

MARKET WATCH

CONTRIBUTOR **YASSEN MAHMOUD**

MARCH
2023

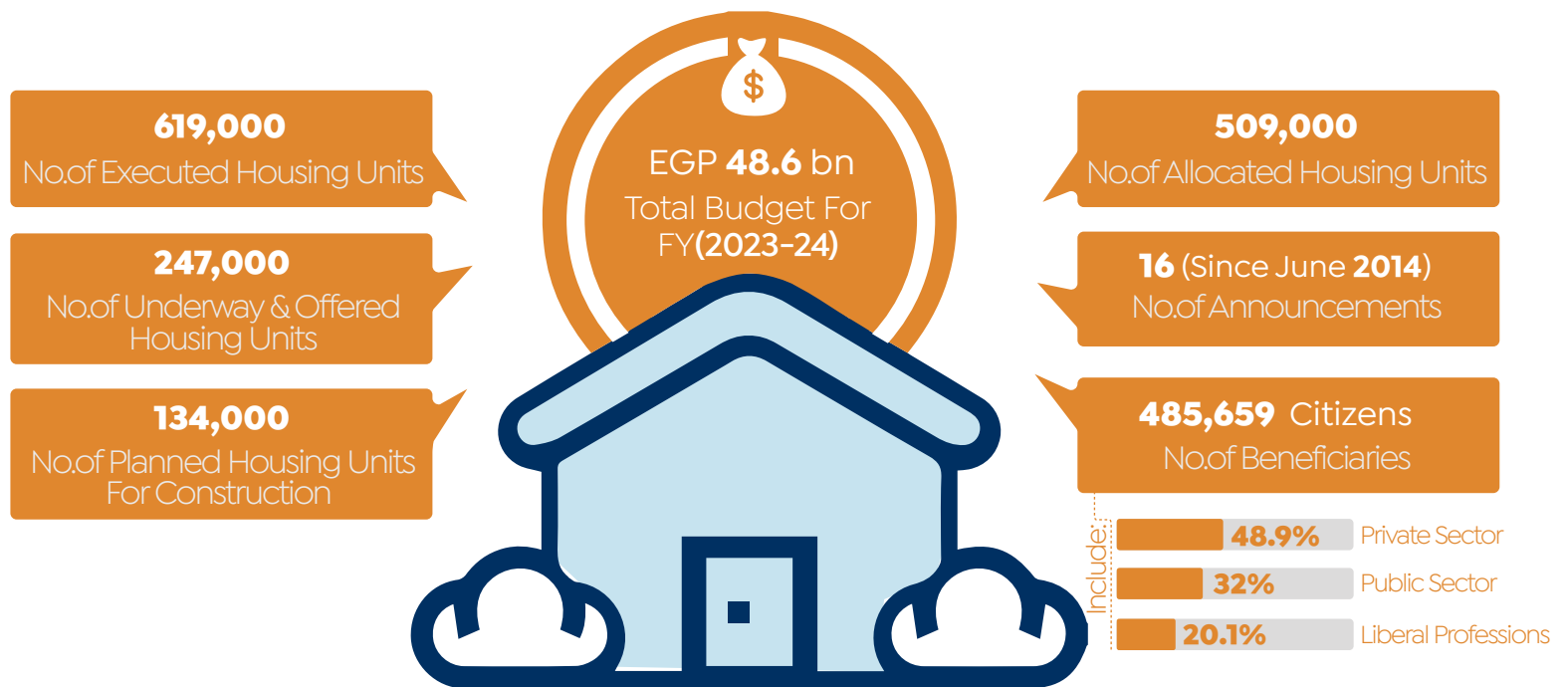


REAL ESTATE

MARKET
UPDATES

01 | REAL ESTATE MARKET UPDATES 2023

SOCIAL HOUSING AND MORTGAGE FINANCE FUND'S ACHIEVEMENTS



HAYAH KARIMA INITIATIVE "PHASE I"

| Sharqia Governorate



41
No. of Villages



418,000 Citizens
No. of Beneficiaries

Supply Volume

- 10 Government Service Complexes
- 10 Agricultural Service Complexes
- 608 Classrooms
- 59 Schools
- 37 Youth Centers
- 61 Medical Units
- 7 Ambulance Points
- 20 Potable Water Projects
- 26 Housing Buildings For Priority Care Families
- 41 Sanitation Projects
- 20 Post Offices
- 4 Police stations
- Others

| Alexandria Governorate



9
No. of Villages



55,000 Citizens
No. of Beneficiaries

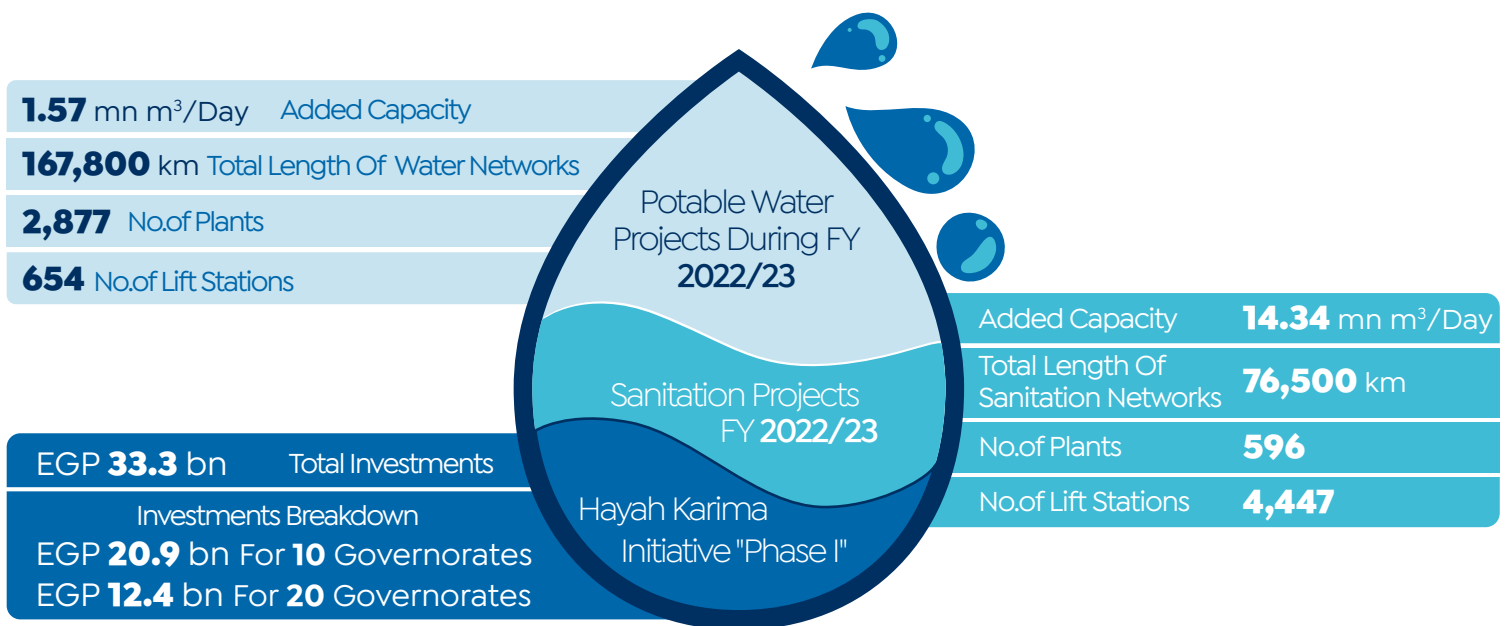
Supply Volume

- 3 Government Service Complexes
- 5 Ambulance Points
- 5 Medical Units
- 183 Classrooms
- 10 Schools
- 2 Potable Water Stations
- 9 Sanitation Projects
- 6 Youth Centers
- 3 Post Offices
- 7 Police stations
- Others

