

MARKET WATCH

BY DINA EL BEHIRY

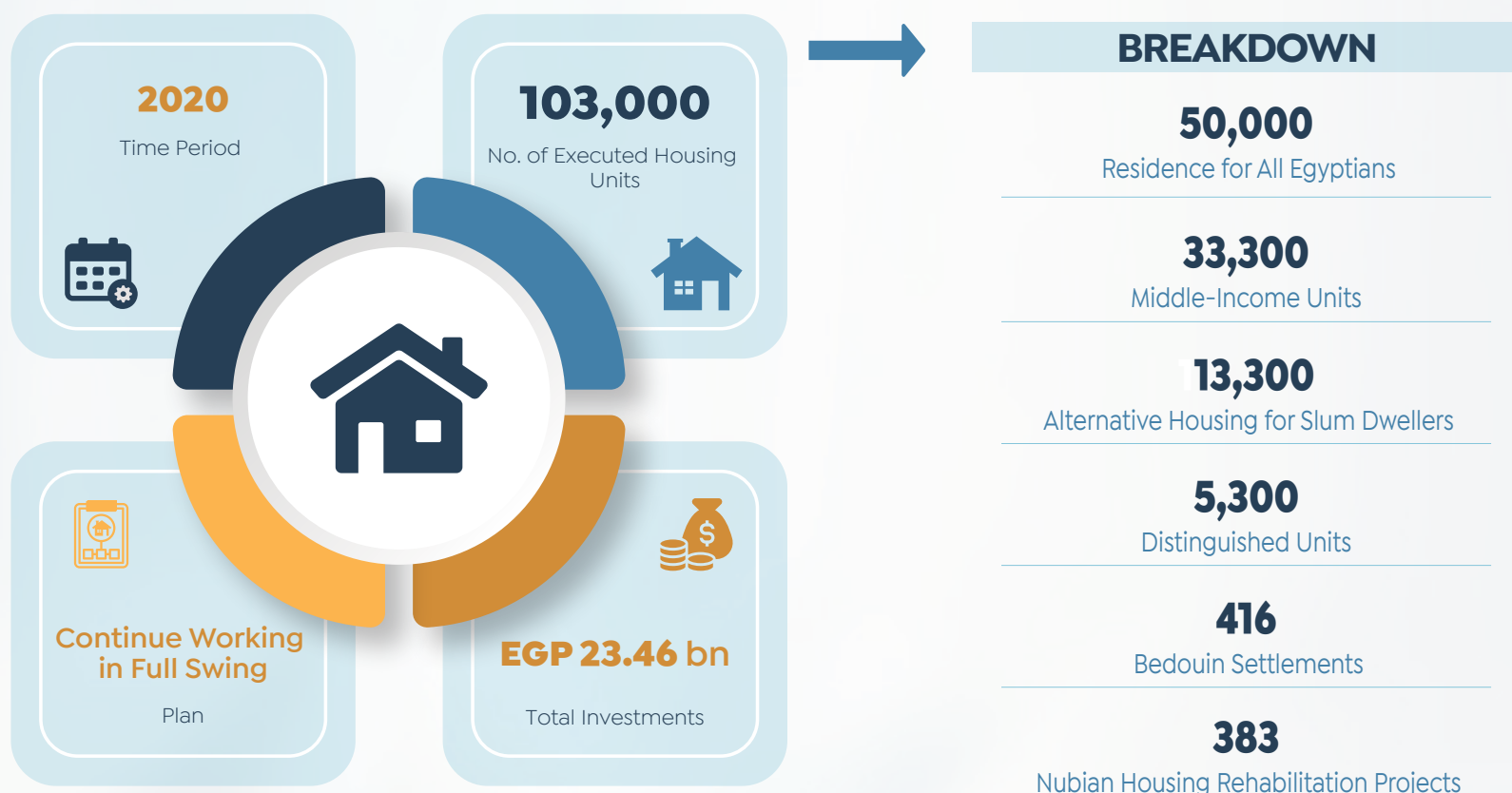
FEBRUARY
2021



EGYPT'S 2020 DEVELOPMENTS IN REVIEW

EGYPT'S 2020 DEVELOPMENTS IN REVIEW

HOUSING SECTOR



SINAI DEVELOPMENT PROJECTS



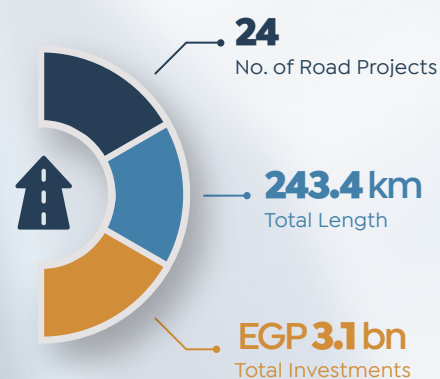
DESALINATION PLANTS



POTABLE WATER & SANITATION PROJECTS

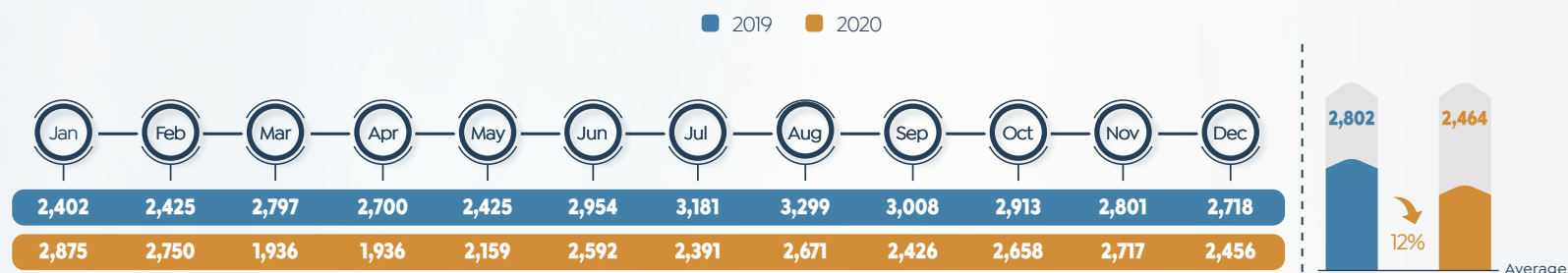


ROADS DEVELOPMENT

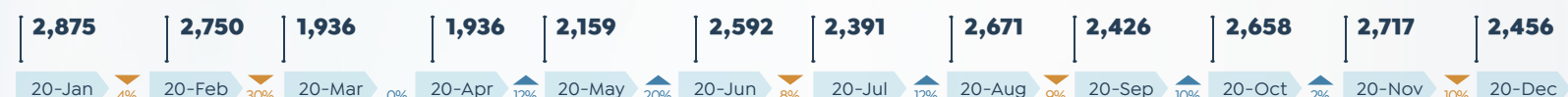


Source: Ministry of Housing, Utilities & Urban Communities.

