



MINISTRY OF FINANCE

MACROECONOMIC
MONITOR
OF CYPRUS

OCT
2022



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MACROECONOMIC MONITOR OF CYPRUS

Updated on 24 October 2022

Macro Economy

- In the 2nd quarter of 2022, GDP (in seasonally adjusted terms) recorded a positive rate of growth of 6.2%, compared with 6.3% in the 1st quarter of 2022 on an annual basis (see graphs 1.1-1.2). The positive GDP growth rate is mainly attributed to the sectors: "Hotels and Restaurants", "Transport and Storage", "Information and Communication", "Wholesale and Retail Trade, Repair of Motor Vehicles", "Arts, Entertainment and Recreation", "Other Service Activities" (see graphs 3.1-3.4 and 6.1-6.2).

- Developments (in seasonally adjusted terms) are currently driven mainly by increases in private consumption and gross fixed capital formation (see graphs 2.1-2.4).

- In September 2022, economic sentiment in Cyprus improved as the Economic Sentiment Indicator (ESI-CypERC) increased by 4.5 points compared with August 2022 (see graph 1.3). The increase in the ESI-CypERC was driven by confidence gains in all sectors and among consumers.

- For the period of January-September 2022, arrivals of tourists totaled 2,540,554 compared to 1,299,392 in the corresponding period of 2021, 512,184 in the period of January-September 2020 and 3,260,546 arrivals in the period of January-September 2019 (see graph 6.3). Arrivals from the United Kingdom were the main source of tourism for September 2022, with a share of 41.1% of total arrivals, followed by Israel with 8.5%, Poland with 5.5%, Germany with 5.4%, Greece with 4.5% and Sweden with 4.5%.

- Employment developments reflect conditions of improved economic activity. Total employment increased by 1.9% in the 1st half of 2022 compared to the 1st half of 2021. The most significant percentage increases were observed in the economic activities of Wholesale and Retail Trade; Accommodation and food service activities, Construction, Education, Professional, scientific and technical activities, Human health and social work activities and Manufacturing.

- Labour Force Survey (LFS) unemployment, in monthly seasonally adjusted terms, increased to 8.6% in August 2022 compared to 6.6% in August 2021 (see graphs 4.2-4.3). The most affected segment of the population is youth unemployment, although it has been on a downward trend since the 3rd quarter of 2013 falling to 18.4% in the 2nd quarter of 2022 from a peak of 40.6% in the 3rd quarter of 2013.

- Compensation per employee recorded an increase of 4.8% in the 1st half of 2022 compared with the 1st half of 2021 (see graphs 5.3-5.5).

- Inflation (HICP) in September 2022 recorded an increase of 9.0% compared to an increase of 9.6% in August 2022 (see graph 5.1) and for January-September 2022 it stands at 8.1%. Compared to January-September 2021, the largest changes were noted in Housing, Water, Electricity, Gas and Other Fuels and Transport. Core HICP recorded an increase of 5.0% in January-September 2022 (see graph 5.2).

- Imports of goods recorded an increase of 37.7% in January-August 2022 compared to January-August 2021. Imports are affected by developments in imports of transport equipment (aircrafts and vessels). Imports of goods, excluding imports of aircrafts and vessels, exhibit an increase of 39.1%.

- Exports of goods recorded an increase of 28.5% in January-August 2022 compared to January-August 2021. Exports of goods, excluding exports of aircrafts and vessels, exhibit an increase of 32.2%.

External Sector

- The current account (CA) balance of Cyprus (see graph 6.4) recorded a deterioration, with the deficit increasing from €445.3 mn (-1.9% of GDP) in 2021Q2, to €1,037.5 mn (-3.9% of GDP), in 2022Q2. The deterioration in the current account deficit resulted from the decrease of goods and primary income. The aforementioned adverse developments were partly offset by surplus in services and by lower deficit in secondary income. The resulting deficit when adjusting the data for the impact of Special Purpose Entities (SPEs), that is, classifying SPEs as non-residents, stood at €713.5 mn (-2.7% of GDP) in 2022Q2, compared with a deficit of €474.0 mn (-2.0% of GDP) in 2021Q2.

- The international investment position (IIP) (see graph 6.5) recorded a slight deterioration at the end of 2022Q2, presenting a net liability position of €27,642.0 mn, compared with a net liability position of €27,490.5 mn in 2022Q1. With the corresponding data being adjusted for the impact of SPEs, IIP recorded a net liability position of €9,649.6 mn at the end of 2022Q2, compared with a net liability position of €9,884.9 mn, at the end of the previous quarter.

- The gross external debt increased to €162,924.4 mn in 2022Q2 from €161,529.1 mn in 2022Q1. On the other hand, external assets in debt instruments decreased to €127,207.7 mn, down from €127,424.1 mn in 2022Q1. Consequently, net external debt increased by €1,611.6 mn to €35,716.7 mn, over 2022Q2. Adjusted for the impact of SPEs,

gross external debt reached €62,653.1 mn at the end of 2022Q2, compared to €65,206.2 mn, at the end of 2022Q1. The corresponding net external debt indicator reached to -€8,526.1 mn, compared with -€5,932.1 mn at the end of the previous quarter.

Public Finances

- **General government budget balance (GGBB)** recorded a surplus in January-August 2022, of the order of €379.9 mn (1.5% of GDP) compared to a deficit of €535.2 mn (-2.3% of GDP) during the corresponding period the year before (see graph 9.1).
- **General government primary balance (GGPB)** recorded a surplus in January-August 2022, of the order of €677.3 mn (2.6% of GDP) compared to a deficit of €215.8 mn (-0.9% of GDP) during the corresponding period the year before (see graphs 9.1-9.2).
- **Total expenditure** exhibited an increase of about 0.6%, reaching €6,522.7 mn in January-August 2022, compared to €6,484.5 mn during the corresponding period the year before (see graph 9.3).
- **Total revenue** exhibited an increase of about 16.0%, reaching €6,902.6 mn in January-August 2022, compared to €5,949.4 mn during the corresponding period the year before (see graph 9.3).

