

Q1 2026

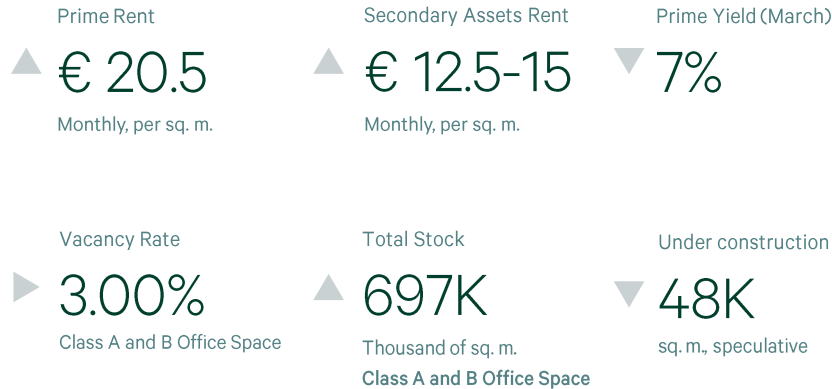
SEE Market Figures Office

REPORT FIGURES

Slovenia
Ljubljana

Ljubljana

KEY PERFORMANCE INDICATORS (Q1 2026)

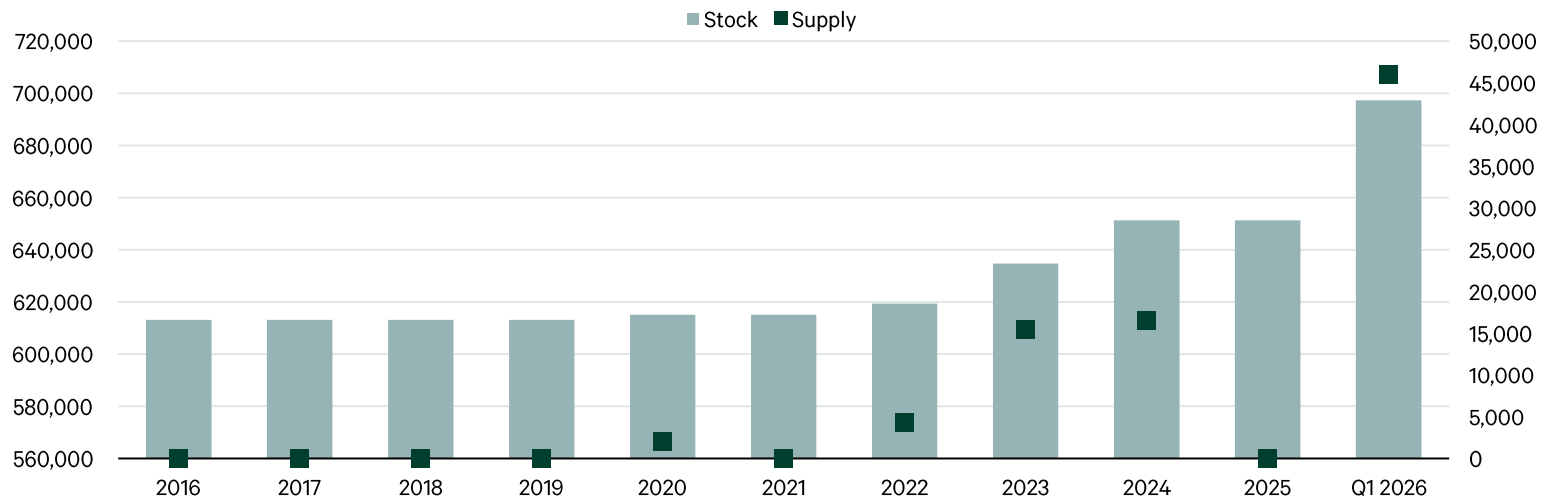


Ljubljana’s office market recorded two notable completions in the first quarter of 2026. In addition, several projects currently under development are expected to further reshape the office market over the next two years.

Sustainability continues to play a key role in Ljubljana’s office market, with ESG criteria increasingly shaping development activity. As sustainable practices become embedded within both developer and occupier strategies, the majority of upcoming speculative office projects are expected to target certification.

Ljubljana’s total modern office stock is estimated at approximately 697,000 sq. m., of which 47% is classified as Class A, with the remaining 53% comprising Class B space. The market is expected to grow further over the next two years, with an average annual increase of around 8%.

