

MARKET WATCH

CONTRIBUTOR **YASSEN MAHMOUD**

MAY
2022



REAL ESTATE

MARKET
UPDATES

REAL ESTATE MARKET UPDATES

Hayah Kareema Initiative In Beheira Governorate



Supply Volume



Potable Water & Sanitation Projects

Luxor



Port Said



Matrouh



NUCA'S Achievement



Time Period

FY 2020/21



Total Investments

EGP **119** bn

No. of Executed Units

160,700 "Housing For All Egyptians"**48,184** "Dar Misr"**29,160** "Sakan Misr"

No. of Units Underway

30,180 "Housing For All Egyptians"**33,760** "Sakan Misr"

No. of Executed Service Buildings

352

No. of Service Buildings Underway

50

Updates On Soor Magra-El-Oyoun Development Project

Residential Buildings



No. of Buildings

79

No. of Units

1,924

Status

Concrete Work: Complete For **77** Buildings
Facade Work: Complete For **67** Buildings

Commercial, Administrative & Entertainment Mall



Area

51,000 m²

Completion Rate

72%

THE DEVELOPMENT OF SOUTH SINAI

Bedouin Homes' Project

Location

Ras El-Naqab



Investments

EGP **72** mn

No. of Units

120

Unit Area

214 m²

Completion Date

Within **6** MonthsPRICES OF CONSTRUCTION MATERIALS
(March 2022) (EGP)

STEEL BARS

(per ton)

19,000

(YOY 39.7%)

CRETAL STEEL

(per ton)

19,000

(YOY 32.9%)

PORTLAND CEMENT

(per ton)

1,500

(YOY 92.3%)

COARSE SAND

(per sqm)

85

(YOY 13.3%)

SOLID CEMENT BRICKS

(per 1,000 bricks)

1,100

(YOY 4.8%)

BRICK HOLLOW CONCRETE

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

5,000

(YOY 2.0%)

REAL ESTATE & CONSTRUCTION
Performance of Stock Market Indexes
in Egypt

Real Estate



Construction



Building Materials

24 Mar | **799** **1,186** **816**31 Mar | **761** **1,201** **796**07 Apr | **776** **1,169** **801**14 Apr | **727** **1,121** **758**

POINTS



ONLINE MONTHLY SURVEY (%)

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

**86 %**
Yes**14 %**
No

Source: Cabinet, NUCA, Ministry of Local Development, Ministry of Housing, Utilities & Urban Communities & Egyptian Exchange (EGX)



NEW CITIES UPDATE

NEW CITIES UPDATE

PLOTS ALLOCATION


20

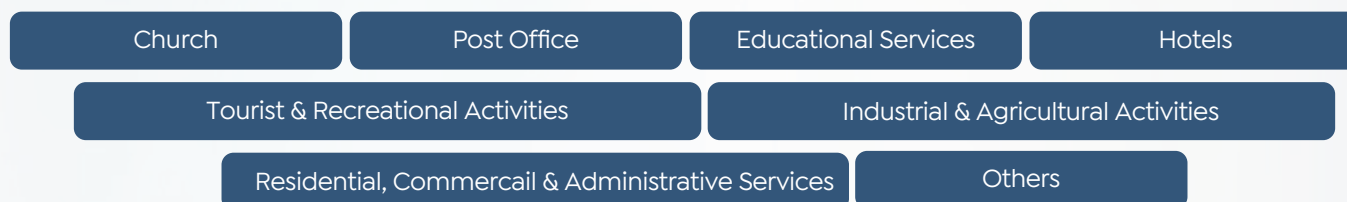
NO. OF ALLOCATED LANDS


12 New Cities

LOCATION



SUPPLY VOLUME



PLOTS BREAKDOWN (CITIES & NO. OF PLOTS)



UPDATES ON NEW ADMINISTRATIVE CAPITAL (NAC)

CAPITAL PARK


10 km+

TOTAL LENGTH


1,000 Acres

AREA


79%

COMPLETION RATE

CAPITAL RESIDENCE (R3)


1,016 Acres

AREA


8

NO. OF NEIGHBORHOODS

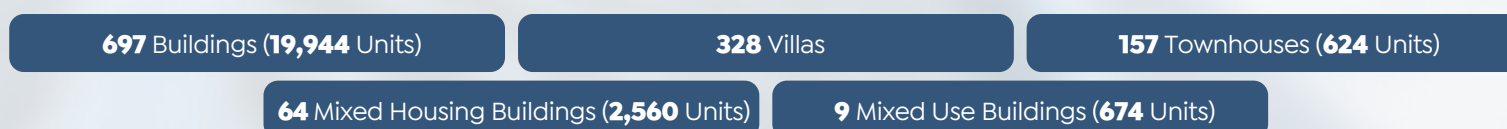

24,130

TOTAL NO. OF UNITS


 Underway With Very
Advanced Completion Rates
STATUS

UNITS BREAKDOWN

Mosque



NEW GARDEN CITY (R5)


