

MARKET WATCH

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JUNE
2022



REAL ESTATE

MARKET
UPDATES

01 | REAL ESTATE MARKET UPDATES 2022

HAYAH KAREEMA INITIATIVE

| Urban Agglomerations Development

No. of Urban Gatherings **75**

No. of Governorates **20**

No. of Beneficiaries **4 mn Citizens**

Luxor, Aswan, Sohag, Assiut, Qena, Beni Suef, New Valley, Minya, Fayoum, Gharbia, Menoufia, Damietta, Sharqia, Qalyubia, Alexandria, Beheira, Giza, Ismailia, Kafr El Sheikh, Dakahlia

| Target Sectors



| Initial Objectives During 2022/23

35

Implementation of Potable Water Projects

15

Development of Hospitals






104

Development of Health Units

8,000+

Establishment, Development & Expansion of Classes At All Educational Levels

UPPER EGYPT LOCAL DEVELOPMENT PROGRAM (UELDP)

 Location Sohag & Qena	 Time Period Jan 2018 - 2020/21	 Total No. of Projects 4,119	 No. of Executed Projects 3,589
 No. of Beneficiaries	5.4 mn Citizens	8,754 Private Institutions	80,000 Small & Medium Enterprises

THE DEVELOPMENT OF SINAI & CANAL CITIES

Within **8 Yrs**

Time Period



462

No. of Projects



EGP 700 bn+

Total Investments



| Investments

2013/14

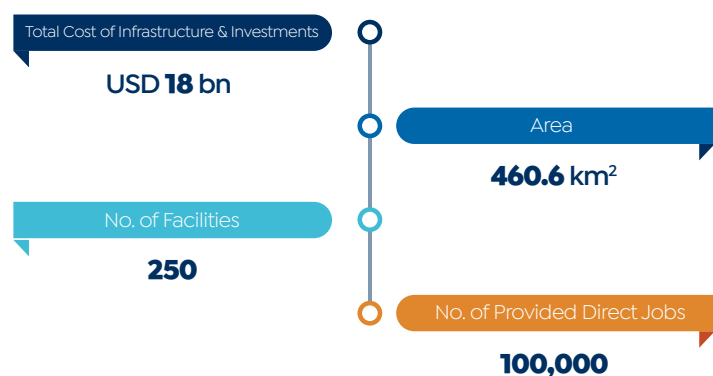
EGP **6.2** bn

2021/22

EGP **45.1** bn

↑
627.4%

Suez Canal Economic Zone



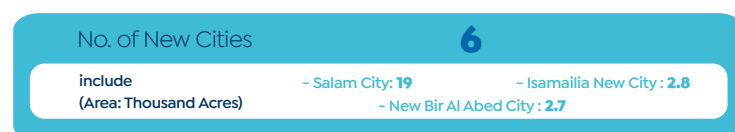
Social Housing Projects



Bedouin Houses



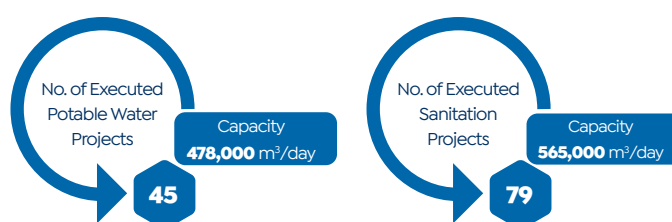
New Cities



Alternative Housing Projects For Slums



Potable Water & Sanitation Projects



THE DEVELOPMENT OF MOKATTAM CORNICHE



TOTAL INVESTMENTS FOR THE HOUSING, WATER & SANITATION SECTORS (FY 2022/23)



Include:



