

MARKET WATCH

CONTRIBUTOR **YASSEN MAHMOUD**

NOVEMBER
2022

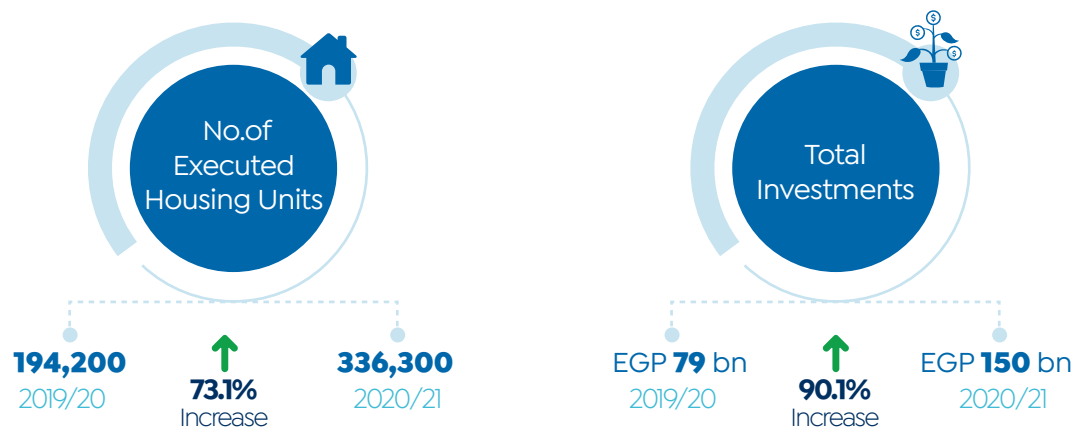


REAL ESTATE

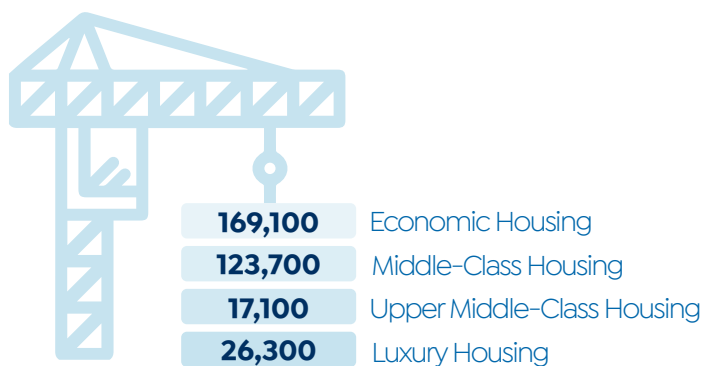
MARKET
UPDATES

01 | REAL ESTATE MARKET UPDATES 2022

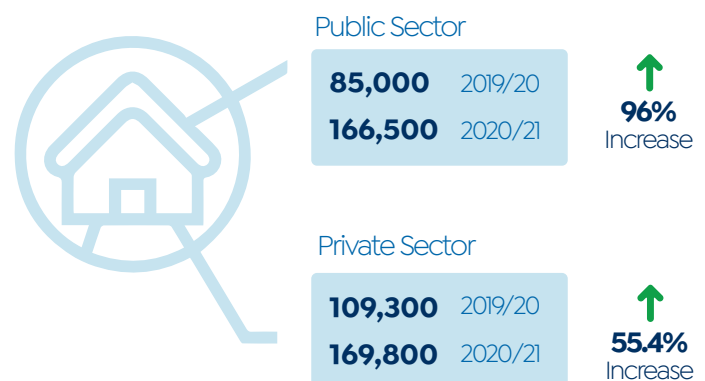
HOUSING UNITS IMPLEMENTED BY THE STATE IN 2020/21



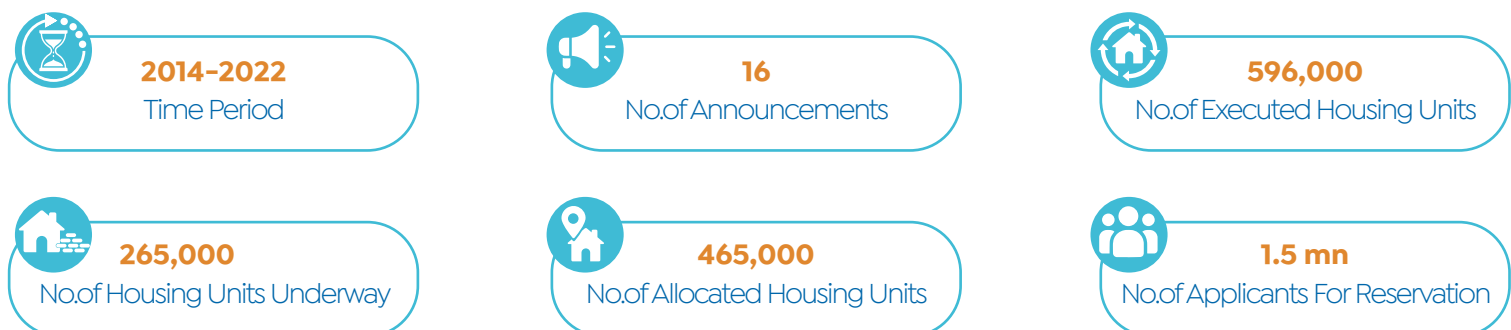
No. of Executed Housing Units By Type Of Construction



