CBRE

Slovakia - Bratislava

KEY PERFORMANCE INDICATORS

Prime Yield

6.25%

Expected Investment Returns

Change YonY: +25 bps

Prime Rent

€ 22.00

Monthly, per sq m

Change YonY: +7.3%

Average Rent

€ 16.00

Monthly, per sq m

Change YonY: +3.2%

Office Investment Volume

€ 91M

In Bratislava during Q2 2026

€ 229M (Rolling 12 months)

Take Up

25K

Square Meter

50K Year2Date

Vacancy Rate

13.42%

Percentage of Stock vacant

Change YonY: -98 bps

Completions

0K

Square meters

0K Year2Date

Total Stock

1,755K

Square meters

1,519K Occupied Stock

(Forecast) Completions

17K (2026)

Square meter

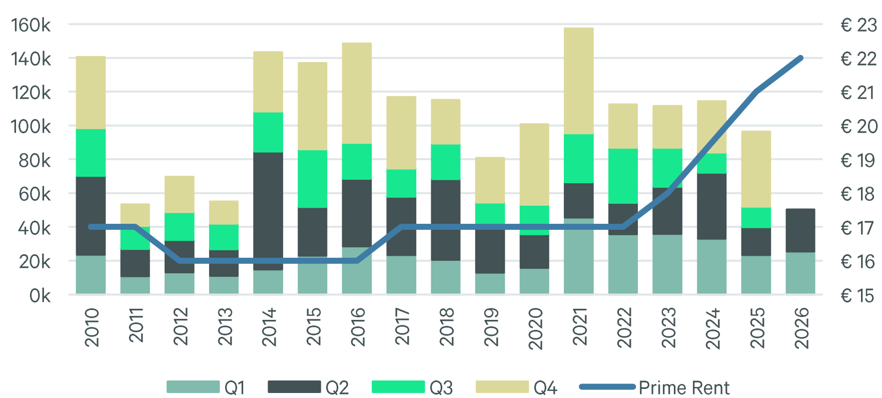
34K (2027) // 24K (2028)

Bratislava's modern office inventory stood at 1.75 million sq m in Q2 2026, with no new schemes delivered during the quarter. The market continues to show a balanced, quality structure, with 22% of space classified as A+, 38% as A-class, and 40% as B-class. Green-certified buildings account for approximately 41% of total inventory, reflecting the ongoing shift toward ESG compliant and energy-efficient office space.

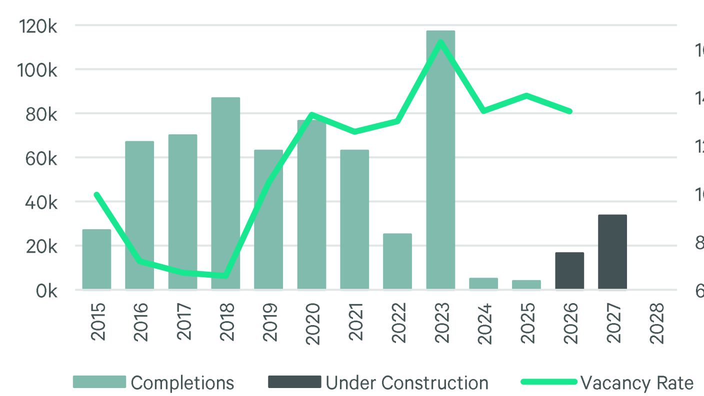
The overall vacancy rate increased marginally to 13.42% (+4 bps q/q), amid limited supply side activity. South Bank remained the tightest submarket at 7.06% (-18 bps q/q), followed by the City Centre at 8.88% (-46 bps q/q), which recorded the strongest quarterly improvement. The Inner City remained broadly stable at 12.00% (-1 bps q/q), while the Central Business District declined to 15.55% (-13 bps q/q). The Outer City recorded a vacancy rate of 17.69% (+95 bps q/q).

