



EGYPT CONSTRUCTION

MARKET REPORT

Shaping the **future** of the built environment

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Introduction

Gleeds has been operating in Egypt since the early 1990s and established a permanent office in Cairo in 2009. We successfully combine British professional standards and quality assurance with local knowledge and experience. Our staff members are professionally qualified to Royal Institution of Chartered Surveyors (RICS), the Chartered Institute of Building (CIOB) and are Project Management Professionals (PMP®).

Gleeds expanded rapidly offering Project Management services with a specialised RICS Chartered Quantity Surveying and world class Cost Management services across a range of projects covering all sectors of the industry. Gleeds are a reliable and trusted partner to many of the Region's most prestigious national and international organisations and has a proud record of accurate cost advice, professional contract and project management on many projects across Egypt and the wider region. The office comprises over 70 professional staff delivering world-class professional services supported by a full-time Data & Research Team dedicated to researching and reporting on the Egyptian construction market and economic indicators.

We at Gleeds enjoy a solid track record of delivery of projects ranging from mega to micro scale projects and services. We boast an ever-growing client list that includes major national and international clientele including Emaar, Majid Al Futtaim Properties, Al Futtaim Group, Microsoft, ExxonMobil, Orange, Huawei, Oracle, OBS, Mobinil, Shell, Bloomberg and BG.

We have proudly been part of a number of high profile projects like Marassi, Up Town Cairo, City Centre Almaza, Cairo Festival City and others. The relationships we have built throughout these projects and with our clients have grown over the years and resulted in numerous repeat business opportunities and extended collaborations.

Our belief in providing our clients with state of the art unbiased and fully integrated Project Management is at the core of our business. It is the corner stone of our ethos and approach. We feel a responsibility of sharing our knowledge and experience with the construction market to help grow and enrich the industry that we are proud to be part of. We are hoping that you find this report as helpful and insightful as it is truly intended and we welcome the opportunity to discuss the content and any additional, specifically tailored reports with you.

PM and CM services
for all project stages. Our flexible approach enables us to provide tailored PM and CM services at any stage of a project

Knowledgeable Resources
Fully resourced teams with hands on experience of the Egyptian construction market. Our people combine both local knowledge and a robust and well rounded knowledge of international standards.

Ever-growing and Updated Market Database
Our involvement on mega scale projects and our connection to the market have provided us with a wealth of information and continuously updated database of market quotes.

Dashboard

Parameter	% Change	Q1 2020	Q2 2020	2016	2017	2018	2019	2020
USD	▲ -0.1%	15.9	15.88					
Euro	▲ 6%	17.52	18.57					
GBP	▲ 3.9%	19.74	20.52					
Stock Market	▼ 5.6%	10378	10961					
CPI	▲ 0.4%	107.6	108.1					
Inflation rate	▼ -35.4%	5.83	3.77					
Foreign exchange reserves (USD bn)	▼ 3.5%	37.08	38.37					
Interest rate	▼ 1.8%	9.25%	9.08%					
Exports (USD bn)	N/A	N/A	N/A					
Imports (USD bn)	N/A	N/A	N/A					
GDP growth rate	N/A	N/A	N/A					

*Quarterly values are average values of parameters over each quarter
Data obtained from:
<http://www.tradingeconomics.com>

- ▲ High positive impact
- ▼ Slight positive impact
- Constant
- ▲ Slight negative impact
- ▼ High negative impact

“ With more than ten years of experience of the Egyptian market, we are confident that we have the most comprehensive database in the market. This wealth of information is key in supporting our teams on PM and CM projects.

MUIR SMITH
COUNTRY DIRECTOR



Economic Overview

Foreign Exchange Rates

USD vs. EGP

During the Q4 2020, the average value of USD against EGP decreased by around 2 % recording an average of 15.64. It is expected that the USD exchange rate will remain within its average for the next quarter.

All foreign exchange rates and histories are obtained from <http://www.investing.com>

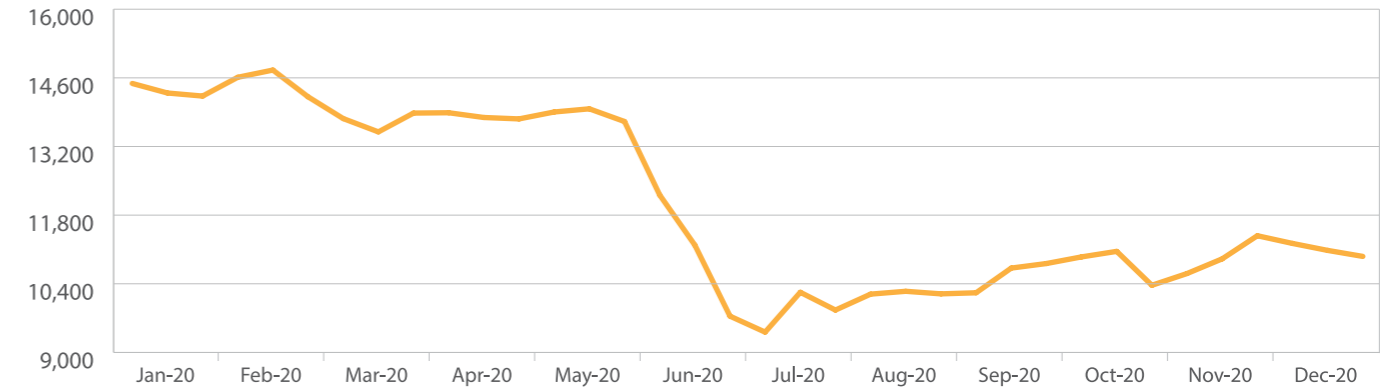


EUR vs. EGP

During the Q4 2020, the average value of EUR against EGP increased by around 0.5 % recording an average of 18.65. It is expected that the EUR exchange rate will increase for the next quarter.

All foreign exchange rates and histories are obtained from <http://www.investing.com>

Egyptian Stock Market



The EGX, The Egyptian stock market indicator, measures the performance of the top 30 traded companies on the Egyptian stock exchange. During Q4 2020, the EGX 30 indicator witnessed an increased recording an average of 10938.69 points compared to 10961.04 points on Q3 2020. The Egyptian stock market indicator is expected to increase during 2021.

Obtained from <http://www.investing.com>



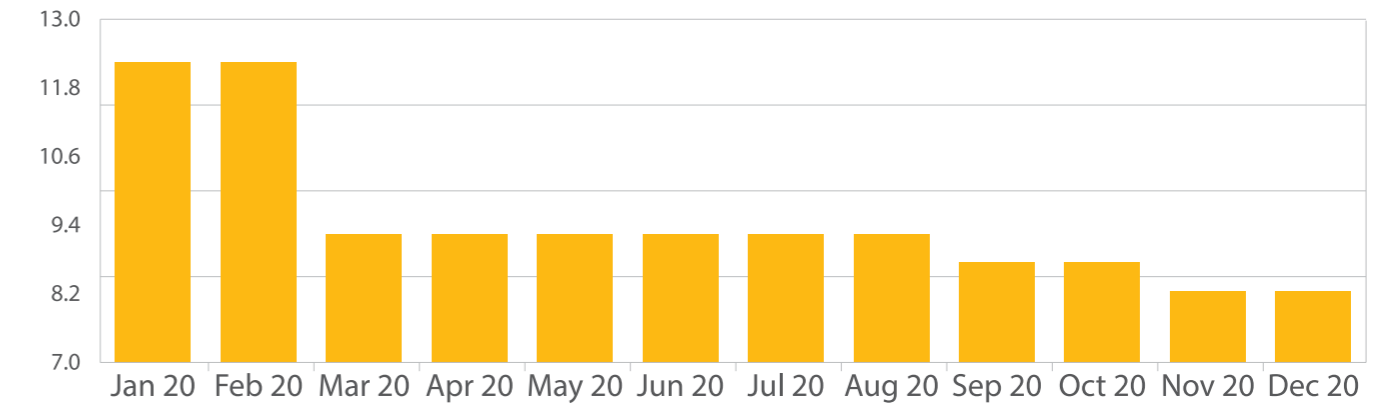
GBP vs. EGP

During the Q4 2020, the average value of GBP against EGP increased by around 1 % recording an average of 20.66. It is expected that the GBP exchange rate will decrease for the next quarter.

All foreign exchange rates and histories are obtained from <http://www.investing.com>



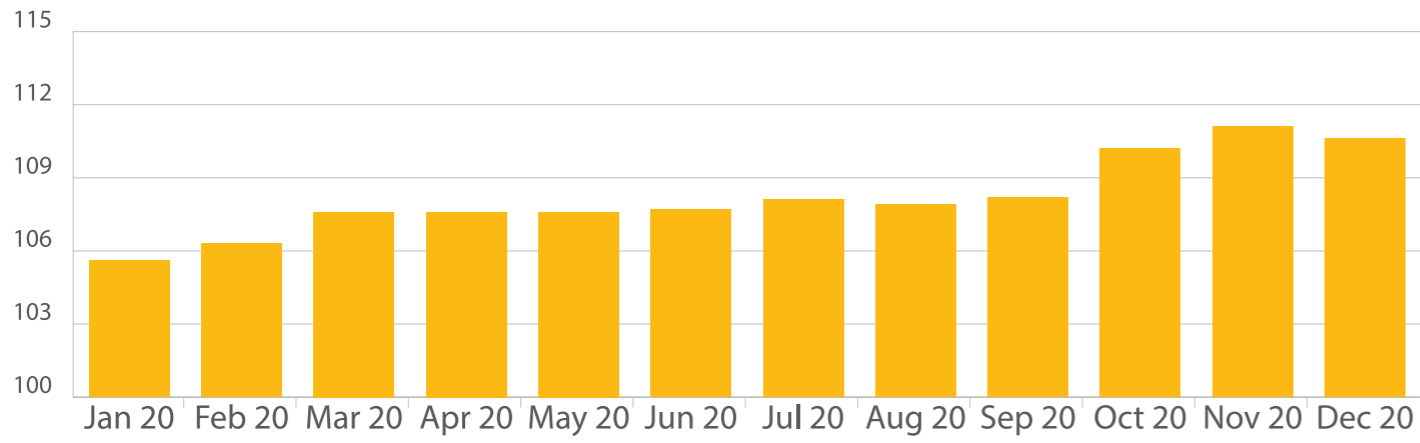
Central Bank Interest Rates



Decisions regarding interest rate values are made by the Central Bank of Egypt (CBE). the official interest rate is the overnight deposit rate. During Q4 2020, the interest rate slightly decreased to be 8.25%. It is expected that the interest rate will decrease in 2021.

Obtained from <http://www.tradingeconomics.com>

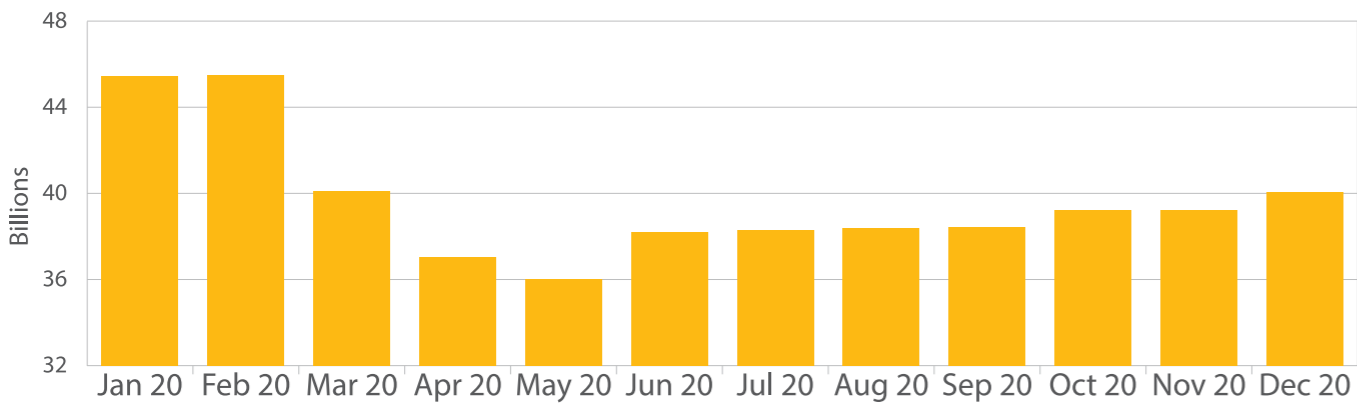
Consumer Price Index



The consumer Price Index (CPI) measures increase in price paid by consumers for everyday goods and services. During Q4 2020, CPI increased to 110.63 index points compared to 108.1 index points in the previous quarter. It is expected to increase in 2021.

Obtained from <http://www.tradingeconomics.com>

Foreign Currency Reserves



Foreign Exchange Reserves in Egypt are reported by the CBE, these are the foreign assets held or controlled by the CBE. The reserves are generally used to finance the balance of payments and to control exchange rates. During Q4 2020, Egypt foreign exchange reserves increased by 3% recording an average of USD 39.5 billion. It is expected for the Foreign Exchange Reserves to continue increasing in 2021.

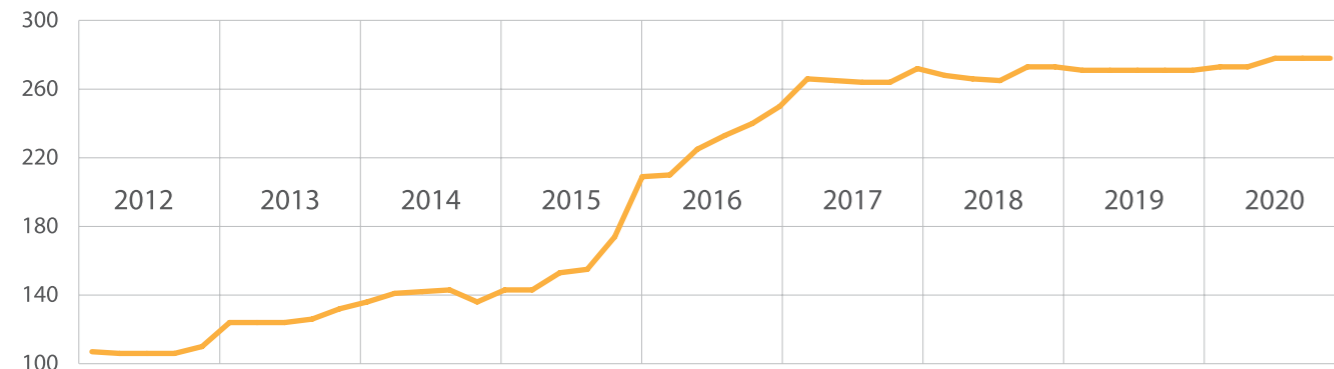
Obtained from <http://www.tradingeconomics.com>



Construction Materials Inflation Forecast Indices

Indices from Jan-2012 to Dec-2020

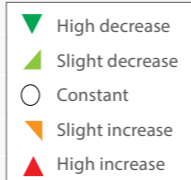
Year Month	2012	2013	2014	2015	2016	2017	2018	2019	2020
1	107	110	126	142	143	209	240	264	273
2	106	118	127	141	143	206	240	264	273
3	107	122	130	142	150	210	253	264	271
4	106	124	132	143	153	210	250	264	271
5	106	124	133	144	156	210	249	264	271
6	106	124	133	142	155	213	251	265	271
7	106	124	136	136	155	225	266	265	271
8	106	124	139	142	158	228	265	265	273
9	106	124	140	143	158	230	265	265	273
10	106	124	141	143	174	233	265	268	278
11	106	125	140	145	190	235	265	266	278
12	107	125	141	143	203	240	264	265	274



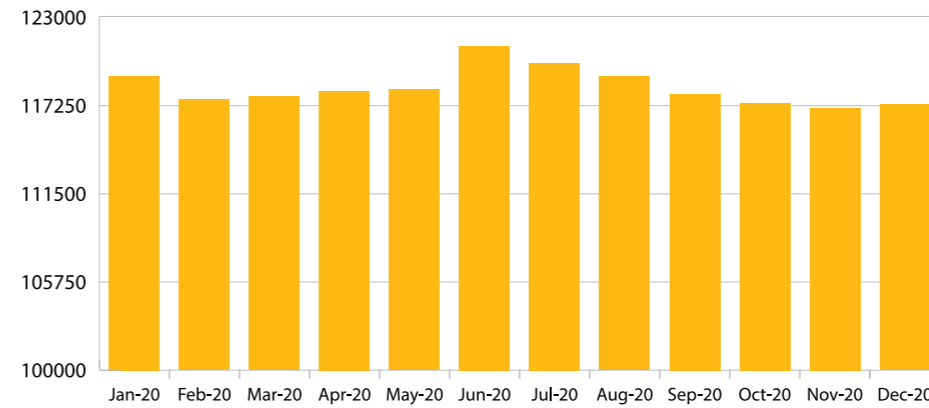
Construction Materials Prices

Summary

Division	% Change	Comments
Division 1: General requirements	▲	Prices likely to remain stable in Q1 2021
Division 2: Site construction	○	Prices likely to remain stable in Q1 2021
Division 3: Concrete	▲	Prices likely to remain stable in Q1 2021
Division 4: Masonry	○	Prices likely to remain stable in Q1 2021
Division 5: Metals	▲	Prices likely to remain stable in Q1 2021
Division 7: Thermal and moisture insulation	▼	Prices likely to remain stable in Q1 2021
Division 8: Doors and windows	▼	Prices likely to remain stable in Q1 2021
Division 9: Finishes	○	Prices likely to remain stable in Q1 2021
Division 10: Specialties	▲	Prices likely to remain stable in Q1 2021
Division 13: Special construction	○	Prices likely to remain stable in Q1 2021
Division 14: Conveying systems	▲	Prices likely to remain stable in Q1 2021
Division 15: Mechanical	○	Prices likely to remain stable in Q1 2021
Division 16: Electrical	○	Prices likely to remain stable in Q1 2021



% change is the percentage of change in average prices between current and previous quarter



Hire per month for Q4 2020 increased relative to that of Q3 2020 due to the change in Euro exchange rate. Also, it is expected that the hire per month of the loader will increase in Q1 2021

Loader

Hire per month of A Caterpillar Loader Model 950H or Doosan DL300

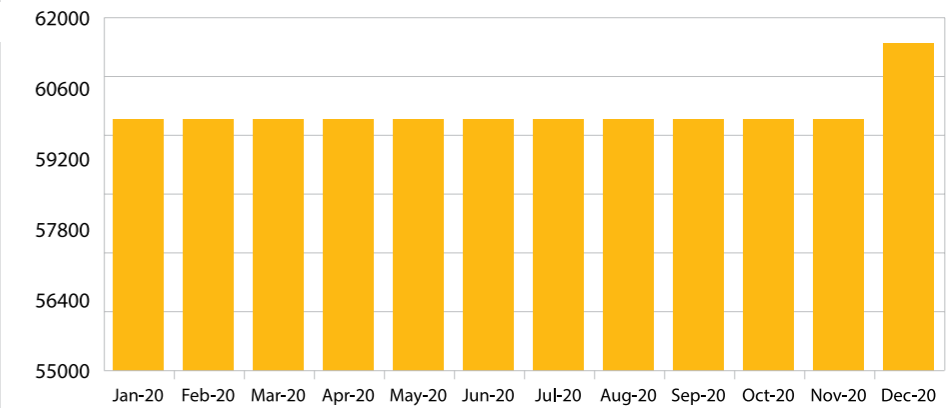
Price obtained from: OTRAC HEAVY
Price includes driver/ operator, and regular maintenance
Price excludes taxes

For hire outside of Cairo, driver and banksmen living expenses are responsibility of contractor

Temporary Accommodation

Supply per unit of caravan unit, size 3.0x7.5m, 2 rooms + 1 toilet. Caravan has a skeleton of cold rolled steel sections and walls of 4cm thick sandwich panels. All electrical and sanitary works are included.