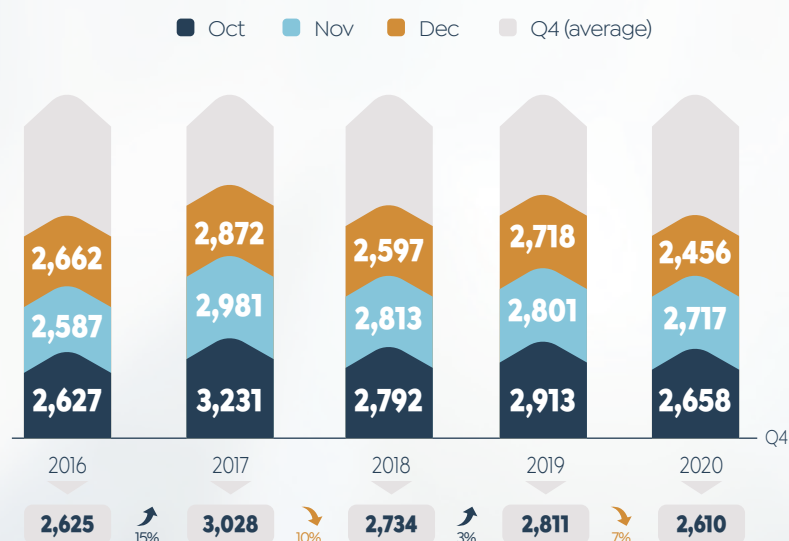
Y-O-Y REAL ESTATE DEMAND INDEX (POINTS)



M-o-M REAL ESTATE DEMAND INDEX (POINTS)



Q-o-Q REAL ESTATE DEMAND INDEX (POINTS)



DEADLINE FOR REAL ESTATE TAX RETURNS EXTENDED



PUBLIC DEVELOPMENTS IN RENEWABLE ENERGY & ELECTRICITY SECTORS



Source: Aqarmap, Ministry of Finance & Ministry of Planning & Economic Development (MPED).

GOV'T DEVELOPMENT PROJECTS IN UPPER EGYPT

DEVELOPMENT PROJECTS



Time Period
From **2014** to Date



Total Investments
EGP 63 bn

HOUSING SECTOR



Investments
EGP 13.2 bn

No. of Housing Units
130,892

SLUMS DEVELOPMENT

Investments



EGP 389 mn

No. of Developed Areas



94

No. of Housing Units



36,869

ROAD PROJECTS



Investments
EGP 11.3 bn



Executed Roads Length
931 km

POTABLE WATER & SANITATION PROJECTS

Investments
EGP 34.5 bn

No. of Potable Water & Sanitation Projects
271

No. of Projects to Upgrade Existing Plants
1,654

SERVICE PROJECTS

Investments
EGP 3.6 bn



No. of Service Centers
412



PRICES OF CONSTRUCTION MATERIALS
(DECEMBER 2020) (EGP)

STEEL BARS	CRETAL STEEL	PORTLAND CEMENT	COARSE SAND
(per ton)	(per ton)	(per ton)	(per sam)
11,600	12,000	750	75
(YOY 11.5%)	(YOY 14.3%)	(YOY -6.3%)	(YOY 71%)

SOLID CEMENT BRICKS	BRICK HOLLOW CONCRETE
(per 1,000 bricks)	(40x20x12 cm) (per 1,000 bricks)
1,100	4,930
(YOY 0%)	(YOY -2.4%)



REAL ESTATE & CONSTRUCTION STOCK MARKETS INDEXES
PERFORMANCE IN EGYPT (2020)



Real Estate



Construction & Materials

16 Dec	799	1,261
23 Dec	775	1,205
30 Dec	801	1,262
06 Jan	822	1,286
13 Jan	843	1,350

POINTS



ONLINE MONTHLY SURVEY (%)

To what extent did the Coronavirus second wave affect property sales?



62%
High
34%
Low
3%
None

Source: Ministry of Housing, Utilities & Urban Communities, Egyptian Exchange (EGX) & Invest-Gate R&A.



NEW CITIES UPDATE

NEW CITIES UPDATE

PLOTS ALLOCATION



33

NO. OF ALLOCATED LANDS

14 New Cities
LOCATION

PLOTS BREAKDOWN

■ No. of Allocated Lands ■ Area

New Cairo	6 th of October City	New October	Sadat City	Badr City
7 124,540 m ²	4 175,059 m ²	4 47,170 m ²	3 15,080 m ²	2 2,598 m ²
New Obour	New Damietta	New Borg El Arab	New Assiut	10 th of Ramadan City
2 8,278 m ²	2 46,912 m ²	2 2,636 m ²	2 4,984 m ²	1 19,668 m ²
Shorouk City	New Sohag	New Nubarya	New Beni Suef	
1 945 m ²	1 64,750 m ²	1 12,360 m ²	1 24,612 m ²	

UPDATES ON CAPITAL RESIDENCE

R3 District, New Administrative
Capital (NAC)
LOCATION24,130 (19,944 Apartments,
328 Villas & 157 Townhouses)
TOTAL NO. OF HOUSING UNITS87%
COMPLETION RATED1 & D8 Neighbourhoods
AREAS TO BE DELIVEREDJanuary 3 to July 5
DELIVERY DATE

UPDATES ON NEW DAMIETTA'S HOUSING PROJECTS

358 (15 Buildings)
NO. OF HOUSING UNITSStick to Agreed Timelines &
No Delays
PLAN

STATUS

Buildings: Complete

Units: To Be Delivered Soon

Utilities & Facilities Work: Underway

Source: New Urban Communities Authority (NUCA), Ministry of Housing, Utilities & Urban Communities & New Damietta Development Authority.

