

# MARKET WATCH

CONTRIBUTOR **YASSEN MAHMOUD**

**DECEMBER**  
2022

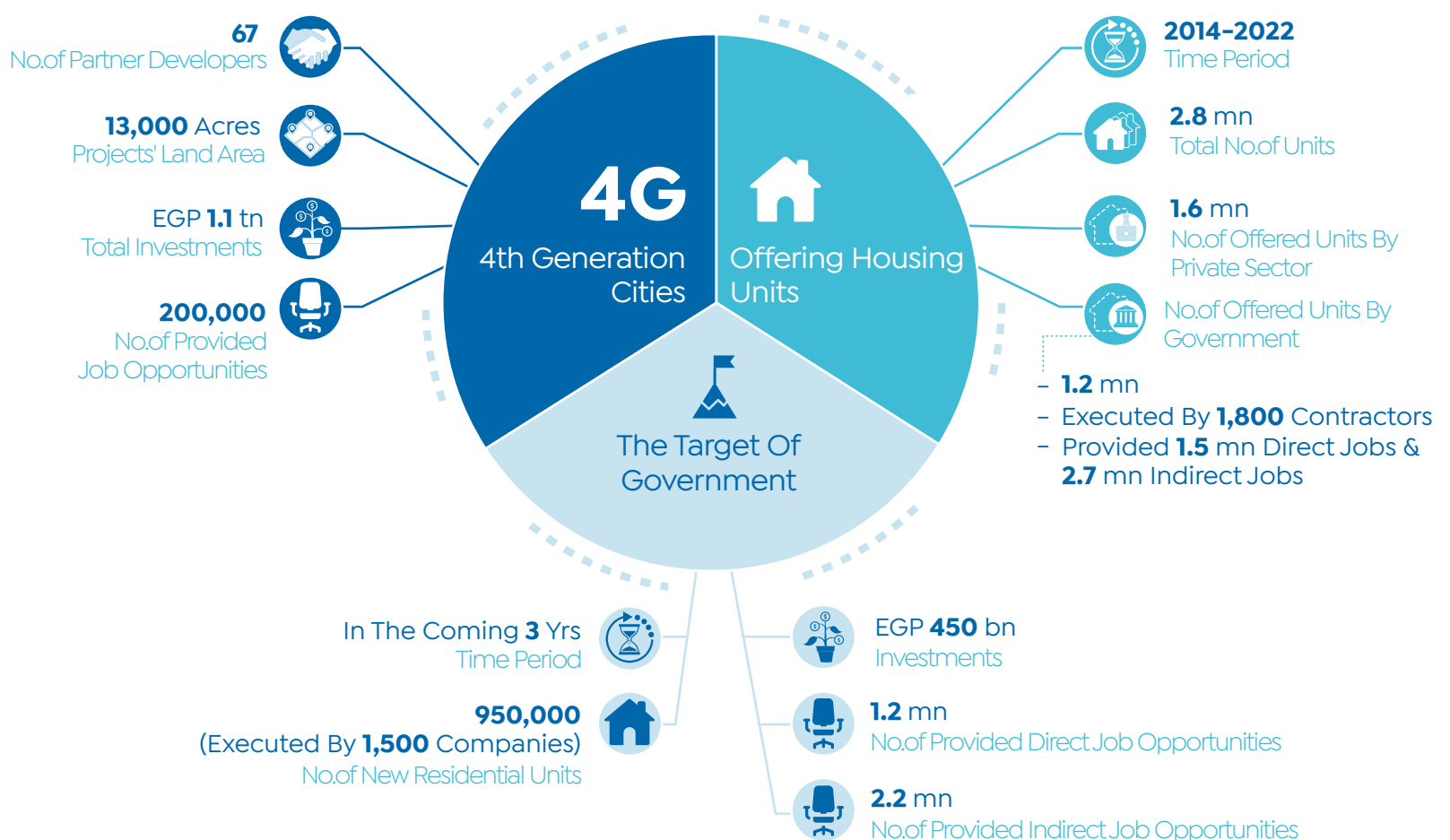


# REAL ESTATE

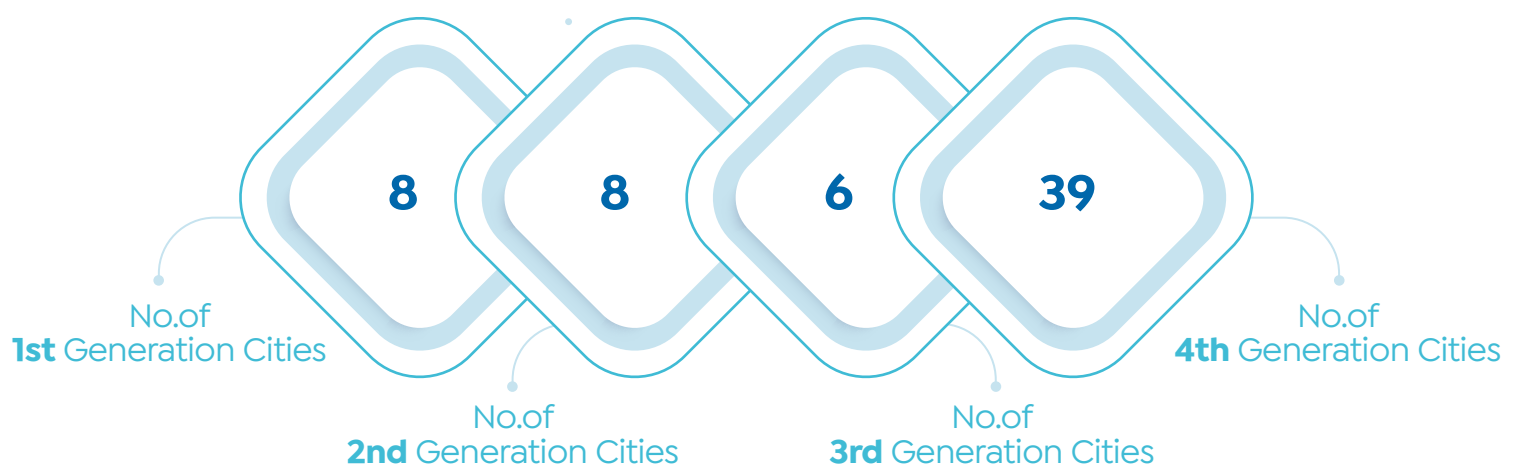
MARKET  
UPDATES

# 01 | REAL ESTATE MARKET UPDATES 2022

## PARTNERSHIP WITH PRIVATE SECTOR



## NEW CITIES IN EGYPT

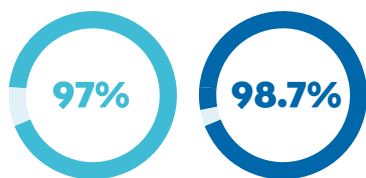


## POTABLE WATER & SANITATION PROJECTS' ACHIEVEMENTS

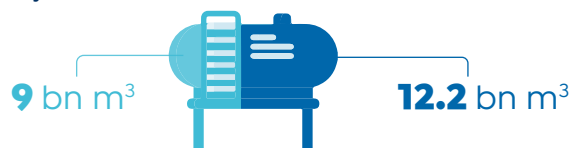
2014 2022

### Potable Water Projects

- Coverage Rate



- Capacity Per Year



- Total Length Of Water Networks



### Water Desalination Projects

- No. of Plants



- Capacity Per Day



- Targeted Plants

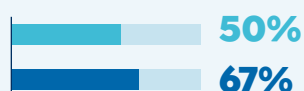
96

- Targeted Capacity

1.44 mn m³/Day

### Sanitation Projects

- Coverage Rate



- Total Length Of Sanitation Networks



- Coverage Rate In Villages (Hayah Karima Initiative)



