

MARKET WATCH

CONTRIBUTOR **YASSEN MAHMOUD**

OCTOBER
2022

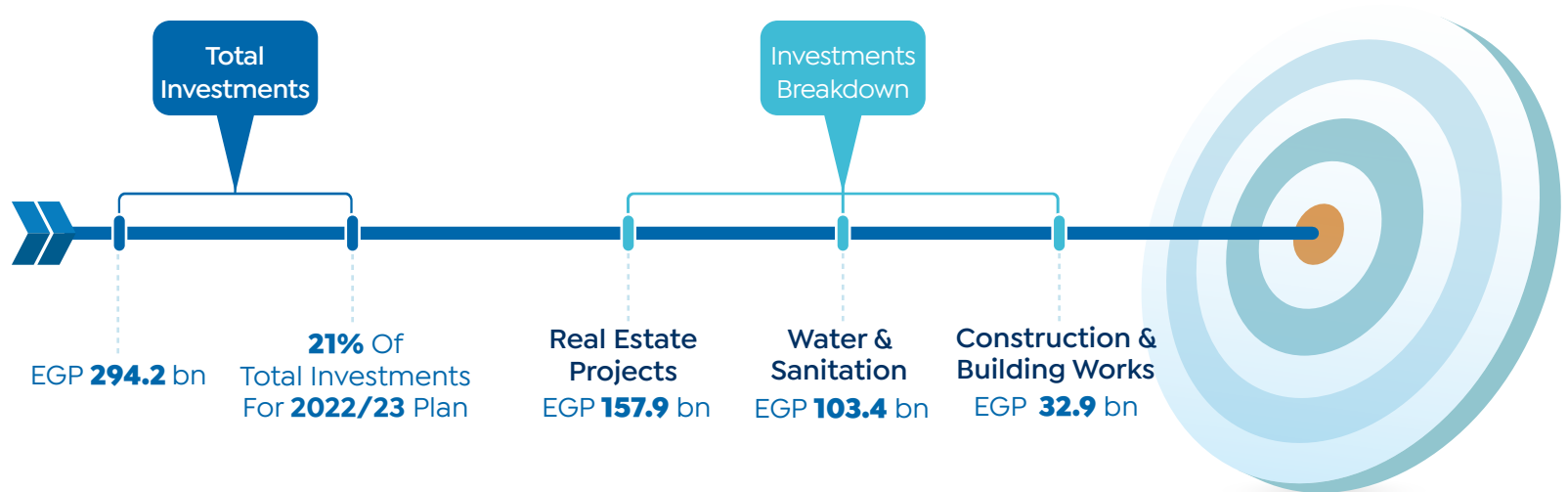


REAL ESTATE

MARKET
UPDATES

01 | REAL ESTATE MARKET UPDATES 2022

THE OBJECTIVES OF FY 2022/23 PLAN IN THE FIELD OF URBAN DEVELOPMENT



The Targets of The 2022/23 Plan

2021/22

2022/23

> Production Of Urban Development Sector

↑ **15.6%**
Increase



> Real Estate Sector's Output

↑ **14.5%**
Increase



> GDP Of The Urban Development Sector

↑ **16.3%**
Increase



> Construction Sector's Output

↑ **18.1%**
Increase



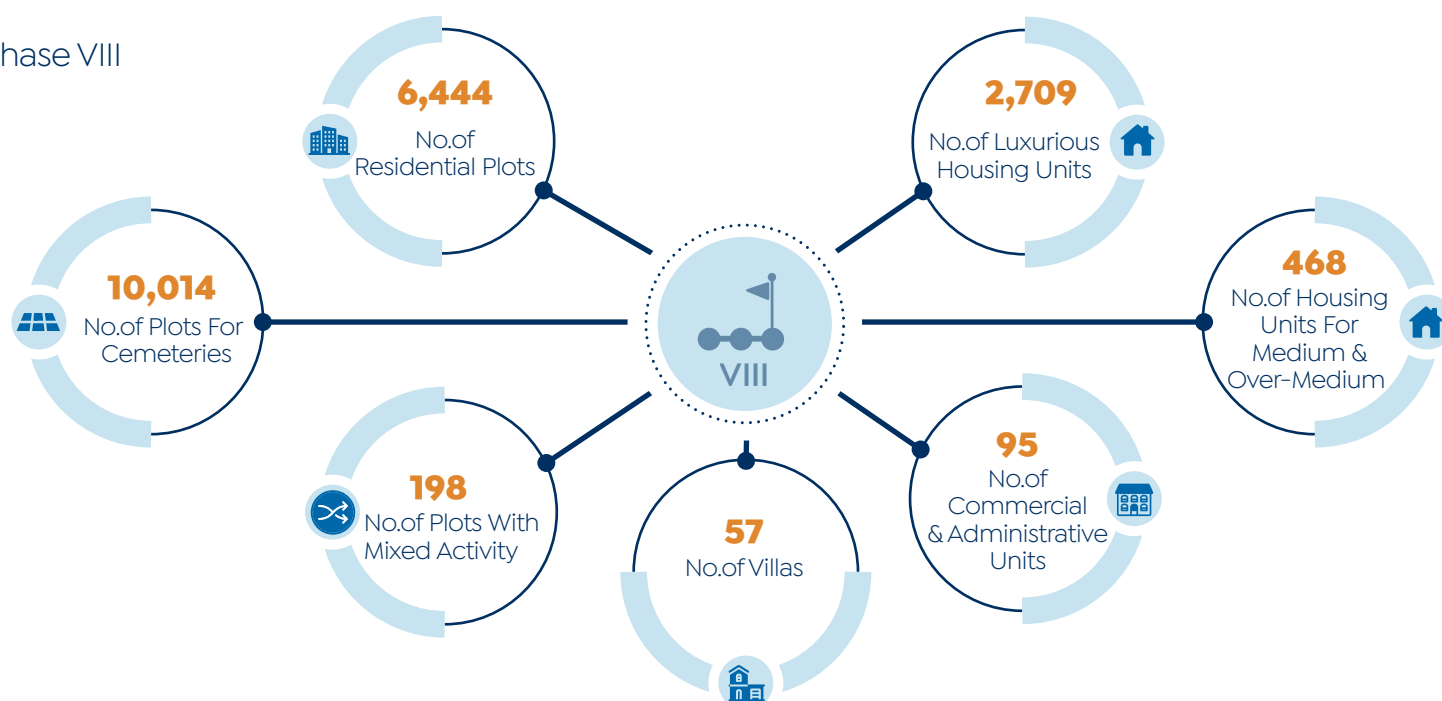
BAIT AL-WATAN PROJECT FOR EGYPTIANS LIVING ABROAD

The Previous Seven Phases



Source: MPED, Cabinet & NUCA

| Phase VIII



HAYAH KARIMA INITIATIVE

| Aswan Governorate

Kom Ombo, Edfu & Nasr Al Nuba
Location

31
No. of Local Units

100
No. of Villages

121
No. of Executed Projects



SUPPLY VOLUME

- 31 Citizen Service Complexes (Offering 7 Services)
- 31 Agricultural Service Complexes
- Constructing 82 Youth Centers
- Upgrading 76 Youth Centers
- Constructing 26 Ambulance Points
- Upgrading 6 Ambulance Points
- Constructing & Upgrading 74 Bridges
- Development of Electricity Networks
- Constructing 63 Housing Buildings "Sakan Kareem"
- Others

