

INVESTIGATE

THE VOICE OF REAL ESTATE

MARKET
WATCH

BY: **YASSEN MAHMOUD**

(06 AUG. - 07 SEP.)

OCTOBER
2023

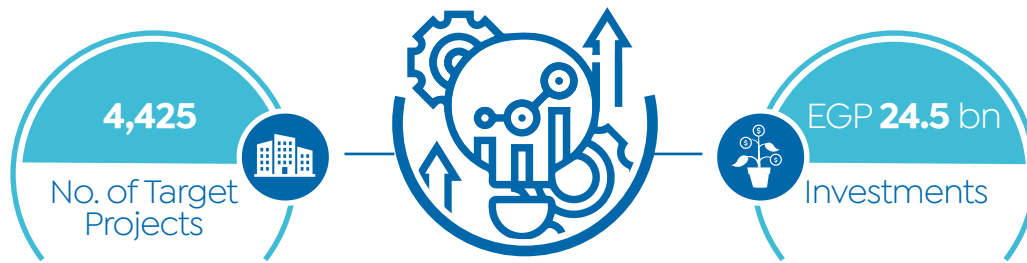


REAL ESTATE

MARKET
UPDATES

01 | REAL ESTATE MARKET UPDATES 2023

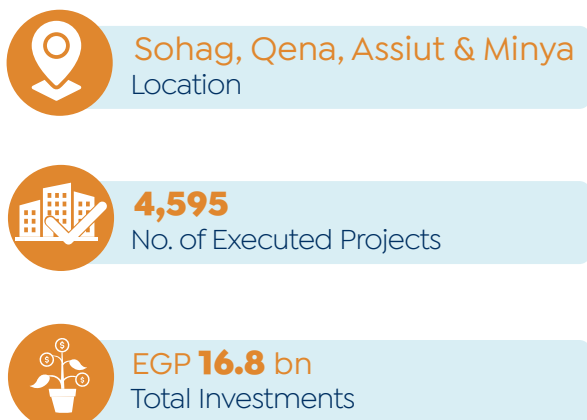
LOCAL DEVELOPMENT PROGRAM IN FY (2023/24)



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

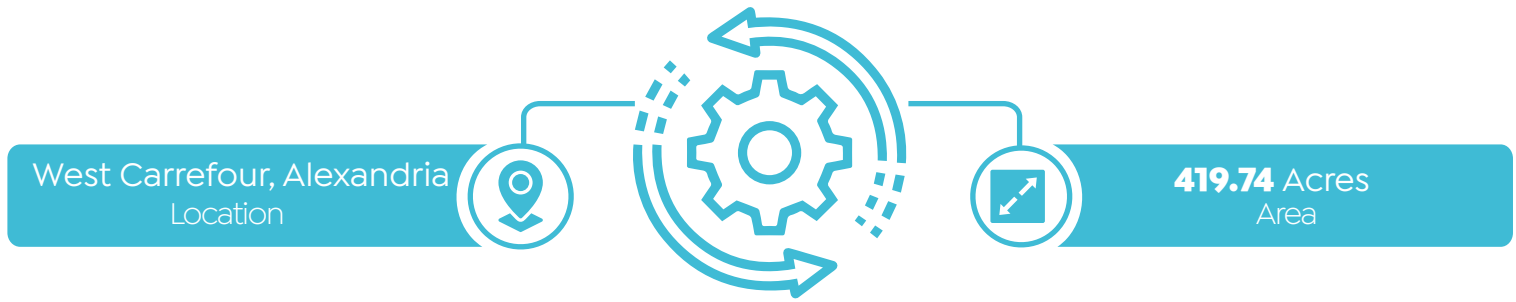


QENA GOVERNORATE



Source: MPED & Cabinet

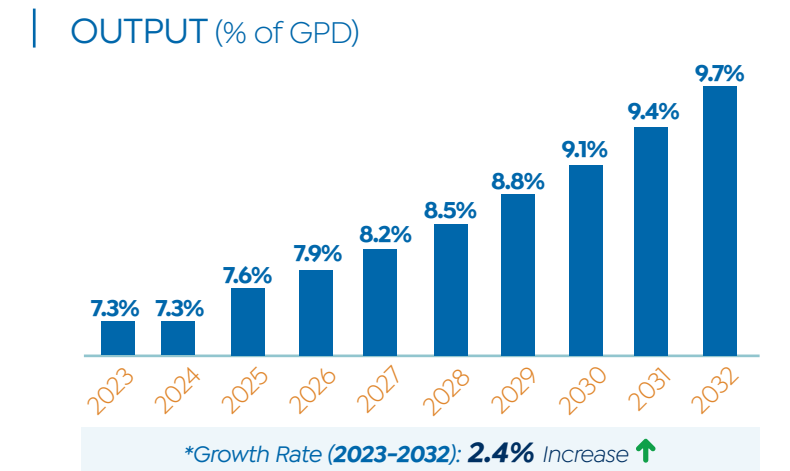
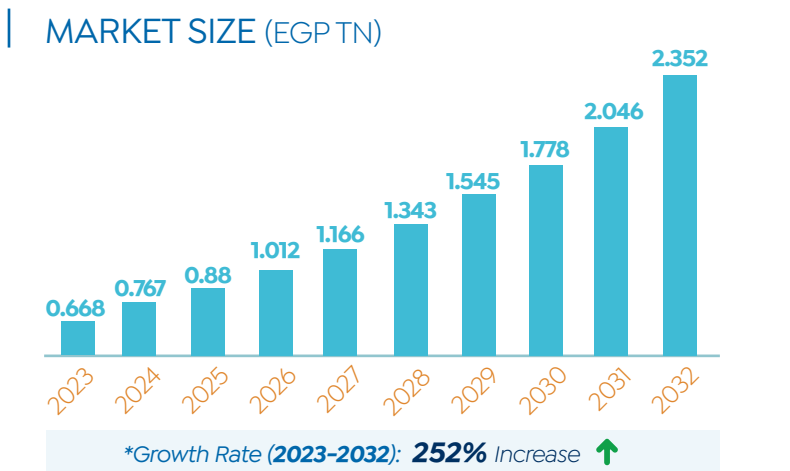
UPDATES ON SAWARY PROJECT



