

# MARKET WATCH

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**JULY**  
2022



# REAL ESTATE

MARKET  
UPDATES

# 01 | REAL ESTATE MARKET UPDATES 2022

## UPDATES ON HAYAH KAREEMA INITIATIVE

| Phase I

No. of Target Villages

1,477

No. of Projects

30,000

Completion Rate of Projects

More Than **90%** In **8** Governorates, More Than **70%** In **7** Governorates  
& Less Than **70%** In **5** Governorates

## HAYAH KAREEMA INITIATIVE IN DAMIETTA GOVERNORATE

| Kafr Saad

28

No. of Target Villages

649

No. of Projects

Technology Center

EGP 590,000

Cost

Complete

Status

| Kafr Suleiman Al-Bahri

Government Services Complex

500 m<sup>2</sup>

98%  
Complete

Technology Center,  
Real Estate Registration,  
Local Unit, Egypt Post & Others

Area



Status



Supply Volume



Youth Center

200 m<sup>2</sup>

98%  
Complete

Sport Hall,  
Library &  
Playgrounds

Area



Status



Supply Volume



## HAYAH KAREEMA INITIATIVE IN DAKAHLIA GOVERNORATE

Location

Sherbin Center



No. of Citizens

500,000



No. of Target Villages

26



No. of Projects

237

| Include:



**31** Potable Water Projects  
**36** Sanitation Projects  
**31** Projects in Health Sector  
**24** Projects in Youth & Sport Sector  
**11** Social Projects

**8** Projects For Local Development  
**36** Projects in Irrigation Sector  
**8** Agricultural Projects  
**26** Projects In Electricity Sector  
**26** Projects in Road Sector

## DEVELOPMENT OF SAINT CATHERINE

| Housing Projects in Zaytouna District

No. of Housing Complex **21**No. of Units **546**Unit Area **150-220** m<sup>2</sup>

Supply Volume  
 Mosque, School, Church & Commercial Market

Concrete Work  Up To **80%**  
 Complete

## DEVELOPMENT OF SINAI

| Cooperation Protocol Between Ministry of Housing &amp; Armed Forces Engineering Authority

No. of Executed Units  
 In North Sinai  
 "Phase II of Social Housing"

