

MARKET WATCH

BY DINA EL BEHIRY

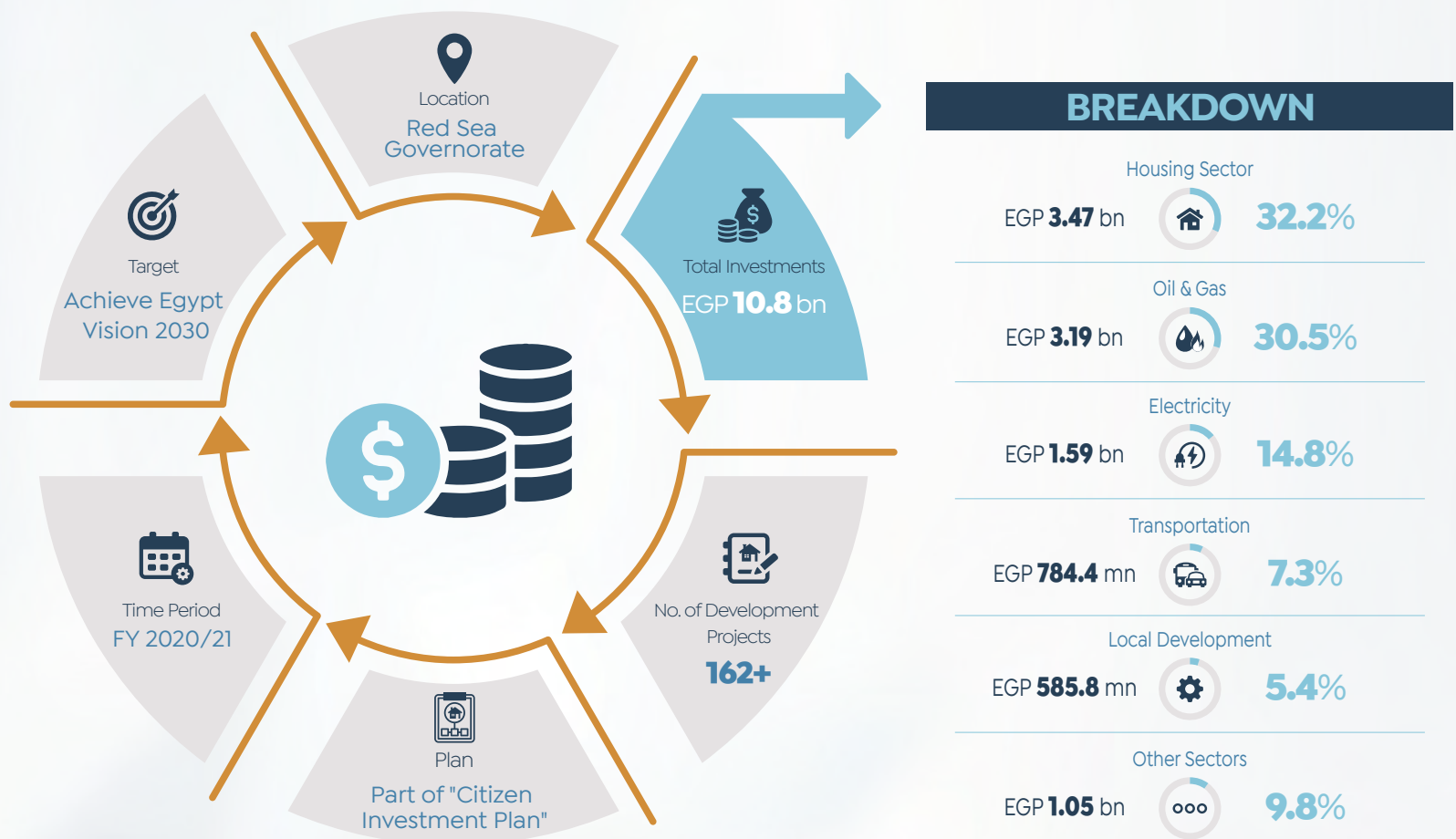
JANUARY
2021



REAL ESTATE MARKET UPDATES

REAL ESTATE MARKET UPDATES

PUBLIC INVESTMENTS



NEW INVESTMENT ALLOCATIONS FOR HOUSING SECTOR



GOV'T LIFTS CONSTRUCTION BAN



EXTENSION FOR RECONCILIATION DEADLINE IN BUILDING CODE VIOLATIONS



Source: Ministry of Planning & Economic Development (MPED) & Cabinet

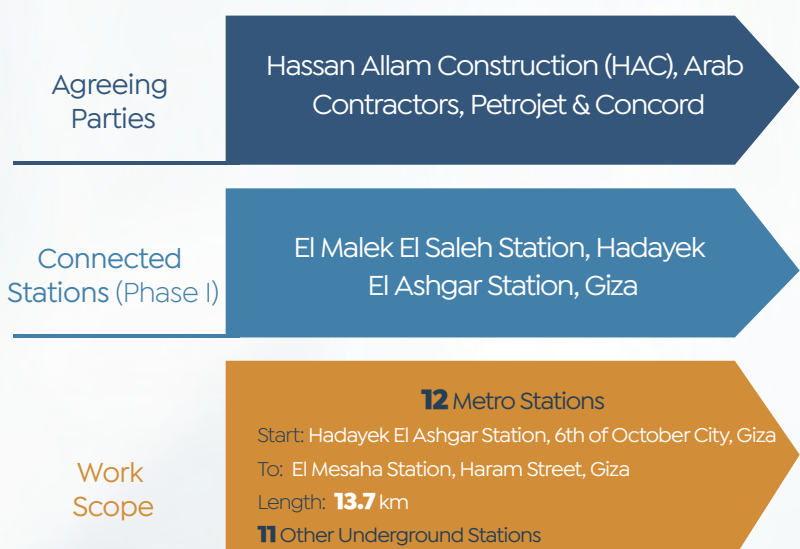
SHMFF SIGNS DEAL TO AUTOMATE FINANCIAL SERVICES



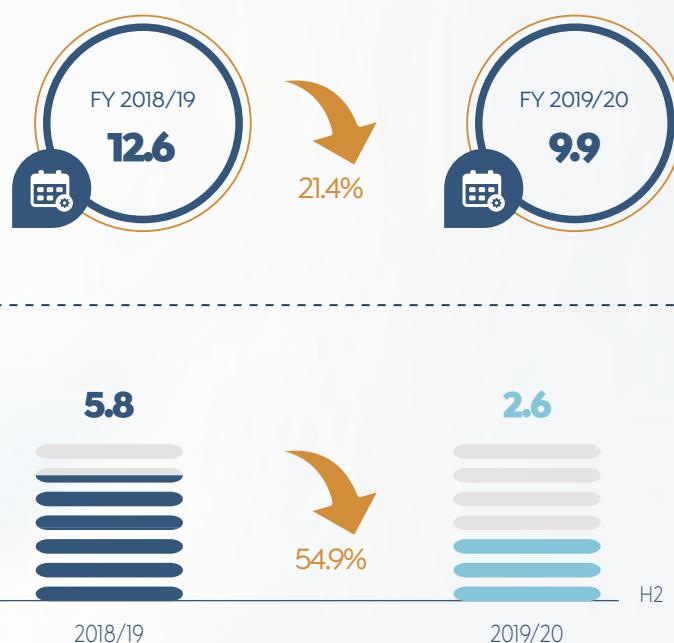
RENEWAL OF ALEXANDRIA'S EL RAML TRAMWAY NETWORK



CAIRO METRO LINE IV (PHASE I)



TOURISM REVENUES (USD BN)

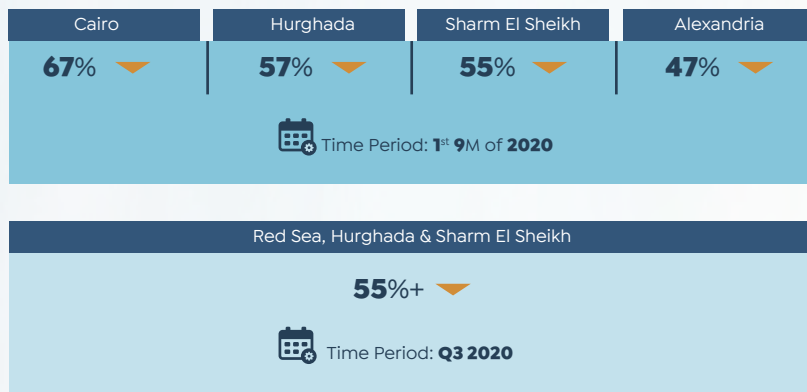


MONTHLY TOURISM REVENUES



Source: Cabinet, Official Statement, Central Bank of Egypt (CBE) & Ministry of Tourism

HOTEL OCCUPANCY RATE



EGYPT'S INTERNATIONAL TRAVELERS



No. of Travelers

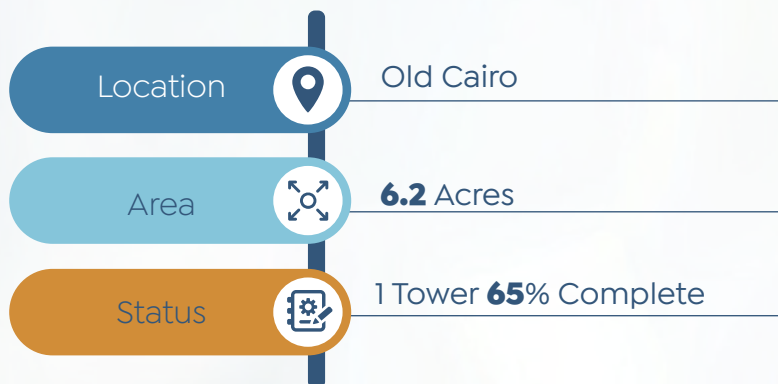
400,000

