Overview

The economy remains in recession and prospects of a swift recovery appear elusive. Since the agreement of the third adjustment programme in August 2015, the government has enjoyed cross-party support and has successfully pushed two sets of reforms through parliament. The next set of planned reforms have faced more sustained opposition, however, and many challenges remain to get the economy back on a more sustainable footing.

Domestic demand expected to weaken further

The IMF is maintaining the pressure on the government to accelerate fiscal consolidation in order to achieve the programme target of a primary budget surplus equal to 3.5% of GDP in 2018. This means €5.7bn of additional tax increases and spending cuts, pension reforms and mortgage resolutions will hit consumers hard in 2016, with spending expected to fall by 1.2%, before gradually stabilising in 2017. The business environment remains very weak, with the continued imposition of capital controls and other restrictive measures undermining confidence. Both the import and export sectors have been hit hard by these capital controls, with imports falling by 6.9% in 2015, while exports fell 3.7%. Both sectors are expected to shrink even further in 2016. Fixed investment is forecast to contract by 8.9% in 2016 and is not expected to pick up until 2019 at the earliest.

Difficult reforms still ahead

While the government has made some progress on the reforms as stipulated in the August adjustment programme, it is facing strong opposition on other reforms that have the potential to heavily impact on households. These include further cuts in pension entitlements, higher social security contributions, tax increases for farmers and the resolution of non-performing loans for SMEs and primary home mortgages. Greece has previously benefited from disagreements between its creditors on how it could best satisfy the terms of the bailout, but all of Greece's creditors came to a compromise in March. What this means is that Greece is going to face intense pressure for additional fiscal tightening, but also that debt restructuring will be considered in order to reduce Greece's debt service costs. In summary, the medium term outlook for Greece remain highly uncertain and the prospects of a sustained recovery appear some way

MARKET INDICATORS

Market Outlook

GDP: Weakening further in 2016 as the pace of fiscal

tightening is increased

Inflation: Expected to remain negative in 2016, but prices may start to gradually rise in mid-2017.

The ECB continues to pursue ultra-loose monetary

Interest rate: policy and may cut interest rates further.

Weak job creation, with the unemployment rate Employment:

expected to rise further.

Economic	Summary
----------	---------

ECONOMIC INDICATORS	2013	2014	2015 ^E	2016 ^F	2017 ^F
GDP Growth	-3.1	0.7	-0.3	-1.2	0.0
Consumer Spending	-2.5	0.7	0.3	-1.2	0.1
Industrial Production	-3.2	-2.0	0.7	1.2	1.0
Investment	-9.3	-2.6	0.9	-8.9	-4.7
Unemployment rate (ILO%)	27.5	26.5	25.0	24.6	24.4
Inflation	-0.9	-1.3	-1.7	-0.1	8.0
USD/EUR (average)	1.28	1.33	1.33	1.11	1.07
USD/EUR (end-period)	1.32	1.38	1.21	1.09	1.05
Interest Rates: 3-month (%)	0.3	0.1	-0.1	-0.3	-0.2
Interest Rates: 10-year (%)	8.6	9.6	8.1	8.4	8.3

NOTE: *annual % growth rate unless otherwise indicated. E estimate F forecast

Source: Oxford Economics Ltd. and Consensus Economics Inc

Economic & Political Breakdown

Population 10.8 million (2015) **GDP** US\$ 194.8 billion (2015) -7.2% of GDP (2015) Public Sector Balance **Public Sector Debt** 176.9% of GDP (2015) -0.1% of GDP (2015) Current Account Balance

Parliament Syriza and Independent Greeks

Prokopis Pavlopoulos President

Prime Minister Alexis Tsipras

Election Dates February 2019 (Parliamentary) March 2019 (Presidential)

Economic Activity



This report has been produced by Cushman & Wakefield LLP for use by those with an interest in commercial property solely for information purposes. It is not intended to be a complete description of the markets or developments to which it refers. The report uses information obtained from public sources which Cushman & Wakefield LLP believe to be reliable, but we have not verified such information and cannot guarantee that it is accurate and complete. No warranty or representation, express or implied, is made as to the accuracy or completeness of any of the information contained herein and Cushman & Wakefield LLP shall not be liable to any reader of this report or any third party in any way whatsoever. All expressions of opinion are subject to change. Our prior written consent is required before this report can be reproduced in whole or in part. ©2016 Cushman & Wakefield LLP. All rights reserved

Nicky Simbouras

Managin Director

154A, Sevastoupoleos street, Athens, 115 26, Greece

Tel: +30 210 7480852

nicky.simbouras@proprius.gr

cushmanwakefield.com / proprius.gr