

# Slovakia

## KEY PERFORMANCE INDICATORS

Prime Shopping Centre Rent

€ 70

Monthly, per sq m  
Change YoY: 0%

Prime Retail Park Rent

€ 16

Monthly, per sq m  
Change YoY: 0%

Total Shopping Centre Stock

1,700K

Square Metre  
584K (Bratislava)  
1,116K (Regions)

Prime Shopping Centre Yield

6.50%

Lifetime Investment  
Change YoY: 0 bps

Prime Retail Park Yield

6.75%

Lifetime Investment  
Change YoY: 0 bps

Total Retail Park Stock

794K

Square Metre  
74K (Bratislava)  
720K (Regions)

Shopping Centers Forecast Completions

0K (2025)

Square Metre  
4K (2026)

Retail Park Forecast Completions

72K (2025)

Square Metre  
13K (2026)

In June, Slovakian inflation rate rose to 4.3% year-on-year, the highest level since late 2023, driven by rising prices in non-alcoholic beverages, food, transportation, and alcoholic beverages. However, the monthly increase in consumer prices was a modest 0.2%, indicating a slower pace of growth compared to previous months. This deceleration was supported by seasonal declines in housing costs and selected food items, as well as lower prices for fuels and motor vehicles. Despite the headline increase, the inflation profile shows early signs of stabilization. The broadening of price pressures remains contained, and some categories, such as fuel and telecom equipment, are helping to ease the overall burden on consumers.

Retail turnover in May showed a year-on-year decline, reflecting cautious consumer behavior amid elevated prices. However, household consumption is expected to remain a resilient pillar of economic growth, supported by gradually improving sentiment and a potential recovery in real incomes later in the year. As inflationary pressures begin to moderate, the outlook for domestic demand remains cautiously optimistic.

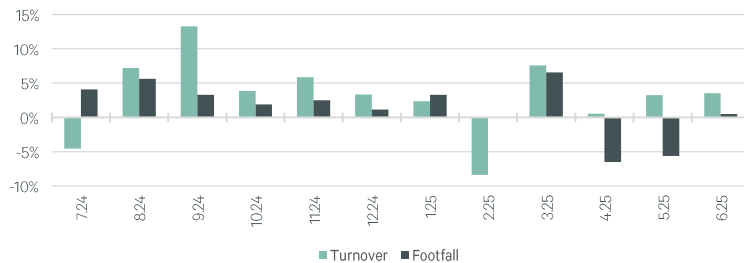
Within the first three months, tenant turnovers in the monitored sample of shopping centers increased by 3%, while the number of visitors decreased by 4% during the same period.

The second quarter of 2025 saw the unveiling of three new retail parks, collectively expanding the retail landscape. OC Klokán Senica offering approximately 2,200 square meters of leasable space, OC Point Liptovský Mikuláš, providing 3,200 square meters, and OC Via Tvrdošín, with a leasable area of 2,000 square meters, all contributed to the expansion of retail space.

Development activity continues strongly, with approximately 89,000 square meters of retail space across 16 projects currently under construction. Retail park concepts are the predominant format in this ongoing development. A significant portion of this new retail space is located in Central Slovakia, specifically in areas such as Revúca, Hnúšťa, Detva, Poltár, Žiar nad Hronom, and Rimavská Sobota. Looking forward, no major shopping center completions are expected for the remainder of 2025.

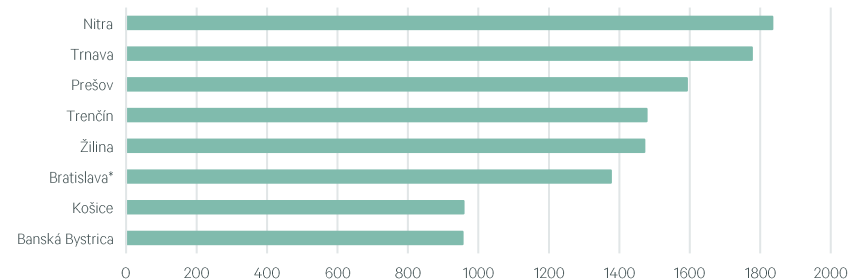
Prime yields have remained consistent, holding at 6.50% for shopping centers and 6.75% for retail parks.

## SHOPPING CENTRE KPI IN LAST 12 MONTHS (Y/Y)\*



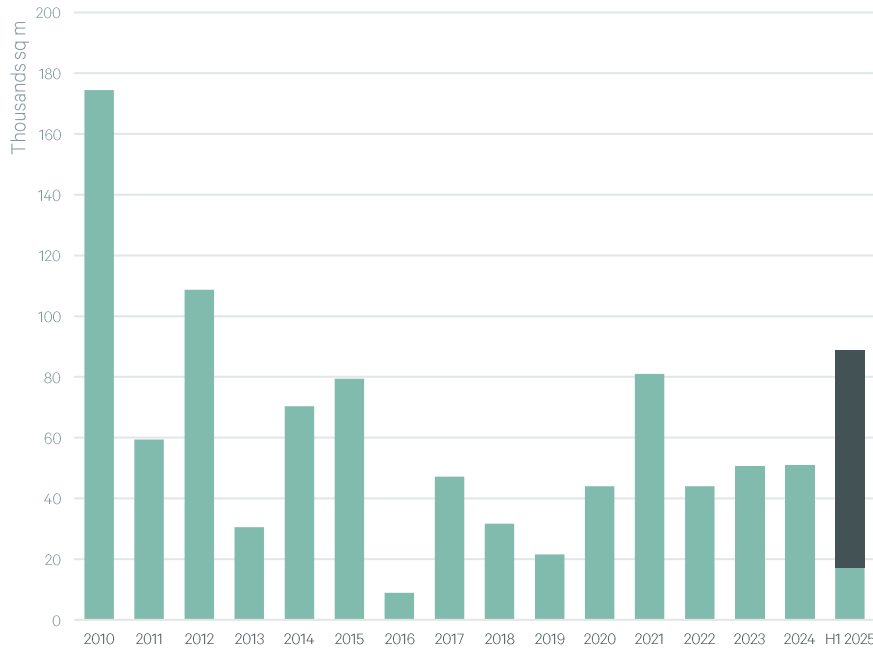
\*Based on a portfolio of retail properties managed by CBRE  
Source: CBRE Research

## RETAIL SATURATION | sqm per 1,000 inhabitants



\*Based on inhabitation with residential permit in Bratislava  
Source: CBRE Research

STOCK DEVELOPMENT (Completions | Under Construction)



Source: CBRE Research

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.

CONTACTS

Tomáš Hegedůš  
**Managing Director**

[tomas.hegedus@cbre.com](mailto:tomas.hegedus@cbre.com)

Ľubor Procházka  
**Head of Advisory & Transactions**

[lubor.prochazka@cbre.com](mailto:lubor.prochazka@cbre.com)

Tomáš Lörincz  
**Head of Retail Agency**  
 +421 917 466 207

[tomas.lorincz@cbre.com](mailto:tomas.lorincz@cbre.com)

Karolína Dlouhá  
**Research Analyst**  
 +421 905 469 481

[karolina.dlouha@cbre.com](mailto:karolina.dlouha@cbre.com)

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## REPORT FIGURES

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