

# MARKET WATCH

BY: **YASSEN MAHMOUD**  
(09 APR - 04 MAY)

**JUNE**  
2023

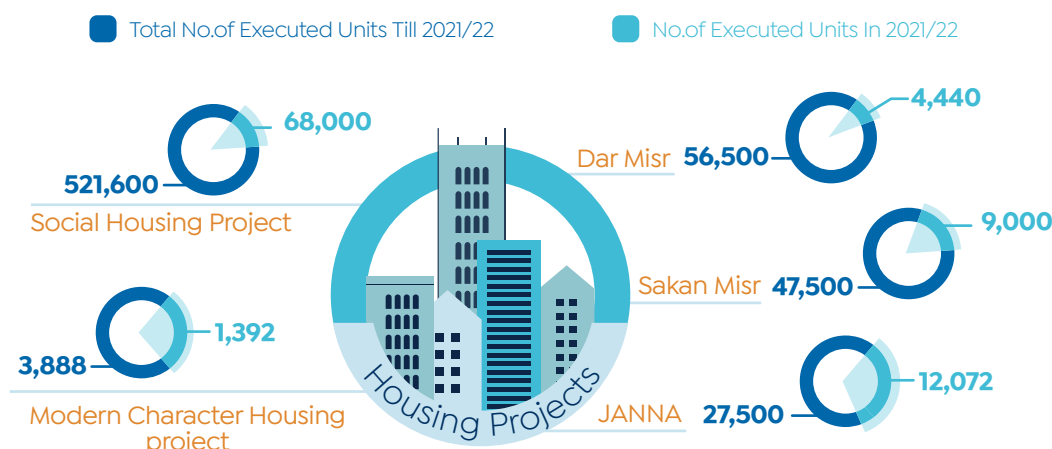
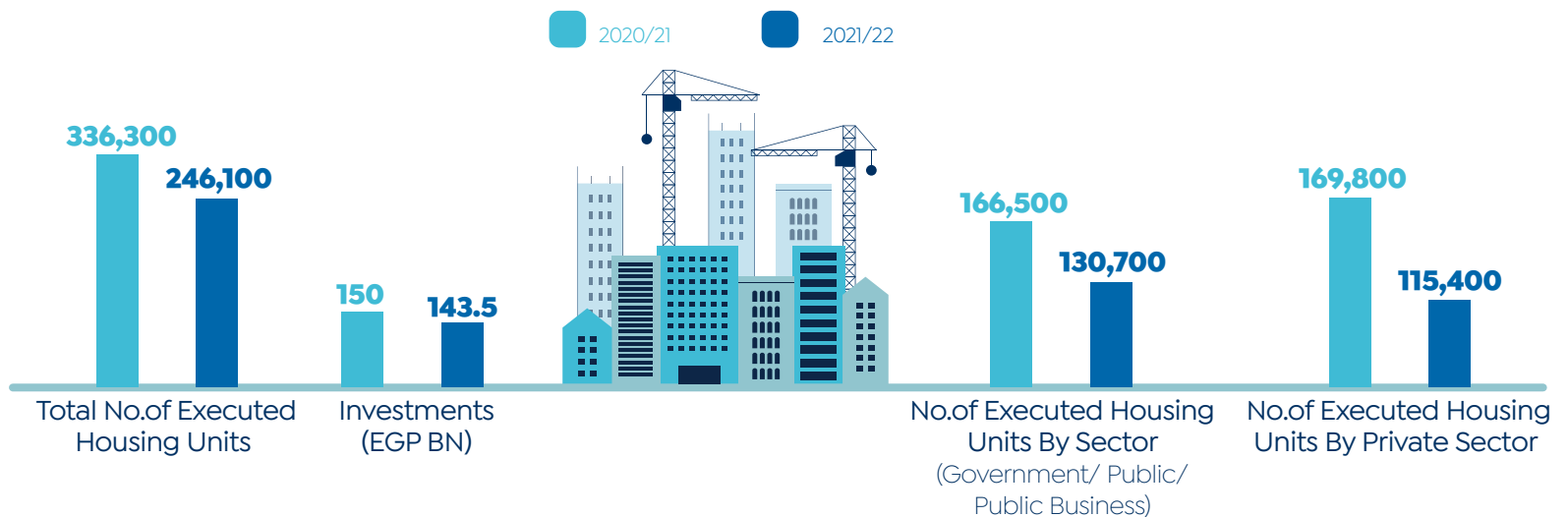


# REAL ESTATE

MARKET  
UPDATES

# 01 | REAL ESTATE MARKET UPDATES 2023

## HOUSING BULLETIN IN EGYPT FOR FY (2021/22)



### Projects To Develop Slums Of Urban Development Fund

2010-2021 Time Period	70 No. of Projects
89,363 No. of Housing Units	
2,448 No. of Commercial Units	
EGP 40,329 mn Cost	

