

MARKET WATCH

CONTRIBUTOR **YASSEN MAHMOUD**

SEPTEMBER
2022



REAL ESTATE

MARKET
UPDATES

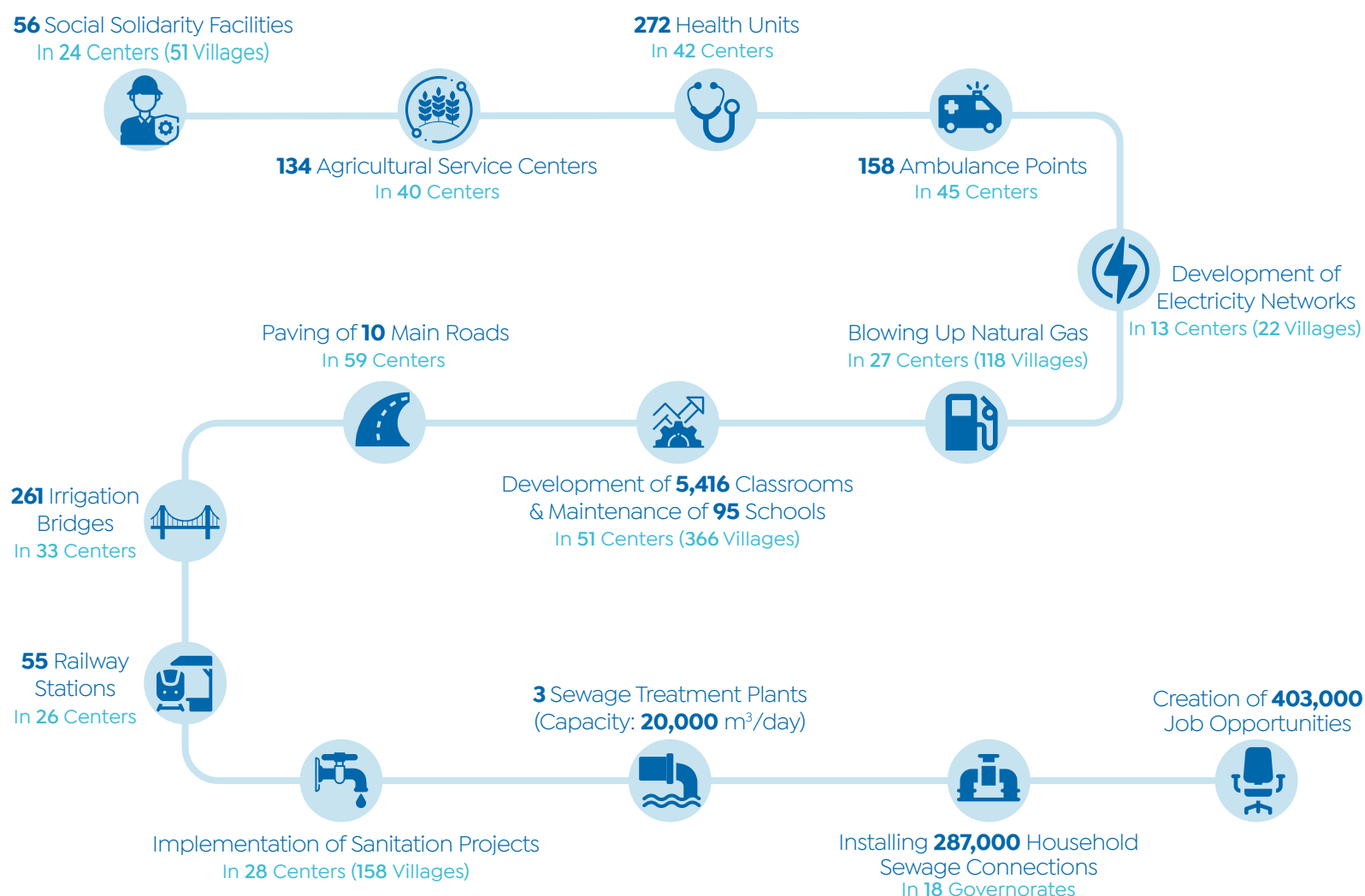
01 | REAL ESTATE MARKET UPDATES 2022

HAYAH KARIMA INITIATIVE

 **3**
NO. OF PHASES

 **EGP 1 trillion+**
TOTAL INVESTMENTS

| Initiative's Achievement During FY (2021/22)