**2,136****1,000**

No. of Executed Units  
 In South Sinai

No. of Developed Housing  
 Units In South Sinai

**4,000**

Increase  
 The Capacity To  
**40,000**  
 m<sup>3</sup>/Day

Seawater Desalination Plants  
 In El-Dabba

## SEAWATER DESALINATION PROJECTS

**82**

No of Executed  
 Seawater Desalination  
 Plants

**917,000** m<sup>3</sup>/Day

Capacity

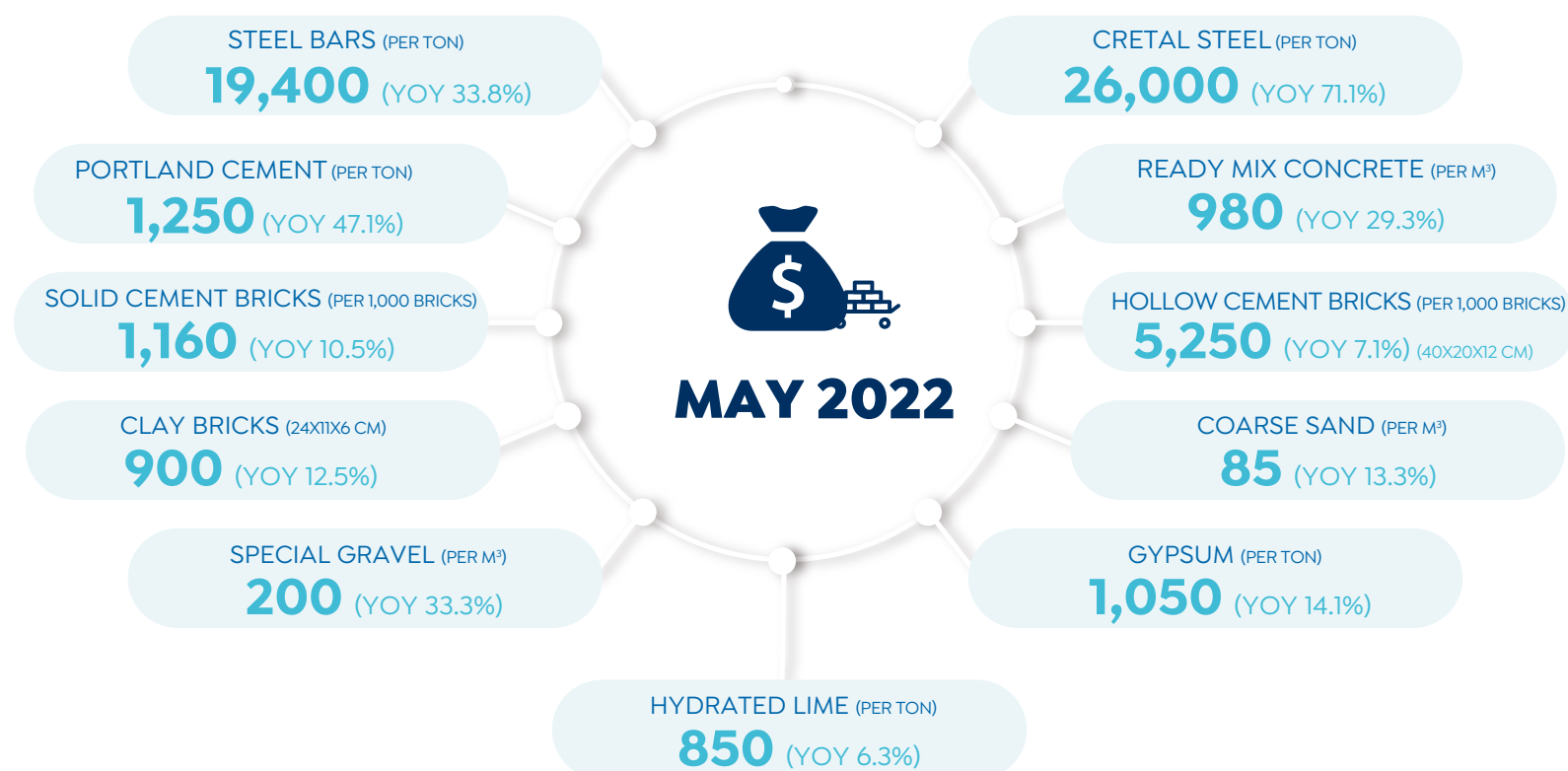
**14**

No of Seawater  
 Desalination Plants  