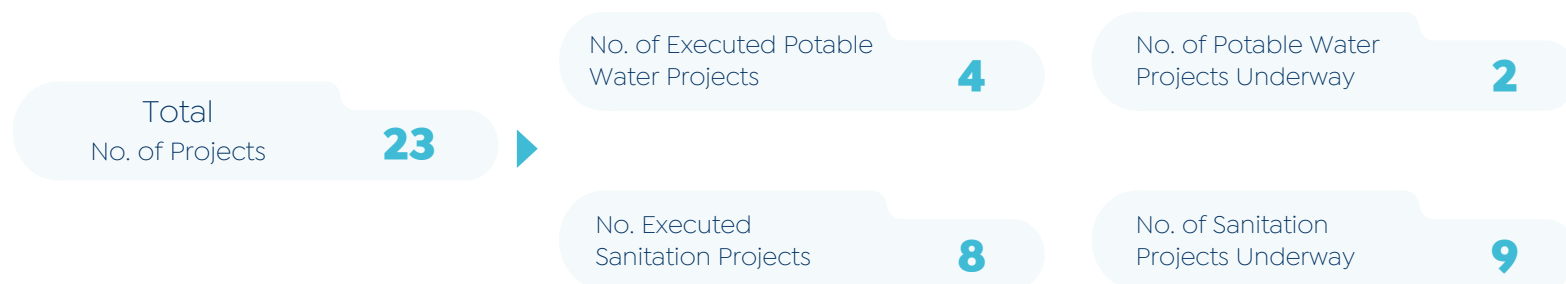
The Planned Projects

- Providing **306,000** Housing Units Within National Housing Project
- Development of **15,000+** Acres of Unplanned Areas
- Implementation of **64** Potable Water Projects
- Implementation of **60** Sanitation Projects
- Development of **180** Sanitation Projects

Source: Cabinet, NUCA & Ministry of Housing, Utilities & Urban Communities

POTABLE WATER & SANITATION PROJECTS

Assiut



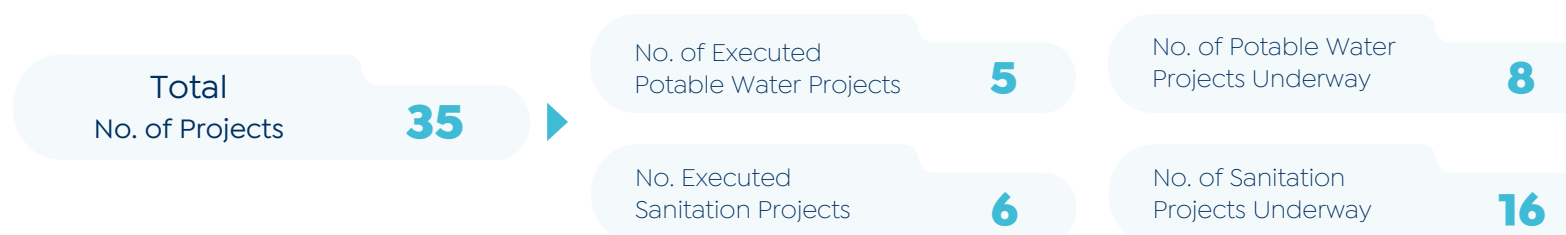
Sharqia



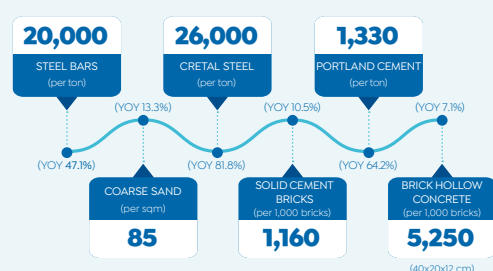
Aswan



Minya

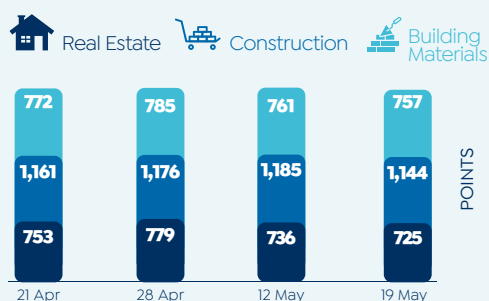


PRICES OF CONSTRUCTION MATERIALS (April 2022) (EGP)



REAL ESTATE & CONSTRUCTION

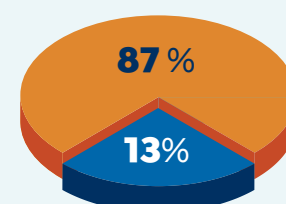
Performance of Stock Market Indices in Egypt



ONLINE MONTHLY SURVEY (%)

Do you expect industrial real estate product supply to rise in 2022?

Yes No





NEW CITIES UPDATE

02 | NEW CITIES UPDATES 2022

CAPITAL GARDENS CITY

 **29,000** Acres
AREA

| Social Housing

 **61,518**
NO. OF EXECUTED & ONGOING UNITS

 **22,104**
NO. OF PLANNED & OFFERED UNITS

| Housing For All Egyptians

 **6,528**
NO. OF PLANNED UNITS

 **1,056** (Unit Area: **90** m²)
NO. OF OFFERED UNITS

Phase I

 **1,124** NO. OF BUILDINGS  **29,496** NO. OF UNITS

 **Underway**
STATUS

| Noor City

 **5,000** Acres AREA  **16,160** NO. OF UNITS

 **1,256**
NO. OF VILLAS

| Service Buildings Underway

 **28**
NO. OF BUILDINGS

Include:

Commercial Markets, Nurseries, Bakeries, Medical Units, Schools, Playgrounds & Youth Centers