885 Acres

AREA


22,466

NO. OF UNITS

Source: NUCA & Cabinet

UPDATES ON NEW ALAMEIN CITY

EL-ALAMEIN RIVERA



DOWNTOWN AREA

PHASE I



PHASE II



DISTINGUISHED HOUSING PROJECT

PHASE I



PHASE II



SAKAN MISR



NEW CAIRO

HOUSING FOR ALL EGYPTIANS



3rd Settlement
LOCATION



222
NO. OF BUILDINGS



5,328
NO. OF UNITS



90-120
UNIT AREA



Underway
STATUS

MEDICAL CENTER PROJECT



2,120 m²
LAND AREA



573 m²
BUA



Ground & 2 Floors
NO. OF FLOORS

10TH OF RAMADAN

SOCIAL HOUSING



LOCATION

12th Neighborhood (**21** Buildings)

16th Neighborhood (**52** Buildings)

33rd Neighborhood



Underway
STATUS



PRIVATE REAL ESTATE PROJECTS

UPDATE

Private Real Estate Projects Update



NEW RESIDENTIAL PROJECTS

VENIA

Developer: Gates Developments



LOCATION
R7, NAC



AREA
40 Acres



DELIVERY DATE
Within **2024**



Investments
EGP **2** bn

SUPPLY VOLUME

Unit Area: **127-222** m²

9,000 m² Commercial Mall

Swimming pool

Mosque

Squash Court

Football & Tennis Court

Gym & Health Club

Green Spaces & Lakes

FUTURE HEIGHTS

Developer: Future Homes Development



LOCATION
Zahraa Maadi



AREA
1,500 m²



Investments
EGP **50** mn



Target Sales
EGP **160** mn

SUPPLY VOLUME

2 Basements & **9** Commercial, Administrative & Residential Floors

80 Units

NEW PROJECT (NAME N/A)

Developer: Cred Development



LOCATION
Sheikh Zayed



AREA
40 Acres

Source: Developers' Official Statements

GREYA

Developer: El Baron Development



LOCATION

5th Settlement, New Cairo



AREA

4,200 m²

DELIVERY DATE

Within 3.5 Yrs

SUPPLY VOLUME

No. of Units: **120**Unit Area: **45-110** m²

Unit Types: Fully-Finished Hotel Studios & Housing Units

6IX NORTH

Developer: Memaar Al Ashraaf Company



LOCATION

Beit Al Watan, New Cairo

Supply Volume

No. of Units: **48**Unit Area: **133-286** m²Each Building: Basement & **3** Floors

Park, Pool & kids' Area



NEW COMPLEX PROJECTS

4T1 PROJECT

Developer: VAI Developments In Partnership With "CCC" For Constracting



LOCATION

NAC



UNIT TYPE

Hotel & Commercial Units

THE VIEW-WATERWAY

Developer: The Waterway Development



LOCATION

5th Settlement District, New Cairo



AREA

45 Acres

SUPPLY VOLUME

Unit Area: **112-388** m²

Sport Club, Garages, Green Landscapes, Artificial Lakes, Fountains & Swimming Pools

No. of Units: **1,050**

Unit Types: Residential Units (Duplexes & Penthouses), Commercial, Administrative & Hotel Units

Source: Developers' Official Statements

BAYADEJA

Developer: Skyway Real Estate Development

LOCATION
Downtown, NACINVESTMENTS
EGP **700 mn**

Supply Volume

Commercial, Administrative & Medical Units

First Suspended Food Court Area In NAC

EAST SIDE

Developer: Cred Development

LOCATION
MU23, NACINVESTMENTS
EGP **800 mn**LAUNCHING DATE
H2 **2022**

Projects Underway

4T4 PROJECT

Developer: VAI Developments

LOCATION
NACSALES AREA
9,000 m²UNIT TYPE
Commercial, Administrative
& Medical UnitsSTATUS
Excavation Work: Complete
Construction Work: Ongoing**PODIA TOWER**

Developer: Menassat Developments

LOCATION
NACINVESTMENTS
EGP **2.5 bn**DELIVERY DATE
2025

SUPPLY VOLUME

First Smart Building Technology System

Commercial, Administrative & Medical Units

3 Basement, Ground & **25 Floors**

Source: Developers' Official Statements

BLEU VERT

Developer: Saudi Egyptian Developers (SED)