STOCK AND SUPPLY | LJUBLJANA



Source: CBRE, 2026

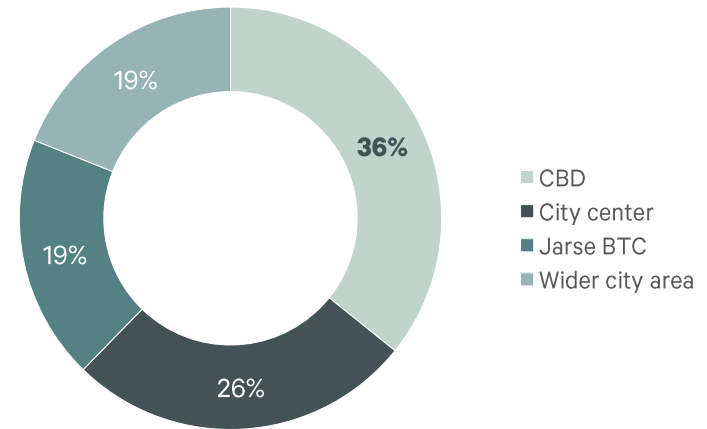
In the first quarter of 2026, two significant office developments were completed in Ljubljana, contributing notable additions to the city’s modern office market. The L33 Business Building, situated in the Jarše BTC City area, delivered approximately 9,990 sq. m. of new office space. Meanwhile, the Vilharia project in the city centre represented a substantially larger addition, bringing around 36,000 sq. m. of modern office space to the market.

As the development pipeline continues to expand, Ljubljana’s office market is set to undergo a period of significant transformation. Currently, approximately 48,000 sq. m. of new office space is under development and scheduled for delivery by the end of 2027. As a result, the total office supply is expected to increase by around 9% in 2026, followed by a further 8% growth by the end of 2027.

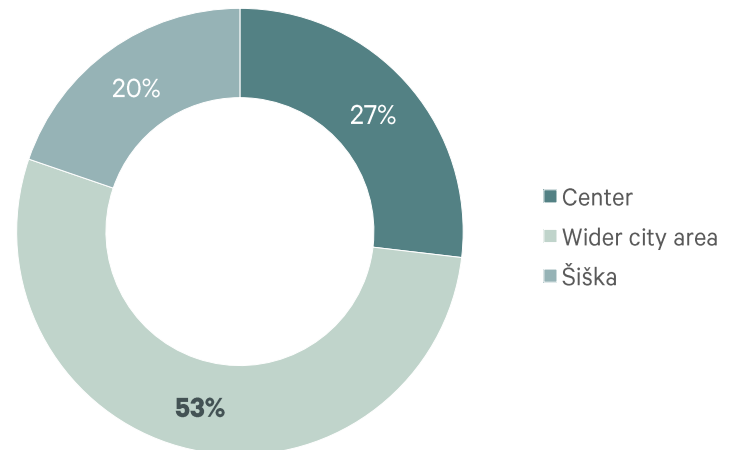
Among the most prominent upcoming developments is the Emonika mixed-use project in the Central Business District (CBD), scheduled for completion in 2027. The scheme will deliver approximately 35,500 sq. m. of office space through the Emonika North and South buildings. Around 15,000 sq. m. will be located in Emonika North, while the remaining 20,500 sq. m. will be housed in Emonika South. Upon completion, the project is expected to hold a BREEAM sustainability certification.

Development activity is also expanding in the wider Ljubljana area with the launch of the first phase of the WestLink Campus, which is set to achieve DGNB Platinum certification upon completion. The initial phase will deliver approximately 12,500 sq. m. of new office space, with completion scheduled for 2026. A second phase of the WestLink Campus, comprising approximately 40,000 sq. m. of office space, is planned and will commence following the completion of the first construction phase. Additionally, the PC Brdo development, strategically located along the western ring road, will deliver approximately 18,100 sq. m. of office space across two buildings, further supporting Ljubljana’s transition toward a more modern and sustainable office stock. Another notable planned development is the Severnica Tower in the Šiška area, which has recently received a building permit. Upon completion, the project is expected to contribute around 26,000 sq. m. of new office space to the market.

LJUBLJANA OFFICE STOCK BY LOCATION BY SIZE



PIPELINE PROJECTS BY THE CITY AREA



Source: CBRE, 2026

NOTABLE PIPELINE PROJECTS IN LJUBLJANA

OFFICE BUILDING	SIZE (sq. m.)	STATUS	COMPLETION YEAR
Emonika (north & south)	35,500	UC	2027
WestLink Campus - phase I	12,500	UC	2026
WestLink Campus - phase II	40,000	Planned	2029
PC Brdo	18,100	Planned	2027
Severnica Tower	26,093	Planned	n/a

Over the previous period, a key trend shaping market dynamics is the sustained focus on ESG standards, evidenced by a growing number of developers and occupiers proactively integrating sustainable practices into their corporate strategies.

Despite new supply entering the market, vacancy rates remained stable at 3%. Although a slight increase was recorded in the final quarter of 2025, this level remains low by historical standards and continues to reflect solid occupier demand. With several projects scheduled for delivery over the next two years, vacancy levels may trend moderately higher, potentially leading to a gradual rebalancing of supply and demand.

Rental levels recorded upward movement across both prime and secondary office buildings in the first quarter of 2026. Prime office rents currently range between €19.50 and €23 per sq. m. per month, while secondary assets average between €12.50 and €15 per sq. m. per month.

Source: CBRE, 2026

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