

THE EXECUTIVE IS «SURPRISED» BY THE DATA

Foreign real estate investment increases by 48% to 378.5 million euros

Minister Conxita Marsol acknowledges that this increase exceeds the Government's forecasts

DEPARTAMENT D'ESTADÍSTICA



Foreign real estate investment increases by 48% in 2024 and reaches 378.5 million euros.

EL PERIÒDIC
ESCALDES - ENGORDANY

The Department of Statistics published this Thursday the data relating to foreign investment corresponding to the year 2024, which show an uneven evolution according to the type of registration analyzed. The total number of foreign investment applications processed last year experienced an increase of 28.5% compared to 2023, with an initial investment declared of 300.7 million euros, which represents an increase of 6.8% year-on-year.

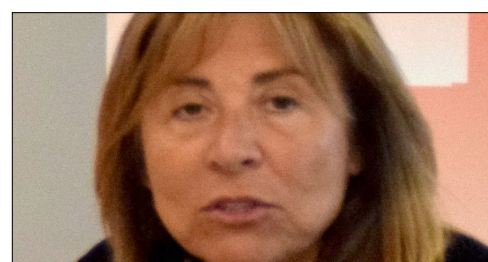
Despite this increase in applications submitted, the number of formalized investments, that is, those that have been authorized and officialized before a no-



CONXITA MARSOL

MINISTER OF ECONOMY AND HOUSING

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tary, has registered a notable decrease. Specifically, 278 fewer applications were formalized than the previous year, representing a reduction of 35.0%. Consequently, the volume of investment effectively formalized stood at 150.9 million euros, 34.8% less than in 2023. The main recipient sectors were the services sector, with 71 million

euros, and the property sector, with 35 million.

Regarding foreign real estate investment, the data show a significant increase. During 2024, 541 operations were registered, an increase of 25.8% compared to 430 in 2023. This increase is attributed to the entry into force of Law 3/2024 on the tax on foreign real estate investment,

which also obliges residents of less than three years to formalize this type of application.

Regarding the economic value of these real estate operations, the total invested in 2024 amounted to 378.5 million euros, which represents an increase of 48.0% compared to the previous year.

In addition, the Minister of the Presidency, Economy, Labor and Housing, Conxita Marsol, has admitted that this growth in foreign real estate investment was not the scenario that the Executive had anticipated. Marsol indicated that the tax on foreign real estate investment, in force since February 2023, aimed to contain foreign investment activity in this area, although without stopping it. «We have always said that we do not want to stop foreign investment, but we did expect a limitation,» explained the minister.

For this reason, Marsol recalled that the Government has promoted additional measures through the Sustainable Growth and Right to Housing Law - known as the Omnibus Law -. It should be remembered that one of the objectives of the law is to establish quantitative limitations on real estate acquisitions by foreign investors. «Now there will not only be a tax, but there will also be a cap and it will be limited,» said the minister. ●

RECONCILIATION OF POSITIONS

Desire to rectify the union action law, with consensus proposals

Cadena emphasizes that work is being done in July to add employee representation to companies

EL PERIÒDIC
ESCALDES-ENGORDANY

After a tug-of-war that has persisted for more than five years, the modification for the union and employer action law and collective agreements is already beginning to clarify a series of common points and some possible agreement that the Minister of the Presidency, Economy, Labor and Housing, Conxita Marsol, has recognized this Thursday, based on the proposals

that have been analyzed in the Economic and Social Council (CES). In this regard, she said that there is an «optimism» in the shared desire to facilitate worker representation in companies: «Everyone understands that this is favorable for all parties and for the country in general,» she said.

Going further, the head of the economic portfolio said that two proposals were put on the table today, «one by the employers and the other by the union,» and that in view of the next CES meeting in July, the points of agreement will have to be presented in order to definitively close them, while those who are not aligned «will have to continue working with the lawyers in order to reverse them if possible.» A series of specific points that the minister could not reveal, but that if they were favorable and agreed upon, «could modify the law named in a first phase,» which could obtain more reforms.

On behalf of the Andorran Bu-



A moment captured from the meeting of the Economic and Social Council held this Thursday afternoon in the Government's administrative building.



CONXITA MARSOL

MINISTER OF ECONOMY AND LABOR

«We celebrate that there has been this progress in the positions. They will have to be defined in July to be able to finally close them»

siness Confederation (CEA), its president, Gerard Cadena, recalled some of the modifications that were debated today in order to establish new company agreements and how to add more worker representatives to them: «The unions have sent us a serious and proposals that we have to finish studying. For our part, we have looked at how to sup-

GABRIEL UBACH

GENERAL SECRETARY OF THE USDA

«In Andorra, it starts with sectoral committees that do not first go through the ratification of the union delegates»

port, although it does not correspond to our competence, a greater representation of companies. There are now some proposals agreed upon by both parties, but our Board of Directors must assess them first and this will in principle take place next week», stated the person in charge of the CEA.

So that once this «minimum»

agreement is concluded, as Cadena has called it, it will be taken back to the CES and if it validates it, it will send it to the General Council to be able to make the legislative modification. «The first of all, however, will be the works committee, since everything is referred to these negotiations», he mentioned. Finally, Gabriel Ubach, general secretary of the Andorran Trade Union (USDA), has emphasized the security that union laws should provide: «Normally, they start by establishing agreements that are made by union delegates, with which the company committees are later formed. In the Principality, they start with the sectoral ones, this being their only guarantee.» ●