LOCATION
NACAREA
294,000 m²Investments of Phase I
EGP **4 bn**

SUPPLY VOLUME

Twin Villas, Town Villas & Apartments

Green Spaces, Club & Commercial Center

IVY RESIDENCE

Developer: AGECE Developments

LOCATION
Shorouk CityDELIVERY DATE
Within **3** YrsInvestments
EGP **800** mnSUPPLY VOLUME
320 Apartments & **70** Villas**GO HELIOPOLIS**

Developer: Khozam Developments "il cazar"

LOCATION
HeliopolisDELIVERY DATE
End-**2022**NO. OF UNITS
1,500NEWS
Project Was Sold Out**CREEK TOWN NEW CAIRO**

Developer: Khozam Developments "il cazar"

LOCATION
1st Settlement,
New CairoAREA
100 AcresNO. OF PHASES
3NO. OF UNITS
1,500INVESTMENTS
EGP **8 bn**DELIVERY DATE
2024

COASTAL PROJECT (NAME N/A)

Developer: Khozam Developments “il cazar”

LOCATION
New AlameinAREA
80 AcresInvestments
EGP **3 bn**NEWS
Opening Will Be This Year**ADMINISTRATIVE COMMERCIAL PROJECT (NAME N/A)**

Developer: Khozam Developments “il cazar”

LOCATION
1st Settlement, New CairoInvestments
EGP **4 bn**AREA
130,000 m²NEWS
Inauguration This Year**MACANA**

Developer: Al Rabwa Group

LOCATION
Golden Square,
Mostakbal CityAREA
65 AcresInvestments
EGP **10 bn**PROJECT'S TIMETABLE
Up To **5 Yrs**DELIVERY DATE OF PHASE I
After **3 Yrs**

Supply Volume

Commercial, Administrative, Entertainment, Hotel & Medical Complex

5-Star Hotel With **300** Hotel Rooms, **500** Hotel Apartments & Villas

BEIT AL WATAN AL TAKMELY

Developer: Lemar Egypt Development



LOCATION

Boulevard Road,
6th of October City

NO. OF BUILDINGS

20

Construction Cost

EGP **70** mn

CONSTRUCTION DATE

Q2 **2022**

DELIVERY DATE

Within **3** Yrs

Expected Sales Revenue

EGP **280** mn**GOLDEN GATE**

Developer: Redcon Construction (ROCC)



LOCATION

West Cairo



BUA

200,000 m²+

INVESTMENTS

EGP **20** bn

Supply Volume

Commercial, Administrative & Entertainment Areas

Green Buildings

Huge Garage (Capacity: About **8,000** Cars)**THE ICON RESIDENCE II**

Developer: Style Home Development



LOCATION

New Cairo



AREA

50,000 m²

STATUS

Construction Rate: **50%**

Supply Volume

Unit Types: Penthouses & Duplexes

Unit Area: **110-300** m²

LINX

Developer: Capriole Developments

LOCATION
MU23, NACAREA
7,635 m²DELIVERY DATE
End-**2023**NEWS
The Company will Launch Phase II
Construction Rate: **65%**

Supply Volume

Commercial, Administrative & Medical Complex		51 Commercial Units Are Placed in The Ground & 1 st Floors	
Medical Unit Area: Starting From 54 m²		Commercial Unit Area: Starting From 27 m²	2 Basement & 12 Floors
Administrative Unit Area: 48 - 2,300 m²		280 Medical & Administrative Units Are Placed Between The 2 nd & 9 th Floors	

GREEN RIVER TOWER

Developer: Modon Developments

LOCATION
NACIMPLEMENTATION PERIOD
4 Yrs

Supply Volume

Commercial, Administrative & Hotel-Residential Units		Office Spaces Area: 35 - 1,000 m²	
Administrative Part Area: 20,000 m²+		Commercial Part Area: 13,000 m²	Hotel-Residential Part Area: 20,000 m²

CENTRAL ICONIC TOWER

Developer: Modon Developments

LOCATION
NACINVESTMENTS
EGP **1 bn**AREA
4,104 m²SUPPLY VOLUME
18 Floors**CASTLE LANDMARK**

Developer: Cred Development

LOCATION
NACAREA
43 AcresDELIVERY DATE
Dec-**2024** & Q4 **2022**
(Phase I)INVESTMENTS
EGP **3.7 bn**Total Target Sales
EGP **5 bn**SUPPLY VOLUME
1,800 Housing Units
196 Administrative & Commercial Units