SUCCESSSES OF TOURISM DEVELOPMENT AUTHORITY

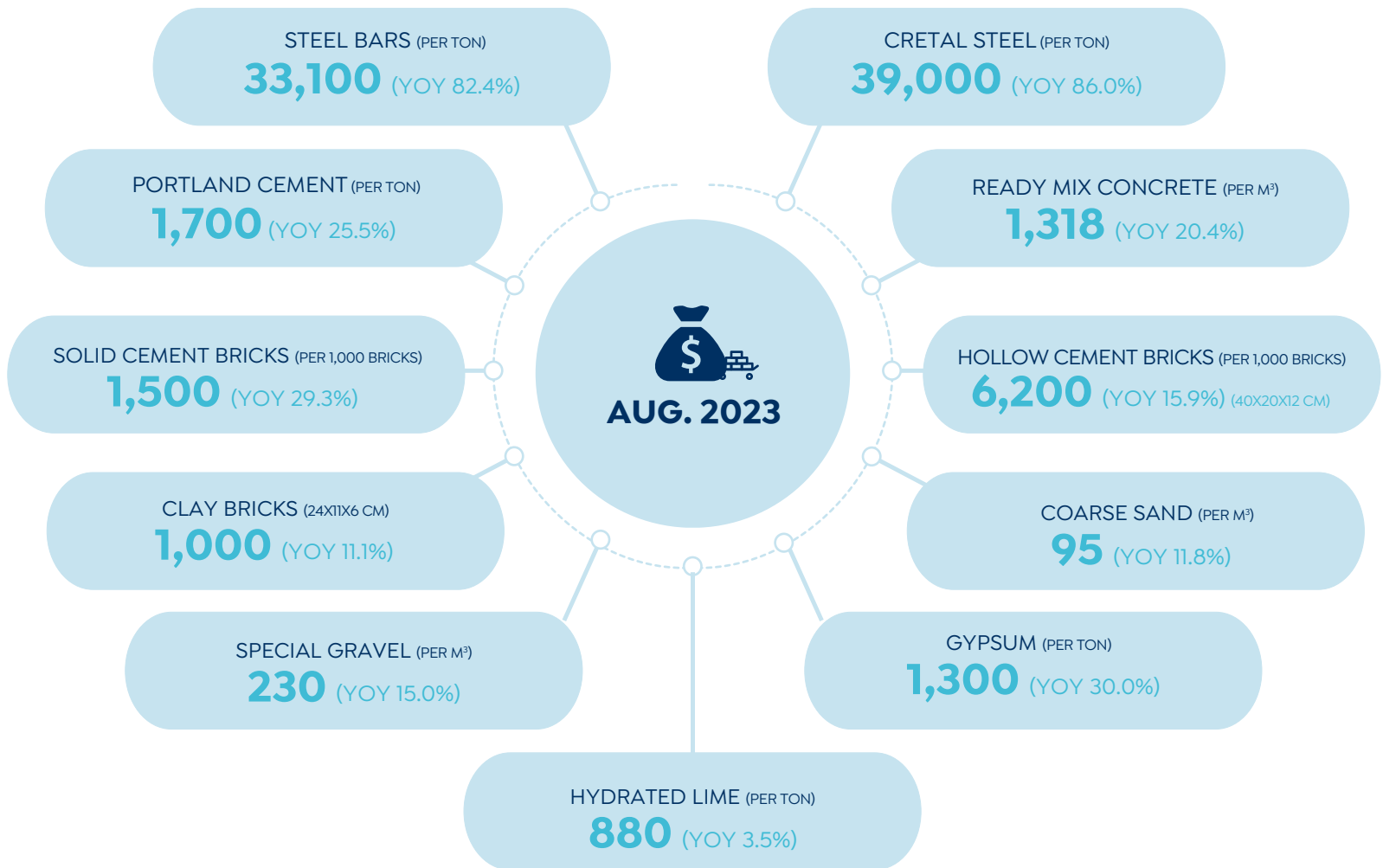


FITCH SOLUTIONS EXPECTATION FOR CONSTRUCTION & INFRASTRUCTURE MARKET

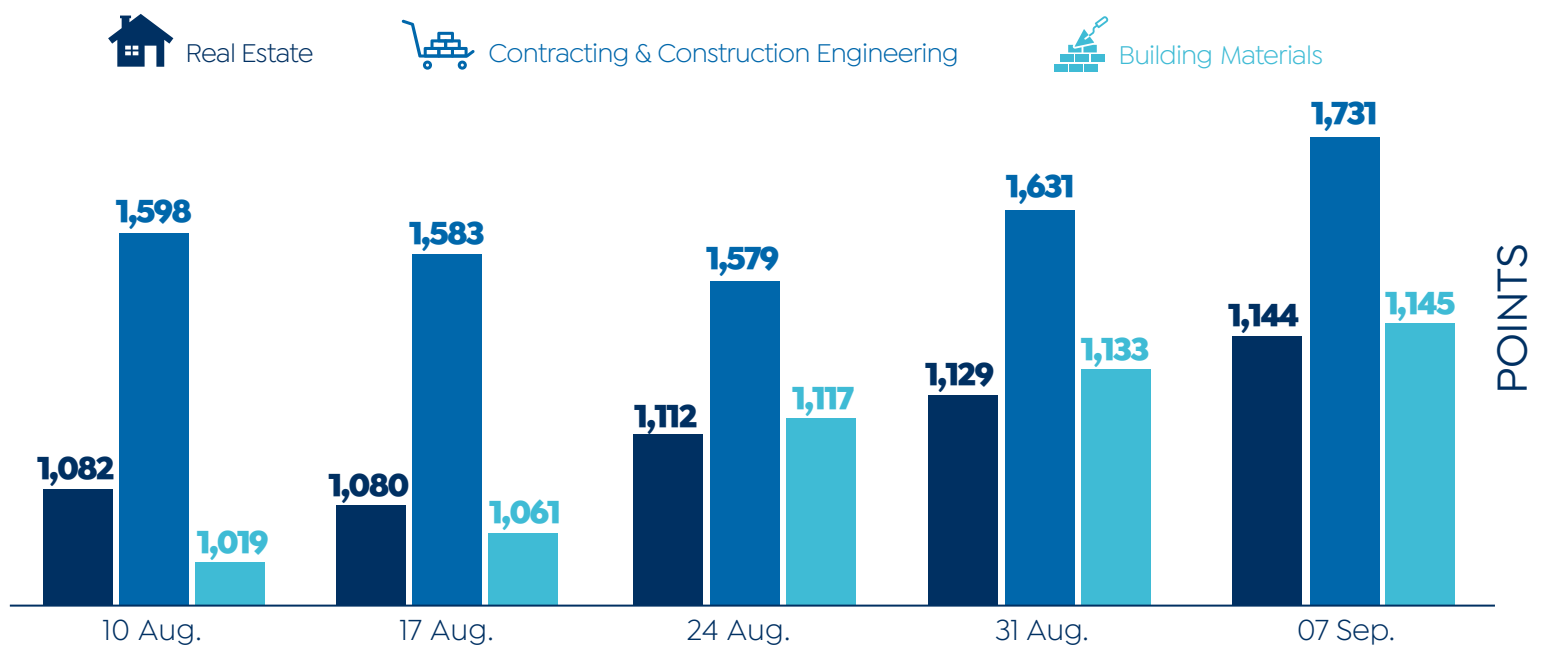


Source: Cabinet & MPED

PRICES OF CONSTRUCTION MATERIALS (EGP)



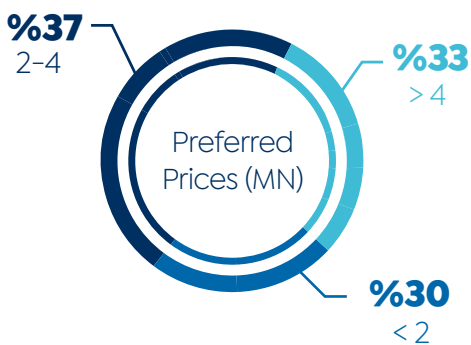
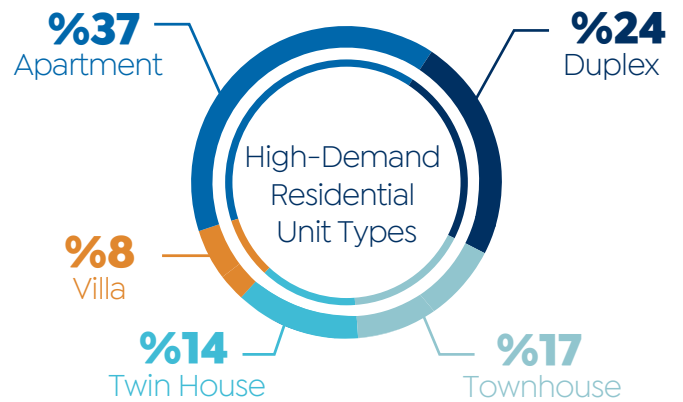
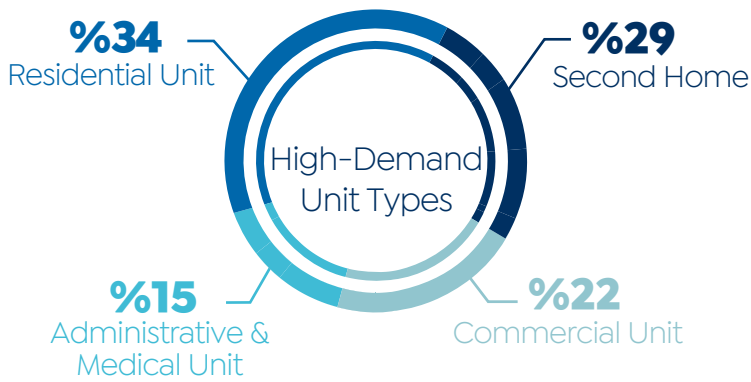
PERFORMANCE OF REAL ESTATE, CONSTRUCTION & BUILDING MATERIALS' INDICES IN EGX



Source: MHUC & EGX

MONTHLY SURVEY

Purchasing Power



Source: Invest-Gate R&A



NEW CITIES UPDATE

02 | NEW CITIES UPDATES 2023

PLOTS ALLOCATION

 **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

 **8**
NO. OF NEIGHBORHOODS

 **Complete**
CURRENT STATUS

- **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)