UPDATES ON NEW ALAMEIN CITY

| Beach Area

New Alamein Towers

 **15**
NO. OF TOWERS

 **Facade Work: Ongoing**
STATUS

Entertainment Area

 **Garage (Capacity: 3,000 Cars) / Shops**
SUPPLY VOLUME

 **Complete**
STATUS

| Heritage City

 **260** Acres
AREA

 **70**
NO. OF FACILITIES

 **Underway**
STATUS

UPDATES ON NEW MANSOURA CITY

| Sakan Misr

 **196** NO. OF BUILDINGS  **4,704** NO. OF UNITS

 **Ongoing**
STATUS

| JANNA

 **468** NO. OF BUILDINGS  **11,232** NO. OF UNITS

 **95%+**
COMPLETION RATE

Coastal Distinguished Housing Units

**58**
NO. OF BUILDINGS**Complete**
STATUS

Villas Project

**1,149**
NO. OF VILLAS**2,103**
NO. OF UNITS**Complete**
STATUS

New Mansoura Corniche (Phase I)

**4.2 km**
TOTAL LENGTH**Ongoing**
STATUS

Mansoura International University For Science And Technology

**127 Acres**
AREA**Ongoing**
STATUS

Service Buildings

2 Primary School, Medical Center, **8** Commercial Markets,
Firefighting Point, Police Station & Others

Seawater Desalination Plant

**22 Acres**
AREA**160,000 m³/day**
CAPACITY**Ongoing**
STATUS

UPDATES ON 15TH MAY CITY

Housing For All Egyptians

**EL Narges Area**
LOCATION**465**
NO. OF BUILDINGS**11,160**
NO. OF UNITS**90 m²**
UNIT AREA**Underway**
STATUS

UPDATES ON BADR CITY

Distinguished Housing Project

**2,208**
NO. OF UNITS**Underway**
STATUS

Residences For NAC's Employees

Phase I

**9,024**
NO. OF UNITS**Complete**
STATUS

Phase II

**4,704**
NO. OF UNITS**Underway**
STATUS

Phase III

**7,080**
NO. OF UNITS**Underway**
STATUSService Buildings In Sakan Misr & Residences
For NAC's Employees (Phase I)**2** Nurseries, **2** Medical Units, **4** Commercial Markets,
3 Schools, **2** Bakeries & Playground**Complete**
STATUS

UPDATES ON NEW SOHAG

Housing For All Egyptians

**1,008**
NO. OF UNITS

Shifa Al-Orman Hospital

**6.6 Acres**
AREA**263 Beds**
CAPACITY**Underway With Very Advanced Completion Rates**
STATUS

UPDATES ON NEW AKHMIM

Social Housing



2,736
NO. OF UNITS

Service Buildings Underway

Primary School, Playground, Commercial Market &
Commercial & Administrative Building

UPDATES ON AL WADI AL GADED

Dora Al Wadi Project (Phase I)



Kharga
LOCATION



160
NO. OF UNITS



Up to **110 m²**
UNIT AREA



Ready For Delivery
STATUS

UPDATES ON SADAT CITY

Housing For All Egyptians



3,200
NO. OF UNITS



Ongoing
STATUS

Service Buildings

Primary School In El-Fardous Neighbourhood



67%
COMPLETION RATE

2 Commercial Markets In El-Fardous Neighbourhood



54%
COMPLETION RATE

Playground



92%
COMPLETION RATE

Primary School In Residential Area **26**



70%
COMPLETION RATE



PRIVATE REAL ESTATE PROJECTS

UPDATE

03 | PRIVATE REAL ESTATE PROJECTS UPDATES 2022



NEW RESIDENTIAL PROJECTS

NEW PROJECT (NAME N/A)

Developer: Capital Link Developments


LOCATION
R8, NAC


TARGET SALES
EGP **2.5** bn

NEW PROJECT (NAME N/A)

Developer: Taj Misr Developments



LOCATION
Sheikh Zayed City


AREA
132 Acres


LAUNCHING DATE
Q4 **2022**

NEW PROJECT (NAME N/A)

Developer: Madaar Development


LOCATION
Ras El-Hikma,
North Coast


AREA
250 Acres


INITIAL INVESTMENTS
EGP **20** bn

CENTOO

Developer: BROUQ Developments


LOCATION
Financil District, NAC


AREA
4,582 m²



PROJECTS UNDERWAY

MASTRO MALL

Developer: Marota Developments


LOCATION
Downtown, NAC


AREA
5,250 m²


BUILT-UP AREA
19,000 m²


INVESTMENTS
EGP **800** mn


NEWS
Company Will Launch New Units Next Month

SUPPLY VOLUME

2 Basements, Ground & **5** Floors
Food Court Area, Restaurants, Cafes, Children's Recreational Area
& Green Spaces

VIGOR

Developer: El Baron Development


LOCATION
Downtown, NAC


AREA
3,800 m²


TOTAL INVESTMENTS
EGP **650** mn

SUPPLY VOLUME

No. of Units: **218**
Unit Types: Residential, Commercial, Administrative & Medical
Units

