CBRE

Slovakia

KEY PERFORMANCE INDICATORS

Prime Rent
€ 5.95
Monthly, per sq m
Change YonY: +3%

Average Rent
€ 4.55
Monthly, per sq m
Change YonY: -3%

Prime Yield
6.25%
Lifetime Investment
Change YonY: 0 bps

Leasing Activity
131K
Square meters
267K Annual2Date

Take Up
67K
Square meters
126K Annual2Date

Vacancy Rate
7.99%
Of Total Stock
Change YonY: +215 bps

Completions
41K
Square meters
123K Annual2Date

Total Stock
4,906K
Square meters
4,514K Occupied Stock

Forecast Completions
270K (2026)
Square meters
426K (2027)

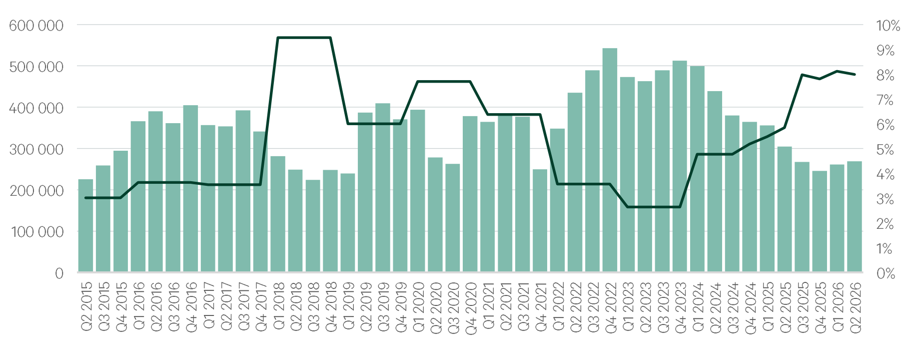
Indicates quarter change

The Slovak industrial and logistics market held firm through the second quarter of 2026. Total leasing activity reached approximately 131,000 sq m, representing an increase of 23% year-on-year. Take-up amounted to around 67,000 sq m, marking a 13% rise on a quarter-on-quarter basis and standing an equal 13% ahead of the same period last year. Pre-leases defined the market, surpassing renegotiations and accounting for 36% of all transactions. Renegotiations contributed a further 33%, short-term leases made up 16%, new leases represented 12%, and expansions accounted for the remaining 3%. The Greater Bratislava Area anchored occupier demand with 41% of total leasing activity, followed by Eastern Slovakia at 32%, Western Slovakia at 17%, and Central Slovakia at 10%. The 3PL sector led demand generating 44% of leasing activity. The Automotive sector followed closely at 38%, with other sectors at 13%, production at 4%, and e-commerce accounting for the remaining 1%.

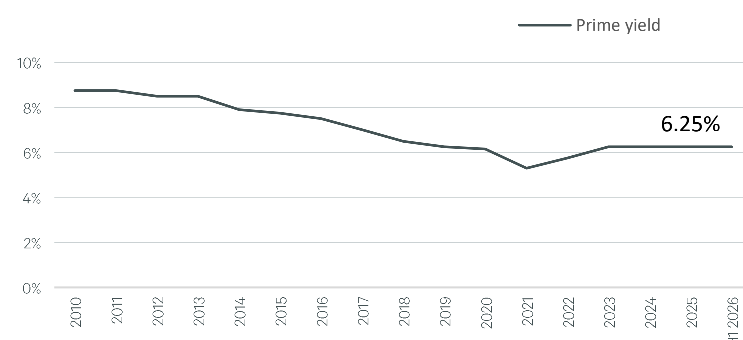
The vacancy rate tightened by 13 basis points quarter-on-quarter, closing the period at 7.99%. Western Slovakia posted the highest rate in the country at 9.63%, followed closely by Central Slovakia at 8.02%. The Greater Bratislava Area remained comparatively tighter at 7.59%, while Eastern Slovakia recorded the tightest conditions overall at just 3.02%. Completions totaled around 41,000 sq m during the second quarter. The development pipeline currently stands at roughly 270,000 sq m for delivery in 2026, with a further 426,000 sq m forecast for completion throughout 2027.

Prime headline rent held firm at €5.95 per sq m per month, remaining unchanged on a quarter-on-quarter basis and standing 3% ahead of the prior year. Average rent likewise remained stable quarter-on-quarter at €4.55 per sq m per month, representing a decline of 3% year-on-year. Prime industrial and logistics yield held steady at 6.25%, unchanged year-on-year.

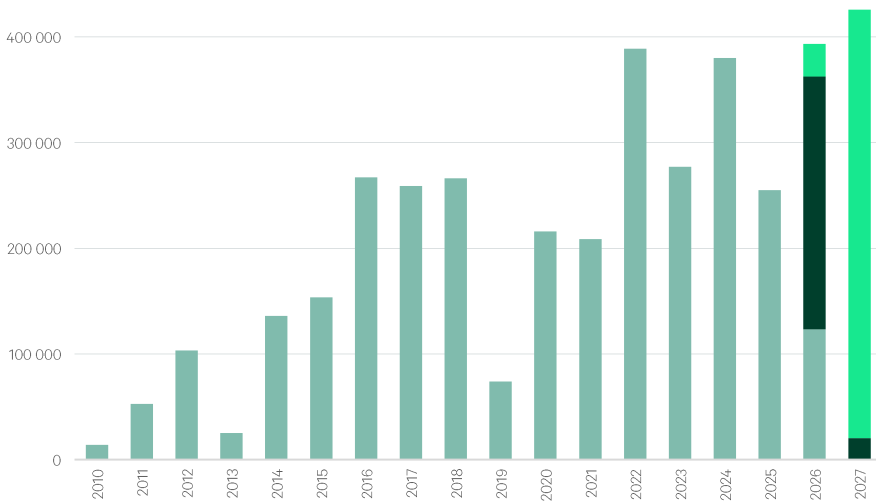
MARKET TREND (Take-up - Last 12 Months | Vacancy rate)



INDUSTRIAL & LOGISTICS YIELD DEVELOPMENT



STOCK DEVELOPMENT (Completions I Under construction I Future pipeline)



Definitions

A-class building

- Good access for trucks to main roads; A clear internal usable height between 8 m and 12 m
- Modern loading docks with levellers; One overhead door per unit (exception applies to custom-built premises)
- Concrete cast floor with minimum floor load bearing capacity of 5 tons per square meter
- Internal column grid 12X24 m
- Skylights in the roof acting as smoke vents; Minimum lightning power on floor level of 200 Lx
- Heating; insulated facade (sandwitch panels); High standard office and social area available
- Car and truck parking

Vacancy rate:

Ratio of physically vacant space in completed buildings on the total stock of warehouse and industrial space including office areas reported for press releases.

Total stock and new supply:

Modern developer-led warehouse, industrial and production space of A-class quality, owned by a developer or investor for lease to third parties. It does not include owner-occupied stock. New supply includes the above-mentioned space completed during the given period.

Total leasing activity and take-up:

Total leasing activity represents the total volume of space leased within period.Take-up represents the total floor space that was let or pre-let over the specified period without renegotiations.

CONTACTS

Tomáš Hegedüš
Managing Director
tomas.hegedus@cbre.com

Ľubor Procházka
Head of Leasing & Capital Markets
lubor.prochazka@cbre.com

Michal Cerulík
Head of Industrial & Logistics Sector
+421 903 611 730
michal.cerulik@cbre.com

Karolína Dlouhá
Research Analyst
+421 905 469 481
karolina.dlouha@cbre.com

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REPORT FIGURES