Development activity remained subdued, with zero completions recorded in Q2 2026, marking a two-year low in new supply. The forward pipeline indicates a gradual pickup, with Dunaj by CTP (7,200 sq m) and Ganz House by JTRE (9,400 sq m) expected by year-end. Delivery volumes are projected to increase more noticeably in 2027, supported by Chalupkova Offices by Penta Real Estate (18,200 sq m) and Istropolis Atrium (15,500 sq m). Looking further ahead, Chalupkova Offices Phase II (14,000 sq m) and Sky Park Square Office (10,000 sq m) are currently scheduled for completion in 2028.

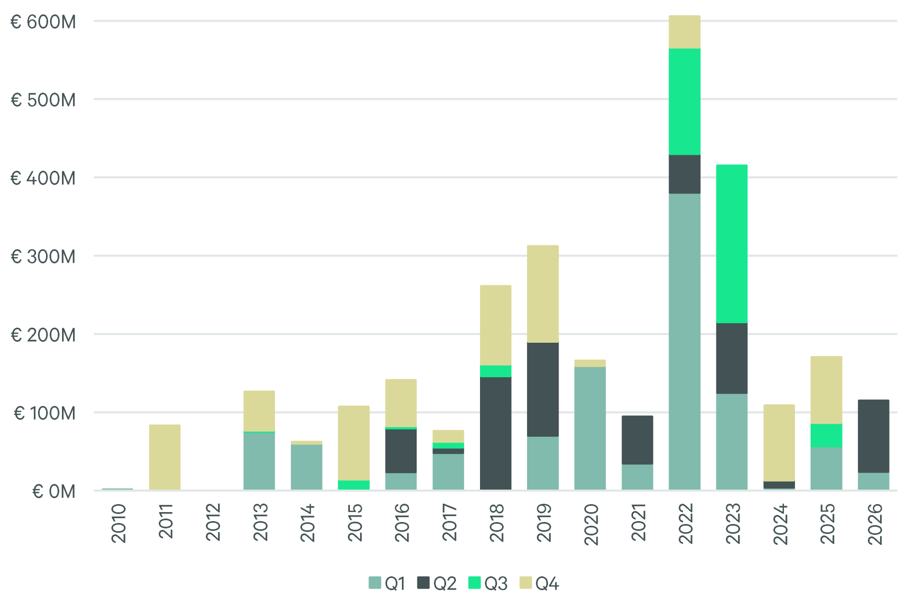
MARKET TREND (Take-Up I Prime Rent)



DEVELOPMENT ACTIVITY (Completions I Vacancy Rate)



Bratislava Office Investment Volumes



Total leasing activity reached 53,000 sq m in Q2 2026, with take-up accounting for approximately 25,000 sq m, representing a 51% year-on-year increase. Activity was supported by a 5,000 sq m renegotiation by a manufacturing occupier in the City Centre. Renegotiations continued to dominate the transaction mix at 53% share, followed by new leases (38%), lease-expansions (5%), and pre-leases (4%). The Central Business District captured the largest share of leasing volumes at around 20,000 sq m. By sector, manufacturing led the demand with 23% share, followed by financial services (20%) and both professional services and IT (15% each). Occupier demand remains strongly focused on higher-quality space, with approximately 63% of leasing activity concentrated in A+ and A-class buildings.

Over the remainder of 2026, new deliveries will add to available stock, with further schemes scheduled for completion in 2027. Consequently, availability of prime space is expected to remain relatively constrained, while continued occupier preference for high-quality buildings should support further rental growth. Although overall vacancy remains elevated at the market level, prime assets continue to outperform.

Prime rent increased to €22.00 per sq m per month, representing an annual growth of approximately 7%. The Bratislava office market remains resilient, supported by steady occupier activity, a constrained development pipeline, and a continued shift toward modern, sustainable office environments.

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REPORT FIGURES