Property Market

- Eurostat's **house price index** for Cyprus recorded an **increase of 2.3%** in the 2nd quarter of 2022 compared to the 1st quarter of 2022 and an increase of 2.0% compared to the 2nd quarter of 2021.
- The CBC's **residential property price index** recorded an **increase of 1.7%** in the 2nd quarter of 2022 compared to the 1st quarter of 2022 and an increase of 4.7% compared to the 2nd quarter of 2021. Cumulative from the 1st quarter of 2008 it has exhibited a decline of 19.6% (see graph 7.1), revealing an adjustment to the conditions of lower demand.
- According to the Department of Lands and Surveys, **new sale contracts** were up by 37.2% while **transfers of property** were up by 18.1% in January-September 2022 compared with January-September 2021 (see graph 7.3).

- Monetary Financial Institutions (MFI) **mortgage loans to domestic residents** for housing **increased by 5.7%** in August 2022 (see graph 7.2).

Banking Sector Developments

- **MFI loans to domestic residents** (private sector) **increased by 2.2%** in August 2022 (see graphs 8.2-8.4). Lending conditions remain tight (see graphs 8.6-8.7).
- **Deposits of domestic residents** held with MFIs (private sector) exhibited an **increase of 2.4%** in August 2022 (see graph 8.1).
- Overall **lending and deposit interest rates** in Cyprus are increasing following the ECB's decision to raise the three key ECB interest rates by 125 basis points (see graph 8.5). In August 2022, **deposit interest rates** for maturity of up to 1 year increased and of up to 3 months marginally decreased compared with the preceding month. The **lending interest rates** to households for primary residence and the rate for other loans up to €1 mn for businesses increased. The interest rate for bank overdrafts to non-financial corporations increased.
- **NPEs** in July 2022 decreased to €2.85 bn (10.97 % on gross loans) compared to €3.02 bn (11.1% on gross loans) in December 2021. The gross loans decreased in the first seven months of 2022.
- The decrease for the first seven months of 2022 was due to debt to assets (swaps) and reclassified NPEs as performing facilities.

- **Accumulated provisions** increased to 46.7% in July 2022 compared to 43.4% in December 2021 compared to 43.7% of NPEs in December 2020 thus facilitating restructuring activity with a view to cure NPEs of viable customers.
- The decrease for 2021 was €2.12 bn and was due to the sale of a portfolio of NPEs to credit acquiring companies (BOC €545 mn, Portfolio B- Project Helix2, €577 mn of NPEs call Helix 3), cash repayments of loans, reclassified NPEs as performing facilities and debt to assets (swaps).

Credit Ratings

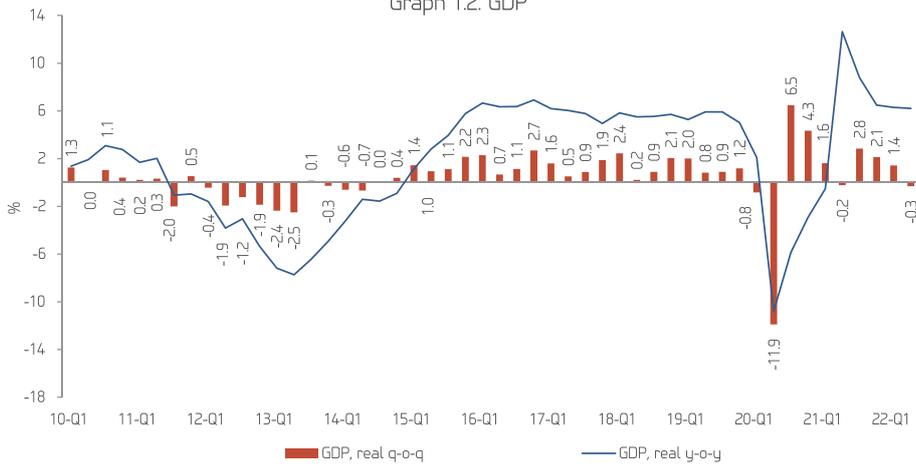
- On 07/10/2022, DBRS Ratings confirmed the Republic of Cyprus's Long-Term Foreign and Local Currency - Issuer Ratings at BBB and the trend to stable.
- On 16/09/2022, Fitch Ratings affirmed the Outlook on Cyprus's Long-Term Foreign-Currency Issuer Default Rating (IDR) to stable and the IDR at BBB-.
- On 02/09/2022, Standard & Poor's Ratings raised its long- and short-term foreign and local currency sovereign credit ratings on Cyprus to 'BBB/A-2' from 'BBB-/A-3'. The outlook is stable.
- On 19/08/2022, Moody's Investors Service affirmed Cyprus' Ba1 ratings and changed the outlook to positive from stable.

