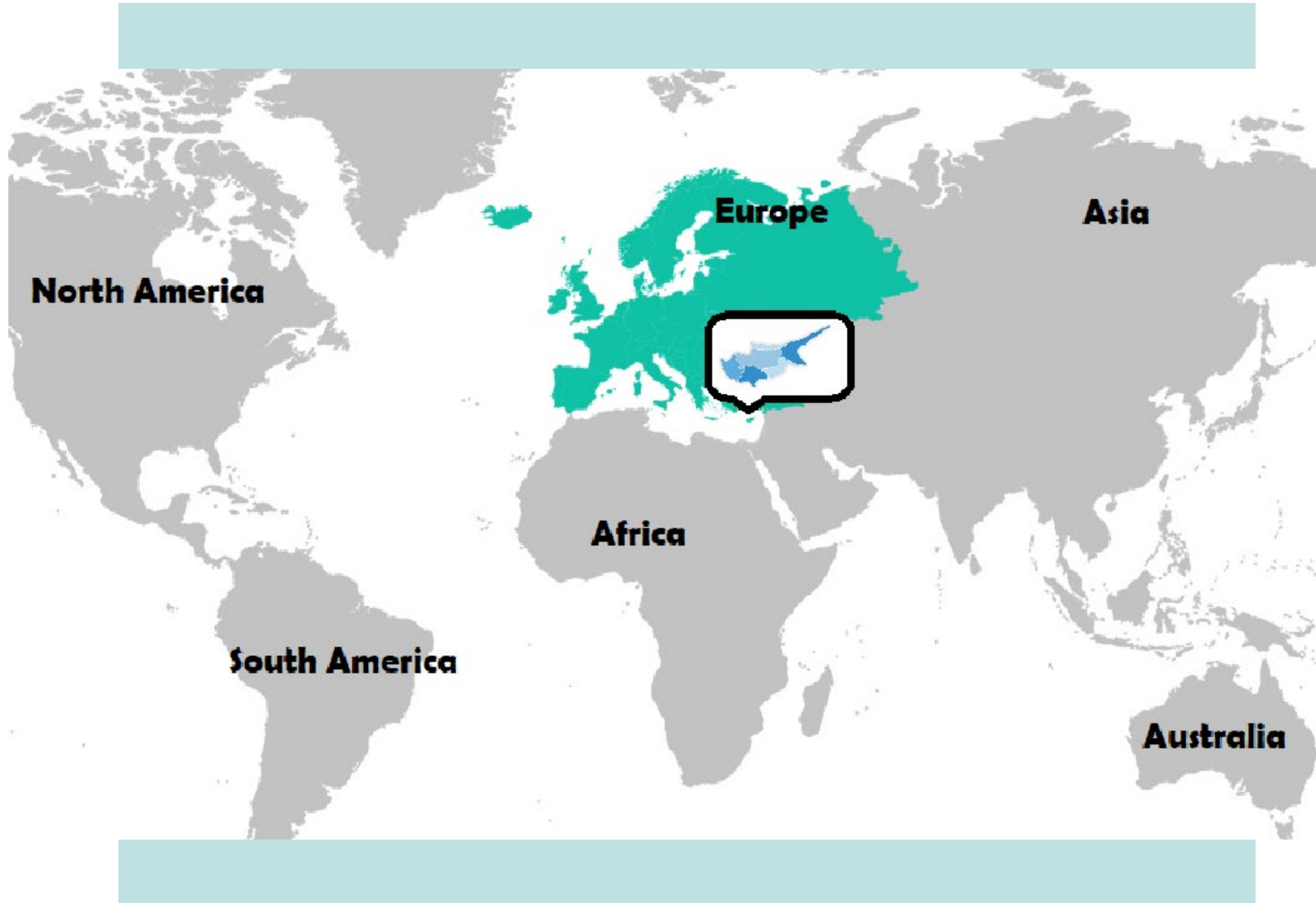


Avertiss



Paradise Island in Europe

Cyprus



Location of Cyprus

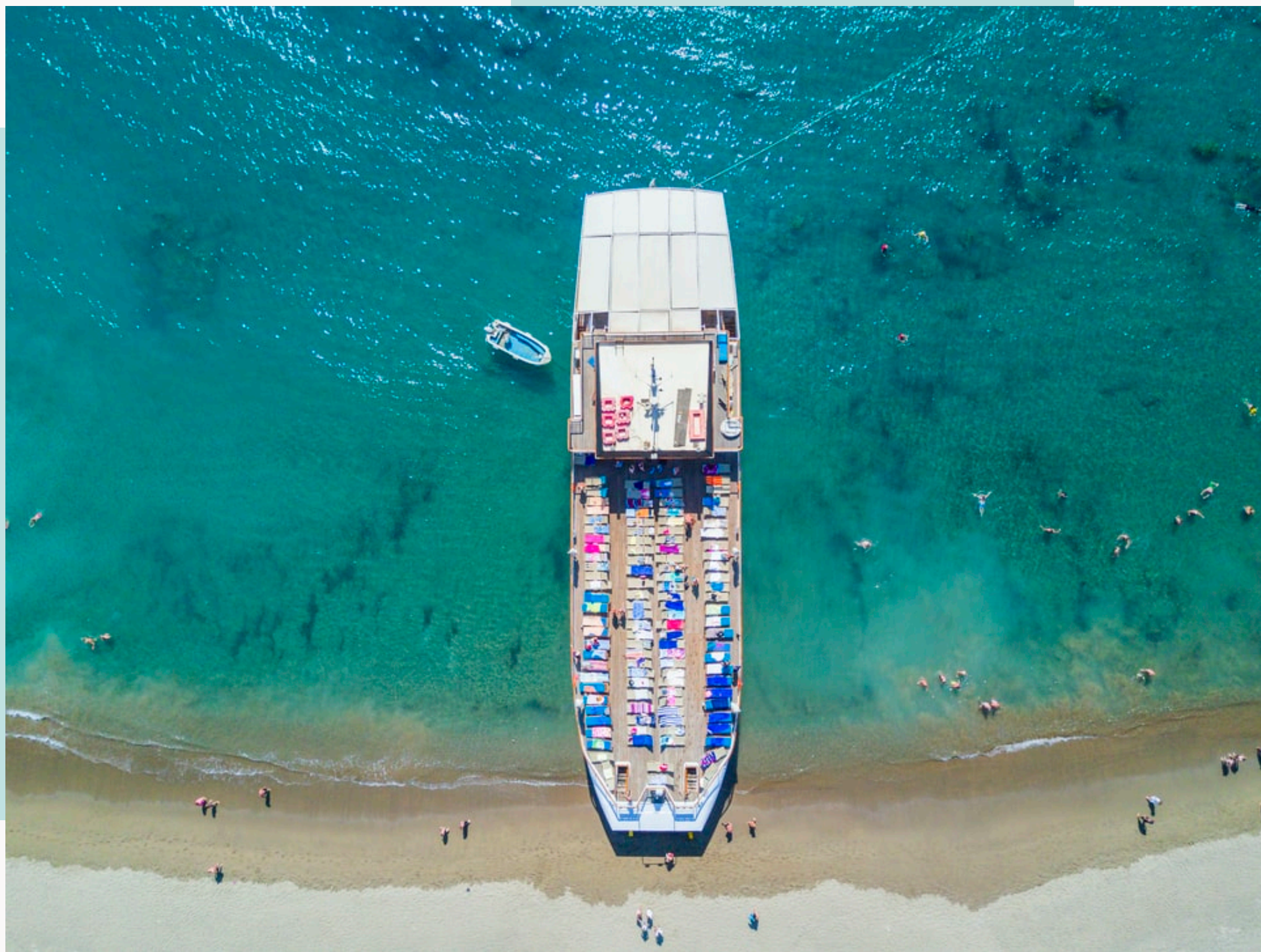
EUROPEAN UNION



European Union

Cyprus

Cyprus



Cyprus

- Cyprus is an island located in South-East Europe in the Mediterranean Sea
- It is the third largest Island in the Mediterranean and cross-roads for many civilizations for centuries

Cyprus has the size of 3,572 sq mi which is slightly bigger than New York, Metropolitan Area

- Has one of the best climates worldwide, up to 340 days of sunshine a year
 - It's coastline is 402.6 mi and has a population of approximately 1.2mil
 - Cyprus has been part of the European Union since May 2004
- It has the youngest population and workforce in the EU, 55% of the workforce has an education of Masters degree or higher



Cyprus

- Currency of Cyprus is Euros (€) since 2008, at current rates 1 euros is 1.19 US\$
 - Political system of Cyprus is Presidential Democratic Republic
 - There are three official languages; Greek and Turkish
- Being an Ex-British colony, English is one of the national languages and is widely spoken
 - The cars drive on the left-lane
- Easily accessible from Europe. There are also many one-stop transit flights from the States.
Cyprus has two International airports and two deep sea ports.
- Cyprus have warm and welcoming communities with rich culture and cosmopolite living
- It has one of the lowest crime rates, is one of the top 5 safest countries in the World



Cyprus

Excellent regulatory structure, closely aligned to the English common law legal system and strong protection for investment and intellectual property rights

Cyprus has cheaper closing costs compared to Portugal, Italy, Spain and many others when purchasing a property

