

MARKET WATCH

CONTRIBUTOR **YASSEN MAHMOUD**

FEBRUARY
2022



REAL ESTATE

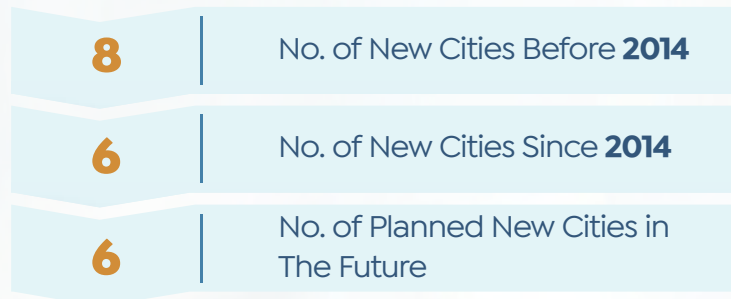
MARKET
UPDATES

REAL ESTATE MARKET UPDATES

GOV'T FOOTSTEPS IN UPPER EGYPT



New Urban Communities in Upper Egypt



Development Methods



Investments Breakdown (EGP bn)



Executed Projects in Upper Egypt



The Results of Developments Projects in Upper Egypt

2014	2021	
13%	6%	Employment Rate
9%	25%	Investments in Housing Sector
85.2%	97.8%	Potable Water Coverage Rate
22.2%	33.3%	Sanitation Coverage Rate

Spending In Fourth-Generation Cities In Upper Egypt

Total Spending: EGP 12.4 bn



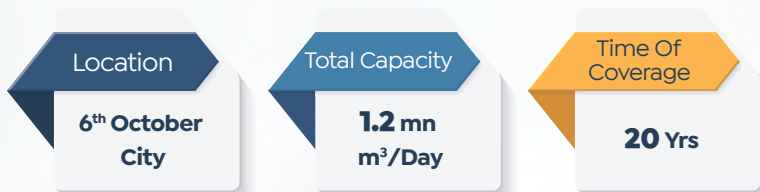
POTABLE WATER & SANITATION PROJECTS



Sanitation Projects in Urban Areas



WATER PURIFICATION PROJECTS



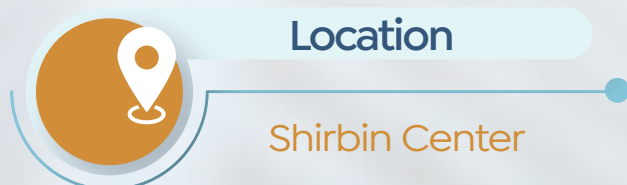
Phase I



Phase II & III



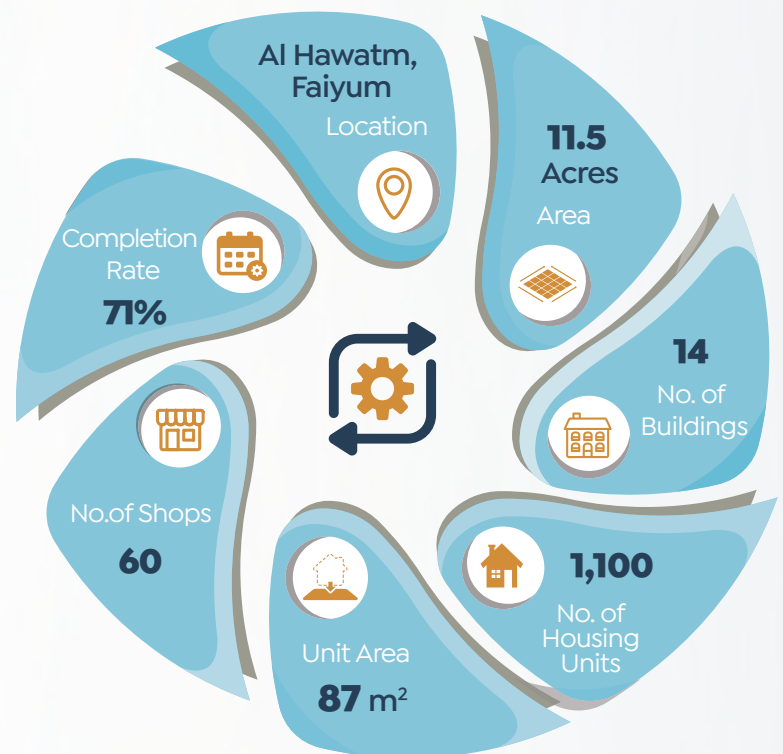
HAYAH KAREEMA INITIATIVE IN DAKAHLIA



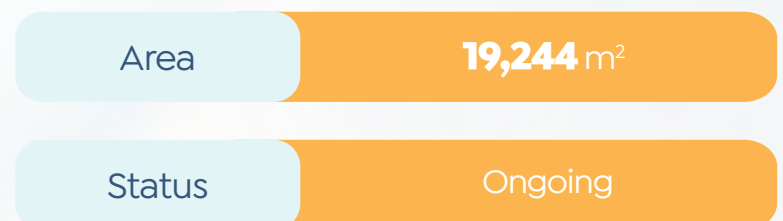
Phase I



DEVELOPMENT OF PROVINCIAL CAPITALS & MAJOR CITIES



MASPERO NILE TOWERS



Supply Volume

- ▶ Residential Units
- ▶ Entertainment Area
- ▶ Kids Area
- ▶ Administrative Units
- ▶ Parking
- ▶ Commercial Area
- ▶ Health Club
- ▶ Green Area
- ▶ Services Area