### NUCA's Projects In New Cities (Luxury Housing)

#### NAC

**4,764**

No. of Executed Units

**32,856**

No. of Units Underway

EGP **9,217** mn

Investments

#### New Mansoura

**1,126**

No. of Units Underway

EGP **1,374** mn

Investments

#### New Alamein

**35,118**

No. of Units Underway

EGP **18,997** mn

Investments

#### West Carrefour

**3,378**

No. of Units Underway

EGP **16,113** mn

Investments

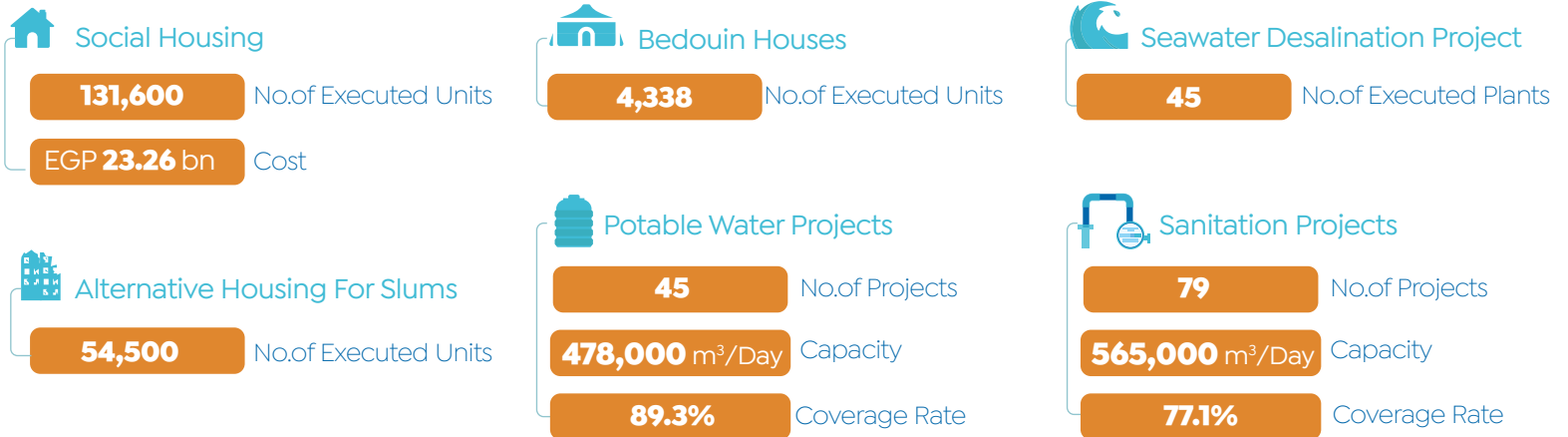
## THE DEVELOPMENT OF SINAI

### Directed Investments (EGP BN)

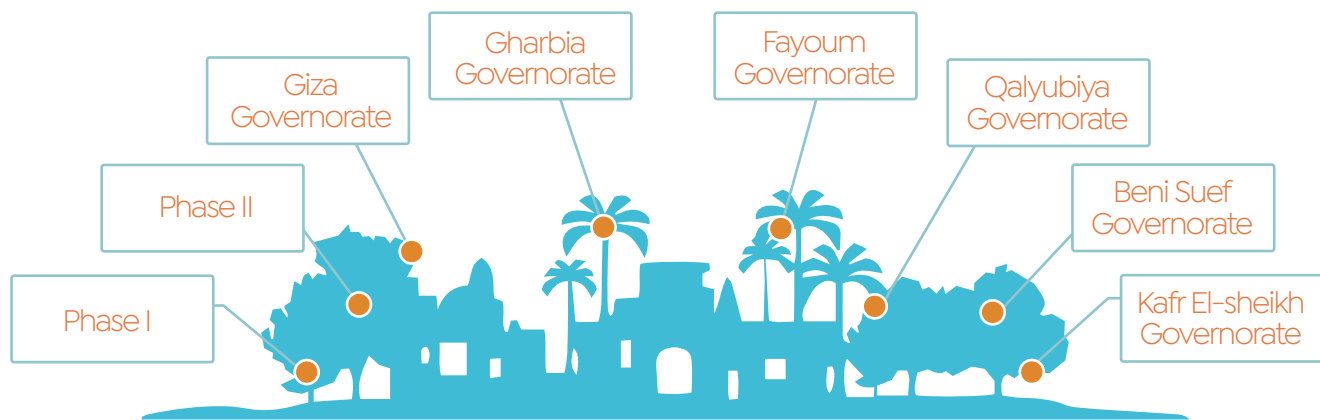


Source: CAPMAS & Cabinet

## | Urban Development



## HAYAH KARIMA'S INITIATIVE



## | Phase I Targets During 2023/24

- 167 Sewage Treatment Plants
- 1,466 Villages Supported With Electricity
- 323 Water Purification Plants
- 24 Central Hospitals
- 1,102 Medical Units
- 367 Ambulance Points
- 332 Government Service Complexes
- 324 Solidarity Facilities
- 983 Youth Centers
- 15,330 Classes
- 1,303 Maintained Schools

## | Phase II

- 1,600 No. of Villages
- 52 No. of Centers
- 21 mn Citizens Targeted Beneficiaries

## | Giza Governorate



Source: Cabinet &amp; MPED

## | Gharbia Governorate

**54**  
No. of VillagesSupply  
Volume**430,000** Citizens  
No. of Beneficiaries

- 10 Housing Buildings For Priority Care Families
- 6 Social Units
- 9 Government Service Complexes
- 9 Agricultural Service Complexes
- 8 Ambulance Points
- 25 Medical Units
- 49 Schools
- 25 Potable Water Plants
- 43 Sanitation Projects
- 30 Youth Centers
- 8 Markets
- Others

## | Fayoum Governorate

**66**  
No. of VillagesSupply  
Volume**1 mn** Citizens  
No. of Beneficiaries

- 2 Social Units
- 20 Government Service Complexes
- 20 Agricultural Service Complexes
- 19 Ambulance Points
- 63 Medical Units
- 80 Schools
- 5 Potable Water Plants
- 63 Sanitation Projects
- 68 Youth Centers
- 11 Markets
- Others

## | Qalyubiya Governorate

**36**  
No. of VillagesSupply  
Volume**538,000** Citizens  
No. of Beneficiaries

- 7 Social Units
- 9 Government Service Complexes
- 9 Agricultural Service Complexes
- 6 Ambulance Points
- 25 Medical Units
- 63 Schools
- 6 Potable Water Stations
- 36 Sanitation Projects
- 28 Youth Centers
- 2 Markets
- Others

## | Beni Suef Governorate

**66**  
No. of VillagesSupply  
Volume**838,000** Citizens  
No. of Beneficiaries

- 6 Social Units
- 12 Government Service Complexes
- 12 Agricultural Service Complexes
- 14 Ambulance Points
- 42 Medical Units
- 82 Schools
- 6 Potable Water Stations
- 66 Sanitation Projects
- 29 Youth Centers
- Others

## | Kafr El-sheikh Governorate

**18**  
No. of Villages**302,000** Citizens  
No. of BeneficiariesSupply  
Volume

- 18 Housing Buildings For Priority Care Families
- 4 Social Units
- 5 Government Service Complexes
- 5 Agricultural Service Complexes
- 6 Ambulance Points
- 22 Medical Units
- 38 Schools
- 4 Potable Water Stations
- 18 Sanitation Projects
- 15 Youth Centers
- 6 Markets
- Others

