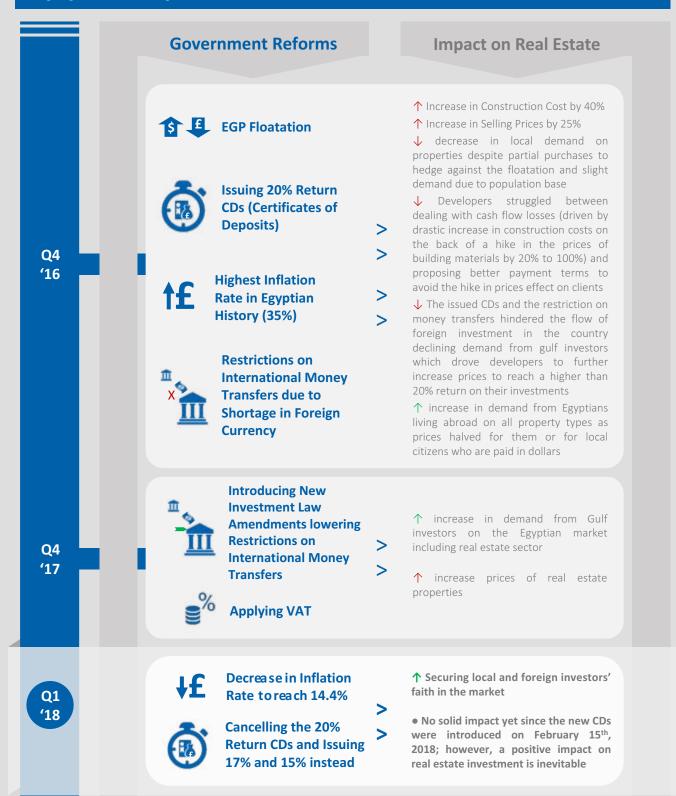


IMPACT OF GOVERNMENT REFORMS ON THE REAL ESTATE SECTOR

Government Reforms and Actual Effects on Real Estate

Government reforms play a crucial role in shaping the investment scene and the economy as a whole; reforms introduced starting Q4 2016 up until the current phase affected the real estate sector both positively and negatively, reshaping the society's mindset towards real estate investment and the developer's counter-offers to hedge against those changes





IMPACT OF GOVERNMENT REFORMS THE REAL ESTATE SECTOR

Anticipated Further Reforms and Effect on the Real Estate Sector

The government is expected to further enhance investment laws to attract foreign investment particularly post signage of investment contract on February 1st, 2018 with the Entertainment World Company, for a joint US-Saudi Arabian investment project to establish a Disneyland-style amusement park worth US\$3.3 billion in Egypt evidencing the positive effect of the latest investment law amendments

Expectations

Government Reforms

Impact on Real Estate



Further Decrease in Inflation Rate by the end of 2018



Offering Lands to be **Available for Real Estate Project**



Further Foreign Investment Agreements on **Governments Level**



New Urban Communities Affiliate (NUCA) Actively **Developing New Cities Across the Country**

- ↑ Increase of foreign investments in the Egyptian real estate sector
- ↑ Rise in local investments in the real estate market to hedge against possible inflation hikes
- ↑ Increase in real estate projects given the drop in interest on CDs
- ↑ Increase in demand on labor force; creating more jobs in the real estate sector especially in the mega projects
- ↑ Boost in non-residential real estate investments especially in the industrial projects
- ↑ increase in co-development agreements between the government and private real estate developers as part of the Public Private Partnership (PPP) system
- ↑ Boost the economic development through prioritizing road network construction (National Roadway Project)

Coldwell Banker Commercial Advantage

CBCA is a full service commercial real estate company located in New Cairo, Egypt. The company specializes in commercial, industrial, retail, residential, land development, and real estate investment covering various services.

Our professional team enjoys significant investment, managerial, and real estate development experience acquired from global and regional powerhouses assisted by specialized in-house functional advisors, including, Engineering, Legal, HR, Finance, etc., in addition to the company's collaboration with top real estate experts/consultants who act as stakeholders on many tasks appointed by the company's esteemed clients. Such high level of experience and devotion will offer and result in the highest quality and perfect timing.



Acquisition & Disposition



Property Management



Development Management



Landlord Representation



Market Research & Analysis



Investment Analysis



Start-up & Small Businesses



Distressed Assets



Corporate Services

Capital Services



Tenant Representation

For more details, please contact | **Sherif Hassan**, **Development Director**









(f) CBCAdvantage

