

# MARKET WATCH

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POWERED BY

INVESTIGATE  
— RESEARCH & ANALYSIS —

## GOVERNMENT'S ACHIEVEMENTS IN 2019

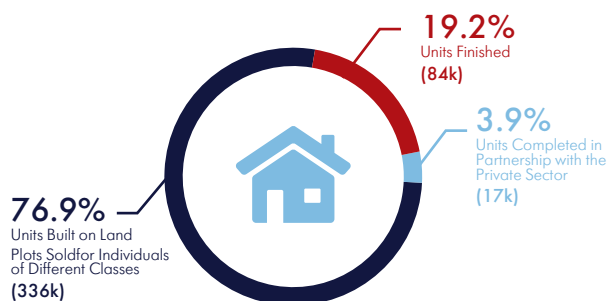


### HOUSING PROJECTS

#### Housing Units



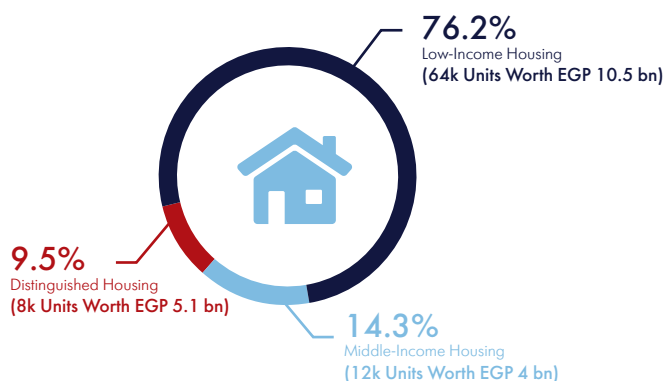
Total Units  
**437k**



#### Types of Social Housing Units Built



Completed Units  
**84k**



### NEW CITIES THAT LAUNCHED IN 2019



City



Area (acres)



Target Population

New Rashid	3,200	250k
New Al Fashn	18,000	1.2 mn
New Mallawi	18,400	1.3 mn



### SLUMS DEVELOPMENT

#### Unsafe Areas



Total Investment  
**EGP 32 bn**

#### Completed



#### Under Development



#### Unplanned Areas



Total Investment  
**EGP 318 bn**

#### Completed



#### Under Development





## INFRASTRUCTURE PROJECTS

## Potable Water and Sanitation Program

## Water Projects

Implemented Projects

54

Total Investment

EGP 5.1 bn

## Sanitation Projects

Implemented Projects

241

Total Investment

EGP 12.7 bn

## National Road Networks



IMPLEMENTED ROAD PROJECTS

25

TOTAL INVESTMENT  
EGP 8 bnTOTAL LENGTH  
732 km

## NUCA'S ACHIEVEMENTS IN 2019

Implemented Projects  
109Location  
17 New CitiesNo. of Issued Building Permits  
1,900Job Opportunities  
220k

## NUCA'S LAND OFFERINGS IN 2019



No. of Land Plots



Total Area (acres)

Social Housing

2,108

121

Distinguished Housing

2,359

310

More Distinguished Housing

1,762

260

For Egyptian Expats

2,068

250

PRICES OF CONSTRUCTION MATERIALS  
(JANUARY 2020) (EGP)

STEEL BARS

(per ton)

10,400

(YOY -10.7%)

CRETAL STEEL

(per ton)

10,500

(YOY -16%)

PORTLAND CEMENT

(per ton)

800

(YOY -5.9%)

COARSE SAND

(per sqm)

70

(YOY 7.7%)

SOLID CEMENT BRICKS

(per 1,000 bricks)

1,100

(YOY 3.8%)

BRICK HOLLOW CONCRETE

(40x20x12 cm) (per 1,000 bricks)

5,200

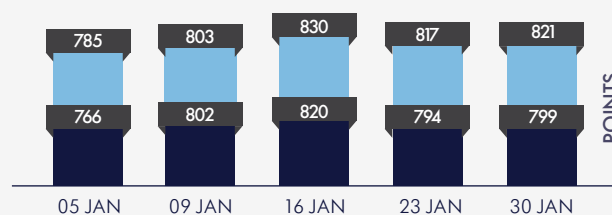
(YOY 4%)

REAL ESTATE & CONSTRUCTION  
STOCK MARKETS INDEXES PERFORMANCE  
IN EGYPT (2020)