Source: Developers' Official Statements

CASTLE GATE MALL

Developer: Cred Development

LOCATION
NACAREA
20 AcresINVESTMENTS
EGP **700** mnNO. OF UNITS
196STATUS
Excavation Work: Complete**THE CAPITAL WAY**

Developer: The Waterway Development

LOCATION
NACAREA
42 Acres

Supply Volume

No. of Units: **1,508**Unit Area: **90-333** m²

Fully Finished & Air Conditioners Installed Units

WATERWAY BRANDED RESIDENCES “WBR I”

Developer: The Waterway Development

LOCATION
Choueifat, New CairoINVESTMENTS
EGP **1.2** bnSUPPLY VOLUME
120-Hotel Apartments**CANELIA**

Developer: Ajna Developments

LOCATION
Ain SokhnaAREA
100 AcresINVESTMENTS
EGP **4** bnDELIVERY DATE
2024-2025NO. OF PHASES
6

Supply Volume

1,400 Fully Finished Units

Villas, Townhouses, Twin-Houses & Apartments

Apartment Area: **80-350** m²**700** m of Beachfront**9,000** m of Swimming Pools**12,000** m of Swimmable Lagoons

ACs & Kitchens



ECONOMIC SNAPSHOT

ECONOMIC SNAPSHOT

INTEREST RATES

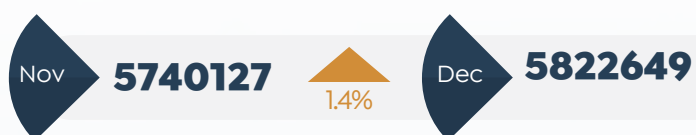
Overnight Deposit Rate	9.25%
Overnight Lending Rate	10.25%
Rate of Main Operation	9.75%
Discount Rate	9.75%

* MPC Meeting was Held on March 21

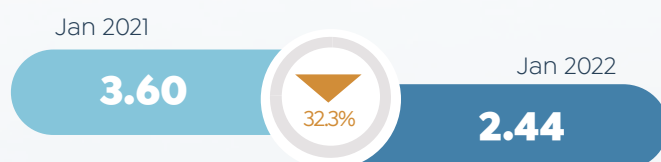
MONEY SUPPLY (EGP MN)



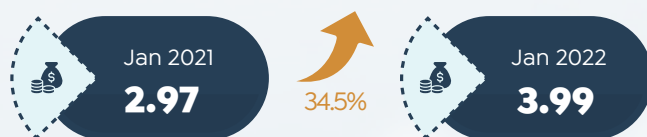
DOMESTIC LIQUIDITY (EGP MN)



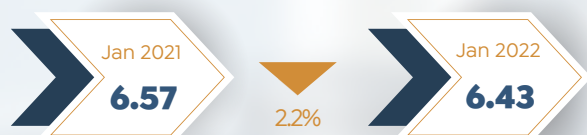
TRADE DEFICIT (USD BN)



EXPORTS (USD BN)



IMPORTS (USD BN)

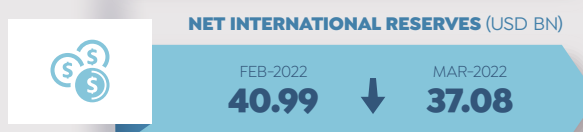


Source: IHS Markit, CBE, EGX & CAPMAS

ANNUAL HEADLINE INFLATION



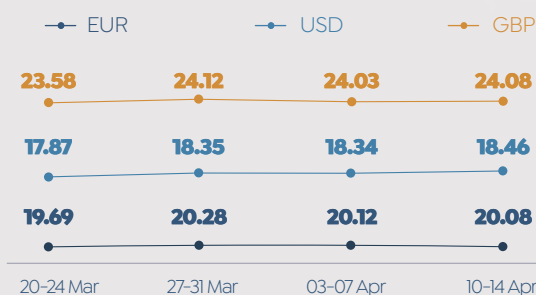
NET INTERNATIONAL RESERVES (USD BN)



PURCHASING MANAGERS' INDEX (PMI)



