

Ukraine Real Estate Report Q1 2015

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Abstracts

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BMI View: With no end in sight for the political and economic crisis that shook Ukraine in 2014, we forecast the commercial real estate sector to continue to suffer. Economic and political uncertainty remain a decisive obstacle for investors to enter the market while growth is contracting or stagnating.

As the political crisis will remain finely balanced between a renewed ceasefire and escalation in 2015 Ukraine is attempting to emerge from the economic depression that have seen rental prices tumble in all three sub-sector in BMI's Real Estate report - office, retail and industrial. Industrial has the lowest rental rates of the three, with previously reported industrial cooperation between Ukraine and Russia being highly unlikely due to the current circumstances. The proposed free-trade agreement with the EU from September 16 2014 could become critical for any future economic recovery. The agreement will however only become effective in January 2016 at the earliest. In the meantime, demand for commercial real estate is expected to remain low, with further decreases expected. This comes as our current estimates for the Ukrainian economy to contract by 5.3% in 2014 and 5.2% in 2015.

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