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

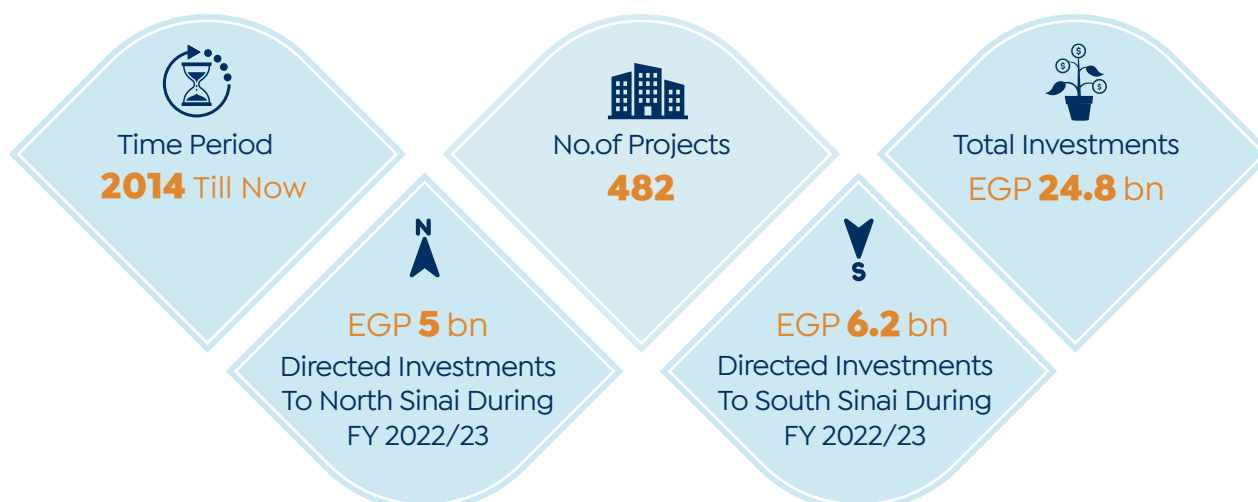


7.7%

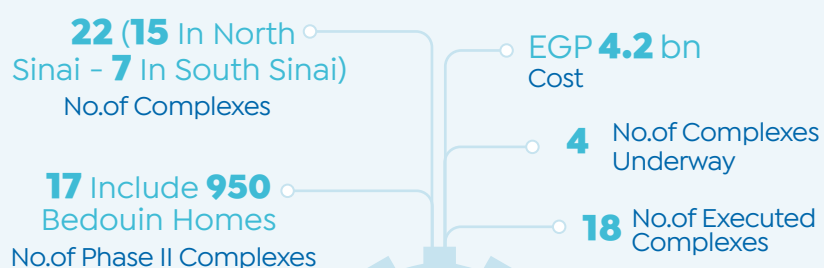
Average Growth Rate (2024-2031)

Source: CAPMAS, MPED, Cabinet & NUCA

DEVELOPMENT OF SINAI AND CANAL CITIES



Housing Complexes In The New Development Communities



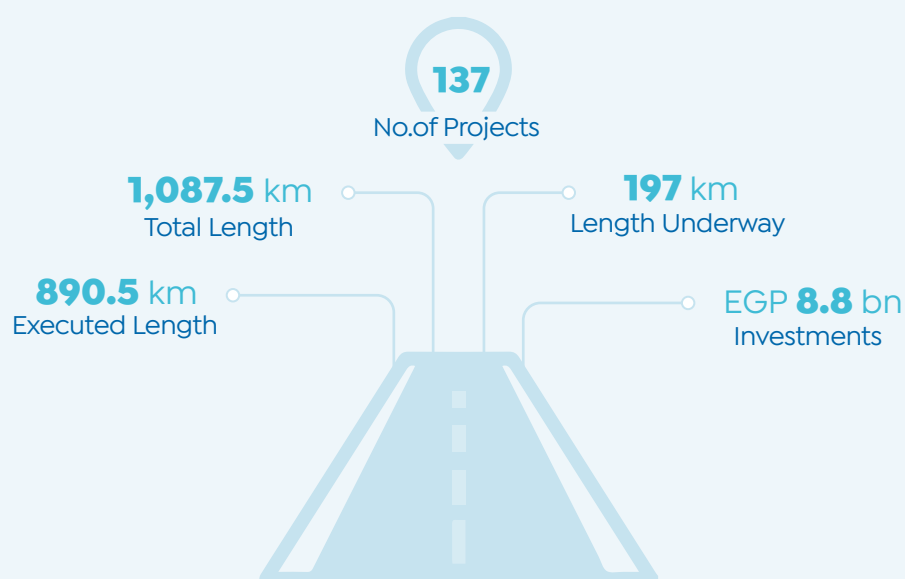
Integrated Development For The People Of Sinai



