

MARKET WATCH

CONTRIBUTOR **YASSEN MAHMOUD**

FEBRUARY
2023

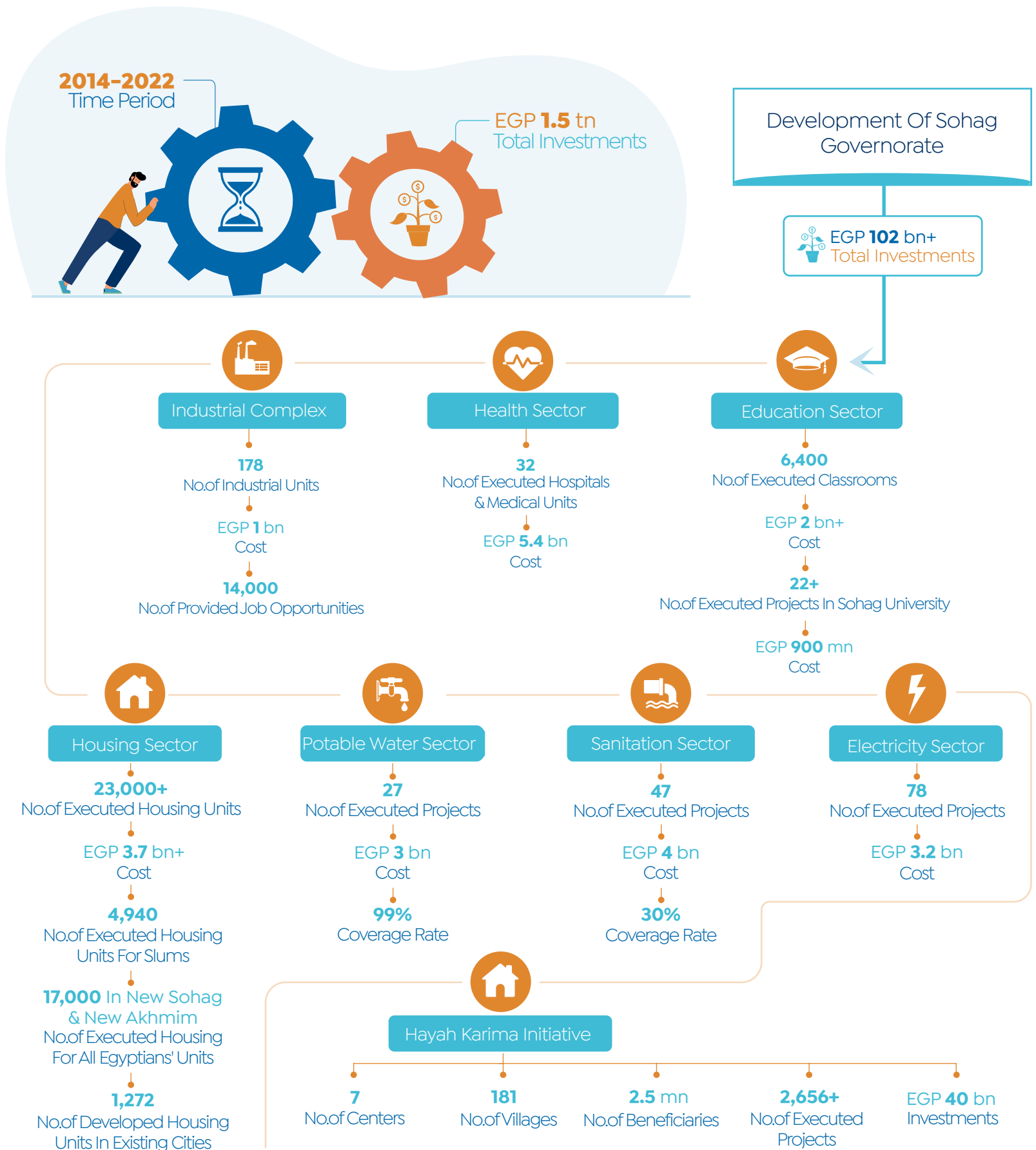


REAL ESTATE

MARKET
UPDATES

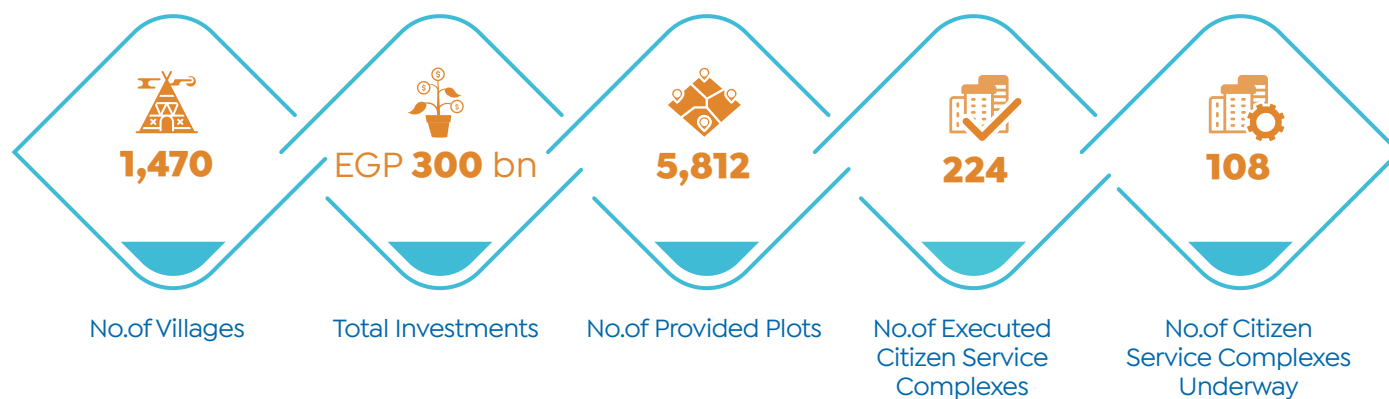
01 | REAL ESTATE MARKET UPDATES 2023

THE DEVELOPMENT OF UPPER EGYPT

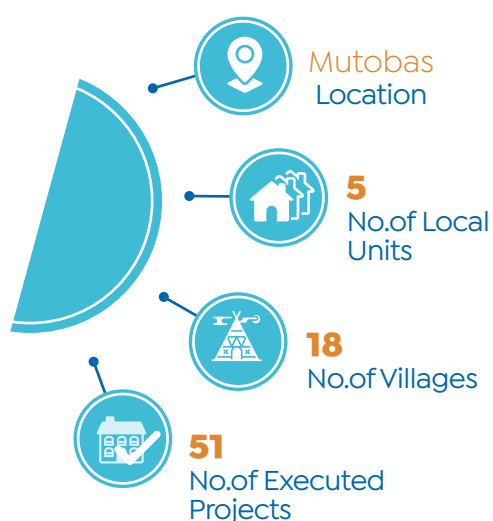


Source: NUCA & Cabinet

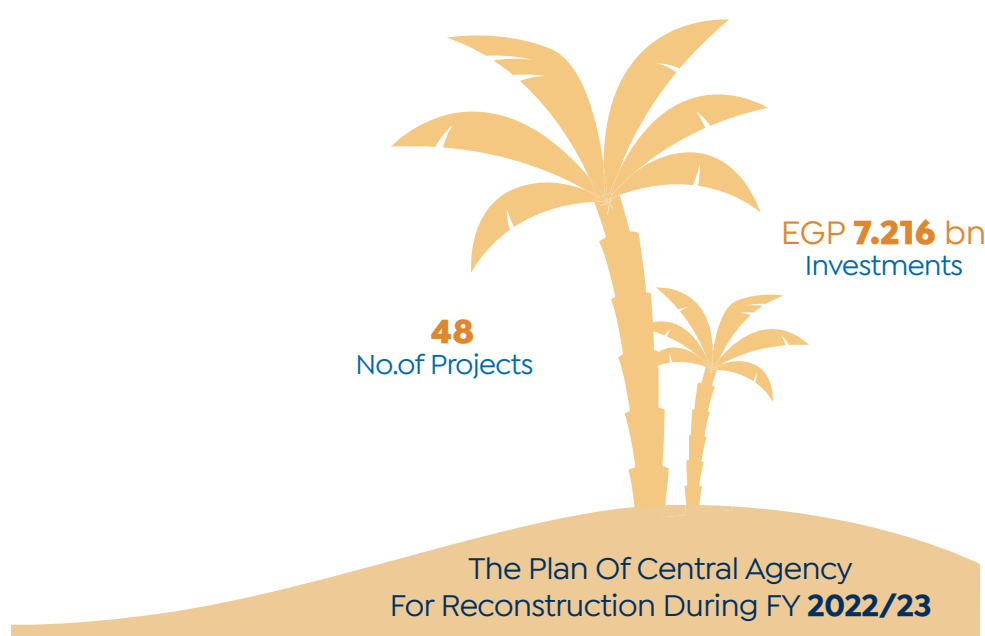
HAYAH KARIMA INITIATIVE "PHASE I"



