Czech Republic Market Figures Retail

KEY PERFORMANCE INDICATORS (Q2 2026)

Prime High Street Rent

€ 198

Monthly, per sq m

Change YonY: 0.7%

Prime High Street Yield

4.50%

Lifetime Investment

Change YonY: 0 bps

Total Stock*

2,565K

Square Metre

862K (Prague) / 1,702K (regions)

Prime Shopping Centre Rent

€ 142

Monthly, per sq m

Change YonY: 1.0%

Prime Shopping Centre Yield

6.00%

Lifetime Investment

Change YonY: -35 bps

Completions*

0K

Square Metre

0K Year2Date

Prime Retail Park Rent

€ 17

Monthly, per sq m

Change YonY: 0.0%

Prime Retail Park Yield

6.10%

Lifetime Investment

Change YonY: 0 bps

Forecast Completions*

0K

Square Metre 2026

0K (Prague) / 0K (regions)

*Only Shopping Centre Stock

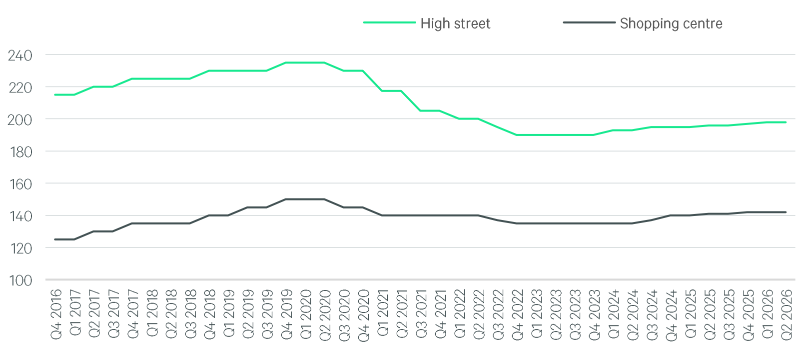
During the second quarter of 2026, footfall remained broadly stable at 0% YoY and turnover growth held at 0% YoY. However, turnover per square metre weakened further, decreasing by 2% YoY compared to a 1% decline in the previous quarter.

According to the Czech Statistical Office, retail sales recorded consistent YoY growth at the start of 2026. In January, retail sales increased by 4.8% YoY, easing to a 4.2% YoY rise in February. Growth was largely driven by E-commerce activity, with online sales expanding by 20.8% YoY in January and remaining robust at 17.6% YoY in February.

According to Oxford Economics, the outlook for retail spending growth has been revised upward, with growth now forecast at 3.87% YoY in 2026. Momentum is expected to ease somewhat the following year, with retail spending growth projected at 2.92% YoY in 2027.

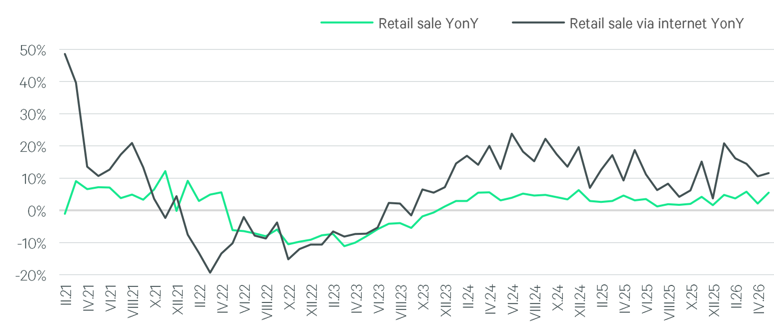
No new shopping centre completions were recorded in the Czech retail market during Q2 2026, leaving the overall stock unchanged. The development pipeline remains limited to three major retail projects currently under construction. These include the extensive redevelopment of Prague’s Kotva department store, expected to deliver approximately 14,900 sq m of retail space, the mixed-use Dornych scheme in Brno with around 26,500 sq m of retail floorspace, and Galerie Pardubice, which is set to add roughly 22,000 sq m. The status of all three developments remains unchanged, with openings scheduled for 2028.