 Underway

**1.4** mn m<sup>3</sup>/Day

Target Capacity

## PRICES OF CONSTRUCTION MATERIALS (EGP)



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



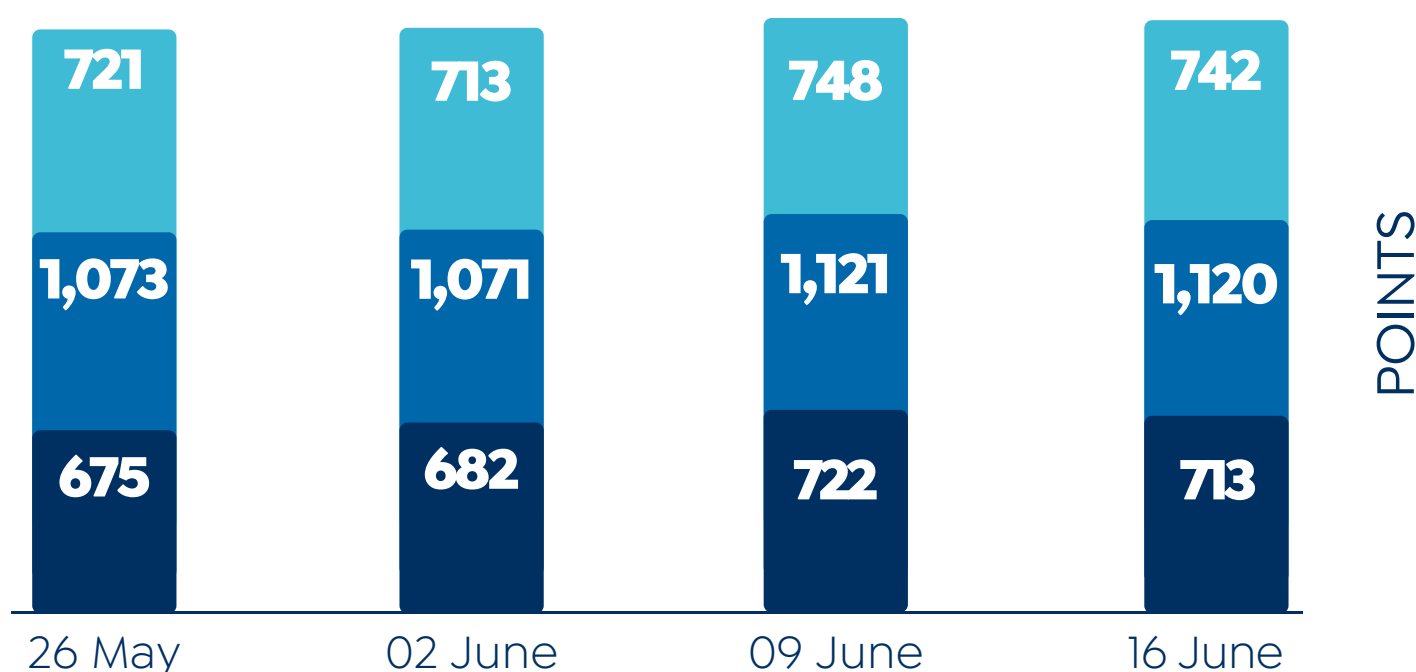
Real Estate



Construction



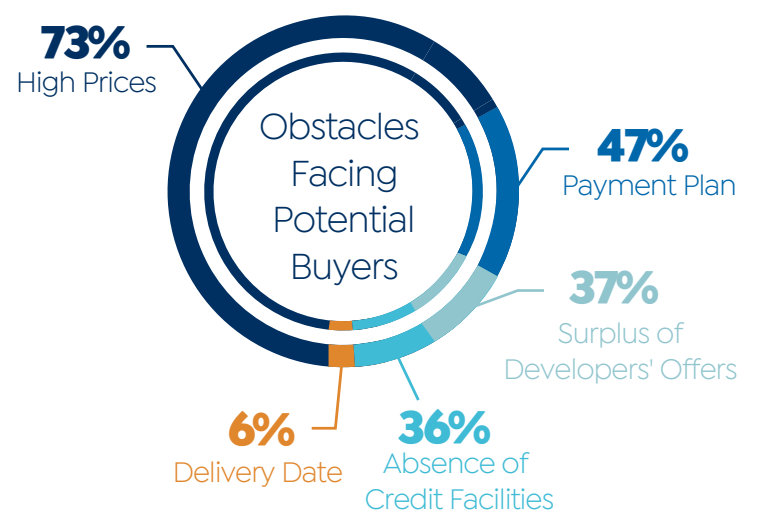
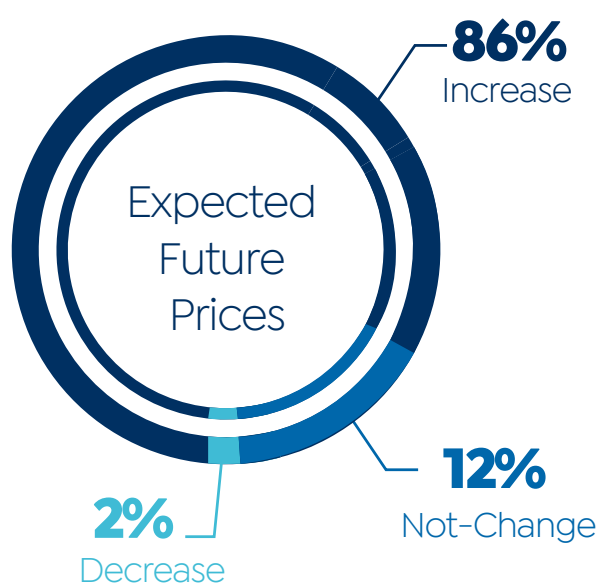
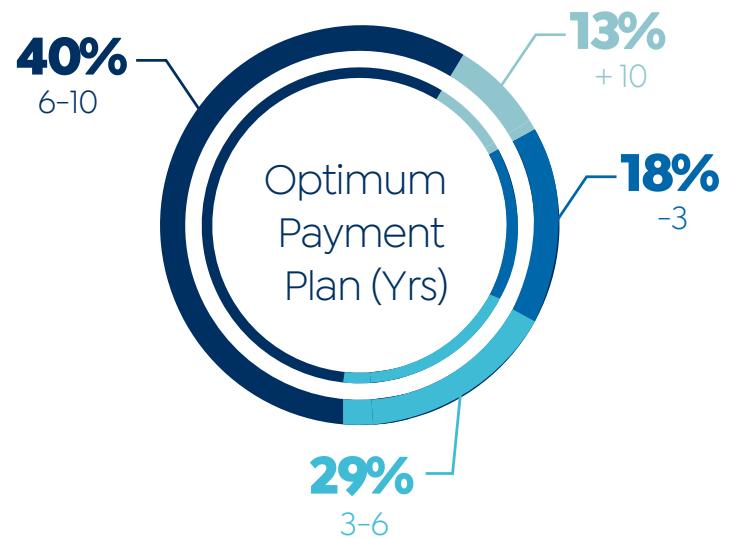
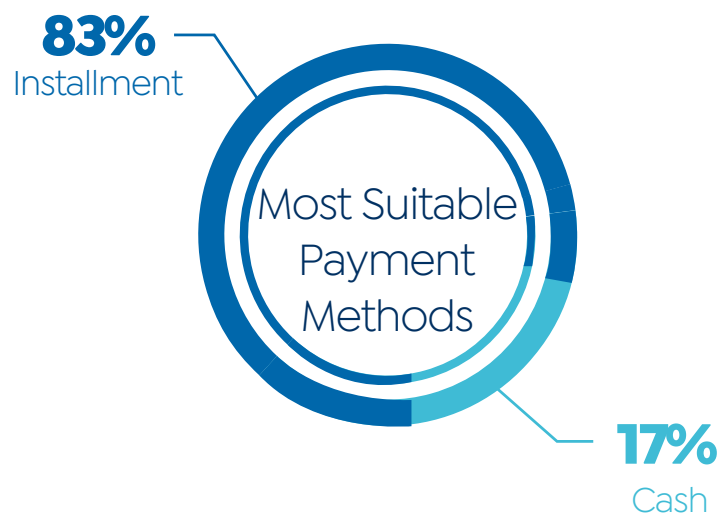
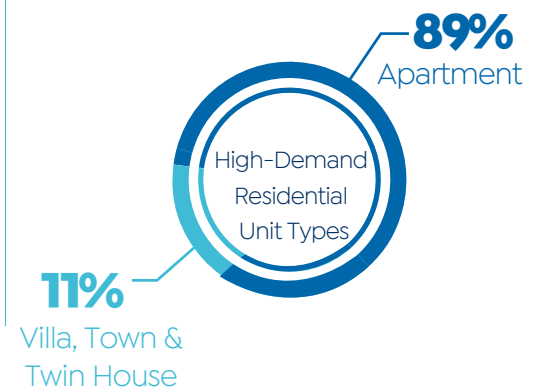
Building Materials