| Kafr El-Sheikh Governorate



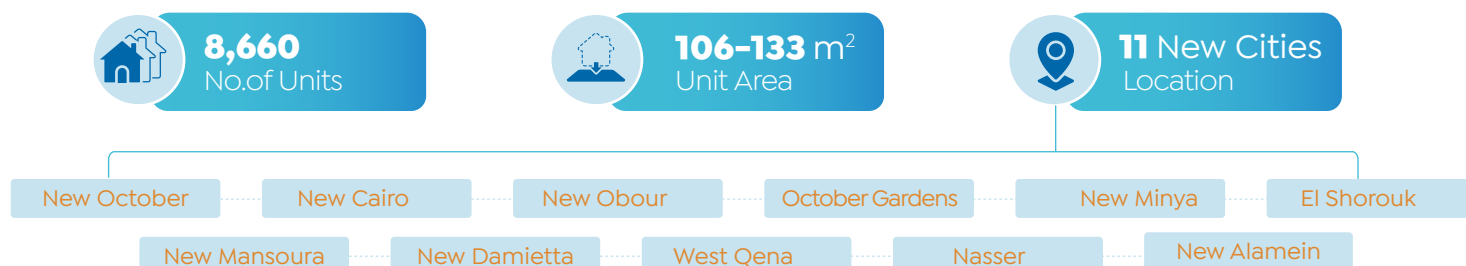
DEVELOPMENT OF SOUTH SINAI



OFFERING HOUSING UNITS



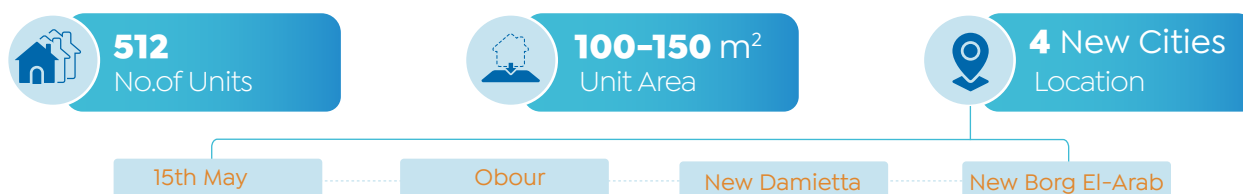
| Sakan Misr