Tax Regime is also attractive with low rates and simple procedure

Easy process of transferring of the Title Deeds

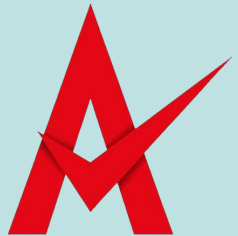
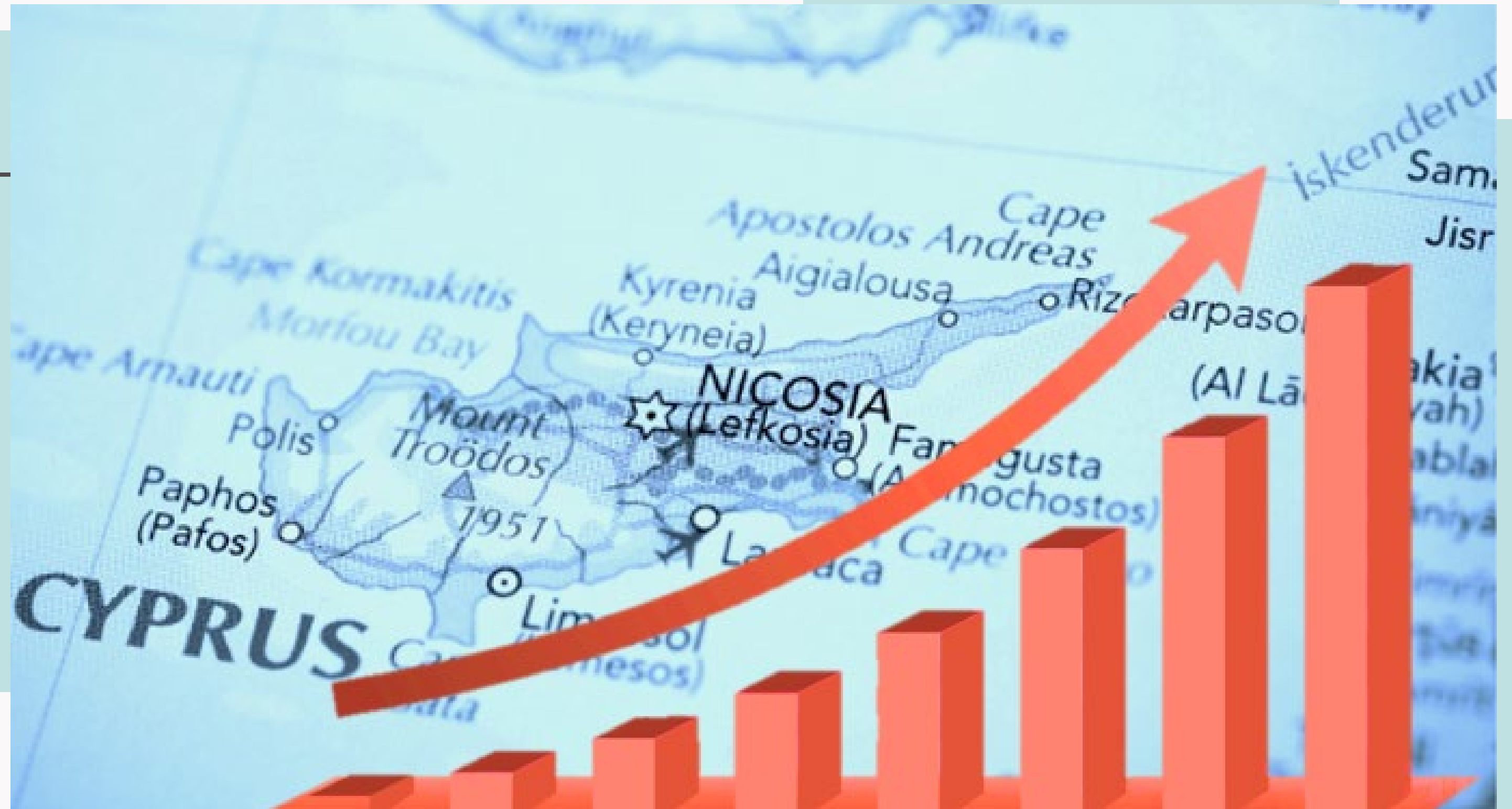


Lifestyle and History of Cyprus

- Cyprus had been a part of many empires, starting with the earliest civilizations in stone-age, followed by Hellenistic period, Roman, Byzantine-empire, Lusignans, Venetians, Ottomans and British. This has left a remarkable impact on the island's diverse culture, architecture, historic-artefacts and landmarks.
- Cyprus has always been popular with celebrities and in the past American actresses Elizabeth Taylor and Sophia Loren were home-owners and frequent visitors
- Harbor bars and restaurants, shopping alleyways, traditional cuisine full of delicious flavors and local taverns also provide culturally rich entertainment.