1. OUTPUT

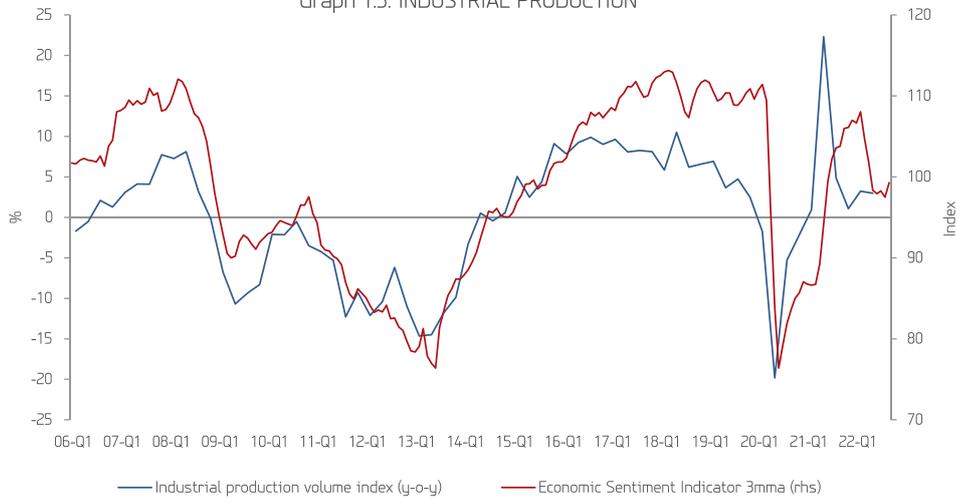
Graph 1.1. GDP



Graph 1.2. GDP



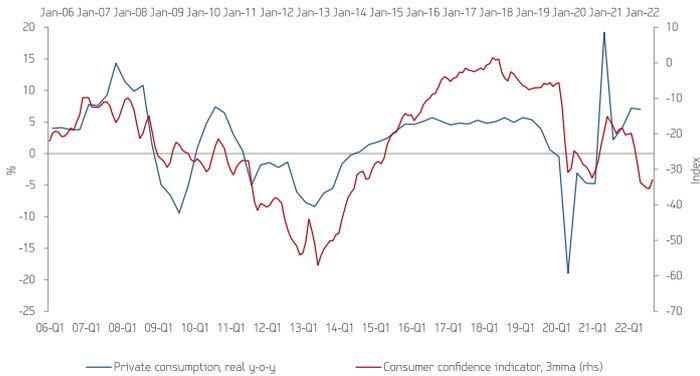
Graph 1.3. INDUSTRIAL PRODUCTION



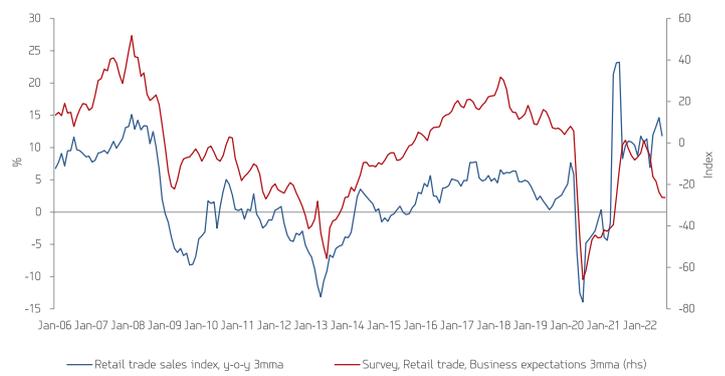
Sources: Eurostat, DG ECFIN, Cystat

2. CONSUMPTION

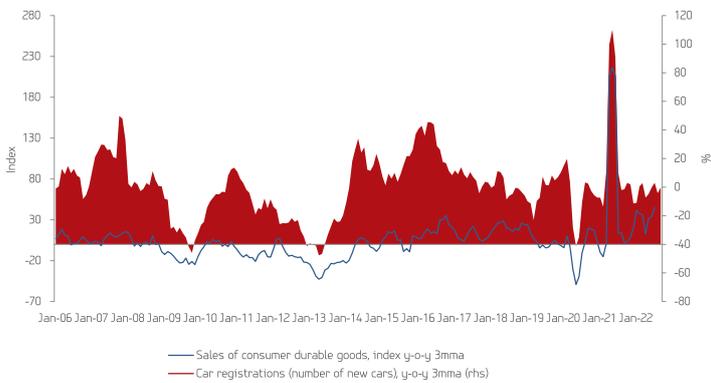
Graph 2.1. CONSUMPTION



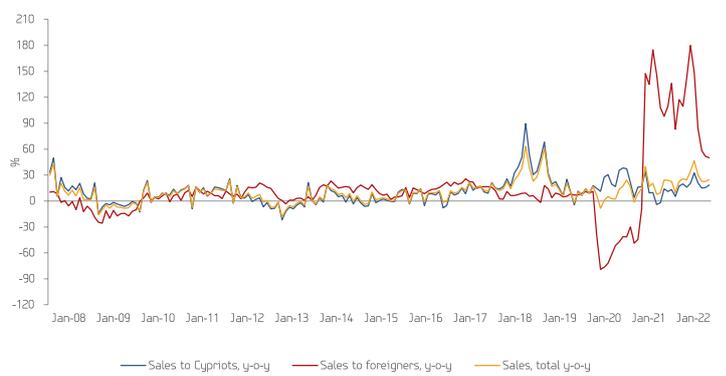
Graph 2.2. RETAIL TRADE



Graph 2.3. CAR REGISTRATIONS



Graph 2.4. CREDIT CARD TRANSACTIONS

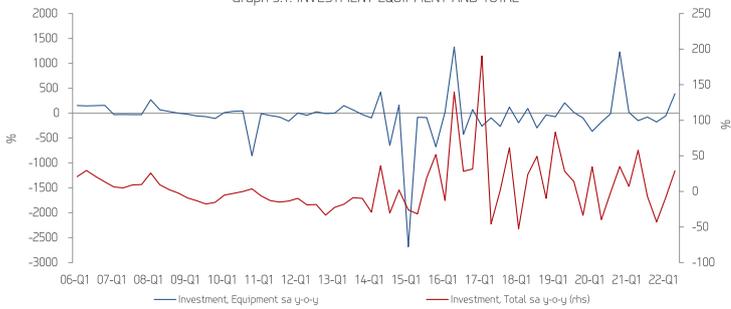


Note: Data for credit card transactions from 2018 onwards were revised based on reclassification of some foreign cards to local cards, thus data are not comparable with the data of the previous years.

Sources: Eurostat, DG ECFIN, Cystat, JCC Payment Systems Ltd

3. INVESTMENT

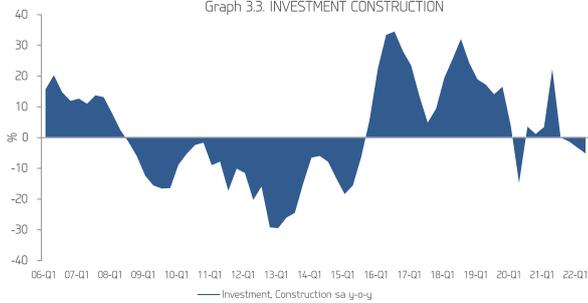
Graph 3.1. INVESTMENT EQUIPMENT AND TOTAL