| Distinguished Coastal Housing Project



| Dar Misr



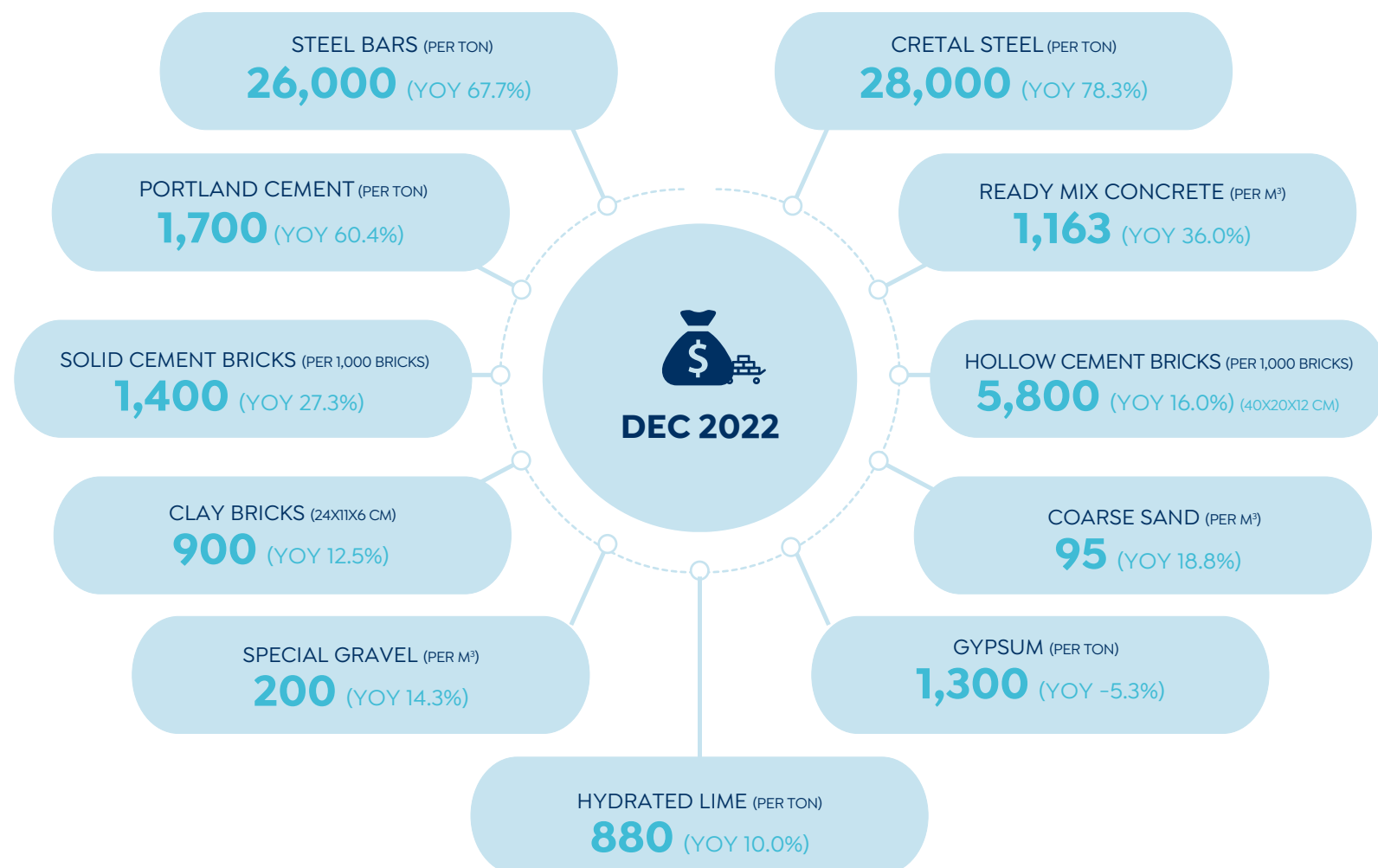
| JANNA



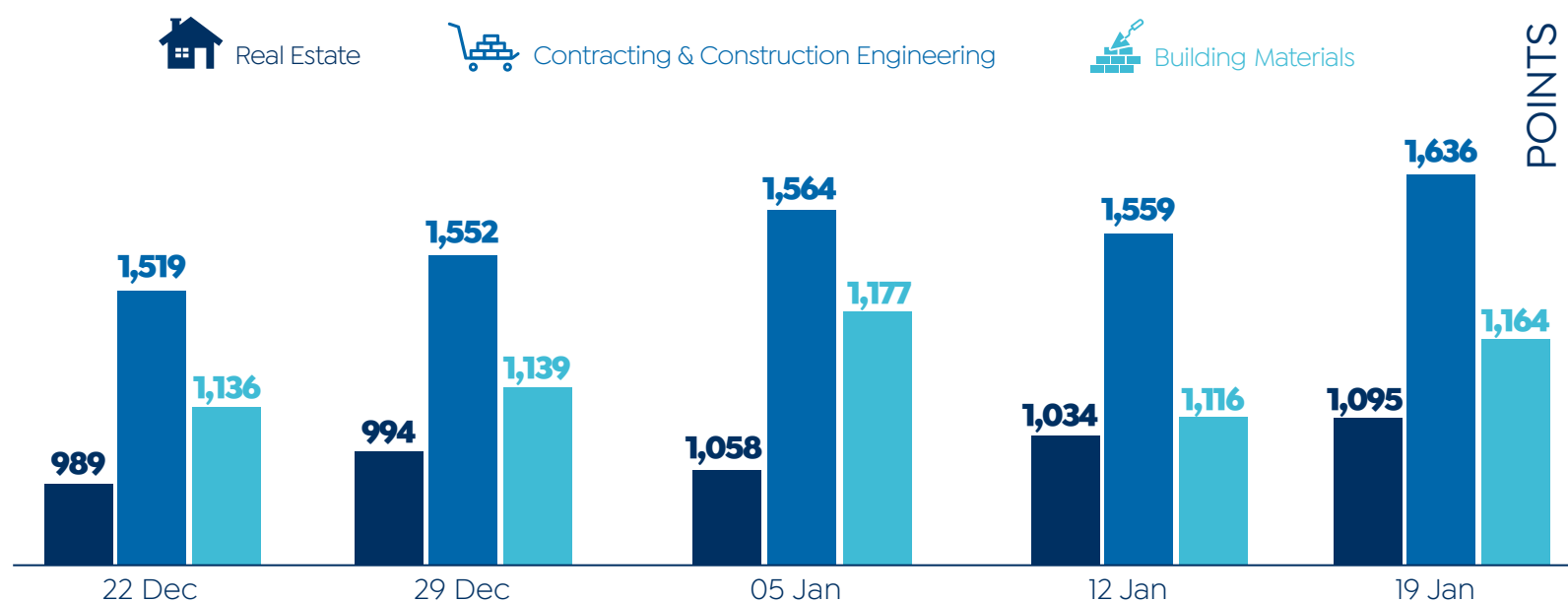
| Katameya Gardens



PRICES OF CONSTRUCTION MATERIALS (EGP)