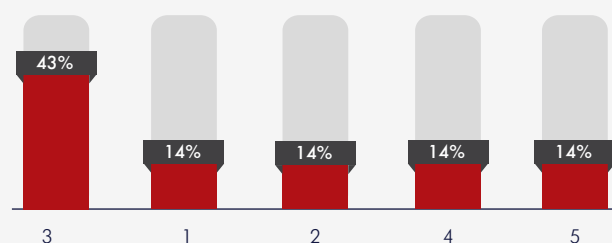
Real Estate



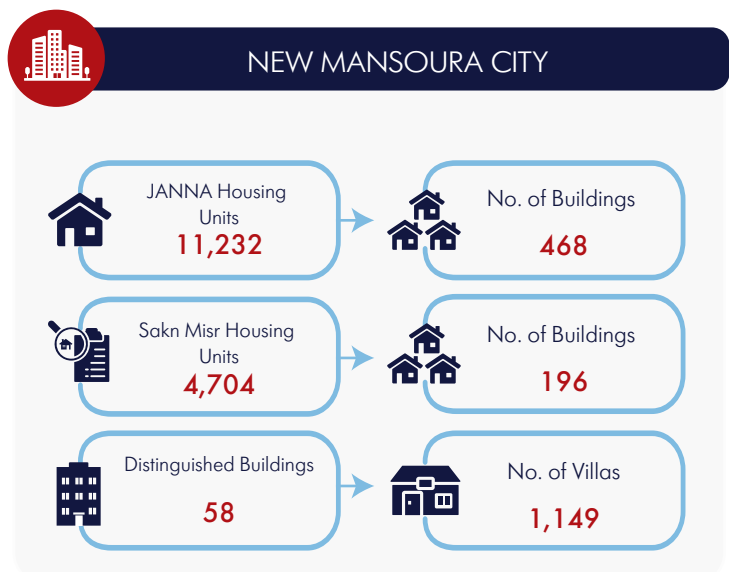
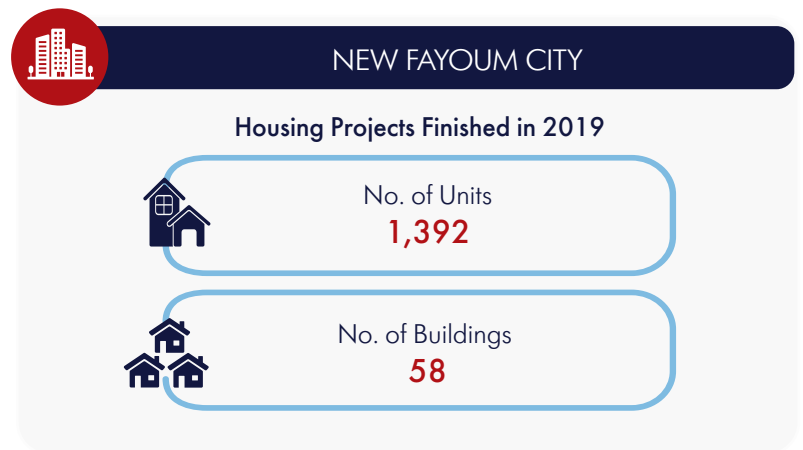