PRIME RENT DEVELOPMENT (Monthly, per sq m)



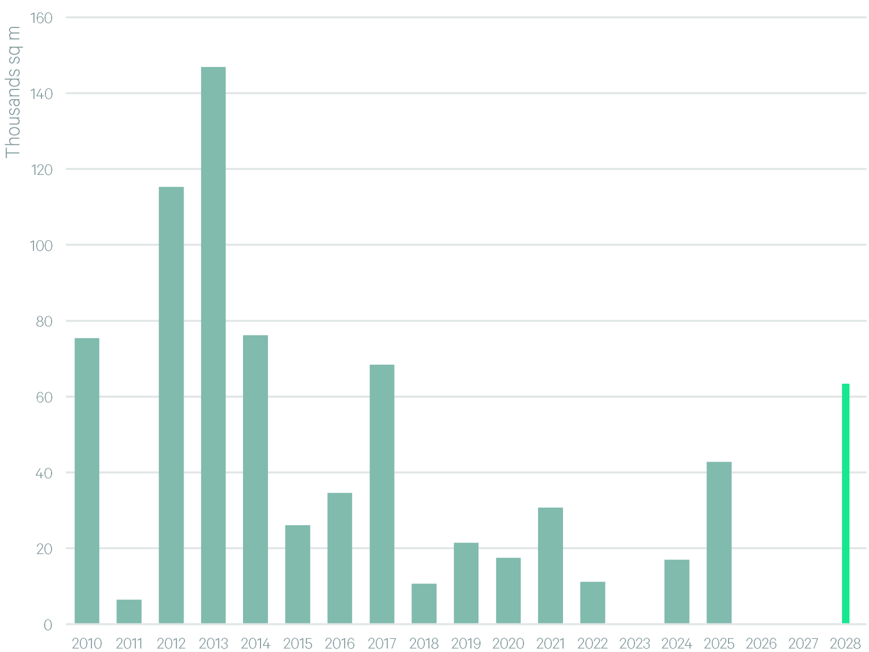
Source: CBRE Research Q2 2026

RETAIL SALES DEVELOPMENT (constant prices, YonY)



Source: Czech Statistical Office, Q2 2026

SHOPPING CENTRE STOCK DEVELOPMENT (Completions | Forecast | Forecast UC)



Source: CBRE Research, Q2 2026

Retail parks continue to be one of the most dynamic segments of the Czech retail market, benefiting from strong occupier demand, convenient formats, and attractive operating economics. Their share of the modern retail stock has steadily increased over recent years, supported by changing consumer shopping patterns and sustained development activity. Investor appetite for the segment remains robust, reflecting its resilient performance and long-term growth potential. Approximately 100,000 sq m of retail park space is currently under construction across the country, with the majority of schemes scheduled for delivery in 2026-2027. As a result, retail parks are expected to remain an important contributor to the expansion of the Czech retail market in the coming years.

Prime rental levels remained broadly stable during Q2 2026. Prime high street rents stood at €198 per sq m per month, representing a 0.7% YoY increase, while prime shopping centre rents remained at €142 per sq m per month, up 1.0% compared with the previous year. Prime retail park rents were unchanged at €17 per sq m per month. Looking ahead, rental growth is expected to remain gradual across most prime retail formats, supported by limited new supply and stable occupier demand.

The Czech Republic continues to attract international retailers seeking expansion opportunities in Central Europe. Although the number of new market entrants remained relatively modest, the country maintains its appeal due to its strategic location, stable consumer base, and established retail infrastructure. Prague's prime high streets and dominant shopping centres continue to be the preferred destinations for international brands, offering strong customer traffic and market visibility. Supported by solid market fundamentals, the Czech Republic remains well positioned as an attractive and relatively low-risk retail expansion destination.

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Definitions

SC SIZE – Small Traditional SC (5,000 – 19,999 sq m of GLA), Medium Traditional SC (20,000 – 39,999 sq m of GLA), Large Traditional SC (40,000 – 79,999 sq m of GLA), Very Large Traditional SC (GLA of 80,000 sq m and above); based on ICSC definitions

PRIME RENT – typical 'achievable' open market headline rent (can be hypothetical) for a unit of a size commensurate with demand in each location, of highest quality and specification and in the best location in a market at the survey date. It does not need to be identical to any of the transactions, particularly if the deal flow is very limited or made up of unusual one-off deals. For traditional SCs and high street, prime rents are for units of 100-150 sq m; for retail parks, prime rents are for units of 300-500 sq m.

Q2 2026

REPORT FIGURES