RESIDENCE FOR ALL EGYPTIANS' INITIATIVE



East Port Said, New Aswan, New October & October Gardens
LOCATION



Low- & Middle-Income Earners
TARGET SEGMENTS



Provide Target Segments with Decent
Housing at Earliest
PLAN

UPDATES ON NEW MANSOURA'S ONGOING PROJECTS



INSPECTED PROJECTS

New Mansoura University	Distinguished Housing Projects	JANNA Luxury Housing Project
Sakan Misr Housing Project	Medical Center	Several Schools
Commercial Markets	Facilities	Road Projects



Stick to Set Timetables While Taking All Precautionary Measures
PLAN

JANNA LUXURY HOUSING PROJECT



4,728 (197 Buildings)
NO. OF IN-PROGRESS UNITS



6,504 (271 Buildings)
NO. OF COMPLETE UNITS



June 2021
DELIVERY DATE

SAKAN MISR



4,704 (196 Buildings)
NO. OF COMPLETE UNITS



March 2021
DELIVERY DATE



STATUS

Service Center: **93% Complete**

Mansoura International University
for Science & Technology: **Underway**

PILOT OPERATION OF NEW WASTEWATER TREATMENT PLANT IN SOHAG (PHASE I)



450,000
NO. OF BENEFICIARIES



15,000 m³/Day
CAPACITY (PHASE I)



35,000 m³/Day
CAPACITY OF OTHER PHASES



EGP 500 mn
TOTAL INVESTMENTS



Work in Full Swing on Phases II & III; **80% Complete**
STATUS

Source: Ministry of Housing, Utilities & Urban Communities, Head of New Damietta Development Authority & Supervisor of New Mansoura.

UPDATES ON NEW ASWAN'S TOURIST STRIP

 Overlooks Nile River
LOCATION

 **6,000 m**
TOTAL LENGTH

 **97%**
COMPLETION RATE

 Next March
DELIVERY DATE


 **66**
NO. OF DELIVERED UNITS

 **84**
NO. OF UNDERWAY UNITS

 **65%**
COMPLETION RATE

 July **2021**
DELIVERY DATE

OPEN THEATRE

 Directly on New Aswan's
Tourist Strip
LOCATION

 **5.5 Acres**
TOTAL AREA

 **30%**
COMPLETION RATE

 **3,000 Spectators**
CAPACITY

UPDATES ON NEW CAIRO'S HOUSING PROJECTS

DAR MISR (PHASE II)

 **376**
TOTAL NO. OF
RESIDENTIAL BUILDINGS

 **1,625 (69 Buildings)**
NO. OF HOUSING UNITS
READY FOR DELIVERY


 Start: January **2021**
DELIVERY DATE

JANNA

 **365**
TOTAL NO. OF
RESIDENTIAL BUILDINGS

 **1,512 (63 Buildings)**
NO. OF HOUSING UNITS
READY FOR DELIVERY

 Start: January **2021**
DELIVERY DATE

 Launch **87** Residential
Buildings Soon
PLAN

SAKAN MISR


 **148**
TOTAL NO. OF
RESIDENTIAL BUILDINGS

 **2,256 (94 Buildings)**
NO. OF HOUSING UNITS
READY FOR DELIVERY


 Start: February **2021**
DELIVERY DATE

UPDATES ON HOUSING UNITS FOR GOV'T EMPLOYEES

 Badr City
LOCATION

 **9,024 (376 Buildings)**
NO. OF HOUSING UNITS
PLANNED FOR DELIVERY

 **91.5%**
COMPLETION RATE

 Relocate 1st Batch of
Gov't Employees to
NAC
PLAN



PRIVATE REAL ESTATE PROJECTS UPDATE

PRIVATE REAL ESTATE PROJECTS UPDATE



NEW RESIDENTIAL PROJECTS

GENOVA

Developer: Eastern Real Estate



LOCATION

Sheikh Zayed, West Cairo



AREA

20 Acres



TOTAL INVESTMENTS

EGP **3 bn**



LAUNCH DATE

January **2021**



STATUS

Architectural Plan Approved.

Work to Start Over **2021**



PLAN

Invest EGP **100 mn** in Construction of Phase I.

Log EGP **1 bn** in Contractual Sales in **2021**.



PAYMENT PLAN

Up to **10-Yr** Payment Terms.
10% Upfront, **5%** Resale Profits &
25% Annual Rent Profit on Branded Residences.

SUPPLY VOLUME

Total No. of Residential Units → 768		Unit Areas → 126-220 m²	
Services	8,000 m² Health & Leisure Club	Running & Cycling Tracks	Restaurants & Cafes
	Banking Area	Medical Center	Commercial Mall

ALKARMA GATES

Developer: AlKarma Developments



LOCATION

Sheikh Zayed, West Cairo



AREA

36 Acres
(**13.5%** Built-Up Area)



TOTAL INVESTMENTS

EGP **1.8 bn**



COMPLETION DATE

2024

SUPPLY VOLUME

Total No. of Residential Units → 180			
Unit Areas	Standalone Villas: 295- 414 m²	Twin Houses: 235 m²	Townhouses: 203-206 m²
	4,200 m² Club House	Sporting Clubs	Commercial Malls
Services	4 Outdoor Parks	Green Spaces	Open Gym
			Kids Areas

Source: Developers' Official Statements

KARMELL

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



LOCATION

New Zayed, West Cairo



AREA

240 Acres



STATUS

1st Batch of Residential Units
Sold Out on Launch Day

SUPPLY VOLUME

Fully-Finished Double-Floor Houses

Villas

KAYAN (NEW PHASE)

Developer: Badreldin Developments



LOCATION

Sheikh Zayed, West Cairo



AREA

100 Acres



BUILT-UP AREA

200,000 m²



DELIVERY DATE

Start: **2022**

SUPPLY VOLUME

Total No. of Residential Units → **1,600**

Unit Areas → **60-180** m²



NEW COMMERCIAL PROJECTS

CAIRO EYE

Developer: Hawaii Tourism & Investment Company



LOCATION

Overlooks Nile River, Zamalek



HEIGHT

120 m



LAUNCH DATE

January **2021**



DELIVERY DATE

2022



PLAN

Part of Egypt Vision **2030**.

