

Ukraine Real Estate Report Q3 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 fastest growing 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. Furthermore, growing secessionist tensions in the eastern regions and the annexation of Crimea by Russia are severely undermining investor confidence in the country.

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. Our recent 2014 real GDP growth downgrade to -4.4% suggests that the situation is going to get worse before it gets better.

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