

MARKET WATCH

CONTRIBUTOR **YASSEN MAHMOUD**

DECEMBER
2022

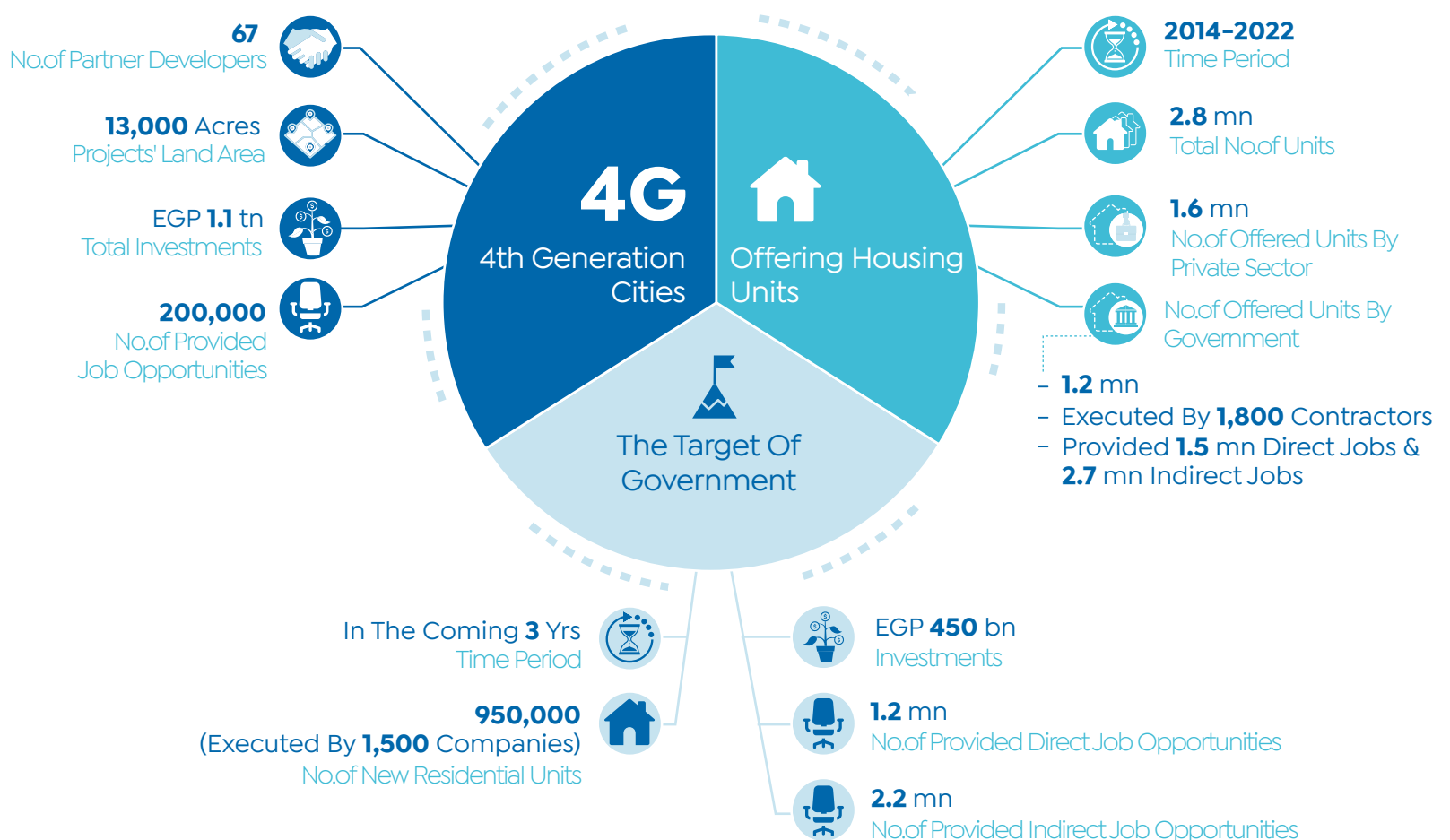


REAL ESTATE

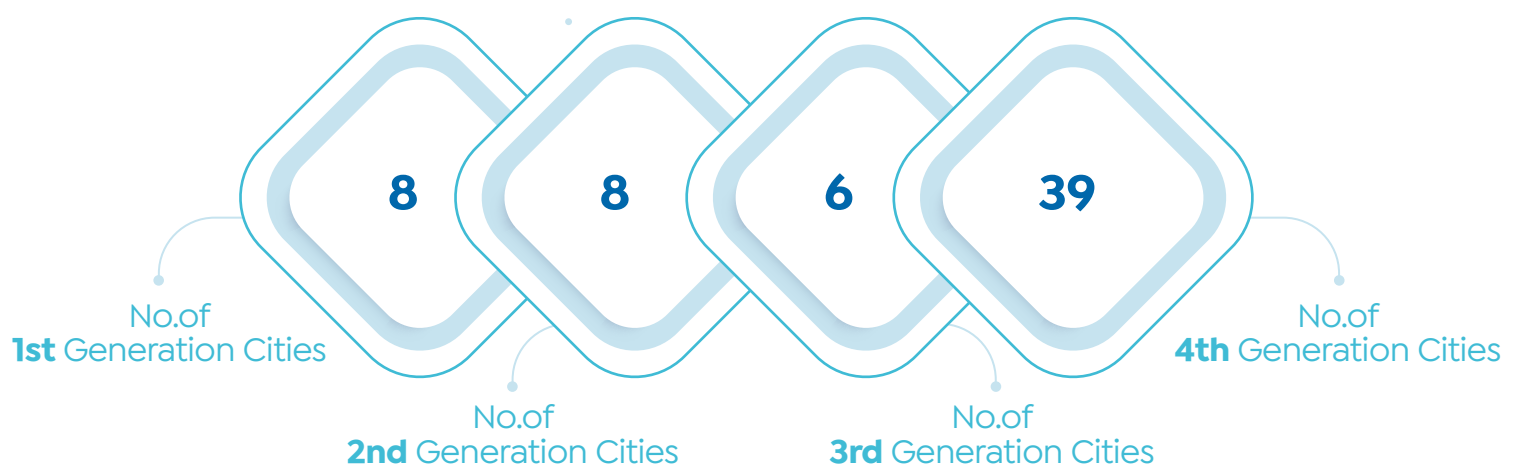
MARKET
UPDATES

01 | REAL ESTATE MARKET UPDATES 2022

PARTNERSHIP WITH PRIVATE SECTOR



NEW CITIES IN EGYPT

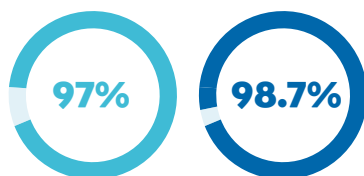


POTABLE WATER & SANITATION PROJECTS' ACHIEVEMENTS

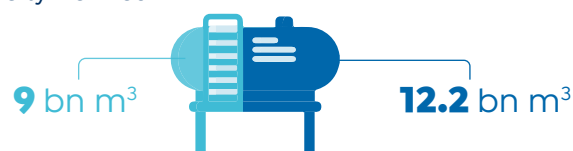
2014 2022

Potable Water Projects

- Coverage Rate



- Capacity Per Year



- Total Length Of Water Networks



Water Desalination Projects

- No. of Plants



- Capacity Per Day



- Targeted Plants

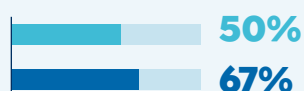
96

- Targeted Capacity

1.44 mn m³/Day

Sanitation Projects

- Coverage Rate



- Total Length Of Sanitation Networks



- Coverage Rate In Villages (Hayah Karima Initiative)



