

MARKET WATCH

BY: **YASSEN MAHMOUD**
(07 MAY - 08 JUNE)

JULY
2023

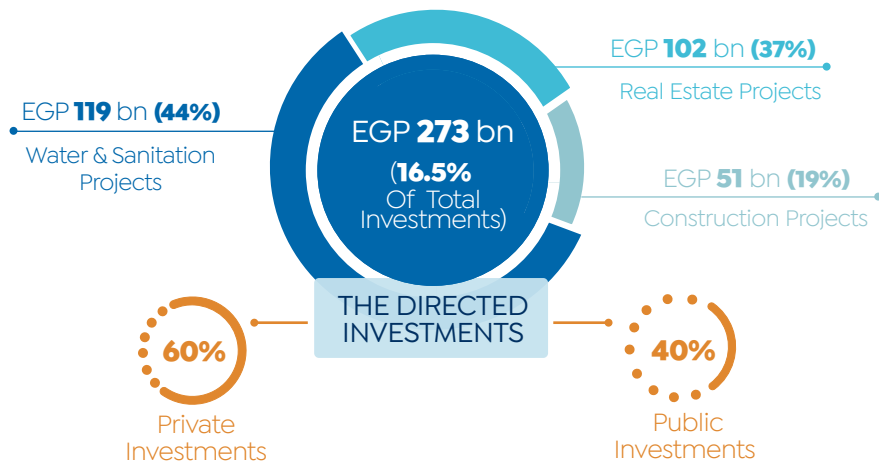


REAL ESTATE

MARKET
UPDATES

01 | REAL ESTATE MARKET UPDATES 2023

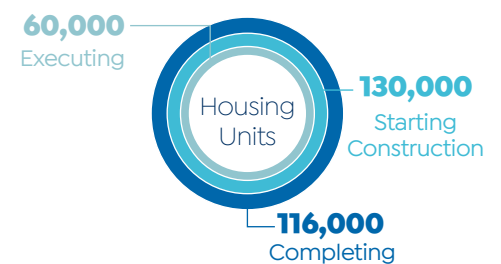
THE URBAN DEVELOPMENT IN THE SOCIAL & ECONOMIC DEVELOPMENT PLAN 2023/24



GENERATED GDP



Social Housing

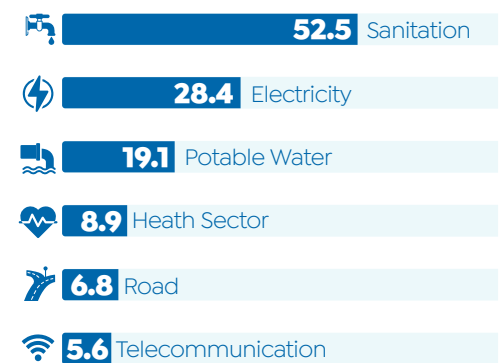


530
Completing Buildings For Low Income
Completing Developmental Communities
17 In North Sinai
9 In South Sinai

Hayah Karima's Initiative



Phase I Investments Breakdowns (EGP BN)



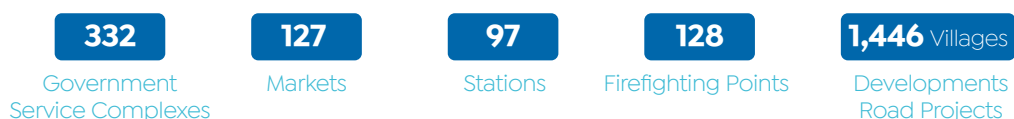
Targeted Infrastructure Projects

Executing	Potable Water Plants	Completing
25		112
18	Sewage Treatment Plants	168
14	Sanitation Projects In The Cities	87
15	Sanitation Projects In The Countryside	141
21	Different Projects	23
Potable Water & Sanitation Projects In Urban Communities		Seawater Desalination Plants

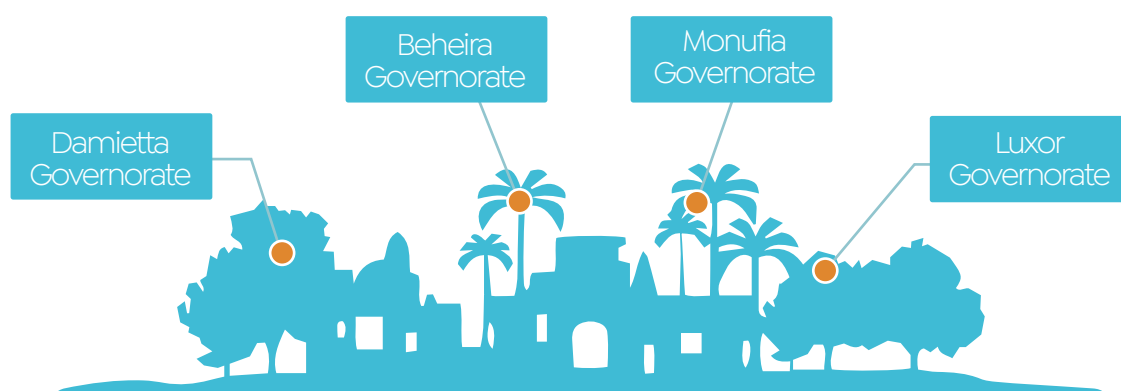
Local Development Program



Targeted Projects In Hayah Karima's Phase I



HAYAH KARIMA'S INITIATIVE



| Damietta Governorate



28
No. of Villages



245,000
No. of Beneficiaries

- Supply Volume**
- 6 Housing Buildings For Priority Care Families
 - 5 Social Units
 - 12 Government Service Complexes
 - 12 Agricultural Service Complexes
 - 13 Ambulance Points
 - 20 Medical Units
 - 45 Schools
 - 4 Potable Water Plants
 - 28 Sanitation Projects
 - 25 Youth Centers
 - Others

| Beheira Governorate



237
No. of Villages



2.9 mn
No. of Beneficiaries

- Supply Volume**
- 40 Housing Buildings For Priority Care Families
 - 18 Social Units
 - 42 Government Service Complexes
 - 43 Agricultural Service Complexes
 - 56 Ambulance Points
 - 173 Medical Units
 - 118 Schools
 - 17 Potable Water Plants
 - 245 Sanitation Projects
 - 168 Youth Centers
 - Others

| Monufia Governorate



1.2 mn
No. of Beneficiaries

Supply Volume

- 37 Housing Buildings For Priority Care Families
- 6 Social Units
- 20 Government Service Complexes
- 20 Agricultural Service Complexes
- 14 Ambulance Points
- 62 Medical Units
- 88 Schools
- 70 Potable Water Plants
- 81 Sanitation Projects
- 46 Youth Centers
- Others

