

# MARKET WATCH

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

**JULY**  
2023





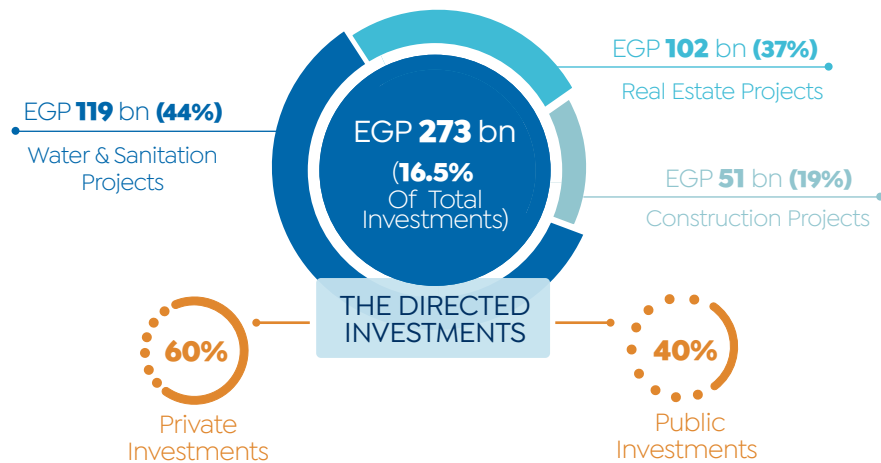
# REAL ESTATE

MARKET  
UPDATES



# 01 | REAL ESTATE MARKET UPDATES 2023

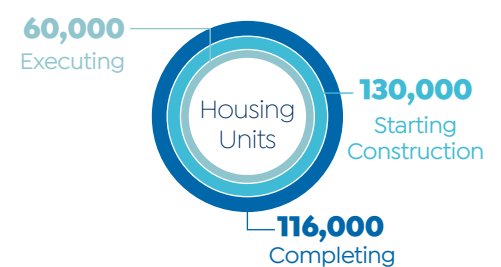
## THE URBAN DEVELOPMENT IN THE SOCIAL & ECONOMIC DEVELOPMENT PLAN 2023/24



### GENERATED GDP



### Social Housing



530

Completing Buildings For Low Income

Completing Developmental Communities

17

In North Sinai

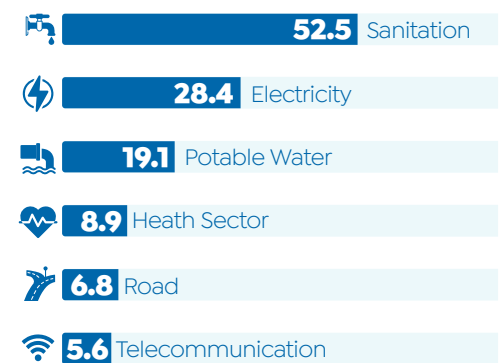
