

RICS Cyprus Property Index with KPMG in Cyprus

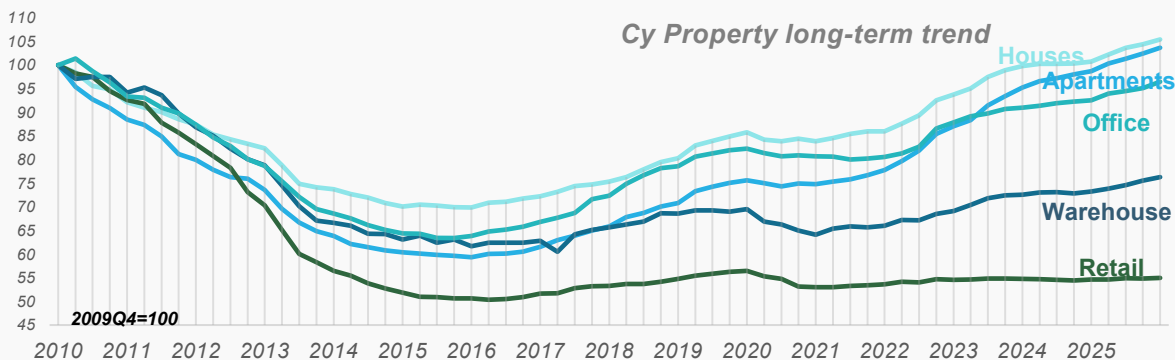
Quarterly publication of the property price and rental index,
tracking property and rental prices across all Cyprus districts and
main property types.

2025Q4

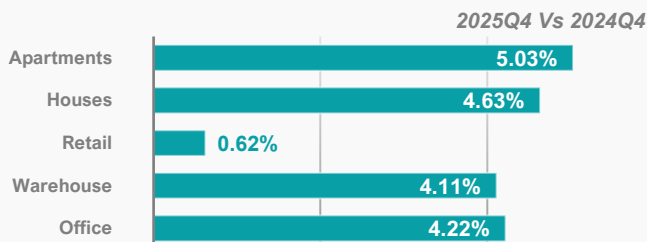


Real estate long term trend

2025Q4 saw mild price fluctuations across all categories of real estate in Cyprus. While the Office sector outperformed all other categories, Apartments registered the second highest gain, demonstrating a long-term resilience. Retail remained again the weakest performer, showing negligible price movement.

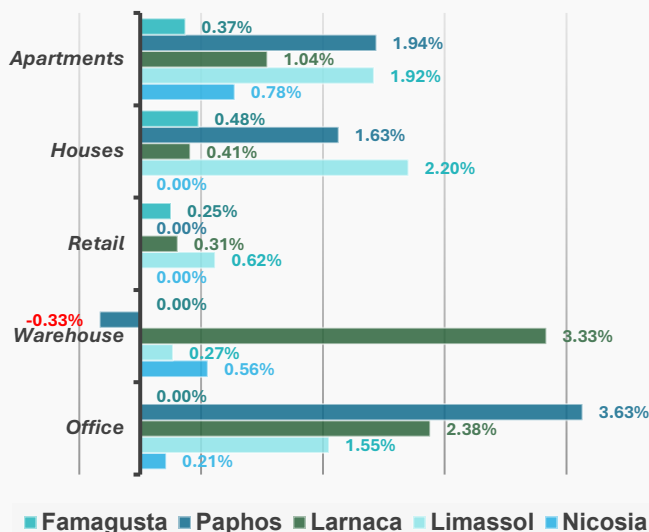


Market values - YoY% change (by sector)



A year-on-year (YoY) comparison shows that Apartments are still the preferred type of investment, followed at a small distance by Houses, Offices and Warehouses. Retail showed once again the smallest increase and remains the least favourable asset.

Market values - QoQ% change (by sector)



Overall, the quarter shows mostly positive price movements across districts, with variations in both property type and location.

By district, the strongest increase is in Paphos' Office, followed by Larnaca's Warehouse and then Office, while the weakest is in Paphos' Warehouse.

Offices and Warehouses show the highest upward shifts in multiple districts, whereas Retail remains stable in most areas; the biggest gain for this asset class is in Limassol.

As far as apartments and houses are concerned, Paphos recorded the strongest gain in the former with Limassol doing likewise for the latter.

2025Q4

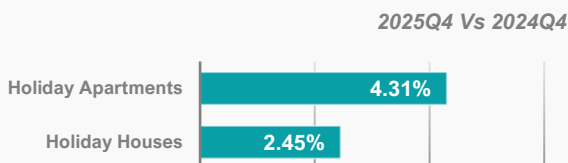
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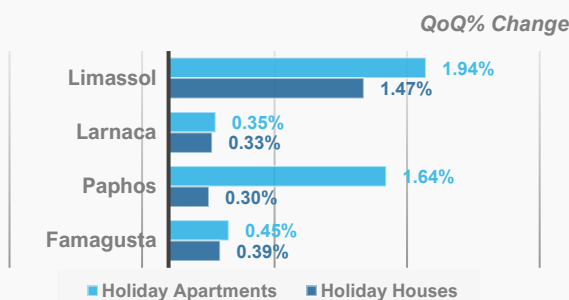
Holiday assets



Holiday properties continue to show a firm performance, with Holiday Apartments at the forefront, highlighting the strong performance of the tourism sector.

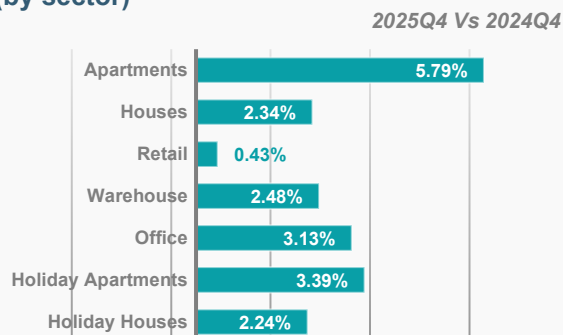


Looking at these subsectors on an annual comparison, Holiday Apartments show a particularly strong annual increase outperforming Holiday Houses. However, the generally firm trend demonstrates the continued solid demand for holiday-oriented properties.



Limassol recorded the strongest quarterly price increases for Holiday Apartments and Houses. Paphos also registered a significant rise in Holiday Apartments. Larnaca and Famagusta posted more modest gains across both property types.

Rental values - YoY% change (by sector)



Rental values continue to grow, with the largest gain in Apartments, followed by solid increases in Holiday Apartments and Offices. The smallest gain was noted in Retail.

Yields

Asset Types - Cyprus	2024Q4	2025Q4
Apartments	5,41%	5,45%
Houses	3,03%	2,96%
Retail	5,79%	5,78%
Warehouse	4,26%	4,19%
Office	5,64%	5,58%
Holiday Apartments	5,71%	5,66%
Holiday Houses	2,79%	2,79%

Yields were little changed when looking at the final three months of 2025 as against the same periods a year earlier.

2025Q4

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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 750 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 142 countries and territories and has approximately 275,000 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).

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