

MARKET WATCH

BY: **YASSEN MAHMOUD**
(06 AUG. - 07 SEP.)

OCTOBER
2023

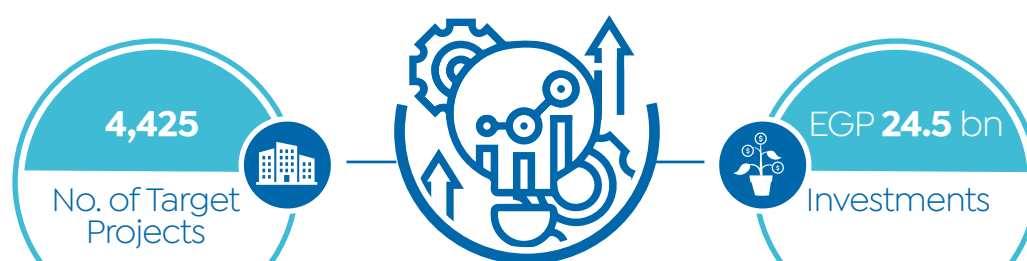


REAL ESTATE

MARKET
UPDATES

01 | REAL ESTATE MARKET UPDATES 2023

LOCAL DEVELOPMENT PROGRAM IN FY (2023/24)



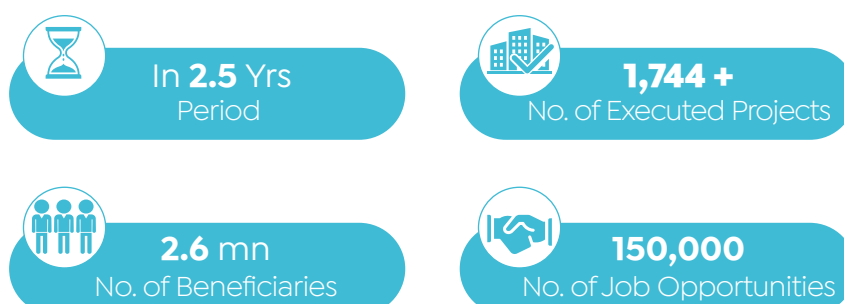
TARGET PROJECTS IN HAYAH KARIMA INITIATIVE "PHASE I"

167 Sewage Treatment Plants	323 Water Purification Plants	1,102 Medical Units	332 Government Service Complexes	15,330 Classrooms
128 Firefighting Points	231 Police Stations	164 Upgrading Main Roads	1,466 Villages Electricity Services	926 Villages Gas Services
1,441 Wastewater Lift Stations	24 Central Hospitals	367 Ambulance Points	983 Youth Centers	330 Agricultural Service Complexes
127 Markets	1,303 Upgrading Schools	116 Upgrading Railway Stations	1,468 Villages Internet Services	Others

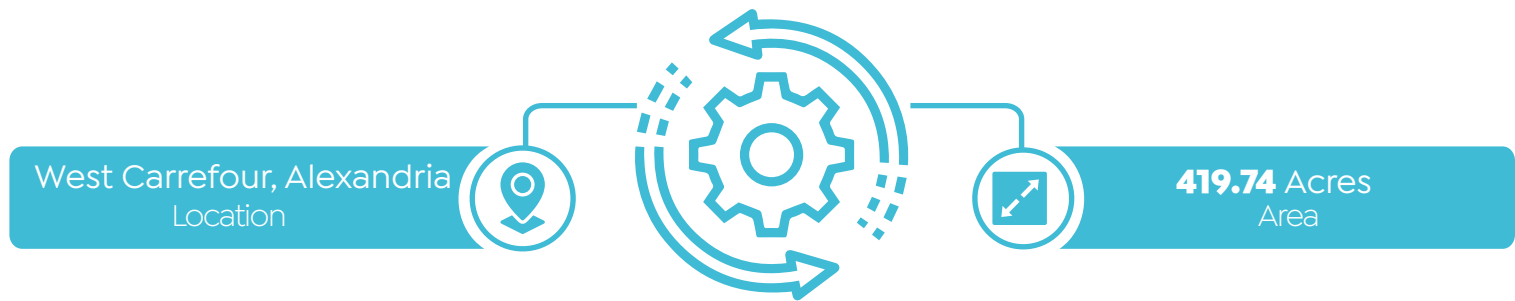
LOCAL DEVELOPMENT PROGRAM IN UPPER EGYPT