| Phase I



30,000
No. of Projects



55%
Completion Rate

| Phase II



19
No. of Target Governorates



52
No. of Target Centers

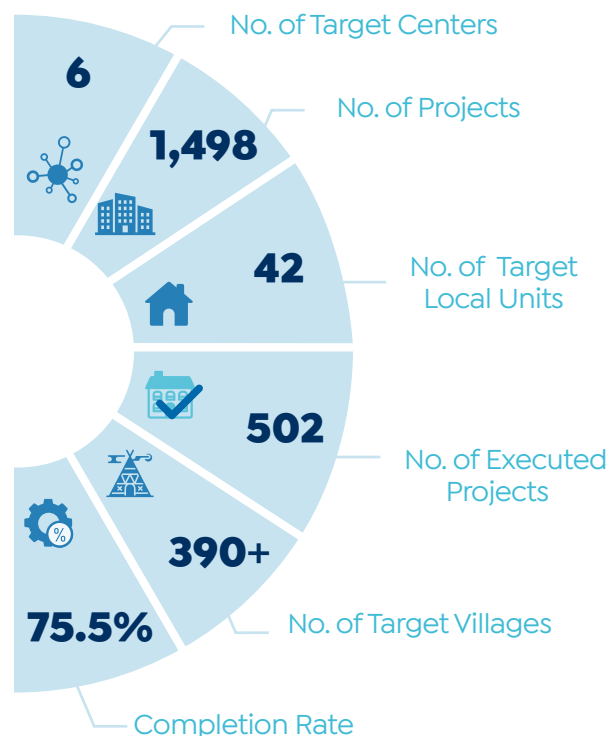


1,640
No. of Target Villages



Oct 2022
Execution Date

| Beheira Governorate



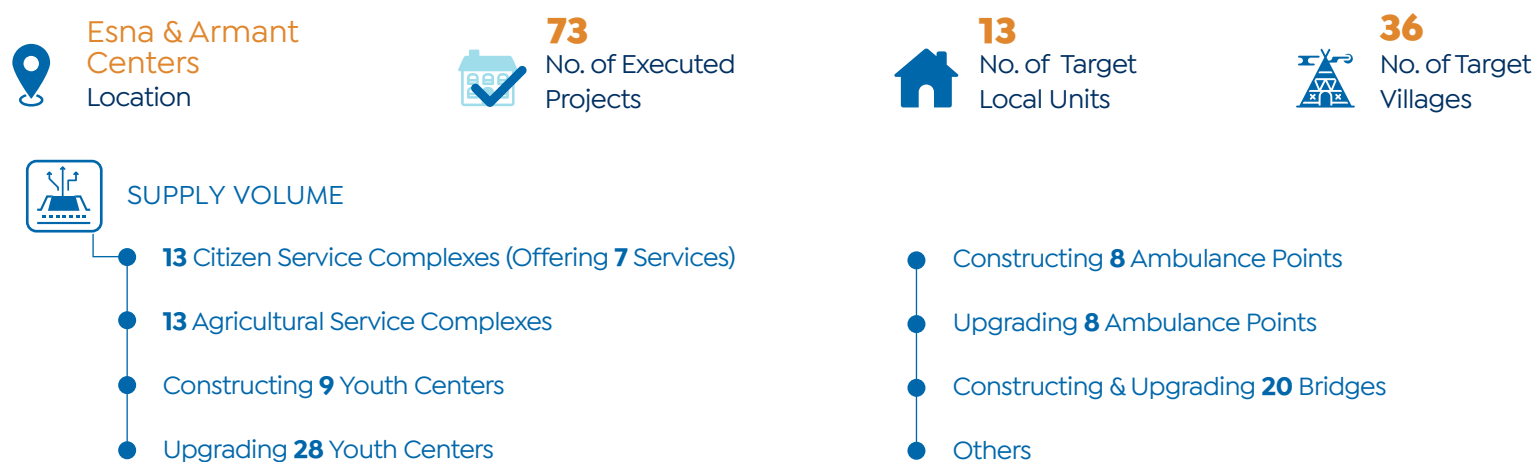
| Sakan Kareem



| Government Service Complex

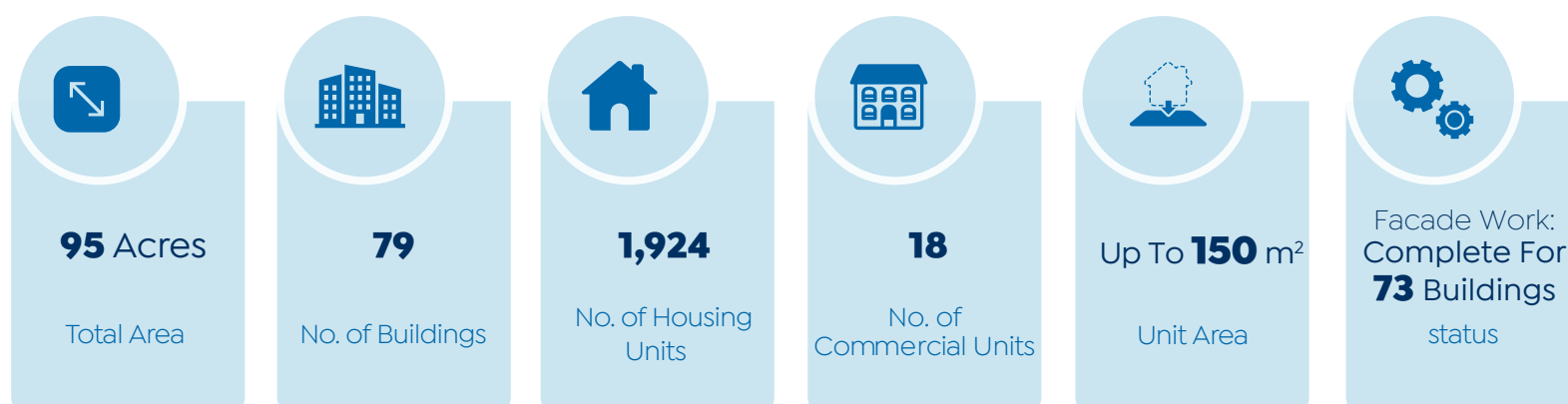


| Luxor Governorate

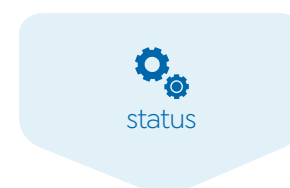
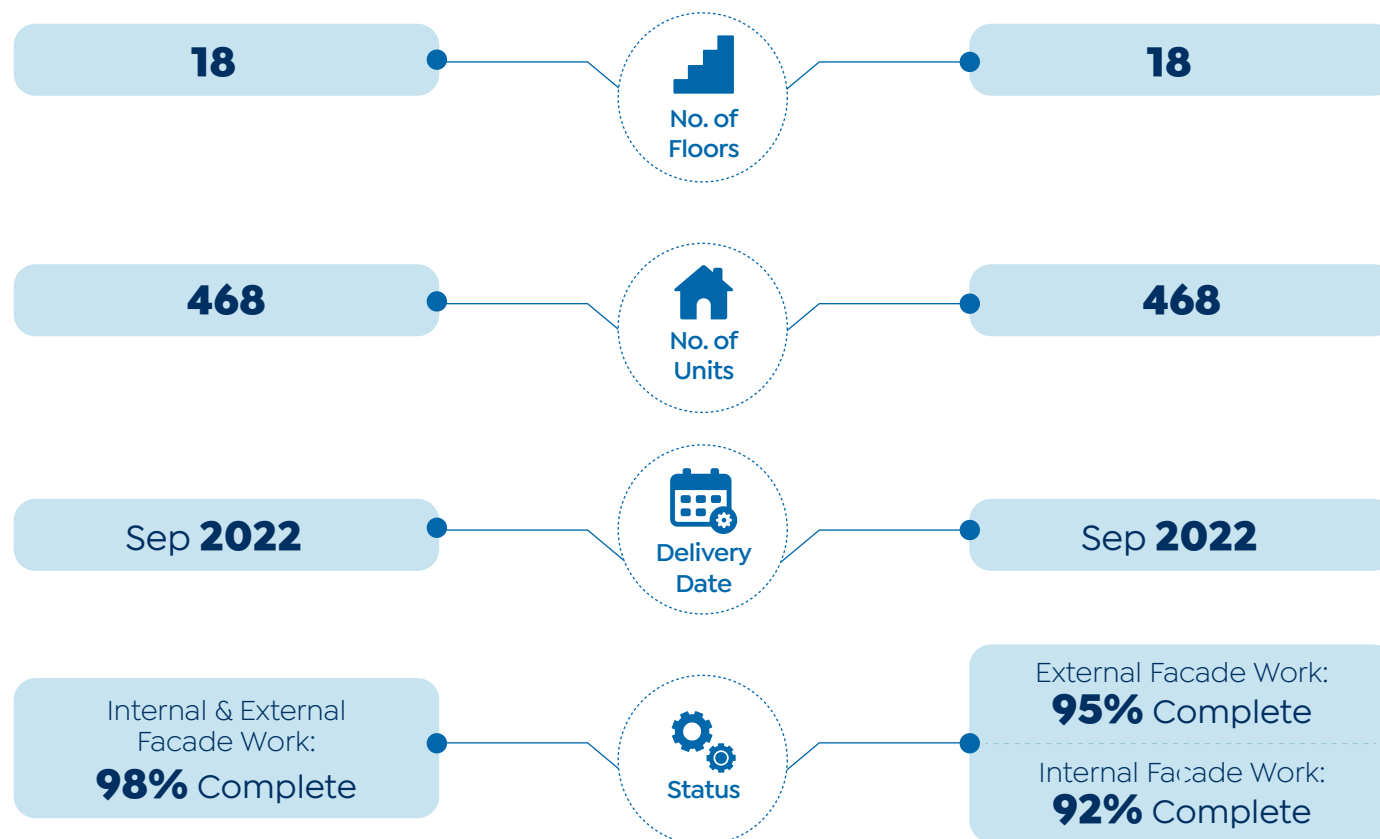


| UPDATES ON SOOR MAGRA-EL-OYOUN DEVELOPMENT PROJECT

| Residential Buildings



| Commercial, Administrative & Entertainment Mall

**51,000 m²****4**Concrete Work: **90%** Complete**UPDATES ON MASPERO TRIANGLE DEVELOPMENT PROJECT**First Alternative Tower
For Original ResidentsSecond Alternative Tower
For Original Residents

