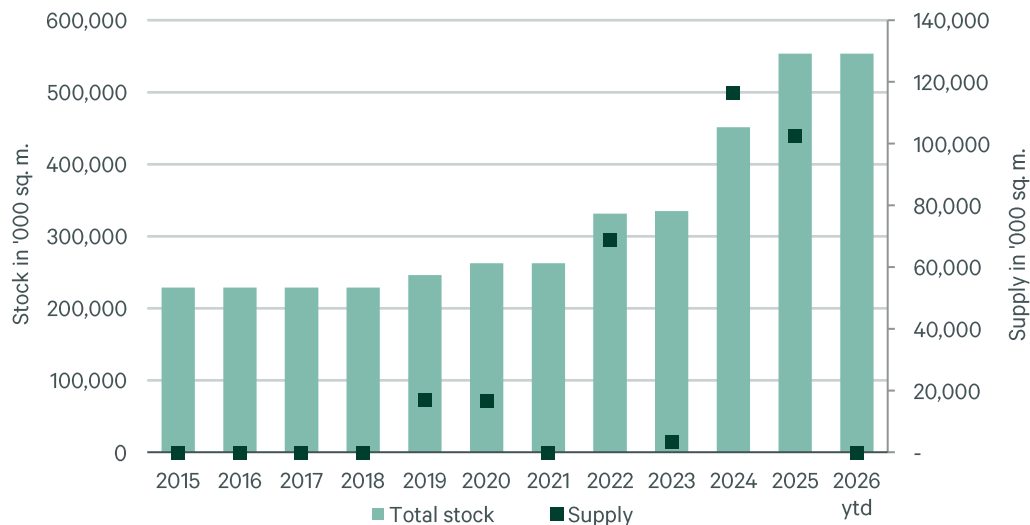


# Croatia - Zagreb

## KEY PERFORMANCE INDICATORS (Q2 2026)



## MARKET TREND (Speculative stock Development | Existing stock | New supply)



During the second quarter, no new industrial developments were completed in the Croatian industrial market. Nevertheless, the development pipeline remains active, with a substantial number of projects currently under construction or in various stages of planning. As Croatia's capital and leading industrial hub, Zagreb is projected to expand its industrial stock by approximately 30% by the end of the 2027. Outside the capital, the latest completion was the first phase of VGP Park Split, delivered in the first quarter of 2026, which added approximately 31,400 sq. m. to the country's industrial stock.

Development activity remains strong, with several major projects expected to further enhance Zagreb's industrial market over the next two years. Among the most significant upcoming completions is VGP Park Zagreb in the Lučko district, set to deliver approximately 37,000 sq. m. of industrial space in the first quarter of 2027. Additionally, Logis One Helena, in the greater Zagreb area, will add around 39,100 sq. m. through the development of two distribution warehouses. Looking further ahead, Phase II of the RC Zone Logistics Centre in Samobor is expected to contribute a further 43,000 sq. m. of industrial and logistics space. At the same time, LogExpert continues to expand in Velika Gorica through its seventh logistics facility.

Moreover, BHM Group is planning a 25,000 sq. m. distribution facility in Jastrebarsko, further strengthening its footprint in Croatia's industrial and logistics sector. Additionally, LogExpert is planning to expand in Velika Gorica through its eighth logistics facility. The company is also advancing plans for a third warehouse in Donja Zdenčina, expected to deliver approximately 37,000 sq. m. upon completion. Beyond the ongoing expansion of its logistics centre in Samobor, RC Europe is preparing a logistics development in Klinča Sela. The RC Zone Klinča Sela project is expected to provide more than 85,000 sq. m. of industrial and logistics space, with construction scheduled to commence in 2027.

Another significant pipeline development is Accolade Park Zagreb North in the Bistra industrial zone. The project is planned as a logistics hub comprising multiple facilities with a combined gross leasable area of approximately 300,000 sq. m. Furthermore, the recently announced Logistic Park Sveta Helena within the Mlaka Business Zone is expected to add around 40,000 sq. m. of speculative logistics space.

Supported by a strong development pipeline, Zagreb remains the main driver of market growth, while activity in secondary markets continues to increase. Prime rents remained stable at €6.50 per sq. m. per month in the second quarter of 2026 and are expected to remain unchanged in the near term.

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