| Damietta Governorate

Kafr Saad
Location

12
No. of Local Units

23
No. of Villages

76
No. of Executed Projects

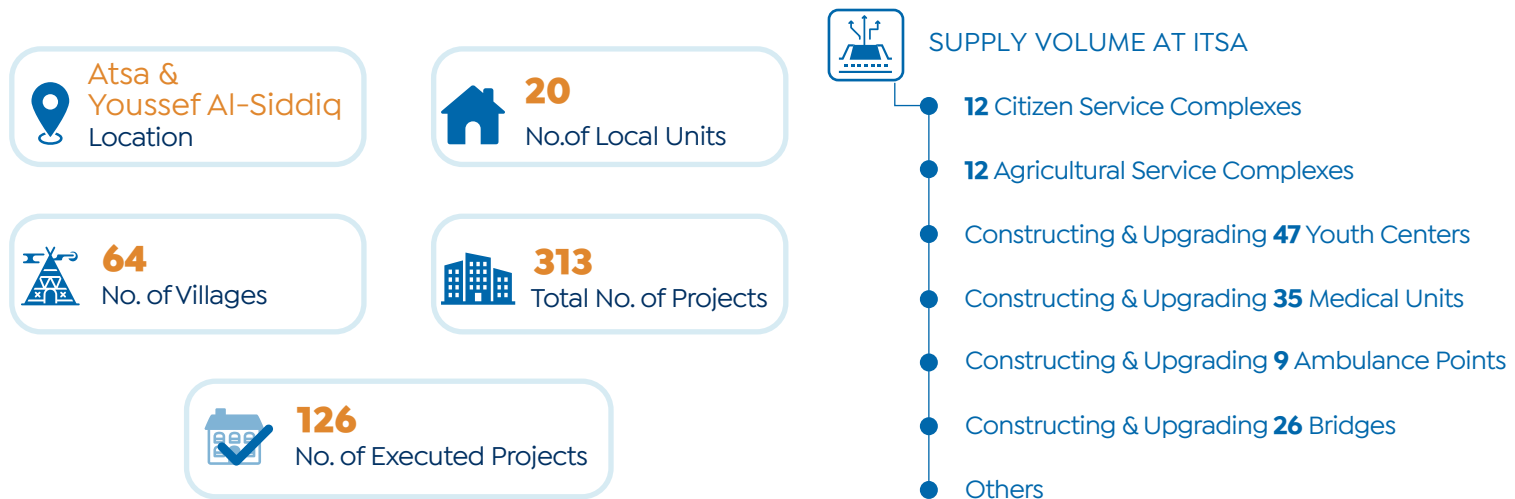


SUPPLY VOLUME

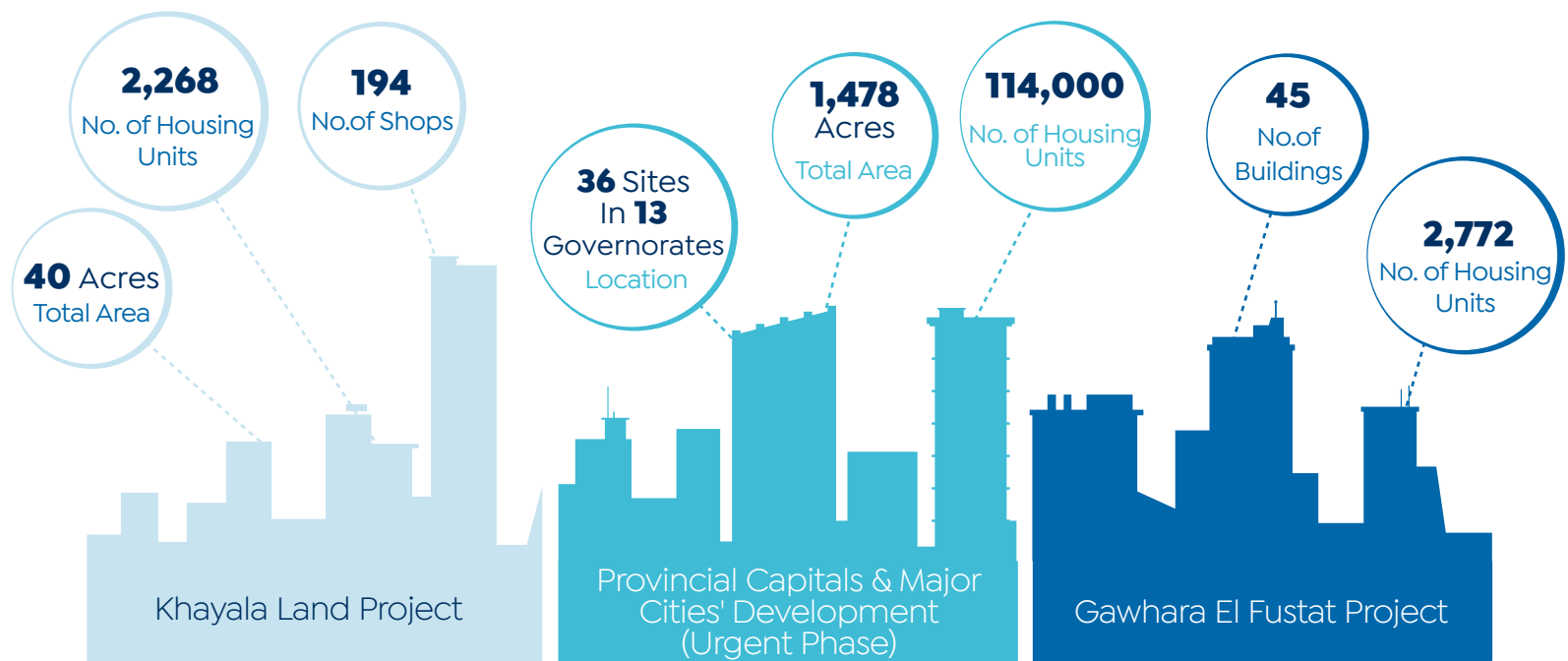
- 12 Citizen Service Complexes (Offering 7 Services)
- 12 Agricultural Service Complexes
- Technology Center
- Constructing 9 Youth Centers
- Upgrading 16 Youth Centers
- Constructing 9 Medical Units
- Upgrading 11 Medical Units
- Constructing 8 Ambulance Points
- Upgrading 5 Ambulance Points
- Constructing & Upgrading 11 Bridges
- Development of Electricity Networks
- Constructing 6 Housing Buildings "Sakan Kareem"
- Others