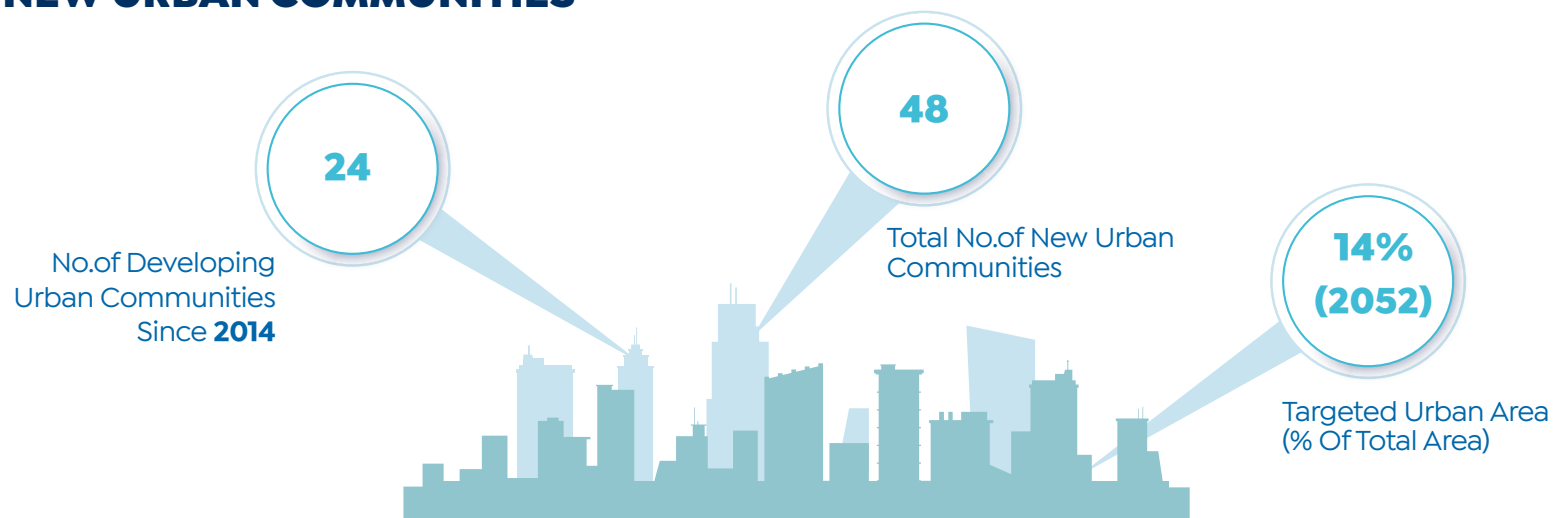
- Capacity Per Year



- Targeted Coverage Rate In The Villages



NEW URBAN COMMUNITIES



Source: NUCA & Cabinet

HAYAH KARIMA INITIATIVE

| Assiut Governorate



Supply Volume

- **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



