Slovenia - Ljubljana

Key Performance Indicators

Prime Yield
7.00%
Expected Investment Returns
Change YonY: -25 bps

Prime Rent
€ 20.50
Monthly, per sq m
Change YonY: 2.5%

Average Rent
€ 17.50
Monthly, per sq m
Change YonY: 2.9%

Office Investment Volume
€ -
In Ljubljana during Q2 2026
€ 50M (Rolling 12 months)

Take Up
3K
Square Meter
6K Year2Date

Vacancy Rate
3.01%
Percentage of Stock vacant
Change YonY: 117 bps

Completions
-
Square Meter
46K Year2Date

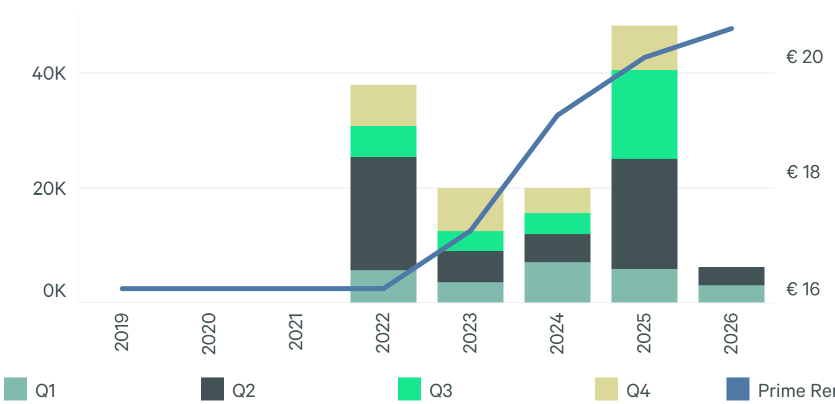
Total Stock
697K
Square Meter
676K Occupied Stock

(Forecast) Completions
61K (2026)
Square Meter
33,000 (2027) // 20,500 (2028)

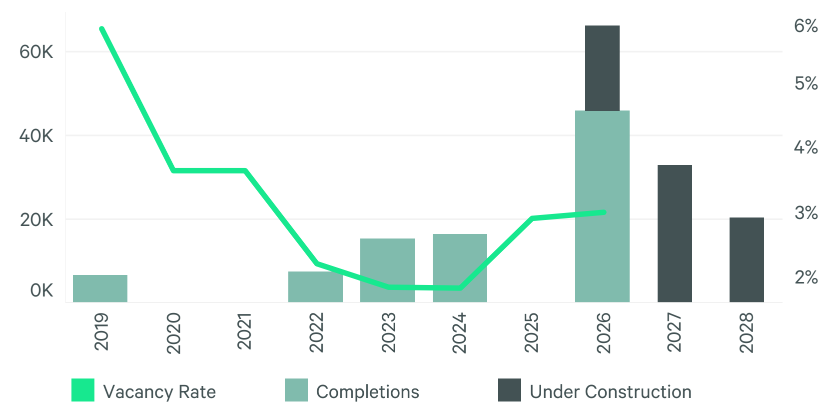
Office stock in Ljubljana remained unchanged during the second quarter of 2026. The most recent additions were delivered in the first quarter, when two projects significantly expanded the city's modern office stock. The Vilharia project in the city centre brought around 36,000 sq. m. of modern office space to the market, while the L33 Business Building, situated in the Jarše BTC City area, delivered approximately 10,000 sq. m. of new office space. After these completions, Ljubljana's modern office stock reached approximately 697,000 sq. m., with 47% classified as Class A and 53% as Class B space.

During the second quarter of 2026, rental levels across Ljubljana's office market remained same, with prime office rents averaged Eur 20.5 per sq. m. per month, while rents for secondary office assets ranged between Eur 12.5 and Eur 15.0 per sq. m. per month. Over the same period, the vacancy rate also remained stable at 3%. Low vacancy rate is reflection of continued demand despite some occupiers gradually reducing their space requirements. A key trend in Ljubljana's office market is the continued emphasis on ESG principles, with an increasing number of developers and occupiers actively incorporating sustainability initiatives into their business strategies.

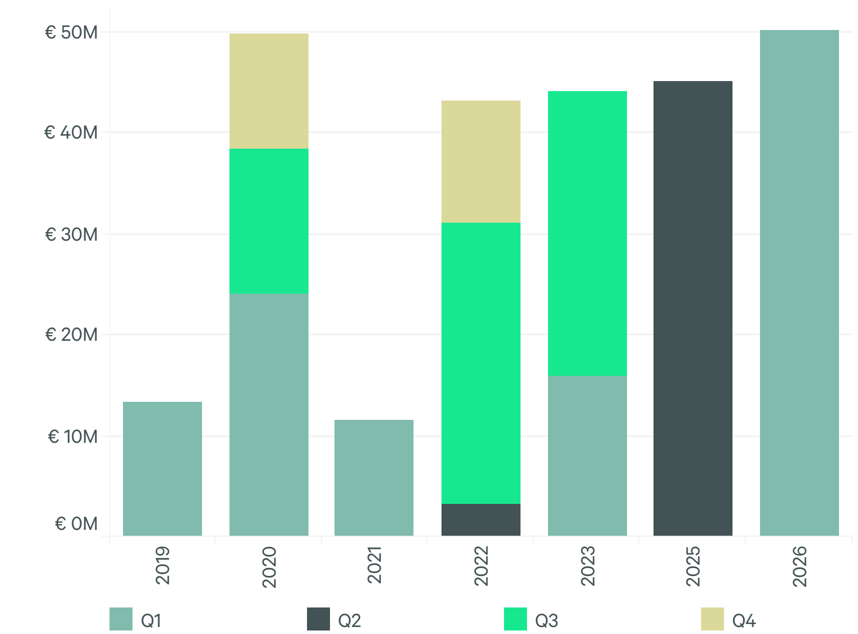
Market Trend (Take-Up | Prime Rent)



Development Activity (Completions | Vacancy Rate)



Ljubljana Office Investment Volumes



Note: 2026 annual numbers till 6/30/2026

Ljubljana's office market is poised for further expansion in the coming period, with 9% year-on-year increase in total stock expected by the end of the year. Development activity is also gaining momentum in the wider Ljubljana area, highlighted by the launch of the WestLink Campus. In addition, following a change in ownership structure, the former Mercator building on Dunajska Street will shift from owner-occupied use to speculative stock, contributing roughly 5,000 sq. m. of additional office space by the end of 2026.

While this development momentum will extend into 2027, delivery volumes are expected to moderate, resulting in a more modest 3% increase in overall supply. Among the key upcoming schemes is the Emonika mixed-use development, set for completion across 2027 and 2028, which will introduce 35,500 sq. m. of office space across two buildings. The PC Brdo project, strategically positioned along the western ring road, will add approximately 18,100 sq. m. Another notable pipeline project is the Severnica Tower in the Šiška area, expected to provide around 26,000 sq. m. of new office space. Although vacancy has edged up slightly and may increase further as new supply comes on stream, prime rents are expected to remain under upward pressure, supported by the higher quality and positioning of incoming developments, which continue to push headline rental levels higher.

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