

# Bosnia-Herzegovina Real Estate Report Q4 2012

<https://marketpublishers.com/r/B7AB38029D0EN.html>

Date: September 2012

Pages: 57

Price: US\$ 1,295.00 (Single User License)

ID: B7AB38029D0EN

## Abstracts

Includes 3 FREE quarterly updates

The Bosnia & Herzegovina (BiH) Real Estate report examines the commercial office, retail, industrial and construction segments throughout the country, in the context of the struggling domestic and regional economy.

With a focus on the three principal cities of Sarajevo, Trebinje and Zenica, the report covers the rental market performance in terms of rates and yields over the past 18 months and examines how best to maximise returns in commercial real estate, while minimising investment risk and exploring the impact of the eurozone crisis on an already struggling market.

Our latest data collection, for the first six months of 2012, has revealed an industry-wide contraction in rental rates across all geographies surveyed, continuing the downturn of 2011 and undoing much of the positive growth seen in 2010. The industrial sector has weathered the storm better than its counterparts due, in part, to the increased lease-length cycle, but in the medium term we expect the retail sector in particular to outperform.

### Key Points:

Despite the lack of timely GDP data, it is becoming increasingly clear that Bosnia's economic outlook is deteriorating rapidly. Data from the industrial and export sectors show a marked weakening in activity during the first half of the year, with any meaningful improvement unlikely by year-end. Providing significant impediments to the recovery are the eurozone debt crisis which is hitting trade, as well as domestic headwinds such as the ongoing political disunity and temporary output suspension in the aluminium and energy

industries.

Bosnia has secured a fresh two-year Stand-By Arrangement (SBA) from the IMF, which had previously suspended loans as a result of slow progress on economic reforms and a lengthy spell of political stalemate. Although the SBA has improved short-term fiscal stability, we warn that with confidence intrinsically tied to the bailout programme and given the anaemic pace of reform, investor sentiment could turn sour quickly, should the IMF suspend any outstanding loan tranches over the next two years.

BiH's construction sector continues to struggle against a headwind of uncertainty. Should the eurozone crisis pass the point of no return, or if Bosnia's coalition government collapses, there is a risk of a much more pronounced downturn in economic activity. Construction industry value is forecast to stand at US\$0.92bn in 2012, with average year-on-year growth of just 1.5% expected between 2012 and 2016, reaching value of US\$1.1bn.

## Contents

Executive Summary

SWOT Analysis

Bosnia & Herzegovina Real Estate/Construction SWOT

Bosnia & Herzegovina Political SWOT

Bosnia & Herzegovina Economic SWOT

Bosnia & Herzegovina Business Environment SWOT

Real Estate Market Overview

Market Analysis – Office

Supply And Demand

Rents And Yields

Table: Historic Rents – 2011-2012 (EUR per m<sup>2</sup>/month)

Table: Net Yield, 2011-2012 (%)

Table: Terms Of Rental Contract/Lease – H112

Industry Forecast Scenario

Table: Forecast Rents (EUR per m<sup>2</sup>/month)

Table: Forecast Net Yield, 2008-2016 (%)

Market Analysis – Retail

Supply And Demand

Rents And Yields

Table: Historic Rents – 2011-2012 (EUR per m<sup>2</sup>/month)

Table: Net Yield, 2011-2012 (%)

Table: Terms Of Rental Contract/Lease – H112

Industry Forecast Scenario

Table: Forecast Rents (EUR per m<sup>2</sup>/month)

Table: Forecast Net Yield, 2008-2016 (%)

Market Analysis – Industrial

Rents And Yields

Table: Historic Rents – 2011-2012 (EUR per m<sup>2</sup>/month)

Table: Net Yield, 2011-2012 (%)

Table: Terms Of Rental Contract/Lease – H112

Industry Forecast Scenario

Table: Forecast Rents (EUR per m<sup>2</sup>/month)

Table: Forecast Net Yield, 2008-2016 (%)

Forecast Scenarios

Construction And Infrastructure Outlook

Table: Bosnia Construction And Infrastructure Industry Data, 2008-2016

Table: Bosnia Construction And Infrastructure Industry Long-Term Forecasts,

2013-2021

Macroeconomic Outlook

Table: Bosnia-Herzegovina – Economic Activity

Real Estate Risk/Reward Ratings

Real Estate/Construction Risk/Reward Ratings

Table: Central and Eastern Europe Real Estate Risk/Reward Ratings

Business Environment Outlook

Table: BMI Business And Operation Risk Ratings

Bosnia & Herzegovina Real Estate Report Q4 2012

© Business Monitor International Ltd Page

Institutions

Table: BMI Legal Framework Rating

Infrastructure

Table: Labour Force Quality

Market Orientation

Table: Emerging Europe – Annual FDI Inflows

Table: Trade And Investment Ratings

Table: Top Export Destinations

Operational Risk

Competitive Landscape

Company Profiles

BBI Real Estate

Delta Real Estate Group

GP Put d.d. Sarajevo

STRABAG SE

Vranica d.d. Sarajevo

Demographic Data

Table: Bosnia & Herzegovina's Population By Age Group, 1990-2020 ('000)

Table: Bosnia & Herzegovina's Population By Age Group, 1990-2020 (% of total)

Table: Bosnia & Herzegovina's Key Population Ratios, 1990-2020

Table: Bosnia & Herzegovina's Rural And Urban Population, 1990-2020

BMI Methodology

How We Generate Our Industry Forecasts

Construction Industry

Bank Lending

Real Estate/Construction Business Environment Rating

Table: Weighting Of Indicators

Sources

## I would like to order

Product name: Bosnia-Herzegovina Real Estate Report Q4 2012

Product link: <https://marketpublishers.com/r/B7AB38029D0EN.html>

Price: US\$ 1,295.00 (Single User License / Electronic Delivery)

If you want to order Corporate License or Hard Copy, please, contact our Customer Service:

[info@marketpublishers.com](mailto:info@marketpublishers.com)

## Payment

To pay by Credit Card (Visa, MasterCard, American Express, PayPal), please, click button on product page <https://marketpublishers.com/r/B7AB38029D0EN.html>