Source: Cabinet & NUCA

| Fayoum Governorate



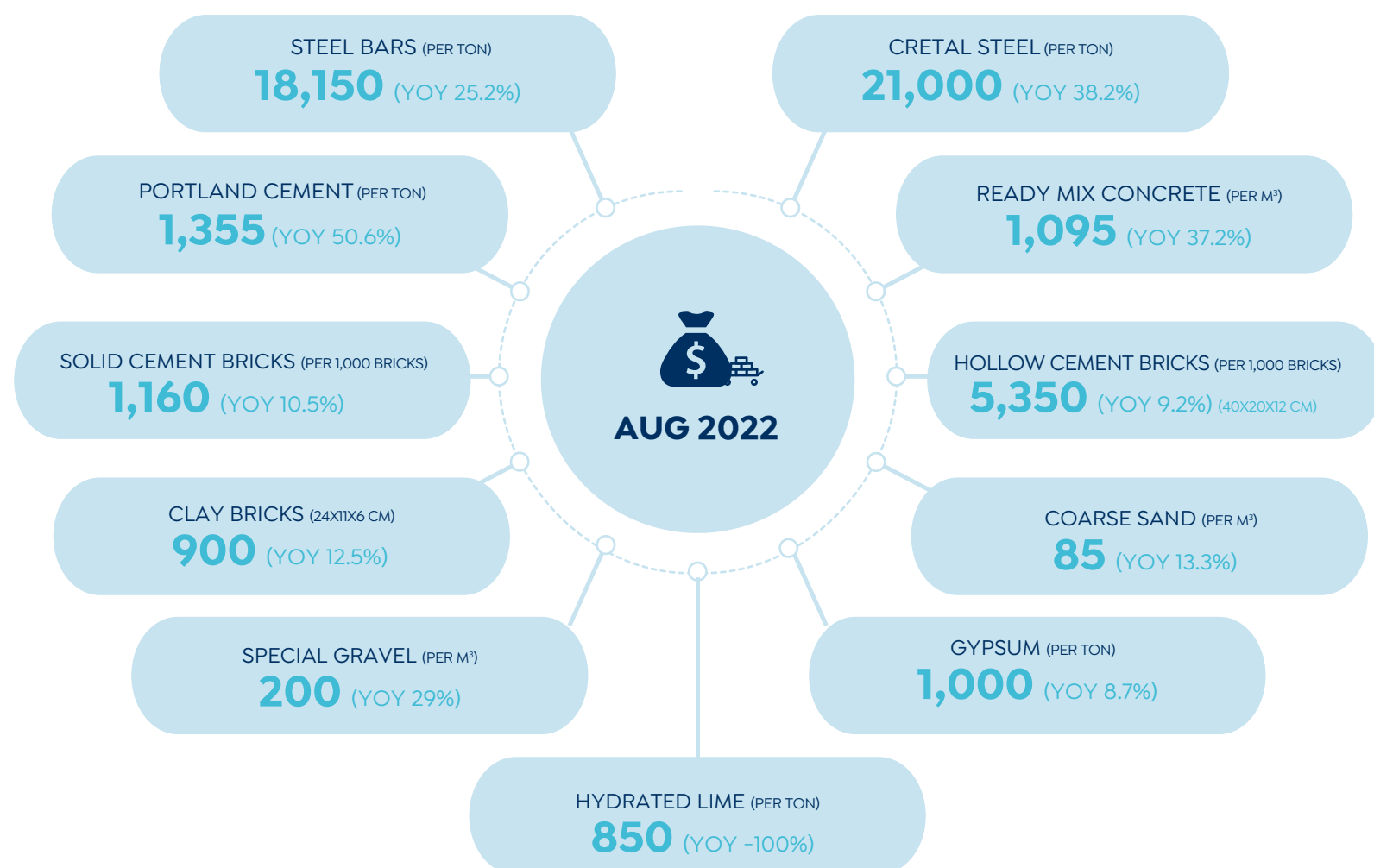
URBAN DEVELOPMENT FUND'S PROJECTS



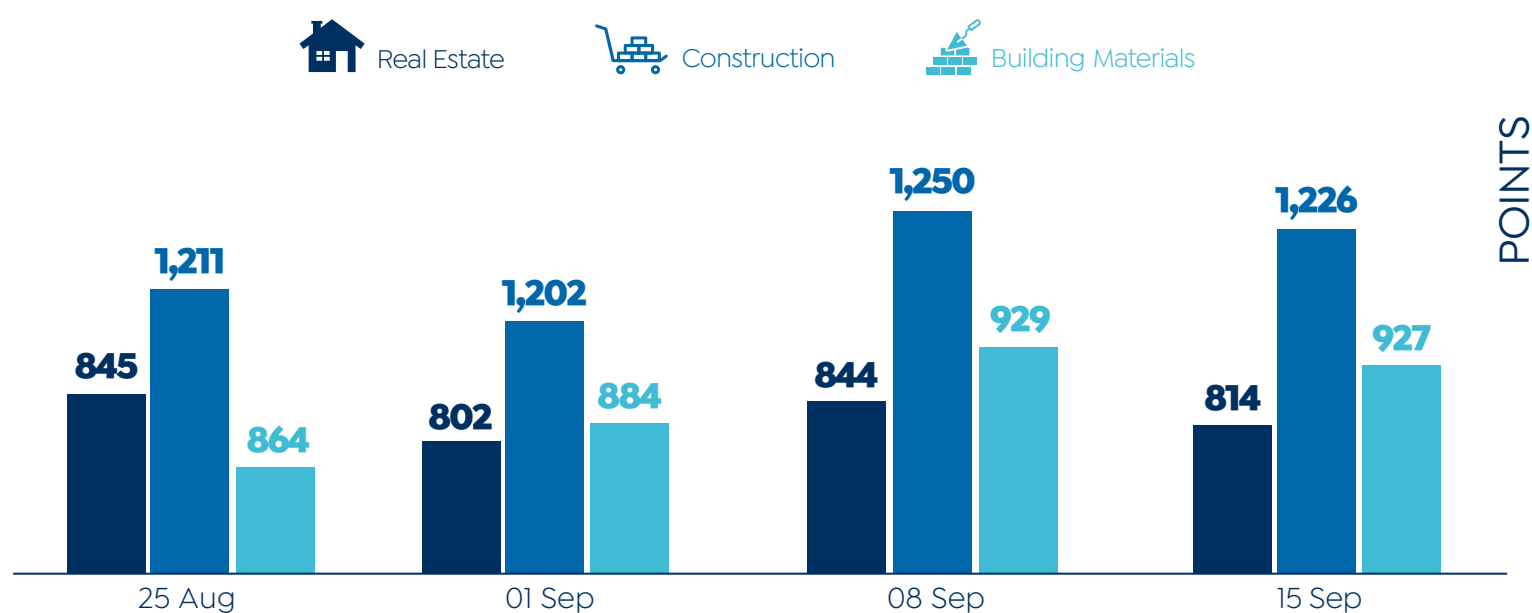
DEVELOPMENT OF WATER TREATMENT PLANT



PRICES OF CONSTRUCTION MATERIALS (EGP)



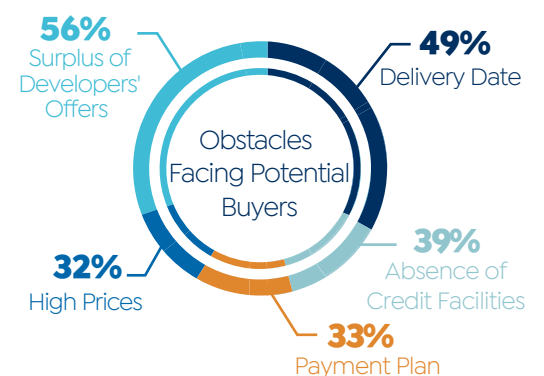
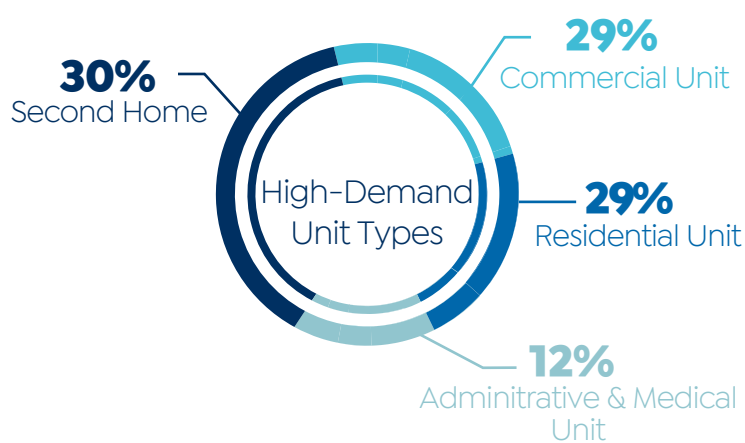
REAL ESTATE & CONSTRUCTION// PERFORMANCE OF STOCK MARKET INDEXES IN EGYPT



