



Lithuanian Real Estate Sentiment Index for 2019. New trends and challenges

Mindaugas Statulevičius

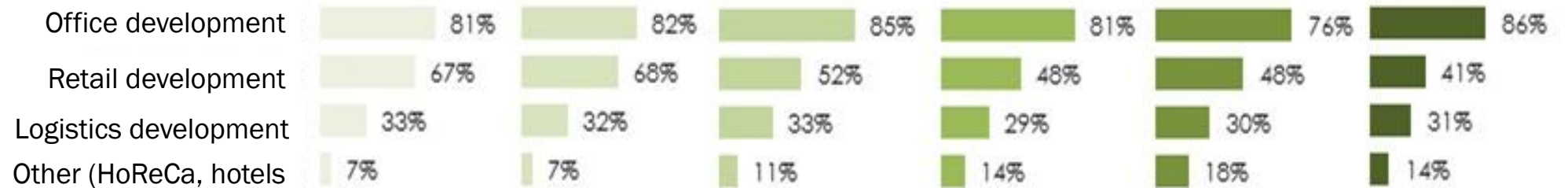


April 12th 2019, Riga

Participants



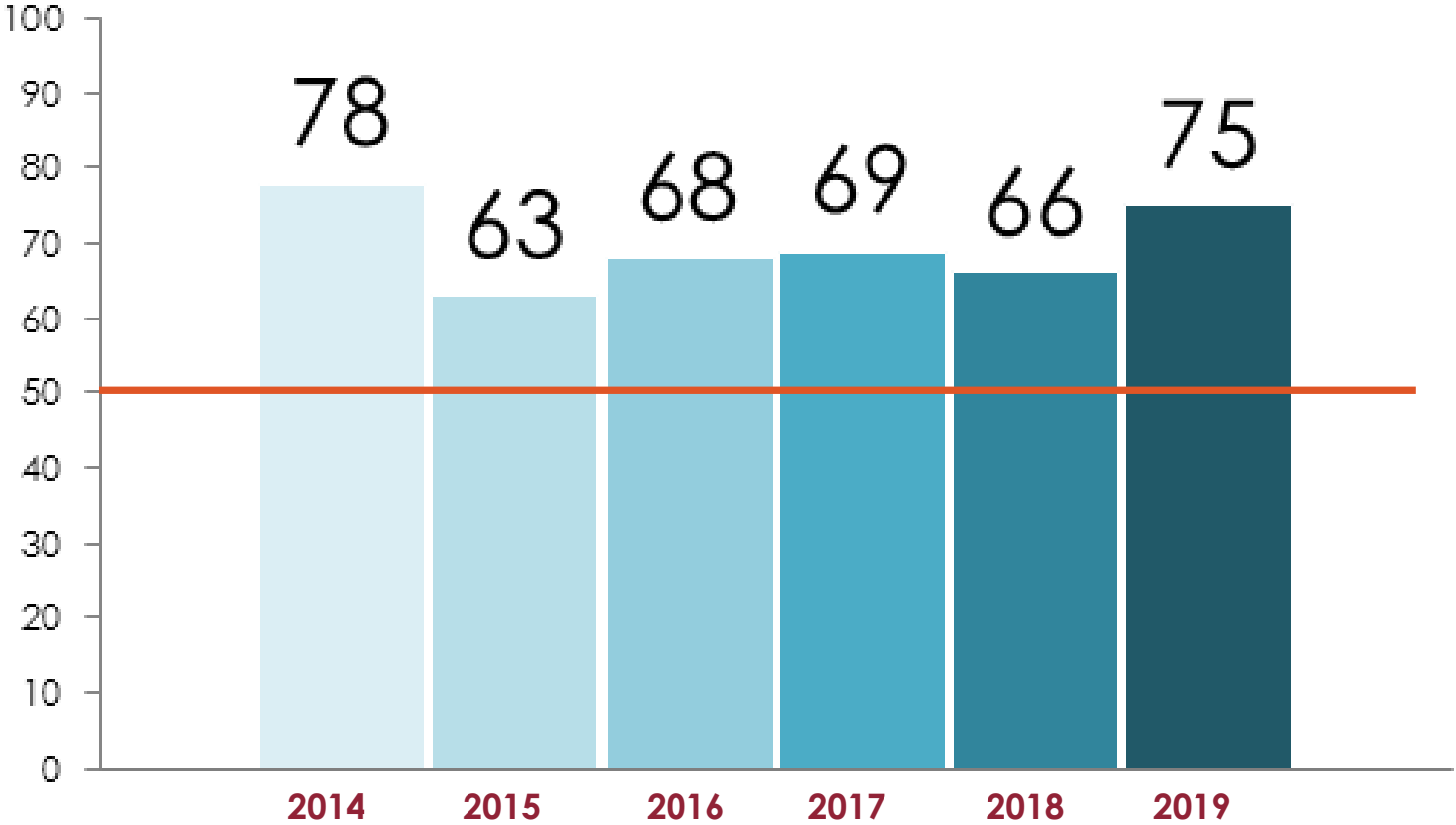
Type of commercial property:



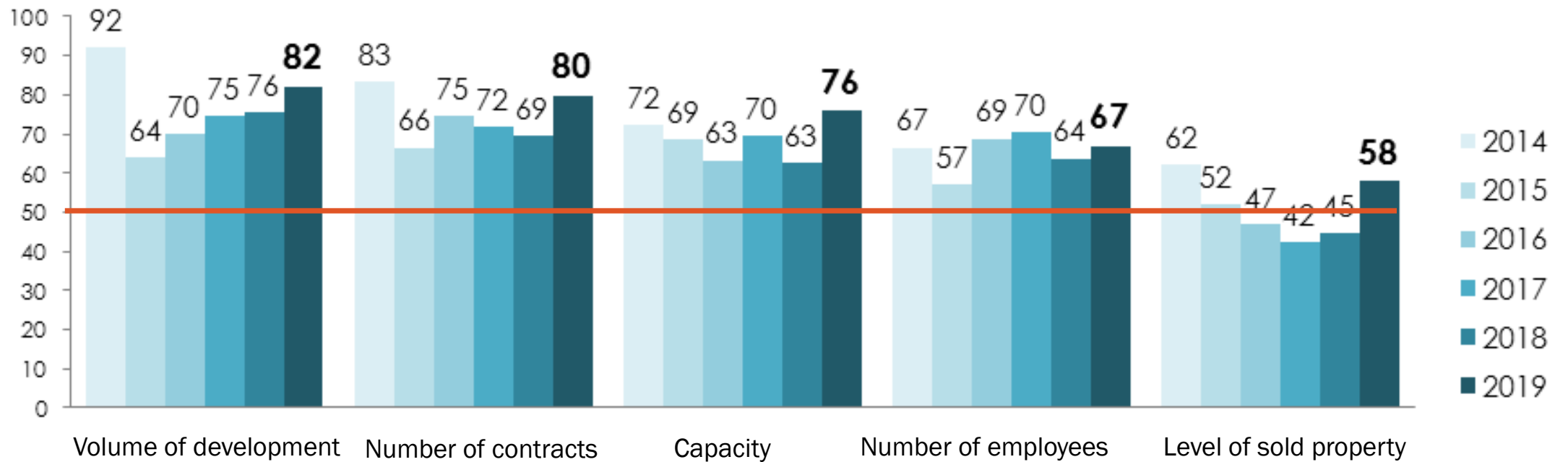
Partner of the research for 2019:



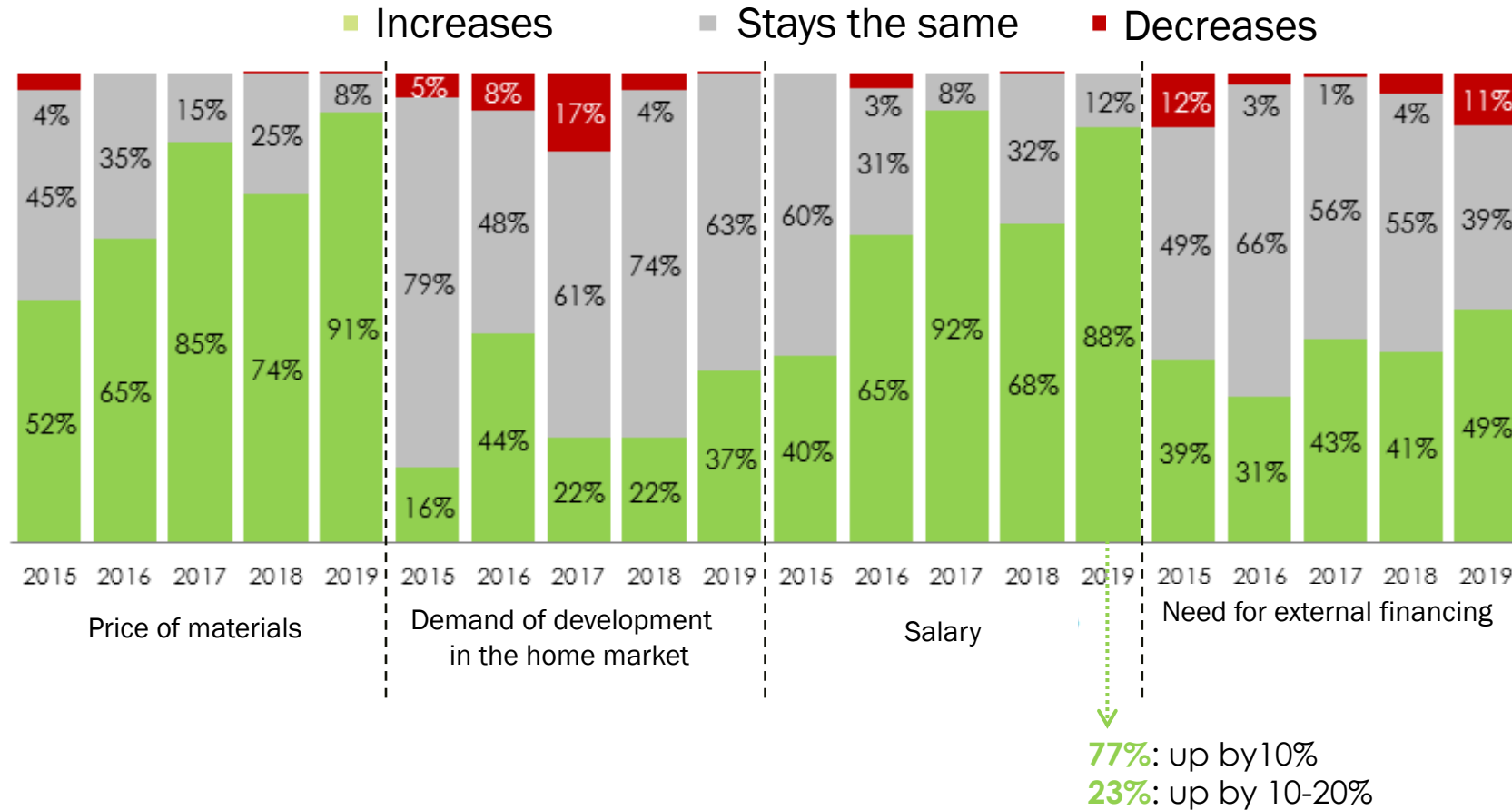
Lithuanian Real Estate Sentiment Index



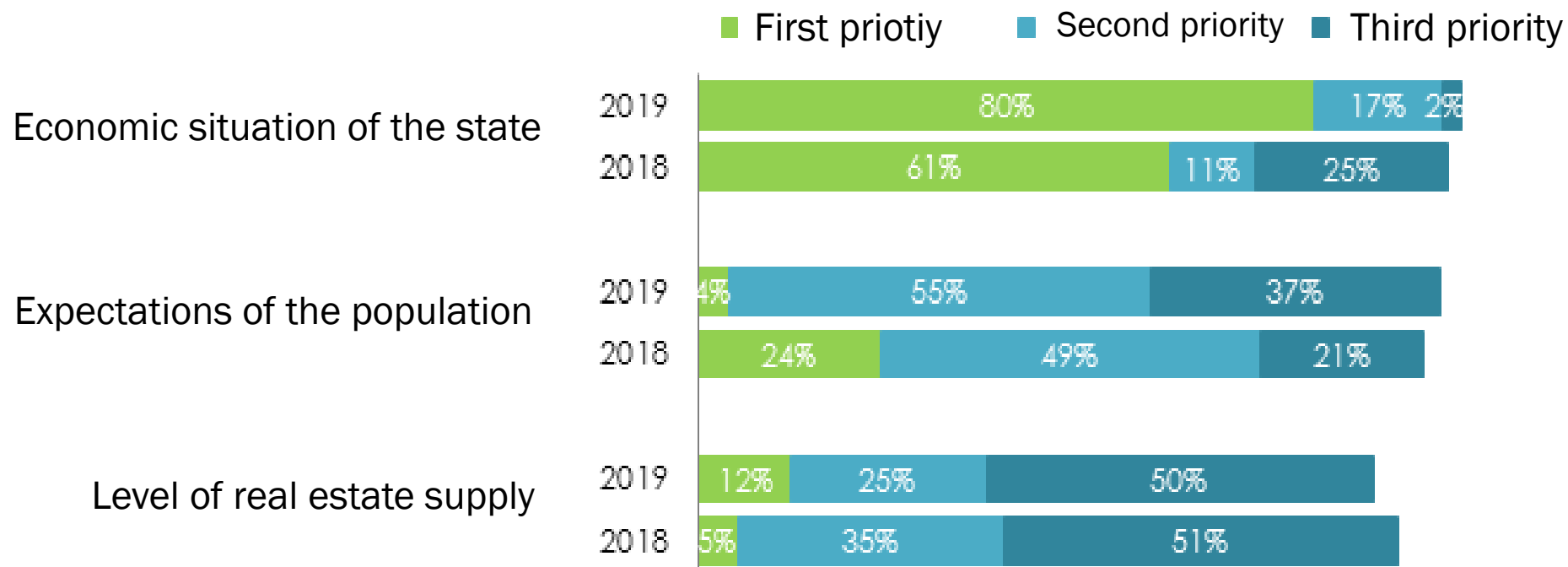
Components of the Index



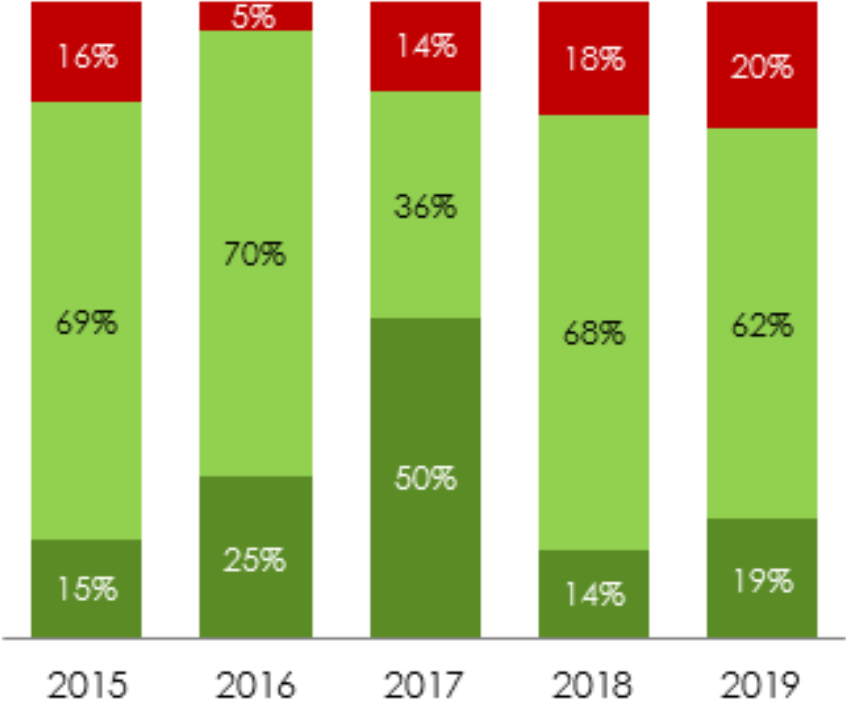
Dinamics of the components



