

MARKET WATCH

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

NOVEMBER
2023

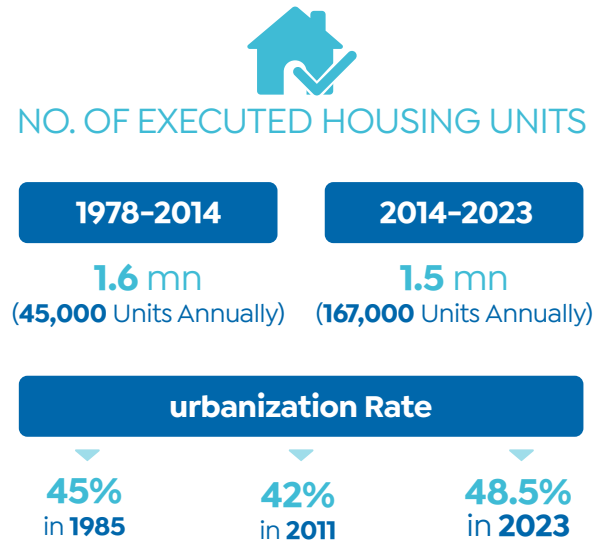
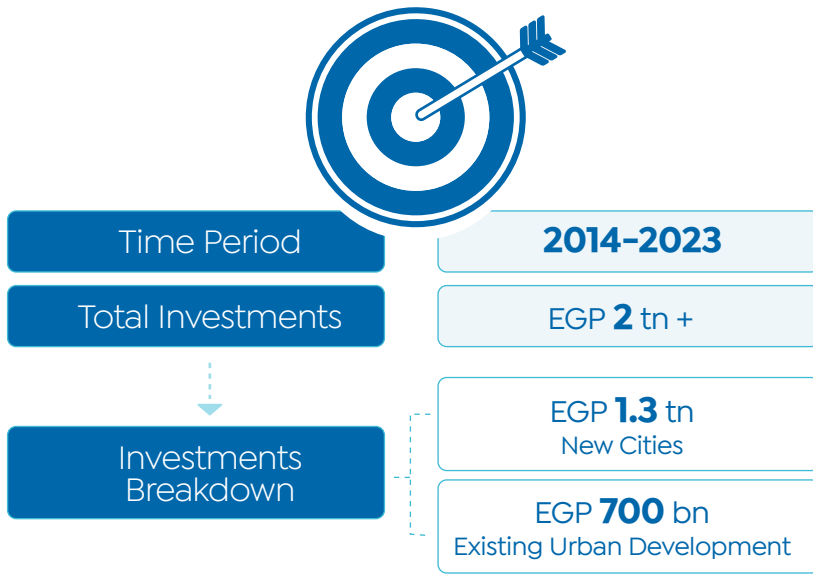


REAL ESTATE

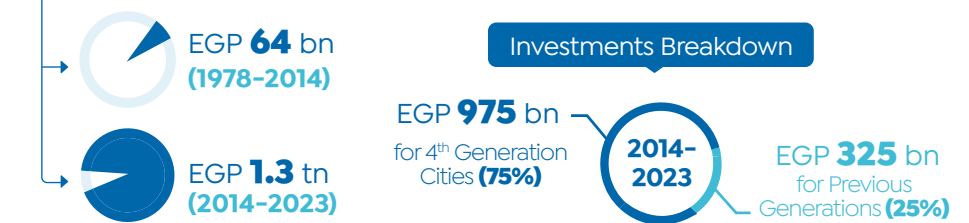
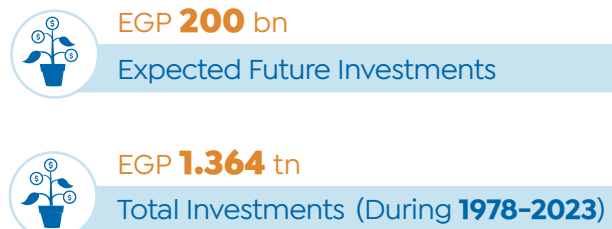
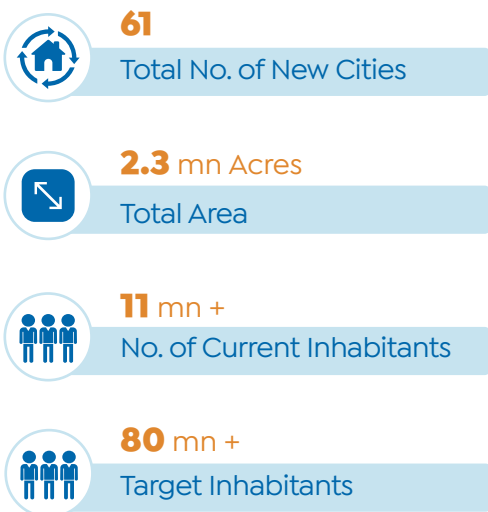
MARKET
UPDATES