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

| Beni Suef Governorate



Biba & Nasser
Location



66
No.of Villages



12
No.of Local Units

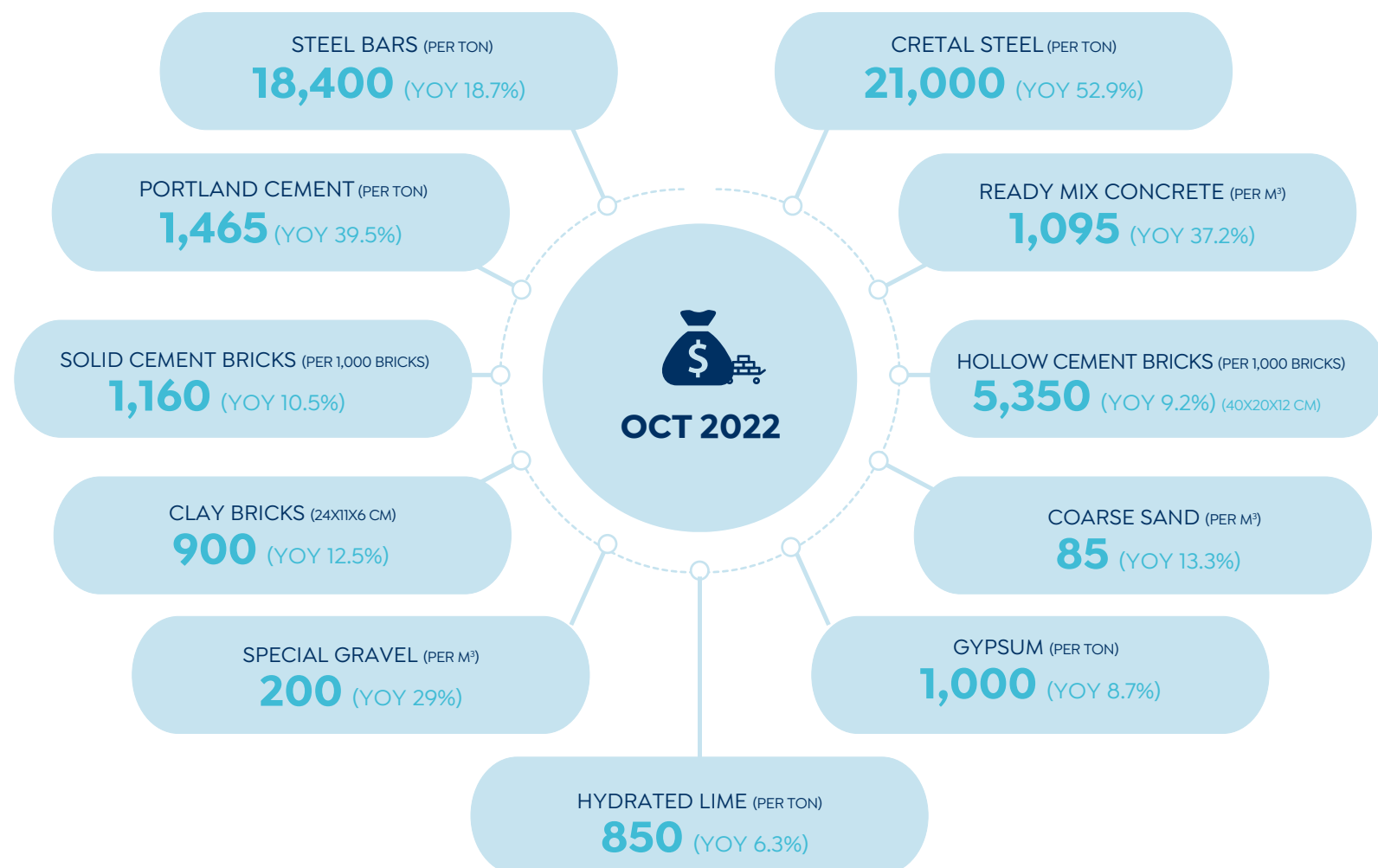


87
No.of Executed Projects

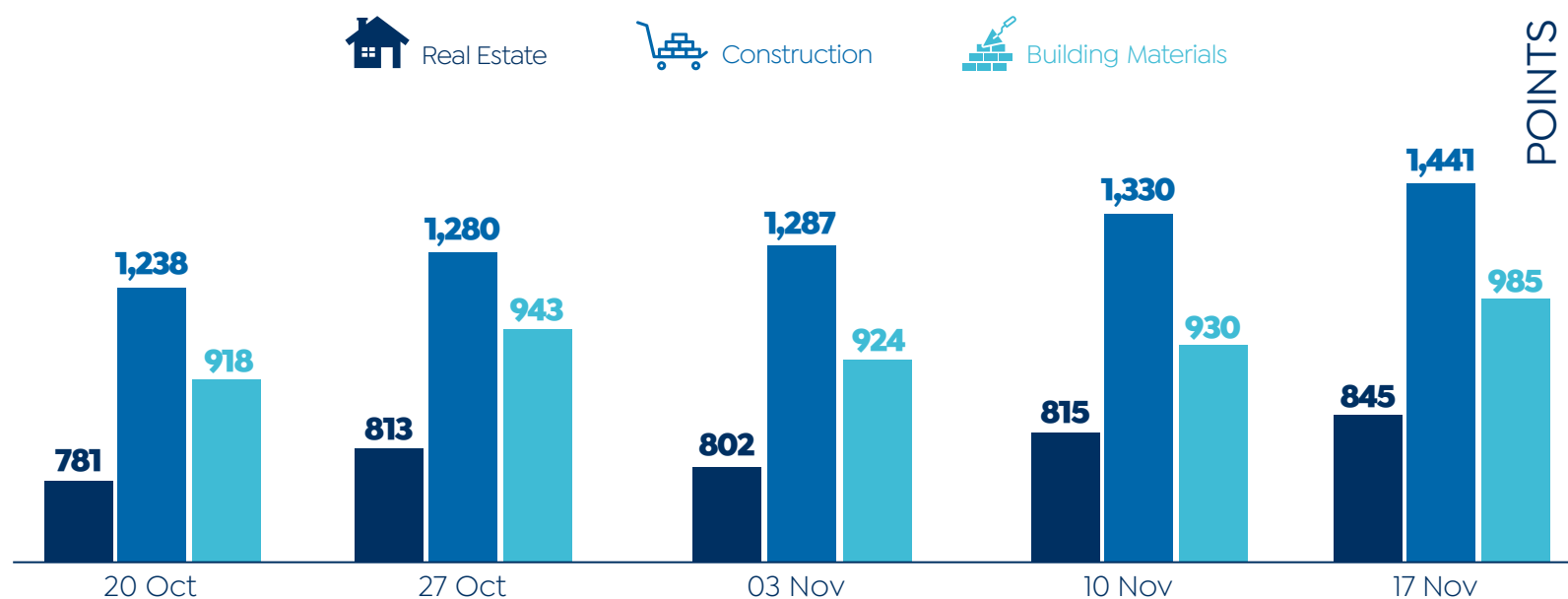
Supply Volume

- **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)



