

REPORT Q2/2022

INDUSTRIAL PROPERTY MARKET

In the second quarter of 2022, the total stock of modern industrial and logistics premises of class A in the Slovakia reached more than 3,459,000 sq m. There is 304,976 sq m under construction and from that amount 47% is in Bratislava region, but still the tenant's demand for vacant premises is higher than supply. Vacancy keeps falling from 6.34 % in Q1/22 to 5.70 % in Q2/22. Total leasing activity in Slovakia during the 2nd quarter of 2022 reached more than 214,000 sq m, while the net take-up amounted to 164,000 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 the last quarter, we noticed, among others, a higher demand for smaller warehouse units from 500 to 1000 sqm in Bratislava and its surroundings. Small units have been in short supply on the commercial real estate market for a long time. The response to this type of demand is the new trend of building „Small Business Units“, a concept that combines the company headquarters, showroom, and warehouse under one roof and is located closer to the customer. At the beginning of 2023, similar projects are planned to be constructed in Senec, Trnava and Nitra."

DOMINIKA UKROPCOVÁ
Research & Data Analyst



"A" CLASS PROPERTIES
3,459,729 sq m

**CONSTRUCTION
COMPLETED**

81,056 sq m

UNDER CONSTRUCTION
304,976 sq m

VACANCY

5.70%

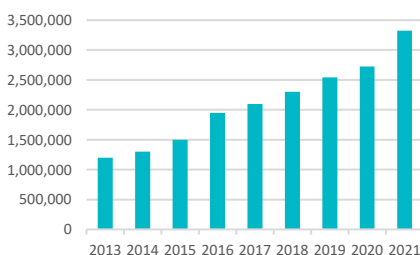
[197,406 sq m]

AVERAGE RENTS

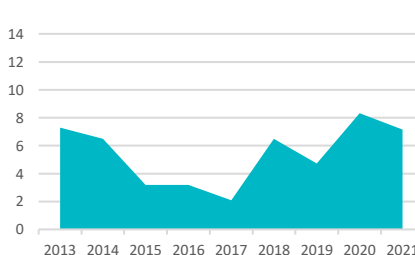
"A" CLASS

3.45 - 6.70 EUR /sq m/MONTH

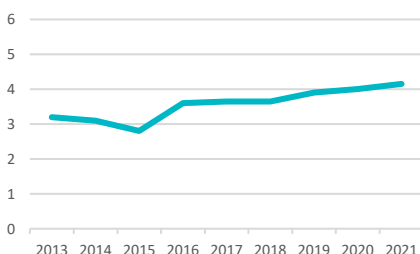
COMPLETED CONSTRUCTION



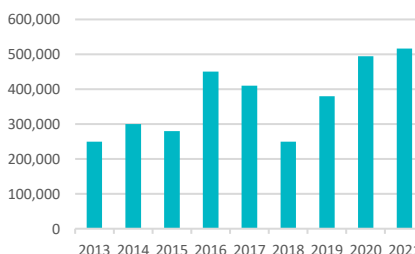
VACANCY RATE %



AVERAGE RENTS – sq m/euro



NET TAKE-UP



SELECTION OF TRANSACTIONS AND RENTS