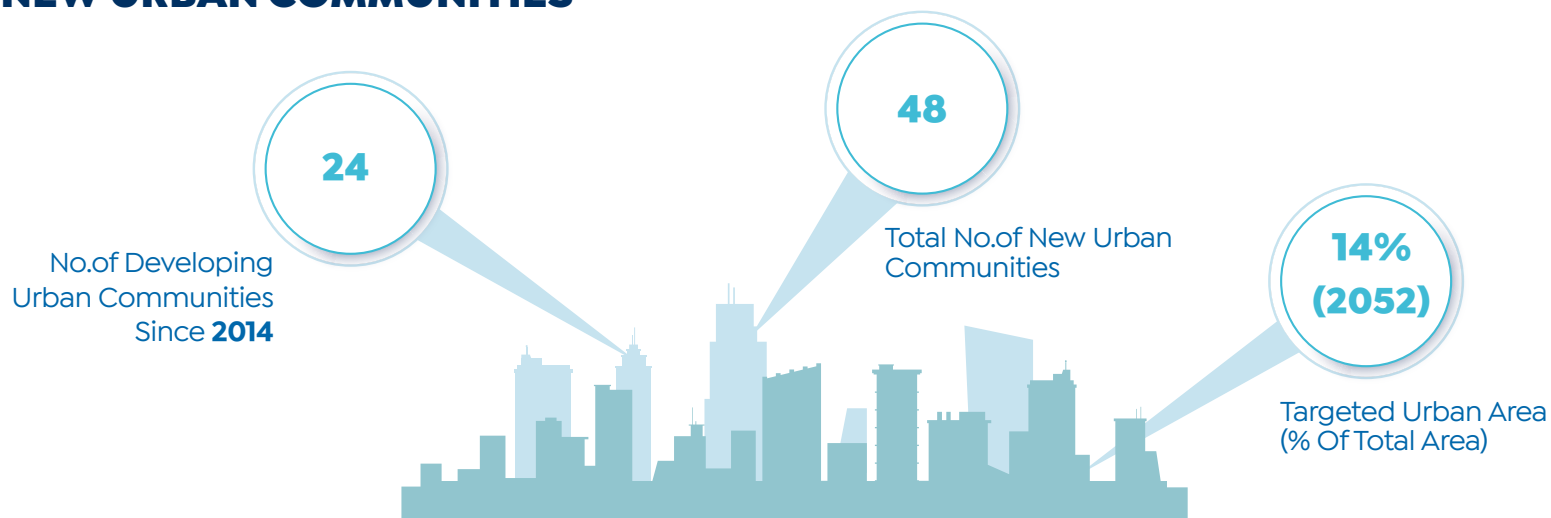
- Capacity Per Year



- Targeted Coverage Rate In The Villages



## NEW URBAN COMMUNITIES



Source: NUCA & Cabinet

## HAYAH KARIMA INITIATIVE

| Assiut Governorate



### Supply Volume



Abu-Tig, El-Fath, Abnoub,  
Sahel Selim, Sedfa, Dayrut  
& Manfalut  
Location



**35**  
No.of Local Units



**150**  
No.of Villages



**351**  
No.of Executed Projects

- **35** Citizen Service Complexes (Offering **7** Services)
- **35** Agricultural Service Complexes
- Technology Center
- Constructing **12** Youth Centers
- Upgrading **70** Youth Centers
- Constructing **71** Medical Units
- Upgrading **27** Medical Units
- Constructing **33** Ambulance Points
- Upgrading **6** Ambulance Points
- Constructing & Upgrading **167** Bridges
- Development of Electricity Networks
- Constructing **20** Housing Buildings "Sakan Kareem"
- Others