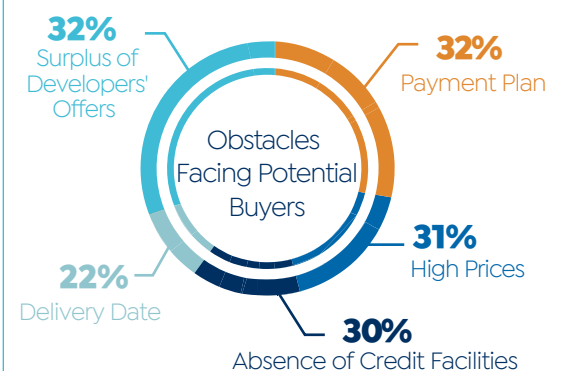
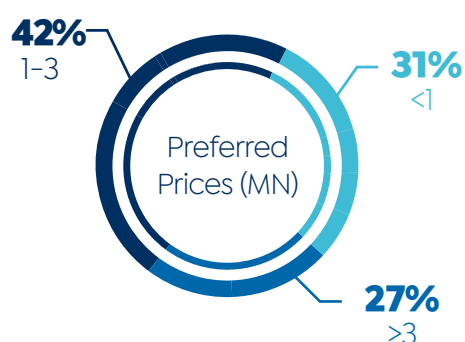
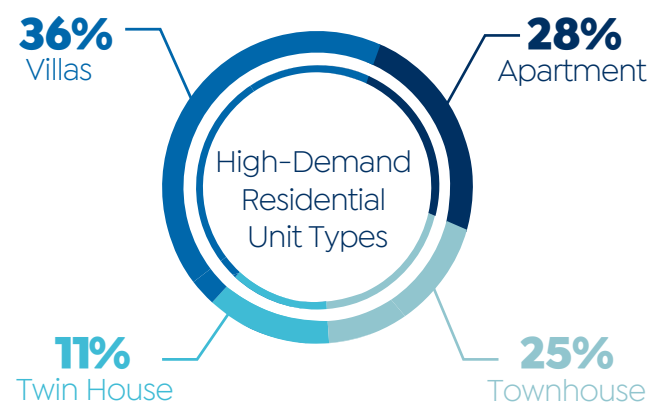
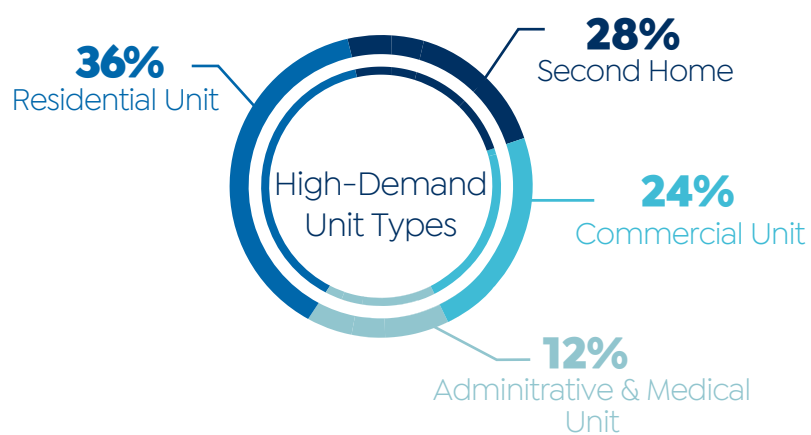
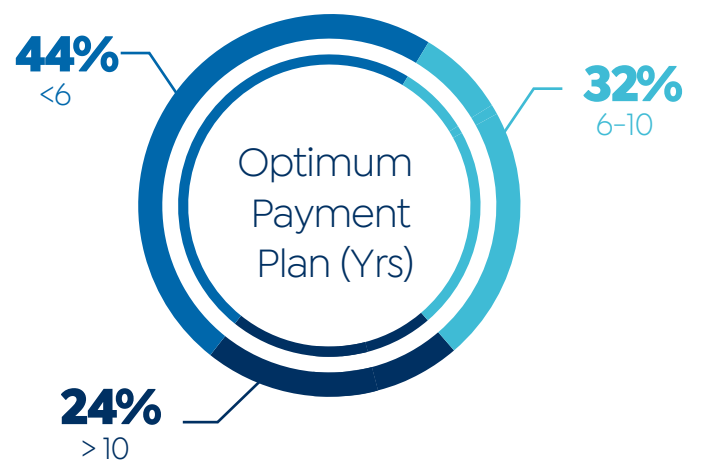
REAL ESTATE & CONSTRUCTION// PERFORMANCE OF STOCK MARKET INDEXES IN EGYPT