| Investment Tower



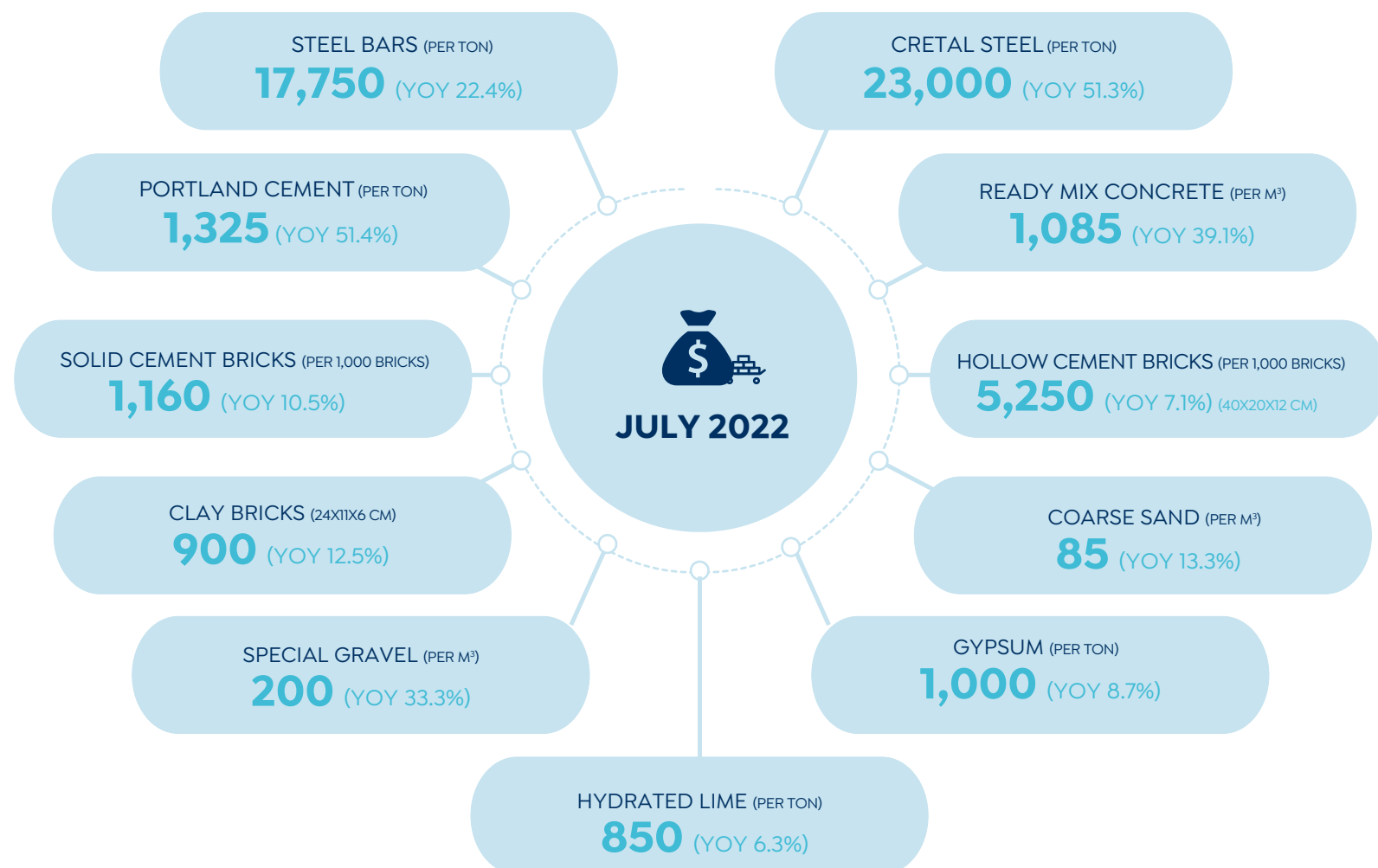
External Facade Work: **98%** Complete
Internal Facade Work: **90%** Complete
Status

| Administrative Tower

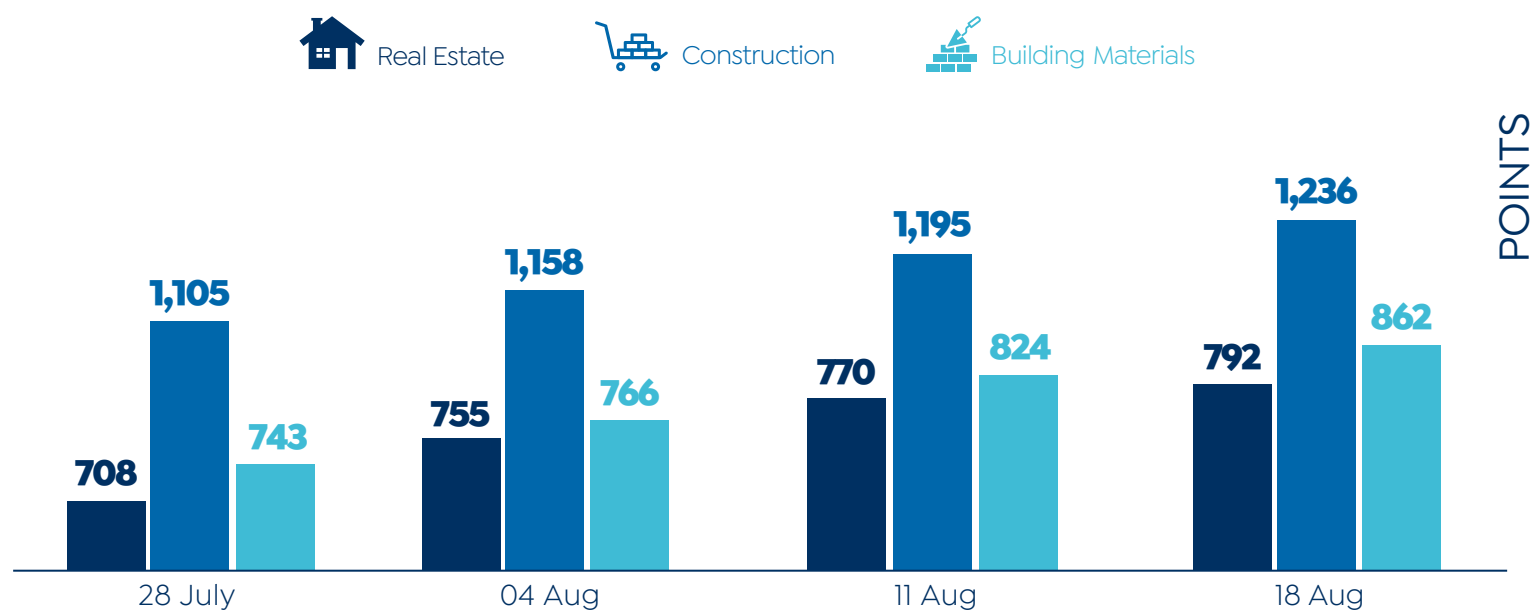


External Facade Work: **98%** Complete
Internal Facade Work: **94%** Complete
Status

PRICES OF CONSTRUCTION MATERIALS (EGP)



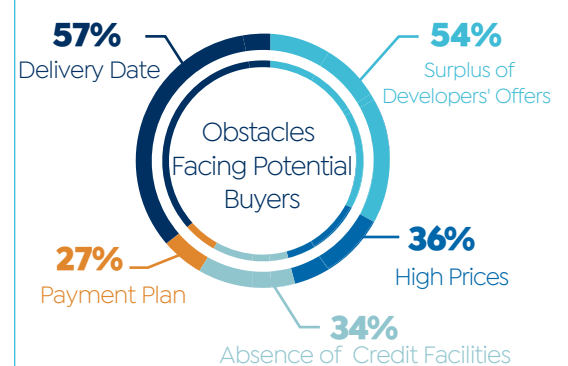
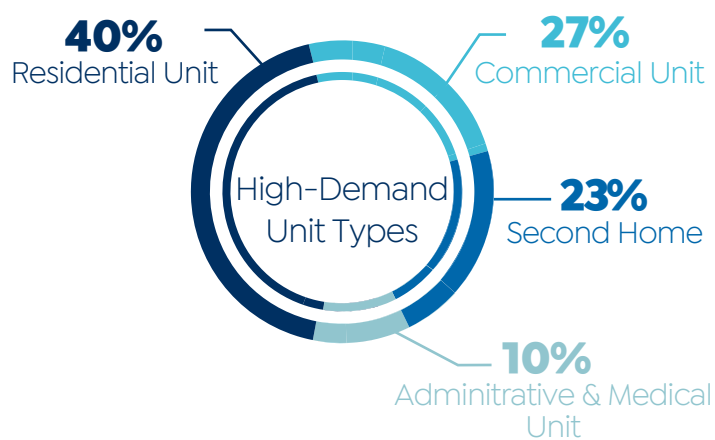
REAL ESTATE & CONSTRUCTION// PERFORMANCE OF STOCK MARKET INDEXES IN EGYPT



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

MONTHLY SURVEY

| Purchasing Power





NEW CITIES UPDATE

02 | NEW CITIES UPDATES 2022

PLOTS ALLOCATION


41

NO. OF ALLOCATED LANDS



SUPPLY VOLUME

- Integrated Urban
- Bank
- University
- Industrial Activities
- Hotels
- Club


22 New Cities
LOCATION

- Residential, Commercial & Administrative Services
- Educational Services
- Tourist & Recreational Activities
- Church
- Others

