

MARKET WATCH

CONTRIBUTOR **YASSEN MAHMOUD**

MARCH
2023

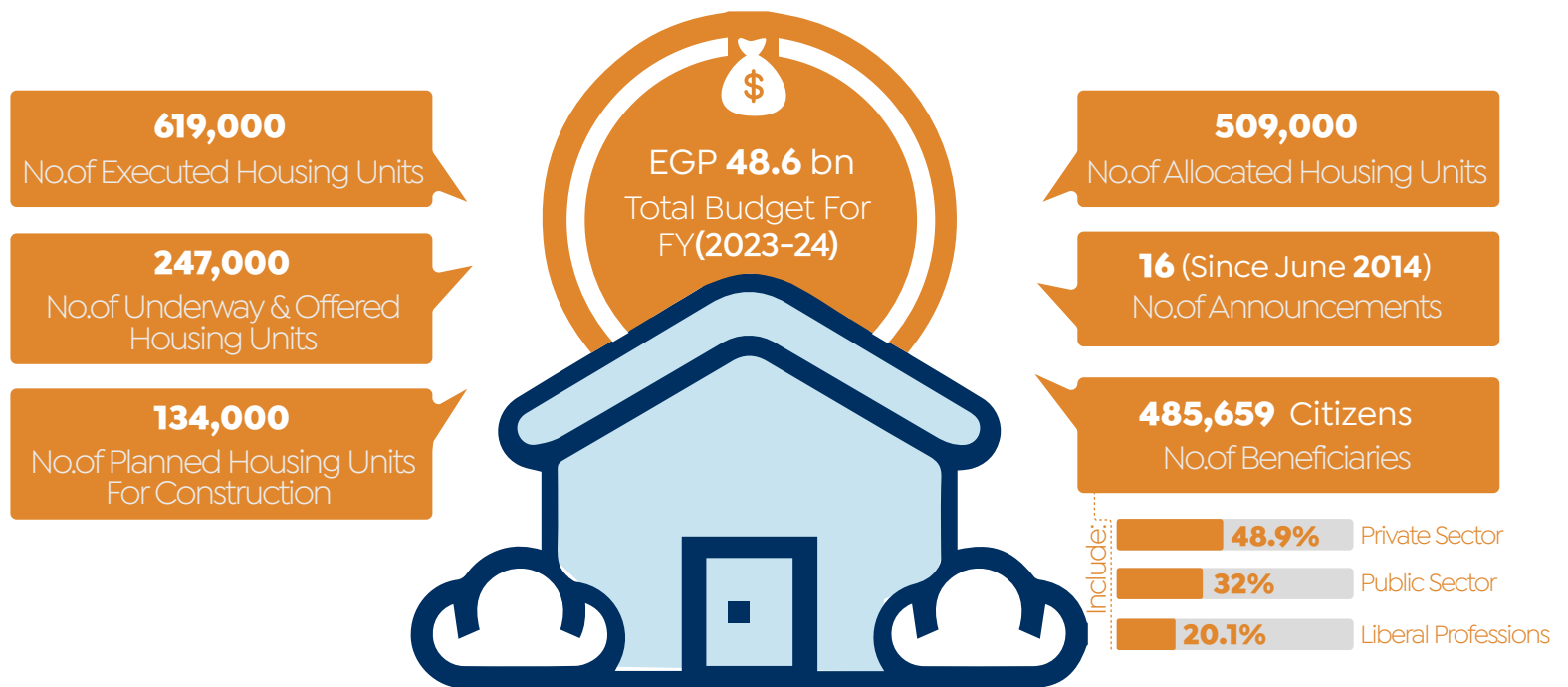


REAL ESTATE

MARKET
UPDATES

01 | REAL ESTATE MARKET UPDATES 2023

SOCIAL HOUSING AND MORTGAGE FINANCE FUND'S ACHIEVEMENTS



HAYAH KARIMA INITIATIVE "PHASE I"