THE ACHIEVEMENTS OF PLANNING & PROJECTS SECTOR OF NUCA

"Housing For All Egyptians"

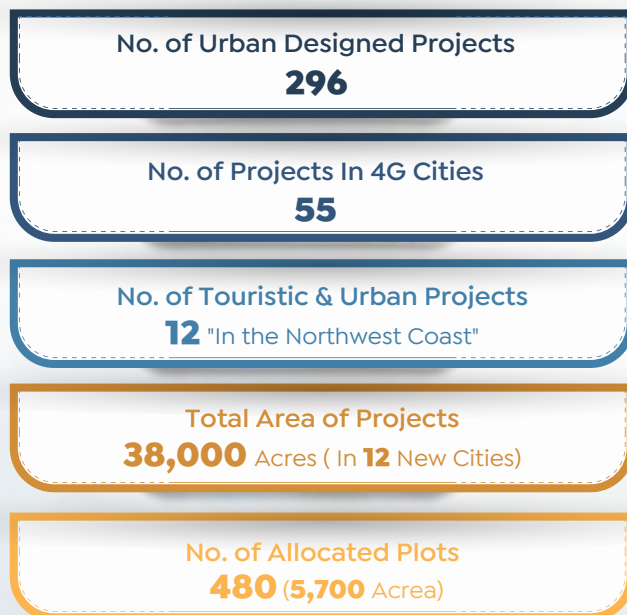
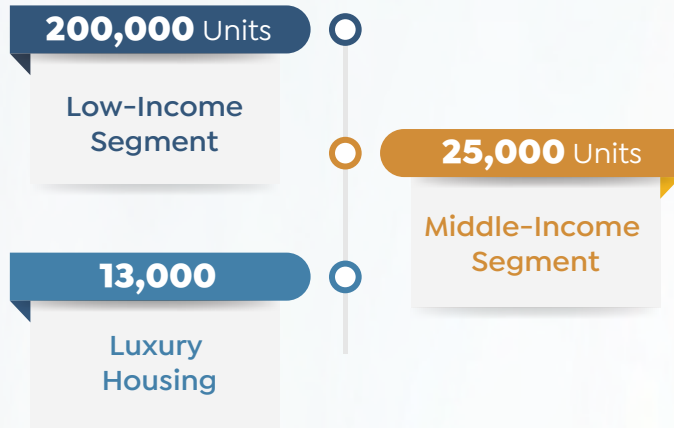