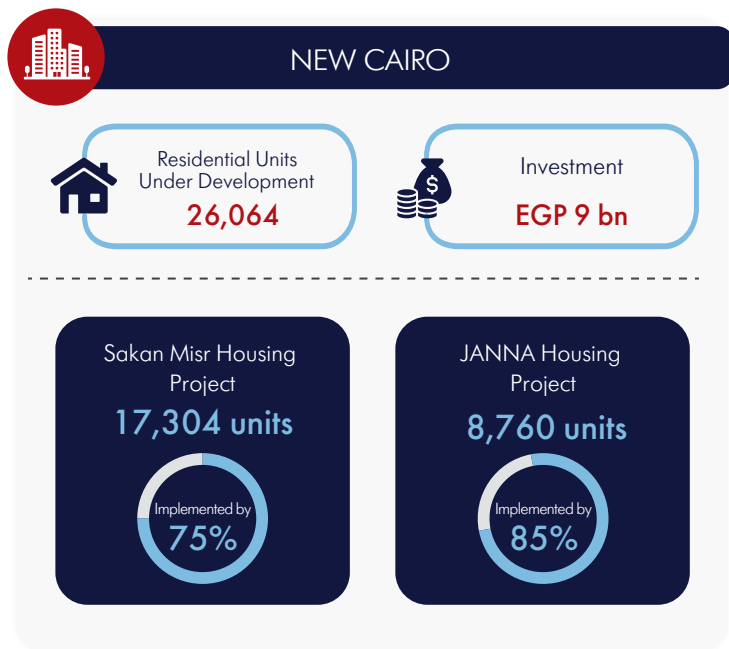
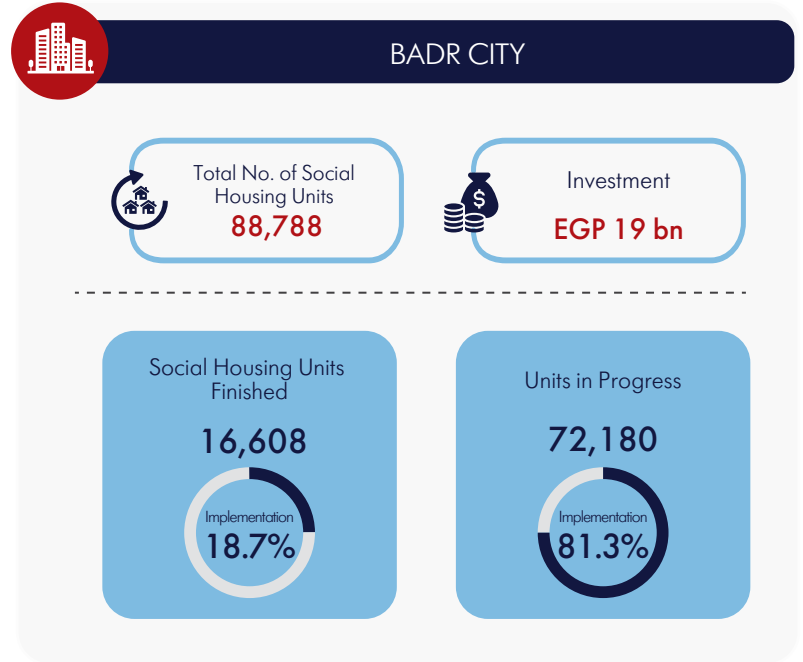
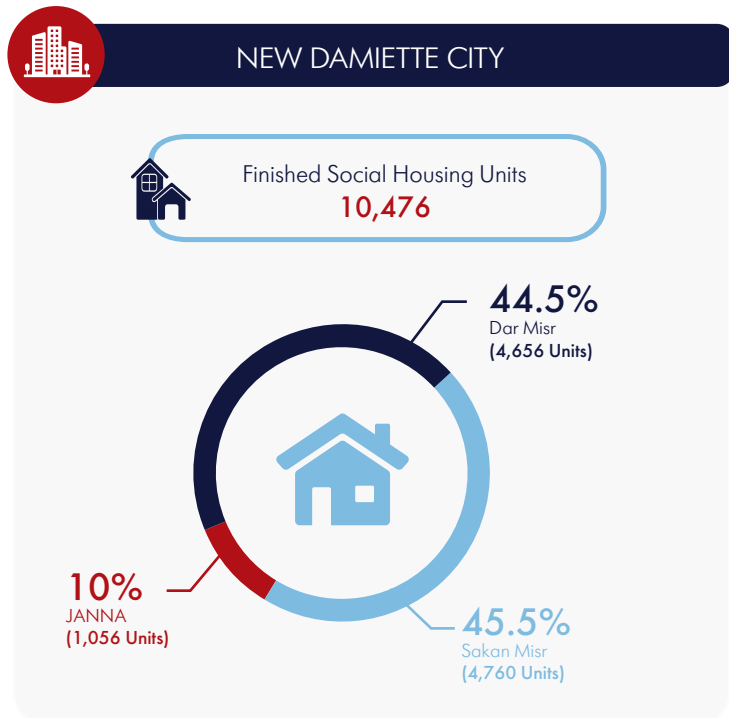
Construction &amp; Materials



