CBRE

Q3 2026

SEE Market Figures

Retail

REPORT FIGURES

Slovenia
Ljubljana

Slovenia, Ljubljana

KEY PERFORMANCE INDICATORS (Q1 2026)

Average Rent | Shopping Center

▲ € 22-25

Monthly, per sq. m.

Average Rent | Retail parks

▶ € 10-13

Monthly, per sq. m.

Prime Rent | Shopping Centre

▶ € 55

Monthly, per sq. m.

Shopping Center Stock

▶ 210K

Ljubljana in sq. m.

Prime Yield (March)

▶ 8%

Shopping centres

Prime Yield (March)

▶ 7%

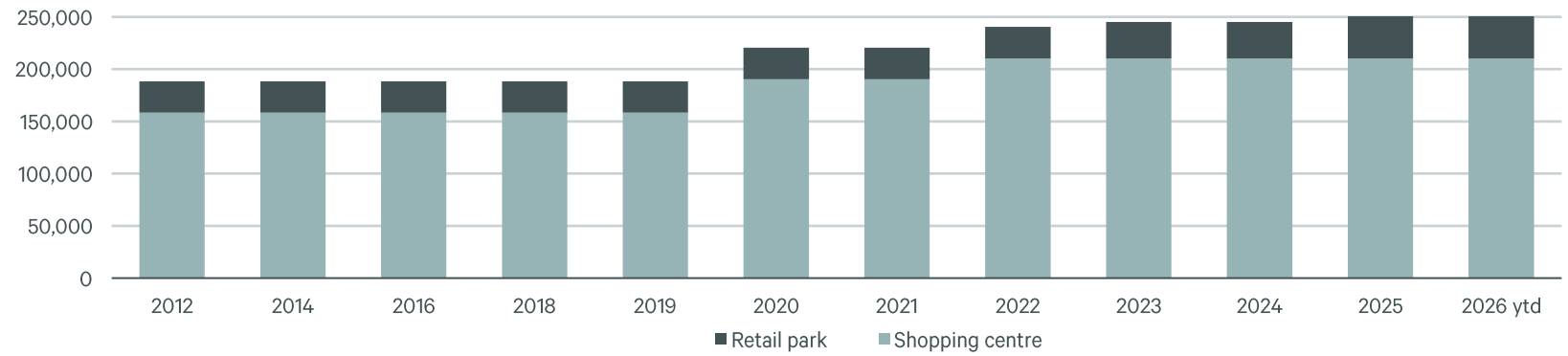
Retail parks

No new retail projects were completed in the Slovenian market since the beginning of the year. Nevertheless, Ljubljana remains positioned for further retail expansion, supported by a major project currently under development.

Despite the pressure of inflation and elevated interest rates on consumer purchasing power, rising real incomes are expected to support household spending in the near term. As of October 2026, annual inflation stood at 3.3%, primarily driven by continued price increases in goods and food.

As of the third quarter of 2026, Slovenia's total shopping centre stock amounts to approximately 810,000 sq. m., with Ljubljana accounting for roughly 26% of the total, or around 210,000 sq. m. In addition, the country's retail park stock exceeds 220,000 sq. m., of which approximately 41,000 sq. m. (19%) is concentrated in the capital.

SHOPPING CENTER AND RETAIL PARK STOCK | LJUBLJANA



Source: CBRE, 2026

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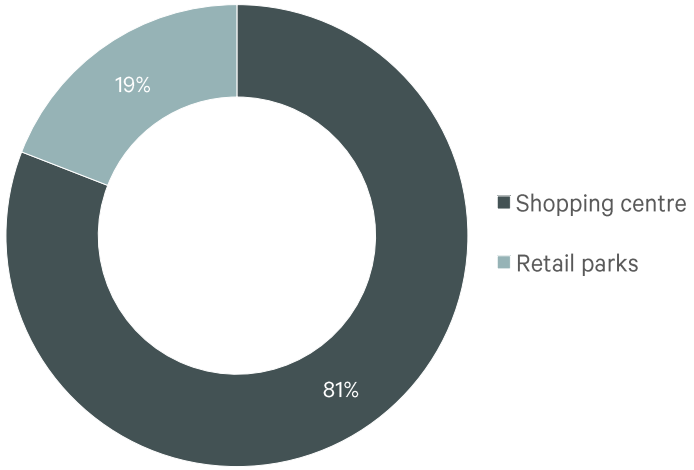
Development activity in Slovenia's retail market has remained limited in recent years, reflecting the significant expansion delivered during previous development cycles. The latest retail completion was Lenart Park, opened in the wider Maribor area in Q4 2025. The scheme added approximately 2,100 sq m of retail space and attracted tenants including Sinsay, Vitapur, and Mr. Pet.