Time Period
During **2021**

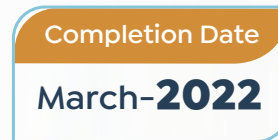


No. of Planned
Housing Units
238,000

Include



SOOR MAGRA EL-OYOUN DEVELOPMENT PROJECT



Entertainment & Commercial Building

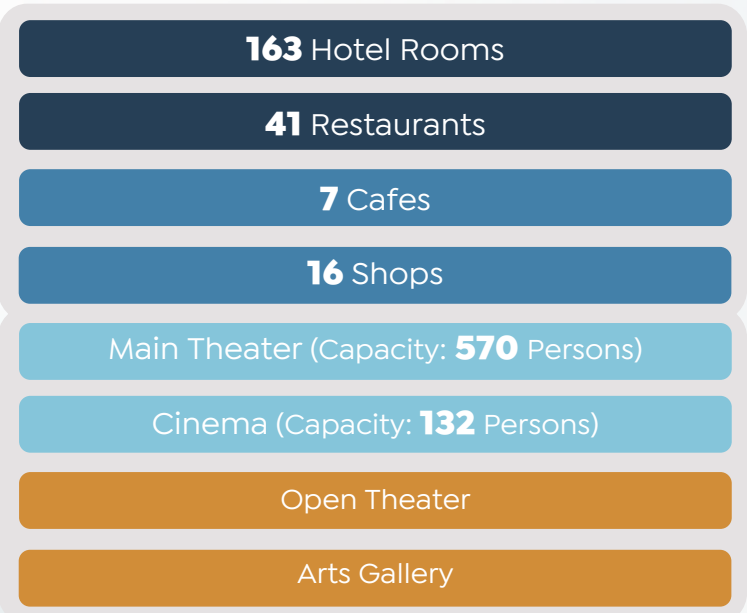


Investments
EGP 691.4 mn

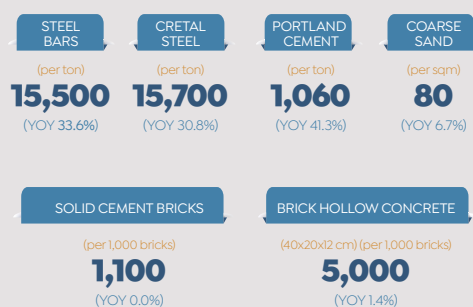


Completion Date
June-2022

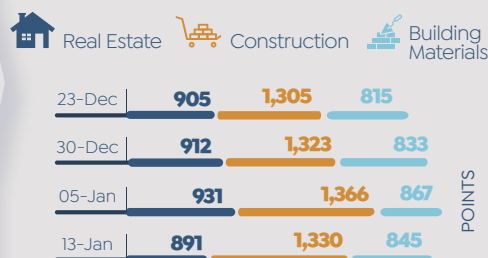
Supply Volume



PRICES OF CONSTRUCTION
MATERIALS
(DECEMBER 2021) (EGP)



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



ONLINE MONTHLY SURVEY (%)

DO YOU EXPECT INDUSTRIAL REAL
ESTATE PRODUCT SUPPLY TO RISE
IN 2022?



100%
Yes
0%
No



NEW CITIES UPDATE

NEW CITIES UPDATE

PLOTS ALLOCATION



35
NO. OF ALLOCATED
LANDS



20 New Cities
LOCATION



SUPPLY VOLUME

Universities	Factories	Hospital	Commercial & Administrative Services
Medical Center	Banks	Car Service Stations	Industrial & Educational Services
Residential Services	Others		

PLOTS BREAKDOWN (CITIES & NO.OF PLOTS)

10th of Ramadan (6)	6th of October (2)	Sheikh Zayed (1)	Sadat City (1)
Badr City (3)	New Damietta (1)	New Borg Al Arab (3)	New Nubariya City (2)
New Mansoura (2)	New Obour (1)	New October (1)	October Gardens (1)
New Alamein (1)	New Faiyum (1)	New Assiut (2)	New Aswan (1)
New Minya (1)	New Sohag City (1)	New Cairo (2)	Obour City (2)

UPDATES ON OBOUR CITY

AL-SALAM BUILDINGS PROJECT



During **2021**
TIME PERIOD



70 "Phase I"
NO. OF EXECUTED BUILDINGS



64 "Phase II"
NO. OF BUILDINGS UNDERWAY



EXECUTED SERVICE BUILDINGS

2 Bakeries	Medical Center	2 Schools	Nursery
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JANNA PROJECT



SERVICE BUILDINGS UNDERWAY

Swimming Pool	Fountain	Social Building
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UPDATES ON NEW SOHAG CITY

HOUSING FOR ALL EGYPTIANS FOR LOW INCOME



138 Buildings Area,
4th Neighborhood
LOCATION



3,312
NO. OF HOUSING UNITS



Complete
STATUS

UPDATES ON NEW MINYA CITY

HOUSING FOR ALL EGYPTIANS FOR LOW INCOME



1,360 Acre Area
LOCATION



85
NO. OF BUILDINGS



2,040
NO. OF HOUSING UNITS



144 (Units Area: **75** m²)
NO. OF UNITS UNDERWAY

BADR CITY DURING 2021



NO. OF EXECUTED HOUSING UNITS

8,424 "Housing For All Egyptians For Low Income"
9,024 "Residences For NAC's Employees: Phase I" (Investments: EGP 3.2 bn)

1,128 "Dar Misr"



NO. OF UNITS UNDERWAY

4,704 "Residences For NAC's Employees: Phase II" (Investments: EGP **1.6** bn)

20,000 "Residences For NAC's Employees: Phase III"



EXECUTED SERVICE BUILDINGS

4 Medical Units &
Medical Center

Ambulance Point

6 Schools

Police Complex (Area: **11** Acres)