| Luxor Governorate

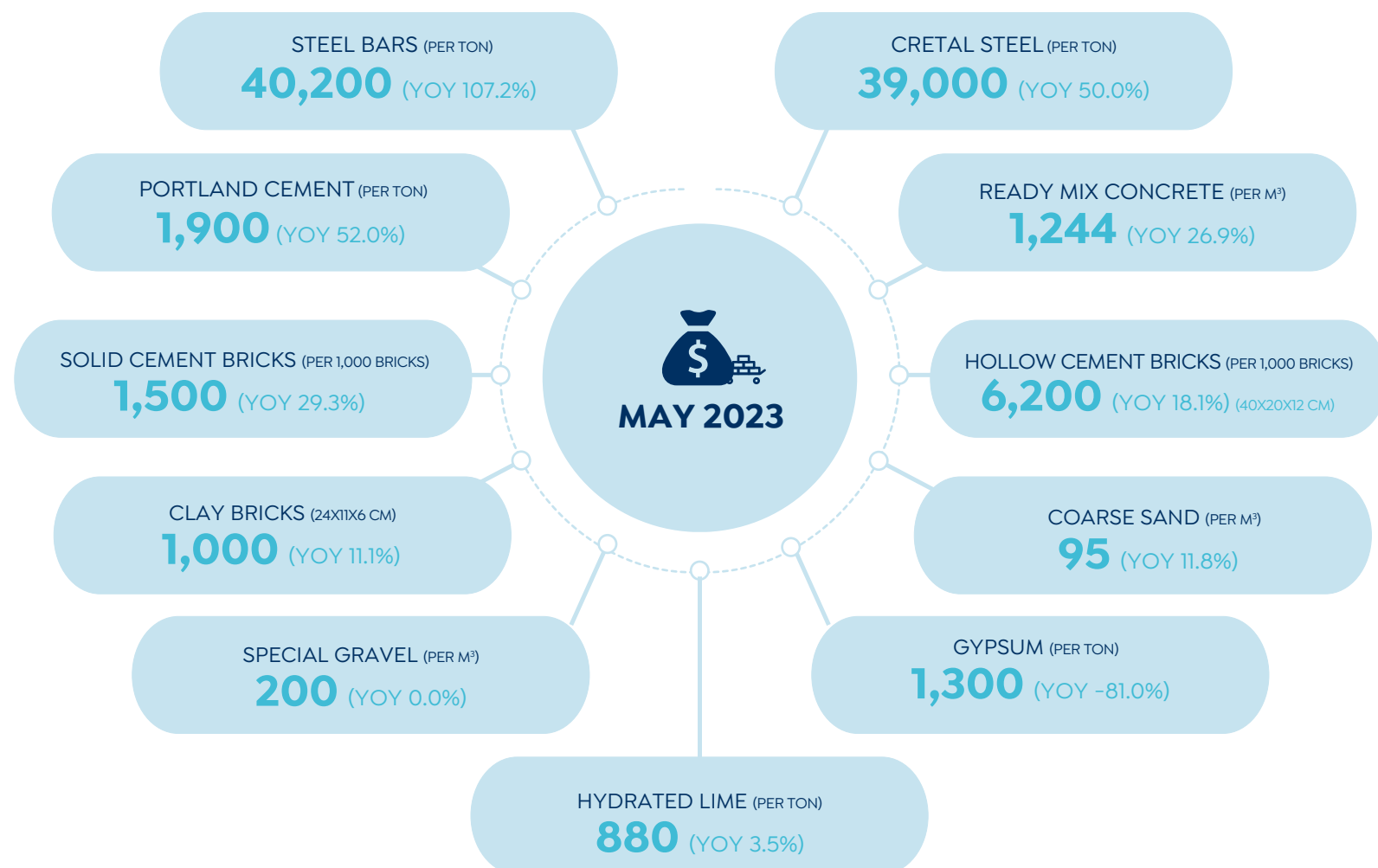


144 (In 2 Centers)
No. of Executed Projects

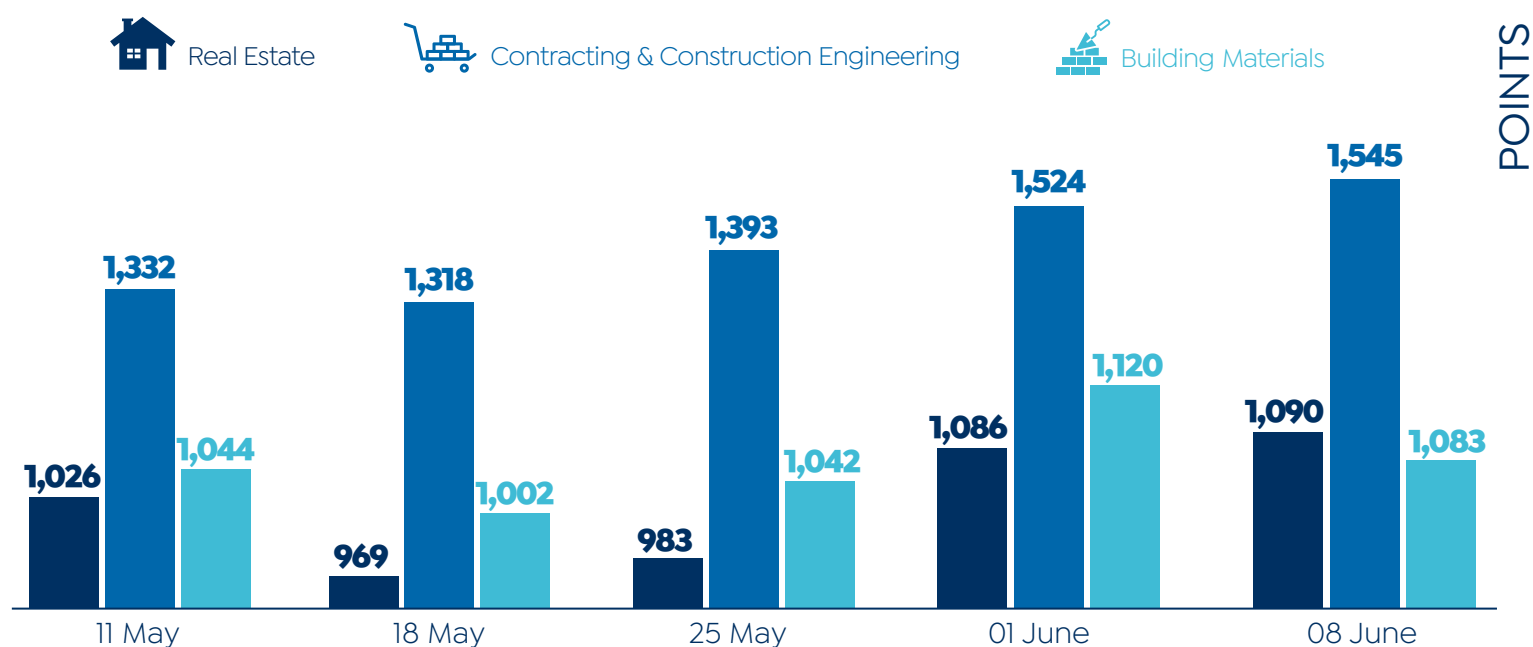
Supply Volume

- 27 Housing Buildings For Priority Care Families
- 14 Social Units
- 13 Government Service Complexes
- 13 Agricultural Service Complexes
- Technology Center
- 16 Ambulance Points
- 20 Bridges
- 37 Youth Centers
- Others

