

RICS Cyprus Property Index with KPMG in Cyprus

Quarterly publication of the property price and rental index,
tracking property and rental prices across all Cyprus districts and
main property types.

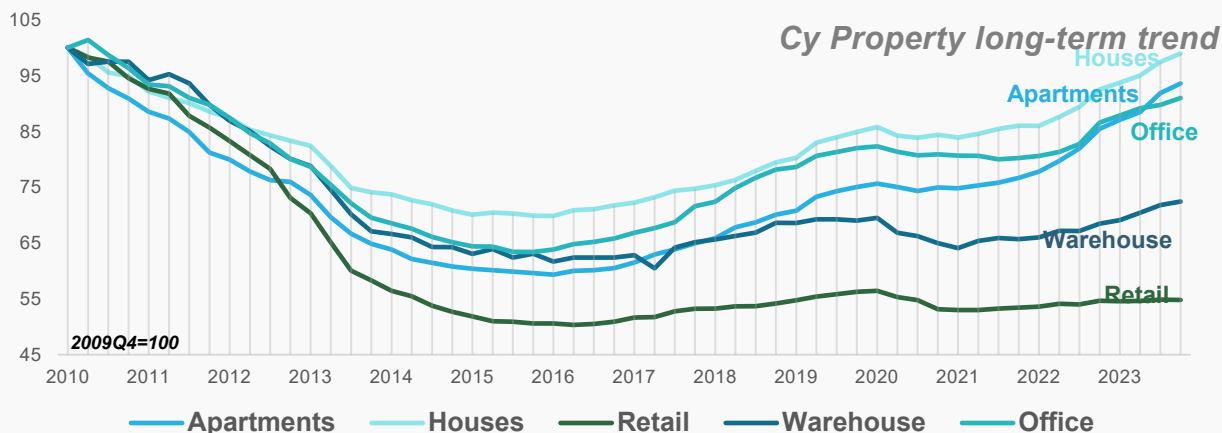
2023Q3



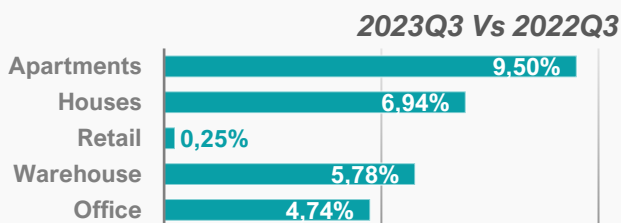
56th publication

Real estate price indices

During 2023Q3, a further increase was recorded in the price of residential properties, with Apartments running slightly ahead of Houses. Offices and Warehouses also recorded marginal gains whilst, in contrast, Retail prices remained stable.

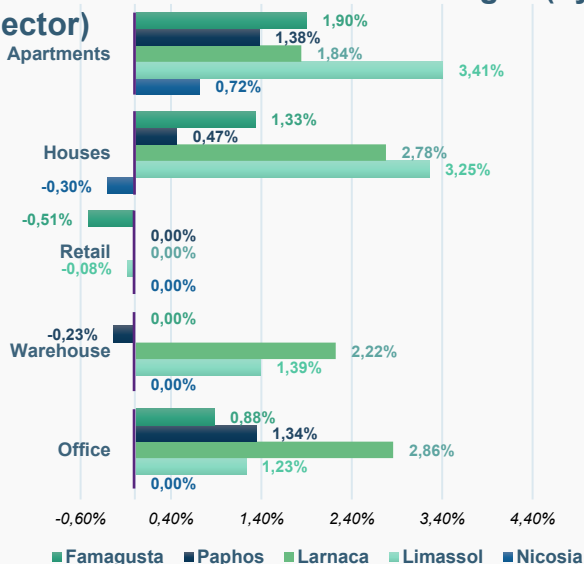


Market values - YoY% change (by sector)



Looking at the data on a year-on-year (YoY) comparison reveals increases in all asset classes, with the largest rise evident in Apartments, followed by Houses, Offices and Warehouses. Retail is exhibiting a very marginal increase as against a year ago.

Market values - QoQ% change (by sector)



As noted above, the quarter-on-quarter (QoQ) data, shows residential properties posting the largest gains.

Drilling down to district level, Larnaca appears to be the most buoyant market while Nicosia and Paphos are the most subdued.

The strong performance of Apartments and Houses is particularly visible in Limassol, but also in Larnaca and Famagusta.

Warehouses recorded increases in Limassol and Larnaca but a minor drop in Paphos, whilst Offices generally recorded increases, with a notable gain in Larnaca.

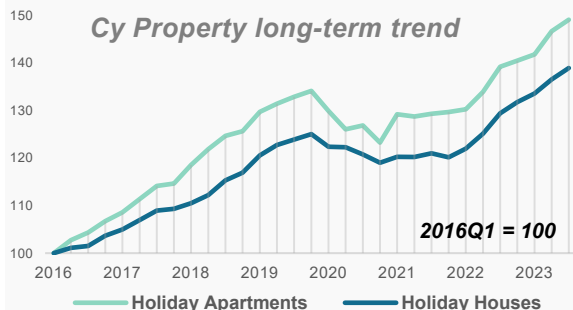
Retail was broadly stagnant apart from modest falls in Famagusta and Limassol.