9

In South Sinai

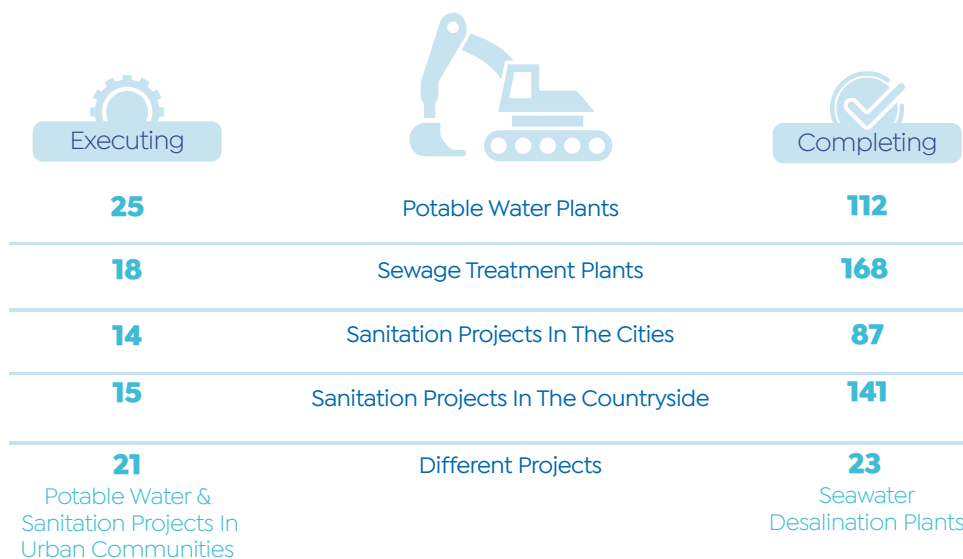
### Hayah Karima's Initiative



#### Phase I Investments Breakdowns (EGP bn)



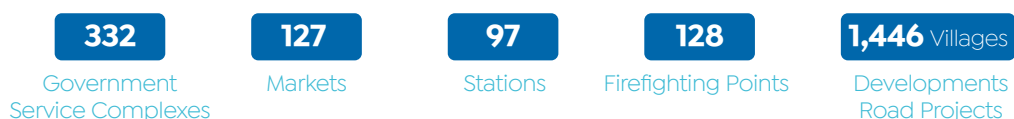
### Targeted Infrastructure Projects



### Local Development Program

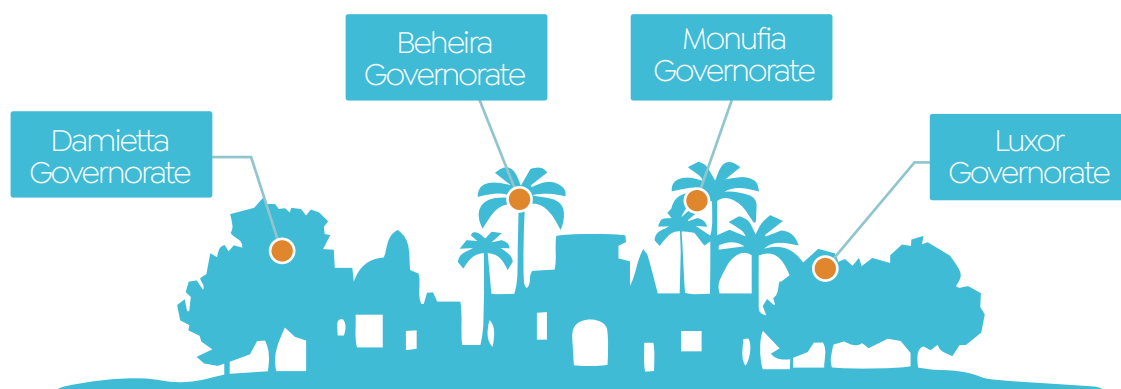


### Targeted Projects In Hayah Karima's Phase I





## 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



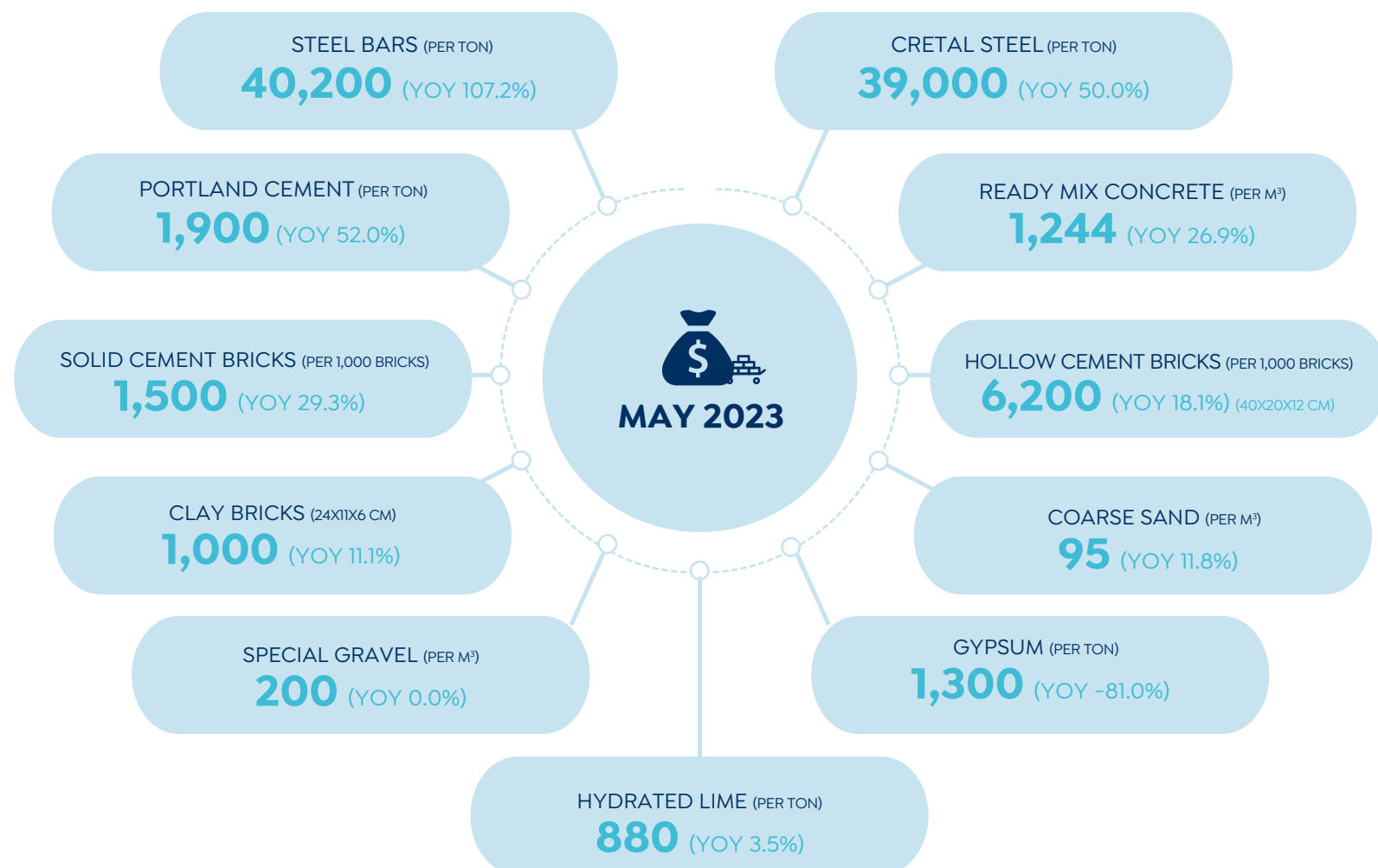
**144 (In 2 Centers)**  
No. of Executed Projects