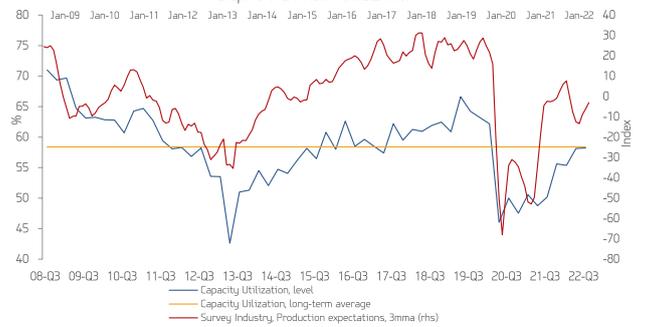
Graph 3.2. BUILDING PERMITS



Graph 3.3. INVESTMENT CONSTRUCTION



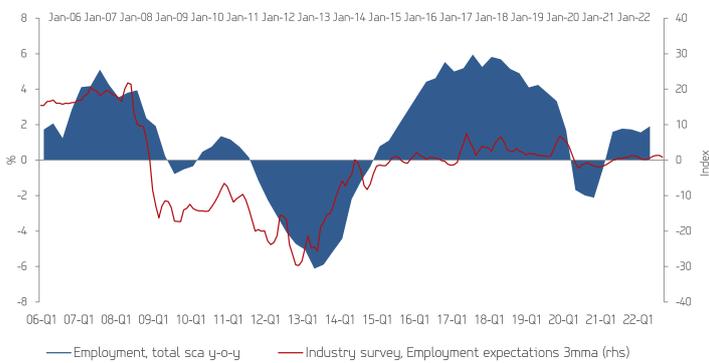
Graph 3.4. CAPACITY UTILIZATION



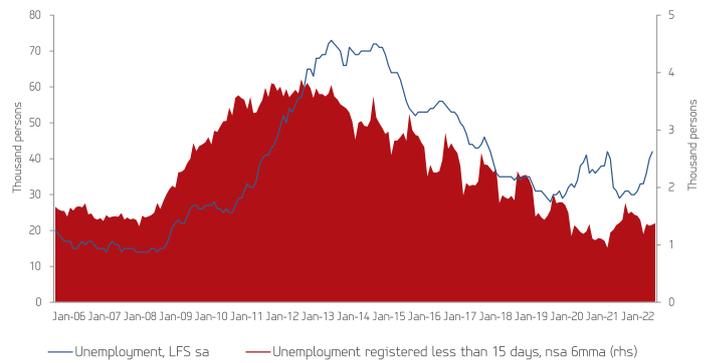
Sources: Cystat, DG ECFIN, CypERC

4. LABOUR MARKET

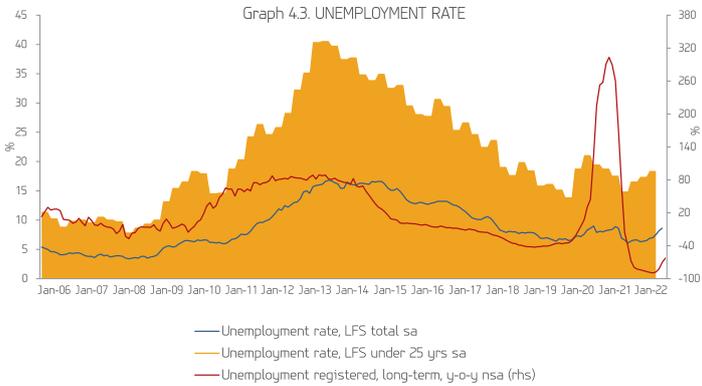
Graph 4.1. EMPLOYMENT



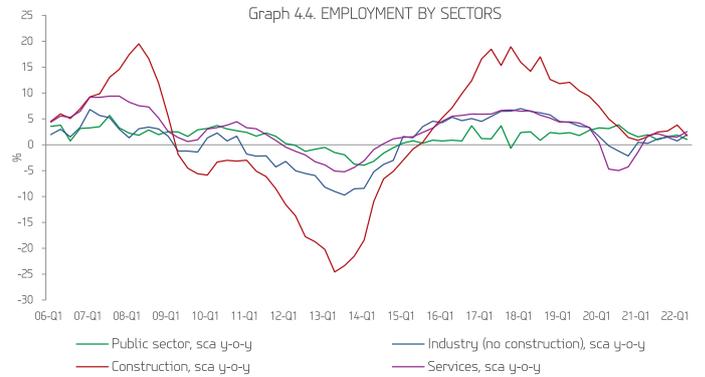
Graph 4.2. UNEMPLOYMENT



Graph 4.3. UNEMPLOYMENT RATE