| Beni Suef Governorate



Biba & Nasser  
Location



**66**  
No.of Villages



**12**  
No.of Local Units

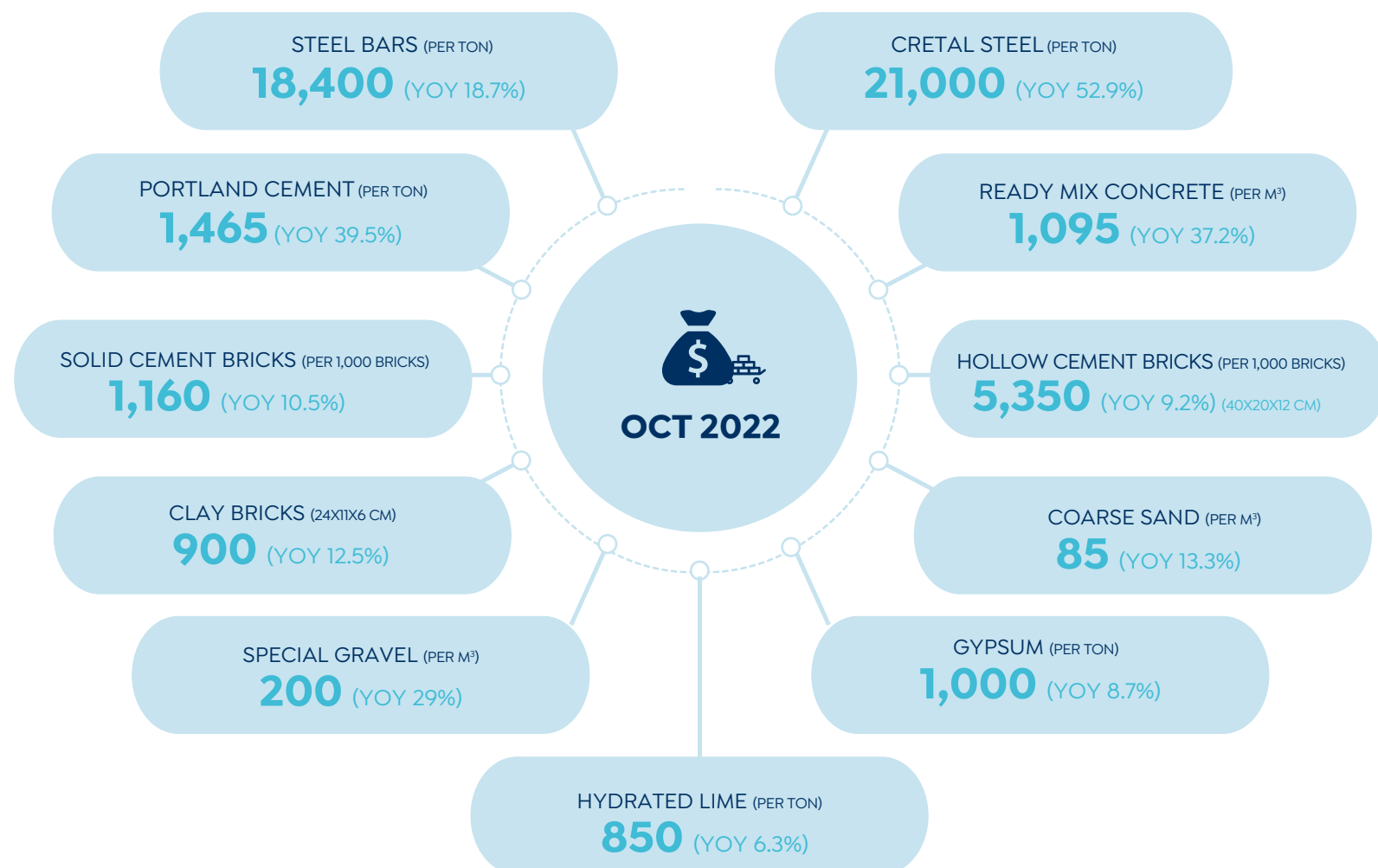


**87**  
No.of Executed Projects

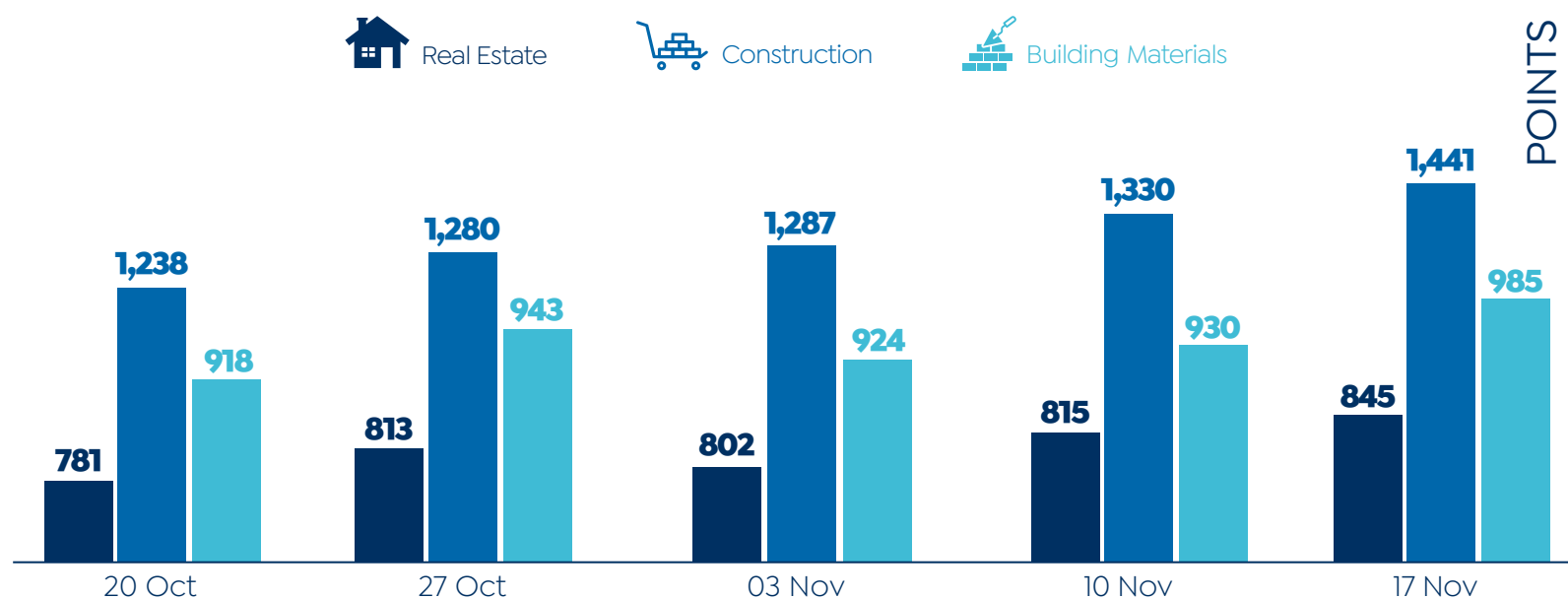
### Supply Volume

- **12** Citizen Service Complexes (Offering **7** Services)
- **12** Agricultural Service Complexes
- Technology Center
- Constructing **8** Youth Centers
- Upgrading **20** Youth Centers
- Constructing **35** Medical Units
- Upgrading **7** Medical Units
- Constructing **10** Ambulance Points
- Upgrading **4** Ambulance Points
- Constructing & Upgrading **38** Bridges
- Development of Electricity Networks
- Others