| Sharqia Governorate



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



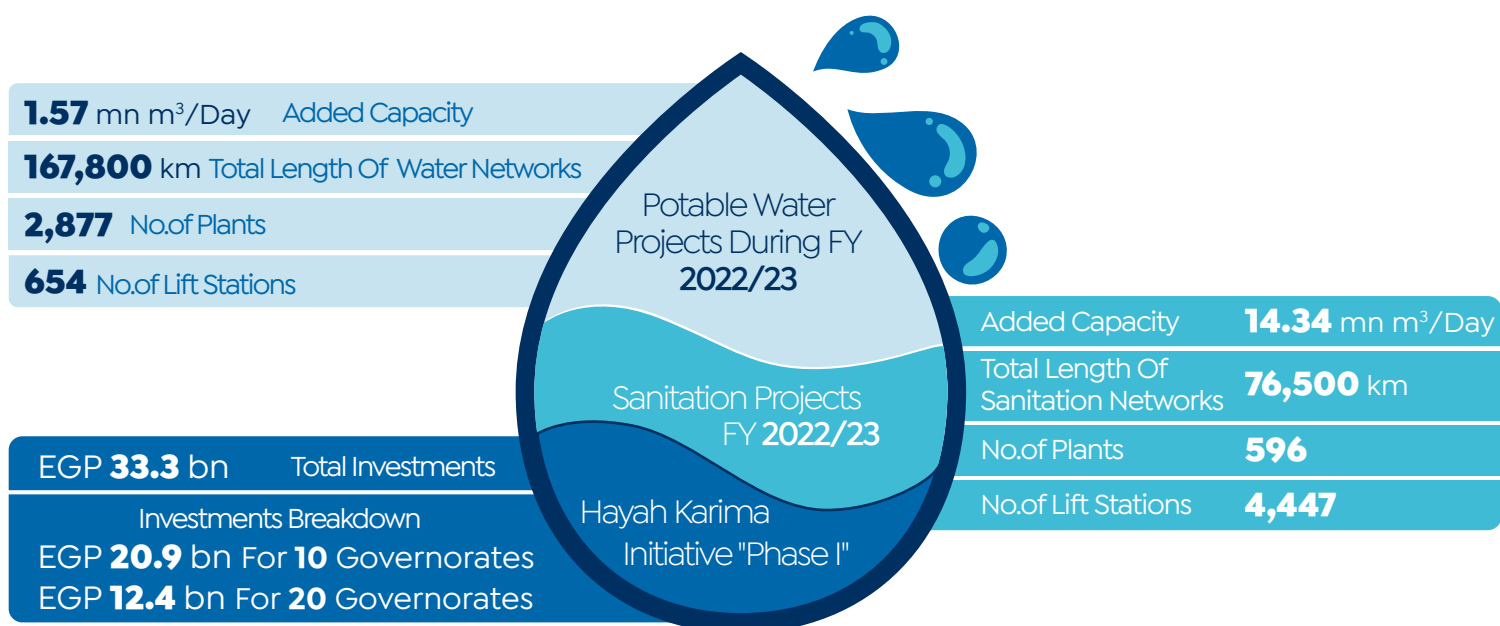
Supply Volume

- 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

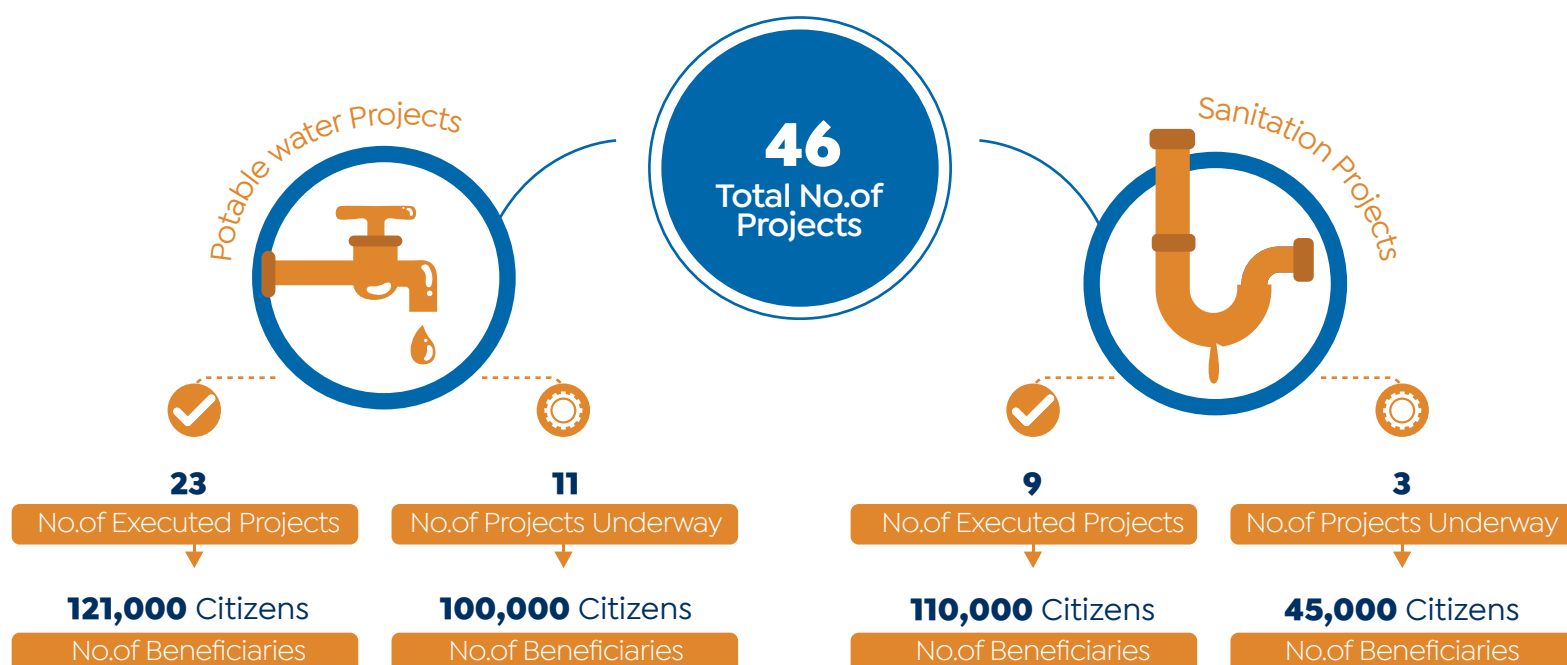
DEVELOPMENT PROGRAM PROJECTS IN UPPER EGYPT



