



# Real estate development

Trends, reality and future.

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# Distribution of investments by sectors in Lithuania (2010-2013 ).

**52%**  
648 mln. LTL



**Prekybinės**  
**Commercial**

**38%**  
465 mln. LTL



**Biurai**  
**Offices**

**10%**  
119 mln. LTL



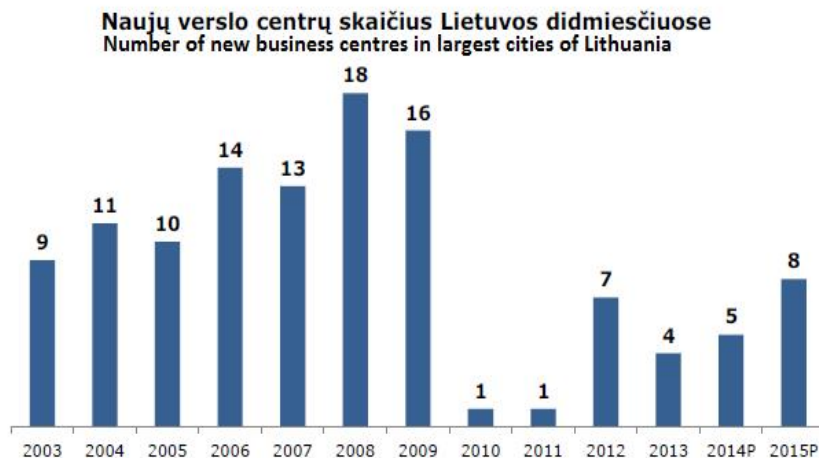
**Sandėliavimo /**  
**Gamybinės**  
**Storage / manufacturing facilities**

Šaltinis: Ober Haus nekilnojamas turtas

# Commercial real estate market in Lithuania



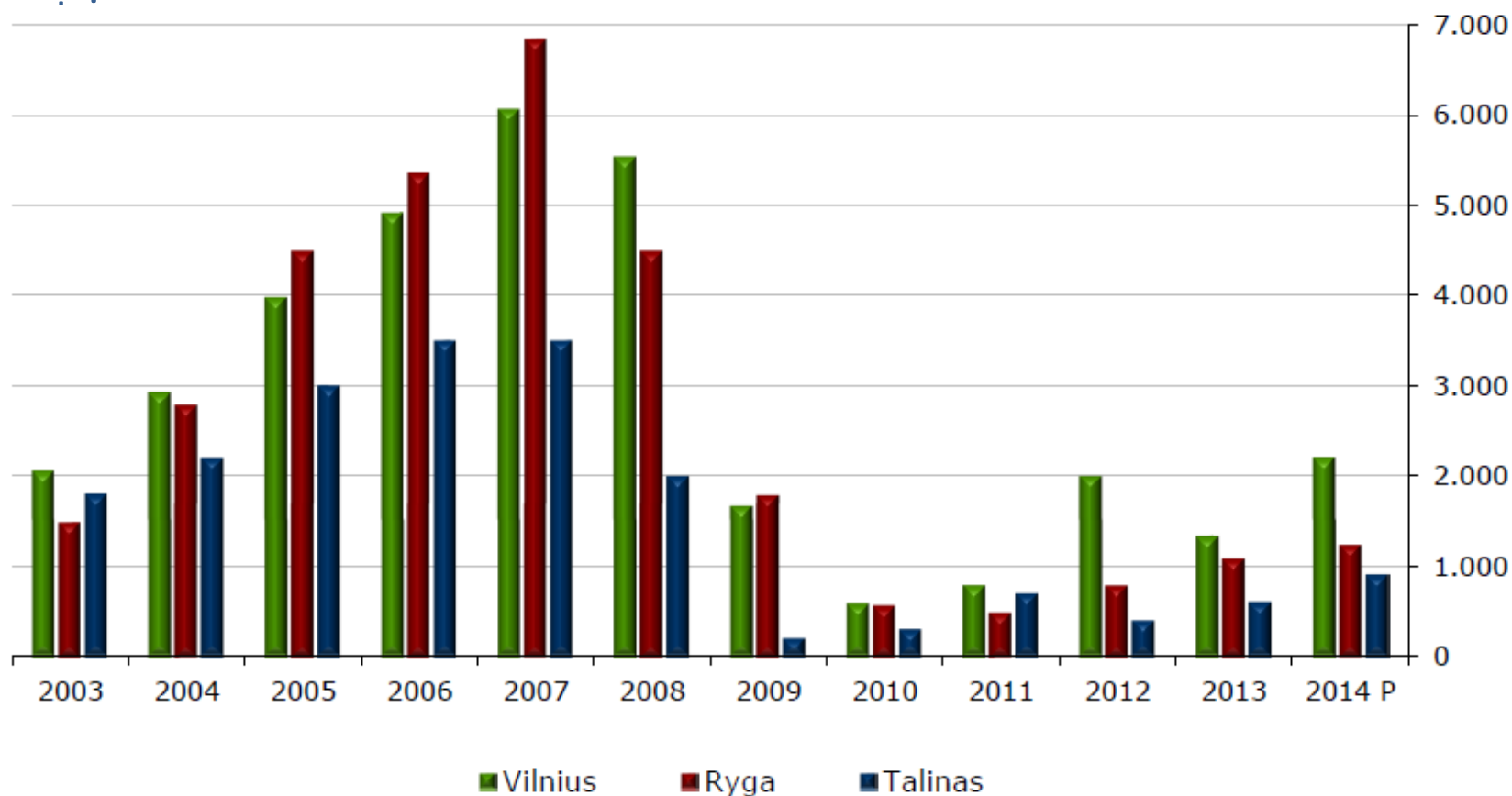
Prekybos centras: virš 5,000 m<sup>2</sup>  
nuomojamo ploto, virš 10 nuomininkų