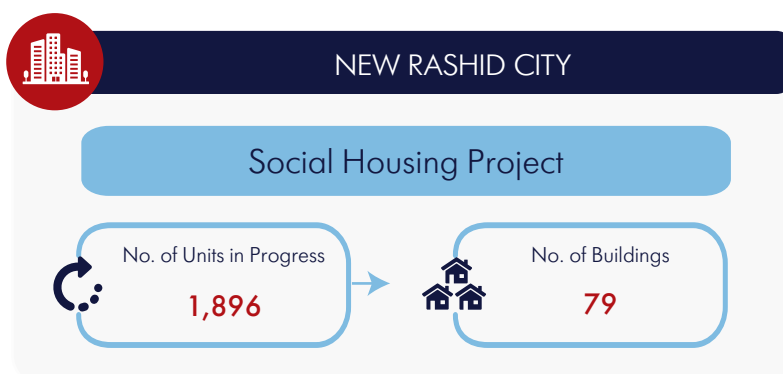
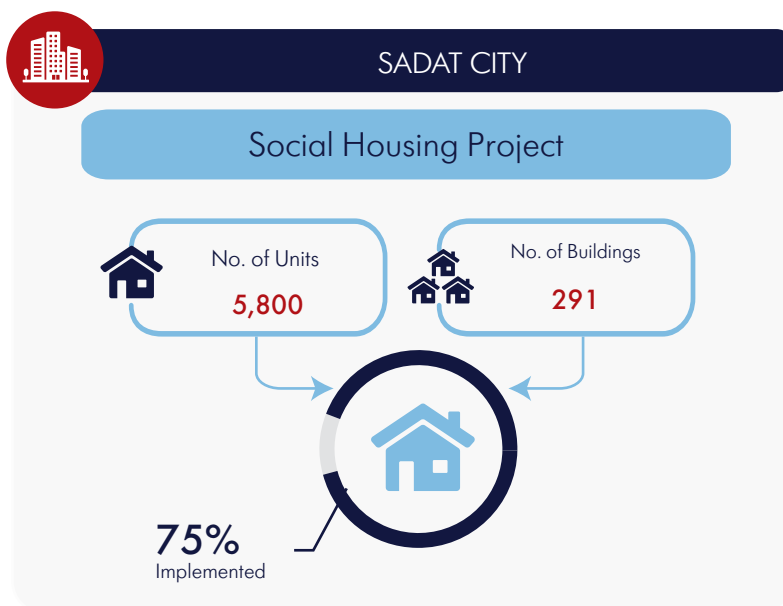
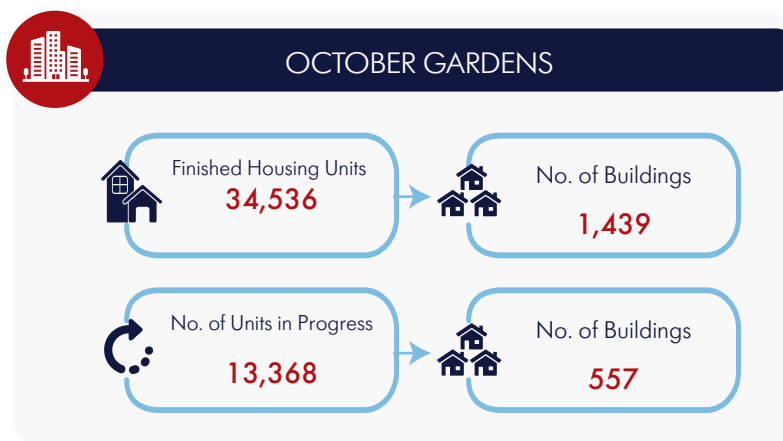
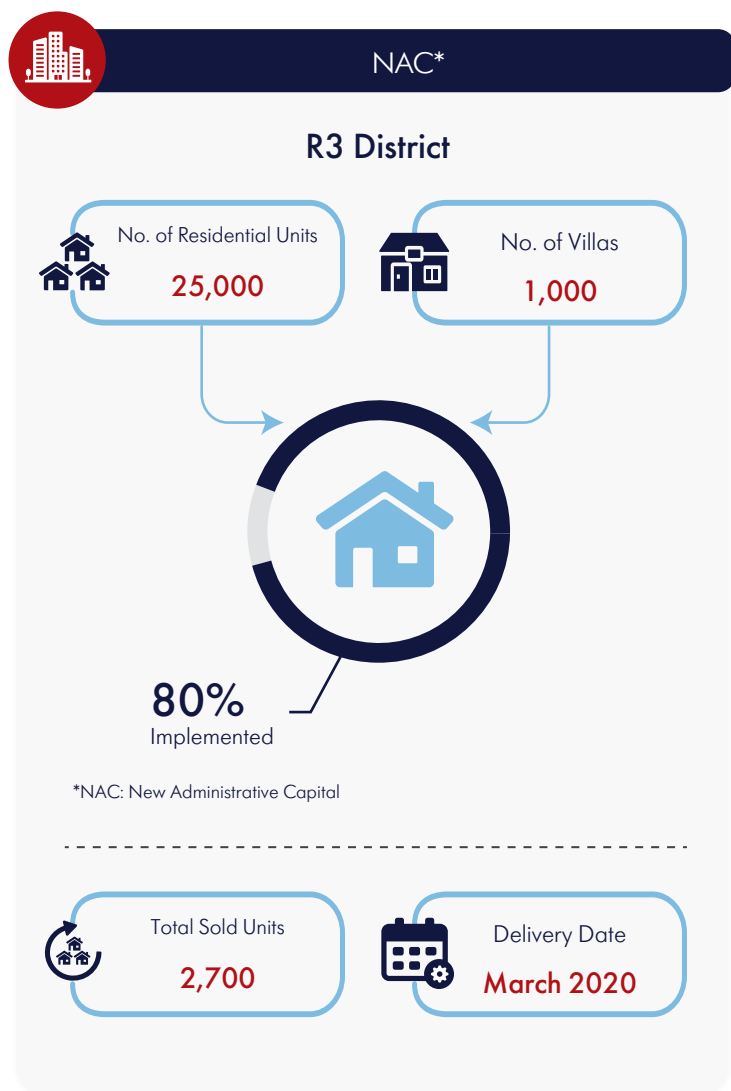
## ONLINE MONTHLY SURVEY (%)