01 | REAL ESTATE MARKET UPDATES 2023

ACCOMPLISHMENTS OF MINISTRY OF HOUSING, UTILITIES & URBAN COMMUNITIES



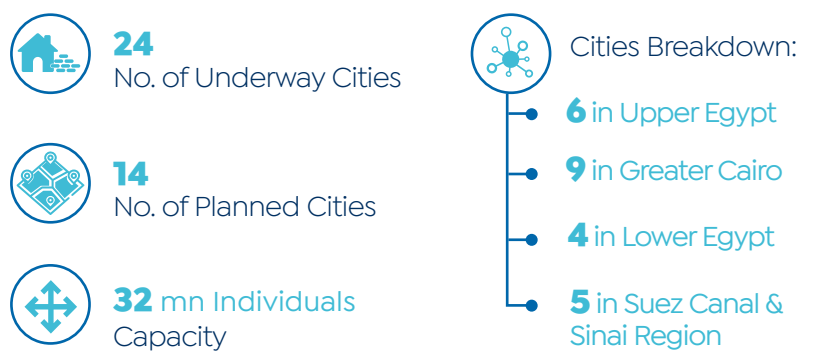
NEW CITIES



1ST, 2ND & 3RD GENERATION CITIES

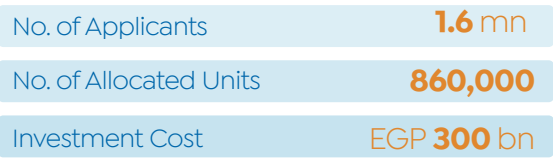


4TH GENERATION CITIES

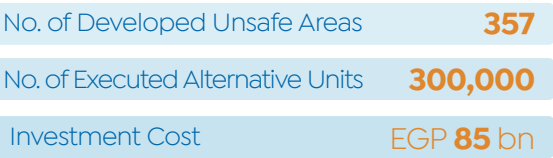


Source: Cabinet & MHUC

SOCIAL HOUSING PROJECTS



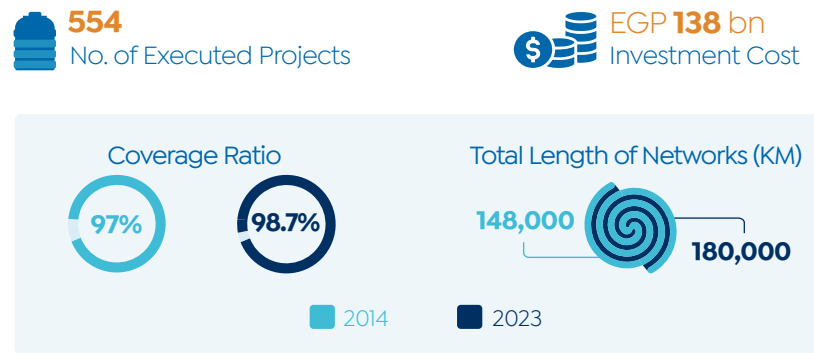
SLUM DEVELOPMENT PROJECTS



PARTNERSHIP WITH PRIVATE SECTOR



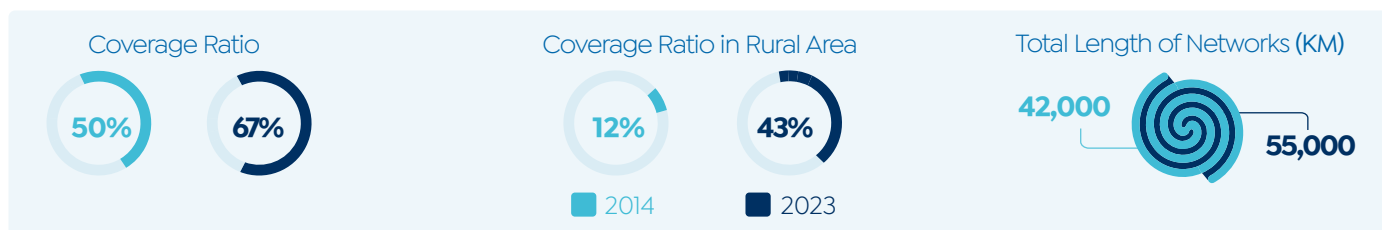
POTABLE WATER PROJECTS



WATER DESALINATION PROJECTS

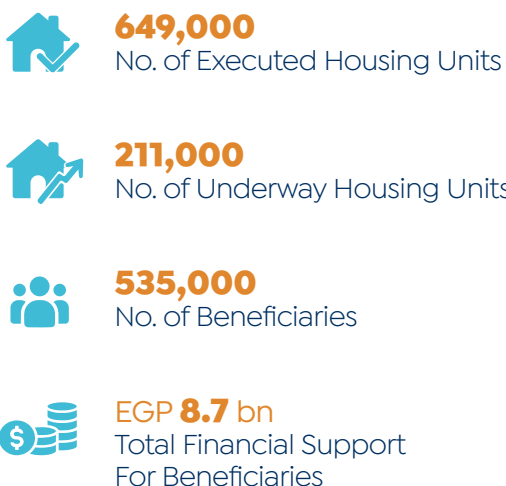


SANITATION PROJECTS

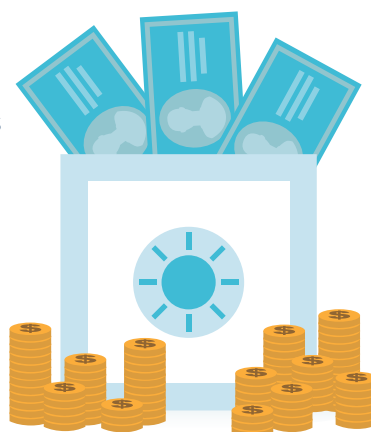


SOCIAL HOUSING AND MORTGAGE FINANCE FUND'S ACHIEVEMENTS

HOUSING FOR ALL EGYPTIANS INITIATIVE



GREEN BUILDING INITIATIVE

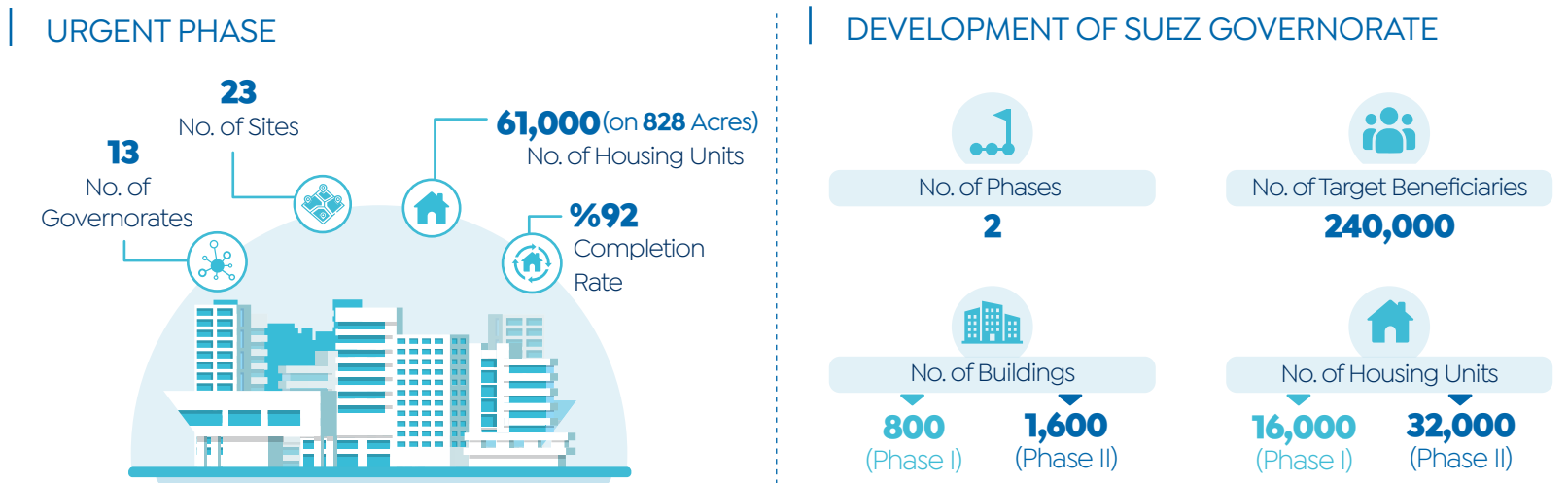


Source: Cabinet & MHUC

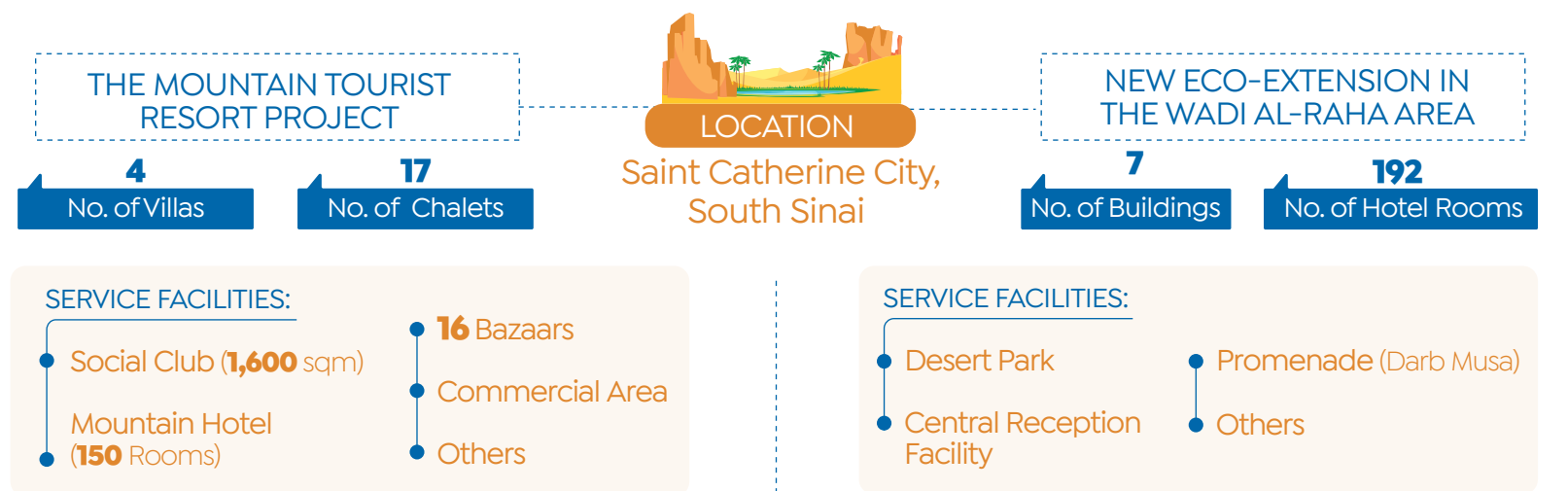