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



NO.OF HOUSING BUILDINGS

172 "JANNA 2, 4 & 5"

80 "JANNA 3"



Underway With Very Advanced
Completion Rate
STATUS

UPDATED ON NEW SUEZ CITY

| Housing For All Egyptians



86

NO. OF BUILDINGS



2,064

NO. OF HOUSING UNITS



SUPPLY VOLUME

Commercial Market

Nursery

Medical Units

Others



90 m²

UNIT AREA



Underway
STATUS

UPDATED ON EL WADI EL GEDID

| Dorat El-Wadi Project



26

NO. OF BUILDINGS



520

NO. OF HOUSING UNITS



110 m²

UNIT AREA



104

NO.OF COMMERCIAL UNITS



52

NO.OF ADMINISTRATIVE UNITS



Complete
STATUS

UPDATES ON NEW SOHAG CITY

| Housing For All Egyptians



735 Acre-Area
LOCATION



42

NO. OF BUILDINGS



1,008

NO. OF HOUSING UNITS



90 m²

UNIT AREA



Underway
STATUS



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 m²
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 m²



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 m²



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 m²



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 m²



INVESTMENTS

EGP **3 bn**



EXPECTED SALES

EGP **4.5 bn**

SUPPLY VOLUME

- Commercial, Administrative & Medical Units
- Unit Area: **50 - 55 m²**

IT



LOCATION

5th Settlement,
New Cairo



BUA OF PHASE I

12,000 m²



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 m²



NO.OF VILLAS
26



NO.OF TWIN HOUSES
8



UNIT AREA
258-300 m²



PROJECTS UNDERWAY

| TAJ CITY

Developer: Madinet Nasr Housing and Development (MNHD)



LOCATION
New Cairo



AREA
5.3 mn m²

| Lake Park



UNIT AREA
58-200 m²



DELIVERY DATE
Within **18 Months**

| PARAGON 1

Developer: PARAGON Developments



LOCATION
NAC



BUA
23,316 m²



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 m²



BUA
2,450 m² Per Floor



SALES RATE
70% For Phase I & II

SUPPLY VOLUME

- Ground & **9** Floors
- **2** Basements
- **16,000** m² 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** m²
- 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 m²



BUA
2,100 m²



The Company Starts Preparations For
Concrete Works
STATUS

MAKADI HEIGHTS

Developer: Orascom Development



LOCATION
Hurghada



AREA
3.75 mn m²

205 PROJECT

Developer: Arkan Palm


LOCATION
Sheikh Zayed


AREA
205 Acres+

SUPPLY VOLUME

- Commercial, Administrative, Medical & Residential Units
- Administrative Unit Area: **70 - 80 m²**

 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 m²

SUPPLY VOLUME

- Commercial & Medical Units
- 2** Basement, Ground & **2** Floors
- 3,375 m²** Hypermarket & **3,375 m²** 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 m²

 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 m²

SUPPLY VOLUME

- Ground & 4 Floors
- Ground & 1st Floors Include 102 Commercial Units With An Area Of 15,818.34 m²
- 2nd, 3rd & 4th Include 279 Units With An Area Of 31,753.2 m²

