CBRE

Q3 2026

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Office

REPORT FIGURES

Slovenia
Ljubljana

Ljubljana

KEY PERFORMANCE INDICATORS (Q3 2026)

Prime Rent
€ 20.5
Monthly, per sq. m.

Secondary Assets Rent
€ 13-15.5
Monthly, per sq. m.

Prime Yield (September)
7%

Vacancy Rate
3.00%
Class A and B Office Space

Total Stock
712K
Thousand of sq. m.
Class A and B Office Space

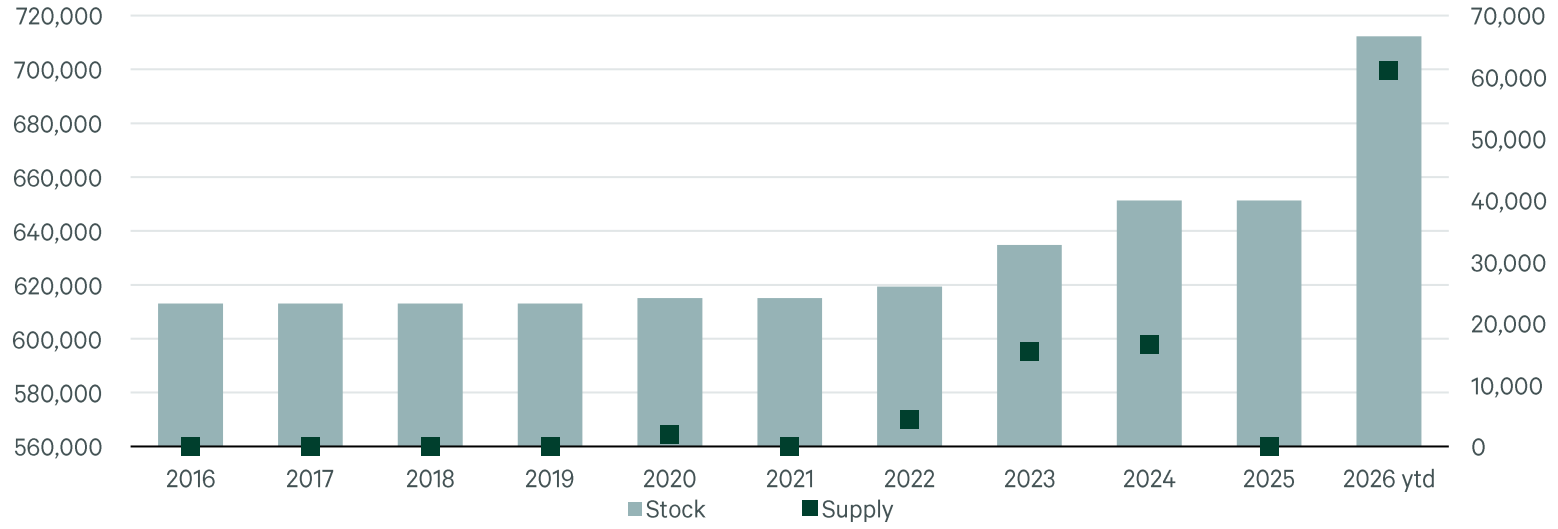
Under construction
52K
sq. m., speculative

Ljubljana's office market recorded one notable completion in the third quarter of 2026, the third office delivery of the year. Together, these completions have increased modern stock by 9% year-on-year, with a further delivery expected by the end of 2026.

Ljubljana's total modern office stock is estimated at approximately 712,000 sq. m., of which 49% is Class A and 51% Class B. The market is expected to keep growing, with stock projected to increase by around 5% by the end of 2027.

Sustainability continues to play a significant role in the market, with ESG criteria increasingly shaping development activity. As these principles become more deeply embedded in both developer and occupier strategies, most upcoming speculative office projects are expected to pursue certification.