Stand as Africa's 1st Largest Wheel & World's 5th
Largest After London, Dubai, Las Vegas & Singapore



TARGET

Support Tourism, Attract More Foreign
Investments & Boost Zamalek's Green Area to
7,000 m² (Instead of **6,100** m²)

SUPPLY VOLUME

48 Cabins → Capacity: **6-8** Visitors/Cabin

Source: Developers' Official Statements

NAMMA

Developer: Omar Abdullah Developments & Ministry of Youth & Sports



LOCATION

6th of October City, West Cairo



AREA

8,000 m²
(Built-Up Area → **15,000 m²**)



TOTAL INVESTMENTS

EGP **250 mn**

SUPPLY VOLUME

3-Story Medical, Commercial & Administrative Complex

Shops

Restaurants & Cafes`

Banks

Clinics

3 Celebration Halls

Motel

WORD-PLEX

Developer: SODIC



LOCATION

The Portal Business Park, SODIC West



AREA

30,000 m²



STATUS

SODIC & Mobica Agree to Bring
New Office Concept for SMEs

SUPPLY VOLUME

Fully-Finished & Fully-Furnished Office Spaces

LIFE MALL

Developer: IC Group



LOCATION

New Cairo



AREA

4,800 m²



TOTAL INVESTMENTS

EGP **600 mn**



DELIVERY DATE

Q1 2021



STATUS

IC Group Concludes
180 Deliveries & More
in the Pipeline

SUPPLY VOLUME

2-Story Complex

140 Commercial Units

Over **70** Warehouses

Source: Developers' Official Statements

DORADO

Developer: Capital Link Developments



LOCATION

Downtown District, NAC



AREA

2,216 m²



TOTAL INVESTMENTS

EGP **200 mn**

SUPPLY VOLUME

10-Story Medical, Commercial & Administrative Complex

174 Mixed-Use Properties

Unit Prices: Starting EGP **20,000/m²**

Unit Areas: Minimum **24 m²**

OIC (PHASE I)

Developer: Orientals for Industrial Projects



LOCATION

Economic Zone, Ain Sokhna



AREA

10 mn m² (Phase I → **2 mn m²**)



Completion Date

April **2021**

SUPPLY VOLUME

800 Factories

Labor Capacity: **25,000** Workers

Restaurants & Cafes

Pharmacies

Medical Center

Residential Units



Projects Underway

CARREFOUR (NEW BRANCHES)

Developer: Majid Al Futtaim



NEWS

Omar Effendi Partners With Majid Al Futtaim for New Branches at its Premises

Negotiations Led by Real Mark & Amaken Real Estate Investment Company



PLAN

Develop 14 Omar Effendi Branches on Several Phases:

Develop Omar Effendi Premises by Inaugurating New Carrefour Branches

Evolve Workers Capabilities

Provide High-Quality Product

Develop Work Mechanism & Electronic Payment Plans

MOSTAKBAL CITY

Developer: El Mostakbal for Urban Development



LOCATION

New Cairo



AREA

11,000 Acres



NEWS

Ready to Receive Some Residents of Phase I in **H1 2021**

Construction & Infrastructure Work of Phase I: **90% Complete**

Main Gate: **Complete** → Cost of Gate Implementation: **EGP 45 mn**

Landscape Work: **Underway for Delivery in March**

IBUSINESS PARK

Developer: Arqa Development Group



LOCATION

NAC



No. of Buildings

3 20-Story Towers



NEWS

Arqa Meets With Consulting Firms, CAD & Sabbour to Discuss Final Details Before Execution

Works Set to Commence in **March 2021**

ICITY

Developer: Mountain View



NEWS

Mountain View & Huawei Technologies Join Forces to Develop Information Technology (IT) Infrastructure

Total Investments: **USD 1 mn+** (EGP **15.71 mn**)

VIBE ZONE

Developer: Tabarak Developments



LOCATION

90 Avenue, New Cairo



UNIT AREAS

95-310 m²



NEWS

Delivery of **100** Residential Units within Phase I, With **150** Others in the Pipeline

PARAGON

Developer: Builderia Development



LOCATION
NAC



AREA
4,300 m²
(Built-Up Area: **23,000 m²**)



TOTAL INVESTMENTS
EGP **500 mn**



DELIVERY DATE
Start: **2022**



NO. OF OFFICE SPACES
205
(7 Floors)



NEWS

Builderia Contracts With Schneider Electric, Space Consultants & Asass Construction

Target: Speed Up Phase I & Provide Consumers with High-Quality Smart Solutions

Marketing is Done for At Least **55%** of Paragon

Concrete Structure Work: Ongoing

FIFTH SQUARE

Developer: Al Marasem International for Development



LOCATION
New Cairo



AREA
158 Acres



TOTAL INVESTMENTS
EGP **23.5 bn**



LAUNCH DATE
2017



NO. OF RESIDENTIAL UNITS
576 (42 Buildings)



NEWS

Al Marasem Starts Delivery of Phase I as of November 15

Al Marasem Managed to Export Units to Arab & European Buyers

FESTIVAL AVENUE

Developer: Majid Al Futtaim



LOCATION
Cairo Festival City (CFC) Mall's
Extension, New Cairo



AREA
29,249 m²



TOTAL INVESTMENTS
EGP **2 bn+**



NO. OF ADDITIONAL STORES
100



NEWS

Consortium of Hassan Allam Construction (HAC) & Consolidated Contractors Company (CCC) Wins Construction Tender

ÉCLAT

Developer: New Plan Developments



LOCATION
Port Said



AREA
38 Acres



NO. OF RESIDENTIAL UNITS
350
(Covers **40,000** m²)



UNIT AREAS
70-450 m²



NEWS

Phase I Sold Out in **3** Days (Out of **4** Phases)
Deliveries to Start in **18** M



