

MARKET WATCH

CONTRIBUTOR **YASSEN MAHMOUD**

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 m²

98%
Complete

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

Area



Status



Supply Volume



Youth Center

200 m²

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** m²

Supply Volume
 Mosque, School, Church & Commercial Market

Concrete Work  Up To **80%**
 Complete

DEVELOPMENT OF SINAI

| Cooperation Protocol Between Ministry of Housing & 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
 m³/Day

Seawater Desalination Plants
 In El-Dabba

SEAWATER DESALINATION PROJECTS

82

No of Executed
 Seawater Desalination
 Plants

917,000 m³/Day

Capacity

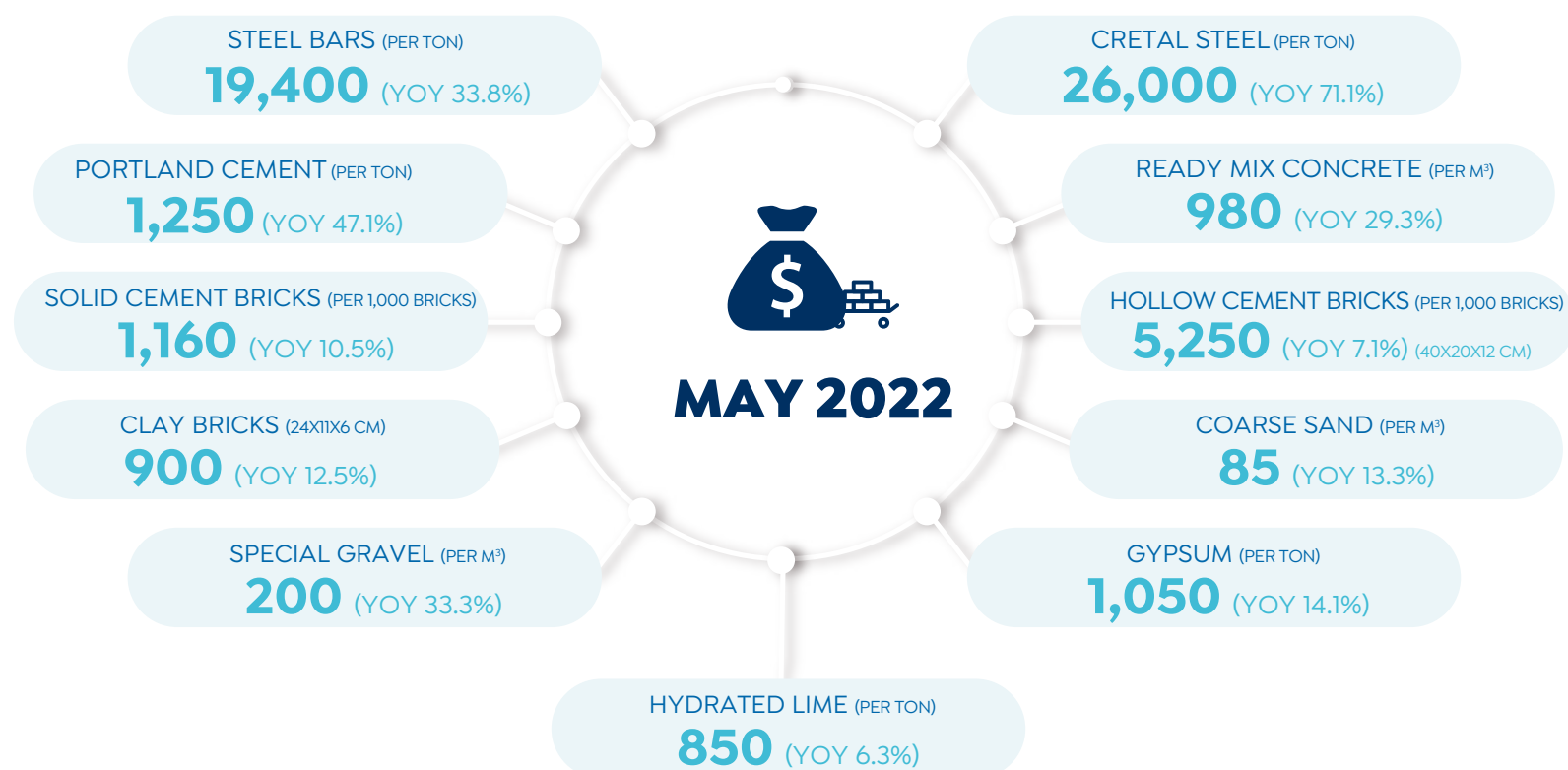
14

No of Seawater
 Desalination Plants
 Underway

1.4 mn m³/Day

Target Capacity

PRICES OF CONSTRUCTION MATERIALS (EGP)