Source: Developers' Official Statements

AVIARY PARK

Developer: ARQA Development



LOCATION
NAC



SALES AREA
11,000 m²

SUPPLY VOLUME

Commercial Unit Area: Starting From **65 m²**

Administrative Unit Area: Starting From **37 m²**

RESIDENCE EIGHT

Developer: Sky Abu Dhabi Developments



LOCATION
R8, NAC



AREA
25 Acres



INVESTMENTS
EGP **4 bn**



STATUS
1,000 Units Was Sold Out

SUPPLY VOLUME

No. of Units: **1,000** (Apartments & Duplex)

Unit Types: **80%** Residential Units & **20%** Commercial Units

Residential Unit Area: **80 - 360 m²**

THE NINES

Developer: Orascom Development



LOCATION
El Gouna



AREA
87,000 m²



DELIVERY DATE
Within **2 Yrs**

SUPPLY VOLUME

Unit Types: Villas With Different Types

Unit Area: **156 - 190 m²**

STAU

Developer: Signature Homes Development (SHD)



LOCATION
R7, NAC



AREA
68 Acres



TARGET SALES
EGP **2 bn**



STATUS
Construction Work: **40%** Complete

CAPITAL AVENUE

Developer: Sky Abu Dhabi Developments



LOCATION
R8, NAC



UNIT TYPES
Commercial, Administrative & Medical Units



STATUS
Construction Work Will Begin By The Middle Of **2022**

4T1 PROJECT

Developer: VAI Developments



LOCATION
Downtown, NAC



AREA
9,000 m²



Target Sales
EGP **500 mn** (Phase II)



DELIVERY DATE
Within **3.5 Yrs**

SUPPLY VOLUME

Ground & **10** Floors

1st & 2nd Floors For Commercial

3rd To 10th Floors For Residential & Hotel Units

Source: Developers' Official Statements

TAJ TOWER

Developer: Taj Misr Development


LOCATION
NAC


AREA
8,057 m²


STATUS
Construction Work: Ongoing

SUPPLY VOLUME

Unit Types: Commercial & Administrative Units

47 Floors

D5

Developer: MARAKEZ


LOCATION
East Cairo


AREA
268 Acres


INVESTMENTS
EGP **15 bn+**


NO. OF RESIDENTIAL UNITS
1,800


STATUS
Construction Rate : **66%**

YARU RESIDENCE

Developer: CMD and Qontrac Developments


LOCATION
R8, NAC


AREA
37 Acres


INVESTMENTS
EGP **2 bn**


EXPECTEDT SALES
EGP **4 bn**


STATUS
Excavation Work: Complete

SUPPLY VOLUME

30 Buildings (Each: Ground & **7 Floors**)

80 Villas (Town Villa, Twin Villa, Quarter & Stand-Alone)

LAKE WEST

Developer: Cairo Capital Developments


LOCATION
Sheikh Zayed City


AREA
43 Acres


INVESTMENTS
EGP **1.5 bn**


DELIVERY DATE
Within **1.5 Yrs** (Phase I)


STATUS
Construction Rate : **60%**

SUPPLY VOLUME

Unit Area: **256 - 385 m²**

12 Commercial Units

EVER

Developer: Cred Development


LOCATION
West Cairo


AREA
40 Acres


BUILT-UP AREA
220,000 m²


INVESTMENTS
EGP **9 bn**


TARGET SALES
EGP **10 bn**


COMPLETION DATE
Within **6 Yrs**

SUPPLY VOLUME

Total No. of Buildings : **42**



COMMERCIAL & ADMINISTRATIVE BUILDINGS

Total Area: **20 Acres**

No. Of Buildings : **6 (1,200 Units)** (Ground & **3 Floors**)

Mixed-Use Tower (Ground & **9 Floors**)