Time Period

July-Mid November

Colliers International Expects Egypt's No. of Hotel Keys to Reach **8,000** Before 2023

UPDATES ON MASPERO TRIANGLE PROJECT



SUPPLY VOLUME

19,220 m² Lower Garage for **353** Vehicles16,970 m² Commercial Area15,800 m² Upper Garage for **280** Vehicles

2 Residential Towers

UPDATES ON RENOVATION OF MAGRA EL OYOUN AQUEDUCT



SUPPLY VOLUME

Residential Building

Commercial Mall

Dining Areas

Tourist Bazaars

POTABLE WATER & SEWERAGE TREATMENT PROJECTS



Location

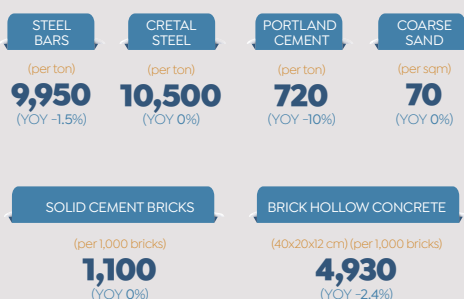
Port Said, Damietta & Ismailia



Total Investments

EGP **2.164** bn

PRICES OF CONSTRUCTION MATERIALS (NOVEMBER 2020) (EGP)



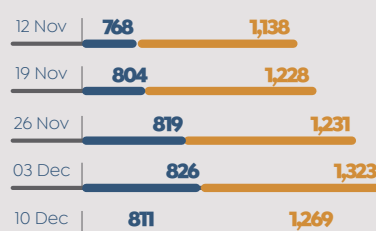
REAL ESTATE & CONSTRUCTION STOCK MARKETS INDEXES PERFORMANCE IN EGYPT (2020)



Real Estate



Construction & Materials



ONLINE MONTHLY SURVEY (%)

Where do you think the property market will stand in 2021?