PIER MALL

Developer: Dolmen Developments



LOCATION

NAC



AREA

3,000 m²



BUA

6,500 m²



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 m²

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**

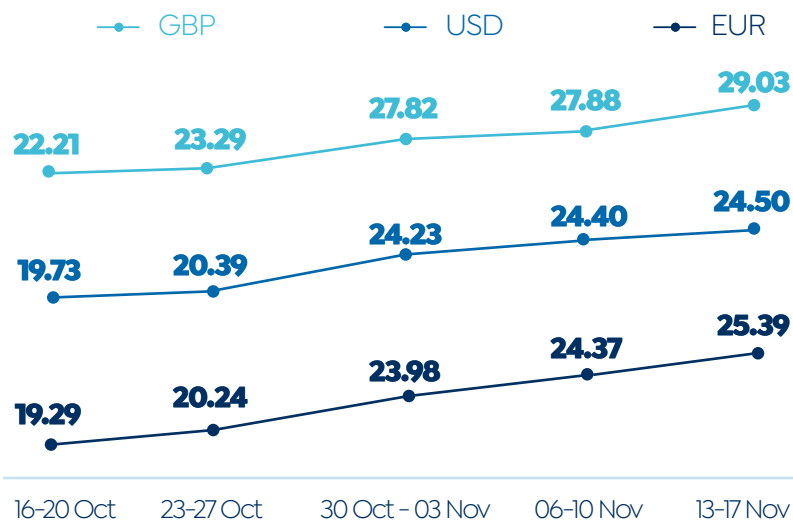


PURCHASING MANAGERS' INDEX (PMI)

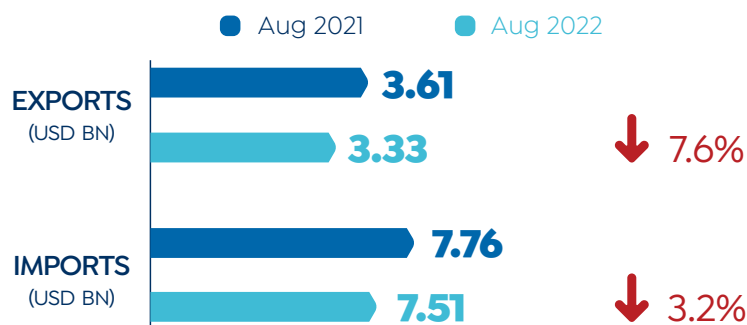
SEP-2022 **47.6** ↑ OCT-2022 **47.7**



EXCHANGE RATES



TRADE DEFICIT (USD BN)