NEW ALAMEIN CITY UPDATES

| Heritage City

 **260** Acres
AREA

 **70**
NO. OF SERVICE FACILITIES

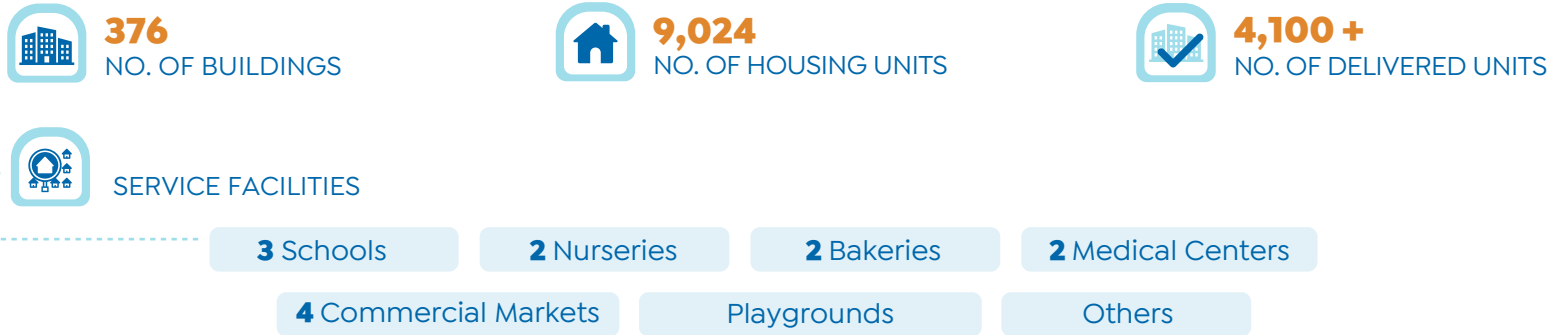
 INCLUDES:

- Main Lake
- Central Park
- Church
- Opera
- Mosque
- Roman Theater
- Cinema Complex
- Others

Source: NUCA & Cabinet

RESIDENCES FOR NAC'S EMPLOYEES IN BADR CITY

Phase I



Phase II



NEW SUEZ CITY UPDATES

Urgent Phase



Commercial Market



Housing For All Egyptians Initiative



- Infrastructure Work: **65%**
- Water Projects: **34%**
- Sanitation Projects: **75%**
- Road Projects: **65%**