HOW DO YOU RANK THE GOVERNMENT'S ACHIEVEMENTS  
IN THE INFRASTRUCTURE SECTOR?

# UPDATES ON NEW CITIES



Source: Ministry of Housing, Utilities, and Urban Communities



# DEVELOPERS' PROJECTS



## RESIDENTIAL PROJECT



Baymont



Developer  
**Maven Developments**



Location  
**Galala City**



Area  
**76 acres**



Investment  
**EGP 4 bn**



Supply Volume

No. of Residential Units  
**1,756**



Rivan



Developer  
**Al Tameer Arabian Developments**



Location  
**NAC**



Area  
**71,000 SQM**



Investment  
**EGP 3 bn**



Unit Sizes  
**77-500 SQM**



Supply Volume

No. of Hotel Residential Units  
**700**



## COMMERCIAL PROJECTS



5A by  
The Waterway



Developer  
**Equity Real Estate Developments**



Location  
**New Cairo**



Area  
**35,000 SQM**



Investment  
**EGP 4 bn**



Delivery Date  
**March 2021**



ZED Park



Developer  
**Ora Developers**



Location  
**Sheikh Zayed**



Area  
**265 acres**



Supply Volume

Playgrounds

Parties Area

Entertainment Area  
(Winter Wonderland)



Capital One



Developer  
**Namaa for Development & Real Estate Investment**



Location  
**NAC**



Area  
**60,000 SQM**



Investment  
**EGP 2 bn**



Delivery Date  
**2023**



MARQUEE Mall  
New Capital



Developer  
**Warren Developments**



Location  
**NAC**



Area  
**14,000 SQM**



Investment  
**EGP 1.2 bn**



Supply Volume

No. of Units  
**400**



## COMMERCIAL PROJECTS



Skywalk



Developer  
**Skywalk Developments**



Location  
**6th of October City**



Area  
**280,000 SQM**



Investment  
**EGP 8 bn**



Supply Volume

Hotel

Luxury Restaurants

Spa and Wellness Resort

Entertainment Outlets

Shopping Centers



Elite



Developer  
**SAK Developments**



Location  
**NAC**



Area  
**5,500 SQM**



Delivery Date  
**2022**



Supply Volume

No. of Commercial Units  
**48**

No. of Offices  
**182**



La Mirada Mall



Developer  
**Grand Plaza for Real Estate & Tourism Investment**



Location  
**New Cairo**



Area  
**3,850 SQM**



Investment  
**EGP 250 mn**



Commercial Unit Sizes  
**60-350 SQM**



Medical Unit Sizes  
**35-300 SQM**



## HOSPITALITY PROJECTS



Regis Hotel



Developer  
**Marriott International**



Location  
**NAC**



Delivery Date  
**Q2 2020**



Supply Volume

No. of Hotel Rooms  
**270**

No. of Suits  
**90**

No. of Apartments  
**60**

No. of Villas  
**14**

No. of Food and Beverage Outlets  
**20**



Hotel Project  
(Name Still Unknown)



Developer  
**El Attal Holding**



Location  
**Red Sea**



Delivery Date  
**2020**



Supply Volume

No. of Hotel Rooms  
**300**



Hotel Project  
(Name Still Unknown)