RESIDENTIAL BUILDINGS

No. Of Buildings : **36** | No. Of Units : **1,500**

500 Units Are Serviced Apartments In A Separate **36-meter** Mixed-Used Tower

500 Units Are Autonomous (Ground & **4 Floors** Buildings)

Source: Developers' Official Statements



ECONOMIC SNAPSHOT

04 | ECONOMIC SNAPSHOT UPDATES 2022



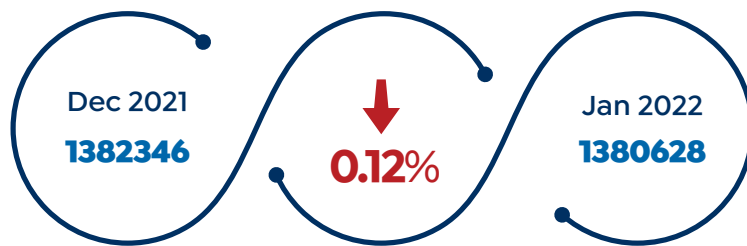
INTEREST RATES



* MPC Meeting was Held on May 19



MONEY SUPPLY (EGP MN)



DOMESTIC LIQUIDITY (EGP MN)



ANNUAL HEADLINE INFLATION

MAR-2022 **10.5%** ↑ APR-2022 **13.1%**



NET INTERNATIONAL RESERVES (USD BN)

MAR-2022 **37.08** ↑ APR-2022 **37.12**

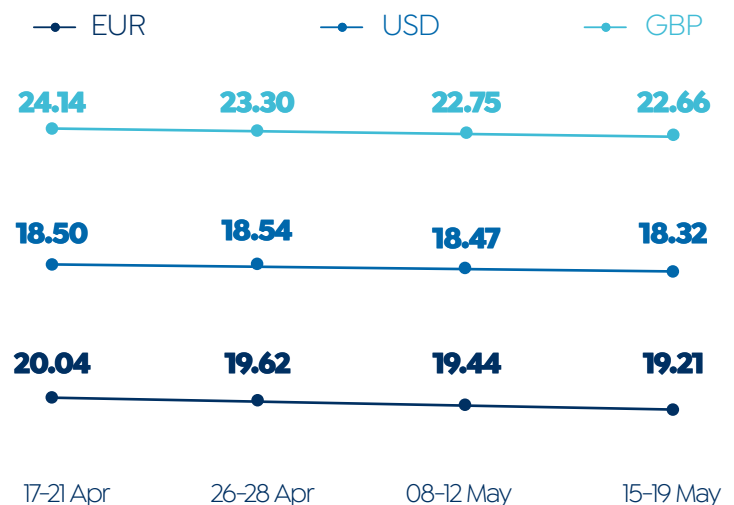


PURCHASING MANAGERS' INDEX (PMI)