NEW OBOUR CITY UPDATES

Alternative Housing for Slums



Primary School

Commercial Mall

Medical Center

Nursery

Source: NUCA & Cabinet

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

SUPPLY VOLUME

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

DELIVERY DATE
4 Yrs from Contracting

INVESTMENTS
EGP **2.5** bn

TARGET SALES
EGP **4.5** bn

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

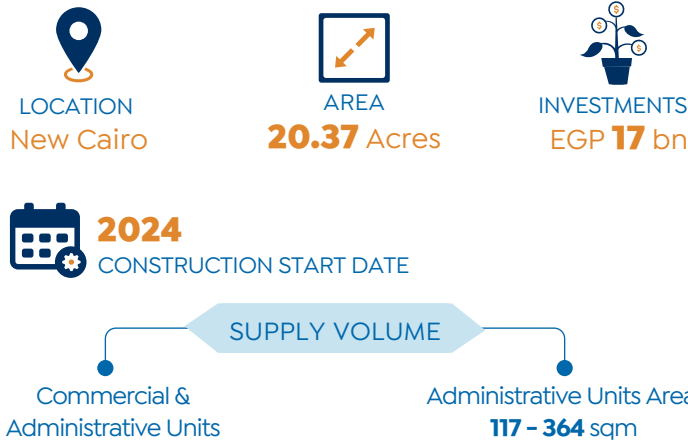

LOCATION
New Sohag City


AREA
5 Acres


INVESTMENTS
EGP **1** bn

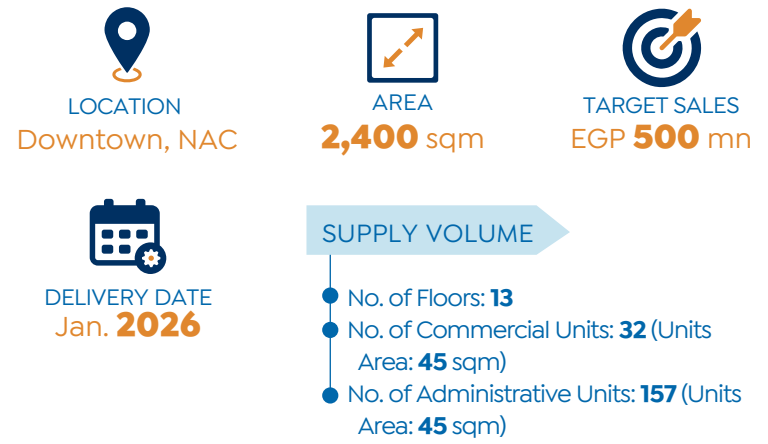
CENTRAL PROJECT

Developer: The Saudi Egyptian Developers



OPTIMA BUSINESS COMPLEX

Developer: Maqam for Urban Development



PROJECTS UNDERWAY

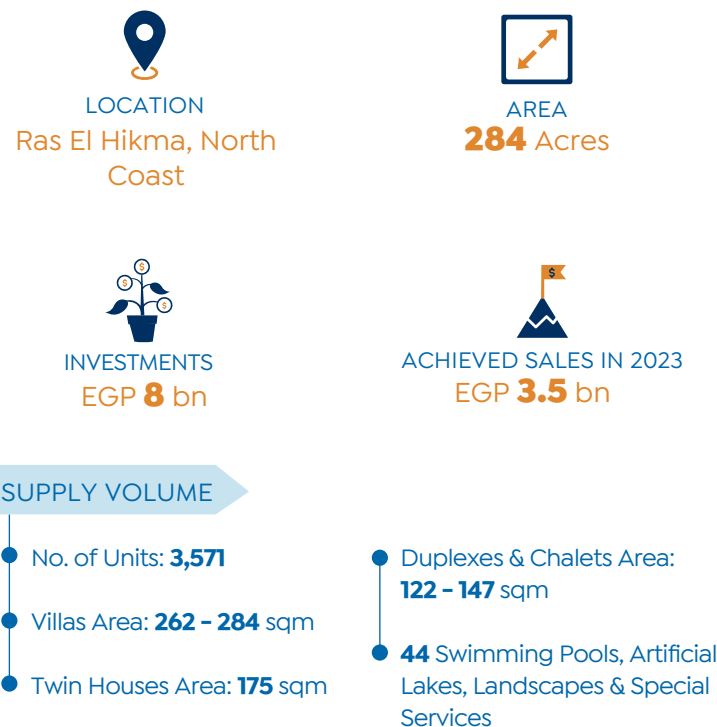
THE SPARK CAPITAL INSIGHT

Developer: BROUQ Developments Group



GAIA

Developer: Al Ahly Sabbour Development



SOLARÉ

Developer: Misr Italia Properties




Source: Developers' Official Statements

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

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

CURRENT STATUS
Construction To Complete in 960 Days

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

SUPPLY VOLUME
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

CURRENT STATUS
Administrative & Medical Units: Sold out

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



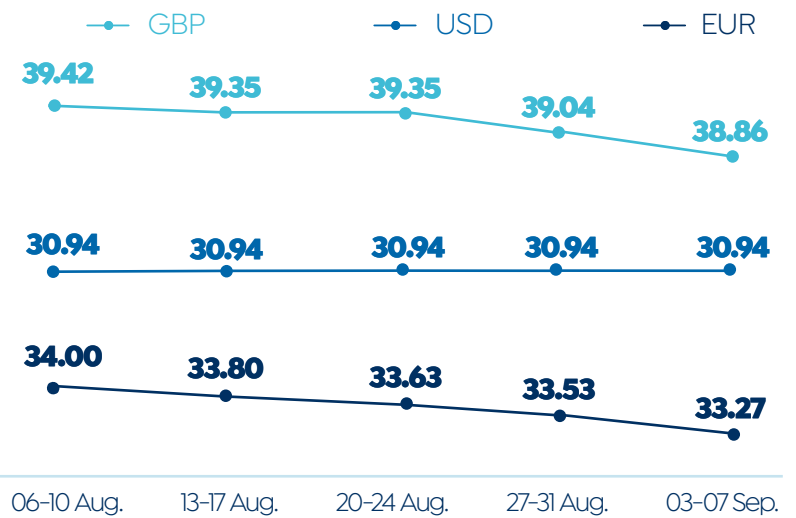
NET INTERNATIONAL RESERVES (USD BN)



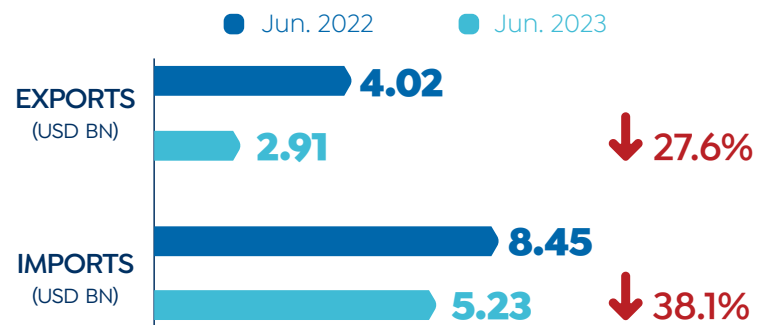
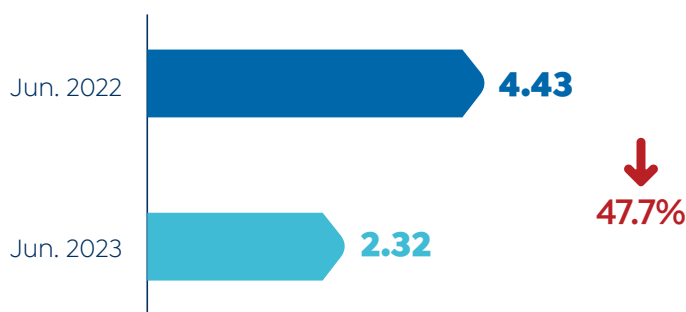
PURCHASING MANAGERS' INDEX (PMI)



EXCHANGE RATES



TRADE DEFICIT (USD BN)