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

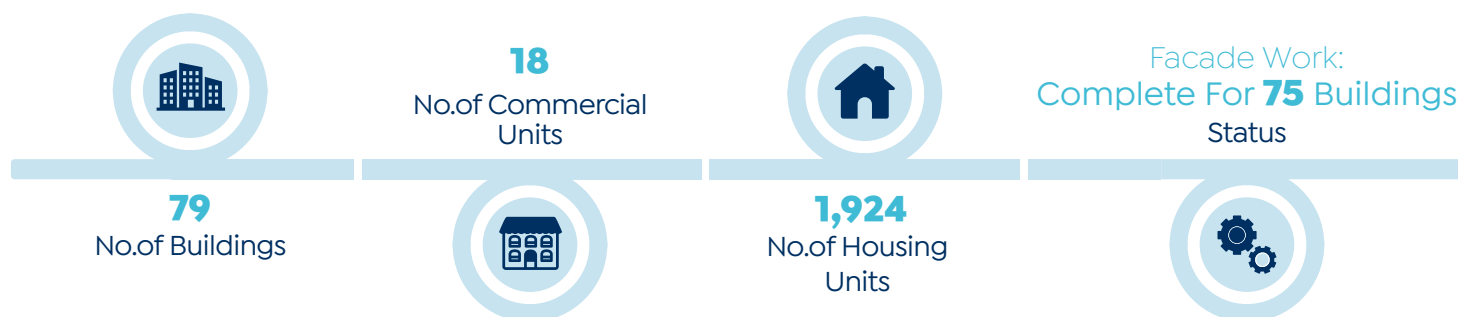
1,670
No. of Targeted Villages

20 mn
No. of Targeted Citizens

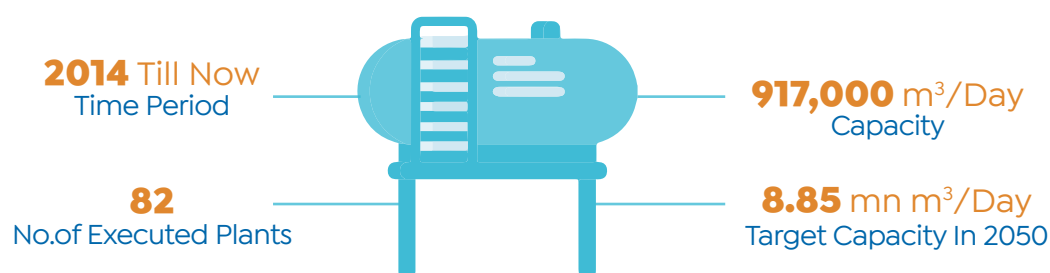
5,340
No. of Allocated Lands

Beginning-2023
Execution Date

UPDATED ON SOOR MAGRA EL-OYOUN



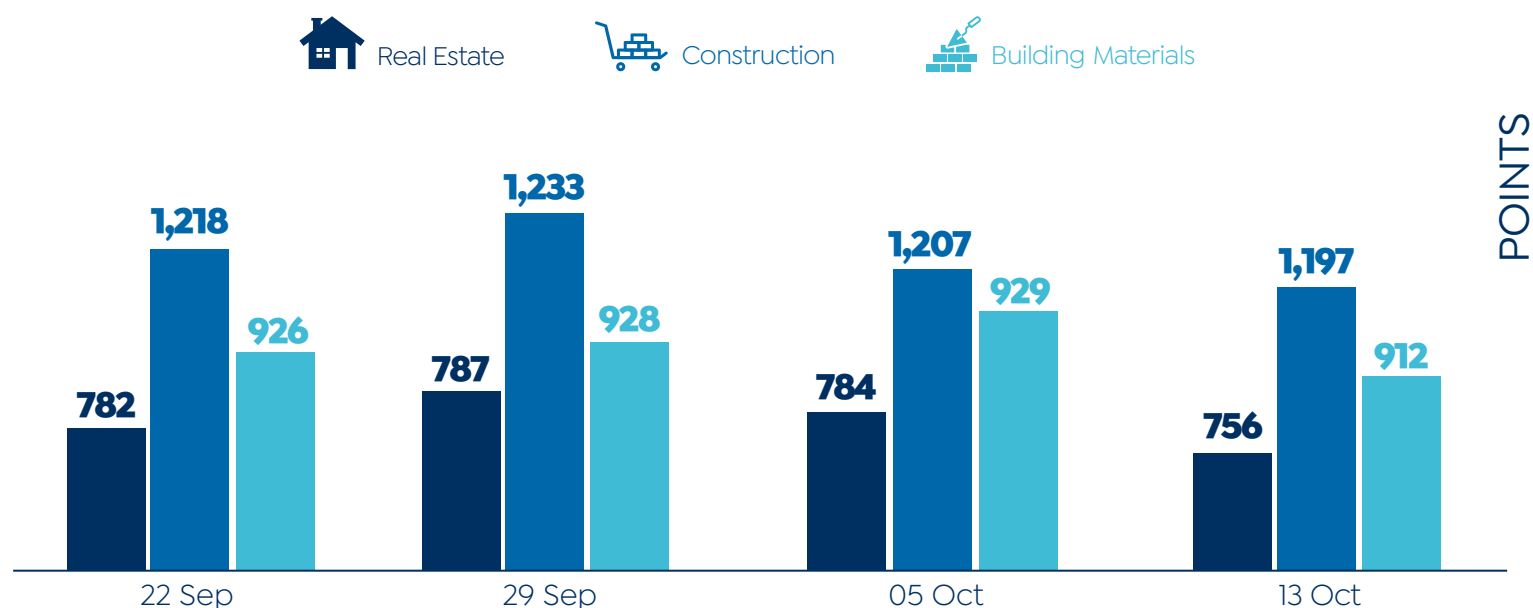
SEAWATER DESALINATION PROJECT



PRICES OF CONSTRUCTION MATERIALS (EGP)



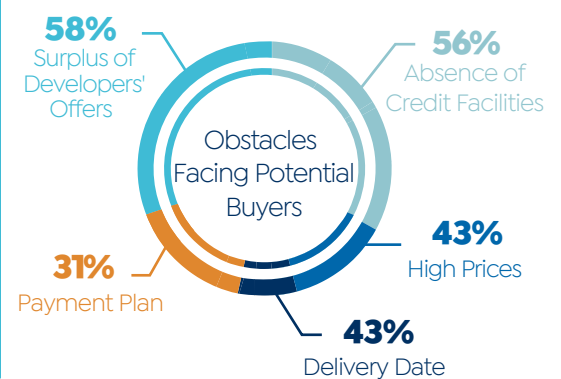
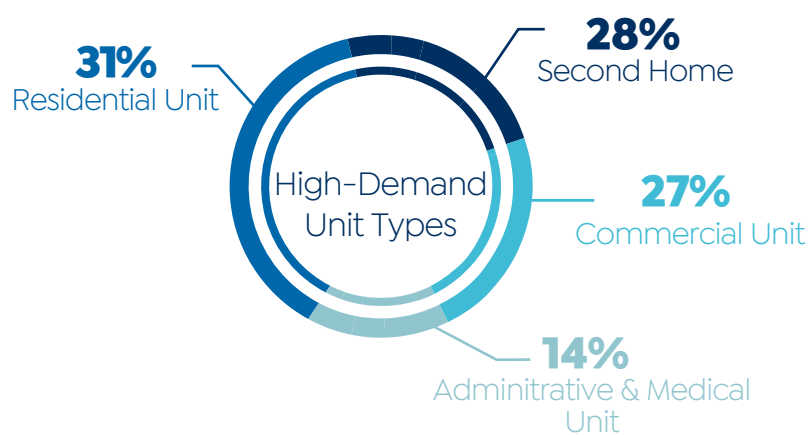
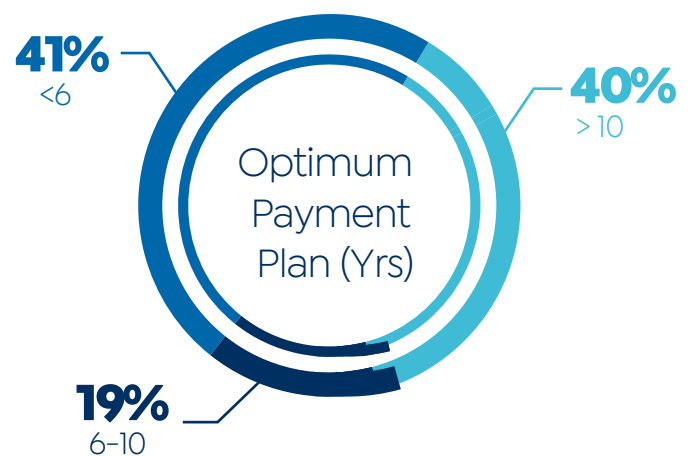
REAL ESTATE & CONSTRUCTION// PERFORMANCE OF STOCK MARKET INDEXES IN EGYPT