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

MONTHLY SURVEY

| Purchasing Power





NEW CITIES UPDATE

02 | NEW CITIES UPDATES 2022

UPDATES ON NEW CAIRO

| Housing For All Egyptians



3rd Settlement
LOCATION



INCLUDE:



EGP **1.964** bn
COST



5,208
NO.OF HOUSING UNITS

• **2,448** (Unit Area: **132** m²)

• **2,760** (Unit Area: **99** m²)



120
NO. OF ADMINISTRATIVE UNITS

UPDATES ON 6TH OF OCTOBER CITY

| Housing For All Egyptians



70 Acres
AREA



85
NO. OF BUILDINGS



2,040
NO.OF HOUSING UNITS



60%
COMPLETION RATE

UPDATES ON NEW MANSOURA CITY

| JANNA



468
NO. OF BUILDINGS



11,232
NO. OF UNITS



Underway
STATUS

| Villas' Project



1,149
NO. VILLAS



2,103
NO. OF UNITS



Underway
STATUS

| Sakan Misr



196
NO. OF BUILDINGS



4,704
NO. OF UNITS



Underway
STATUS

| Services Buildings



2
PRIMARY SCHOOLS



1
POLICE STATION



8
COMMERCIAL MARKETS



OTHERS



1
FIRE FIGHTING CENTER



1
MEDICAL CENTER

| Seawater Desalination Plant



160,000 m³/Day
TOTAL CAPACITY



40,000 m³/Day
CAPACITY OF PHASE I



Phase I: Complete
STATUS

UPDATES ON SADAT CITY

| Housing For All Egyptians (Phase V)



Al Firdous Neighborhood
LOCATION



NO. OF BUILDINGS

100 (Include: **2,000** Housing Units)
5 (Include: **180** Housing Units)



Underway
STATUS

UPDATES ON 10TH OF RAMADAN

| Social Housing Buildings



12th Neighborhood
LOCATION



504
NO. OF UNITS



21
NO. OF BUILDINGS



Underway
STATUS

| Eastern Axis Club



17 Acres
AREA



90%
COMPLETION RATE

UPDATES ON OBOUR CITY

| Alternative Housing For Slums



14th Neighbourhood
LOCATION



90 & 115 m²
UNIT AREA



96
NO. OF COMMERCIAL UNITS



96
NO. OF BUILDINGS



96
NO. OF ADMINISTRATIVE UNITS



Underway
STATUS



3,360
NO. OF HOUSING UNITS

| Housing For All Egyptians



14th Neighbourhood
LOCATION



806
NO. OF BUILDINGS



19,344
NO. OF HOUSING UNITS



90 m²
UNIT AREA

NEW ESNA CITY

> ACCORDING TO REPUBLICAN DECREE NO. 264 OF 2022



7,671 Acres
AREA



900,000+
NO. OF TARGETED CITIZENS



West Giza-Aswan Road
LOCATION



137,000
NO. OF PROVIDED JOB OPPORTUNITIES



PRIVATE REAL ESTATE PROJECTS

UPDATE

03 | PRIVATE REAL ESTATE PROJECTS UPDATES 2022



NEW RESIDENTIAL PROJECTS

| NEW PROJECT (NAME N/A)

Developer: Arabisk Real Estate Development



LOCATION

6th of October City



AREA

30,000 m²



NO. OF BUILDINGS

30



NEW COMMERCIAL PROJECTS

| ROCK GOLD MALL

Developer: El-Batal Group For Housing And Development



LOCATION

New Cairo



AREA

11,000 m²



BUA

40,000 m²

SUPPLY VOLUME

- 200 Shops Of International & Local Gold Designers
- Cafes, Restaurants & Landscapes



NEW COASTAL PROJECTS

| SEAZEN

Developer: ALQAMZI Developments



LOCATION

North Coast



AREA

204 Acres



TOTAL INVESTMENTS

EGP 14 bn

SUPPLY VOLUME

- No. of Units : 2,000
- Chalets & Villas
- Health Resorts, Swimming Pools, Gym & Wave Pool



CONSTRUCTION
DATE

Oct-2022



COMPLETION DATE
(PHASE I)

2025



NEW COMPLEX PROJECTS

| GLOUVRE SIDE BUSINESS

Developer: CGD Development



SUPPLY VOLUME

- Commercial & Administrative Units
- 4** Underground Garages & **12** Floors



PROJECTS UNDERWAY

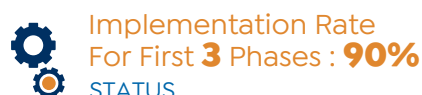
| DIAMOND PROJECT

Developer: Sovana Group For Tourism Development



SUPPLY VOLUME

- No. of Units (New Phase) : **150**
- Hotel Units & 4-Star Hotel (Phase IV)
- 4** Swimming Pools, Aqua Park, Landscape & Other Services



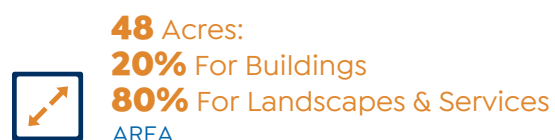
| PALM BEACH

Developer: La Sirena For Touristic And Real Estate Investment Company



SUPPLY VOLUME

- Twin Houses, Hotel Units, Chalets & Villas
- Unit Area: **56 - 300 m²**
- Swimming Pools, Aqua Park, Cafés, Restaurants, Football Court & Commercial Area



Source: Developers' Official Statements

MALL OF MANSOURA

Developer: Marakez


LOCATION
Mansoura,
El Dakahlia


AREA
150,000 m²


BUA
45,000 m²


GLA
40,000 m²


OPENING DATE
2025

MORAYA

Developer: Edge Stone Egypt


LOCATION
R8, NAC


AREA
25 Acres


EXPECTED SALES
EGP 3 bn


CONSTRUCTION
RATE
40%

SUPPLY VOLUME

- **1,048** Housing Units & Villas
- Villa Area: **150 – 314 m²**
- Hotel Services, Clubhouse, Kids' Area, Gym & Commercial Area

GOLD MARKET

Developer: IC Group


LOCATION
MU23, NAC


AREA
8,300 m²


TOTAL COST
EGP 800 mn

SUPPLY VOLUME

- Commercial & Administrative Units
- **8** Floors
- **5** Commercial Floors & **3** Administrative Floors
- Unit Area: **40 – 173 m²**


60%
COMPLETION RATE

UNITOWER 1&2

Developer: UC Developments


LOCATION
Downtown, NAC


AREA
8,300 m²

SUPPLY VOLUME

- Commercial, Administrative, Hotel & Medical Units
- **11** Floors

DOUBLE TWO TOWER

Developer: Nakheel Developments


LOCATION
NAC


AREA
9,000 m²

SUPPLY VOLUME

- Commercial, Administrative & Medical Units
- **Ground & 1st** Floor For Commercial Units