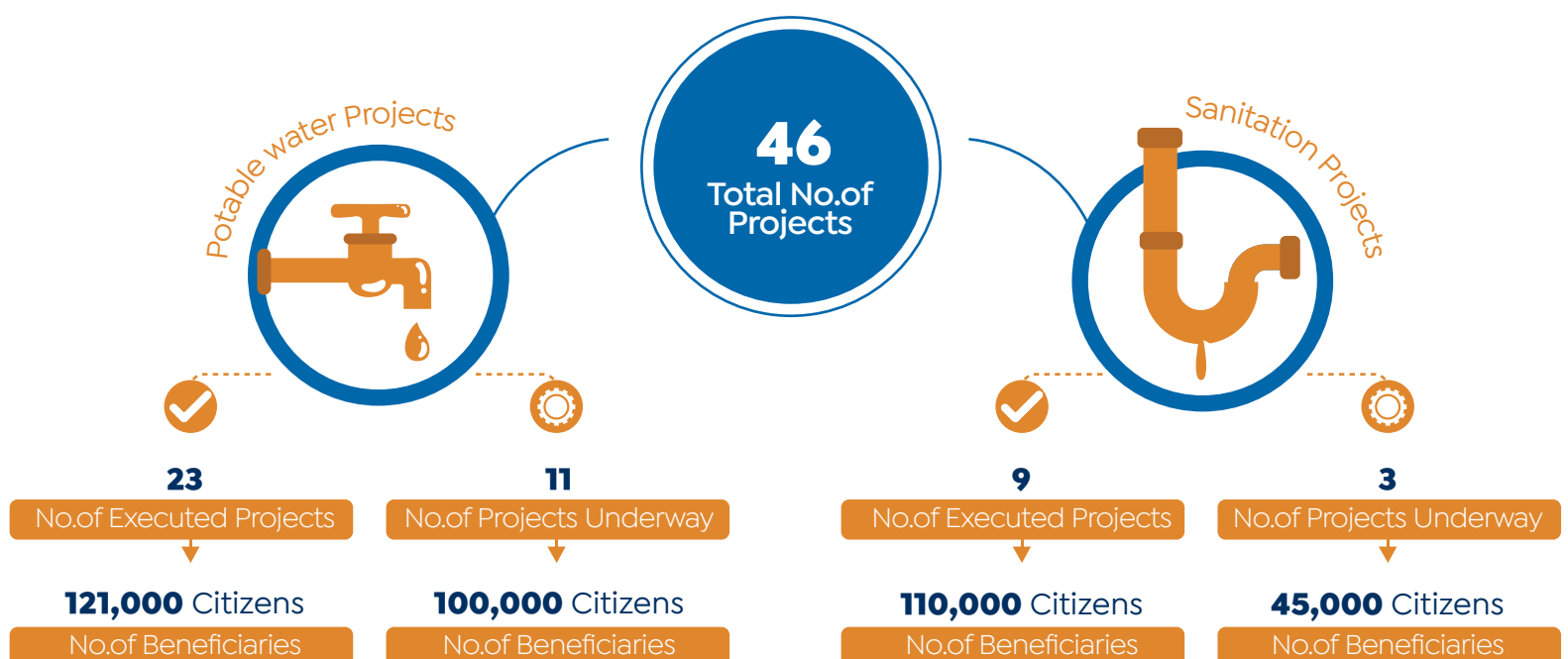
DEVELOPMENT PROGRAM PROJECTS IN UPPER EGYPT