Source: Ministry of Housing, Utilities & Urban Communities & Egyptian Exchange (EGX)

## MONTHLY SURVEY

### | Purchasing Power







# NEW CITIES UPDATE

## 02 | NEW CITIES UPDATES 2022

### PLOTS ALLOCATION FOR INVESTMENTS



**72**  
NO. OF ALLOCATED  
LANDS



**731** Acres  
AREA



New Cairo, 6<sup>th</sup> of October, October Gardens,  
New October, Sheik Zayed, New Alamein,  
Shorouk City, Obour City, Badr City,  
New Mansoura & Etc.  
LOCATION

### UPDATES ON NEW ADMINISTRATIVE CAPITAL (NAC)

| Capital Park



**10** km+  
TOTAL LENGTH



**1,000** Acres  
AREA



**85%**  
COMPLETION RATE

### UPDATES ON 15<sup>TH</sup> MAY CITY

| ZOHOUR MAY



**42**  
NO. OF BUILDINGS



Complete  
STATUS



Commercial Market, School, Nursery  
Medical Center (Investments: EGP **550** mn)  
SUPPLY VOLUME

| EL Narges Area



**465**  
NO. OF BUILDINGS



**11,160**  
NO. OF UNITS



EGP **3** bn  
INVESTMENTS



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



**35%**  
COMPLETION RATE

### UPDATES ON NEW ASSIUT

| Social Housing (Phase V)



**226** Acre Area  
LOCATION



**648**  
NO. OF UNITS



Underway  
STATUS

### UPDATES ON NASSER CITY

| Badr University



**81** Acres  
AREA



**6**  
NO. OF FACULTIES



Complete  
STATUS



Sep **2022**  
OPENING DATE

| Executed Housing Projects



**66** Buildings  
SOCIAL HOUSING



**110** Buildings  
SAKAN MISR

| Executed Service Buildings

Commercial Market, Medical Unit, Nursery, Police Point,  
Firefighting Point & Primary School

### UPDATES ON NEW PORT SAID CITY (SALAM CITY)

| Housing For All Egyptians



**217**  
NO. OF BUILDINGS



**4,340**  
NO. OF UNITS



Underway  
STATUS



## Service Buildings

Medical Center, Social Club, Police Point, Mosque, Firefighting Point, Primary School, Commercial Market & Nursery



Underway With Very Advanced Completion Rates  
STATUS

## NEW OCTOBER CITY

### Youth Center



**800** Acre Area  
LOCATION



**15,000** m<sup>2</sup>  
AREA



Social Building, **3** Playgrounds, **2** Swimming Pools & Kids Area  
SUPPLY VOLUME



Complete  
STATUS



**30 June 2022**  
OPENING DATE

## 10<sup>TH</sup> OF RAMADAN

### Social Housing

### 16<sup>th</sup> Neighborhood



**43**  
NO. OF BUILDINGS

### East of Andalusia District



**52**  
NO. OF BUILDINGS



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

### 12<sup>th</sup> Neighborhood



**21**  
NO. OF BUILDINGS

## NEW GIRGA CITY



**10,296.84** Acres  
AREA

According To Republican Decree **No. 170 of 2022**



# **PRIVATE REAL ESTATE PROJECTS**

UPDATE

# 03 | PRIVATE REAL ESTATE PROJECTS UPDATES 2022



## NEW RESIDENTIAL PROJECTS

### WESSAL

Developer: The National Bank of Egypt (NBE) & Banque Misr



LOCATION

Cairo-Suez Road



AREA

800 Acres+

#### SUPPLY VOLUME

No. of Units & Utilities : **10,000 +**

### SITIO

Developer: El Khalifa Group



LOCATION

West Cairo



AREA

6 Acres



TARGET SALES

EGP **400 mn**

#### SUPPLY VOLUME

No. of Units: **30**

Unit Types : Villa, Twin House & Standalone Villa

Unit Area: Starting From **359 m²**

Commercial Mall (Area : **3,000 m²**),  
Swimming Pools, Cycling Places, Tennis Court & Walkway