Price obtained from: ICON
Price excludes VAT, data networks, furniture and transportation



Price has been slightly increased in Q4 2020 compared to Q3 2020. Also, it is expected to remain stable in Q1 2021.

Division 1 – General Requirements

Tower Crane

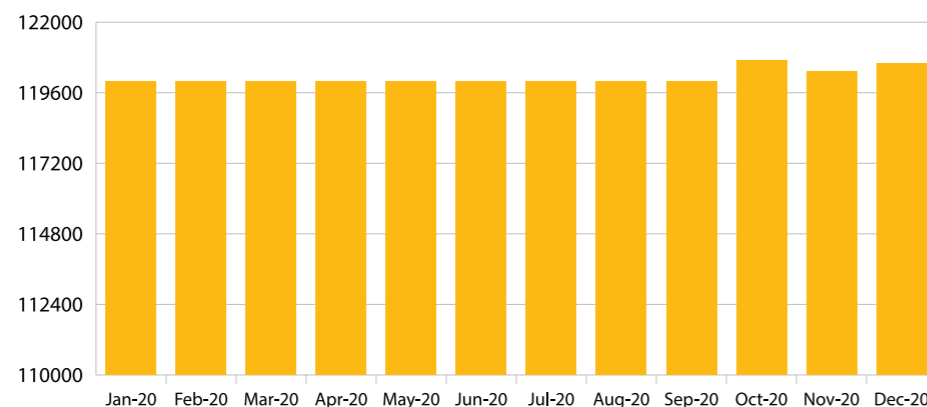
Hire per month of 14 tonne tower crane, 60 to 70m jib and height of around 50m.

Price obtained from: Flash Cranes

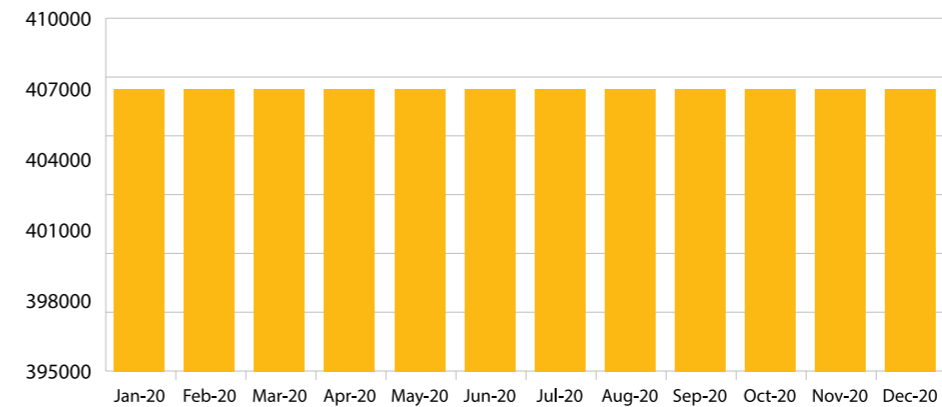
Price includes sales tax, driver/ operator, and regular maintenance.

Price excludes gas and electricity

For hire outside of Greater Cairo, driver and banksmen living expenses are the responsibility of contractor



Hire per month for Q4 2020 decreased relative to that of Q3 2020 due to the decreased in dollar exchange rate. Also, it is expected that the hire per month of the tower crane will remain in Q1 2021.



Price remained stable in Q4 2020 compared to Q3 2020. However, it is expected to increase in Q1 2021.

Generator

Price per unit of 150 KVA sound proof diesel generator, Honda Brava power link Model.

Price obtained from: El Sayad Trading Misr
Price includes VAT

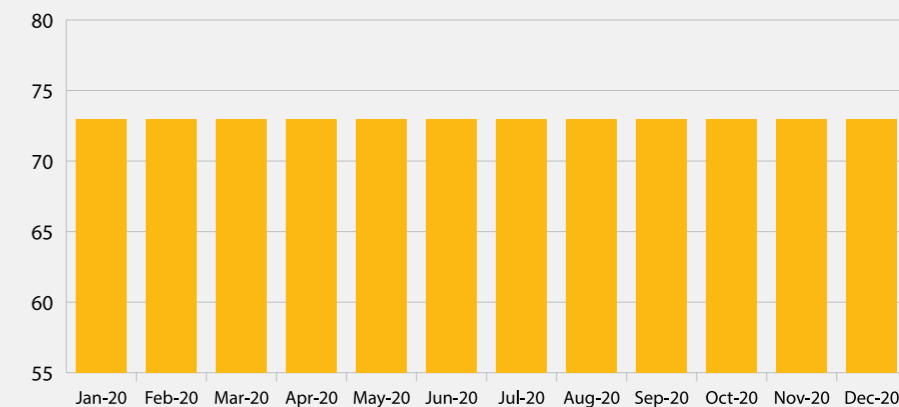


Division 2 – Site Construction

Irrigation System

Price per square metre of landscape manual irrigation system, using UPVC pipes.

Price obtained from: Gardenia Landscape Contracting
 Price includes VAT and transportation to site.
 Delivery time is a week from the contracting date.

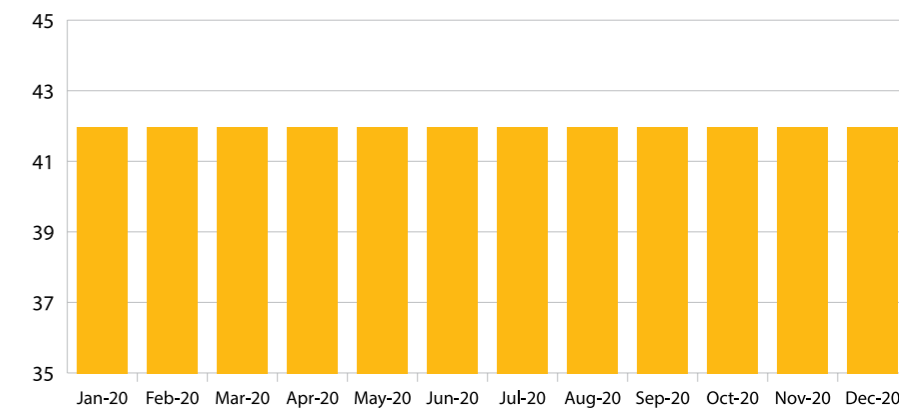


Price remained stable in Q4 2020 compared to Q3 2020. However, it is expected to increase in Q1 2021.

Lawn (Grass)

Price per square metre of ground cover type, paspalum sod.

Price obtained from: Gardenia Landscape Contracting
 Price includes VAT and transportation to site.
 Delivery time is a week from the contracting date.

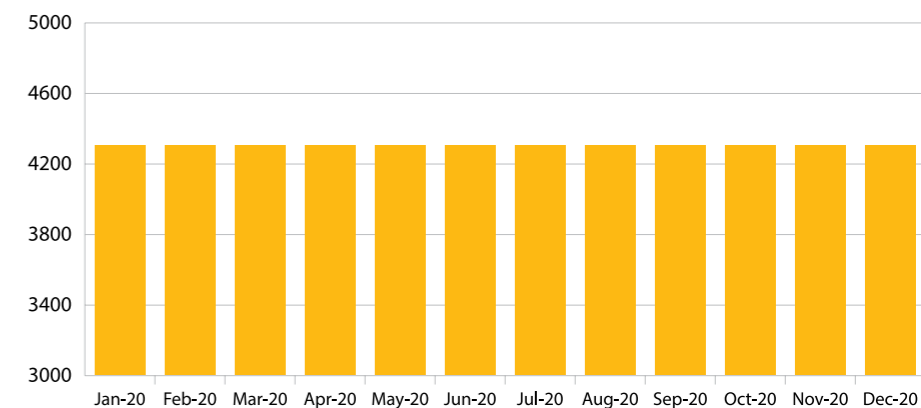


Price remained stable in Q4 2020 compared to Q3 2020. However, it is expected to increase in Q1 2021.

Semi-Mature Palm Tree

Price per tree of 3.00m height, 25 cm trunk width.

Price obtained from: Gardenia Landscape Contracting
 Price includes VAT and transportation to site.
 Delivery time is a week from the contracting date.

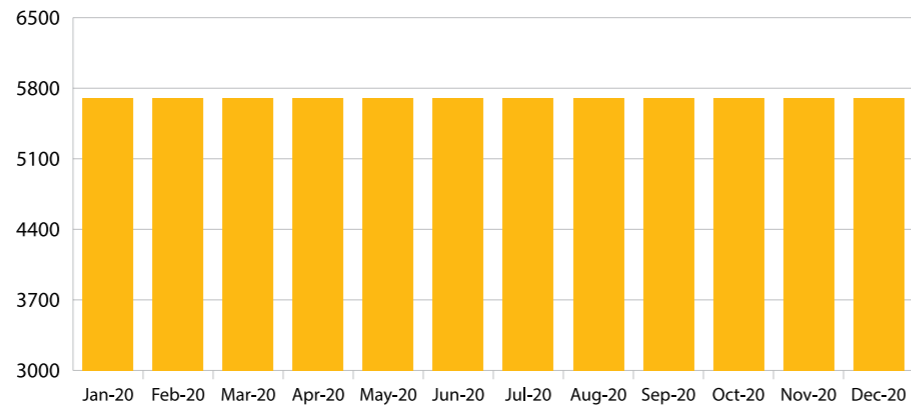


Price remained stable in Q4 2020 compared to Q3 2020. However, it is expected to increase in Q1 2021.

Mature Palm Tree

Price per tree of 6.00m height, 35cm trunk width.

 Price obtained from: Gardenia Landscape Contracting
 Price includes VAT and transportation to site.
 Delivery time is a week from the contracting date.

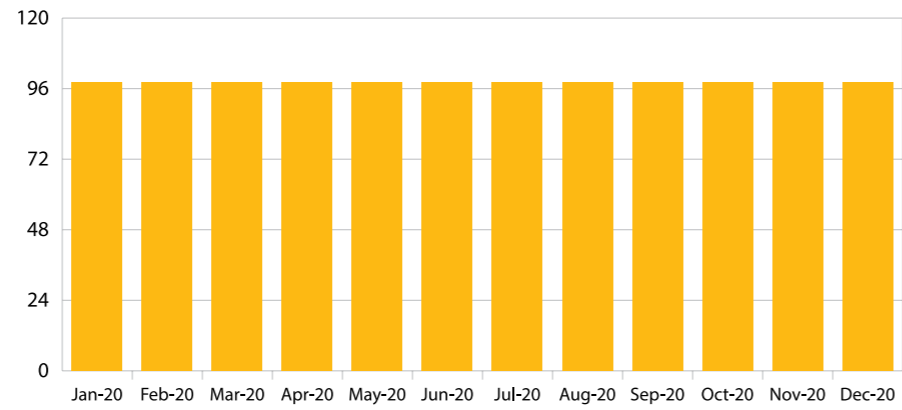


Price remained stable in Q4 2020 compared to Q3 2020. However, it is expected to increase in Q1 2021.

Landscape Edge GAR 5" Slide

Price per Linear meter

 Price obtained from: Gardenia Landscape Contracting
 Price includes VAT and transportation to site.
 Delivery time is a week from the contracting date.

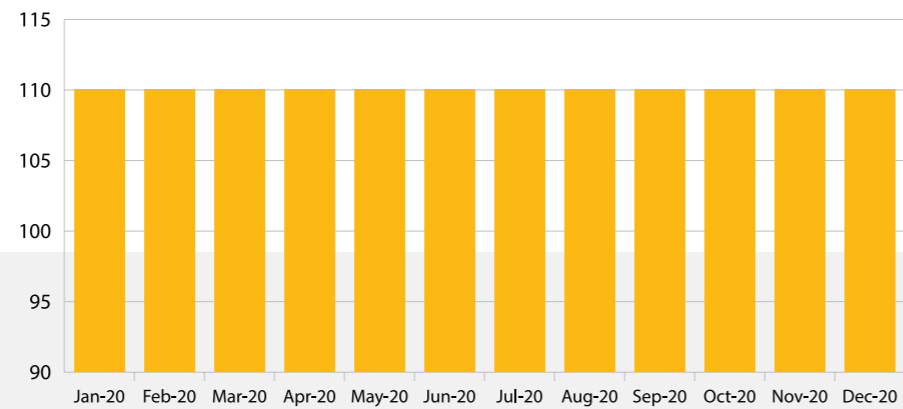


Price remained stable in Q4 2020 compared to Q3 2020. However, it is expected to increase in Q1 2021.

Red Hexagonal Interlock Tiles

Price per square metre of red hexagonal concrete interlock tiles 22x20x8cm.

 Price obtained from: Tobalt
 Price includes VAT

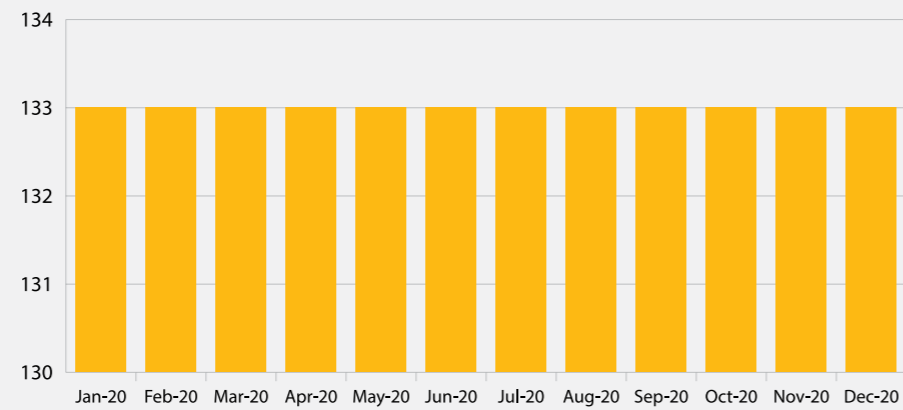


Price remained stable in Q4 2020 compared to Q3 2020. However, it is expected to increase in Q1 2021.

Yellow Hexagonal Interlock Tiles

Price per square metre of yellow hexagonal concrete interlock tiles 22x20x8cm.

 Price obtained from: Tobalt
 Price includes VAT



Price remained stable in Q4 2020 compared to Q3 2020. However, it is expected to increase in Q1 2021.



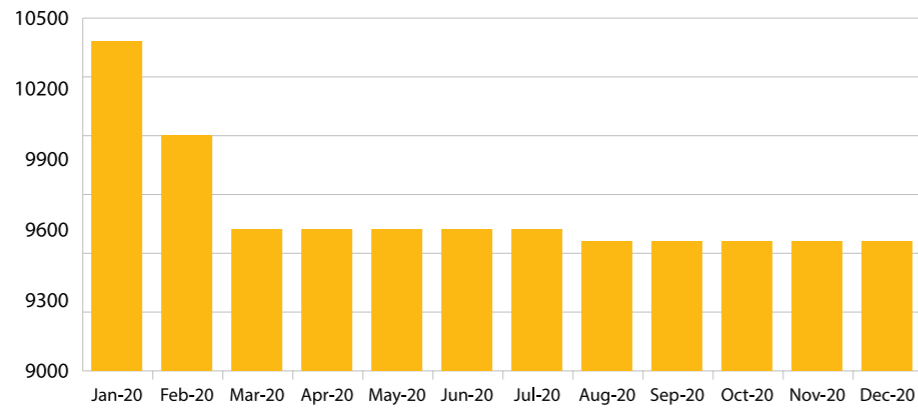
Division 3 - Concrete

Steel Reinforcement Bars

Supply per tonne of steel reinforcement bars, mild steel, all bar sizes, grade 52 steel.