HOLDING COMPANY FOR WATER & WASTEWATER'S PROJECTS

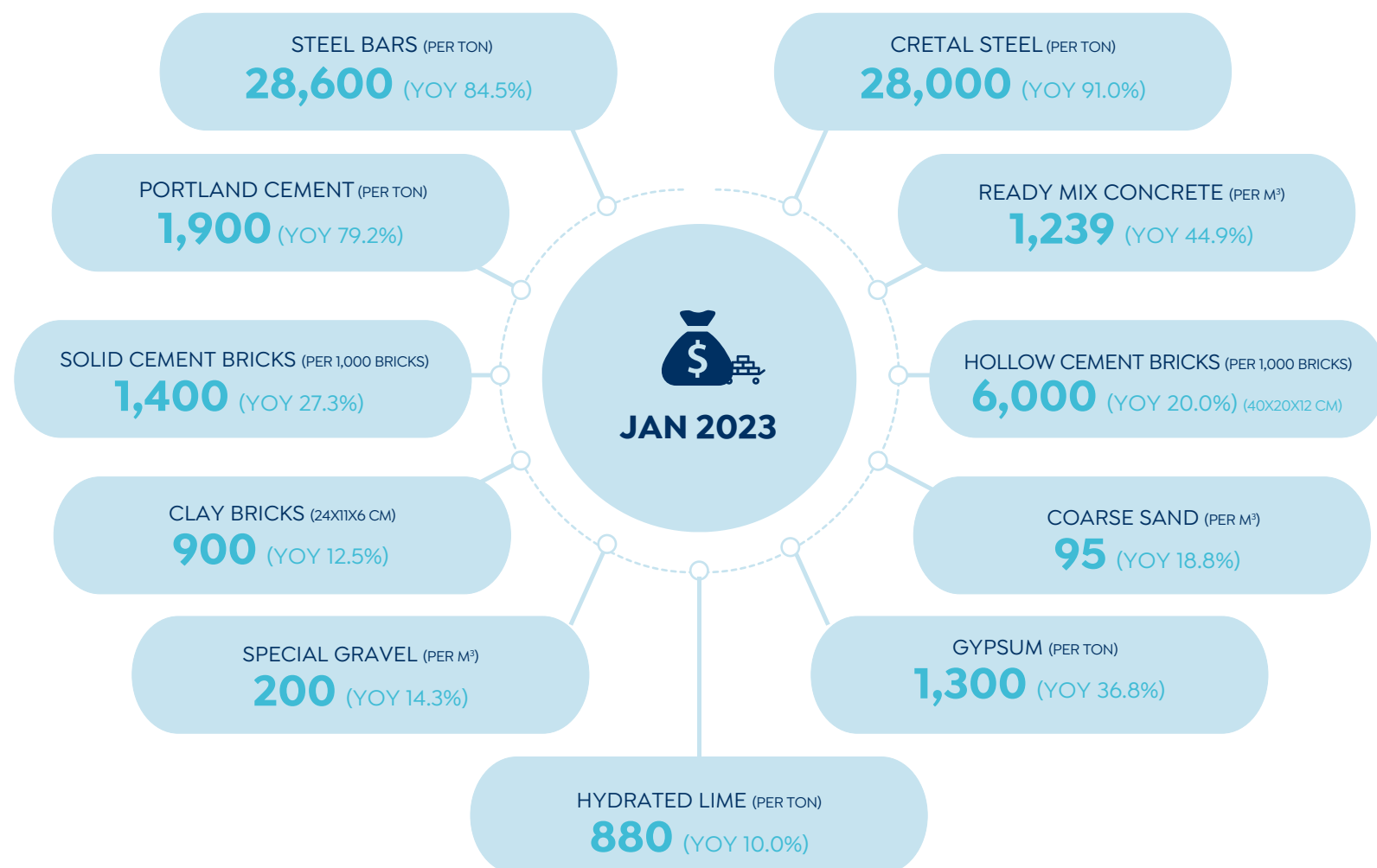


POTATBLE WATER & SANITATION PROJECTS' IN SOUTH SINAI

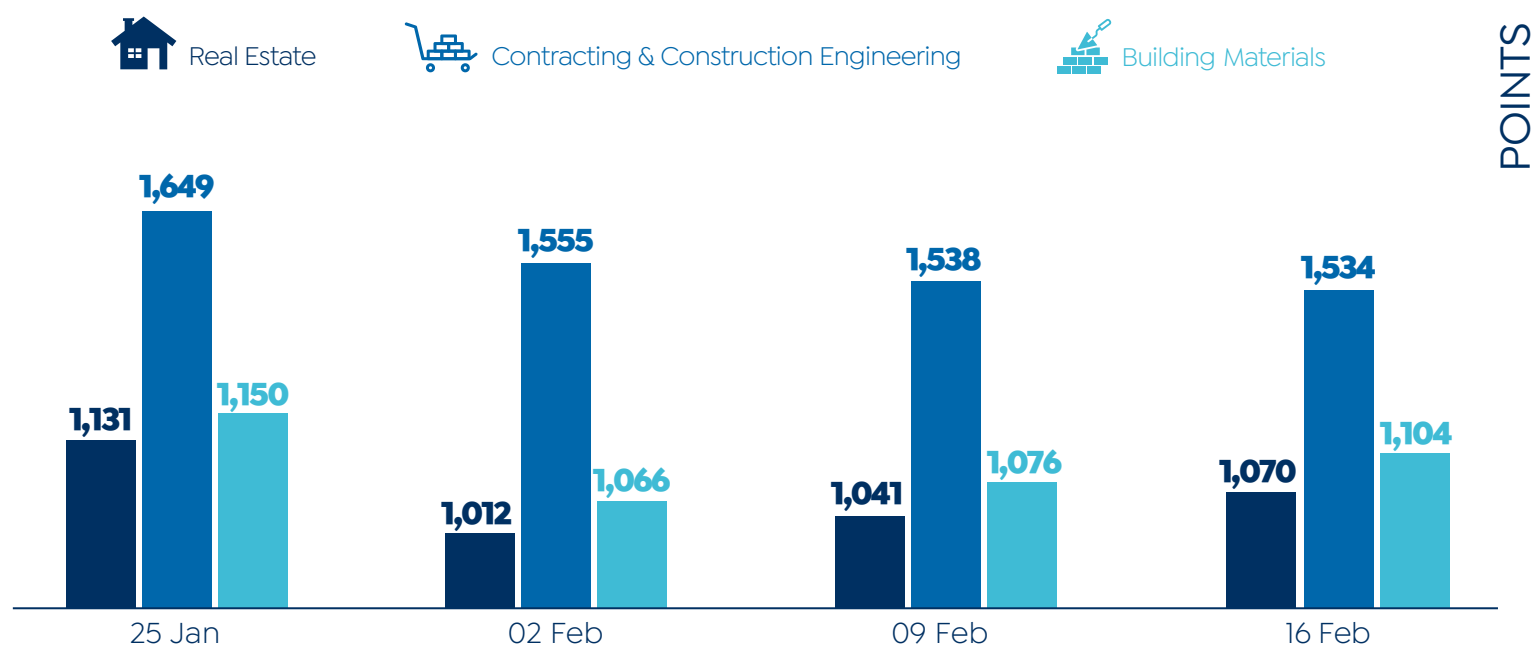


Source: MPED, NUCA & Cabinet

PRICES OF CONSTRUCTION MATERIALS (EGP)



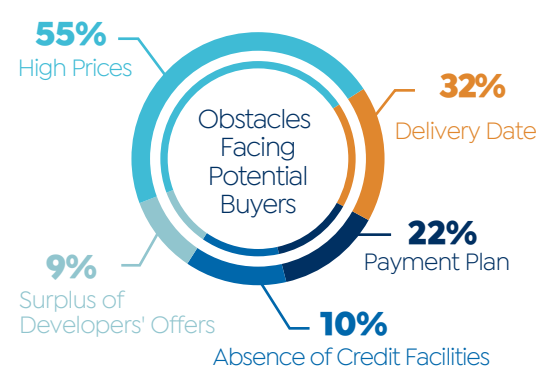
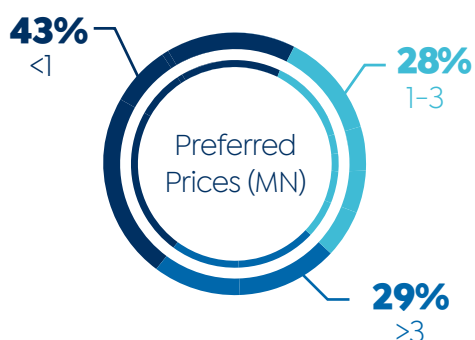
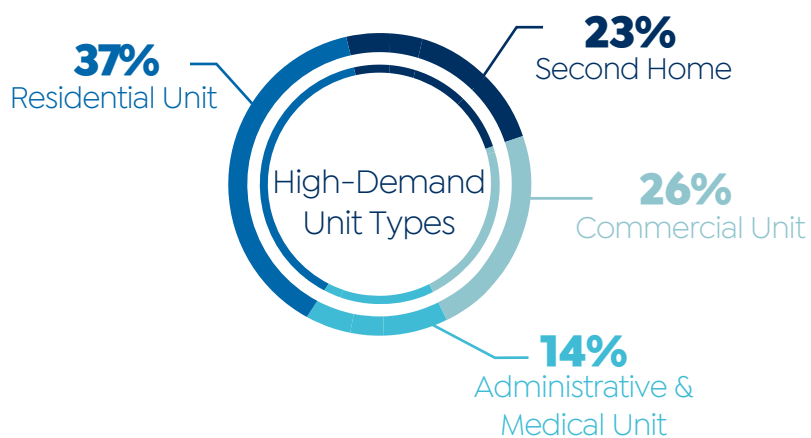
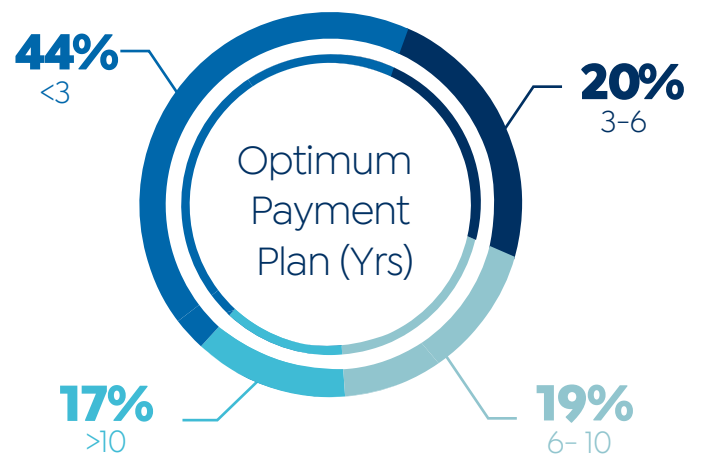
PERFORMANCE OF REAL ESTATE, CONSTRUCTION & BUILDING MATERIALS' INDICES IN THE EGYPTIAN STOCK MARKET