QENA GOVERNORATE



UPDATES ON SAWARY PROJECT



RESIDENTIAL TOWERS PROJECT



VILLAS PROJECT

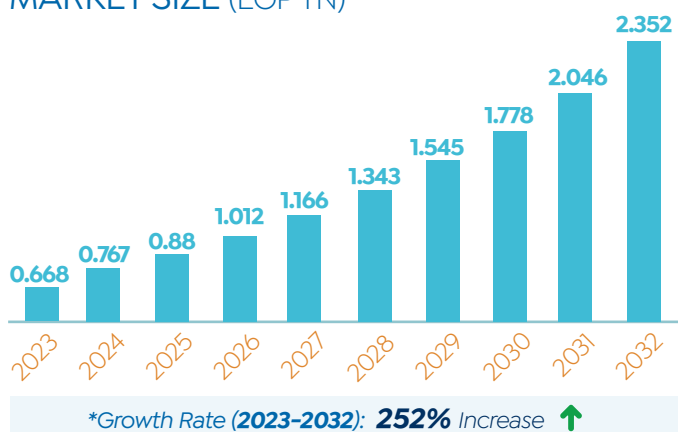


SUCCESSSES OF TOURISM DEVELOPMENT AUTHORITY

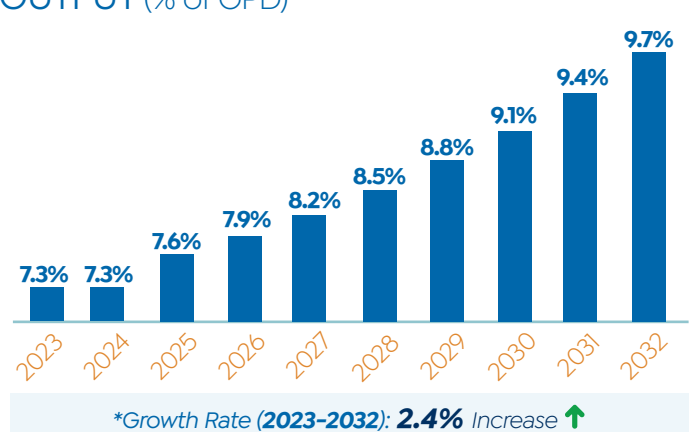


FITCH SOLUTIONS EXPECTATION FOR CONSTRUCTION & INFRASTRUCTURE MARKET

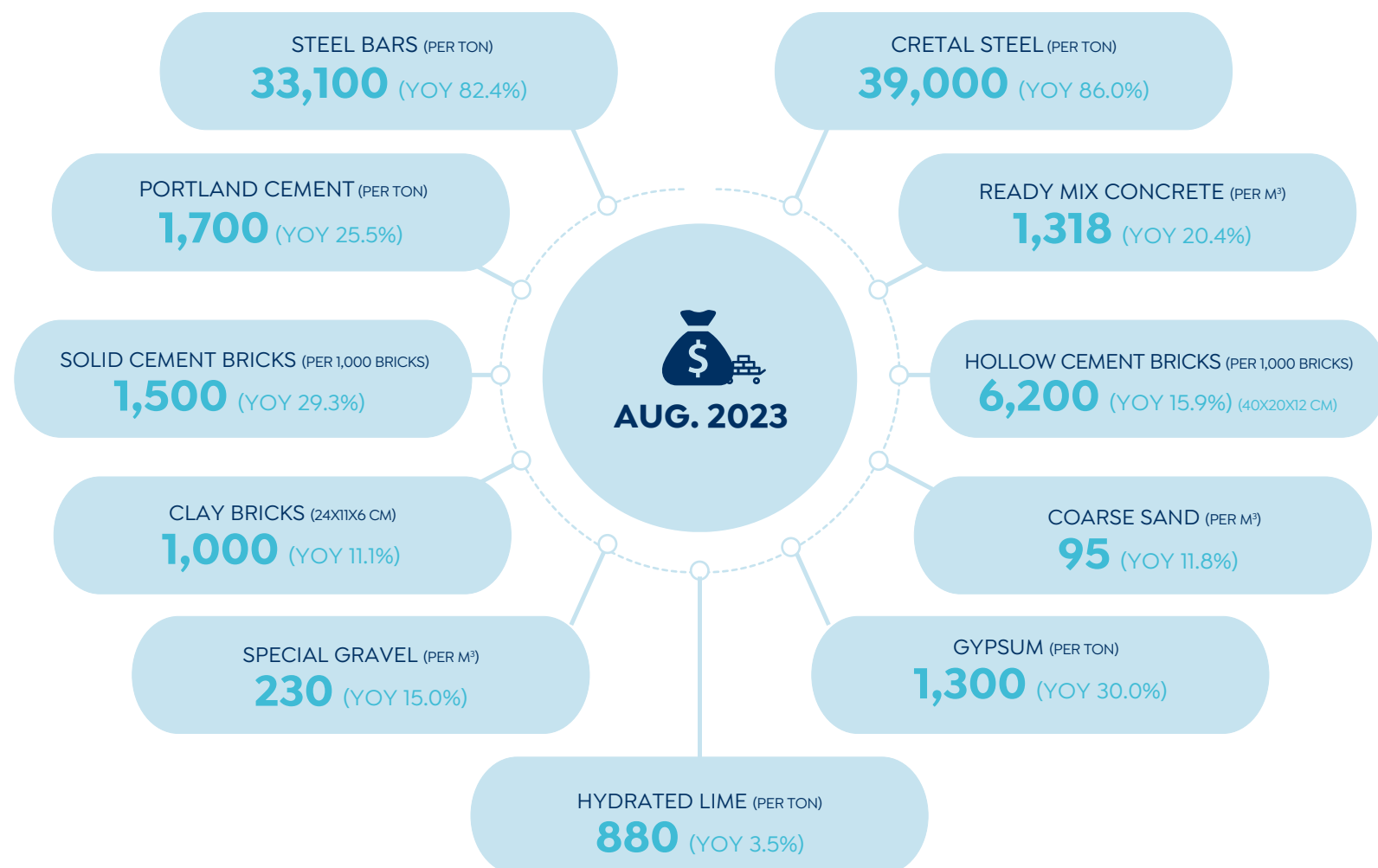
MARKET SIZE (EGP TN)



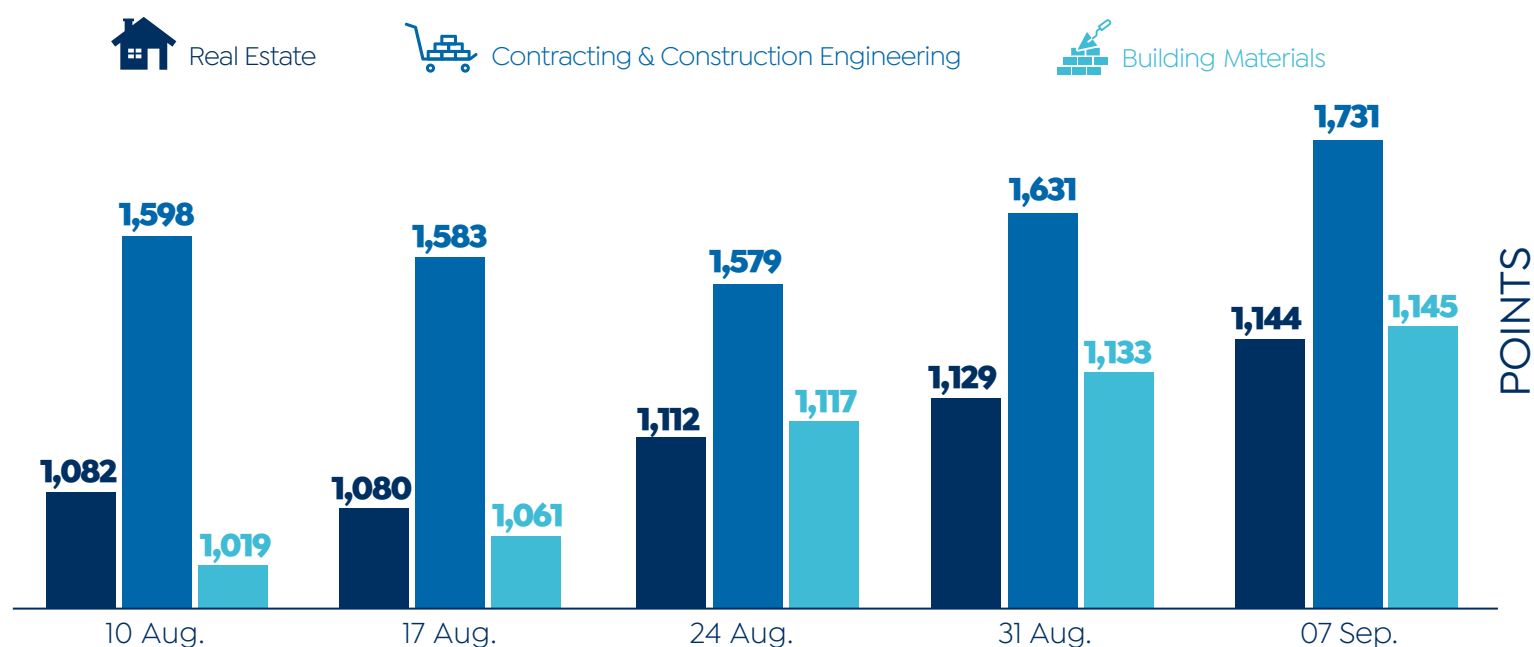
OUTPUT (% of GDP)