HOLDING COMPANY FOR WATER & WASTEWATER'S PROJECTS

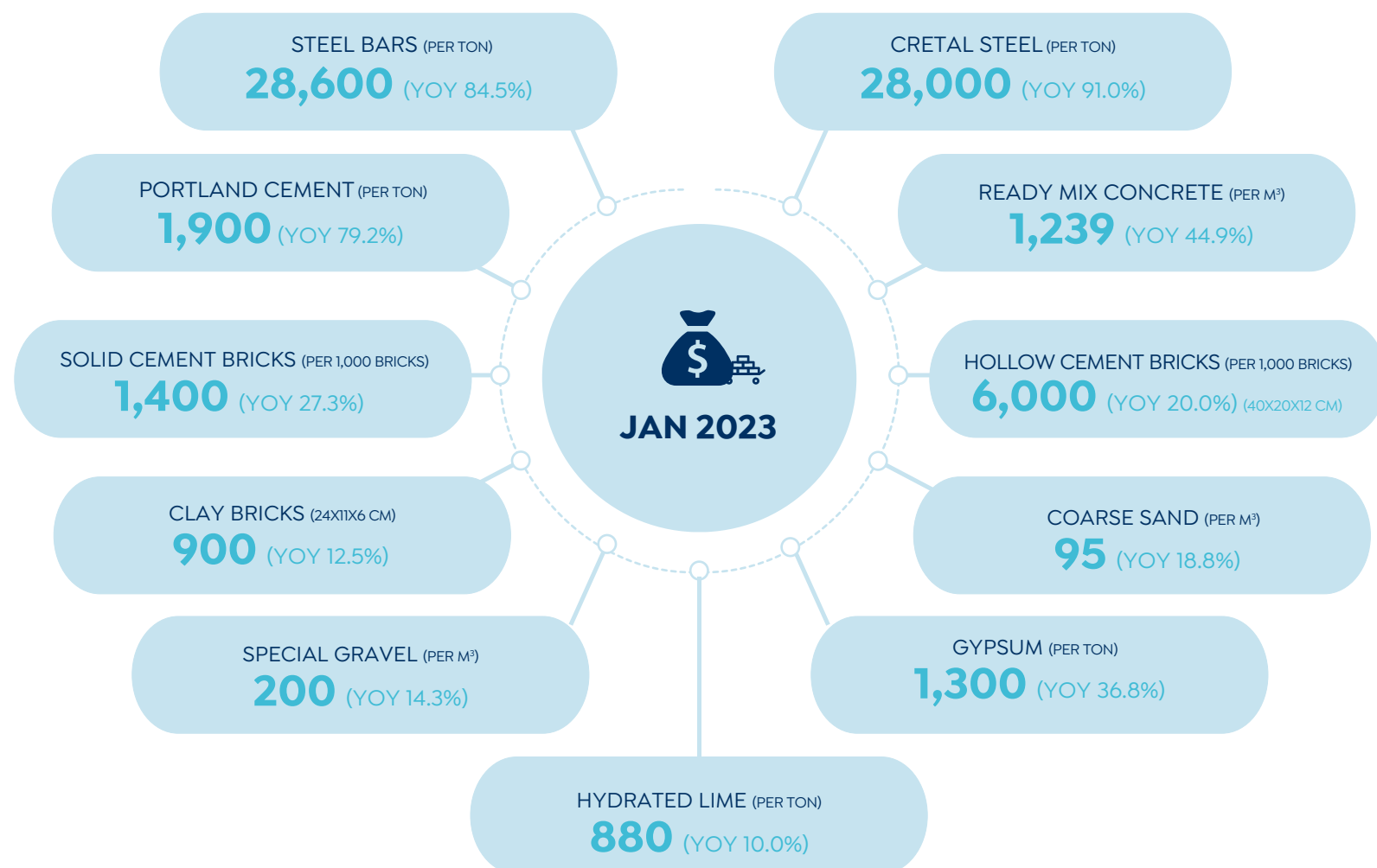


POTATBLE WATER & SANITATION PROJECTS' IN SOUTH SINAI

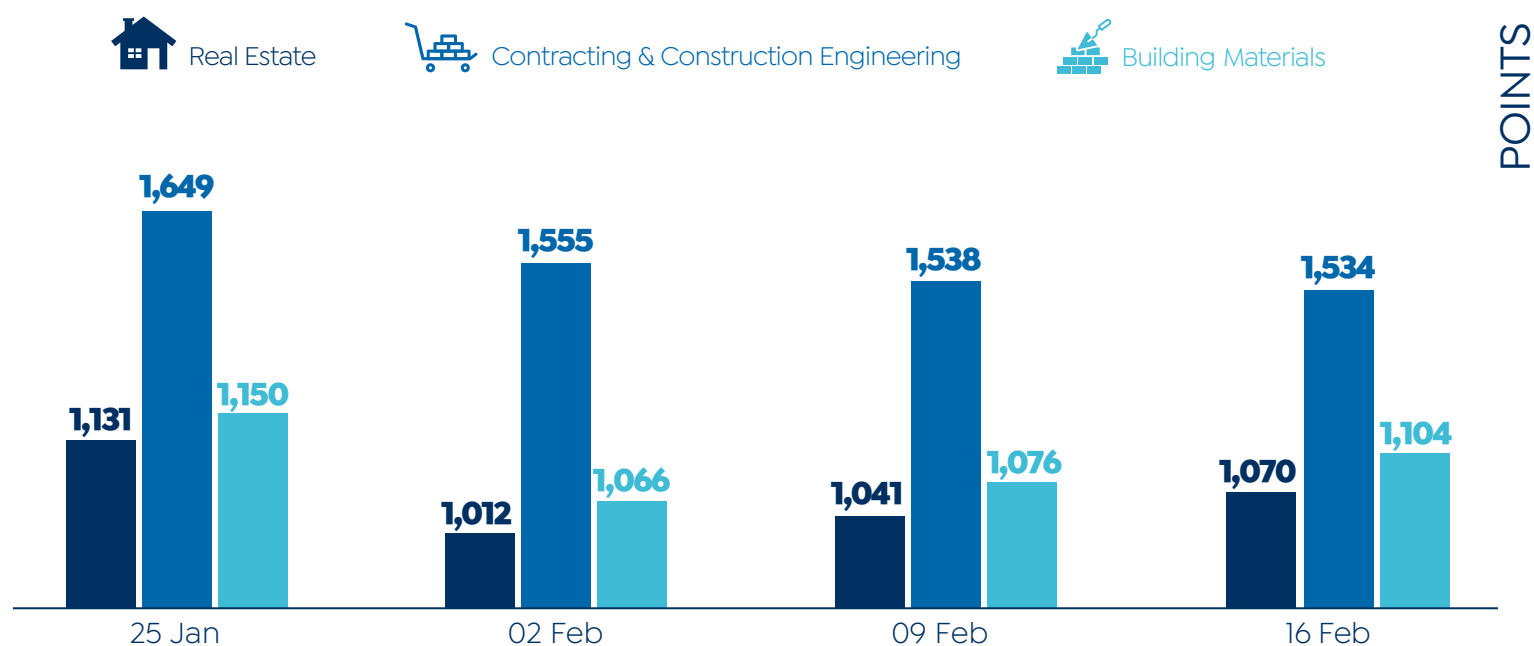


Source: MPED, NUCA & Cabinet

PRICES OF CONSTRUCTION MATERIALS (EGP)