PLAN

New Plan Intends for 2nd Project
in Port Said

AZZAR

Developer: Reedy Group



LOCATION
New Cairo



AREA
25 Acres



NO. OF RESIDENTIAL UNITS
152
(**2** Phases)



TOTAL INVESTMENTS
EGP **1** bn
(Additional EGP **500** mn in **2021**)



NEWS

Reedy to Start Handing Over Phase I, Thereby Delivering **70%** of Total Units
Deliveries to Conclude **1** Yr Ahead of Schedule
Plans to Operate Commercial Component, with **11,000** m² Leasable
Area, in December **2021**

HEARTWORK

Developer: Mountain View



LOCATION
iCity, New Cairo



AREA
500 Acres



TOTAL INVESTMENTS
EGP **3.3** bn



DELIVERY DATE
Before **2022**



NEWS
Plans to Commence
Work in **Q1 2021**

ZED WEST

Developer: Ora Developers



No. of Residential Units

4,500 (6 Phases)



NEWS

Ora Developers Gets EGP **2.5** bn Loan From Banque Misr, Emirates NBD, Export Development Bank & Housing and Development Bank

Target: Finance ZED West's Construction & Development

Developer: Misr Italia Properties (MIP)



NEWS

MIP Logs EGP **2** bn in Sales of Mixed-Use Units at **5** Property Projects

IL BOSCO



LOCATION

NAC



AREA

207 Acres



TOTAL INVESTMENTS

EGP **16** bn



NO. OF RESIDENTIAL UNITS

5,100

(Concrete Buildings of **300** Villas
& **2,500** Apartments Complete)



STATUS

MIP Starts Deliveries Ahead
of Schedule

VINCI



LOCATION

NAC



AREA

110 Acres



TOTAL INVESTMENTS

EGP **8** bn



NO. OF RESIDENTIAL UNITS

1,500 Units & **600** Villas



STATUS

Construction is in Full Swing
for Delivery in **2022**

Source: Developers' Official Statements

CAIRO BUSINESS PARK



LOCATION
New Cairo



AREA
78,000 m²



TOTAL INVESTMENTS
EGP **500** mn



STATUS

MIP Delivers **20** Out of **42** Administrative Buildings

MIP Posts EGP **200** mn in Sales of Allure Executive Offices

LA NUOVA VISTA



LOCATION
New Cairo



AREA
41 Acres



NO. OF RESIDENTIAL UNITS
131



STATUS
MIP Handovers **20**
Residences

GARDEN 8



LOCATION
La Nuova Vista, New Cairo



AREA
22,000 m²



TOTAL INVESTMENTS
EGP **500** mn



STATUS
Plans for EGP **100** mn
Additional Investments
Before **2022**

KAI SOKHNA



LOCATION
Ain Sokhna



AREA
35 Acres



TOTAL INVESTMENTS
EGP **2.4** bn



No. of Hotel Keys
200



STATUS

Delivery of Phase I in **Q4 2020**

Hilton Ain Sokhna Hotel to Open in **2024**



ECONOMIC SNAPSHOT

ECONOMIC SNAPSHOT

GLOBAL ECONOMIC GROWTH RATE



ECONOMIC GROWTH RATE OF ADVANCED ECONOMIES



ECONOMIC GROWTH RATE OF EMERGING ECONOMIES



CONTRACTION IN GLOBAL TRADE



EGYPT'S REAL GDP GROWTH RATE



ANNUAL HEADLINE INFLATION



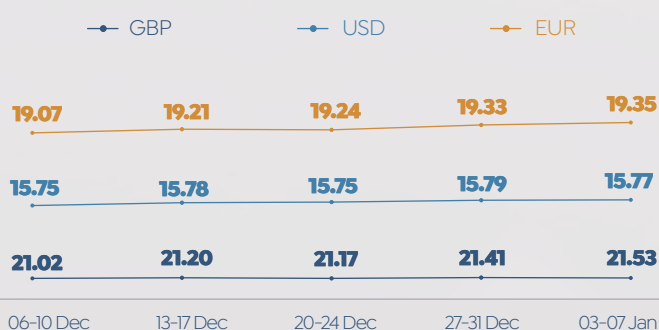
NET INTERNATIONAL RESERVES (USD BN)



PURCHASING MANAGERS' INDEX (PMI)

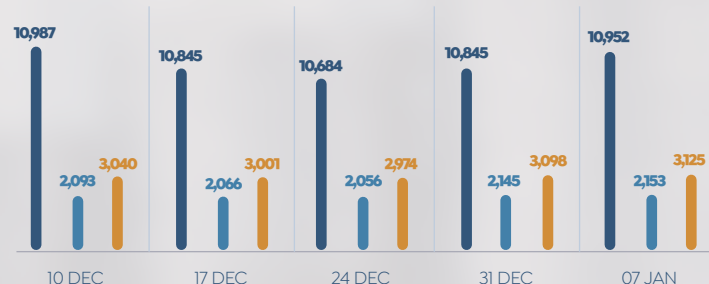


EXCHANGE RATES



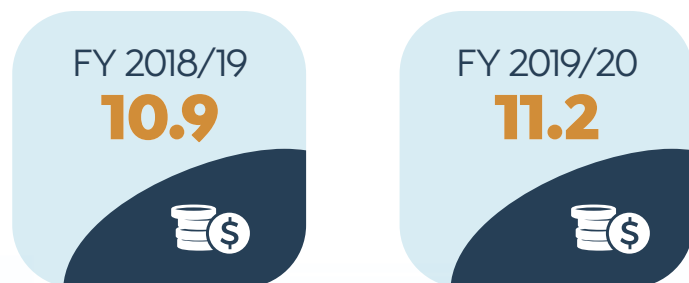
CAPITAL MARKET INDICATORS

EGX 30 EGX 70 EWI EGX 100 EWI



Source: Central Bank of Egypt (CBE), Central Agency for Public Mobilization & Statistics (CAPMAS), IHS Markit & EGX.

