

# MARKET WATCH

CONTRIBUTOR **YASSEN MAHMOUD**

**NOVEMBER**  
2022

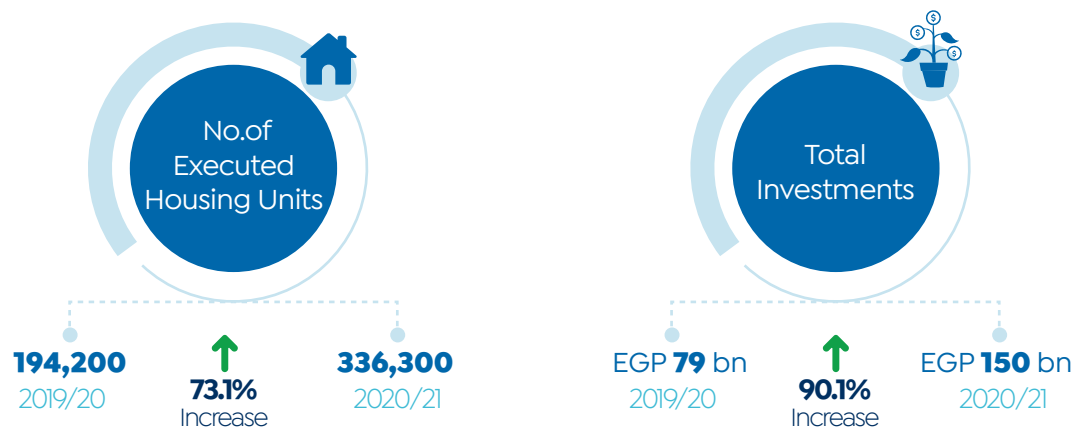


# REAL ESTATE

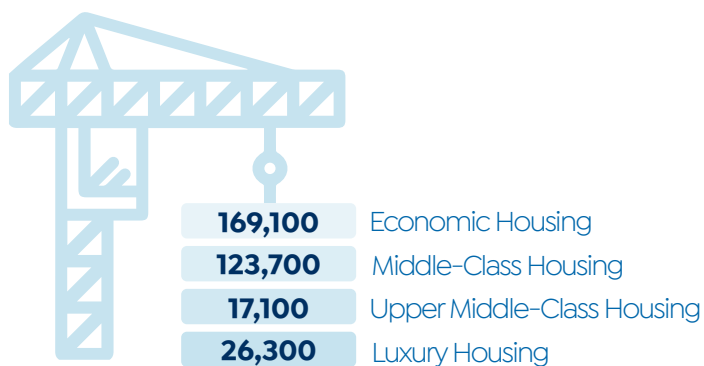
MARKET  
UPDATES

# 01 | REAL ESTATE MARKET UPDATES 2022

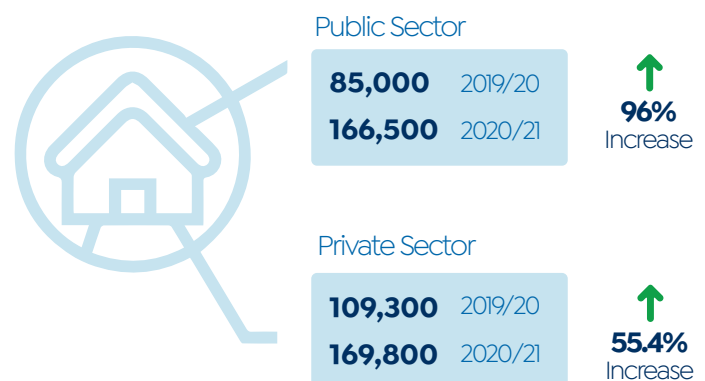
## HOUSING UNITS IMPLEMENTED BY THE STATE IN 2020/21



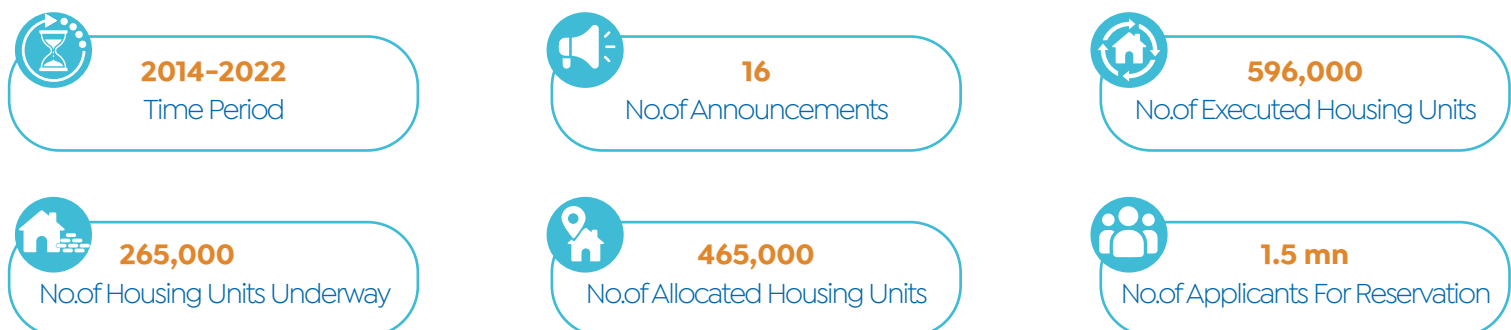
### No. of Executed Housing Units By Type Of Construction



### No. of Executed Housing Units By Sector



## HOUSING FOR ALL EGYPTIANS INITIATIVE



## FETCH SOLUTIONS' EXPECTATION FOR REAL ESTATE SECTOR

### Growth Rate In The Sector

**11%** 2022



**9%** 2023

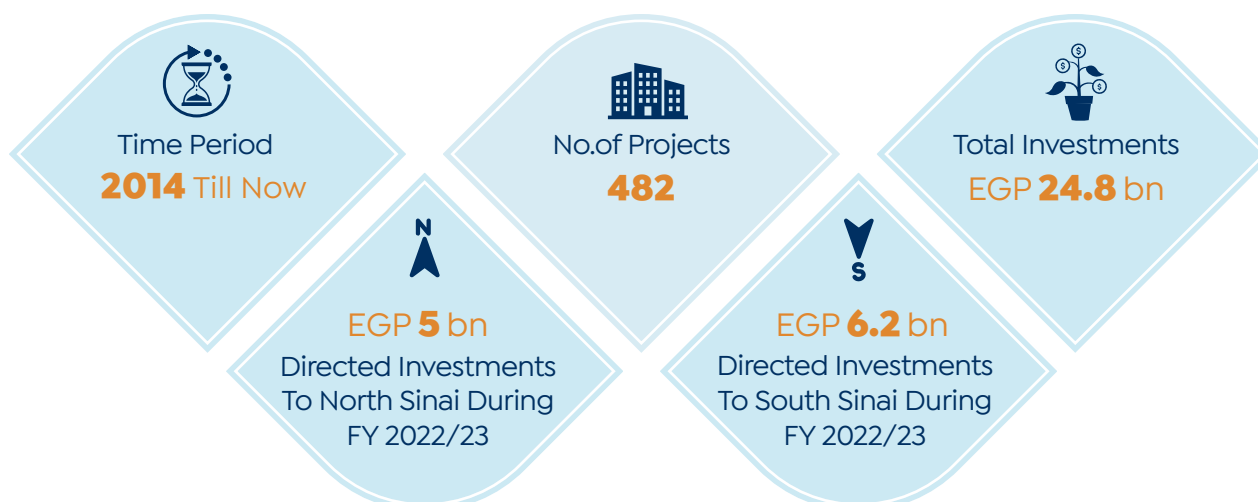


**7.7%**

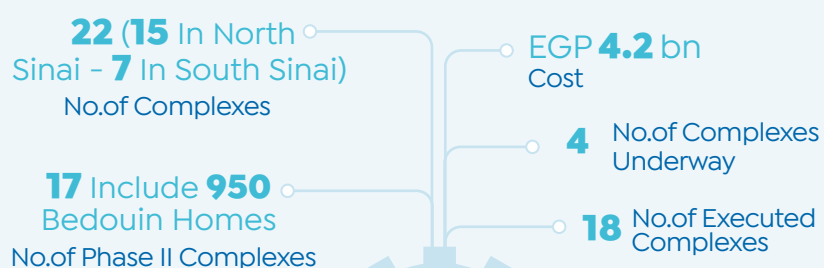
Average Growth Rate (2024-2031)