Source: MHUC & Egyptian Exchange (EGX)

MONTHLY SURVEY

| Purchasing Power





NEW CITIES UPDATE

02 | NEW CITIES UPDATES 2023

PLOTS ALLOCATION



275
NO.OF ALLOCATED
LANDS



31 New Cities
LOCATION



SUPPLY VOLUME

- Integrated Urban
- High Institutes
- Schools
- Bakeries
- Nurseries
- Residential, Commercial
& Administrative Services

- Hospitals
- Industrial Activities
- Logistic Services
- Hotels
- Recreational Activities
- Clubs
- Others

Plots Breakdown (Cities & No.of Plots)

14

NEW CAIRO

18

NEW DAMIETTA

4

OCTOBER GARDENS

1

NEW ASYUT

22

10TH OF RAMADAN

5

NEW NUBARIA CITY

1

NEW OCTOBER

8

NEW NASSER

10

6TH OF OCTOBER

2

NEW SALHIA

15

NEW OBOUR

17

NEW QENA

43

SADAT CITY

11

NEW BORG EL-ARAB

2

NEW FAYOUM

1

WEST QENA

13

BADR CITY

2

NEW ADMINISTRATIVE
CAPITAL

11

NEW BENI SUEF

2

NEW MALLAWI

6

15TH MAY

2

NEW MANSOURA

6

NEW MINYA

1

NEW AKHMIM

12

SHOROUK CITY

3

NEW PORT SAID

19

NEW THEBES

15

NEW SOHAG

3

OBOUR CITY

3

NEW SUEZ

3

NEW ASWAN

NEW ADMINISTRATIVE CAPITAL (NAC)

Capital Park



10 km+
TOTAL LENGTH



1,000 Acres
AREA



89% +
COMPLETION RATE

Capital Residence (R3)



1,016 Acres
AREA



8
NO.OF NEIGHBOURHOOD



24,130
NO.OF UNITS



Complete
STATUS

New Garden City (R5)



885 Acres
AREA



22,466
NO.OF UNITS



Concrete Work:
Complete
STATUS

BADR CITY

| Residences For NAC's Employees

| Phase I



376
NO.OF BUILDINGS



9,024
NO.OF UNITS



100%
COMPLETION RATE

| Phase II



196
NO.OF BUILDINGS



4,704
NO.OF UNITS



82%
COMPLETION RATE

| Phase III



295
NO.OF BUILDINGS



7,080
NO.OF UNITS



37%
COMPLETION RATE

| Dar Misr



1,128
NO.OF OFFERED UNITS



Under Delivery
STATUS

| Housing For All Egyptians



55,488
TOTAL NO.OF EXECUTED UNITS

| 10th Announcement



351
NO.OF DELIVERED BUILDINGS



8,424
NO.OF DELIVERED HOUSING UNITS

| Distinguished Housing Units



92
NO.OF BUILDINGS



2,208
NO.OF UNITS



72%
COMPLETION RATE

| Middle-Income Units



17
NO.OF BUILDINGS



408
NO.OF UNITS



Underway
STATUS

| Low-Income Units



14
NO.OF BUILDINGS



Underway
STATUS

NEW SOHAG

| Housing For All Egyptians



42
NO.OF BUILDINGS



90 m²
UNITS AREA



1,008
NO.OF UNITS



Underway
STATUS

| Executed Services

University Hospital

Realestate Registry

Commercial Units

Post

Ambulance Points

Sanitation Plants

Others

Road Projects

**11**
NO.OF PROJECTS**185 km**
EXECUTED LENGTH OF ROAD NETWORK**EGP 320 mn**
INVESTMENTS**130 km**
LENGTH OF ROAD NETWORK UNDERWAY**315 km**
TOTAL LENGTH OF ROAD NETWORK

SADAT CITY

Housing For All Egyptians



NO.OF UNITS

● **2,000** In Al Firdous Neighborhood (Unit Area: **90 m²**)● **180** In Al Firdous Neighborhood (Unit Area: **75 m²**)● **1,020** In Al Noor Neighborhood (Unit Area: **90 m²**)**50-90%**
COMPLETION RATE**2,166**
NO.OF DELIVERED UNITS

6TH OF OCTOBER CITY

JANNA

**280**
TOTAL NO.OF BUILDINGS**184**
NO.OF EXECUTED BUILDINGS**6,720**
TOTAL NO.OF UNITS**4,416**
NO.OF EXECUTED UNITS

Housing For All Egyptians

Distinguished Housing Units

**70 Acres**
AREA**2,040**
NO.OF UNITS**74%**
COMPLETION RATE

Middle-Income Units

**134**
NO.OF BUILDINGS**3.216**
NO.OF UNITS**Underway**
STATUS

Services Projects

Police Station

Youth Center

Nile School

Hypermarket

Commercial Market (14 Shops)

Nursery (Completion Rate: **70%**)

NEW CAIRO

| JANNA

**365**
NO.OF BUILDINGS**8,760**
NO.OF UNITS**100-150 m²**
UNIT AREA**341**
NO.OF EXECUTED BUILDINGS**2,816**
NO.OF DELIVERED UNITS**5,688**
NO.OF OFFERED UNITS FOR
RESERVATION

| Sakan Misr

**17,304**
NO.OF UNITS**106-118 m²**
UNIT AREA

| Housing For All Egyptians

**222**
NO.OF BUILDINGS**Underway**
STATUS

| Dar Misr

**13,296** (Phase I & II)
NO.OF UNITS

| Services Projects

2 Nile Schools**3** Medical Centers

Hypermarket

3 Nurseries

Youth Centers

Ambulance Points

Police Station

Commercial Market

Primary School

Others

WEST QENA



AREA

9,000 Acres**1,400** Acres (Phase I)**EGP 2 bn**
TOTAL INVESTMENTS

| Executed Services Projects

Commercial Market

Nursery

Playground

Primary School

Medical Unit

Police Station

Firefighting Point

| Housing For All Egyptians

**114**
NO.OF EXECUTED BUILDINGS**2,736** (Under Delivery)
NO.OF EXECUTED UNITS**528**
NO.OF UNITS UNDERWAY

| Sakan Misr

**720**
NO.OF UNITS

CAPITAL GARDENS

 **29,500** Acres
AREA

| Green Housing Buildings

 **9,054**
NO.OF UNITS

 **Underway**
STATUS

| Housing For All Egyptians

 **2,350** Acre Area
LOCATION

 **30,000** (90 m²)
NO.OF EXECUTED UNITS

 **6,000**
NO.OF DELIVERED UNITS

 **24,000**
NO.OF ALLOCATED UNITS

 **70,000** (75-120 m²)
NO.OF UNITS UNDERWAY

| Services Sector

 **167**
NO.OF SERVICES BUILDINGS

Include

Bakeries

Commercial Markets

Mosque

Church

Hospital

Playgrounds

Youth Centers

Nurseries

Schools

Medical Units

Police Station

Others

NEW SUEZ CITY (URGENT PHASE)

