

- RESEARCH & ANALYSIS

## MARKET WATCH

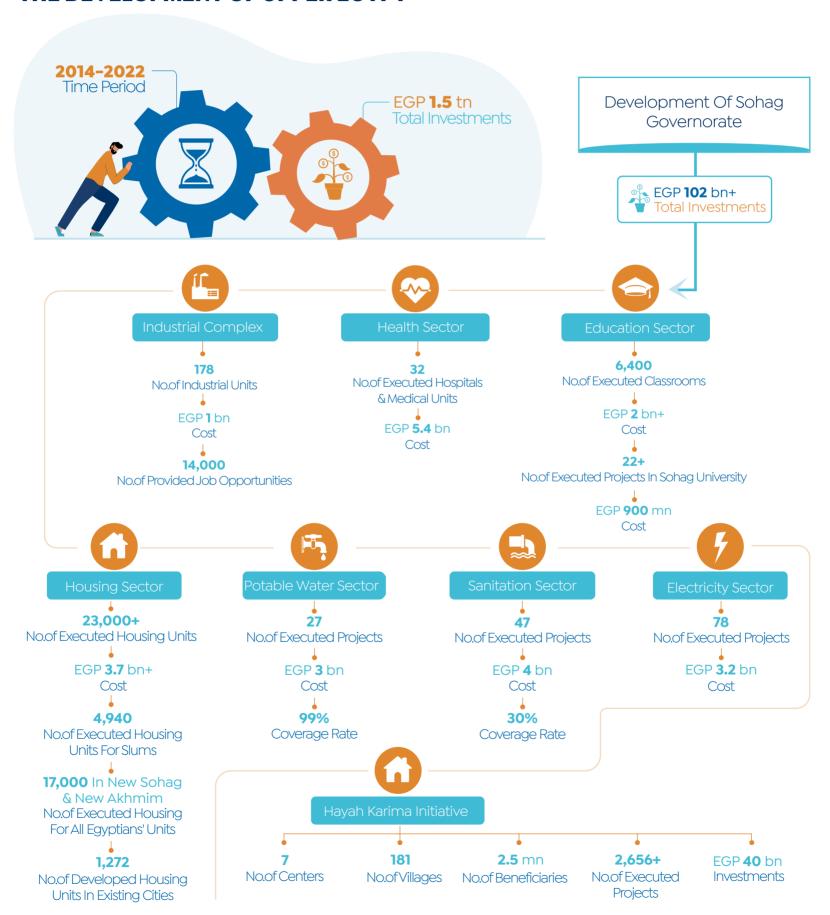
**CONTRIBUTOR YASSEN MAHMOUD** 

FEBRUARY 2023

## REAL ESTATE MARKET UPDATES

## O1 REAL ESTATE MARKET UPDATES 2023

#### THE DEVELOPMENT OF UPPER EGYPT



#### **HAYAH KARIMA INITIATIVE "PHASE I"**



#### Kafr El-Sheikh Governorate



#### **DEVELOPMENT OF SOUTH SINAI**



Source: NUCA, MPED & Cabinet

#### **OFFERING HOUSING UNITS**







#### Distinguished Coastal Housing Project



#### Dar Misr



#### JANNA



#### | Katameya Gardens





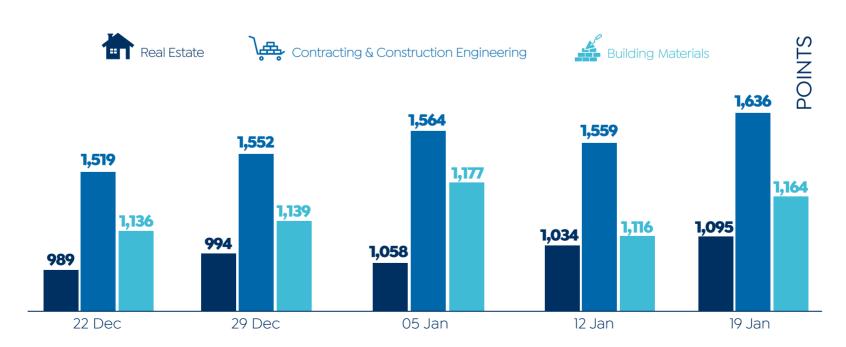


Source: Cabinet & NUCA

#### PRICES OF CONSTRUCTION MATERIALS (EGP)



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

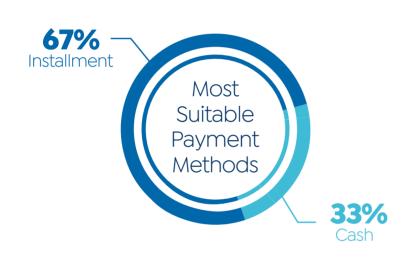


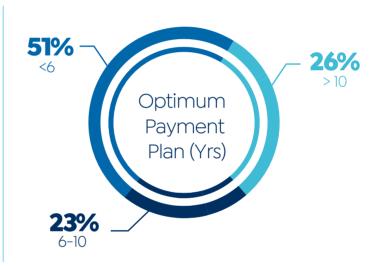
#### **MONTHLY SURVEY**

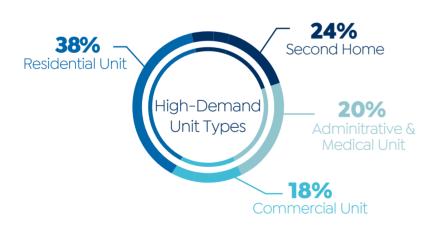
#### | Purchasing Power



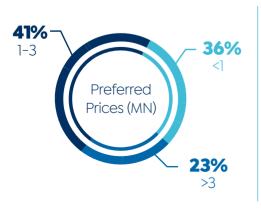
















Source: Invest-Gate R&A

## NEW CITIES UPDATE

## NEW CITIES UPDATES 2023

#### **PLOTS ALLOCATION**



NO.OF ALLOCATED LANDS