The Economy of Cyprus



The Economy

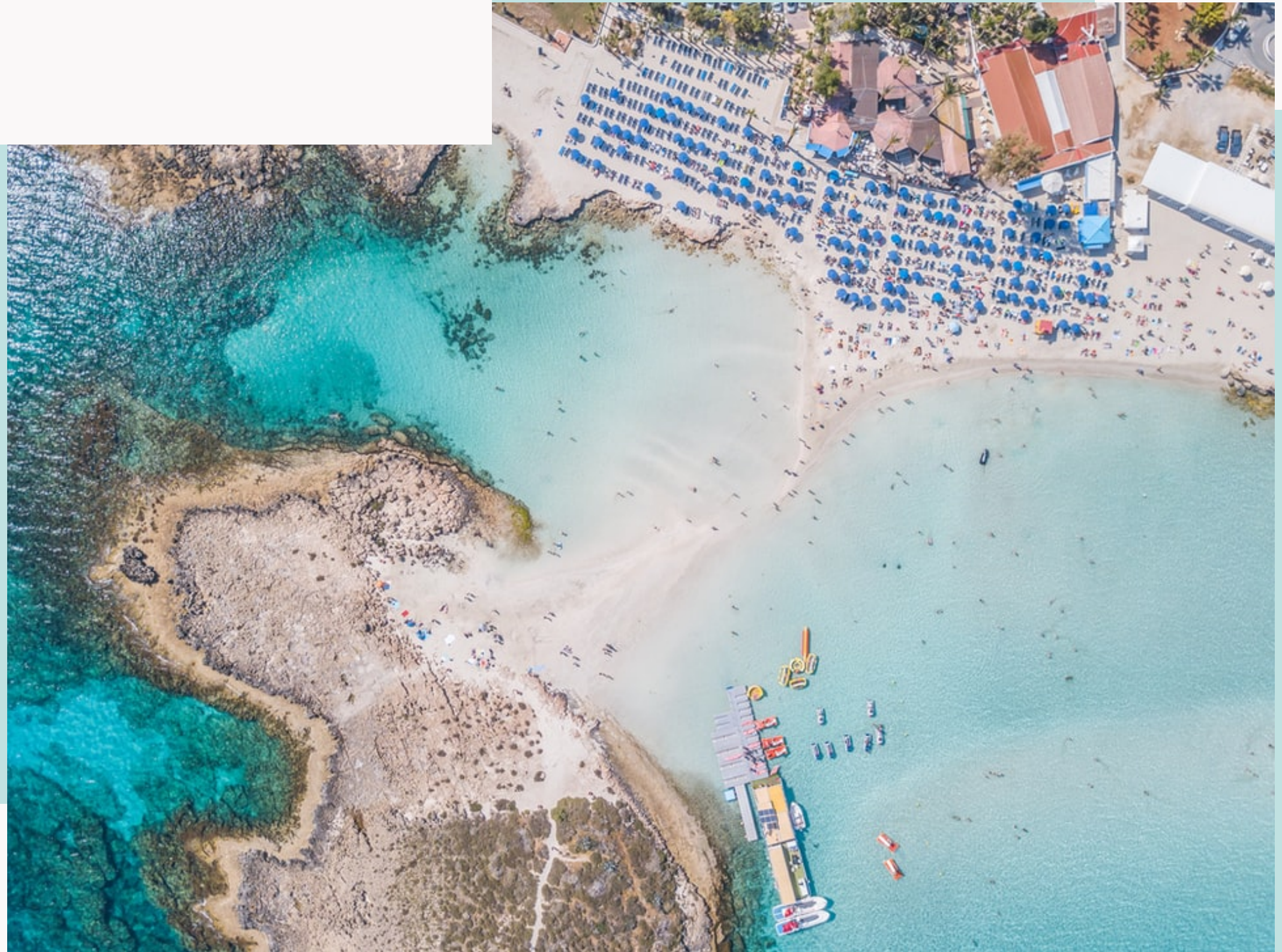
Cyprus has one of the fastest growing economies in the EU with a 3,5% GDP growth, it performs better than the EU average of 1,6%,

As of 2019 unemployment drops to 7,0% and inflation drops to 0,5% both significantly lower than the EU average

Credit Rating assessments have been improved allowing Cyprus to tap international markets with 3 new international bonds attracting demand in excess of €10bn



Leading Industries in Republic of Cyprus



Leading Industries

Economic impact of different sectors ranked below according to their Gross Value Added (GVA):

- 1- Tourism, wholesale and retail trade (25% GVA)
- 2- Financial, Professional and other activities (21% GVA)
- 3- Real Estate and Construction (15% GVA)

These sectors are followed with Manufacturing, Information and communications, Arts and entertainment, electricity, gas, water supply and management

Tourism in Cyprus is bigger than ever, between the first and the third quarter of 2018 the tourism generated € 2,3 Billion in revenues. Hotels have higher occupancy rates compared to Greece, Spain, Italy or Malta.



Leading Industries

Cyprus is EU's largest ship management center and amongst the top three in the world

Real Estate and Construction sector is currently the fastest growing sector in Cyprus with 11% growth in 2019

The Government has recently signed a deal with a multinational firm for the development of a luxurious integrated casino resort to be completed by 2021, estimated to contribute €700 million (\$826 million) annually amounting to 4% of the annual GDP



Real Estate Sector in Cyprus



Why Invest in Cyprus?