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



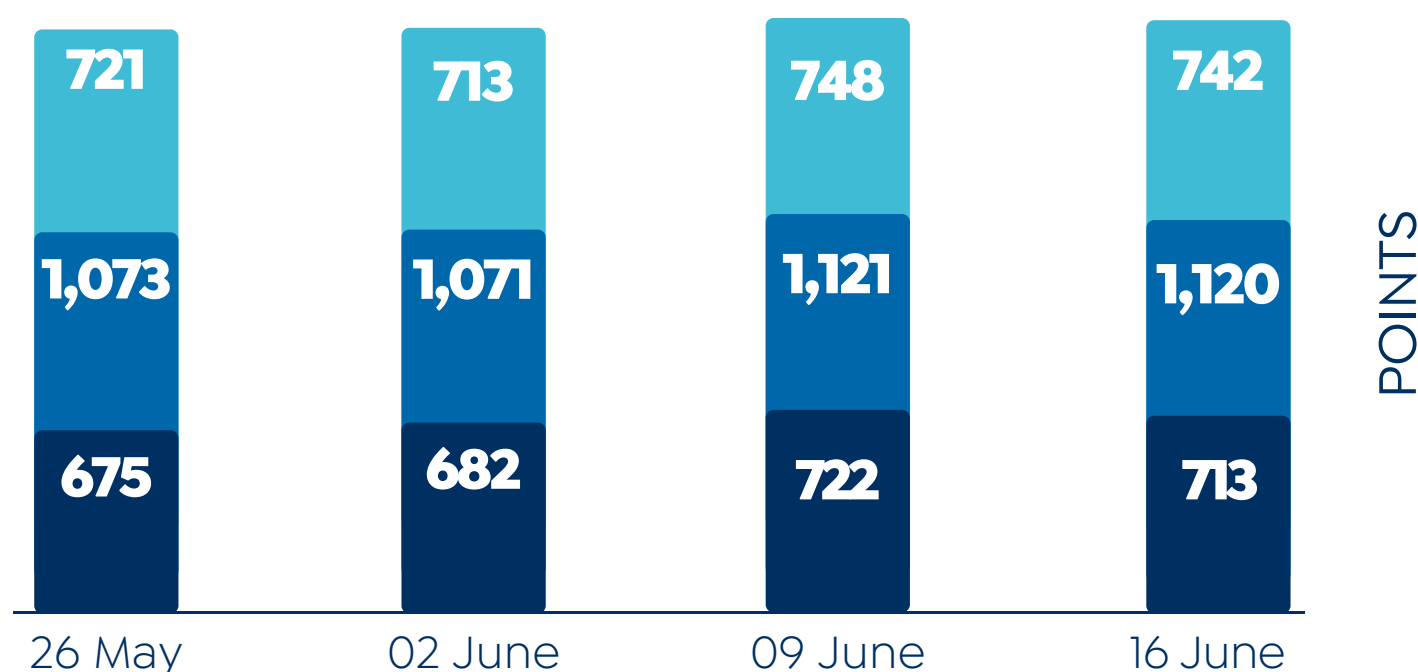
Real Estate



Construction



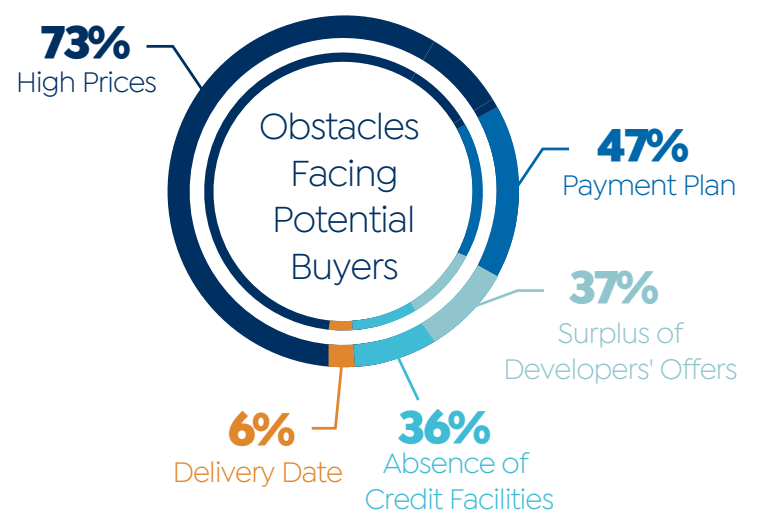