 **300** Acres
AREA

| Housing For All Egyptians

 **86**
NO.OF BUILDINGS

 **2,064**
NO.OF UNITS

 **90 m²**
UNIT AREA

Services

Commercial Market

Medical Unit

Nursery

Others

OCTOBER GARDENS

| Sun Capital Project "Partnership With Private Sector"

 **575** Acres
AREA

 **EGP 12 bn**
INVESTMENTS FOR RESIDENTIAL AREA

 **12,000**
NO.OF HOUSING UNITS

 **7,000**
NO.OF EXECUTED UNITS

 **2,000+**
NO.OF DELIVERED UNITS



PRIVATE REAL ESTATE PROJECTS

UPDATE

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NEW COMPLEX PROJECTS

| NEW PROJECT (NAME N/A)

Developer: Arabisk Development



LOCATION
Obour City



AREA
2,500 m²



TARGETED SALES
EGP **300 mn**



UNIT TYPES
Commercial &
Administrative Units

| SKY COMPLEX

Developer: El Baron Developments



LOCATION
Nasr City



AREA
3,850 m²

SUPPLY VOLUME

- Commercial, Administrative & Medical Units
- Ground & **5** Floors
- No. of Units: **200**
- Unit Area: Starting From **25 m²**



50%
CONSTRUCTION'S COMPLETION RATE

| NEW PROJECT (NAME N/A)

Developer: Menassat Developments



LOCATION
New Cairo



AREA
5,500 m²



INVESTMENTS
EGP **1 bn**

SUPPLY VOLUME

- Commercial, Administrative & Medical Units
- Basement, Ground & **3** Floors
- Unit Area: **35-2,000 m²**



Within **36 Months**
DELIVERY DATE

| WEST LEAVES

Developer: El-Attal Holding



West Cairo
LOCATION



AREA

38 Acres +

Residential Units: **120,000 m²**

Commercial Units: **30,000 m²**

Administrative Units: **17,000 m²**

SUPPLY VOLUME

- Residential, Commercial & Administrative Units
- No. of Administrative Buildings: **31** (Each Building: Ground & **3** Floors)
- Residential Unit Area: **80-300 m²**
- No. of Hotel Towers: **8** (**200** Rooms)

Source: Developers' Official Statements



PROJECTS UNDERWAY

PARAGON 2

Developer: PARAGON Developments



LOCATION
Financial District,
NAC

SUPPLY VOLUME

- 8,000 m² Administrative Building
- Restaurants, Cafes, Open Area, Gym, Library & Nursery
- 3 Underground Parking Areas (Capacity: 800 Cars)

ROCK CAPITAL 1

Developer: El Batal Developments



LOCATION
NAC



AREA
21,581 m²



BUA
100,000 m²



2 Underground, Ground & 7 Floors
NO.OF FLOORS



The Company Plans To Complete
All Concrete Works In Feb-2023
STATUS

VILLAGE MALL

Developer: Hometown Developments



LOCATION
Downtown, NAC



AREA
20,000 m²



NO.OF FLOORS
6

THE ARK

Developer: The Ark Development



LOCATION
New Cairo



AREA
92 Acres

SUPPLY VOLUME

- Business District, High-End Retail, Hotels, Residential Neighborhood, Urban Park, Cultural & Entertainment Center

CAPITAL PARK

Developer: Rfco Development



LOCATION
Downtown, NAC



UNIT TYPES
Commercial, Administrative
& Medical Units



The Project Is Completely Sold Out
STATUS

REVOLVE MALL

Developer: Eight Developments



LOCATION
New Cairo



AREA
15,000 m²



INVESTMENTS
EGP 2.5 bn

SUPPLY VOLUME

- Commercial, Administrative & Hotel Units
- No.of Commercial Units: 36
- No.of Administrative Units: 152
- No.of Hotel Units: 62

Talaat Moustafa Group

ALL SEASONS PARK

LOCATION
MadinatyGLA
32,000 m²NO.OF STORES
230NO.OF FLOORS
3

OPEN AIR MALL

LOCATION
MadinatyGLA
92,000 m²NO.OF BUILDINGS
8

DIG Developments

TRACK 10

LOCATION
Downtown, NACAREA
2,500 m²DELIVERY DATE
2025

SUPPLY VOLUME

- Commercial, Administrative & Medical Units
- Ground & **10** Floors

**75%**
MARKETING RATE

TRACK 12

LOCATION
NACAREA
2,500 m²CONSTRUCTION
COMPLETION DATE
2026

SUPPLY VOLUME

- Ground & **12** Floors
- Retail, Offices & Medical Units

TRACK 14

LOCATION
Downtown, NACAREA
2,500 m²TARGETED SALES
EGP **750 mn**

SUPPLY VOLUME

- Commercial, Administrative & Medical Units
- Ground & **14** Floors

**2025**
DELIVERY DATE**75%**
MARKETING RATE

MERCURY BUSINESS COMPLEX

Developer: Contact Developments


LOCATION
Downtown, NAC


AREA
2,800 m²


CONSTRUCTION
COMPLETION RATE
30%

SUPPLY VOLUME

- Ground & **10** Floors
- No.of Residential Units: **282**

HAYAH CITY

Developer: Tayel Group


LOCATION
New Assiut City

SUPPLY VOLUME

- Commercial, Administrative, Entertainment & Medical Units
- Includes **3** Urban Communities: Hayah Residence, Hayah Elite & Fofozilla

FOFOZILLA

SUPPLY VOLUME

- Green Spaces, Dancing Fountain, Restaurants & Shops



Mar-2023
OPENING DATE

CITYGATE (NEW PHASE)

Developer: Qatari Diar


LOCATION
New Cairo


AREA
357,125 m²


INVESTMENTS
EGP **1.75 bn**

SUPPLY VOLUME

- No.of Units: **422**
- Unit Types: Villas, Quattros & Twin Houses

BLEU VERT

Developer: Saudi Egyptian Developers


LOCATION
NAC


AREA
70 Acres


INVESTMENTS
EGP **4.5 bn**

SUPPLY VOLUME

- No.of Villas: **208**
- No.of Buildings: **34**



Mid-2024
INFRASTRUCTURE COMPLETION DATE



10%
COMPLETION RATE OF INFRASTRUCTURE WORK



ECONOMIC SNAPSHOT

04 | ECONOMIC SNAPSHOT UPDATES 2023



INTEREST RATES



* MPC Meeting Was Held On Feb 2, 2023



MONEY SUPPLY (EGP BN)



DOMESTIC LIQUIDITY (EGP BN)



ANNUAL HEADLINE INFLATION

DEC-2022 **21.3** ↑ JAN-2023 **25.8**



NET INTERNATIONAL RESERVES (USD BN)

