

# REPORT Q3/2022

## INDUSTRIAL PROPERTY MARKET

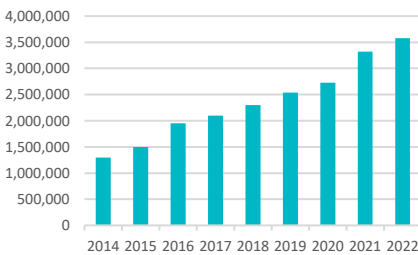
In the third quarter of 2022, the total stock of modern industrial and logistics premises of class A in the Slovakia reached more than 3,575,000 sq m. There is 278,212 sq m under construction and from that amount 49% is in Bratislava region, but still the tenant's demand for vacant premises is higher than supply. Vacancy keeps falling from 5.70 % in Q2/22 to 4.47 % in Q3/22. Total leasing activity in Slovakia during the 3rd quarter of 2022 reached more than 198,000 sq m, while the net take-up amounted to 127,000 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%.

"The market continues to be under pressure from inflation, interest rates and rising rents. However, vacancy continues to decrease rapidly, as the demand from new tenants is still high and companies with a stable background expand. We can expect developers to build less and less speculatively, what will open up investment opportunities for local developers in the near future."

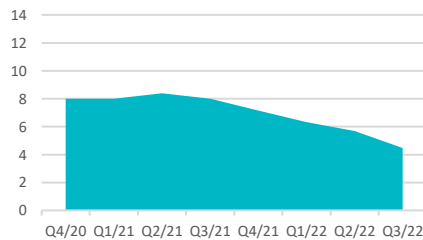
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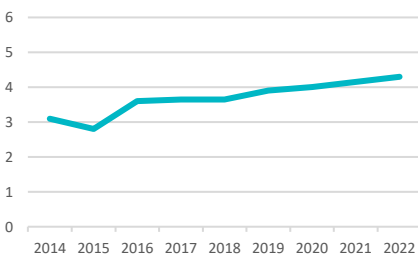
### COMPLETED CONSTRUCTION



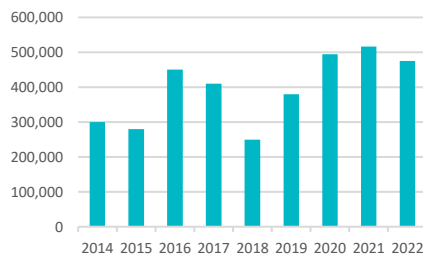
### VACANCY RATE %



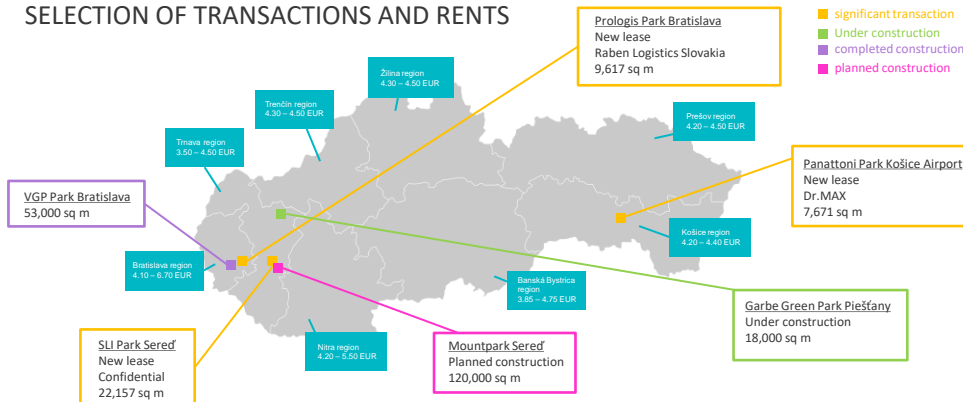
### AVERAGE RENTS – sq m/euro



### NET TAKE-UP



### SELECTION OF TRANSACTIONS AND RENTS



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**“A” CLASS PROPERTIES**  
**3,575,786 sq m**

**CONSTRUCTION COMPLETED**  
**102,503 sq m**

**UNDER CONSTRUCTION**  
**278,212 sq m**

**VACANCY**  
**4.47%**  
**[158,887 sq m]**

**AVERAGE RENTS**

**“A” CLASS**  
**4.20 - 4.90** EUR /sq m/MONTH