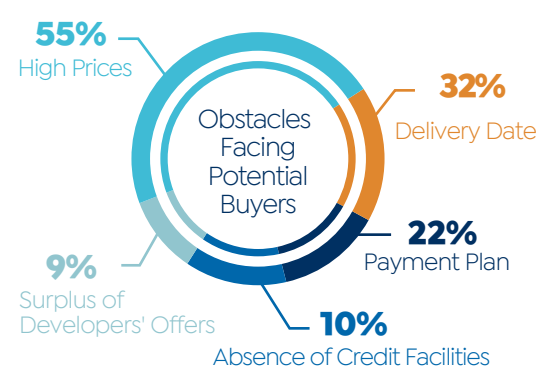
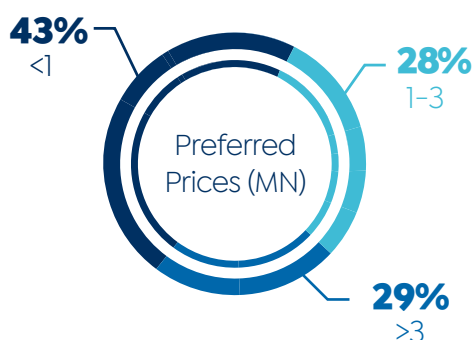
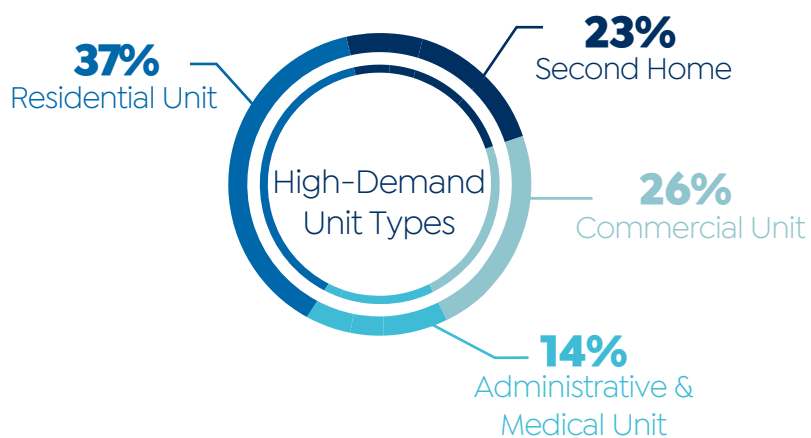
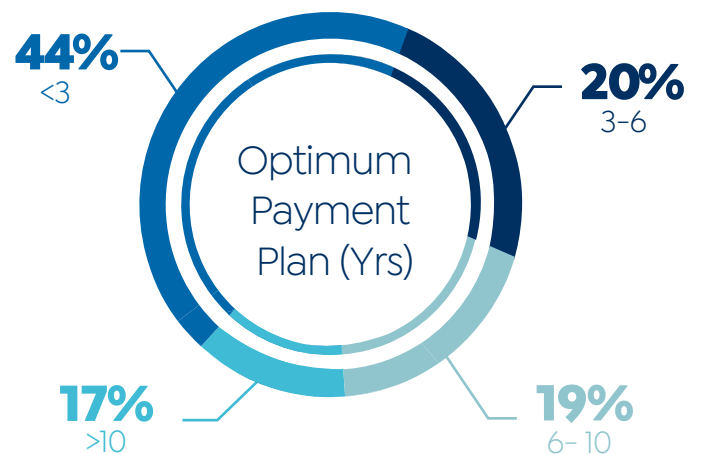
PERFORMANCE OF REAL ESTATE, CONSTRUCTION & BUILDING MATERIALS' INDICES IN THE EGYPTIAN STOCK MARKET