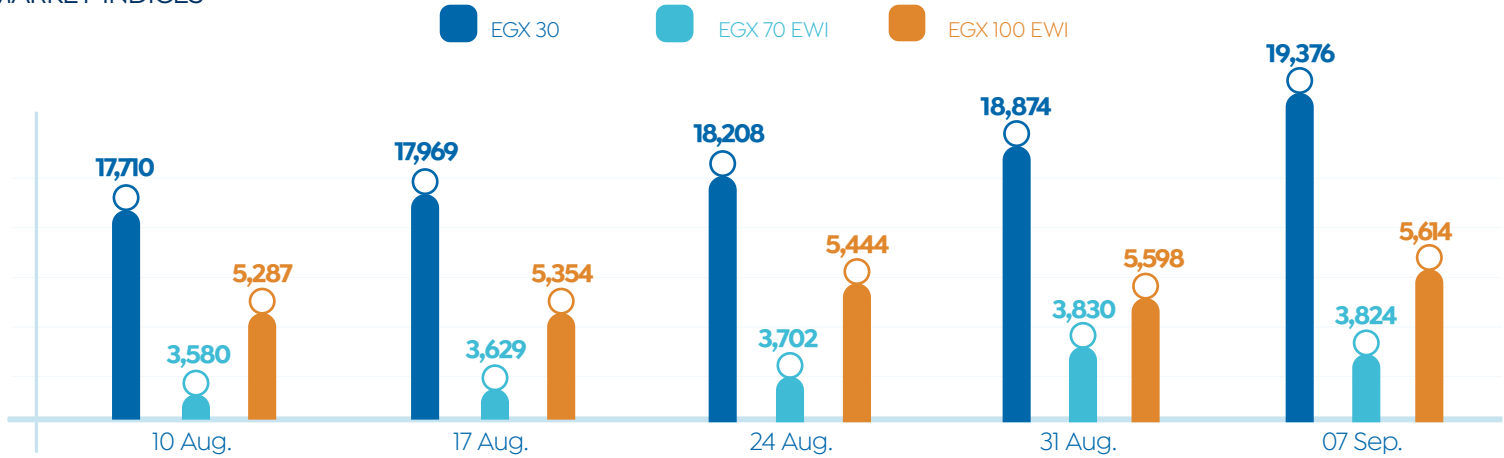


Source: IHS Markit, CAPMAS, CBE & FEDCO

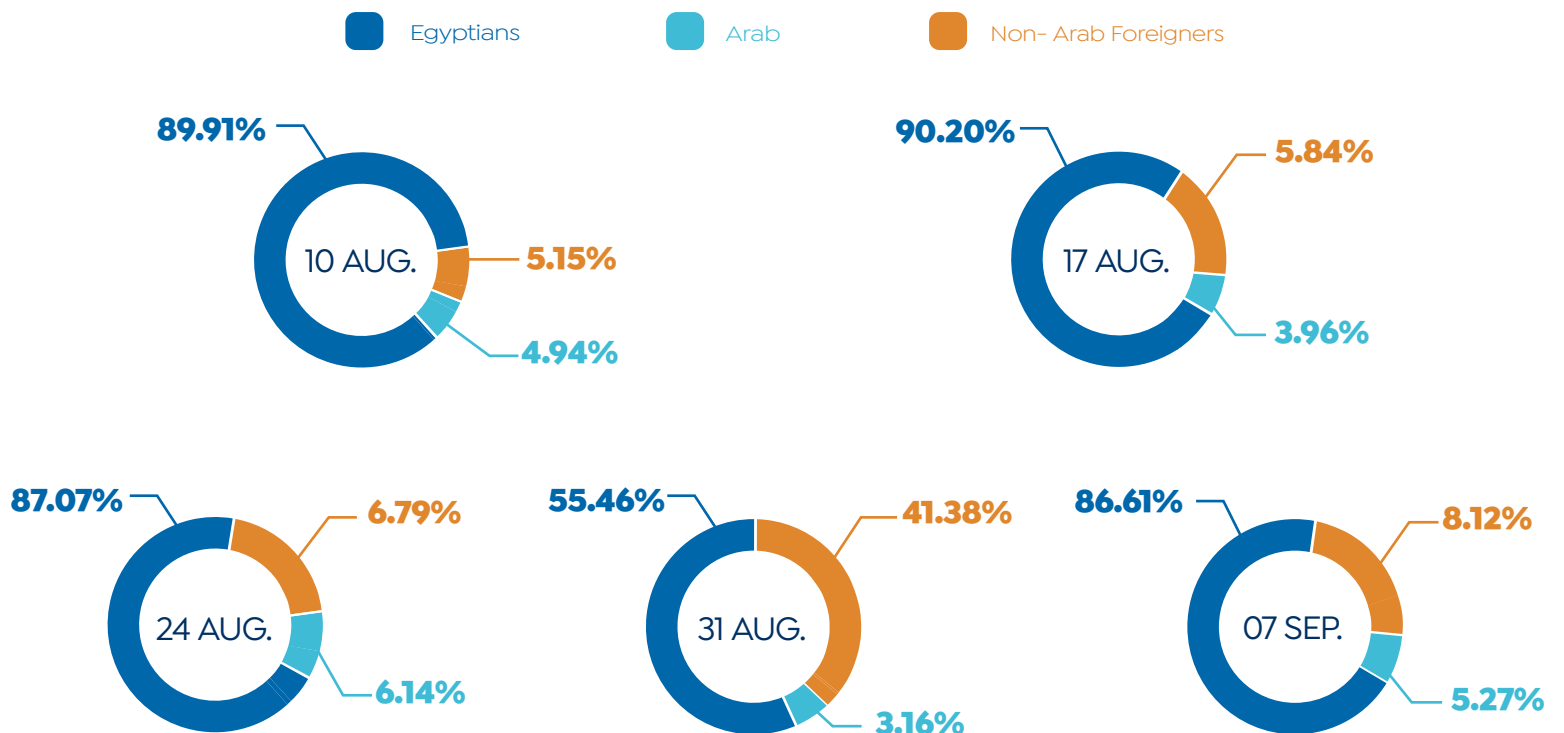


CAPITAL MARKET INDICATORS

MARKET INDICES



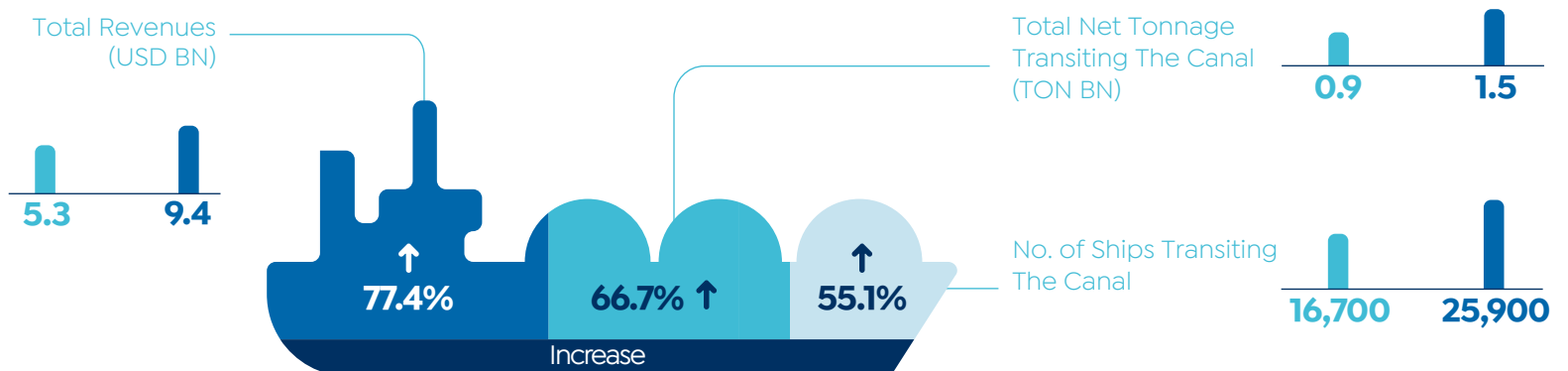
INVESTOR TYPE (%)



SUEZ CANAL UPDATES IN FY 2022/23

2013/14

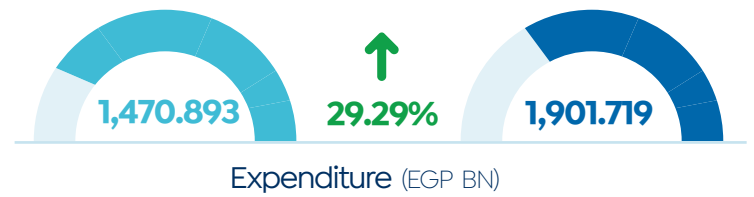
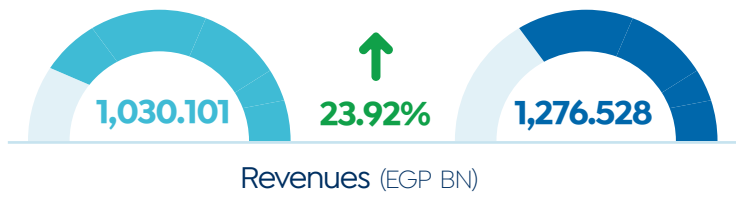