MAR-2022 **46.5** ↑ APR-2022 **46.9**

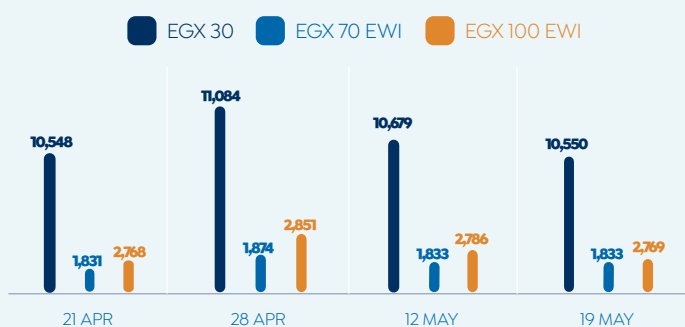


EXCHANGE RATES

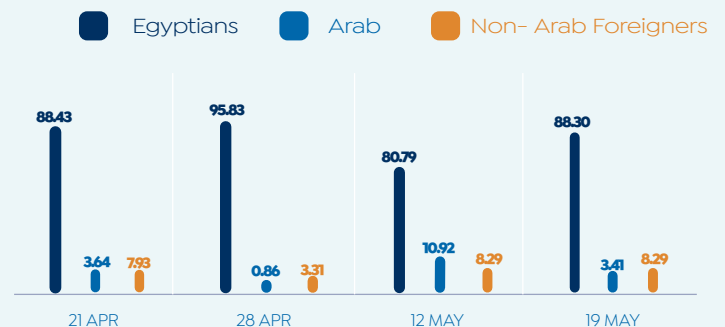


CAPITAL MARKET INDICATORS

MARKET INDICES

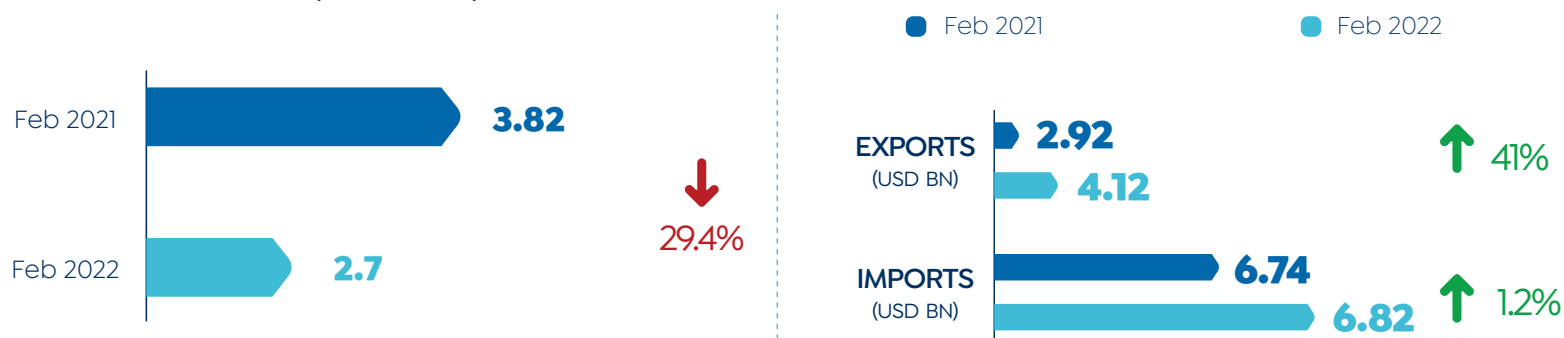


INVESTOR TYPE (%)

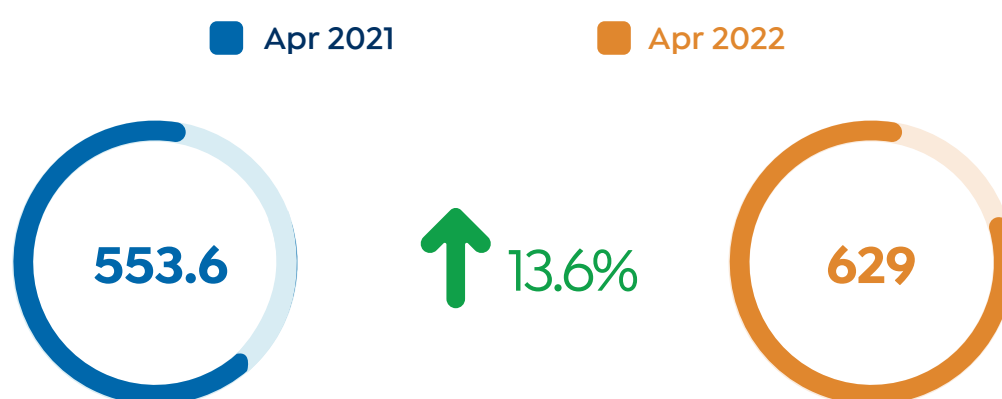


Source: CAPMAS, IHS Markit, CBE & EGX

TRADE DEFICIT (USD BN)

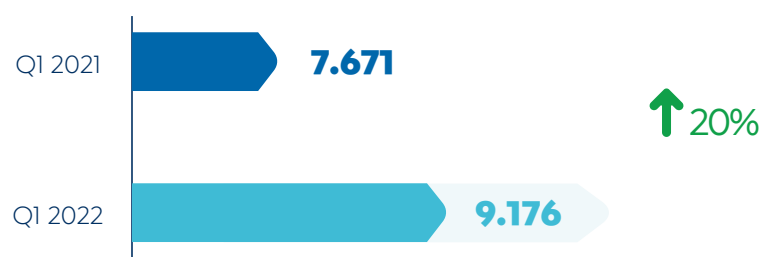


SUEZ CANAL REVENUES (USD MN)