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

Source: NUCA & Cabinet

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

03 | PRIVATE REAL ESTATE PROJECTS UPDATES 2023



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**



4
NO. OF PHASES

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



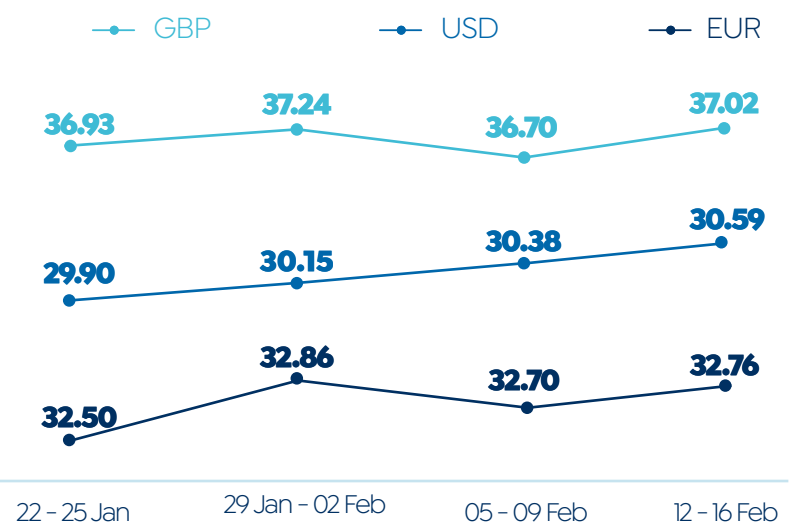
NET INTERNATIONAL RESERVES (USD BN)



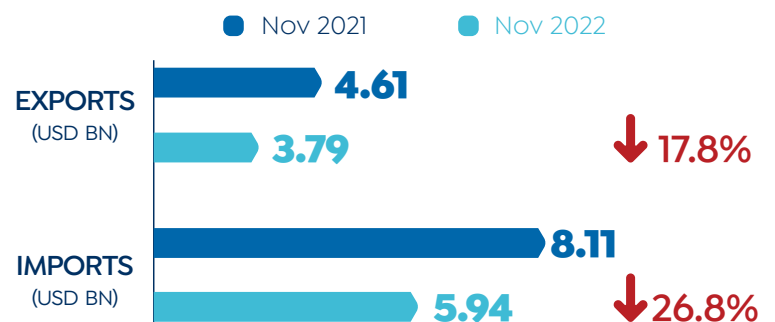
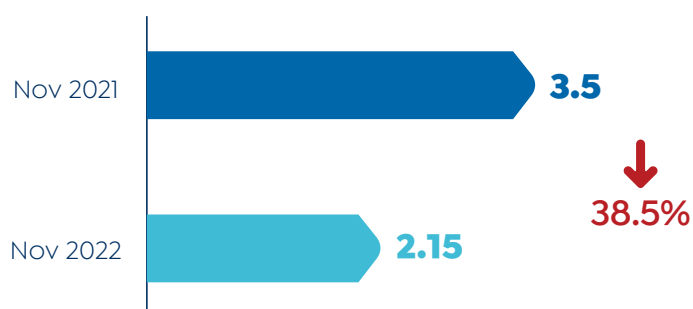
PURCHASING MANAGERS' INDEX (PMI)



EXCHANGE RATES



TRADE DEFICIT (USD BN)