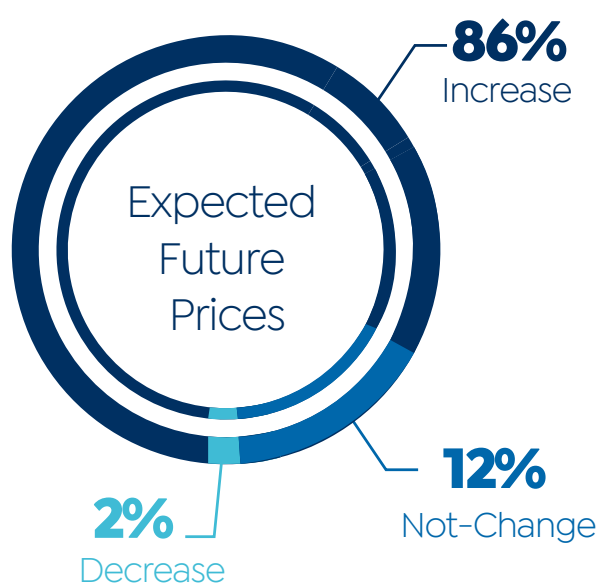
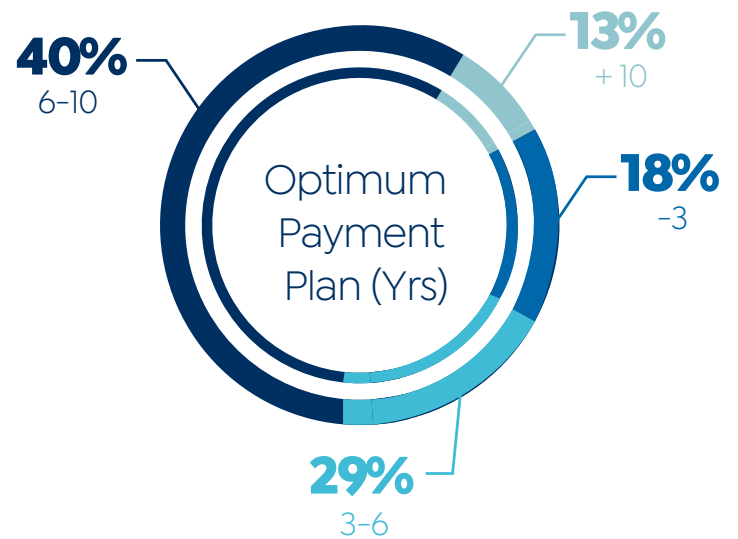
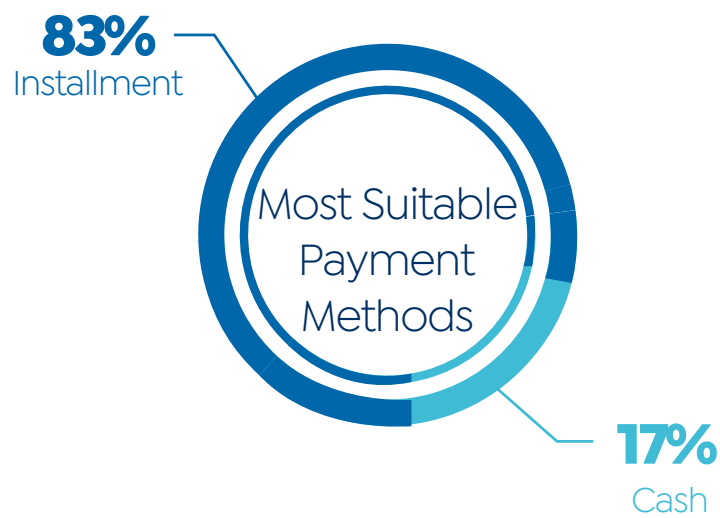
Building Materials