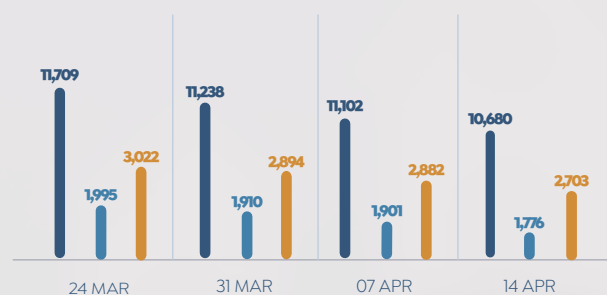
EXCHANGE RATES



CAPITAL MARKET INDICATORS

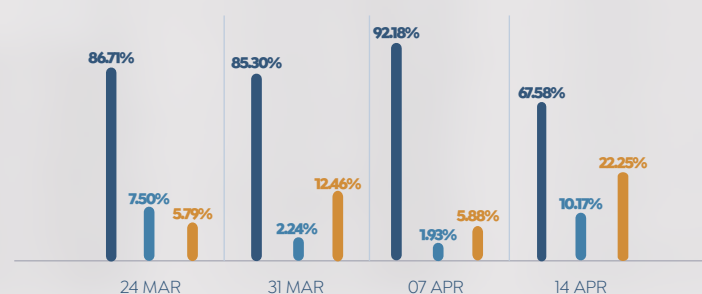
MARKET INDICES

EGX 30 EGX 70 EWI EGX 100 EWI



INVESTOR TYPER

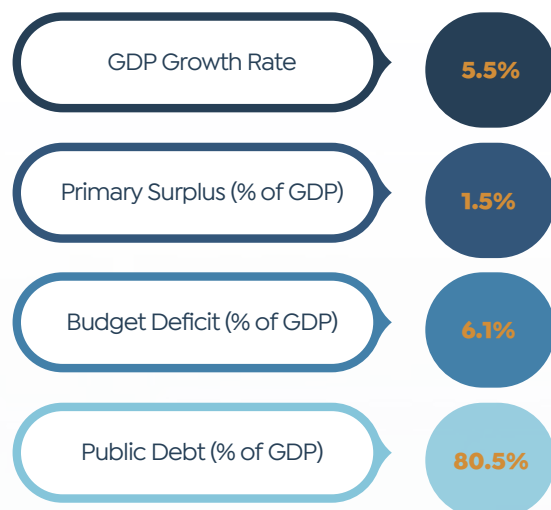
Egyptians Arab Non-Arab Foreigners



SUEZ CANAL REVENUES (USD BN)

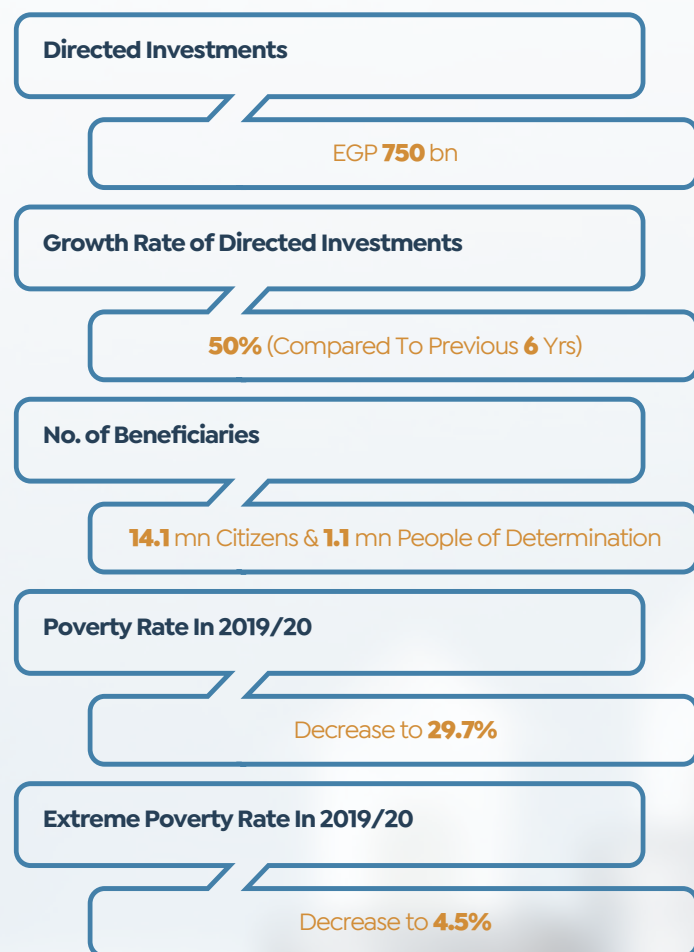


DRAFT OF STATE'S GENERAL BUDGET (FY 2022/23)