Source: CAPMAS, MPED, Cabinet & NUCA

## DEVELOPMENT OF SINAI AND CANAL CITIES



### Housing Complexes In The New Development Communities



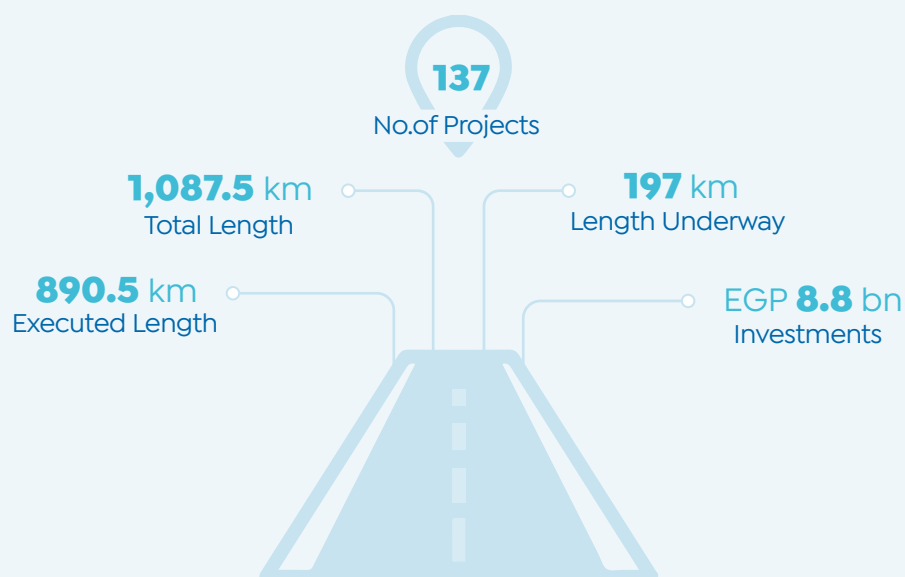
### Integrated Development For The People Of Sinai



### Housing Projects



### Road Projects



### Electricity Projects



## MAMSHA AHL MASR

### Phase I



From 15 May Bridge  
To Imbaba Bridge  
Location



**1,800 m**  
Total Length



**100%**  
Completion Rate

### Phase II



From Imbaba Bridge  
To Sahel Bridge  
Location



**1,300 m**  
Total Length



**90%**  
Completion Rate

### Phase III



Location

From Sahel Bridge To  
Tahya Misr Bridge (**1,900 m**)

From Qasr Al-Nil Bridge To  
Meridian Bridge (**1,100 m**)