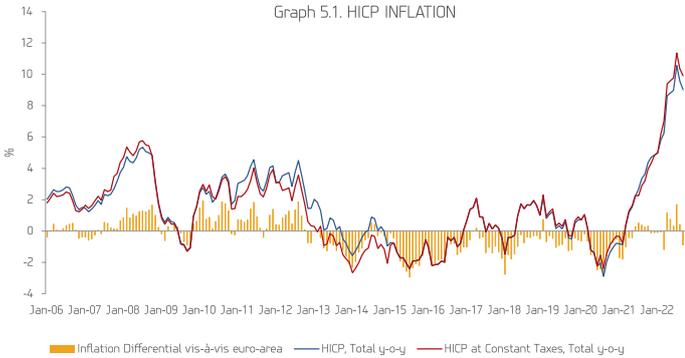
Graph 4.4. EMPLOYMENT BY SECTORS



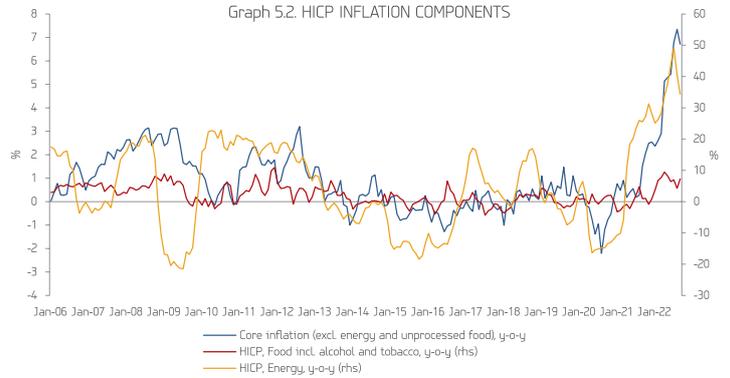
Sources: Eurostat, DG ECFIN, Cystat

5. INFLATION / WAGES

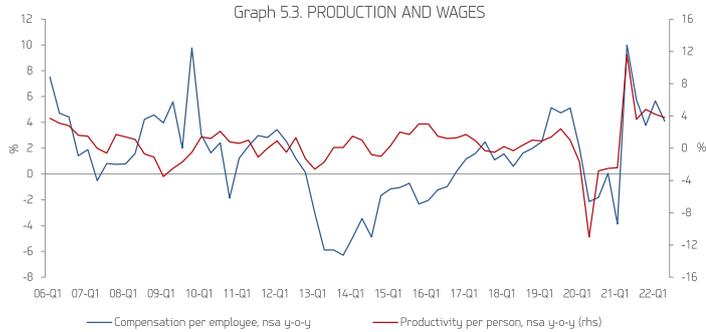
Graph 5.1. HICP INFLATION



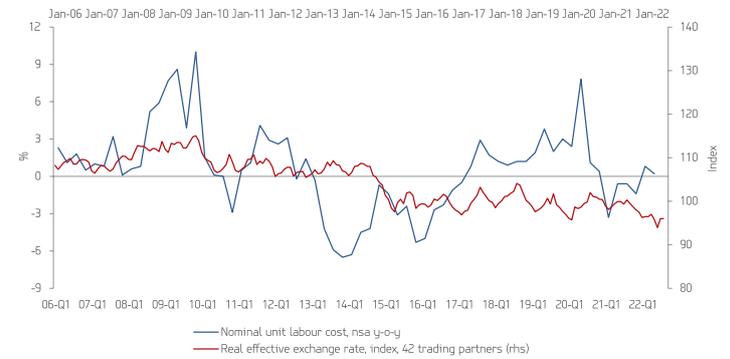
Graph 5.2. HICP INFLATION COMPONENTS



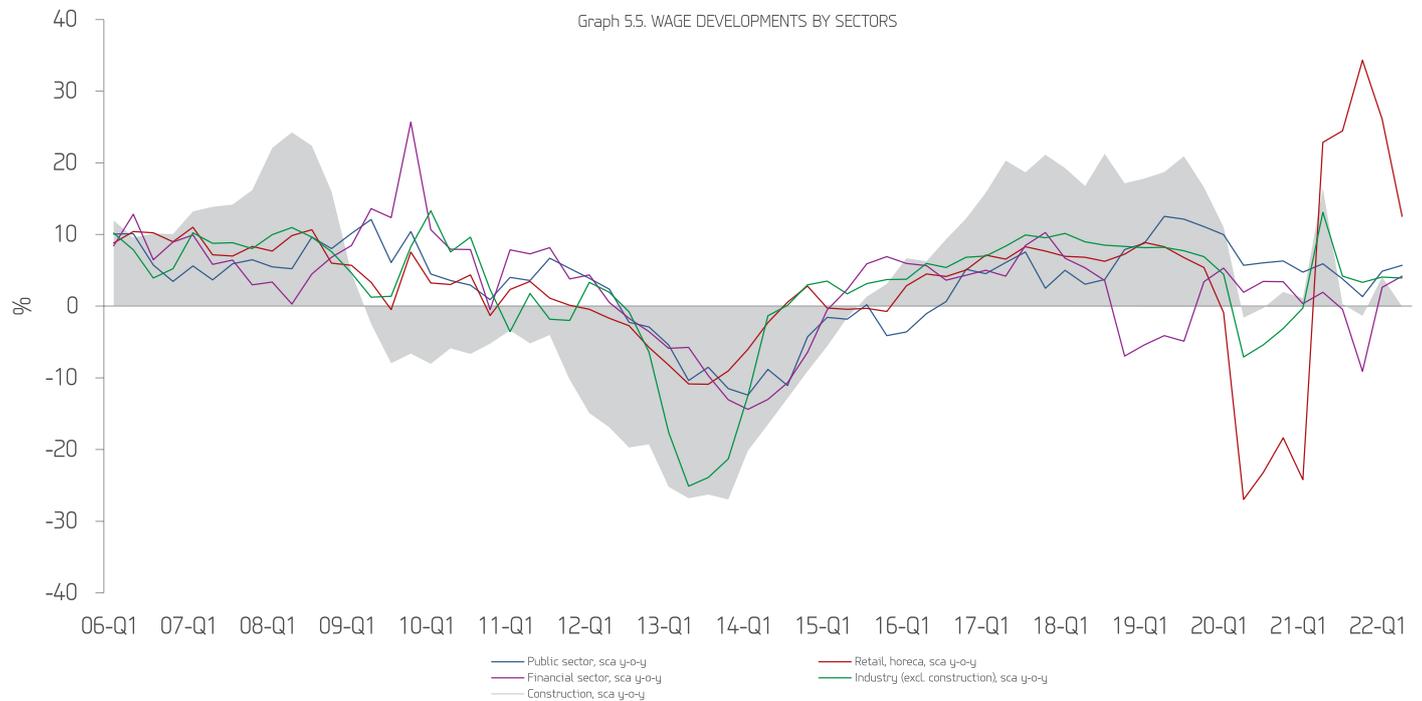
Graph 5.3. PRODUCTION AND WAGES



Graph 5.4. COMPETITIVENESS

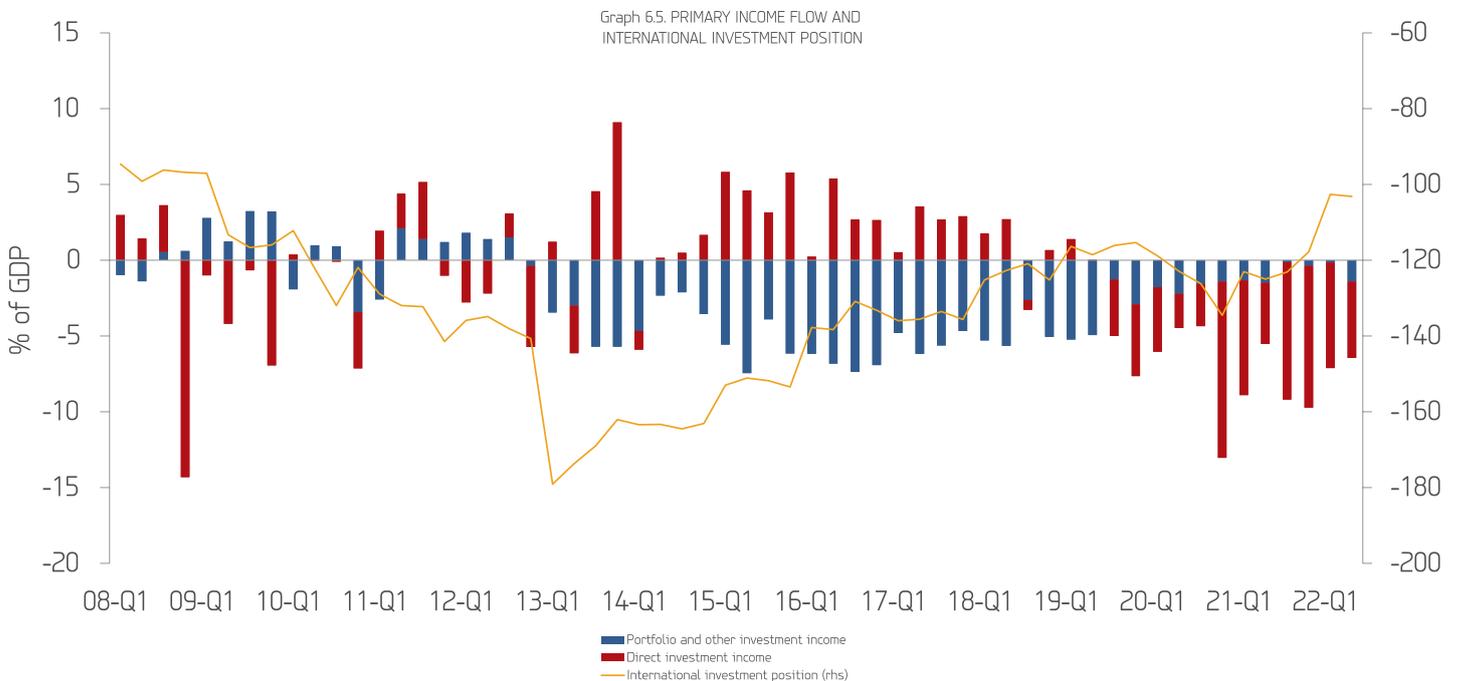
