CBRE

Czech Republic Industrial and Logistics Market Figures

KEY PERFORMANCE INDICATORS (Q2 2026)

Prime Rent
€ 7.40
Monthly, per sq m
Change YonY: 0.0%

Average Asking Rent
€ 5.69
Monthly, per sq m
Change YonY: -0,7%

Prime Yield
5.15%
Lifetime Investment
Change YonY: 0 bps

Total Leasing Activity
451.6K
Square metre
2,124K (R12M)

Take Up
248.4K
Square metre
1,290K (R12M)

Vacancy Rate
5.47 %
Of Total Stock
Change YonY: +67bps

Completions
144K Square metre
814K (R12M)

Total Stock
13,733.8K
Square metre

Forecast Completions
1,200K (2026)
Square metre

q-o-q change

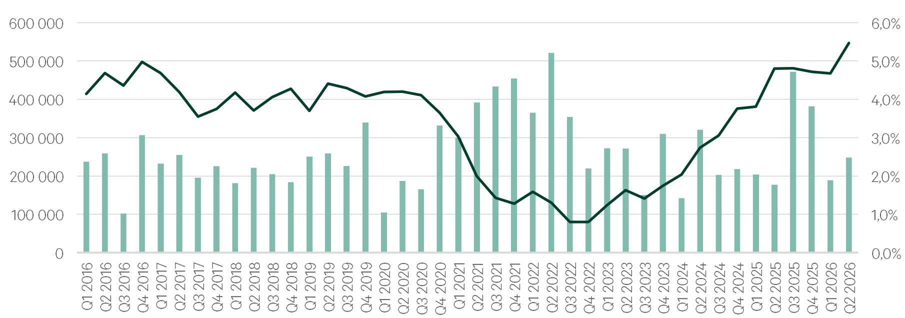
Note: As of Q2 2023, the Average asking rents represent the average in the modern stock in the whole country; existing space, space under construction and planned projects included.

In Q2 2026, take-up reached 248,400 sq m, showing an increase of 32% quarter-on-quarter (q-o-q) and an increase of 40% year-on-year (y-o-y). Excluding undisclosed transactions, take-up this quarter has been driven by manufacturing companies, accounting for 47%, followed by Distribution (Retail/E-commerce) with a 26% share and 3PL companies in third place with a 24% share. The remaining space was leased by companies from other or service sectors.

New supply in Q2 2026 totalled 144,060 sq m, representing a 52% quarter-on-quarter decrease and a decrease of 40% compared to Q2 2025. The vacancy rate this quarter recorded an increase and is currently reaching 5.5%, equating to 751,000 sq m of available space, up from 4.68% and 635,500 sq m last quarter respectively. An additional 280,000 sq m of shell & core space is also vacant. If fully completed, this would bring the overall vacancy rate to approximately 7.5%.

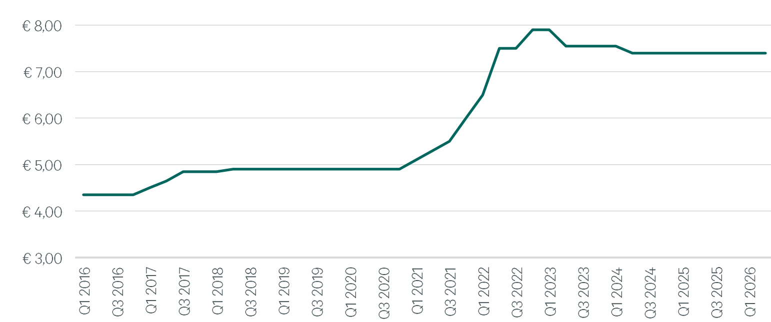
As of the end of Q2 2026, the total volume of industrial and logistics space under construction in the Czech Republic reached 1,152,300 sq m. Almost 600,000 sq m is expected to be delivered next quarter (including more than 120,000 sq m from the BMW distribution centre in Mošnov, completed earlier this month, in Q3 2026). After the deliveries next quarter, we should see a significant decrease in active construction for the first time since 2021. At the end of Q2, only around 29% of the space under construction was speculative. Development activity in Q2 2026 saw the commencement of construction of only 62,400 sq m of industrial and logistics space, with almost half of it started speculatively.