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, 6th 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 15TH 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 m²
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 m²
AREA



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



Complete
STATUS



30 June 2022
OPENING DATE

10TH OF RAMADAN

Social Housing

16th Neighborhood



43
NO. OF BUILDINGS

East of Andalusia District



52
NO. OF BUILDINGS



75 m²
UNIT AREA

12th 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** m²I Villa Area: Starting From **255** m²| **MAADIVIEW**

Developer: Maadi Co. for Development and Reconstruction



LOCATION

Shorouk City



AREA

136 Acres| **THE CITY OF ODYSSIA**

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

5th 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 m²

SUPPLY VOLUME

No. of Units: **340**

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

Villa Area: Starting From **195** m², Chalet Area: **100 -121** m²
& Apartment Area: **84 -118** m²

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 m²

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 m²+ (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** m²

Administrative & Medical Area: Starting From **66** m²

TRACK 10

Developer: DIG



LOCATION

Downtown, NAC



AREA

2,500 m²



EXPECTED SALES

EGP 450 mn



DELIVERY DATE

2025

SUPPLY VOLUME

Commercial, Administrative & Medical Units

Ground & 10 Floors

TRACK 14

Developer: DIG



LOCATION

Downtown, NAC



AREA

2,500 m²



EXPECTED SALES

EGP 750 mn



DELIVERY DATE

2025

SUPPLY VOLUME

Commercial, Administrative & Medical Units

Ground & 14 Floors

PARADISE 1

Developer: Arab Engineers for Real Estate Development



LOCATION

El Shorouk City



AREA

9,000 m²



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 m²

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**

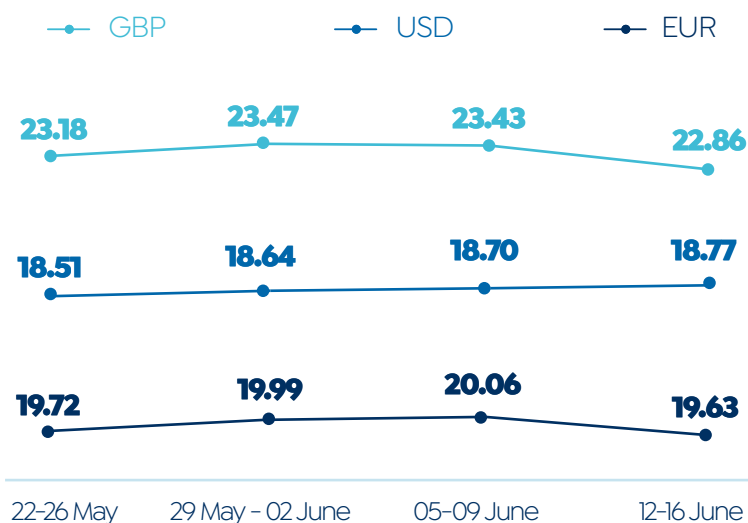


PURCHASING MANAGERS' INDEX (PMI)