JEFAIRA

Developer: Inertia Developments



LOCATION
North Coast


AREA
5.8 mn m²

Ayla Phase


AREA
353,000 m²


TOTAL INVESTMENTS
EGP 3.8 bn


Villas, Twin Houses, Townhouses & Chalets
UNIT TYPES

Source: Developers' Official Statements

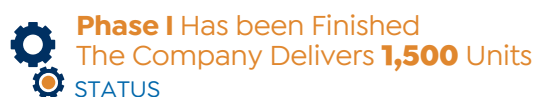
SIXTY ICONIC TOWER

Developer: Al-Borouj Misr



SUN CAPITAL

Developer: Arabia Development



FOUKA BAY

Developer: Tatweer Misr



SUPPLY VOLUME

- No. of Units : **2,500**
- Standalone Villas, Twin Villas, Twin Houses, Chalets & Lofts
- Units Area: **70 - 542 m²**

VINCI

Developer: Misr Italia Properties (MIP)



Vinci Lagoons



SUPPLY VOLUME

- First Swimmable Lagoon (**5,000 m²**)
- **700-meter** Shoreline
- Unit Types: Garden Villas, Sky Villas, Apartments & Double-View Houses

WESTIN PARK

Developer: Emtelak Developments



SUPPLY VOLUME

- **Ground & 10** Floors
- Administrative, Commercial & Medical Units
- **2** Garages
- No.of Units: **400**
- Unit Area: **45-67 m²**



GOLDEN GATE

Developer: REDCON for Offices and Commercial Centers (ROCC)


LOCATION
New Cairo


AREA
160,000 m²


NO. OF PHASES
2


DELIVERY DATE
Q1 2024 (Phase I)
& **2025** (Phase II)

SUPPLY VOLUME

- **100,000** m² Of Commercial Space
- **100,000** m² Of Administrative Space

EAST LANE

Developer: Urbnlanes Development


LOCATION
5th Settlement


AREA
4,780 m²


UNIT TYPES
Commercial
& Administrative

 EGP **700** mn After **4** Hours From
Being Launched
TOTAL SALES OF ADMINISTRATIVE UNITS

EVER

Developer: Cred


LOCATION
6th of October
City


AREA
40 Acres


TOTAL INVESTMENTS
EGP **9** bn

 Residential, Commercial, Administrative,
Medical & Hotel Units
UNIT TYPES

 Within **6** Yrs
IMPLEMENTATION PERIOD

L'HIVER

Developer: New Generation Developments


LOCATION
New Alamein City


AREA
75 Acres


TARGETED SALES
EGP **4** bn


CONSTRUCTION DATE
Before End-**2022**


DELIVERY DATE
End-**2025**

SUPPLY VOLUME

- Villas, Twonhouses, Twin Houses & Chalets
- Units Area: **42 - 220** m²

GREENY AVENUE

Developer: Ebny Real Estate Development


LOCATION
New Sohag


AREA
20 Acres


TOTAL INVESTMENTS
EGP **1** bn

WESTWAY

Developer: Ebny Real Estate Development


LOCATION
New Sohag


AREA
13,000 m²



ECONOMIC SNAPSHOT

04 | ECONOMIC SNAPSHOT

UPDATES 2022



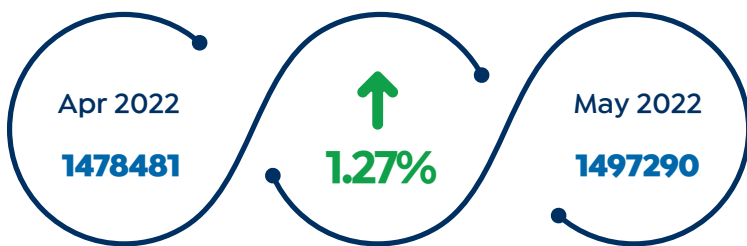
INTEREST RATES



* MPC Meeting was Held on Sep 22



MONEY SUPPLY (EGP MN)



DOMESTIC LIQUIDITY (EGP MN)



ANNUAL HEADLINE INFLATION

JULY-2022: **13.6%**

AUG-2022: **14.6%**

↑



NET INTERNATIONAL RESERVES (USD BN)

JULY-2022: **33.143**

AUG-2022: **33.142**

↓



PURCHASING MANAGERS' INDEX (PMI)

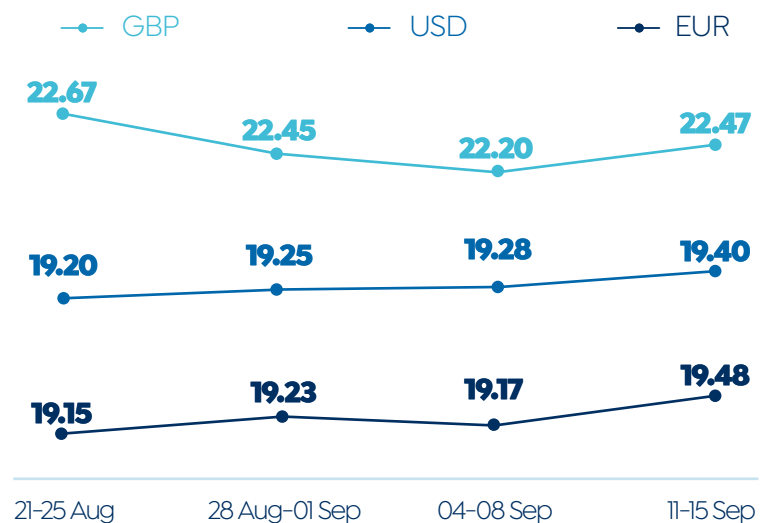
JULY-2022: **46.4**

AUG-2022: **47.6**

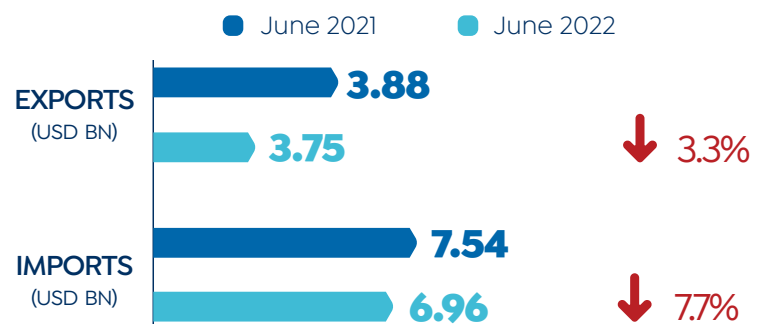
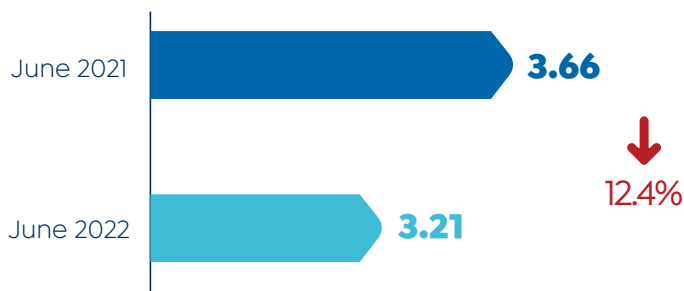
↑



EXCHANGE RATES



TRADE DEFICIT (USD BN)