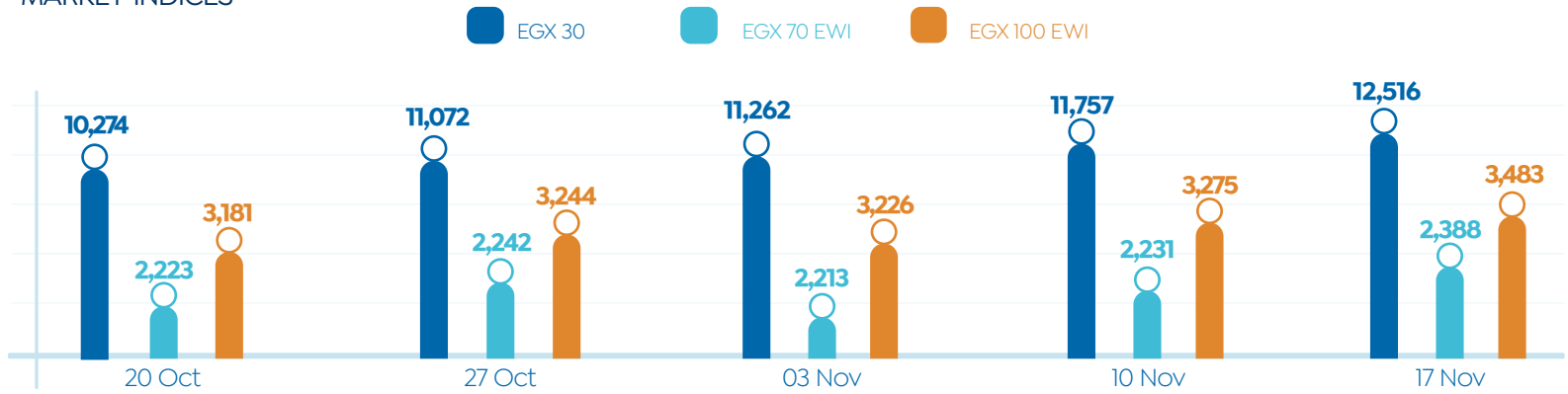


Source: IHS Markit, CAPMAS, CBE & FEDCOC



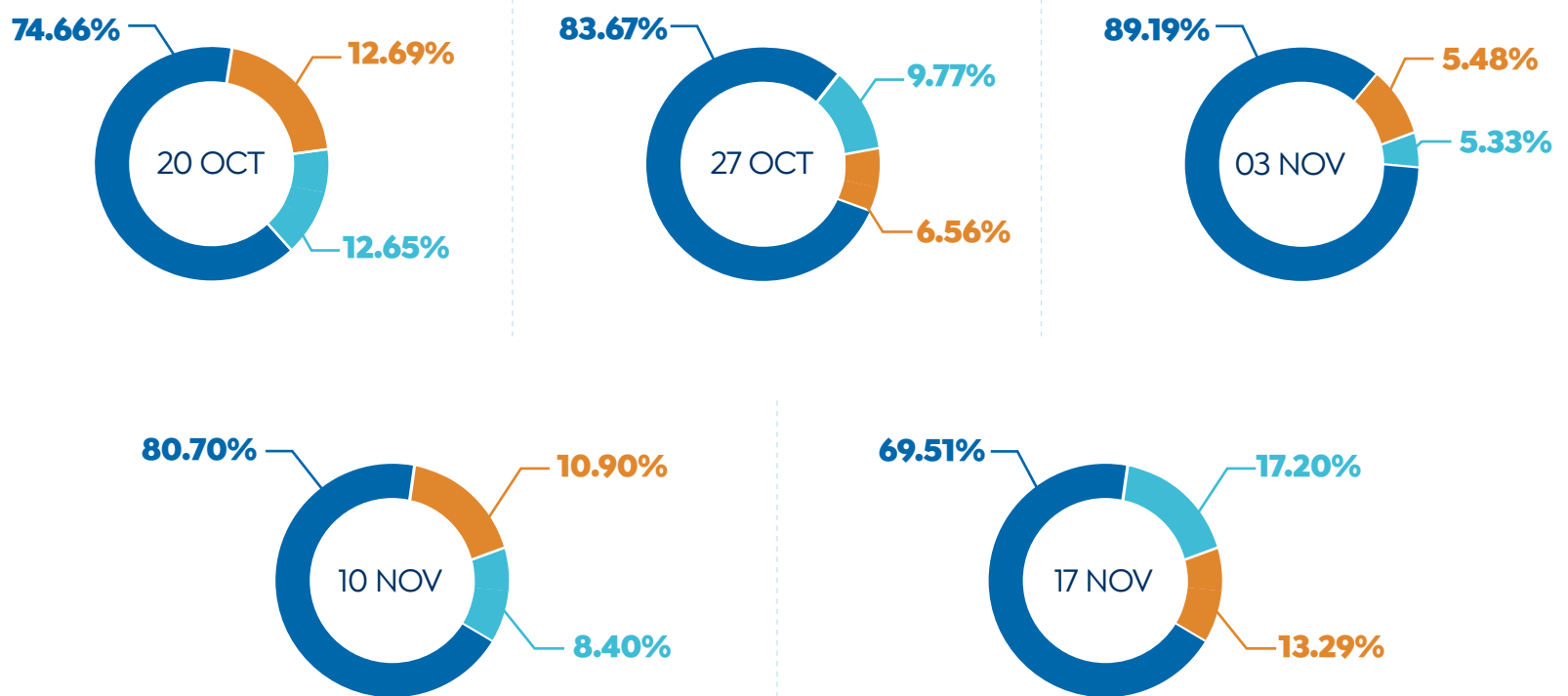
CAPITAL MARKET INDICATORS

MARKET INDICES



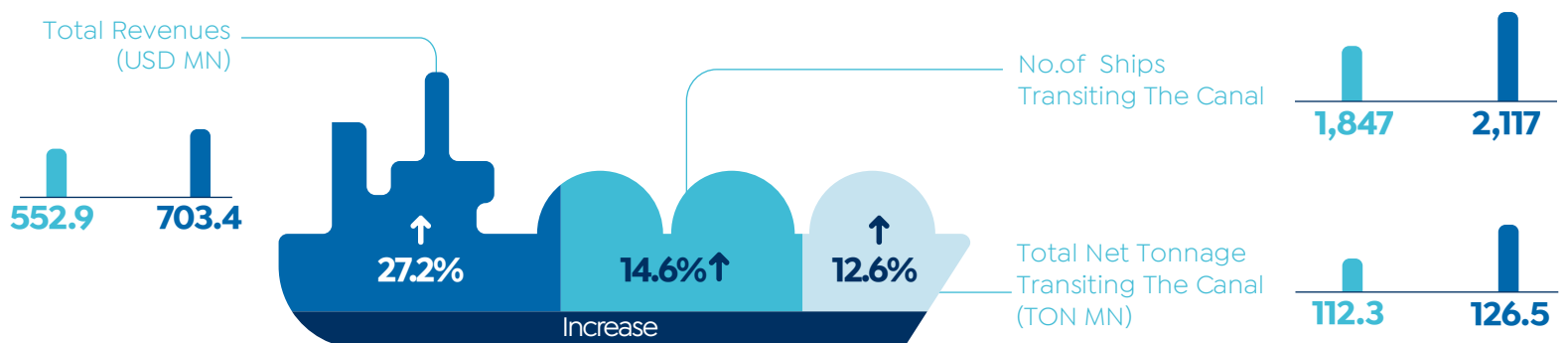
INVESTOR TYPE (%)

Legend: Egyptians (Dark Blue), Arab (Light Blue), Non-Arab Foreigners (Orange)



