

# MARKET WATCH

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2021



# REAL ESTATE

MARKET  
UPDATES

# REAL ESTATE MARKET UPDATES

## HAYAH KAREEMA INITIATIVE



## UTILITY SECTOR



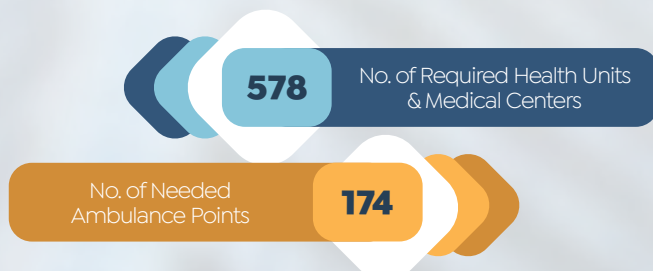
## ROAD NETWORKS



## AGRICULTURE SECTOR



## HEALTH SECTOR



## ENERGY SECTOR



## POTABLE WATER & SANITATION PROJECTS



## HAYAH KAREEMA INITIATIVE IN LUXOR GOVERNORATE



## Supply Volume



## OPTICAL FIBER PROJECTS FOR HAYAT KAREEMA INITIATIVE



## MASPERO TRIANGLE DEVELOPMENT PROJECT



### SUPPLY VOLUME

#### Two Alternative Towers For Original Residents

| Type        | No. of Floors\ Tower | Total No. of Housing Units |
|-------------|----------------------|----------------------------|
| Residential | <b>18</b>            | <b>468</b>                 |

#### Third Tower



#### Forth Tower

| Type                        | Supply Volume                       |
|-----------------------------|-------------------------------------|
| Commercial & Administrative | Basement, Ground & <b>15</b> Floors |

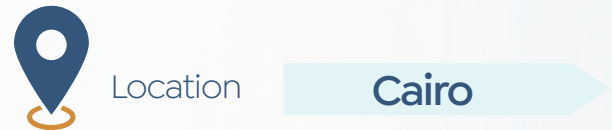
#### Basement Garage



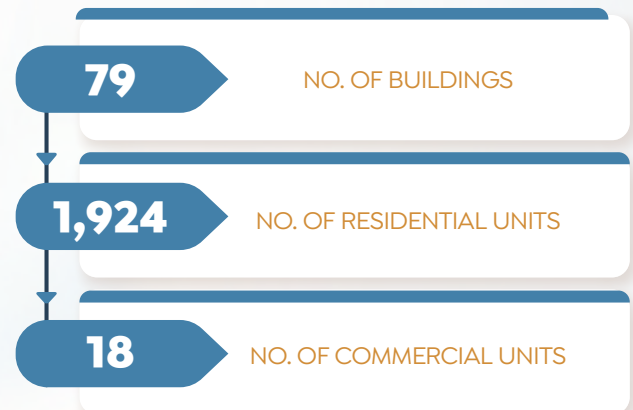
#### Upper Garage



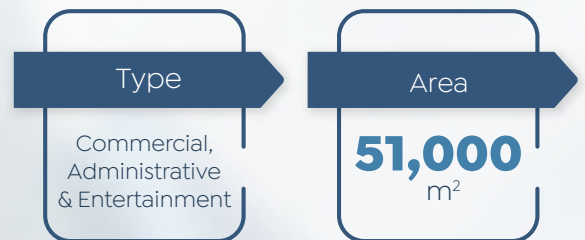
## SOOR MAGRA-EL-OYOUN DEVELOPMENT PROJECT



### RESIDENTIAL BUILDING



### MALL



### SUPPLY VOLUME

|                              |                                   |
|------------------------------|-----------------------------------|
| Restaurants                  | Cinemas                           |
| Garage for <b>1,355</b> Cars | Open Theater in Front of The Mall |