### MADAR

Developer: TAMAYOZ Developments



LOCATION

Downtown, NAC



AREA

**2,600 m²**

### LAKE WEST 2

Developer: Cairo Capital Developments



LOCATION

Sheikh Zayed City



AREA

**14 Acres**



DELIVERY DATE

Within **3 Yrs**

#### SUPPLY VOLUME

Townhouses, Twin Houses, Standalone Villas & Panoramic Villas

Panoramic Villa Area: **296 m²**

Standalone Villa Area: **282 m²**

Twin House Area: **257 m²**

Townhouse Area: **230 - 243 m²**

### HAVEN BUSINESS TOWER

Developer: EGICS Development



LOCATION

Downtown, NAC

#### SUPPLY VOLUME

Commercial, Administrative & Hotel Mall

Ground & **12 Floors**

### AZHA NORTH

Developer: Madaar Development



LOCATION

Ras El-Hikma,  
North Coast



AREA

**250 Acres**



INITIAL INVESTMENTS

EGP **16 bn**



## PROJECTS UNDERWAY

### BIANCHI ILIOS

Developer: Developer X



LOCATION

North Coast



AREA

**115** Acres



DELIVERY DATE

Within **4** Yrs

#### SUPPLY VOLUME

Unit Types: Chalets, Villas, Twin Houses & Townhouses

**5**-star Hotel, Lakes, Entertainment Area & Commercial Area

### I-CITY NEW CAIRO

Developer: Mountain View



LOCATION

New Cairo



AREA

**500** Acres

#### Housing Ready-To-Delivery Units



TOTAL CONTRACTUAL SALES

EGP **2** bn



DELIVERY DATE

Within **6** Months From Contracting Date

#### SUPPLY VOLUME

Apartments & Villas

Apartment Area: Starting From **155** m<sup>2</sup>

I Villa Area: Starting From **255** m<sup>2</sup>

### MAADIVIEW

Developer: Maadi Co. for Development and Reconstruction



LOCATION

Shorouk City



AREA

**136** Acres

### THE CITY OF ODYSSEA

Developer: Al Ahly Sabbour



LOCATION

Mostakbal City



AREA

**528** Acres



TOTAL INVESTMENTS

EGP **29** bn

#### SUPPLY VOLUME

Green Areas & Parks

Entertainment Hub

International Schools

International Commercial Promenade

### AZAD VIEWS

Developer: TAMEER



LOCATION

5<sup>th</sup> Settlement, New Cairo



AREA

**40** Acres



TOTAL CONSTRUCTION COST

EGP **300** mn



COMPLETION DATE

**2025**

#### SUPPLY VOLUME

No. of Units: **830**

Apartments & Penthouses



STATUS

Starting The Construction Work For Phase I

### SEABELLE

Developer: Maadi Co. for Development and Reconstruction



LOCATION

New Mansoura City



AREA

**58** Acres

Source: Developers' Official Statements

## ARABIA PROJECT

Developer: Alexandria Co. for Investments & Urban Development



LOCATION

North Coast



AREA

19,000 m<sup>2</sup>

### SUPPLY VOLUME

No. of Units: **340**

Unit Types : Villas (**20**), Chalets (**224**) & Apartments (**96**)

Villa Area: Starting From **195** m<sup>2</sup>, Chalet Area: **100 -121** m<sup>2</sup>  
& Apartment Area: **84 -118** m<sup>2</sup>

Private Beaches, Lagoons, Swimming Pools, Falls, Commercial Area, Restaurants & Cafes

## ORIENT BUSINESS COMPLEX

Developer: Watan Developments



LOCATION

Downtown, NAC



STATUS

80% of Phase I & II Sold Out

The Excavation & Soil Replacement Work: In The Final Stage

## PARAGON 1

Developer: PARAGON Developments



LOCATION

NAC



AREA

10,000 m<sup>2</sup>

### SUPPLY VOLUME

7 Floors

Administrative Community Provides: Conference, Workshop, Seminar & Training Course Area

## PARAGON 2

Developer: PARAGON Developments



LOCATION

NAC



STATUS

Sales Rate: **50%**

### SUPPLY VOLUME

Administrative Community Provides: Conference, Workshop, Seminar & Training Course Area

## ALCAZAR

Developer: Arabesque Development



LOCATION

North House, New Cairo



AREA

2,000 m<sup>2</sup>+ (Phase II)

### SUPPLY VOLUME OF PHASE II

Ground, 3 Floors & Roof For Each Building



STATUS

Phase I Sold Out

The Company Launches Phase II

## G7

Developer: Mercon Developments



LOCATION

Fifth Settlement, New Cairo



DELIVERY DATE

2024

### SUPPLY VOLUME

Commercial, Administrative & Medical Units

Commercial Unit Area: Starting From **47** m<sup>2</sup>

Administrative & Medical Area: Starting From **66** m<sup>2</sup>

| **TRACK 10**

Developer: DIG



LOCATION

Downtown, NAC



AREA

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

EXPECTED SALES

EGP 450 mn



DELIVERY DATE

2025

## SUPPLY VOLUME

Commercial, Administrative &amp; Medical Units

Ground &amp; 10 Floors

| **TRACK 14**

Developer: DIG



LOCATION

Downtown, NAC



AREA

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

EXPECTED SALES

EGP 750 mn



DELIVERY DATE

2025

## SUPPLY VOLUME

Commercial, Administrative &amp; Medical Units

Ground &amp; 14 Floors

| **PARADISE 1**

Developer: Arab Engineers for Real Estate Development



LOCATION

El Shorouk City



AREA

9,000 m<sup>2</sup>

SUPPLY VOLUME

Commercial Mall  
With 4 Floors

UPDATES

The Company  
Launches Phase II| **PARADISE 2**

Developer: Arab Engineers for Real Estate Development



LOCATION

El Shorouk City



AREA

9,000 m<sup>2</sup>

## SUPPLY VOLUME

Commercial Mall With 3 Floors

No. of Commercial Units: 240



STATUS

The Company Launches Phase II

| **IL BOSCO CITY**

Developer: Misr Italia Properties



LOCATION

New Cairo



AREA

268 Acres



TOTAL INVESTMENTS

EGP 22 bn



DELIVERY DATE

2024

## SUPPLY VOLUME

Commercial District, Mixed-Use Buildings, Club, School, Cultural  
Center & Medical Center| **ICONIC TRINITY COMPLEX**

