

MONTHLY

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NEWSLETTER

JULY 2025

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HIGHLIGHTS

AUSTRALIA

Australia's housing market saw a solid rebound in May, with national dwelling values climbing 0.5%, bringing the year-to-date increase to 1.7%.

GREECE

Average annual residential property prices have risen by 8%, with premium areas like the Athenian Riviera and northern Athens suburbs seeing growth of over 12%

HONG KONG

The residential market saw a 6.1% month-on-month rise in transaction volumes in May

CANADA

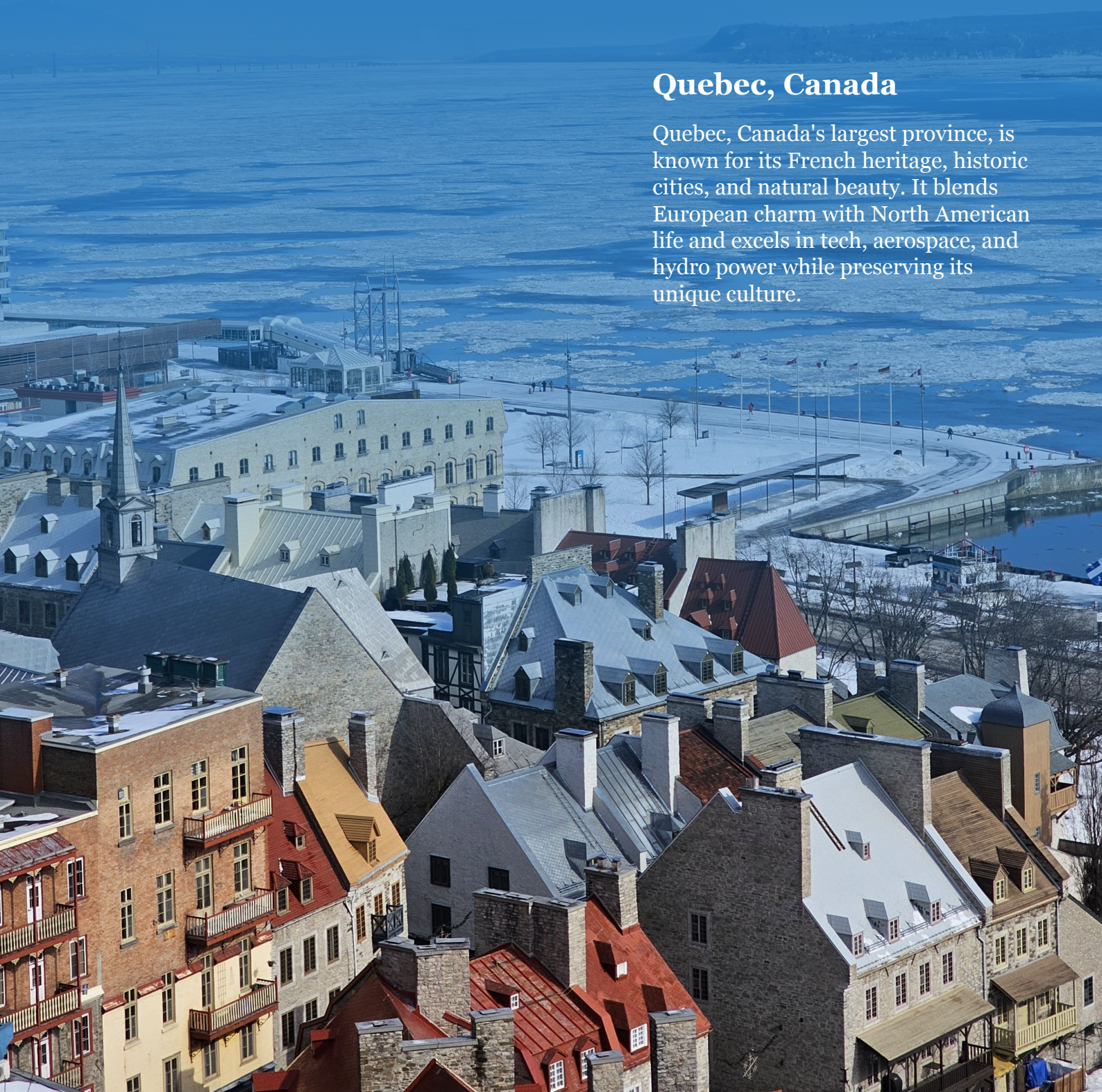
Canada's real estate market is showing mixed signals, with national home sales down 9.8% year-over-year and a fifth consecutive monthly decline in activity.

SAUDI ARABIA

Saudi Arabia's real estate market continues to be propelled by Vision 2030, with robust government backing across residential, commercial, and industrial sectors.

Quebec, Canada

Quebec, Canada's largest province, is known for its French heritage, historic cities, and natural beauty. It blends European charm with North American life and excels in tech, aerospace, and hydro power while preserving its unique culture.



AUSTRALIA

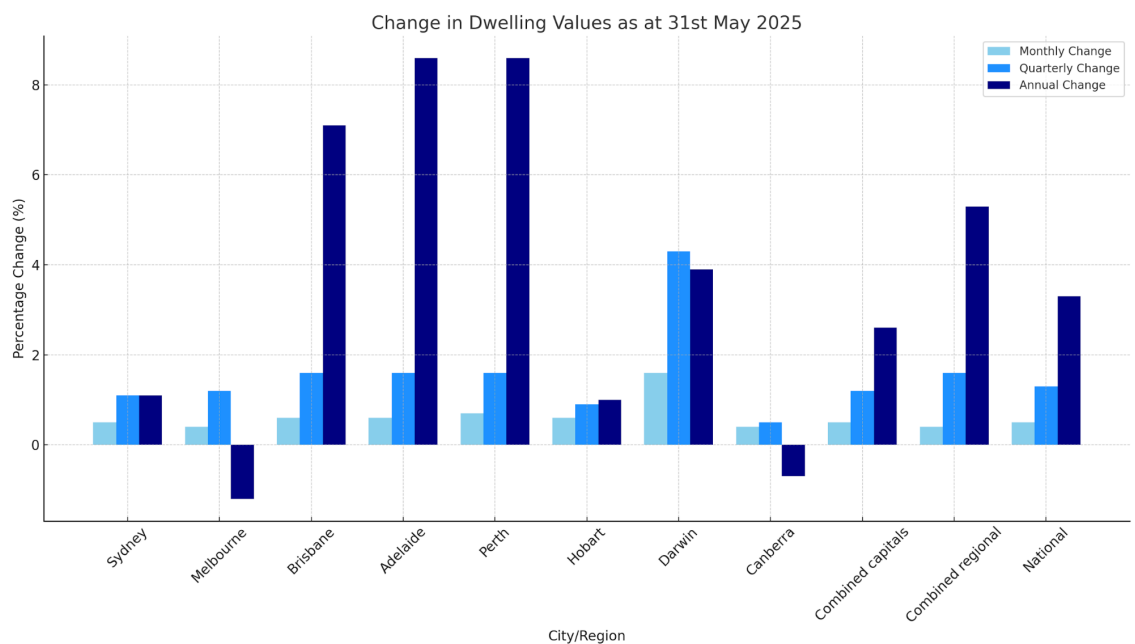
Australia's housing market saw a solid rebound in May, with national dwelling values climbing 0.5%, bringing the year-to-date increase to 1.7%. This growth was consistent across all capital cities, each registering at least a 0.4% gain. According to CoreLogic's Tim Lawless, the momentum has been reignited by February and May interest rate cuts, lifting auction clearance rates and buyer confidence.