PERFORMANCE OF THE ARAB CONTRACTORS



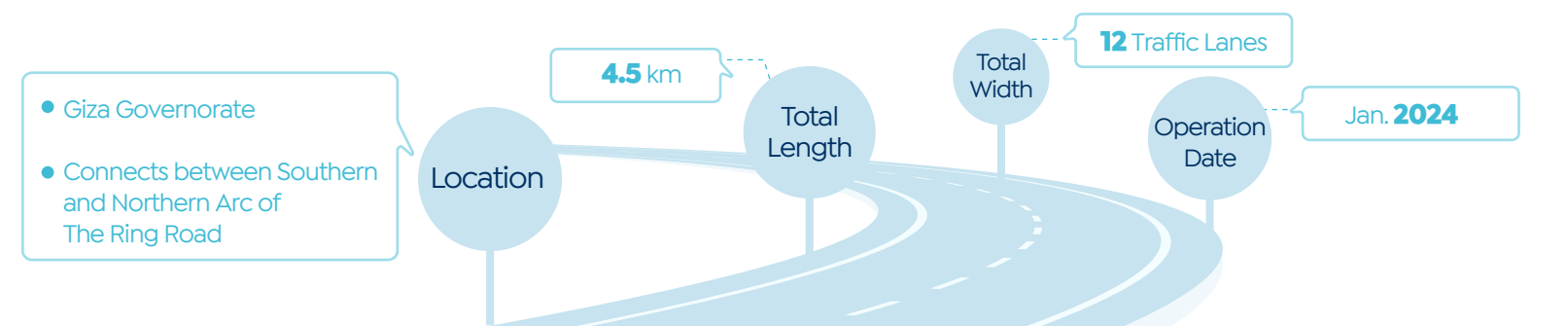
URBAN DEVELOPMENT PROJECT FOR GOVERNORATES' CAPITALS & CITIES



PROGRESS OF THE GREAT TRANSFIGURATION PROJECT



AMR IBN AL-AAS FREE CORRIDOR'S PROJECT



Source: Cabinet & MHUC

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
- **23** Bridges
- **5** Agricultural Service Complexes
- **6** Ambulance Points
- Technology Center
- Electricity Projects for **8** Villages
- **14** Youth Centers
- 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
- **65** Road Projects
- **54** Telecommunication Projects
- **55** Natural Gas Projects
- **140** Sanitation Projects
- **25** Health Projects
- **83** Educational Projects
- **100** Electricity Projects
- Others

DAMIETTA GOVERNORATE


No. of Executed Projects
545

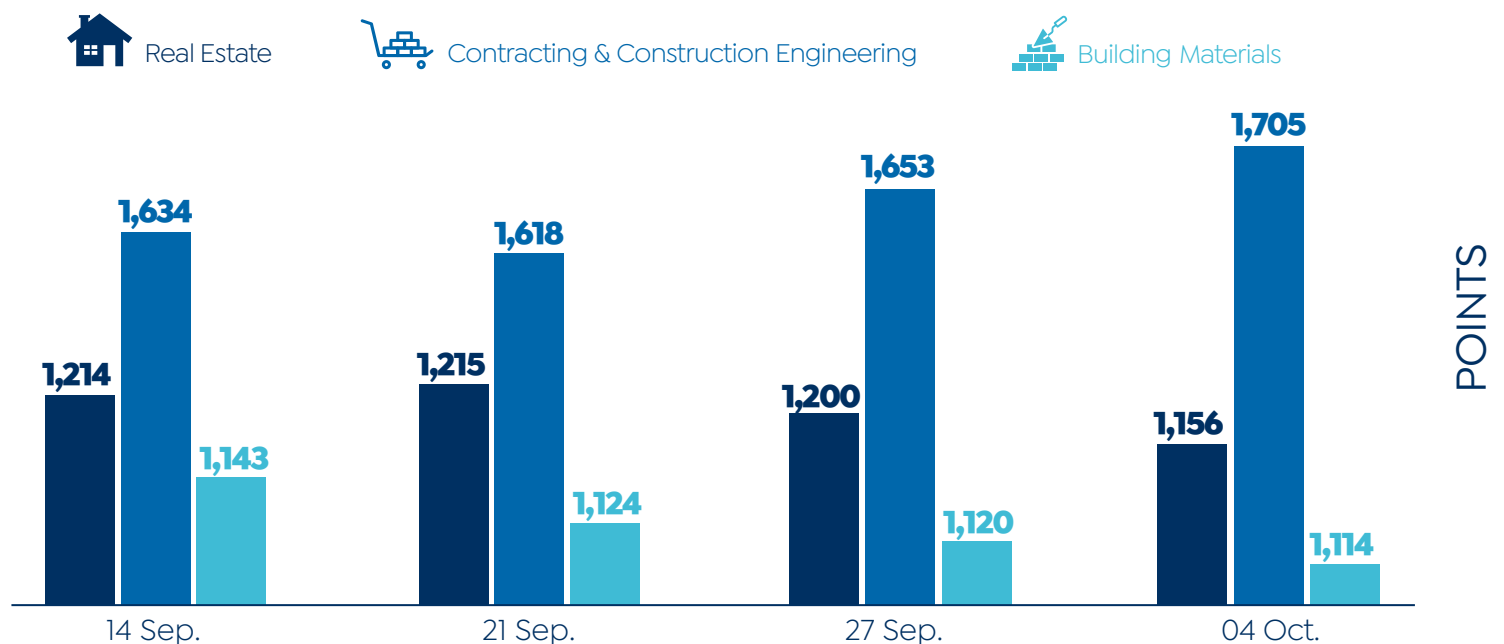

Investment Cost
EGP 3 bn+

Source: Cabinet & MPED

PRICES OF CONSTRUCTION MATERIALS (EGP)



