



As property investors we are always looking for the new 'thing', the next market, the start of a property boom where prices rocket along and make us all huge returns and gains. These are always found in emerging property markets, and Estonia is one of the fastest growing emerging property markets in Europe, and one of the most successful economies in the world. We have strong reasons to believe that Estonia is by far one of the best investment opportunities in terms of return, ease, security and numerous other reasons, all of which are explained below.

### LOW RISK

- EU membership – decreased regulation and easy process
- Euro entry - planned for 2009/10
- Low corruption levels with clear transparent business
- Low cost of living
- English freely spoken by all professional people
- Government notary process handles buying process
- Stable political and social environment

### HIGH GROWTH

- EU funding, huge amounts since entering EU in 2004
- Rising wages at 10% per annum
- Favourable lending conditions with low interest rates
- Demand exceeds supply
- Local passion for owning property
- Growing economy, GDP of 9.1% average for last 5 years
- Rising construction costs
- Low tax environment, flat rate of 22% reducing to 20% by 2009
- Increase in tourism generating huge revenue
- Relationship with Nordic neighbours = huge Foreign Direct Investment (FDI) money into Estonia

### KEY DRIVERS – WHAT'S REALLY GOING TO MAKE THE PROPERTY PRICES GROW

These are the real, main key drivers that will fuel the property market at record growth levels for not only the next few years but also well into the next 10 years as Estonia comes up to the levels of traditional western European countries.

- Rising wages
- Better lending
- Local Passion for owning property
- Growing Economy and Foreign Direct Investment (FDI)