Price obtained from: Ministry of Housing, Utilities & Urban Communities

Price excludes installation costs



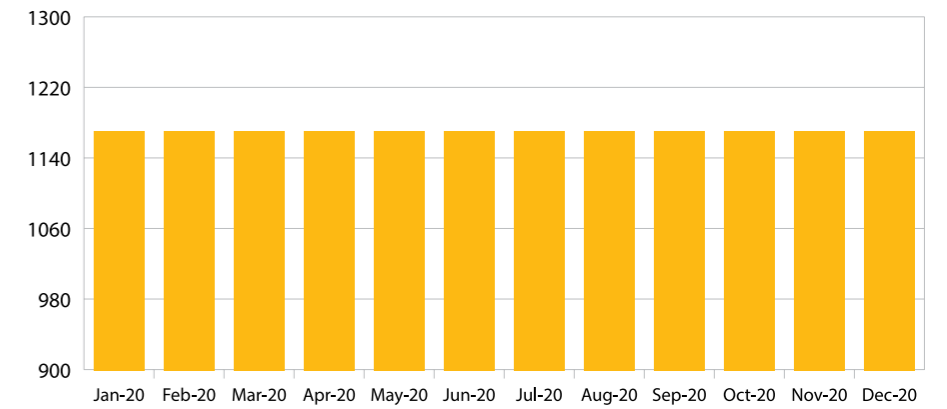
Price remained stable in Q4 2020 compared to Q3 2020. Also, it is expected to remain stable in Q1 2021.

Columns Metal Formwork

Hire price per week of metal columns formwork including props and accessories. Beam and Soldier 10 system. Column Dimensions 100cmx100cm for Height 6 m.

Price obtained from: Acrow Misr

Price includes sales tax, and pre-negotiated training by company for users of formwork

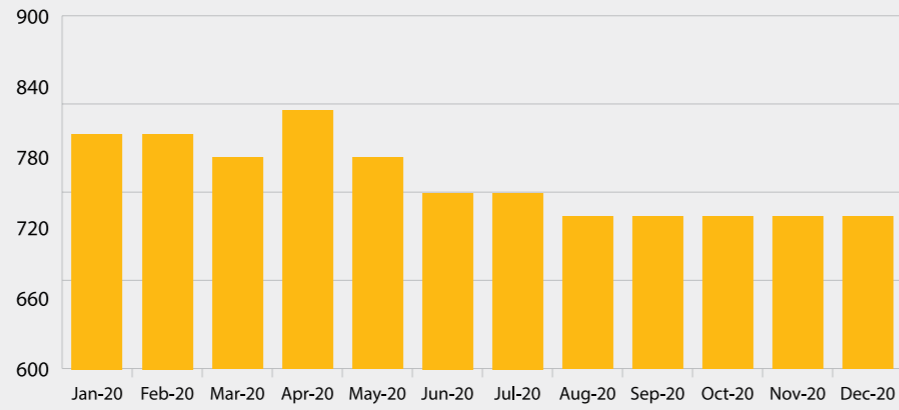


Price increased in Q4 2020 compared to Q3 2020. As, it is expected to increase in Q1 2021.

Portland Cement

Supply per tonne of grey ordinary Portland cement 42.5-62.5MPa strength.

Price obtained from: Ministry of Housing and Development



Price remained stable in Q4 2020 compared to Q3 2020. Also, it is expected to remain stable in Q1 2021.

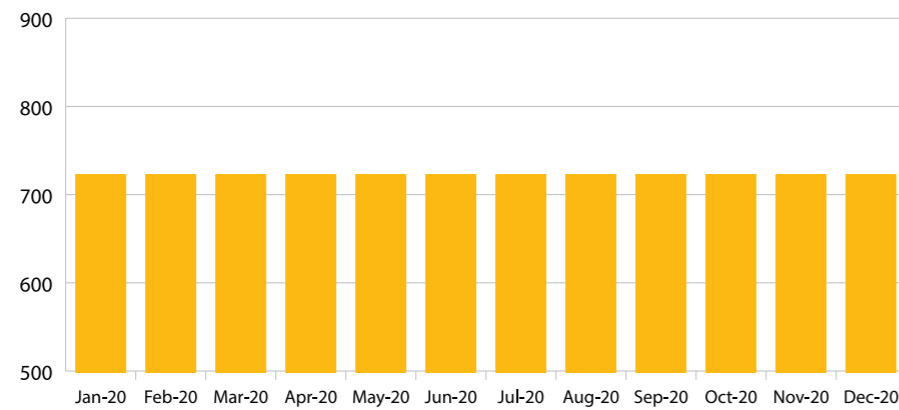


Ready Mix Concrete

Supply per cubic metre cast in-situ ready mix concrete of strength 250kg/cm2, normal Ordinary Portland Cement (OPC) based.

Price obtained from: Ministry of Housing and Development

Price excludes wastage, and usage of pump



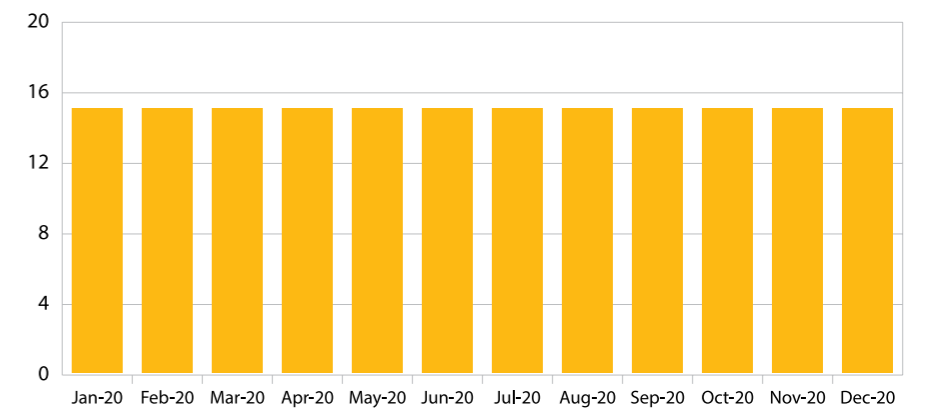
Price remained stable in Q4 2020 compared to Q3 2020. Also, it is expected to remain stable in Q1 2021.

Slab Metal Formwork

Supply per square metre of purchased metal formwork for slabs shoring including all props and accessories, slab height 3.00m and slab thickness 25cm.

Price obtained from: Acrow Misr

Price includes sales tax, and pre-negotiated training by company for users of formwork



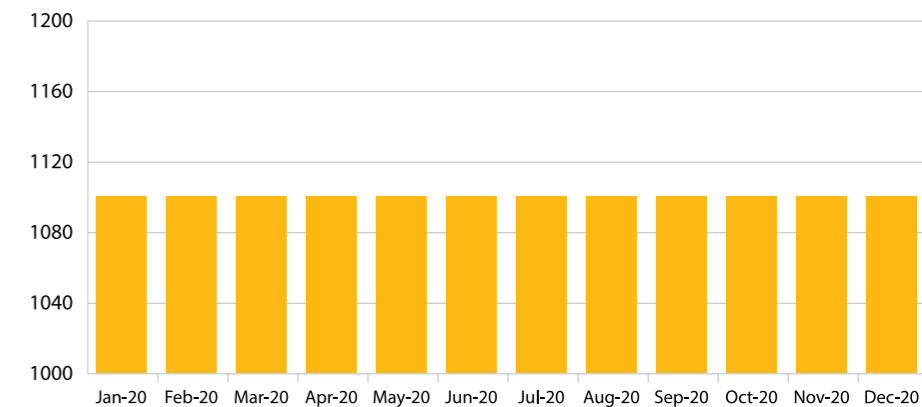
Price increased in Q4 2020 compared to Q3 2020. As, it is expected to increase in Q1 2021.

Division 4 - Masonry

Masonry – Cement Blocks

Supply per 1000 blocks of cement blocks
25x12x6cm, weight 4tn/1000 blocks.

Price obtained from: Egyptian Greek
Prices include sales taxes and delivery to site
Price quotation per thousand blocks

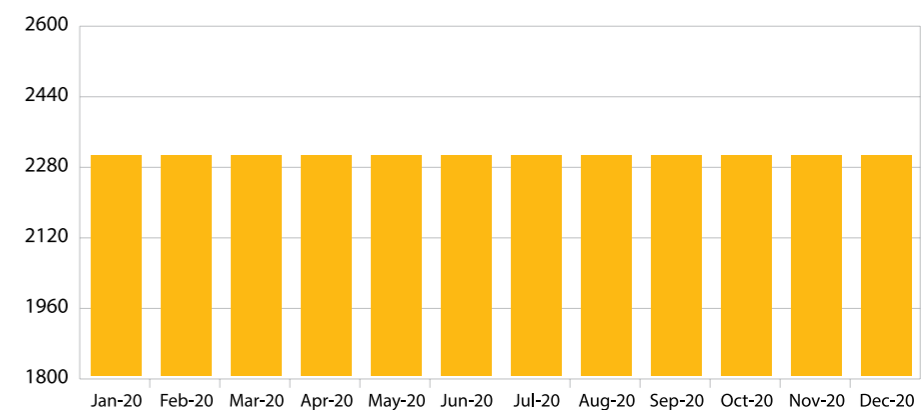


Price remained stable in Q4 2020 compared to Q3 2020. Also, it is expected to remain stable in Q1 2021.

Masonry – Clay Bricks

Supply per 1000 units of clay bricks
25x12x12cm, weight 4.5tn/1000 blocks.

Price obtained from: Egyptian Greek
Prices include sales taxes
Price quotation per thousand bricks



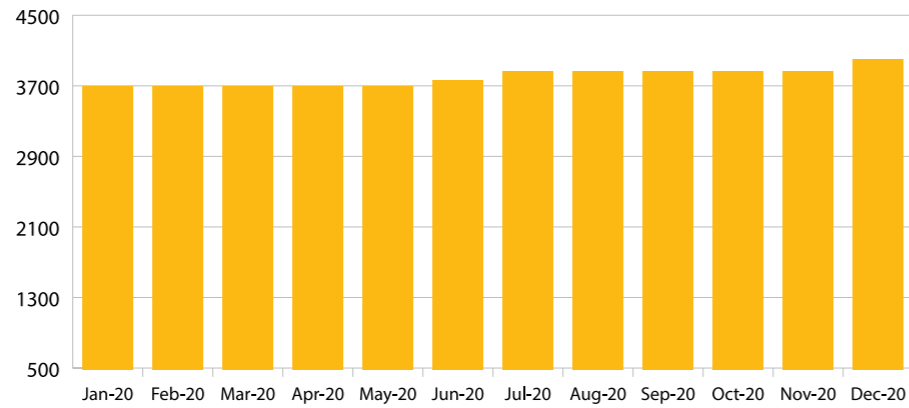
Price remained stable in Q4 2020 compared to Q3 2020. Also, it is expected to remain stable in Q1 2021.

Division 5 – Metals

Stainless Steel Balustrade

Supply and installation per linear metre of stainless steel balustrade, grade 304, with 1m height and 1.25mm thickness.

Prices obtained from: Guardian Architectural Metal Works.
Prices exclude VAT and delivery to site.

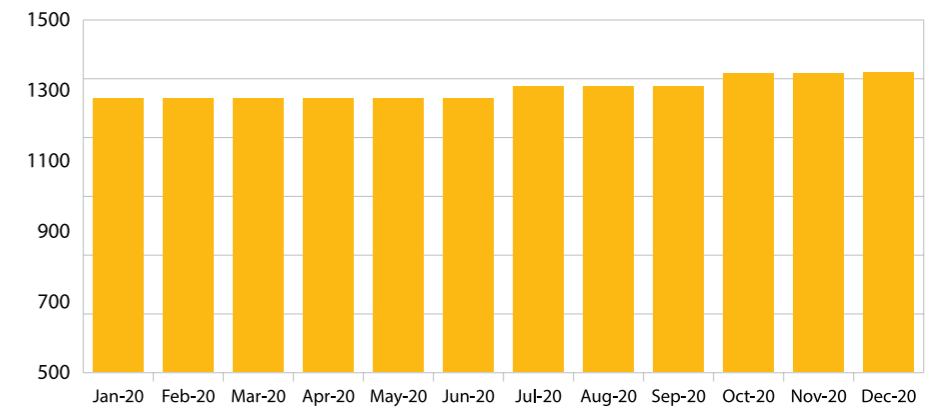


Price increased by the end of Q4 2020 compared to Q3 2020. As, it is expected to increase again in Q1 2021.

Stainless Steel Handrail

Supply and installation per linear metre of 1.25mm thickness stainless steel wall mounted handrail, grade 304.

Prices obtained from: Guardian Architectural Metal Works.
Prices exclude VAT and delivery to site

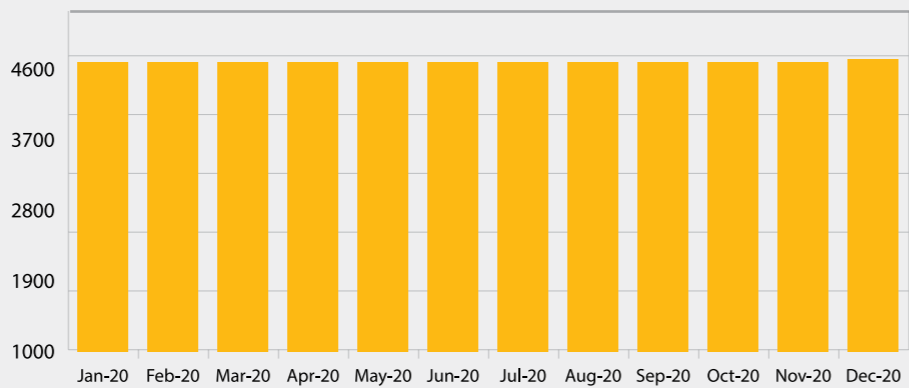


Price increased by the end of Q4 2020 compared to Q3 2020. As, it is expected to increase again in Q1 2021.

Glass Handrail

Supply and install per linear metre of 12mm thick tempered glass handrail with stainless steel top rail, stainless steel grade

Prices obtained from: Guardian Architectural Metal Works.
Prices exclude VAT and delivery to site



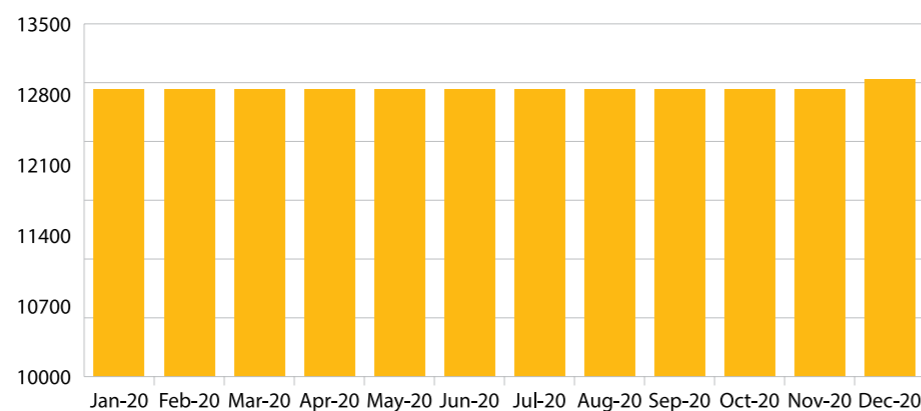
Price increased by the end of Q4 2020 compared to Q3 2020. As, it is expected to increase again in Q1 2021.



Steel Ladder

Supply and installation per unit of 4m high steel ladder with safety cage, steel grade

Prices obtained from: Guardian Architectural Metal Works.
Prices exclude VAT and delivery to site.



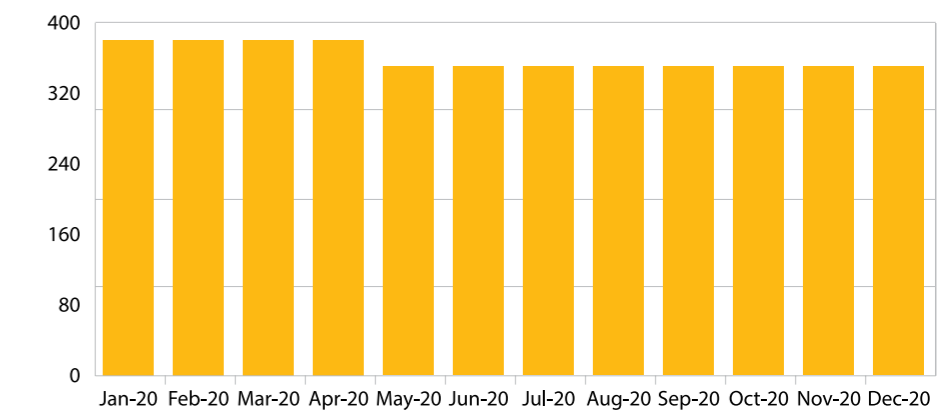
Price increased by the end of Q4 2020 compared to Q3 2020. As, it is expected to increase again in Q1 2021.

Division 7 – Thermal & Moisture Insulation

Waterproofing

Price per square metre of bituminous waterproofing membrane, non-woven polyester reinforcement, as per specification of Bitumode Gamma-P 4mm thickness.

Price obtained from Modern Group
Price includes sales tax
Price excludes delivery to site
Price is per 10 metre roll



Price remained stable in Q4 2020 compared to Q3 2020. Also, it is expected to remain stable in Q1 2021.

