

MARKET WATCH

BY: **YASSEN MAHMOUD**
(10 SEP. - 05 OCT.)

NOVEMBER
2023

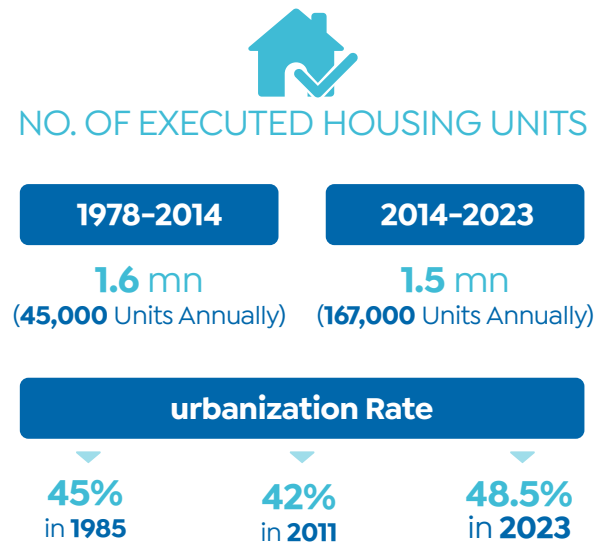
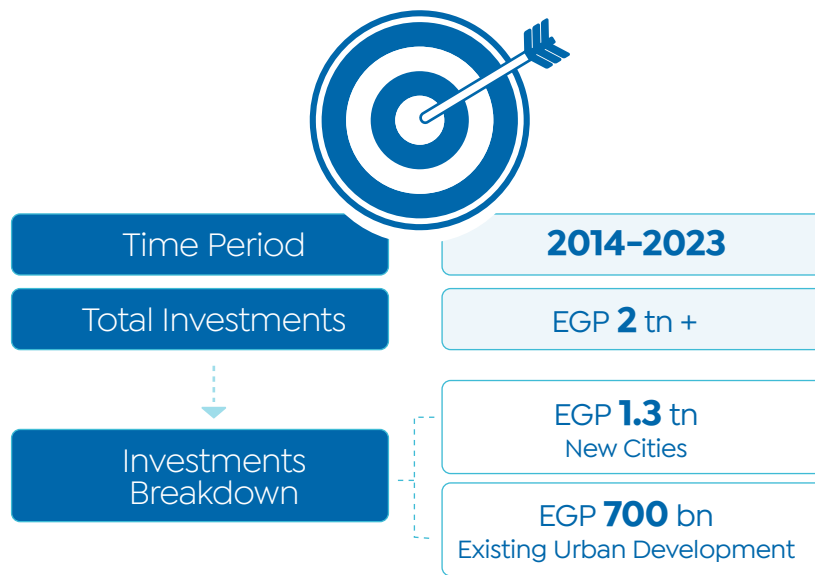


REAL ESTATE

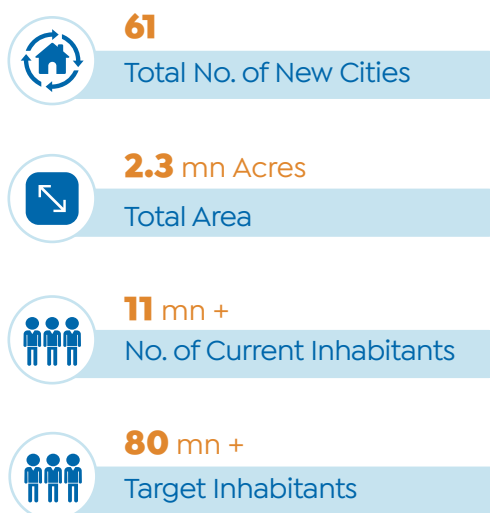
MARKET
UPDATES

01 | REAL ESTATE MARKET UPDATES 2023

ACCOMPLISHMENTS OF MINISTRY OF HOUSING, UTILITIES & URBAN COMMUNITIES



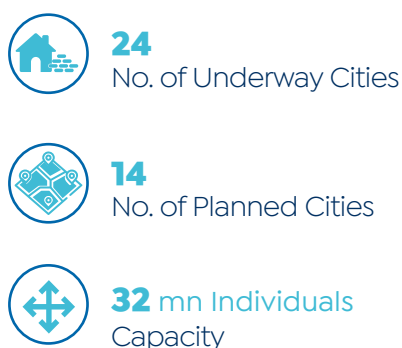
NEW CITIES



1ST, 2ND & 3RD GENERATION CITIES



4TH GENERATION CITIES



SOCIAL HOUSING PROJECTS

No. of Applicants	1.6 mn
No. of Allocated Units	860,000
Investment Cost	EGP 300 bn

SLUM DEVELOPMENT PROJECTS

No. of Developed Unsafe Areas	357
No. of Executed Alternative Units	300,000
Investment Cost	EGP 85 bn

PARTNERSHIP WITH PRIVATE SECTOR

No. of Developers	76
No. of Projects	76
Projects' Land Area	16,000 Acres
Total Investments	EGP 1.1 tn
No. of Job Opportunities	310,000

POTABLE WATER PROJECTS



554
No. of Executed Projects



EGP 138 bn
Investment Cost

Coverage Ratio



2014

Total Length of Networks (KM)



2023

WATER DESALINATION PROJECTS



110
Target No. of Plants
in 2025



Target Capacity
1.44 mn m³/ Day in 2025
9 mn m³/ Day in 2050

No. of Plants



2014

Achieved Capacity



2023

SANITATION PROJECTS



1,674
No. of Executed Projects



EGP 177 bn
Investment Cost

Coverage Ratio



Coverage Ratio in Rural Area



2014

2023

Total Length of Networks (KM)