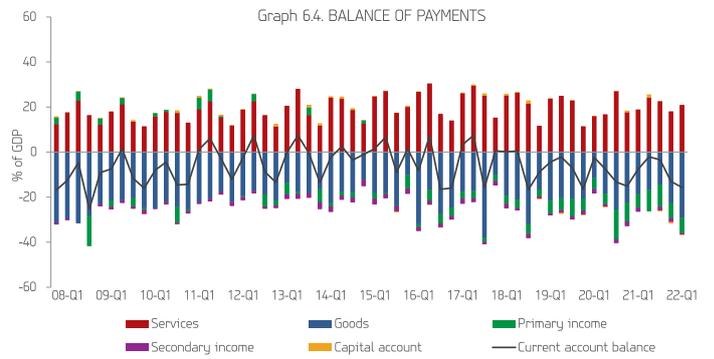
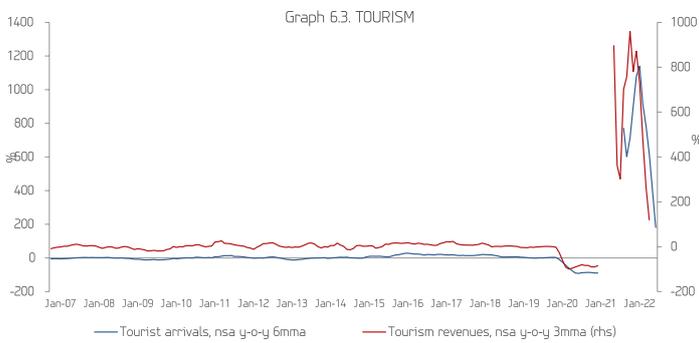
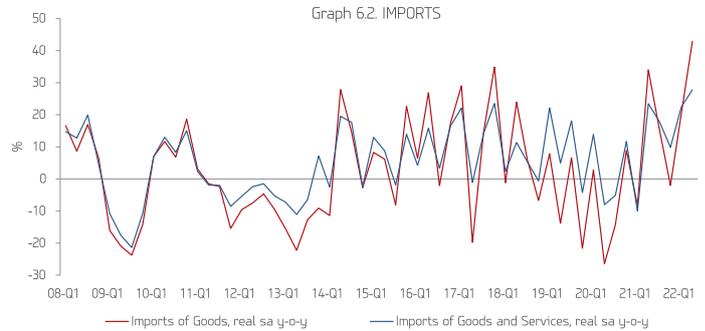
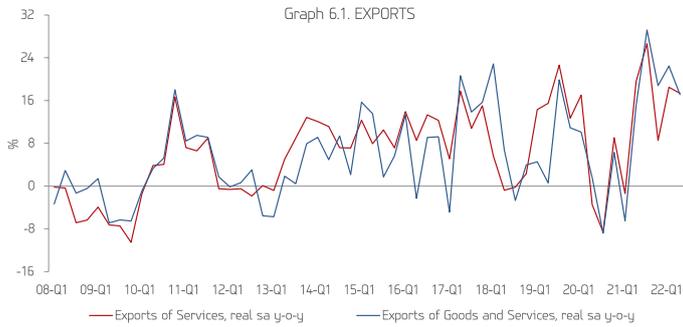


Graph 5.5. WAGE DEVELOPMENTS BY SECTORS



Source: Eurostat

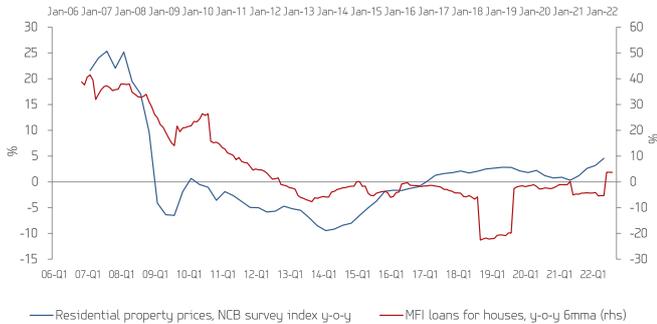
6. EXTERNAL SECTOR



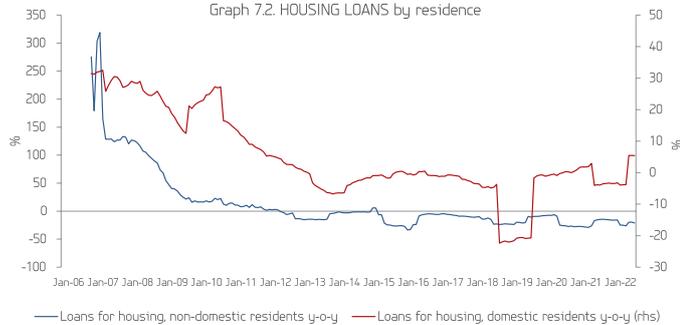
Sources: Cystat, CBC

7. HOUSING

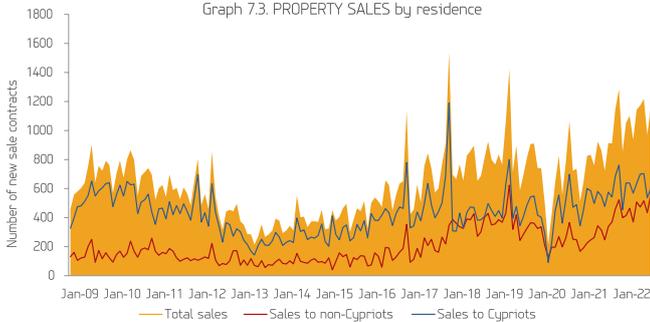
Graph 7.1. HOUSE PRICES AND HOUSING LOANS