50% Recovery

39% Expansion

11% Recession



NEW CITIES

UPDATES

NEW CITIES UPDATES

DEVELOPMENT PROJECT OF PROVINCIAL CAPITALS & MAJOR CITIES (PHASE I)



EGP 10 bn
TOTAL FUNDS



500 mn
TOTAL NO. OF HOUSING UNITS



TARGET

Follow Presidential Directives for Optimal Utilization of Lands

Provide New Services & Projects & Achieve Urban Development



2
NO. OF PHASES

Phase I

Renovation of Homes



13 Different Areas
LOCATION

Phase II

Renovation of Homes



31 Other Cities
LOCATION

UPDATES ON NEW OCTOBER



West Cairo
LOCATION



800 Acres
AREA OF INSPECTED PROJECTS



EGP 12 bn+
TOTAL INVESTMENTS



EGP 37 bn+
INVESTMENT OPPORTUNITIES



Achieve Egypt Vision **2030**
TARGET

HIGH DEMAND FOR 125,000-SOCIAL-HOUSING-UNITS PROJECT



26,000+
NO. OF SERIOUS BUYERS



December 7
RESERVATION DEADLINE



160,000
NO. OF SUBMITTED APPLICATIONS

UPDATES ON ICONIC TOWER



New Administrative Capital (NAC)
LOCATION



80
TOTAL NO. OF STORIES



49 Stories Done
COMPLETION RATE



240 m
CURRENT HEIGHT



400 m (Tallest in Africa)
EXPECTED HEIGHT



EGP 46.9 bn (USD 3 bn)
TOTAL INVESTMENTS

UPDATES ON CAPITAL RESIDENCE



R3 District, NAC
LOCATION



90%
COMPLETION RATE

UPDATES ON NEW GARDEN CITY



R5 District, NAC
LOCATION



82%
COMPLETION RATE

Source: Cabinet, Ministry of Housing, Utilities & Urban Communities, New 6th of October City Development Authority & SHMFF


UPDATES ON NEW ALAMEIN



UNIVERSITY OF LUSANNE (UNIL)



RESERVATION OPENS FOR NEW HOUSING UNITS



1,011

TOTAL NO. OF HOUSING UNITS

NO. OF HOUSING UNITS	447	564
UNIT AREAS	63-125 m ²	90-93 m ²
LOCATION	New Cairo, 6th of October City, 10th of Ramadan City & Obour City	New Rashid



Source: Ministry of Housing, Utilities & Urban Communities



PRIVATE REAL ESTATE PROJECTS UPDATES

PRIVATE REAL ESTATE PROJECTS UPDATES



NEW RESIDENTIAL PROJECTS

BAYSIDE

Developer: El Attal Holding



LOCATION

Ras Sudr, South Sinai



COMPLETION RATE

95% Complete



TOTAL INVESTMENTS

EGP **1.5** bn



DELIVERY DATE

Q4 2021

SUPPLY VOLUME

Part I : Residential Segment

160 Luxurious Fully-Furnished Hotel Properties

32-Key Hospitality Establishment

Units Range from Chalets to Standalone Villas

Starting Price → EGP **1.65** mn

Unit Areas → **70-400**m²

Part II Commercial Assets & Entertainment Spots

Services Projects



NEW COMMERCIAL PROJECTS

NEW PROJECT (Name N/A)

Developer: Doja Developments



LOCATION

Downtown District,
NAC



AREA

3,000m²

SUPPLY VOLUME

Commercial & Administrative Spaces
& Medical Facilities

Payment Plan → **10**-Yr Installments

Medical Unit → EGP **20,000**/m²
Starting Price

Commercial Unit → EGP **35,000**/m²
Starting Price

Source: Developers' Official Statements

VERONA

Developer: Capital Link Developments



LOCATION

Downtown District,
NAC



AREA

2,085 m²



INVESTMENTS

EGP **700 mn**



CONSTRUCTOIN DATE

Before **2021**



DELIVERY DATE

2023

SUPPLY VOLUME

Medical Units

Commercial & Administrative Spaces

Areas → At Least **26 m²**

Price/m² → Between EGP
18,000-22,000

SOLANO

Developer: Capital Link Developments



DELIVERY DATE

2023

SUPPLY VOLUME

75 Offices

Clinics

40 Shops

NEW INVESTMENT ZONE

Developer: Emaar Misr for Development



TOTAL INVESTMENTS

EGP **40 bn**



NO. OF JOB OPPORTUNITIES

77,000



NEWS

General Authority for Investment and Free Zones (GAFI) Ratifies Project Establishment

Source: Developers' Official Statements

DORRADO

Developer: Capital Link Developments



DELIVERY DATE

2023

SUPPLY VOLUME

75 Administrative Units

Medical Facilities

40 Commercial Units



PROJECTS UNDERWAY

W Residences Cairo

Developer: LMD



LOCATION

One-Ninety, New Cairo



NO. OF RESIDENTIAL UNITS

300



LAUNCH DATE

2024



NEWS

LMD & Marriott International to Bring Africa's 1st Branded Residences "W" to Egypt