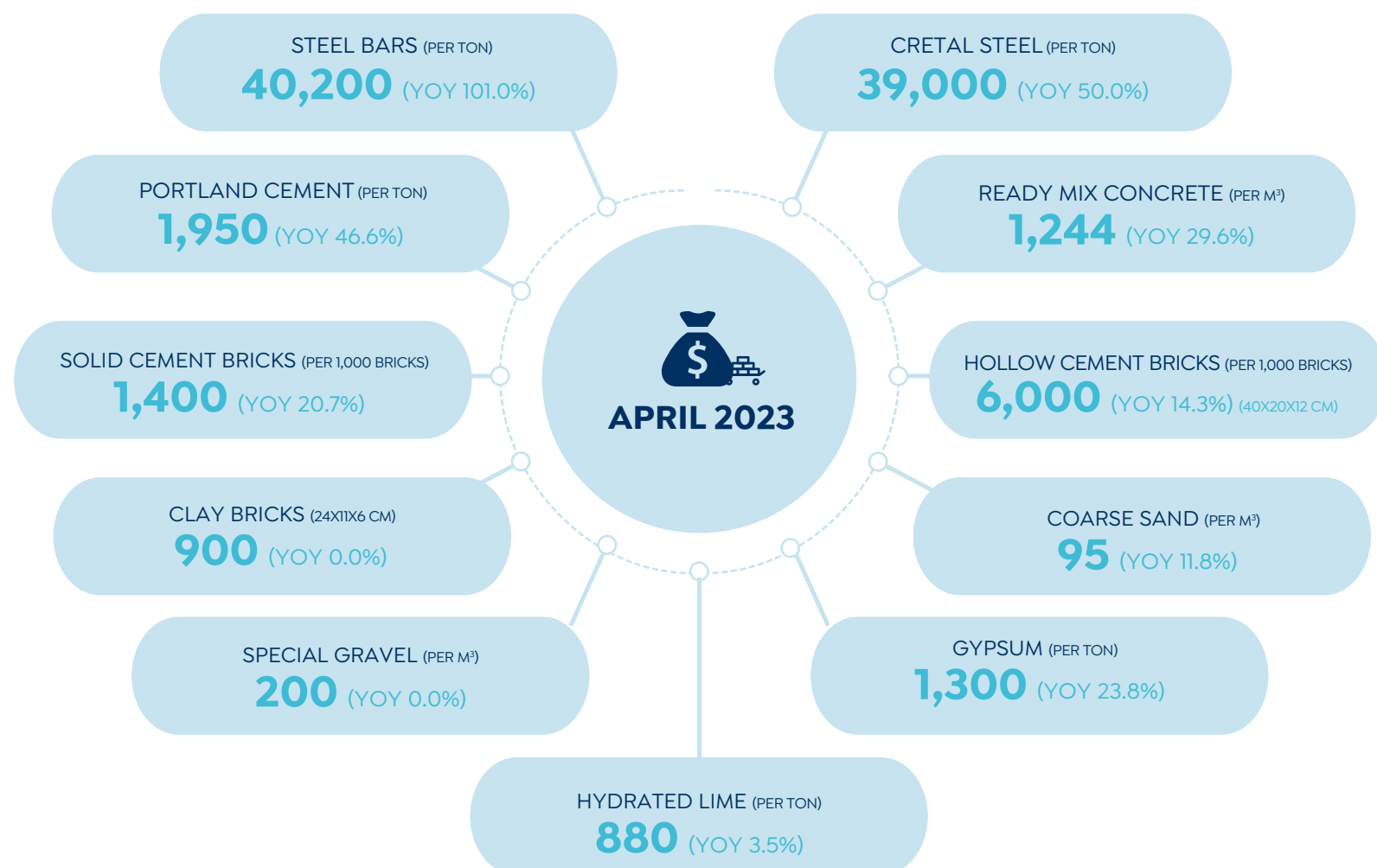
## | Ismailia Governorate

**55,000** Citizens  
No. of BeneficiariesSupply  
Volume

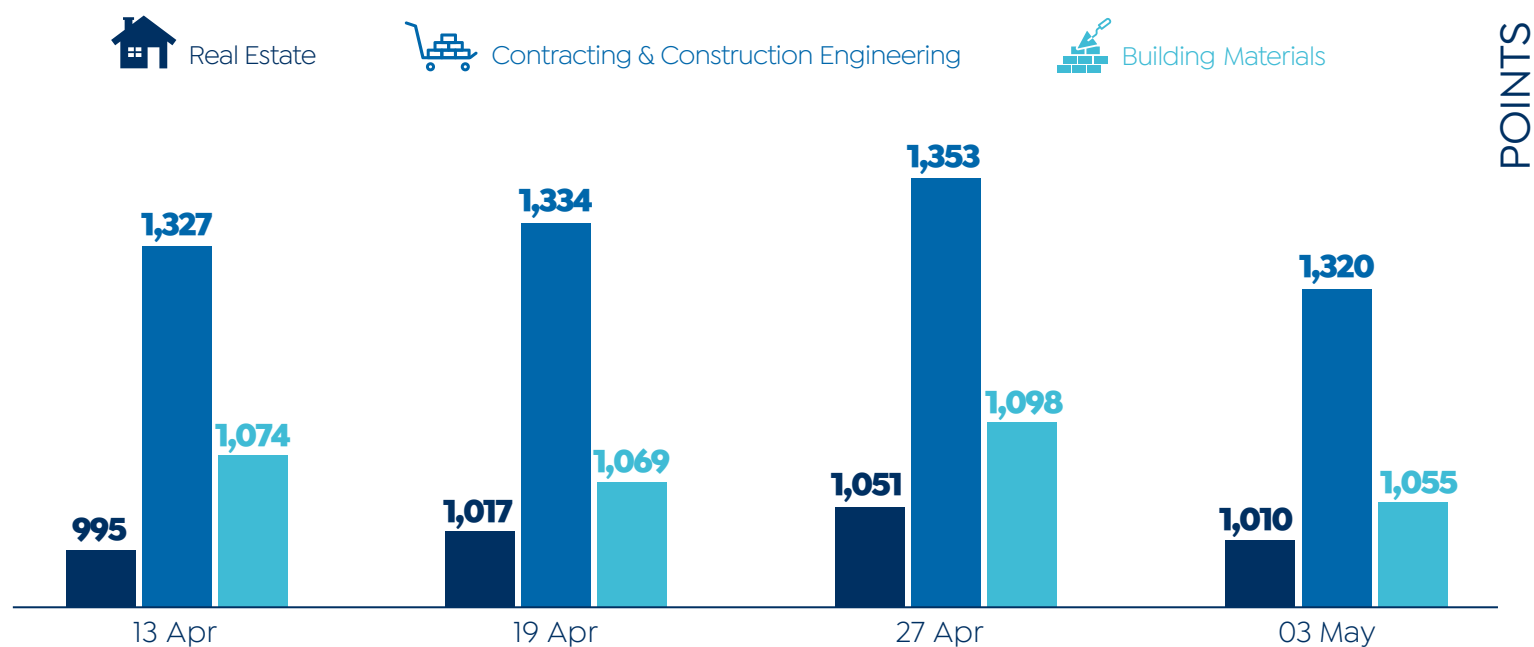
- 4 Government Service Complexes
- 10 Ambulance Points
- 1 Central Hospital
- 3 Potable Water Plants
- 4 Sanitation Projects
- 11 Youth Centers
- Others