10 Commercial
Markets (**154** Shops)

4 Bakeries

Others



SERVICE BUILDINGS UNDERWAY

5 Medical Units & Medical Center

6 Schools

Sporting Club

2 Playgrounds

12 Nurseries

23 Commercial Markets (**183** Shops)

Others

ROADS OF CENTRAL PARK AREA



250 Acres
AREA

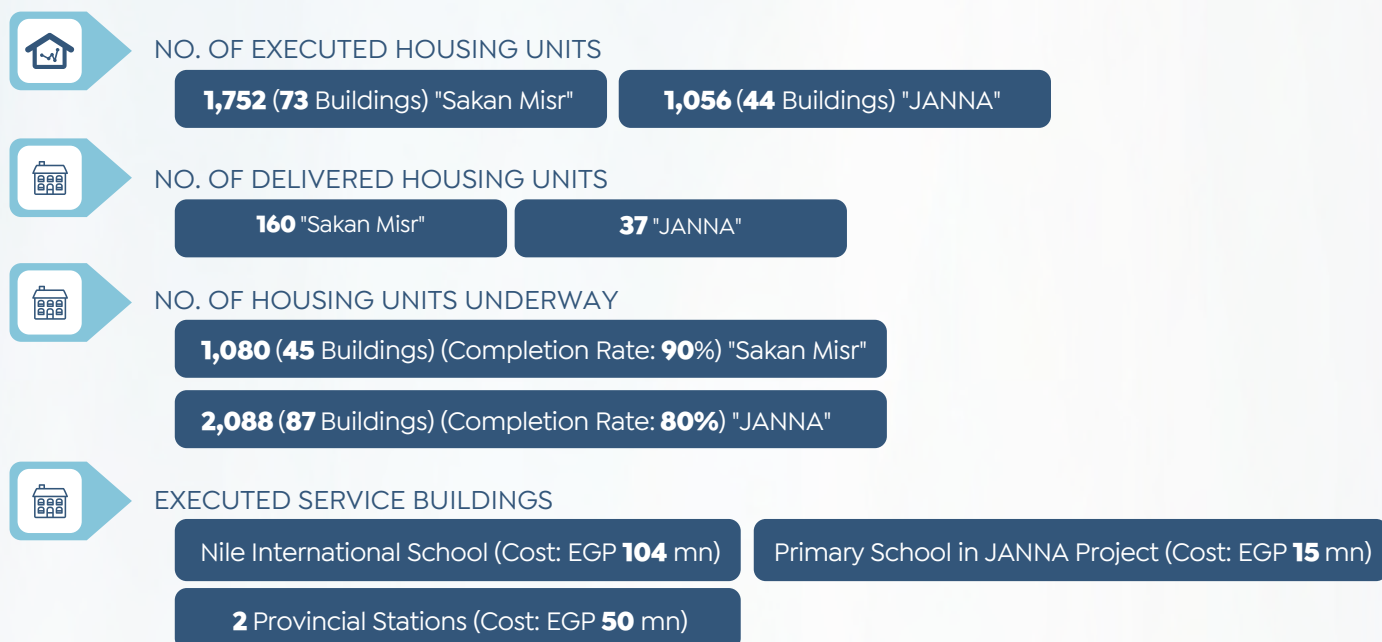


EGP **46** mn
INVESTMENTS

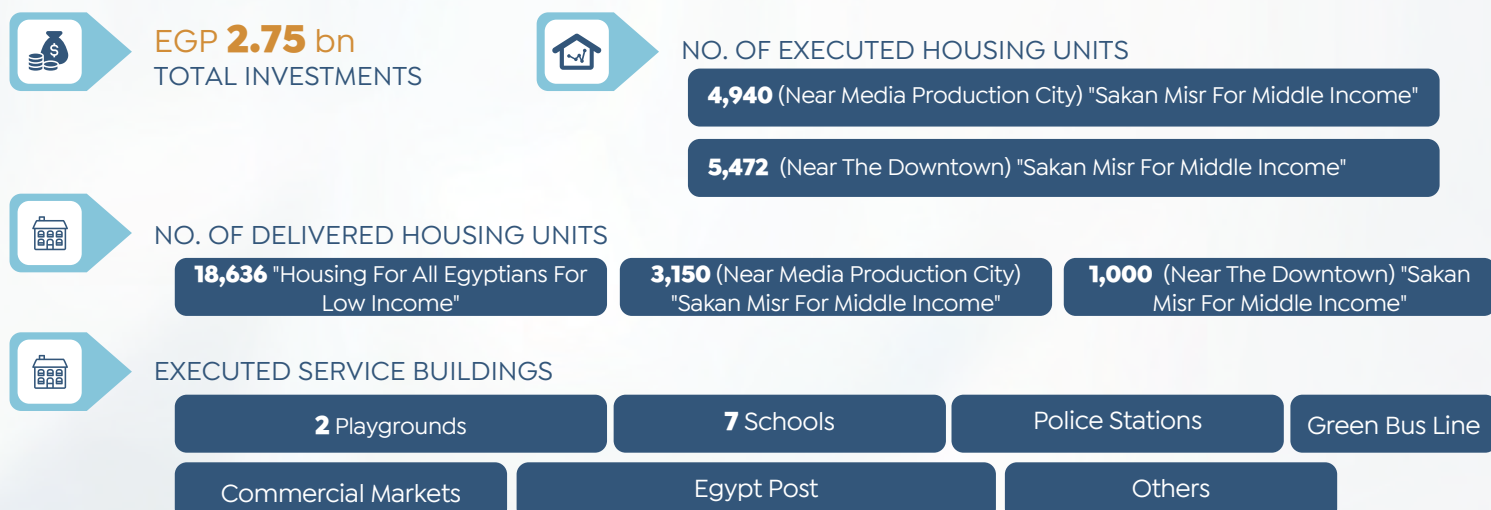


90%+
COMPLETION RATE

NEW DAMIETTA DURING 2021



OCTOBER GARDENS DURING 2021



NEW OCTOBER DURING 2021



SADAT CITY DURING 2021



NO. OF EXECUTED HOUSING UNITS

1,740 (90 m²) (El Firdous District) "Housing For All Egyptians For Low Income"