PRICES OF CONSTRUCTION MATERIALS (EGP)



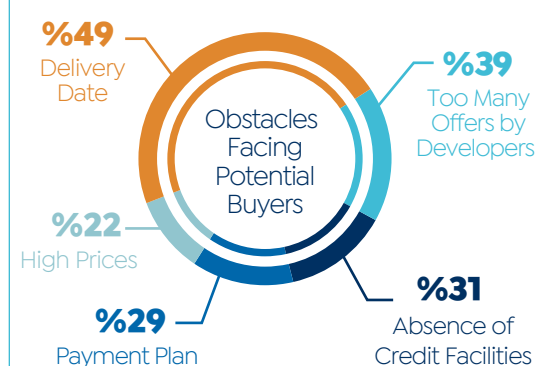
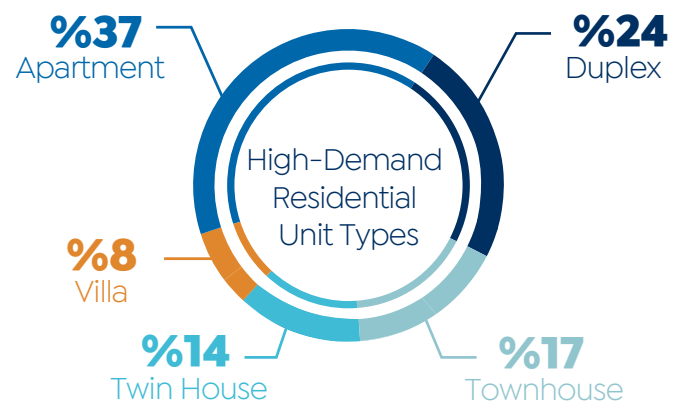
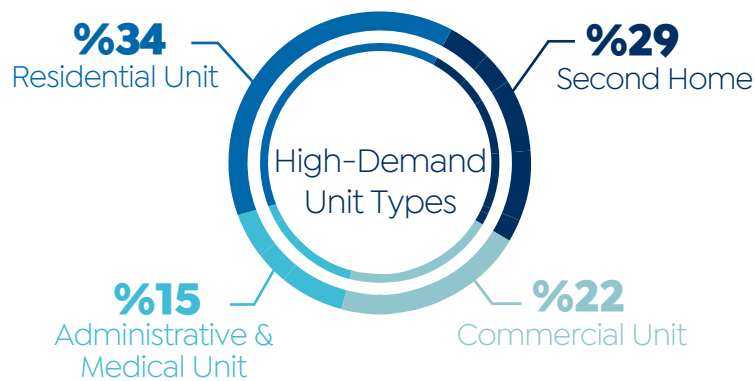
PERFORMANCE OF REAL ESTATE, CONSTRUCTION & BUILDING MATERIALS' INDICES IN EGX



Source: MHUC & EGX

MONTHLY SURVEY

Purchasing Power





NEW CITIES UPDATE

02 | NEW CITIES UPDATES 2023

PLOTS ALLOCATION


2,530

NO. OF ALLOCATED LANDS


14 New Cities

LOCATION



CITIES

New Cairo

New Obour

New Minya

New Aswan

Shorouk

15th of May

Sadat

10th of Ramadan

Sheikh Zayed

New Qena

6th of October

New Damietta

New October

Capital Gardens

NEW ADMINISTRATIVE CAPITAL (NAC) UPDATES

New Garden City (R5 District)


885 Acres

AREA


22,466

NO. OF HOUSING UNITS


Concrete Work: Complete
Finishing Work: Underway
 CURRENT STATUS

Capital Residence (R3 District)


1,016 Acres

AREA


24,130

NO. OF UNITS



UNITS BREAKDOWN

697 Buildings (**19,944** Units)

328 Villas (**328** Units)

157 Townhouses (**624** Units)

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

9 Mixed Use Buildings (**674** Units)

8

NO. OF NEIGHBORHOODS


Complete

CURRENT STATUS

NEW ALAMEIN CITY UPDATES

Heritage City


260 Acres

AREA


70

NO. OF SERVICE FACILITIES



INCLUDES:

Main Lake

Central Park

Church

Opera

Mosque

Roman Theater

Cinema Complex

Others

RESIDENCES FOR NAC'S EMPLOYEES IN BADR CITY

| Phase I


376

NO. OF BUILDINGS


9,024

NO. OF HOUSING UNITS


4,100 +

NO. OF DELIVERED UNITS



SERVICE FACILITIES

3 Schools

2 Nurseries

2 Bakeries

2 Medical Centers

4 Commercial Markets

Playgrounds

Others

| Phase II


196

NO. OF BUILDINGS


4,704

NO. OF HOUSING UNITS


91% +

COMPLETION RATE

NEW SUEZ CITY UPDATES

| Urgent Phase


300 Acres

AREA

| Commercial Market


8

NO. OF UNDERWAY SHOPS


80%

COMPLETION RATE

| Housing For All Egyptians Initiative


86

NO. OF BUILDINGS


2,064

NO. OF HOUSING UNITS



COMPLETION RATE

 Infrastructure Work: **65%**

 Water Projects: **34%**

 Sanitation Projects: **75%**

 Road Projects: **65%**

NEW OBOUR CITY UPDATES

| Alternative Housing for Slums


14th Neighbourhood

LOCATION


3,360

NO. OF HOUSING UNITS


96

NO. OF COMMERCIAL UNITS


96

NO. OF BUILDINGS


96

NO. OF ADMINISTRATIVE UNITS



SERVICE FACILITIES

Primary School

Commercial Mall

Medical Center

Nursery

15TH OF MAY CITY UPDATES



EGP **8.953** bn
TOTAL INVESTMENTS



2014- Present
PERIOD

| Housing For All Egyptians



19,428
NO. OF UNDERWAY HOUSING
UNITS FOR LOW INCOME



24,888
NO. OF EXECUTED HOUSING
UNITS FOR LOW INCOME



2,184
NO. OF UNDERWAY HOUSING
UNITS FOR MIDDLE INCOME



Construction & Agricultural Works: Underway
CURRENT STATUS

NEW BORG AL-ARAB UPDATES



EGP **4** bn+
TOTAL INVESTMENTS



2014- Present
PERIOD

| Housing For All Egyptians Initiative



333
NO. OF BUILDINGS



8,000
NO. OF HOUSING UNITS



90 sqm
UNITS AREA



Implementation Work Began
CURRENT STATUS

NEW RASHID CITY UPDATES

| Urgent Phase



EGP **778** mn
TOTAL INVESTMENTS



2024
COMPLETION DATE

| Bashair El-Kheir 4 Initiative



66
NO. OF BUILDINGS



Complete
CURRENT STATUS

| Housing For All Egyptians Initiative



100 - 120 sqm
UNITS AREA



53%
COMPLETION RATE

SHOROUK CITY UPDATES

| Sakan Masr Project



105
NO. OF BUILDINGS



2,520
NO. OF HOUSING UNITS



106 - 133 sqm
UNITS AREA

| 11 Buildings Project



CURRENT STATUS

Excavation & Concrete Works: Complete for **3** Buildings
Completion Rate: **55% +**



PRIVATE REAL ESTATE PROJECTS

UPDATE

03 | PRIVATE REAL ESTATE PROJECTS UPDATES 2023



NEW RESIDENTIAL PROJECTS

IRA

Developer: Elgabry Developments



LOCATION

New Zayed City



AREA

22.5 Acres

SUPPLY VOLUME

- No. of Units: **118**
- Unit Types: Separate Villas, Twin Houses & Townhouses
- Commercial Mall (Area: **1,700** sqm)

ZAHWA RESIDENCE

Developer: Meamar Group



LOCATION

Sadat City



AREA

90,000 sqm

SUPPLY VOLUME

- Unit Types: Apartments & Duplexes
- Units Area: **120 - 350** sqm
- Commercial Complex (Area: **17,000** sqm)

NEW ZAYED PROJECT

Developer: Gates Developments



LOCATION

New Zayed City



AREA

65 Acres



INVESTMENTS

EGP **5** bn+

RAY RESIDENTS

Developer: Radix Development



LOCATION

R8 District, NAC



AREA

27 Acres



NO. OF PHASES

5



DELIVERY DATE

4 Yrs from Contracting



INVESTMENTS

EGP **2.5** bn



TARGET SALES

EGP **4.5** bn

SUPPLY VOLUME

- Units Area: **165 - 225** sqm
- Duplexes Area: **350 - 455** sqm
- Commercial Area, Medical Units, Swimming Pools, Gym, Kids' Area, Restaurants & Sports Areas



EGP **750** mn

CONTRACTUAL SALES OF PHASE I

Source: Developers' Official Statements



NEW COMMERCIAL PROJECTS

GREEN PLAZA

Developer: Abu Talib Real Estate Group



LOCATION

October Gardens



AREA

22,000 sqm



UNIT TYPES

Commercial &
Entertainment Hub



CURRENT STATUS

Starting Concrete Work



NEW COASTAL PROJECTS

LAKE VIEW

Developer: Diamond Group



LOCATION

North Coast



AREA

3 Acres



NO. OF PHASES

2



Swimming Pools, Parking Areas, Recreational
Areas & Landscaping

SERVICE FACILITIES

MARINA HILLS

Developer: Orbit Developments



LOCATION

Ain Sokhna



TARGET SALES

EGP **3** bn



NEW MIXED-USE PROJECTS

PANORAMA MALL

Developer: Master Developments



LOCATION

New Damietta City



AREA

14,000 sqm



Commercial, Administrative & Medical Units

UNIT TYPES

NEW PROJECT (NAME N/A)