## PRICES OF CONSTRUCTION MATERIALS (EGP)



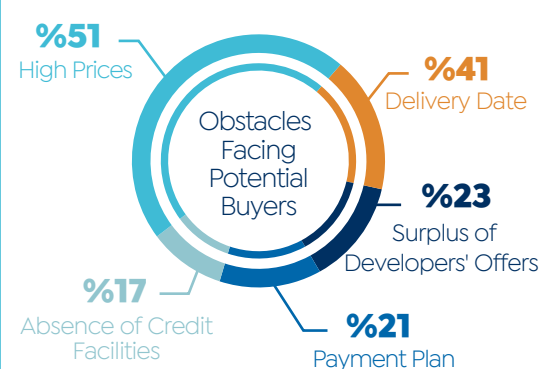
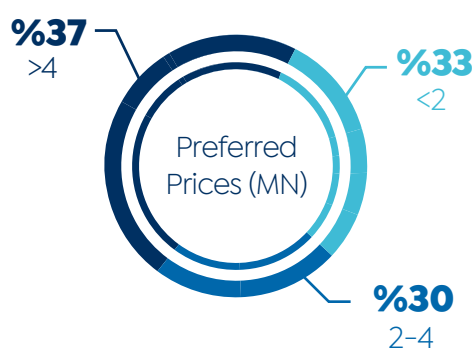
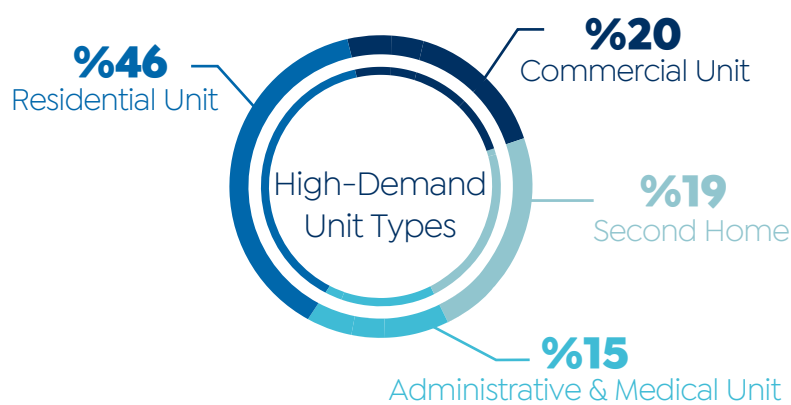
## PERFORMANCE OF REAL ESTATE, CONSTRUCTION & BUILDING MATERIALS' INDICES IN THE EGYPTIAN STOCK MARKET



Source: MHUC & Egyptian Exchange (EGX)

## MONTHLY SURVEY

### | Purchasing Power





# NEW CITIES UPDATE



## 02 | NEW CITIES UPDATES 2023

### PLOTS ALLOCATION



**62**  
NO.OF ALLOCATED  
LANDS



**20** New Cities  
LOCATION



SUPPLY VOLUME

- Integrated Urban
- Schools
- Nurseries
- Social Clubs
- Bakery
- Hospital

- Post Office
- Medical Services
- Residential, Commercial & Administrative Services
- Industrial Activities
- Others

#### | Plots Breakdown (Cities & No.of Plots)

**5**

NEW CAIRO

**8**

BADR CITY

**4**

NEW OCTOBER

**6**

NEW ASSIUT

**5**

6TH OF OCTOBER

**4**

SHOROUK CITY

**1**

NEW MANSOURA

**1**

NEW ASWAN

**1**

10TH OF RAMADAN

**2**

15TH MAY CITY

**1**

NEW NUBARIA CITY

**1**

NEW AKHMIM

**4**

EL-SHEIKH ZAYED

**4**

NEW BORG EL-ARAB

**2**

NEW FAYOUM

**1**

NEW OBOUR

**2**

SADAT CITY

**1**

NEW DAMIETTA

**7**

NEW SOHAG

**2**

NEW QENA

### UPDATES ON CAPITAL GARDENS

#### | Housing For All Egyptians For Low Income



**29,496**  
NO.OF HOUSING UNITS



**26,976**  
NO.OF EXECUTED  
HOUSING UNITS



**2,520**  
NO.OF HOUSING UNITS  
UNDERWAY



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



EXECUTED SERVICES BUILDINGS

**2** Nurseries

**2** Bakeries

Medical Center

School

Playground

**4** Commercial Markets

### UPDATES ON 6TH OF OCTOBER CITY

#### | Housing For All Egyptians For Middle & Upper Middle Income



**70 Acres**  
AREA



**85**  
NO.OF BUILDINGS



**2,040**  
NO.OF HOUSING UNITS



**24%** For Middle Income  
**81%** For Upper Middle Income  
COMPLETION RATE

## UPDATES ON NEW NASSER CITY "WEST ASSIUT"

### | Housing For All Egyptians

 **15**  
NO.OF BUILDINGS

 **360**  
NO.OF HOUSING UNITS

### | Services Buildings

Youth Center  
(Cost: EGP **21.1** mn)

Commercial Market  
(Cost: EGP **1.96** mn)

Primary School  
(Cost: EGP **18.4** mn)

Nursery  
(Cost: EGP **4.2** mn)

Medical Unit  
(Cost: EGP **4.5** mn)

Police & Firefighting  
Point

### | Sakan Misr

#### | Project 1

 **60**  
NO.OF BUILDINGS

 **1,440**  
NO.OF HOUSING UNITS

#### | Project 2

 **50**  
NO.OF BUILDINGS

 **1,200**  
NO.OF HOUSING UNITS

#### | Project 3

 **66**  
NO.OF BUILDINGS

 **1,584**  
NO.OF HOUSING UNITS

## UPDATES ON NEW OBOUR CITY

### | Housing For All Egyptians

#### | 14th Neighborhood

 **806**  
NO.OF BUILDINGS

 **19,344**  
NO.OF HOUSING UNITS

 **Underway**  
STATUS

 **SERVICES BUILDINGS**

**7** Commercial Markets

**4** Medical Centers

**5** Schools

**4** Nurseries

**2** Playground

Bakery

#### | 15 & 16th Neighborhoods

 **638**  
NO.OF BUILDINGS

 **15,312**  
NO.OF HOUSING UNITS

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

 **Underway**  
STATUS

#### | Green Buildings

 **13th Neighborhood**  
LOCATION

 **180**  
NO.OF BUILDINGS

 **3,924**  
NO.OF HOUSING UNITS

 **Underway**  
STATUS

## UPDATES ON 15TH MAY CITY

### | Housing For All Egyptians

 **Al-Narges**  
LOCATION

 **465**  
NO.OF BUILDINGS

 **11,160**  
NO.OF HOUSING UNITS

 **75%+**  
COMPLETION RATE

## UPDATES ON NEW SUEZ CITY

### | Housing For All Egyptians

 **86**  
NO.OF BUILDINGS

 **2,064**  
NO.OF HOUSING UNITS

 **51%**  
COMPLETION RATE



# **PRIVATE REAL ESTATE PROJECTS**

## UPDATE

# 03 | PRIVATE REAL ESTATE PROJECTS UPDATES 2023



## NEW RESIDENTIAL PROJECTS

### | ISHERATON

Developer: Winvestor Development

  
LOCATION  
Sheraton, Heliopolis

  
AREA  
**4,650 m<sup>2</sup>**

  
INVESTMENTS  
EGP **600 mn**



**End-2025**  
DELIVERY DATE OF PHASE I

#### SUPPLY VOLUME

- No. of Buildings: **4 (130 Housing Units)**
- Each Building: **2 Basement, Ground & 4 Floors**
- Unit Area: **87 - 207 m<sup>2</sup>**



## PROJECTS UNDERWAY

### | THE ROCK EDEN

Developer: El Batal Developments

  
LOCATION  
6th of October City

  
AREA  
**34 Acres**

#### SUPPLY VOLUME

- No. of Units: **1,000**
- Villas, Apartments, Penthouses, Townhouses & Duplexes
- Unit Area: **160 - 330 m<sup>2</sup>**