DEC-2022 **34.003** ↑ JAN-2023 **34.224**

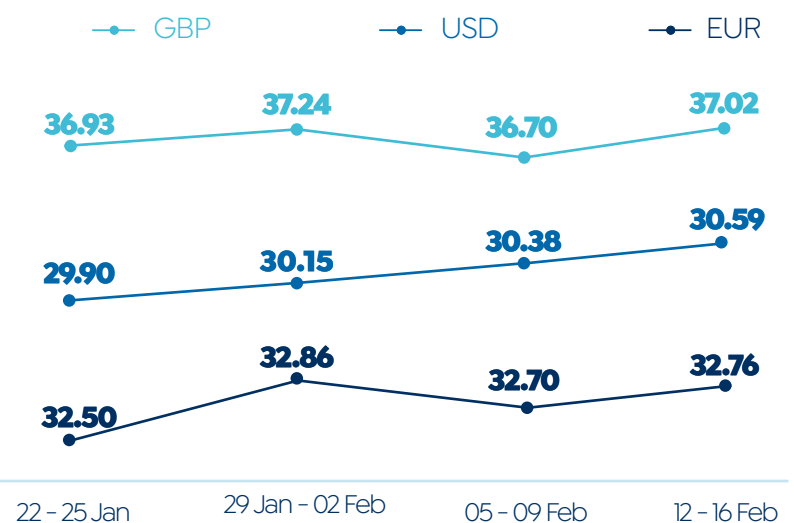


PURCHASING MANAGERS' INDEX (PMI)

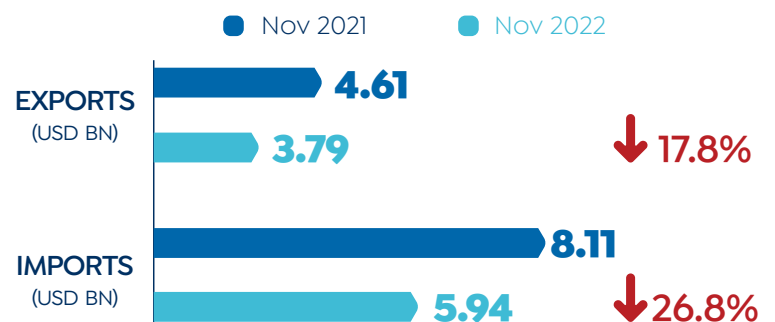
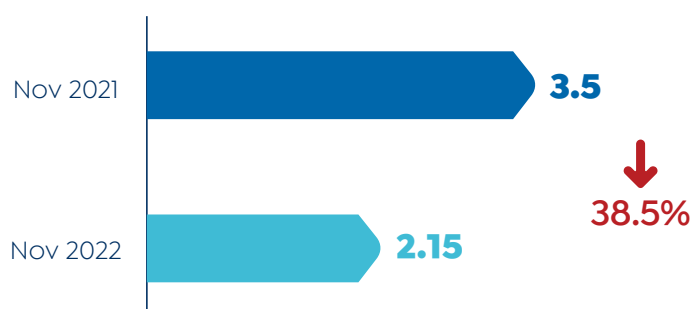
DEC-2022 **47.2** ↓ JAN-2023 **45.5**



EXCHANGE RATES



TRADE DEFICIT (USD BN)