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
ServicesResidential, Commercaill
& Administrative ServicesEntertainment
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 m²

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

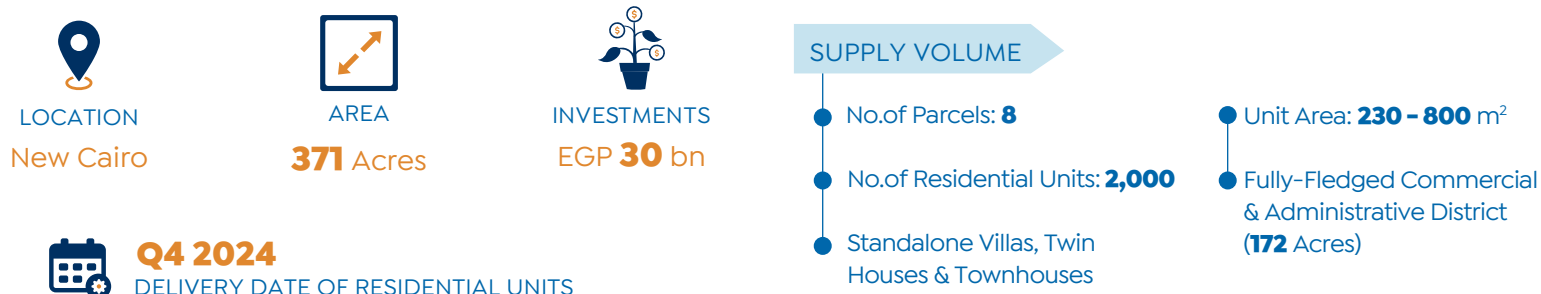
Developer: Prime Developments



NEW COMPLEX PROJECTS

STEI8HT

Developer: LMD

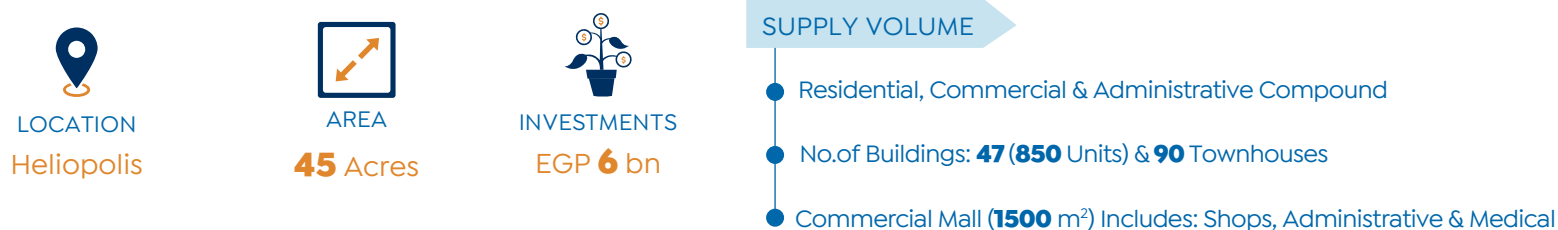


| Parcel 1 "Jade Fields"



ISOLA SHERATON

Developer: El Masria Group Development



KENTRO ONE

Developer: AGECE Developments



MID TOWER

Developer: Prime Developments



NEW PROJECT (NAME N/A)

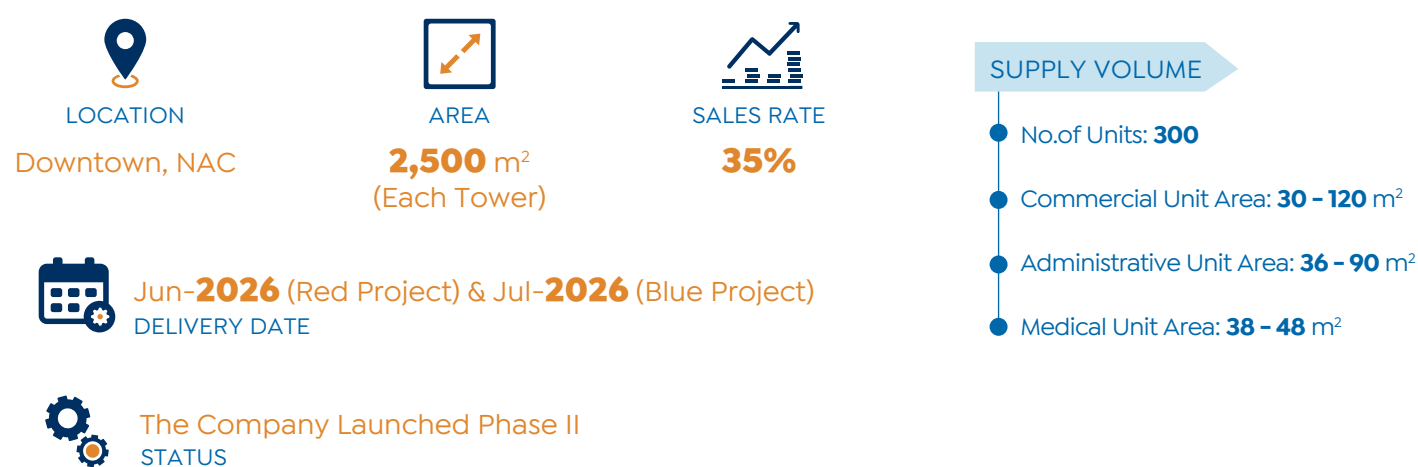
Developer: Gates Developments



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 m²**



Within **1 Yr**

DELIVERY DATE

GOLDEN TOWER 1

Developer: Al Naser Developments



LOCATION

MU 23, NAC



AREA

3,000 m²

GOLDEN TOWER 2

Developer: Al Naser Developments



LOCATION

MU 23, NAC



AREA

6,000 m²



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 m²

BOHO ELSOKHNA

Developer: ATRIC Developments



LOCATION
Ain Sokhna

SUPPLY VOLUME

- Townhouses, Chalets, Villas & Duplexes
- No.of Housing Units: **300**
- Chalet Unit Area: **40 - 150 m²**