SOCIAL HOUSING AND MORTGAGE FINANCE FUND'S ACHIEVEMENTS

HOUSING FOR ALL EGYPTIANS INITIATIVE



649,000
No. of Executed Housing Units



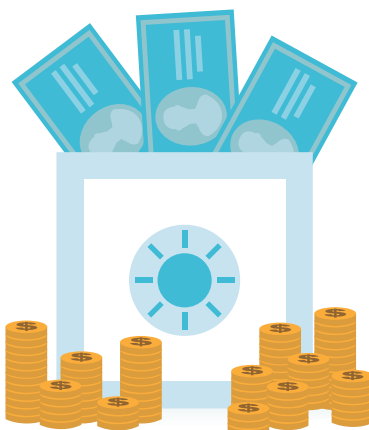
211,000
No. of Underway Housing Units



535,000
No. of Beneficiaries



EGP 8.7 bn
Total Financial Support
For Beneficiaries



GREEN BUILDING INITIATIVE



Capital Gardens, New Obour, New
Aswan & 10th of Ramadan Cities
Location



25,000
No. of Target Housing Units



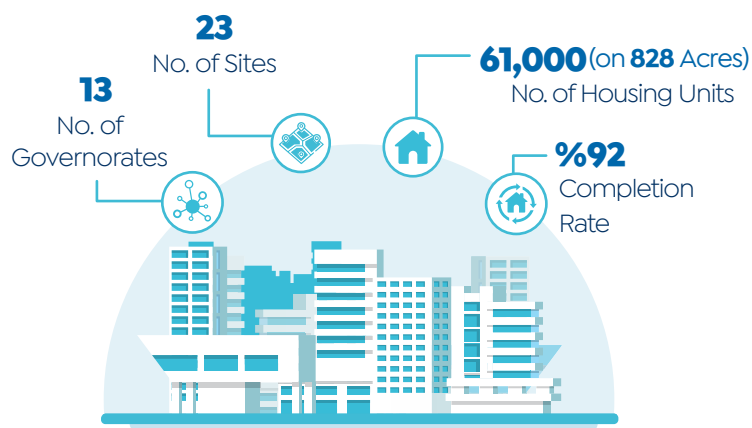
2024
Completion Date

PERFORMANCE OF THE ARAB CONTRACTORS



URBAN DEVELOPMENT PROJECT FOR GOVERNORATES' CAPITALS & CITIES

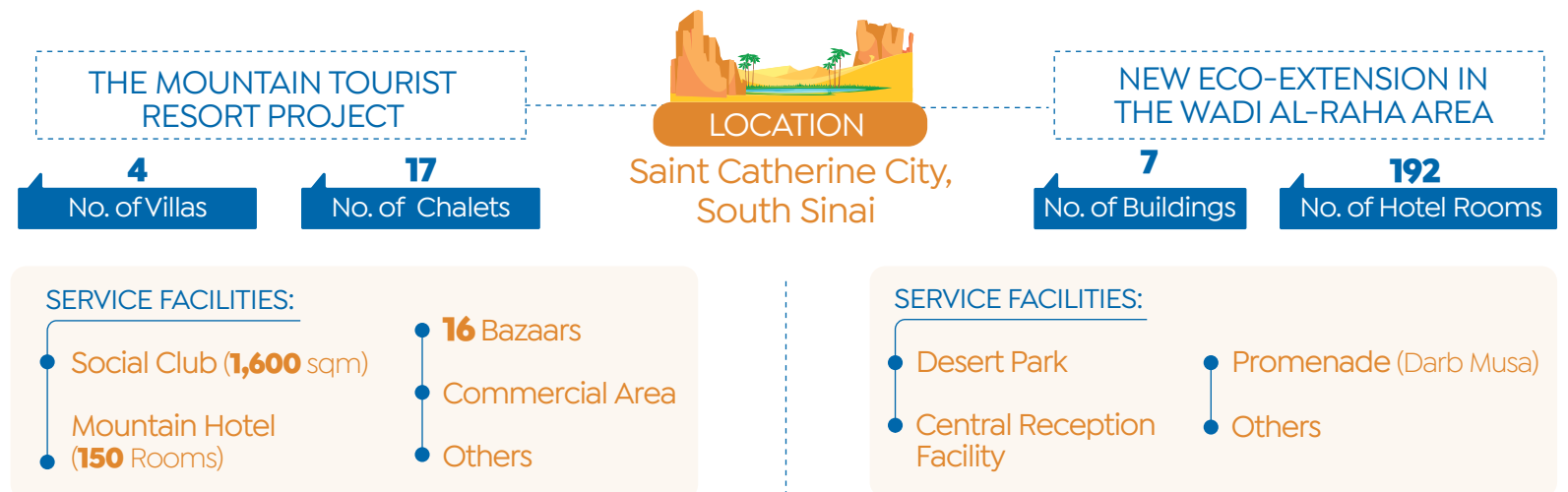
URGENT PHASE



DEVELOPMENT OF SUEZ GOVERNORATE



PROGRESS OF THE GREAT TRANSFIGURATION PROJECT



AMR IBN AL-AAS FREE CORRIDOR'S PROJECT



HAYAH KARIMA INITIATIVE



KAFR EL-SHEIKH GOVERNORATE


Location
Metoubas Center


No. of Target Villages
18


No. of Executed Projects
75

Include

• **5** Government Service Complexes
• Technology Center

• **23** Bridges
• Electricity Projects for **8** Villages

• **5** Agricultural Service Complexes
• **14** Youth Centers

• **6** Ambulance Points
• Others

ISMAILIA GOVERNORATE


Location
Qantara East


No. of Target Villages
4


Total No. of Projects
136


Investment Cost
EGP 1.056 bn


No. of Executed Projects
107

GHARBIA GOVERNORATE


Location
Zefta


No. of Target Villages
54


Total No. of Projects
876


No. of Beneficiaries
599,000


No. of Executed Projects
671

Include

• **129** Potable Water Projects
• **55** Natural Gas Projects
• **83** Educational Projects

• **65** Road Projects
• **140** Sanitation Projects
• **100** Electricity Projects

• **54** Telecommunication Projects
• **25** Health Projects
• Others

DAMIETTA GOVERNORATE

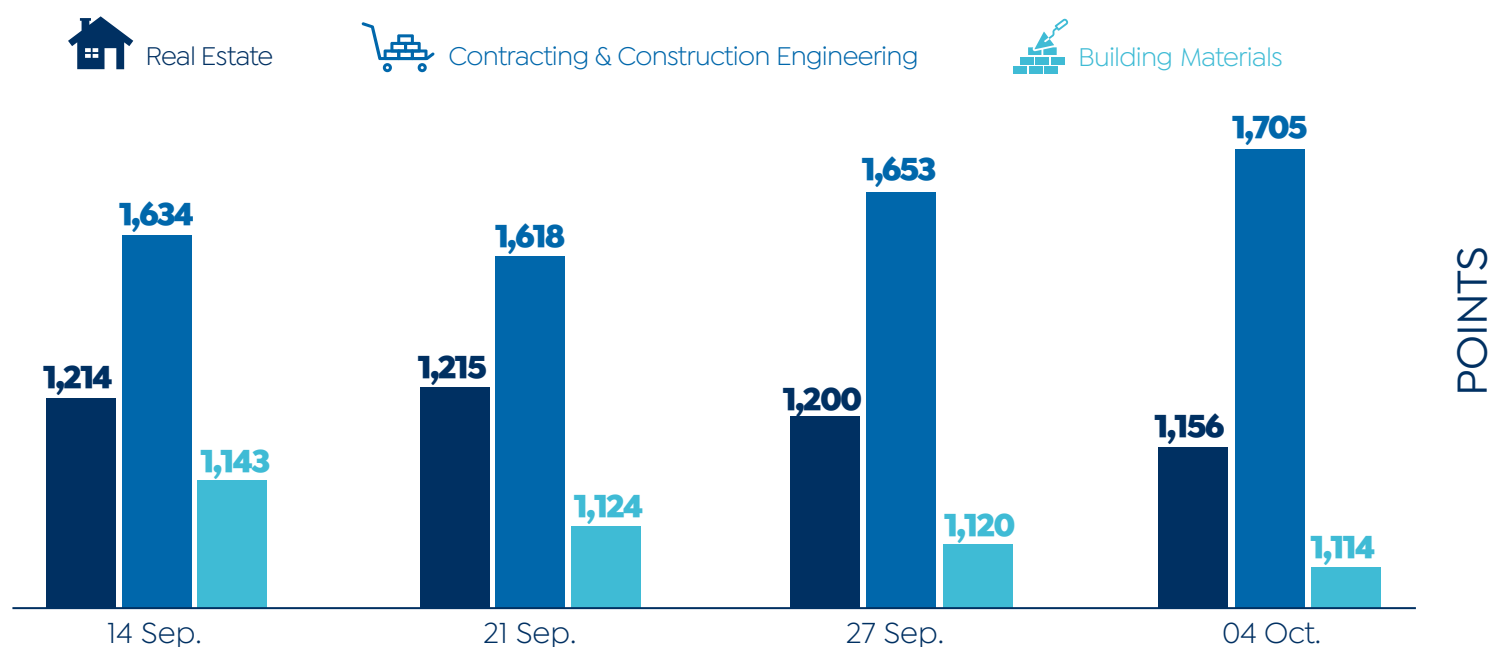

No. of Executed Projects
545


Investment Cost
EGP 3 bn+

PRICES OF CONSTRUCTION MATERIALS (EGP)