Developer  
**Global Travel International (GTI)**



Location  
**Sahl Hashesh**



Delivery Date  
**H1 2020**



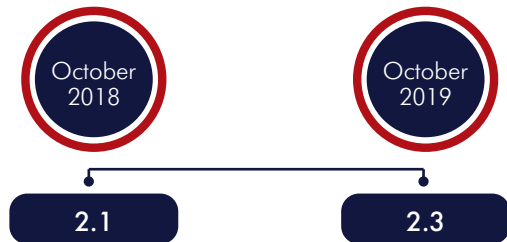
Supply Volume

No. of Hotel Rooms  
**350**

## ECONOMIC SNAPSHOT



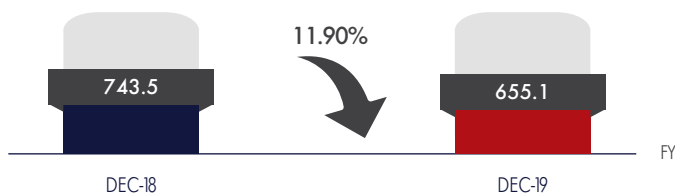
EGYPTIAN EXPAT REMITTANCES (USD BN)



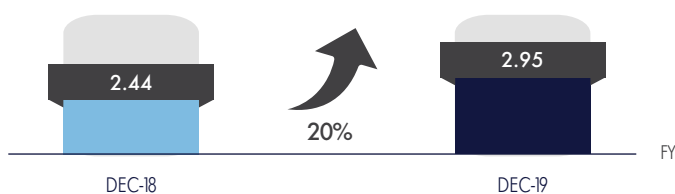
EGYPT'S BUDGET SURPLUS (EGP BN)



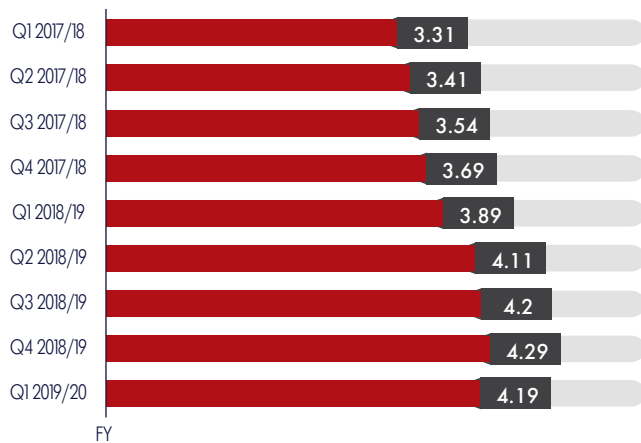
EGYPT'S FOREIGN DEPOSITS (EGP BN)



EGYPT'S DOMESTIC DEPOSITS (EGP TRLN)



GROSS DOMESTIC DEBT (EGP TRLN)



EGYPT'S TRADE EXCHANGE (USD BN)



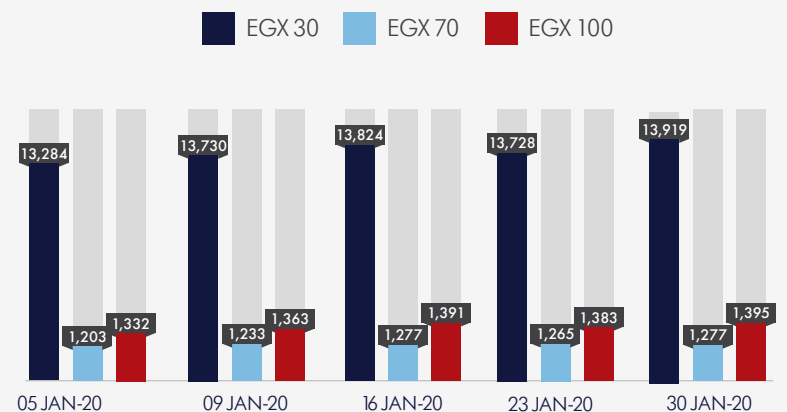
NET FOREIGN RESERVES (USD BN)