The Company Launched Phase III
STATUS

DIAMOND 2

Developer: ERG Developments



AREA
4,700 m²

SUPPLY VOLUME

- Commercial, Administrative, Medical, Residential & Hotel Unit
- Ground & **15 Floors**
- No.of Units: **550**
- Unit Area: Starting From **23 m²**

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 m²



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 m²

SUPPLY VOLUME

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

AI

Developer: IL Cazar Developments


LOCATION
1st Settlement,
New Cairo


BUA
200,000 m²


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 m²


TOTAL INVESTMENTS
EGP **33** bn

KARDIA

Developer: Capital Link Developments


LOCATION
R8, NAC

Kastro Villa


TARGETED SALES
EGP **3** bn


UNIT AREA
278 - 337 m²

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**

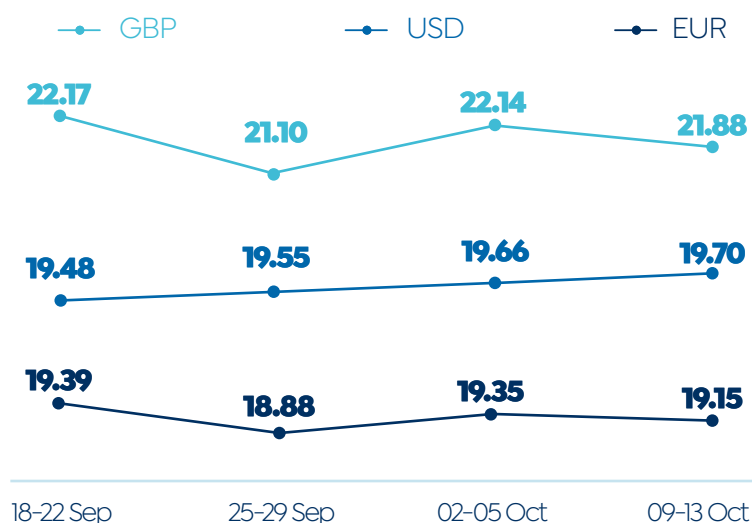


PURCHASING MANAGERS' INDEX (PMI)

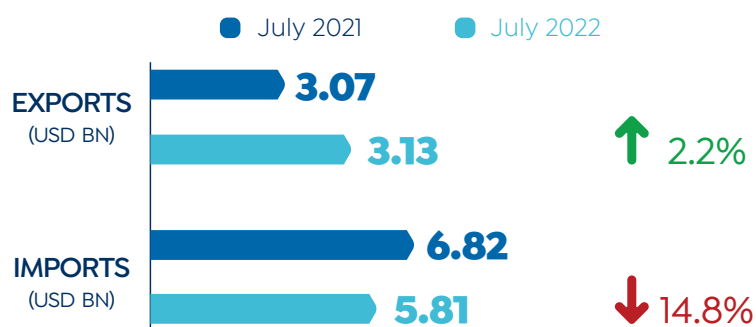
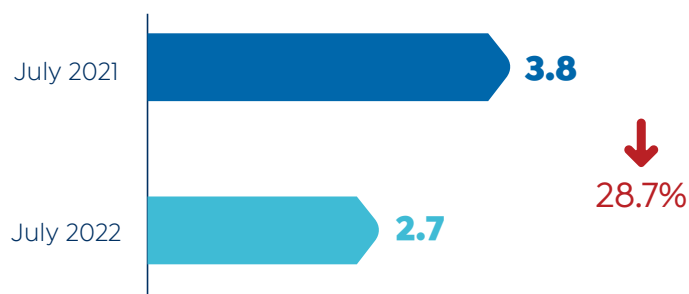
AUG-2022 **47.6** **=** SEP-2022 **47.6**



EXCHANGE RATES



TRADE DEFICIT (USD BN)