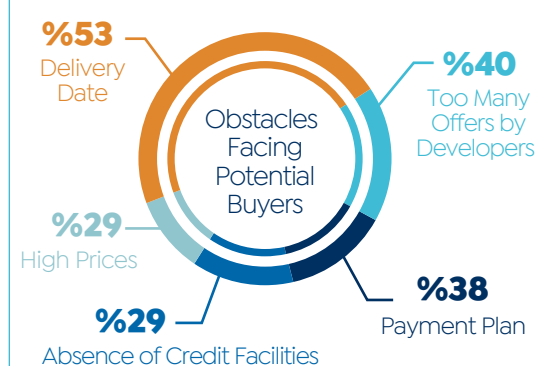
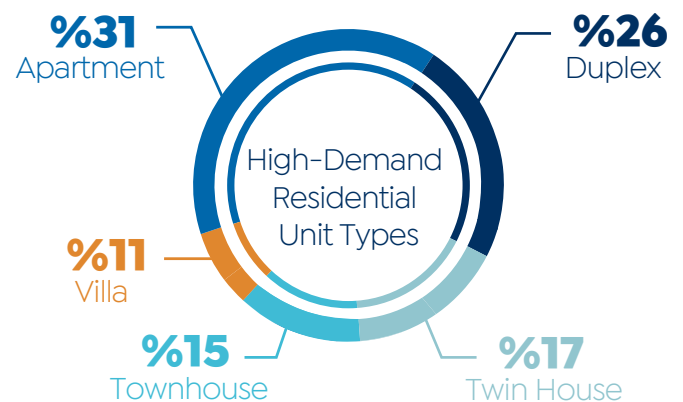
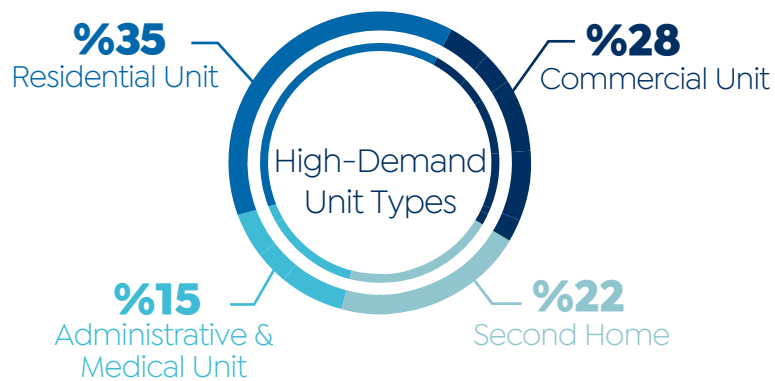
PERFORMANCE OF REAL ESTATE, CONSTRUCTION & BUILDING MATERIALS' INDICES IN EGX



Source: MHUC & EGX

MONTHLY SURVEY

Purchasing Power





NEW CITIES UPDATE

02 | NEW CITIES UPDATES 2023

PLOTS ALLOCATION



62
NO. OF ALLOCATED LANDS



15 New Cities
LOCATION



SUPPLY VOLUME

- Residential, Commercial & Administrative Services
- Medical Services
- Hotels
- Bakeries

- Integrated Urban Communities
- Industrial & Agricultural Activities
- Schools
- Recreational Activities
- Others

PLOTS LOCATION (NO. OF PLOTS)

18

NEW CAIRO

6

SHOROUK CITY

1

NEW MANSOURA

5

6TH OF OCTOBER

5

OBOUR CITY

1

WEST QENA

6

10TH OF RAMADAN

2

NEW DAMIETTA

1

NEW OCTOBER

2

SADAT CITY

2

NEW BENI SUEF

3

OCTOBER GARDENS

6

BADR CITY

1

CAPITAL GARDENS

3

EL-SHEIKH ZAYED

NEW CAIRO UPDATES

| Housing For All Egyptians Initiative



5,328
NO. OF HOUSING UNITS



90 - 120 sqm
UNITS AREA



80% +
BUILDINGS COMPLETION RATE



50%
INFRASTRUCTURE COMPLETION RATE

OBOUR CITY UPDATES

| Rawdat El-Obour "Alternative Housing for Slums"



2nd Al-Salam Neighborhood
LOCATION



134
NO. OF BUILDINGS



4,171
NO. OF HOUSING UNITS



475
NO. OF ADMINISTRATIVE UNITS



426
NO. OF COMMERCIAL UNITS



95 - 120 sqm
UNITS AREA

NEW OCTOBER CITY UPDATES

Housing for All Egyptians Initiative for Low Income



Service Facilities



BADR CITY UPDATES

Residences for NAC's Employees

Phase I



2 Nurseries

3 Schools

2 Medical Centers

2 Bakeries

Playgrounds

Others

Phase II



Medical City



10TH OF RAMADAN CITY UPDATES

Housing For All Egyptians Initiative

Neighborhood No.16



Neighborhood No.20



Neighborhood No.21



Regional Services Area



NEW SUEZ CITY UPDATES

| Housing For All Egyptians Initiative



86
NO. OF BUILDINGS



2,064
NO. OF UNITS



72%
BUILDINGS COMPLETION RATE



87%
COMMERCIAL MARKET COMPLETION RATE



Underway with Very Advanced Rate
INFRASTRUCTURE COMPLETION RATE

NEW QENA CITY UPDATES



29,485 Acres
AREA



10,558
NO. OF ALLOCATED LANDS
FOR HOUSING PROGRAM

| Industrial Area



487.5 Acres
AREA



955
NO. OF ALLOCATED LANDS



40,000
NO. OF JOB OPPORTUNITIES

| Housing For All Egyptians Initiative



6,800
NO. OF HOUSING UNITS



Underway
CURRENT STATUS

| Service Facilities



49
NO. OF SERVICES BUILDINGS



Underway
CURRENT STATUS



INCLUDE

8 Schools

Hospital

3 Medical Units

3 Playground

Youth Center

8 Commercial Markets

Ambulance Point

Mosque

8 Nurseries

14 Public Service Buildings

Others

NEW DAMIETTA CITY UPDATES

| JANNA Project



33rd Neighborhood, 6th District
LOCATION



59
NO. OF BUILDINGS



99%
BUILDINGS COMPLETION RATE



90%
SITE COORDINATION COMPLETION RATE

NEW BENI SUEF CITY UPDATES



25,135.98 Acres
AREA



55,443 +
NO. OF EXECUTED
HOUSING UNITS



EGP **3.901** bn
INVESTMENTS TO
JUN. 2023



EGP **222.196** mn
IINVESTMENTS PLAN
FY(2023/24)