**The Company Started Delivering Last Year**  
STATUS

### | CITY PEARL

Developer: Fayez Group Developments

  
LOCATION  
Nasr City

  
AREA  
**858 m<sup>2</sup>**

  
NO. OF PHASES  
**3**

#### SUPPLY VOLUME

- Commercial, Entertainment & Hotel Units
- **2 Underground Floors**
- **Ground & 1st Floors** For Commercial Units
- **10 Floors** For Residential Hotel Units
- **1 Floor** For Restaurants & Entertainment

### | IL MONDO

Developer: Ramy Fares Company for Construction Development

  
LOCATION  
R7, NAC

  
INVESTMENTS  
EGP **2 bn**

  
COMPLETION RATE  
**80%**

### | PHASE I

  
INVESTMENTS  
EGP **450 mn+**

  
TARGETED SALES  
EGP **130 mn**

  
NO. OF HOTEL UNITS  
**20**

Source: Developers' Official Statements

## GREEN RIVER TOWER

Developer: Modon Developments

  
LOCATION  
NAC

  
AREA  
**60,000 m<sup>2</sup>+**

  
INVESTMENTS  
EGP **5 bn+**

### SUPPLY VOLUME

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

## 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>**

## O WEST

Developer: Orascom Development

  
LOCATION  
West Cairo

  
AREA  
**1,000 Acres**

  
ACHIEVED SALES IN 2022  
EGP **5.7 bn**

  
TOTAL ACHIEVED SALES TILL 2022  
EGP **17.34 bn**

## WHYT

  
NO.OF UNITS  
PLANNED TO DELIVER  
**350 +**

  
UNIT AREA  
**195 - 610 m<sup>2</sup>**

  
UNIT TYPES  
Villas, Twin Houses  
& Townhouses

## TULWA

  
NO.OF UNITS  
PLANNED TO DELIVER  
**1,650**

  
UNIT AREA  
**100 - 455 m<sup>2</sup>**

  
UNIT TYPES  
Apartments

## ROSAIL CITY

Developer: Khaled Sabry Holding Company

  
LOCATION  
Mostakbal City,  
New Cairo

  
AREA  
**56 Acres**

### SUPPLY VOLUME

- Villas & Residential Buildings
- Each Building: **Ground & 6 Floors**

## ROCK CAPITAL 1

Developer: El-Batal Developments

  
LOCATION  
NAC

  
BUA  
**100,000 m<sup>2</sup>**

  
DELIVERY DATE  
**2024**





# ECONOMIC SNAPSHOT

# 04 | ECONOMIC SNAPSHOT

## UPDATES 2023



### INTEREST RATES



\* MPC Meeting Was Held On Mar 30, 2023



### MONEY SUPPLY (EGP BN)



### DOMESTIC LIQUIDITY (EGP BN)



### ANNUAL HEADLINE INFLATION

MAR-2023

**32.7**



APR-2023

**30.6**



### NET INTERNATIONAL RESERVES (USD BN)

MAR-2023

**34.45**



APR-2023

**34.55**



### PURCHASING MANAGERS' INDEX (PMI)

MAR-2023

**46.7**

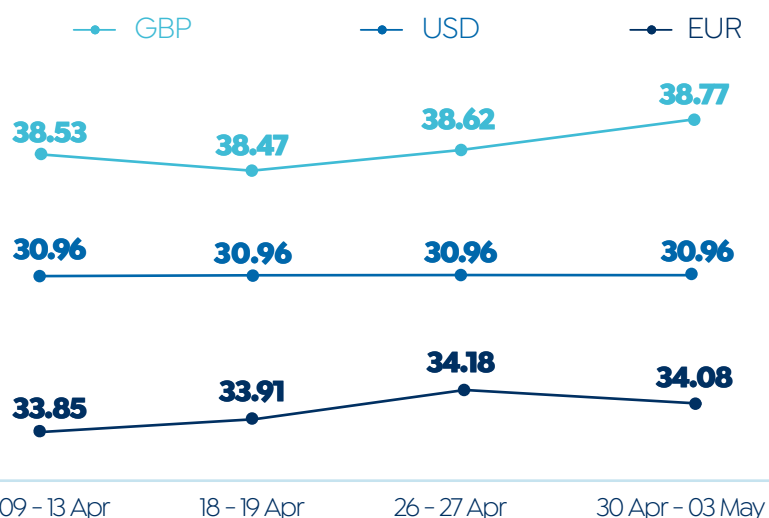


APR-2023

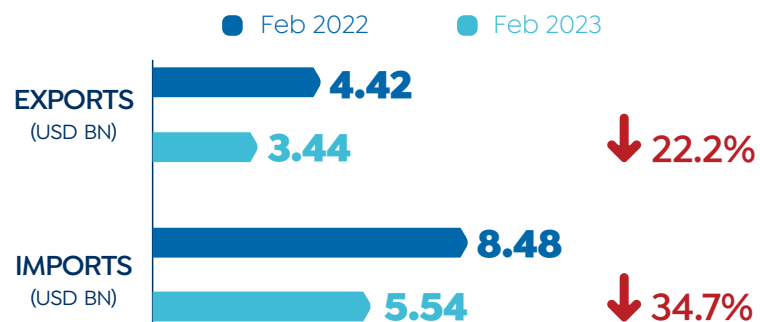
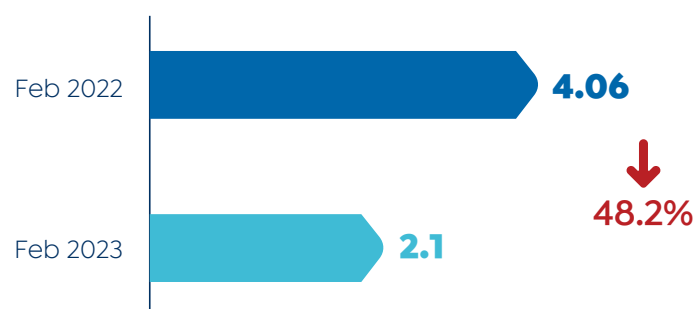
**47.3**