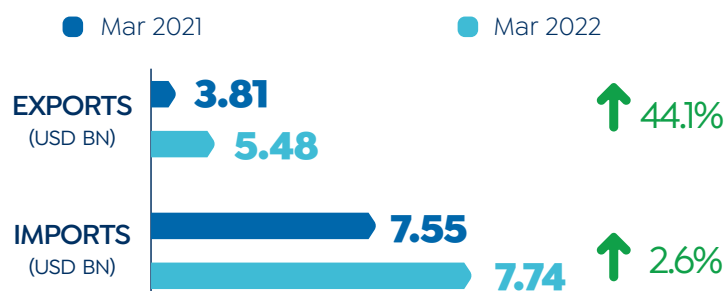
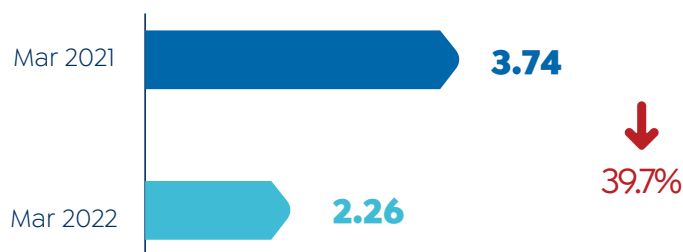
APR-2022 **46.9** ↑ MAY-2022 **47.0**



EXCHANGE RATES



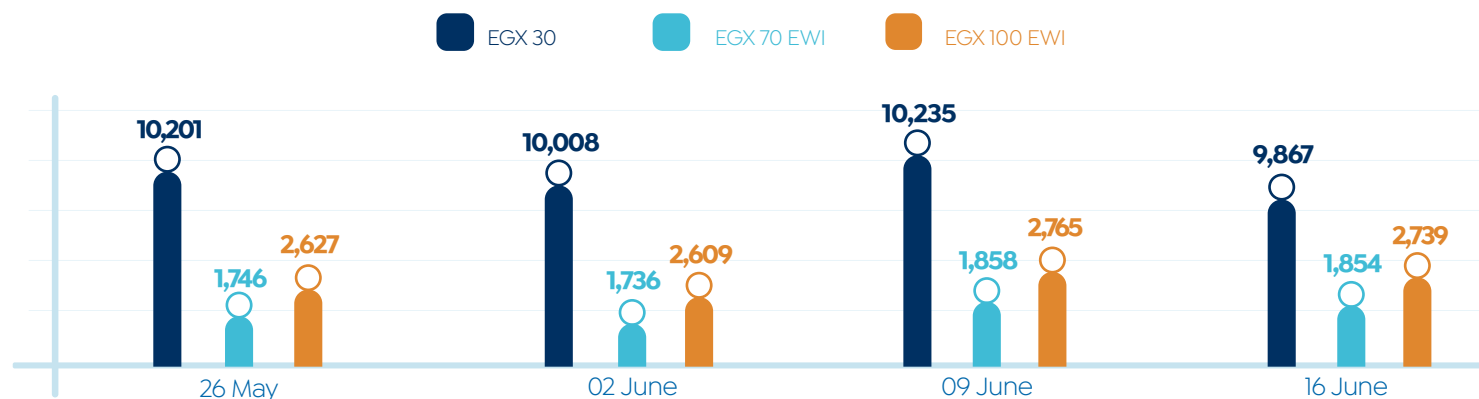
TRADE DEFICIT (USD BN)