576 (75 m²) (El Firdous District) "Housing For All Egyptians For Low Income"

4,060 (90 m²) (Al Nour District) "Housing For All Egyptians For Low Income"



EXECUTED SERVICE BUILDINGS

3 Schools

Medical Unit

3 Commercial Markets

Playground

Nursery



SERVICE BUILDINGS UNDERWAY

2 Primary Schools

2 Commercial Market

Playground

SHOROUK CITY DURING 2021



39 "Sakan Misr"

NO. OF DELIVERED HOUSING BUILDINGS



NO. OF HOUSING BUILDINGS UNDERWAY

66 "Sakan Misr"

29 (696 Units) "JANNA"



EXECUTED SERVICE BUILDINGS

Youth Center

Nile International School

Commercial Mall



SERVICE BUILDINGS UNDERWAY

2 Nurseries

School

Other Administrative Projects

SHEIKH ZAYED DURING 2021



NO. OF EXECUTED HOUSING UNITS

2,688 "JANNA: Phase II"

1,920 "JANNA: Phase III"

816 "JANNA: Phase IV"

528 "JANNA: Phase V"



EXECUTED SERVICE BUILDINGS

Workshop Complex (Cost: EGP **10.5** mn)

2 Playgrounds (Cost: EGP **9** mn)

New Administrative Building

Tourist Walkway (Cost: EGP **130** mn)

Nile International School (Cost: EGP **99** mn)

NEW BENI SUEF CITY DURING 2021



5,304 "Housing For All Egyptians"
NO. OF EXECUTED HOUSING UNITS



EGP 520 mn
INVESTMENTS OF EXECUTED UNITS



EXECUTED SERVICE BUILDINGS

Social Unit (Cost: EGP **1.8 mn**)

Nursery (Cost: EGP **1.6 mn**)

Police Station

NEW OBOUR DURING 2021



NO. OF EXECUTED HOUSING UNITS

1,008 (42 Buildings) "Housing For All Egyptians For Low Income"

1,752 (73 Buildings) "Sakan Mizr"

1,872 (78 Buildings) "Distinguished Housing Project"



NO. OF HOUSING UNITS UNDERWAY

19,433 (806 Buildings) (90 m²) "Housing For All Egyptians For Low Income"

14,976 (624 Buildings) (90 m²) (District **15 & 16**) "Housing For All Egyptians"

1,272 (53 Buildings) (75 m²) "Housing For All Egyptians"

3,360 (96 Buildings) "Alternative Housing For Slums"



EXECUTED SERVICE BUILDINGS

8 Schools

3 Playgrounds

2 Medical Centers



SERVICE BUILDINGS UNDERWAY

Medical Centers

2 Playgrounds

Commercial Markets

Youth Center

4 Nurseries

4 Schools

Ambulance Point

Water Tank

Others



PRIVATE REAL ESTATE PROJECTS

UPDATE

Private Real Estate Projects Update



NEW COMPLEX PROJECTS

NEW PROJECT (NAME N/A)

Developer: Zodiac Development



LOCATION

Downtown, NAC



SUPPLY VOLUME

It Comprises Commercial,
Administrative & Medical Properties



LAUNCHING DATE

In Q1 **2022**

GOLDEN VIEWS

Developer: HMD



LOCATION

Downtown, NAC



AREA

3,763 m²



COMPLETION DATE

Within **3.5** Yrs

SUPPLY VOLUME

Commercial, Administrative & Medical Units

10 Floors

1000 Car-Parking

TWIN TOWER

Developer: HMD



LOCATION

Downtown, NAC



AREA

3,434 m²



COMPLETION DATE

Within **3.5** Yrs

SUPPLY VOLUME

Commercial, Administrative & Medical Units

12 Floors

Source: Developers' Official Statements



Projects Underway

DOUBLE TWO TOWER

Developer: Nakheel Developments

LOCATION
CBD, NACAREA
9000 m²DELIVERY DATE
In **3.5 Yrs**Estimated Investments
EGP **3 bn**

SUPPLY VOLUME

Commercial Part	→ Represent 45% Of Total Area	Occupy Ground & First Floors	Area: 4000 m² For Each Floor
Administrative Part	→ Represent 15% Of Total Area	Occupy The Rest of Floors	Area: 1350 m² For Each Floor

RIO COMPLEX

Developer: Golden House for Real Estate Investment

LOCATION
New CairoDELIVERY DATE
End-**2022**AREA
1,600 m²SUPPLY VOLUME
108 UnitsINVESTMENTS
EGP **600 mn**