While national annual growth slowed to 3.3%—the weakest since August 2023—only Melbourne and Canberra posted year-on-year declines, underscoring the overall market's resilience. The narrowing performance gap between cities suggests a more synchronized market recovery, with even lagging regions like Melbourne showing early signs of stabilisation.

Perth continues to dominate, supported by a robust economic backdrop, including low unemployment, diversified industry growth, and ongoing job creation. REIWA reported Perth's median house price hit \$780,000 in May—up 18% annually—while units soared 21% to \$535,000. This is driven by sustained demand amid modest population growth and a solid employment base in Western Australia.

Additionally, premium housing segments are gaining momentum, especially in Sydney and Canberra, reversing earlier trends that favored more affordable homes. Across the board, Australia's property market is showing renewed vigor, with expectations of continued upward momentum through the second half of 2025.

Gold Coast, Australia



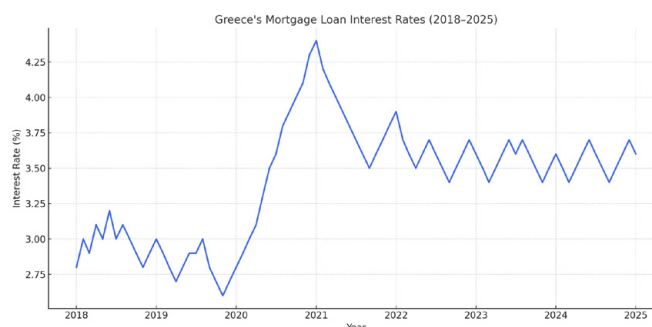
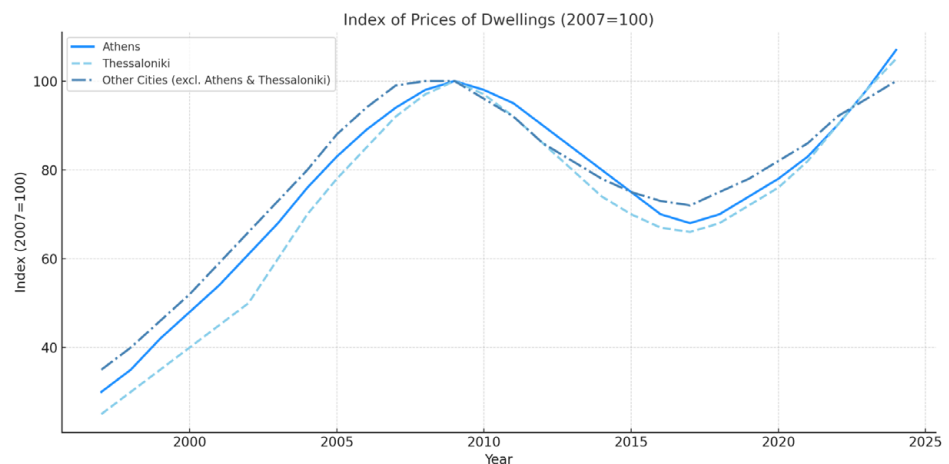
LILY CHONG
Head of IQI Australia



GREECE

Greek real estate market also attracts Greek diaspora, not only foreign investors

Greece's real estate market in 2025 is experiencing sustained growth, attracting not only foreign investors but also members of the Greek diaspora who are returning with both emotional and financial commitment. Average annual residential property prices have risen by 8%, with premium areas like the Athenian Riviera and northern Athens suburbs seeing growth of over 12%. EU buyers invested €1 billion in Greek property in 2024—a 52.5% increase year-on-year—led by Germany, the Netherlands, and France. Demand is focused on holiday homes with features like gardens and pools in regions such as Crete, Rhodes, and the Peloponnese. Sales remain strong into 2025, with Dutch, Belgian, and German buyers particularly active. Many are targeting coastal areas supported by infrastructure, often blending personal use with investment potential.



NIKOS PRATIKAKIS
Head of IQI Greece

Economically, Greece recorded a 2.2% year-on-year GDP growth in Q1 2025—outpacing eurozone and EU averages—but quarterly growth stagnated at just 0.04%, reflecting potential headwinds. Fixed investment dropped by 3.2%, challenging the government's target of 8.4% annual investment growth. While consumption remains the backbone of economic expansion, supported by modest household and public spending increases, weak private investment and tepid quarterly performance have led the Bank of Greece to revise its full-year growth forecast to 2.0%. Continued momentum will depend on stronger investment activity and supportive policy measures to sustain confidence.

► WHERE TO INVEST?

Where to invest Next in the summer of 2025?

In 2025, savvy investors are eyeing emerging real estate markets that offer high potential beyond the typical hotspots like London or Dubai. Destinations such as Malaysia's Penang and Johor Bahru stand out due to affordable, high-quality developments, improved expat visa schemes, and strategic infrastructure like the RTS rail link to Singapore.

Sri Lanka's southern coast is rebounding with bargain-priced coastal villas and increasing foreign incentives, while Albania's budget-friendly Riviera and EU candidacy attract Europeans seeking visa-friendly Mediterranean escapes. Inland regions of Portugal—Braga, Viseu, and Alentejo—offer tranquility and investment potential as urban prices soar, while Türkiye continues to benefit from its citizenship-by-investment appeal and growing expat communities in lifestyle-rich areas like Antalya and Fethiye.

Meanwhile, North and East Bali emerge as prime alternatives to the overcrowded south, attracting developers focused on eco-villas and slow tourism. These under-the-radar regions share key 2025 investment trends: improving residency policies, booming tourism with digital nomad appeal, expanding infrastructure, and local openness to foreign investors.

With stable rental yields and growing dual-purpose markets for both vacationers and remote workers, these locations represent a new wave of global real estate opportunities tailored to evolving investor and lifestyle demands.