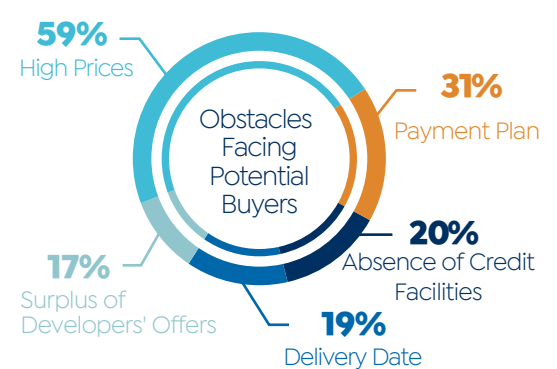
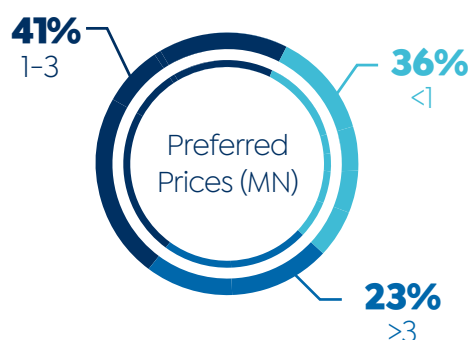
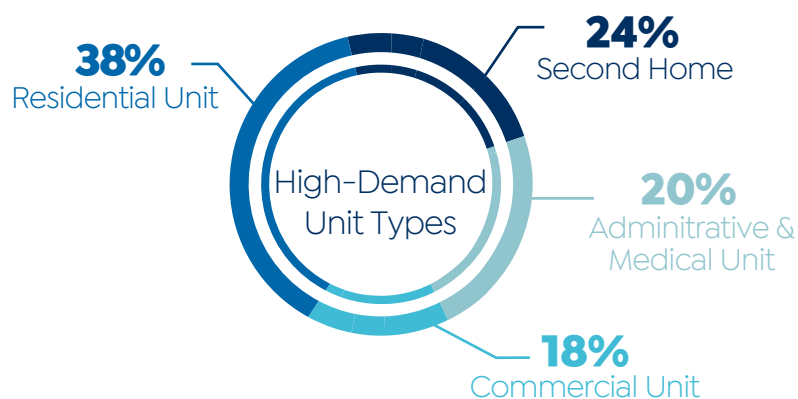
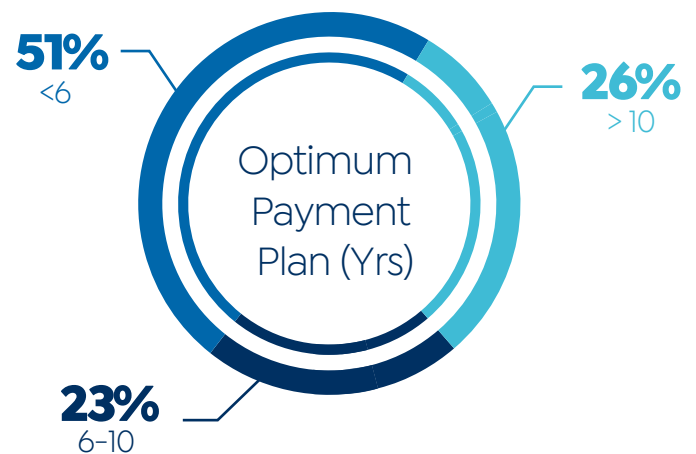
REAL ESTATE & CONSTRUCTION// PERFORMANCE OF STOCK MARKET INDEXES IN EGYPT



Source: MHUC & Egyptian Exchange (EGX)

MONTHLY SURVEY

| Purchasing Power





NEW CITIES UPDATE

02 | NEW CITIES UPDATES 2023

PLOTS ALLOCATION



86
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
- Others

| Plots Breakdown (Cities & No.of Plots)

7 NEW CAIRO	4 NEW BORG EL-ARAB	2 NEW MANSOURA CITY	11 NEW THEBES
21 10TH OF RAMADAN	5 NEW DAMIETTA	1 NEW SUEZ	4 NEW ASWAN
3 EL-SHEIK ZAYED CITY	1 NEW NUBARIA CITY	2 NEW OBOUR	1 NEW QENA
1 BADR CITY	1 NEW SALHIA	1 NEW FAYOUM	9 NEW ASYUT
1 SHOROUK CITY	3 OCTOBER GARDENS	1 NEW BENI SUEF	
2 OBOUR CITY	1 NEW OCTOBER	4 NEW SOHAG	

PLOTS ALLOCATION



69
NO.OF ALLOCATED
LANDS



17 New Cities
LOCATION



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)

12 NEW CAIRO	2 SHOROUK CITY	5 NEW SOHAG
4 10TH OF RAMADAN	1 NEW NUBARIA CITY	1 NEW AKHMIM
4 6TH OF OCTOBER	3 OCTOBER GARDENS	1 NEW MANSOURA CITY
3 EL-SHEIK ZAYED CITY	1 NEW ADMINISTRATIVE CAPITAL	
7 BADR CITY	1 NEW OBOUR	
1 SADAT CITY	7 NEW BENI SUEF	
2 OBOUR CITY	2 NEW THEBES	

NEW ALAMEIN CITY

| Downtown Towers

| Iconic Tower



68
NO.OF FLOORS



250 m
HEIGHT



465,000 m²
AREA



Within **45 Months**
COMPLETION DATE

| Other 4 Towers



56
NO.OF FLOORS



200 m
HEIGHT



320,000 m²
AREA



Within **39 Months**
COMPLETION DATE

| Downtown Project



40
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



35
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
AREA



90%
COMPLETION RATE

6TH OF OCTOBER

| Housing For All Egyptians



Residential Industrial Area
LOCATION



85
NO.OF BUILDINGS



70 Acres
AREA



2,040
NO.OF HOUSING UNITS



COMPLETION RATE

72% For Buildings

70% For Infrastructure

NEW OBOUR CITY

| 14th Neighbourhood

| Housing For All Egyptians



806

NO.OF BUILDINGS



19,344

NO.OF HOUSING UNITS



SUPPLY VOLUME

7 Commercial Markets

4 Medical Centers

5 Schools

4 Nurseries

2 playgrounds

Bakery



90 m²

UNIT AREA



95%

COMPLETION RATE

| Alternative Housing For Slums

| 96 Buildings



3,360

NO.OF HOUSING UNITS



96

NO.OF ADMINISTRATIVE UNITS



96

NO.OF COMMERCIAL UNITS



90%

COMPLETION RATE

| 53 Buildings



1,908

NO.OF HOUSING UNITS



75 m²

UNIT AREA



71%

COMPLETION RATE

WEST QENA

| Housing For All Egyptians (Phase I)