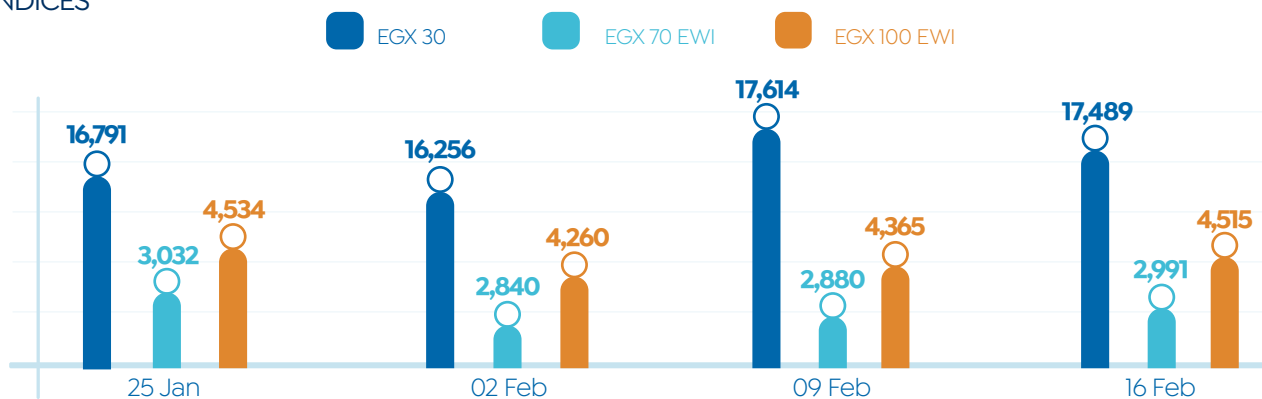


Source: IHS Markit, CAPMAS, CBE & FEDCOC



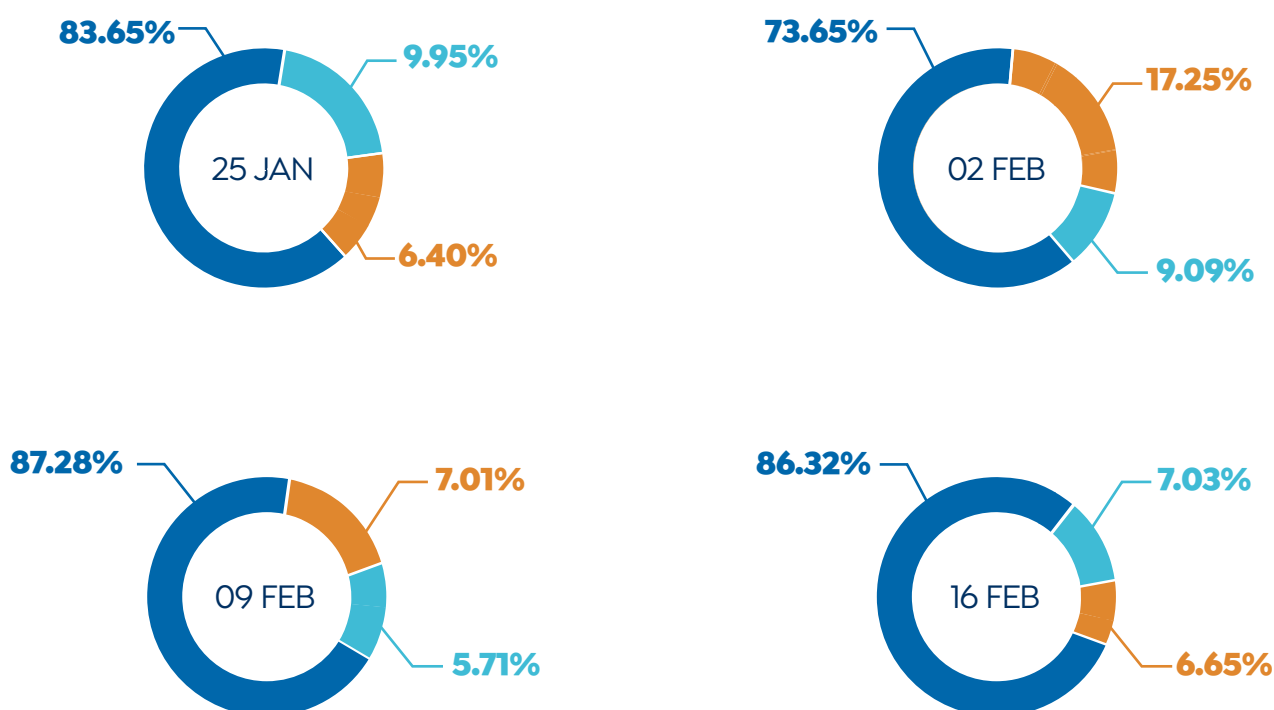
CAPITAL MARKET INDICATORS

MARKET INDICES



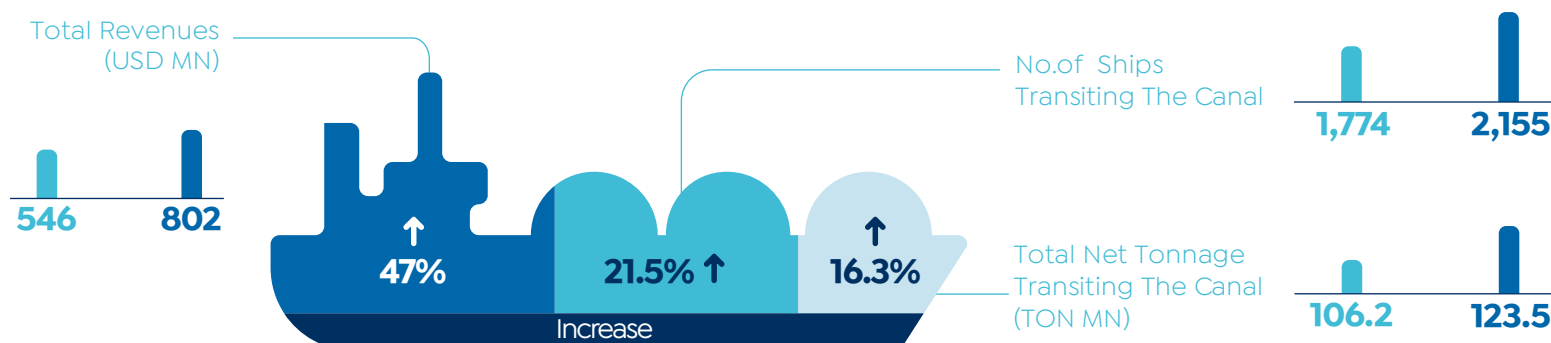
INVESTOR TYPE (%)

Legend: Egyptians (Dark Blue), Arab (Light Blue), Non-Arab Foreigners (Orange)