MAXIM MALL

Developer: Maxim Consultancy



LOCATION

New Cairo



AREA

54,000 m²



NEWS

Maxim and McARTHUR + COMPANY Agree on Mall Management & Marketing

Headquarters Business (HQ)

Developer: MG Developments



LOCATION

New Cairo



AREA

5,000 m²



TOTAL INVESTMENTS

EGP**1** bn



NEWS

MG Awards Tenders to Several Companies for Project Finalization

Source: Developers' Official Statements

MAKADI HEIGHTS

Developer: Orascom Development Egypt (ODE)



LOCATION

Hurghada, Red Sea



AREA

3.4 mn m²



NEWS

ODE Inks Cooperation Agreement with Telecom Egypt, WE

Work Scope: Establish Telecommunications Services & Infrastructure
Extension of Integrated Optical Fiber Network

Target: Access to Cutting-Edge Landline Services
High-Speed WiFi Connection
Internet Protocol Television (IPTV) Systems

Work is in Full Swing for Phase II Delivery

Plans to Deliver **244** New Homes by **2022**

Grand Square Mall

Developer: Pyramids Developments



LOCATION

NAC



AREA

7,800 m²



TOTAL INVESTMENTS

EGP **750** mn



NEWS

Mall to be Ready for Operational
Lease by January 2021

SMERALDA BAY

Developer: Cleopatra Group's Unit (Cleopatra Real Estate)



LOCATION

Sidi Heniesh,
North Coast



AREA

500 Acres



TOTAL INVESTMENTS

EGP **6** bn



NEWS

Cleopatra Awards Contract to US-based Architecture Firm (JZMK Partners) for Planning & Design

Several Phases Complete for Grand Opening in Summer 2021

The Groove Sokhna

Developer: DM Development



LOCATION

Ain Sokhna



BUILT-UP AREA

15% of Total Area



NO. OF PROPERTIES

1,700
(Residential, Administrative & Retail)



NEWS

EGP **300** mn in Sales of **102** Homes in Sereia in **Q3 2020**

EGP **700** mn in Sales of **400** Residential Units in Brellia Village in **Q3 2020**



TRAGET

Achieve EGP **1** bn Sales in **2021**

Finish Sales of Sereia's Chalets

Sell Villas in Gala & Capella Phases

Log EGP **400** mn in Sales of Sereia's & Capella's Phase II in **Q4 2020**

Mostakbal City

Developer: El Mostakbal for Urban Development



LOCATION

New Cairo



AREA

11,000 Acres



NEWS

Development & Housing Company for Real Estate Investment to Develop Integrated Urban Project

Location —→ Part of Mostakbal City's Phase III | Area —→ **30** Acres

Facilities, Services & Infrastructure of Phase I Ready Before **2021**

Facilities & Services of Phase III Ready Before **2023**

Beta Gardens

Developer: Beta Egypt for Urban Development



LOCATION

October Gardens,
West Cairo



NEWS

Beta Egypt Partners with Banque Misr to Provide Mortgage Services

Lists **100** Residential Units Under the CBE's Real Estate Financing Initiative

Banque Misr to Finance **80%** of the Unit's Value at **8%** Interest Rate
& Up to **20**-Yrs Payment Plans

ANAKAJI

Developer: Aqar Masr for Real Estate Development



LOCATION

R8 District, NAC



AREA

20 Acres



NO. OF RESIDENTIAL UNITS

800 (10 Buildings)



DELIVERY DATE

2022



INVESTMENTS

EGP **1.4** bn



NEWS

Sealing EGP 100 mn Worth of Deals During Cityscape

Ashgar City

Developer: IGI Real Estate



LOCATION

6th of October City,
West Cairo



AREA

148 Acres



NO. OF RESIDENTIAL UNITS

4,000



NEWS

IGI Lists Units Under Central Bank of Egypt's (CBE) Real Estate Financing Initiative

Plan: Support Clients by Funding Up to **80%** of Built Units' Value

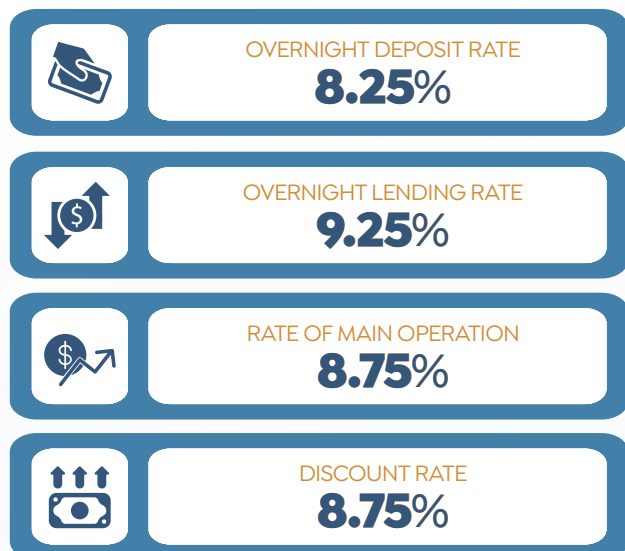
Payment Method: **20%** Upfront, Monthly Installments of EGP **7,500** Over **20** Yrs