## HIGH-SPEED ELECTRIC TRAIN PROJECT



### THE 1<sup>ST</sup> LINE



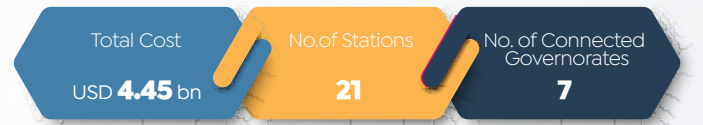
### THE 2<sup>ND</sup> LINE



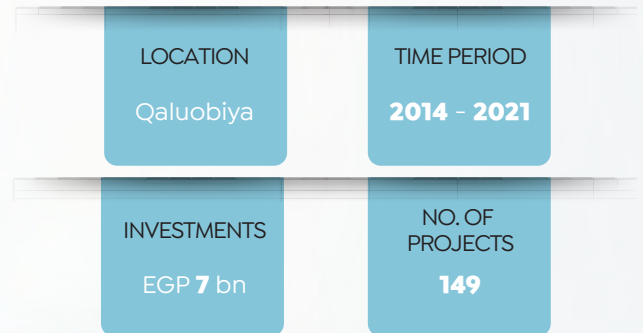
### THE 3<sup>RD</sup> LINE



### The 1<sup>st</sup> Line



## POTABLE WATER/ SANITATION PROJECTS



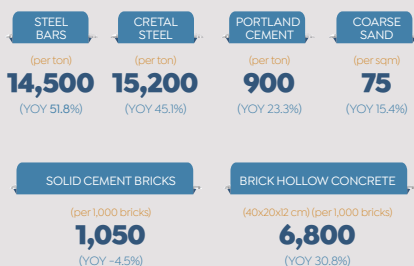
## POTABLE WATER/ SANITATION PROJECTS



\*132 Projects are Part of Hayat Kareema Initiative



### PRICES OF CONSTRUCTION MATERIALS (AUGUST 2021) (EGP)



### REAL ESTATE & CONSTRUCTION STOCK MARKETS INDEXES PERFORMANCE IN EGYPT (2021)



### ONLINE MONTHLY SURVEY (%)

What type of property are you looking for in the New Administrative Capital (NAC)?



Source: Ministry of Transport (MOT) ,NUCA, Egyptian Exchange (EGX) ,Invest-Gate R&A & Ministry of Housing, Utilities & Urban Communities



# NEW CITIES

UPDATE

# NEW CITIES UPDATE

## NEW ADMINISTRATIVE CAPITAL (NAC)

### CAPITAL RESIDENCE



**1,016 Acres**  
AREA



**24,130**  
NO. OF HOUSING UNITS



**8**  
NO. OF NEIGHBORHOODS



UPDATES

Work in 1<sup>st</sup> & 8<sup>th</sup> Neighborhoods:  
Complete

Work in The Rest Of The Neighborhoods:  
Ongoing



UNITS  
BREAKDOWN

**19,944**  
(697 Buildings)

**328 Villas**

**624**  
(157 Townhouses)

**2,560**  
(64 Mixed Housing Buildings)

**674** (9 Mixed Use Buildings)

### GARDEN CITY



**885 Acres**  
AREA



**21,494** (385 Buildings)  
NO. OF HOUSING UNITS



**513**  
NO. OF COMMERCIAL UNITS



**456**  
NO. OF VILLAS

## NEW MANSOURA CITY



**11,232**  
NO. OF UNITS IN JANNA PROJECT



**4,704**  
NO. OF UNITS IN SAKAN MISR PROJECT  
UNDERWAY



**1,392**  
NO. OF UNITS IN HOUSING FOR ALL EGYPTIANS PROJECT UNDERWAY

## SEAWATER DESALINATION PLANT



**24 Acres**  
AREA



**160,000 m<sup>3</sup>/Day**  
TOTAL CAPACITY



**40,000 m<sup>3</sup>/Day**  
1<sup>st</sup> PHASE CAPACITY

Source: New Urban Communities Authority (NUCA) & Cabinet

## CORNICHE

**4.2 km**  
LENGTH**1<sup>st</sup> Phase: Complete**  
STATUS

## FACILITIES

Walking Area

Cafes

Bike Lanes

Playgrounds

Reading &amp; Internet Areas

Kids Area

Pergolas

## CAPITAL GARDENS UPDATES

**+ 92,000**  
NO. OF UNITS**EGP 15.1 bn (Until Now)**  
TOTAL INVESTMENTSTHE **2,350**-ACRE AREA "HOUSING FOR ALL EGYPTIANS"**29,496**  
NO. OF UNITS (10<sup>th</sup> ANNOUNCEMENT)**32,088**  
NO. OF UNITS (14<sup>th</sup> ANNOUNCEMENT) UNDERWAY**30,420**  
NO. OF OFFERED UNITS (14<sup>th</sup> ANNOUNCEMENT)**1,824**  
NO. OF UNITS (15<sup>th</sup> ANNOUNCEMENT  
FOR MIDDLE-INCOME) UNDERWAY

