

Q1 2026

# SEE Market Figures

## Retail

REPORT FIGURES

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Slovenia  
Ljubljana

# Slovenia, Ljubljana

## KEY PERFORMANCE INDICATORS (Q1 2026)

Average Rent | Shopping Center

▶ € 22-24

Monthly, per sq. m.

Average Rent | Retail parks

▶ € 10-13

Monthly, per sq. m.

Prime Rent | Shopping Centre

▲ € 55

Monthly, per sq. m.

Shopping Center Stock

▶ 210K

Ljubljana in sq. m.

Prime Yield (March)

▶ 8%

Shopping centres

Prime Yield (March)

▶ 7%

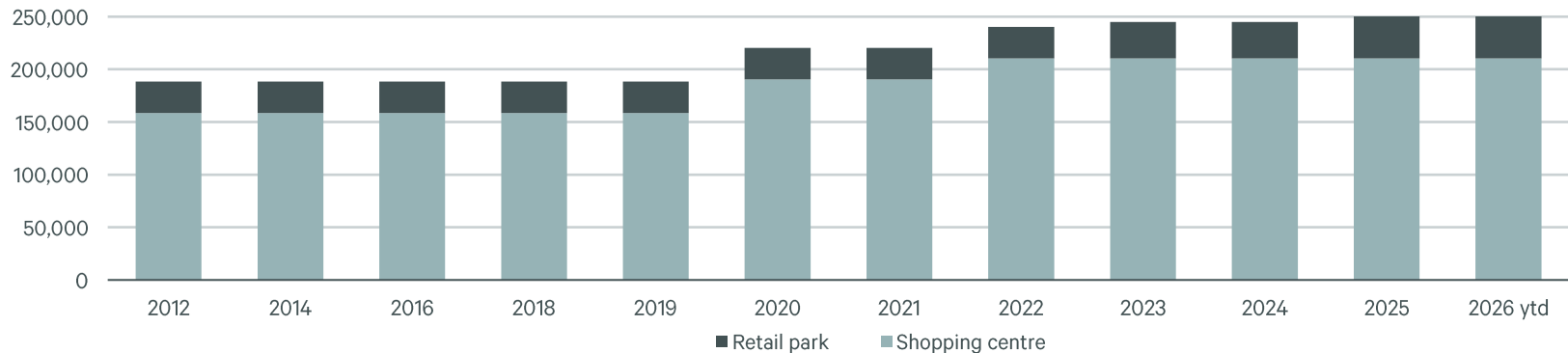
Retail parks

**No new retail completions were recorded in the Slovenian market during the first quarter, reflecting modest activity levels. Nonetheless, Ljubljana is poised for further retail development, supported by several ongoing projects.**

Despite the impact of inflation and higher interest rates on consumer purchasing power, the recent rise in real incomes is expected to support an increase in household spending in the short term. As of March 2026, annual inflation stands at 2.5%, mainly driven by persistent price growth in goods and food.

As of first quarter of the 2026, Slovenia's total shopping center stock stands at approximately 810,000 sq. m., with Ljubljana accounting for around 26% of this volume, or around 210,000 sq. m. In addition, the country's retail park stock amounts over 220,000 sq. m., of which about 41,000 sq. m. (19%) is located in the capital.

## SHOPPING CENTER AND RETAIL PARK STOCK | LJUBLJANA



Source: CBRE, 2026

Development activity in Slovenia’s retail market has remained subdued in recent years, largely reflecting the sector’s strong expansion in earlier periods. The Slovenian retail market recorded no development activity in the first quarter of 2026. The latest addition to the market was delivered in the fourth quarter of 2025 with the opening of Lenart Park in the wider Maribor area. This scheme increased Slovenia’s total retail stock by approximately 2,100 sq. m. and introduced tenants such as Sinsay, Vitapur and Mr. Pet, among others.

In terms of future supply, only one major project is currently underway in Ljubljana’s retail market. The Emonika Shopping Centre represents a significant mixed-use development that will combine retail, residential, and office functions. The center is planned to include more than 80 units across approximately 22,300 sq. m. of retail space. Upon completion, expected in 2027, Emonika is set to become the first mixed-use development in Ljubljana to achieve a BREEAM “Very Good” certification.

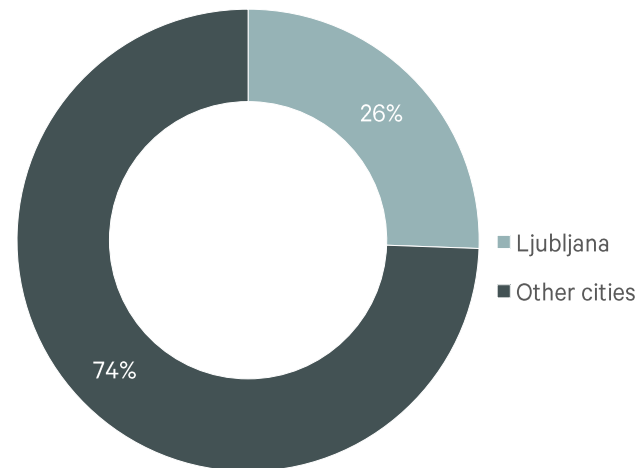
Regarding secondary cities, several projects remain in the pipeline. The planned retail park in Brežice, developed by MiD Bau, is still in the planning stage and is expected to introduce approximately 9,700 sq. m. of modern retail space once realized. Another notable development is the Fashion Outlet Village in Šentilj, which will extend across 20,000 sq. m. and accommodate around 70 retail units. Led by the Austrian developer HG Invest, the project represents an investment of €40 million and will be delivered in two phases. The first phase is scheduled for completion in 2027, followed by the second phase in 2030. The outlet village is being designed and constructed in accordance with ESG principles.

One notable market entry has occurred since the beginning of the year. The renowned French fashion brand Lacoste opened a store in Citypark, Ljubljana. The previous year saw several other notable retailer entries across Slovenia. Victoria’s Secret opened a new store in Supernova Ljubljana, and Citypark Ljubljana welcomed several prominent brands, including Nike, Fashion & Friends and KIKO Milano. Additional noteworthy openings were also recorded in secondary cities, such as the launch of a Vero Moda store in Europark Maribor.

RETAIL STOCK DISTRIBUTION IN SLOVENIA



SLOVENIA SHOPPING CENTER STOCK BY LOCATION



Source: CBRE, 2026

**NOTABLE PIPELINE PROJECTS**

Project name	Size (in sq. m.)	Status	Type
Emonika	22,300	UC	Shopping centre
Retail park Brežice	9,700	Planned	Retail park
Fashion Outlet Village	20,000	Planned	Outlet

In line with broader regional dynamics, Slovenia’s retail market is seeing an increasing focus on retail park developments, particularly in secondary cities. This asset class continues to attract strong interest from both domestic and international developers, supported by shifting consumer behavior and more cost-efficient expansion models. At the same time, ESG criteria are gaining importance, with retailers increasingly adopting these standards to strengthen brand positioning.

During the first quarter, shopping center rental levels remained stable, with average rents ranging between €22 and €24 per sq. m. per month. Similarly, rental rates in retail parks showed no movement, holding steady in the €10 to €13 per sq. m. monthly range. Over the same period, prime yields remained unchanged, indicating continuous market stability and sustained investor confidence.

Source: CBRE, 2026

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