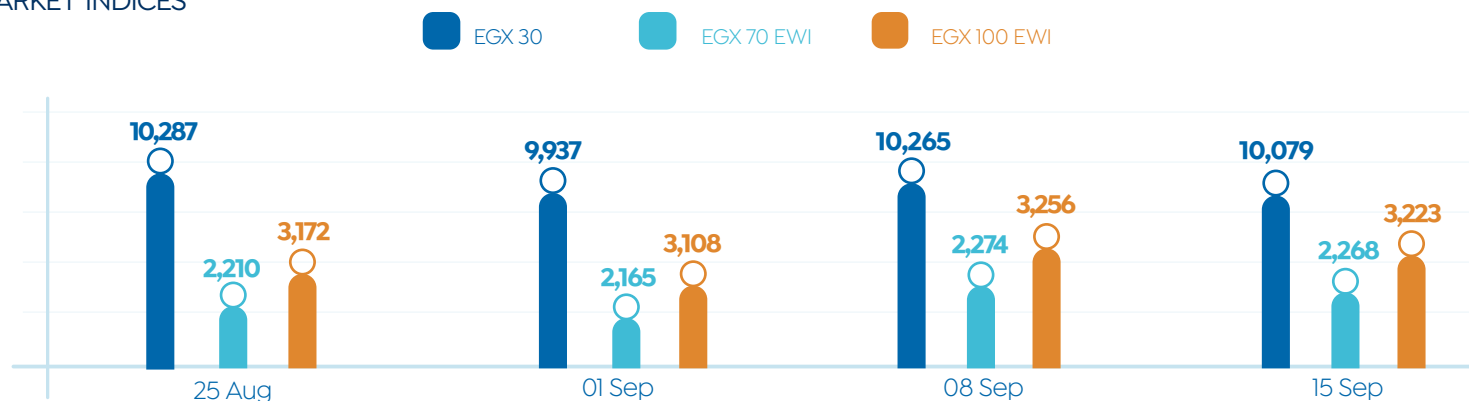


Source: IHS Markit, CAPMAS, CBE & FEDCOC

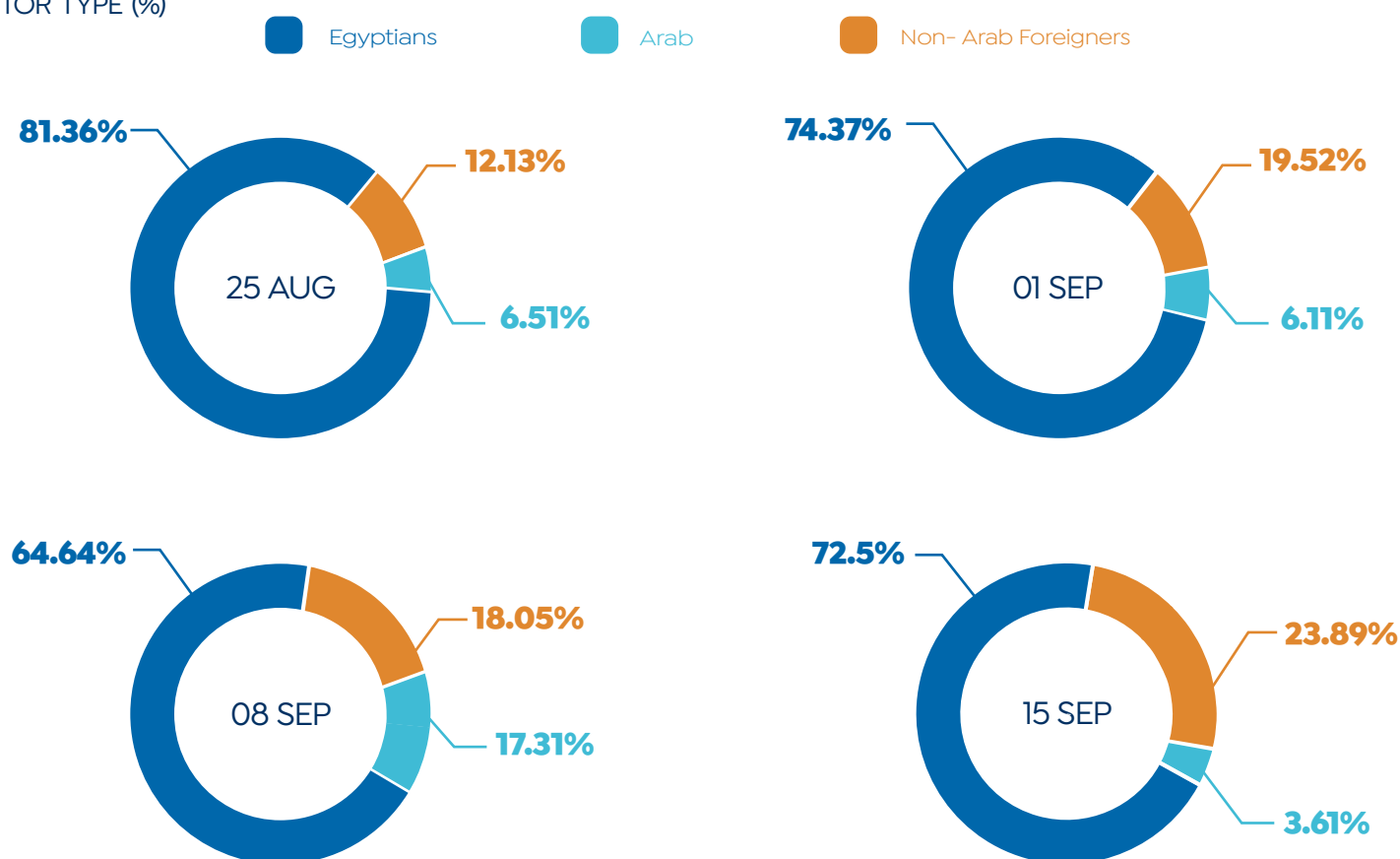


CAPITAL MARKET INDICATORS

MARKET INDICES

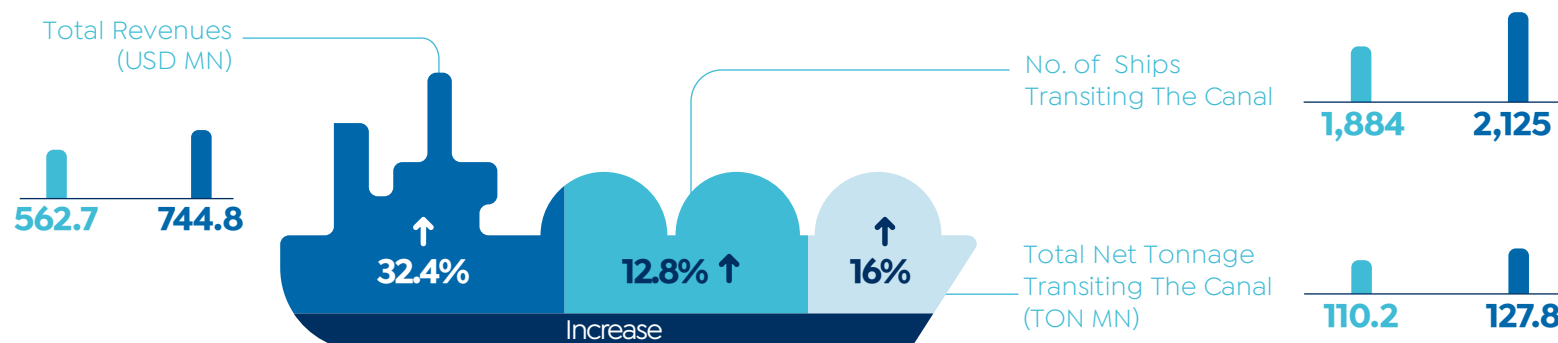


INVESTOR TYPE (%)