TACO HEIDINGA
IQI Global Strategic Advisor



Riviera, Albania

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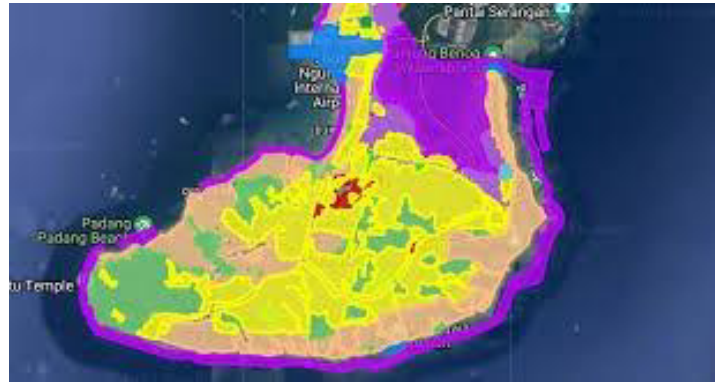
Bali, Indonesia

► BALI

Bali's Summer 2025 Alert: Bulldozing Illegal Villas in Uluwatu

Bali's provincial government has launched a major crackdown on illegal structures, starting with a demolition order for 45 unlicensed hotels, villas, and restaurants perched on the cliffs of Bingin Beach, Uluwatu. These properties were found to violate land zoning, environmental, and administrative regulations, including encroachment on state land.

The initiative, driven by cultural preservation and legal enforcement, is part of a broader inspection effort across Badung Regency, including hotspots like Jimbaran and Balangan. Owners have been ordered to conduct self-demolition or face forced removal by state authorities.



For property owners and investors, this signals an urgent need for compliance with building, zoning, and tourism regulations. Illegal properties—often termed “bodong”—not only evade taxes but also threaten Bali's fragile ecosystems and cultural integrity. The government has already introduced moratoriums on new builds and tourist levies, with enforcement now intensifying.

Tourists are also urged to book only licensed accommodations and report suspicious listings. This crackdown marks a decisive shift toward sustainable tourism and underscores that legal compliance is now essential for anyone engaging with Bali's real estate and hospitality sectors.



DAN TUDOR CRACEA
Head of IQI Bali

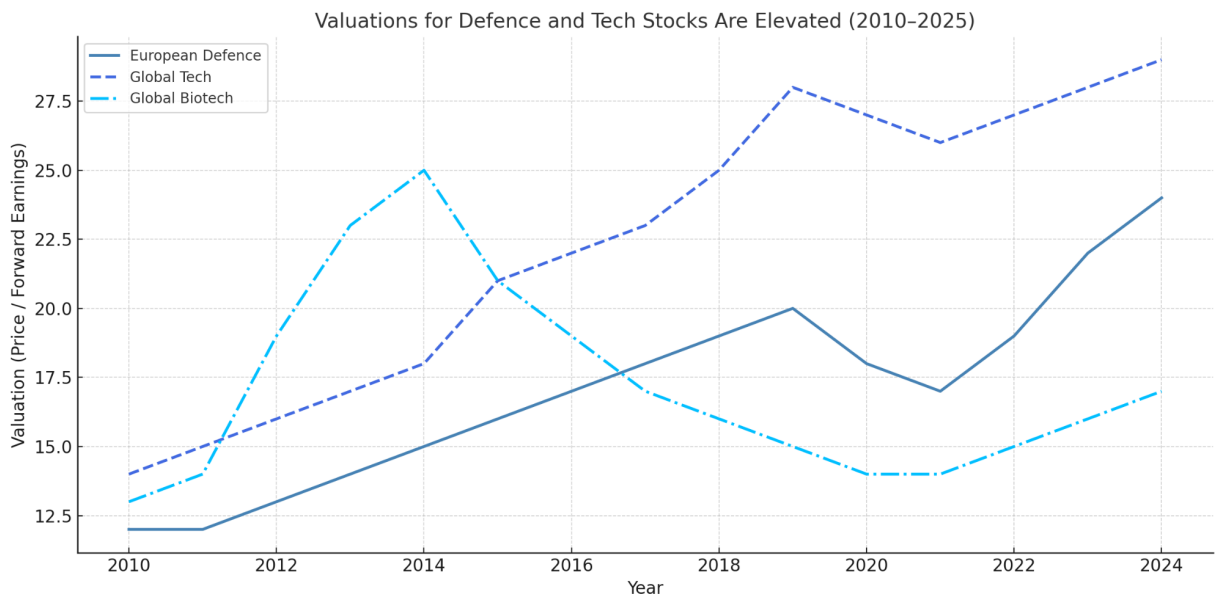


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GLOBAL ECONOMIC OUTLOOK

The global economic landscape in 2025 is marked by heightened uncertainty, driven by deepening geopolitical risks, volatile tariff policies, and mounting fiscal pressures—particularly in the U.S. While central banks are pivoting toward lower interest rates to sustain growth, market volatility has intensified, causing a disconnect between U.S. yields and the dollar. Despite 5% Treasury yields, the dollar has depreciated due to investor concerns over U.S. fiscal discipline and governance, especially after new tariffs and rising deficits. The “bro billionaire” tech stocks have surged 45% post-election, while small-cap “Main Street” stocks have lagged, revealing imbalances in market sentiment.

Investor focus is shifting toward tangible assets, echoing strategies from the 1970s. Weekly capital flows show major inflows into cash (\$94.8bn), bonds (\$15.8bn), and gold (\$1.9bn), with emerging markets also gaining traction. Technology remains attractive, supported by innovation in AI, robotics, and climate tech. However, experts suggest a more selective approach to equities, favoring “growth at a reasonable price” and emphasizing real assets as protection against inflation and currency devaluation. Overall, while opportunities persist, the path forward demands careful diversification and strategic positioning in a rapidly changing global environment.

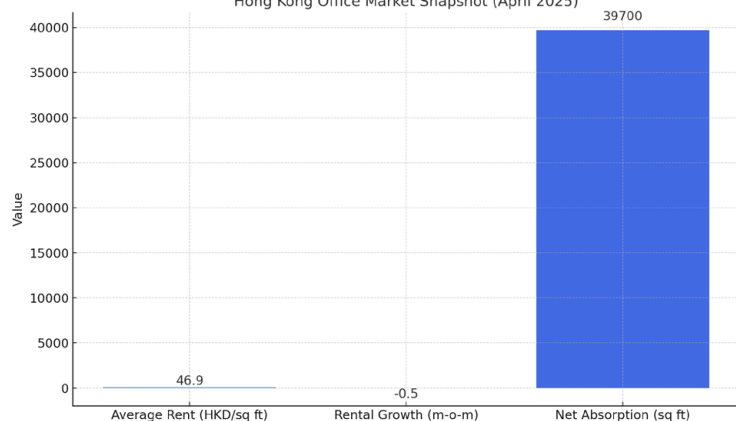


SHAN SAEED
IQI Chief Economist



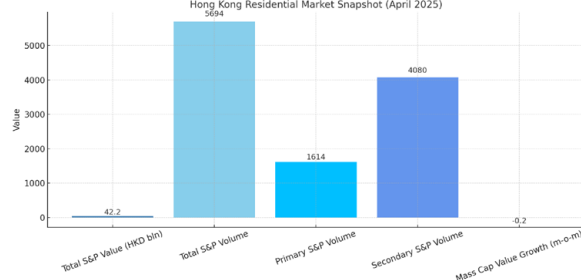
HONG KONG

Hong Kong Office Market Snapshot (April 2025)



