

Croatia Real Estate Report Q4 2014

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Abstracts

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BMI View: One year into EU membership the hoped for economic boost has failed to materialise, coinciding with severe floods in Croatia's south earlier this year. We therefore expect the country's economy to contract by 0.7% this year with poor private consumption and export levels as well as a stagnating industry sector. All these factors have regressive implications for the commercial real estate market in 2014. Despite few developments in the pipeline and consequent limited supply, demand continued to fall in the early months of 2014 exerting further downward pressure on rental yields.

Although a member of the EU for more than a year, the expected and hoped for advantage for the Croatian economy has not materialised. Greater access to EU funds (estimated at EUR1.5bn per year) have so far not been translated into growth. The Croatian Central Bank has hence considered the business environment second lowest in the EU - only superior to Greece. The two countries have been the only EU member states with continuous shrinking economies since 2008.

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