Developer: EBNY Developments



LOCATION

New Sohag City



AREA

5 Acres

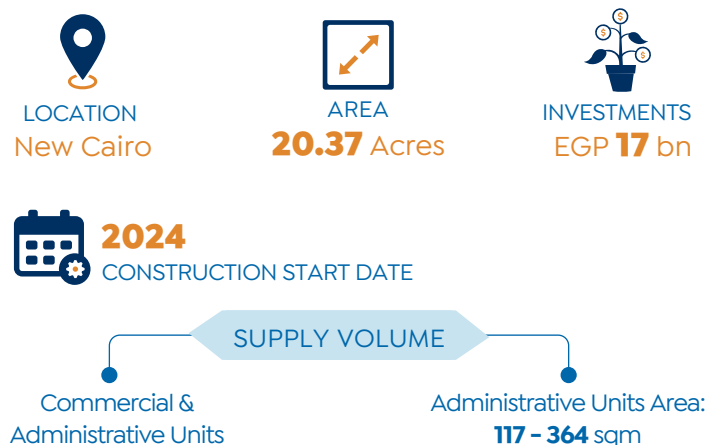


INVESTMENTS

EGP **1** bn

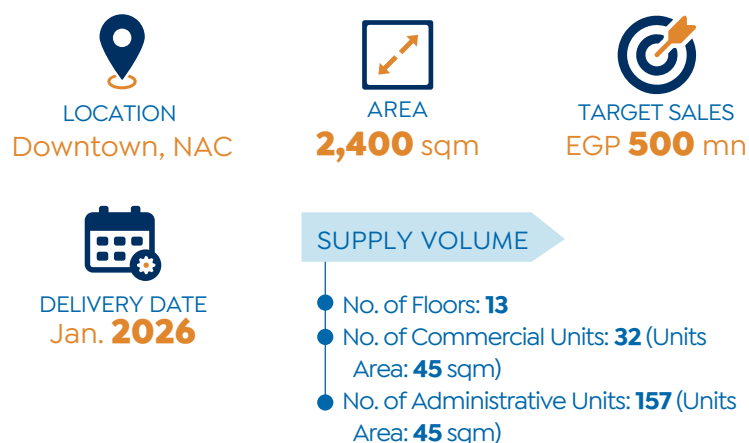
CENTRAL PROJECT

Developer: The Saudi Egyptian Developers



OPTIMA BUSINESS COMPLEX

Developer: Maqam for Urban Development



PROJECTS UNDERWAY

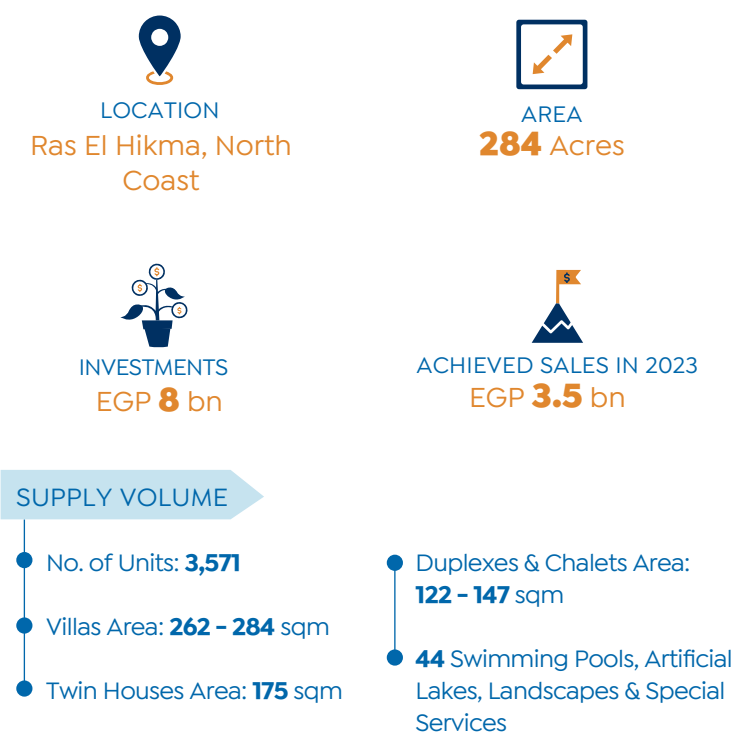
THE SPARK CAPITAL INSIGHT

Developer: BROUQ Developments Group



GAIA

Developer: Al Ahly Sabbour Development



SOLARÉ

Developer: Misr Italia Properties



PUKKA

Developer: MBG Developments


LOCATION
NAC


AREA
40 Acres


NO. OF PHASES
3


Deliver Phase I in **2024**
CURRENT STATUS

SUPPLY VOLUME

- No. of Buildings: **43**
- No. of Units: **1,700**
- Residential Unit Types: Villas & Townhouses
- Swimming Pools, Health Club, Commercial Mall, Restaurants, Cafes & Medical Center

ASTER

Developer: Times Developments


LOCATION
New Cairo


AREA
35 Acres


INITIAL INVESTMENTS
EGP **250 mn**


TOTAL INVESTMENTS
EGP **3 bn +**

SEVENTY SEVEN

Developer: Genoa Development


LOCATION
NAC


TARGET SALES IN 2023
EGP **400 mn**


Phase I Sold out
Starting Selling Phase II
CURRENT STATUS

JUNE

Developer: SODIC


LOCATION
Ras El Hikma,
North Coast


AREA
281 Acres


NO. OF UNITS
2,800


DELIVERY DATE OF PHASE I
Q3 2025


ACHIEVED SALES
EGP **2.5 bn**


SALES RATE
55%

ADDRESS BEACH RESORT MARASSI

Developer: Emaar Misr


LOCATION
North Coast


INVESTMENTS
EGP **5 bn**

SUPPLY VOLUME

- No. of Rooms: **118**
- No. of Cabanas: **69**
- No. of Serviced Apartments: **169**
- Swimming Pools, Spa, Gym, Kids Club & Restaurants

LA VITA NORTH COAST

Developer: La Vita Developments


LOCATION
North Coast


AREA
15,000 sqm


INVESTMENTS
EGP **350 mn**


Delivering Phase I Units
CURRENT STATUS

SUPPLY VOLUME

- No. of Units: **350**
- Units Area: **50 - 105 sqm**
- Swimming Pools, Aqua Park, Commercial Mall & Landscapes

Source: Developers' Official Statements

ISOLA SHERATON

Developer: ElMasria Group Development


LOCATION
Heliopolis


AREA
45 Acres


UNIT TYPES
Residential, Commercial
& Administrative Units


CURRENT STATUS
To Open Reservations
for Phase III

SOUL LUXURY BEACH RESORT

Developer: Eagle Hills Properties


LOCATION
North Coast


AREA
580 Acres


TOTAL CONTRACT VALUE
EGP **1.97 bn**


Construction To Complete in **960 Days**
CURRENT STATUS

SARAI'S CAVANA

Developer: Madinet Masr


LOCATION
New Cairo


ESTIMATED COST
EGP **100 mn**


COMPLETION DATE
Within **12 Months**

CLM

Developer: Cred


LOCATION
R7 District, NAC


AREA
43 Acres


NO. OF PHASES
4


DELIVERY DATE OF PHASE I
End-2023


COMPLETION DATE
End-2024


No. of Units: **1,800** Units Area: **120 - 250 sqm**

MAPLE BUSINESS COMPLEX

Developer: Ontario Developments


LOCATION
NAC


AREA
2,680 sqm


UNIT TYPES
Commercial &
Administrative Units


CURRENT STATUS
Excavation Work: Complete
Starting Construction & Concrete Works
by End-**2023**

