

Argentina Real Estate Report Q1 2015

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Abstracts

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BMI View: Argentina's commercial real estate sector has been largely resilient to ongoing chaos in the country's economic and political environment over the past few years, having enjoyed a prolonged period of growing demand and low vacancy rates across much of the market. However, there are now increasing signs that weakening private and consumer sentiment are making their way into the sector, as businesses adopt a more conservative outlook and households find themselves hit by rising inflation and falling wages.

While the real estate sector holds strong long-term potential, we caution that it will find itself having to weather a storm over the next two years, with risks weighted firmly to the downside. Negative GDP growth, rising inflation and a restrictive investment environment are just some of the problems facing commercial real estate operators in Argentina as we move into 2015. With 2014's devaluation of the peso leading to a marked jump in inflation, businesses and consumers have begun to adopt a more cautious stance, leading to a reverse in the strong growth in demand for office and retail space witnessed over much of 2012 and 2013. The industrial sector, though less dynamic over the past few years, has also continued to suffer as an increasingly negative balance of payments outlook reflects falling production and export volumes.

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