**22** New Cities LOCATION



#### SUPPLY VOLUME

- Integrated Urban
- High Institute
- Bakery
- **Medical Activities**
- Residential, Commercial & Administrative Services

- Industrial Activities
- **Logistic Services**
- Hotels
- **Recreational Activities**

#### Plots Breakdown (Cities & No.of Plots)

- NEW CAIRO
- NEW BORG EL-ARAB
- **NEW MANSOURA CITY**
- NEW THEBES

- 10TH OF RAMADAN
- NEW DAMIETTA **NEW SUEZ**
- NEW ASWAN

- EL-SHEIK ZAYED CITY
- NEW NUBARIA CITY
- NEW OBOUR
- NEW OENA

- BADR CITY
- NEW SALHIA
- NEW FAYOUM

NEW BENI SUEF

- **NEW ASYUT**

- SHOROUK CITY

**NEW OCTOBER** 

OCTOBER GARDENS

**NEW SOHAG** 

#### **PLOTS ALLOCATION**

**OBOUR CITY** 









SUPPLY VOLUME

Integrated Urban High Institute Bakery

**Medical Activities** Residential, Commercial & Administrative Services **Industrial Activities** Schools

Hospital Nursery

Others

- Plots Breakdown (Cities & No.of Plots)
  - **NEW CAIRO**
- SHOROUK CITY
- NEW SOHAG