ASAYLA COMPOUND

Developer: Mabany Edris

LOCATION
New AssiutAREA
130,000 m²INVESTMENTS
EGP **1.250 bn**

Status
Sales of Phase I: Complete
Construction Work of Phase I: **60%** Complete

SUPPLY VOLUME

Unit Types: Towns, Twin Houses & Standalone Villas	Unit Area: 200-390 m²	Social Club
Swimming Pool	Restaurants & Cafés	Children's Garden
		Commercial Services

Holiday Inn Asayla Hotel

INVESTMENTS
EGP **250 mn**NO. OF ROOMS
157DELIVERY DATE
2024

KENZ COMPOUND

Developer: First Group Developments



LOCATION

New Touristic Capital
City of 6th of October



AREA

30 Acres



DELIVERY DATE

Mid-**2022**



NEWS

85% of The Compound Sold Out

KAYA PLAZA MALL

Developer: First Group Developments



LOCATION

On The Cairo-Fayoum Road



AREA

38,000 m²



NEWS

Contracting & Construction Works: **65%** Complete

The Entire Mall Will Be Completed In H2-**2022**

SILVA

Developer: First Group Developments



LOCATION

Sheikh Zayed



NO. OF PHASES

2



AREA FOR EACH PHASE

20 Acres



NEWS

Phase I Is Sold Out & Phase II Has Been Launched

The Project Will Be Sold & Established Within **2** Yrs

LAKE WEST

Developer: Cairo Capital Constructions



LOCATION

New Sheikh Zayed City



AREA

43 Acres



INVESTMENTS

EGP **1.2 bn**



NEWS

Completion Rate of Phase I: **60%+**

Completion Date of Phase I: During Q1 **2022**

Implementation of Phase II Will Start At The Beginning of **2022**

MIZAR

Developer: Zodiac Development



LOCATION

NAC



AREA

2,650 m²
(BUA: **16,500 m²**)



NEWS

80% of The Project's Units Is Sold Out

20% of The Project's Units Will Be Preserved To Be Offered On Rental System In The Coming Period

YARU COMPOUND

Developer: CMD Development



LOCATION

R8, NAC



AREA

37 Acres



NEWS

The Company Has Begun The Excavation Work For Phase II

No. of Units of Phase II: **267** Residential Units & **14** Villas

Units Area of Phase II: **70-240 m²**

SODIC EAST

Developer: SODIC



LOCATION

New Heliopolis, East Cairo



AREA

655 Acres



NEWS

The First Phases of The Project Are Planned To Be Delivered During **2022**

KATAMEYA COAST

Developer: Starlight Developments



LOCATION

North Coast



AREA

205 Acres



INVESTMENTS

EGP **3** bn



NO. OF UNITS

770



NEWS

The Infrastructure Works: **100%** Complete
"Sea the Sea" Phase: **434** Units Sold

CAPITAL PRIME BUSINESS PARK

Developer: Royal One Developments



LOCATION

MU23, NAC



NEWS

Construction Works: **60%** Complete

Achieving **100%** of Its Sales By The End of **2021**

OPAL

Developer: Rekaz Developments



LOCATION

MU23, NAC



LAND AREA

4000 m



BUILT-UP-AREA

20,000 m



UNIT AREA

Starting From **27** m² For Administrative Units
Starting From **18** m² For Commercial Units
Starting from **36** m² For Medical Units



INVESTMENTS

300 mn



NEWS

Rekaz Developments launches Phase **3** of Opal Business Complex Project

SUPPLY VOLUME

126 Medical Units

56 Administrative Units

74 Commercial Units



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 December 16

MONEY SUPPLY (EGP MN)

Aug

1308371



Sep

1329637

DOMESTIC LIQUIDITY (EGP MN)

Aug

5490613



Sep

5574011

TRADE DEFICIT (USD BN)

Oct 2020

3.00



Oct 2021

2.63

EXPORTS (USD BN)

Oct 2020

2.54



Oct 2021

3.76

IMPORTS (USD BN)

Oct 2020

5.54



Oct 2021

6.39

Source: IHS Markit, CBE, EGX & CAPMAS

ANNUAL HEADLINE INFLATION

NOV

5.6%



DEC

5.9%

NET INTERNATIONAL RESERVES (USD BN)

NOV

40.91



DEC

40.93

PURCHASING MANAGERS' INDEX (PMI)