136

NO.OF BUILDINGS



3,264

NO.OF UNITS



90 m²

UNIT AREA



Underway
STATUS

| Sakan Misr



30

NO.OF BUILDINGS



720

NO.OF UNITS



Underway With Very Advanced Completion Rate
STATUS

| Potable Water Plant (Phase I)



45 Acres

AREA



34,500 m³/Day

CAPACITY



EGP 592 mn

COST



Underway With Very Advanced Completion Rate
STATUS

NEW QENA

| The Northern Extension

| Housing For All Egyptians



21

NO.OF BUILDINGS



504

NO.OF UNITS



Complete
STATUS

Hospital

 **8**
NO.OF FLOORS

 **175** Beds
CAPACITY

 EGP **152.9** mn
COST

 **Underway**
STATUS

The Eastern Extension

Housing For All Egyptians

 **28**
NO.OF BUILDINGS

 **732**
NO.OF UNITS

 **Underway**
STATUS

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%**)

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

03 | PRIVATE REAL ESTATE PROJECTS UPDATES 2023



NEW COMPLEX PROJECTS

THE ARK

Developer: The Ark Development



LOCATION

5th Settlement,
New Cairo



AREA

92 Acres



DELIVERY DATE

2025

SUPPLY VOLUME

- Commercial & Administrative Units
- Residential District, Entertainment Center, Central Park & Hotel

DARVELL

Developer: White Eagle Developments



AREA

2,500 m²



INVESTMENT

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



AREA

2,000 m²



DELIVERY DATE

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
STATUS

NEW PROJECT (NAME N/A)

Developer: Dolmen Developments



LOCATION

R3, NAC



AREA

3,400 m²



DURATION OF
THE PROJECT

2.5 Yrs

SUPPLY VOLUME

- Commercial & Administrative Units
- Ground & 3 Floors
- Commercial Unit Area: Starting From 30 m²

NEW PROJECT (NAME N/A)

Developer: Jadeer Group



LOCATION

Downtown, NAC



SALES VALUE

EGP 1.5 bn



Commercial & Administrative Unit
UNIT TYPES



PROJECTS UNDERWAY

CAPITAL PRIME BUSINESS PARK

Developer: Royal One Developments

LOCATION
MU 23, NACDELIVERY DATE
2023Concrete 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 m²** (**61** Units)

NYOUM OCTOBER

Developer: Arab Developers Holding Group

AREA
1.3 mn m²

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

RADICAL 1

Developer: Misr Italia Properties

LOCATION
NACAREA
16.7 AcresAdministrative Offices
UNITS TYPES

Tatweer Misr

IL MONTE GALALA

LOCATION
Ain SokhnaAREA
2.2 mn m²NO. OF PHASES
6

SUPPLY VOLUME

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

PHIA

AREA
16 AcresNO. OF UNITS
504

SISTIANA

AREA
13.5 Acres

SUPPLY VOLUME

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

SENET 1

Developer: Concept Developments



SUPPLY VOLUME

- Commercial, Administrative & Medical Units
- Garage, **Ground & 8 Floors**
- Commercial Unit Area: **25 - 100 m²**
- Administrative Unit Area: **30 - 100 m²**
- Medical Unit Area: **18 - 100 m²**



24 Months Since Allocating The Project's Land
COMPLETION DATE

ROCK GOLD MALL

Developer: El-Batal Developments



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



SUPPLY VOLUME

- Townhouses & Apartments
- No.of Units : **5,500**



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

EPIC COMPLEX

Developer: Egy Holding Developments

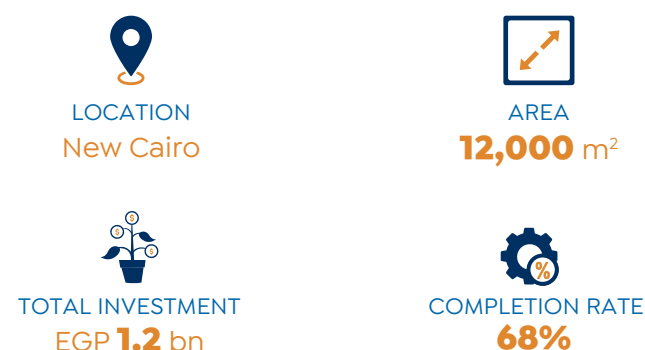


SUPPLY VOLUME

- Ground & 1st** For Commercial Units
- 2nd & 3rd** For Administrative Units

Style Home Development

THE ICON RESIDENCE II



Last Phase



THE ICON RESIDENCE I



The Project Is Fully Completed
STATUS

Source: Developers' Official Statements

G-BAY

Developer: United For Real Estate Development



LOCATION
Ain Sokhna



AREA
27 Acres



COMPLETION DATE
Within **3 Yrs**

SUPPLY VOLUME

- Chalets & Hotel Rooms
- No. of Hotel Rooms: **280**
- Hotel Room Area: Starting From **75 m²**
- 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



AREA
100 Acres

SUPPLY VOLUME

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



35%
CONSTRUCTION COMPLETION RATE

Madaar

AZHA SOKHNA



LOCATION
Ain Sokhna



STATUS

- 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



AREA
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
25 Acres



TARGET SALES
EGP **5 bn**



RESIDENTIAL UNIT
AREA
138 -350 m²



The Company Launched
Last Phase
STATUS

CAPITAL DUBAI MALL

Developer: Dubai Real Estate Developments



LOCATION
R7, NAC



AREA
13,500 m²

THE MED

Developer: Real Estate Development Company People & Places


LOCATION
Ras El Hekma,
North Coast


AREA
307 Acres


CONSTRUCTION
INVESTMENT VALUE
EGP **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


AREA
54 Acres


TOTAL INVESTMENT
EGP **7 bn**


DELIVERY DATE
Q1 2023


UNIT AREA
95 -198 m²

 **217 -396 m²**
DUPLIX UNIT AREA

 Electricity Works Are Underway
STATUS

HARMONT

Developer: Prime Developments


LOCATION
NAC


AREA
2,600 m²

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


AREA
15,000 m²

SUPPLY VOLUME

- No.of Units: **350**
- Unit Area: **50 - 105 m²**
- Shopping Mall, Swimming Pool & Landscape