### EXCHANGE RATES



### TRADE DEFICIT (USD BN)

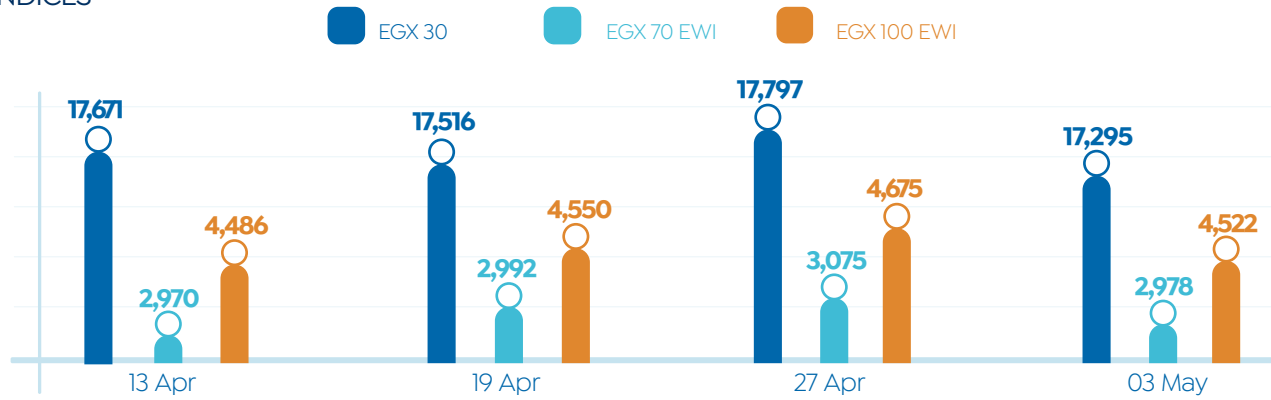


Source: IHS Markit, CAPMAS, CBE & FEDCOC

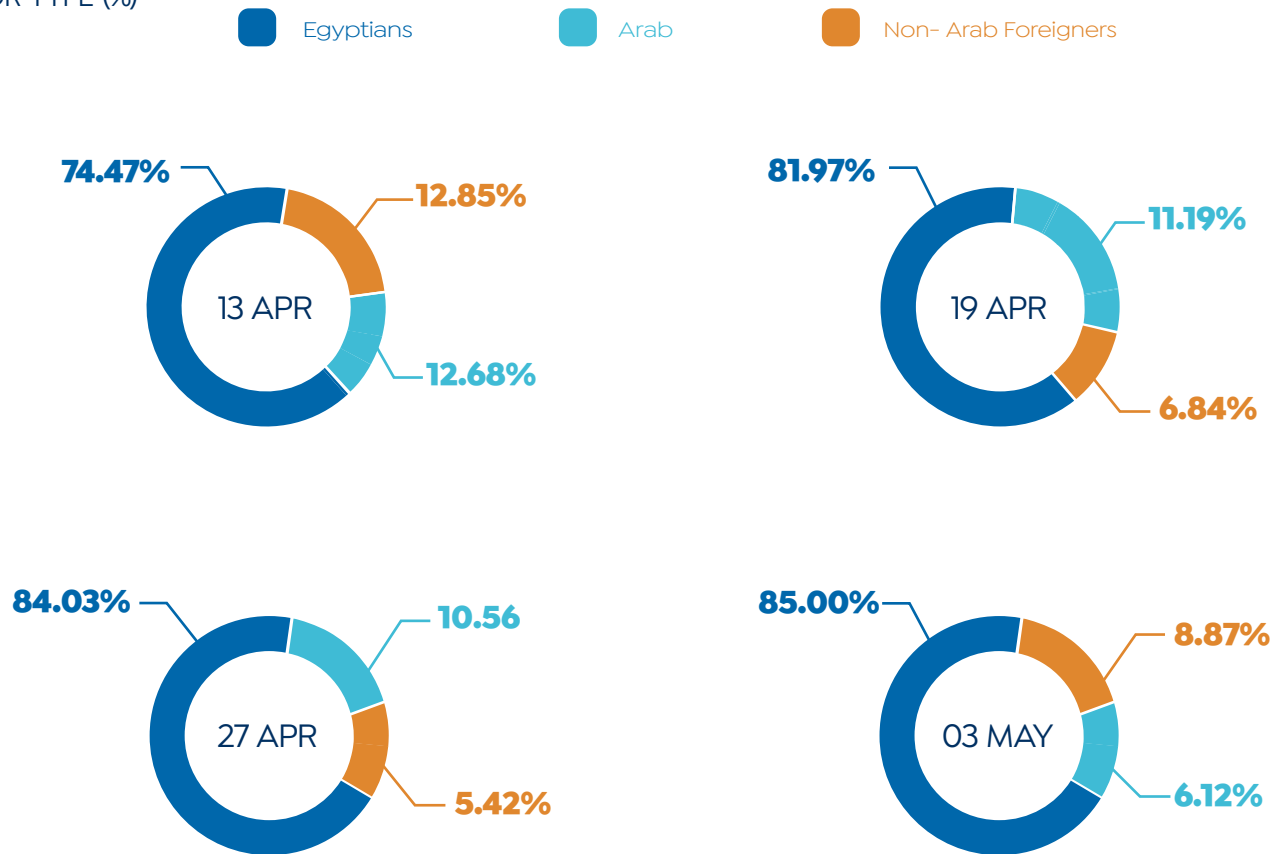


## CAPITAL MARKET INDICATORS

### MARKET INDICES

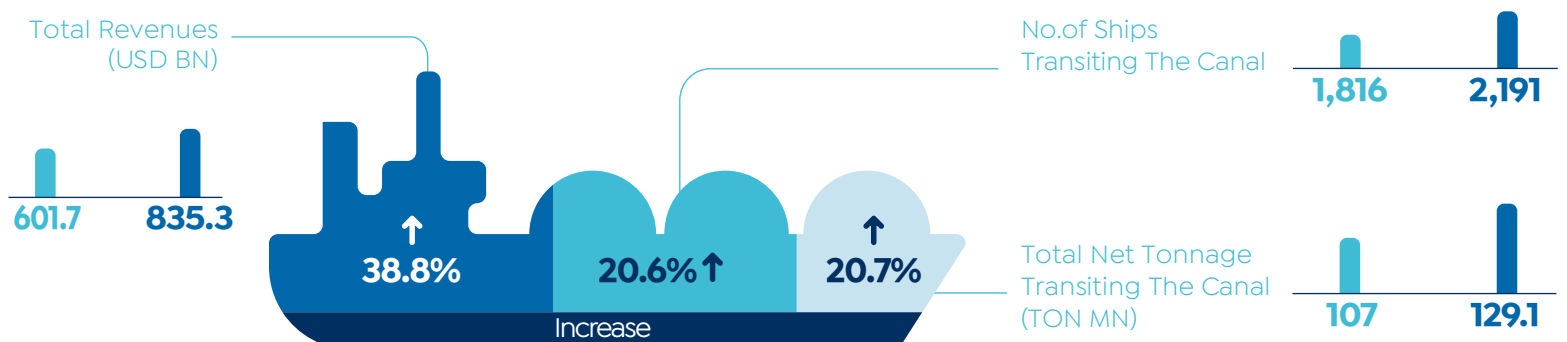


### INVESTOR TYPE (%)



## SUEZ CANAL

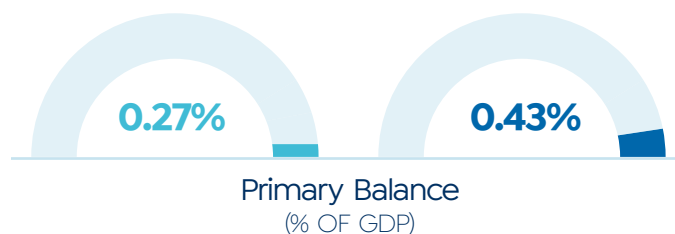
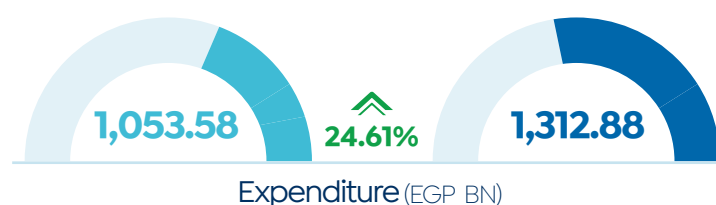
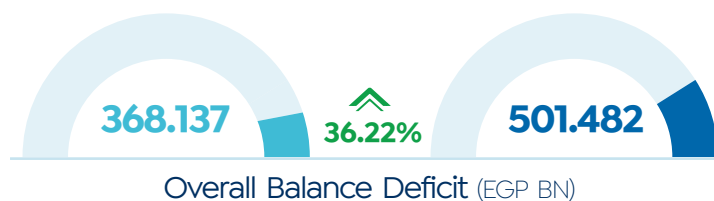
Mar 2022 Mar 2023