Plots Breakdown (Cities & No.of Plots)

6 New Cairo	3 New Sohag	3 6th of October	4 New Qena
4 Badr City	2 New Beni Suef	2 Shorouk City	2 New Nasser
1 10th of Ramadan	1 El-Sheik Zayed City	3 Obour City	1 Sadat City
1 New Damietta	1 New Fayoum	2 New October	1 New Toshki
1 New Alamein City	1 New Aswan	1 New Suez	1 New Thebes


32

NO. OF ALLOCATED LANDS


18 New Cities
LOCATION


SUPPLY VOLUME

- Integrated Urban
- Schools
- Hospital
- Industrial Activities
- Nursery
- Residential, Commercial & Administrative Services
- Others

Plots Breakdown (Cities & No.of Plots)

1 6th of October	2 10th of Ramadan
3 Shorouk City	1 15th May City
1 New Borg El-Arab	3 New Nubaria City
1 New Obour City	3 New Sohag
3 New Beni Suef	4 New Nasser
2 New Thebes	2 New Cairo
1 Badr City	1 Sadat City
1 Obour City	1 October Gardens
1 New Suez	1 New Asyut

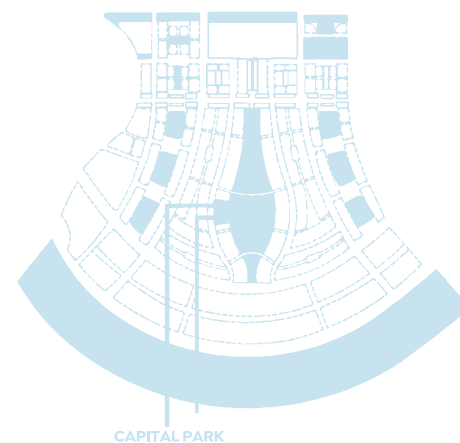
UPDATES ON NEW ADMINISTRATIVE CAPITAL (NAC)

| Capital Park

 **10 km+**
TOTAL LENGTH

 **1,000 Acres**
AREA

 **85%+**
COMPLETION RATE



UPDATES ON NEW SUEZ CITY

 AREA

- 65,000 Acres**
- 2,000 Acres (Phase I)**
- 300 Acres (Urgent Phase)**

| Housing For All Egyptians

 **86**
NO. OF BUILDINGS

 **90 m²**
UNIT AREA

 **2,064**
NO. OF HOUSING UNITS

 Underway
STATUS

 SUPPLY VOLUME

- Commercial Market
- Medical Unit
- Nursery

UPDATES ON NEW MANSOURA CITY

 **7,000 Acres**
AREA

 **4**
NO. OF PHASES

 **680,000**
TARGET CITIZENS

 Phase I: Complete
STATUS

| Seawater Desalination Plant

 **4**
NO. OF PHASES

 **160,000 m³/Day**
TOTAL CAPACITY

 **40,000 m³/Day**
CAPACITY OF PHASE I

 Phase I: Underway
STATUS

UPDATES ON NEW SOHAG CITY

| Social Housing

 **735 Acres**
AREA

 **42**
NO. OF BUILDINGS

 **1,008**
NO. OF HOUSING UNITS

 **90 m²**
UNIT AREA

UPDATES ON 10TH OF RAMADAN

| Water Purification Plant

 **600,000 m³/Day**
CAPACITY

 EGP **1.15 bn**
COST

 **75%**
COMPLETION RATE

 Underway
STATUS



PRIVATE REAL ESTATE PROJECTS

UPDATE

03 | PRIVATE REAL ESTATE PROJECTS UPDATES 2022



NEW RESIDENTIAL PROJECTS

ELECT


Developer: Madinet Nasr For Housing & Development (MNHD)


LOCATION
New Cairo


AREA
167,200 m²


ACHIEVED SALES
EGP **400 mn**


SALES RATE
50%

 SUPPLY VOLUME
One-Story, Two-Story & Z-villas
Unit Area: **145 - 265 m²**

ASTER

Developer: Times Developments


LOCATION
New Cairo


DELIVERY DATE OF PHASE I
2024

 TARGETED SALES
EGP **500 mn** in **2022**
EGP **2 bn** in **2023**



NEW COASTAL PROJECTS

L'HIVER

Developer: New Generation Developments


LOCATION
New Alamein City


DELIVERY DATE
End-**2025**


CONSTRUCTION RATE
18%

SUPPLY VOLUME (PHASE I)

• Twin Villas, Townhouse & Studios
• Twin Villas Area: **220 m²**

• Townhouse Area: **117 m²**
• Studios Area: **24 - 123 m²**

NEW PROJECT (NAME N/A)

Developer: Misr Italia Properties


LOCATION
Ras Al Hikma


AREA
400 Acres


TOTAL INVESTMENTS
EGP **23 bn**


DELIVERY DATE
2027

 SUPPLY VOLUME
• Residential Units
• **2** Hotels
• Entertainment & Commercial Areas

ZOYA GHAZALA BAY

Developer: LMD


LOCATION
North Coast


AREA
150 Acres


BUA
153,000 m²


TOTAL INVESTMENTS
EGP **6 bn**

 SUPPLY VOLUME
• Twin Houses, Townhouses, Chalets & Cabanas
• Unit Area: Starting From **120 m²**



NEW COMPLEX PROJECTS

THE MARK


Developer: MG Developments


LOCATION
Downtown, NAC


AREA
3,200 m²


INVESTMENTS
EGP **350 mn**

 Completion Rate : **20%**
Construction Rate : **30%**
STATUS

 SUPPLY VOLUME

- Commercial, Administrative, Hotel & Medical Units
- 3 Basement, Ground & 10 Floors

CASCADA

Developer: Golden Town Developments


LOCATION
Downtown, NAC


AREA
2,664 m²


TOTAL INVESTMENTS
EGP **500 mn**


EXPECTED SALES
EGP **750 mn**

 SUPPLY VOLUME

- Commercial, Administrative & Hotel Units
- Ground & 10 Floors
- Ground To 3rd Floors For Commercial Units
- 4th To 7th Floors For Administrative Units
- 8th To 10th For Hotel Units

GOLDEN TOWER 2

Developer: Al Naser Developments


LOCATION
MU23, NAC


AREA
6,000 m²


TOTAL INVESTMENTS
EGP **1 bn**

 SUPPLY VOLUME

- Commercial, Administrative & Medical Units

EAST LANE

Developer: Urbanlanes Developments


LOCATION
5th Settlement


AREA
4,780 m²


TOTAL INVESTMENTS
EGP **2 bn**

 SUPPLY VOLUME

- Commercial & Administrative Units

Source: Developers' Official Statements



PROJECTS UNDERWAY

APEX BUSINESS COMPLEX

Developer: Lozan Urban Development (LUD)



LOCATION

Downtown, NAC



AREA

2,600 m²



INVESTMENTS

EGP 700 mn

SUPPLY VOLUME

- Commercial, Administrative & Medical Units
- Ground & 12 Floors
- No. of Units: 230
- Unit Area: 35 - 100 m²



Within 4 Yrs of
Implementation
DELIVERY DATE



The Company Launches
Phase II
STATUS

JEFAIRA

Developer: Inertia Developments



LOCATION

North Coast



AREA

5.8 mn m²



The Company Starts Delivering The Project
STATUS

SUPPLY VOLUME

- Villas, Twin Houses, Townhouses, Chalets, Apartments & Studios
- Villa Area: 238 - 309 m²
- Twin House Area: 165 - 253 m²
- Townhouse Area: 164 m²
- Chalet Area: 121 - 225 m²
- Apartment Area: 50 - 183 m²