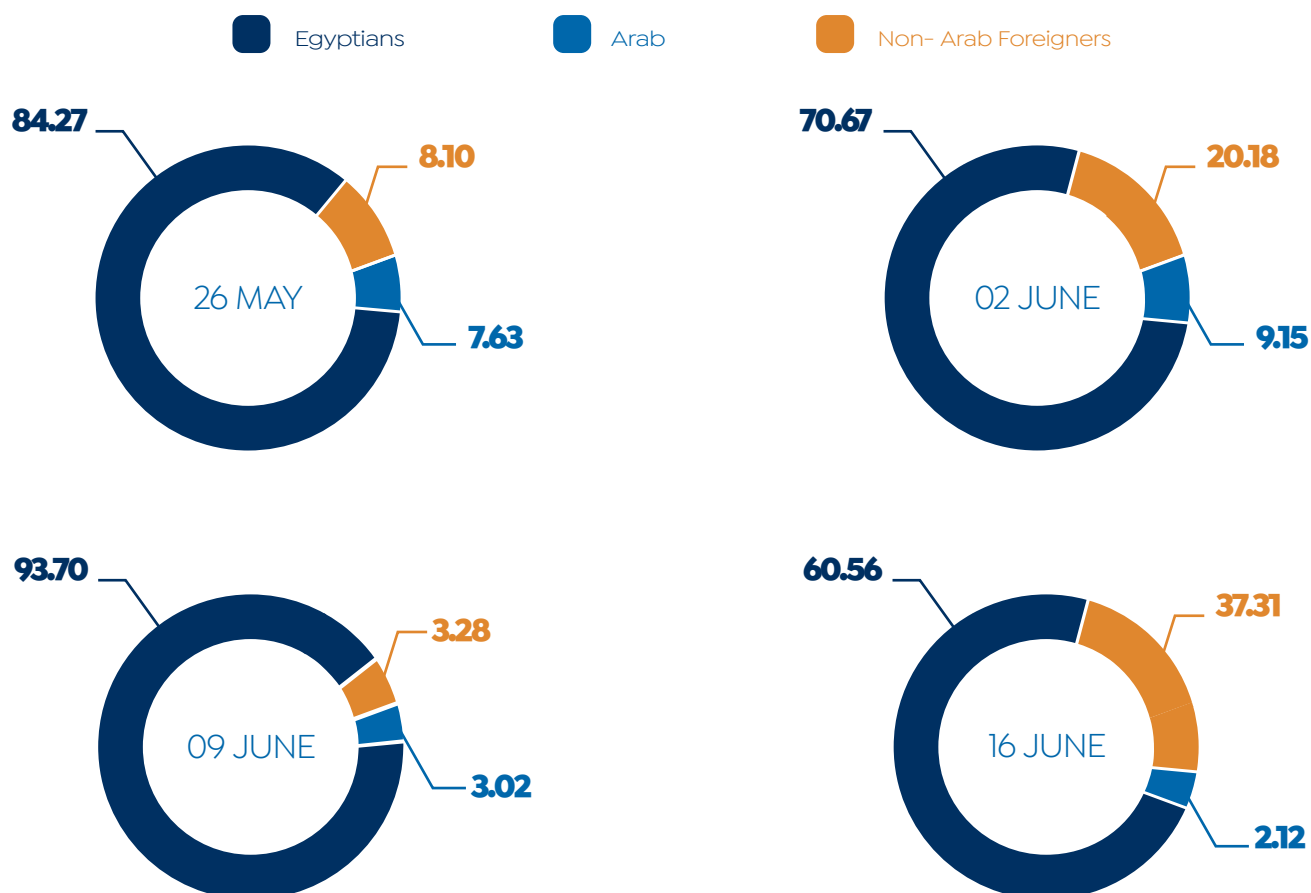


CAPITAL MARKET INDICATORS

MARKET INDICES



INVESTOR TYPE (%)