**Supply Volume**

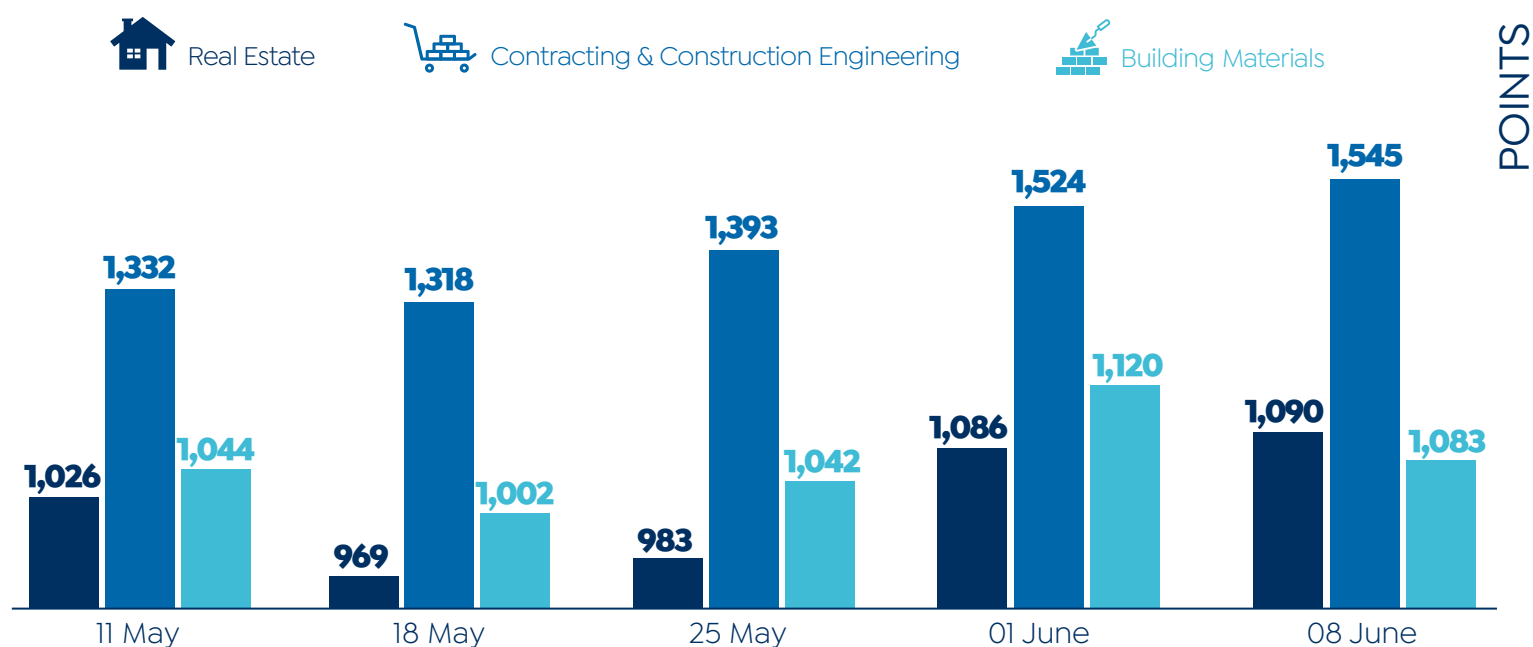
- 27 Housing Buildings For Priority Care Families
- 14 Social Units
- 13 Government Service Complexes
- 13 Agricultural Service Complexes
- Technology Center
- 16 Ambulance Points
- 20 Bridges
- 37 Youth Centers
- Others



## PRICES OF CONSTRUCTION MATERIALS (EGP)



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

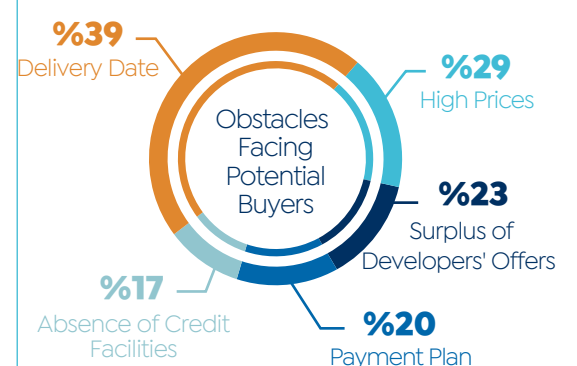
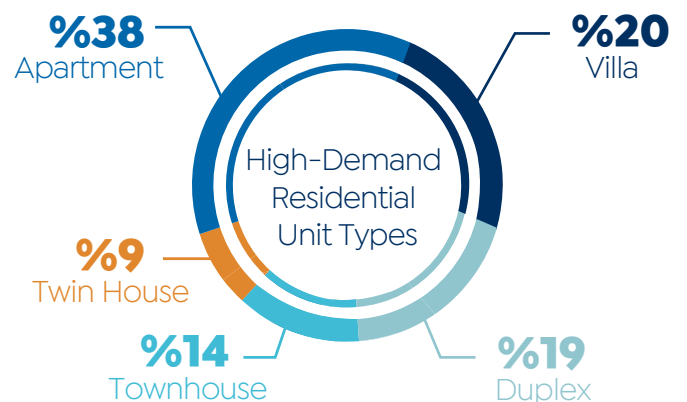
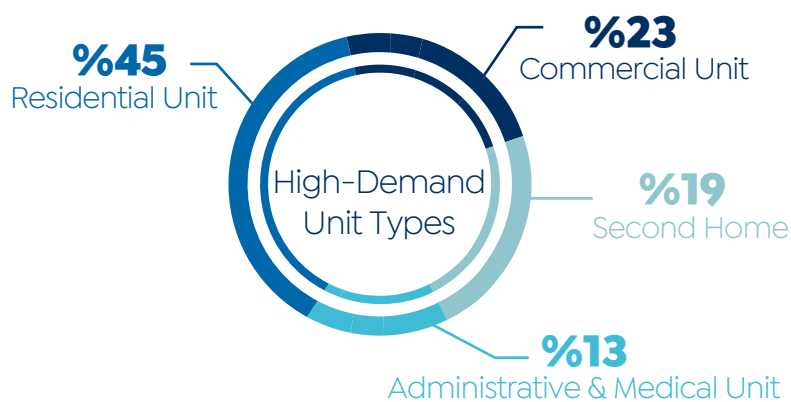


Source: MHUC & Egyptian Exchange (EGX)