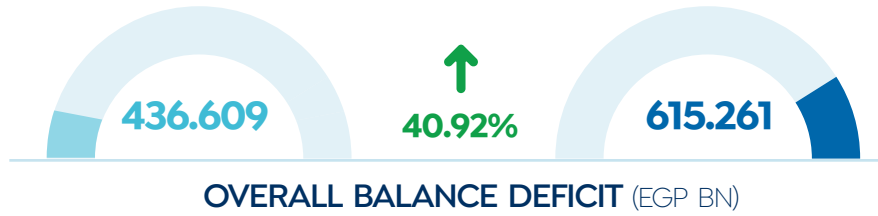
2022/23



Source: EGX, Suez Canal Authority & Cabinet

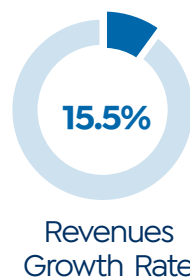
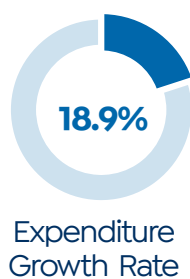
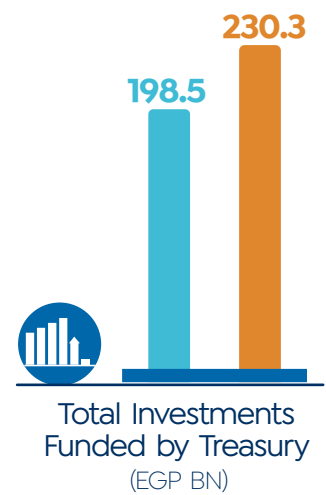
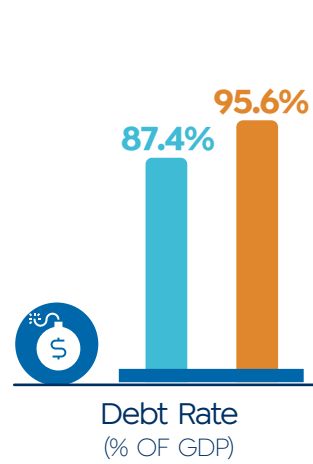
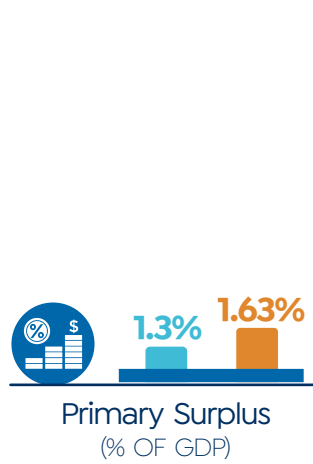
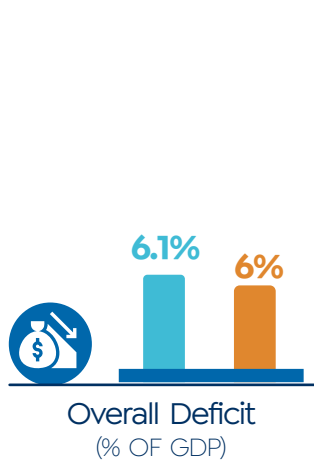
FISCAL SECTOR PERFORMANCE