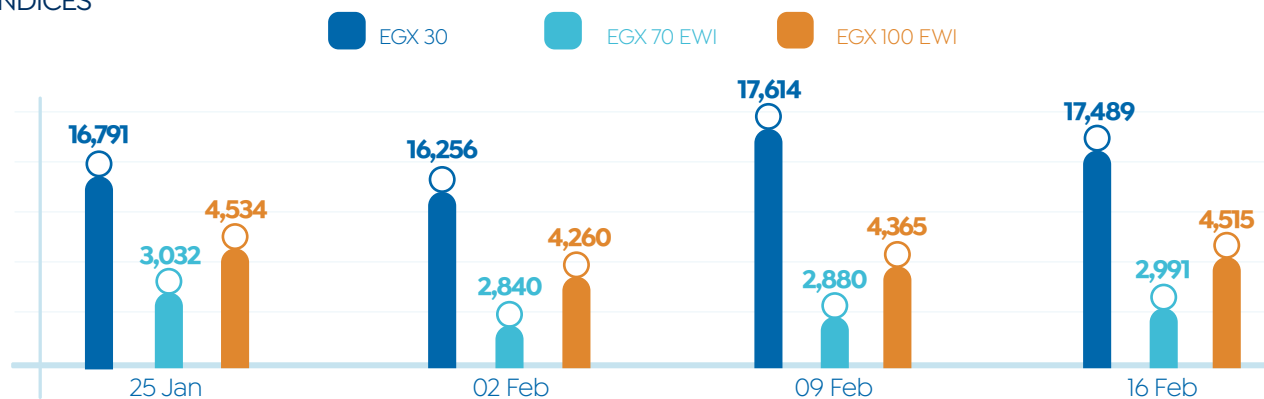


Source: IHS Markit, CAPMAS, CBE & FEDCOC

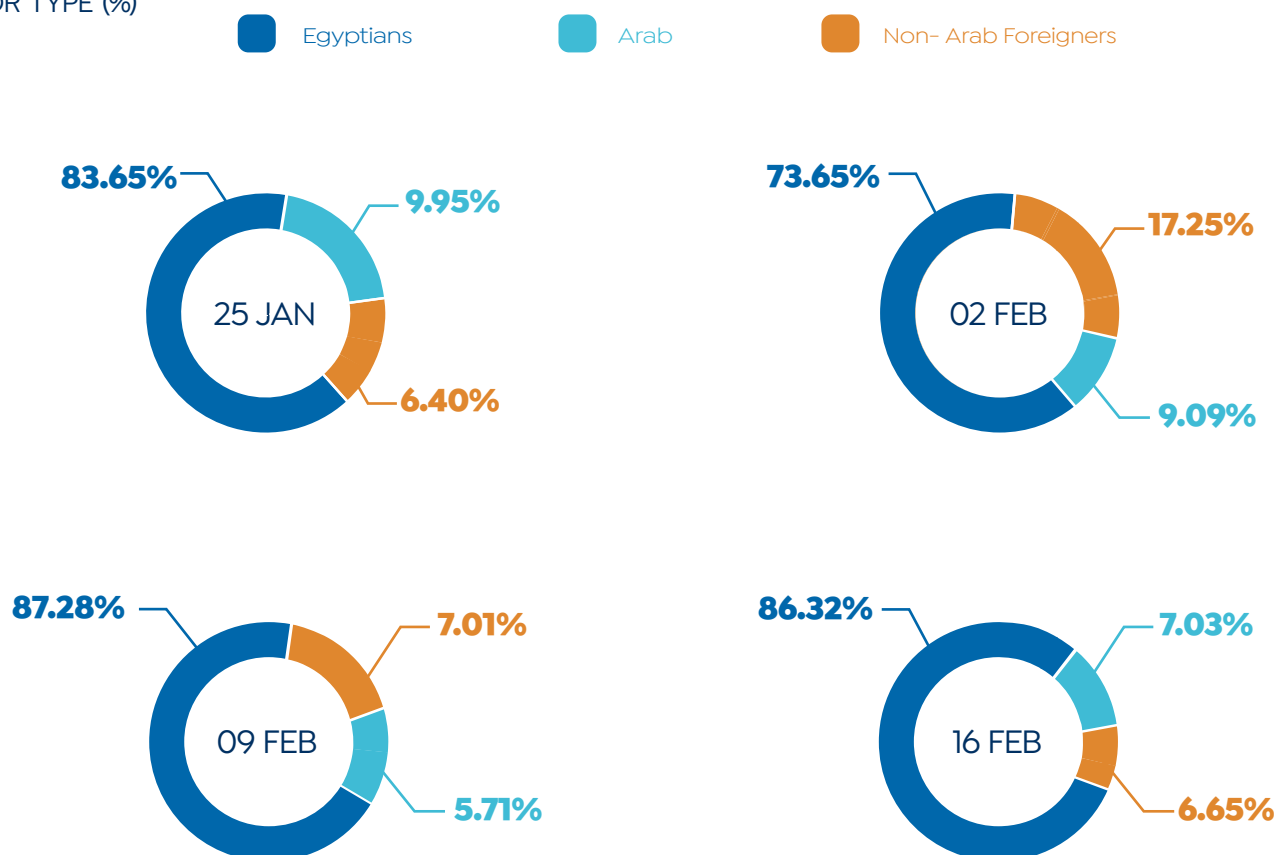


CAPITAL MARKET INDICATORS

MARKET INDICES



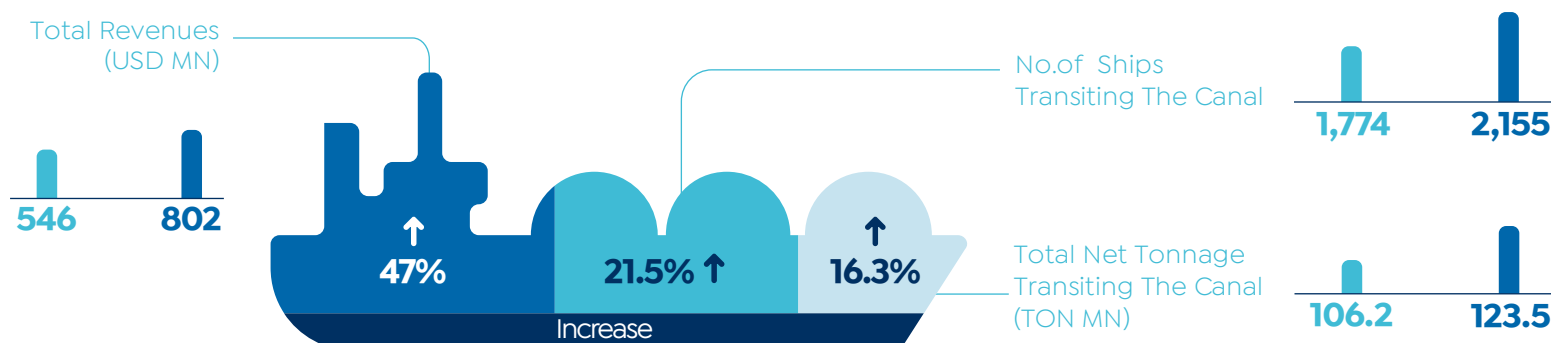
INVESTOR TYPE (%)