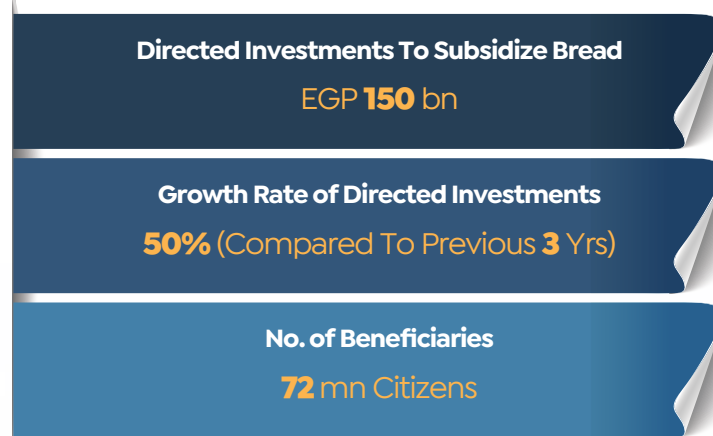


GOVERNMENT'S ROLE IN ACHIEVING SDGS (FY 2018/19-2020/21)

1st GOAL: ERADICATION OF POVERTY



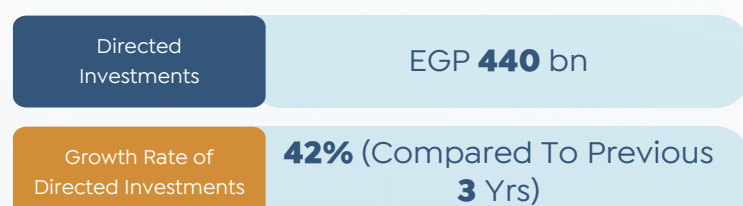
2nd GOAL: COMPLETE ERADICATION OF HUNGER



3rd GOAL: GOOD HEALTH & WELL-BEING



4th GOAL: QUALITY EDUCATION



5th GOAL: GENDER EQUALITY



6th GOAL: CLEAN WATER & SANITATION

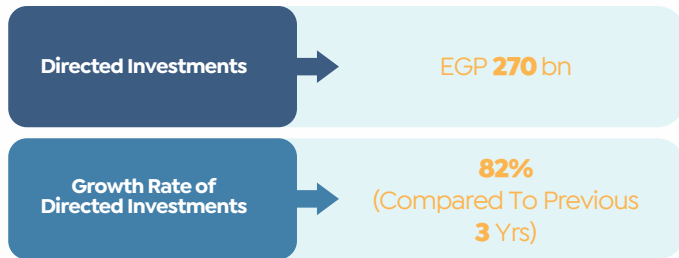


Source: Suez Canal Authority, Cabinet & MPED

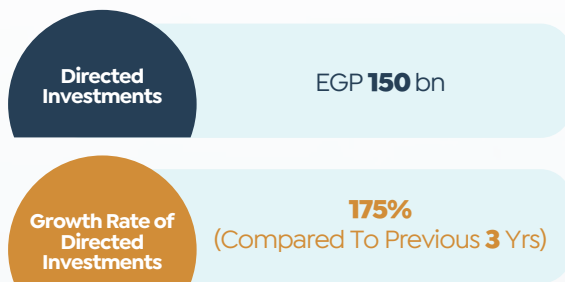
7th GOAL: CLEAN ENERGY AT REASONABLE PRICES



8th GOAL: DECENT WORK & ECONOMIC GROWTH



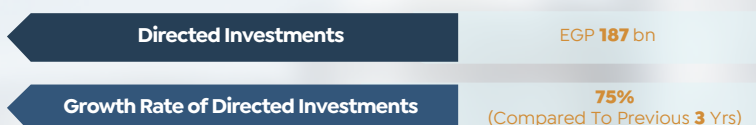
9th GOAL: INDUSTRY, INNOVATION & INFRASTRUCTURE



10th GOAL: REDUCING INEQUALITIES



11th GOAL: SUSTAINABLE CITIES & LOCAL COMMUNITIES



THE ACHIEVEMENTS OF DIGITAL TRANSFORMATION PROJECTS UNTIL JANUARY 2022

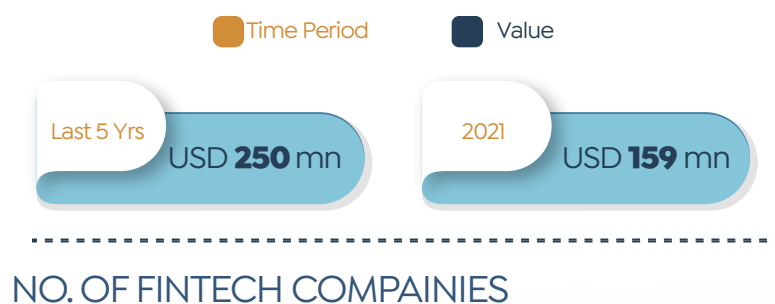


REMITTANCES FROM EGYPTIANS WORKING ABROAD (USD BN)