MARKET TREND (Take-up sq m I Vacancy rate)



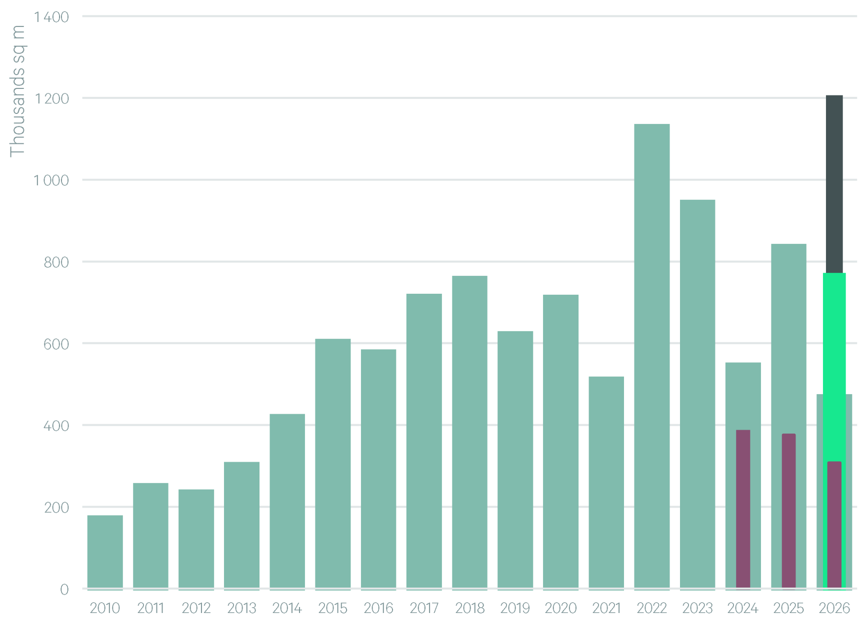
Source: CBRE Research, IRF, Q2 2026

PRIME RENT DEVELOPMENT (Euro/ sq m/ month)



Source: CBRE Research, Q2 2026

STOCK DEVELOPMENT (Completions I Annual Forecast I Forecast UC I Shell&Core end of the period)



Source: CBRE Research, IRF, Q2 2026

Definitions.

A-class building

- Good access for trucks to main roads; A clear internal usable height between 6 m and 12 m;
- Modern loading docks with levellers; One overhead door per unit (exception applies to custom-built premises);
- Anti-dust floor, minimum floor load bearing capacity of 5 tons per sq m;
- Skylights in the roof acting as smoke vents; Minimum lighting 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 and industrial 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.

Take-up:

Take-up represents the total floor space that was let or pre-let over the specified period. A property is taken-up when the lease or future lease contract is signed. This includes only long-term leases of a period longer than one year. Gross take-up includes renegotiations and subleases. Net take-up excludes these and includes only new leases, pre-leases, and expansions of space within existing lease contracts.

Shell&Core

Buildings outside active construction, with the core of the structure completed, and instead of completing the building, developers put these halls on hold waiting for tenants and finish the building to better suit the client's needs and specifications.

(R12M) - Rolling 12 months

Note

2023: Prime rents are based on real leasing evidence. Recent rental evidence proved downward pressure on prime rents to the levels seen in Q3 2022. We expect they will remain around that level in the foreseeable future.

2025 Q2: We have amended data for Q1 2025 vacancy. Due to a reporting error, space that was believed to be available and soon to be vacant was, unfortunately, already vacant. This change retrospectively added nearly 100,000 square meters of vacant space to Q1 2025, resulting in an increase in the overall vacancy rate.

2025 Q4: Amended data for Q2 2025, when 100,000 square meters previously believed to be in Shell & Core were actually completed, resulting in an increase in the vacancy rate and new supply for the whole year.

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Q2 2026

REPORT FIGURES