Main factors to influence marker results in 2018

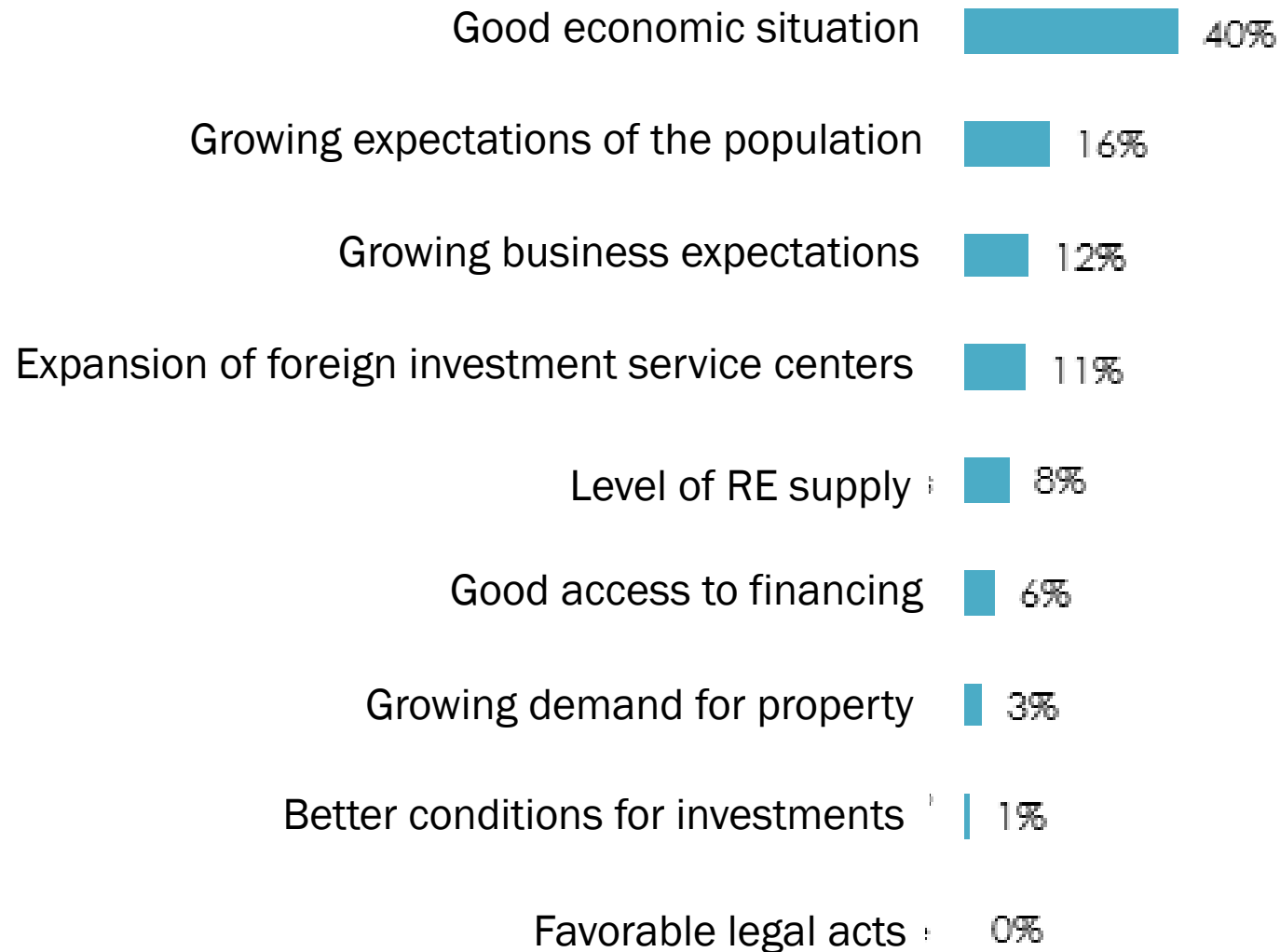


Evaluation of 2018 expectations

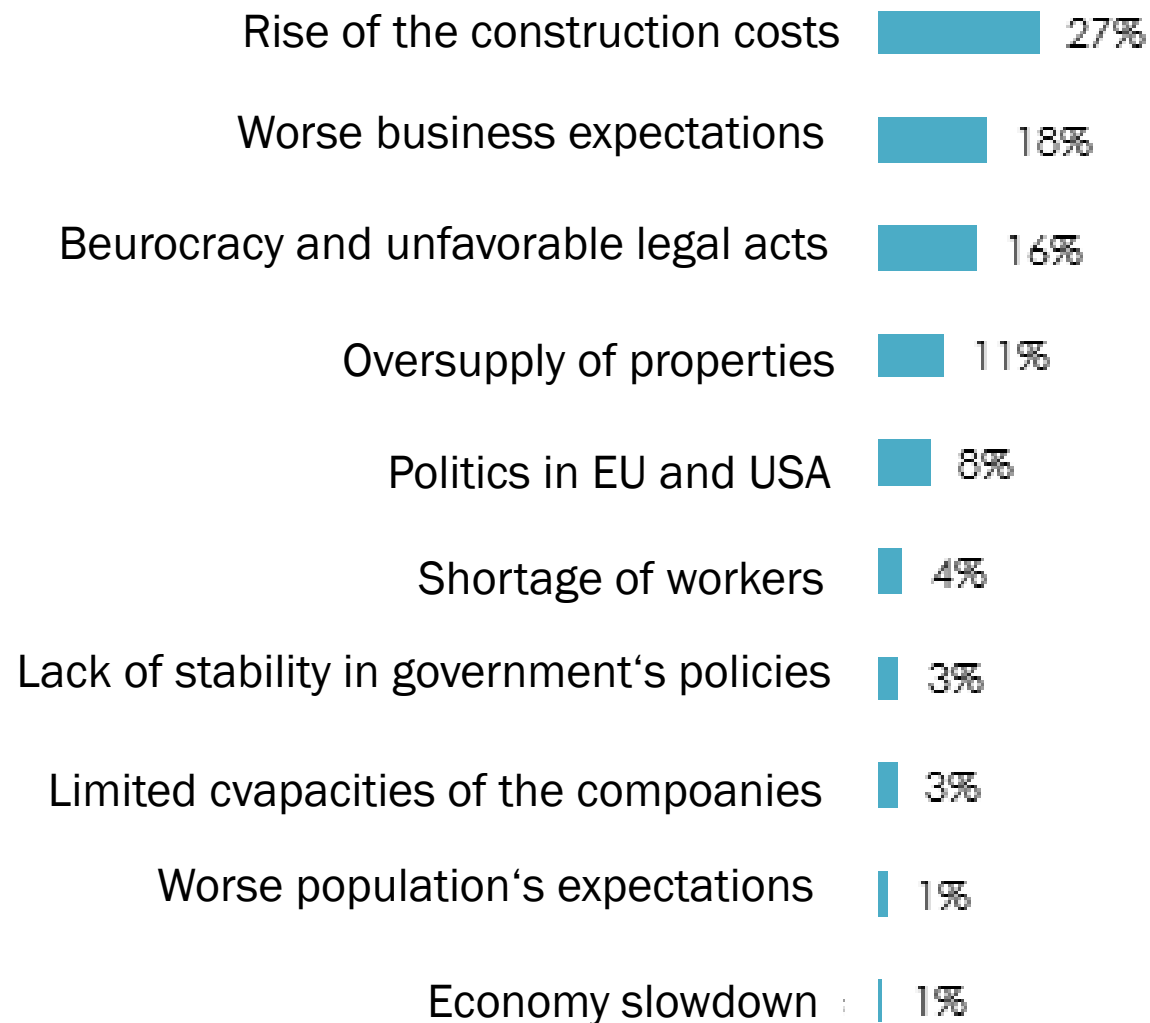


- Did not meet the expectations
- Met the expectations as planned
- Exceeded