In the early 2010s the Cypriot Real Estate market was booming with record high levels of sales in terms of contracts being registered

This was followed with the financial crisis in 2013 with a rapid fall in sales, the market crashes. Provision of financing for RE developments also becomes challenging due to the banking sector downsize and changes in lending procedures and criteria

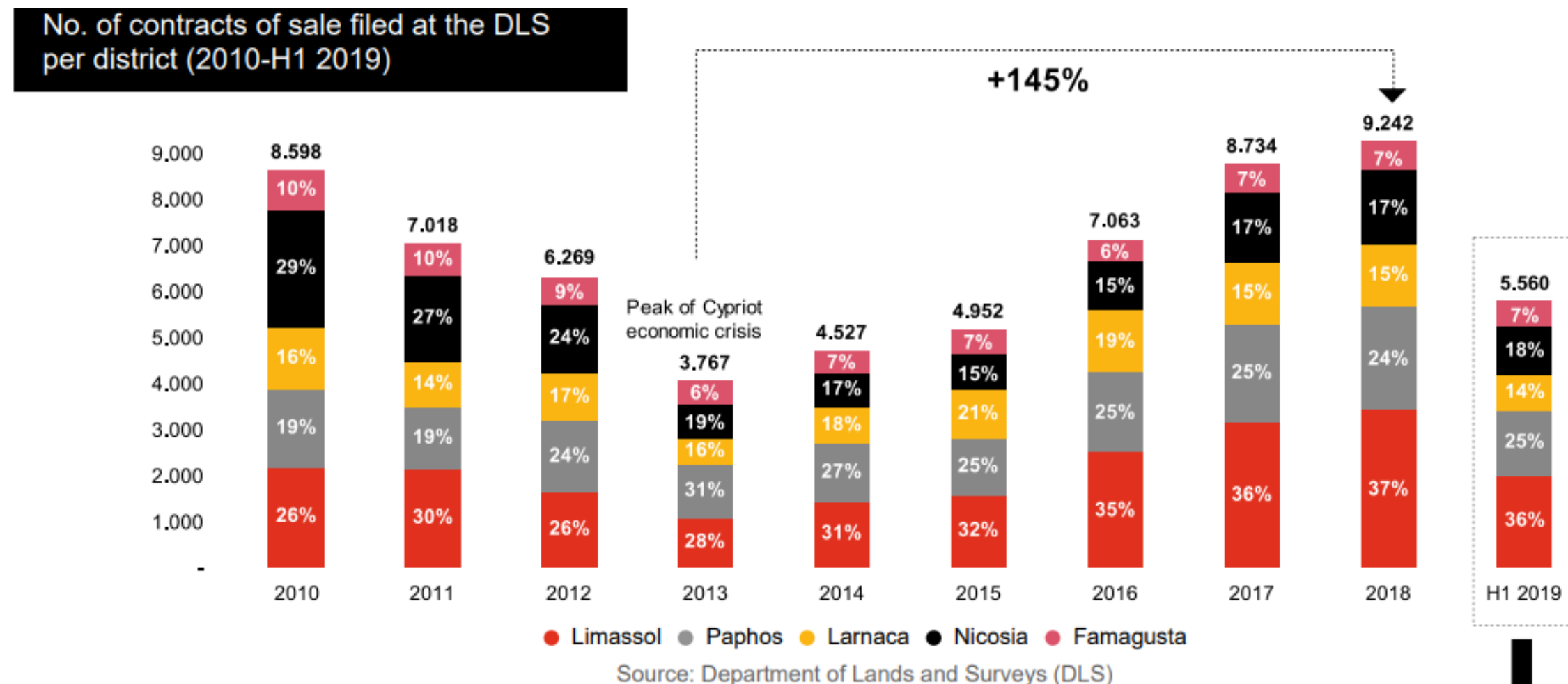
Since 2013, the market has seen a stable and a steady growth, in value and sales.

Why Invest in Cyprus?

In 2017, the sector fully caught back up to the levels prior to the crisis

In 2018, sales revenue reached a peak, with foreign buyers being one of the driving forces. Increasing investor appetite for upmarket products and larger exclusive projects, such as luxurious apartments on high-rise beach-front developments, marinas, golf resorts, shopping malls, tourist developments, etc.