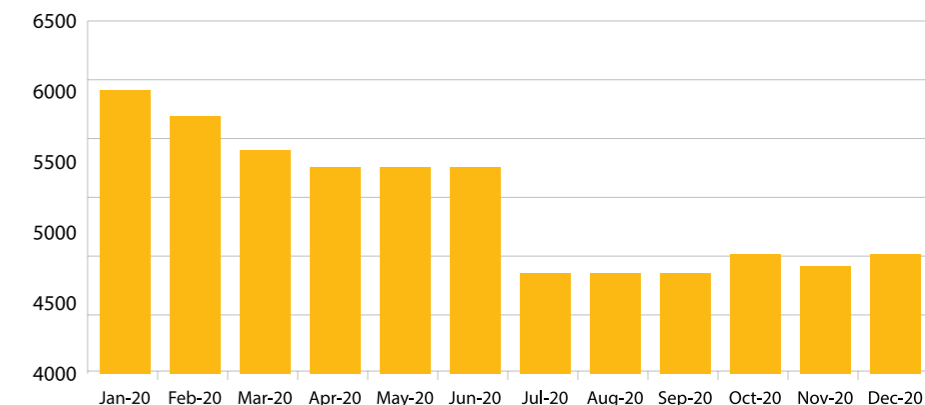


Division 8 – Doors & Windows

Aluminium Sliding Windows

Supply and install per unit of aluminium sliding window (1.00x1.00m) with 2 sashes, clear double glass 24mm thicknesses (6/12/6).

Price obtained from: Eagle
 Price includes all accessories
 Price includes sales tax
 Delivery time 6 to 8 weeks
 Price excludes delivery to site

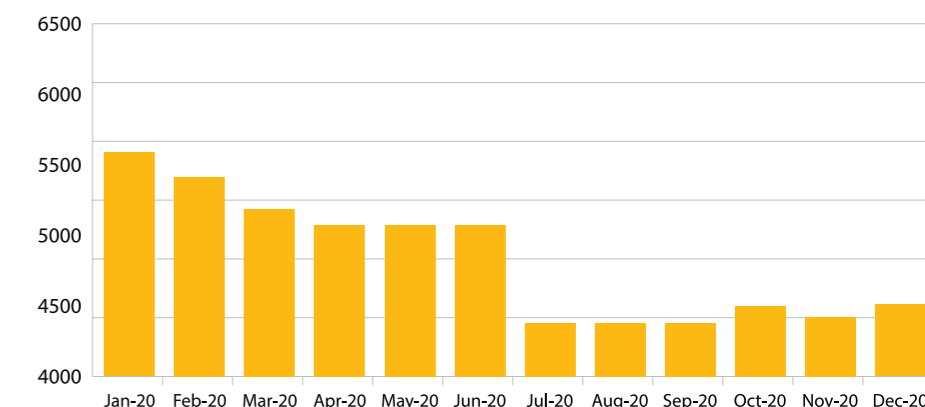


Price increased in Q4 2020 compared to Q3 2020. As, it is expected to increase again in Q1 2021.

Aluminium Turn Windows

Supply and install per unit of aluminium turn window (1.00x1.00m) with 1 sash, clear double glass 24mm thicknesses (6/12/6).

Price obtained from: Eagle
 Price includes all accessories
 Price includes sales tax
 Delivery time 6 to 8 weeks
 Price excludes delivery to site

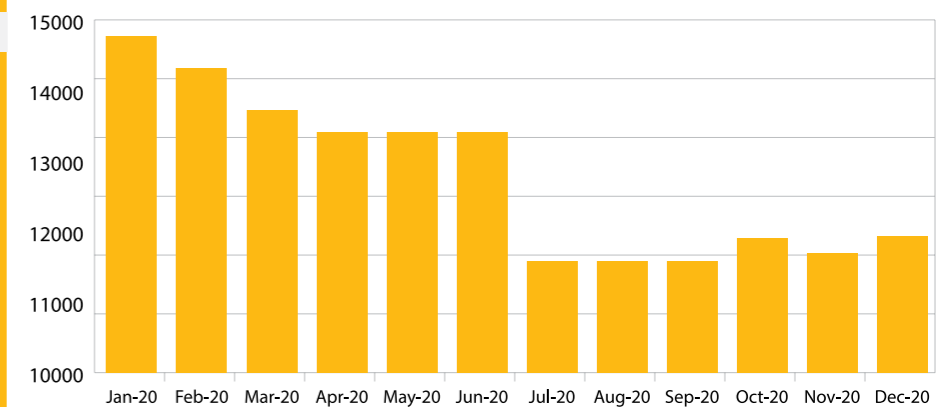


Price increased in Q4 2020 compared to Q3 2020. As, it is expected to increase again in Q1 2021.

Curtain Walls

Supply and install per unit of aluminium curtain walls (2.00x2.00m, 4 panels), clear double glass 24mm thicknesses (6/12/6).

Price obtained from: Eagle
 Price includes all accessories
 Price includes sales tax
 Delivery time 6 to 8 weeks
 Price excludes delivery to site



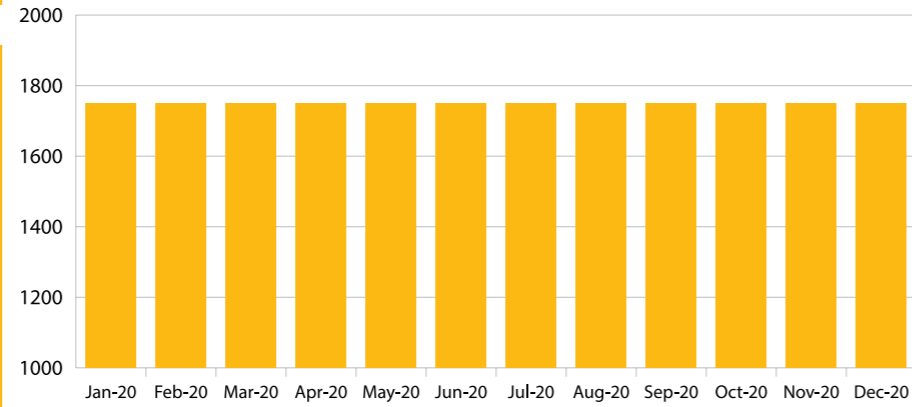
Price increased in Q4 2020 compared to Q3 2020. As, it is expected to increase again in Q1 2021.

Division 8 – Doors & Windows

UPVC Sliding Windows

Supply and install per square metre of UPVC sliding windows, with single clear glass, glass is obtained from Saint Gobain.

Price obtained from: Euro Win
Price includes all accessories
Price includes delivery to site inside cairo

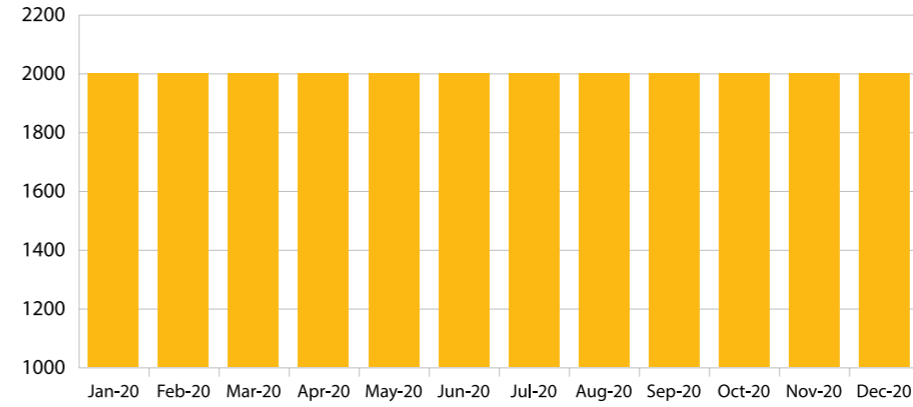


Price remained stable in Q4 2020 compared to Q3 2020. Also, it is expected to remain stable in Q1 2021.

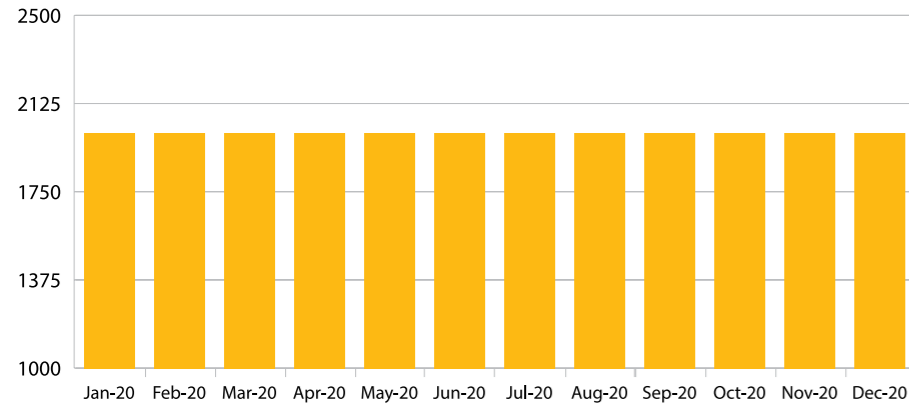
Wooden Doors

Supply and install per unit of 1x2.15m wooden doors, 4.5 cm thickness, price includes installation using foam, architrave, door frame, paint and all needed accessories.

Prices obtained from: Tagoury Creations (Youssef El Tagoury).
Prices exclude VAT.
Price excludes delivery to site



Price remained stable in Q3 2020 compared to Q2 2020. Also, it is expected to remain stable in Q4 2020.



Price remained stable in Q4 2020 compared to Q3 2020. Also, it is expected to remain stable in Q1 2021.

UPVC Turn/Tilt Windows

Supply and install per square metre of uPVC turn and tilt window, clear double glass, glass is obtained from Saint Gobain.

Price obtained from: Euro Win
Price includes all accessories
Price excludes delivery to site

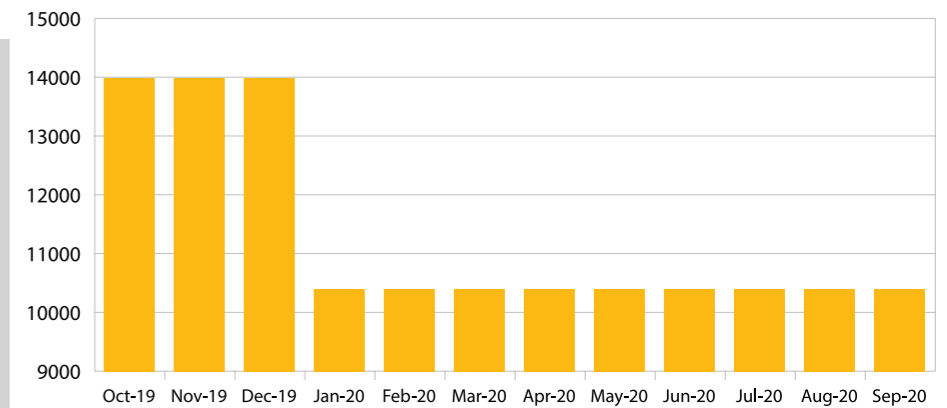
Steel Doors

Supply and install per unit of 1x2.2m steel door (Shutter and frame), 1.5 mm thick leaf, 2 mm thick frame, price includes painting (all colours except metallic) and all needed accessories.

Prices obtained from: Al Quds Steel.
Prices exclude VAT.

Delivery to site expenses is dependent on the site location.

Prices include installation and hardware (hinges, panic bar with locking attachment, door closer, and floor mounted door stopper).

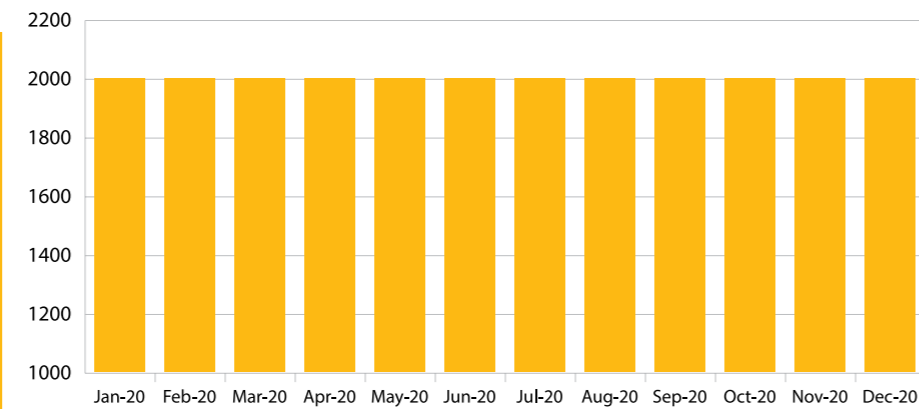


Price remained stable in Q4 2020 compared to Q3 2020. Also, it is expected to remain stable in Q1 2021.

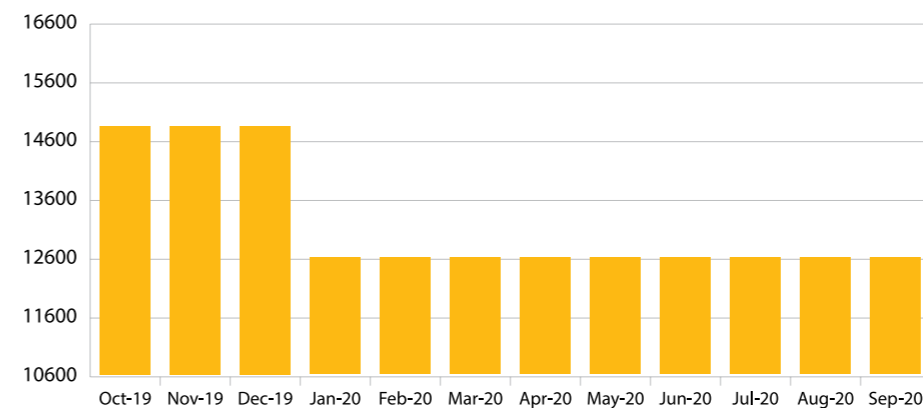
UPVC Doors

Supply and install per square metre of uPVC doors, clear single glass, glass is obtained from Saint Gobain.

Price obtained from: Euro Win
Price includes all accessories
Price excludes delivery to site



Price remained stable in Q4 2020 compared to Q3 2020. Also, it is expected to remain stable in Q1 2021.



Price remained stable in Q4 2020 compared to Q3 2020. Also, it is expected to remain stable in Q1 2021.

Fire-rated Steel Doors

Supply and install per unit of 1x2.2m, 90 minutes fire rated, steel door (Shutter and frame), 1.5 mm thick leaf, 2 mm thick frame, price includes painting (all colours except metallic) and all needed accessories.

Prices obtained from: Al Quds Steel.
Prices exclude VAT.

Delivery to site expenses is dependent on the site location.

Prices include installation and hardware (hinges, panic bar with locking attachment, door closer, and floor mounted door stopper).

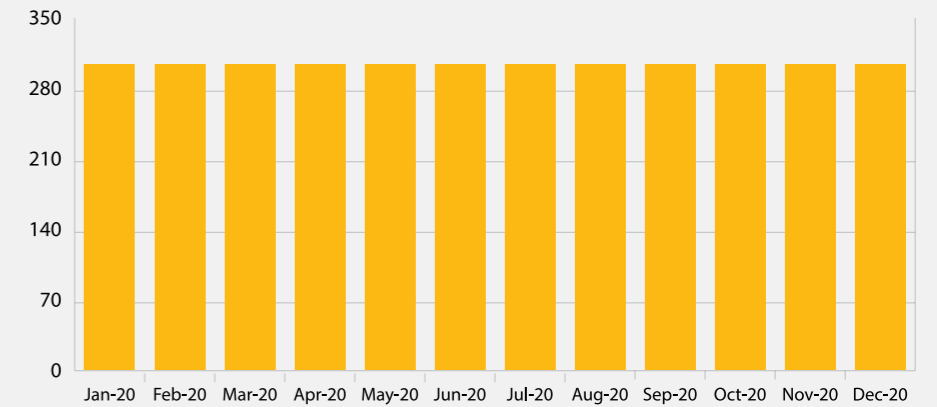


Division 9 - Finishes

Galala Marble

Supply per square metre of Galala local marble, 30x30cm.

Prices obtained from: Stone Group.
 Prices exclude VAT.
 Prices exclude delivery to site, installation costs, wastage, skirting, substrate/sub-flooring, (grout, etc.).

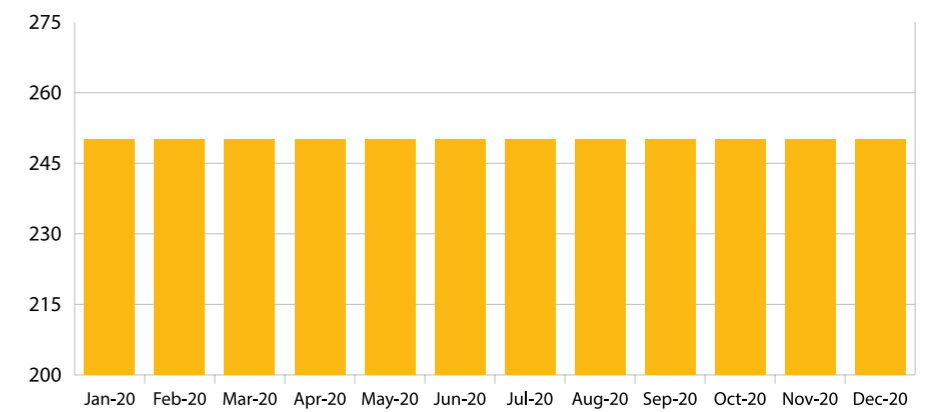


Price remained stable in Q4 2020 compared to Q3 2020. Also, it is expected to remain stable in Q1 2021.

Samaha Marble

Supply per square metre of Samaha local marble, 30x30cm.

Prices obtained from: Stone Group.
 Prices exclude VAT.
 Prices exclude delivery to site, installation costs, wastage, skirting, ditto.