Source: EGX & Suez Canal Authority

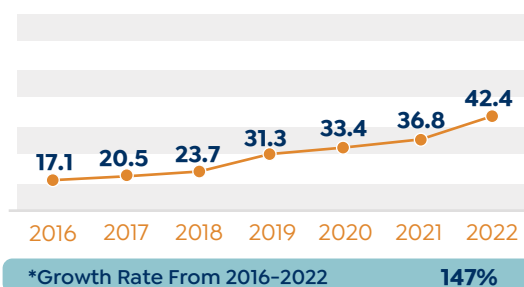
## FISCAL SECTOR PERFORMANCE

July-Feb (FY 2021/22) July-Feb (FY 2022/23)

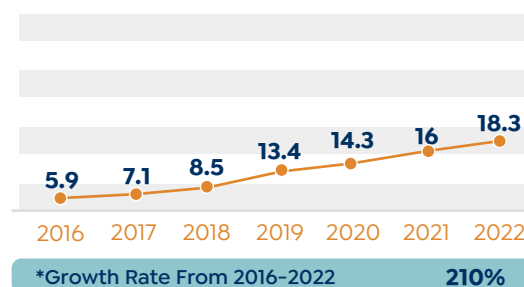


## FINANCIAL INCLUSION INDICATORS

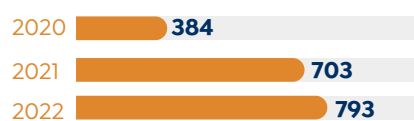
TOTAL OWNERSHIP OF TRANSACTIONAL ACCOUNTS (MN Citizens)



NO.OF FEMALES WHO OWN TRANSACTIONAL ACCOUNTS (MN Women)



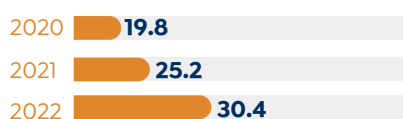
NO.OF ACCESS POINTS (Thousand Cards)



Growth Rate From 2020-2022 107%

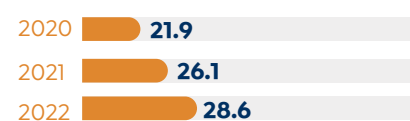


NO.OF MOBILE WALLETS (MN Wallets)



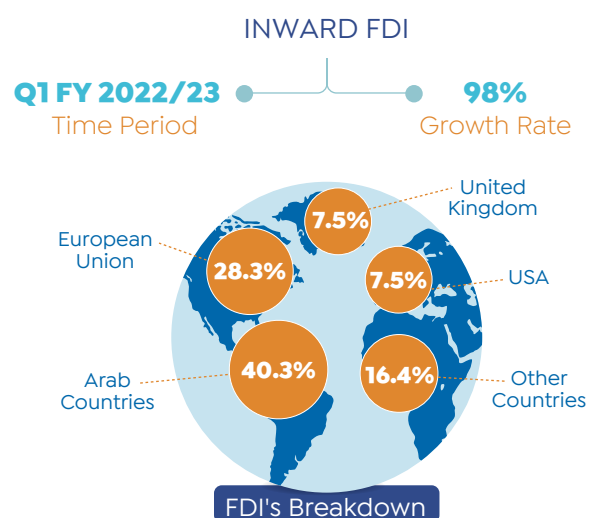
Growth Rate From 2020-2022 54%

NO.OF PREPAID CARDS (MN Cards)

