

Ukraine Real Estate Report Q4 2014

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Abstracts

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The Ukrainian real estate sector is suffering severely from the wider economic downturn in light of the ongoing political tensions. Demand in all sub-sectors - office, retail, and industrial - has plummeted with several projects' commissioning being postponed. With economic uncertainty keeping international investors and domestic demand at bay, no respite is in sight as long as the political turmoil continues.

The 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, with previously reported industrial cooperation between Ukraine and Russia being highly unlikely under 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 and potentially further decreasing. This comes as our current forecasts expect the Ukrainian economy to contract by 8.1% in 2014.

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