| Investments Breakdown

EGP **803** mn
ROAD SECTOR

EGP **791** mn
HOUSING SECTOR

EGP **702** mn
ELECTRICITY SECTOR

EGP **698** mn
SANITATION SECTOR

EGP **463** mn
POTABLE WATER SECTOR

EGP **274** mn
SERVICES SECTOR

EGP **87** mn
TELECOMMUNICATIONS SECTOR

EGP **60** mn
AGRICULTURAL SECTOR



PRIVATE REAL ESTATE PROJECTS

UPDATE

03 | PRIVATE REAL ESTATE PROJECTS UPDATES 2023



NEW RESIDENTIAL PROJECTS

GOLDEN SQUARE

Developer: MODON Development



LOCATION

Al-Nawadi Street, 5th Settlement



UNIT TYPES

Fully Finished Hotel Units

ORIGAMI

Developer: Madinet Masr



LOCATION

Taj City, New Cairo



AREA

434,284 sqm



COMPLETION DATE OF PHASE I

Within **4** Yrs



NO. OF PHASES

2

SUPPLY VOLUME OF PHASE I

- No. of Villas: **500**
- Villas Area: **160 - 240** sqm
- Townhouses Area: **156 - 159** sqm
- Quattro Villas Area: **143** sqm



NEW MIXED-USE PROJECTS

MORAYA

Developer: Edgestone Developments



LOCATION

R8 District, NAC



AREA

25 Acres



TARGET SALES

EGP **6** bn



NO. OF PHASES

4



40%

COMPLETION RATE OF CONCRETE
STRUCTURE

SUPPLY VOLUME

Residential, Commercial
& Administrative Units

No. of Residential Units:
1,050

Residential Units Area:
154 - 310 sqm

CROWN CENTRAL

Developer: Sultans for Investment & Development


LOCATION
6th of October City


AREA
77,000 sqm

 Commercial & Administrative Units
UNIT TYPES

NEW PROJECT (NAME N/A)

Developer: The Egyptian Developers


LOCATION
Shorouk city

 Commercial, Administrative & Medical Units
UNIT TYPES

DISTRICT PEOPLE

Developer: Dupleuse


LOCATION
1st Administrative District, New Cairo


AREA
5,000 sqm


BUA
23,500 sqm


NO. OF PHASES
2

 Within **3** Yrs, Starting from Implementation Work
DELIVERY DATE


 Commercial & Administrative Units
UNIT TYPES

NEW PROJECT (NAME N/A)

Developer: IGI Developments


LOCATION
Wahat Road


BUA
200,000 sqm

 Residential, Hotel, Commercial & Administrative Units
UNIT TYPES



PROJECTS UNDERWAY

CODE

Developer: Jadeer Group


LOCATION
Downtown, NAC


AREA
7,200 sqm


INVESTMENTS
EGP **1.3** bn


TARGET SALES
EGP **2** bn


DELIVERY DATE
End-**2026**


SALES COMPLETION DATE
End-**2023**

 **3**
NO. OF INTERCONNECTED TOWERS

 Completing Construction of Basements by End-**2023**
Starting Construction of Upper Floors in **2024**
CURRENT STATUS

LAKE WEST 1

Developer: Cairo Capital Developments



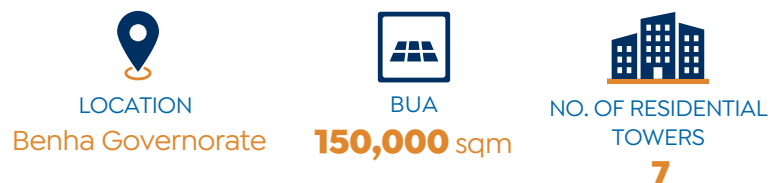
VALORY AL-THAWRA

Developer: Riyadh Castle



NILEVIEW

Developer: Al Salem Holding Company



SUPPLY VOLUME

- Social Club, Sports Lane, Green Spaces & Hotel Services
- Private Hospital (Capacity: 150 Beds)



NILEVIEW MALL



SUPPLY VOLUME

- Cinemas, Restaurants, Fast-Food Chains & Carrefour Market

KOUN

Developer: Mabany Edris Company



SUPPLY VOLUME

- Hotel Rooms, Clubhouse & Commercial Area

PHASE I



PHASE II



H MALL

Developer: New Event Developments



LOCATION
Downtown, NAC



AREA
4,511 sqm



Commercial & Administrative Units
UNIT TYPES



Underway with Very Advanced Completion Rate
CURRENT STATUS

THE CITY

Developer: Master Group



LOCATION
Downtown, NAC



AREA
54 Acres



INVESTMENTS
EGP **7** bn

SUPPLY VOLUME

- Residential Units Area: **95 - 396** sqm
- Play Areas, Pools, Green spaces & The City Mall



CURRENT STATUS

- Completion Rate: **55%**
- Completion Rate of Phase I: **75%**
- Residential Spaces Sales Rate: **80%**

ARMONIA

Developer: The Land Developers (TLD)



LOCATION
R7 District, NAC

SUPPLY VOLUME

- No. of Units: **1,700**
- Units Area: **71 - 350** sqm



CURRENT STATUS

- Phases I & II: Sold out
- Launching Phase III
- Phases I Completed (**140** Units)
- Landscape, Infrastructure, Roads, Installation of Doors, Elevators & Facades Completed

MONTENAPOLEONE

Developer: Reportage Egypt



LOCATION
Mostakbal City



AREA
111 Acres

SUPPLY VOLUME

- Townhouses & Apartments
- Apartment Sizes : Ranging from **1** to **4** Bedrooms

ORLA

Developer: I Capital Developments



LOCATION
New Cairo



AREA
12 Acres



DELIVERY DATE
Within **3** Yrs

SUPPLY VOLUME

- Residential, Commercial, Medical & Administrative Units
- Residential Units Area: **70 - 257** sqm

GLARE

Developer: Areva Development



LOCATION
5th Settlement,
New Cairo



BUA
33,000 sqm



TOTAL INVESTMENTS
EGP **2.4** bn

SUPPLY VOLUME

- Commercial, Administrative & Medical Units
- Ground & **7** Floors



Starting Construction Work
Launching The Most Distinctive Phases
CURRENT STATUS

REGENCY MALL

Developer: Regency Park Development



LOCATION

October Gardens City



AREA

3,825 sqm

SUPPLY VOLUME

- Commercial, Administrative & Medical Units
- Underground, Ground & 2 Floors
- 1st Floor for Commercial Units & 2nd Floor for Medical Zone
- Entertainment Outlets, Supermarket, Cinema Halls, Restaurants & Cafes

THE ARIBA

Developer: Alexandria Company for Investment and Urban Development



LOCATION

North Coast



AREA

19 Acres

SUPPLY VOLUME

- No. of Units: **344**
- Unit Types: Villas & Chalets
- Villas Area: Start-> **197** sqm
- Chalets Area: **82 -137** sqm
- Pools, Private Beach, Lagoon, Waterfalls & Restaurants