## HAYAH KARIMA INITIATIVE

### Phase I

**1,477 Villages**  
Location

**23,000**  
No. of Executed Projects

### Phase II

**20**  
No. of Targeted  
Governorates

**52**  
No. of Targeted Centers

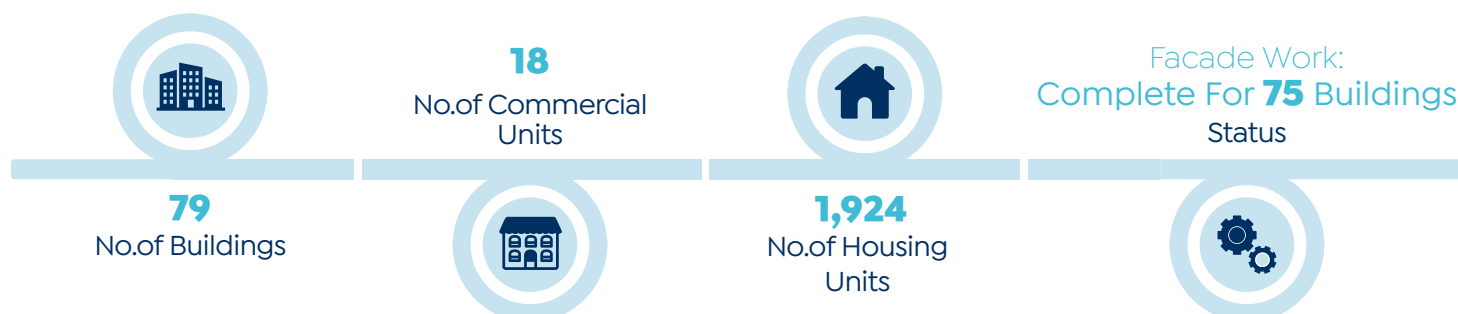
**1,670**  
No. of Targeted Villages

**20 mn**  
No. of Targeted Citizens

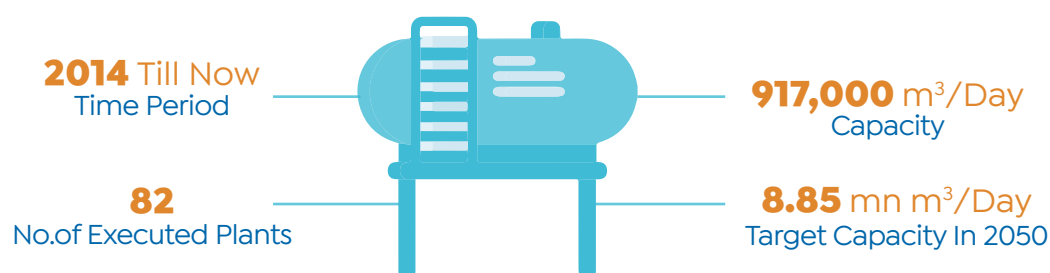
**5,340**  
No. of Allocated Lands

**Beginning-2023**  
Execution Date

## UPDATED ON SOOR MAGRA EL-OYOUN



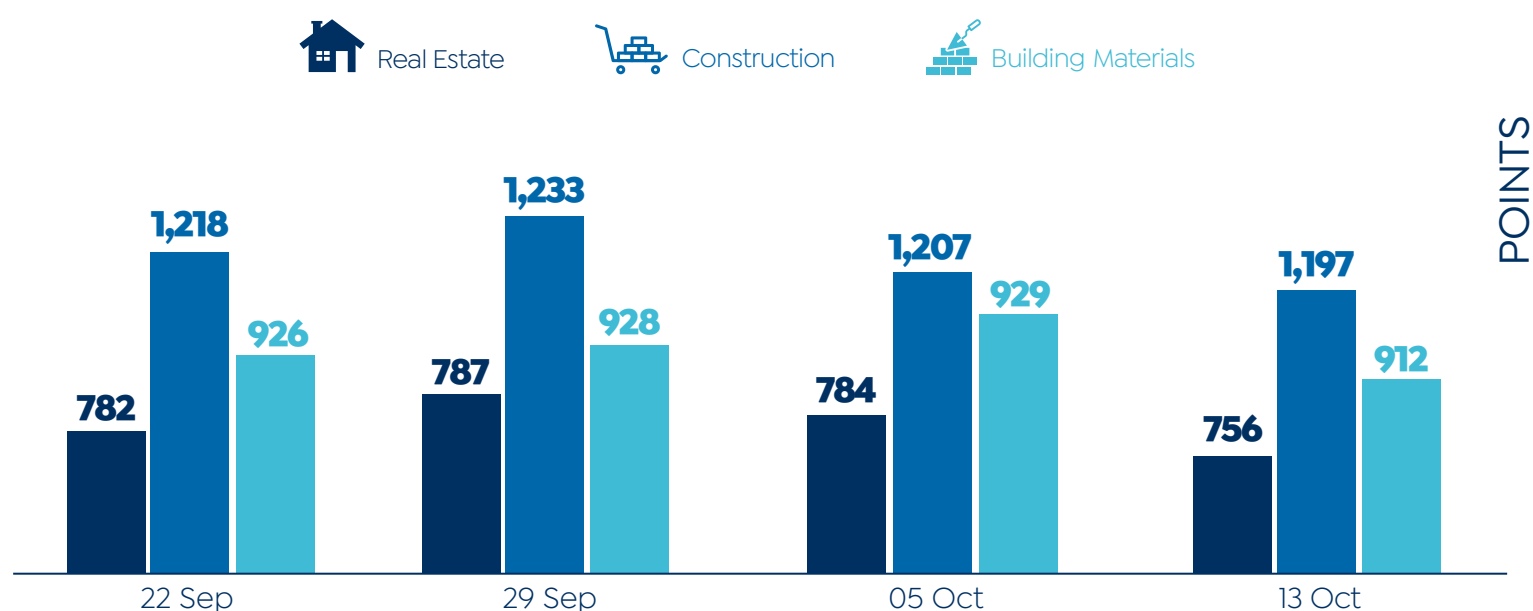
## SEAWATER DESALINATION PROJECT



## PRICES OF CONSTRUCTION MATERIALS (EGP)



## REAL ESTATE & CONSTRUCTION// PERFORMANCE OF STOCK MARKET INDEXES IN EGYPT

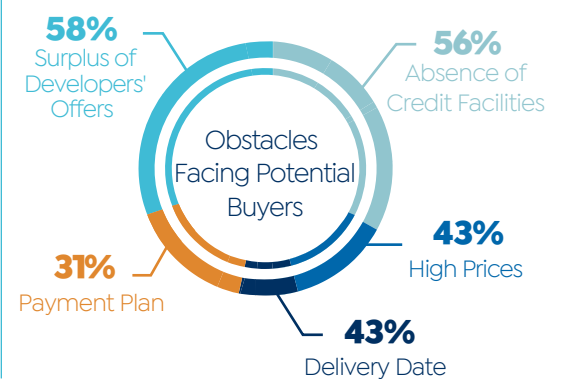
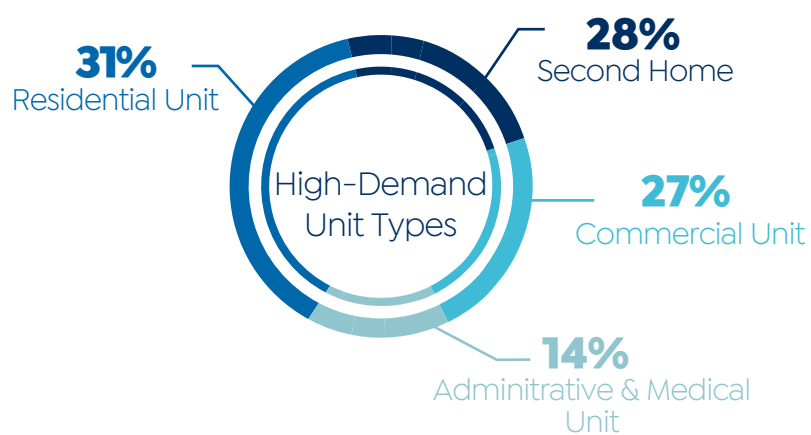
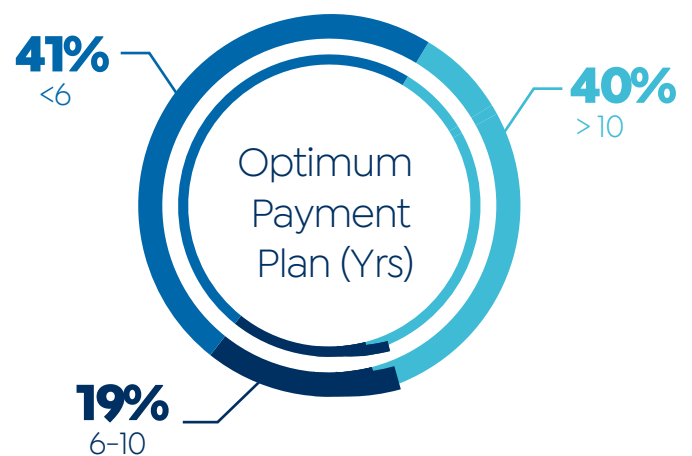


Source: Ministry of Housing, Utilities & Urban Communities & Egyptian Exchange (EGX)



