

Ukraine Real Estate Report Q2 2014

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Abstracts

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The Ukrainian real estate sector is slowly recovering from the effects of the global economic downturn, with the office and industrial sectors faring the worst, leading to high vacancy rates and low rents. Retail, on the other hand, provides more than a glimmer of hope, with the country tipped to have the fifth fastestgrowing retail market in Europe over the next few years. But, Ukraine is still battling against poor macroeconomic conditions, with bureaucracy and reports of corruption having a knock-on effect on investor interest.

Ukraine is attempting to emerge from the economic doldrums that have sent rental prices in all three of the sectors covered in BMI's Real Estate report - office, retail and industrial - tumbling. Industrial has the lowest rental rates of the three, although reports of industrial cooperation between Ukraine and Russia could result in increases over the longer term. Market saturation is deemed to be one of the reasons why Kiev has a worryingly high vacancy rate in terms of office space. The city has been hampered by the creation of 12 additional business centres that are not needed and are likely to remain dormant, and there is concern the vacancy rate could reach as high as 10% by end-2014.

Contents

BMI Industry View

Recent Developments

Key BMI Forecasts

SWOT

Political

Economic

Business Environment

Industry Forecast

Office

Table: Forecast Rents, 2013-2014 (US\$ per m²/month).

Table: Forecast Net Yield, 2010-2017 (%)

Retail

Table: Forecast Rents, 2013-2014 (US\$ per m²/month).

Table: Forecast Net Yield, 2010-2017 (%)

Industrial

Table: Forecast Rents, 2013-2014 (US\$ per m²/month).

Table: Forecast Net Yield, 2010-2017 (%)

Construction And Infrastructure Forecast Scenario

Table: Ukraine's Construction And Infrastructure Industry Data And Forecasts, 2011-2016.

Table: Ukraine's Construction And Infrastructure Industry Long-Term Forecasts, 2017-2021

Macroeconomic Forecasts

Real GDP By Expenditure Breakdown

Risks To Outlook

Table: Ukraine - Economic Activity

Industry Risk Reward Ratings

Central And Eastern Europe Risk/Reward Ratings

Table: Central And Eastern Europe Real Estate Risk/Reward Ratings

Ukraine - Risk/Reward Ratings

Rewards

Risks

Market Overview

Kiev

Kharkov

Dnipropetrovsk

Office

Table: Historic Rents - 2011-2013 (US\$ per m²/month

Table: Net Yield, 2012-2014 (%)

Table: Terms Of Rental Contract/ Leases - H1 2013.

Retail

Table: Historic Rents - 2011-2013 (US\$ per m²/month

Table: Net Yield, 2011-2014 (%)

Table: Terms Of Rental Contract/ Leases - H1 2013.

Industrial

Table: Historic Rents - 2011-2013 (US\$) per m²/month.

Table: Terms of Rental Contract/ Leases - H113

Competitive Landscape

Real Estate

Construction Companies

Company Profile

Aerobud

Kyivmiskbud Holdings

Seven Hills LLC

TMM

XXI Century Investments

Dragon UPD

Demographic Forecast

Table: Ukraine's Population By Age Group, 1990-2020 ('000)

Table: Ukraine's Population By Age Group, 1990-2020 (% of total).

Table: Ukraine's Key Population Ratios, 1990-2020.

Table: Ukraine's Rural And Urban Population, 1990-2020

Methodology

Industry Forecast Methodology

Sources

Risk/Reward Ratings Methodology

Table: Real Estate Risk/Reward Ratings Indicators.

Table: Weighting Of Indicators

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