JOULZ

Developer: Inertia Developments



LOCATION

Cairo-Alexandria
Desert Road



AREA

115 Acres

SUPPLY VOLUME

- Villas, Twin houses, Townhouses & Apartments
- No. of Units: 1,152



The Project Has Been Marketed
The Company Starts Delivering The Project
STATUS

SOLEYA

Developer: Inertia Developments



LOCATION

West Cairo



AREA

19 Acres

SUPPLY VOLUME

- Villas, Twin houses, Townhouses & Apartments
- No. of Units: 172



The Project Has Been Marketed
The Company Starts Delivering The Project
STATUS

LINX

Developer: Capriole Developments



LOCATION
MU23, NAC



AREA
7,635 m²



Construction Work: **85%** Complete
STATUS

SUPPLY VOLUME

- Commercial, Administrative & Medical Complex
- 2 Basement & 12 Floors
- 2nd & 9th Floors For Medical & Administrative Units
- Ground & 1st Floors For Commercial Units
- No. of Commercial Unit: **51**

BAYADEGA TOWER

Developer: Skyway Development



LOCATION
Downtown, NAC



AREA
3,600 m²

SUPPLY VOLUME

- Commercial, Administrative & Medical Units
- Ground & 14 Floors
- Rental Area: **10,000 m²**
- Unit Area: Starting From **27 m²**
- Car Care Center Service, Spa Center, Restaurant & Food Court Area

SIELA

Developer: Concept Developments



LOCATION
North Coast



AREA
10 Acres

SUPPLY VOLUME

- No. of Units: **600**
- Chalet Area: **50 - 120 m²**
- Artificial Sea, Waterfall, Dancing Fountain, Commercial Center & Aquapark



Phase I (**215** Units) Has Been Delivered
STATUS

9YARD BUSINESS HUB

Developer: El Mansour Development



LOCATION
Mokattam

SUPPLY VOLUME

- Residential, Commercial, Administrative & Medical Complex
- Commercial Unit Area: **39 -140 m²**
- Administrative & Medical Unit Area: **56 -180 m²**

MEDIPOINT SHEIKH ZAYED

Developer: Inertia Developments



LOCATION
Sheikh Zayed



AREA
3,000 m²

SUPPLY VOLUME

- Commercial & Medical Units
- No. of Clinics: **92**

PARK MALL

Developer: Arab Developers Holding



SUPPLY VOLUME

- Lulu Hypermarket (**8,200 m²**)
- Sports Gym (**2,000 m²**)
- Open Area (**5,000 m²**)
- Restaurants & playgrounds
- Rental Area: **30,000 m²**
- Unit Area: Starting From **50 m²**

ZAHYA

Developer: City Edge Developments



AREA

750 Acres
20% Residential
80% For Public Utilities, Service Facilities,
Water Activities & Other Amenities

SUPPLY VOLUME

- Villas, Twin Villas & Townhouses

BRIX

Developer: Inertia Developments



AREA

44,000 m²



The Company Starts Delivering
The Project
STATUS

SUPPLY VOLUME

- Unit Area: **82 - 275 m²**
- No. of Units: **194**

TRUE GATE

Developer: El Mansour Development



AREA

5,000 m²

MAKANY

Developer: El Mansour Development



AREA

20,795 m²

G CRIBS

Developer: Inertia Developments



AREA

17,000 m²

SUPPLY VOLUME

- No. of Units: **99** (Phase I) & **231** (Phase II)



ECONOMIC SNAPSHOT

04 | ECONOMIC SNAPSHOT

UPDATES 2022



INTEREST RATES



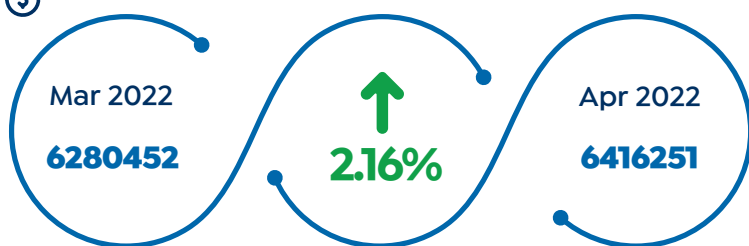
* MPC Meeting was Held on Aug 18



MONEY SUPPLY (EGP MN)



DOMESTIC LIQUIDITY (EGP MN)



ANNUAL HEADLINE INFLATION

JUNE-2022

13.2%



JULY-2022

13.6%



NET INTERNATIONAL RESERVES (USD BN)

JUNE-2022

33.38



JULY-2022

33.14



PURCHASING MANAGERS' INDEX (PMI)

JUNE-2022

45.2

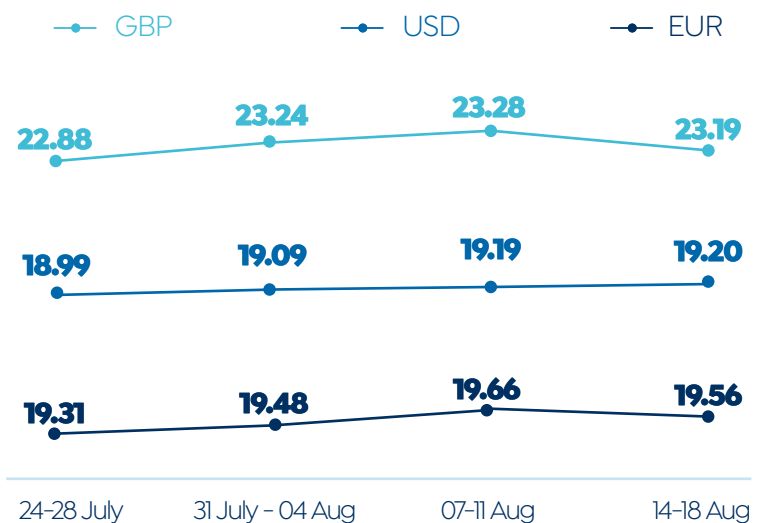


JULY-2022

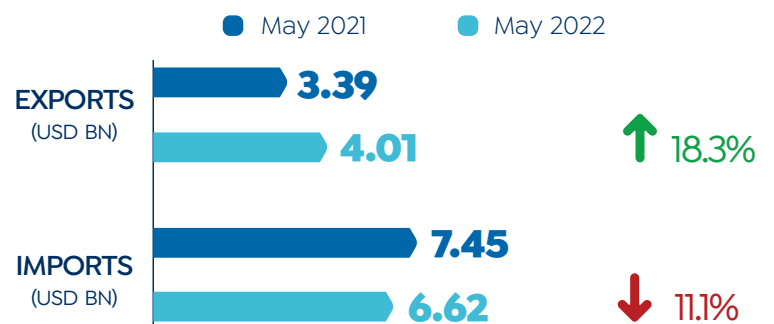
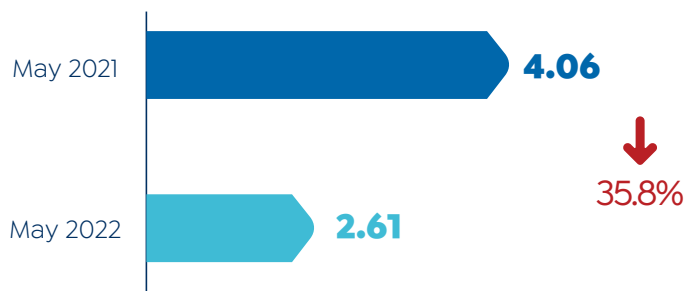
46.4



EXCHANGE RATES



TRADE DEFICIT (USD BN)