Developer: Dahab Development



LOCATION

MU23, NAC



TOTAL INVESTMENTS

EGP 1 bn



ACHIEVED SALES

EGP 350 mn



DELIVERY DATE

Dec -2022



STATUS

The Company Launches Phase II

Source: Developers' Official Statements





# ECONOMIC SNAPSHOT

# 04 | ECONOMIC SNAPSHOT

## UPDATES 2022



### INTEREST RATES



\* MPC Meeting was Held on June 23



### MONEY SUPPLY (EGP MN)



### DOMESTIC LIQUIDITY (EGP MN)



### ANNUAL HEADLINE INFLATION

APR-2022: **13.1%** ↑ MAY-2022: **13.5%**



### NET INTERNATIONAL RESERVES (USD BN)

APR-2022: **37.12** ↓ MAY-2022: **35.50**

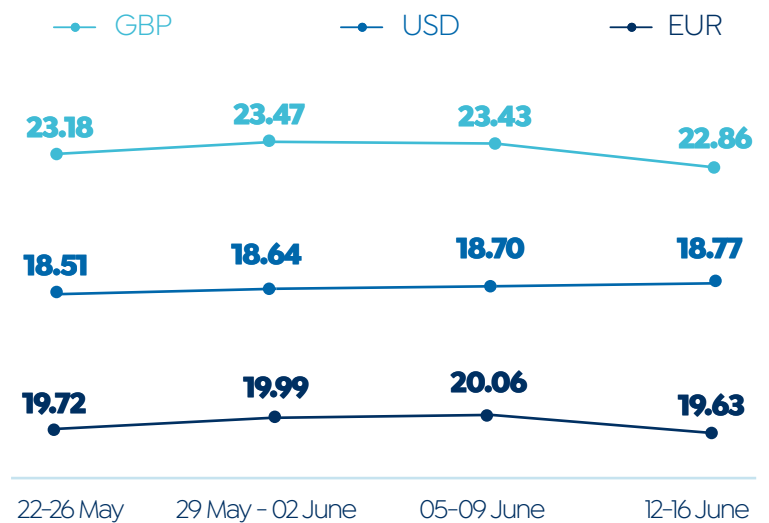


### PURCHASING MANAGERS' INDEX (PMI)

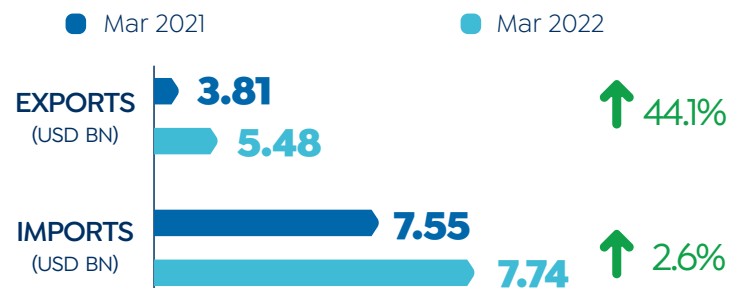
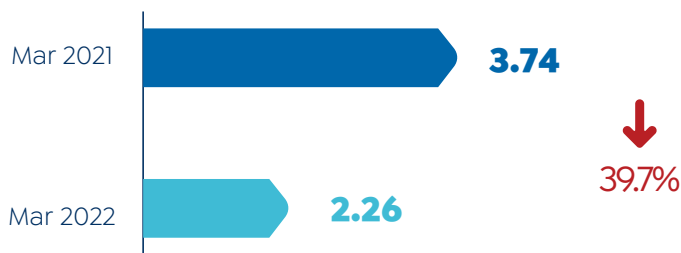
APR-2022: **46.9** ↑ MAY-2022: **47.0**