ECONOMIC SNAPSHOT

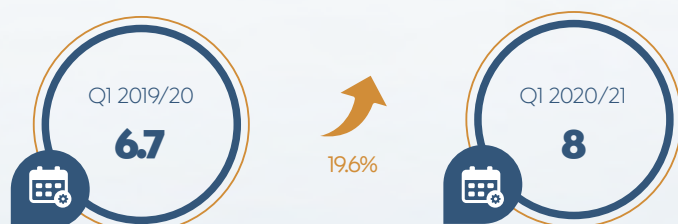
ECONOMIC SNAPSHOT

INTEREST RATES

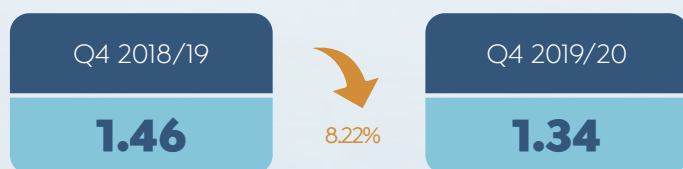


*Based on MPC Meeting on December 24

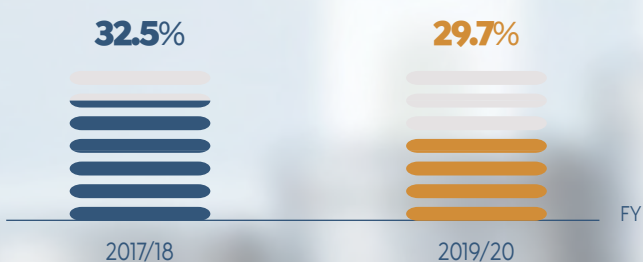
EGYPTIANS REMITTANCES (USD BN)



SUEZ CANAL REVENUES (USD BN)



POVERTY RATE



ANNUAL HEADLINE INFLATION



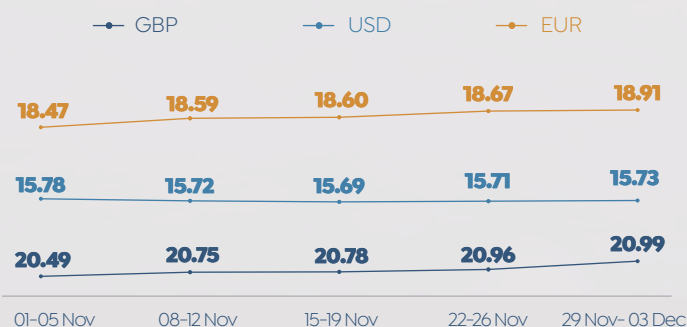
NET INTERNATIONAL RESERVES (USD BN)



PURCHASING MANAGERS' INDEX (PMI)

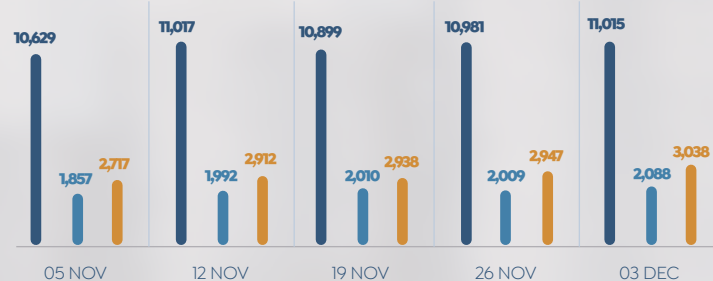


EXCHANGE RATES



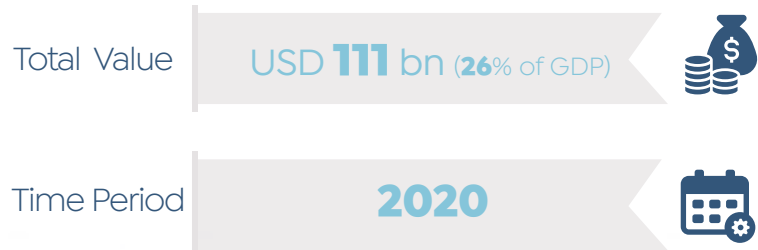
CAPITAL MARKET INDICATORS

EGX 30 EGX 70 EWI EGX 100 EWI



Source: CBE, Central Agency for Public Mobilization & Statistics (CAPMAS), IHS Markit, EGX & MPED

EGYPT'S EXTERNAL DEBT

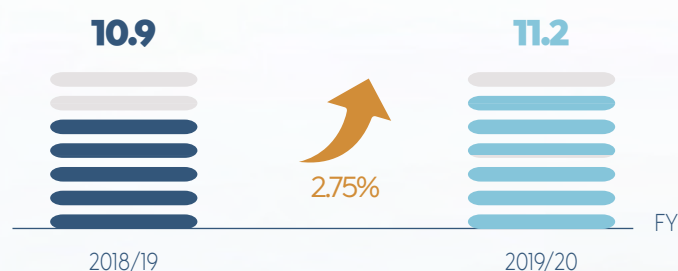


GLOBAL DEBT



BALANCE OF PAYMENT IN FY 2019/20

CURRENT ACCOUNT DEFICIT (USD BN)



SERVICE BALANCE SURPLUS (USD BN)



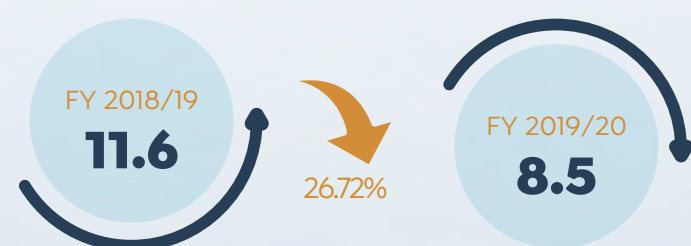
PETROLEUM TRADE DEFICIT (USD MN)



INVESTMENT INCOME DEFICIT (USD BN)



PETROLEUM EXPORTS (USD BN)



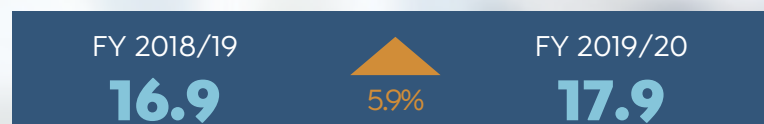
NON-OIL TRADE DEFICIT (USD BN)