Hong Kong's office market showed a modest recovery in April 2025, with a net absorption of 39,700 sq ft, led by notable deals such as The Payment Cards Group Limited's 12,100 sq ft lease in Tsimshatsui. While the overall vacancy rate remained stable at 13.7%, submarkets experienced mixed performance—vacancy rose in Central and Hong Kong East due to prior consolidations, while Wanchai/Causeway Bay, Tsimshatsui, and Kowloon East saw slight improvements. Office rents continued to decline for the 36th consecutive month, down 0.5% overall, with drops of 0.4% to 0.6% across key districts. In a significant transaction, HKEX purchased nine office floors and retail space in One Exchange Square for HKD 6.3 billion to establish its new headquarters.

Hong Kong Residential Market Snapshot (April 2025)



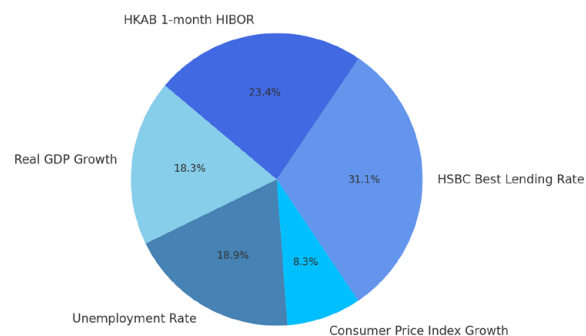
The residential market saw a 6.1% month-on-month rise in transaction volumes in April, driven by a surge in secondary market activity, although primary sales dropped slightly to 1,614 units. Despite this, large project launches like Sierra Sea Phase 1A(2) sold out all 318 units on launch day, indicating solid demand. Mass residential capital values slipped 0.2% after a slight rebound in March.



NELSON LI
Head of IQI Hong Kong

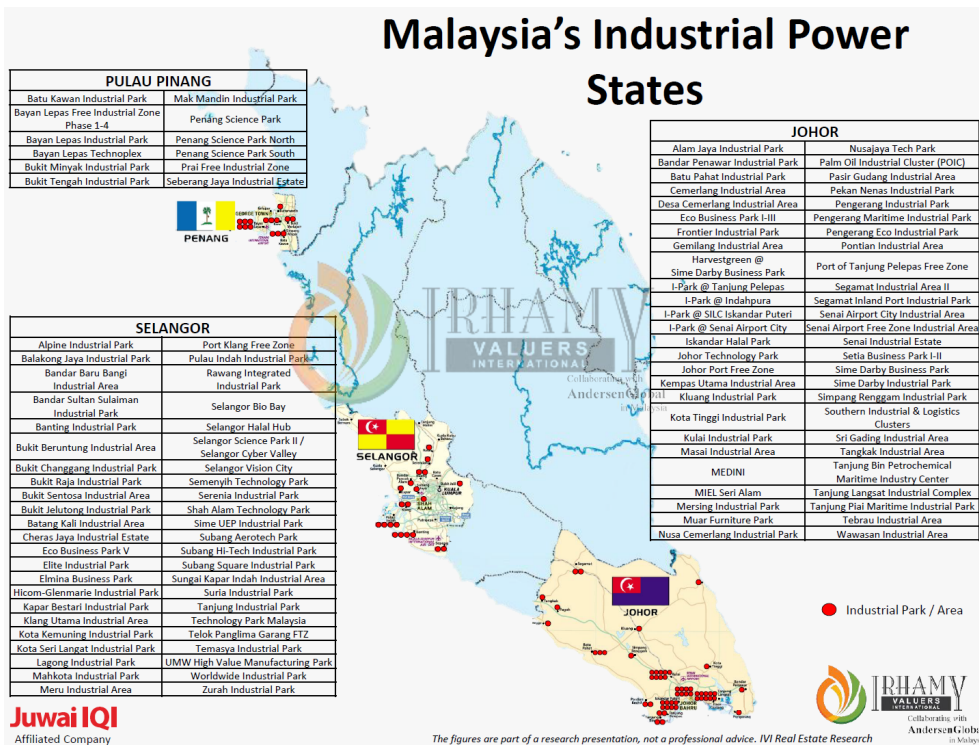
Meanwhile, the one-month HIBOR dropped sharply to 1.35% by mid-May, easing mortgage repayment costs and potentially improving buyer sentiment. A standout luxury deal saw a high-floor unit at Opus Hong Kong sold for HKD 512 million, or HKD 94,048 per sq ft.

Hong Kong Key Economic Indicators - Proportional Breakdown (April 2025)



IRHAMY MALAYSIA INSIGHT

Malaysia's industrial parks have played a critical role in transforming the country into a manufacturing and export-driven economy, with Selangor, Johor, and Pulau Pinang leading the charge. However, many older industrial zones—such as Shah Alam and Klang in Selangor, or Pasir Gudang in Johor—are beginning to show signs of age, facing challenges like outdated infrastructure, digital gaps, and environmental inefficiencies. In response, state-led initiatives like the Selangor Industrial Master Plan and public-private partnerships in Johor are pushing for modern upgrades, green technology, and smarter logistics. Meanwhile, new industrial zones like Elmina Business Park and developments under Iskandar Malaysia are showcasing what the next generation of industrial growth could look like.



Pulau Pinang's Bayan Lepas Free Industrial Zone remains a key hub for electronics and medical devices, backed by a skilled workforce and innovation-led economy. Yet, limited space and aging infrastructure are prompting shifts towards new development on the mainland, notably in Batu Kawan, with smart-city infrastructure being built from the ground up. As Malaysia embraces Industry 4.0, the national New Industrial Master Plan 2030 (NIMP 2030) is supporting the transformation toward smart, sustainable industrial ecosystems. Future competitiveness will depend on integrating 5G, IoT, energy efficiency, and talent development—ensuring the country's industrial base remains globally relevant in the decades to come.