ENTRADA

Developer: Sorouh Developments



AREA

72 Acres



INVESTMENTS

EGP **10** bn



CURRENT STATUS

Starting Delivery of Phase I

CITADEL TOWER



UNIT TYPES

Commercial & Administrative Units



INVESTMENTS

EGP **1** bn



CONSTRUCTION RATE

80%

ROSAIL CITY

Developer: Khaled Sabry Holding Company



LOCATION

Mostakbal City,
New Cairo



AREA

56 Acres

SUPPLY VOLUME

- Green Spaces, Water Bodies, Artificial Lakes & Other Services

YELLOW RESIDENCE COMPOUND

Developer: Urbnlanes Developments



LOCATION

5th Settlement
Area



AREA

27 Acres



COMPOUND FACADE

700 sqm +



Residential, Commercial, Medical,
Administrative & Hotel Units

UNIT TYPES

WEST LEAVES

Developer: El Attal Holding



LOCATION

6th of October City



AREA

38 Acres



UNIT TYPES

Residential, Commercial,
Medical & Administrative
Units



CURRENT STATUS

Phase I Sold out

Source: Developers' Official Statements

MONARK

Developer: Royal Developments



LOCATION

Mostakbal City



AREA

40 Acres



INVESTMENTS

EGP 6 bn +

ELITE

Developer: SAK Developments



LOCATION

MU23 Area , NAC



AREA

6,000 sqm



DELIVERY DATE

Q3 2024

SUPPLY VOLUME

- Commercial, Medical & Administrative Units
- Ground & 7 Floors



CURRENT STATUS

- Construction Rate: 70%
- Concrete Structure: Complete

THEV HUB

Developer: SAK Developments



LOCATION

R7 District, NAC



AREA

7,500 sqm

SUPPLY VOLUME

- Hotel, Commercial, Medical & Administrative Units
- Ground & 3 Floors

SUENO

Developer: SAK Developments



LOCATION

NAC



NO. OF BUILDINGS

12



CURRENT STATUS

- Starting Delivery of Phase I & II
- Delivery Rate: 50%

TELAL EL SOKHNA

Developer: Roya Developments



LOCATION

Ain Sokhna



AREA

88 Acres



NO. OF PHASES

5



CONTRACTUAL SALES

EGP 1 bn +



CURRENT STATUS

Phase I Sold out

SHERATON

Developer: Winvestor Development



LOCATION

Sheraton,
Heliopolis



AREA

4,650 sqm



DELIVERY DATE OF
PHASE I

End-2025

SUPPLY VOLUME

- No. of Buildings: 4 (130 + Housing Units)
- Each Building: 2 Basement, Ground & 4 Floors
- Units Area: 87 - 207 sqm

ALJAZI

Developer: Gulf Building and Construction



LOCATION

New Cairo



AREA

63 Acres



UNIT TYPES

Residential, Commercial &
Administrative Units



INVESTMENTS

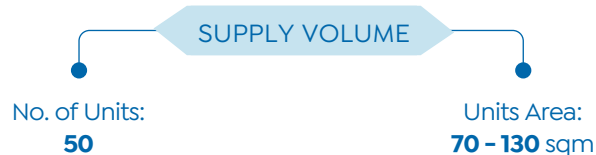
EGP 7 bn

CAPITAL AVENUE

Developer: Sky Abu Dhabi Developments



ONE RESIDENCE



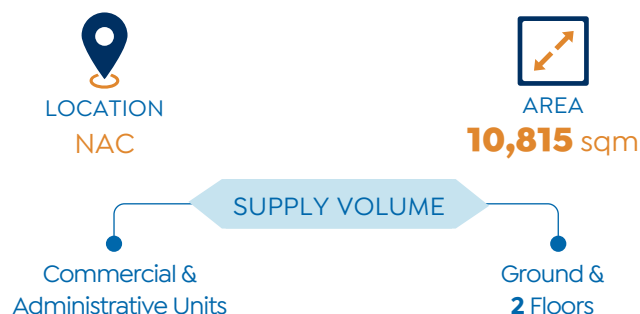
BLUETREE

Developer: Sky Abu Dhabi Developments



RDR RUE DU RIVOLI

Developer: Anchor Development



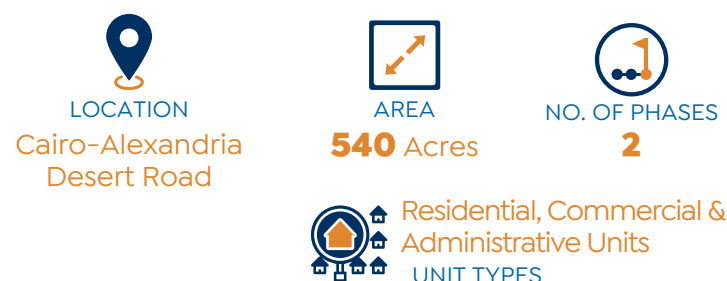
GALLERIA MALL

Developer: Arabia Developments



NEW SPHINX CITY

Developer: IGI Developments



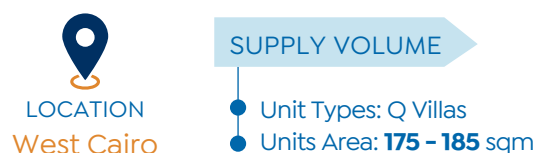
ALLEGRA CLINICS

Developer: Master Group Development



SUN CAPITAL

Developer: Arabia Developments



NAIA WEST

Developer: NAIA Developments



NAIA BAY

Developer: NAIA Developments





ECONOMIC SNAPSHOT

04 | ECONOMIC SNAPSHOT

UPDATES 2023



INTEREST RATES



* MPC Meeting Was Held on Sep. 21, 2023



MONEY SUPPLY (EGP BN)



DOMESTIC LIQUIDITY (EGP BN)



ANNUAL HEADLINE INFLATION

AUG. 2023: 37.4

SEP. 2023: 38

↑



NET INTERNATIONAL RESERVES (USD BN)

AUG. 2023: 34.93

SEP. 2023: 34.97

↑



PURCHASING MANAGERS' INDEX (PMI)