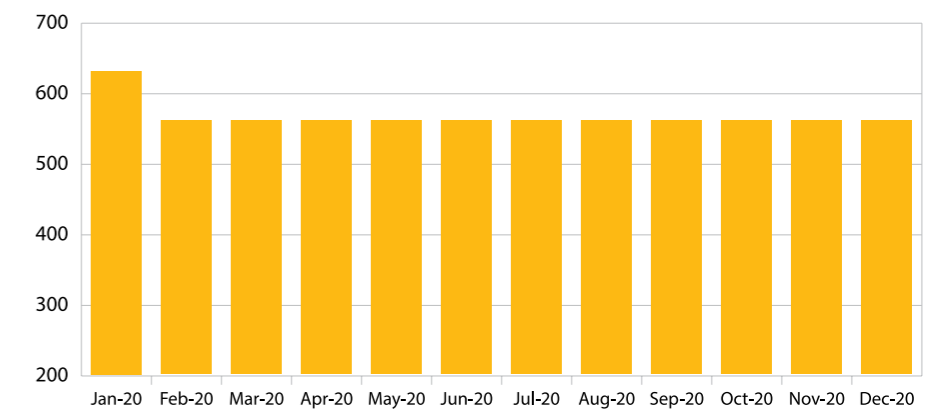


Price remained stable in Q4 2020 compared to Q3 2020. Also, it is expected to remain stable in Q1 2021.

Egyptian Grey Granite

Supply per square metre of honed Egyptian Grey Granite 40 mm thickness

Prices obtained from: Al Cobra Marble
 Prices exclude taxes, delivery to site, installation costs, wastage and skirting.

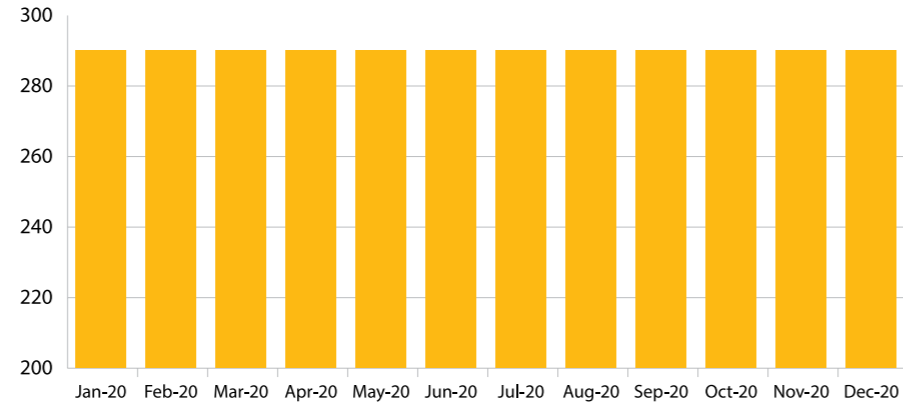


Price remained stable in Q4 2020 compared to Q3 2020. Also, it is expected to remain stable in Q1 2021.

Grey Teriesta Marble

Supply per square metre of honed Grey Teriesta Marble, 30 mm

Prices obtained from: Stone Group
Prices exclude taxes, delivery to site, installation costs, wastage and skirting.

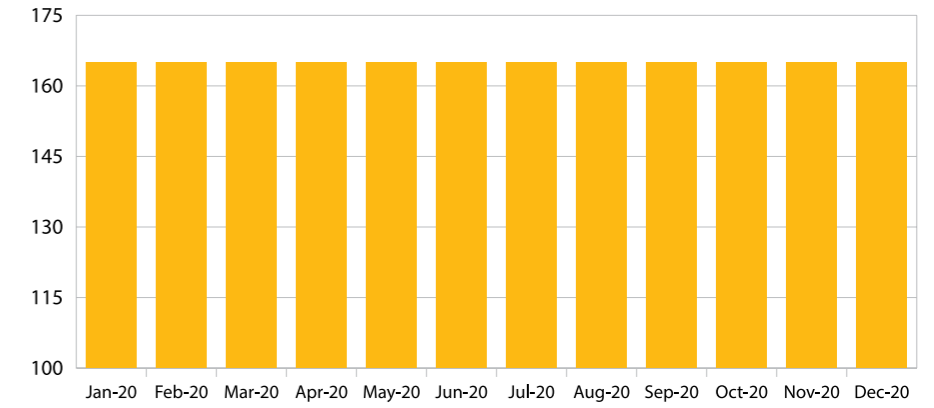


Price remained stable in Q4 2020 compared to Q3 2020. Also, it is expected to remain stable in Q1 2021.

Turkish HDF Tiles – 8mm – Class 31

Supply and install per square metre of HDF flooring tiles, Turkish made, 8mm thickness and class 31.

Prices obtained from: Tagoury Creations (Youssef El Tagoury).
Prices exclude VAT.



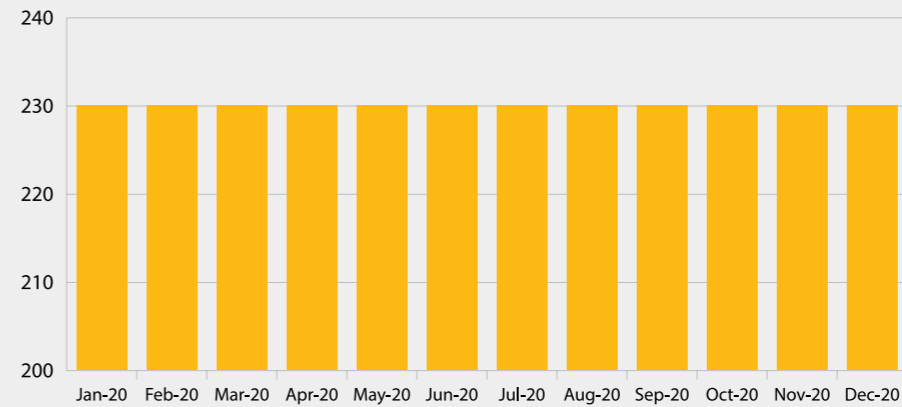
Price remained stable in Q4 2020 compared to Q3 2020. Also, it is expected to remain stable in Q1 2021.



German HDF Tiles – 8mm – Class 32

Supply and install per square metre of HDF flooring tiles, German made, 8mm thickness and class 32.

Prices obtained from: Tagoury Creations (Youssef El Tagoury).
Prices exclude VAT.

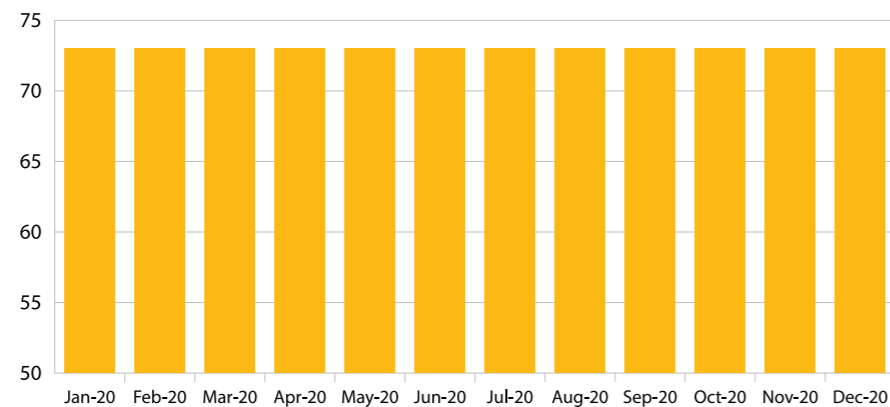


Price remained stable in Q4 2020 compared to Q3 2020. Also, it is expected to remain stable in Q1 2021.

Floor Ceramic Tiles

Supply per square metre of floor ceramic tiles, indoor ceramic, Prima Princess 1087A Model, 50x50 cm.

Prices obtained from: Ministry of Housing and Development

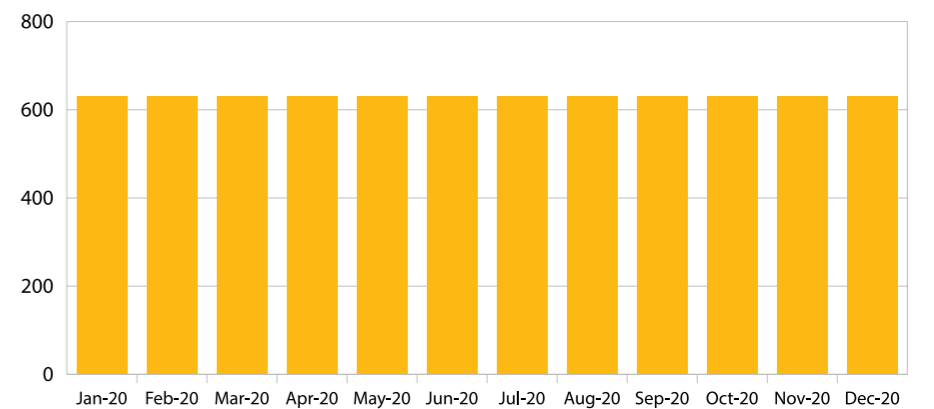


Price remained stable in Q4 2020 compared to Q3 2020. Also, it is expected to remain stable in Q1 2021.

Strand Woven Flooring Tiles

Supply and install per square metre of strand woven flooring tiles, 15mm thickness, density 1150-1250, non-absorbable material and coating of 7 UV layers anti-scratch.

Prices obtained from: Tagoury creation (Youssef El Tagoury).
Prices exclude VAT.



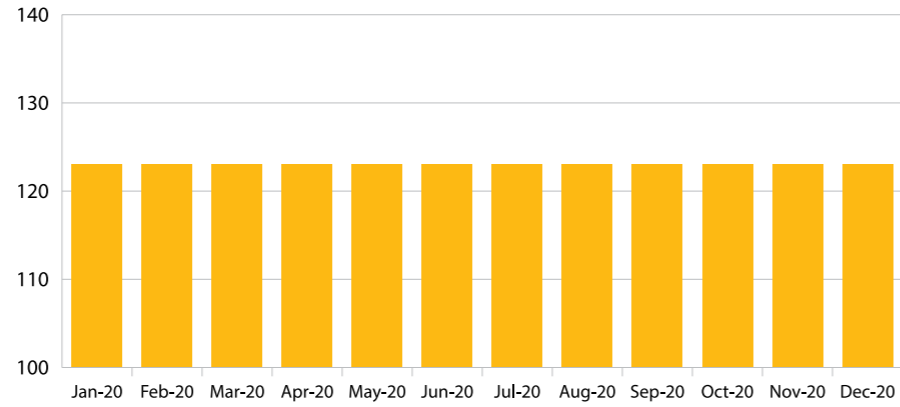
Price remained stable in Q4 2020 compared to Q3 2020. Also, it is expected to remain stable in Q1 2021.

Division 9 - Finishes

Suspended Ceiling Gypsum Board

Supply per square metre of gypsum board suspended ceiling complete system. Moisture resistant, complete system supplied including all accessories.

Prices obtained from: Knauf.
Prices include 14% VAT and custom duty.
Prices exclude delivery to site, installation, wastage and finishing.

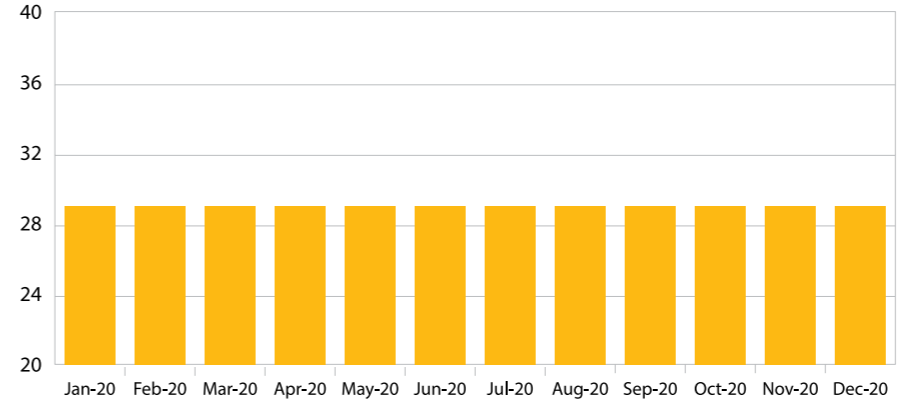


Price remained stable in Q4 2020 compared to Q3 2020. However, it is expected to increase in Q1 2021.

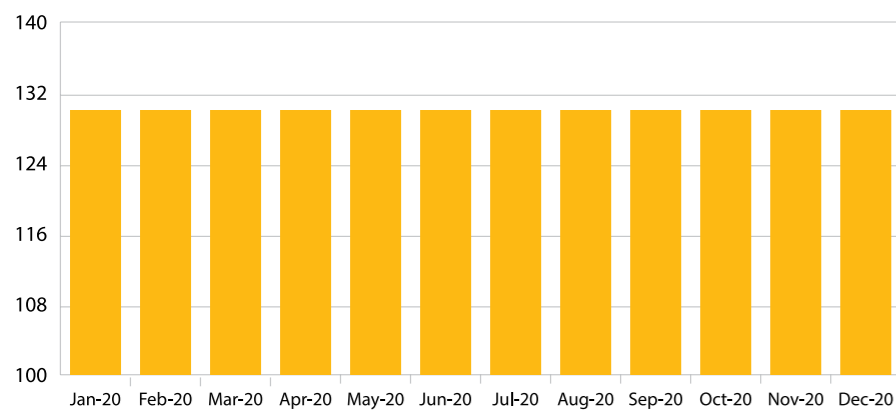
Internal Wall Paint

Supply per square meter of Fenomastic emulsion wall paint includes two coats of primer, two stucco coats and two coats of Fenomastic My Home Rich Matt

Prices obtained from: Jotun.
Prices include VAT.
Prices exclude application, surface treatment or wastage.
Lead-in time of 3 to 5 business days



Price remained stable in Q4 2020 compared to Q3 2020. Also, it is expected to remain stable in Q1 2021.



Price remained stable in Q4 2020 compared to Q3 2020. However, it is expected to increase in Q1 2021.

Suspended Ceiling Tiles

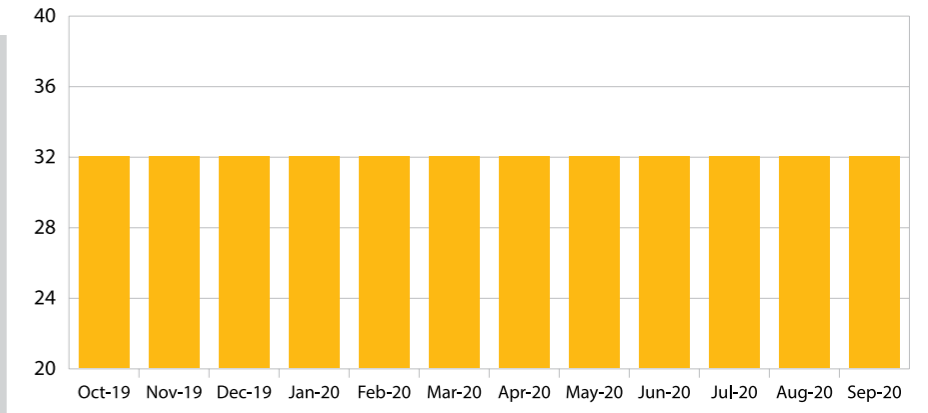
Supply per square metre of 600x600mm ceiling tiles laminate PVC and aluminium foil 12.5mm thickness, moisture resistant, complete system supplied including all accessories.

Prices obtained from: Knauf.
Prices include 14% VAT and custom duty.
Prices are ex-works and exclude delivery to site, installation, wastage and finishing.

External Wall Paint

Supply per square meter of white Jota shield color last matt external wall paint includes two coats of alkali resistant primer, two block filler coats and two coats of white Jotashield Colourlast Matt

Prices obtained from: Jotun.
Prices include VAT.
Prices exclude application, surface treatment or wastage.
Lead-in time of 3 to 5 business days



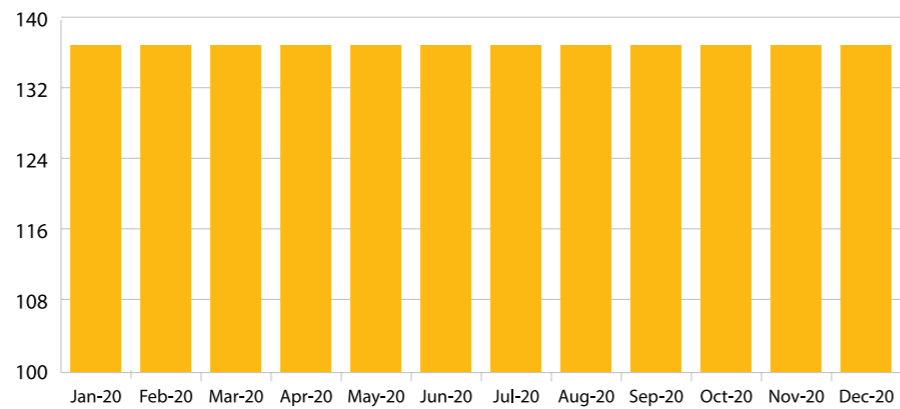
Price remained stable in Q4 2020 compared to Q3 2020. Also, it is expected to remain stable in Q1 2021.

Gypsum Board – Wall Partitions

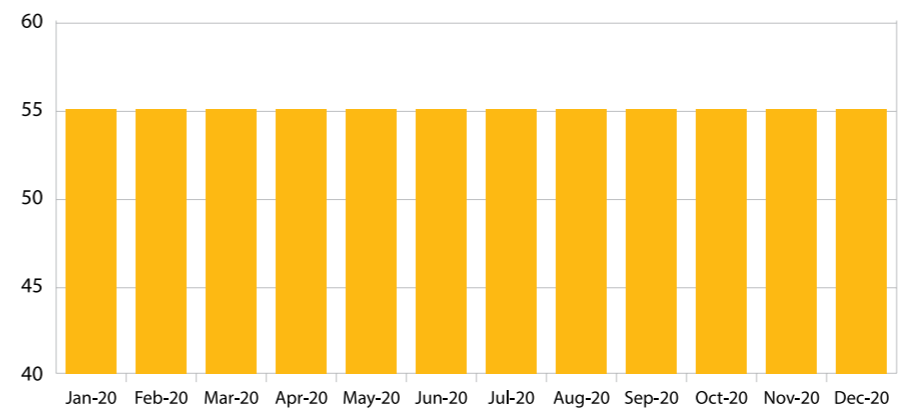
Supply per square metre of regular unfinished gypsum board wall partition complete system with all accessories one layer from both sides, each layer 12.5mm thickness, wall thickness 10cm.

