

REPORT Q4/2022

INDUSTRIAL PROPERTY MARKET

In the fourth quarter of 2022, the total stock of modern industrial and logistics premises of class A in the Slovakia reached more than 3,704,000 sq m. There is 205,170 sq m under construction and from that amount 35% is in Bratislava region, but still the tenant's demand for vacant premises is higher than supply. Vacancy slightly increased from 4.47 % in Q3/22 to 4.85 % in Q4/22. Total leasing activity in Slovakia during the 4th quarter of 2022 reached more than 140,000 sq m, while the net take-up amounted to 102,000 sq m. Speculative development projects in Slovakia are in decline and are being replaced by pre-signed projects with clients. Prime yield is 5.50%.

"In 2022, we documented an enormous increase in take-up - almost 72% compared to 2021. Even though approximately 300,000 m² of new warehouse space was completed in both years, in 2022 we noticed due to a leasing boom decrease of total vacancy rate by 2.30%. Despite the difficult economic situation in the world and the ongoing energy crisis, we do not yet observe a slowdown in the industrial real estate market in Slovakia."

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Research & Data Analyst



"A" CLASS PROPERTIES
3,704,093 sq m

**CONSTRUCTION
COMPLETED**

98,288 sq m

UNDER CONSTRUCTION
205,170 sq m

VACANCY

4.85%

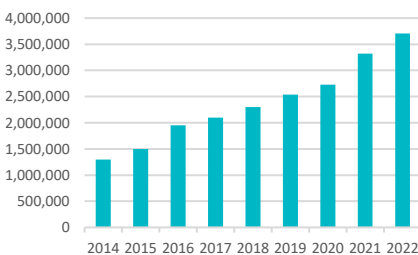
[179,389 sq m]

AVERAGE RENTS

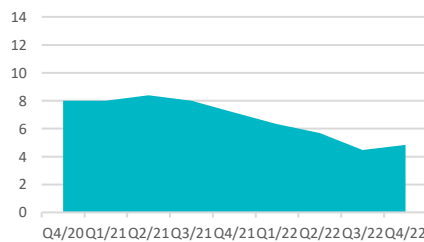
"A" CLASS

4.20 - 4.90 EUR /sq m/MONTH

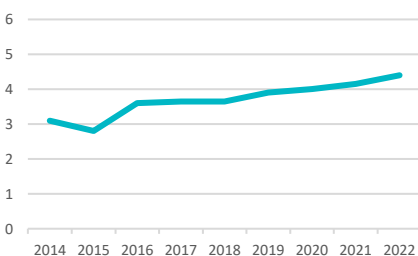
COMPLETED CONSTRUCTION



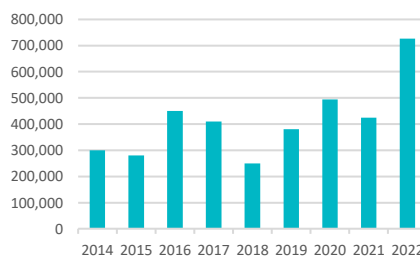
VACANCY RATE %



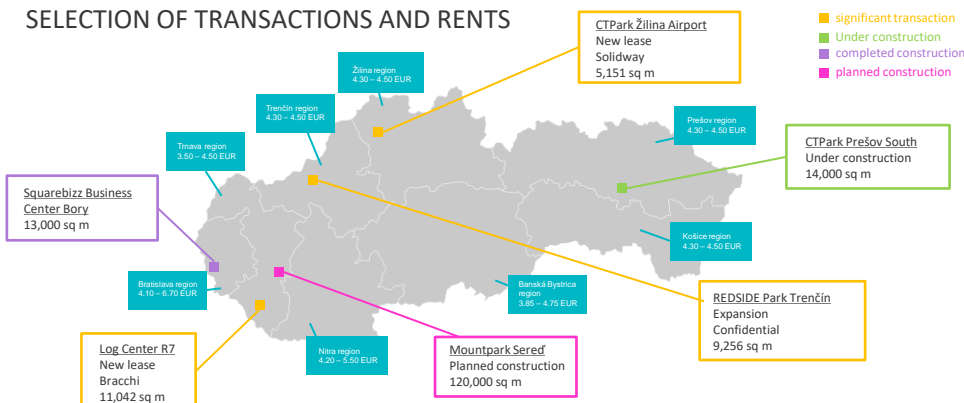
AVERAGE RENTS – sq m/euro



NET TAKE-UP



SELECTION OF TRANSACTIONS AND RENTS



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