## 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** m<sup>2</sup>)  
**70** (Unit Area: **75** m<sup>2</sup>)  
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

Source: NUCA & Cabinet



## 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 m<sup>2</sup>**

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** m<sup>3</sup>/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 m<sup>2</sup>**

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 m<sup>2</sup>

  
DELIVERY DATE  
Within 3 Yrs

### | YELLOW RESIDENCE COMPOUND

Developer: Urbnlanes Developments

  
LOCATION  
5th Settlement

  
AREA  
27 Acres

  
COMPOUND FACADE  
700 m<sup>2</sup> +



## 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 m<sup>2</sup>
- Commercial Mall ( 34,650 m<sup>2</sup> ) & Garage
- Hotel With 240 Rooms ( 4.5 Acres )
- Lake For Swimming & Sports Activities ( 1,800 m<sup>2</sup> )
- Beaches On 7,600 m<sup>2</sup>

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 m<sup>2</sup>**
- From **Ground** To **2nd** For Commercial Units
- Medical & Administrative Unit Area: Up To **70 m<sup>2</sup>**

### 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

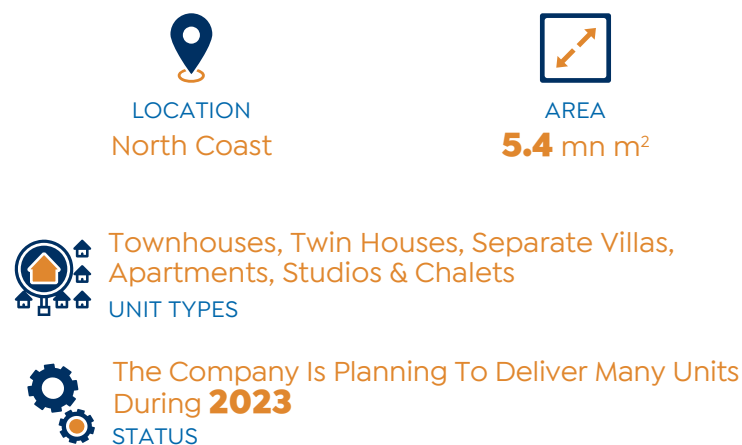
### BENAA MALL

Developer: Uptown 6th of October



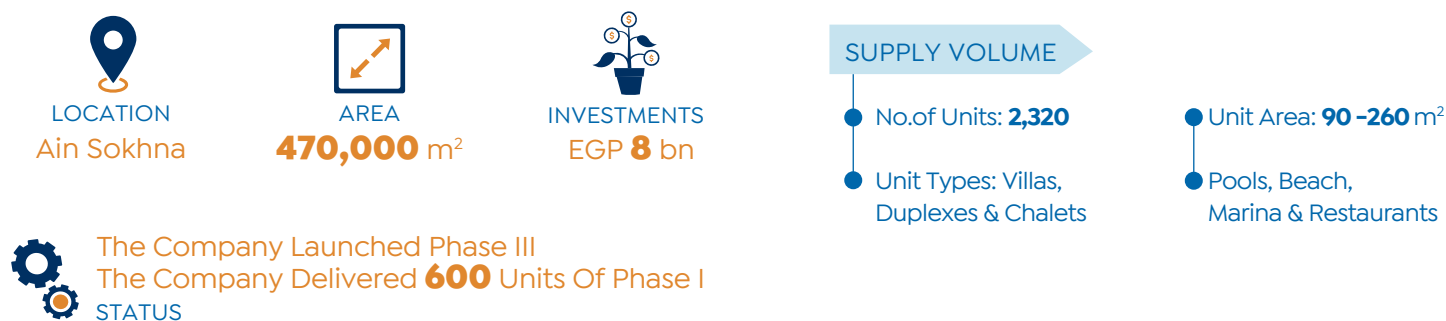
### JEFAIRA

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 m<sup>2</sup>**

### SUPPLY VOLUME

- Retail Unit Area: **48 - 3,000 m<sup>2</sup>**
- Hypermarket (**3,000 m<sup>2</sup>**)
- Medical Centre (**3,800 m<sup>2</sup>**)

## 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 m<sup>2</sup>**
- Commercial Space: **11,000 m<sup>2</sup>**
- **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 m<sup>2</sup>**
- Chalet Area: **84 -137 m<sup>2</sup>**
- 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 m<sup>2</sup>**

  
NO.OF UNITS  
**160**

  
APARTMENT AREA  
**60 - 190 m<sup>2</sup>**

## ROOTS

Developer: Raaed Developments

  
LOCATION  
New Sohag

  
AREA  
**87,000 m<sup>2</sup>**

  
INVESTMENTS  
EGP **1.8 bn**

### SUPPLY VOLUME

- Villas, Duplexes & Mall
- No.of Buildings: **33**
- No.of Units: **496**
- Villa Area: **500 m<sup>2</sup>**

  
The Company Started Construction Works  
STATUS



## TREASURE

Developer: Mezyan Real Estate Development



LOCATION  
North Coast



AREA  
**63,000 m<sup>2</sup>**



INVESTMENTS  
EGP **300 mn**

### SUPPLY VOLUME

- Unit Types: Villas, Duplexes, Twin Houses & Chalets
- No. of Units: **300**
- Unit Area: **65 - 300 m<sup>2</sup>**
- Pools, Gyms, Hypermarket, Medical Centre & Restaurants



Within **3 Yrs**  
DELIVERY DATE

## GOLDEN GATE

Developer: Redcon Properties



LOCATION  
New Cairo



AREA  
**160,000 m<sup>2</sup>**

### 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 m<sup>2</sup>**



The Company Will Launch Phase II In June **2023**  
STATUS

## SANTORINI

Developer: Apache Developments



LOCATION  
North Coast



AREA  
**42,000 m<sup>2</sup>**



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 m<sup>2</sup>**
- Medical Clinics, Restaurants, Cafes, Hypermarkets & Aquapark