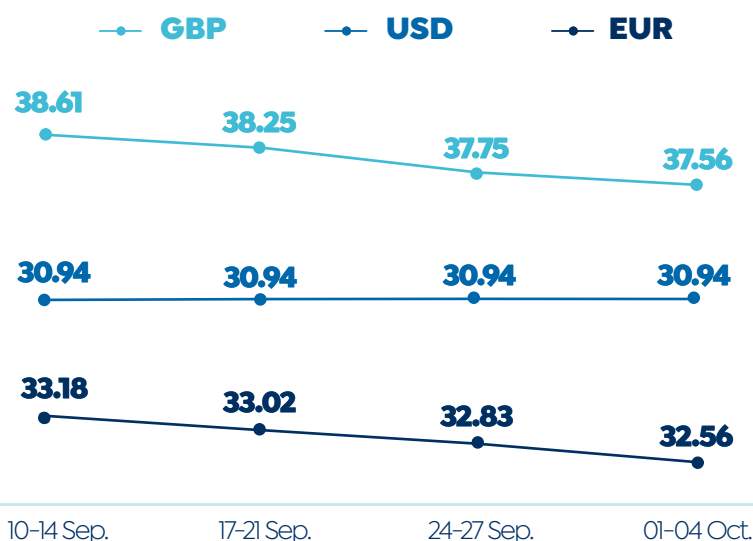
AUG. 2023: 49.2

SEP. 2023: 48.7

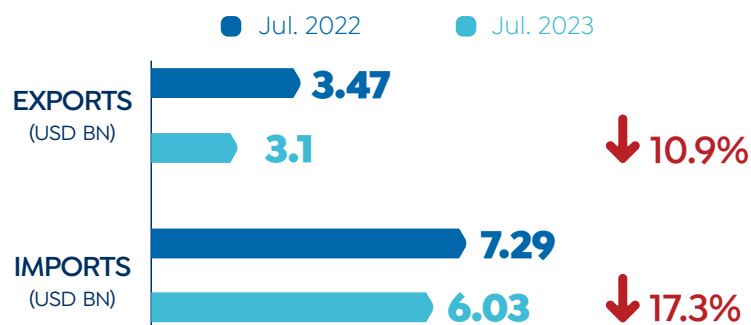
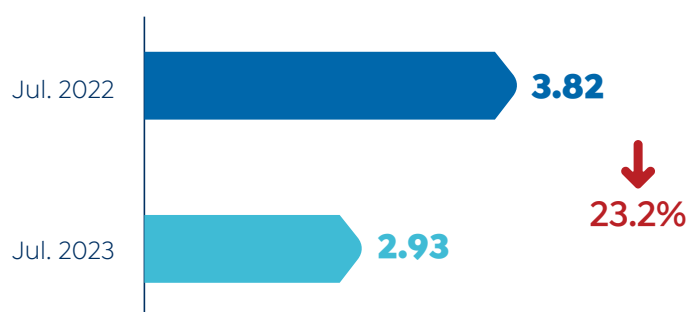
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EXCHANGE RATES



TRADE DEFICIT (USD BN)



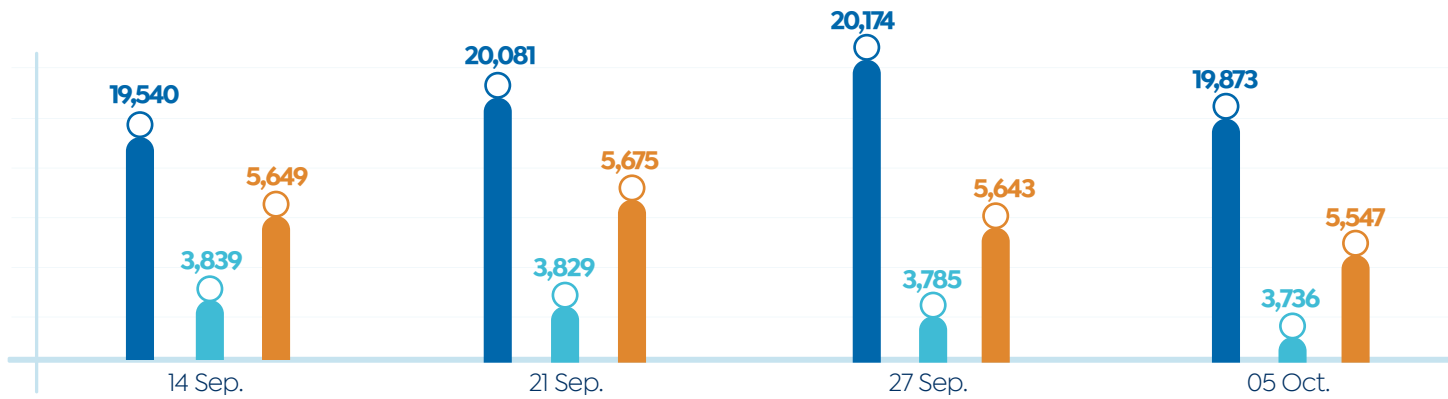
Source: IHS Markit, CAPMAS, CBE & FEDCOC



CAPITAL MARKET INDICATORS

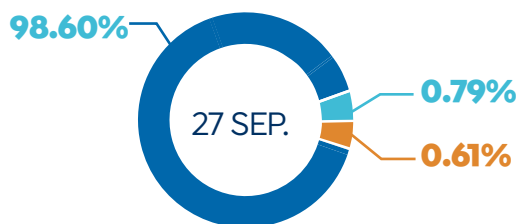
MARKET INDICES

EGX 30 EGX 70 EWI EGX 100 EWI



INVESTOR TYPE (%)