## MONTHLY SURVEY

### | Purchasing Power





# NEW CITIES UPDATE



# 02 | NEW CITIES UPDATES 2022

## PLOTS ALLOCATION


**36**

NO. OF ALLOCATED LANDS


**12 New Cities**  
LOCATION


SUPPLY VOLUME

Urban Complex

Schools

 Industrial & Educational  
Services

 Residential, Commercaill  
& Administrative Services

 Entertainment  
Activities

Hospital

Club

Others

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

**8**

NEW CAIRO

**2**

NEW DAMIETTA

**2**

10TH OF RAMADAN

**2**

NEW OBOUR

**4**

6TH OF OCTOBER

**4**

NEW FAYOUM

**4**

BADR CITY

**4**

NEW ASSIUT

**1**

OBOUR CITY

**1**

NEW THEBES

**3**

SADAT CITY

**1**

NEW SOHAG CITY


**32**

NO. OF ALLOCATED LANDS


**15 New Cities**  
LOCATION


SUPPLY VOLUME

High Institute

Bank

Industrial Services

Bakery

Aquapark

Schools

 Residential, Commercaill  
& Administrative Services

Commercial Mall

Others

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

**6**

NEW CAIRO

**5**

10TH OF RAMADAN

**1**

OBOUR CITY

**1**

NEW SALHIA CITY

**5**

NEW MINYA CITY

**1**

NEW SOHAG CITY

**2**

NEW ASYUT CITY

**1**

6TH OF OCTOBER

**2**

SHROUK CITY

**1**

NEW DAMIETTA CITY

**1**

NEW NUBARIA

**1**

NEW OCTOBER

**2**

NEW BENI SUEF

**2**

NEW QENA

**1**

SADAT CITY

## NEW OBOUR CITY

| Housing For All Egyptians

14th Neighbourhood



**806**

NO. OF BUILDINGS



**19,344**

NO. OF HOUSING UNITS

15th & 16th Neighbourhood



**1,044**

NO. OF BUILDINGS



**25,344**

NO. OF HOUSING UNITS

## NEW SOHAG CITY

| Shefaa Al Orman Hospital



**6.6 Acres**

AREA



**263**

CAPACITY



Basement, Ground & **6 Floors**

NO. OF FLOORS



Underway With Very Advanced  
Completion Rate

STATUS

## 10TH OF RAMADAN

| Housing For All Egyptians



Regional Services Area

LOCATION



**68**

NO. OF BUILDINGS



**1,632**

NO. OF HOUSING UNITS



**100, 110 & 120 m<sup>2</sup>**

UNIT AREA



Underway

STATUS

## 15TH MAY CITY

| Housing For All Egyptians



El-Narges Area

LOCATION



**465**

NO. OF BUILDINGS



**11,160**

NO. OF HOUSING UNITS



Underway

STATUS

## UPDATES ON CAPITAL GARDENS

| Housing For All Egyptians



**99,450**

TOTAL NO. OF UNITS



**61,584**

NO. OF EXECUTED & ONGOING UNITS



Around **2,500**

NO. OF DELIVERED UNITS



# **PRIVATE REAL ESTATE PROJECTS**

## UPDATE

# 03 | PRIVATE REAL ESTATE PROJECTS UPDATES 2022



## NEW COASTAL PROJECTS

### MAJRA

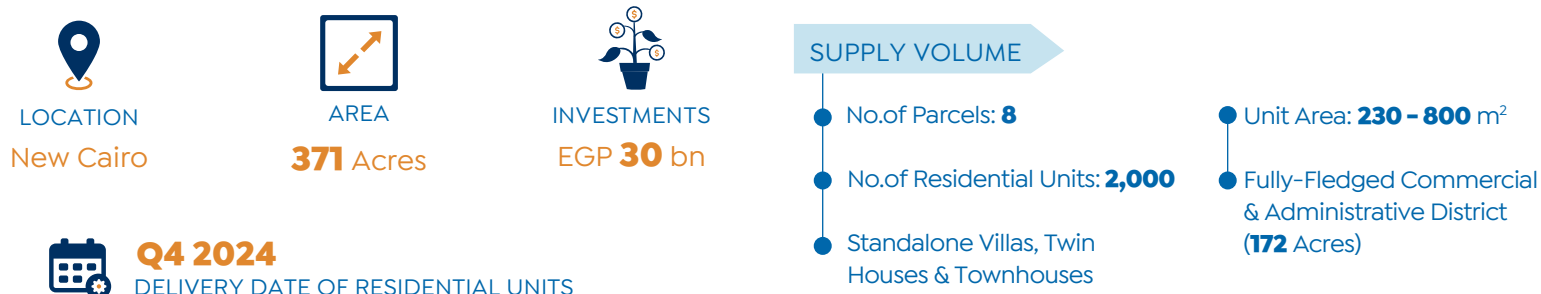
Developer: Prime Developments



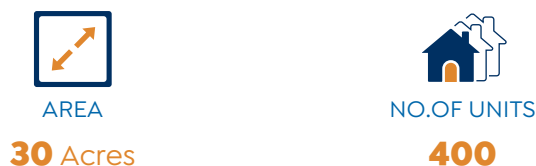
## NEW COMPLEX PROJECTS

### STEI8HT

Developer: LMD

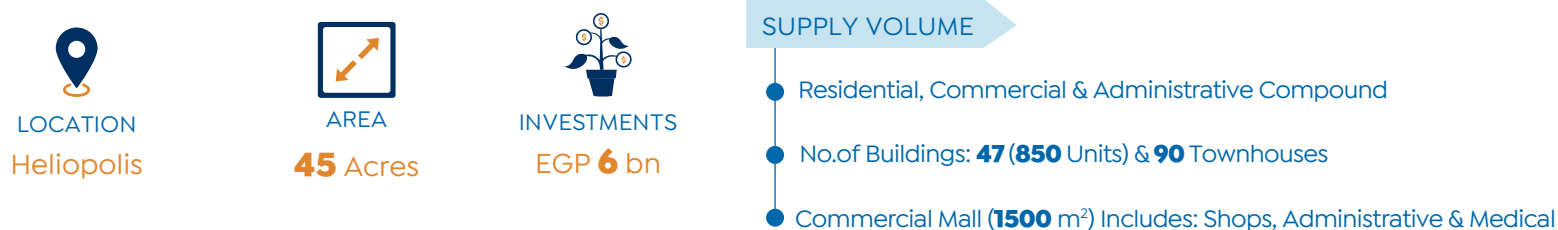


| Parcel 1 "Jade Fields"



### ISOLA SHERATON

Developer: El Masria Group Development



## KENTRO ONE

Developer: AGECE Developments



## MID TOWER

Developer: Prime Developments



## NEW PROJECT (NAME N/A)

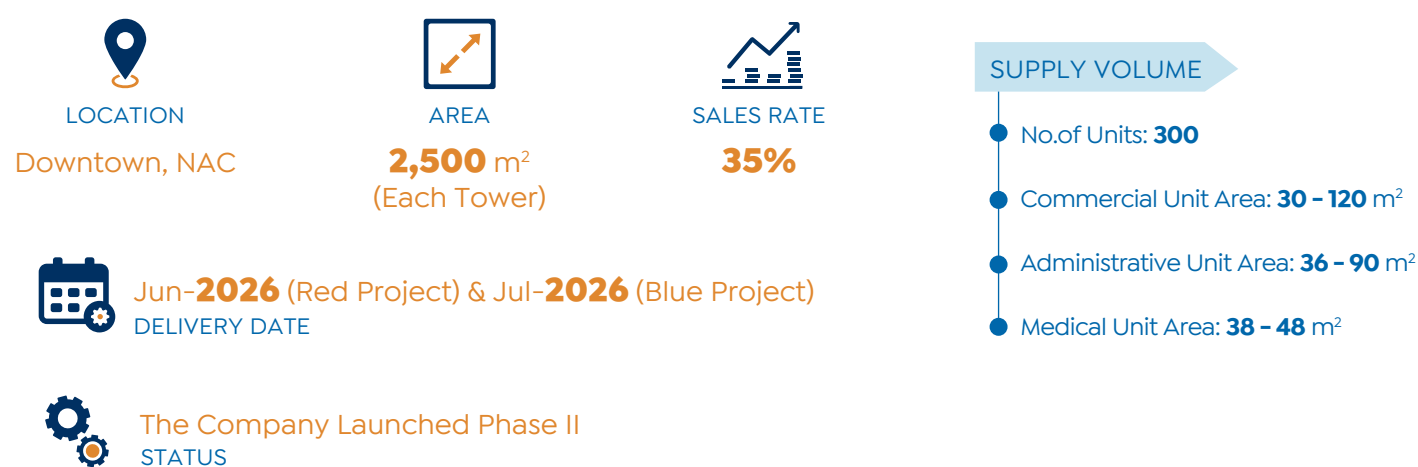
Developer: Gates Developments



## PROJECTS UNDERWAY

## THE GEMINI TOWERS RED & BLUE

Developer: Mazaya Developments





## MOUNTAIN VIEW 4

Developer: Mountain View



LOCATION

6th Of October



AREA

47 Acres

### SUPPLY VOLUME

- Unit Types: Townhouses & Standalone Villas
- No. of Units: **183**
- Unit Area: **230 - 275 m<sup>2</sup>**



Within **1 Yr**

DELIVERY DATE

## GOLDEN TOWER 1

Developer: Al Naser Developments



LOCATION

MU 23, NAC



AREA

3,000 m<sup>2</sup>

## GOLDEN TOWER 2

Developer: Al Naser Developments



LOCATION

MU 23, NAC



AREA

6,000 m<sup>2</sup>



INVESTMENTS

EGP **1 bn**

## AUDAZ

Developer: Gates Developments



LOCATION

NAC



DELIVERY DATE

**Q4 2022**



INVESTMENTS

EGP **2.5 bn**

## CATALAN

Developer: Gates Developments



LOCATION

R7, NAC



AREA

40 Acres



DELIVERY DATE

**Q4 2023**



INVESTMENTS

EGP **2 bn**

## VENIA

Developer: Gates Developments



LOCATION

R7, NAC



AREA

40 Acres



DELIVERY DATE

**Q4 2024**



INVESTMENTS

EGP **2.4 bn**

## WESTGATE

Developer: Gates Developments



LOCATION

6th Of October



AREA

4 Acres



INVESTMENTS

EGP **1 bn**

## PLAZA ESPANA

Developer: Gates Developments



LOCATION

Sheikh Zayed



AREA

4 Acres



INVESTMENTS

EGP **1 bn**

## RI8

Developer: ERG Developments



LOCATION  
R8, NAC



AREA  
**25 Acres**



TARGETED SALES  
EGP **5 bn**



RESIDENTIAL UNIT AREA  
**138 -350 m<sup>2</sup>**

## BOHO ELSOKHNA

Developer: ATRIC Developments



LOCATION  
Ain Sokhna

### SUPPLY VOLUME

- Townhouses, Chalets, Villas & Duplexes
- No.of Housing Units: **300**
- Chalet Unit Area: **40 - 150 m<sup>2</sup>**