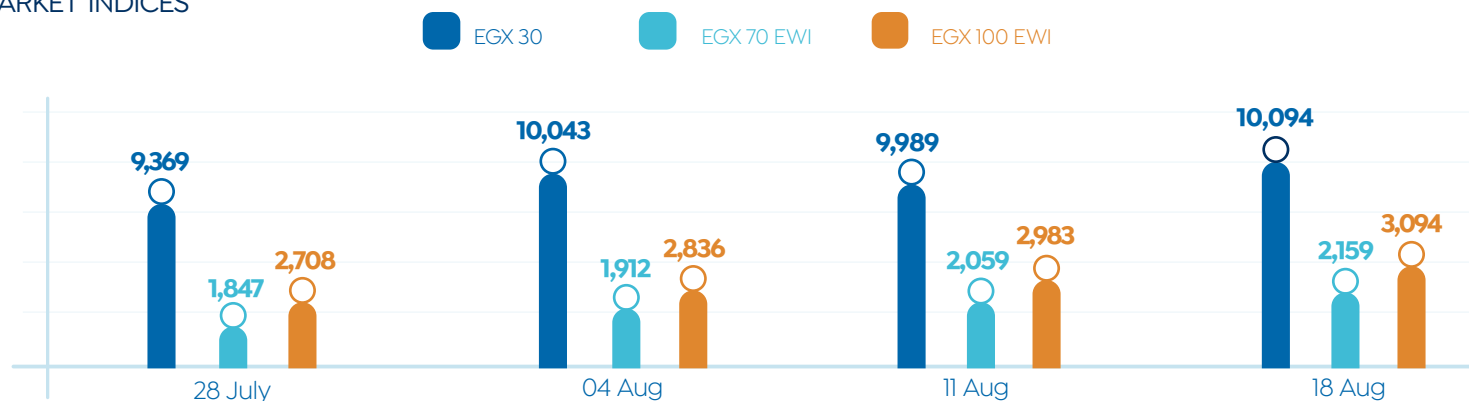


Source: IHS Markit, CBE & FEDCOC

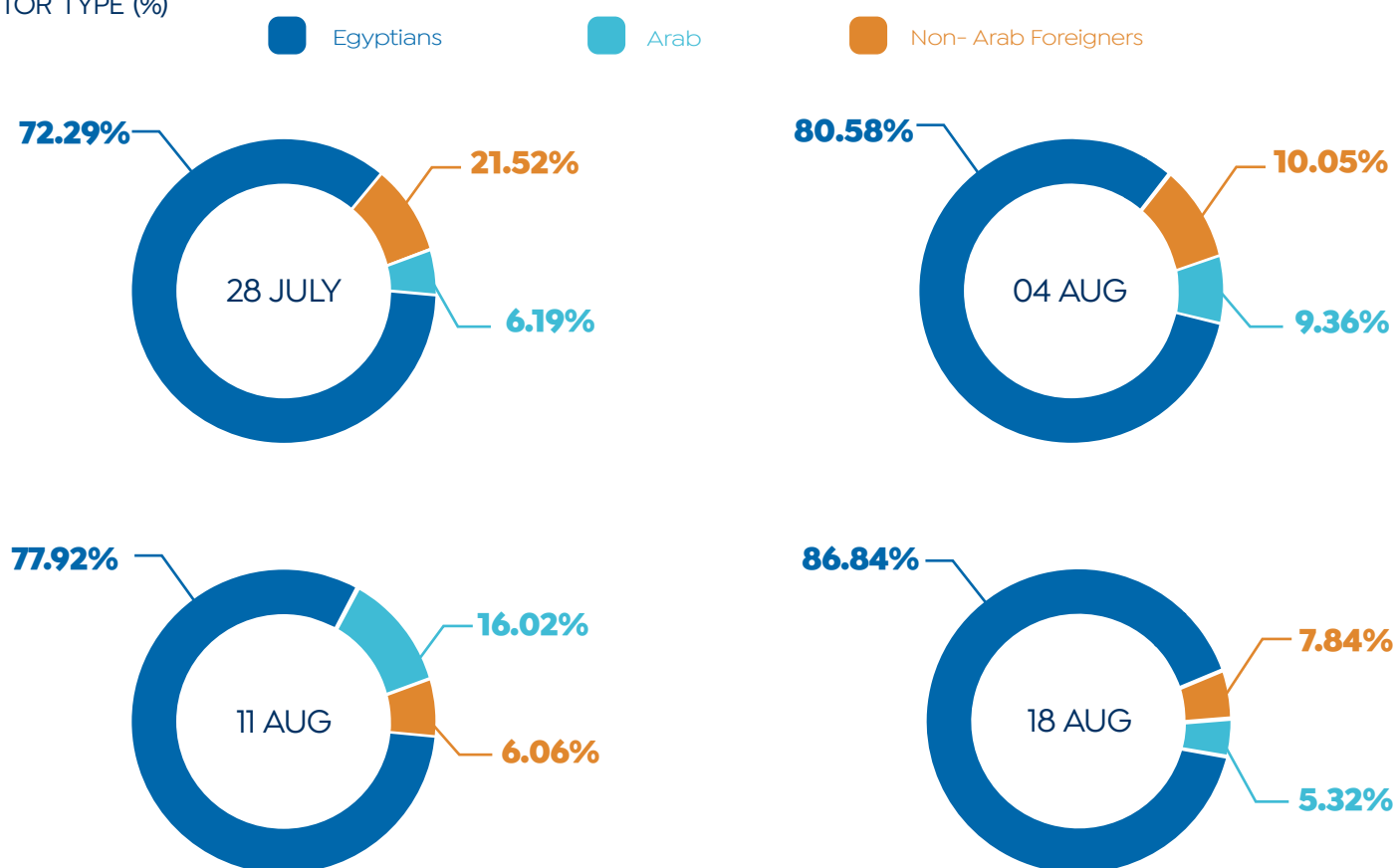


CAPITAL MARKET INDICATORS

MARKET INDICES

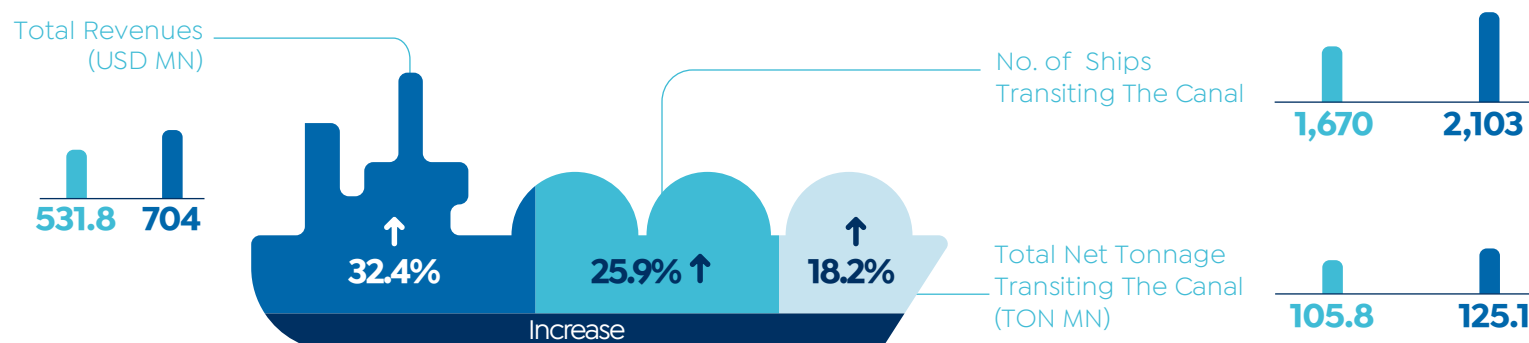


INVESTOR TYPE (%)