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



ECONOMIC SNAPSHOT

04 | ECONOMIC SNAPSHOT UPDATES 2023



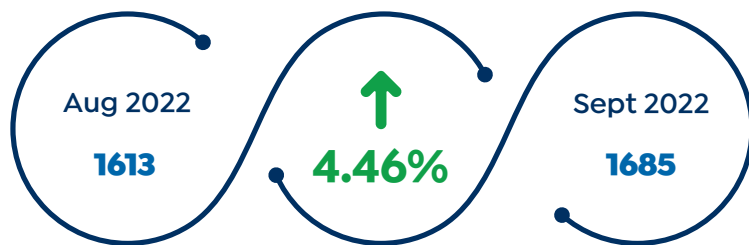
INTEREST RATES



* MPC Meeting Was Held On Dec 22 - 2022



MONEY SUPPLY (EGP BN)



DOMESTIC LIQUIDITY (EGP BN)



ANNUAL HEADLINE INFLATION

NOV-2022
18.7

DEC-2022
21.3

↑



NET INTERNATIONAL RESERVES (USD BN)

NOV-2022
33.532

DEC-2022
34.003

↑



PURCHASING MANAGERS' INDEX (PMI)

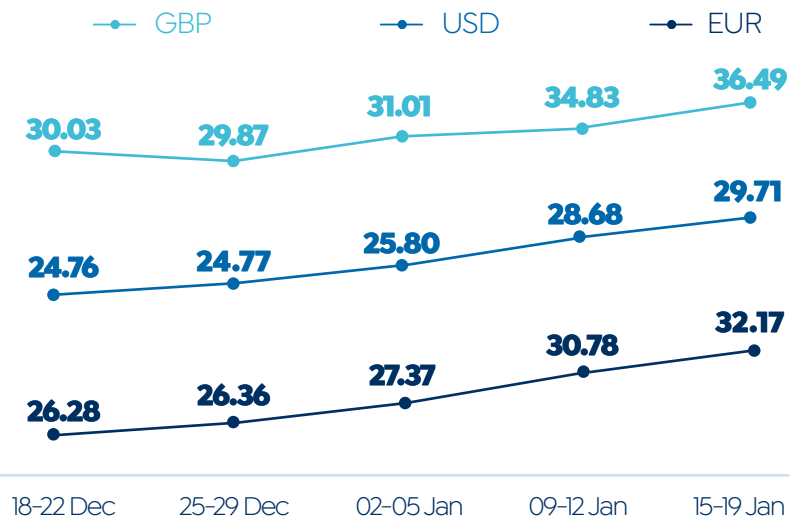
NOV-2022
45.4

DEC-2022
47.2

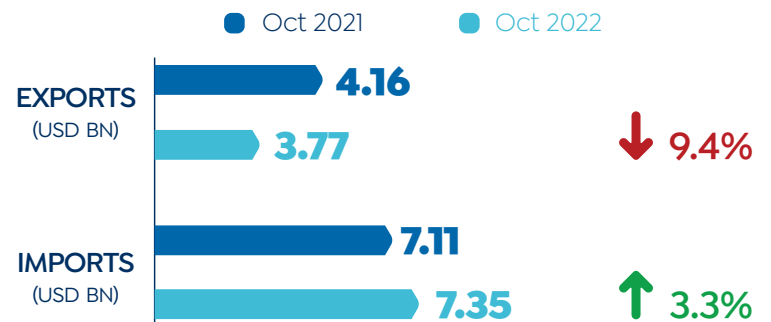
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EXCHANGE RATES



TRADE DEFICIT (USD BN)