- 10TH OF RAMADAN
- **NEW NUBARIA CITY**
- NEW AKHMIM

**NEW MANSOURA** 

6TH OF OCTOBER

**BADR CITY** 

**EL-SHEIK ZAYED** 

- OCTOBER GARDENS
- **NEW ADMINISTRATIVE** CAPITAL
- **NEW OBOUR**
- SADAT CITY **NEW BENI SUEF** 
  - **NEW THEBES**

**OBOUR CITY** 

#### **NEW ALAMEIN CITY**

**Downtown Towers** 

Iconic Tower



68 NO.OF FLOORS



**250** m



**465,000** m<sup>2</sup>



Within **45** Months COMPLETION DATE

Other 4 Towers



**56**NO.OF FLOORS



**200** m



**320,000** m<sup>2</sup> AREA



Within **39** Months COMPLETION DATE

Downtown Project



NO.OF BUILDINGS



**1,320** NO.OF UNITS

Phase II



**24**NO.OF BUILDINGS



**896**NO.OF UNITS



63%
COMPLETION RATE

Distinguished Housing Project

Phase I



45 NO.OF BUILDINGS



**1,080**NO.OF UNITS



Complete STATUS

Phase II



NO.OF BUILDINGS



840 NO.OF UNITS



Underway STATUS

Sakan Misr



**128**NO.OF BUILDINGS



**4,096** NO.OF UNITS



90%
COMPLETION RATE

#### **NEW ADMINISTRATIVE CAPITAL (NAC)**

Capital Park



10 km+ TOTAL LENGTH



**1,000** Acres



90% COMPLETION RATE

#### **6TH OF OCTOBER**

Housing For All Egyptians

70 Acres

**AREA** 



Residential Industrial Area LOCATION



NO.OF BUILDINGS



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



#### **NEW OBOUR CITY**

14th Neighbourhood

**90** m<sup>2</sup>

**UNIT AREA** 

Housing For All Egyptians



**806**NO.OF BUILDINGS



**19,344** NO.OF HOUSING UNITS

**COMPLETION RATE** 



**7** Commercial Markets

4 Medical Centers

**5** Schools

• 4 Nurseries

**2** playgrounds

Bakery

Alternative Housing For Slums

96 Buildings



**3,360**NO.OF HOUSING UNITS



96 NO.OF ADMINISTRATIVE UNITS

95%



96 NO.OF COMMERCIAL UNITS



90% COMPLETION RATE

53 Buildings



1,908 NO.OF HOUSING UNITS



**75** m<sup>2</sup> UNIT AREA



**71%**COMPLETION RATE

#### **WEST QENA**

Housing For All Egyptians (Phase I)



NO.OF BUILDINGS



**3,264** NO.OF UNITS



Sakan Misr

NO.OF BUILDINGS



**720**NO.OF UNITS



**90** m<sup>2</sup> UNIT AREA



Underway STATUS •

Underway With Very Advanced Completion Rate STATUS

Potable Water Plant (Phase I)



**45** Acres AREA



**34,500** m<sup>3</sup>/Day CAPACITY



EGP **592** mn COST



Underway With Very Advanced Completion Rate STATUS

#### **NEW QENA**

The Northern Extension

Housing For All Egyptians



NO.OF BUILDINGS



**504** NO.OF UNITS



#### Hospital



8 NO.OF FLOORS



175 Beds CAPACITY





The Eastern Extension

Housing For All Egyptians



28
NO.OF BUILDINGS



732 NO.OF UNITS



#### **SHOROUK CITY DURING 2022**

Sakan Misr



94

NO.OF EXECUTED BUILDINGS



**670** 

NO.OF DELIVERED UNITS



11 (Completion Rate: 40%) NO.OF BUILDINGS UNDERWAY



2,520

TARGETED HOUSING UNITS

JANNA



49

NO.OF EXECUTED BUILDINGS



688

NO.OF DELIVERED UNITS



1.176

NO.OF PROVIDED HOUSING UNITS

Services Sector



Commercial Mall



2 Nurseries



School

(Completion Rate: 50%)