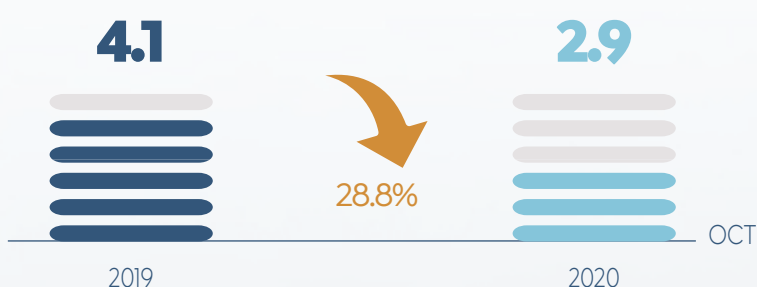
CURRENT ACCOUNT DEFICIT (USD BN)



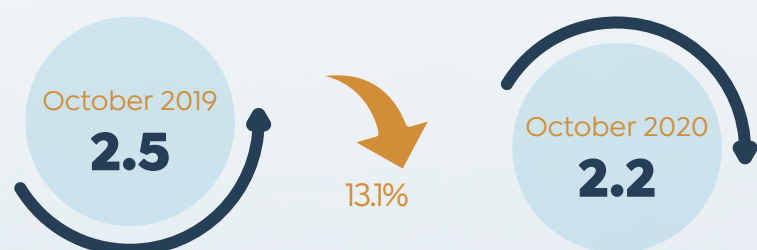
TRADE BALANCE (USD BN)



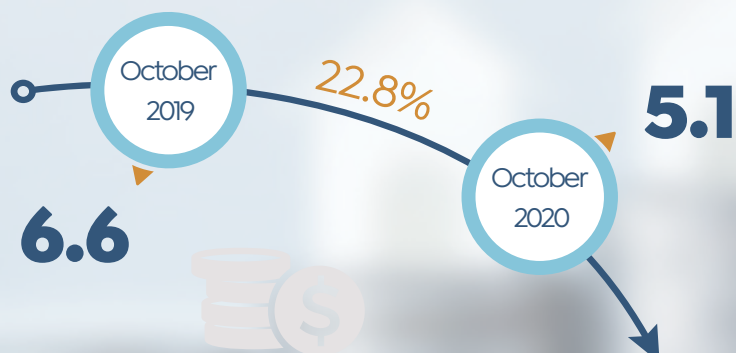
TRADE DEFICIT (USD BN)



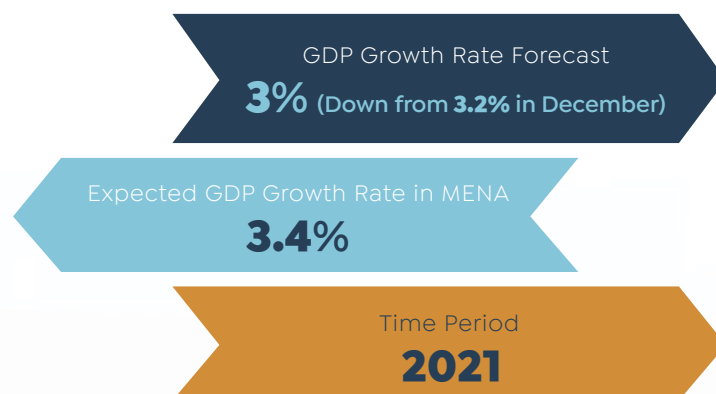
EXPORTS (USD BN)



IMPORTS (USD BN)



FITCH SOLUTIONS DOWNGRADES PROJECTIONS FOR EGYPT'S GDP GROWTH RATE



EGYPT'S CREDIT PROFILE AT MOODY'S



SUEZ CANAL REVENUES (USD BN)



Time Period
2020



Total Capacity
1.17 bn Tons



No. of Passing Ships
18,000



FULL ANALYSIS

FACTS &
FIGURES

2020 CITES TRIUMPHS FOR

EGYPT'S PROPERTY SECTOR AMID HEALTH CRISIS

BY DINA EL BEHIRY

In the second month of the new year, it is important to look back at 2020, which was seen as a successful year for Egypt despite the global repercussions due to the ongoing COVID-19 hit. For the real estate industry, in particular, market players demonstrated the core values of excellence in doing business amidst crisis.

For starters, the government is forging ahead with its strategic urban development plans. In 2020, around 103,000 housing units have been implemented across various new cities, with combined investments of EGP 23.46 bn, Minister of Housing, Utilities, and Urban Communities Assem El Gazzar confirmed in an official statement last December.

The breakdown is as follows: 50,000 homes as part of the "Residence for All Egyptians" initiative, in addition to 33,300 and 5,300 middle-income and distinguished housing properties, respectively.

That is besides 13,300 alternative housing for slum dwellers and 416 Bedouin settlements, paired with 383 residences as part of the Nubian housing rehabilitation projects, El Gazzar continued as he exhibited the Ministry of Housing's 2020 achievements.

In regards to local infrastructure development, 43 potable water projects have been carried out nationwide last year, with investments worth EGP 5.4 bn, accommodating a capacity of 447,000 cubic meters per day.

A special focus was also put on rural sanitation, with 148 wastewater treatment projects built at a total cost of EGP 5.1 bn in 2020. As for urban cities, at least 42 sewerage plants were set up during the same period, with investments worth EGP 6.6 bn, providing a capacity of 515.5 cubic meters per day.

Further, 24 road projects across the country, extending over 243.4 kilometers in length, have been finalized, a total cost of EGP 3.1 bn, with more in store for 2021, El Gazzar highlighted.

The minister also underlined that numerous development projects have been executed across several governorates. In FY 2020/21, Sinai saw the implementation of multiple development projects with costs estimated at EGP 19.23 bn.

Three seawater desalination plants have been established in Arish, at a combined capacity of 20,000 cubic meters per day, and a total cost of EGP 349 mn, he continued.

With an eye on the development of Upper Egypt, which comes in line with Egypt Vision 2030, almost EGP 63 bn have been directed to the urbanization of Upper Egypt's governorates from 2014 to 2020, El Gazzar noted.

Accordingly, a total of 167,761 housing units have been established across an area of 94 acres. That is besides the construction of 931 kilometers of highways and internal roads in the new cities of Upper Egypt, paired with 271 utility projects and 412 service buildings.