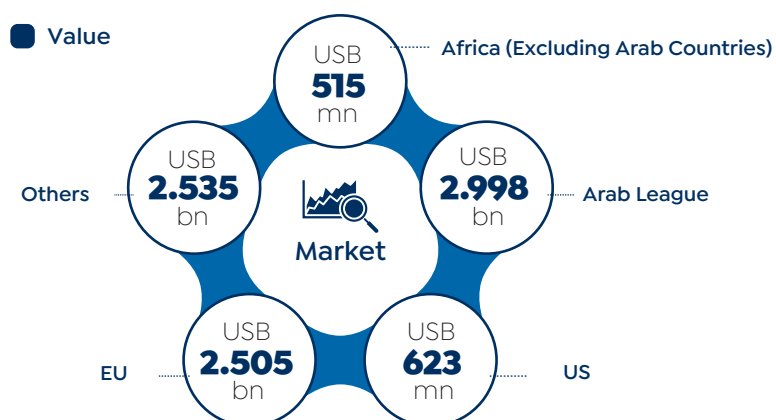


NON-OIL EXPORTS

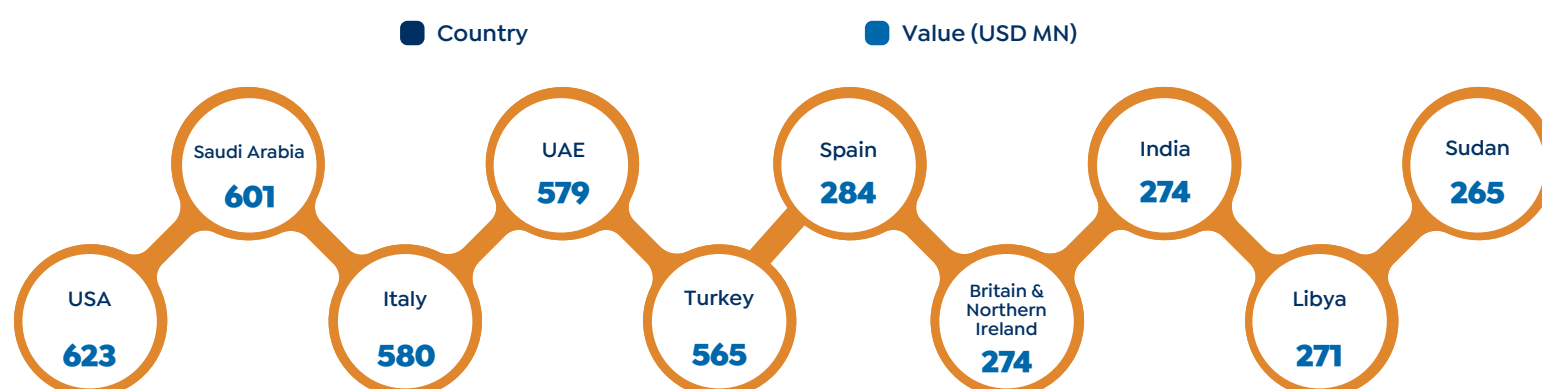
Value (USD BN)



Geographical Distribution of Exports During Q1 2022



Top 10 Importers From Egypt During Q1 2022



Source: CAPMAS, Suez Canal Authority & MTI

EGYPT'S DRAFT BUDGET 2022/23



➤ Total Expenditure
EGP **2.71** trillion

➤ Total Target Revenues
EGP **1.518** trillion

Targets of Government

EGP **132** bn ➤ Primary Surplus

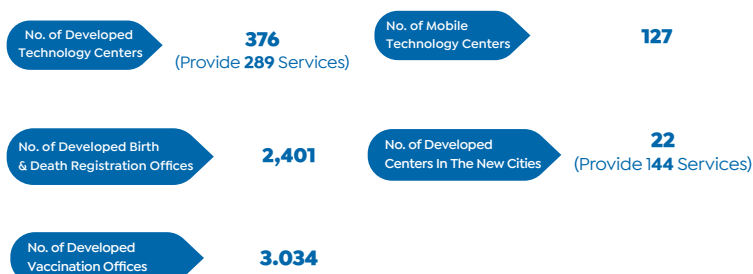
6.1% ➤ Overall Deficit (% of GDP)

9.6% ➤ Public Investments Growth Rate

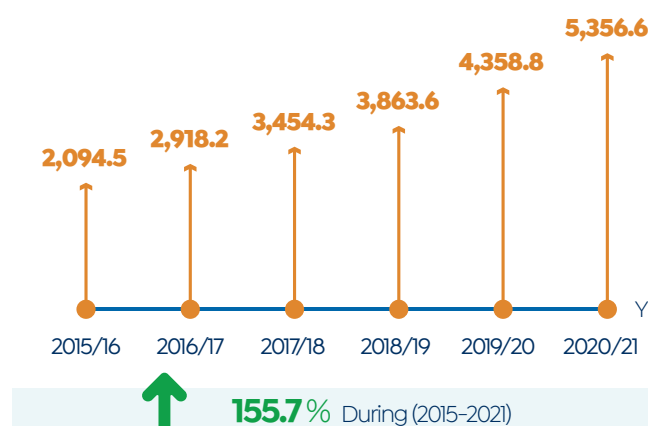
84% ➤ Debt Rate (% of GDP)

7.6% ➤ Debt Service (% of GDP)

THE ACHIEVEMENTS OF DIGITAL TRANSFORMATION PROJECTS UNTIL MARCH 2022



DOMESTIC LIQUIDITY IN EGYPT (EGP BN)



CITIZEN INVESTMENT PLAN (2021/22)

Qena Governorate

Total Investments
EGP **4.8** bn
 No. of Projects
278

Investments Breakdown

Local Development Sector EGP 1.7 bn	Housing Sector & Slum Development EGP 1 bn
Higher Education & Scientific Research Sector EGP 748.5 mn	
Transportation Sector EGP 503 mn	Pre-University Education Sector EGP 217 mn
Others EGP 631.5 mn	