## OAKS

Developer: Margins Developments



LOCATION  
NAC



AREA  
**9,239 m<sup>2</sup>**



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

Change: **↑**



### NET INTERNATIONAL RESERVES (USD BN)

APR-2023: 34.55

MAY-2023: 34.66

Change: **↑**



### PURCHASING MANAGERS' INDEX (PMI)

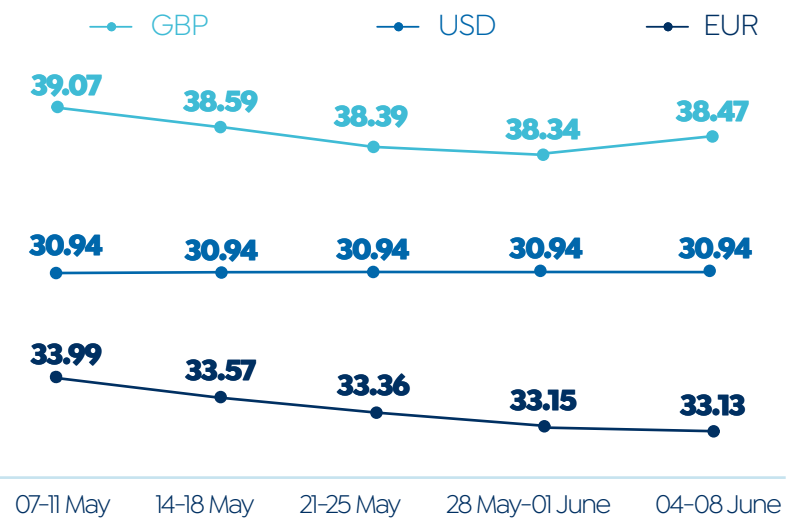
APR-2023: 47.3

MAY-2023: 47.8

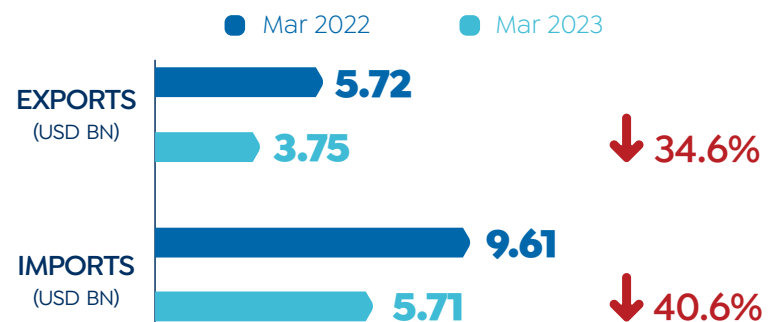
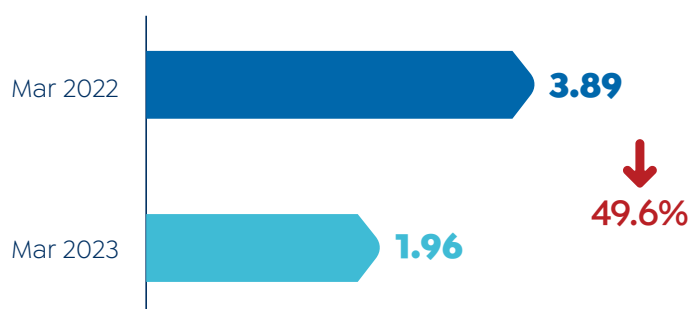
Change: **↑**



