

Login Premium Content

Your e-mailaddress

Your password

Remember

[Forgot password?](#)

[Advertise here](#)



## PropertyEU Daily News 14 October 2014

### Top Stories

- ▶ [TH Real Estate targets €2-2.5 bn in acquisitions in 2014](#)
- ▶ [INTERVIEW: New powerhouse gets off to a flying start](#)

### Deal Watch

- ▶ [P3 strikes major logistics deal in Poland and Romania](#)
- ▶ [Savills brings Berlin's Allee centre to market](#)
- ▶ [Unicredit's €400m Milan HQ draws 80 bids](#)

### Market Watch

- ▶ [Patrizia to offer funds for private investors from 2015](#)
- ▶ [Spain's lending space less attractive as competition rises](#)
- ▶ [Unibail-Rodamco places €750m bond, announces new tender](#)

### Other News

- ▶ [HB Reavis in second London development buy](#)
- ▶ [Round Hill Capital sells Berlin resi package for €86m](#)
- ▶ [Foreign investors use REITs to catch the cycle in Southern Europe, says Savills](#)
- ▶ [Prelios signs partnership with brokerage group iCore Global](#)

### Archive

- ▶ [More articles in this category \(Market Watch\)](#)
- ▶ [Archive of newsletters](#)

## News archive

Search tool

Keywords



Home  
Office  
Retail  
Residential  
Logistics  
Hotels  
Student Housing

Investment Briefings  
Events Calendar

News Archive  
Digital Magazine  
Top Investors  
Deal Watch  
European Retail Atlas

Free Newsletter Registration  
Take a Free Trial  
Take a Subscription  
WebShop

## WHO'S WHO FIND REAL ESTATE PROFESSIONALS

Name	<input type="text"/>
Company	<input type="text"/>
City	<input type="text"/>
Sector	<input type="text"/>
Membership	<input type="text"/>

Find

Would you like to be found?

## Foreign investors use REITs to catch the cycle in Southern Europe, says Savills

Date: **13 October 2014**  
Category: **Deal Watch, Other News**

**The Southern European markets of Spain and Greece have seen a significant rise in commercial real estate investment in 2014 with half-year figures representing 88% of last year's overall investment volume total, according to agent Savills.**

Following an active year in 2013, Italy and Portugal markets had a slower first half in 2014, but are expected to match or even exceed last year's volumes.

Research from the international real estate advisor shows that investment levels in Southern Europe have been underpinned by buying activity from new and established REITs in these markets. In addition, Savills confirms that these investment vehicles have provided a platform for international buyers to achieve exposure in Southern Europe through indirect investments with figures showing that €820 mln and €2.55 bn were invested in Greek and Spanish REITs respectively by international investors in the past 12-18 months.

'REITs have provided a safe and efficient investment structure for overseas purchasers to enter the Southern European commercial real estate markets,' said Eri Mitsostergiou, director of European Research at Savills. 'In some cases, these investors do not know the local market well and the REIT vehicle provides them access to domestic players that are better positioned to expand and deliver effectively.'

Spain has reported the largest growth in investment activity, which increased by 168% in H1 14 compared to the same period in 2013 and this is set to continue with the country predicted to report a year-end figure almost double that of last year at more than €5 bn. Of the transactions completed so far in 2014, 21% was dominated by the new Spanish REITs (SOCIMIs) which have this year invested 44% in retail, 42% in offices, 8% in hotels and the remaining 6% in industrial. Madrid accounted for 52% of the SOCIMIs' investments with Barcelona seeing 35%.

In the Greek market the REITs, known locally as AEEAP, have accounted for 38% of investment activity over the past 18 months with offices representing 84%, retail accounting for 12% and the remaining 4% allocated to industrial.

In Italy just two REITs (SIIQs) currently exist; however Savills indicates that a change in regulation in the country promoted by the 'Unlock Italy' initiative as well as a focus on attracting foreign investment into the Italian real estate market, may spur IPO activity and the creation of more REITs, similar to the Spanish market. This increase in Italian REITs could open up opportunities for those international investors that may consider Italy to be a complex market to enter.

'REITs across Southern Europe have firmly established themselves as key and important investors in the commercial sector and this is something we expect to increase as these markets continue their recovery. We also foresee the demand from international investors using these vehicles to indirectly invest in these markets to maintain momentum,' Mitsostergiou concluded.

[Back](#)

---

**Related articles**

➤ [2014-10-23: Property investment could hit 7-year high in 2014: Savills \[MARKET WATCH\]](#)

---

[Print](#)

[Write to the editor](#)

[Send to a colleague](#)

---

**PROPERTYEU** ▶▶▶

Copyright © 2014  
All rights reserved

[About PropertyEU](#)

[Management Team](#)

[Contact](#)

[Copyright & Disclaimer](#)

[Real Estate links](#)

[Products](#)

[Corporate Membership](#)

[Advertise](#)

[Subscribe](#)

[Who's Who Registration](#)

[Who's Who Online](#)

[RealNext](#)

[Sitemap](#)

[Mobile site](#)

[YouTube](#)

[Twitter](#)

[WebShop](#)