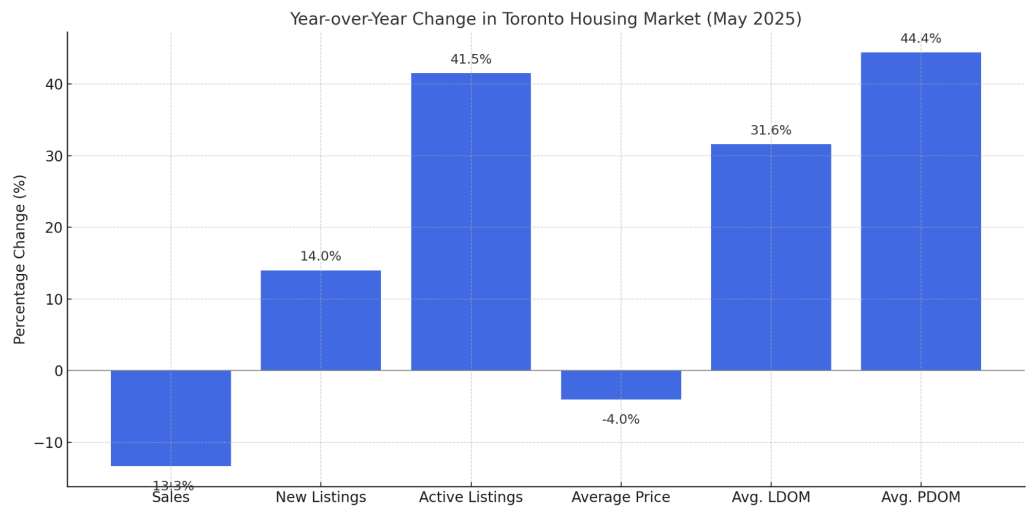
IRHAMY AHMAD
Founder and Managing Director
of Irhamy Valuers International



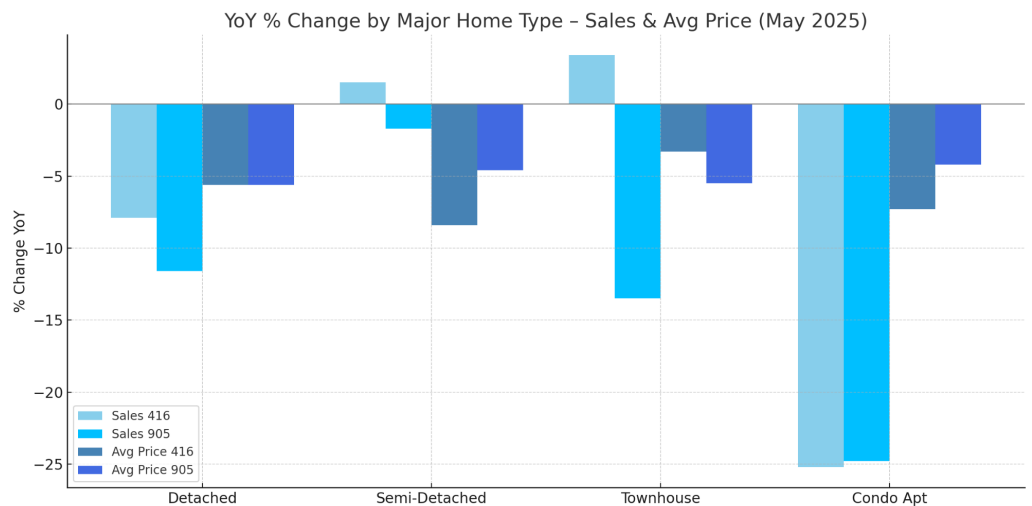
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CANADA



As of May 2025, Canada's real estate market is showing mixed signals, with national home sales down 9.8% year-over-year and a fifth consecutive monthly decline in activity. The sales-to-new-listings ratio (SNLR) rose slightly to 47%, indicating a broadly balanced market, though regional differences persist. Ontario remains in buyer's market territory with a 35% SNLR, while Alberta (63%) and Quebec (70%) reflect strong seller conditions. The national median price for single-family homes dipped 1.1% month-on-month and 3.1% year-on-year, led by softness in major cities like Toronto and Vancouver. TRREB highlighted economic uncertainty and high costs as challenges, urging federal reforms to improve affordability and supply.



In the Greater Toronto Area (GTA), affordability improved thanks to falling prices and lower borrowing costs. May saw 6,244 transactions (down 13.3% y-o-y), while new listings rose 14%, easing supply constraints. The average price dropped 4% to \$1.12 million, and the benchmark index fell 4.5%, though both metrics posted monthly gains—hinting at early recovery. Vancouver saw sharper declines, with sales falling 18.5% y-o-y and inventory hitting a 10-year high. Benchmark prices dropped 2.9%, reinforcing its buyer's market status. In contrast, Quebec remained a bright spot, with home sales up 12% in Montreal and Quebec City, strong price growth, and limited inventory supporting a competitive seller's market outlook.



YOUSAF IQBAL
Head of IQI Canada

VIETNAM

Vietnam Real Estate Market Overview

Ho Chi Minh City (HCMC) has announced a bold vision to create a US\$7 billion international financial hub in District 1 and Thu Thiem Urban Area, with the initial nine-hectare phase centered in Thu Thiem. This strategic move includes regulatory infrastructure and talent development, signaling elevated residential interest in the Thu Duc area. However, it also adds speculation risk, as housing prices—already high—are rising fast. In Q1 2025, property prices in some regions soared 20-40% year-on-year, and Vietnam's house price-to-income ratio now stands at 24.7–26, far exceeding the global affordability benchmark of 15.



On the commercial side, Hanoi's mid-tier serviced apartment rents climbed 14% in Q1 to US\$25/sqm/month. Meanwhile, Vietnam's legal stance on short-term rentals is under scrutiny. Though current law restricts Airbnb-style leases, legal gaps remain—no precise definitions of "short-term" exist, and many argue such bans infringe on homeowners' rights as outlined in the Civil Code. Regulatory revisions are likely, with implications for both local landlords and the broader property leasing market.



**DUSTIN TRUNG
NGUYEN**
Head of IQI Vietnam



Riyadh, Saudi Arabia

SAUDI ARABIA

The Saudi Real Estate Continued to be Driven by the Vision 2030

Saudi Arabia's real estate market continues to be propelled by Vision 2030, with robust government backing across residential, commercial, and industrial sectors. Programs like Sakani—supporting first-time homebuyers—have made homeownership more accessible, especially with the minimum eligibility age lowered to 20. This shift, alongside rising costs, is pushing demand toward smaller units like apartments and off-plan properties. The government's homeownership target of 70% by 2030 is well underway, with 65.4% already achieved by 2024. Despite a temporary dip in FDI inflows during 2024, regulatory reforms such as escrow accounting, standardized contracts, and improved transparency have boosted investor confidence. Developers are also expected to benefit from new fees on idle land, designed to encourage active development.