The Company Launched Phase III  
STATUS

## DIAMOND 2

Developer: ERG Developments



AREA  
**4,700 m<sup>2</sup>**

### SUPPLY VOLUME

- Commercial, Administrative, Medical, Residential & Hotel Unit
- Ground & **15 Floors**
- No.of Units: **550**
- Unit Area: Starting From **23 m<sup>2</sup>**

## BOARDWALK NEW CAPITAL PROJECT

Developer: ATRIC Developments



LOCATION  
R7, NAC



AREA  
**45 Acres**



INVESTMENTS  
EGP **4 bn**



NO.OF UNITS  
**1,500**



The Company Launched  
New Phase  
STATUS

## STRIPLE WALK

Developer: Eight Developments



LOCATION  
Downtown, NAC



AREA  
**16,500 m<sup>2</sup>**



TOTAL INVESTMENTS  
EGP **4 bn**



SALES RATE  
**75%**

### SUPPLY VOLUME

- Commercial & Administrative Project
- **3 Malls**
- **4 Garages, Ground & 12 Floors**
- No.of Administrative Units: **540**
- No.of Commercial Units: **145**

## DIAMOND TOWER

Developer: ERG Developments



LOCATION  
NAC



AREA  
**5000 m<sup>2</sup>**

### SUPPLY VOLUME

- Commercial, Administrative, Medical, Residential & Hotel Unit
- Ground & **15 Floors**

## AI

Developer: IL Cazar Developments

  
LOCATION  
1st Settlement,  
New Cairo

  
BUA  
**200,000** m<sup>2</sup>

  
AREA  
**25** Acres

  
INVESTMENTS  
EGP **6** bn

  
NO.OF BUILDINGS  
**10**

  
Commercial, Administrative & Medical Unit  
UNIT TYPES

## JURA

Developer: New Jersey Developments

  
LOCATION  
El Galala City

  
AREA  
**10** Acres

## SUPPLY VOLUME

- Hotel, Marina For Yachts, Chalets, Penthouses & Duplexes

## IVY RESIDENCE

Developer: AGECE Developments

  
LOCATION  
Shorouk City

## SUPPLY VOLUME

- No.of Apartments: **320**
- No.of Villas: **70**

  
The Company Launched Phase II  
STATUS

## ONE-NINETY

Developer: Real estate developer LMD

  
LOCATION  
New Cairo

  
AREA  
**344,315** m<sup>2</sup>

  
TOTAL INVESTMENTS  
EGP **33** bn

## KARDIA

Developer: Capital Link Developments

  
LOCATION  
R8, NAC

Kastro Villa

  
TARGETED SALES  
EGP **3** bn

  
UNIT AREA  
**278 - 337** m<sup>2</sup>

## NORD

Developer: IL Cazar Developments

  
LOCATION  
New Alamein

  
AREA  
**80** Acres

  
INVESTMENTS  
EGP **5** bn

  
NO.OF UNITS  
**800**

  
UNITS TYPE  
Villas & Duplexes

## CREEK TOWN

Developer: IL Cazar Developments



LOCATION

1st Settlement,  
New Cairo



AREA

**100 Acres**



INVESTMENTS

EGP **8 bn**



NO.OF UNITS

**1,500**



NO. OF PHASES

**3**

## CAIRO GATE

Developer: Emaar Misr



LOCATION

Sheikh Zayed



AREA

**133 Acres**



INVESTMENTS

EGP **11.5 bn**

## CARNELIA SOKHNA

Developer: Ajna Developments



LOCATION

Ain Sokhna



AREA

**100 Acres**



TOTAL INVESTMENTS

EGP **4 bn +**



DELIVERY DATE

**2024**

### SUPPLY VOLUME

- Townhouses, Twin Houses, Villas & Chalets
- No. of Housing Units : **1,500**
- Chalet Unit Area: **90 - 350 m²**

## NYOUM PYRAMIDS

Developer: Arab Developers Holding



LOCATION

West Cairo



AREA

**101,000 m²**

### SUPPLY VOLUME

- No. of Units: **907**
- No. of Residential Units: **800**
- Residential Unit Area: **32 - 320 m²**
- No. of Commercial Units: **107**
- Swimming Pool, Social Club, Health Club, Boutique Hotel & Street Mall