Šaltinis: Ober Haus nekilnojamas turtas

# New build flats

Vilnius further successfully dictates the pace of construction of new apartments not only in Lithuania, but also between all Baltic

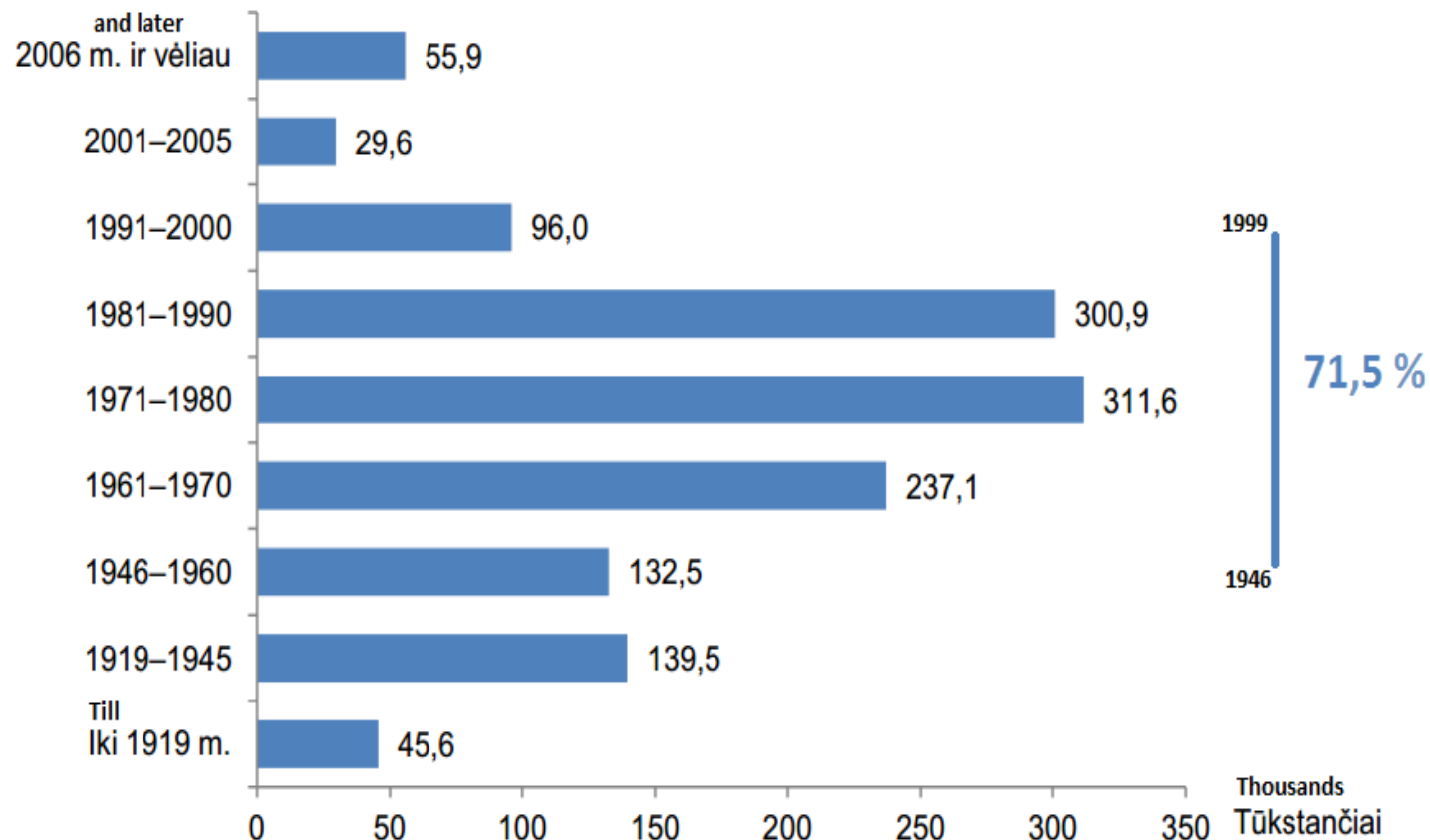


# We are nation of owners

**96.6 %** of the  
population **owned**  