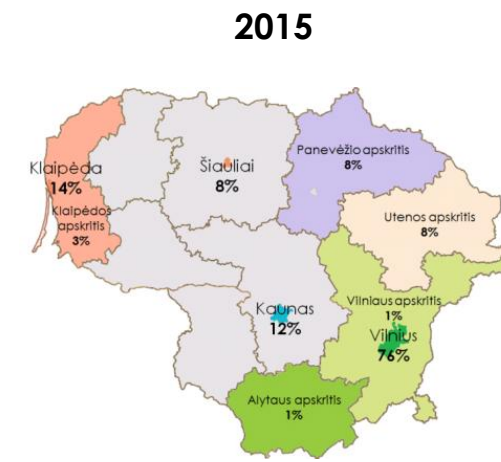
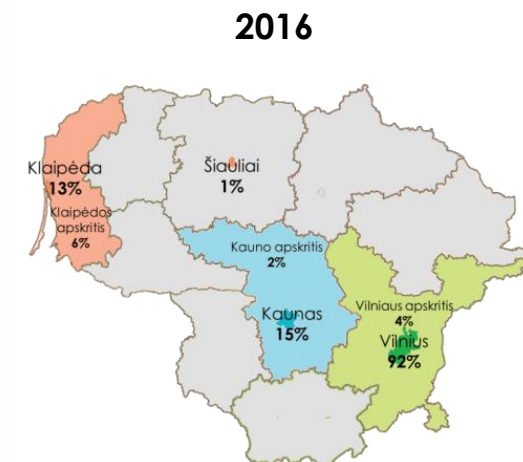
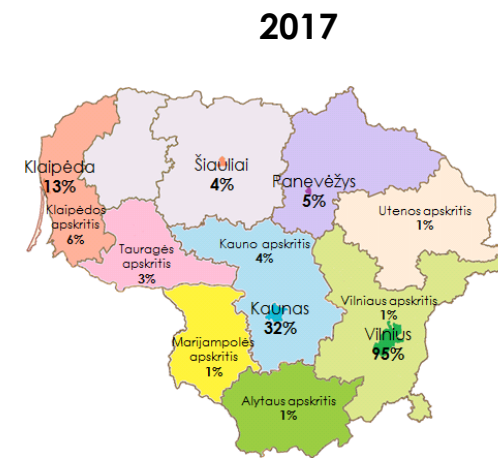
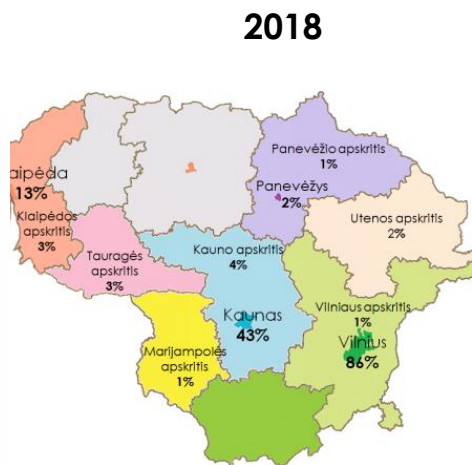
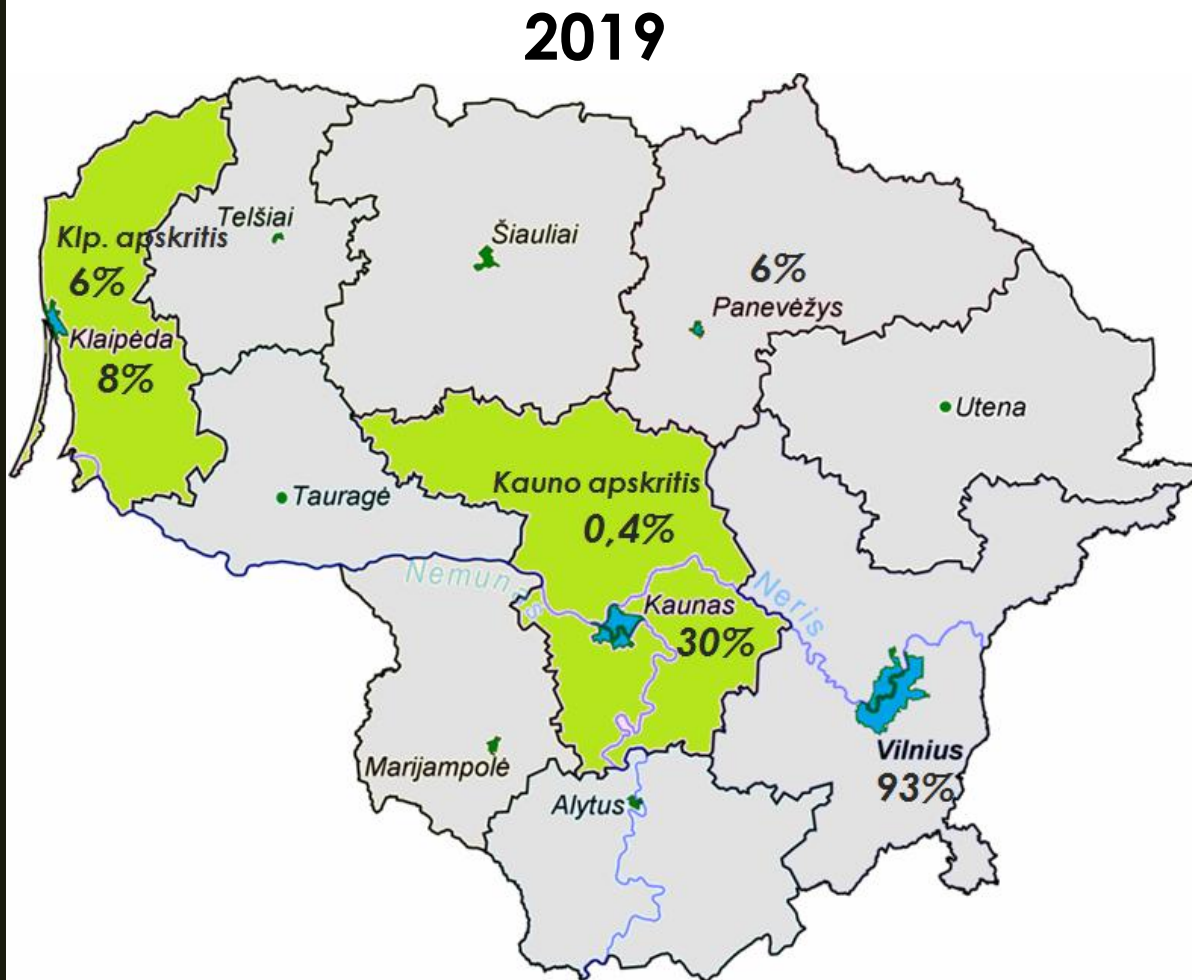
Main RE market growth drivers in 2019