## SERVICES



## NO. OF SERVICE BUILDINGS UNDERWAY

**15****2** Nurseries**2** Bakeries**2** Youth Centers**3** Schools

A Medical Unit

**4** Commercial Markets

A Worship House

## NEW BENI SUEF CITY

**EGP 791 mn**  
TOTAL INVESTMENTS OF HOUSING SECTOR**51,549**  
NO. OF HOUSING UNITS



## INVESTMENTS IN VARIOUS SECTORS



**EGP 269 mn**  
TOTAL INVESTMENTS IN SERVICES SECTOR



**EGP 87 mn**  
TOTAL INVESTMENTS IN COMMUNICATIONS SECTOR



**EGP 49 mn**  
TOTAL INVESTMENTS IN AGRICULTURE SECTOR



**EGP 597 mn**  
TOTAL INVESTMENTS IN ELECTRICITY SECTOR

## TOTAL INVESTMENTS IN INFRASTRUCTURE SECTOR:



**EGP 377 mn**  
POTABLE WATER PROJECTS



**EGP 640 mn**  
SANITATION PROJECTS



**EGP 615 mn**  
ROAD NETWORKS

## NEW RASHID CITY



**268 Acres: Urgent Phase, 35 Acres: Rashid University, 50 Acres: Tourist & Entertainment Area**  
AREA



**EGP 778 mn (Until Now)**  
TOTAL INVESTMENTS

## COASTAL HOUSING



**564**  
NO. OF UNITS UNDERWAY



**80%**  
COMPLETION RATE

## THE "BASHIR EL KHEIR 4" INITIATIVE



**33**  
NO. OF BUILDINGS UNDERWAY



**80%**  
COMPLETION RATE

## NEW TIBA CITY



**6,912**  
NO. OF EXECUTED SOCIAL HOUSING UNITS



**EGP 900 mn**  
TOTAL INVESTMENTS



**6,386**  
NO. OF DELIVERED LAND PLOTS

## SERVICES



**98**

NO. OF EXECUTED SERVICE BUILDINGS



SUPPLY VOLUME

Schools

Nurseries

Universities

Hospitals

Cultural Centers

Clubs & Playgrounds

Banks

Commercial Markets

## INDUSTRIAL ZONE



**382.71** Acres  
AREA



**659**  
NO. OF PLOTS



**300 - 7200** m<sup>2</sup>  
PLOTS AREAS

## NEW AKHMIM CITY



**3,400** Acres  
AREA (1<sup>st</sup> PHASE)



**2,432**  
NO. OF EXECUTED UNITS AT HOUSING FOR  
ALL EGYPTIANS PROJECT

## SERVICES

Medical & Ambulance  
Units

Clubs & Playgrounds

Post Office & Police Station

Commercial Markets

## SHEIKH ZAYED CITY



**5,952**  
NO. UNITS IN JANNA PROJECT UNDERWAY



**4,032**  
NO. OF UNITS IN PHASE II  
OF JANNA PROJECT UNDERWAY



**82%**  
COMPLETION RATE OF PHASE II



**1,920**  
NO. OF UNITS IN PHASE III  
OF JANNA PROJECT UNDERWAY



**75%**  
COMPLETION RATE OF PHASE III

## SHOROUK CITY

### SAKAN MISR



**2,520 (105 Buildings)**  
NO. OF UNITS UNDERWAY



**93%**  
COMPLETION RATE

Source: New Urban Communities Authority (NUCA) & Cabinet



# **PRIVATE REAL ESTATE PROJECTS**

UPDATE

# Private Real Estate Projects Update



## NEW RESIDENTIAL PROJECTS

### MONTENAPOLEONE

Developer: Reportage Properties & Al Ahly Sabbour Developments



LOCATION

Mostakbal City, East Cairo



AREA

**465,000** m<sup>2</sup>



DELIVERY DATE

**Q4 2025**



ESTIMATED SALES

EGP **12** bn

#### SUPPLY VOLUME

No. of Residential Units: **550**

Fully Finished Townhouses

### MAKANY KATTAMEYA

Developer: El Mansour Development



LOCATION

Maadi Ring Road



AREA

**20,795** m<sup>2</sup>



INVESTMENTS

EGP **800** mn+

#### SUPPLY VOLUME

Swimming Pools

Gym & Health Clubs

Security & Maintenance Services

Other Facilities



## NEW COMMERCIAL PROJECTS

### EL CENTRO BUSINESS COMPLEX

Developer: Empire State Developments



LOCATION

NAC



AREA

**24,000** m<sup>2</sup>



STATUS

Signs MoU with Safir Hotels & Resorts to Manage  