SUEZ CANAL

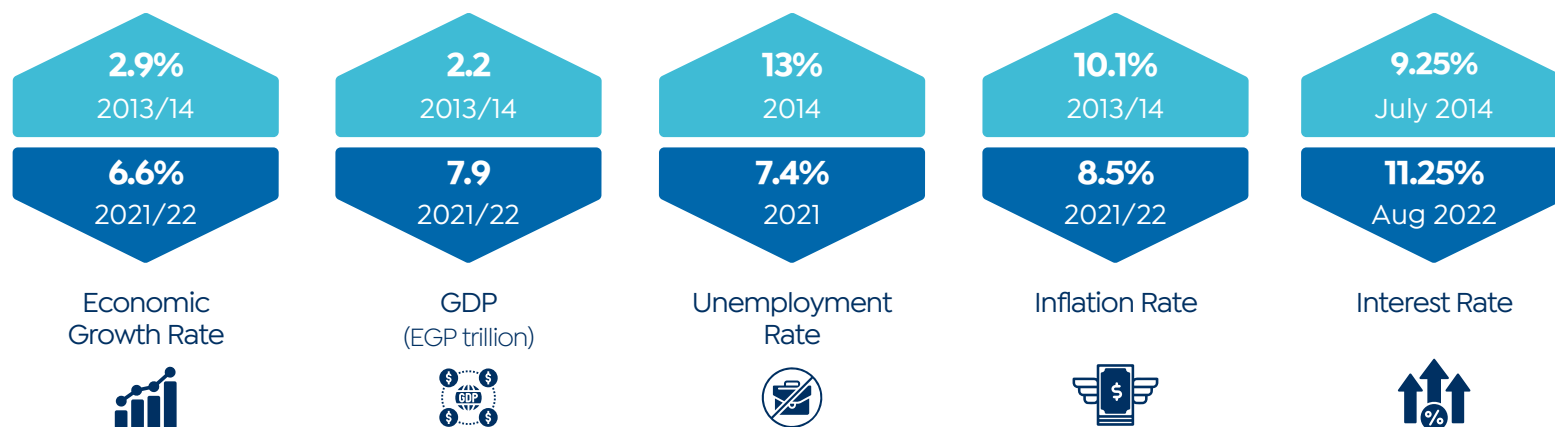
Aug 2021 (Light Blue), Aug 2022 (Dark Blue)



Source: EGX & Suez Canal Authority

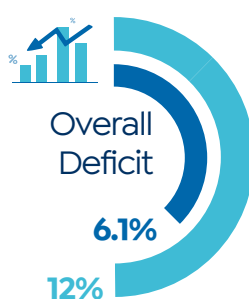
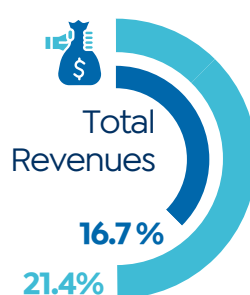
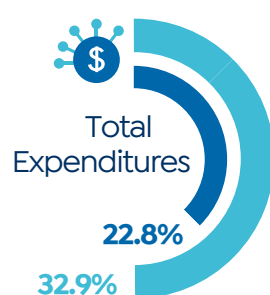
THE PERFORMANCE OF THE EGYPTIAN ECONOMY DURING 8 YRS

MACRO ECONOMIC INDICATORS



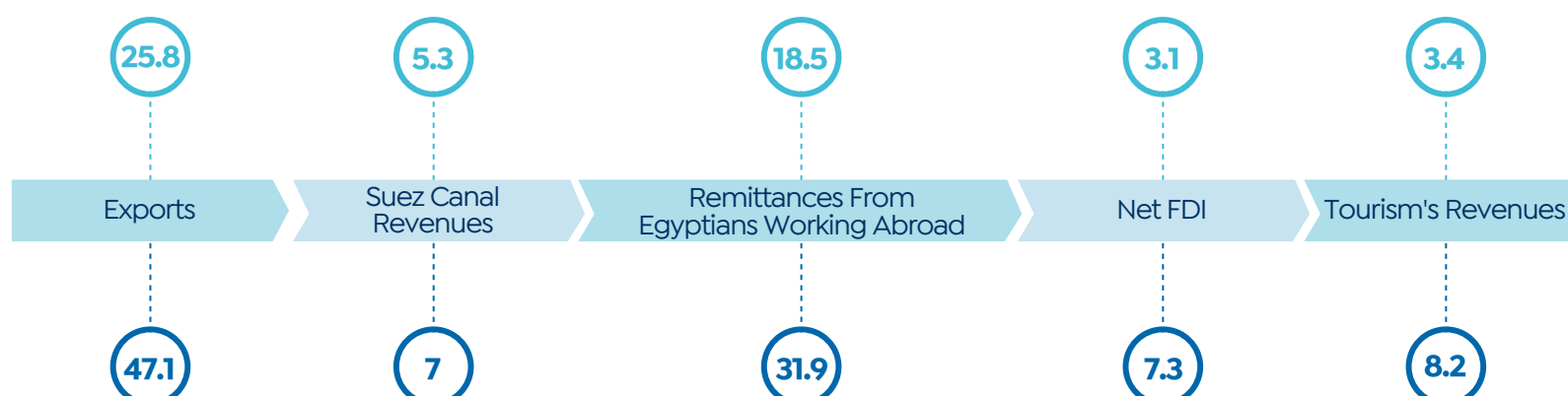
FISCAL SECTOR'S INDICATORS (% OF GDP)