Main barriers for RE market growth in 2019



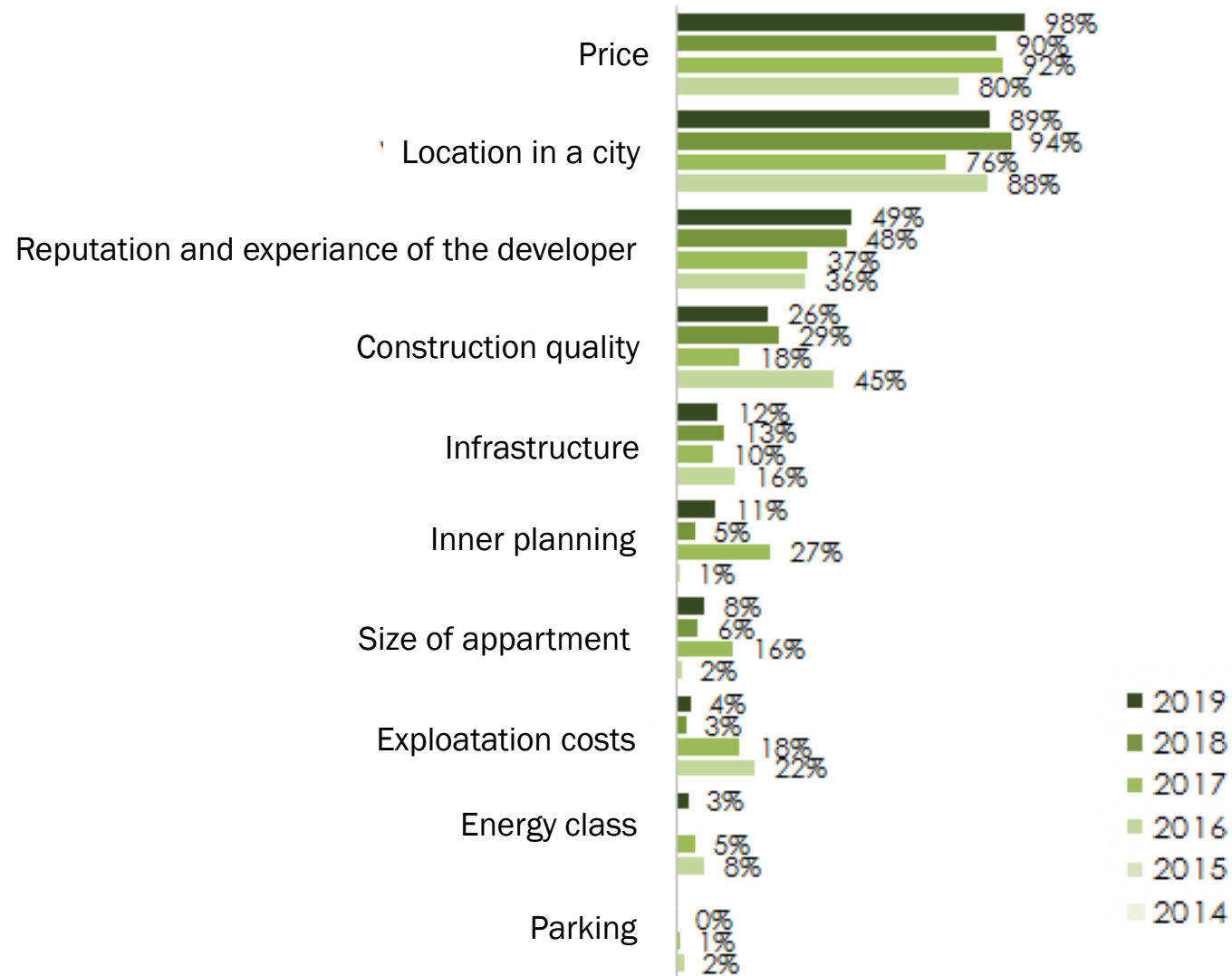
Planned projects geography



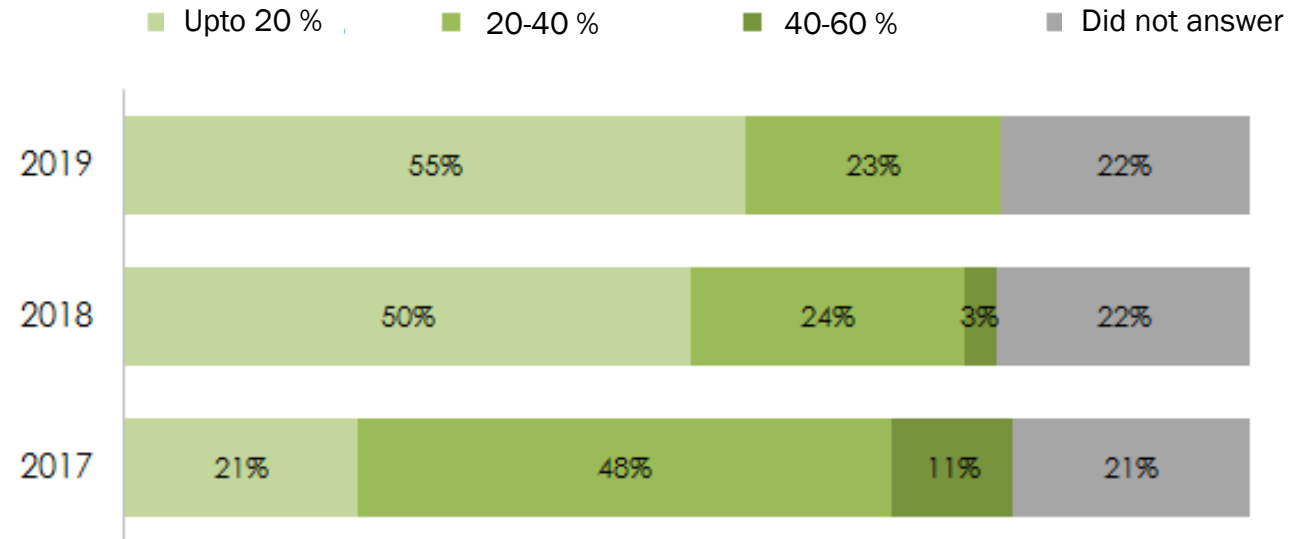
Residential developments



Housing choice criteria for 2019

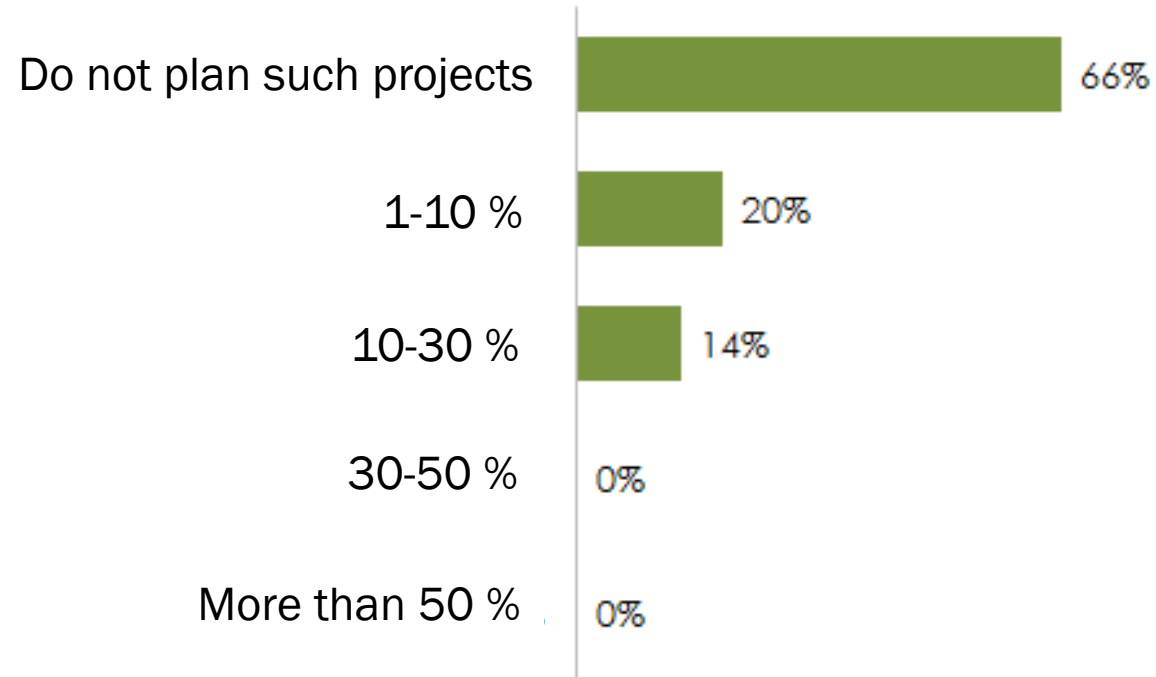


Housing sold for investors



co-living investment plans for 2019

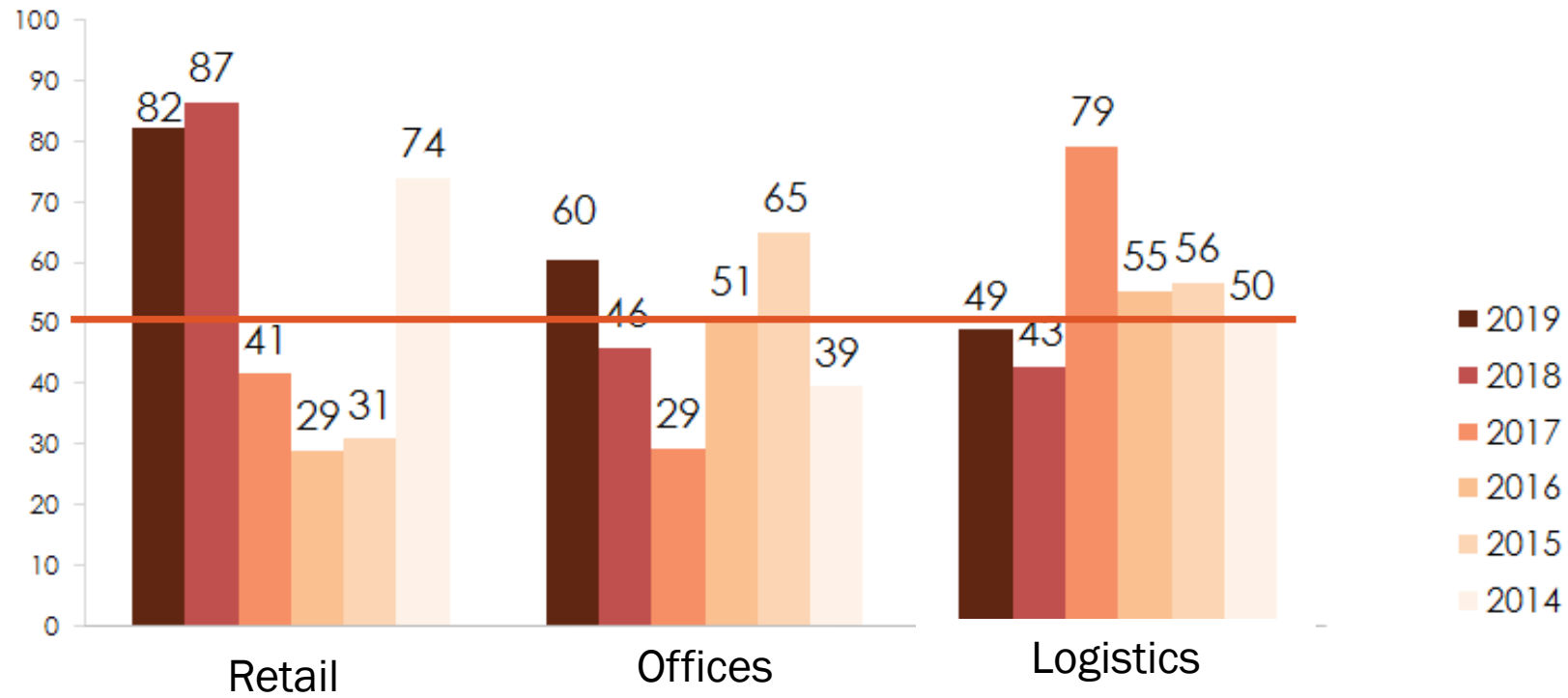
** Part of such projects in a development portfolio*