The development of Upper Egypt, according to El Gazzar, is being carried out over three phases. Phase I is the development of existing cities, whereas the second one includes the implementation of various projects across eight new cities. Subsequently, phase III covers the implementation of more developments in six other fourth-generation cities.

On the other end of the spectrum, Egypt's Minister of Planning and Economic Development Hala El Saeed has revealed the execution of 416 public developments in the electricity and renewable energy sector, valued at EGP 95.6 bn, over the past two fiscal years.

In FY 2019/20, Egypt had set up 194 energy projects, with investments estimated at EGP 33.6 bn, El Saeed officially indicated last December, highlighting that Cairo topped all governorates with about 60 developments worth EGP 7.5 bn.

Aswan ranks second with 36 electricity projects, at a combined cost of EGP 3.7 bn, followed by Assiut and the Red Sea provinces with 23 and 22 developments, respectively, valued at EGP 9.2 bn and EGP 9.1 bn, separately, the minister further stated.

Merely 118 projects have been established in Upper Egypt governorates, at a total cost of almost EGP 19 bn, in addition to 35 others in the border governorates for EGP 14.8 bn, she continued.

That is besides another 21 projects in Alexandria for EGP 1.4 bn, paired with 16 others in Beheira at an investment cost of EGP 3.5 bn. Meanwhile, 13 energy projects have been carried out in each of Giza and Sohag with investments of about EGP 8.1 bn and EGP 4 bn, respectively.

Meanwhile, Damietta saw 10 electricity developments at a total value of EGP 4.2 bn, whereas nine others have been implemented in Beni Suef for approximately EGP 1.6 bn, El Saeed added.

Bidding to underpin the urbanization of Egypt's new cities, the Board of Directors of the New Urban Communities Authority (NUCA) has allocated 33 land plots in 14 new cities for various activities, in the efforts to increase development rates, accelerate investment in new cities, and provide job opportunities.

Speaking of new cities, around 6,504 housing units (271 buildings) have been implemented at the New Mansoura's JANNA luxury housing project and are scheduled for delivery in June 2021. Better yet, additional 4,728 residential properties (197 buildings) are underway on-site, according to Mohamed Ragab, head of the New Damietta Development Authority.

Beyond that, about 4,704 housing units (196 buildings) are under construction in the new city's Sakan Misr project and are set for completion by next March. New Mansoura will also see a service center, which is almost 93% done.

Looking at New Cairo, Vice President of NUCA Abdulmutallab Mamdouh has inspected work on phase II of New Cairo's Dar Misr middle-income housing project, affirming that 1,625 apartments (69 residential buildings) are set for delivery starting from January 2021.

Upon completion, phase II of New Cairo's Dar Misr middle-income housing project will incorporate a total of 376 residential buildings, Mamdouh further stated during a tour accompanied by several ministerial officials in December.

Another 1,512 residences (63 buildings) at New Cairo's JANNA luxury housing project are scheduled for handover as of next January, with plans to launch 87 more buildings soon, he underlined, stressing that the development will boast a total of 365 residential buildings once finished.

According to the vice president, in February 2021, the delivery of 2,256 residential properties (94 out of 148 buildings) as part of New Cairo's Sakan Misr middle-income project will start.

The officials also inspected lands at Beit Al Watan project in Al Narges Extension. At present, 2,600 fully-equipped plots are being handed over in New Cairo's Third Settlement, as part of the project designated for Egyptian expats, Mamdouh revealed.

In parallel, deliveries at a diverse range of new cities are in full swing starting from January 2021. In the New Administrative Capital (NAC), for example, the housing ministry plans to deliver several housing units in Capital Residence, located in R3 District, from January 3 to July 5.

Homes in D1 and D8 neighborhoods will be handed over to beneficiaries over the next six to seven months. This comes in line with the state's endeavors to inaugurate the new capital before next summer, Vice President of NUCA for Commercial and Real Estate Affairs Mohamed Anwar Hilal recently announced.

Meanwhile, President Abdel-Fattah El-Sisi directs for continuing the "Residence for all Egyptians" initiative, which aims at offering decent housing for all low- and middle-income earners nationwide, on top of slum residents.

On his part, El Gazzar has emphasized the need for adherence to deadlines and continuous follow-up on the construction of housing units coming as part of the large-scale move.

The national project will cover East Port Said and New Aswan, as well as west Cairo's New October and October Gardens, while catering to other areas across the country in the short run, the minister explained.

Private Real Estate Updates

When it comes to the private real estate segment, it is worth stressing that developers successfully managed to overcome the pandemic woes. In fact, several Egyptian real estate companies made headway when it comes to in-progress property projects across the country.

Some others also managed to roll out new developments despite the Coronavirus headwinds. Eastern Real Estate, for example, has announced plans to launch a new project in west Cairo's Sheikh Zayed in January, dubbed "Genova."

Planning to begin work on-site during the current year, Eastern Real Estate intends to pump investments of EGP 3 bn into its newest 20-acre gated community, with about EGP 100 mn allocated to construction costs only.

Genova will offer 768 residential properties of different unit areas, ranging from 126 to 220 square meters. Residents will embrace services such as a health club, social club, on top of an 8,000-square-meter cultural center.

AlKarma Developments has rolled out its latest project in Sheikh Zayed as well, called "AlKarma Gates." The 1.8 bn residential project spans over 36 acres, with a built-up area of 13.5%.

With plans for completion by 2024, AlKarma Gates features 180 residential units, varying between standalone villas, townhouses, and twin houses.

Additionally, Sixth of October Development and Investment Company (SODIC) has successfully sold out the first batch of residential units at its newly launched project, dubbed "Karmell," on the first day of launch.

The 240-acre project will comprise in its first phase several contemporary residential buildings, including fully-finished double-floor houses, with modern floating stairs to bridge the vertical distance. That is besides some affordable villas designed to comprise private quarters for parents/couples and garden rooms.

Badreldin Developments is on the verge to launch a new phase of its 100-acre residential compound in west Cairo's Sheikh Zayed, dubbed "Kayan," with plans to begin deliveries in 2022. With a built-up area of 200,000 square meters, the mixed-use project features a total of 1,600 semi- and fully-finished residences, ranging from 60 to 180 m².