## PRICES OF CONSTRUCTION MATERIALS (EGP)



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

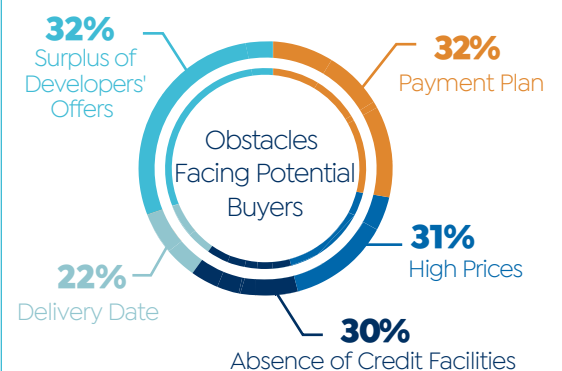
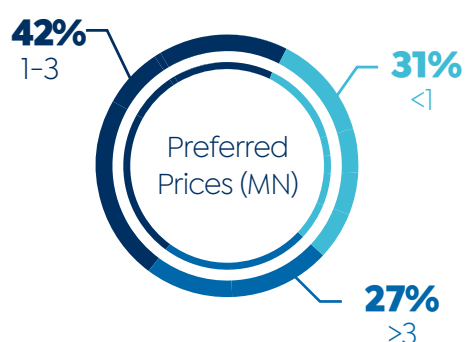
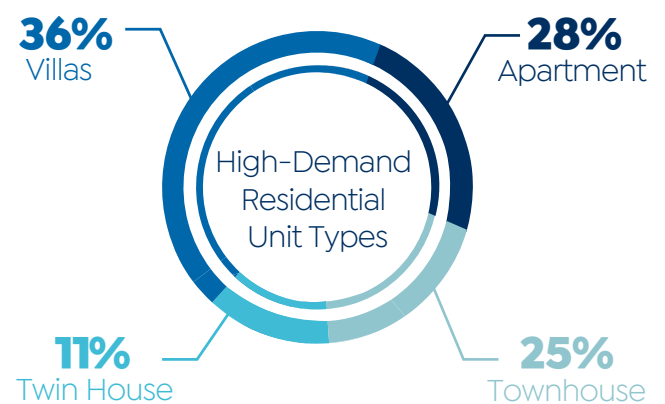
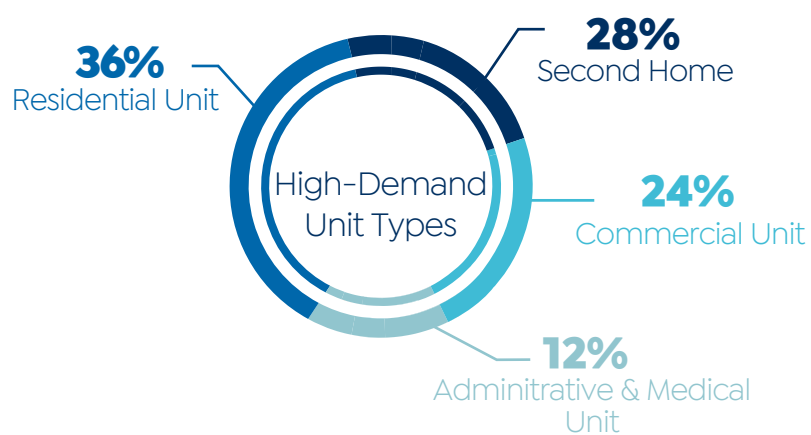
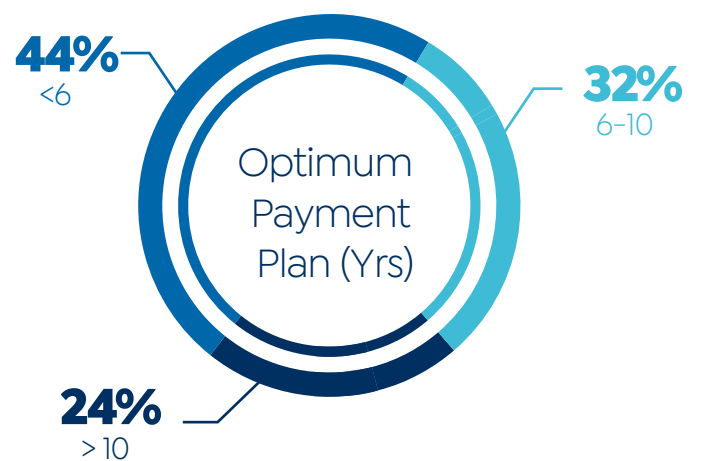


Source: Ministry of Housing, Utilities & Urban Communities & Egyptian Exchange (EGX)



## MONTHLY SURVEY

### | Purchasing Power





# NEW CITIES UPDATE



## 02 | NEW CITIES UPDATES 2022

### UPDATES ON CAPITAL GARDENS

| Housing For All Egyptians



**200**  
NO. OF BUILDINGS



**4,800**  
NO. OF HOUSING UNITS



**Underway**  
STATUS

### UPDATES ON NEW OCTOBER CITY

| Housing For All Egyptians



**West Airport**  
LOCATION



**8,136**  
NO. OF EXECUTED UNITS



**35,496**  
NO. OF UNITS UNDERWAY



**EGP 9 bn**  
COST

### UPDATES ON 6TH OF OCTOBER

| Middle-Income Housing Axis



**Residential Industrial Area**  
LOCATION



**70 Acres**  
AREA



**85**  
NO. OF BUILDINGS



**2,040**  
NO. OF HOUSING UNITS



**68%**  
COMPLETION RATE

### UPDATES ON OBOUR CITY

| Social Housing



**2nd Neighbourhood**  
LOCATION



**32**  
NO. OF BUILDINGS



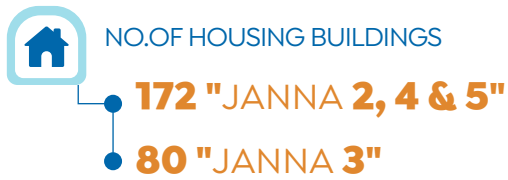
**616**  
NO. OF HOUSING UNITS



**90 & 132 m²**  
UNIT AREA

## UPDATES ON SHEIKH ZAYED CITY

| JANNA



## UPDATED ON NEW SUEZ CITY

| Housing For All Egyptians



## UPDATED ON EL WADI EL GEDID

| Dorat El-Wadi Project



## UPDATES ON NEW SOHAG CITY

| Housing For All Egyptians





# **PRIVATE REAL ESTATE PROJECTS**

## UPDATE

# 03 | PRIVATE REAL ESTATE PROJECTS UPDATES 2022



## NEW COASTAL PROJECTS

### NEW PROJECT (NAME: N/A)

Developer: Concrete Plus



LOCATION

Sidi Henish,  
North Coast



AREA

**325 Acres**



EXPECTED COST

EGP **8 bn**



EXPECTED SALES

EGP **20 bn**



NO.OF UNITS

**1,300**

### LAZULI

Developer: Rekaz Developments



LOCATION

Hurghada



AREA

**40,000 m<sup>2</sup>**  
BUA: **20%** Of  
Project Total Area



TOTAL INVESTMENTS

EGP **250 mn**

#### FACILITIES

- Clubhouse
- Swimming Pools
- Sports Track
- Central Park
- Commercial spaces
- Hotel
- Gym & Spa