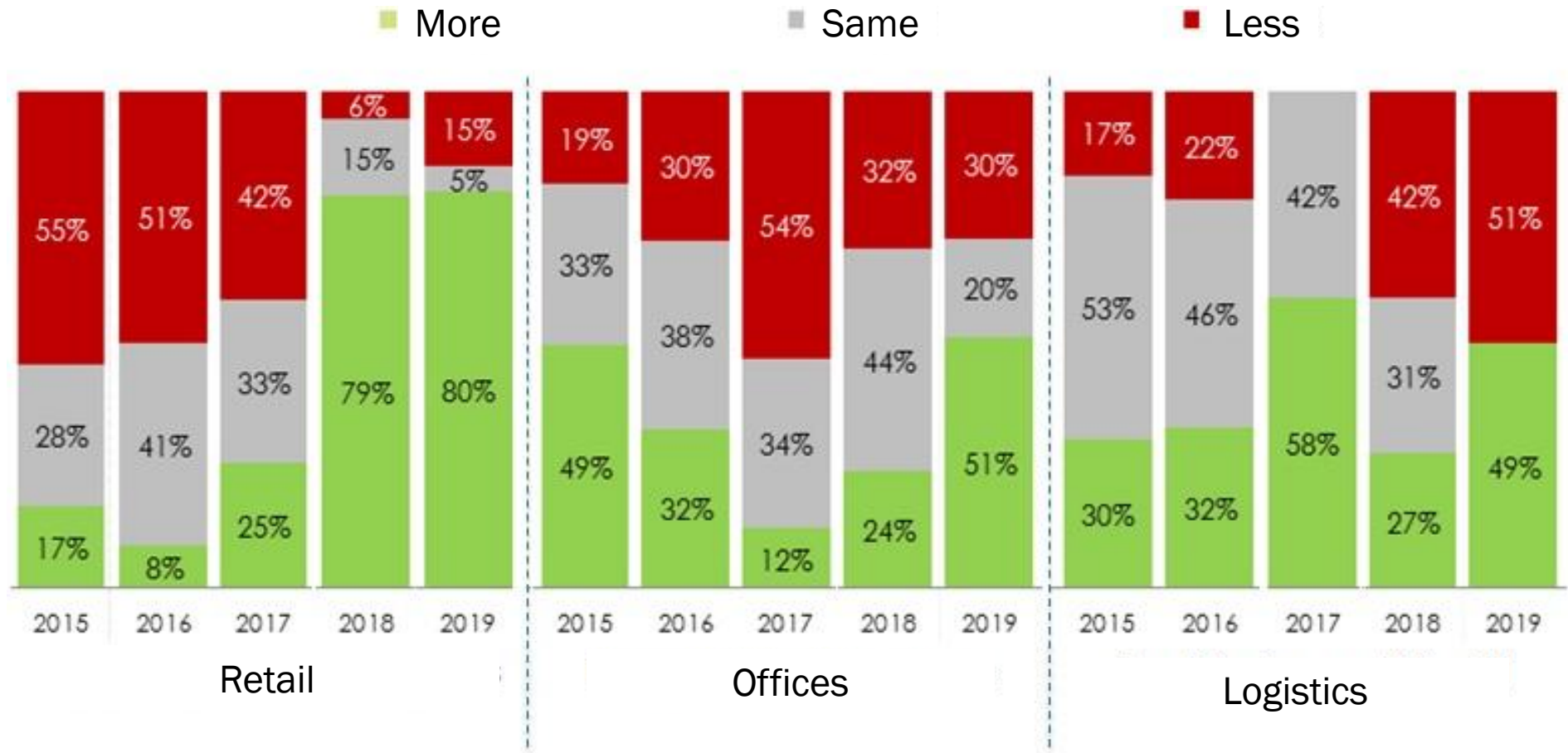
Commercial developments



Expectations for commercial property

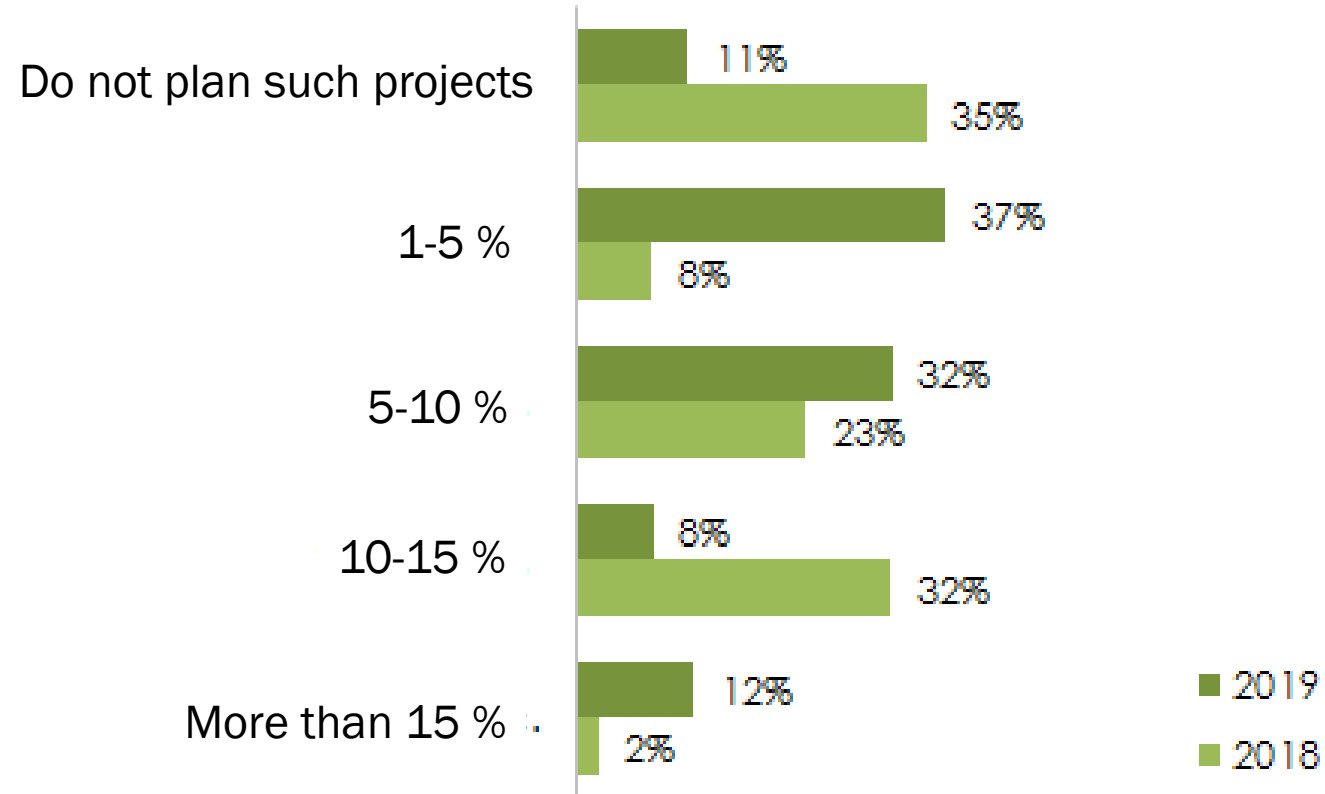


Expectations for commercial property



co-working investment plans for 2019

* Part of such projects in a development portfolio