PETROLEUM IMPORTS (USD BN)



NON-OIL EXPORTS (USD BN)

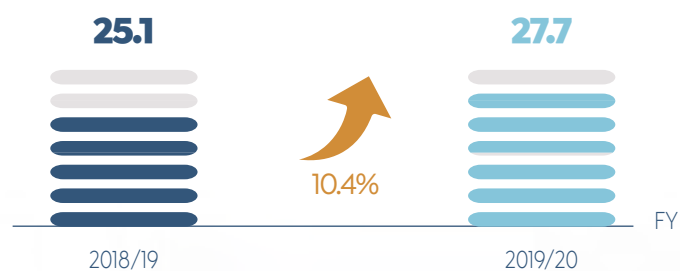


NON-OIL IMPORTS (USD BN)

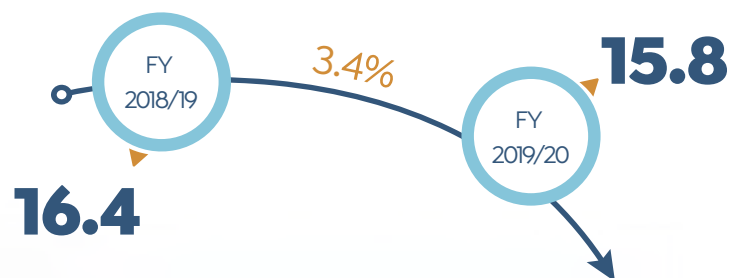


Source: Ministry of International Cooperation, Institute of International Finance (IIF) & CBE

CURRENT TRANSFERS (USD BN)



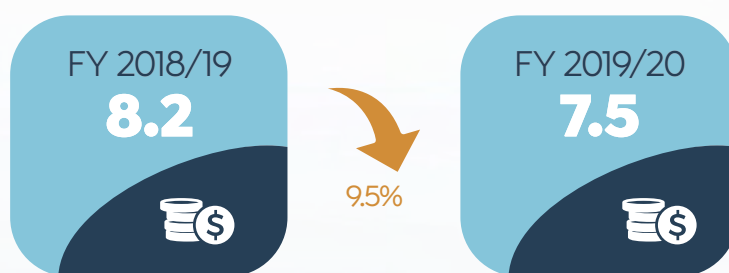
FOREIGN DIRECT INVESTMENTS (FDIS) INFLOWS (USD BN)



FDIS OUTFLOWS (USD BN)

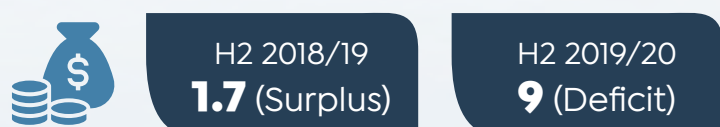


NET FDIS (USD BN)



BALANCE OF PAYMENT IN H2 2019/20

BALANCE OF PAYMENT (USD BN)



SERVICE BALANCE SURPLUS (USD BN)



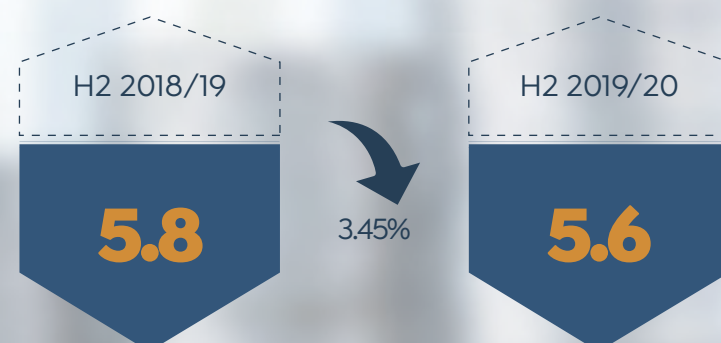
NET FDIS (USD BN)



EGYPTIANS REMITTANCES (USD BN)



INVESTMENT INCOME DEFICIT (USD BN)



Source: CBE

NON-OIL TRADE DEFICIT (USD BN)



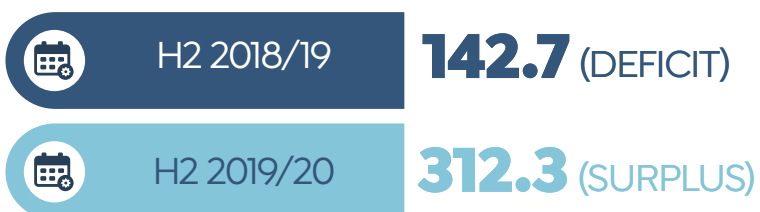
NON-OIL IMPORTS (USD BN)



NON-OIL EXPORTS (USD BN)



PETROLEUM TRADE BALANCE (USD MN)



PETROLEUM IMPORTS (USD BN)



PETROLEUM EXPORTS (USD BN)



EGYPT'S DEVELOPMENT FUNDS



USD 7.31 bn
TOTAL VALUE

USD **4.55** bn
SOVEREIGN PROJECTS

USD **2.76** bn
PRIVATE SECTOR



2020
TIME PERIOD



34
TOTAL PORTFOLIO OF
PROJECTS



USD 5.9 mn
COMBINED FUNDS




USD 425 mn
ADDITIONAL DEVELOPMENT
FUND



EBRD'S
EXPECTED
GDP

2%
2020

5%
2021



FULL ANALYSIS

FACTS &
FIGURES

EGYPT'S REALTY SECTOR & COVID-19

REACT, ADAPT, RECOVER

BY DINA EL BEHIRY

By default, entering a new year means a fresh start for the world. This hope stems from the battle that almost all nations are going through to find out an appropriate vaccine to combat the Coronavirus outbreak. Several pharmaceutical companies have managed to come up with vaccines with various effectiveness rates. Not only that but also, these vaccines are on the way to spread in several countries, in an attempt to overcome this ongoing catastrophe.