Source: NUCA & Cabinet

#### **OBOUR CITY DURING 2022**

Rawdat El-Obour

Phase I



70

NO.OF BUILDINGS



2,171

NO.OF HOUSING UNITS



226

NO.OF COMMERCIAL UNITS



255

NO.OF ADMINISTRATIVE UNITS



Complete STATUS

Phase II



64

NO.OF BUILDINGS



2,000

NO.OF HOUSING UNITS



200

NO.OF COMMERCIAL UNITS



220

NO.OF ADMINISTRATIVE UNITS



Underway With Very Advanced Completion Rate STATUS

# PRIVATE REAL ESTATE PROJECTS UPDATE

## PRIVATE REAL ESTATE PROJECTS UPDATES 2023



#### **THEARK**

Developer: The Ark Development



5th Settlement. **New Cairo** 



92 Acres



2025

#### SUPPLY VOLUME

Commercial & Administrative Units

Residential District, Entertainment Center, Central Park & Hotel

#### **DARVELL**

**Developer:** White Eagle Developments



2.500 m<sup>2</sup>



**EGP 800** mn

#### SUPPLY VOLUME

Commercial, Administrative & Medical Units

11 Floors

No.of Units: 175



Starting: 2023 / Completion: 2025 CONSTRUCTION DATE

#### LIFE MEDICAL TOWER

**Developer:** Enwan Developments



LOCATION

Downtown, NAC



2.000 m<sup>2</sup>



2026

#### SUPPLY VOLUME

4 Garages, **Ground** & 14 Floors

**Ground Floor For Commercial Activity** 



Phase I Has Been Completely Marketed Phase II Will Be Launched In Q1 2023

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

**Developer:** Dolmen Developments



R3, NAC



3,400 m<sup>2</sup>



#### SUPPLY VOLUME

Commercial & Administrative Units

**Ground & 3** Floors

Commercial Unit Area: Starting From 30 m<sup>2</sup>

#### Source: Developers' Official Statements

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

**Developer:** Jadeer Group



Downtown, NAC





Commercial & Administrative Unit



#### **CAPITAL PRIME BUSINESS PARK**

**Developer:** Royal One Developments



LOCATION MU 23, NAC



DELIVERY DATE 2023



Concrete Structure & Glass Facades Is Completed STATUS

#### SUPPLY VOLUME

- Commercial, Administrative, Residential, Hotel & Medical Units
- No.of Commercial Units: 45
- No.of Medical Units: 21
- Administrative Unit Area: Starting From **43** m<sup>2</sup> (**61** Units)

#### **NYOUM OCTOBER**

Developer: Arab Developers Holding Group



#### SUPPLY VOLUME

- Residential, Commercial & Administrative Units
- No.of Residential Apartments: 1,861
- No.of Residential Villas: 1,428
- No.of Shops: **794**
- No.of Offices: 48
- Dancing Fountain, Swimming Pools, Landscapes, Social Club & International Schools



Construction Rate: **60%**Marketing Rate: **70%**STATUS

#### RADICAL1

**Developer:** Misr Italia Properties







#### Tatweer Misr

#### IL MONTE GALALA



LOCATION Ain Sokhna



AREA **2.2** mn m<sup>2</sup>



#### SUPPLY VOLUME

- No.of Units: 10,000
- Unit Types: Hotel Rooms & Apartments

#### PHIA



AREA

16 Acres



#### SISTIANA



**13.5** Acres

#### SUPPLY VOLUME

- No.of Units: 58
- Unit Types: Single-Family Homes, Villas & Twin Houses

Source: Developers' Official Statements

#### SENET 1

**Developer:** Concept Developments



Downtown, NAC

#### SUPPLY VOLUME

- Commercial, Administrative & Medical Units
- Garage, **Ground** & **8** Floors
- Commercial Unit Area: 25 100 m<sup>2</sup>
- Administrative Unit Area: 30 100 m<sup>2</sup>
- Medical Unit Area: 18 100 m<sup>2</sup>



**24** Months Since Allocating The Project's Land COMPLETION DATE

#### **ROCK GOLD MALL**

**Developer:** El-Batal Developments



LOCATION
5th Settlement



AREA 11.000 m<sup>2</sup>



#### SUPPLY VOLUME

- Unit Area: 27 107 m²
- Cafes, Restaurants, Kids' Areas & Clothes Shops
- Parking Area (Capacity: **250** Cars +)
- Underground Garage (Capacity: 200 Cars)



EGP 60 mn
FACADE ESTIMATED COST

#### **MONTENAPOLE ONE**

**Developer:** Reportage Properties



LOCATION Mostakbal City



AREA
111 Acres



ACHIEVED SALES EGP **2.2** bn

#### SUPPLY VOLUME

Townhouses & Apartments

No.of Units: **5,500** 



Phase I Has Been Sold
Sales Rate Of Phase II: 60%
STATUS

#### JIA103

#### **EPIC COMPLEX**

**Developer:** Egy Holding Developments



LOCATION MU23, NAC



End-**2023** 



#### SUPPLY VOLUME

Ground & 1st For Commercial Units

• 2nd & 3rd For Administrative Units

#### Source: Developers' Official Statements

#### Style Home Development

#### THE ICON RESIDENCE II



LOCATION
New Cairo



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



TOTAL INVESTMENT EGP **1.2** bn



#### **Last Phase**



DELIVERY DATE
In 2 Yrs



#### THE ICON RESIDENCE I



LOCATION New Cairo



AREA
7 Acres





#### G-BAY

**Developer:** United For Real Estate Development



LOCATION Ain Sokhna



ΔRFΔ 27 Acres



**COMPLETION DATE** Within 3 Yrs

#### SUPPLY VOLUME

- Chalets & Hotel Rooms
- No.of Hotel Rooms: 280
- Hotel Room Area: Starting From **75** m<sup>2</sup>
- Mosque, Gym, Spa, Restaurants, Cafes, Playgrounds & Social Club