■ 2013/14 ■ 2021/22

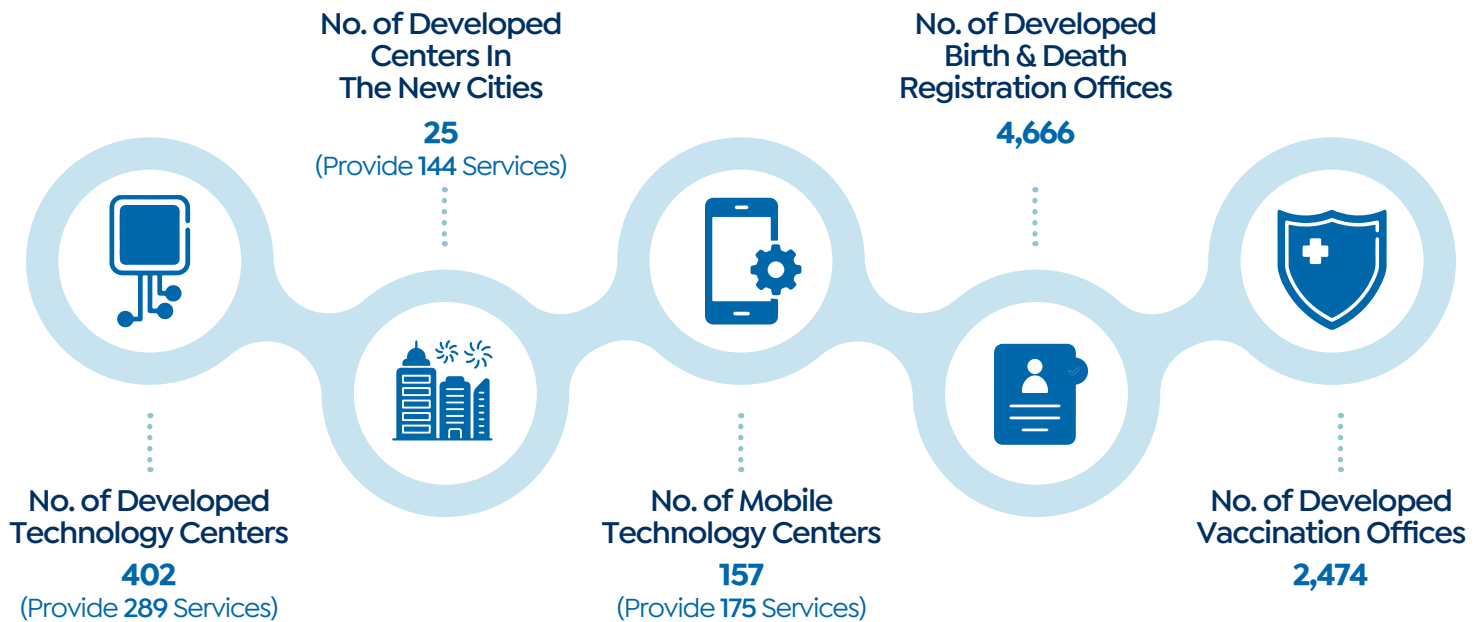


FOREIGN SECTOR'S INDICATORS (USD BN)

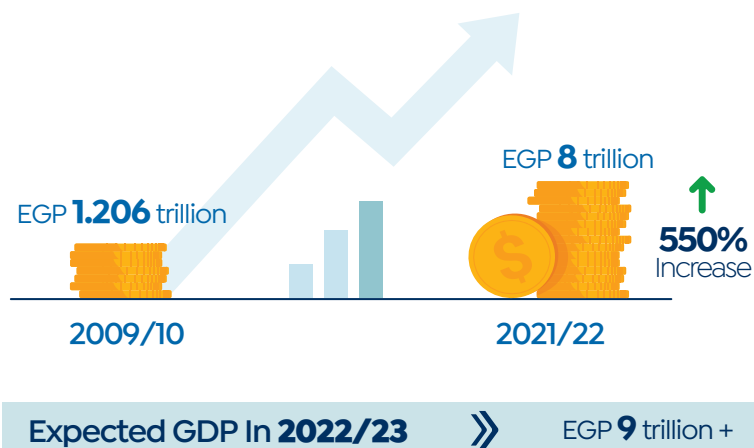
■ 2013/14 ■ 2021/22



THE ACHIEVEMENTS OF DIGITAL TRANSFORMATION PROJECTS UNTIL JUNE 2022



GDP IN EGYPT



GREEN INVESTMENTS

(% OF TOTAL INVESTMENTS)

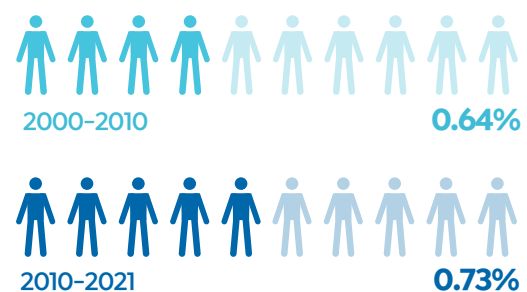


EGYPT IN THE GLOBAL HUMAN DEVELOPMENT REPORT

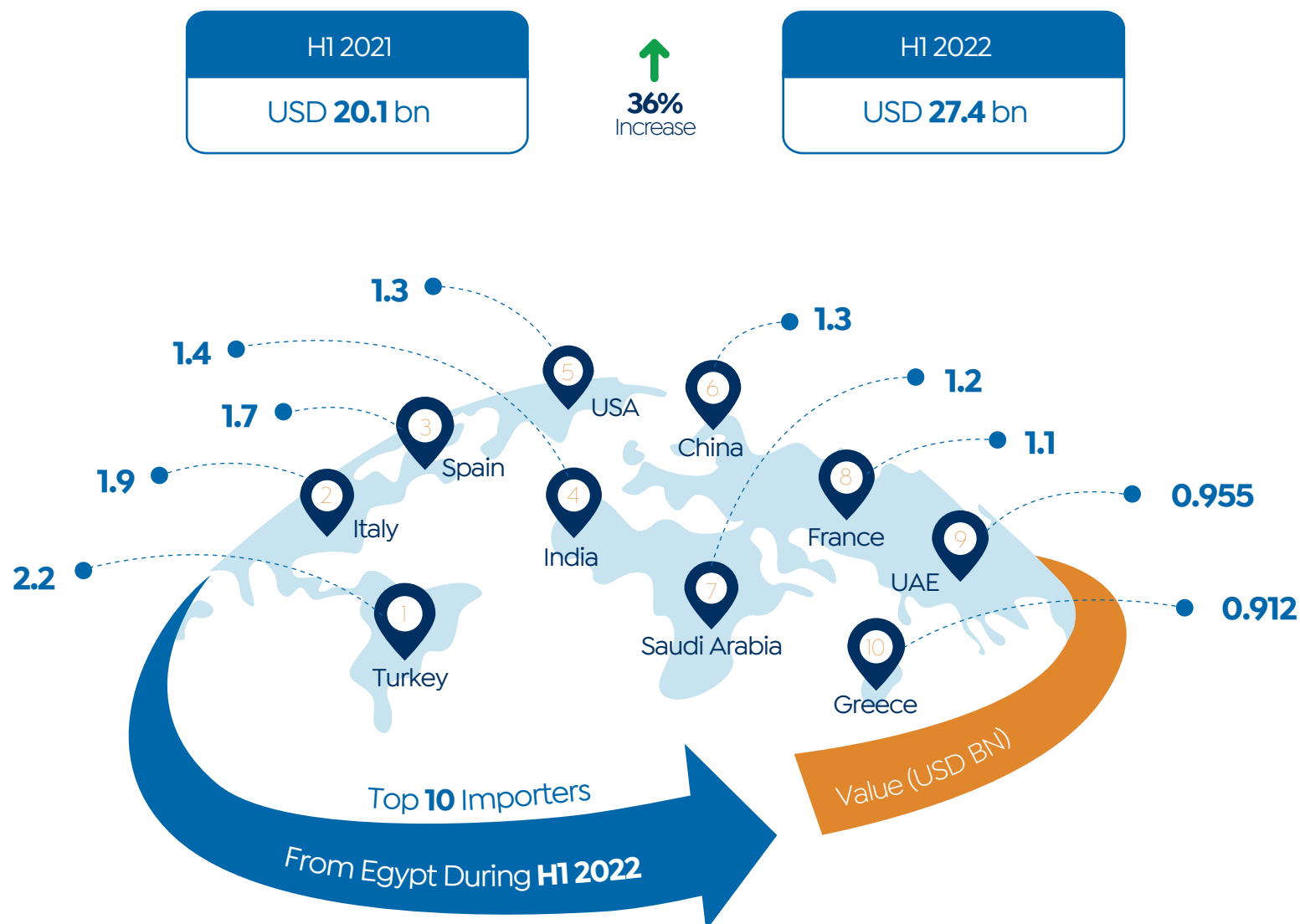
Egypt's Rank



Annual Average Growth Of The Human Development Index



EGYPTIAN EXPORTS



ARAB MONETARY FUND'S EXPECTATION FOR EGYPTIAN ECONOMY