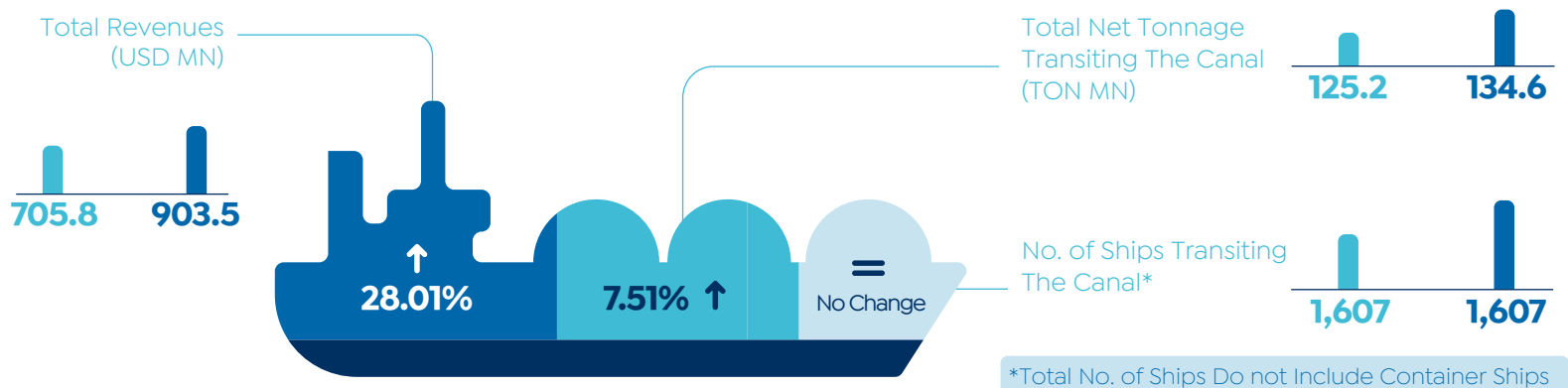
Egyptians Arab Non- Arab Foreigners



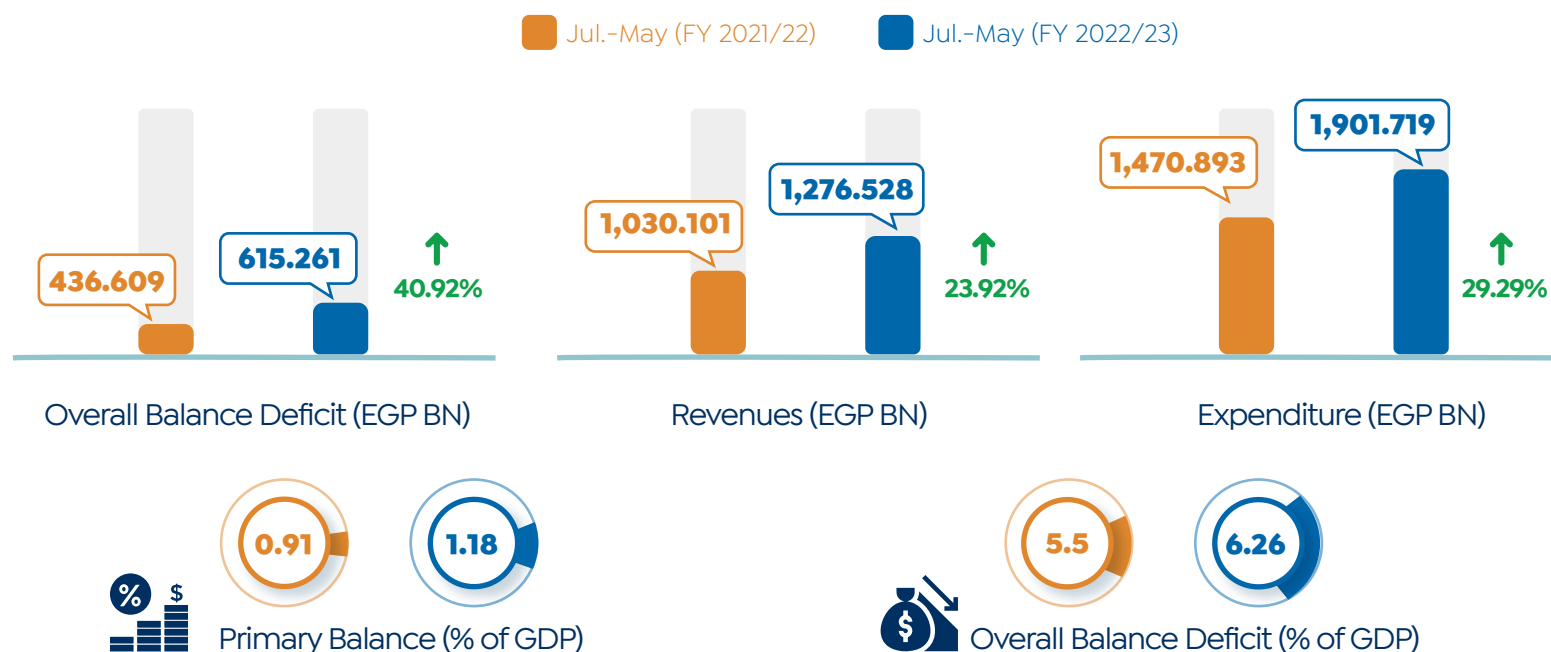
SUEZ CANAL UPDATES

Jul. 2022

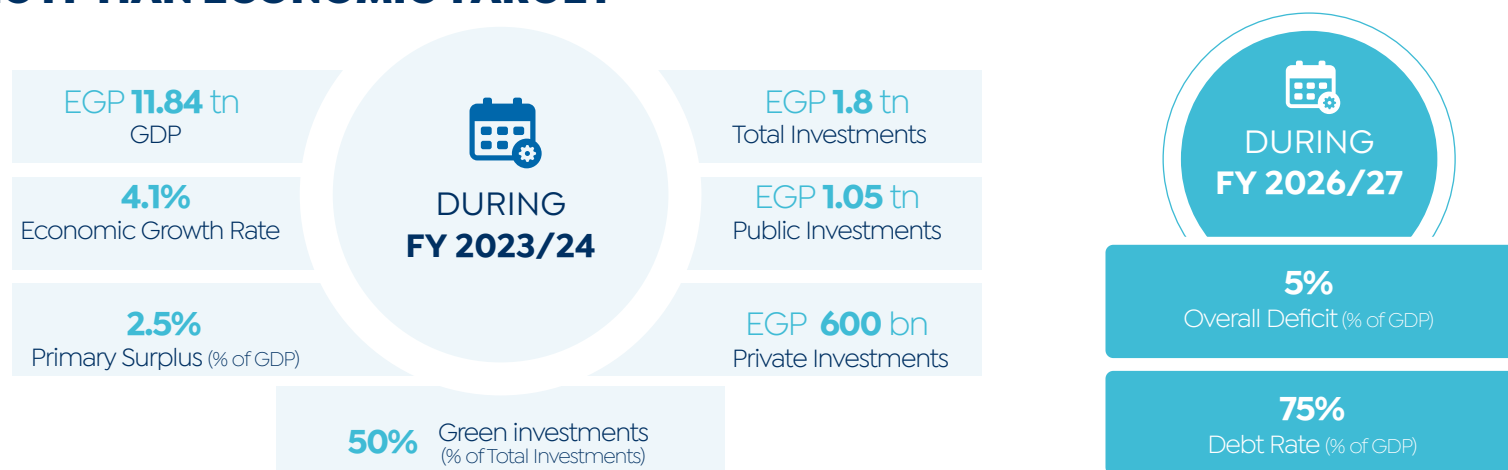
Jul. 2023



FISCAL SECTOR PERFORMANCE



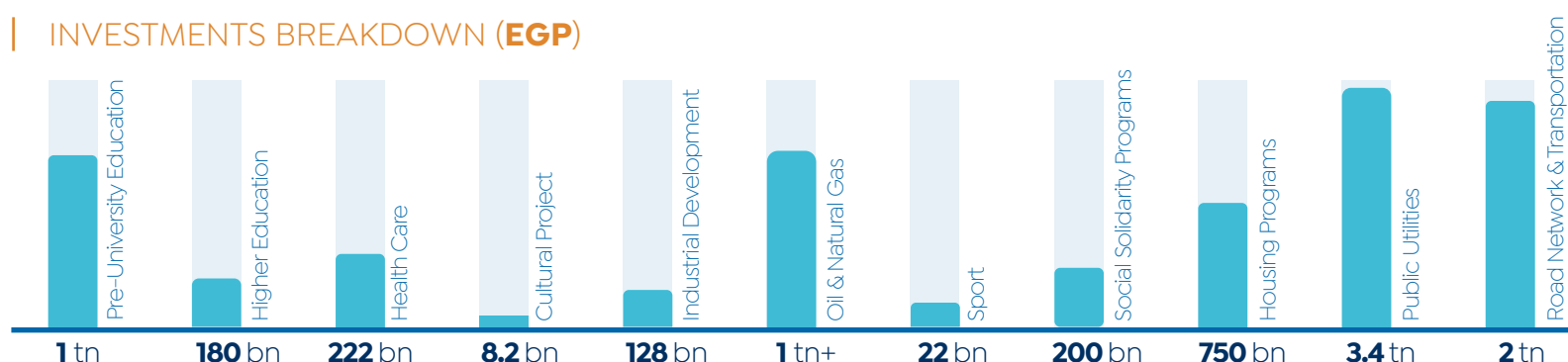
EGYPTIAN ECONOMIC TARGET



INVESTMENTS IN NATIONAL PROJECTS

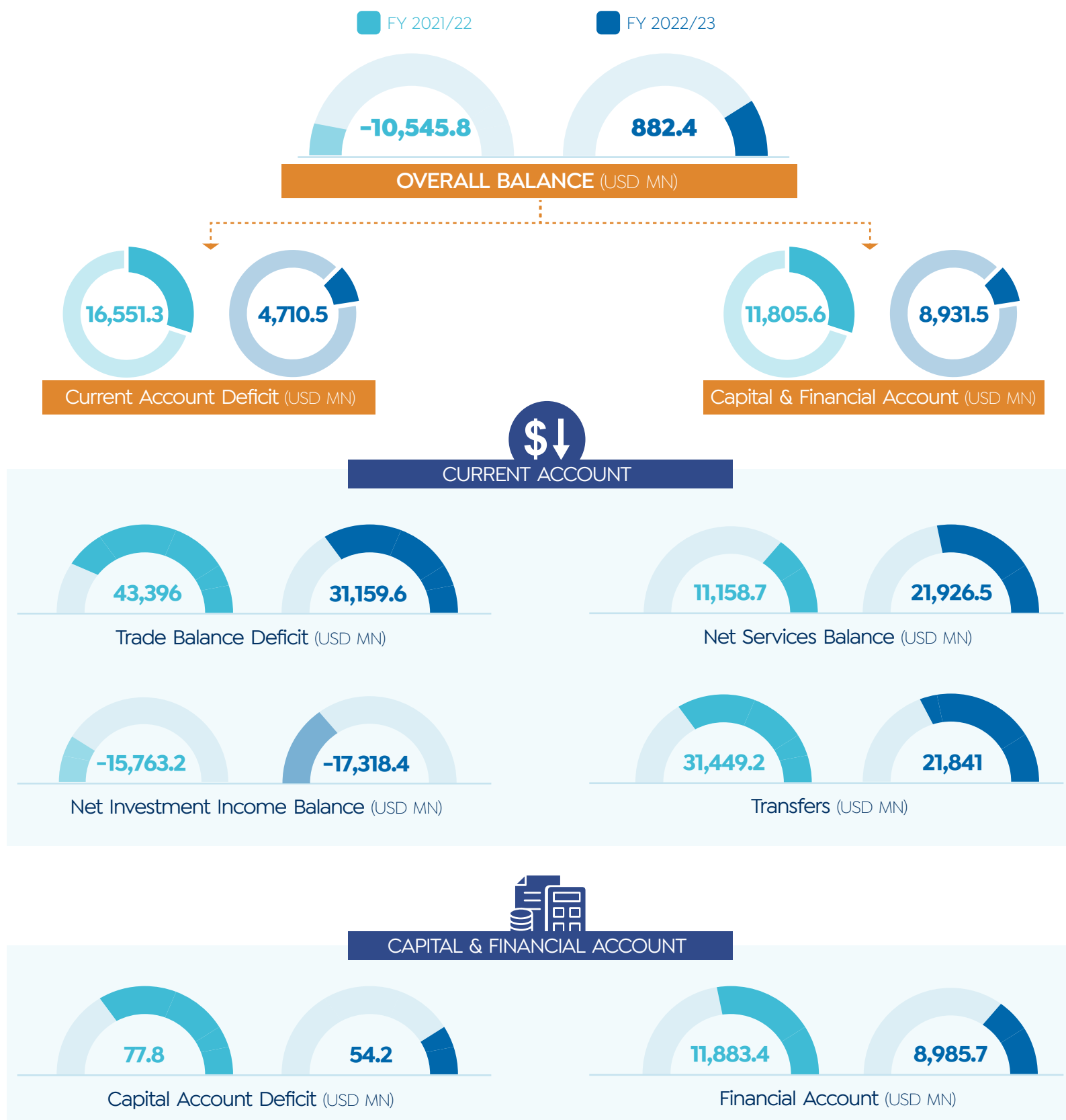


INVESTMENTS BREAKDOWN (EGP)



Source: MOF, CBE & MPED

BALANCE OF PAYMENTS PERFORMANCE (FY 2022/23)



EGYPTIAN ECONOMIC PERFORMANCE