Looking at the commercial side, Omar Abdullah Developments (OAD), in partnership with the Ministry of Youth and Sports, has launched NAMMA, one of the largest integrated service complexes in 6th of October City.

The 250 mn project spans over 8,000 square meters, with a built-up area of 15,000 square meters. NAMMA is a three-story medical, commercial, and administrative complex that encompasses multi-purpose shops, restaurants, cafes, banks, outpatient clinics, together with three celebration halls and a motel.

IC Group has commenced the handover of its 4,800-square-meter commercial project in New Cairo, or "Life Mall," in a bid for official opening and operation in Q1 2021.

Developed with costs estimated at EGP 600 mn, the two-story complex consists of 140 commercial units and more than 70 warehouses. Properties are currently being delivered to 180 customers. Moreover, IC Group has contracted with a shopping center management company to handle the overall operation and maintenance of the entire facility.

Capital Link Developments has confirmed plans to introduce its second real estate project in NAC, named "Dorado," with investments estimated at EGP 200 mn.

Extending over an area of 2,216 square meters, the 10-story mixed-use complex will comprise a total of 174 medical, commercial, and administrative properties, with unit areas ranging from 24 square meters.

SODIC has partnered with the largest office furniture and interior/exterior systems manufacturer in the Middle East, Mobica, to bring a new office concept and an innovative lease solution for small- and medium-sized enterprises (SMEs).

Under the agreement, this plug-and-play concept, dubbed "Work-Plex," entails offering offices and administrative units built and fully-finished by SODIC, yet fully furnished with Egypt-based Mobica's quality furniture, all on a lease basis.

It will make its debut at "The Portal Business Park" in SODIC West, which covers over 30,000 m² of Class A workspaces, and is planned to be offered across all SODIC commercial projects at a later stage.

It is worth highlighting that Hawai Tourism and Investment Company has announced the launch of Cairo Eye. Scheduled to open in 2022, the well-thought-out project comes in line with El-Sisi's directions for additional tourism and investment developments.

Overlooking the Nile River in a premium location in Zamalek, Cairo Eye will be the first touristic wheel in the capital and the largest of its kind in Africa, at a height of 120 meters long. It will be a global and a landmark for modern Cairo, in line with Egypt Vision 2030.

It will also stand as the fifth-largest wheel after London, Dubai, Las Vegas, and Singapore.

Cairo Eye will allow visitors to see the city for a distance of 50 kilometers and the landmarks surrounding it. It will contain 48 cabins with a capacity of six to eight visitors per cabin, aiming to welcome 2.5 mn visitors annually.

Economic Snapshot

Even though it looks like Egypt is still in the battle to combat the second wave of the COVID-19-induced slump, the North African country seems to be winning the fight and adapting to the current severe, challenging market conditions.

With intense efforts showing some promising results, net international reserves hit their highest level since last April, recording more than USD 40 bn in December versus USD 39.2 bn in November.

The USD 800 mn surge is seen as the highest monthly increase in 2020, which comes in the back of the furnishing of foreign reserves after losing around USD 10 bn between March-May. Despite this upsurge, the net international reserves are still below the recorded level in last February of USD 45.5 bn.

Egypt's annual inflation headline declines to its lowest since October reaching 5.4% in December, down from 5.7% in November, the Central Agency for Public Mobilization and Statistics (CAPMAS) announced on January 10.

In November, CAPMAS announced that the annual inflation rate rose to 6.3%, up from 2.7% in November 2019.

Vegetable prices have dropped by 10.1%; seafood by 0.6%; meat and poultry by 0.2%; milk, cheese, eggs by 0.1%, and ready-made garments by 0.6%.

On the other hand, a number of other products' prices saw a rise in December, including fruits by 3.8%; oil and fats by 0.5%; grains and bread by 0.2%; and transport services by 0.7%.

Meanwhile, monthly inflation in urban areas witnessed a slowdown by 0.4%, reaching its lowest level in 18 months, after having expanded by 0.8% in November.

Speaking of the non-oil business activity, according to IHS Markit, the year-end witnessed a major slowdown in the non-oil market. That is why the Purchasing Managers' Index (PMI) shrank to 48.2 versus 50.9 in November.

That was on the back of the rise in the COVID-19 cases in Egypt, which raised the fears of the virus second wave.

Accordingly, several companies postponed their activities and initiated the wait-and-see mode. On the other hand, the market was quite optimistic, especially after various countries worldwide began the distribution of the Coronavirus vaccine.

With an eye on major macroeconomic indicators, the Central Bank of Egypt (CBE) has released some worldwide updates (until November 30, 2020). According to the monetary policy report, the global economy witnessed a severe contradiction in Q2 2020, logging -12.3% versus -2.3% in the previous quarter. This is considered as the first global economic contradiction since Q3 2009.

Looking at the Egyptian GDP real growth rate, it slowed down in FY 2019/20 registering 3.6% after the 5.4% seen in the first nine months of the same fiscal year. This happened mainly because of the imposed precautionary measures to combat the virus outbreak, especially during Q2 2020.

Looking in eyes of international institutions, Fitch Solutions has downgraded its projections for Egypt's real GDP growth for the second time in two months to reach 3% in 2021, down from the 3.2% that in December 2020, expecting the country to achieve 4% economic growth over the next three years.

This came within Fitch Solutions' MENA macroeconomic update, released on January 11. It showed that Egypt was the only country that had witnessed positive growth in 2020, estimated at 3.5%.

Unlike the International Monetary Fund's (IMF) expectations for Egypt to be the only country to see positive growth in 2021, Fitch Solutions' insights showed that Egypt is among ten other countries to see positive growth over the year.

Moreover, Egypt is likely to rank among the strongest growth rates regionally, as its economy benefits from a relatively early vaccine roll-out, and activity is boosted by government investment in construction, information and communications technology, and transport projects, in addition to rising export demand from Europe, according to Fitch insights.

It also added that moderate inflation and falling interest rates further helps to facilitate upticks in private investment and consumption.

Accordingly, Egypt is still on the right side of the track whether in combating the Coronavirus havoc or even when it comes to the efforts exerted to continue doing business and adapting to the new normal.