

# Croatia Real Estate Report Q2 2014

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## Abstracts

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BMI View: Croatia's commercial real estate sector continues to struggle against the backdrop of an underperforming economy, and a weak export and consumer sector, which have combined to create a perfect storm as regards rental rate and yield growth over the past few years. While we expect these headwinds to alleviate slightly in 2014, we caution that the year is likely to be one of consolidation for the real estate sector, rather than growth.

The Croatia Q2 2014 Real Estate report examines the commercial office, retail, industrial and construction sectors and considers the impact of a dour outlook for the economy. With a focus on the three principal cities of Split, Zagreb and Zadar, the report covers the rental market's performance in terms of both rates and yields and supply and demand activity. On July 1 2013, Croatia became the EU's 28th member state.

Not only will this have a positive impact upon stability in the region, ascension to the EU is also set to unlock billions of euros for investment in better connecting the bloc's newest member to the single market. Deputy Prime Minister Vesna Pusic has stated that Croatia will be the recipient of EUR10bn (US\$13bn) up to 2020 to be spent on infrastructure and construction projects. In turn, this should start to re-invigorate the static real estate and construction pipeline that Croatia - as a reflection of the wider Central and Eastern Europe (CEE) as a region - has seen over recent years, although this process will be slow.

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