& Operate Hotel Rooms & Suites

Contracts with ACE Moharram-Bakhoun as Engineering Consultant

#### SUPPLY VOLUME

**15** Floors for Administrative, Commercial, Medical & Hotel Units

Multi-Store Garage with Smart Parking System

Source: Developers' Official Statements



## DEGLA SQUARE

Developer: Al Bostany Real Estate Development

### SUPPLY VOLUME

20 Commercial Units

3,000 m<sup>2</sup> of Administrative Units

Phase III Areas: 21 - 450 m<sup>2</sup>

## THE MARK

Developer: MG Developments



LOCATION

Downtown, NAC



AREA

3,144 Thousand m<sup>2</sup>



NEWS

Cooperates with Savills to Manage The Project's Design & Implementation

### SUPPLY VOLUME

11 Floors for Administrative, Commercial, Medical & Hotel Units

3-Floor Garage

## DOUBLE TWO TOWER

Developer: Nakheel Developments



LOCATION

Central Business District (CBD), NAC



AREA

9,000 m<sup>2</sup>



ESTIMATED INVESTMENTS

EGP 3 bn



DELIVERY DATE

In 3.5 Yrs (2024)

### SUPPLY VOLUME

Administrative, Commercial Units & Serviced Apartments

Source: Developers' Official Statements

**TRITON TOWER**

Developer: RNA Developments

LOCATION  
CBD, NACAREA  
**4,000 m<sup>2</sup>**INVESTMENTS  
Around EGP **600 mn**TARGET SALES  
EGP **900 mn**

## SUPPLY VOLUME

Ground & **13** Floors For Medical, Administrative & Commercial Units**LINX PROJECT**

Developer: Capriole Group

LOCATION  
MU23 Area, NACAREA  
**7,635 m<sup>2</sup>**

## SUPPLY VOLUME

Underground & **12** Floors for Commercial, Administrative & Medical UnitsBasement & 1<sup>st</sup> Floor: **51** Commercial Units**8** Floors: **270** Administrative & Medical UnitsCommercial Units Area: **27 - 54 m<sup>2</sup>**Administrative Units Area: **48 - 2300 m<sup>2</sup>****PAVO TOWER**

Developer: Mercon Developments

LOCATION  
CBD, NACAREA  
**4,000 m<sup>2</sup>**

## SUPPLY VOLUME

**14** Floors**3** Floors: Commercial Units**11** Floors: Administrative UnitsCommercial Units Area Start: **25 m<sup>2</sup>**Administrative Units Area Start: **30 m<sup>2</sup>**

Source: Developers' Official Statements

## ZIA BUSINESS COMPLEX

Developer: Margins Real Estate Development



LOCATION

Downtown, NAC



AREA

**18,000 m<sup>2</sup>**

### SUPPLY VOLUME

|   |  |
|---|--|
| Ground & <b>10</b> Floors               | No. of Units: <b>176</b>                         |
| Unit Areas: <b>24-224 m<sup>2</sup></b> | Ground & 1 <sup>st</sup> Floor: Commercial Units |
| <b>2</b> Floors For Medical Units       | <b>5</b> Floors For Administrative Units         |

## LEGACY BUSINESS COMPLEX

Developer: Just Development



LOCATION

Downtown, NAC



INVESTMENTS

EGP **500 mn**



AREA

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

### SUPPLY VOLUME

|  |  |
|--|--|
| Ground & <b>10</b> Floors for Administrative, Commercial & Medical Units |  |
| Commercial Units Area: <b>20- 109 m<sup>2</sup></b>                      | Administrative Units Area: <b>24 -67 m<sup>2</sup></b> |

## 5 BUSINESS HUB

Developer: Tamayoz Developments



LOCATION

Downtown, NAC



INVESTMENTS

EGP **350 mn**



AREA

**2,600 m<sup>2</sup>**

### SUPPLY VOLUME

|   |
|---|
| Medical, Administrative, Retail, Restaurants & Technology Units |
|---|