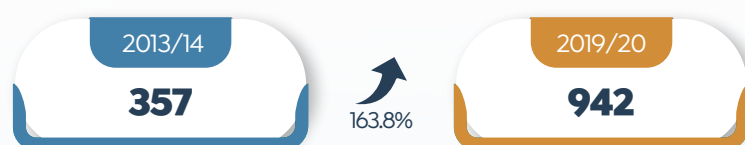
*72% Increase During (2015-2021)

INVESTMENT IN FINANCIAL TECHNOLOGY

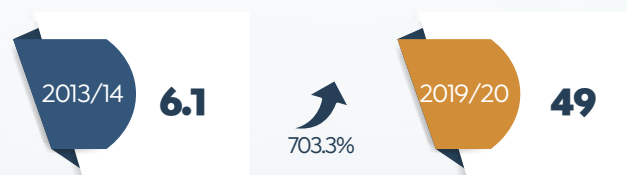


INDUSTRIAL PRODUCTION IN EGYPT

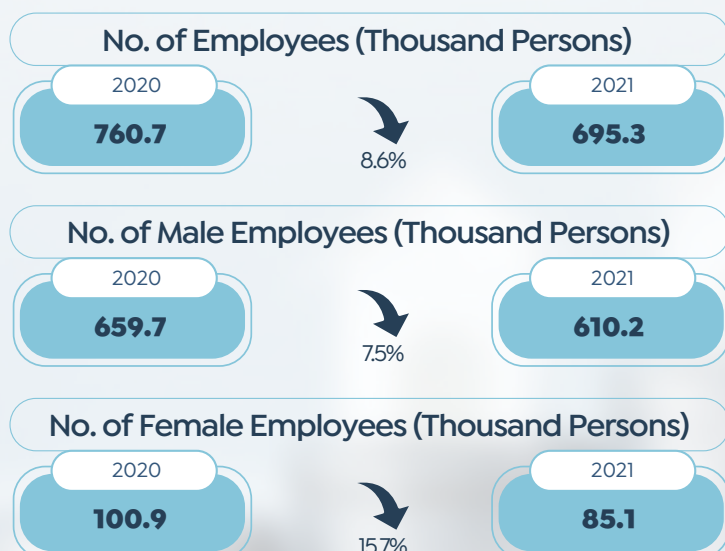
TOTAL INDUSTRIAL OUTPUT AT CURRENT PRICES (EGP BN)



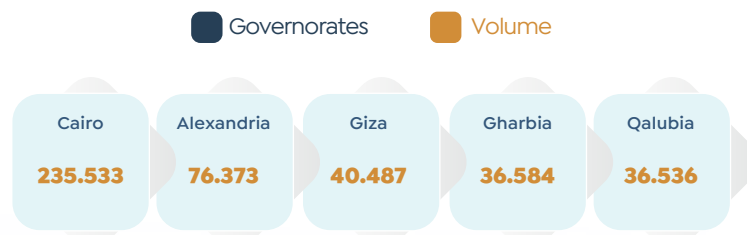
TOTAL INVESTMENT IN TRANSFORMATIVE INDUSTRIES (EGP BN)