The Company Launched New Phase "Skylar"  
Construction Rate: **70%**

STATUS

## CAIRO BUSINESS PARK

Developer: Misr Italia Properties



LOCATION

East Cairo



AREA

**78,000 m²**



TOTAL INVESTMENTS

EGP **6 bn**



**95%**

CONSTRUCTION WORK RATE



Mar-**2023**

OPERATION DATE



# ECONOMIC SNAPSHOT



# 04 | ECONOMIC SNAPSHOT

## UPDATES 2022



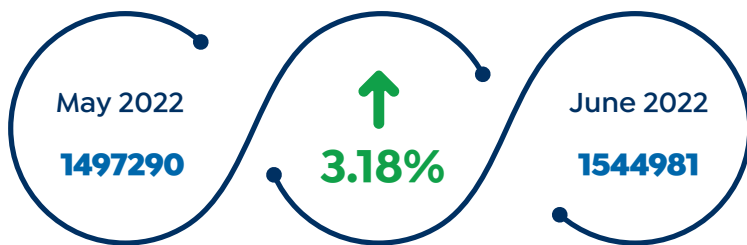
### INTEREST RATES



\* MPC Meeting Was Held On Sep 22



### MONEY SUPPLY (EGP MN)



### DOMESTIC LIQUIDITY (EGP MN)



### ANNUAL HEADLINE INFLATION

AUG-2022 **14.6%** **↑** SEP-2022 **15.0**



### NET INTERNATIONAL RESERVES (USD BN)

AUG-2022 **33.142** **↑** SEP-2022 **33.198**

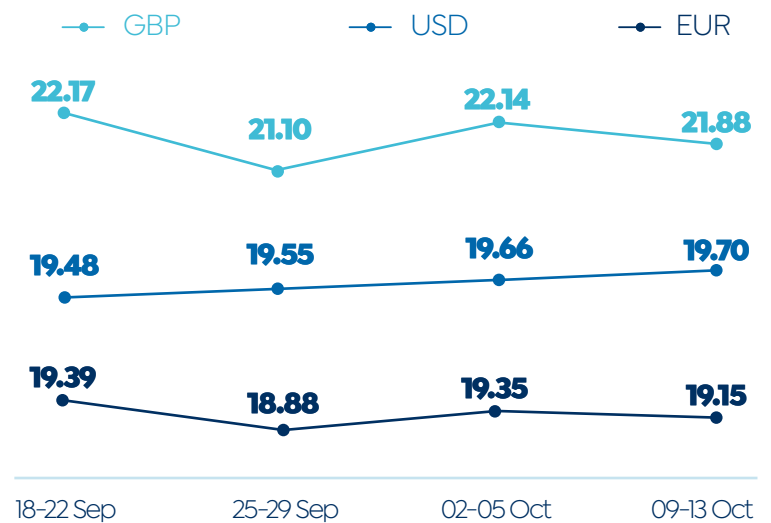


### PURCHASING MANAGERS' INDEX (PMI)

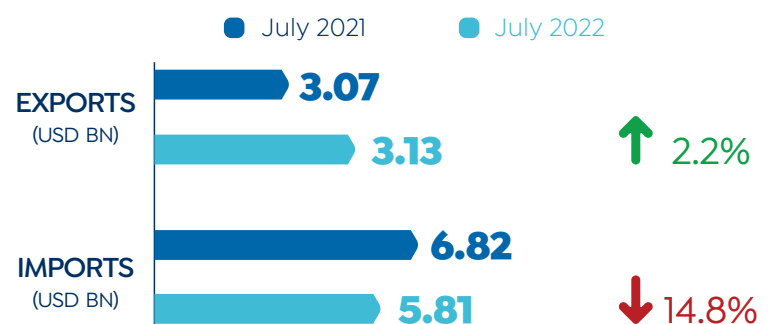
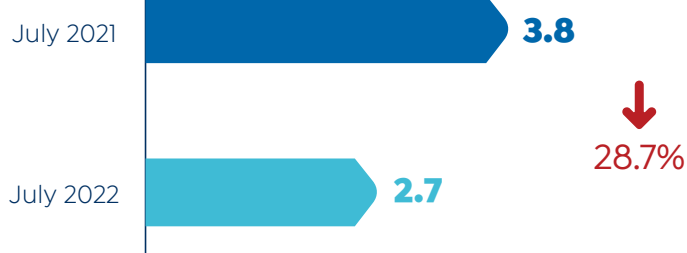
AUG-2022 **47.6** **=** SEP-2022 **47.6**



### EXCHANGE RATES



### TRADE DEFICIT (USD BN)

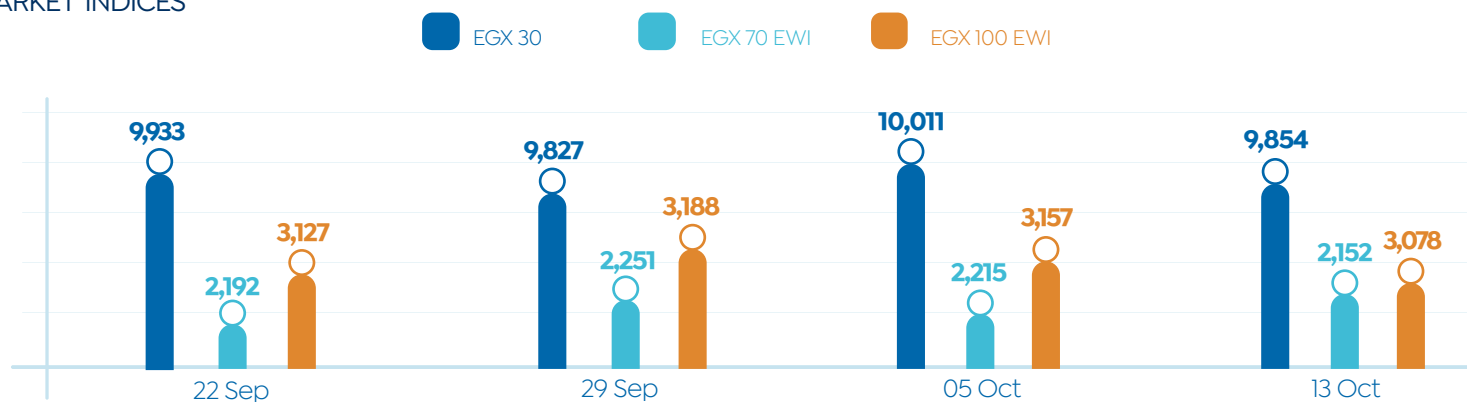


Source: IHS Markit, CAPMAS, CBE & FEDCOC



## CAPITAL MARKET INDICATORS

## MARKET INDICES



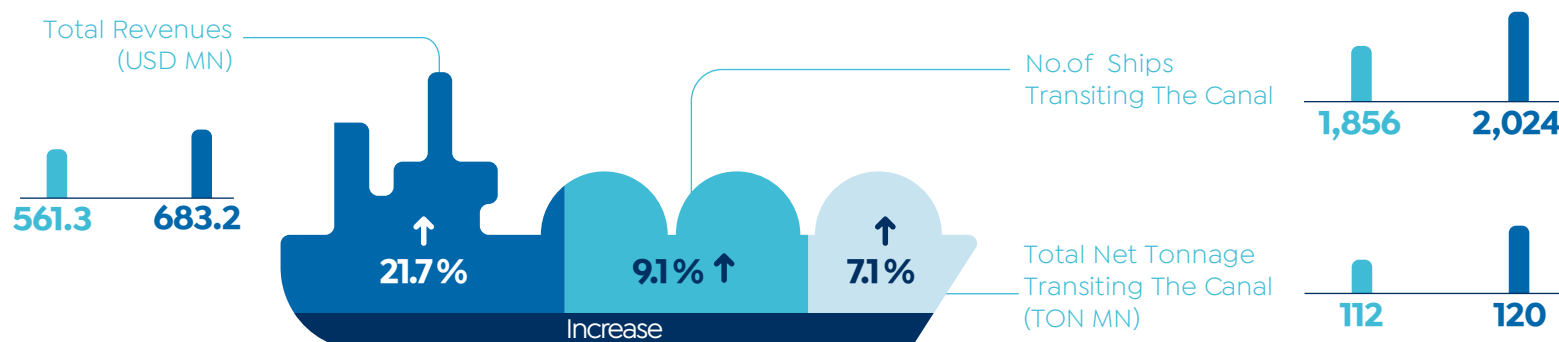
## INVESTOR TYPE (%)

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



## SUEZ CANAL

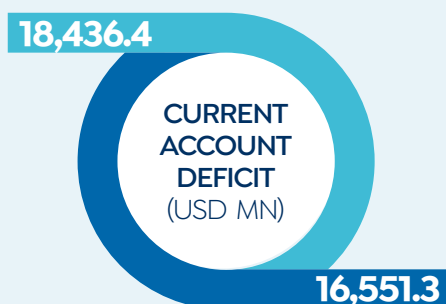
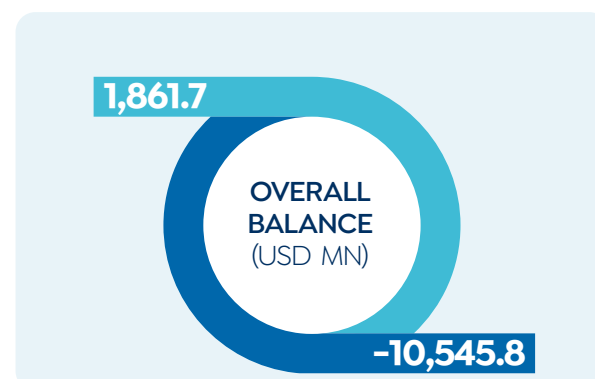
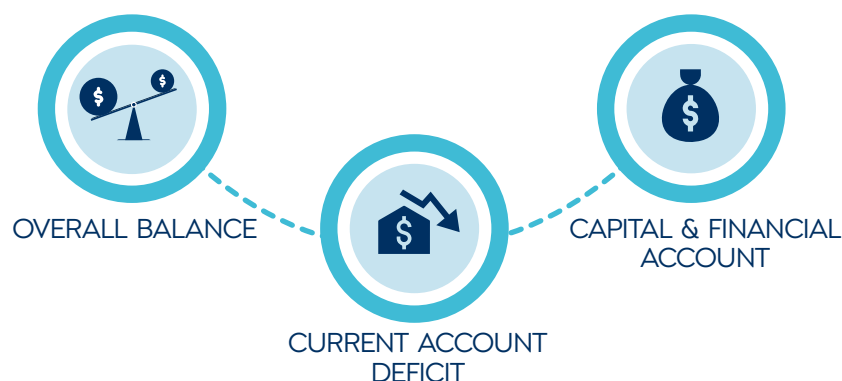
Legend: Sep 2021 (Light Blue), Sep 2022 (Dark Blue)