### THE CYAN

Developer: Empire State Developments



LOCATION

Ras Sedr City



AREA

**14 Acres**



NO.OF UNITS

**473**



UNITS TYPE

Twin Houses,  
Studios & Chalets

#### FACILITIES

- Swimming Pools
- Kite Surfing
- Central Park
- Hotel
- Cafes & Restaurants



## NEW COMPLEX PROJECTS

### INNOVIEW

Developer: NCB Developments



LOCATION

NAC



INVESTMENTS

EGP **750 mn**



TARGETED SALES OF PHASE I

EGP **350 mn**

#### SUPPLY VOLUME

- 4** Underground, Ground & **14** Floors
- Floors **(1-3)** For Commercial Purposes
- Floors **(4-14)** For Administrative Purposes

Source: Developers' Official Statements

## CENTRAL AVENUE

Developer: Mabany Edris For Real Estate Investment



LOCATION

Sheikh Zayed



AREA

**6,200 m<sup>2</sup>**



INVESTMENTS

EGP **235 mn**

### SUPPLY VOLUME

- Commercial, Administrative & Medical Units
- Garage, Ground & **2** Floors
- Include **14** Clinics, **24** Administrative Offices & **13** Commercial Units
- Cafes, Banks, Restaurants, Shops & Bazaars

## RIVOLI

Developer: Anchor Developments



LOCATION

NAC



AREA

**10,815 m<sup>2</sup>**



INVESTMENTS

EGP **3 bn**

### SUPPLY VOLUME

- Commercial & Administrative Units
- Ground & **3** Floors
- Ground Floor** For Commercial Purposes
- 2nd & 3rd Floor** For Administrative Purposes



**June-2025**

DELIVERY DATE

## THE CORE MALL

Developer: Memaar Al-Ashraaf



LOCATION

Lotus Area, New  
Cairo



AREA

**3,500 m<sup>2</sup>**



INVESTMENTS

EGP **300 mn**



EXPECTED SALES

EGP **500 mn**



LAUNCHING DATE

**Q4 2022**

## Upwyde Developments's Projects

### PRK VIE



LOCATION

5th Settlement,  
New Cairo



AREA

**19,000 m<sup>2</sup>**



INVESTMENTS

EGP **3 bn**



EXPECTED SALES

EGP **4.5 bn**

### SUPPLY VOLUME

- Commercial, Administrative & Medical Units
- Unit Area: **50 - 55 m<sup>2</sup>**

### IT



LOCATION

5th Settlement,  
New Cairo



BUA OF PHASE I

**12,000 m<sup>2</sup>**



MARKET VALUE

EGP **1 bn**

### SUPPLY VOLUME

- Commercial & Administrative Units
- Ground & **4** Floors
- No. of Phases: **2**





## NEW RESIDENTIAL PROJECTS

### | PIONEER AVENUE

Developer: Global Pioneers



LOCATION  
Sheikh Zayed



INVESTMENTS  
EGP **2 bn**

Housing & Development Properties Company's Projects

### | TERRACE



LOCATION  
Sheikh Zayed



NO.OF HOUSING UNITS  
**700**



**31 Acres**  
BUA: **16%** Of Project Total Area  
AREA

### | PARK VALLEY



LOCATION  
New Sheikh Zayed



AREA  
**21,000 m<sup>2</sup>**



NO.OF VILLAS  
**26**



NO.OF TWIN HOUSES  
**8**



UNIT AREA  
**258-300 m<sup>2</sup>**



## PROJECTS UNDERWAY

### | TAJ CITY

Developer: Madinet Nasr Housing and Development (MNHD)



LOCATION  
New Cairo



AREA  
**5.3 mn m<sup>2</sup>**

### | Lake Park



UNIT AREA  
**58-200 m<sup>2</sup>**



DELIVERY DATE  
Within **18 Months**

### | PARAGON 1

Developer: PARAGON Developments



LOCATION  
NAC



BUA  
**23,316 m<sup>2</sup>**



NO.OF FLOORS  
Ground & **7 Floors**



The Project Was Sold Completely While Under Construction  
STATUS

## ICONIC TRINITY COMPLEX (ITC)

Developer: Dahab Development



LOCATION  
MU-23, NAC



AREA  
**25,000** m<sup>2</sup>



BUA  
**2,450** m<sup>2</sup> Per Floor



SALES RATE  
**70%** For Phase I & II

### SUPPLY VOLUME

- Ground & **9** Floors
- **2** Basements
- **16,000** m<sup>2</sup> Garage (Capacity: **600** Cars)

## LA VITA NORTH COAST

Developer: La Vita Development



LOCATION  
North Coast



ACHIEVED SALES  
EGP **200** mn



DELIVERY DATE  
Summer **2023**

### SUPPLY VOLUME

- No. of Units: **350**
- Unit Area: **50 - 105** m<sup>2</sup>
- Swimming Pools, Aqua Parks, Shopping Mall & Landscape



Project Marketing Rate: **65%**  
Construction Rate: **92%**  
STATUS

## Ora Developer's Projects

### ZED EAST



LOCATION  
Between New  
Cairo & NAC



AREA  
**360** Acres



**407**  
NO. OF RESIDENTIAL UNITS (PHASE I)



Villas, Semi-Detached Houses,  
Townhouses & Chalets  
UNITS TYPE

### SILVERSANDS



LOCATION  
North Coast

### SUPPLY VOLUME

- Five-Star Hotel
- Villas, Beach Houses & Chalets

### TRIO V TOWER

Developer: Nakheel Developments



LOCATION  
NAC



AREA  
**7,000** m<sup>2</sup>



BUA  
**2,100** m<sup>2</sup>



The Company Starts Preparations For  
Concrete Works  
STATUS

### MAKADI HEIGHTS

Developer: Orascom Development



LOCATION  
Hurghada



AREA  
**3.75** mn m<sup>2</sup>

## 205 PROJECT

Developer: Arkan Palm

  
LOCATION  
Sheikh Zayed

  
AREA  
**205 Acres+**

### SUPPLY VOLUME

- Commercial, Administrative, Medical & Residential Units
- Administrative Unit Area: **70 - 80 m<sup>2</sup>**

 The Company Launches New Phase Of Offices & Clinics  
STATUS

## VIVID BUSINESS TOWER

Developer: IHD Developments

  
LOCATION  
Downtown, NAC

  
INVESTMENTS  
EGP **700 mn**

### SUPPLY VOLUME

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

 **80%**  
PROJECT MARKETING RATE

## Akadia Developments's Projects

### PAGODA BUSINESS TOWER

  
LOCATION  
CBD District, NAC

  
ACHIEVED SALES  
EGP **500 mn**

  
SALES RATE  
**60%**

  
DELIVERY DATE  
End-**2025**

### PAGODA BUSINESS COMPLEX

  
LOCATION  
NAC

  
ACHIEVED SALES  
EGP **400 mn**

  
SALES RATE  
**90%**

  
DELIVERY DATE  
End-**2023**

  
INVESTMENTS  
EGP **1 bn**

### VOLCANO MALL

Developer: IMS Investment and Management Solutions

  
LOCATION  
5th Settlement,  
New Cairo

  
AREA  
**3,000 m<sup>2</sup>**

### SUPPLY VOLUME

- Commercial & Medical Units
- 2** Basement, Ground & **2** Floors
- 3,375 m<sup>2</sup>** Hypermarket & **3,375 m<sup>2</sup>** Parking For Rent
- 30** Commercial Units & **16** Medical Units

