

CBRE: Investors focused on the Central Europe and Russia

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The total amount invested into commercial real estates in the Central and Easter Europe has reached 560 million Euro which represents today a drop by 86 per cent against the second half of 2008. Compared to the first half of 2008 it is even a decrease by 91 per cent. Activities of investors concentrated on Russia where 249 million Euro have been invested and on the key markets in the Central Europe - on Poland (114 million Euro) and the Czech Republic where investments reached the amount of 73 million Euro. Investments in those 3 countries represent 78 per cent of the total volume.

The largest proportion of investments was concentrated again on office buildings (48 per cent), only 17 per cent went into retail real estates and 35 per cent were investments into industrial and hotel real estates and into the residential and multifunctional sector.

Also the structure of investors has changed significantly. In 2008, foreign investors represented 80-85 per cent, in the first half of 2009 only 60 per cent. The Czech Republic is an example of a market where the local investors are more active since the time when the interest of international investors dropped, while Poland is a market which maintains its international profile.

As it is clear from the report published today by the company CB Richard Ellis, experts expect that activities on the markets will increase in the second half of the year. They think so only based on the continuing interest of active investors and also of local buyers.

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