This growth is expected to continue at a steady rate



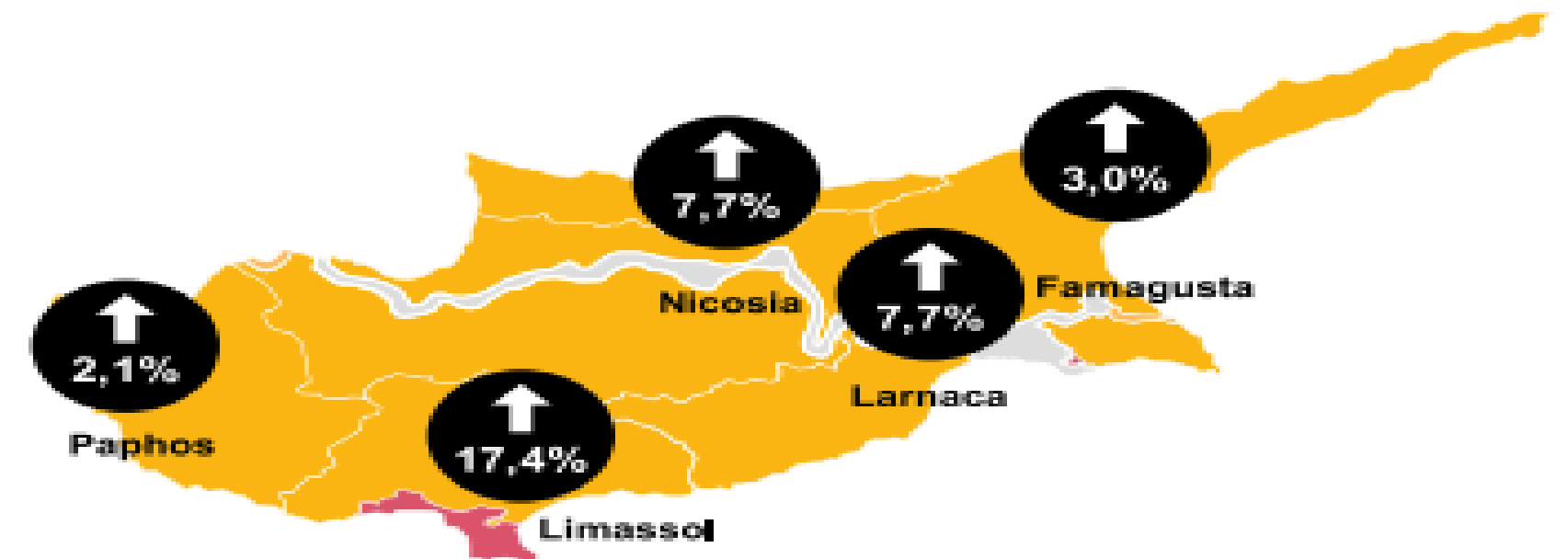
Why Invest in Cyprus?

There is an increase between 2 – 5% on prices year-on-year since 2013 to 2019

Almost half of the sales in 2019 were foreign purchases and 70% of these were non-EU nationals

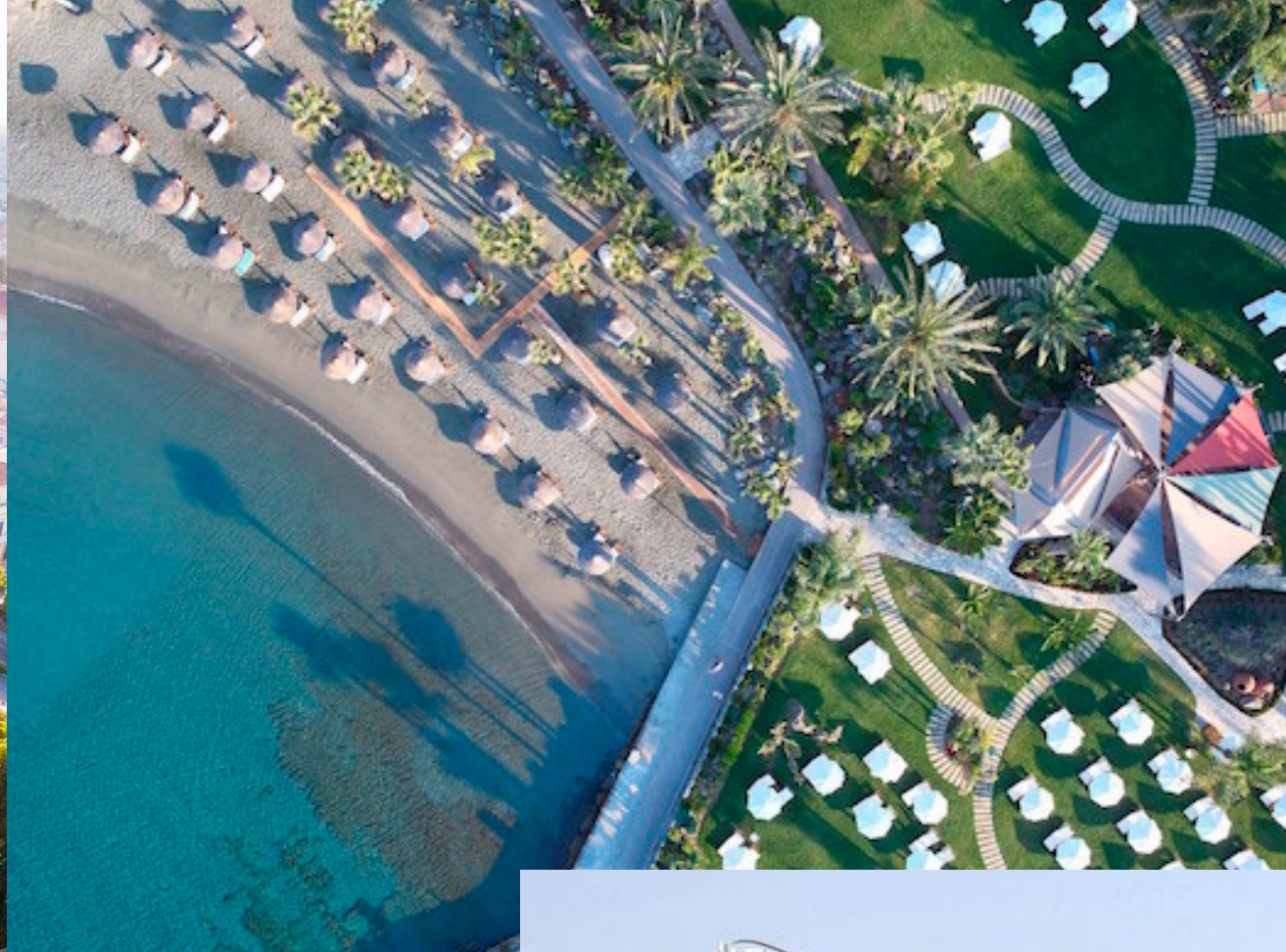
Real Estate rental yields have shown a steady increase in Cyprus around 4.7 – 5.6%. Highest rise came from Limassol with 17,4% increase.