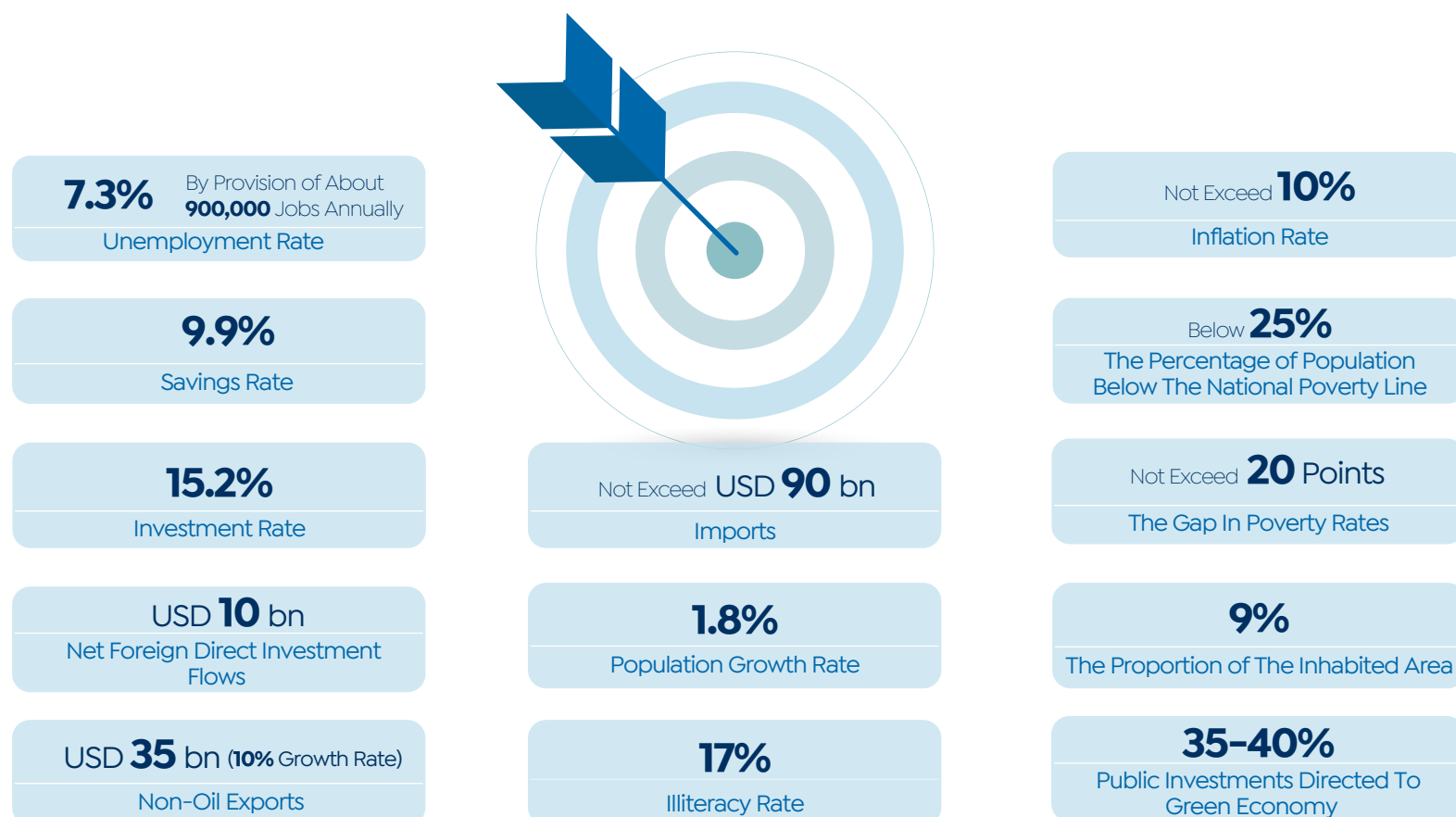
SUEZ CANAL

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



Source: EGX & Suez Canal Authority

THE OBJECTIVES OF THE PLAN FOR THE FISCAL YEAR 2022/23



EGYPT IN THE SUSTAINABLE DEVELOPMENT REPORT 2022



Egypt's Rank

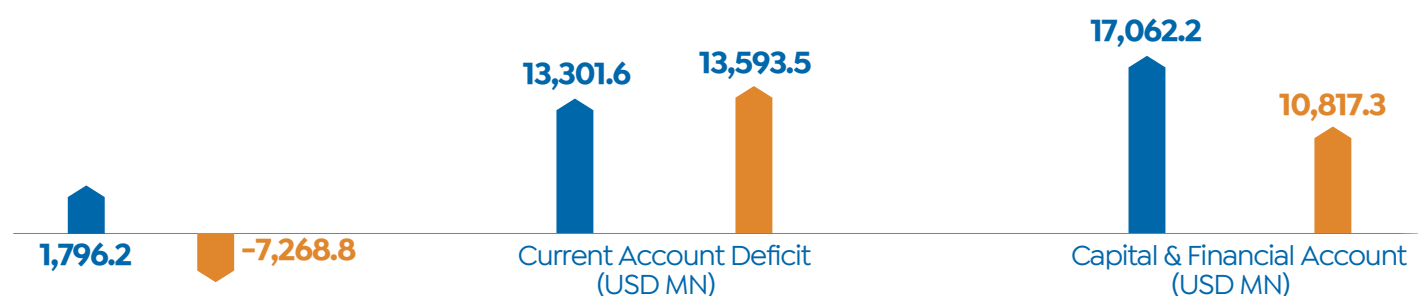
- **87th** Out of **163** Countries
- **30th** Out of **163** Countries In Global Outreach Impact Index
- **7th** Out of **20** Arab Countries
- **4th** Out of **47** African Countries
- **15th** Out of **20** Countries At The Level of Emerging Markets
- **7th** In The Middle East & North Africa (MENA) Region

BALANCE OF PAYMENTS PERFORMANCE (JULY- MAR OF FY 2021/22)

| Overall Balance (USD MN)