* Knauf W111 wall gypsum board partition system

Prices obtained from: Knauf.
Prices include 14% VAT.
Prices exclude delivery to site, installation, wastage and finishing.



Price remained stable in Q4 2020 compared to Q3 2020. However, it is expected to increase in Q1 2021.



Price remained stable in Q4 2020 compared to Q3 2020. Also, it is expected to remain stable in Q1 2021.

External Wall Texture

Supply per square meter of white Jotasheid Heritage Traditional Tex Wall textured paint; includes one coat of alkali resistant primer and one coat of white Jotashield Décor Traditional Tex

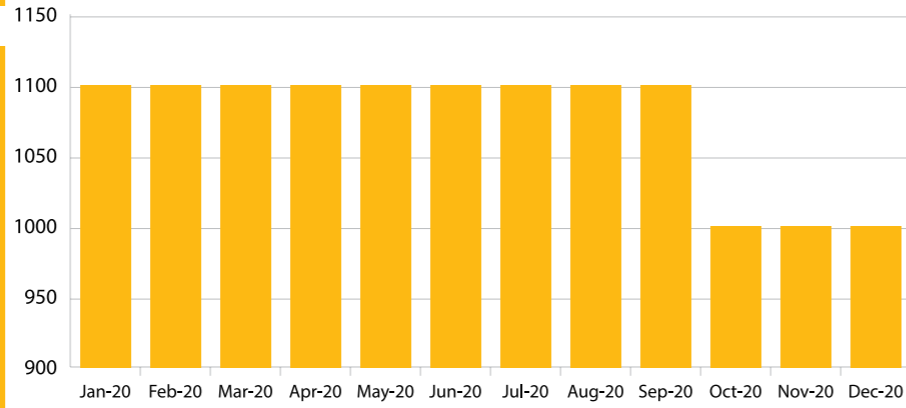
Prices obtained from: Jotun.
Prices include VAT.
Prices exclude application, surface treatment or wastage.
Lead-in time of 3 to 5 business days

Division 9 - Finishes

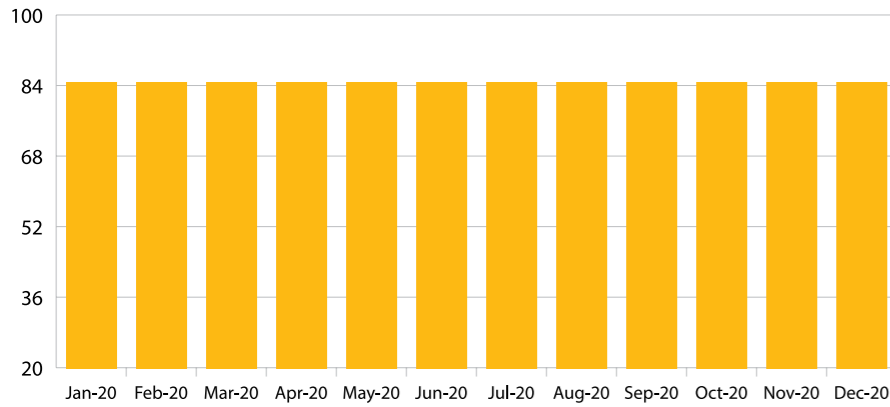
Carpet Tiles

Supply per square meter of anti-static, antibacterial and sound isolating carpet tiles, 6.9mm thickness; 500mm x500mm tiles (Cushion Back)

Prices obtained from: UNI Floor.
Prices exclude VAT and installation



Price decreased in Q4 2020 compared to Q3 2020. However, it is expected to remain stable in Q1 2021.



Price remained stable in Q4 2020 compared to Q3 2020. Also, it is expected to remain stable in Q1 2021.

Flooring Paint System

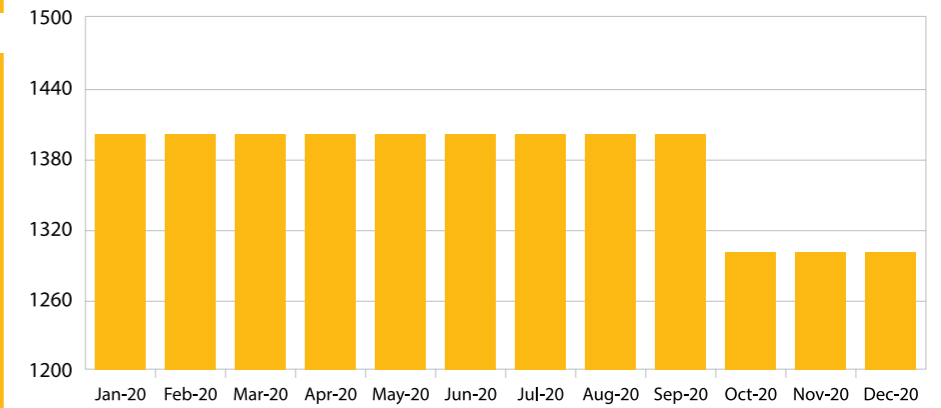
Supply per square metre of grey Jotafloor Pu top coat, applied on concrete floorings, applied for interior and exterior parking areas, medium traffic deck system for driveways flooring.

Prices obtained from: Jotun.
Prices include VAT.
Prices exclude application, surface treatment or wastage.

Cable Management System

Supply per square metre of cable management system, 51x51cm modules, and 28mm thickness.

Prices obtained from: UNI floor.
Prices exclude sales tax,
Prices include delivery to site and installation.
Delivery time: 8 to 10 weeks.



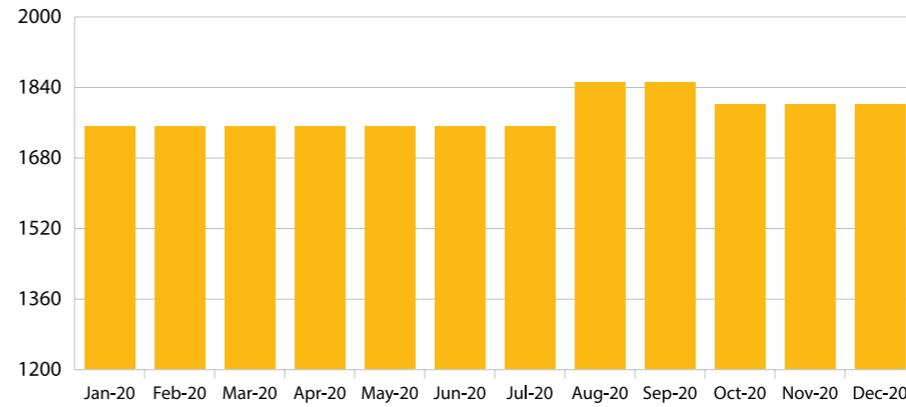
Price decreased in Q4 2020 compared to Q3 2020. However, it is expected to remain stable in Q1 2021.

Division 10 - Specialties

Raised Floor

Supply per square metre of 600x600mm square tiles of high pressure laminate finished, 30.5mm thick, calcium sulphate panel access flooring system including all fittings, mounting kits and fixing kits.

Prices obtained from: UNI floor.
Prices exclude VAT,
Prices include delivery to site and installation by subcontractor.
Delivery time: 4 to 6 weeks.



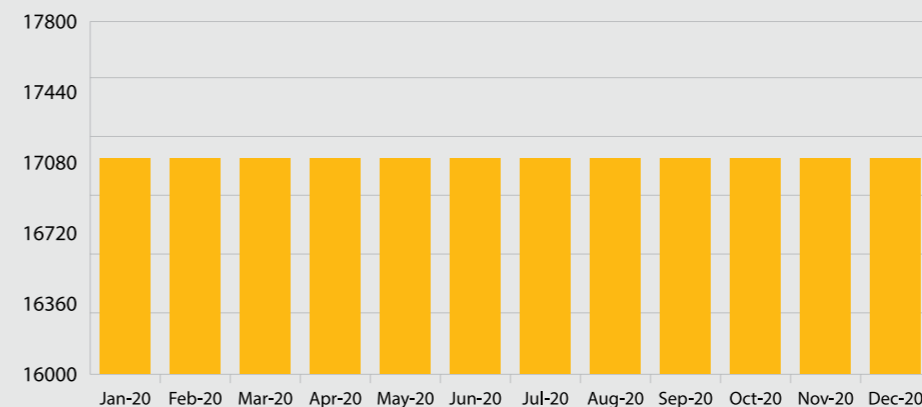
Price decreased in Q4 2020 compared to Q3 2020. However, it is expected to remain stable in Q1 2021.

Division 13 – Special Construction

Solar Water Heater

Supply and installation (per unit) of 200 litre solar water heater with 2.3 square metre flat plate collector. Price includes all fittings, mounting kits, fixing kits, solar fluid, connection kit, and safety valves.

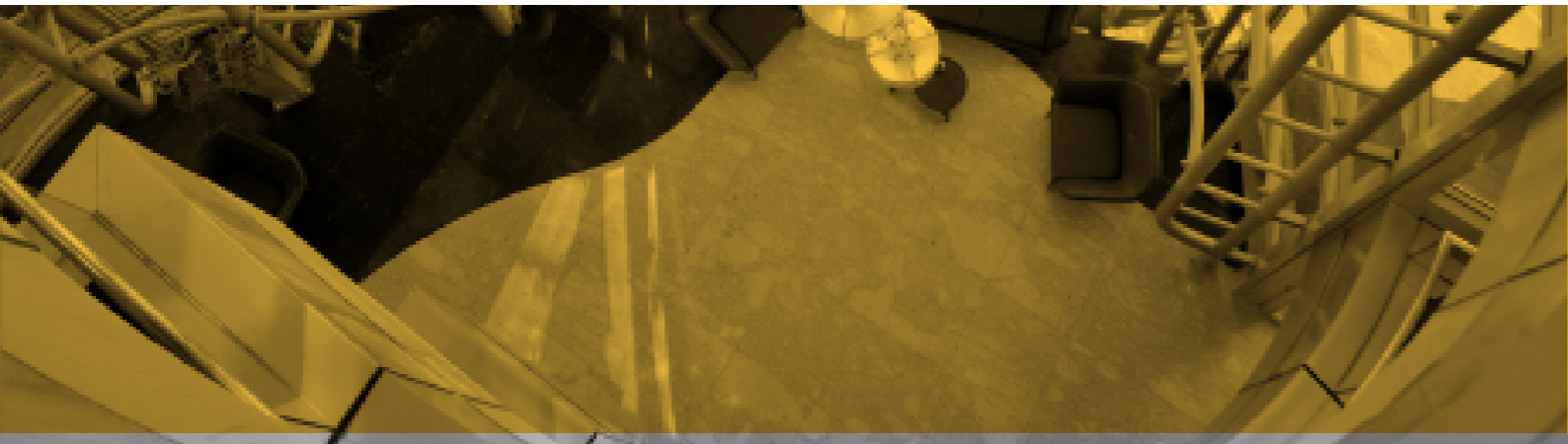
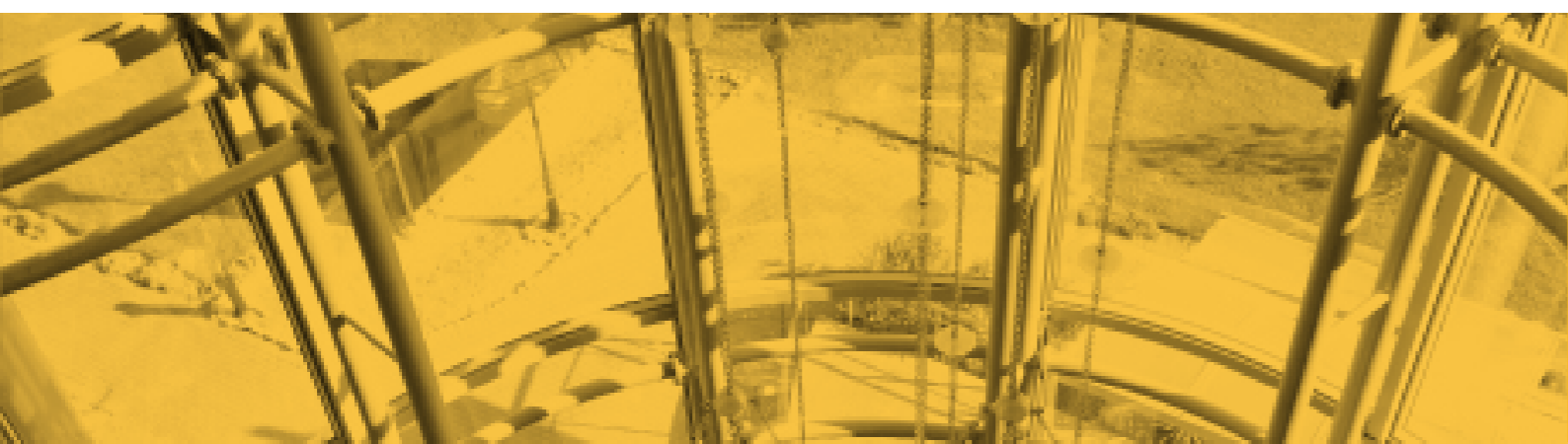
Prices obtained from: Acropol.
Prices include sales tax, custom duties, import duties and installation by subcontractor.
Prices exclude hot water pumps and any preparatory civil work or pipework.
Delivery time: 6 to 8 weeks.



Price remained stable in Q4 2020 compared to Q3 2020. Also, it is expected to remain stable in Q1 2021.



Division 14 – Conveying Systems



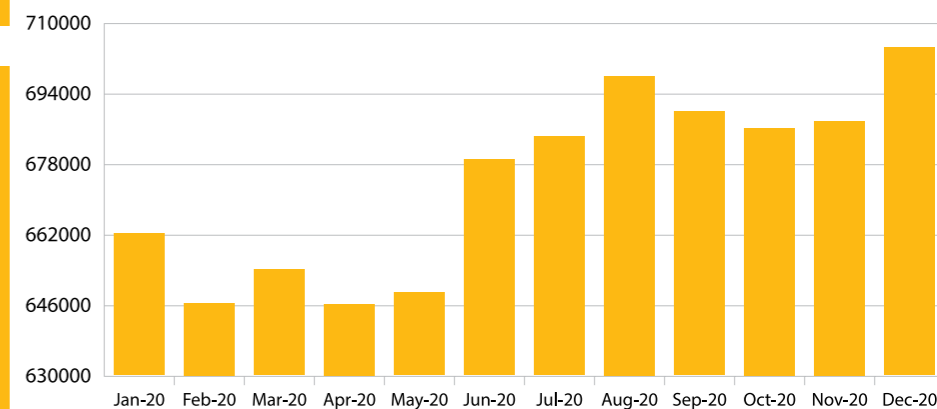
Elevator

Supply and installation of SYMBIO OJIS Italian imported elevator, machine-room-less, 630kg load, 5 stops, finished internal car, all buttons and signs installed in all floors, 1 m/s speed (VVVF).

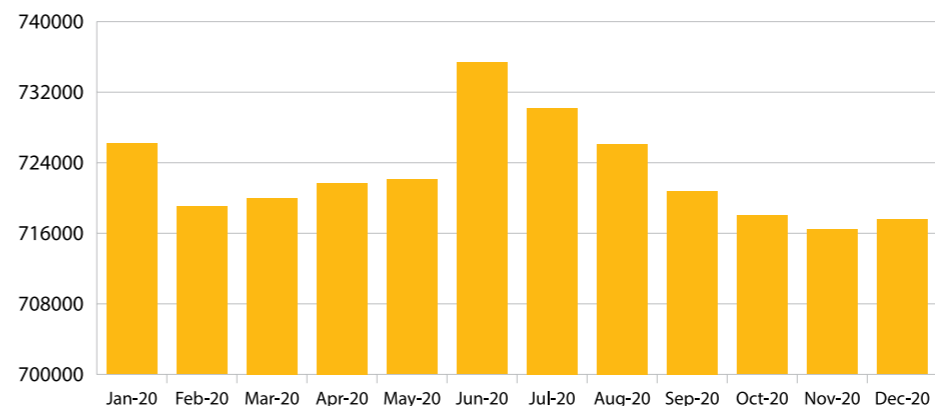
Prices obtained from: OJIS.

Prices include custom duties, import duties, delivery and full installation by manufacturer, full testing and commissioning by manufacturer.

Delivery time: 14 weeks.



Price increased in Q4 2020 relative to that of Q3 2020 due to the change in Euro Exchange rate. Also, it is expected to increase in Q1 2021.



Price decreased in Q4 2020 relative to that of Q3 2020 due to the change in USD Exchange rate. However, it is expected to remain stable in Q1 2021.

Escalator

Supply and installation of ASIA FUJI Chinese import escalator, 3.5m rise, 0.5m/s speed (VVVF), 35 degree inclination, 1000 mm step width, including truss support system and landing.

Prices obtained from: OJIS.

Prices include custom duties, import duties, delivery and full installation, full testing and commissioning by manufacturer.

Delivery time: 12 weeks.