The momentum extends across commercial and hospitality segments, particularly in cities like Riyadh, Jeddah, Mecca, and Madinah. Riyadh, in particular, is cementing its role as the kingdom's business capital, with strong demand for grade-A office space. Seasonal events and tourism campaigns are supporting retail and hospitality growth, while retail sales are forecasted to grow at a 4.4% CAGR through 2027. Industrial and logistics sectors are expanding thanks to infrastructure investments and trade initiatives. Future-forward megaprojects like NEOM and The Line, powered by renewable energy and designed with sustainability in mind, are drawing interest from both local and international buyers seeking high-tech, nature-integrated lifestyles. Overall, Saudi Arabia's strategic planning and reform-driven development continue to reshape its real estate landscape on a global scale.



**SHAREEF GHALEB
KATTAN**
Head of IQI Saudi Arabia



DUBAI

Dubai's real estate market remains a global investment hotspot, offering tax-free income, luxury developments, and robust infrastructure. However, amidst this growth, accurate property valuation is essential for informed decision-making. Given the market's complexity—spanning luxury areas like Palm Jumeirah to emerging zones like Dubai South—property prices can vary widely.

A professional valuation helps investors assess fair market value, rental potential, and market positioning, offering crucial protection against overpayment, financing issues, or misleading developer marketing. In a city where off-plan purchases and speculation are common, valuation is a strategic safeguard, not just a procedural step.

A high-quality valuation report goes beyond the final number. It should include an appropriate methodology (sales comparison, income capitalization, or cost approach), in-depth market analysis, realistic assumptions, accurate comparables, and qualified valuer credentials. Investors must scrutinize elements like supply-demand trends, developer activity, and rental market data to understand the true asset value and forecast. Especially in fast-paced markets like Dubai, where conditions shift quickly, data relevance and analyst expertise are critical.

Whether acquiring a luxury penthouse or a yield-focused studio, grounding decisions in a robust valuation process is key to minimizing risk and maximizing returns.



HAROON ANWAR
*Head of Global Wealth
Management*



MALAYSIA

Residential Market Correction: What Q1 2025 Tells Buyers and Sellers

In 2025, global property investors are increasingly turning to emerging markets that offer strong growth potential outside traditional hubs like London and Dubai. Destinations such as Penang and Johor Bahru in Malaysia offer affordable, high-quality developments alongside improved visa options and key infrastructure like the RTS link to Singapore. Sri Lanka's southern coast is bouncing back with low-cost coastal properties and favorable foreign investment policies, while Albania's scenic Riviera draws European interest due to its affordability and EU aspirations. Inland Portugal regions like Braga and Alentejo appeal with their tranquility and lower prices compared to coastal cities, and Türkiye remains attractive thanks to its citizenship-by-investment program and vibrant expat communities in coastal cities.

At the same time, North and East Bali are emerging as strategic alternatives to the saturated south, with developers and investors focusing on eco-tourism and sustainable villa developments. Across these under-the-radar markets, common 2025 investment themes include liberalizing residency laws, strong tourism recovery, infrastructure growth, and investor-friendly policies. These trends are creating compelling opportunities for buyers seeking stable rental returns and versatile properties suited to both leisure and remote working lifestyles.

Penang, Malaysia



MUHAZROL MUHAMAD
GVP, Head of Bumiputra Segment

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Cebu City, Philippines

► PHILIPPINES

Beyond the Metro: Clark and Nuvali Lead the Shift in Philippine Homebuyer Trends

The Philippine real estate landscape is experiencing a significant shift as homebuyers increasingly look beyond Metro Manila for house and lot investments. Driven by the rise of remote work, affordability, infrastructure expansion, and lifestyle preferences, emerging areas like Clark Global City in Pampanga and Nuvali in Laguna are gaining popularity. Young families, overseas Filipinos, and professionals are drawn to these locations for their greener environments, larger living spaces, and lower density—while still maintaining connectivity to Metro Manila’s economic centers.

Clark Global City is evolving into a key northern business and residential hub, bolstered by major infrastructure developments and investor-friendly policies. Meanwhile, Nuvali offers a model for sustainable living, with eco-friendly features, established amenities, and strong developer backing. These developments signal a long-term trend toward township-style communities that prioritize quality of life. As urban land in Metro Manila becomes increasingly scarce and costly, destinations like Clark and Nuvali are set to become focal points for future housing demand and real estate growth.



**EMMANUEL ANDREW
VENTURINA**
Head of IQI Philippines

THAILAND

In Q1 2025, Thailand's residential market, particularly in Greater Bangkok, showed renewed price growth momentum. The new condo price index rose 3.4% year-on-year and 0.3% quarter-on-quarter, driven by rising development costs, including construction materials, labor, and land near transit and CBD zones. Bangkok led the trend with a 3.6% year-on-year increase, especially in the 7.51–10 million baht segment in lower Sukhumvit. Low-rise housing prices also edged up slightly, with single detached homes seeing the strongest gains in Phra Khanong-Bang Na areas, and townhouses rising most in Lat Phrao-Bang Kapi. This rebound in new property prices marks the second consecutive quarter of annual growth exceeding 3%—a level not seen since the pre-pandemic highs of 2019.

The second-hand condo market also showed healthy activity, with transfers rising across several mid-price segments. Units priced between 1.51–2 million baht saw an 11% increase in both volume and value, while the 3.01–5 million baht range rose nearly 9% by volume and 8.5% by value. Even higher-end units between 5.01–7.5 million baht posted solid growth. In contrast, lower and ultra-high-end segments—below 1 million baht and above 10 million—saw declines in transfer activity. The demand for second-hand units reflects a shift toward affordability, as buyers seek value in well-located older properties. With increased caution following recent earthquakes, the second-hand high-rise market is expected to see further traction in Q2 as buyers favor tangible, visible inspection over speculative off-plan deals.



Bangkok, Thailand



SOMSAK CHUTISILP
Country Head of Thailand

Rajasthan, India

INDIA

India's Property Market Enters the Digital Age with Registration Bill, 2025

The Government of India has introduced the draft Registration Bill, 2025, marking a major step towards modernising the country's real estate sector. This new legislation, set to replace the outdated Registration Act of 1908, has been developed by the Department of Land Resources under the Ministry of Rural Development. It aims to digitise and streamline property registration processes in line with India's push for digital governance, enhancing transparency, efficiency, and ease of access for citizens.

With the rising demand for property ownership and leasing in urban and semi-urban areas, the bill addresses the growing need for secure, accessible, and verifiable land records. By reforming how property transactions are documented and managed, the bill seeks to boost investor confidence and ensure smoother, more reliable real estate dealings across the country.