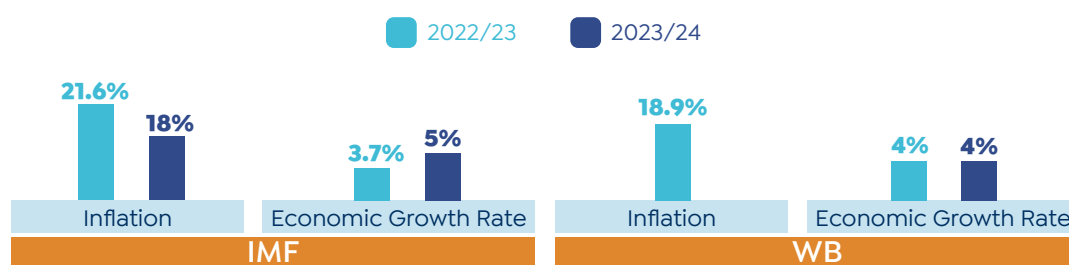


Growth Rate From 2020-2022 31%

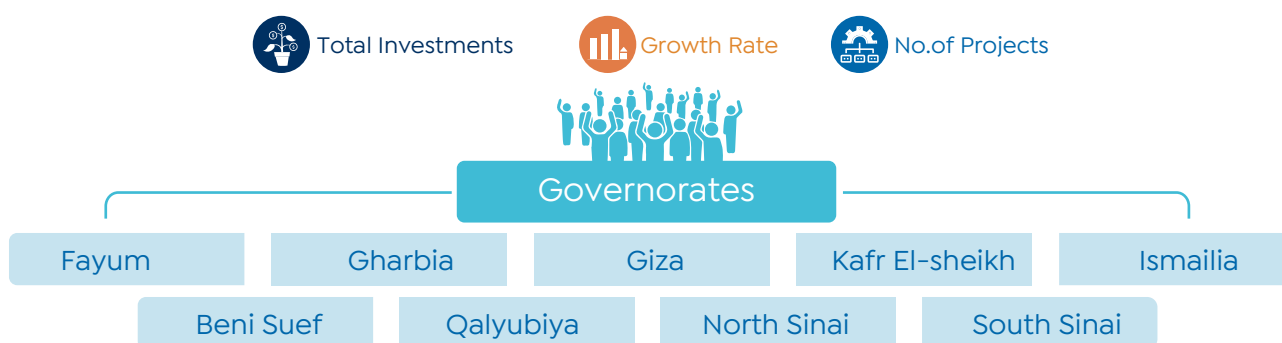
## EGYPTIAN ECONOMIC INDICATORS



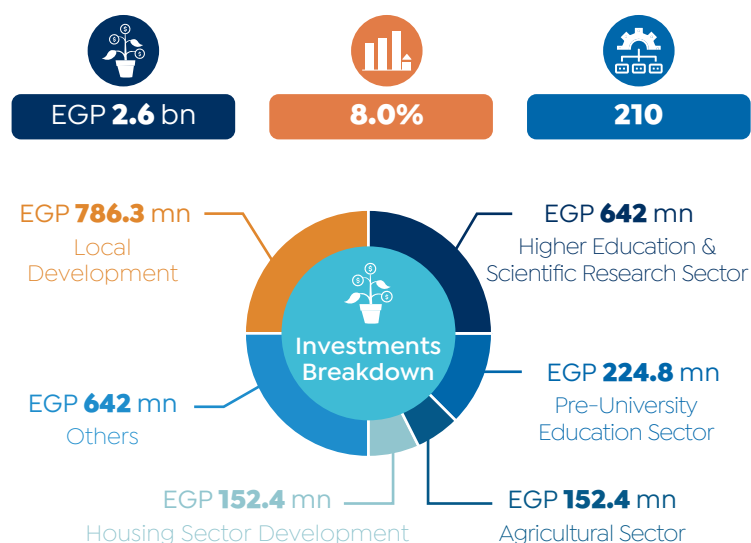
## INTERNATIONAL INSTITUTIONS' EXPECTATION FOR EGYPTIAN ECONOMY



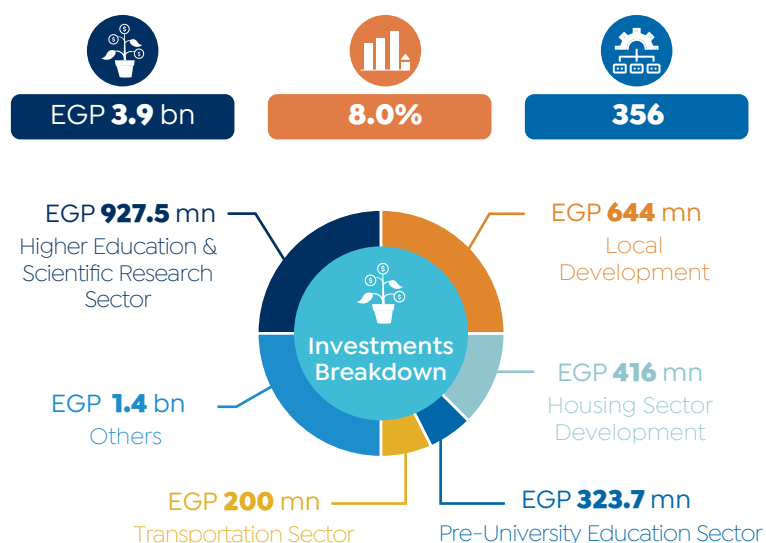
## CITIZEN INVESTMENT PLAN (2022/23)



### Fayum Governorate

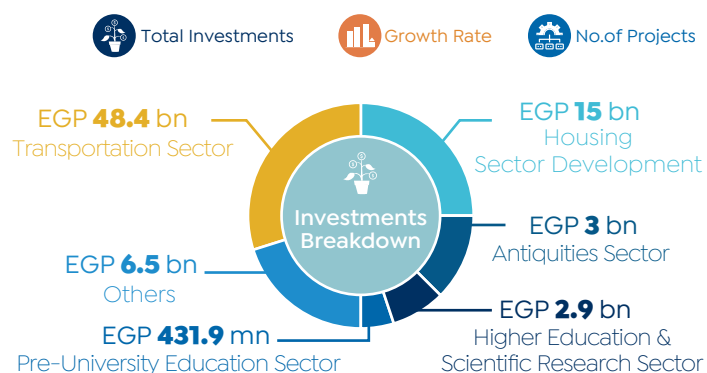


### Gharbia Governorate

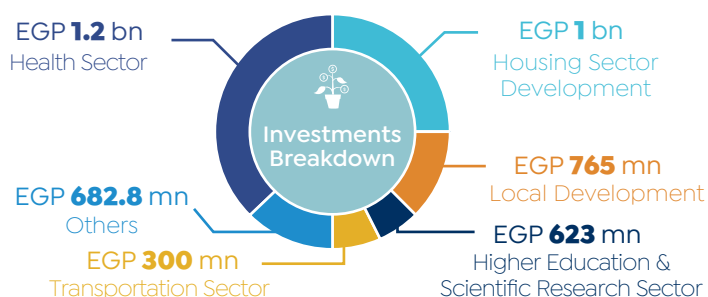




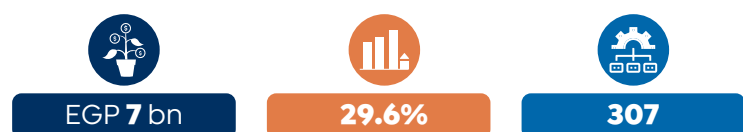
## | Giza Governorate



## | Kafr El-sheikh Governorate



## | Ismailia Governorate



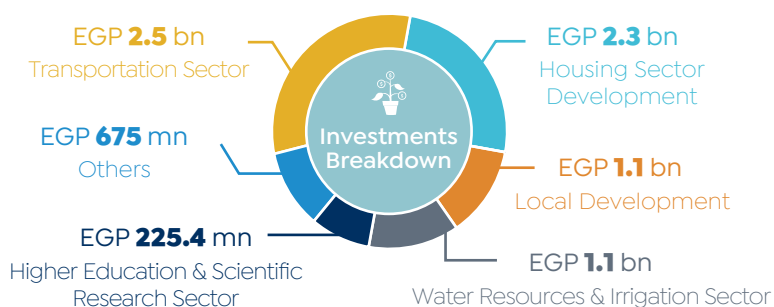
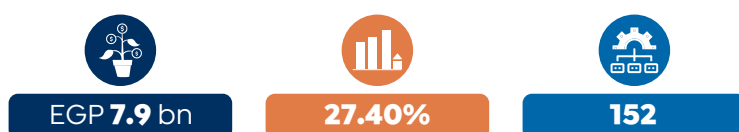
## | Beni Suef Governorate



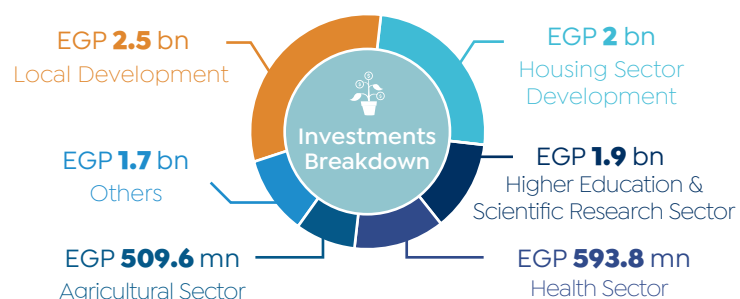
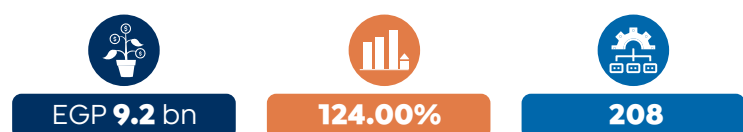
## | Qalyubiya Governorate



## | North Sinai Governorate



## | South Sinai Governorate



Source: MPED