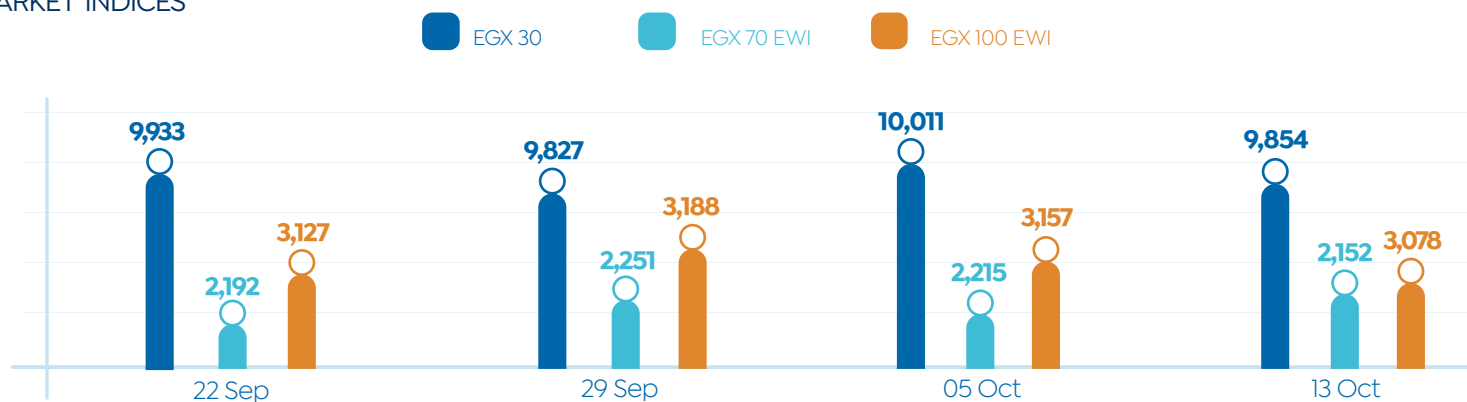


Source: IHS Markit, CAPMAS, CBE & FEDCOC



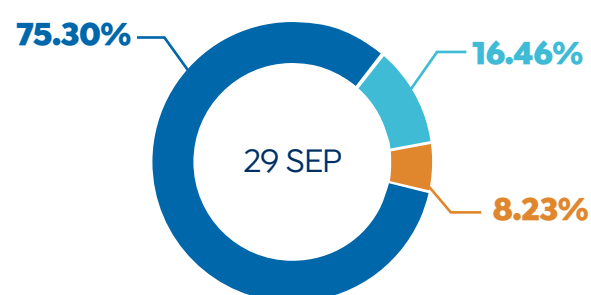
CAPITAL MARKET INDICATORS

MARKET INDICES



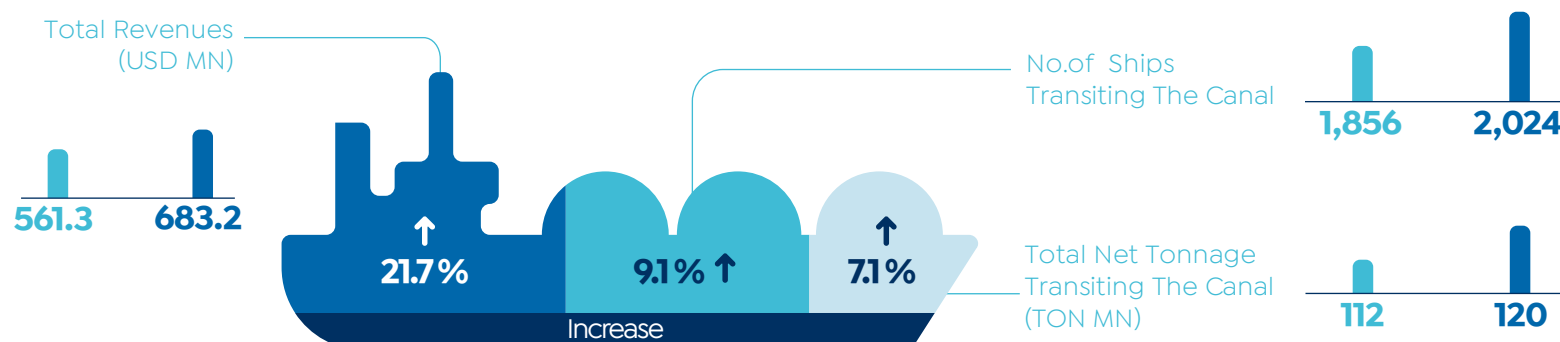
INVESTOR TYPE (%)

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



SUEZ CANAL

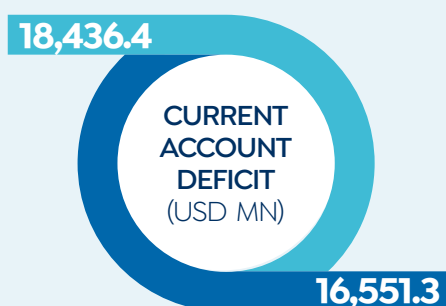
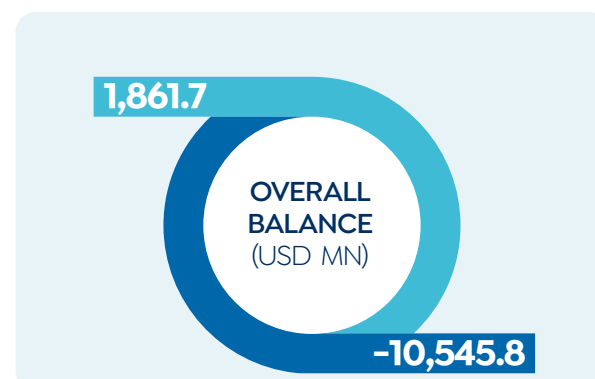
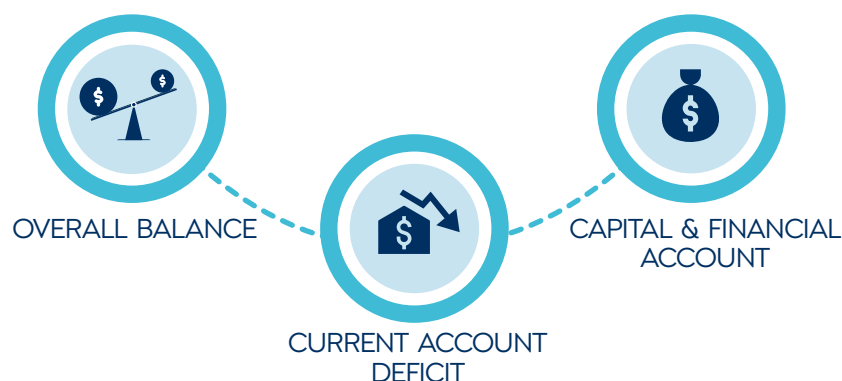
Legend: Sep 2021 (Light Blue), Sep 2022 (Dark Blue)



BALANCE OF PAYMENTS PERFORMANCE (FY 2021/22)

■ 2020/21

■ 2021/22



TRADE BALANCE DEFICIT (USD MN)



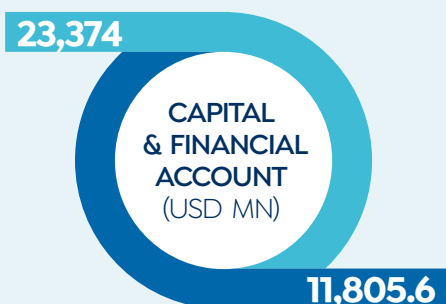
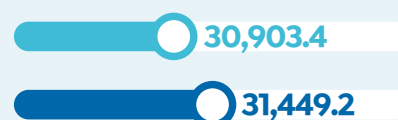
NET INVESTMENT INCOME BALANCE (USD MN)



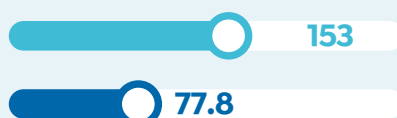
NET SERVICES BALANCE (USD MN)



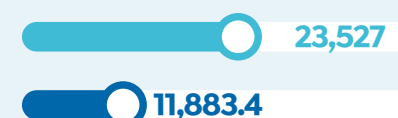
TRANSFERS (USD MN)



