATION INSTITUTIONS' EXPECTATION FOR EGYPTIAN ECONOMY

INSTITUTE OF INTERNATIONAL FINANCE (IIF)



Source: Cabinet & MPED

INTERNATIONAL MONETARY FUND (IMF)

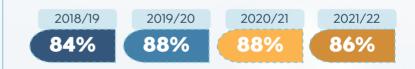


DEUTSCHE BANK

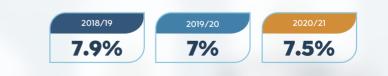


FITCH SOLUTIONS' REVIEWS OF EGYPTIAN ECONOMY

DEBT (% OF GDP)



BUDGET DEFICIT (% OF GDP)



DOMESTIC CREDIT TO PRIVATE SECTOR (% OF GDP)

