

Croatia Real Estate Report Q1 2015

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Abstracts

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BMI View: The dire macroeconomic situation, rising public debt levels, falling consumption levels and low investor confidence are all factors hinting towards a bleak 2015 for the commercial real estate market. Continuously falling demand, despite few new developments in the pipeline, is expected to lead to stagnating rents in all commercial sub-sectors in two of our three monitored cities over the next 24 months. Net yields will decline across the sub-sectors in two of our three cities, with only Zadar expected to post positive movement.

Rising public debt, a problematic situation in the financial sector and negative economic growth are keeping a tight hold of Croatia, more than a year into its EU membership. Greater access to EU funds has so far not been translated into growth. In contrast, expectations that the country will require an IMF/EU bailout in 2015 are becoming more realistic. For 2014, our Country Risk team is expecting negative growth of 0.7%, while 2015 will see little economic recovery with current expectations forecasting 0.6% growth. The Croatian business environment remains towards the bottom of the EU, only slightly superior to basementdwelling Greece.

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