

REPORT Q1/2022

INDUSTRIAL PROPERTY MARKET

In the first quarter of 2022, the total stock of modern industrial and logistics premises of class A in the Slovakia reached more than 3,373,000 sq m. There is 395,710 sq m under construction and from that amount 39% is in Bratislava region, but still the tenant's demand for vacant premises is higher than supply. Vacancy keeps falling from 7.06 % in Q4/21 to 6.34% in Q1/22. Total leasing activity in Slovakia during the 1st quarter of 2022 reached more than 153,000 sq m, while the net take-up amounted to 125,000 sq m. Speculative development projects in Slovakia are in decline and are being replaced by pre-signed projects with clients. Prime yield is 5.25%.

„In 2022, we expect the influx of new projects from the production and assembly sector primarily due to the current situation in Ukraine. It will involve the transfer of existing and well-established factories from Ukrainian territory to neighboring countries. These will bring with them certain investments that could partially replace those that were planned from large developers and investors in entire asset class portfolios but are now suspended until the situation becomes clearer.”

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Research & Data Analyst



“A” CLASS PROPERTIES
3,373,364 sq m

CONSTRUCTION COMPLETED
12,750 sq m

UNDER CONSTRUCTION
395,710 sq m

VACANCY

6.34%
[213,816 sq m]

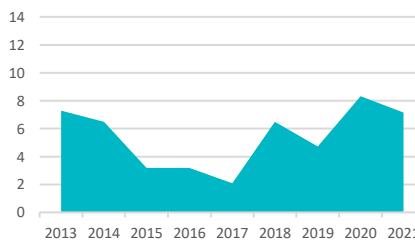
AVERAGE RENTS

“A” CLASS
3.40 - 4.50 EUR /sq m/MONTH

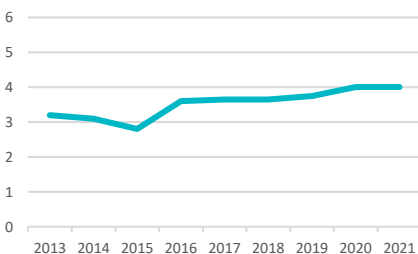
COMPLETED CONSTRUCTION



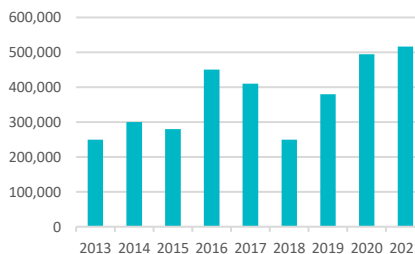
VACANCY RATE %



AVERAGE RENTS – sq m/euro



NET TAKE-UP



SELECTION OF TRANSACTIONS AND RENTS