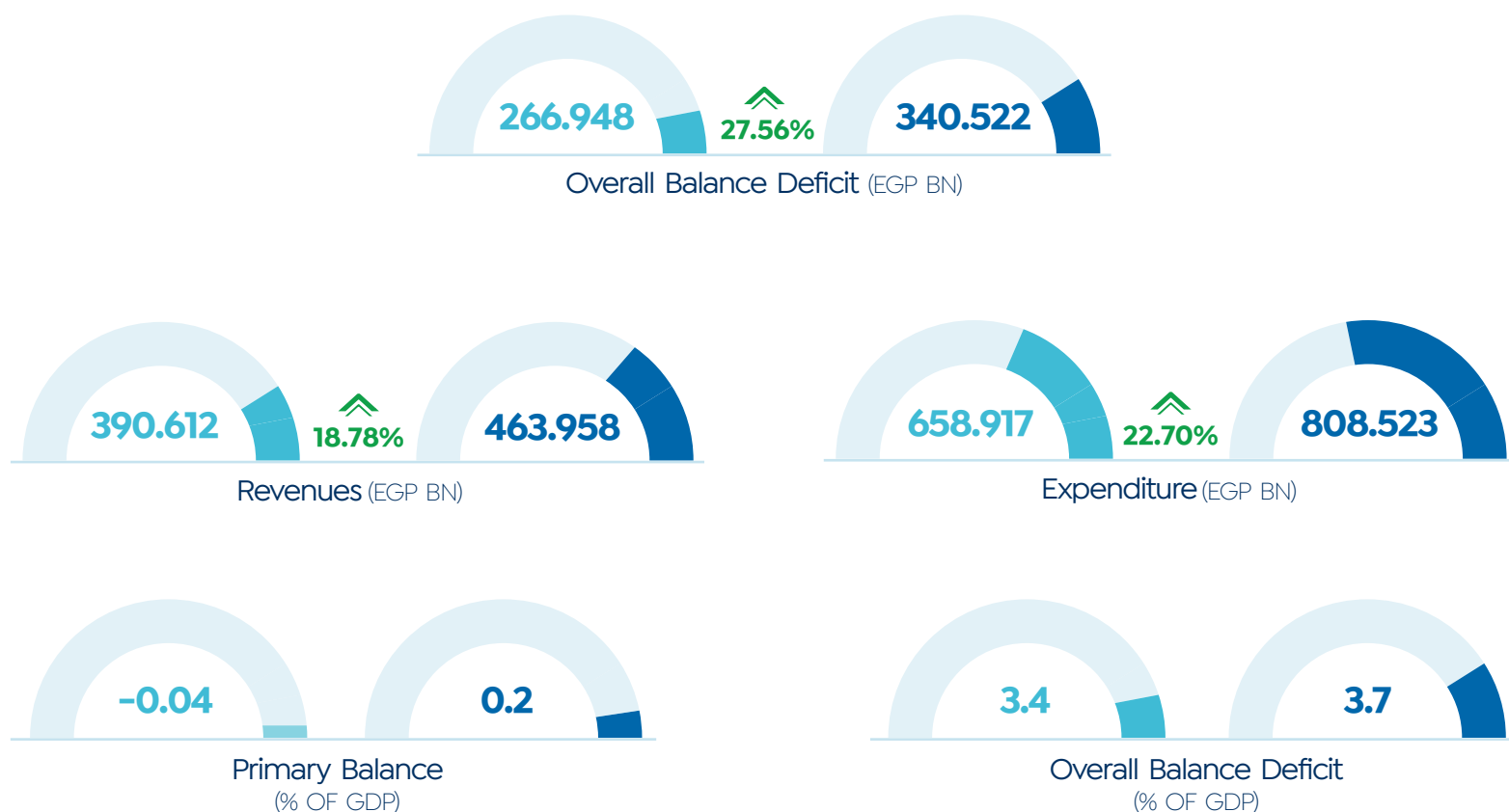
SUEZ CANAL

Legend: Jan 2022 (Light Blue), Jan 2023 (Dark Blue)