PRICES OF CONSTRUCTION MATERIALS (EGP)



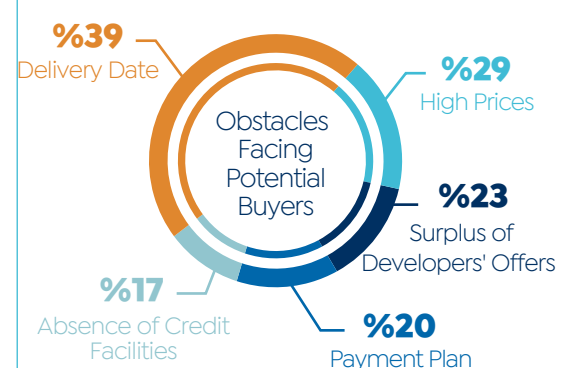
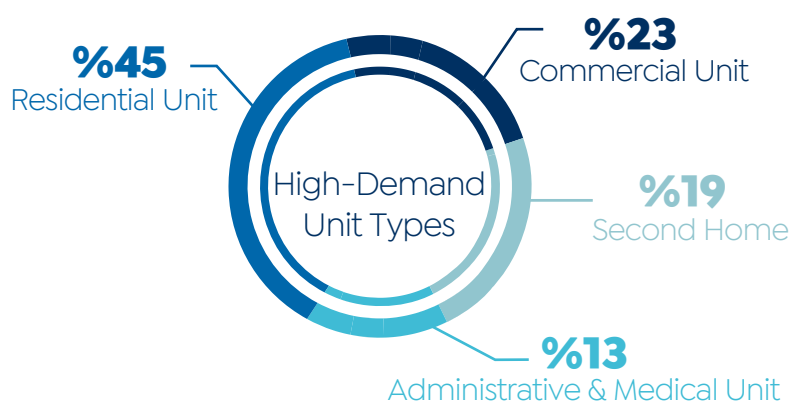
PERFORMANCE OF REAL ESTATE, CONSTRUCTION & BUILDING MATERIALS' INDICES IN THE EGYPTIAN STOCK MARKET



Source: MHUC & Egyptian Exchange (EGX)

MONTHLY SURVEY

| Purchasing Power





NEW CITIES UPDATE

02 | NEW CITIES UPDATES 2023

UPDATES ON NEW ADMINISTRATIVE CAPITAL (NAC)

| Capital Parks



10 km +
TOTAL LENGTH



3
NO.OF SECTORS



91%
COMPLETION RATE



1,000 Acres
AREA

CP 01: **375** Acres
CP 02: **306** Acres
CP 03: **309** Acres

UPDATES ON CAPITAL GARDENS

| Housing Projects



EL-Nassem Area
LOCATION



150 (Unit Area: **90** m²)
70 (Unit Area: **75** m²)
NO.OF BUILDINGS



Underway
STATUS

| Green Building



402
TOTAL NO.OF BUILDINGS



9,000
TOTAL NO.OF HOUSING UNITS



1,000 +
NO.OF UNITS UNDERWAY

UPDATES ON NEW DAMIETTA

| Housing Projects

| JANNA "Phase I"



6th Neighborhood
LOCATION



44
NO.OF BUILDINGS



Underway
STATUS

| JANNA "Phase II"



59
NO.OF BUILDINGS



89%
COMPLETION RATE

| Sakan Misr



1st & 4th Neighborhood
LOCATION



45
NO.OF BUILDINGS



1,068
N.OF HOUSING UNITS



Underway
STATUS

| Industrial Zone



608 Acres
AREA



EGP 70 bn
TOTAL INVESTMENTS



720
NO.OF EXECUTED PROJECTS



112
NO.OF SME PROJECTS & WORKSHOPS



38,000
NO.OF PROVIDED JOBS OPPORTUNITIES

UPDATES ON NEW MANSOURA

| 4th Area

| JANNA 4



468

NO.OF BUILDINGS



11,232

NO.OF HOUSING UNITS



1,149

NO.OF VILLAS



2,103

NO.OF UNITS

UPDATES ON SHOROUK CITY

| Sakan Misr



105

NO.OF BUILDINGS



2,520

NO.OF HOUSING UNITS



106-130 m²

UNIT AREA



Only **11** Buildings
Are Underway
STATUS

UPDATES ON BADR CITY

| Residences For NAC's Employees "Phase II"



196

NO.OF BUILDINGS



4,704

NO.OF HOUSING UNITS



88% +

COMPLETION RATE



30 July 2023

DELIVERY DATE

UPDATES ON OBOUR CITY

| Alternative Housing For Slums

| Rawdat Obour "Phase II"



134

NO.OF BUILDINGS



70

NO.OF EXECUTED BUILDINGS



Residential, Commercial
& Administrative Units
UNIT TYPES



EXECUTED SERVICES BUILDINGS

Primary School "**66** Classes"

Childhood Center

Nursery

Medical Center

Sanitation Lift Station

2 Bakeries

UPDATES ON NEW PORT SAID CITY "SALAM CITY"



22,153.95 Acres

AREA



800,000

TARGETED CITIZENS

| Housing For All Egyptians For Low Income



217

NO.OF BUILDINGS



4,340

NO.OF HOUSING UNITS



Underway
STATUS



EXECUTED SERVICES BUILDINGS

Primary School

Nursery

Medical Center

Social Club

Commercial Market

Police Station

Firefighting Point

Seawater Desalination Plant (Capacity: **150,000** m³/Day)

UPDATES ON NEW ASWAN

| Housing For All Egyptians For Middle Income



3rd Neighbourhood

LOCATION



24

NO.OF BUILDINGS



672

NO.OF HOUSING UNITS



100, 110 & 120 m²

UNIT AREA



60% +

COMPLETION RATE

UPDATES ON NEW OBOUR CITY

| Alternative Housing For Slums



| Services Buildings



| Medical Center



UPDATES ON EL-SHEIKH ZAYED

| JANNA 2



| Phase I



UPDATES ON 10TH OF RAMADAN CITY

| Housing For All Egyptians For Low Income



| Housing For All Egyptians For Middle Income



UPDATES ON NEW AKHMIM CITY

| Social Housing Project

| Project 1



| Project 2



UPDATES ON NEW QENA

| Services Buildings

| Hospital



| Youth Center





PRIVATE REAL ESTATE PROJECTS

UPDATE

03 | PRIVATE REAL ESTATE PROJECTS UPDATES 2023



NEW RESIDENTIAL PROJECTS

| KOUN

Developer: Mabany Edris Company


LOCATION
North Coast


INVESTMENTS
EGP 6 bn


DELIVERY DATE
OF PHASE I
Within 4 Yrs


CONSTRUCTION'S
STARTING DATE
Q4 2023

SUPPLY VOLUME

- Hotel Rooms, Clubhouse & Commercial Area

| NEW PROJECT (NAME N/A)