NOV

48.7



DEC

49.0



EXCHANGE RATES

GBP

USD

EUR

17.81

17.86

17.88

17.94

15.78

15.78

15.78

15.78

20.97

21.20

21.33

21.50

19-23 Dec

26-30 Dec

02-05 Jan

09-13 Jan



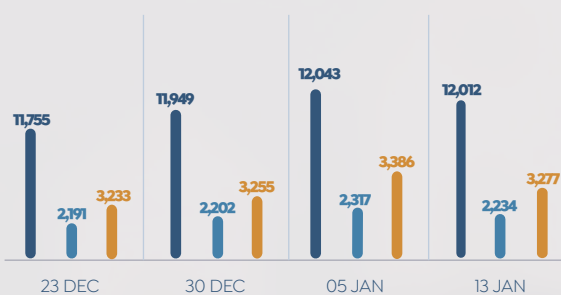
CAPITAL MARKET INDICATORS

MARKET INDICES

EGX 30

EGX 70 EWI

EGX 100 EWI



INVESTOR TYPER

Egyptians

Arab

Non- Arab Foreigners



SUEZ CANAL REVENUES (USD MN)



PUBLIC INVESTMENTS



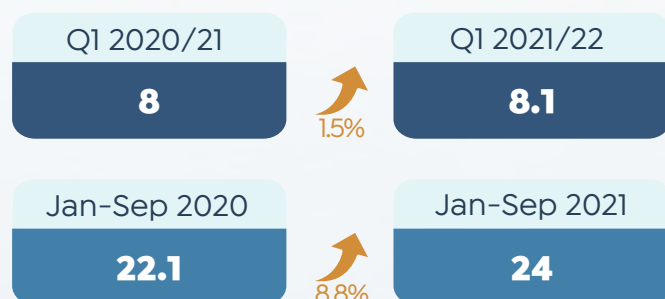
THE CUMULATIVE TOTAL OF PUBLIC INVESTMENTS



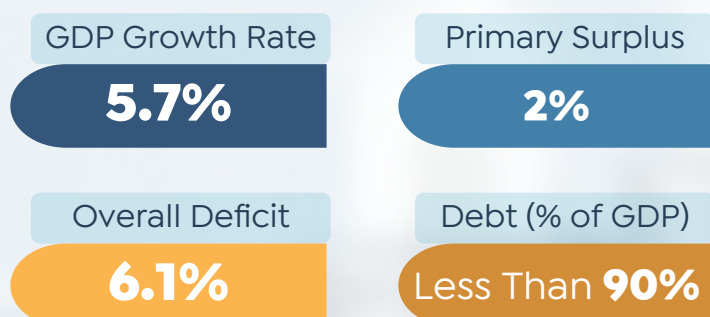
PER CAPITA SHARE OF PUBLIC INVESTMENTS



REMITTANCES FROM EGYPTIANS WORKING ABROAD (USD BN)



DRAFT BUDGET FOR FY 2022/23



CITIZEN INVESTMENT PLAN (2021/22)