## BALANCE OF PAYMENTS PERFORMANCE (FY 2021/22)

■ 2020/21

■ 2021/22



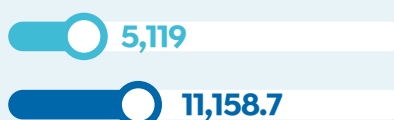
TRADE BALANCE DEFICIT (USD MN)



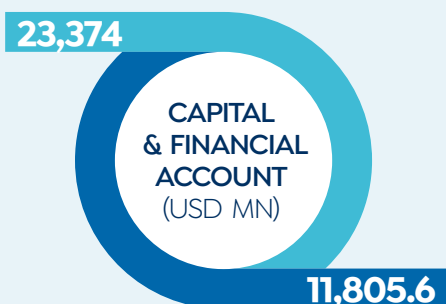
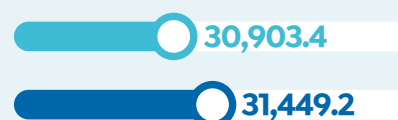
NET INVESTMENT INCOME BALANCE (USD MN)



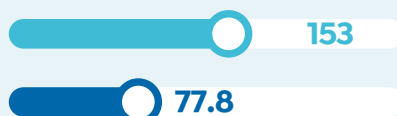
NET SERVICES BALANCE (USD MN)



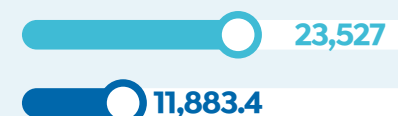
TRANSFERS (USD MN)



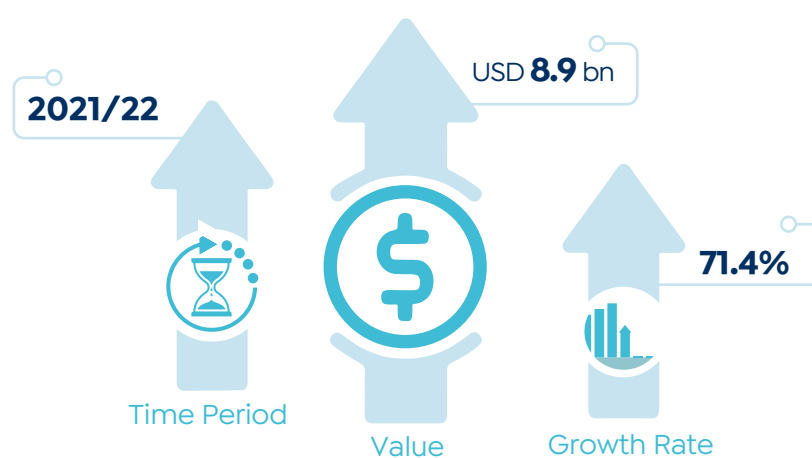
CAPITAL ACCOUNT DEFICIT (USD MN)



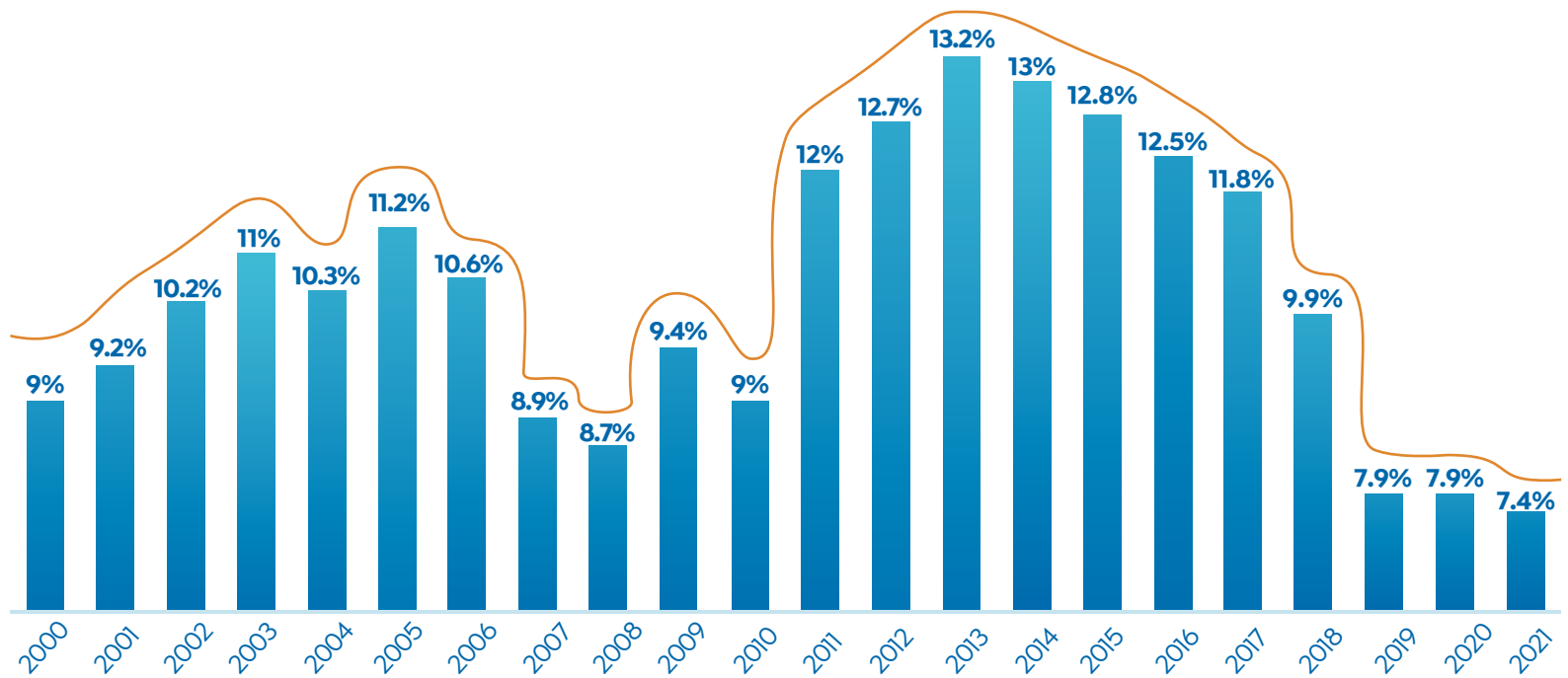
FINANCIAL ACCOUNT (USD MN)



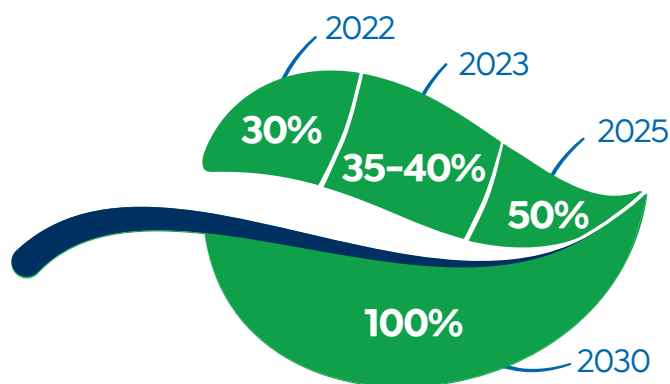
## NET FOREIGN DIRECT INVESTMENTS IN EGYPT