### EXCHANGE RATES



### TRADE DEFICIT (USD BN)



Source: IHS Markit, CAPMAS, CBE & FEDCOC

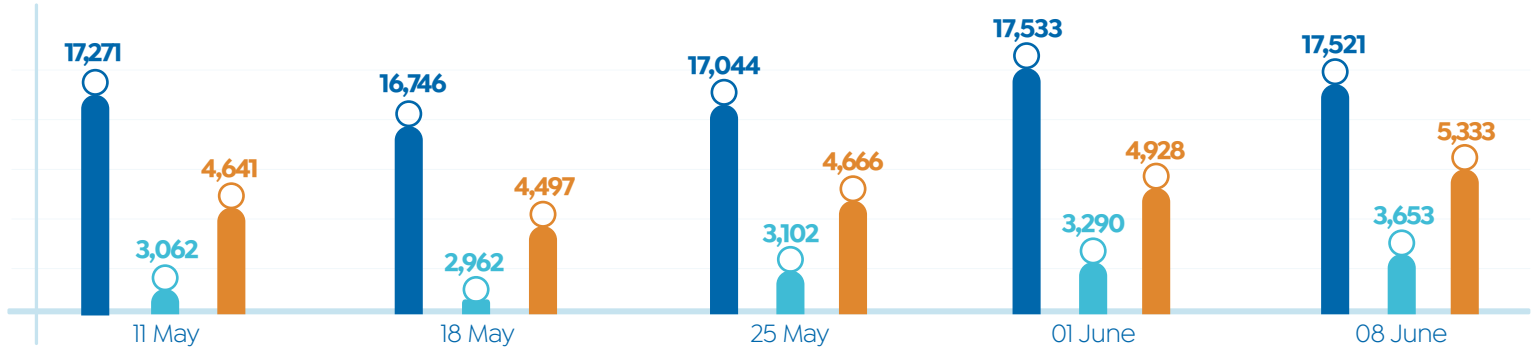




## CAPITAL MARKET INDICATORS

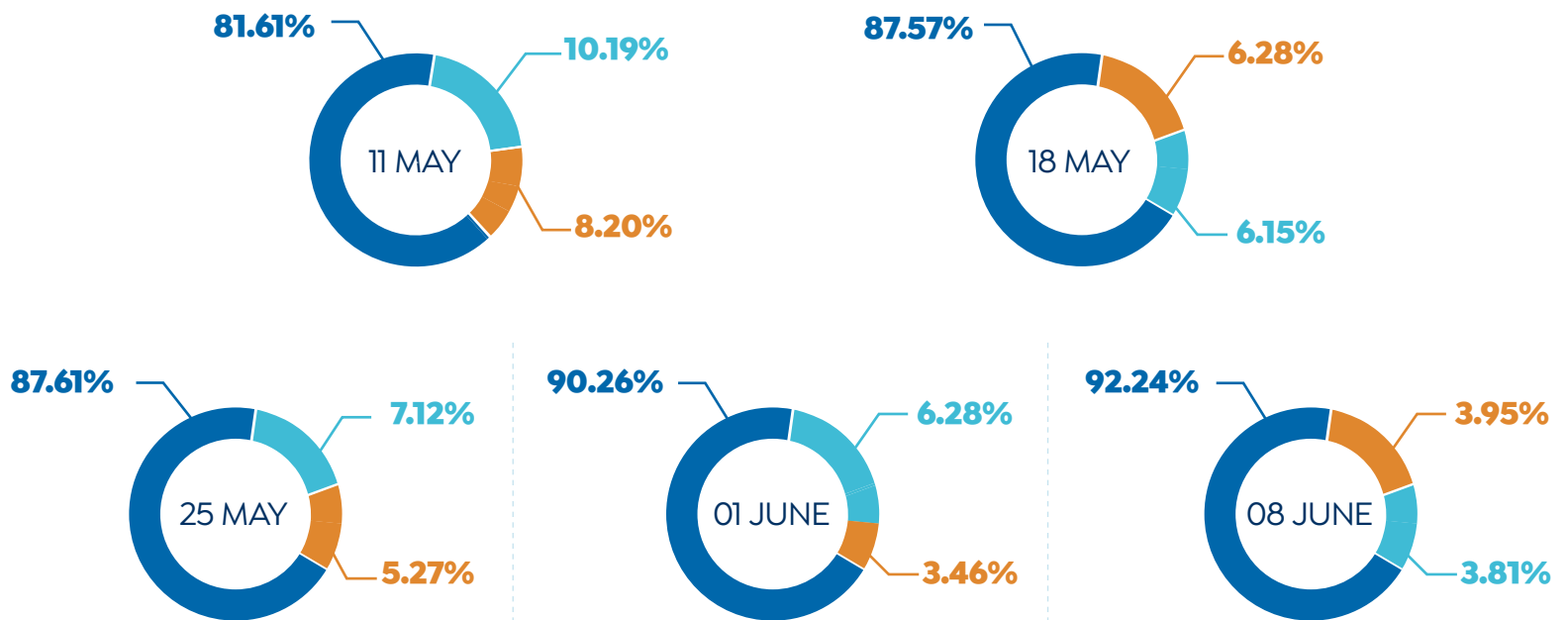
### MARKET INDICES

EGX 30 EGX 70 EWI EGX 100 EWI



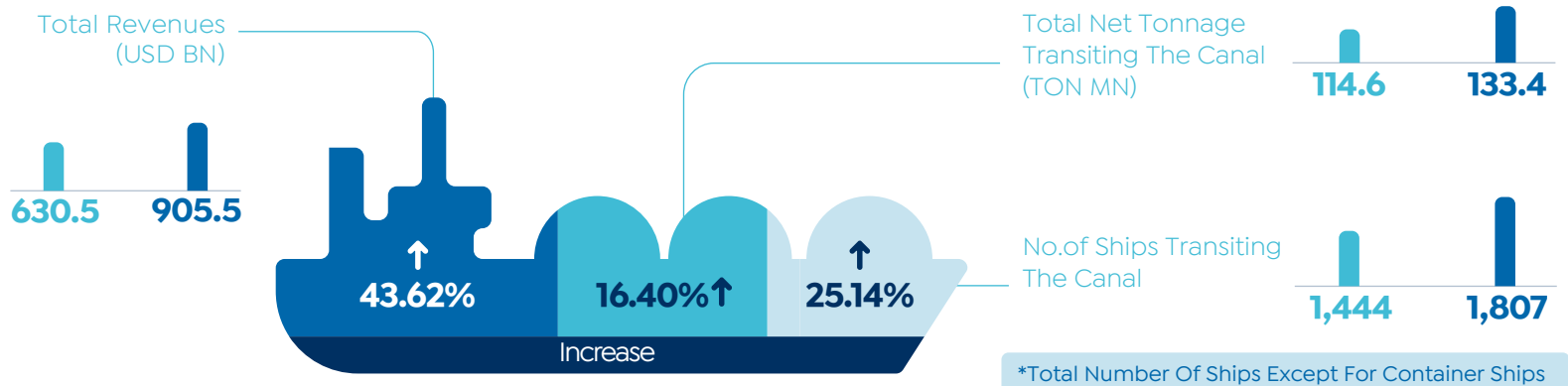
### INVESTOR TYPE (%)