Developer: Ibtakar Real Estate Company


LOCATION
Al Narges Area, New Cairo


TARGETED SALES
EGP 25 mn


UNIT AREA
200 - 205 m²


DELIVERY DATE
Within 3 Yrs

| YELLOW RESIDENCE COMPOUND

Developer: Urbnlanes Developments


LOCATION
5th Settlement


AREA
27 Acres


COMPOUND FACADE
700 m² +



NEW COASTAL PROJECTS

| Q NORTH

Developer: Q Development


LOCATION
North Coast


AREA
100 Acres


DELIVERY DATE
After 3 Yrs

SUPPLY VOLUME

- Unit Area: 65- 200 m²
- Commercial Mall (34,650 m²) & Garage
- Hotel With 240 Rooms (4.5 Acres)
- Lake For Swimming & Sports Activities (1,800 m²)
- Beaches On 7,600 m²

Source: Developers' Official Statements



NEW COMPLEX PROJECTS

GUD TOWERS

Developer: GUD Real Estate Development



SUPPLY VOLUME

- Commercial, Administrative & Medical Units
- From **3rd** To **8th** For Medical & Administrative Units
- 3** Underground, **Ground** & **8** Floors
- Commercial Unit Area: Up To **100 m²**
- From **Ground** To **2nd** For Commercial Units
- Medical & Administrative Unit Area: Up To **70 m²**

MONARK

Developer: Royal Developments



SUPPLY VOLUME

- No.of Units: **1,200**
- Unit Types: Apartments, Villas, Townhouses & Quattro Units
- Medical, Administrative & Commercial Centre (**5** Acres)



VIOLA

Developer: Hassan Group for Trade, Industry and Contracting



EVAL TOWERS

Developer: Contact Developments



SUPPLY VOLUME

- Commercial, Administrative & Hotel Units
- 18** Floors
- No.of Buildings: **2** (Administrative Building & Hotel)

NORTH SQUARE MALL

Developer: City Edge Developments



SUPPLY VOLUME

- Commercial, Cultural Sites & Restaurants
- Parking (Capacity: **3,200** Cars)
- Beach & Commercial Center
- Hotel (**80** Rooms & **20** Suites)

Source: Developers' Official Statements



PROJECTS UNDERWAY

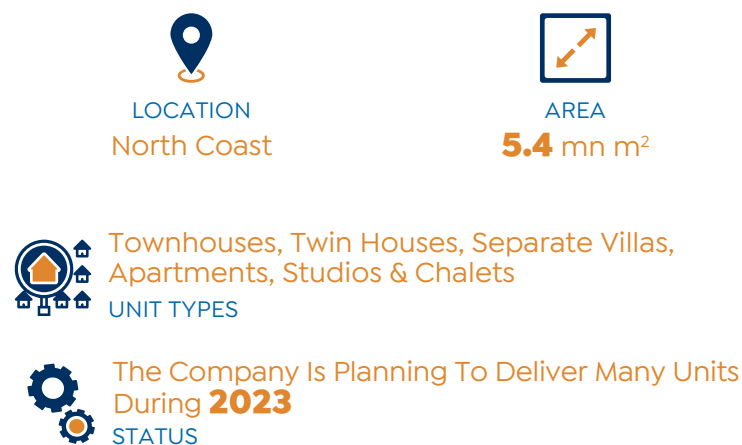
BENAA MALL

Developer: Uptown 6th of October



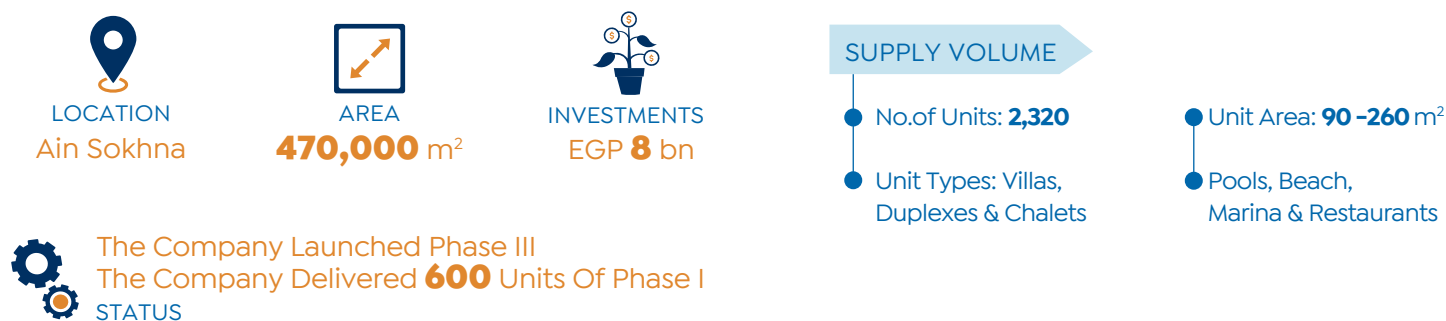
JEFAIRA

Developer: Inertia Egypt



MURANO

Developer: Wadi Degla Developments



WATERSIDE (PHASE III)



ICITY

Developer: Mountain View



THE NORTH PARK



WALK MALL

Developer: Toledo Development


LOCATION
Gardenia City


AREA
40,000 m²

SUPPLY VOLUME

- Retail Unit Area: **48 - 3,000 m²**
- Hypermarket (**3,000 m²**)
- Medical Centre (**3,800 m²**)

INFINITY TOWER

Developer: Infinity Towers for Urban Development


LOCATION
CBD, NAC


DELIVERY DATE OF PHASE I
2024


STATUS

- Completion Rate: **55%**
- Phase I Sold Out
- Phase II Is Expected To Be Done In Dec **2023**

SUPPLY VOLUME

- **28 Floors**
- Offices Space: Up to **1,560 m²**
- Commercial Space: **11,000 m²**
- **5 Underground Parking Levels (800 Parking Spots) & 16 Elevators**

THE ARIBA

Developer: Alexandria Company for Investment and Urban Development


LOCATION
North Coast


AREA
19 Acres


SUPPLY VOLUME

- Unit Types: Villas & Chalets
- Villa Area: Starting From **195 m²**
- Chalet Area: **84 -137 m²**
- Pools, Private Beach, Lagoon, Waterfalls & Restaurants