YoY% growth in RICS Residential Property Price Index of apartments (H1 2019)



Limassol

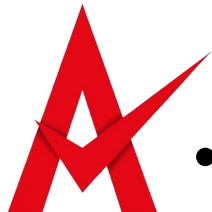






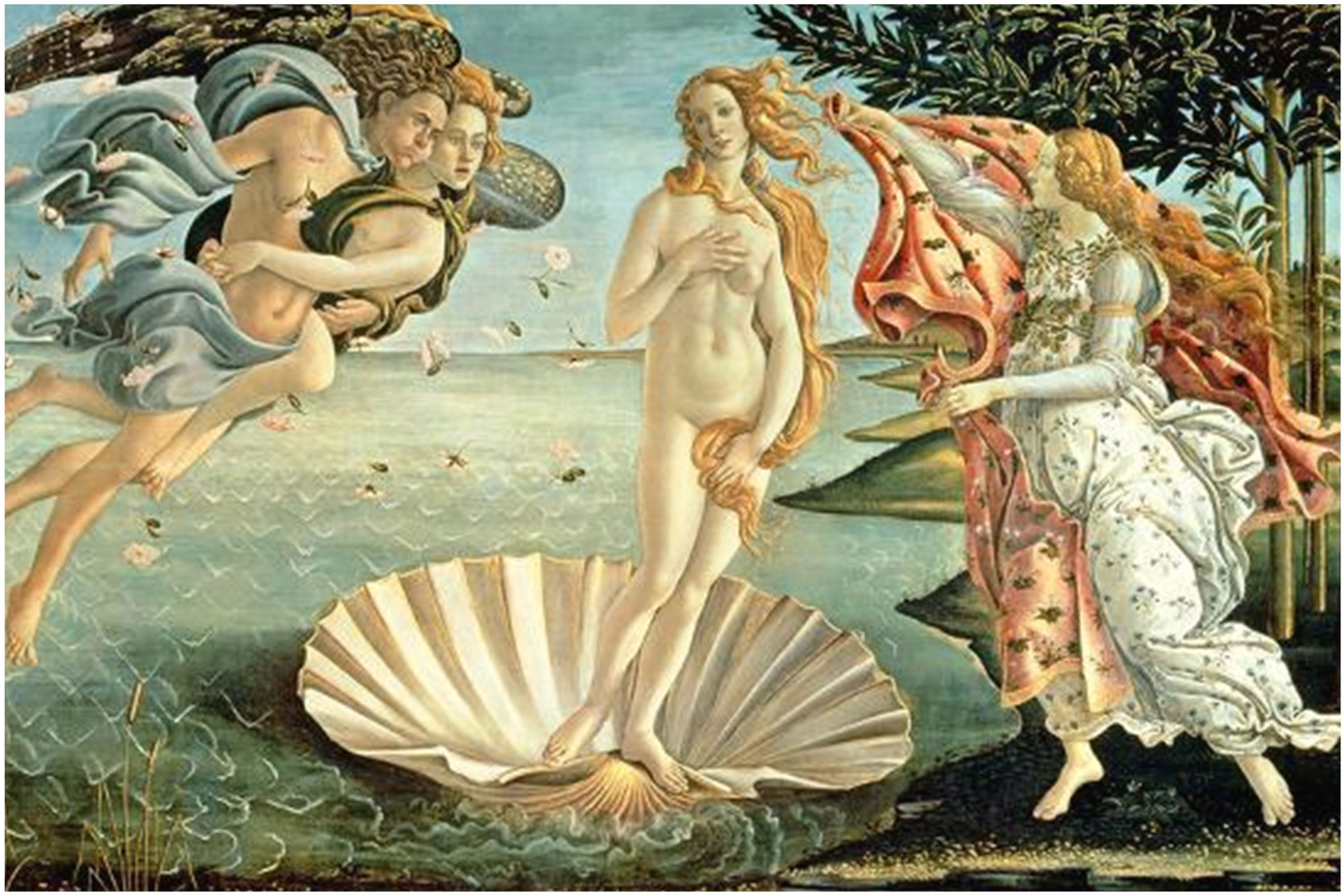
Limassol

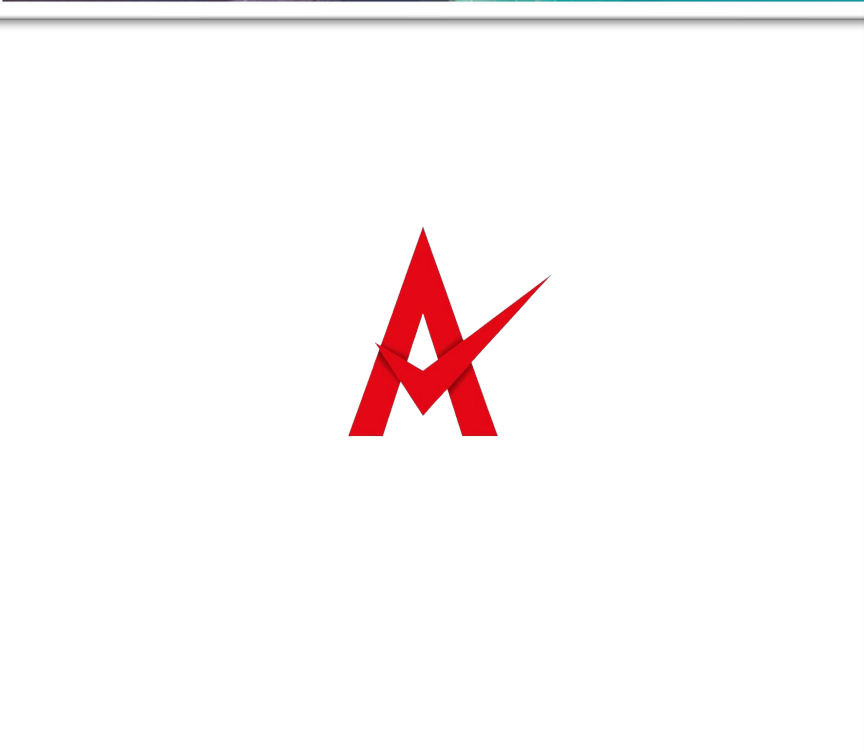
- Limassol is on the southern end of the island
- It has a population of 154,000 people with a very big cosmopolite population with the majority of them being from Russia
- Limassol is home for Marina-front high-rise luxury apartment complexes
- Majority of the sales recorded in the country are from Limassol City, both in quantity and value (44% of value in 2019)
- The main driver for these purchases is the foreign buyers, especially the Non-EU purchasers
- The City also holds the majority of the development, with value of new building permits issued
- The type of properties that are in high demand are residential luxury properties
- In Limassol the property prices per ft² varies between 219\$-438\$ in city center



Paphos







Paphos

- Paphos is located on the western-end of the island
- It has a population of 36,000 people with a very big expat community
- It is home for the famous Aphrodite's Rock where in Greek's Mythology, the Goddess of Love rose from the sea
- It is known for its beautiful golf courses
- Paphos is also home for one of the two international airports in Cyprus
- Paphos RE market is not comprised of high rise buildings unlike Limassol, it is home to luxury villas, family homes and private real estate usually within gated communities. RE market predominantly driven by foreign buyers is ranked second in terms of transaction value after Limassol. Paphos, again is second following Limassol in terms of foreign interest and in terms of construction activity it comes third after Limassol and Nicosia