2023Q3

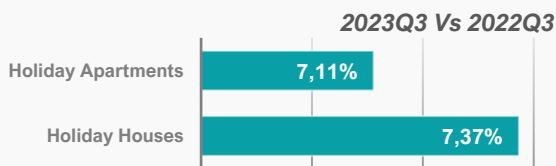
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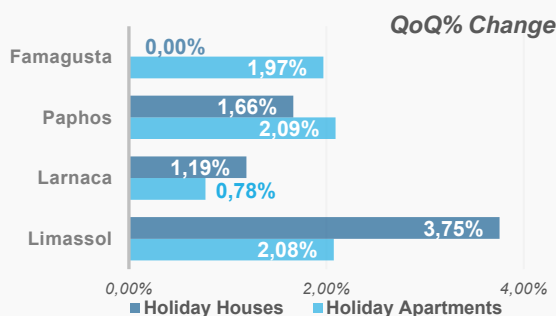
Holiday assets



Holiday assets (Apartments & Houses) continue their upward trend in values with both continuing to perform strongly.

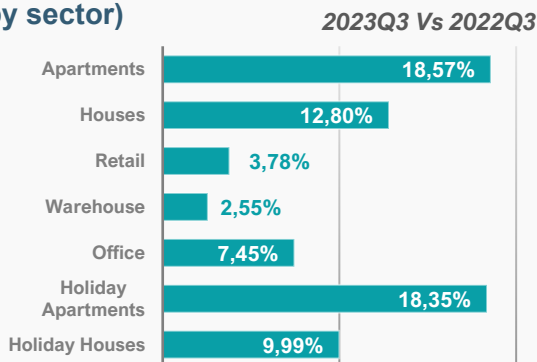


Over the past year, both Holiday Apartments and Holiday Houses have seen price increases in excess of 7%.



Looking at the numbers at a district level, the quarterly changes show Limassol recording the largest increase in Holiday Houses and outperforming Apartments in the process. Meanwhile, in Paphos and Famagusta the rise in prices for the latter slightly outperformed the former.

Rental values - YoY% change (by sector)



On a YoY comparison, rental values showed increases in all asset categories, the highest being in Apartments, followed closely by Holiday Apartments, then Houses. Retail and Warehouse asset classes are at the lower end of the scale, recording small increases.

Yields

Asset Types	2023Q3	2022Q3
Apartments	5,53%	5,11%
Houses	2,95%	2,79%
Retail	5,84%	5,64%
Warehouse	4,24%	4,38%
Office	5,45%	5,31%
Holiday Apartments	5,82%	5,27%
Holiday Houses	2,75%	2,69%

Yields have recorded marginal increases since last year, the largest in Holiday Apartments followed by Apartments.

Retail and Offices recorded marginal increases, whilst Warehouses are showing a small decrease.

2023Q3

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Index parameters and methodology

Methodology

The methodology underpinning the RICS Cyprus Property Index with KPMG in Cyprus was developed by the University of Reading, UK. The report is available upon request at ricscyprus@rics.org

Coverage and Variables Monitored

The RICS Cyprus Property Price Index with KPMG in Cyprus monitors the urban centres of Nicosia, Limassol, Larnaca, Paphos and Paralimni-Famagusta. The Index only tracks prices in Republic of Cyprus' government controlled area and not in the occupied North.

In each of these centres, the index monitors the Market Value and Market Rent, as defined in the RICS Red Book, across the four main property sectors – office (CBD), retail (high street), industrial (warehouse) and residential (houses and apartments).

Recognising that there are sub-districts within these urban areas which operate and behave in a varying manner, a number of these is monitored in order to derive the composite index for each category per urban area.

The information provided in this publication is based on the average price and rent of the sub-districts monitored per urban centre per sector. The complete list of these sub-districts can be found in the University of Reading's report which is available upon request at ricscyprus@rics.org

Nature of Notional Buildings

The RICS Cyprus Property Price Index with KPMG in Cyprus monitors hypothetical or notional buildings, each having specific characteristics. Details of these hypothetical properties are provided in the University of Reading's report.

The provided price per sqm is based on the Gross External Area of the property (as defined in the RICS' Code of Measurement Practice 8th Edition), which includes the living area and covered verandas but excludes common areas.

Frequency

The index is produced on a quarterly basis.

Monitoring Process

The estimation of price levels is carried out by accredited RICS property professionals who are active in the relevant markets.

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Contributing professional bodies

Profile of RICS

RICS is a global professional body. We promote and enforce the highest professional qualification and standards in the development and management of land, real estate, construction and infrastructure. Our name promises the consistent delivery of standards – bringing confidence to the markets we serve. The work of our professionals creates a safer world: we are proud of our profession’s reputation and we guard it fiercely. RICS in Europe is based in Brussels and represents 17 national associations, with over 8,150 members in Continental Europe. Visit www.rics.org for more information.

Profile of KPMG in Cyprus

KPMG has been operating in Cyprus since 1948 and currently employs more than 800 professionals working from 6 offices across the island. It is a member of KPMG International Limited, a global organisation of independent professional services firms providing Audit, Tax and Advisory services. KPMG operates in 143 countries and territories and has approximately 265,000 people working in member firms around the world. Clients look to KPMG for a consistent standard of service based on high-order professional capabilities, industry insight, local knowledge and expertise.

Profile of ΣΕΕΟΚΚ

The Cyprus Association of Quantity Surveyors and Construction Economists (ΣΕΕΟΚΚ) is the association that represents Chartered Quantity Surveyors and Quantity Surveyors whose main area of work is in Cyprus and they permanently live in Cyprus. Visit www.seeokk.org for more information.

Profile of Cyprus Association of Valuers and Property Consultants

The Association was founded in 1972. At present there are about 100 members registered with the Association and concurrently with the Cyprus Scientific and Technical Chamber (CSTC), which is the official body that regulates the Valuation Profession in Cyprus. Our members are also members of RICS and are operating in accordance with the International Valuation Standards and the RICS Appraisal and Valuation Manual (Red Book).

For additional information please contact:

Simon Rubinsohn, Chief Economist, RICS srubinsohn@rics.org

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