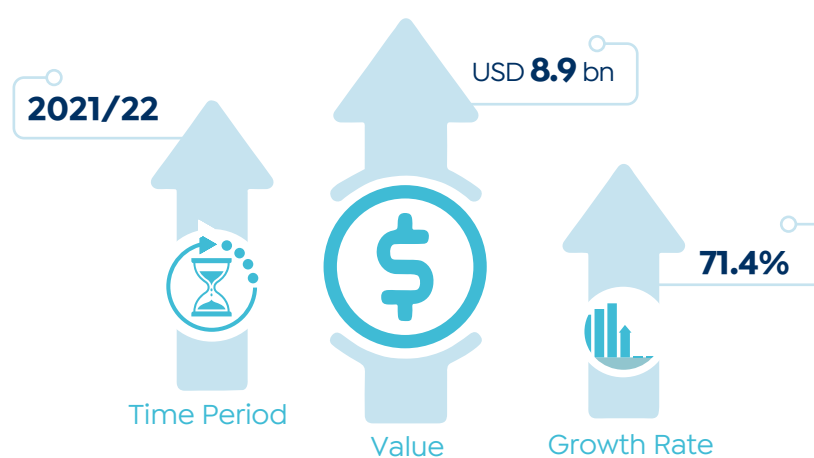
CAPITAL ACCOUNT DEFICIT (USD MN)



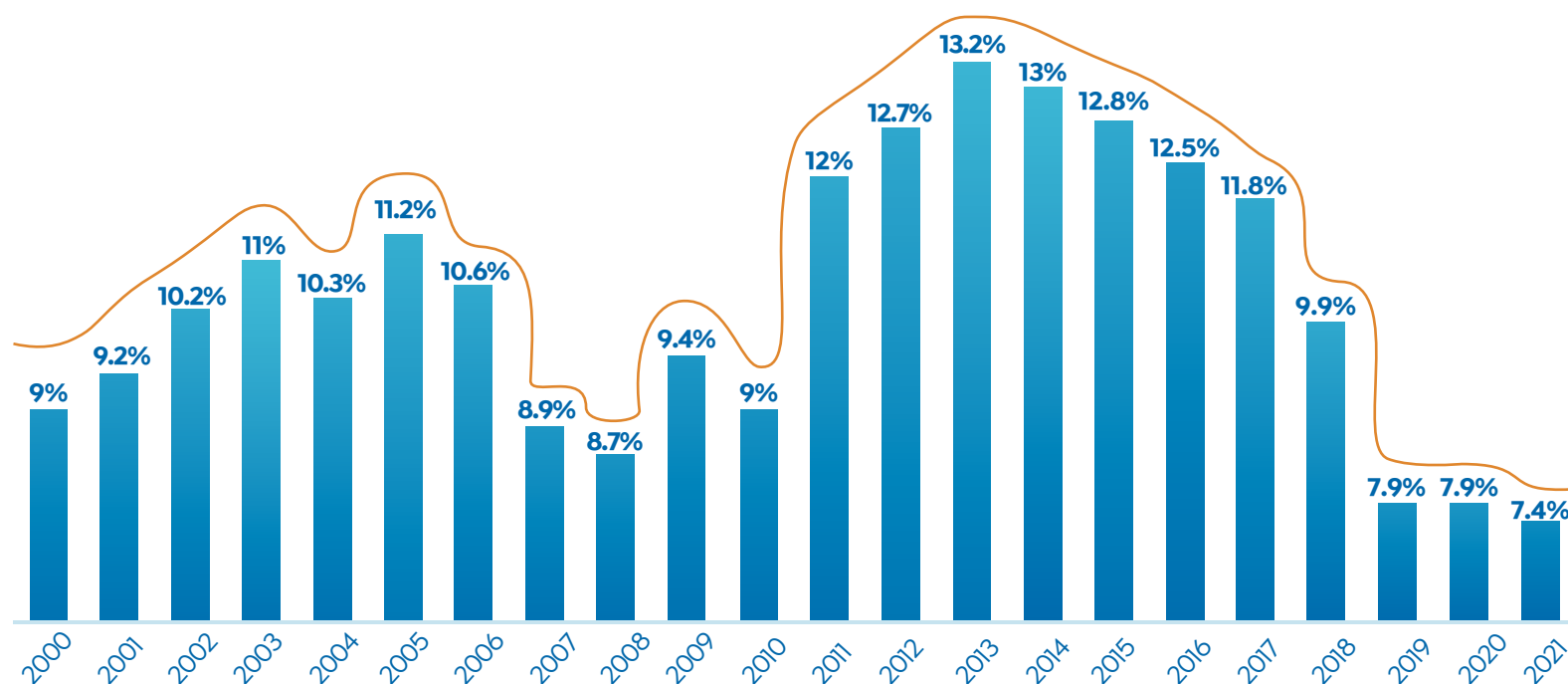
FINANCIAL ACCOUNT (USD MN)



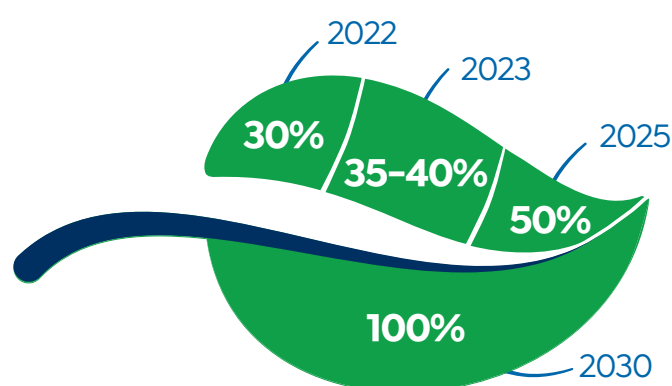
NET FOREIGN DIRECT INVESTMENTS IN EGYPT



UNEMPLOYMENT RATE (2000-2010)



GREEN INVESTMENTS (% OF TOTAL INVESTMENTS)