- In Paphos the property prices per ft² varies between 165\$- 198\$ in city center



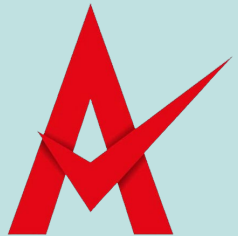
Nicosia the Capital



Nicosia The Capital

- Nicosia is the capital of Cyprus, located in the center of the country and is where the major crossings to the North are located
- It has a population of 200,500 people, with the majority being local Cypriots
- It also is the center for administration and most of the residents are white-collar working people
- It is also home for the biggest University, library and students population on the Island
- The RE market in Nicosia is comprised of low-rise residential buildings, hotels and shopping malls
- Nicosia holds the second highest share of building activity (27%) in the Country and in 2019 30% of the sales took place in the Capital
- In Nicosia the property prices per ft² varies between 132\$-235\$ in city center

Agia Napa The Entertainment Center





Agia Napa

- Agia Napa is located on the eastern-end of the island
- It is a town of Famagusta City which has a population of 42,500 people
- Agia Napa is the entertainment capital with an Ibiza-like reputation and is home for many quality hotels
- It is also home for the beautiful salt lake where pink flamingos visit a few months every year
- Ayia napa hosts more than 1mil tourists a year and is very popular with the British vacationers



High-end Segment



High - End Segment

- High-end residential property segment represents 20% of the total transaction value including residential, lands and commercial sales
- Transaction value in high-end segment stood at €520mIn with 225 high-end residential property sales in 20 19



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