MANU BHAZIN
Country Head of India

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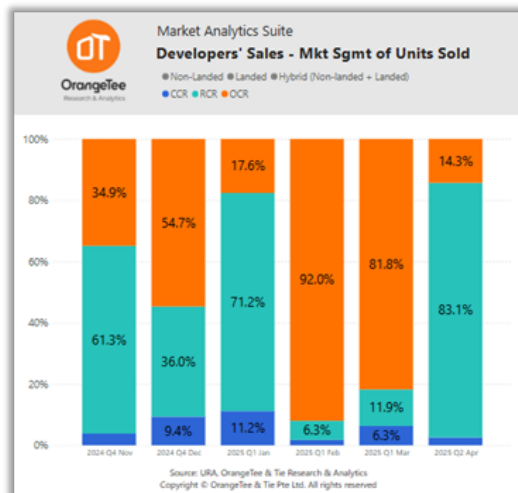


Downtown, Singapore

SINGAPORE

Singapore's new home sales dipped in April 2025 due to limited project launches and macroeconomic uncertainties. According to the URA, 663 units were sold—down 9.1% from March but up a substantial 120.3% year-on-year. Sales were largely driven by two city fringe launches: the 937-unit One Marina Gardens and the 358-unit Bloomsbury Residences. One Marina Gardens led the market with 384 units sold at a median price of S\$2,948 psf, drawing investor interest for its first-mover potential in the emerging Marina South precinct.

City fringe projects (Rest of Central Region) accounted for 83.1% of total transactions, followed by suburban (Outside Central Region) with 14.3%, and prime (Core Central Region) with just 2.6%. Transacting above S\$10 million—the highest monthly tally in a year. Three of these were expansive 4,489 sqft units at 21 Anderson, priced between S\$21 million and S\$23 million, while a fourth at 32 Gilstead sold for S\$15 million. Looking ahead, the market momentum with upcoming project launches, including the 107-unit Arina East Residences in July, and several others such as The Robertson Opus, The Sen, Springleaf Residence, and River Green expected in Q3. These new entries could revitalize buyer interest, especially amid growing demand in the luxury and city fringe segments.



RAYMOND KHOO
Vice President at Orange
Tee and Tie



PORTUGAL

Portugal's parliament on Friday approved a bill that allows rural land to be more easily reclassified for urban use and allocated to affordable housing—one of the government's key proposals to address a worsening housing crisis.

The bill, opposed by environmental groups, grants municipalities the authority to make such reclassifications without requiring input from several public entities, as is currently the case.

At least 70% of the reclassified land must be allocated to public or affordable housing. "There will be maximum prices for new houses set clearly below current market levels to avoid property speculation," said Territorial Cohesion Minister Manuel Castro Henriques. "The housing crisis in Portugal is serious—we need many more houses, and more affordable options for middle-class Portuguese families," he told parliament.

Critics argue there is no shortage of urban land, noting that over 50% remains unoccupied and that 12% of all housing—equivalent to 720,000 homes—is currently vacant.

The housing crisis stems from a chronic lack of affordable homes, worsened by the influx of wealthy foreigners drawn by property-linked residency rights and generous tax incentives. The problem is most severe in major cities such as Lisbon, where rents have surged by 94% since 2015 and house prices have jumped by 186%, according to housing data specialists Confidencial Imobiliário.



MIGUEL TILLI
Head of IQI Portugal



Porto, Portugal



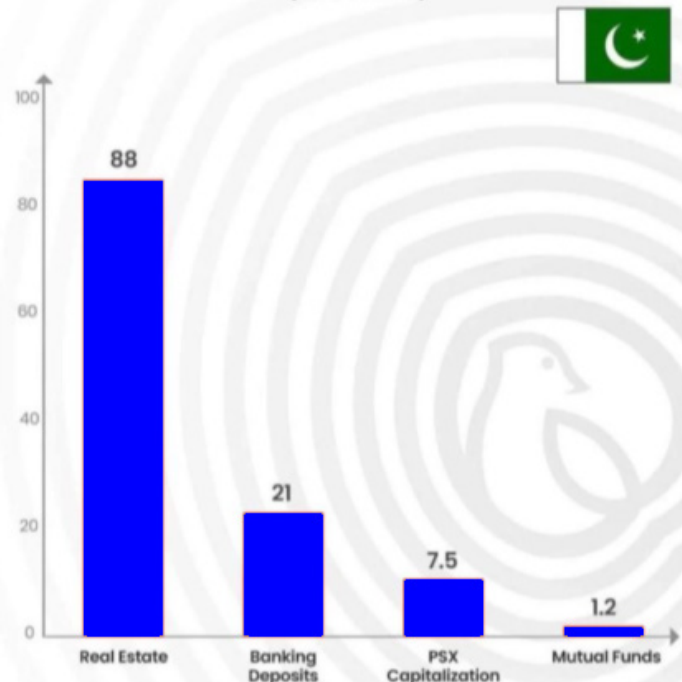
KARACHI

Investing in Pakistan: Which Route is Best?

In Pakistan, real estate has emerged as a more attractive investment option compared to traditional banking deposits and other financial instruments. Offering average annual returns between 15% to 20%, it significantly outperforms bank deposit interest rates of 5% to 8%. Real estate also benefits from long-term appreciation—particularly in major cities like Karachi, Lahore, and Islamabad, where property prices have consistently risen by 10% to 15% annually over the past decade. Additionally, rental income provides investors with a reliable cash flow, with yields ranging from 4% to 6% per annum.

Beyond returns, real estate in Pakistan offers strategic advantages such as tax incentives and portfolio diversification. Investors can benefit from capital gains tax exemptions and mortgage interest deductions up to PKR 2 million. Moreover, with a low correlation to stock market performance, real estate serves as a valuable hedge against market volatility. Altogether, these factors make real estate a compelling and resilient investment choice for those seeking long-term financial growth in Pakistan.

Value of Asset Classes in Pakistan (PKR Trillion)



