

# MASTERDAM

## 4 PREDICTIONS FOR 2017

### 1) PRO-EUROPEAN MAJORITY IN DUTCH PARLIAMENT TO REMAIN

Anti-European populist parties are expected to be the big winners in the Dutch General Elections on March 15th. However, chances are slim that right-wing PVV and left-wing SP will secure majority. The parliament will be even more fragmented than before but any concerns about a “Nexit” will subside. This will have a positive impact for the Netherlands as an international business hub and investment destination.

### 2) INCREASING APPETITE FOR SECONDARY ASSETS

Positive prospects for the Dutch economy coupled with intensive competition for prime assets will lead to increasing interest for good secondary assets with value-add potential in major cities and regional centers. Office and residential sectors to benefit most from this trend.

### 3) STRATEGIC JOINT VENTURES IN RESIDENTIAL DEVELOPMENT

Dutch residential will continue to benefit from rising occupier demand, strong investor appetite and low interest rates. Lack of suitable product will inevitably lead to strategic joint ventures between strong residential developers and long-term real estate investors.

### 4) RUSSIA BACK ON THE MAP

Despite the controversies, Russia will be back on the map for investors. De-escalation in Syria, increasing commodity prices and a seemingly more friendly US government will support the gradual recovery of the Russian economy. This will create opportunities for foreign investors in the real estate sector, who see growth potential and seek higher returns.