

Czech Republic Market Figures Retail

KEY PERFORMANCE INDICATORS (Q1 2026)

Prime High Street Rent

€ 198

Monthly, per sq m
Change YoY: 1.5%

Prime High Street Yield

4.50%

Lifetime Investment
Change YoY: 0 bps

Total Stock*

2,565K

Square Metre
862K (Prague) / 1,702K (regions)

In the first quarter of 2026, footfall stabilised at around 0.5% YoY, while turnover growth slowed to 0% YoY. Turnover per square metre continued to decline, remaining at -1% YoY, confirming a moderation in consumer spending momentum at the start of the year.

Prime Shopping Centre Rent

€ 142

Monthly, per sq m
Change YoY: 1.4%

Prime Shopping Centre Yield

6.00%

Lifetime Investment
Change YoY: -35 bps

Completions*

OK

Square Metre
OK Year2Date

According to the Czech Statistical Office, retail sales recorded consistent YoY growth at the start of 2026. In January, retail sales increased by 4.8% YoY, easing to a 4.2% YoY rise in February. Growth was largely driven by E-commerce activity, with online sales expanding by 20.8% YoY in January and remaining robust at 17.6% YoY in February.

Prime Retail Park Rent

€ 17

Monthly, per sq m
Change YoY: 0.0%

Prime Retail Park Yield

6.10%

Lifetime Investment
Change YoY: 0 bps

Forecast Completions*

OK

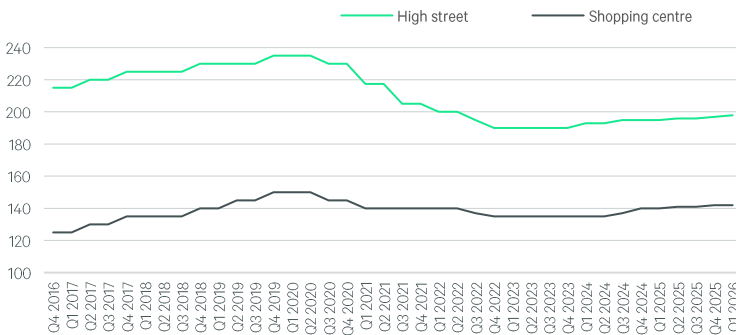
Square Metre 2026
OK (Prague) / OK (regions)

According to Oxford Economics, the outlook for retail spending growth has been revised downward, with growth forecast at 3.4% YoY in 2026. A further moderation is expected in 2027, with retail spending growth projected at 3.2% YoY.

During Q1 2026, no new shopping centres were delivered to the Czech retail market. Nevertheless, the development pipeline currently includes three sizeable retail schemes. These comprise the comprehensive refurbishment of Prague's Kotva department store, which will provide approximately 14,900 sq m of retail floorspace. In Brno, the Dornych development is underway, adding around 26,500 sq m of retail space, while Galerie Pardubice will contribute an estimated 22,000 sq m. Construction is ongoing at all three projects, with completion and opening targeted for 2028.

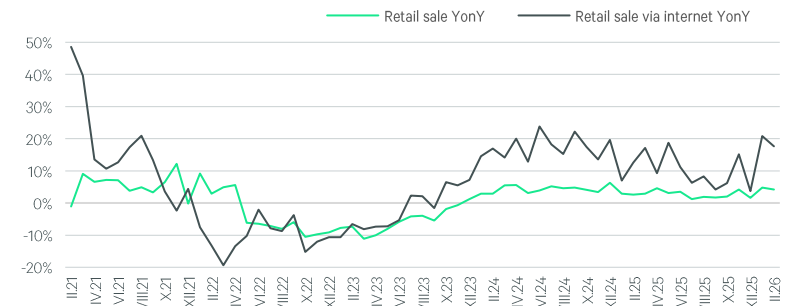
*Only Shopping Centre Stock

PRIME RENT DEVELOPMENT (Monthly, per sq m)



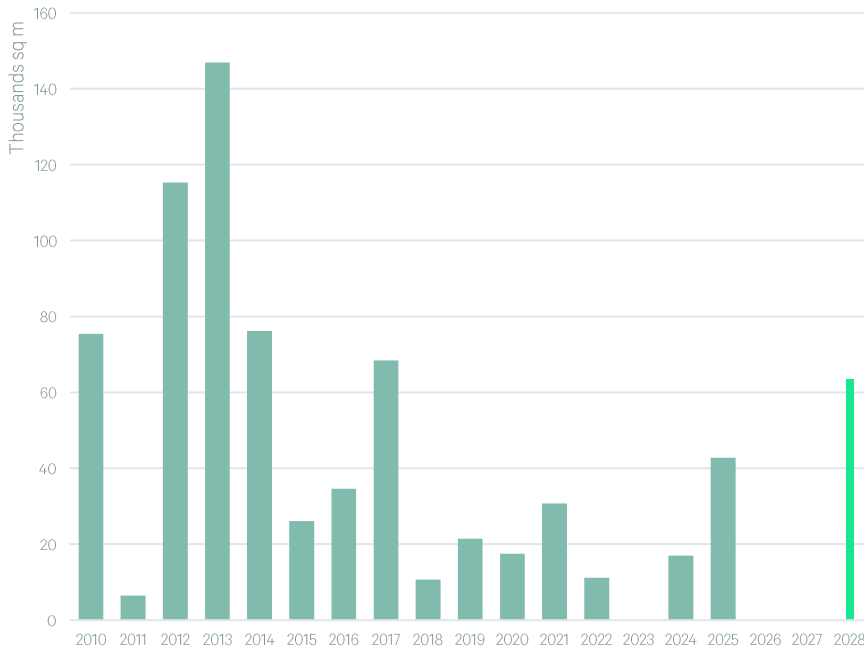
Source: CBRE Research Q1 2026

RETAIL SALES DEVELOPMENT (constant prices, YoY)



Source: Czech Statistical Office, Q1 2026

SHOPPING CENTRE STOCK DEVELOPMENT (Completions | Forecast | Forecast UC)



Source: CBRE Research, Q1 2025

Retail parks across the Czech Republic have continued to show solid and resilient performance, further increasing their presence within the modern retail stock. This growth has been supported by evolving consumer preferences alongside sustained developer interest. The segment remains highly appealing to investors, underpinned by strong accessibility, cost-efficient operations, and broad customer reach. Development activity remains active, with close to 100,000 sq m of new retail park space currently under construction, with most schemes expected to be delivered in 2026. Looking ahead, retail parks are anticipated to continue playing a significant role in driving growth within the Czech retail market

In Q1 2026, prime high street rents rose to €198 per sq m per month, reflecting a 1.5% YoY increase. Prime rental levels in shopping centres remained stable at €142 per sq m per month, corresponding to a 1.4% YoY rise compared with the same period last year. Looking ahead, prime rents across the majority of retail formats are expected to continue to experience gradual growth over the course of 2026, supported by strengthening market fundamentals. By contrast, prime retail park rents remained unchanged at €17 per sq m per month.

The Czech Republic has continued to reinforce its role as a key entry point for international retail brands expanding into Central Europe. Activity in Q1 saw a limited number of new international entrants, primarily concentrated in the fashion and health & beauty segments. Prime high streets and leading shopping centres in Prague remained the preferred locations for these expansions, supported by strong footfall levels and high brand exposure. Benefiting from its central European location, solid economic fundamentals, and stable retail demand, the Czech Republic continues to be viewed by international retailers as an attractive, low-risk, and high-potential expansion market heading into 2026.

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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.

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Q1 2026

REPORT FIGURES

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