Graph 7.2. HOUSING LOANS by residence

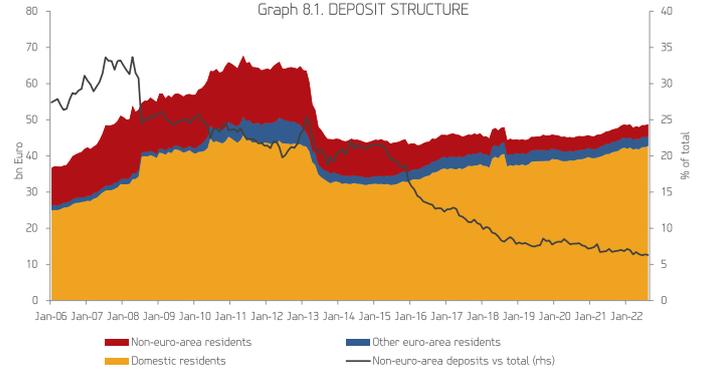


Graph 7.3. PROPERTY SALES by residence

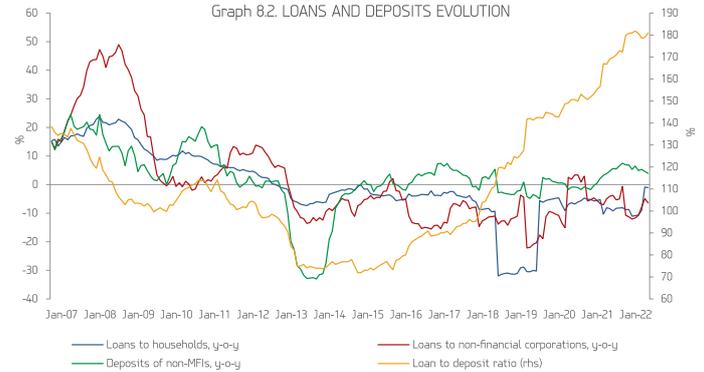


8. FINANCIAL SECTOR

Graph 8.1. DEPOSIT STRUCTURE



Graph 8.2. LOANS AND DEPOSITS EVOLUTION



Graph 8.3. CREDIT DEVELOPMENTS



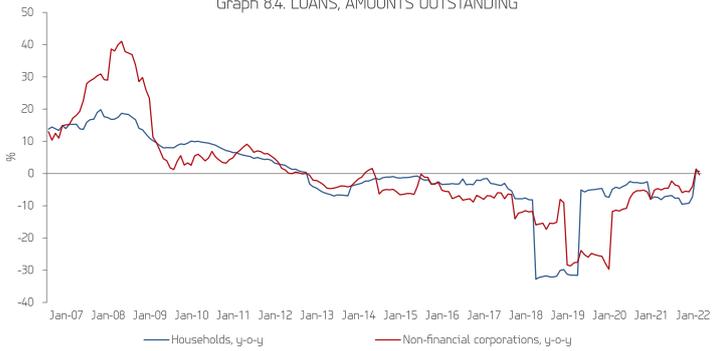
Note: According to the relevant modifications to the codification of the term "Alien" in the Land Information System, the way the statistics are presented has been modified. Therefore, the suggestion of the Department of Lands and Surveys is to avoid the comparison of the specific data from 2018 onwards, with the data of the previous years.

Sources: CBC, Dep. of Lands and Surveys

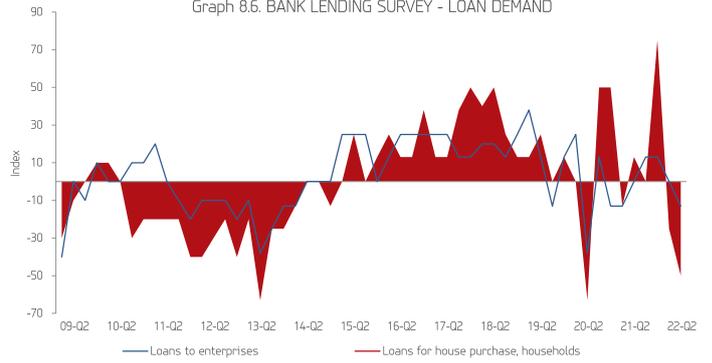
Source: CBC, EMMI

8. FINANCIAL SECTOR

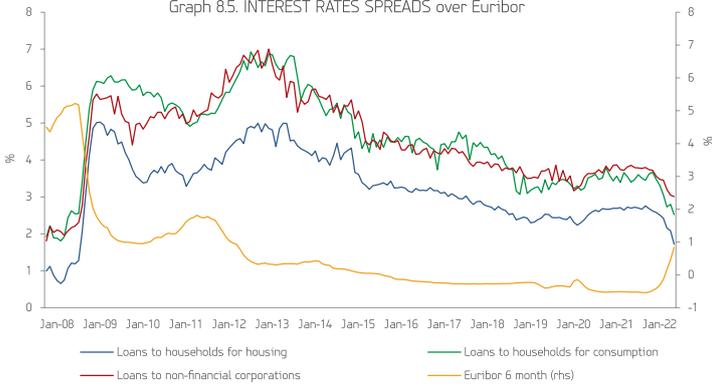
Graph 8.4. LOANS, AMOUNTS OUTSTANDING



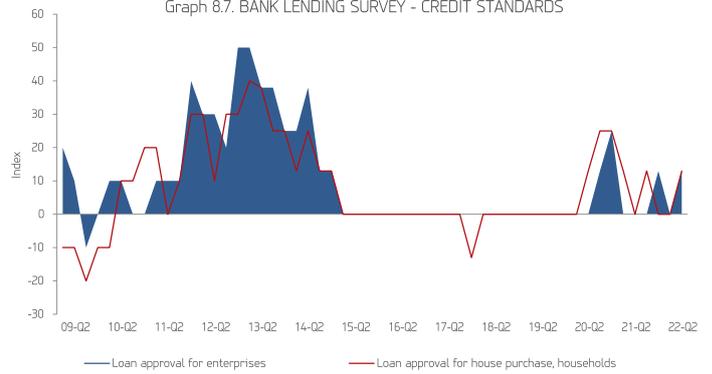
Graph 8.6. BANK LENDING SURVEY - LOAN DEMAND