4T1 PROJECT

Developer: VAI Developments


LOCATION
Downtown, NAC


The Company
Launched The Final
Phase (Phase II)
STATUS

PHASE II


AREA
2,800 m²


NO.OF UNITS
160


APARTMENT AREA
60 - 190 m²

ROOTS

Developer: Raaed Developments


LOCATION
New Sohag


AREA
87,000 m²


INVESTMENTS
EGP **1.8 bn**

SUPPLY VOLUME

- Villas, Duplexes & Mall
- No.of Buildings: **33**
- No.of Units: **496**
- Villa Area: **500 m²**


The Company Started Construction Works
STATUS

TREASURE

Developer: Mezyan Real Estate Development



LOCATION
North Coast



AREA
63,000 m²



INVESTMENTS
EGP **300 mn**

SUPPLY VOLUME

- Unit Types: Villas, Duplexes, Twin Houses & Chalets
- No. of Units: **300**
- Unit Area: **65 - 300 m²**
- Pools, Gyms, Hypermarket, Medical Centre & Restaurants



Within **3 Yrs**
DELIVERY DATE

GOLDEN GATE

Developer: Redcon Properties



LOCATION
New Cairo



AREA
160,000 m²

SUPPLY VOLUME

- Mixed-Use Buildings, Standalone Offices, Retail & Luxury Shopping Zone

EAST TOWER

Developer: UC Developments



LOCATION
CBD, NAC



PRIMARY COST
Up To EGP **300 mn**

SUPPLY VOLUME

- Commercial, Administrative & Hotel Units
- 42 Floors**



The Company Started Excavation Works
STATUS

MONTENAPOLEONE

Developer: Reportage Egypt



LOCATION
Mostakbal City



AREA
111 Acres



UNIT TYPES
Townhouses & Apartments



STATUS
The Company Completed Excavation & Levelling Works
Completion Rate: **17%** In **6 Months**

BADYA

Developer: Palm Hills Development



LOCATION
New Cairo



AREA

- 3,000 Acres**
- Phase I: **368 Acres**
- Phase II: **270 Acres**



INVESTMENTS

- Phase I: EGP **12 bn**
- Phase II: EGP **20 bn**

SUPPLY VOLUME

- Unit Types: Villas & Apartments
- No. of Homes: **50,000**
- International University, Schools & Sports Club

WHITE SAND

Developer: GV Investments



LOCATION
Alexandria- Matrouh Road



AREA
186 Acres

SUPPLY VOLUME

- No. of Units: **3,200**
- Unit Types: Apartments, Villas, Studios, Twin Houses & Chalets
- Commercial Units, Hotel & Sports Club

ICON GARDENS

Developer: Style Home Real Estate Investment



LOCATION

New Cairo



AREA

13 Acres



INVESTMENTS

EGP 1 bn+



NO.OF PHASES

3



DELIVERY DATE OF PHASE I

Within 3.5 Yrs



UNIT AREA

100 - 270 m²



The Company Will Launch Phase II In June 2023

STATUS

SANTORINI

Developer: Apache Developments



LOCATION

North Coast



AREA

42,000 m²



TOTAL SALES OF PHASE I

EGP 600 mn+



TARGETED SALES DURING 2023

EGP 500 mn



DELIVERY DATE

- Phase I Has Been Delivered
- 2024 (Phase II & III)

SUPPLY VOLUME

- Unit Area: 35 - 140 m²
- Medical Clinics, Restaurants, Cafes, Hypermarkets & Aquapark

OAKS

Developer: Margins Developments



LOCATION

NAC



AREA

9,239 m²



INVESTMENTS

EGP 2 bn+



OPENING DATE

2025

THE CROWN

Developer: Palm Hills Developments



LOCATION

6th of October City



NO.OF PHASES

3

SUPPLY VOLUME

- No. of Units: 925
- Unit Types: Apartments, Standalone Villas, Twin Houses & Townhouses
- International School, Green Spaces, Commercial & Entertainment Services

BETA GREENS

Developer: Beta Egypt for Urban Development



LOCATION

Mostakbal City



EXPECTED INVESTMENTS

EGP 3 bn+



STATUS

- Phase I & II Have Been Delivered
- The Construction Of Phase I & II: Complete
- The Implementation Of Phase III Has Been Started



ECONOMIC SNAPSHOT

04 | ECONOMIC SNAPSHOT

UPDATES 2023



INTEREST RATES



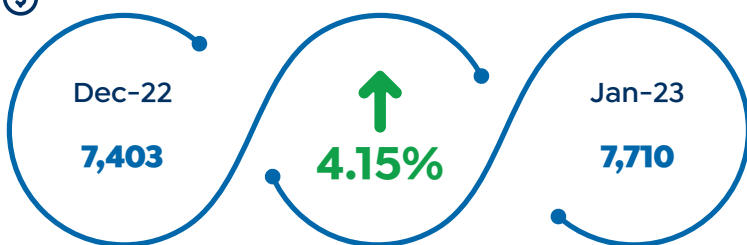
* MPC Meeting Was Held On May 18, 2023



MONEY SUPPLY (EGP BN)



DOMESTIC LIQUIDITY (EGP BN)



ANNUAL HEADLINE INFLATION

APR-2023
30.6

↑

MAY-2023
32.7



NET INTERNATIONAL RESERVES (USD BN)

APR-2023
34.55

↑

MAY-2023
34.66



PURCHASING MANAGERS' INDEX (PMI)