Egyptians Arab Non-Arab Foreigners



## SUEZ CANAL

Apr 2022 Apr 2023

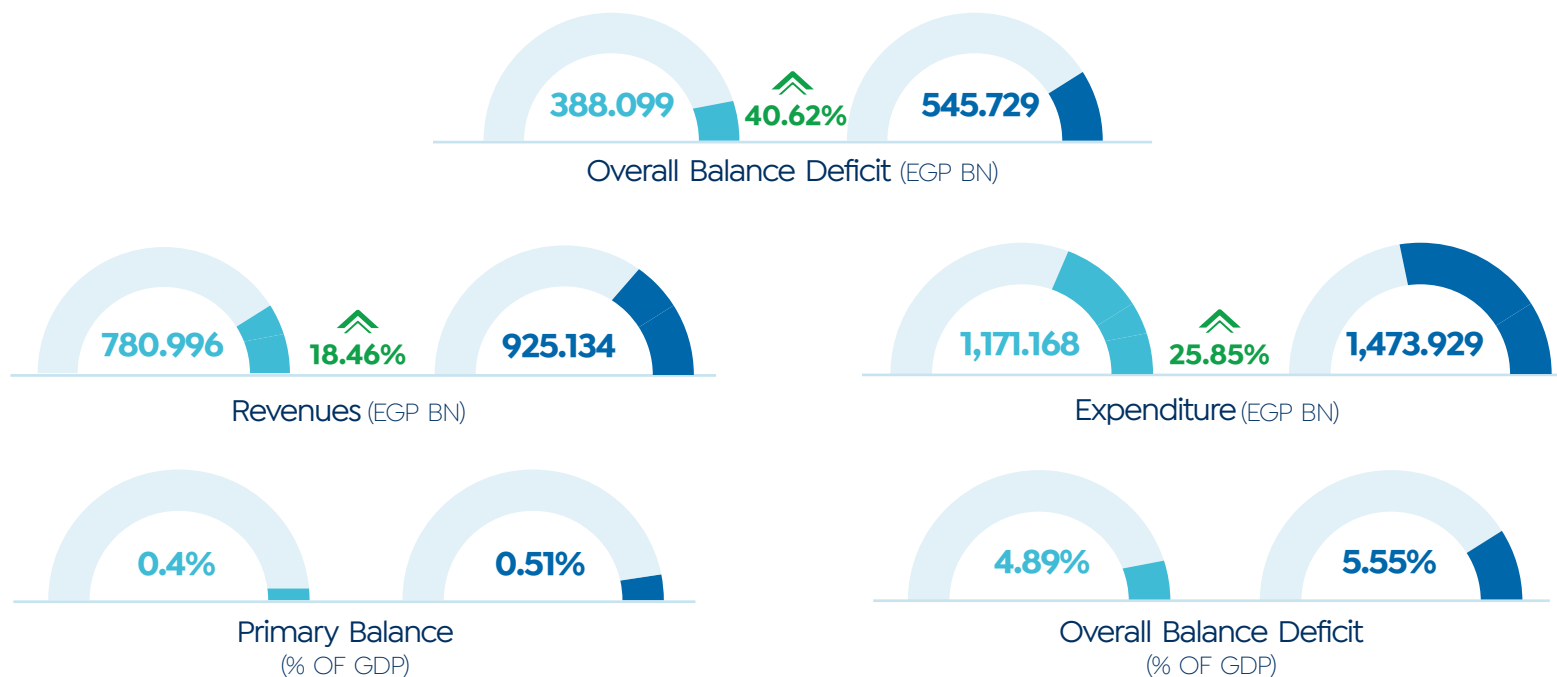




## FISCAL SECTOR PERFORMANCE

July-Mar (FY 2021/22)

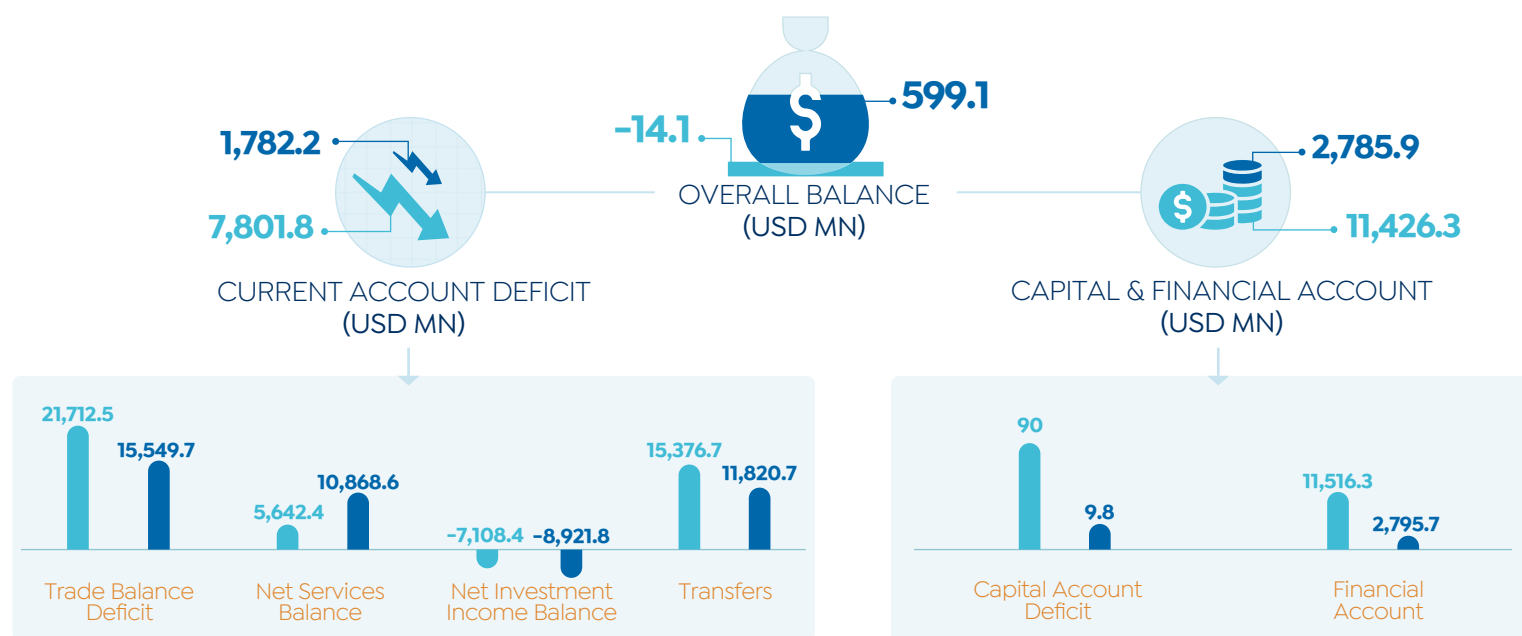
July-Mar (FY 2022/23)