FY 2022/23 TIME PERIOD



1.6% Primary Surplus (% of GDP)



40% Green investments (% of Total Investments)



EGP 9.8 TN GDP



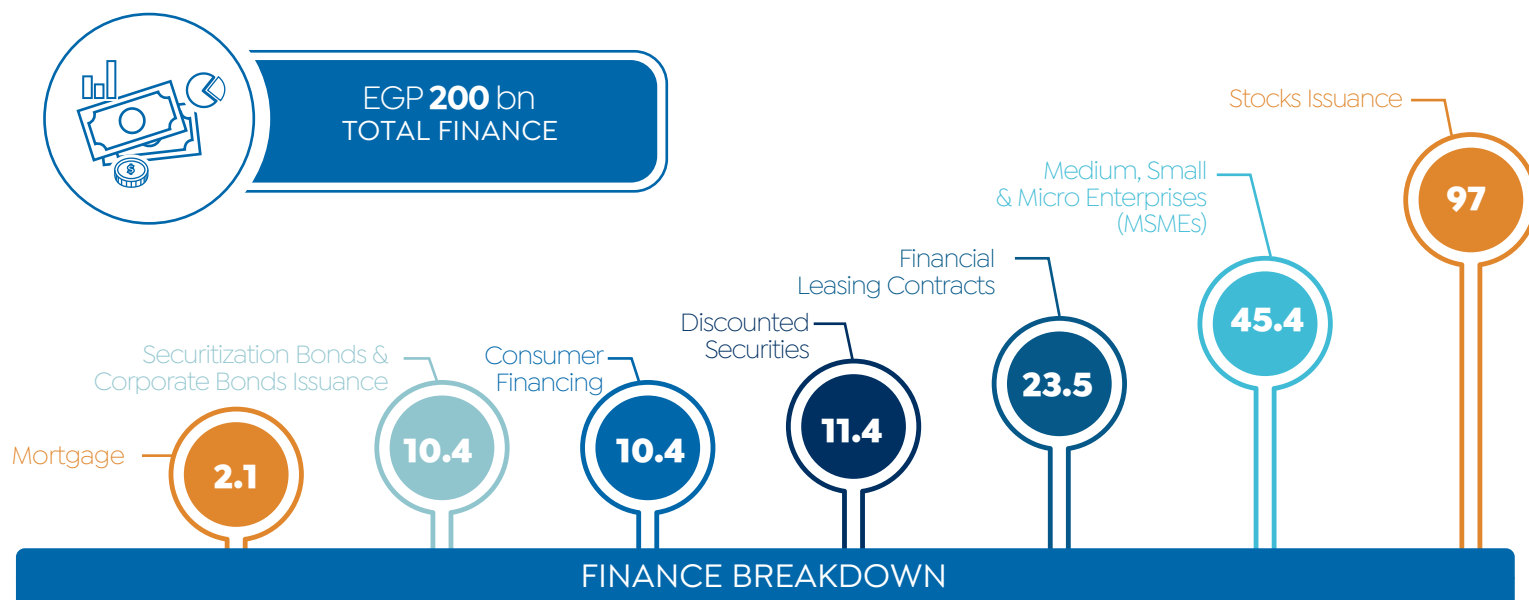
6% Overall Deficit (% of GDP)



95.7% Debt Rate (% of GDP)

Source: CBE & MPED

NON-BANKING FINANCIAL ACTIVITIES

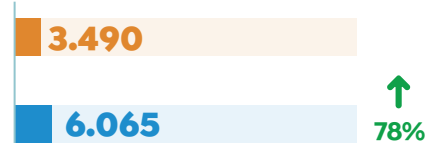


THE SUEZ CANAL ECONOMIC ZONE UPDATES

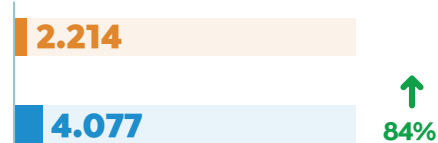
FY 2021/22

FY 2022/23

TOTAL REVENUES (EGP BN)



GENERAL SURPLUS (EGP BN)



TOTAL ASSETS (EGP BN)