■ Jul.-May (FY 2021/22)
 ■ Jul.-May (FY 2022/23)



FINANCIAL INDICATORS IN FY 2022/23

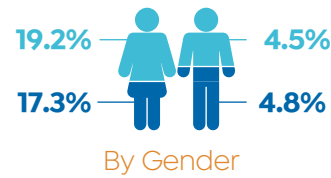
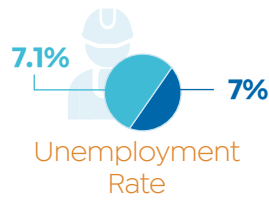
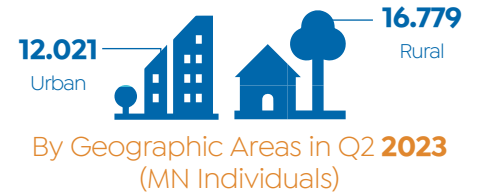
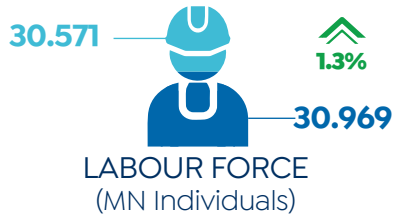
■ 2021/22
 ■ 2022/23



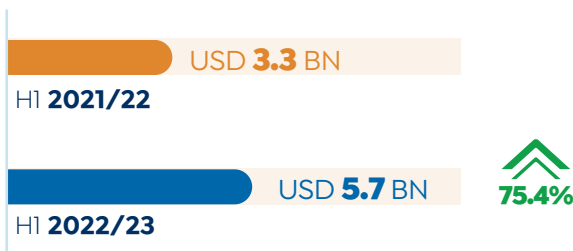
Source: MOF & Cabinet

LABOUR MARKET DURING Q2 2023

Q1 2023 Q2 2023



NET FDI

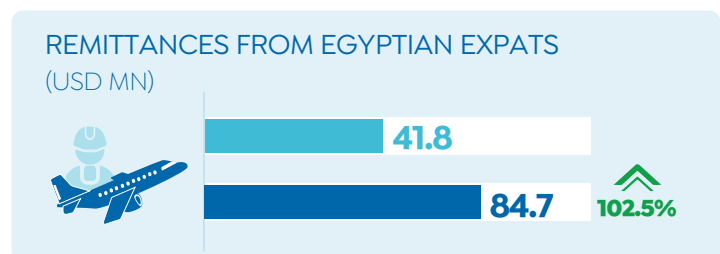
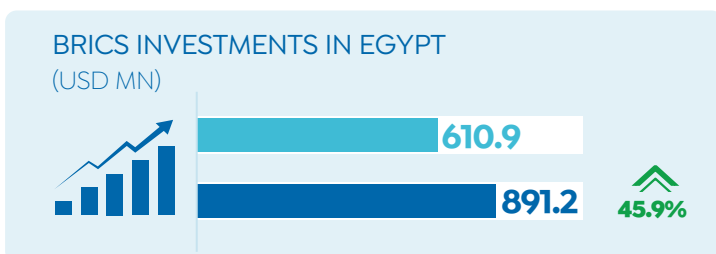
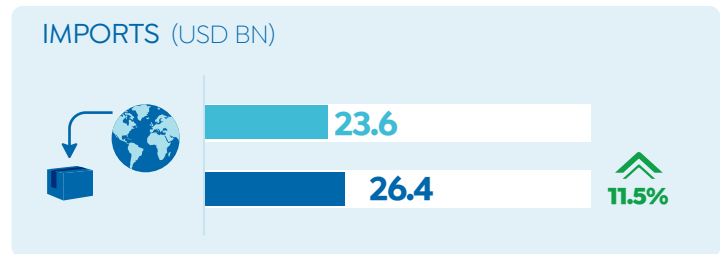
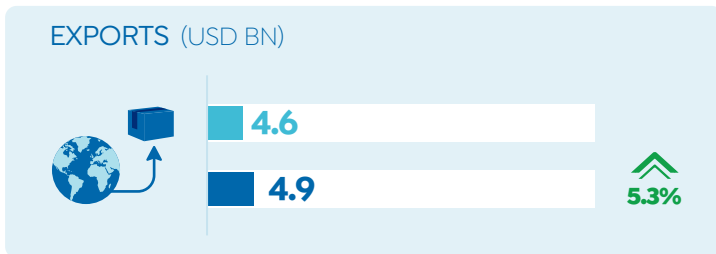


TOP 5 INVESTING COUNTRIES IN EGYPT By Investment Value



ECONOMIC RELATIONS WITH BRICS BLOC

2021 2022



Source: CAPMAS & MPED