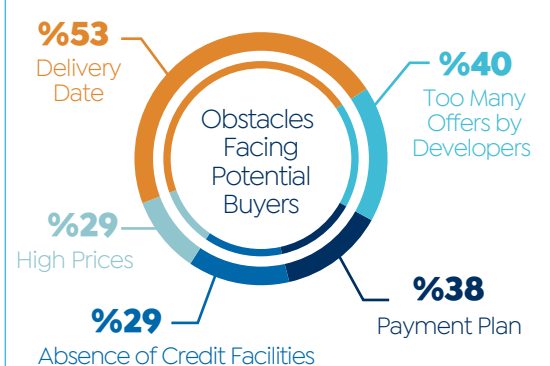
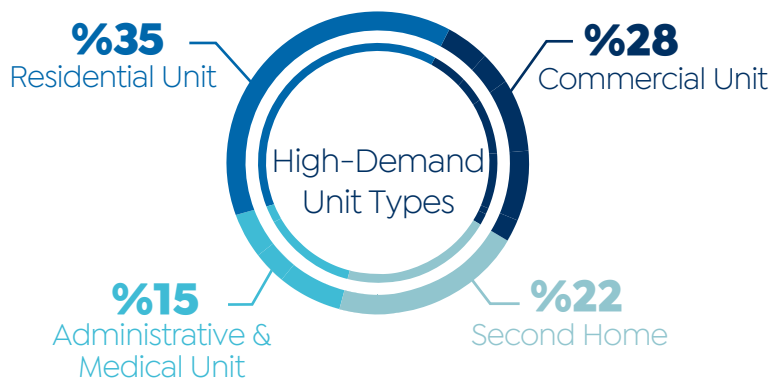
PERFORMANCE OF REAL ESTATE, CONSTRUCTION & BUILDING MATERIALS' INDICES IN EGX



Source: MHUC & EGX

MONTHLY SURVEY

Purchasing Power



Source: Invest-Gate R&A



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

West Airport
LOCATION

NO. OF HOUSING UNITS
24,888 (Phase III)
10,104 (Phase V)

Service Facilities

26
NO. OF SERVICE BUILDINGS

- Medical Unit
- Nursery
- Primary School
- Youth Centers
- Commercial Market
- Social Club

BADR CITY UPDATES

Residences for NAC's Employees

Phase I

376
NO. OF BUILDINGS

9,024
NO. OF HOUSING UNITS

103 - 126 sqm
UNITS AREA

Complete
CURRENT STATUS

SERVICE FACILITIES

- 2 Nurseries
- 3 Schools
- 2 Medical Centers
- 2 Bakeries
- Playgrounds
- Others

Phase II

196
NO. OF BUILDINGS

4,704
NO. OF HOUSING UNITS

93%
COMPLETION RATE

Medical City

136 Acres
TOTAL AREA

53 Acres
PHASE I AREA

83 Acres
PHASE II AREA

Underway
CURRENT STATUS

10TH OF RAMADAN CITY UPDATES

Housing For All Egyptians Initiative

Neighborhood No.16

52
NO. OF BUILDINGS

75 sqm
UNITS AREA

Underway
CURRENT STATUS

Neighborhood No.20

98
NO. OF BUILDINGS

90 sqm
UNITS AREA

Underway
CURRENT STATUS

Neighborhood No.21

178
NO. OF BUILDINGS

90 sqm
UNITS AREA

Underway
CURRENT STATUS

Regional Services Area

100, 110 & 120 sqm
UNITS AREA

Underway
CURRENT STATUS

Source: NUCA & Cabinet

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
I INVESTMENTS 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

Source: NUCA & Cabinet



**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

Source: Developers' Official Statements

LAKE WEST 1

Developer: Cairo Capital Developments

 LOCATION Sheikh Zayed City	 AREA 43 Acres	 INVESTMENTS EGP 1.5 bn
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 **End-2023**
DELIVERY DATE OF PHASE I

 Completion Rate of Phase I : **90%**
Extension Rate of Phase I : **40%**
CURRENT STATUS

VALORY AL-THAWRA

Developer: Riyadh Castle

 LOCATION Al-Thawra Street, Cairo	 AREA 28,800 sqm
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 Residential, Hospitality, Commercial & Administrative Units
UNIT TYPES

NILEVIEW

Developer: Al Salem Holding Company

 LOCATION Benha Governorate	 BUA 150,000 sqm	 NO. OF RESIDENTIAL TOWERS 7
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SUPPLY VOLUME

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

 Starting Delivery ahead of Schedule by **12 Months**
CURRENT STATUS

NILEVIEW MALL


BUA
40,000 sqm

SUPPLY VOLUME

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

KOUN

Developer: Mabany Edris Company

 LOCATION North Coast	 AREA 447,657.5 sqm
--	--

 INVESTMENTS EGP 6 bn	 NO. OF PHASES 4
--	---

 Standalone Villas, Twin Villas, Townhouses, Duplexes & Chalets
UNIT TYPES

SUPPLY VOLUME

- Hotel Rooms, Clubhouse & Commercial Area

PHASE I


DELIVERY DATE
Within 4 Yrs


TOTAL SALES
EGP 2 bn


SALES RATE
100%

PHASE II


NO. OF UNITS
410


TARGET SALES
EGP 1 bn


CONSTRUCTION INVESTMENTS
EGP 300 mn


CONSTRUCTION WORK DATE
Q4 2023

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 +



UNIT TYPES

Residential, Commercial, Medical, Administrative & Hotel Units

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

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

Source: Developers' Official Statements

CAPITAL AVENUE

Developer: Sky Abu Dhabi Developments

LOCATION
R8 District, NAC

AREA
21,000 sqm

DELIVERY DATE
Q3 2025

ONE RESIDENCE

SUPPLY VOLUME

No. of Units: 50

Units Area: 70 - 130 sqm

BLUETREE

Developer: Sky Abu Dhabi Developments

LOCATION
New Cairo

AREA
50 Acres

DELIVERY DATE
2027

NO. OF UNITS
1,300

SALES
EGP 1 bn+

RDR RUE DU RIVOLI

Developer: Anchor Development

LOCATION
NAC

AREA
10,815 sqm

SUPPLY VOLUME

Commercial & Administrative Units

Ground & 2 Floors

GALLERIA MALL

Developer: Arabia Developments

LOCATION
New Cairo

AREA
18,000 sqm

SUPPLY VOLUME

- Commercial & Administrative Units
- No. of Administrative Units: 105
- Administrative Units Area: Start -> 90 sqm