● July- Mar 2020/21

● July- Mar 2021/22

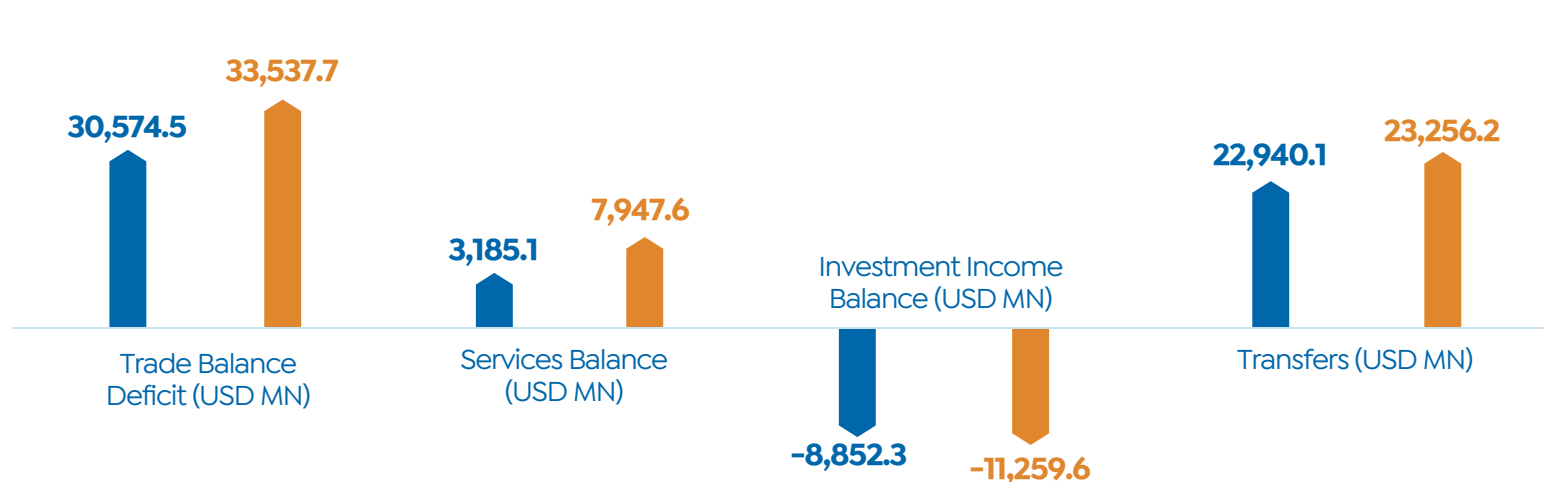


Source: Cabinet, MPED & CBE

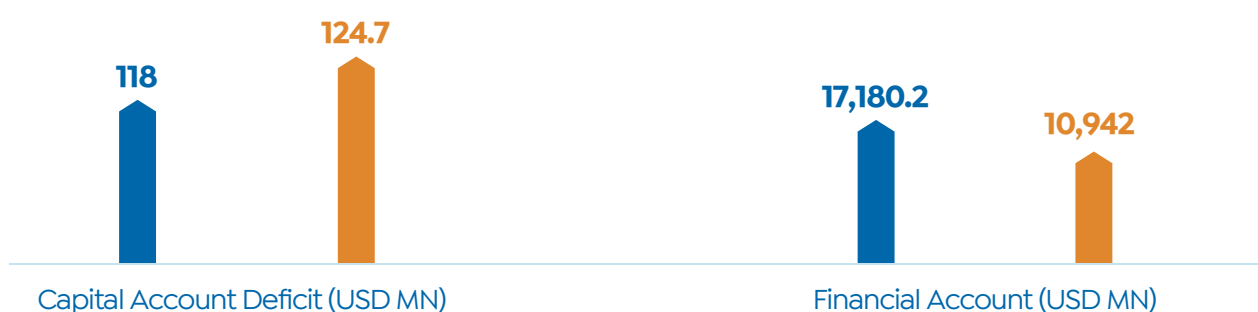
| Current Account

● July- Mar 2020/21

● July- Mar 2021/22



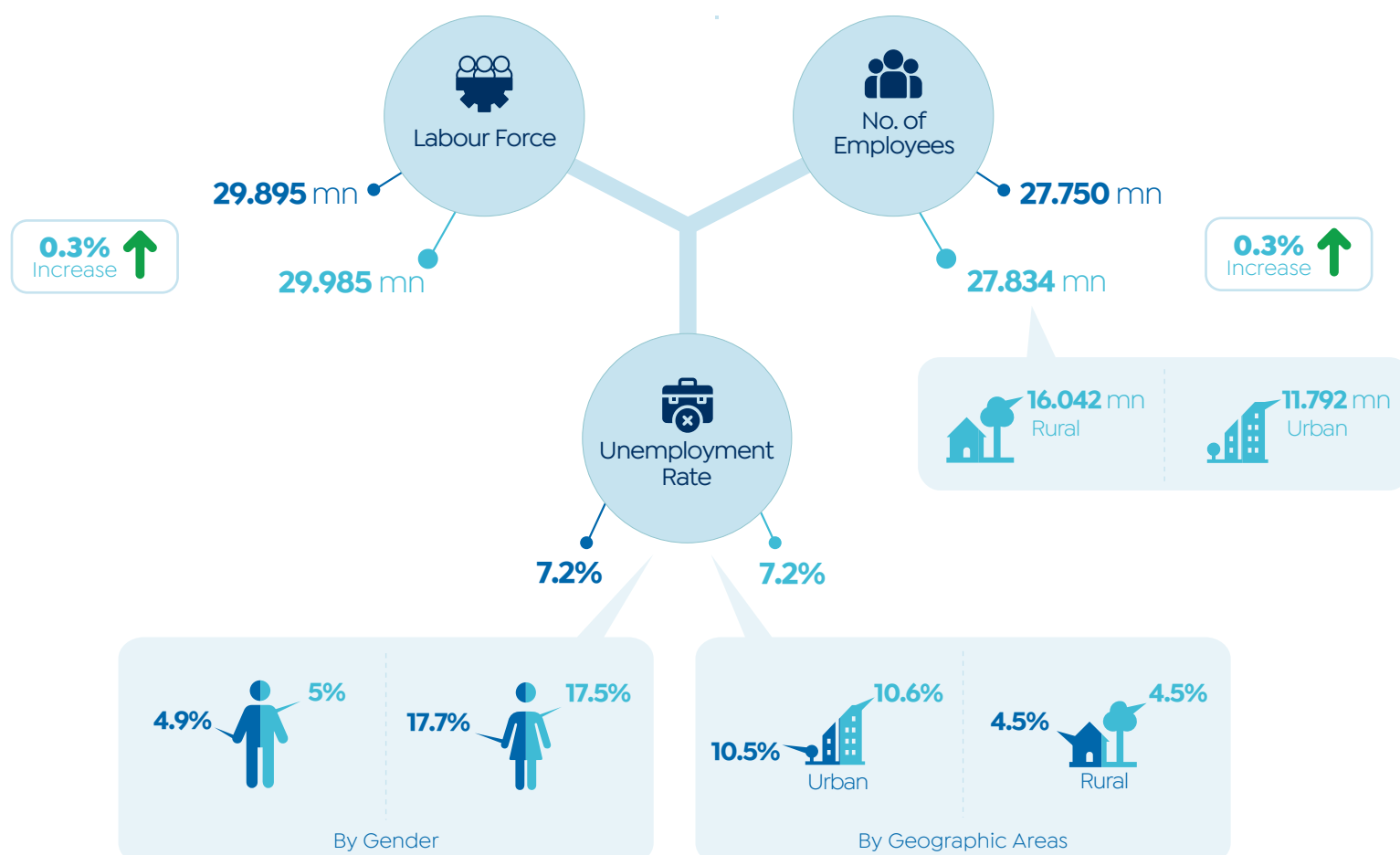
| Capital & Financial Account



LABOUR MARKET

● Q1 2022

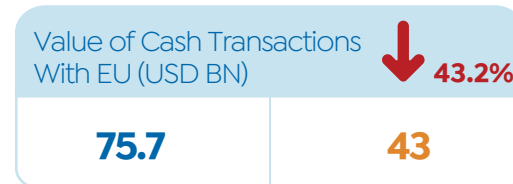
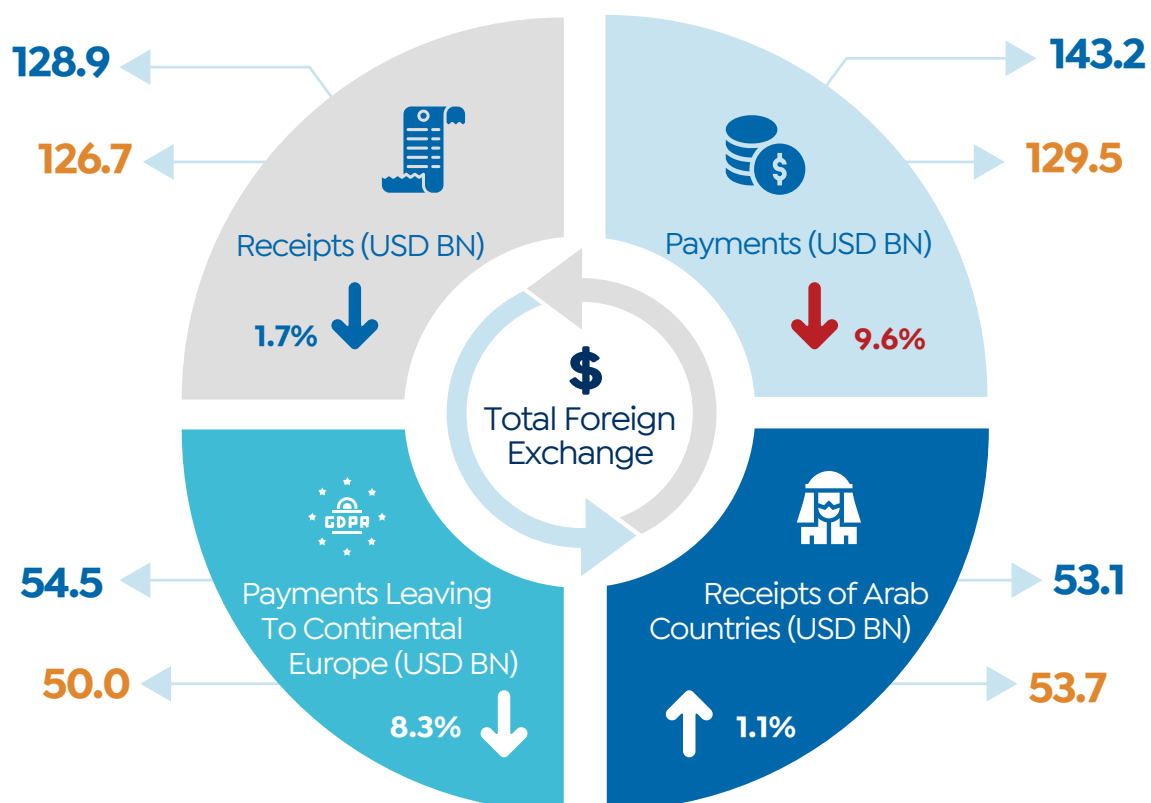
● Q2 2022



FOREIGN EXCHANGE RECEIPTS AND PAYMENTS

2019/20

2020/21



TRADE BALANCE IN EGYPT (2016–2021)