INVESTMENT PLAN FOR ASSIUT GOVERNORATE



Investments Breakdown



INVESTMENT PLAN FOR RED SEA GOVERNORATE



Investments Breakdown



INVESTMENT PLAN FOR AL WADI AL GADED GOVERNORATE



Investments Breakdown

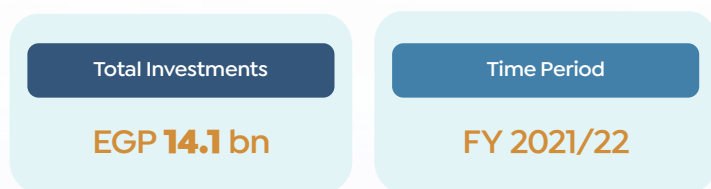


DEVELOPMENT PROGRAMS FOR THE GOVERNORATES OF NORTH & SOUTH SINAI

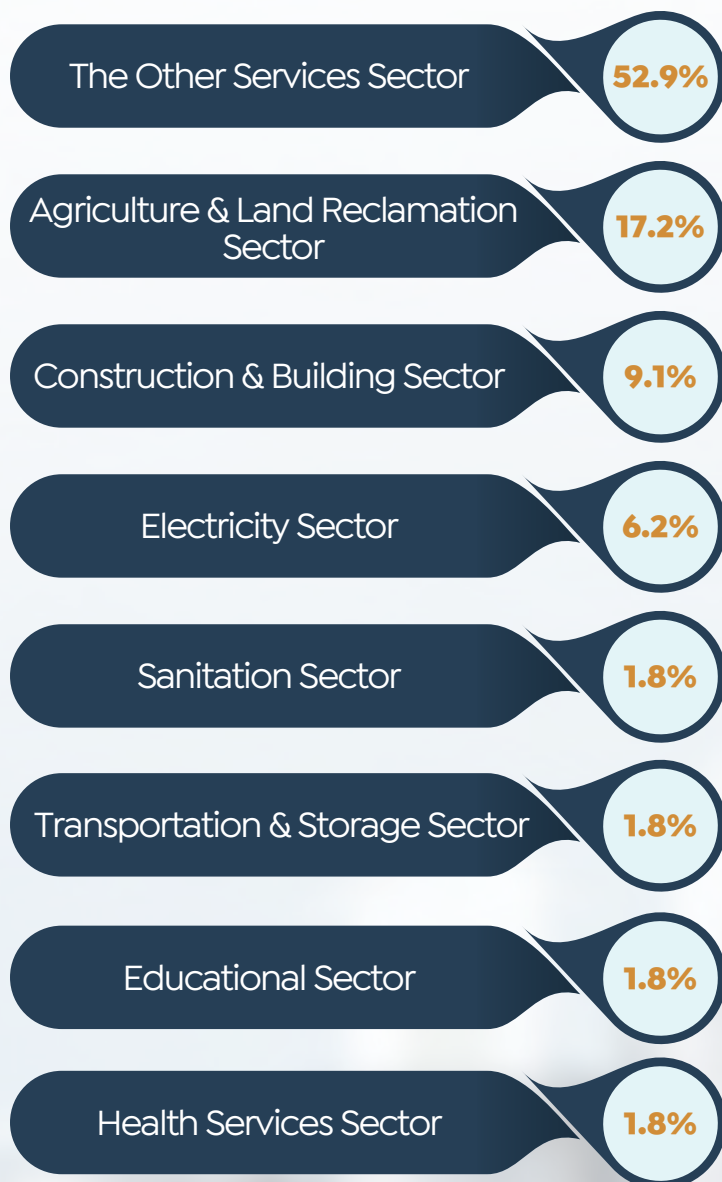
TOTAL INVESTMENTS



NORTH SINAI



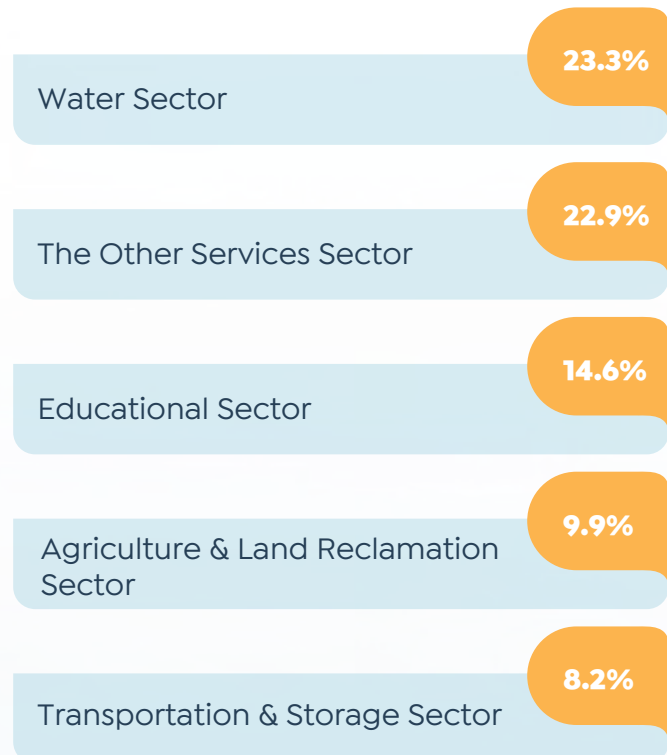
Investments Breakdown



SOUTH SINAI

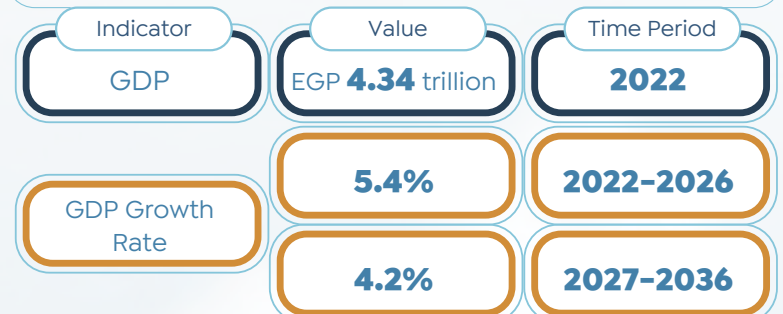


Investments Breakdown



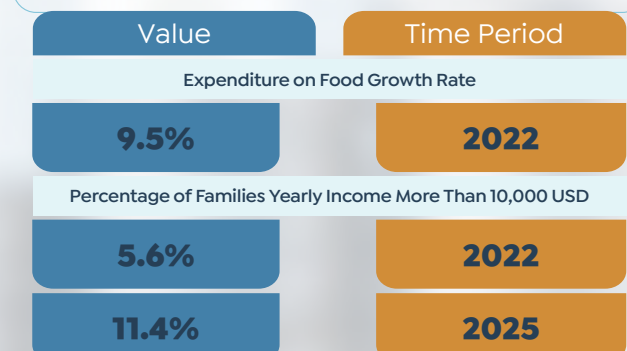
INTERNATION INSTITUTIONS' EXPECTATION FOR EGYPTIAN ECONOMY

Centre For Economics & Business Researches



Indicator

Fetch Solutions



Source: MPED