**homes**, 1.4 percent of  
homes owned the state  
or the municipality, 0.3 -  
private legal persons



# Lithuanian house market

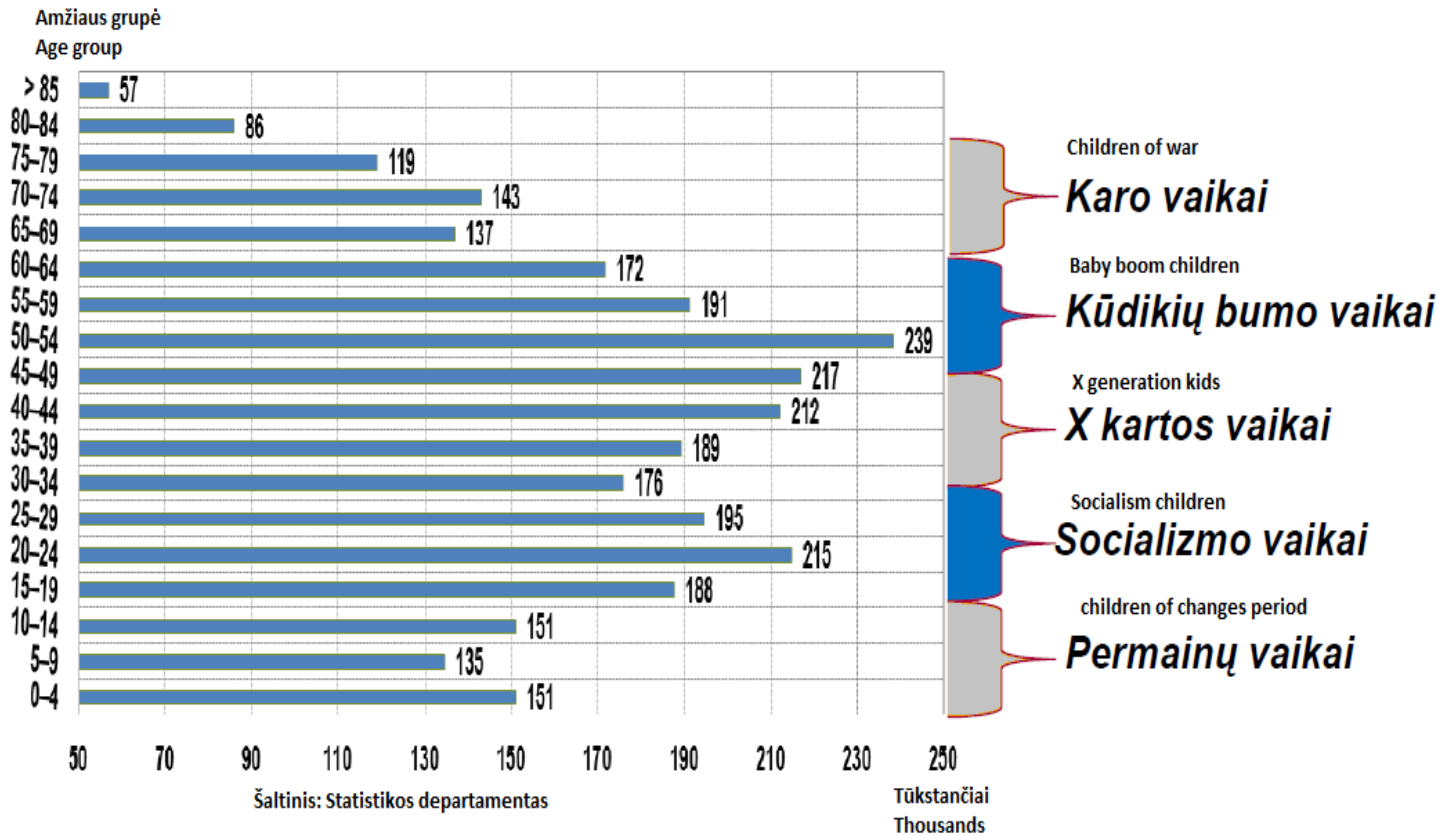


Šaltinis: Statistikos departamentas

# Young people land

In Lithuania in 2013  
were 371 thousand  
people 25-34 years  
age, and this  
number will grow !