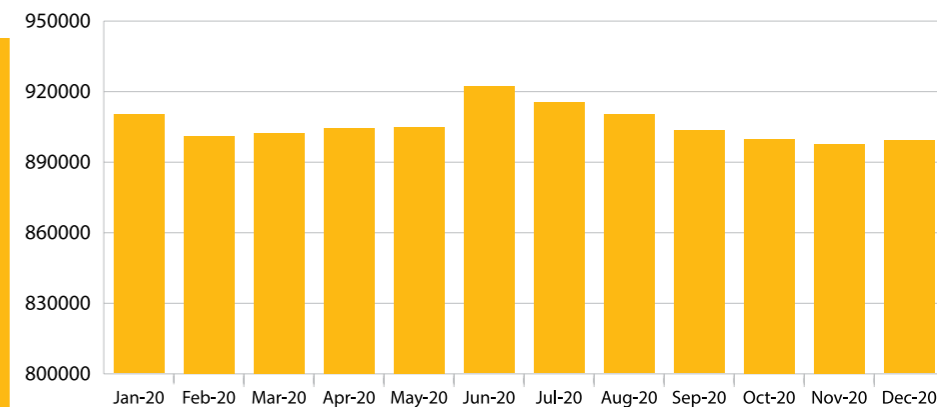
Travelator (Moving Walkway)

Supply and installation of Moving walkway imported from Italy, 3.5m rise, 0.5m/s speed (VVVF), 12 degree inclination, 1000 mm step width.

Prices obtained from: OJIS.

Prices include custom duties, import duties, delivery and full installation, full testing and commissioning by manufacturer.

Delivery time: 16 weeks.



Price decreased in Q4 2020 relative to that of Q3 2020 due to the change in USD Exchange rate. However, it is expected to remain stable in Q1 2021.



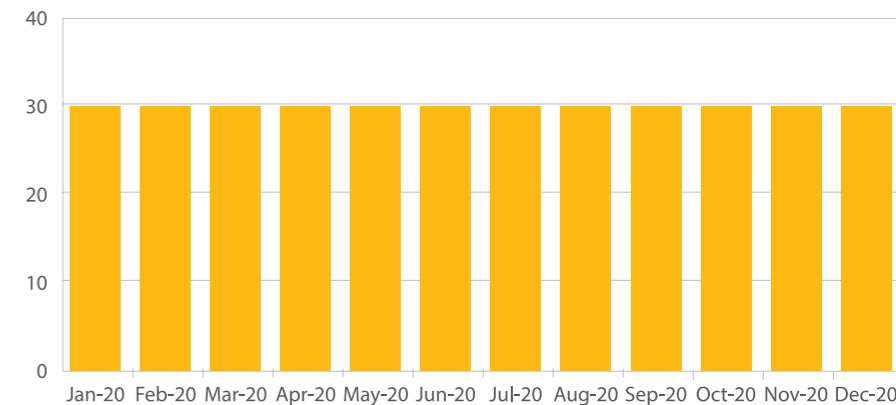
Division 15 - Mechanical

UPVC Grey Pipe 75mm

Supply per metre of uPVC grey pipe external diameter 75mm, 4 bar pressure and thickness 1.8mm.

Prices obtained from: Egyptian German Industrial Co. (EGIC).

Prices exclude delivery to site, installation, connections, fittings and joints and accessories.



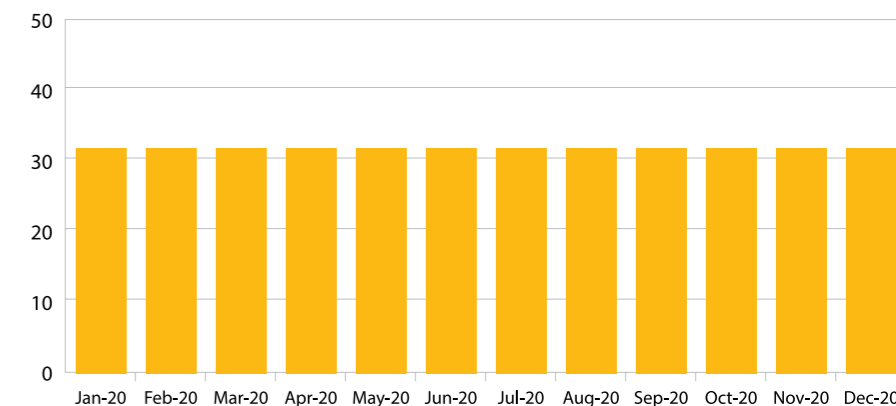
Price remained stable in Q4 2020 compared to Q3 2020. Also, it is expected to remain stable in Q1 2021.

UPVC Grey Pipe 110mm

Supply per metre of uPVC grey pipe external diameter 110mm 6 bar pressure thickness 3.2mm.

Prices obtained from: Egyptian German Industrial Co. (EGIC).

Prices exclude delivery to site, installation, connections, fittings and joints and accessories.



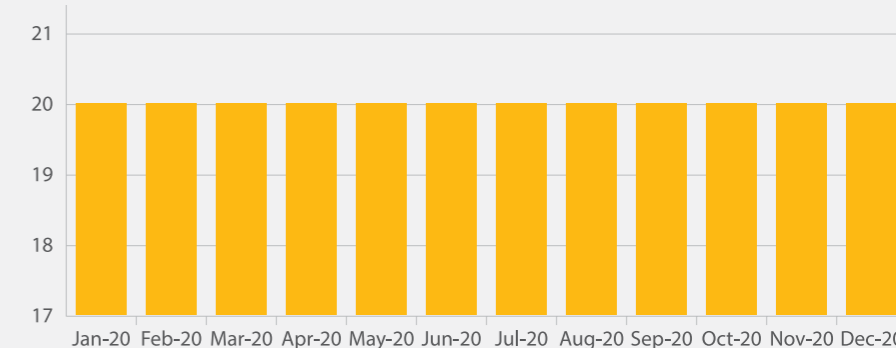
Price remained stable in Q4 2020 compared to Q3 2020. Also, it is expected to remain stable in Q1 2021.

PPR Green Pipes 25mm PN20

Supply per metre of water supply PPR green pipe, external diameter 25 mm, 20 bar pressure and thickness 4.2 mm.

Prices obtained from: Egyptian German Industrial Co. (EGIC).

Prices exclude delivery to site, installation, connections, fittings and joints and accessories.



Price remained stable in Q4 2020 compared to Q3 2020. Also, it is expected to remain stable in Q1 2021.

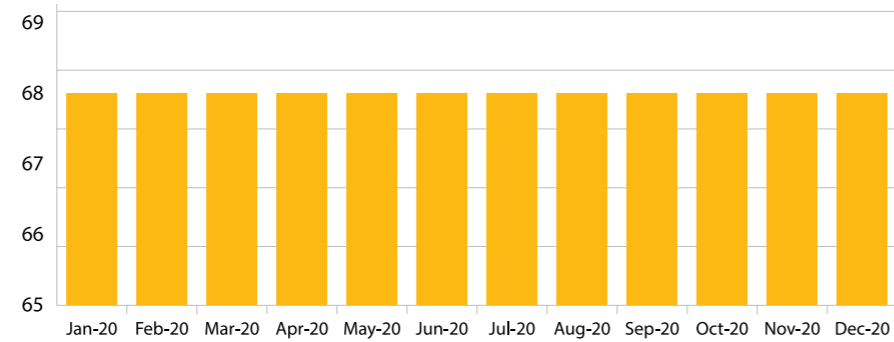
PPR Green Pipes 50mm PN20

Prices exclude delivery to site, installation, connections, fittings and joints and accessories.

Price obtained from: Egyptian German Industrial Co. (EGIC)

Prices include sales tax

Prices exclude delivery to site, installation, connections, fittings and joints, and accessories



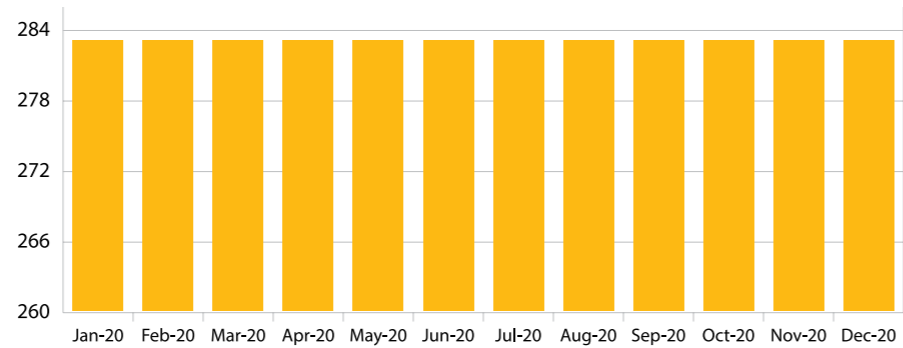
Price remained stable in Q4 2020 compared to Q3 2020. Also, it is expected to remain stable in Q1 2021.

PPR Green Pipes 110mm PN20

Supply per metre of water supply PPR green pipe, external diameter 110 mm, 20 bar pressure and thickness 4.2 mm.

Prices obtained from: Egyptian German Industrial Co. (EGIC).

Prices exclude delivery to site, installation, connections, fittings and joints and accessories.



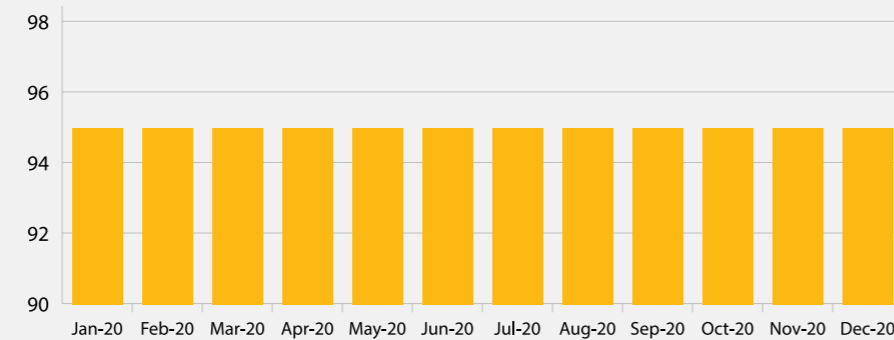
Price remained stable in Q4 2020 compared to Q3 2020. Also, it is expected to remain stable in Q1 2021.

PPR Black Fiber Pipes 50mm PN20

Supply per metre of water supply black fibre PPR pipe, external diameter 50 mm, 20 bar pressure and thickness 6.9 mm.

Prices obtained from: Egyptian German Industrial Co. (EGIC).

Prices exclude delivery to site, installation, connections, fittings and joints and accessories.



Price remained stable in Q4 2020 compared to Q3 2020. Also, it is expected to remain stable in Q1 2021.

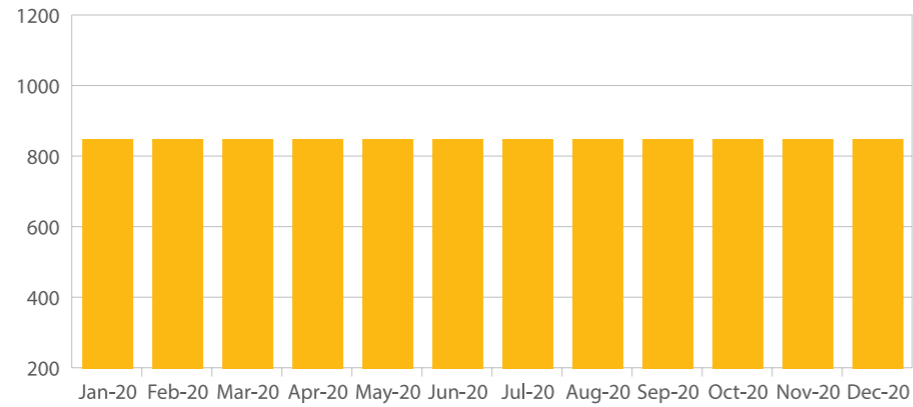


Division 16 - Electrical

Fluorescent Luminaire

Supply per unit of Surface Mounted Luminaire 60x60 cm 4x14W T5

Prices obtained from: Electric Light Company by Tarek Massoud.
Prices include 14% VAT.
Prices does not include all needed T5 lamps and magnetic ballast.

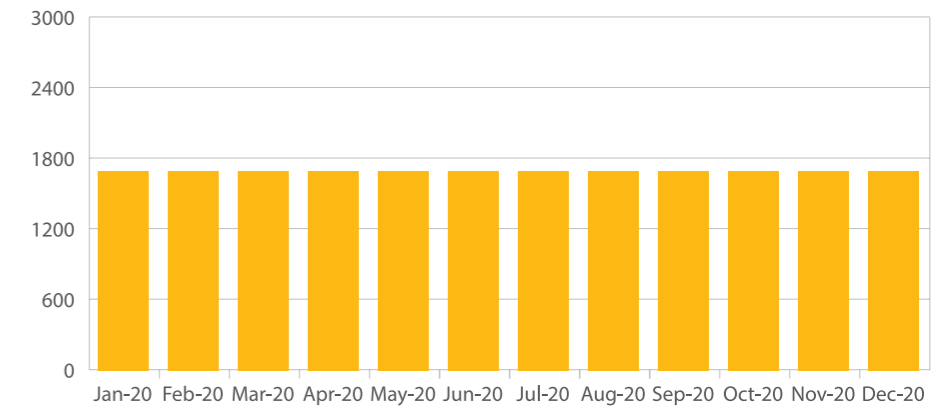


Price remained stable in Q4 2020 compared to Q3 2020. Also, it is expected to remain stable in Q1 2021.

Led Street Fixture

Supply per unit of Street Luminaire LED 100W , 9500 lm, 4000K

Prices obtained from: Electric Light Company by Tarek Massoud
Prices include 14% VAT.
Prices include all needed lamps.
Price excludes installation, cables, etc.

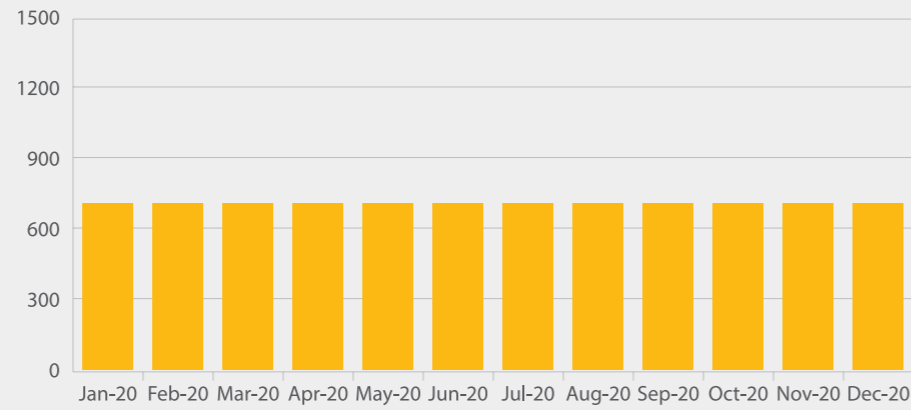


Price remained stable in Q4 2020 compared to Q3 2020. Also, it is expected to remain stable in Q1 2021.

Fluorescent Recessed Luminaire

Supply per unit of Recessed mounted luminaire 60x60 cm Double Parabolic 4X18W T5 (including lamps 4000K)

Prices obtained from: Electric Light Company by Tarek Massoud.
Prices include 14% VAT.

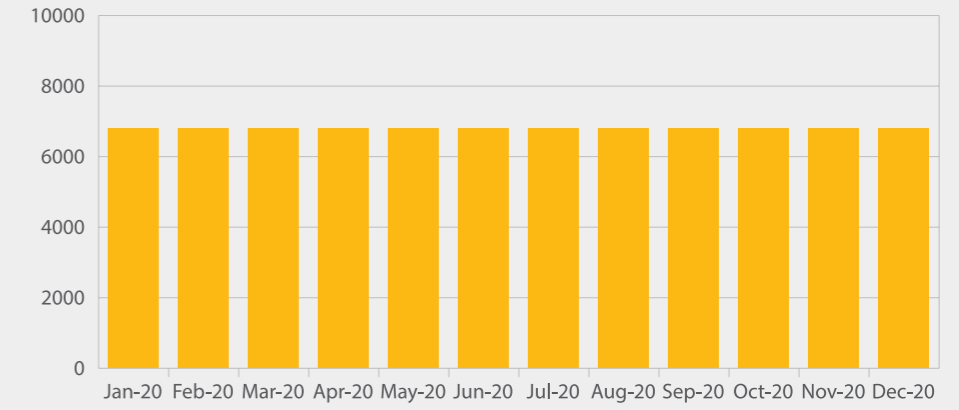


Price remained stable in Q4 2020 compared to Q3 2020. Also, it is expected to remain stable in Q1 2021.

Outdoor Pillar

Supply per unit of Bollard LED 40W , 1m , 4000K , H= 3 meter

Prices obtained from: Electric Light Company by Tarek Massoud
Prices include 14% VAT.
Prices include all needed lamps.
Price excludes installation, cables, etc.



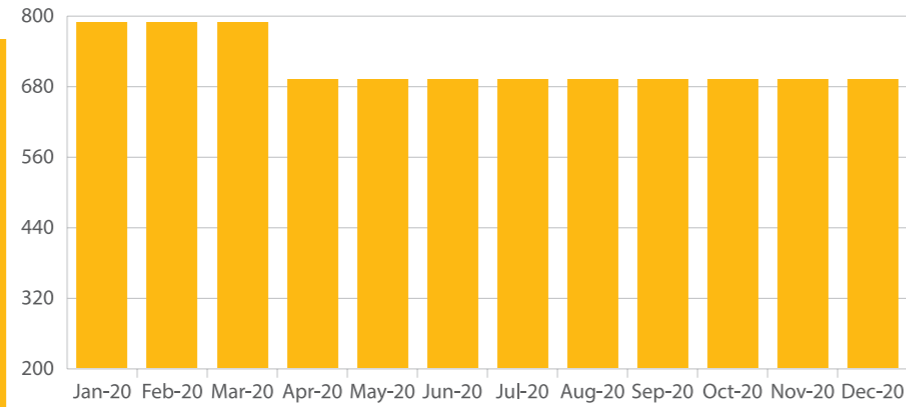
Price remained stable in Q4 2020 compared to Q3 2020. Also, it is expected to remain stable in Q1 2021.