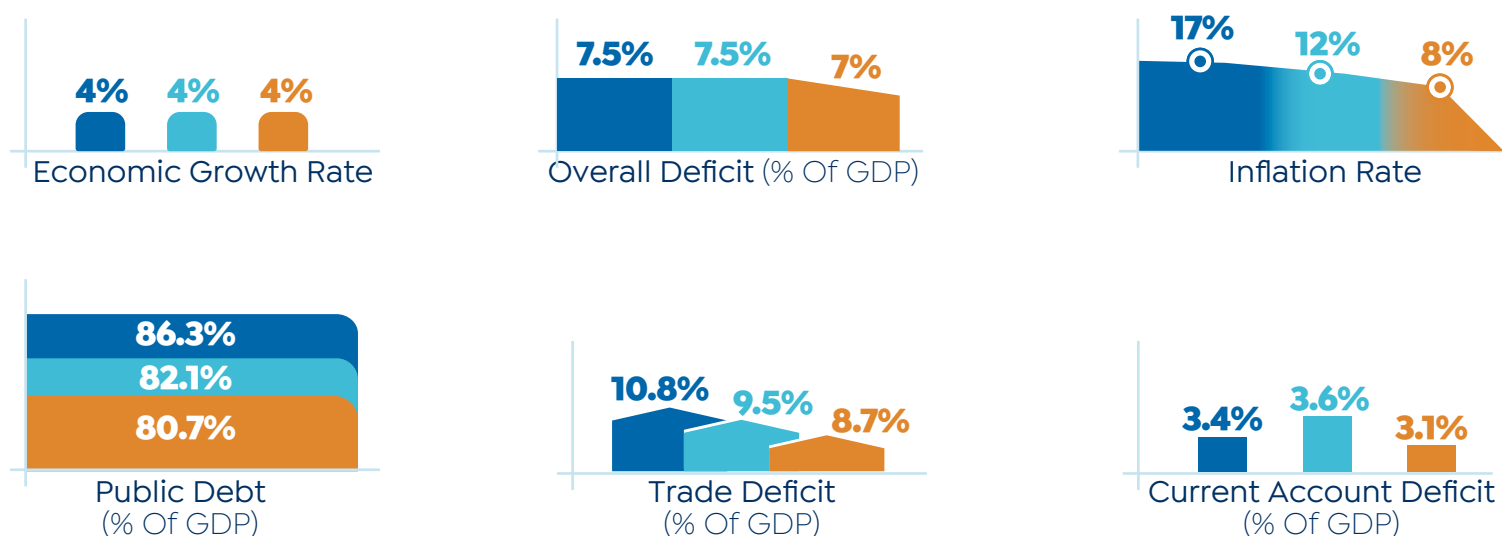
FISCAL SECTOR PERFORMANCE

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



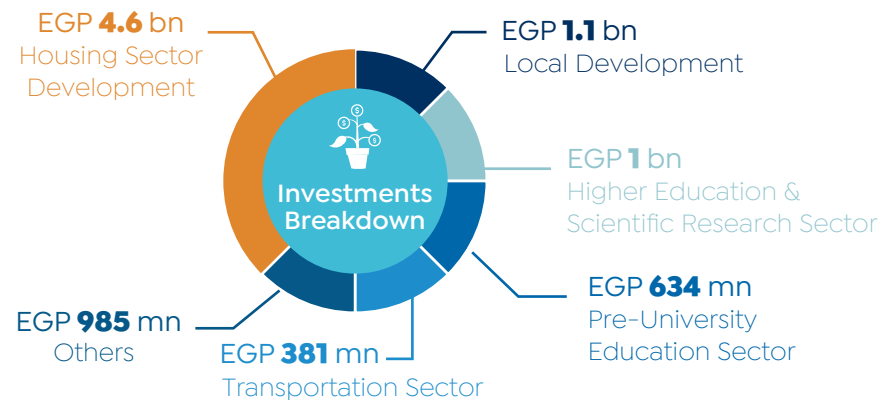
S&P'S EXPECTATIONS FOR THE EGYPTIAN ECONOMY

2022/23 2023/24 2024/25

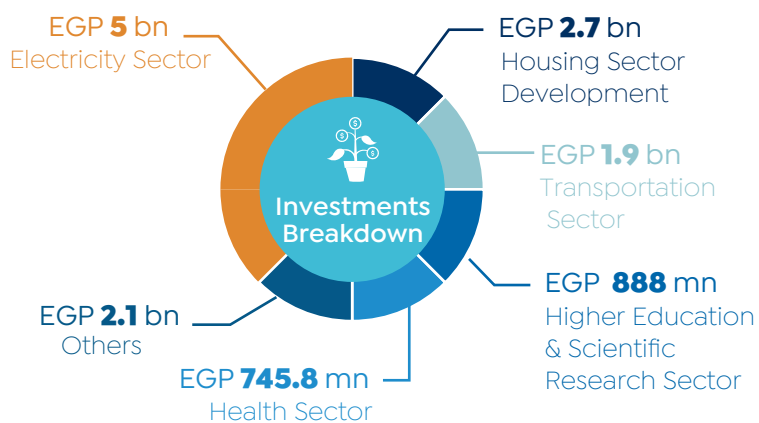


CITIZEN INVESTMENT PLAN (2022/23)

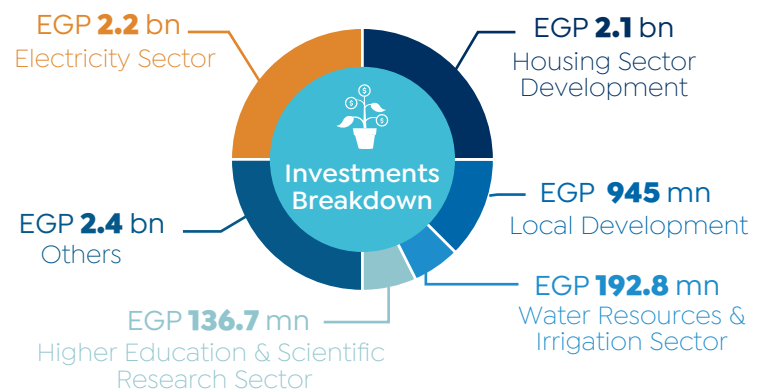
| Sharqia Governorate



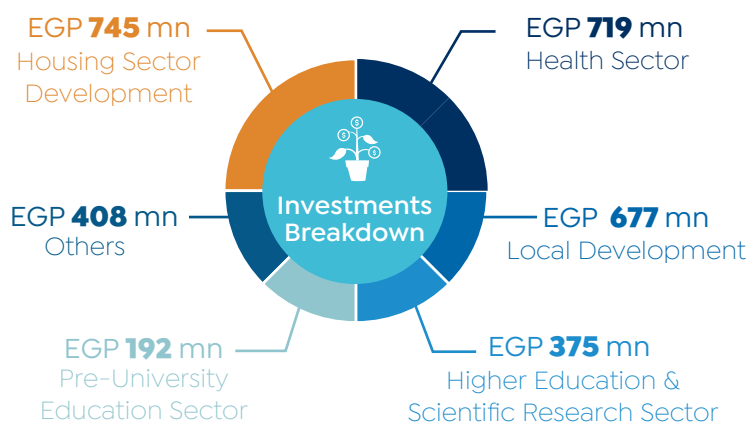
| Matrouh Governorate



| Red Sea Governorate



| Luxor Governorate



| Alexandria Governorate