Trends for European RE market



Emerging Trends in Real Estate®

Creating an impact

Europe 2019



Figure 1-2 Issues impacting business in 2019

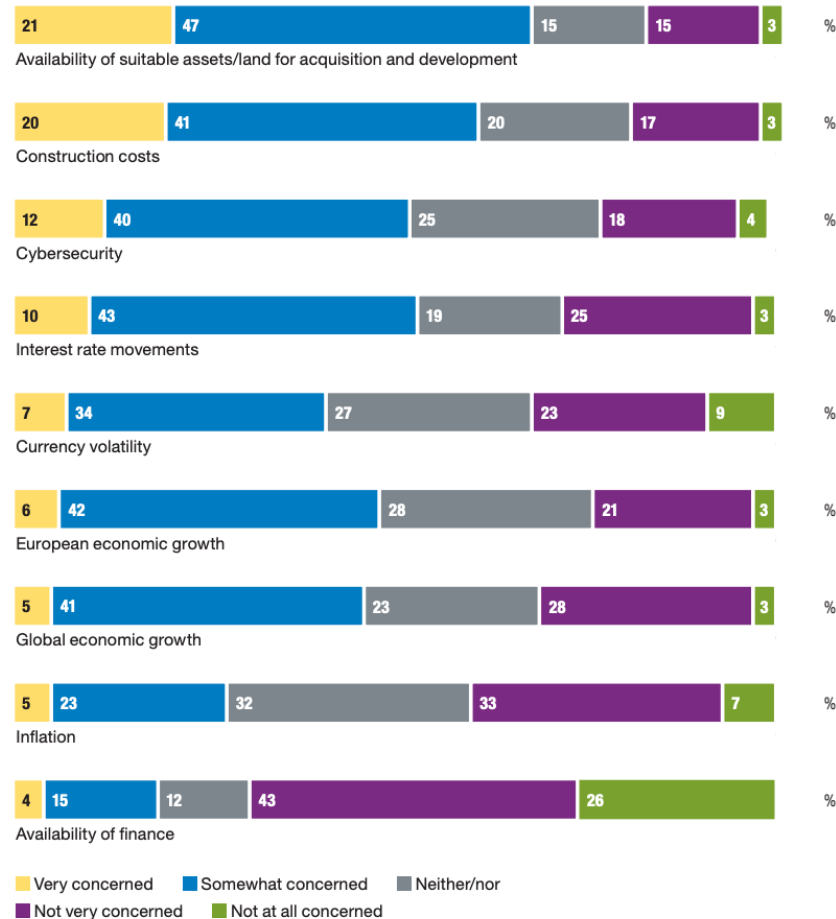
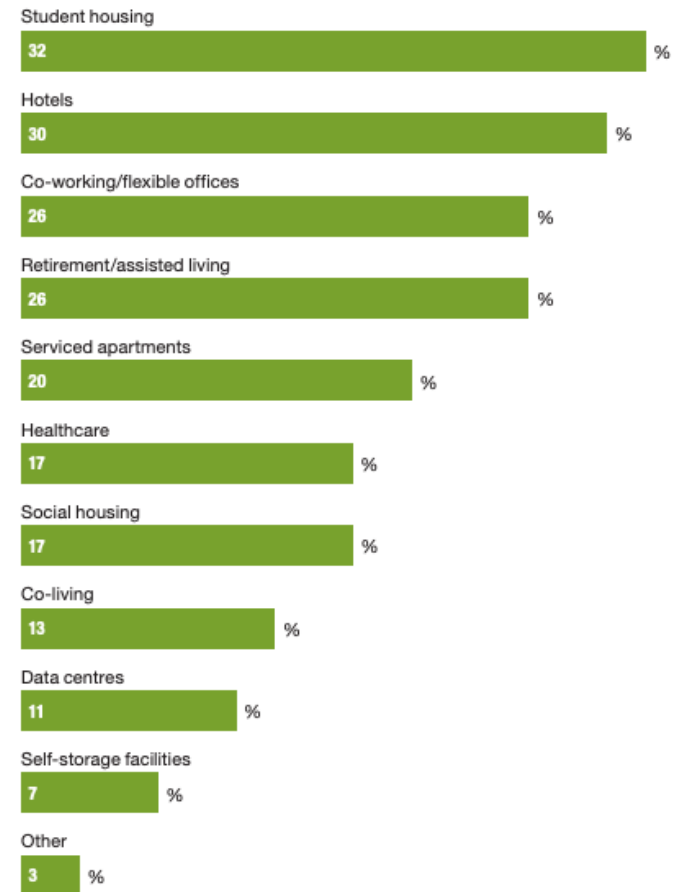
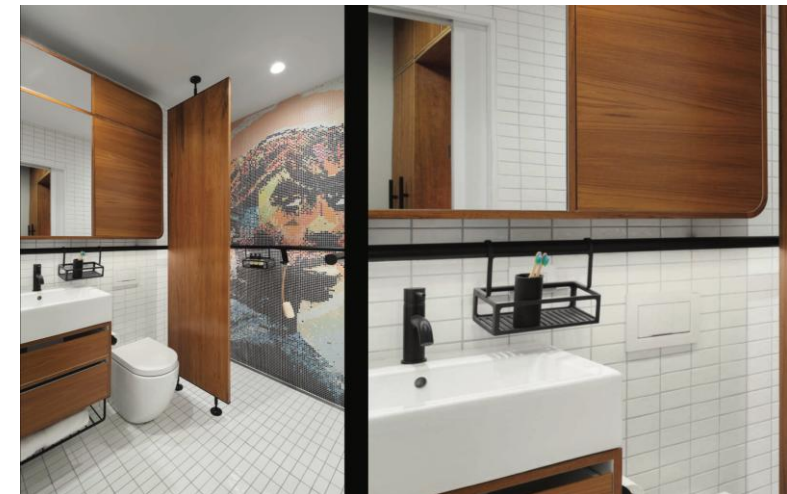