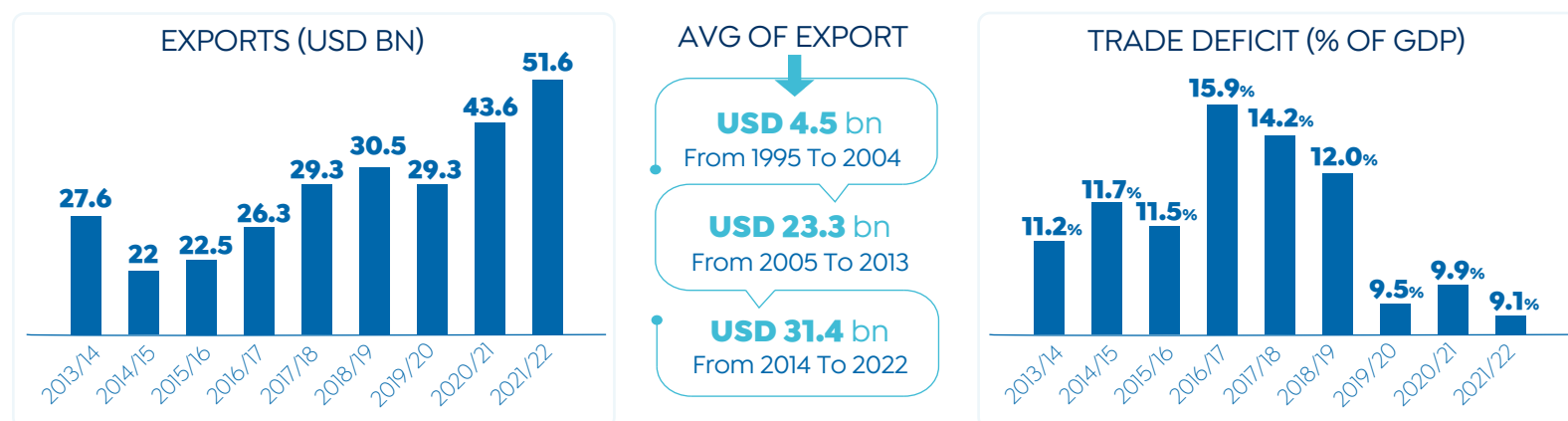
## BALANCE OF PAYMENTS PERFORMANCE (H1 OF FY 2022/23)

July-Dec 2021/22

July-Dec 2022/23



## FOREIGN TRADE IN EGYPT

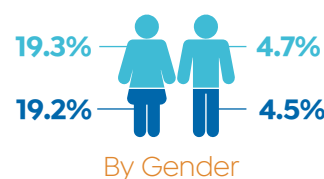
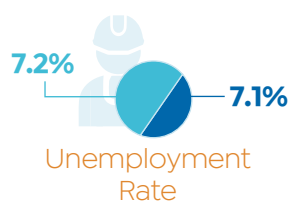
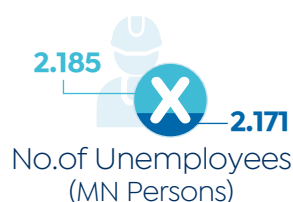


Source: Cabinet, MOF &amp; CBE



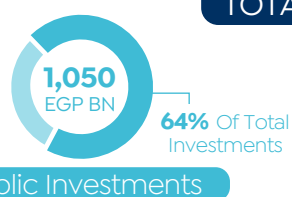
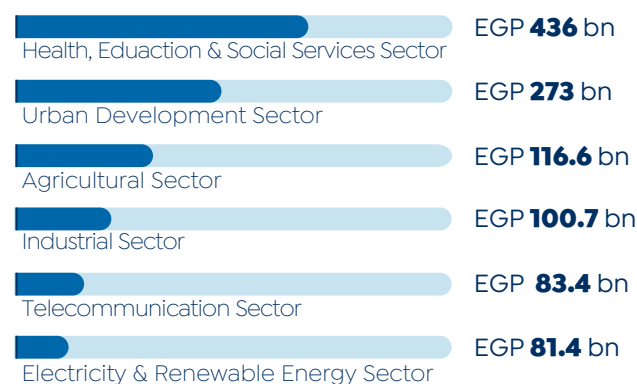
## LABOUR MARKET DURING Q1 2023

Q4 2022 Q1 2023



## ECONOMIC &amp; SOCIAL DEVELOPMENT PLAN DURING FY 2023/24

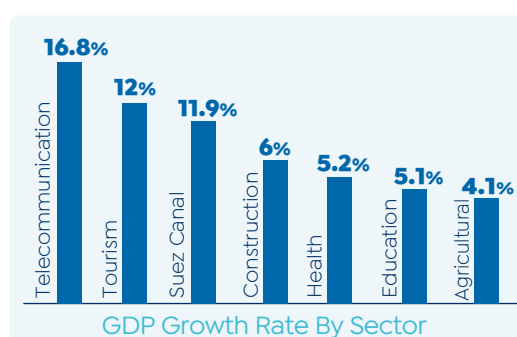
## INVESTMENTS BREAKDOWN



## THE SOURCES OF FOREIGN EXCHANGE



## THE ECONOMIC TARGETS



## FINAL ACCOUNT OF THE BUDGET OF FY 2021/22