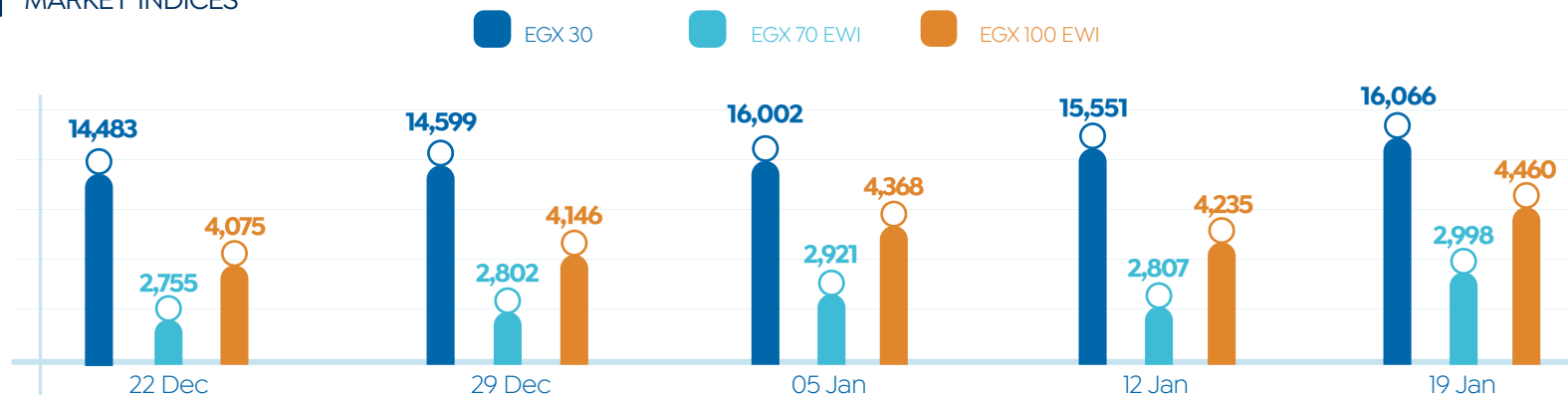


Source: IHS Markit, CAPMAS, CBE & FEDCOC



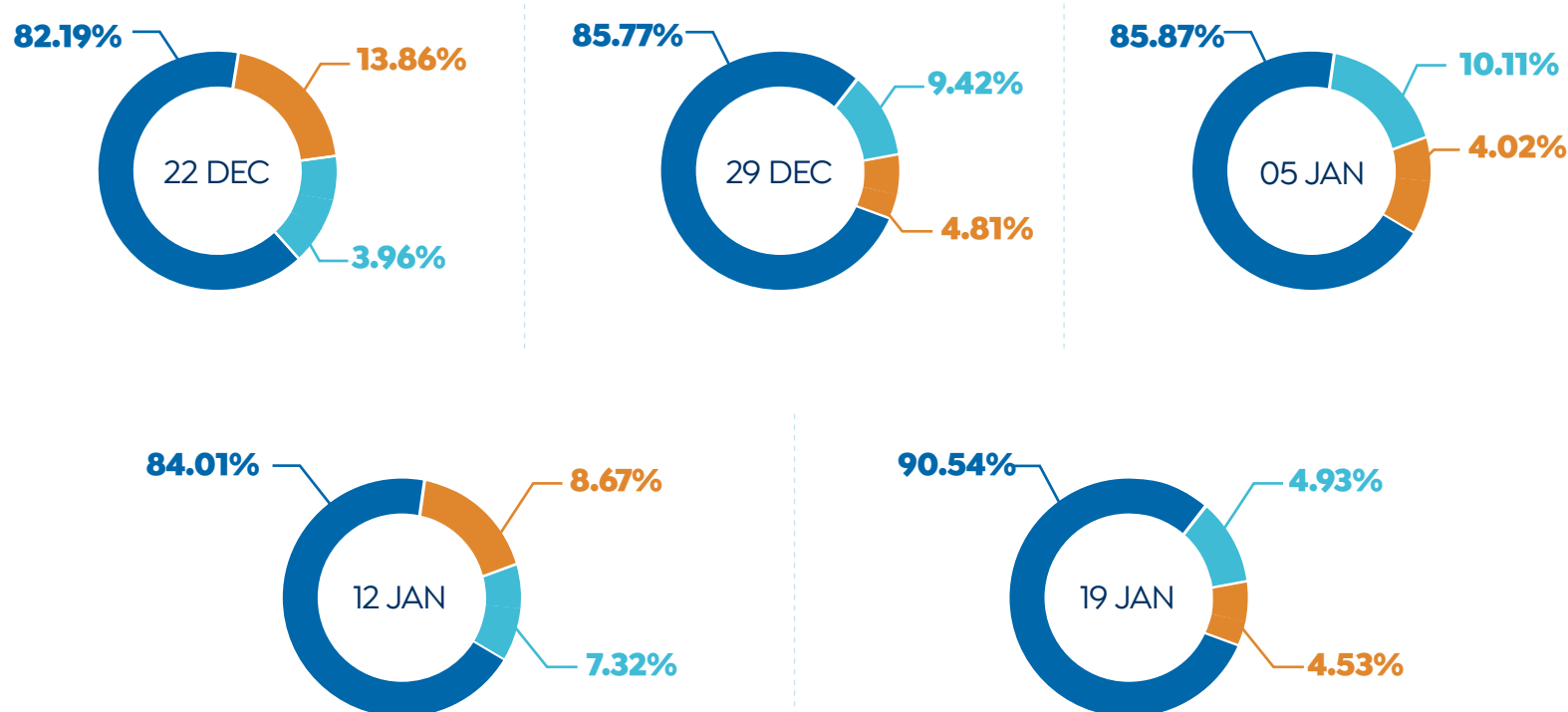
CAPITAL MARKET INDICATORS

MARKET INDICES



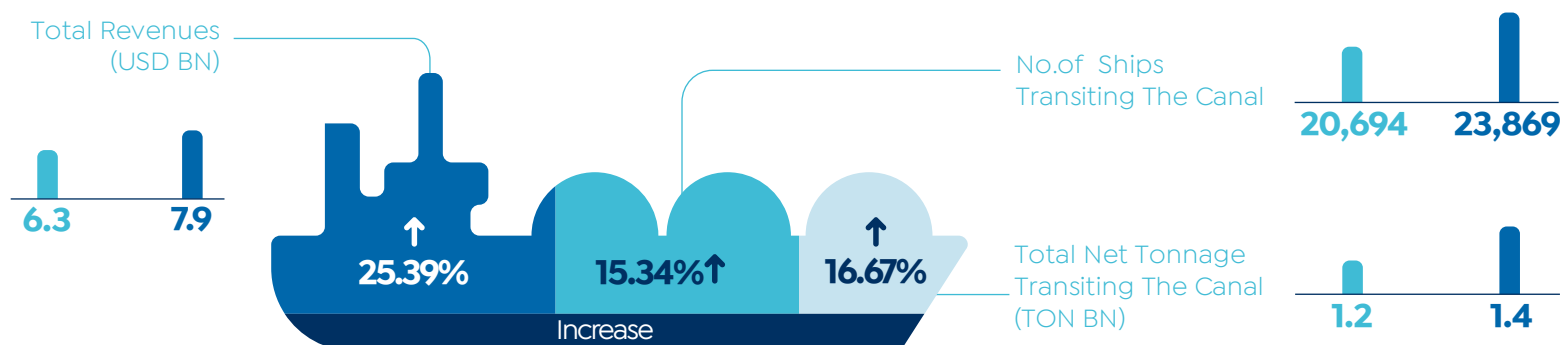
INVESTOR TYPE (%)

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



SUEZ CANAL

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

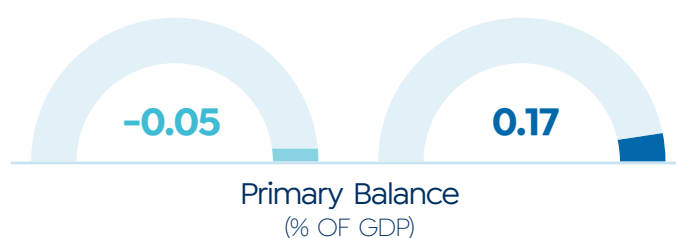
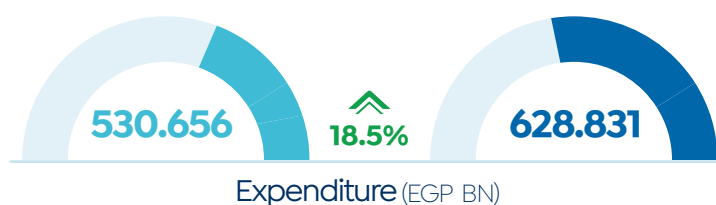
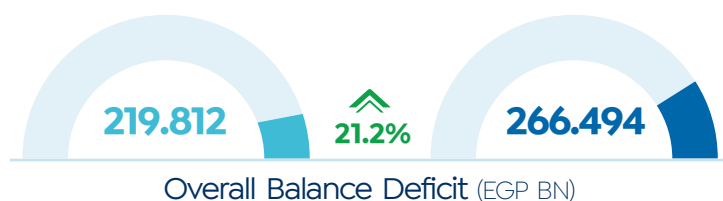