**25%** Of The Project Is Sold Out Phase II Of The Project Will Be Offered In Q2 2023 STATUS

#### **CREEK TOWN**

**Developer:** IL Cazar Developments



LOCATION Suez Road, At The **Entrance To Al Rehab City** 



SUPPLY VOLUME

- **600** Villas, Townhouses & Apartments
- 1,000 Housing Units (Penthouses & Duplexes)



#### Madaar

#### **AZHA SOKHNA**



LOCATION Ain Sokhna



- The Company Completed Phase I Of Lagoon (Area: 20 Acres)
- The Company Opened Tanoak Hotel
- The Company Delivers Over **1,500** Units Last Year
- Construction Rate: 60% +

#### **AZHA NORTH**



LOCATION Ras El Hekma, North Coast



**259** Acres



INITIAL INVESTMENT EGP **25** bn

#### SUPPLY VOLUME

- Apartments, Hotel Villas, a 5-star Hotel, Waterfront Villas & Chalets
- Gym & Sports Club

#### RI8

**Developer:** ERG Developments



LOCATION R8. NAC

**AREA** 

138 -350 m<sup>2</sup>



AREA 25 Acres





#### CAPITAL DUBAI MALL

**Developer:** Dubai Real Estate Developments



LOCATION R7, NAC



13,500 m<sup>2</sup>

#### THE MED

Developer: Real Estate Development Company People & Places



LOCATION Ras El Hekma, North Coast



**307** Acres

CONSTRUCTION **INVESTMENT VALUE** FGP 1.6 bn

#### SUPPLY VOLUME

Stand-Alone Villas, Twin Houses, Townhouses, Chalets & 4 Hotels

Green Spaces, Lagoons, Swimming Pools, Sports activities & Dining Areas



Construction Of Phase I Starts In Q1 2023 STATUS

#### THE CITY

**Developer:** Master Group Developments



**LOCATION** R7, NAC



ΔRFΔ **54** Acres



TOTAL INVESTMENT EGP 7 bn









#### HARMONT

**Developer:** Prime Developments



LOCATION NAC



#### SUPPLY VOLUME

Commercial & Administrative Units

4 Underground Garage, Ground & 12 Floors

No.of Units: 240



Excavation Works Implementation Rate: 20% + Concrete Works Implementation Starts In **Q2 2023** 

STATUS

#### **LAVITAL**

Developer: La Vita Development



LOCATION North Coast



Marketing Rate: 85% The Company Completed Landscaping Works & Started **Interior Finishing** 