### VALORE EL THAWRA

Developer: El Riyad Castle Company

  
LOCATION  
Al-Thawra Street,  
Cairo

  
AREA  
**28,800 m<sup>2</sup>**

 Commercial, Administrative, Medical,  
Residential & Hotel Units  
UNITS TYPE

 Within **3 Yrs**  
DELIVERY DATE

## DELTA LANDMARK

Developer: Stones District



LOCATION

Monufia Governorate



AREA

10,171.24 m<sup>2</sup>

### SUPPLY VOLUME

- Ground & 4 Floors
- Ground & 1st Floors Include 102 Commercial Units With An Area Of 15,818.34 m<sup>2</sup>
- 2nd, 3rd & 4th Include 279 Units With An Area Of 31,753.2 m<sup>2</sup>

## PIER MALL

Developer: Dolmen Developments



LOCATION

NAC



AREA

3,000 m<sup>2</sup>



BUA

6,500 m<sup>2</sup>



INVESTMENTS

EGP 30 mn

### SUPPLY VOLUME

- Ground, 1st & 2nd Floors For Commercial Units
- Last Floor For Administrative Units



Finishing Works: Underway  
Project Marketing Rate : 65%  
STATUS

## Ebny Real Estate Development's Projects

### GREEN AVENUE



LOCATION