SUEZ CANAL

Jan 2022

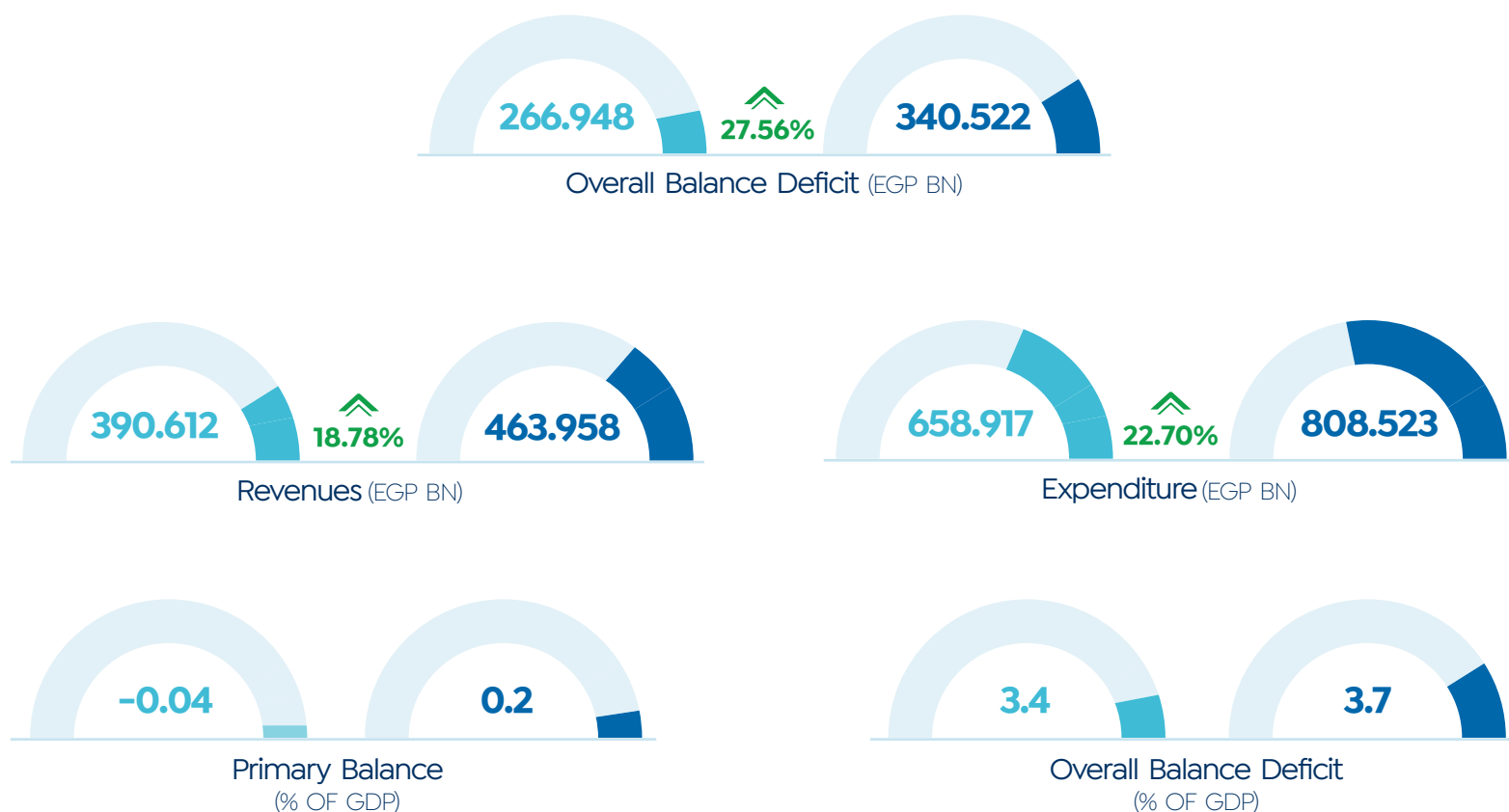
Jan 2023



Source: EGX & Suez Canal Authority

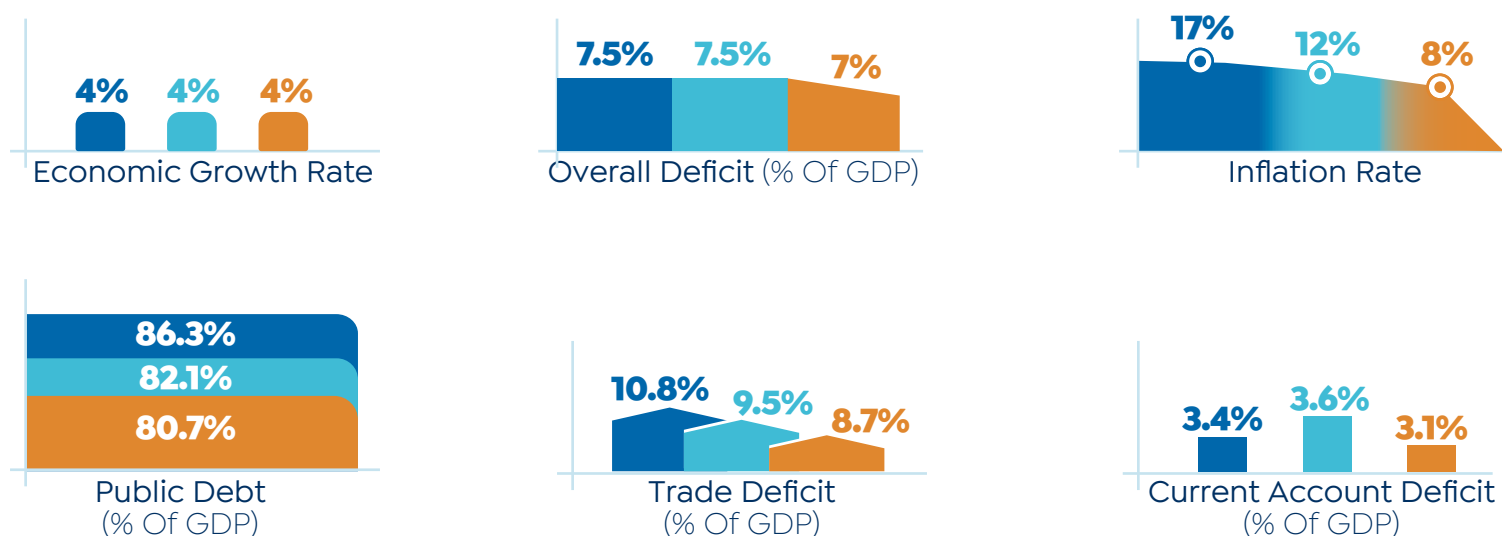
FISCAL SECTOR PERFORMANCE

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



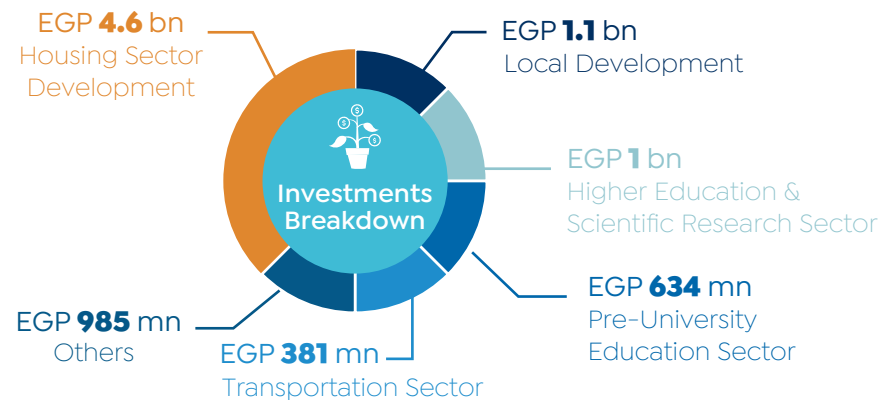
S&P'S EXPECTATIONS FOR THE EGYPTIAN ECONOMY

2022/23 2023/24 2024/25

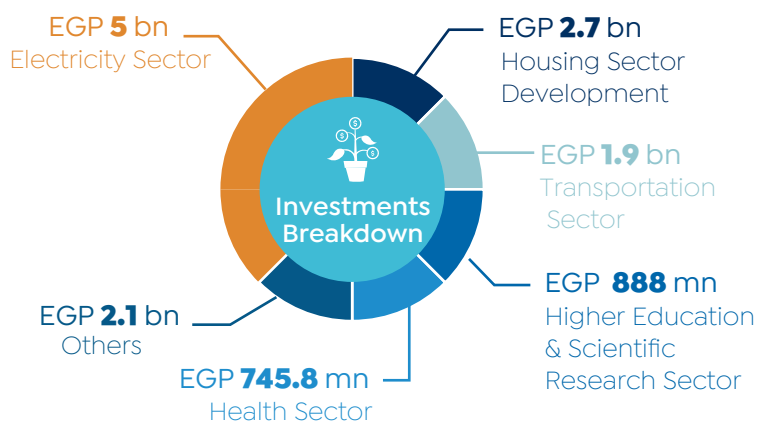


CITIZEN INVESTMENT PLAN (2022/23)

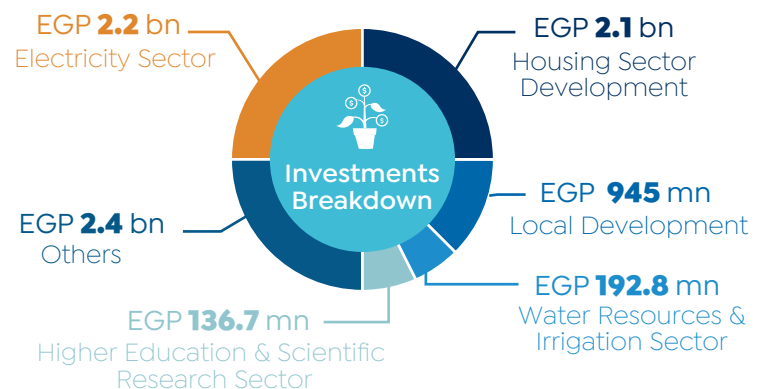
| Sharqia Governorate



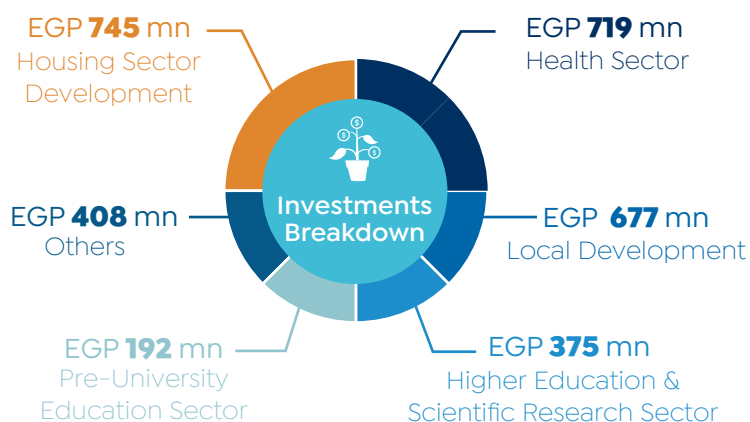
| Matrouh Governorate



| Red Sea Governorate



| Luxor Governorate



| Alexandria Governorate