#### SUPPLY VOLUME

No.of Units: 350

Unit Area: **50 - 105** m<sup>2</sup>

Shopping Mall, Swimming Pool & Landscape

STATUS

## ECONOMIC SNAPSHOT

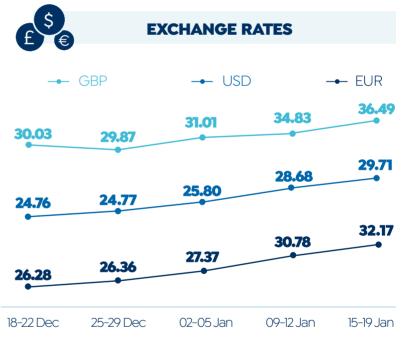
## ECONOMIC SNAPSHOT UPDATES 2023

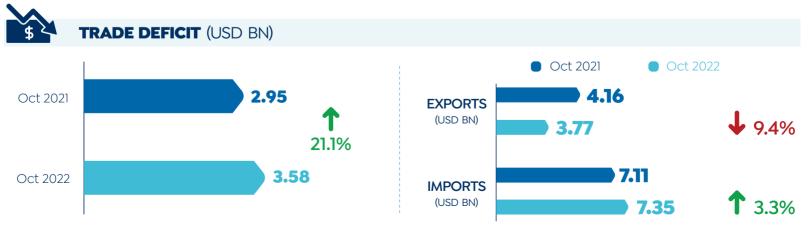












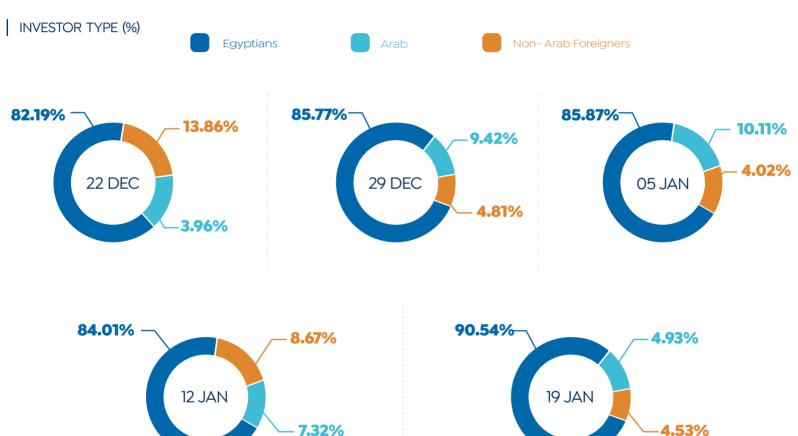
MARKET WATCH

#### 111

#### **CAPITAL MARKET INDICATORS**

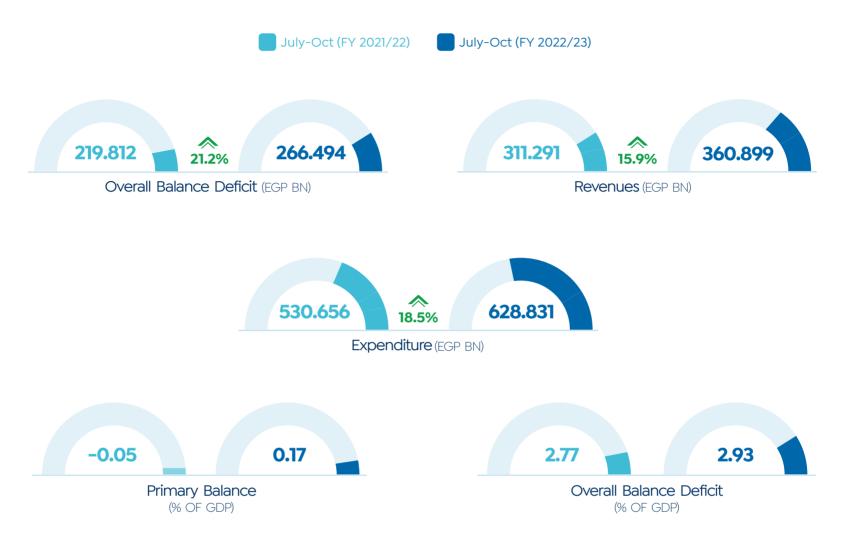


FEBRUARY 2023





#### FISCAL SECTOR PERFORMANCE



#### **EGYPT'S TRADE EXCHANGE**

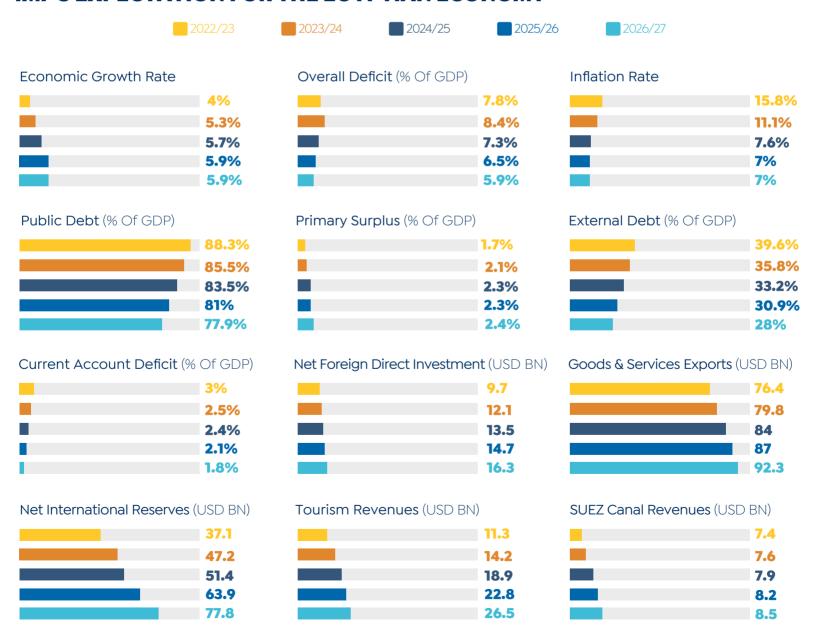


Source: MOF & CAPMAS

#### **CITIZEN INVESTMENT PLAN (2022/23)**



#### IMF'S EXPECTATION FOR THE EGYPTIAN ECONOMY



Source: MPED & Cabinet