Source: EGX & Suez Canal Authority

FISCAL SECTOR PERFORMANCE

July-Oct (FY 2021/22)

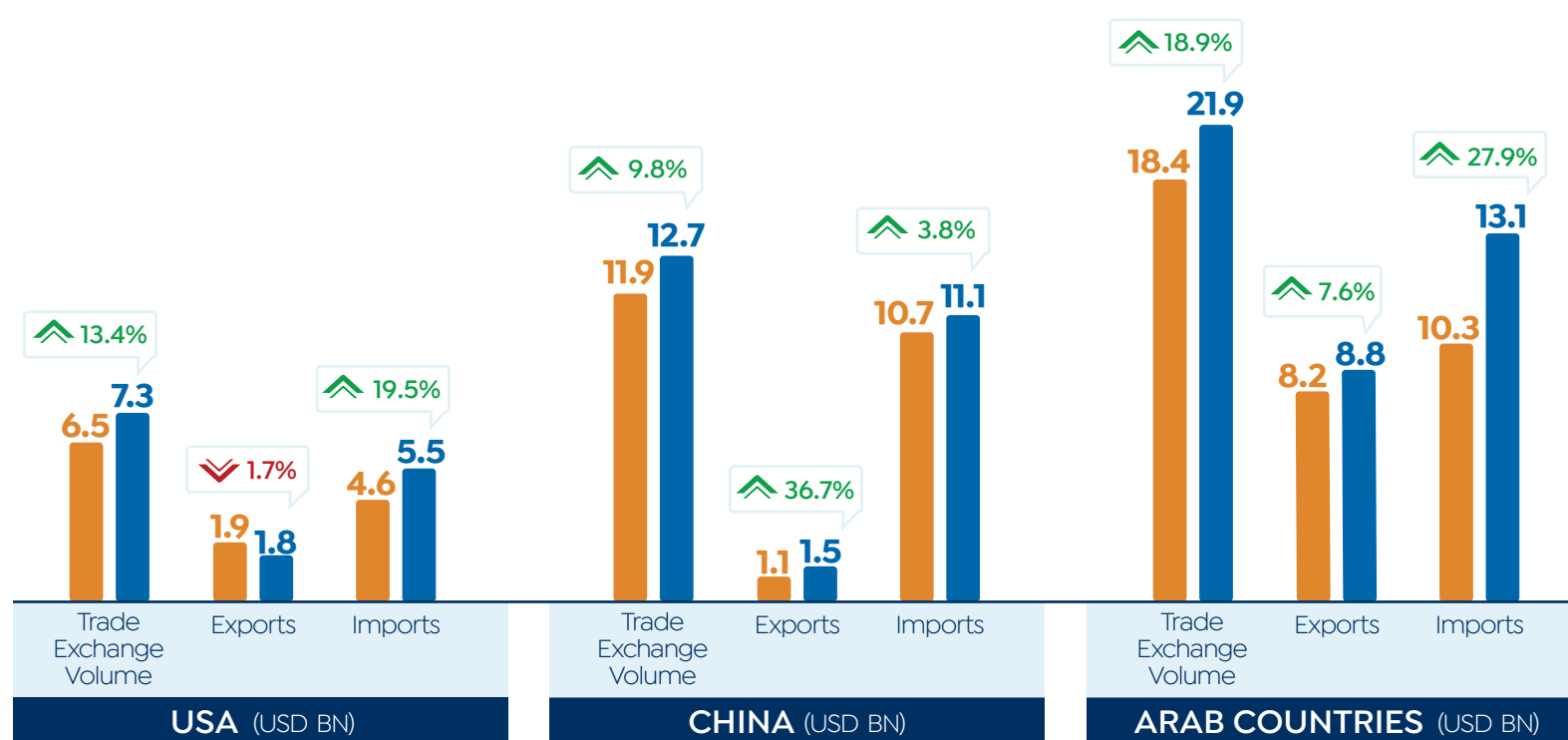
July-Oct (FY 2022/23)



EGYPT'S TRADE EXCHANGE

1st 9 Months 2021

1st 9 Months 2022



Source: MOF & CAPMAS

CITIZEN INVESTMENT PLAN (2022/23)



IMF'S EXPECTATION FOR THE EGYPTIAN ECONOMY

2022/23 2023/24 2024/25 2025/26 2026/27

Economic Growth Rate



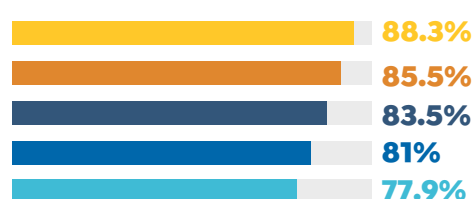
Overall Deficit (% Of GDP)



Inflation Rate



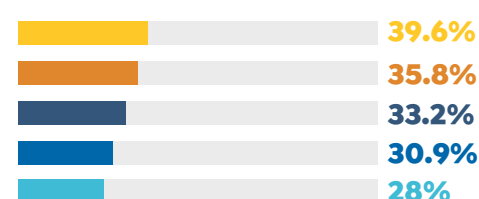
Public Debt (% Of GDP)



Primary Surplus (% Of GDP)



External Debt (% Of GDP)



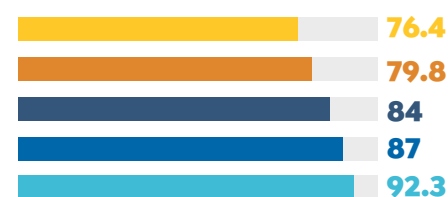
Current Account Deficit (% Of GDP)



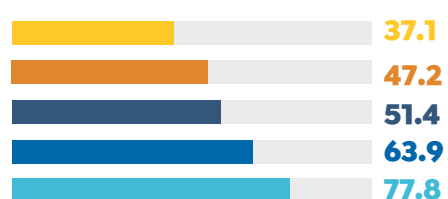
Net Foreign Direct Investment (USD BN)



Goods & Services Exports (USD BN)



Net International Reserves (USD BN)



Tourism Revenues (USD BN)



SUEZ Canal Revenues (USD BN)