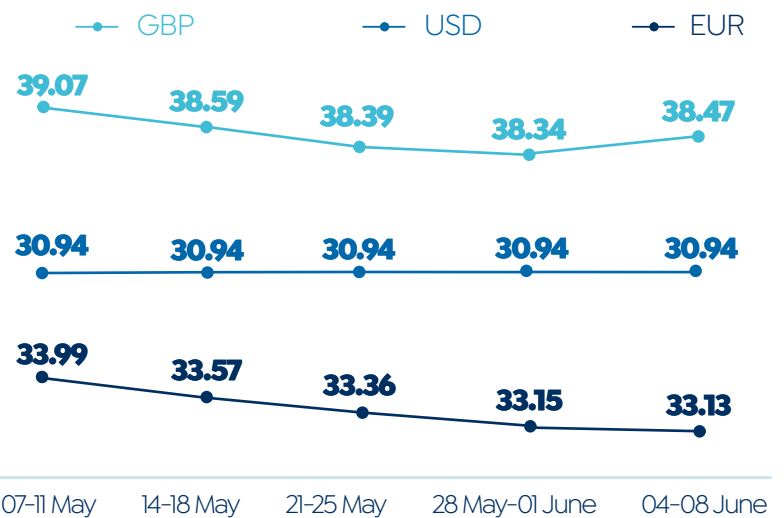
APR-2023
47.3

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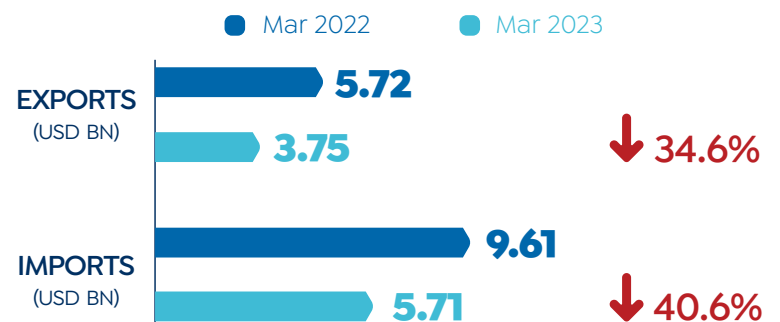
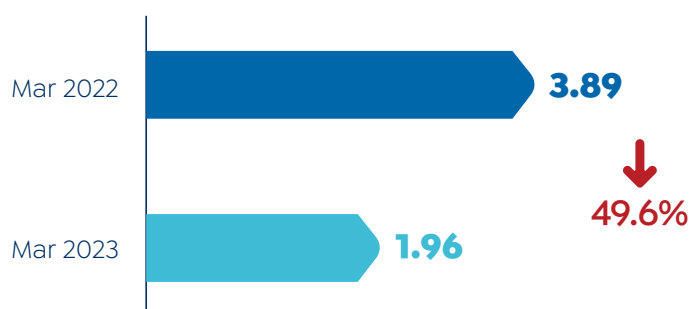
MAY-2023
47.8



EXCHANGE RATES



TRADE DEFICIT (USD BN)



Source: IHS Markit, CAPMAS, CBE & FEDCOC



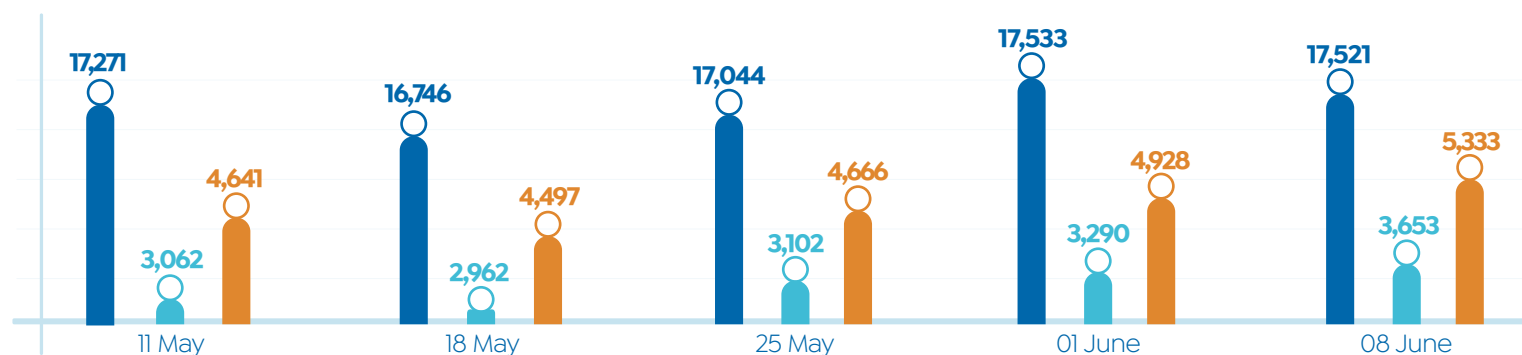
CAPITAL MARKET INDICATORS

MARKET INDICES

EGX 30

EGX 70 EWI

EGX 100 EWI

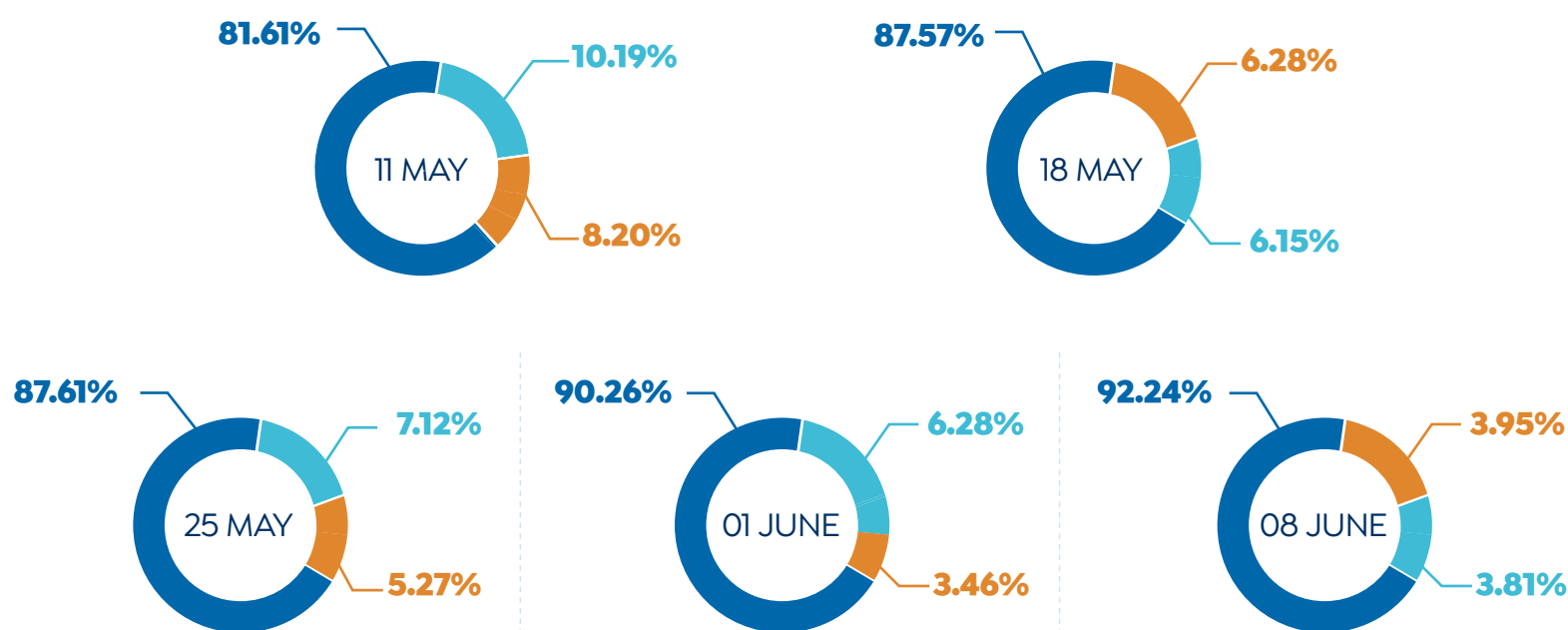


INVESTOR TYPE (%)