NATIONAL INITIATIVE FOR SMART GREEN PROJECTS

6,281 Total No. of Applied Projects

688 Large Projects

Include

655 Startup Projects

1,215 Medium Projects

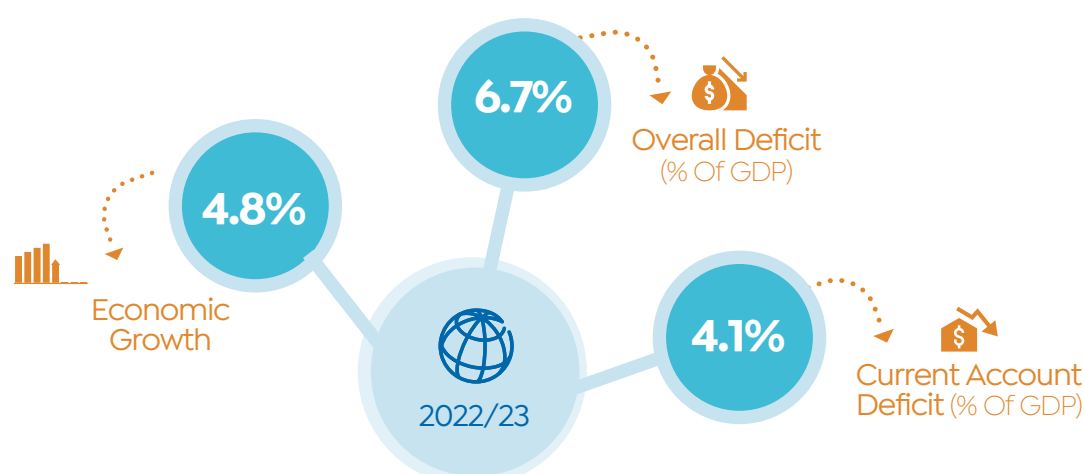
1,789 Non-Profit Projects

889 Small Local Projects

1,045 Woman Projects

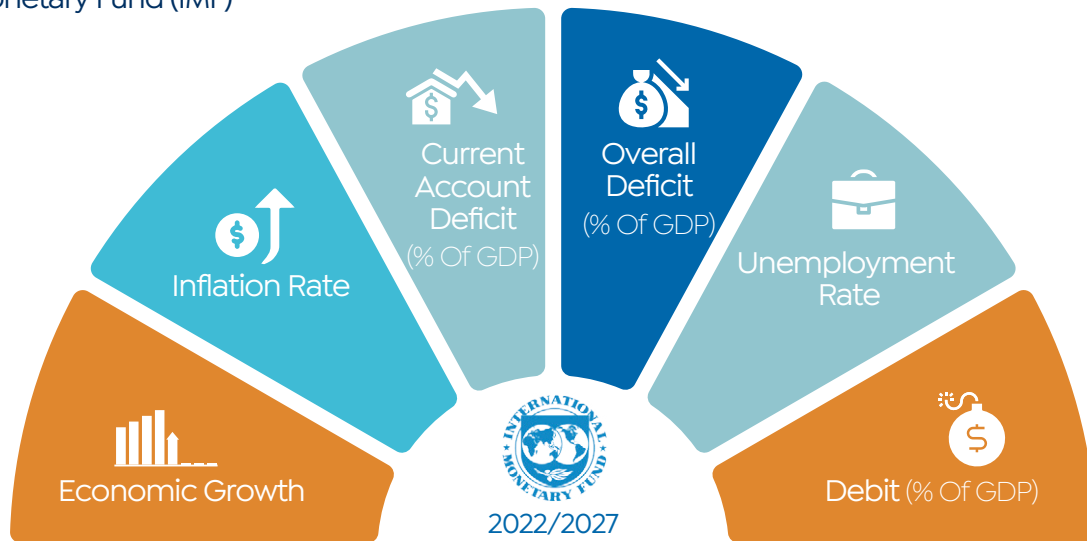
INTERNATION INSTITUTIONS' EXPECTATION FOR THE EGYPTIAN ECONOMY

| World Bank (WB)

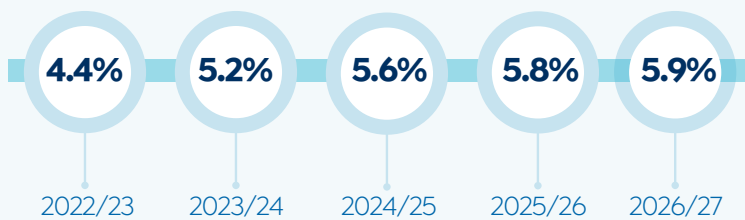


Source: Cabinet & MPED

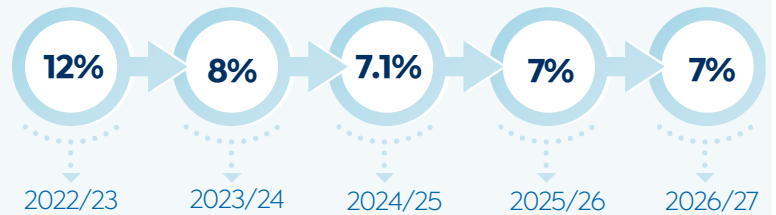
| International Monetary Fund (IMF)



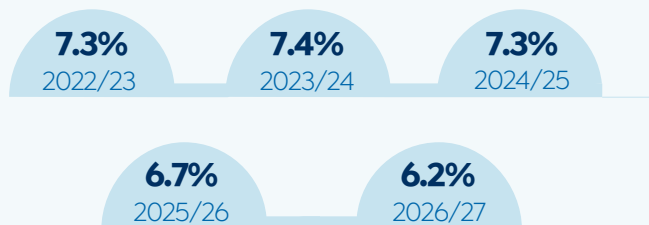
 Economic Growth



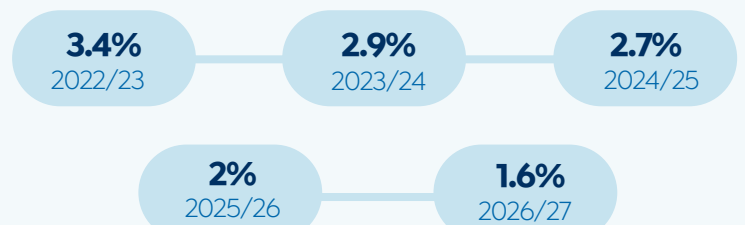
 Inflation Rate



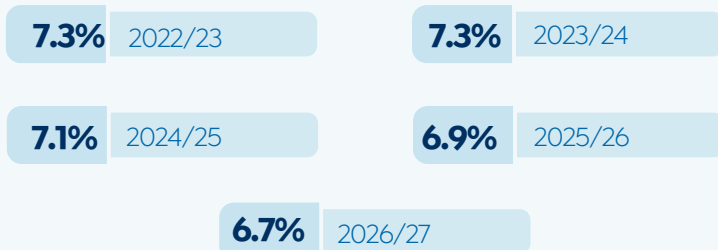
 Overall Deficit
(% Of GDP)



 Current Account Deficit
(% Of GDP)



 Unemployment Rate



 Debit (% Of GDP)