Source: Developers' Official Statements



## Projects Underway

### RESIDENCE EIGHT

Developer: Sky Abu Dhabi Developments



LOCATION  
R8 District, NAC



AREA  
**23 Acres**

#### SUPPLY VOLUME

No. of Units: **1,000**

Units Area: **80-360 m<sup>2</sup>**

Recorded Sales: EGP **1 bn** in Sales of **600** Residential Units

### AYLA (JEFAIRA'S NEW PHASE)

Developer: Inertia



LOCATION  
North Coast



AREA  
**318,000 m<sup>2</sup>**



SUPPLY VOLUME  
Villas, Twin houses, Townhouses  
& Chalets



NEWS

Delivery Date of Furl: **End-2021** (Achieved Sales of **85%**)

Delivery Date of Quayside: **2022** (Achieved Sales of **55%**)

Delivery Date of Cribs: **2023** (Achieved Sales of **80%**)

### GREEN SQUARE

Developer: Al Ahly Sabbour Developments



LOCATION  
Mostakbal City, East Cairo



AREA  
**80 Acres**



NEWS

Al Ahly Sabbour Cooperates  
with CIB for Mortgage Finance  
Services for Up to 20 Yrs

#### SUPPLY VOLUME

No. of Units: **1,128**

Unit Types: Villas, Townhouses & Duplex Apartments

Units Area: **125-265 m<sup>2</sup>**



## LAKE WEST

Developer: Cairo Capital Developments



LOCATION

Sheikh Zayed City, West Cairo



AREA

**43** Acres



NEWS

**80%** of The Project: Sold Out

## TRIO V TOWER

Developer: Nakheel Developments



LOCATION

NAC



AREA

**7,000** m<sup>2</sup>



SUPPLY VOLUME

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



NEWS

**70%** of The Project: Sold Out

## PODIA TOWER

Developer: Menassat Developments



LOCATION

NAC



AREA

**20,000** m<sup>2</sup>



INVESTMENTS

EGP **1.5** bn



SUPPLY VOLUME

**3** Basements, Ground & **25** Floors  
No. of Units: **850**



NEWS

Launch Phase III

Phase III Includes Areas Start From **30** m<sup>2</sup>

The Company To Pump EGP **120** mn into Digging & Foundation Work in **2021**

## QUAN

Developer: Contact Developments



LOCATION  
CBD, NAC



AREA  
**10,531 m<sup>2</sup>**



ACHIEVED SALES (PHASE I)  
EGP **620 mn**



TARGET SALES (PHASE III)  
EGP **500 mn**

### SUPPLY VOLUME

**25** Floors for Medical, Administrative & Commercial Units

Units Area: **40-1000 m<sup>2</sup>**

## ROCK CAPITAL 1

Developer: El Batal Group



LOCATION  
NAC



AREA  
**21,581 m<sup>2</sup>**



ACHIEVED REVENUE (PHASE I)  
EGP **400 mn**



INVESTMENT  
EGP **2 bn**



DELIVERY DATE  
**End-2023**

### SUPPLY VOLUME

**370** Administrative Units With Areas (**50 - 9,000 m<sup>2</sup>**)

Clinics, Gym & Others

## PIONEER PLAZA

Developer: Global Pioneer



LOCATION  
NAC



AREA  
**20,000 m<sup>2</sup>**



INVESTMENTS  
EGP **1 bn**



NEWS  
Pilot Operation To Be in  
October **2021**

### SUPPLY VOLUME

First Energy-Efficient Building in NAC

All Passageways Inside The Mall Designed Using Fire-Resistant Glass

Source: Developers' Official Statements



# ECONOMIC SNAPSHOT

# ECONOMIC SNAPSHOT

## INTEREST RATES

Overnight Deposit Rate

8.25%

Overnight Lending Rate

9.25%

Rate of Main Operation

8.75%

Discount Rate

8.75%

\* MPC meeting was Held on September 16

## TRADE DEFICIT (USD BN)

June 2020

4.07

27.8%

June 2021

2.94

## EXPORTS (USD BN)

June 2020

2.42

49.2%

June 2021

3.61

## IMPORTS (USD BN)

June 2020

6.49

0.9%

June 2021

6.55

## REAL GDP GROWTH RATE

Q2 2020

-1.7%

Q2 2021

7.7%

## SUEZ CANAL PLANNED SHARE TO GDP ACCORDING TO FY 2021/22

Planned Share  
(EGP BN)