NEW SPHINX CITY

Developer: IGI Developments

LOCATION
Cairo-Alexandria Desert Road

AREA
540 Acres

NO. OF PHASES
2

UNIT TYPES
Residential, Commercial & Administrative Units

ALLEGRA CLINICS

Developer: Master Group Development

LOCATION
New Cairo

NO. OF UNITS
20

SUN CAPITAL

Developer: Arabia Developments

LOCATION
West Cairo

SUPPLY VOLUME

- Unit Types: Q Villas
- Units Area: 175 - 185 sqm

NAIA WEST

Developer: NAIA Developments

LOCATION
New Sheikh City

UNIT TYPES
Standalone, Twin & Townhomes

CURRENT STATUS
Phase I Sold out
Launching Phase II

NAIA BAY

Developer: NAIA Developments

LOCATION
North Coast

CURRENT STATUS

- Finishing Work of Phase I: Complete
- Offshore Structure Completion Rate: 55%
- Villas in VAIA Segment Sold out

Source: Developers' Official Statements



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



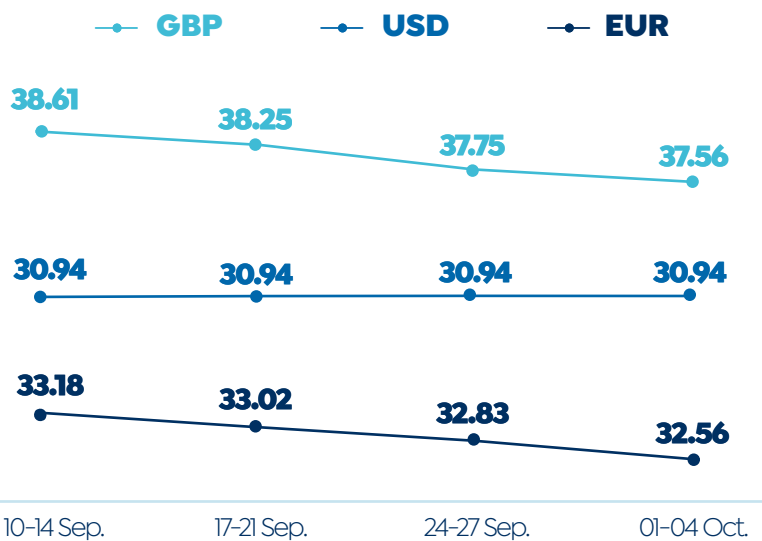
NET INTERNATIONAL RESERVES (USD BN)



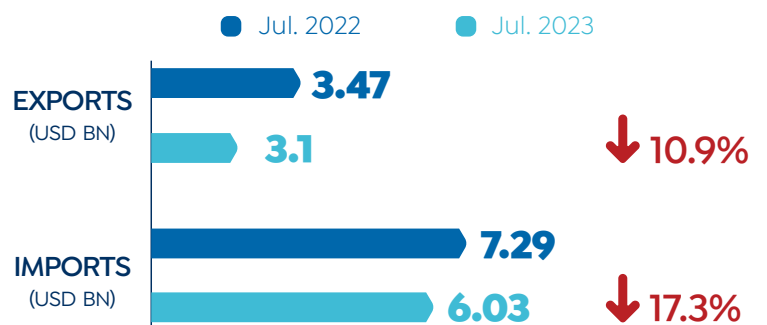
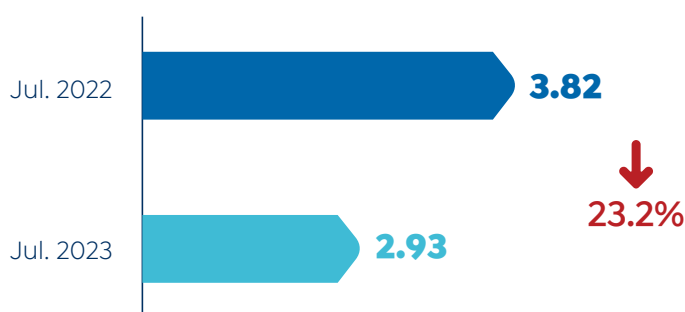
PURCHASING MANAGERS' INDEX (PMI)



EXCHANGE RATES



TRADE DEFICIT (USD BN)