Egyptians

Arab

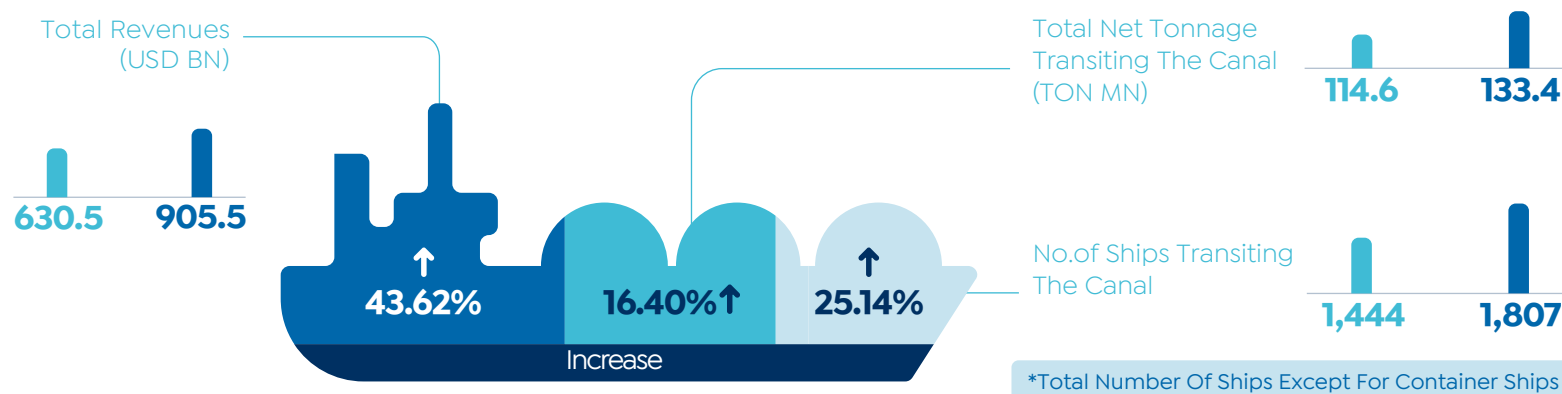
Non-Arab Foreigners



SUEZ CANAL

Apr 2022

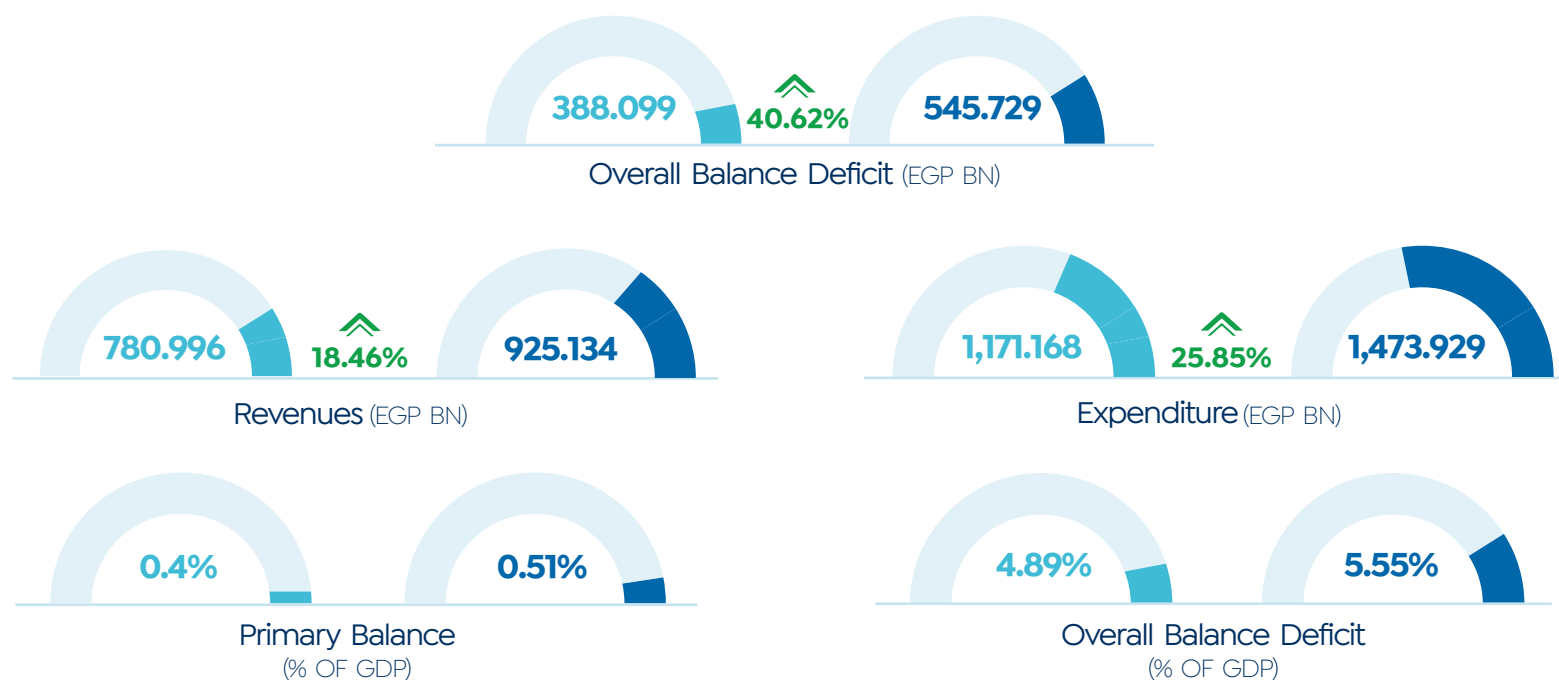
Apr 2023



FISCAL SECTOR PERFORMANCE

July-Mar (FY 2021/22)