Looking ahead, Emonika Shopping Centre is currently the only major retail development under construction in Ljubljana. As part of a large mixed-use project incorporating retail, residential, and office components, the scheme will comprise more than 80 retail units across approximately 22,300 sq m. Scheduled for completion in 2027, the project is targeting a BREEAM Very Good certification.

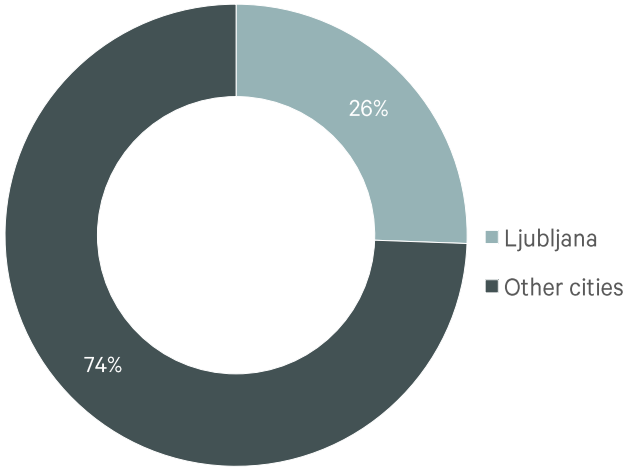
In regional cities, several retail developments remain in the pipeline. Most notably, construction commenced in Brežice during Q2 2026, where MiD Bau is developing a retail park offering approximately 9,700 sq m of modern retail space. Another notable project in the pipeline is Fashion Outlet Village in Šentilj, planned to deliver approximately 20,000 sq m of retail space across around 70 units. Developed by HG Invest, the EUR 40 million scheme is expected to be delivered in two phases, with construction of the first phase scheduled to commence in 2027. The scheme is being designed in line with ESG and sustainability principles.

Retailer expansion remained active during Q3 2026, with two notable international brands entering the Slovenian market. Notino, the Czech beauty and cosmetics retailer, opened its first Slovenian store at Aleja Shopping Centre in Ljubljana, while discount retailer Action launched its first store in Slovenia in Velenje's established retail zone. Earlier in the year, Lacoste entered the market with the opening of its first standalone Slovenian store at CityPark Ljubljana.

RETAIL STOCK DISTRIBUTION IN SLOVENIA



SLOVENIA SHOPPING CENTER STOCK BY LOCATION



Source: CBRE, 2026

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NOTABLE PIPELINE PROJECTS

Project name	Size (in sq. m.)	Status	Type
Emonika	22,300	UC	Shopping centre
Retail park Brežice	9,700	UC	Retail park
Fashion Outlet Village	20,000	Planned	Outlet

Source: CBRE, 2026

Following a period of strong retail development in previous years, activity in Slovenia's retail market has moderated, with only limited new projects currently underway.This format continues to attract both domestic and international developers, supported by evolving consumer preferences and cost-efficient expansion strategies. At the same time, ESG considerations are becoming increasingly important, with retailers incorporating these standards to enhance brand positioning.

During the third quarter, shopping center rental levels recorded a moderate increase, with average rents ranging between EUr 22 and EUR 25 per sq. m. per month. Rates in retail parks showed no movement, standing in the EUR 10 to 13 per sq. m. monthly range. Over the same period, prime yields remained unchanged, indicating continuous market stability and sustained investor confidence.

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