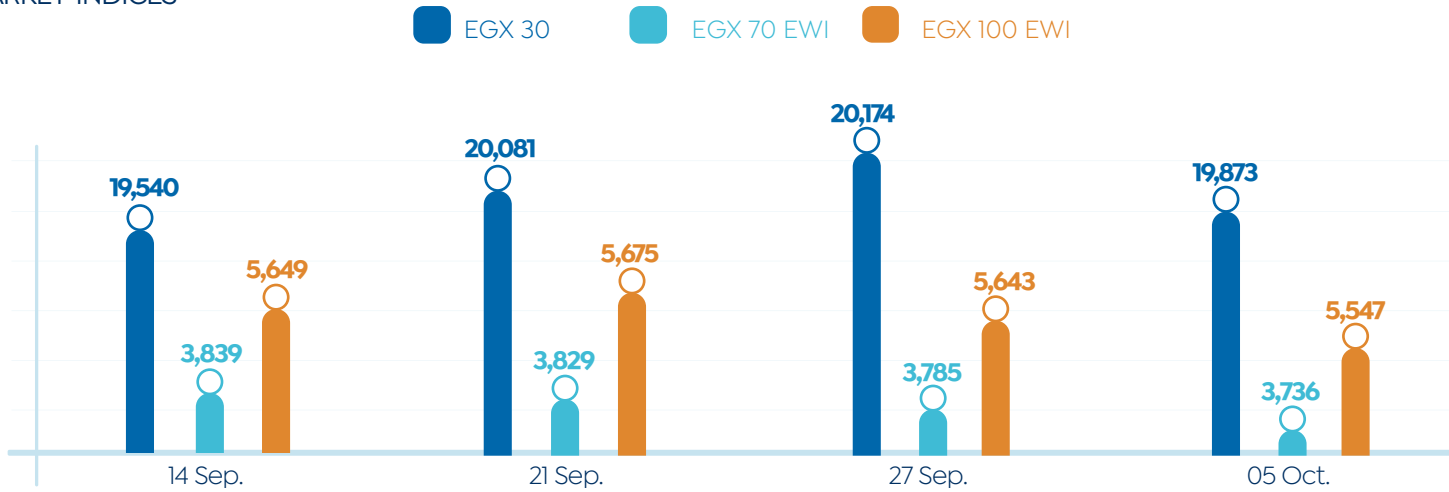


Source: IHS Markit, CAPMAS, CBE & FEDCO

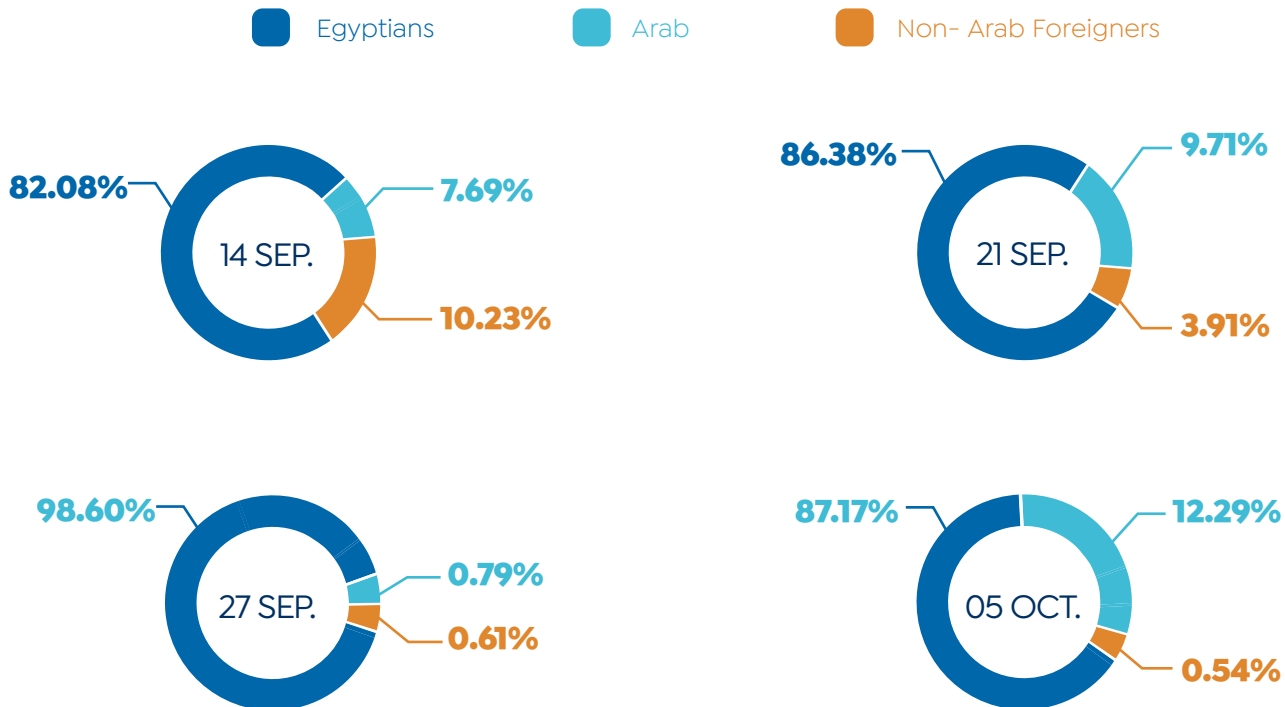


CAPITAL MARKET INDICATORS

MARKET INDICES



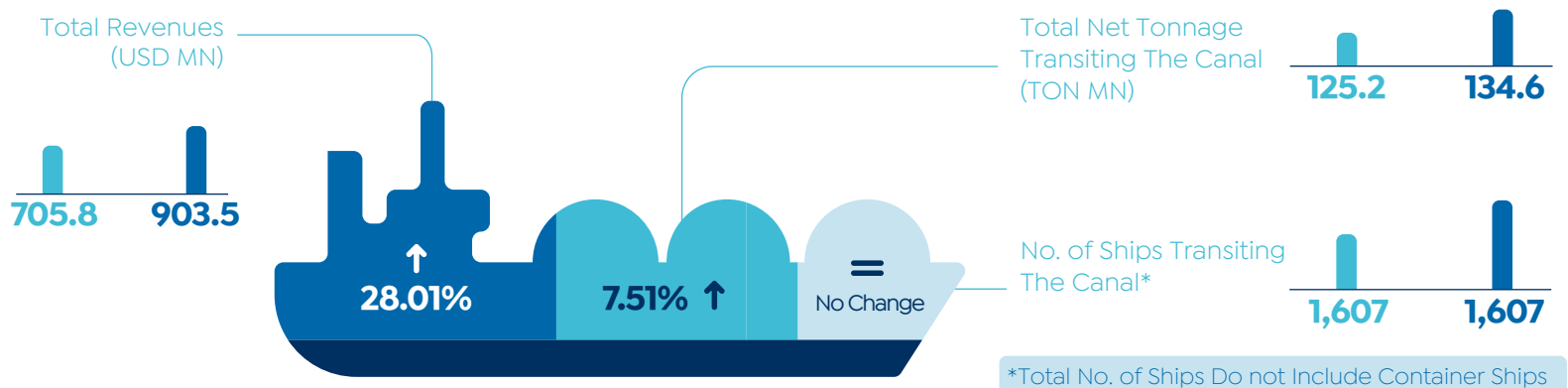
INVESTOR TYPE (%)