Karachi, Pakistan



JUNAID HAMID
Head of IQI Karachi Pakistan

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ICELAND

Overview of the Icelandic real estate market

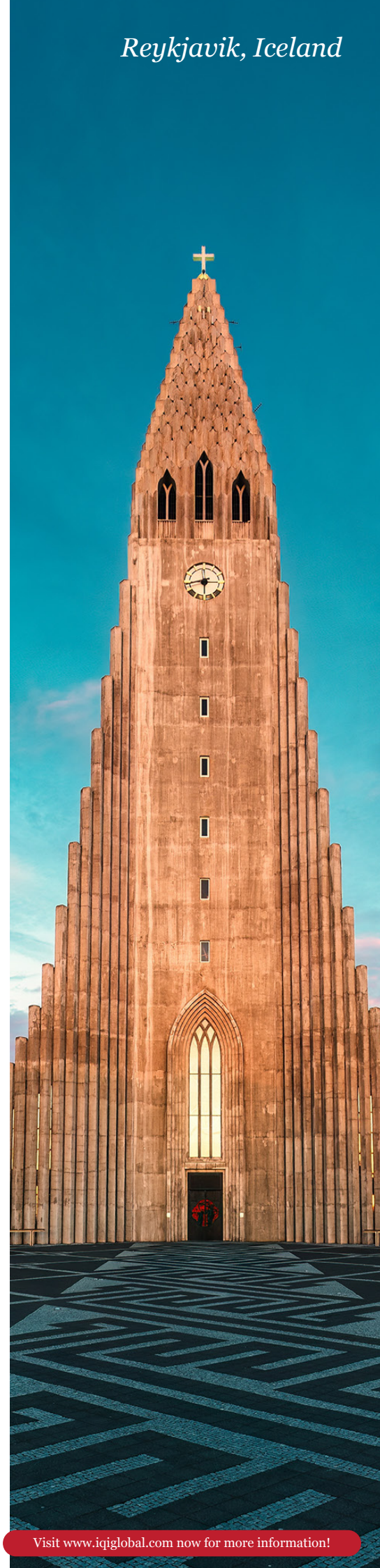
Iceland's real estate market is regaining strength in early 2025, showing signs of a rebound after a period of high inflation and interest rates. With financing conditions improving, buyer confidence is returning—especially in urban areas with strong demand. The national House Price Index rose by 9.2% year-on-year, with detached homes in the capital area leading the surge. April alone saw a 0.45% monthly increase in the index, underscoring renewed interest in the housing market. Reykjavík remains the focal point for both local and international buyers due to its economic opportunities, infrastructure, and limited housing supply. Properties priced under ISK 60 million (USD 429,000) now make up less than 15% of listings, highlighting rising price pressures and strong capital growth prospects for investors.

Type of Property	Count	Property Value 2025 (ISK bn)	Property Value 2026 (ISK bn)	Change (%)
Residential properties	156544.0	11467.0	12632.0	10.2
Summer houses	13907.0	467.0	516.0	10.7
Commercial properties	19673.0	2323.0	2449.0	5.4
Institutions and venues	2664.0	776.0	817.0	5.2
Land	9406.0	277.0	301.0	8.7
Undeveloped plots and land	21564.0	168.0	185.0	10.1
Other	5527.0	212.0	228.0	7.3
Total	229285.0	15690.0	17128.0	9.2

To address market imbalances, the government has initiated a strategic purchase of nearly 930 properties in Grindavík, a region affected by recent volcanic activity. This policy aims to resettle displaced residents and avoid further housing stress in the Reykjanes Peninsula, while also paving the way for long-term reconstruction. With interest rates continuing to ease and state-backed housing measures in play, the outlook for Iceland's real estate market is one of cautious optimism. A steady, moderate price increase is expected through the remainder of 2025, particularly in prime urban markets with constrained supply.



**ÁSDÍS ÓSK
VALSDÓTTIR**
Head of IQI Iceland





► PEOPLE FINANCIAL GUIDE

Financial Planning for a Volatile World: Building a Shockproof Strategy

In today's unpredictable economic landscape, financial planning must emphasize resilience alongside growth. Key strategies include maintaining liquidity through emergency funds and accessible investments, diversifying beyond the traditional stock-bond mix across asset classes and geographies, and ensuring adequate insurance coverage to protect against unforeseen risks. Simplifying financial management—by consolidating accounts and automating savings—also helps reduce stress and avoid knee-jerk decisions during market swings.

Moreover, investors can harness volatility as an advantage by using strategies like dollar-cost averaging, which smooth out market entry points over time. Staying anchored to long-term goals is crucial—whether it's owning a home, retiring early, or building generational wealth. Regularly revisiting these goals helps align your financial actions with both current conditions and future aspirations. In an era of uncertainty, true financial strength lies not just in wealth accumulation but in having a flexible, shockproof strategy that endures.



HAMID R. AZARMI
Head of Business Development



JUWAI INSIGHTS

Dubai's Moment : Why the World's Brightest Students are Heading to the UAE

In 2025, Dubai is emerging as a global education leader, seizing an opportunity created by tightening student visa policies in traditional destinations like the U.S., UK, Canada, and Australia. Rising uncertainty, such as that faced by Taiwanese student Chu who was set to study at Harvard, is prompting international students to consider more stable alternatives. Dubai, with its proactive policies and growing reputation, is now a top choice. As Kashif Ansari, Co-Founder and Group CEO of Juwai IQI, explains, the city isn't just reacting—it's prepared. With over 237,000 international students, 57 branch campuses, and dedicated academic hubs like Dubai Knowledge Park, the city has already laid the groundwork for global academic excellence.

Dubai's Education 33 strategy aims to make it one of the world's top 10 education destinations by 2033, multiplying student numbers and creating a thriving knowledge economy. International interest is booming, with overseas university enquiries rising sevenfold. The potential economic benefits are substantial—mirroring gains seen in the U.S. and Australia, where international students contribute tens of billions annually. Beyond economic impact, Dubai's growing education sector promises to boost research, innovation, and opportunities for its own youth. As traditional powerhouses pull back, Dubai is stepping up with infrastructure, leadership, and vision—poised to become a long-term hub for global higher learning.



DAVE PLATTER
Global PR director





IQI Moments

IQI Expands to Sardinia, Elevating Mediterranean Real Estate to Global Investors

IQI's recent entry into Sardinia marks a significant expansion of its global footprint, bringing international prestige and real estate expertise to one of Italy's most sought-after lifestyle destinations. Known for its crystal-clear waters, luxury coastal retreats, and growing appeal among global investors, Sardinia presents a unique opportunity for discerning buyers seeking Mediterranean charm with long-term value potential. Through strategic partnerships and localized market knowledge, IQI aims to connect international investors with premium residential and holiday properties across the island, reinforcing its mission to deliver cross-border investment opportunities in high-demand markets.



 IQI Sardinia

Empowering the Next Generation: IQI Hustle Hub Inspires Youth to Thrive in Real Estate and Entrepreneurship

The IQI Hustle Hub event marked a meaningful step forward in IQI's mission to empower the next generation of entrepreneurs and professionals, offering university students and fresh graduates hands-on insights into building side hustles through AI, marketing, and real estate. With 17 participants and an impressive 10 signing up as new Real Estate Negotiators (RENs), the event reflected a growing interest in real estate as a rewarding career path. Led by top-performing speakers Jayden Ng, KC Soon, and Mark Lai from the IQI CS Group, alongside the energetic IQI MAD (Make A Difference) team, the session blended knowledge-sharing, mentorship, and real connection. More than just a workshop, Hustle Hub showcased the power of combining education, innovation, and opportunity, underscoring IQI's ongoing commitment to nurturing young talent.





IQI Moments

IQI Global Partners with NCSM to Champion Cancer Care and Community Wellness

IQI Global, through the IQI Community Fund, has partnered with the National Cancer Society Malaysia (NCSM) to support cancer care and promote healthcare access. The initiative funds screenings for 300 underprivileged Malaysians and provides nutritional and mental health support for cancer patients, especially children. The partnership reflects IQI's commitment to creating healthier, more resilient communities.