THE TRIVIUM ZAYED

Developer: INMA Developments


LOCATION
Sheikh Zayed


AREA
12,000 sqm


Administrative & Medical Units: Sold out
CURRENT STATUS

SUPPLY VOLUME

- Commercial, Administrative & Medical Units
- No. of Buildings: **2**
- Garage (Capacity: **160 Cars**)

CASTLE GATE MALL


AREA
20 Acres

SUPPLY VOLUME

- No. of Commercial & Administrative Units: **196**
- Units Area: **65 - 220 sqm**

Source: Developers' Official Statements



ECONOMIC SNAPSHOT

04 | ECONOMIC SNAPSHOT UPDATES 2023



INTEREST RATES



* MPC Meeting Was Held on Aug. 03, 2023



MONEY SUPPLY (EGP BN)



DOMESTIC LIQUIDITY (EGP BN)



ANNUAL HEADLINE INFLATION

JUL. 2023: 36.5

AUG. 2023: 37.4

↑



NET INTERNATIONAL RESERVES (USD BN)

JUL. 2023: 34.88

AUG. 2023: 34.93

↑



PURCHASING MANAGERS' INDEX (PMI)

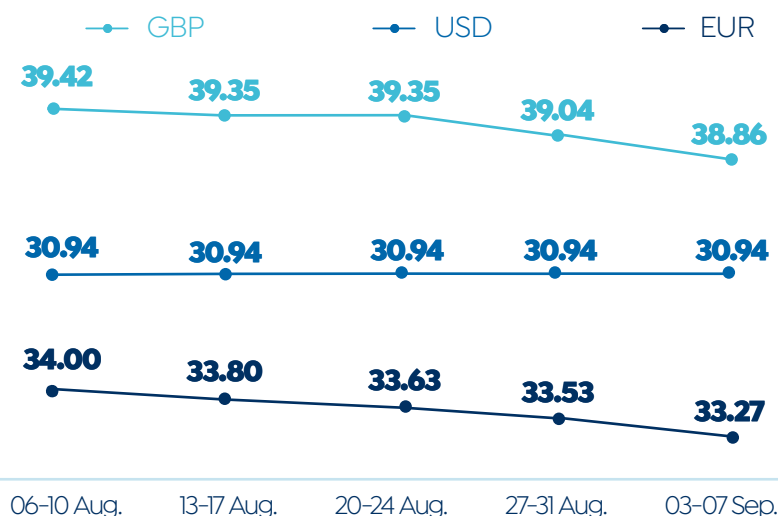
JUL. 2023: 49.2

AUG. 2023: 49.2

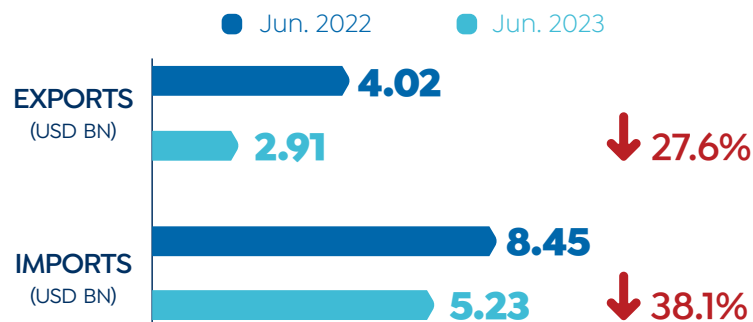
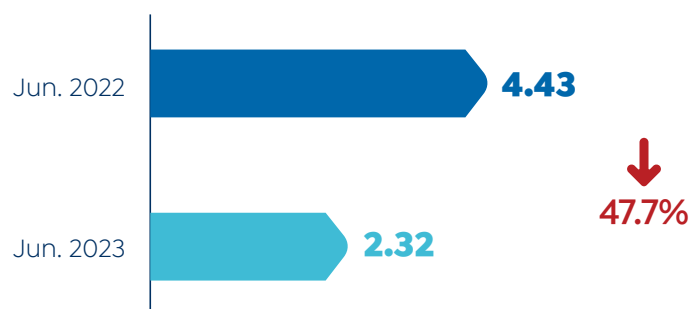
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EXCHANGE RATES



TRADE DEFICIT (USD BN)