SUEZ CANAL UPDATES

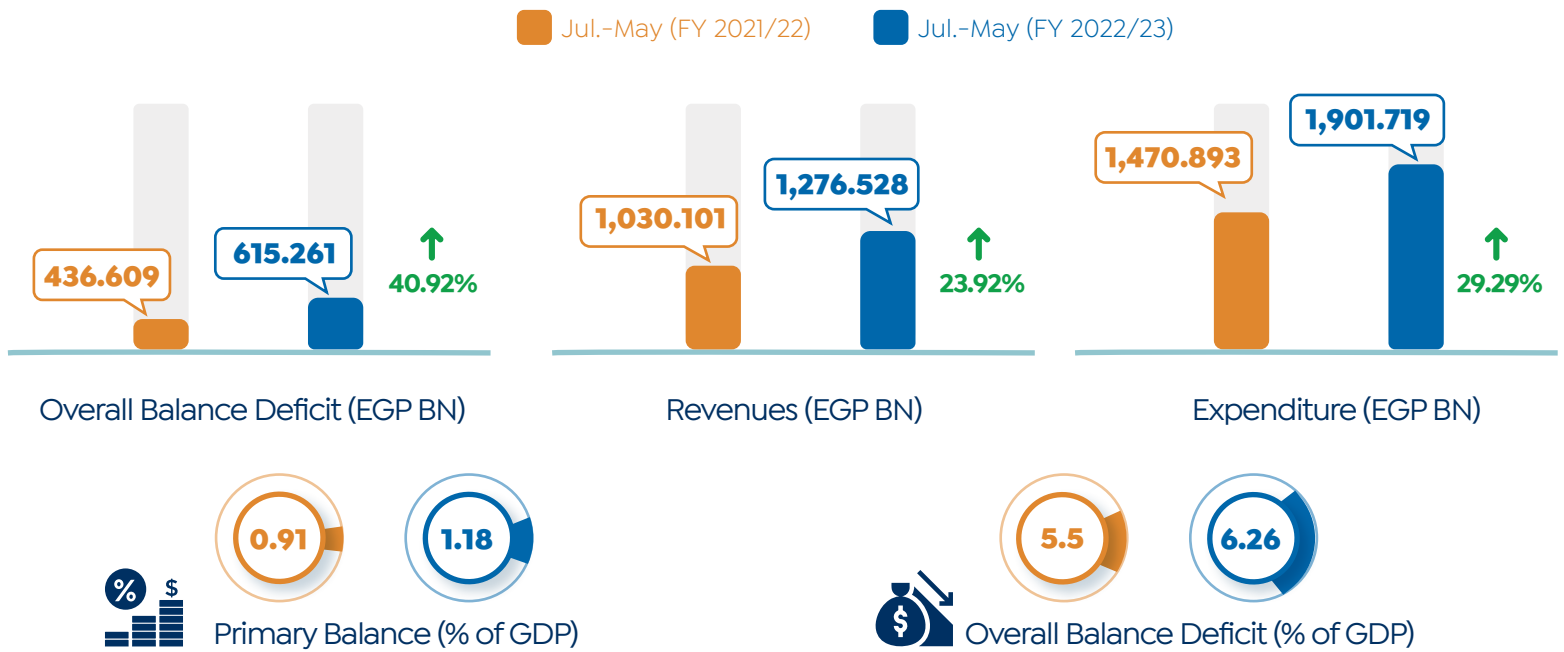
Jul. 2022

Jul. 2023

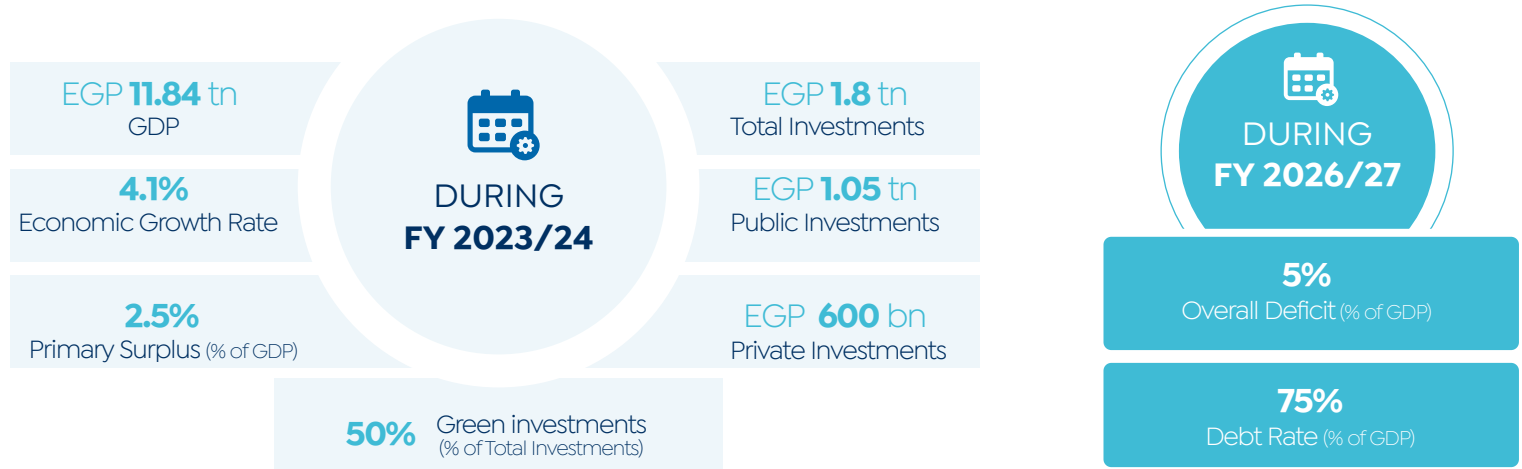


Source: EGX & Suez Canal Authority

FISCAL SECTOR PERFORMANCE



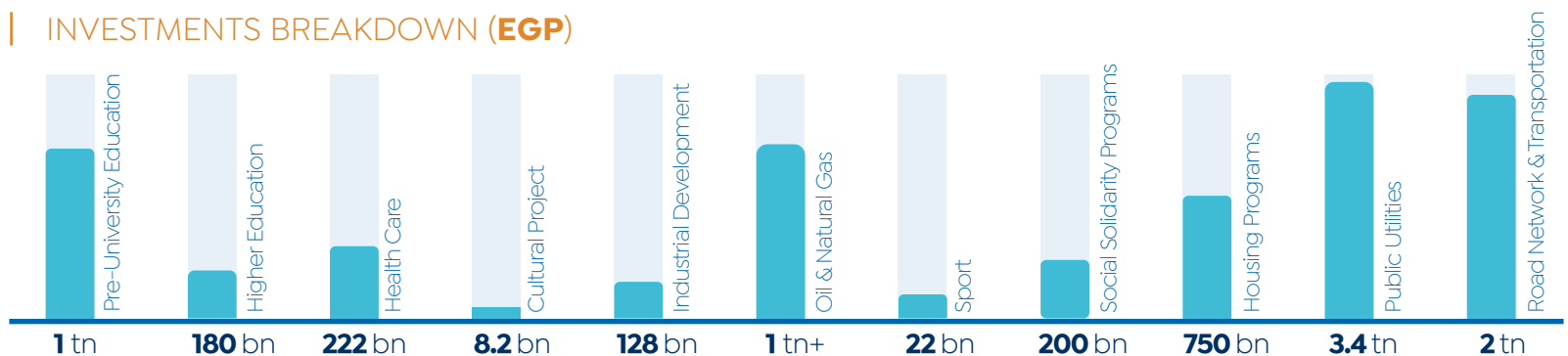
EGYPTIAN ECONOMIC TARGET



INVESTMENTS IN NATIONAL PROJECTS

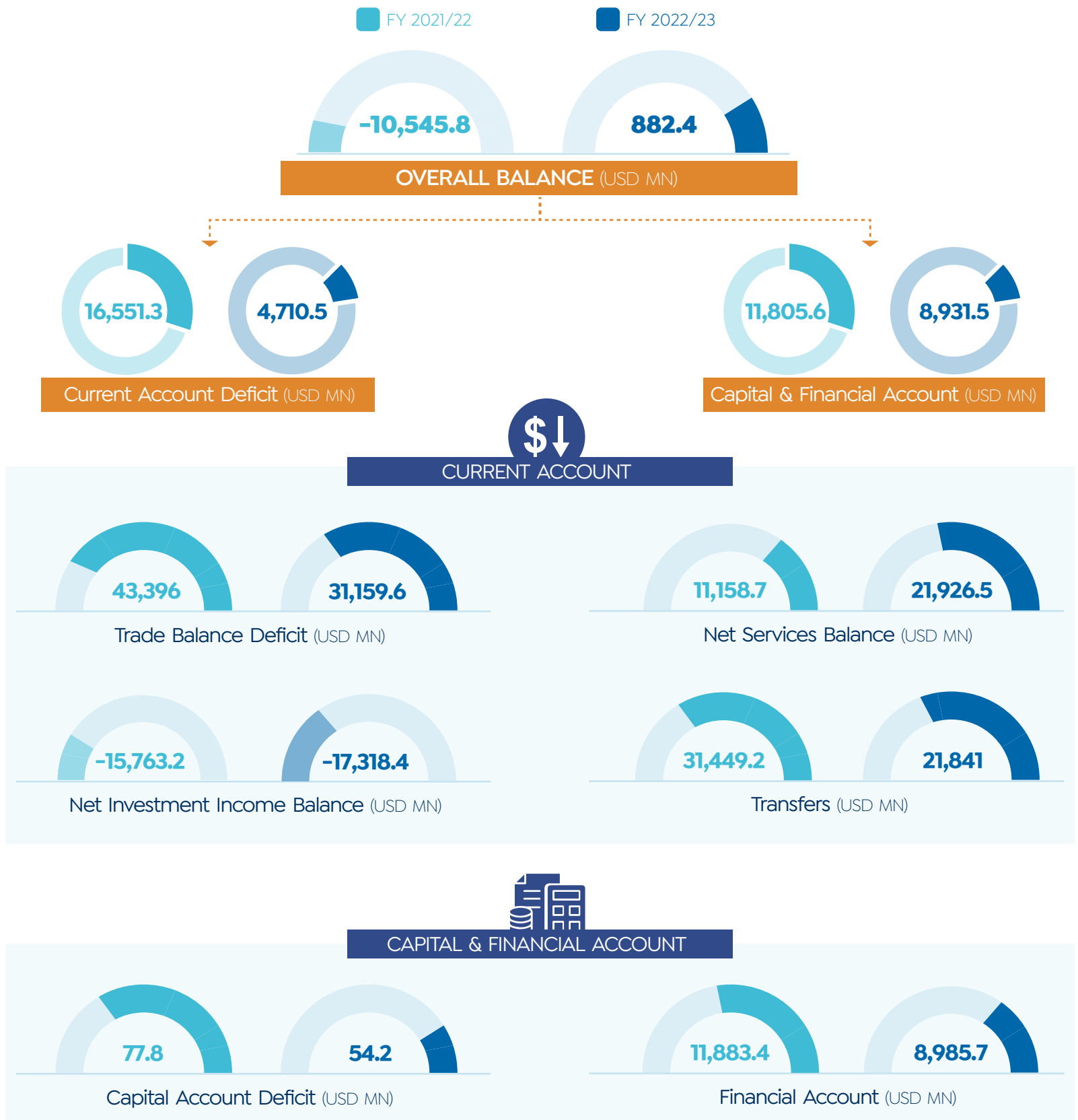


INVESTMENTS BREAKDOWN (EGP)



Source: MOF, CBE & MPED

BALANCE OF PAYMENTS PERFORMANCE (FY 2022/23)



EGYPTIAN ECONOMIC PERFORMANCE