SUEZ CANAL

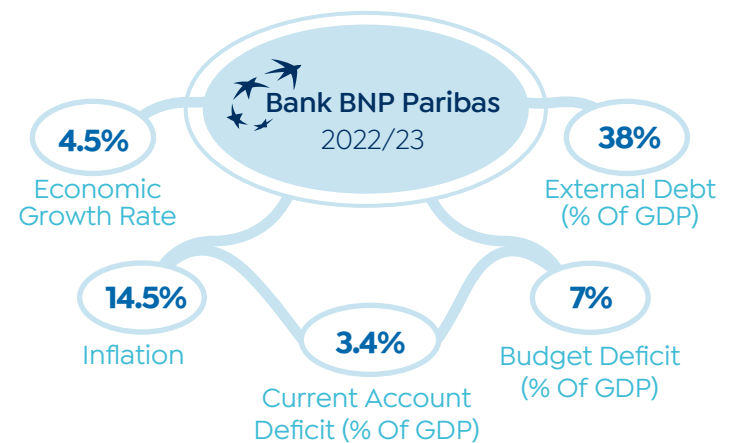
Legend: Oct 2021 (Light Blue), Oct 2022 (Dark Blue)



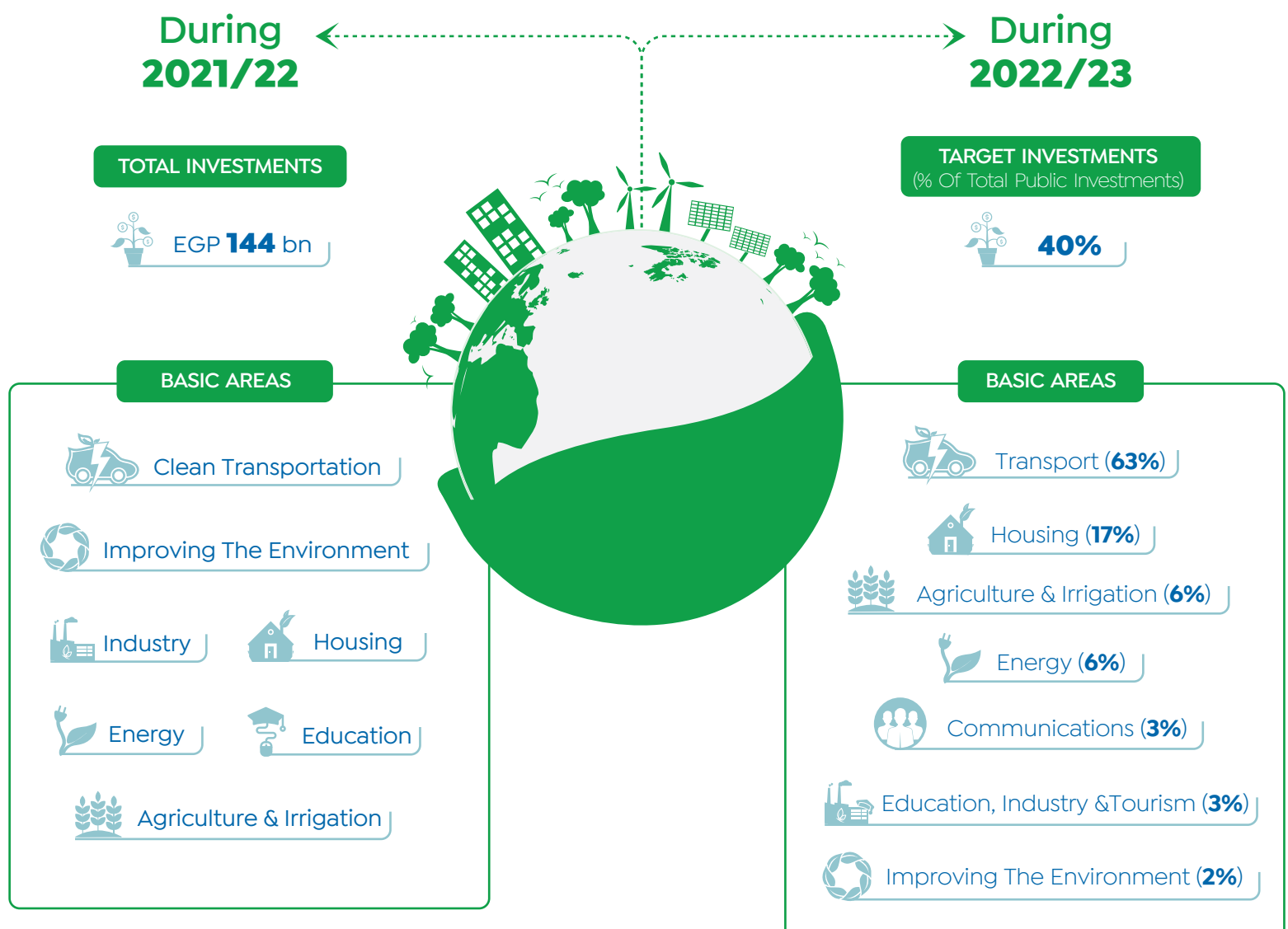
GDP OF SUEZ CANAL SECTOR



INTERNATIONAL INSTITUTIONS' EXPECTATION FOR THE EGYPTIAN ECONOMY



GREEN INVESTMENT PLAN



THE EVOLUTION OF EGYPTIAN ECONOMIC INDICATORS



FISCAL SECTOR PERFORMANCE