ANNUAL HEADLINE INFLATION



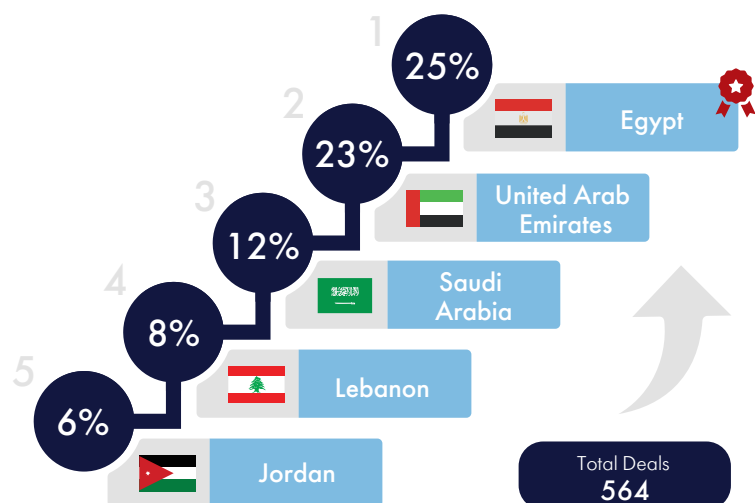
CAPITAL MARKET INDICATORS



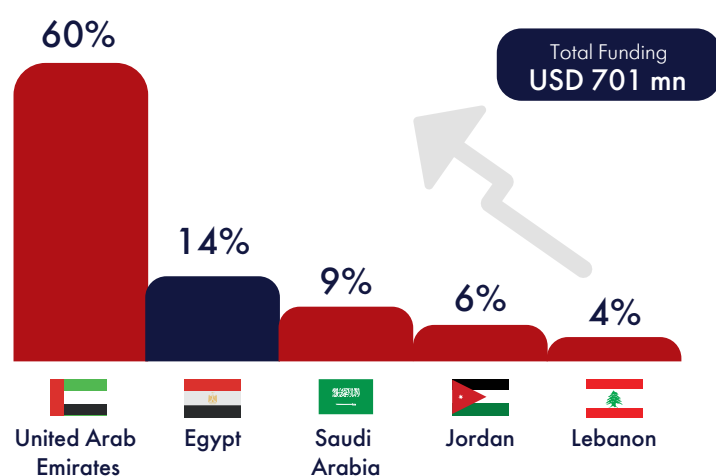
Sources: Central Agency for Public Mobilization and Statistics (CAPMAS), Central Bank of Egypt (CBE), and EGX



