

Slovakia

KEY PERFORMANCE INDICATORS

Prime Rent

► € 5.95

Monthly, per sq m
Change YoY: +3%

Average Rent

► € 4.55

Monthly, per sq m
Change YoY: -3%

Prime Yield

► 6.25%

Lifetime Investment
Change YoY: 0 bps

Leasing Activity

▲ 131K

Square meters
267K Annual2Date

Take Up

▲ 67K

Square meters
126K Annual2Date

Vacancy Rate

▼ 7.99%

Of Total Stock
Change YoY: +215 bps

Completions

▼ 41K

Square meters
123K Annual2Date

Total Stock

▲ 4,906K

Square meters
4,514K Occupied Stock

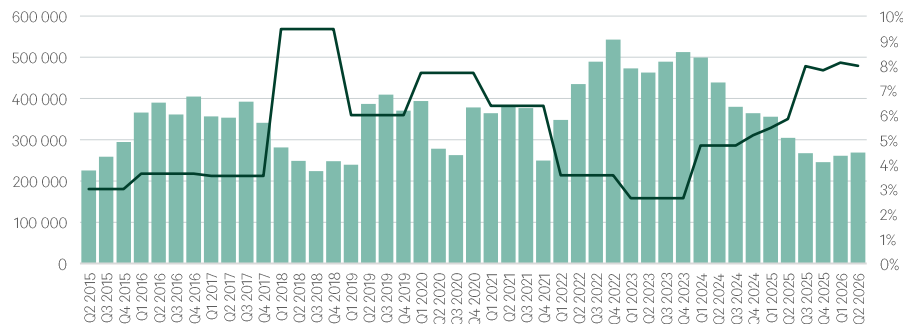
Forecast Completions

▲ 270K (2026)

Square meters
426K (2027)

► Indicates quarter change

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

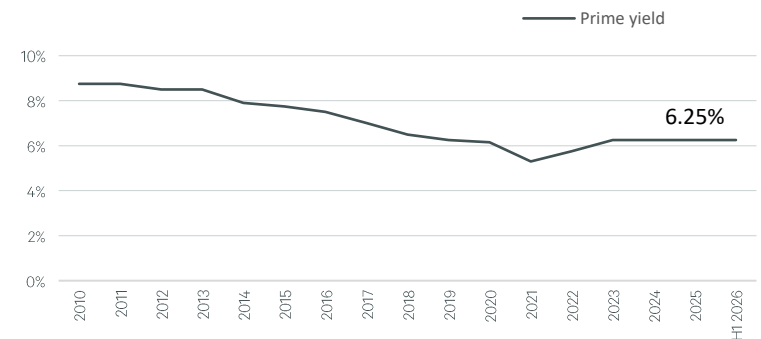


The Slovak industrial and logistics market held firm through the second quarter of 2026. Total leasing activity reached approximately 131,000 sq m, representing an increase of 23% year-on-year. Take-up amounted to around 67,000 sq m, marking a 13% rise on a quarter-on-quarter basis and standing an equal 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%.

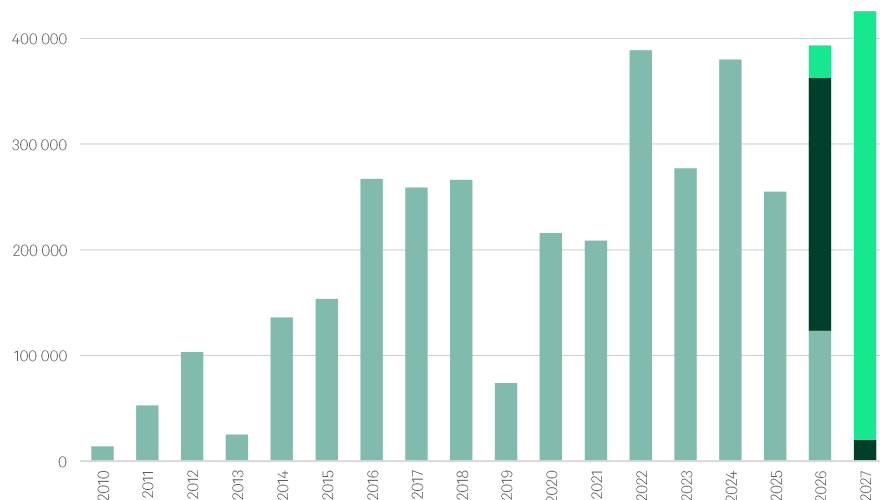
The vacancy rate tightened by 13 basis points quarter-on-quarter, closing the period at 7.99%. Western Slovakia posted the highest rate in the country at 9.63%, followed closely by Central Slovakia at 8.02%. The Greater Bratislava Area remained comparatively tighter at 7.59%, while Eastern Slovakia recorded 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.

INDUSTRIAL & LOGISTICS YIELD DEVELOPMENT



STOCK DEVELOPMENT (Completions | Under construction | Future pipeline)



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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 (sandwich 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.

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Q2 2026

REPORT FIGURES

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