Copper Electrical Cables

Supply per metre of 120x3 medium voltage copper electrical cables, 20/12 CU/XLPE/STA/PVC.

Prices obtained from: El Giza Sewedy cables.
Prices include 14% VAT.
Prices exclude delivery to site, installation, cable glands/terminations, conduits, labels and preparatory work.

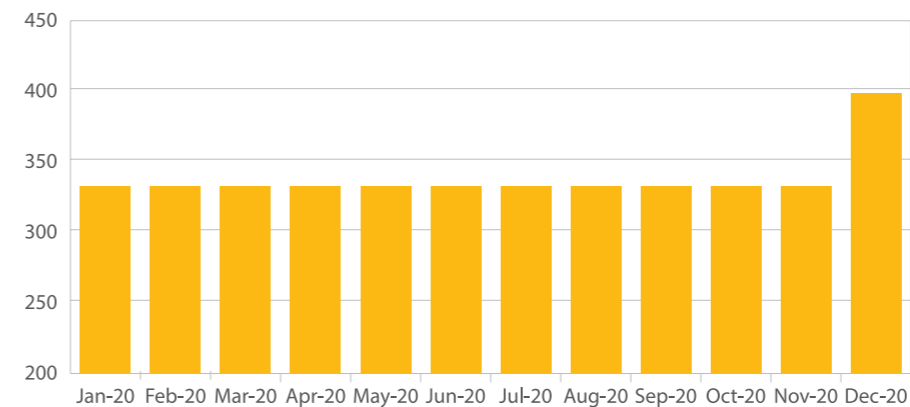


Price remained stable in Q4 2020 compared to Q3 2020. However, it is expected to increase in Q1 2021.

Cable Tray

Supply per metre of hot-dip galvanized perforated cable tray with base 50x250mm, with 15x250mm cover with thickness 1mm, including accessories.

Prices obtained from: EMECO.
Prices exclude VAT and delivery to site.
Delivery to site expenses is dependent on the site location.
Delivery time: 2 to 4 weeks.



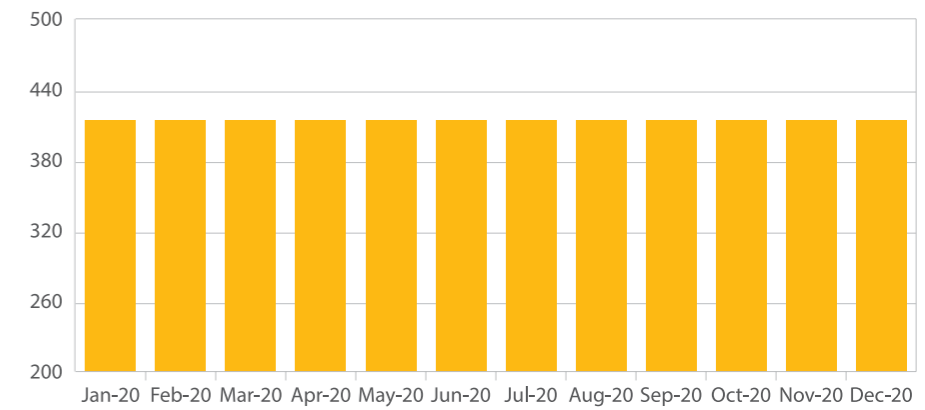
Price increased in late Q4 2020 compared to Q3 2020. However, it is expected to increase again in Q1 2021.



Round Recessed Down Light

Round Recessed Downlight LED 10W, 890 lm, 6500K other color temp available on request

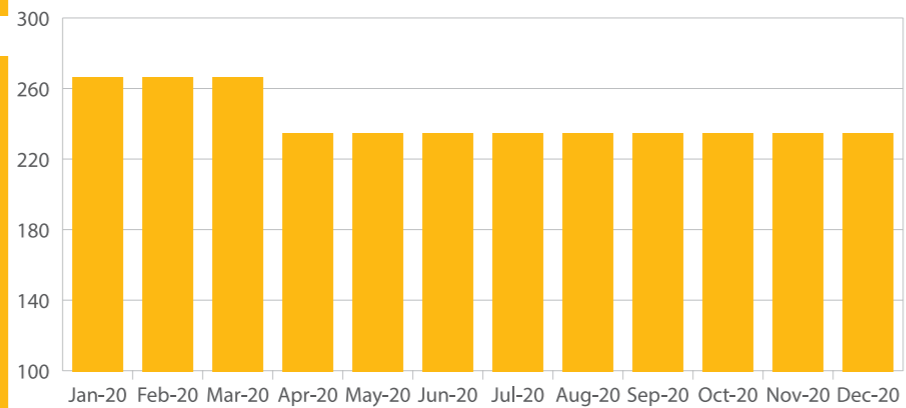
Prices obtained from: Electric Light Company By Tarek Massoud
Prices exclude 14% VAT.
Prices include all needed lamps.
Price excludes installation, cables, etc.



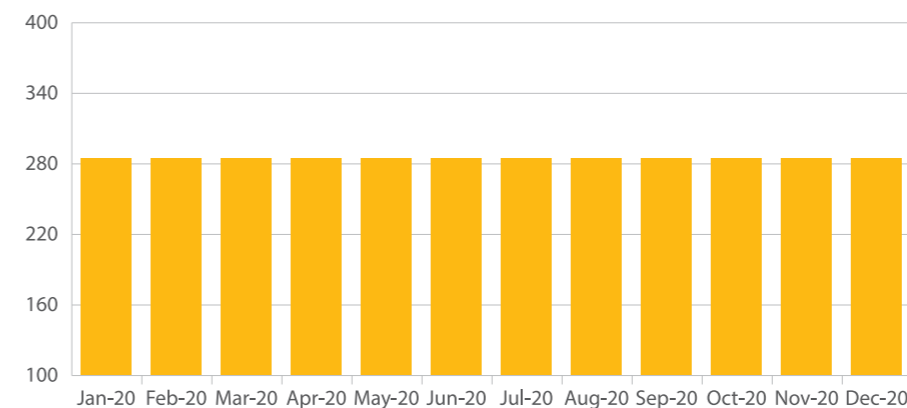
Price remained stable in Q4 2020 compared to Q3 2020. However, it is expected to increase in Q1 2021.

Aluminium Electrical Cables

Prices obtained from: El Giza Sewedy cables.
Prices include 14% VAT.
Prices exclude delivery to site, installation, cable glands/terminations, conduits, labels and preparatory work.



Price remained stable in Q4 2020 compared to Q3 2020. However, it is expected to increase in Q1 2021.



Price remained stable in Q4 2020 compared to Q3 2020. However, it is expected to increase in Q1 2021.

Square Recessed Down Light

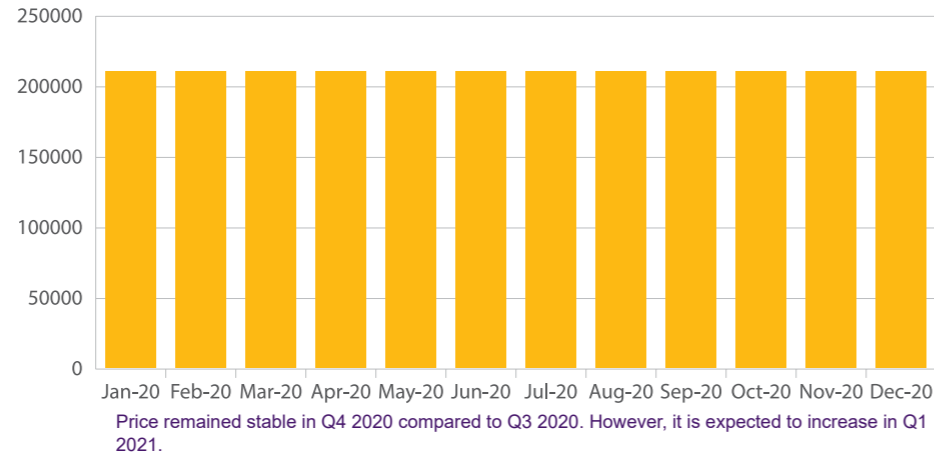
Square Recessed Downlight LED 24W, 1730 lm, 6500L other color temp available on

Prices obtained from: Electric Light Company By Tarek Massoud
Prices exclude 14% VAT.
Prices include all needed lamps.
Price excludes installation, cables, etc.

Ring Main Unit (2+1)

Supply per unit of SF6 (Sulphur Hexafluoride) insulated Ring Main Unit – (4+0) – 630 A – 24 KV – 20 KA.

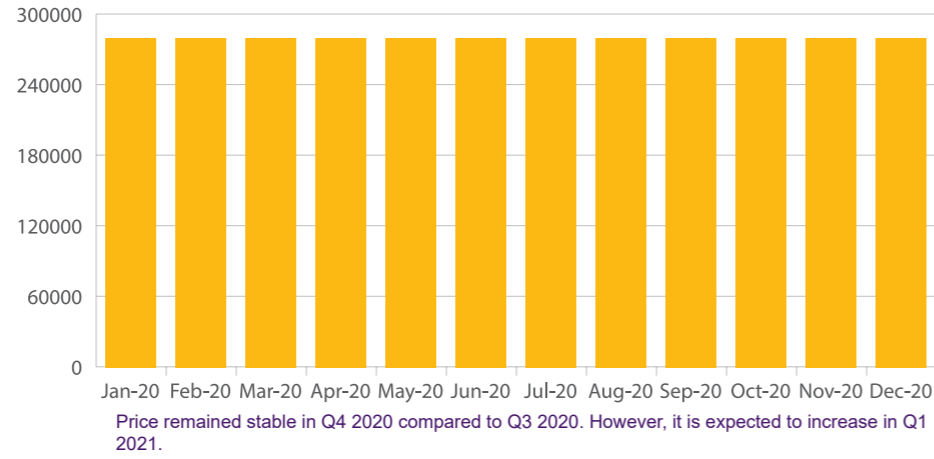
Prices obtained from: EMAS.
 Prices exclude sales taxes.
 Prices include delivery to site.
 Delivery to site expenses is dependent on the site location.



Ring Main Unit (4+1)

Supply per unit of SF6 (Sulphur Hexafluoride) insulated Ring Main Unit – (4+1) – 630 A – 24 KV – 20 KA.

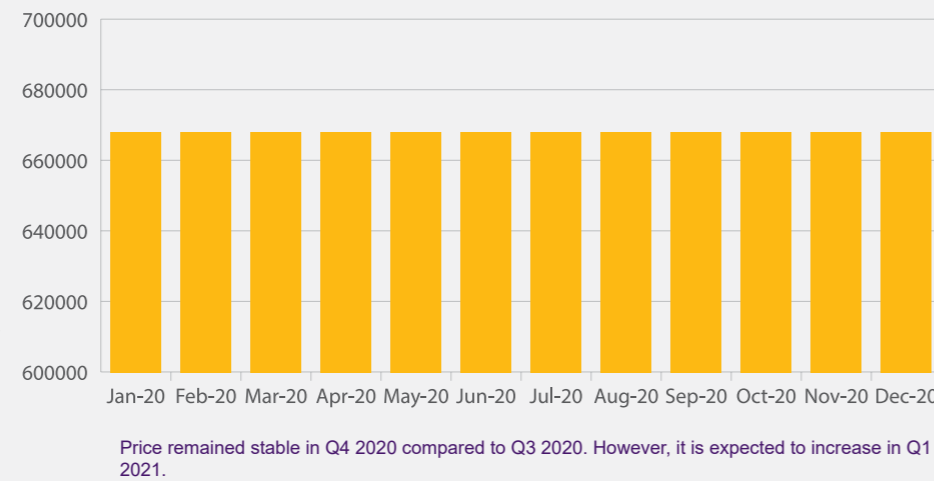
Prices obtained from: EMAS.
 Prices exclude sales taxes.
 Prices include delivery to site.



15 KVA UPS

Supply per unit of 15 KVA UPS model Vanguard, single phase online UPS, 2% regulation.

Prices obtained from: BICOM.
 Prices exclude VAT.
 Prices exclude delivery to site.
 Prices exclude any wiring, circuit breakers and distribution panels.



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Euro Win

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Gardenia Landscape Contracting

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Our services

PROJECT AND COST MANAGEMENT

Due Diligence

Monitoring risk from initial business case through to asset maintenance, refinancing or sale – we're quick to respond to unforeseeable problems, and are well versed in constructive issue resolution.

Building Information Management (BIM)

Helping clients embed BIM processes that bring predictability to capital delivery and efficiency to asset operation.

Programme, Project & Schedule Management

Fostering collaboration and innovation across delivery teams, we help drive efficiency and reduce risk – keeping projects on track.

Risk Management

Applying rigorous analysis and sophisticated technology to help you assess and manage risk at the earliest possible stage.

Health & Safety

Working on our clients' behalf we make sure supply chains are managing risk appropriately throughout the construction process.

Quality Inspections

Offering peace of mind, our quality management service ensures construction activity is being delivered to the highest standards and in line with statutory obligations.

Dispute Advisory

Providing impartial advice to resolve disputes quickly and effectively, avoiding costly delays and damaged reputations. Gleeds also has a team of expert witnesses experienced in dealing with cross-examination.

Procurement Advice

With access to the latest market intelligence, we offer impartial procurement advice that delivers best value outcomes.

Project Controls

Our process-driven system helps simplify performance management and reporting so that clients can always see the big picture, without losing sight of the critical detail.

Benchmarking & Auditing

Our excellent benchmarking system offers clients access to quantifiable, measurable data that enables informed decision making.

Cost Management & Quantity Surveying

Providing impartial advice that helps clients maximise return on investment, from site acquisition to project completion.

Value Engineering

Providing advice to apply value engineering during site acquisition, construction and maintenance.



Regulated by RICS and ISO Certified

Our project teams are selected based on your business needs, ensuring your team has the right experience, understanding and knowledge.



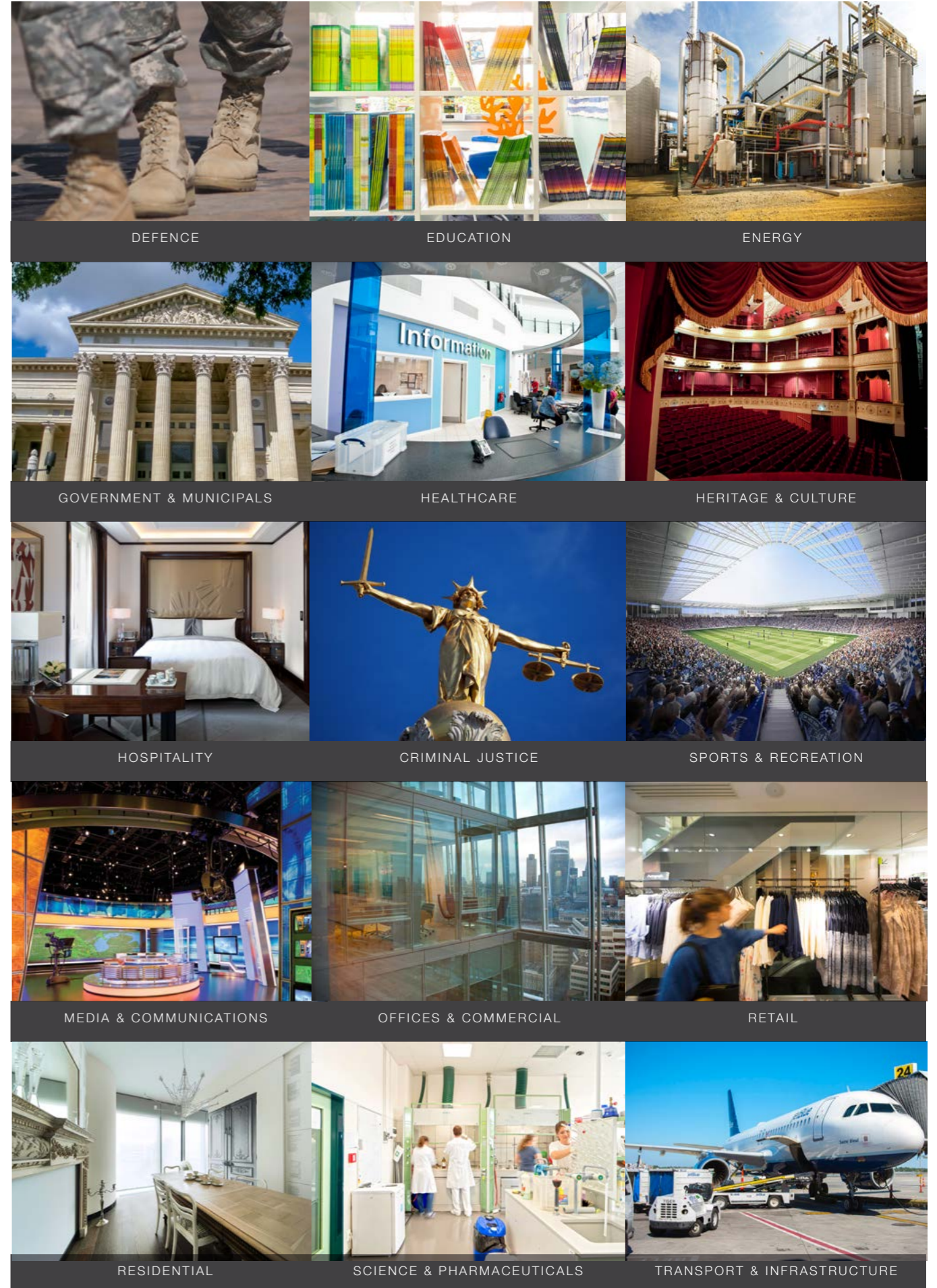
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OUR SECTOR EXPERTISE



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