### EXCHANGE RATES



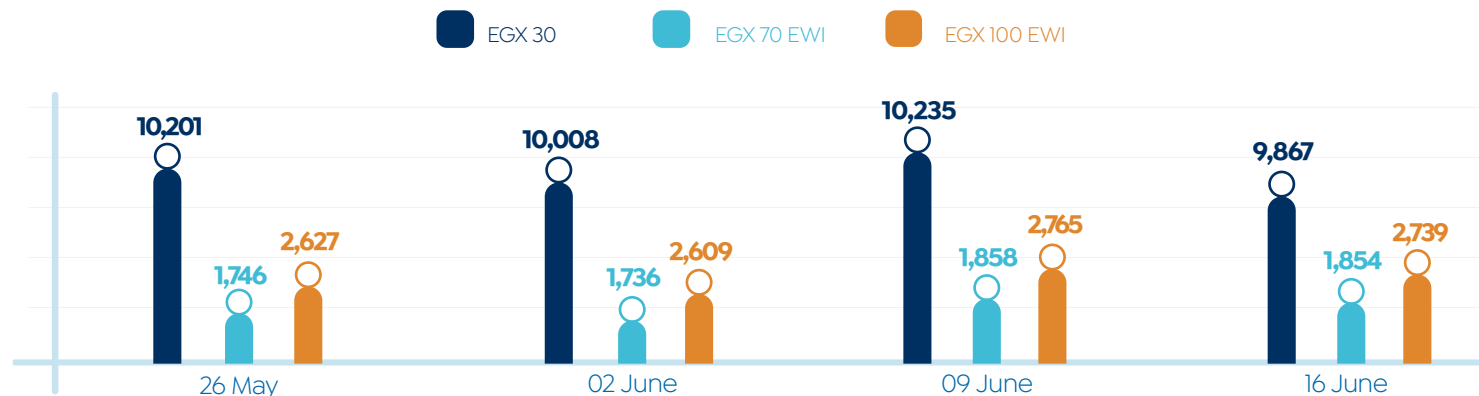
### TRADE DEFICIT (USD BN)