Figure 2-8 Niche sectors being considered in 2019

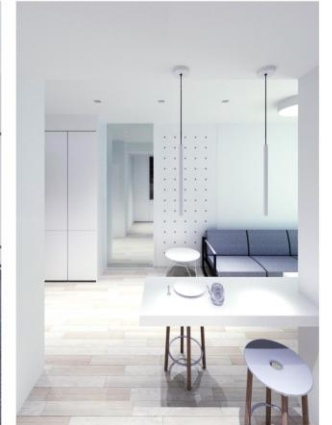
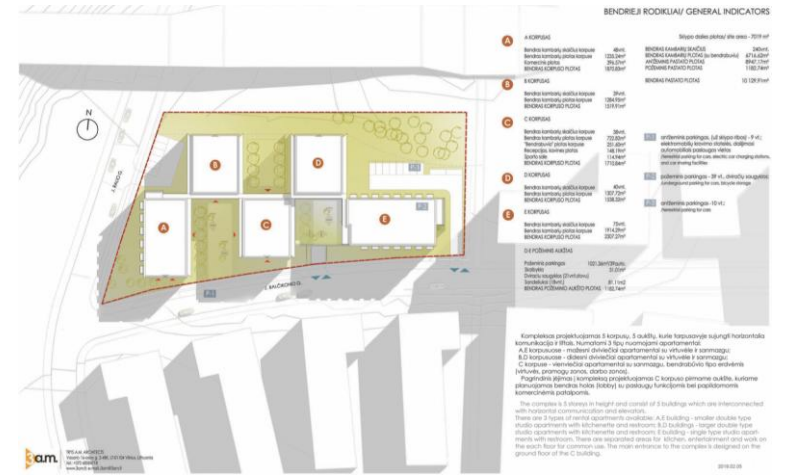


Trending in 2018-2020: *co-living and student housing*

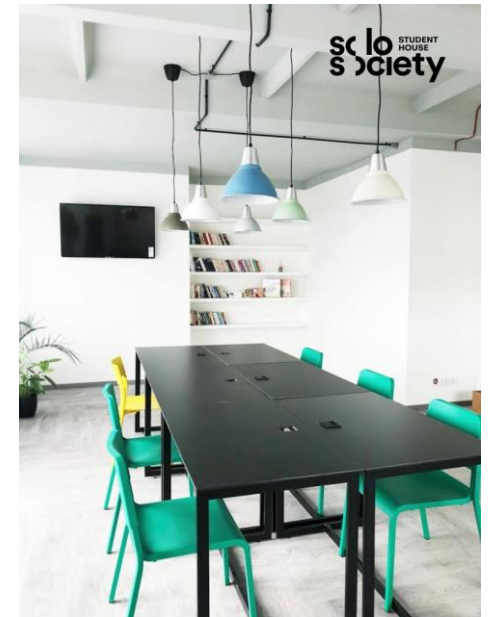


Liv_in Vilnius

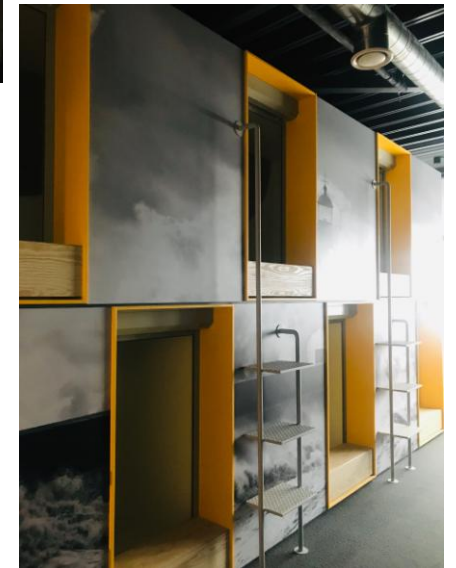
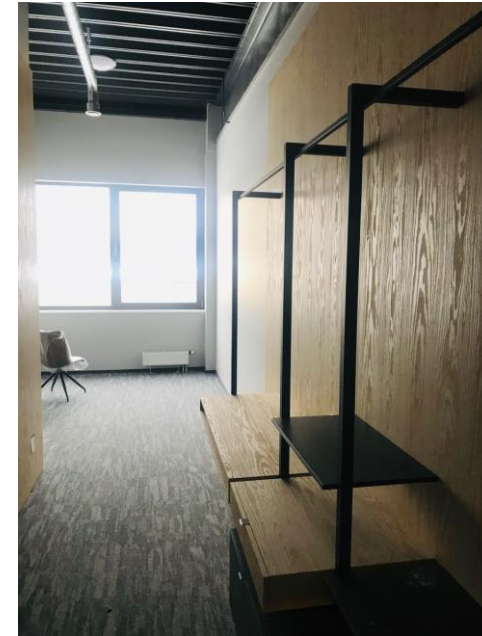
liv_in
vilnius



Solo Society in Kaunas



Lighthouse in Klaipėda



Main challenges for Lithuanian RE market 2019-2020

- Access to financing
- Limitations for development on the state's land
- Rise of the construction and material costs
- A+ energy class
- GDPR
- New master plans for the main big cities

Thank You for attention