Graph 8.5. INTEREST RATES SPREADS over Euribor



Graph 8.7. BANK LENDING SURVEY - CREDIT STANDARDS

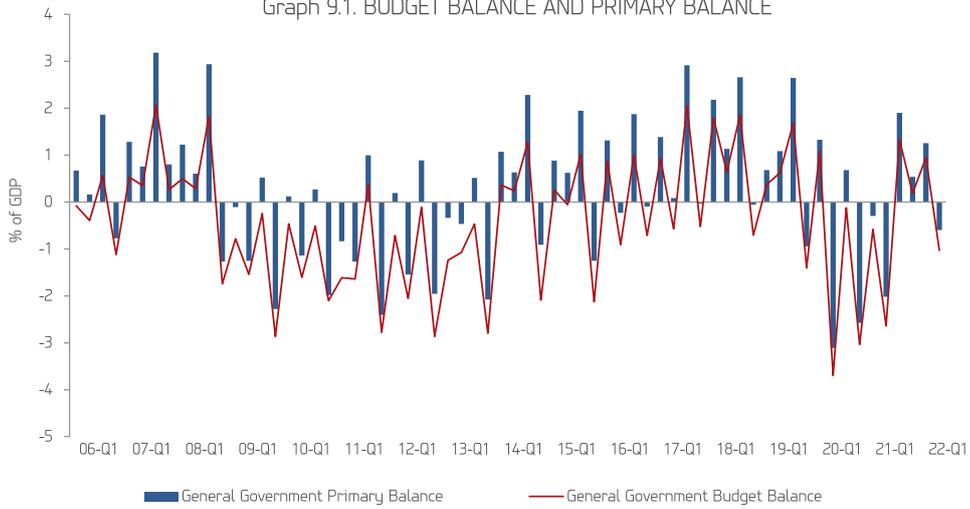


Sources: CBC, EMMI

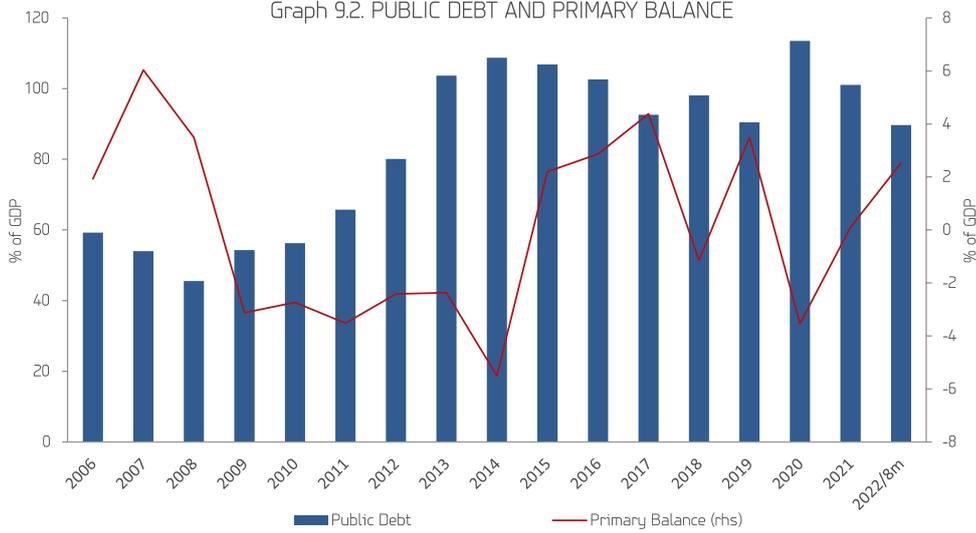
Source: ECB

9. PUBLIC SECTOR

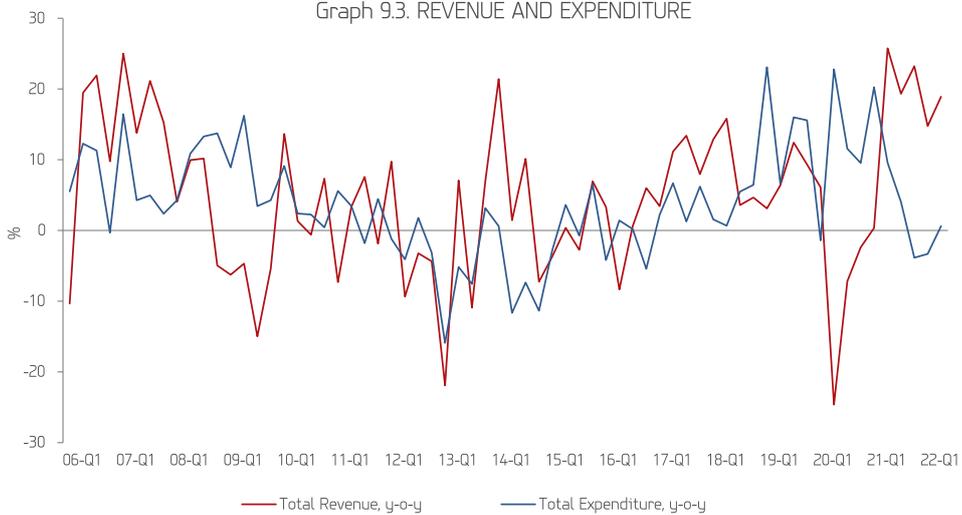
Graph 9.1. BUDGET BALANCE AND PRIMARY BALANCE



Graph 9.2. PUBLIC DEBT AND PRIMARY BALANCE



Graph 9.3. REVENUE AND EXPENDITURE



Sources: Ministry of Finance, Cystat