Looking specifically at the Egyptian real estate sector, it is highly remarked that despite the struggles the market has been going through amidst the pandemic, it managed to move forward in steady steps. That is why we need to spotlight the latest achievements by the government.

The government pays a great deal of attention to upsurge the investments allotted for developing the Egyptian governorates. Thus, around 162 projects, with an investment cost of EGP 10.8 bn are in the pipeline at the Red Sea governorate. The housing sector secures EGP 3.47 bn (32.2%) of total public investments directed to the Red Sea Governorate, while the oil and gas, electricity, transportation, and local development sectors get EGP 3.19 bn (30.5%), EGP 1.59 bn (14.8%), EGP 784.4 mn (7.3%), and EGP 585.8 mn (5.4%), respectively, whereas other sectors account for EGP 1.05 bn (9.8%), said Minister of Planning and Economic Development Hala El Saeed in an official statement in December.

The Red Sea Governorate's housing sector has directed EGP 2.7 bn to the national social housing program. That is in addition to the allocation of almost EGP 416 mn to water supply and sewerage treatment services, to ensure the safety and wellbeing of the area's residents. This comes as part of the state's "Citizen Investment Plan" in FY 2020/21, and is seen as a step towards achieving Egypt Vision 2030.

Additionally, the Cabinet pushed back the deadline for receiving reconciliation requests for building violation codes for the third time. The new deadline was the end of 2020. This comes in response to the large volume of reconciliation requests put in citizens, who had crowded into the designated administrative units, days before the closing date, according to the Cabinet Spokesman Nader Saad.

Another move to reinforce the property market occurred when Egypt's government has decided against renewing its six-month construction ban in Greater Cairo and Alexandria to end as of December, setting a six-month transitional period to outline the proposed city-scale building and planning controls and requirements for eliminating previous loopholes. This was announced during a Cabinet meeting back in November.

Beyond that, Coronavirus has been proven digitalization is the new normal. That is why Egypt earlier digitized 40% of property registration offices nationwide. In parallel, the Social Housing and Mortgage Finance Fund (SHMFF) has signed a cooperation protocol with the Ministry of Communications and Information Technology to automate its various services. Last May, the SHMFF had launched its official Facebook page, in line with the fund's strategy to communicate with citizens via social media platforms.

With an eye on the infrastructure segment, Egypt's Hassan Allam Holding (HAH) has announced that its subsidiary, Hassan Allam

Construction (HAC), was granted a new contract for some work on the first phase of Cairo Metro Line IV. In the presence of Transport Minister Kamel El Wazir, Minister of Petroleum and Mineral Resources Tarek El Molla, and Minister of International Cooperation Rania Al-Mashat, the National Authority of Tunnels (NAC) awarded the deal to a consortium of HAC, Arab Contractors, Petrojet, and Concord for Engineering and Contracting, as highlighted in an official statement on November 23.

The scope of the consortium's work includes 12 metro stations starting from Hadayek El Ashgar Station on 6th of October City, Giza, until El Mesaha Station in Haram Street, extending over 13.7 kilometers in length. Besides, 11 stations to be built underground via the top-down construction method.

Focusing on the status quo of tourism in Egypt, according to Colliers International's MENA Hotels Quarterly Report, hotel occupancy rates in Egypt's Cairo dropped 67% Year on Year (YoY) so far this year. Hurghada and Sharm El Sheikh's occupancy rates fell 57% and 55% YoY in 2020 year-to-date, respectively. Minister of Tourism and Antiquities Khaled el Anany stated earlier that Egypt welcomed about 400,000 international travelers from the beginning of July and until mid-November.

In a bid to bolster the property industry, Egypt's government pays a great deal of attention to the development of new cities. Accordingly, around EGP 10 bn were allotted for phase I of the development project of Egypt's provincial capitals and major cities, in line with the presidential directives for the optimal utilization of state lands and provision of new services and projects, Saad revealed in a separate statement in December.

These projects will be carried out over two phases. The first phase covers the renovation of residential properties located in 13 different areas, whilst the second one includes 31 others, with at least 500 mn housing units in both phases, the spokesman added.

When it comes to the New Administrative Capital (NAC), work is in full swing. Minister of Housing, Utilities, and Urban Communities Assem El Gazzar previously confirmed that 49 stories of the 80-story Iconic Tower have been built so far, thereby standing at 240 meters high. He further explained that NAC's R3 District – also called "Capital Residence" – is 90% complete, while construction work on New Garden City (R5 District) is 82% done.

New Alamein, which is set to house 3 mn people on an area of 50,000 acres upon completion within two years, will embrace Egypt's 1st University of Lausanne (UNIL). The Swiss-based university will help position New Alamein on the global investment map for attracting a plethora of Arab and Middle Eastern students, while also boosting tourist influx in the new coastal city for operating all year round upon inauguration soon.

As for the offering of new housing units, the government has opened reservations in November 2020 for 1,011 units in five new cities; New Cairo, 6th of October City, 10th of Ramadan City, Obour City, and New Rashid.

Additionally, El Gazzar stated that there is a tremendous demand for reserving the 125,000 fully finished housing units. The units are a part of the SHMFF, for low and middle-income segments, as part of President Abdel Fattah Al-Sisi's initiative "Housing for All Egyptians."