Suez Governorate

Total Investments
EGP **11.5** bn
 No. of Projects
166

Investments Breakdown

Petroleum Sector EGP 7 bn	Health Sector EGP 1.1 bn
Higher Education & Scientific Research Sector EGP 704 mn	
Suez Canal EGP 932.9 mn	Transportation Sector EGP 594.6 mn
Others EGP 1.2 bn	

LABOUR MARKET IN EGYPT

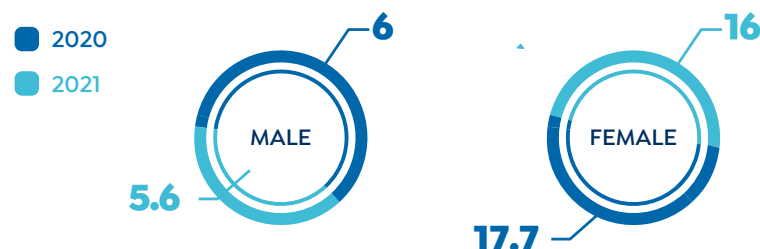
Labour Force (mn)



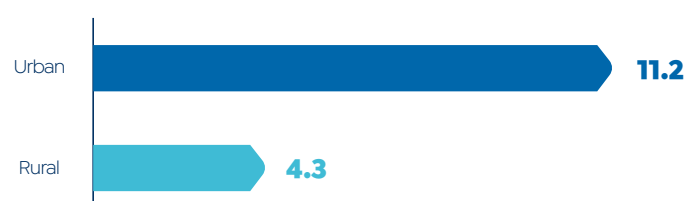
Unemployment Rate (%)



By Gender (%)



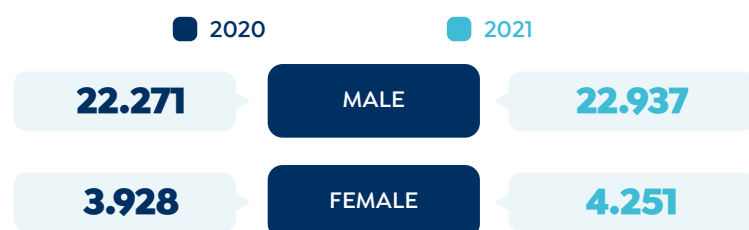
By Geographic Areas In 2021 (%)



No. of Employees (mn)



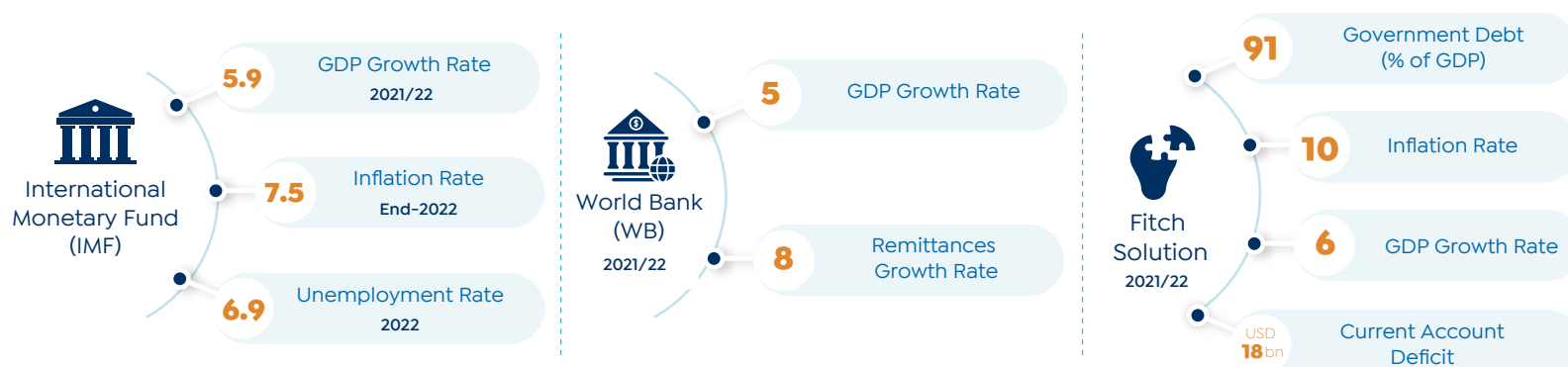
By Gender (mn)



By Geographic Areas In 2021 (mn)



INTERNATION INSTITUTIONS' EXPECTATION FOR EGYPTIAN ECONOMY (%)



Source: CAPMAS, Cabinet & MPED