# Lithuanian demographic pyramid (2013)





# Young people needs home

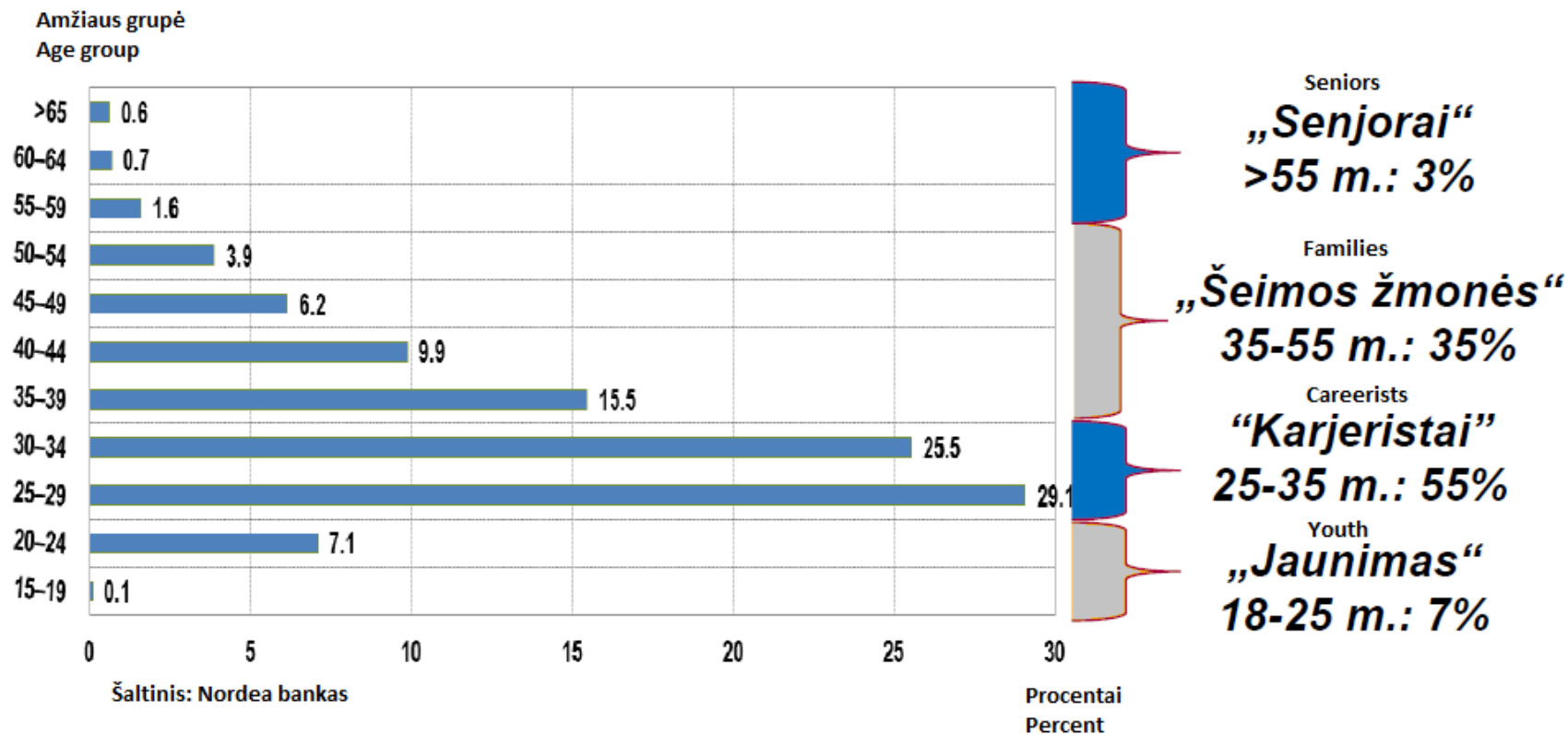
Only 27 proc. 25-  
34 year old  
people have their  
own home



# Mortgage loans takers

The most active  
mortgage loans  
take 25-35 years  
old people

# Mortgage borrowers



# Trends of new residential projects

- Concentrate in capital of Lithuania – Vilnius
- Regenerate commercial activity territories near or in old town zone
- Orientates on market and customer needs 30 - 55 sq. m. 200 000 – 300 000 Lt price and more

# New project examples

Selvaag LT – Oslo namai





# New project examples

## Santariškių namai





# New project examples

## Loftas – “Loft town”





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