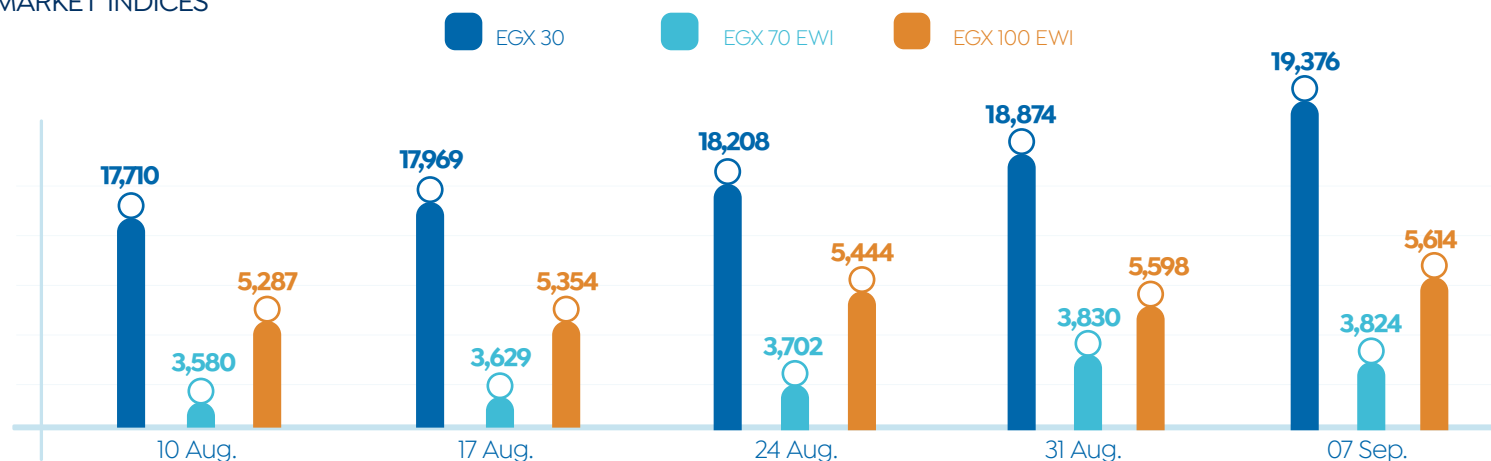


Source: IHS Markit, CAPMAS, CBE & FEDCOC

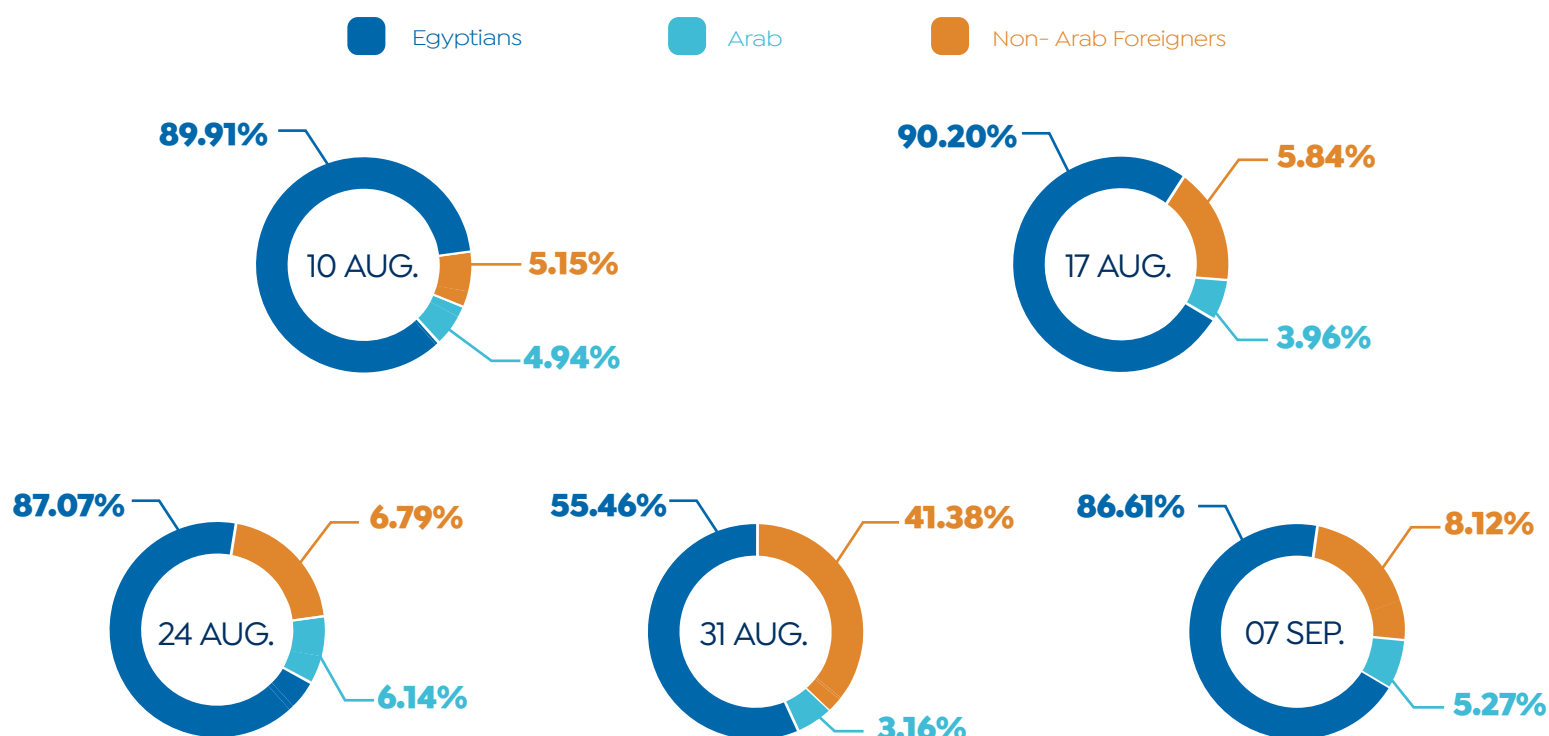


CAPITAL MARKET INDICATORS

MARKET INDICES



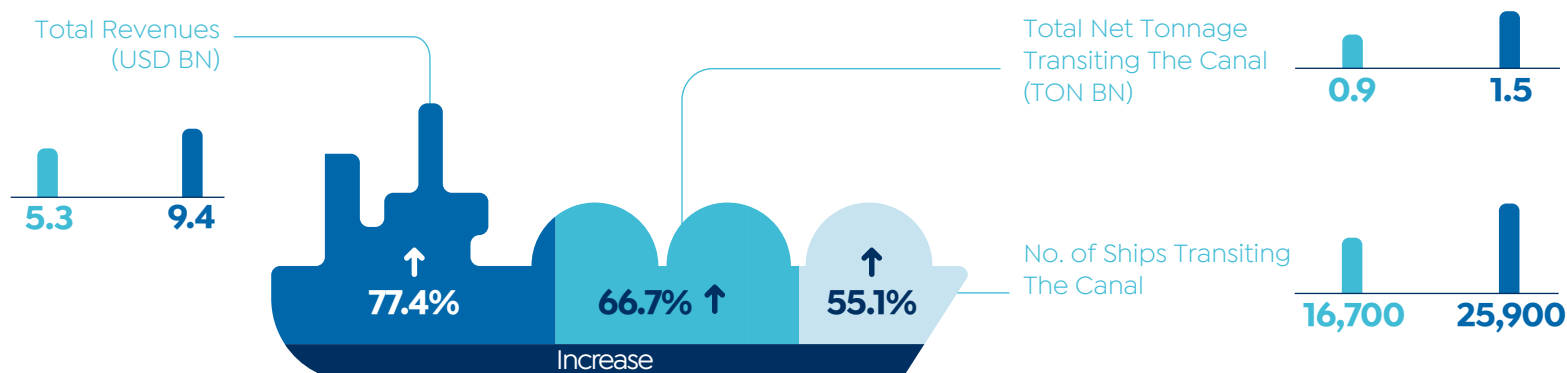
INVESTOR TYPE (%)