99.3

Increase

5.6%

## INVESTMENTS ON INDUSTRIAL SECTOR

Value

EGP 125.7 BN

Time  
Period

FY 2020/21

## ANNUAL HEADLINE INFLATION

JULY

5.4%

↑

AUGUST

5.7%

## NET INTERNATIONAL RESERVES (USD BN)

JULY

40.61

↑

AUGUST

40.67

## PURCHASING MANAGERS' INDEX (PMI)

JULY

49.1

↑

AUGUST

49.8

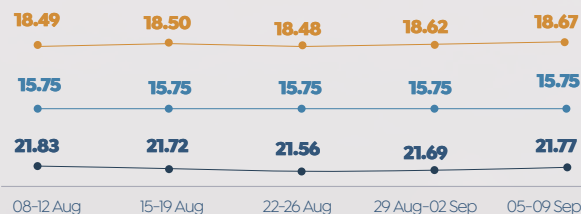


## EXCHANGE RATES

GBP

USD

EUR

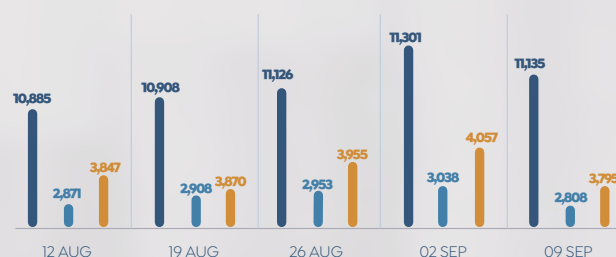


## CAPITAL MARKET INDICATORS

EGX 30

EGX 70 EWI

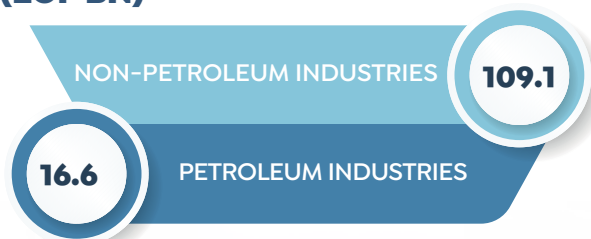
EGX 100 EWI



Source: CAPMAS, IHS Markit, EGX, CBE &amp; MPED



## TARGET INVESTMENTS IN FY 2021/22 (EGP BN)



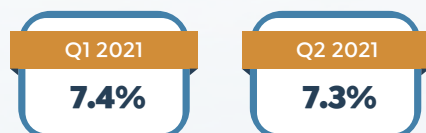
## ECONOMIC DEVELOPMENT IN FY 21/2022 PLAN

| FY 2020/21   | FY 2021/22 |
|--|------------|
| Savings Rate                                       |            |
| 5.5%   | 11.2%      |
| Net Foreign Direct Investments (USD BN)            |            |
| 325.56   | 368.6      |
| Tourism Revenues (USD BN)                          |            |
| 2.4  | 6          |
| FY 2019/20   | FY 2021/22 |
| Development of Non-Oil Exports (USD BN)            |            |
| 17.9   | 19.5       |
| FY 2018/19   | FY 2021/22 |
| Remittances From Egyptians Working Abroad (USD BN) |            |
| 25.2   | 30         |

## POVERTY RATE



## UNEMPLOYMENT RATE



### BY GENDER

|        | Q1 2021 | Q2 2021 |
|--------|---------|---------|
| Male   | 5.6%    | 5.7%    |
| Female | 15.9%   | 15%     |

### BY GEOGRAPHIC AREAS



## INVESTMENTS ON ELECTRICITY SECTOR



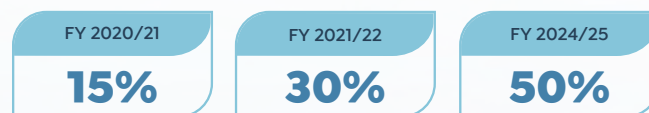
### PLANNED PRODUCTION



### PLANNED OUTPUT



## EXPECTATIONS ON GREEN PUBLIC INVESTMENTS



## IMF'S EXPECTATIONS FOR EGYPTIAN ECONOMY

### FOREIGN DIRECT INVESTMENTS (USD BN)



### INTERNATIONAL RESERVES (USD BN)



### EXPORTS (USD BN)



### IMPORTS (USD BN)