STOCK AND SUPPLY | LJUBLJANA



Source: CBRE, 2026

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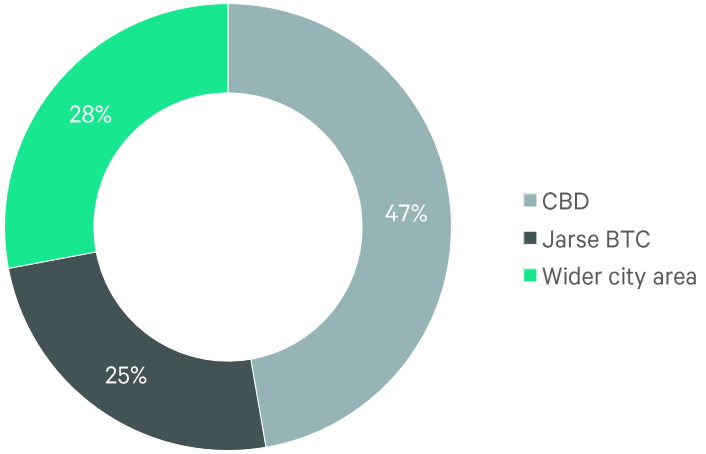
Ljubljana's office stock increased in the third quarter of 2026 with the completion of the first phase of WestLink Campus, which added approximately 15,000 sq. m. of Class A office space. It was the third office delivery of the year, following L33 Business Building and Vilharia. Together, the three projects added approximately 61,000 sq. m. of new space, making 2026 the strongest year for office completions in more than a decade.

The development pipeline continues to expand, and the market is entering a period of significant transformation. Approximately 52,000 sq. m. of new office space is currently under development. With one further project due for completion by the end of 2026, total office stock is projected to grow by approximately 10% over the course of the year, followed by a further 5% by the end of 2027. A further delivery expected this year is D107, former Mercator headquarters on Dunajska Street. Following a recent change in ownership and rebranding of the property, the building is being repositioned from owner-occupied use to partially speculative office space. Renovation works are currently underway, and approximately 5,000 sq. m. of modern office space is scheduled for completion by the end of 2026, contributing to the ongoing modernization of Ljubljana's office market.

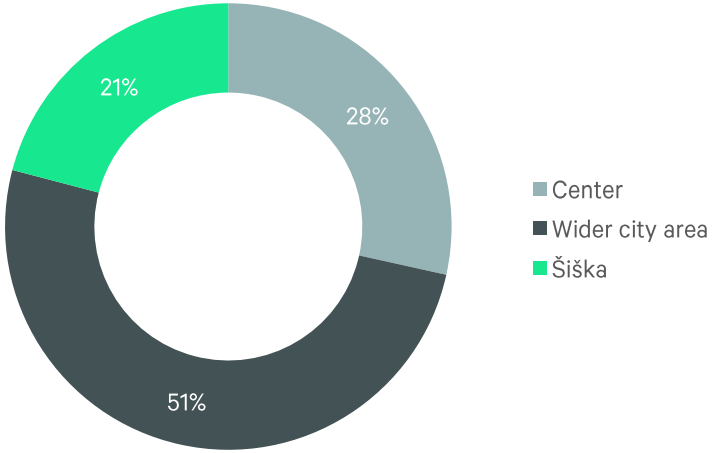
Construction is also progressing on Emonika, a major mixed-use development in the heart of the city. Two buildings will provide approximately 35,500 sq. m. of office space: 15,000 sq. m. in Emonika North and 20,500 sq. m. in Emonika Tower. Completion is scheduled across 2027 and 2028, in line with modern sustainability standards.

Among the key upcoming developments, PC Brdo will be a significant addition to future supply. Located near the Technology Park and the western ring road, it will comprise two office buildings with a combined area of approximately 18,100 sq. m. and around 450 parking spaces. Severnica Tower in the Šiška district will become a landmark on Ljubljana's skyline. Rising to approximately 100 metres, with 21 above-ground floors and four basement levels, it will provide around 26,100 sq. m. of gross floor area.

LJUBLJANA OFFICE STOCK BY LOCATION BY SIZE



PIELINE PROJECTS BY THE CITY AREA



Source: CBRE, 2026

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NOTABLE PIPELINE PROJECTS IN LJUBLJANA

OFFICE BUILDING	SIZE (sq. m.)	STATUS	COMPLETION YEAR
D107 (ex Mercator HQ)	5,000	UC/refurbishment	2026
Emonika (north & south)	35,500	UC	2027
WestLink Campus - phase II	40,000	Planned	2029
PC Brdo	18,100	Planned	2027
Severnica Tower	26,093	Planned	n/a

Source: CBRE, 2026

A key trend in Ljubljana's office market over the period is the growing focus on ESG. Developers and owners of older office buildings alike are investing in sustainable upgrades to meet evolving occupier expectations and remain competitive.

The vacancy rate remained low at around 3% in the third quarter, as a significant share of newly completed space was pre-leased, limiting the impact of new supply on availability. Vacancy in the Class B segment rose slightly, however, as some occupiers took the opportunity to relocate to newly completed, higher-quality premises.

Over the same period, prime rents remained stable at Eur 20.5 per sq. m. per month. Rents in the secondary segment increased, reaching a range of Eur 13 to Eur 15.5 per sq. m. per month.

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