

Romania Real Estate Report Q3 2011

<https://marketpublishers.com/r/RD0B87024EFEN.html>

Date: June 2011

Pages: 52

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

ID: RD0B87024EFEN

Abstracts

Includes 3 FREE quarterly updates

Growth is now on the way for Romania's real estate sector after a buffeting from the economic downturn. Romania has finally exited its deep two-year recession. The Romanian economy grew by 0.6% quarteron- quarter (q-o-q) seasonally-adjusted (SA) in Q111, which follows the 0.1% q-o-q SA growth seen in Q410. Our forecasts for economic growth of Romania's economy are being increasingly reinforced by the measurements of official agencies, which are heading upwards towards ours. Our long-held forecast is for real GDP growth of 2.1% y-o-y over 2011, accelerating to 3.7% in 2012.

After the sharp but temporary drop in Romanian exports in late-2008, exports rose by a miraculous 47.7% year-on-year (y-o-y) in January 2011. Also, Romania's industrial base has, concomitant with exports, raced back into action over the course of 2010. Industrial production increased by 11.8% y-o-y in January 2011, and we expect continued gains over the course of 2011.

While these factors will drive the real estate market, Romania's financial fragility and reduced credit availability will act to slow the market's recovery.

In the office sector, rents have bottomed out, after decreasing in some areas late in 2010. This follows a period of very high vacancy rates and reduced take-up. However, these are beginning to improve and rents are expected to enter a period of relative stability.

The industrial market is beginning to pick up, after three years of relative stagnation. Exports and industrial output are surging ahead, and consumer confidence is increasing. Industrial production is rising, and demand is beginning to grow. The supply

of space is also high, with availability up. The surplus space will take time to be absorbed.

Retail sales declined over 2010, and have continued to fall through to February 2011. However, there was a month-on-month increase in February, giving grounds for optimism. Demand in the retail real estate sector was very low in 2010; however, it has picked up substantially in 2011. There has been significant interest from international retailers. Retail rents are expected to stabilise. Newly increased demand is generally balanced with a growing supply of new space.

Contents

Executive Summary

SWOT Analysis

Romania Real Estate/Construction SWOT

Romania Economic SWOT

Romania Business Environment SWOT

Real Estate Market Overview

Key Issues

Real Estate Analysis

Comments And Data From In-Country Sources

Table: Romania's Real Estate Market – Historic Rents, 2009 And 2010 (m²/month, EUR)

Table: Romania's Real Estate Market – Net Yield, 2010 And 2011 (%)

Table: Romania's Real Estate Market – Terms Of Rental Contract/Lease, Mid 2010

Industry Forecast Scenario

Real Estate Outlook

Table: Romania's Real Estate Market – Rentals, 2010-2012 (m²/month, EUR)

Table: Romania's Real Estate Market – Forecast Net Yield, 2008-2015 (%)

Construction Industry Outlook

Table: Romania Construction And Infrastructure Industry Data, 2007-2015

Table: Romania Construction And Infrastructure Industry Data, 2012-2020

Macroeconomic Outlook

Table: Romania – GDP by Expenditure, 2008-2015

Business Environment

Real Estate/Construction Business Environment Ratings

Table: Europe Real Estate/Construction Business Environment Rating

Romania's RECBER

Romania's Business Environment

Table: BMI Business And Operation Risk Ratings

Table: BMI Legal Framework Rating

Table: Labour Force Quality

Table: Emerging Europe – Annual FDI Inflows

Table: Trade And Investment Ratings

Table: Top Export Destinations, 2002-2009 (US\$m)

Competitive Landscape

Company Profiles

Adama Holding/Adama Romania

Plaza Centers NV

Strabag

TriGranit

BMI Methodology

How We Generate Our Industry Forecasts

Construction Industry

Bank Lending

Real Estate/Construction Business Environment Rating

Table: Weighting Of Indicators

Project Finance Ratings Indicators

Table: Design And Construction Phase

Table: Commissioning And Operating Phase – Commercial Construction

Table: Commissioning And Operating Phase – Energy And Utilities

Table: Commissioning And Operating Phase – Transport

Sources 52

I would like to order

Product name: Romania Real Estate Report Q3 2011

Product link: <https://marketpublishers.com/r/RD0B87024EFEN.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

Payment

To pay by Credit Card (Visa, MasterCard, American Express, PayPal), please, click button on product page <https://marketpublishers.com/r/RD0B87024EFEN.html>