SUEZ CANAL UPDATES IN FY 2022/23

2013/14

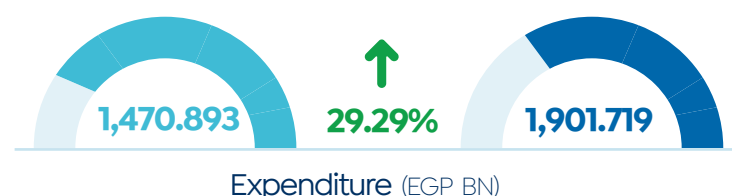
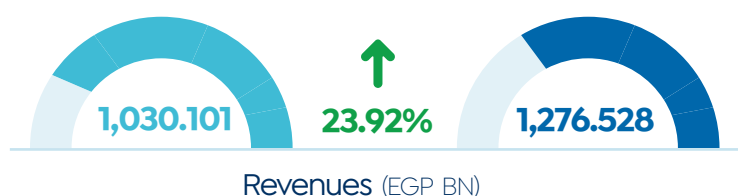
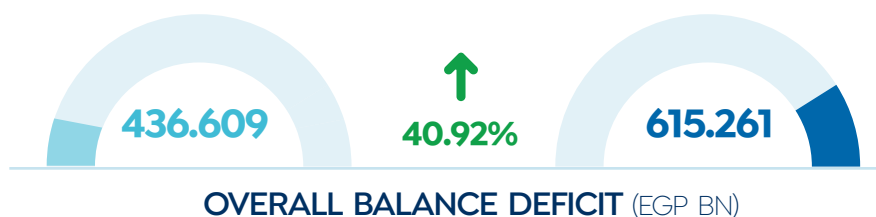
2022/23



FISCAL SECTOR PERFORMANCE

Jul.-May (FY 2021/22)

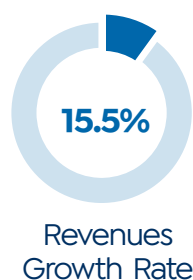
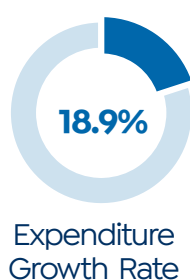
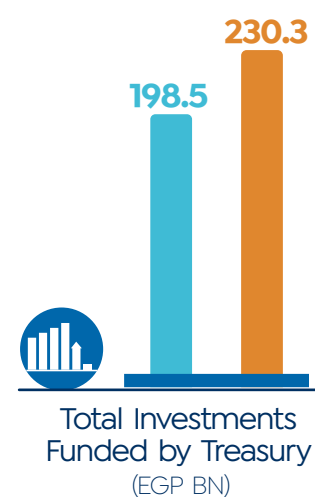
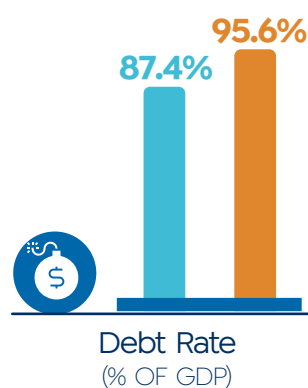
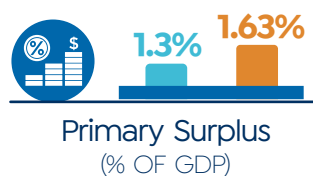
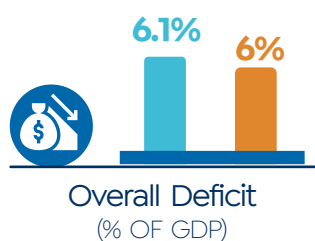
Jul.-May (FY 2022/23)



FINANCIAL INDICATORS IN FY 2022/23

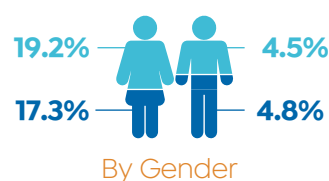
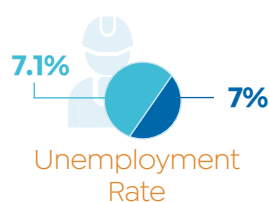
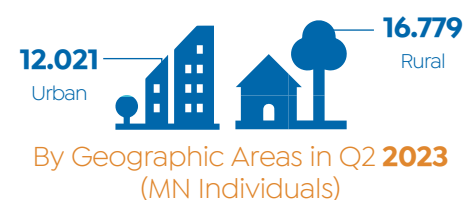
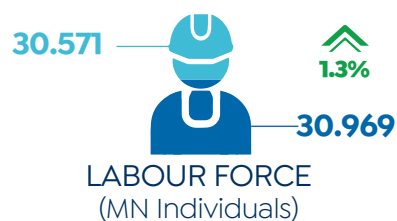
2021/22

2022/23

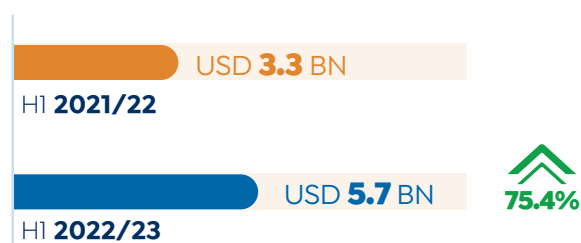


LABOUR MARKET DURING Q2 2023

Q1 2023 Q2 2023



NET FDI



TOP 5 INVESTING COUNTRIES IN EGYPT By Investment Value

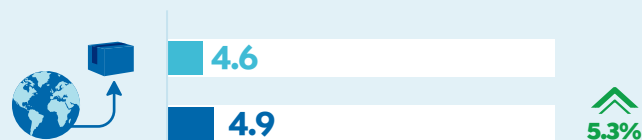


ECONOMIC RELATIONS WITH BRICS BLOC

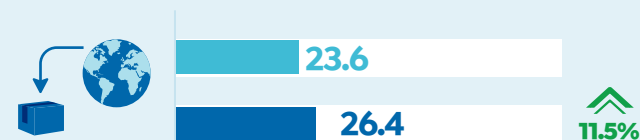
2021

2022

EXPORTS (USD BN)



IMPORTS (USD BN)



BRICS INVESTMENTS IN EGYPT (USD MN)



REMITTANCES FROM EGYPTIAN EXPATS (USD MN)