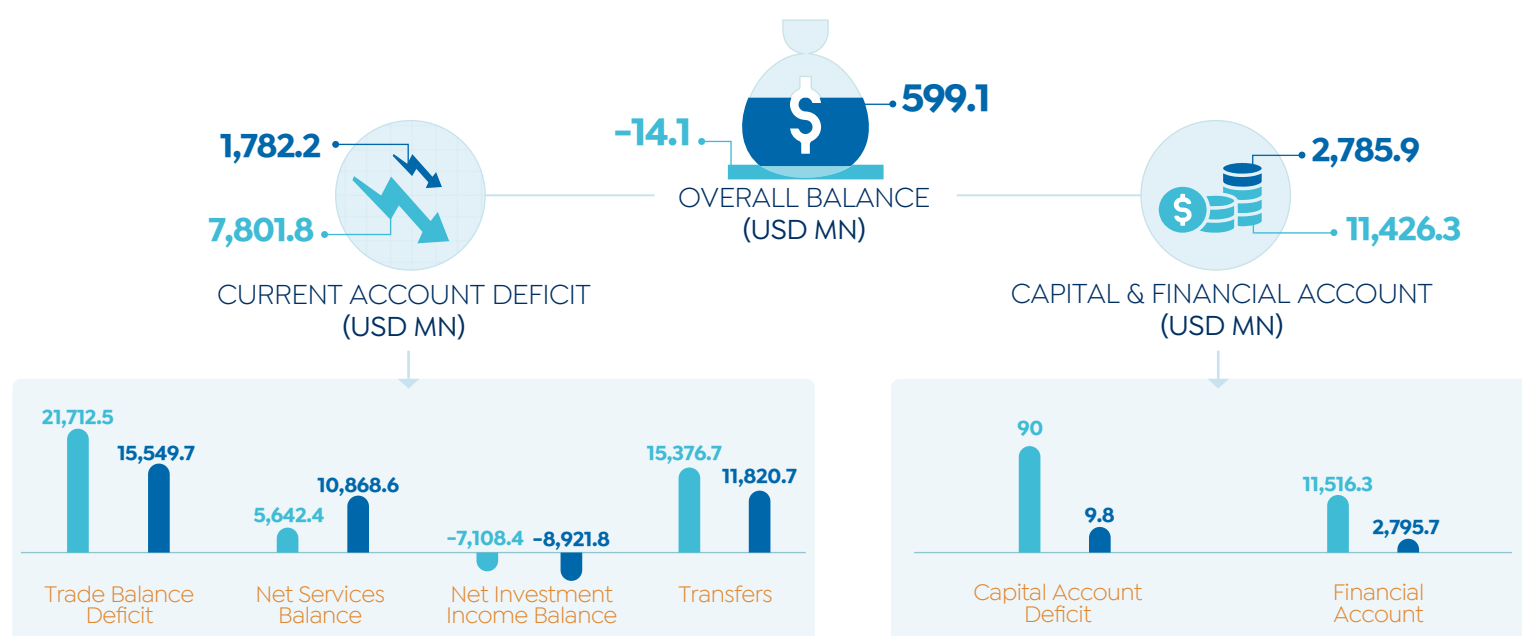
July-Mar (FY 2022/23)



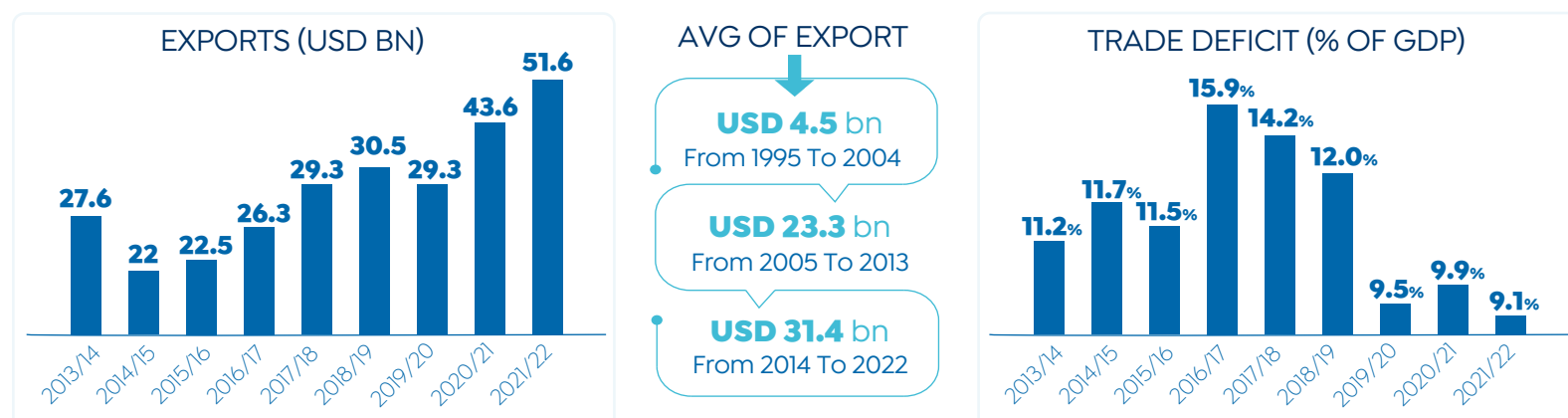
BALANCE OF PAYMENTS PERFORMANCE (H1 OF FY 2022/23)

July-Dec 2021/22

July-Dec 2022/23



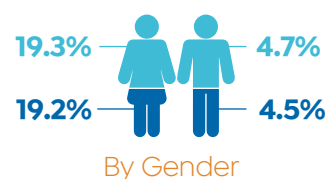
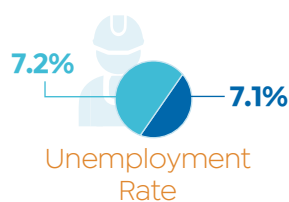
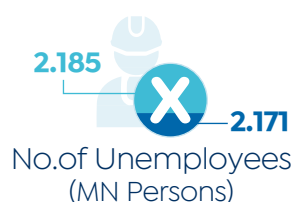
FOREIGN TRADE IN EGYPT



Source: Cabinet, MOF & CBE

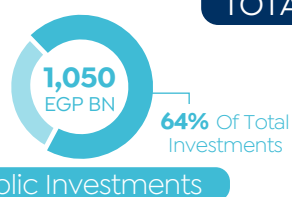
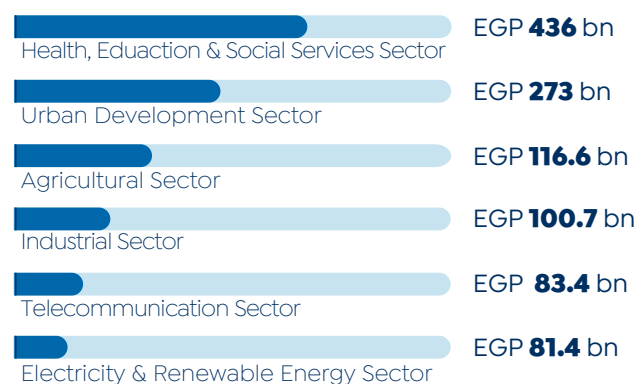
LABOUR MARKET DURING Q1 2023

Q4 2022 Q1 2023

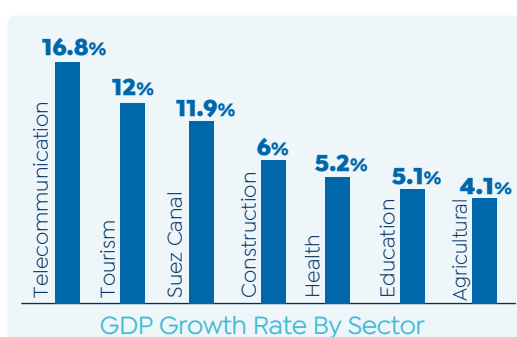


ECONOMIC & SOCIAL DEVELOPMENT PLAN DURING FY 2023/24

INVESTMENTS BREAKDOWN



THE ECONOMIC TARGETS



THE SOURCES OF FOREIGN EXCHANGE



FINAL ACCOUNT OF THE BUDGET OF FY 2021/22