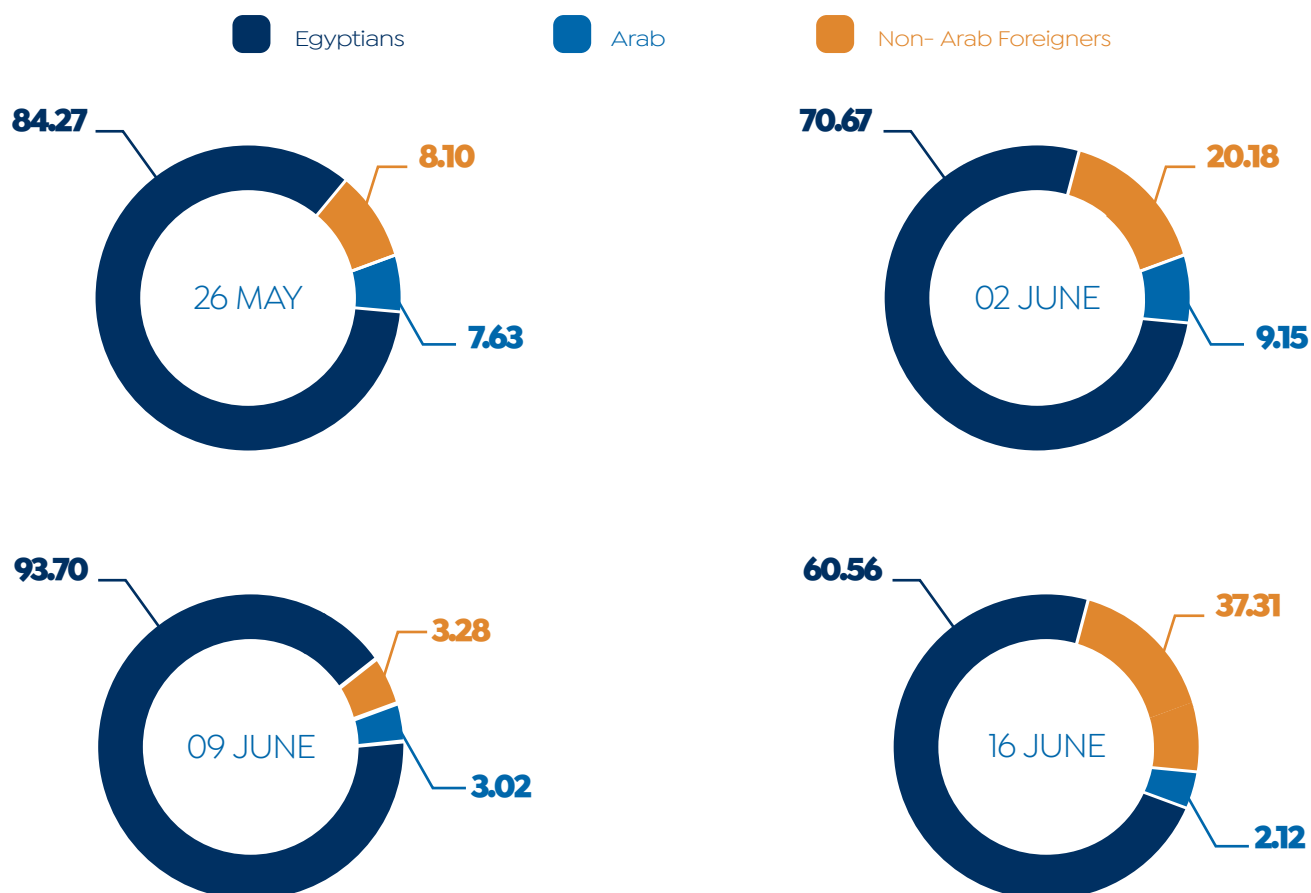


## CAPITAL MARKET INDICATORS

### MARKET INDICES



### INVESTOR TYPE (%)



## SUEZ CANAL REVENUES

Time Period

**MAY 2022**



Growth Rate

**23.6%**

## EGYPT'S BUDGET

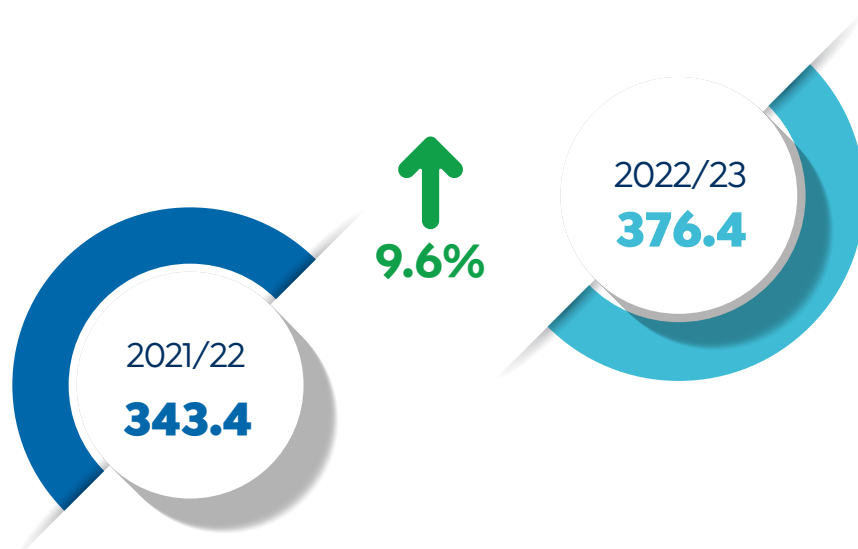


DATE :	2021/22	2022/23
Debt Rate (% of GDP)	<b>85</b>	<b>84</b>
GDP Growth Rate	<b>5.7</b>	<b>5.5</b>
Overall Deficit (% of GDP)	<b>6.2</b>	<b>6.1</b>

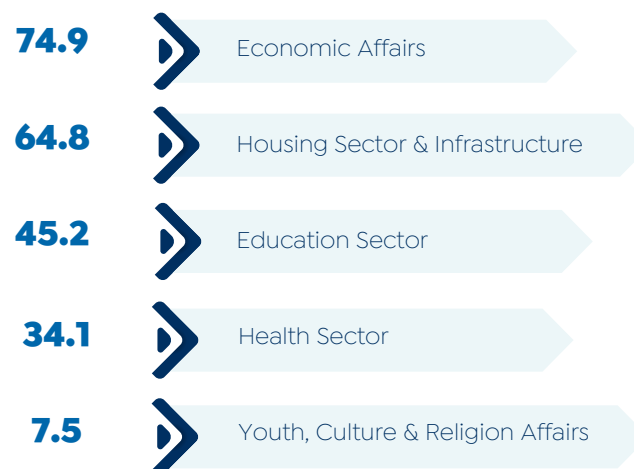


DATE :	2021/22	2022/23
Primary Surplus (% of GDP)	<b>1.2</b>	<b>1.5</b>
Total Revenues	<b>1.3</b> EGP trillion	<b>1.5</b> EGP trillion
Total Expenditures	<b>1.8</b> EGP trillion	<b>2.1</b> EGP trillion

## GOVERNMENT INVESTMENTS (EGP BN)



## Investments Breakdown (FY 2022/23) (EGP BN)



## FINANCIAL INCLUSION INDICATORS IN EGYPT (END-2021)

Total Ownership of Transactional Accounts

**37 mn Adults**

No. of Females Who Own Transactional Account

**16 mn**

No. of Prepaid Cards

**26 mn**

No. Mobile Wallets

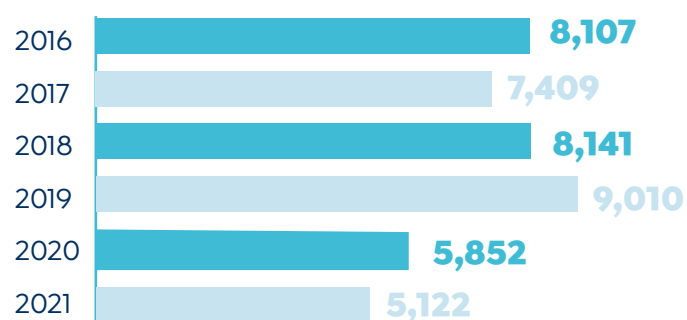
**25.2 mn**

No. Financial Access Points

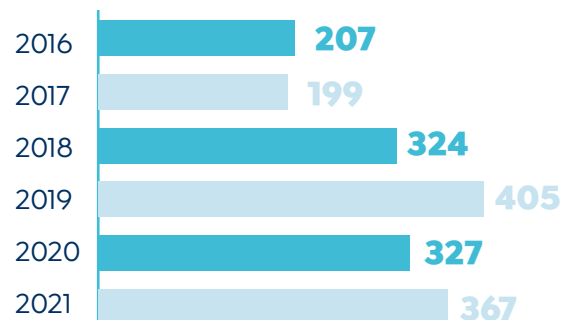
**1,037 Per 100,000 Adults**

## FDI FLOWS IN EGYPT

FDI Inflows (USD MN)



FDI Outflows (USD MN)



Source: Cabinet &amp; MPED