SUEZ CANAL REVENUES

Time Period

MAY 2022



Growth Rate

23.6%

EGYPT'S BUDGET

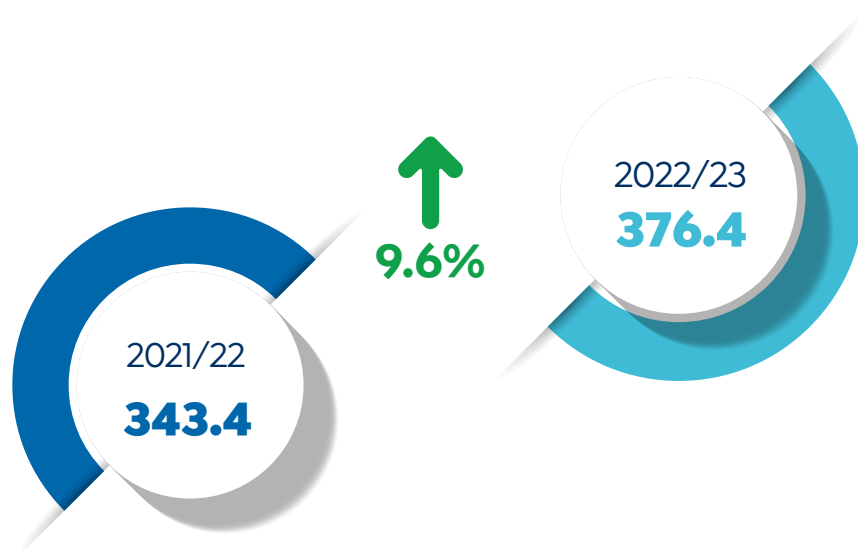


DATE :	2021/22	2022/23
Debt Rate (% of GDP)	85	84
GDP Growth Rate	5.7	5.5
Overall Deficit (% of GDP)	6.2	6.1

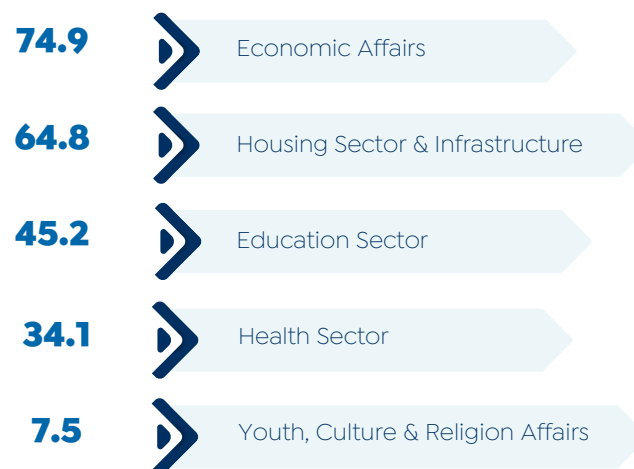


DATE :	2021/22	2022/23
Primary Surplus (% of GDP)	1.2	1.5
Total Revenues	1.3 EGP trillion	1.5 EGP trillion
Total Expenditures	1.8 EGP trillion	2.1 EGP trillion

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

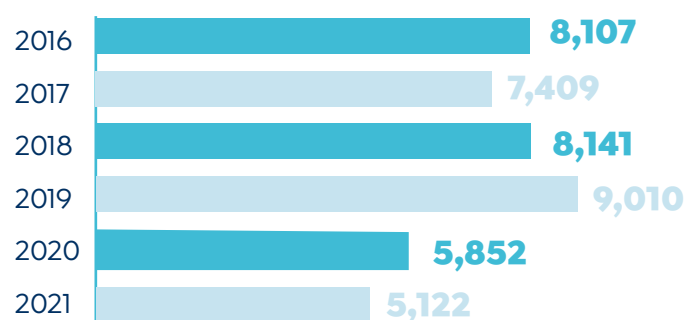
No. of Prepaid Cards
26 mn

No. Mobile Wallets
25.2 mn

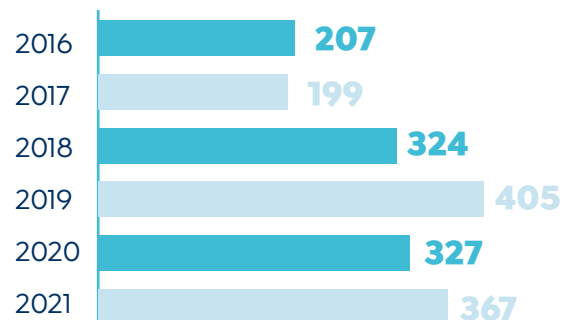
No. Financial Access Points
1,037 Per 100,000 Adults

FDI FLOWS IN EGYPT

FDI Inflows (USD MN)



FDI Outflows (USD MN)



Source: Cabinet & MPED