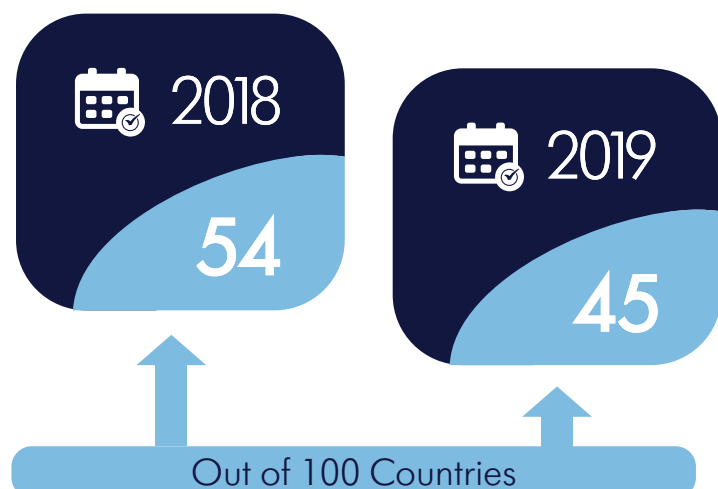
### TOP 5 MENA COUNTRIES BY NUMBER OF STARTUP FUNDING DEALS IN 2019



### TOP 5 MENA COUNTRIES BY TOTAL FUNDING (USD) IN 2019



### EGYPT'S BRANDS INDEX

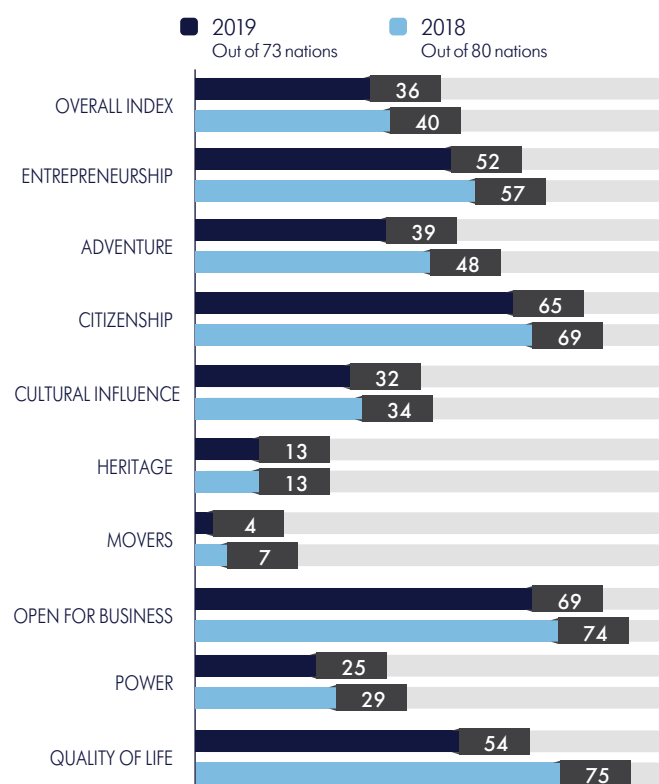


### TOP 20 COUNTRIES BY FASTEST-GROWING BRANDS (VALUE) IN 2019

Rank	Country	Growth Rate
1	Ghana	67.1%
2	Uganda	55.7%
3	Paraguay	55.4%
4	Bangladesh	53.8%
5	Egypt	50.1%
6	Turkey	46.5%
7	Yemen	45.2%
8	Kazakhstan	41.9%
6.5	China	40.4%
10	Qatar	35.5%
11	Uruguay	30.1%
12	Nepal	29.3%
13	Libya	29.0%
14	Ethiopia	27.1%
15	Japan	25.9%
16	Nigeria	25.6%
17	Israel	24.2%
18	Kenya	23.6%
19	Morocco	23.3%
20	Turkmenistan	23.1%



### EGYPT RANKING IN BEST COUNTRIES INDEX



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FULL ANALYSIS

# FACTS & FIGURES

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## Economic Snapshot:

### Inflation:

Egypt's annual headline inflation rate recorded 7.2% in January 2020, compared to 7.1% in December 2019, due to seasonal factors and a slight adjustment to household consumption patterns, as well as annual process revisions that are usually timed in January by traders and wholesalers.

In December 2019, the annual headline inflation rate rose to 7.1%, compared to 3.6% in November of the same year.

### Net Foreign Reserves:

Egypt's Net foreign reserves have augmented slightly in January 2020 to hit USD 45.45 bn from USD 45.42 bn in December 2019. Since the completion of the International Monetary Fund loan, Egypt's net foreign exchange rates (FX) see monthly slow increases, however, main sources of FX witness a notable improvement, namely, tourism revenues, as well as Egyptian expat remittances, which rose by 12.7% y-o-y in October 2019 to reach USD 2.3 bn, compared to USD 2.1 bn in the same month 2018.

The Egyptian Center for Economic Studies (ECES) expects remittances in Egypt to dip in 2019 by 9%, most likely due to lower rates on certificates and the strengthening of the EGP. Moreover, new laws and regulations by the Financial Regulation Authority (FRA) to combat money laundering will make it more difficult and costly to send money home, resulting in fewer remittances. An improvement in the banking system and money transfer services may result in opposing figures, ECES added.

On another positive note, Egypt's Gross Domestic Debt has fallen in absolute number and to reach EGP 4.19 trillion in the first quarter of the fiscal year 2019/20, and relative to Gross Domestic Product (GDP) for the first time in ten years recording 66.7% of GDP. The Cabinet referred this decline to the consecutive cuts in interest rates, which is, in turn, declined due to inflation retreat.

## Invest-Gate Survey:

As of monthly tradition, Invest-Gate posted a poll on its website to survey people's insights on their appropriate tool when looking for new homes. The results display a nearly even distribution of preferences, where 27% said real estate exhibitions are the best for them, 25% said developers campaigns, 24% pointed to brokers, and last, 23% said listing websites.

## Government's Achievements in 2019

### Housing Projects:

The infographic shows that units built on land plots offered by the government seized the first place with more than 75% of housing units in 2019, followed by finished social housing units with near 20%. While it seems that units completed in collaboration with the private sector are still lagging behind with only 3.9% of total units.

The distribution of social housing units shows more than 75% goes to low-income housing units with a total cost of EGP 10.5 bn.

### Slums Development:

Remarkably, the government completed most of the job in 2019 with development across 298 unsafe areas with 165,900 units, while the remaining 59 areas are under development, with investments amounted to EGP 32 bn.

The same goes for unplanned areas with EGP 318 bn total investments, where 53 areas completed yet another 17 areas are under development.

### Infrastructure Projects:

The government got 54 water projects completed with total investments worth of EGP 5.1 bn, as well as 241 sanitation projects with investments amounted to EGP 12.7 bn. With regard to national road networks, the government implemented 25 road projects in 2019 with a total length of 732 Km and investments worth EGP 8 bn.

## Private Sector:

Similar to January, new development launches in February are leaning towards commercial projects more than residential and hospitality projects collectively. New cities see seven new commercial projects, yet two new residential in Galala city and New Administrative Capital (NAC) and three new hospitality projects on the Red Sea, in Sahl Hasheesh, and NAC.



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