Private Sector Updates

It is not only the government that spares no effort to reinforce the country's realty sector, Egyptian property developers are the main wheel to rejuvenate the market. In the face of the pandemic woes, local real estate companies have been launching new developments amidst the outbreak, while also working around the clock to stick to their timelines and avoid any delays.

Regarding new residential projects, El Attal Holding released its first flagship project in Ras Sudr, South Sinai, dubbed "Bayside." The EGP 1.5 bn project will be executed over two phases, the first of which comprises an array of commercial, service, and entertainment spots. The other half, however, incorporates the residential component which ranges from chalets to standalone villas, including areas that vary between 70 and 400 square meters.

Looking at commercial components, Capital Link Developments has rolled out its first mixed-use project in NAC, called "Verona." The 2,085-square-meter center worth EGP 700 mn, and will comprise several medical, commercial, and administrative properties, with areas starting from 26 m².

Additionally, Capital Link offers two more projects in the pipeline which are "Solano" and "Dorrado." Each project would feature an identical mix of 75 offices and clinics as well as 40 shops, with estimates to be delivered by 2023.

On the other hand, with an eye on in-progress projects, LMD has inked an agreement with Marriott International to bring Africa's first "W" branded residences to its flagship mixed-use project in New Cairo, or "One-Ninety."

Set to open in 2024, "W Residences Cairo" will feature 300 residential units, as part of the bigger complex composed of "W Cairo," which is expected to mark the debut of W Hotels in Egypt.

Orascom Development Egypt's (ODE) flagship project on the Red Sea coast of Hurghada, Makadi Heights, will soon see integrated telecommunication services, under the signing of a cooperation agreement with Telecom Egypt – WE. Egypt-based Maxim Consultancy has signed an agreement with McARTHUR + COMPANY to manage and market its shopping centers in Egypt, starting with Maxim Mall in New Cairo.

Better yet, El Mostakbal for Urban Development has authorized Development and Housing Company for Real Estate Investment to develop a 30-acre integrated urban project as part of Mostakel City's third phase in New Cairo.

MG Developments has also contracted with several leading companies to complete internal and external finishes of its fully-fledged administrative/commercial complex in New Cairo, called Headquarters Business (HQ).

Egypt's Cleopatra Real Estate, a subsidiary of Cleopatra Group, has awarded US-based architecture firm JZMK Partners the planning and design contract for "Smeralda Bay," its fifth and newest beach community in Sidi Heniesh, North Coast.

In response to the CBE's real estate financing initiative, IGI Real Estate listed residential units at its gated community in west Cairo, "Ashgar City," under this initiative to revitalize the country's mortgage industry by offering convenient payment facilities for potential buyers.

This was after joining forces with the National Bank of Egypt's (NBE) unit Al Ahly Mortgage Finance (AMF), thereby supporting clients by funding up to 80% of the value of built units through 20% upfront and monthly installments of EGP 7,500 over 20 years.

Besides, Beta Egypt for Urban Development and Banque Misr have partnered to provide mortgage services for the developer's various gated communities in west Cairo's October Gardens, thereby listing 100 residential units under the initiative. Under the agreement, Banque Misr will fund up to 80% of the value of the built houses, at an 8% interest rate for up to 20 years.

Economic Situation

Just as we mentioned earlier entering a new year raises hope and optimism that we can overcome the difficulties we face, especially after the vaccines spread worldwide. That is in addition to Egypt's government's readiness to face any other waves of the pandemic, motivating all citizens to follow the precautions needed to combat the outbreak.

Looking at some major economic indicators, we will find that the net international reserves witnessed an increase of around USD 1.8 mn, reaching USD 39.222 in November. However, the annual inflation rate upsurged hitting 5.7% in November after it was 4.5% a month earlier. That growth was mainly pushed by the increase in the prices of food and beverage.

On the other end of the spectrum comes the non-oil private sector. Based on the Purchasing Managers' Index (PMI) issued by IHS Markit, Egypt is moving on the right side of the track; however, at a descending rate in November reaching 50.9, after marking 51.4 in October. The report attributes such a drop to low production rates and weak businesses. It also mentioned that several local companies are still standing in awe of the pandemic disruption, especially after imposing lockdowns in various European countries. That is why many private companies continue undergoing layoffs and cutting salaries.

With an eye on the Balance of Payment (BOP) in FY 2019/20, the current account deficit saw a deficit of USD 11.2 bn (EGP 176 bn) after it reached USD 10.9 bn (EGP 171.2 bn) in FY 2018/19. That 2.75% increase is due to the drop in the Service Balance Surplus by 31.2%, and the upsurge of the investment income deficit by 3.64%. However, the non-oil trade deficit witnessed an improvement of 5.26%, in addition to the rise in current transfers by 10.4%.

Focusing on the BOP amidst the pandemic, during H2 2019/20, it was noticed that it witnessed a deficit of USD 9 bn (EGP 141.4 bn) vs. a surplus of USD 1.7 bn (EGP 26.7 bn) during the same period a year ago. That was because the Service Balance Surplus dropped by around 53%, and the net foreign direct investments (FDIs) dropped by around 38%.

The good news is that Egyptian expats' remittances climbed up 7.5%, with the non-oil trade deficit shrink by USD 566.8 mn and the petroleum trade balance seeing a surplus of USD 312 mn. Better yet, the country's Investment Income Deficit declined by 3.5%.

When looking at all the above economic indicators, efforts exerted by the government, while also considering expectations of international institutions on Egypt's status quo, it seems that the North African country is succeeding in facing such a catastrophe. Public and private sectors are bidding for urban development, thereby chasing opportunities to cope with the world's rapid steps to bounce back even stronger.