FY 2022/23 TIME PERIOD

EGP 9.8 TN GDP

1.6% Primary Surplus (% of GDP)

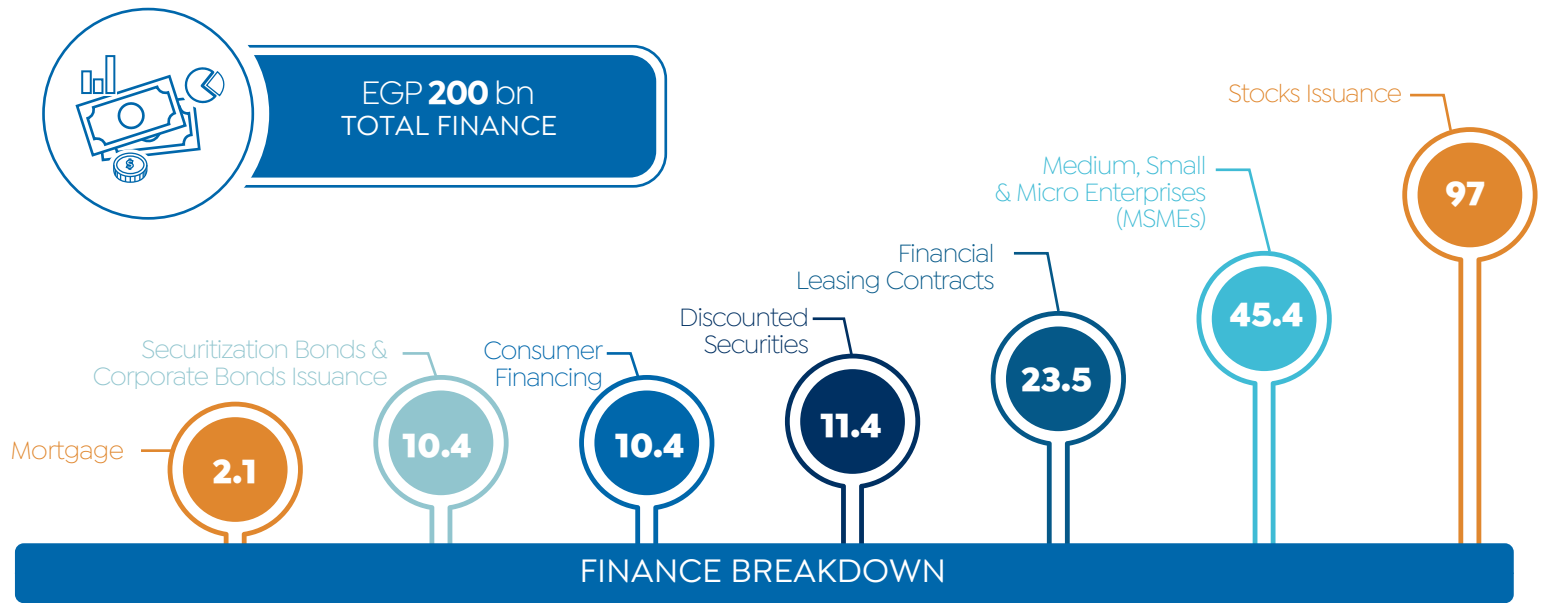
6% Overall Deficit (% of GDP)

40% Green investments (% of Total Investments)

95.7% Debt Rate (% of GDP)

Source: CBE & MPED

NON-BANKING FINANCIAL ACTIVITIES



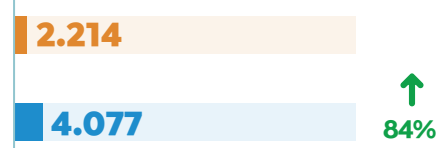
THE SUEZ CANAL ECONOMIC ZONE UPDATES

■ FY 2021/22 ■ FY 2022/23

TOTAL REVENUES (EGP BN)



GENERAL SURPLUS (EGP BN)



TOTAL ASSETS (EGP BN)