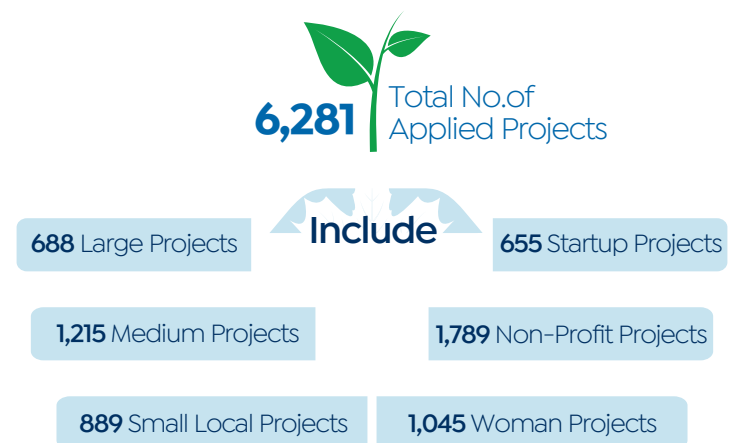
## UNEMPLOYMENT RATE (2000-2010)



## GREEN INVESTMENTS (% OF TOTAL INVESTMENTS)

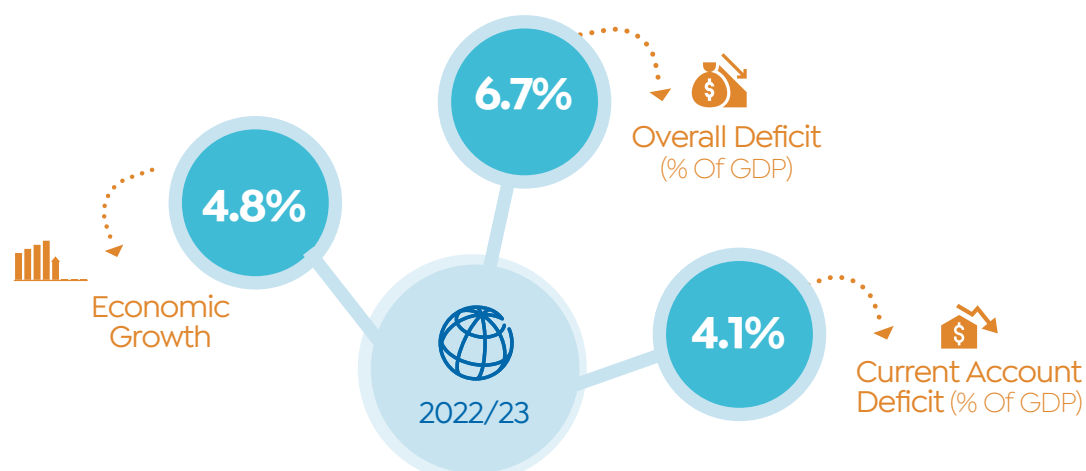


## NATIONAL INITIATIVE FOR SMART GREEN PROJECTS



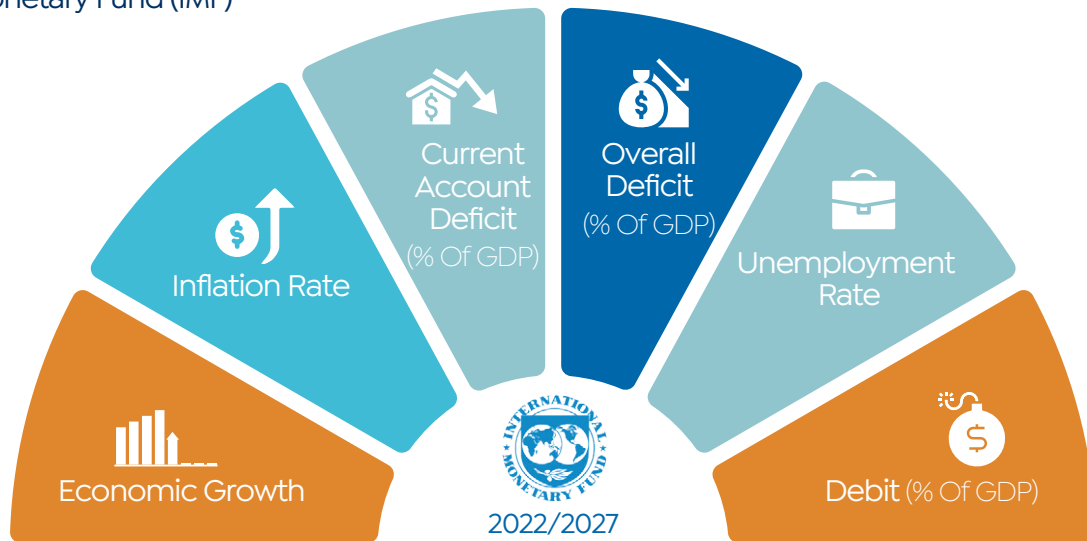
## INTERNATION INSTITUTIONS' EXPECTATION FOR THE EGYPTIAN ECONOMY

| World Bank (WB)

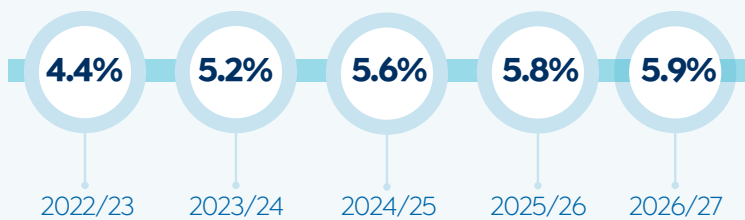


Source: Cabinet & MPED

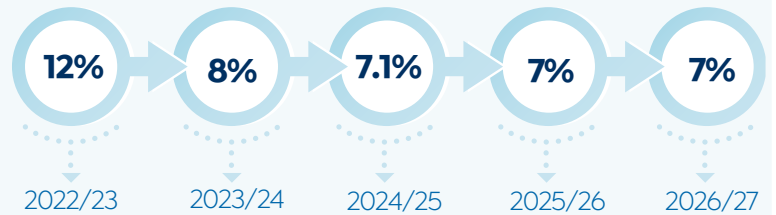
| International Monetary Fund (IMF)



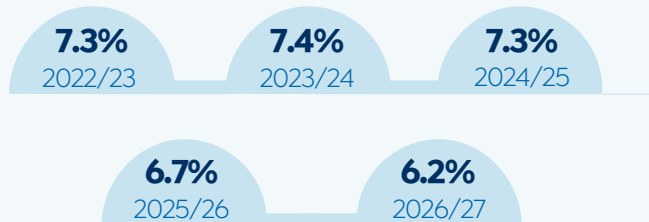
Economic Growth



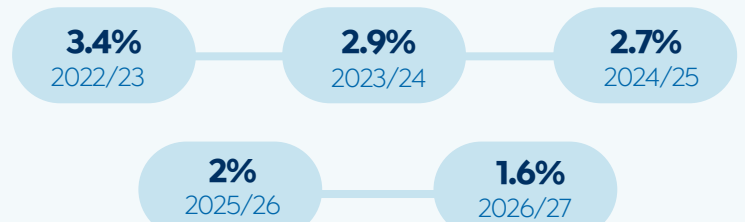
Inflation Rate



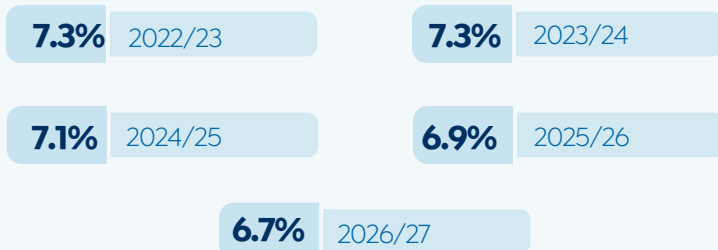
Overall Deficit (% Of GDP)



Current Account Deficit (% Of GDP)



Unemployment Rate



Debit (% Of GDP)