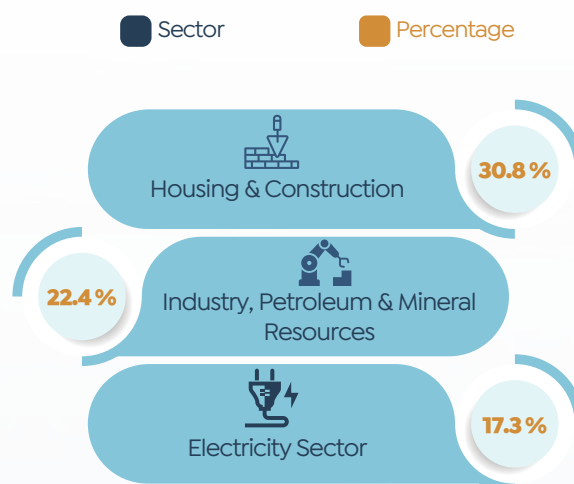
EMPLOYEES IN PUBLIC/PUBLIC BUSINESS SECTOR



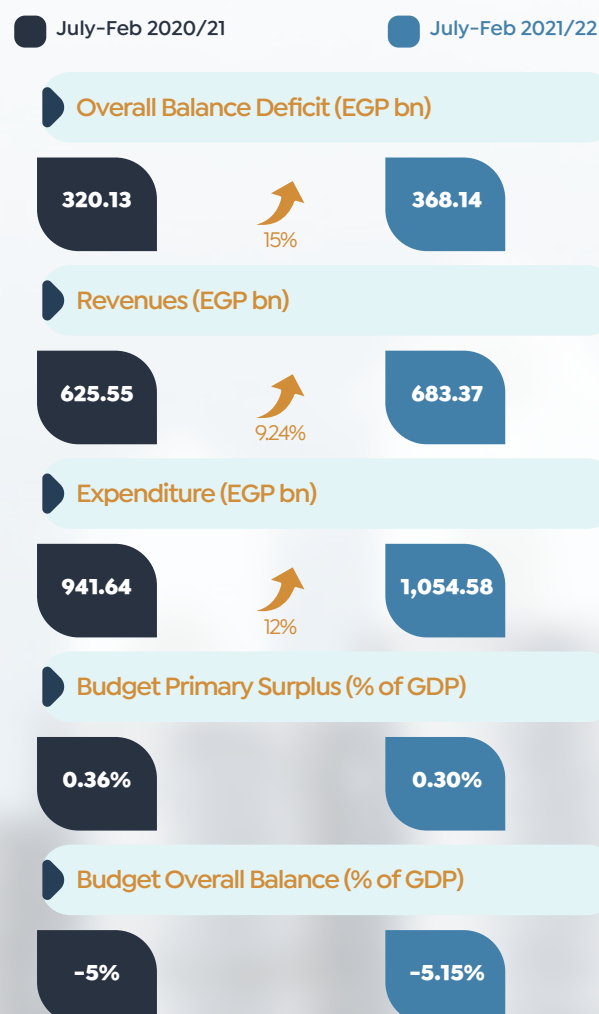
DISTRIBUTION OF EMPLOYEES ACCORDING TO THE BIGGEST 5 GOVERNORATES (THOUSAND PERSONS)



DISTRIBUTION OF EMPLOYEES ACCORDING TO THE BIGGEST 3 SECTORS



FISCAL SECTOR PERFORMANCE



Source: MPED, Ministry of Trade & Industry, CAPMAS & MOF

CITIZEN INVESTMENT PLAN (2021/22)

NORTH SINAI GOVERNORATE



Total Investments
EGP **6.2** bn



No. of Projects
152

Investments Breakdown

Housing Sector & Slum Development	EGP 2 bn
Transportation Sector	EGP 1.6 bn
Irrigation & Water Resources Sector	EGP 624.1 mn
Higher Education & Scientific Research Sector	EGP 365 mn
Local Development Sector	EGP 319 mn
Others	EGP 1.3 bn

SOUTH SINAI GOVERNORATE



Total Investments
EGP **4.1** bn



No. of Projects
153

Investments Breakdown

Housing Sector & Slum Development	EGP 1.4 bn
Health Sector	EGP 593.3 mn
Higher Education & Scientific Research Sector	EGP 500 mn
Agriculture Sector	EGP 453.8 mn
Local Development Sector	EGP 370 mn
Others	EGP 820.1 mn

DAKAHLIA GOVERNORATE



Total Investments
EGP **6.2** bn



No. of Projects
333

Investments Breakdown

Housing Sector & Slum Development	EGP 1.8 bn
Higher Education & Scientific Research Sector	EGP 1.7 bn
Transportation Sector	EGP 1.2 bn
Local Development Sector	EGP 593.3 mn
Pre-University Education Sector	EGP 459.1 mn
Others	EGP 460.2 mn

BEHEIRA GOVERNORATE



Total Investments
EGP **6.06** bn



No. of Projects
346

Investments Breakdown

Transportation Sector	EGP 2.33 bn
Housing Sector & Slum Development	EGP 1.43 bn
Local Development Sector	EGP 944.2 mn
Pre-University Education Sector	EGP 380.4 mn
Irrigation Sector	EGP 173.1 mn
Others	EGP 802.3 mn

GIZA GOVERNORATE



Total Investments
EGP **66.05** bn



No. of Projects
504

Investments Breakdown

Transportation Sector	EGP 41.58 bn
Housing Sector & Slum Development	EGP 12.76 bn
Tourism Sector	EGP 4.17 bn
Higher Education & Scientific Research Sector	EGP 2.12 bn
Pre-University Education Sector	EGP 1.2 bn
Others	EGP 4.22 bn