New Sohag



AREA

20 Acres



INVESTMENTS

EGP 1 bn



NO.OF RESIDENTIAL BUILDINGS

31



NO.OF VILLAS

20

### WESTWAY



LOCATION

New Sohag



AREA

10,000 m<sup>2</sup>

### SUPPLY VOLUME

- Includes Brands, Restaurants, Kids' Area, Medical Clinic & Other Services

### PLAZA BUSINESS COMPLEX

Developer: Global Pioneers



LOCATION

NAC



TOTAL COST

EGP 1 bn

### SUPPLY VOLUME

- Workspace Solutions, Virtual Offices & Coworking Spaces

### MOUNTAIN VIEW 4

Developer: Mountain View



LOCATION

6th Of October



AREA

47 Acres



TOTAL INVESTMENT

EGP 1 bn

Source: Developers' Official Statements



# ECONOMIC SNAPSHOT



# 04 | ECONOMIC SNAPSHOT

## UPDATES 2022



### INTEREST RATES



\* MPC Meeting Was Held On Oct 27



### MONEY SUPPLY (EGP MN)



### DOMESTIC LIQUIDITY (EGP MN)



### ANNUAL HEADLINE INFLATION

SEP-2022 **15.0** ↑ OCT-2022 **16.2**



### NET INTERNATIONAL RESERVES (USD BN)

SEP-2022 **33.198** ↑ OCT-2022 **33.411**

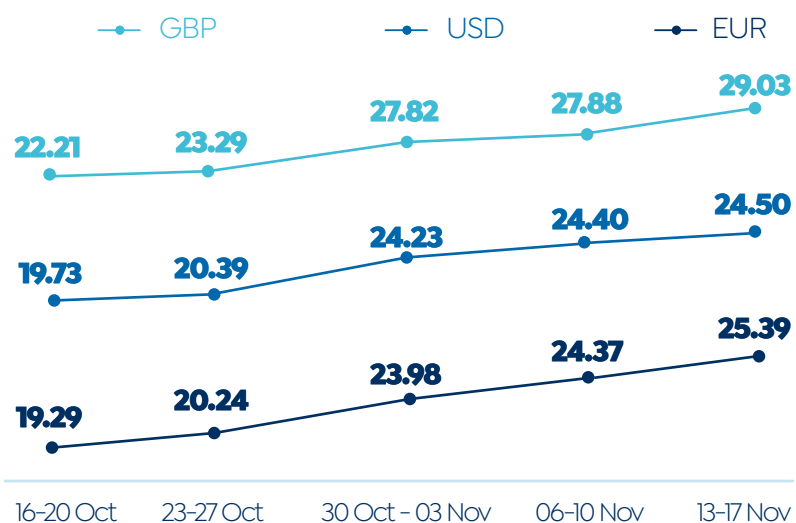


### PURCHASING MANAGERS' INDEX (PMI)

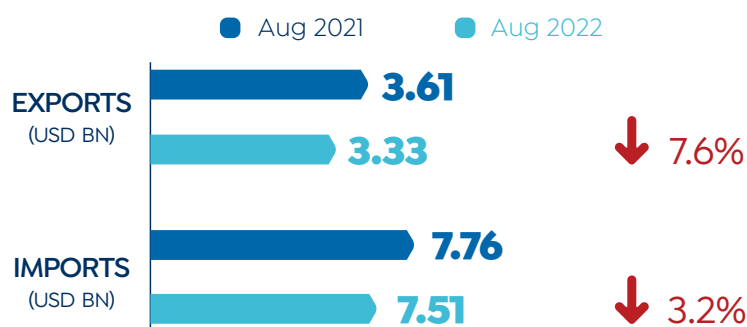
SEP-2022 **47.6** ↑ OCT-2022 **47.7**



### EXCHANGE RATES



### TRADE DEFICIT (USD BN)

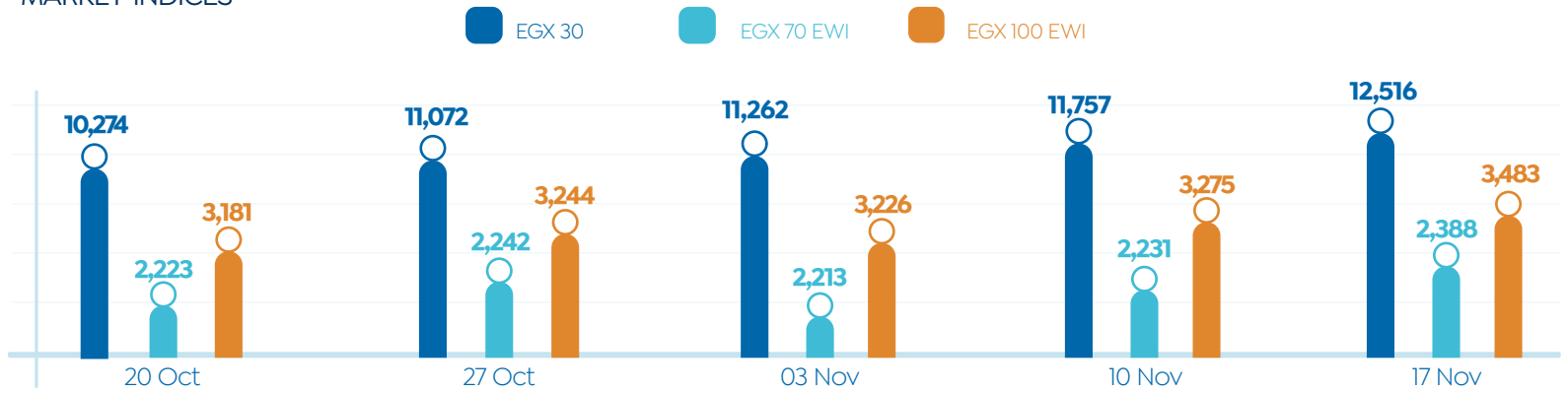


Source: IHS Markit, CAPMAS, CBE & FEDCOC

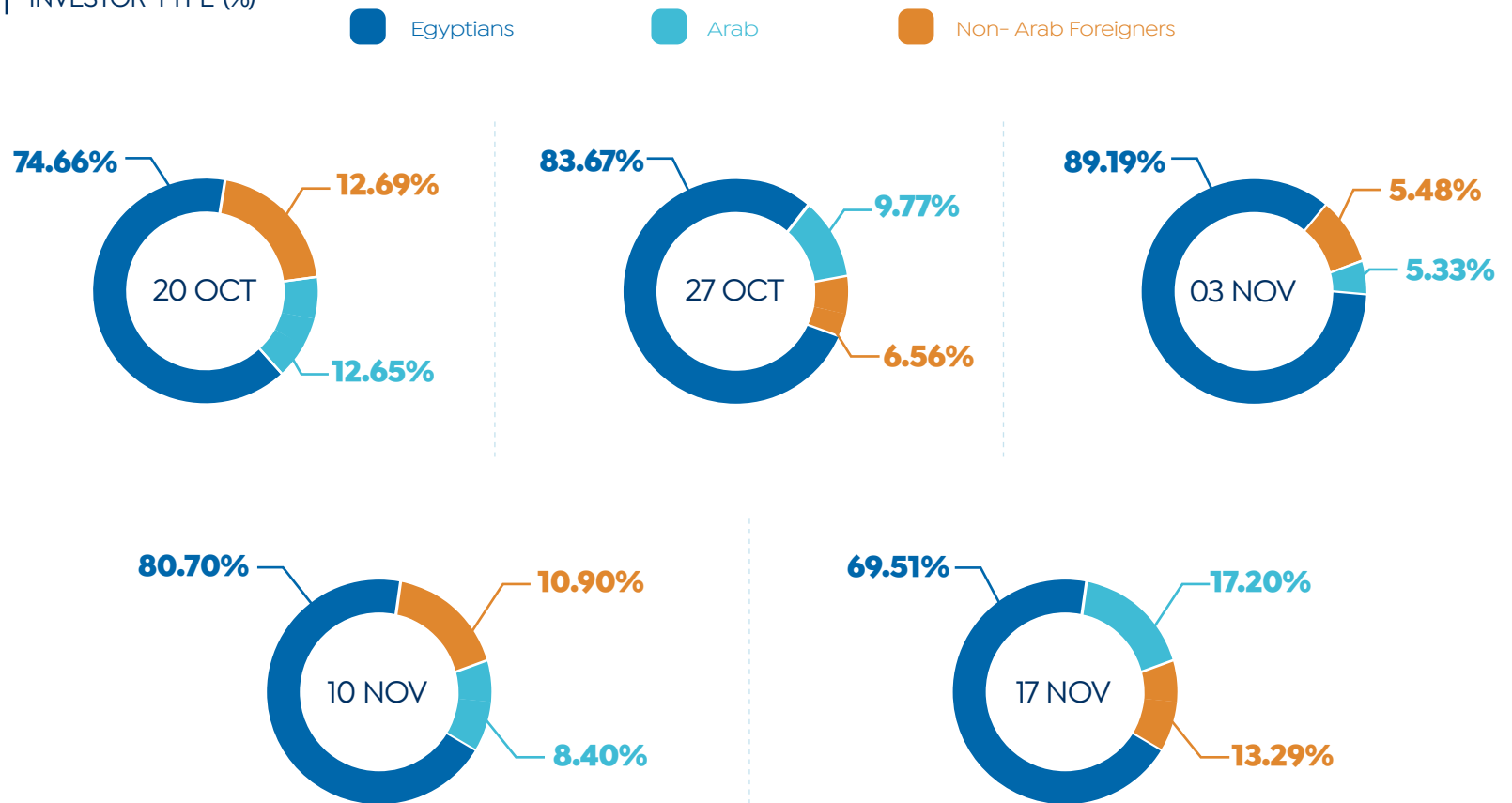


## CAPITAL MARKET INDICATORS

## MARKET INDICES

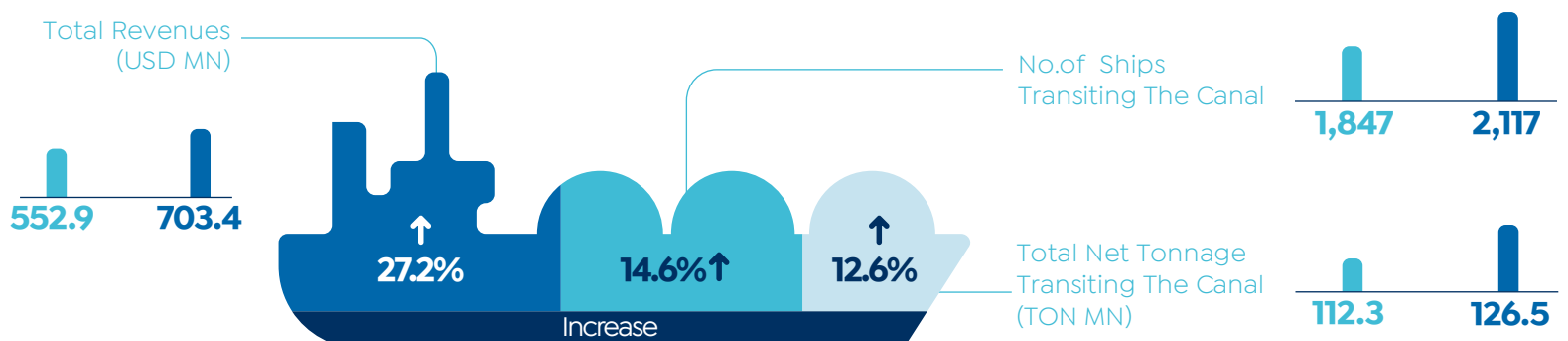


## INVESTOR TYPE (%)

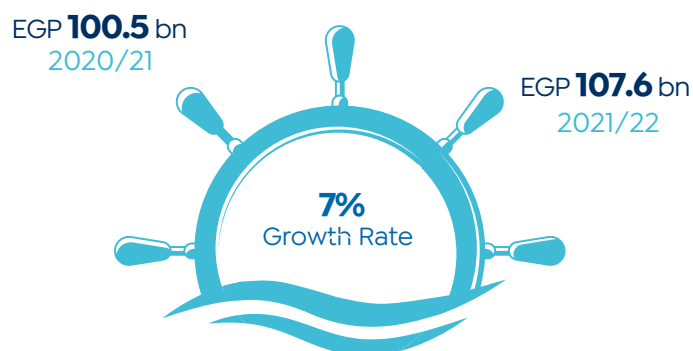


## SUEZ CANAL

Oct 2021 (Light Blue), Oct 2022 (Dark Blue)



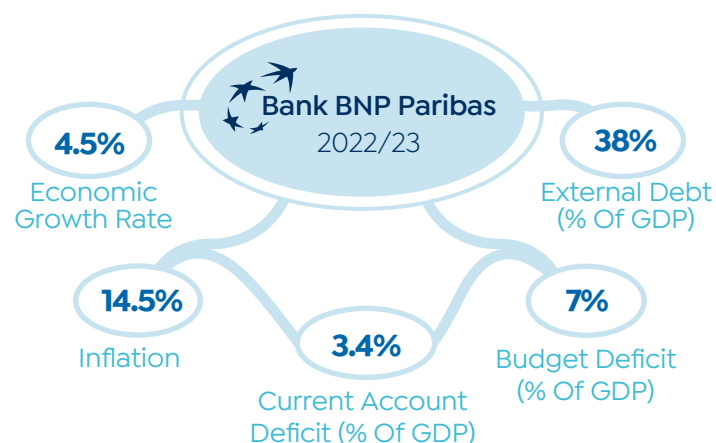
## GDP OF SUEZ CANAL SECTOR



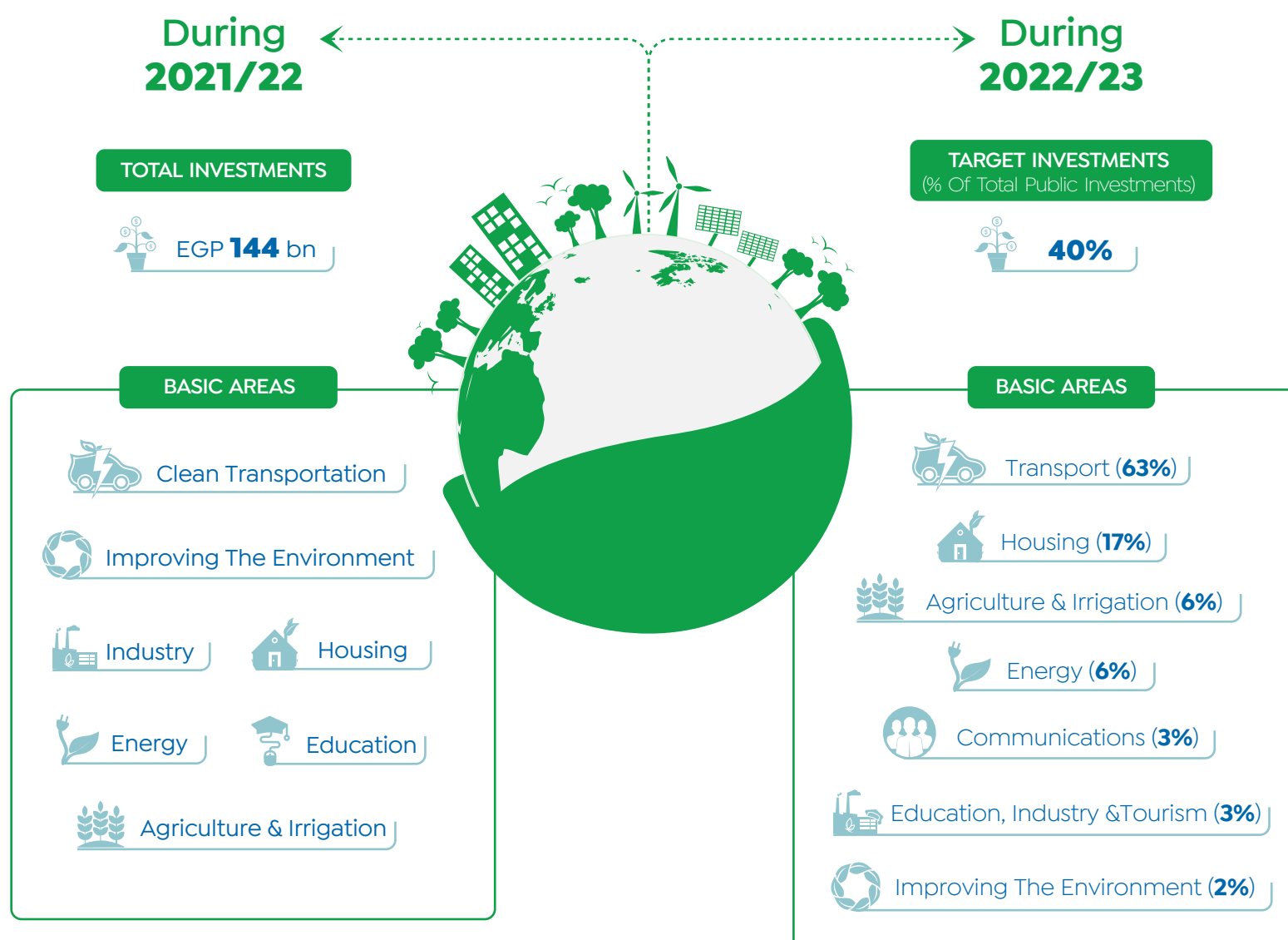
The Target Of FY 2022/23

EGP **118.4** bn

## INTERNATIONAL INSTITUTIONS' EXPECTATION FOR THE EGYPTIAN ECONOMY



## GREEN INVESTMENT PLAN



## THE EVOLUTION OF EGYPTIAN ECONOMIC INDICATORS



## FISCAL SECTOR PERFORMANCE

