

REPORT Q1/2023

INDUSTRIAL PROPERTY MARKET

In the first quarter of 2023, the total stock of modern industrial and logistics premises of class A in the Slovakia reached more than 3,773,000 sq m. There is 215,800 sq m under construction and from that amount 33% is in Bratislava region, but still the tenant's demand for vacant premises is higher than supply. Vacancy slightly increased from 4.85 % in Q4/22 to 4.96 % in Q1/23. Total leasing activity in Slovakia during the 1st quarter of 2023 reached more than 116,400 sq m, while the net take-up amounted to 75,600 sq m. Speculative development projects in Slovakia are in decline and are being replaced by pre-signed projects with clients. Prime yield is 5.90%.

" Since the end of last year, we have been observing an increase in rents in all regions of Slovakia. Currently average price reaches 4.90 euros per square meter. In popular logistics hubs or major cities like Bratislava, Kosice or Zilina, warehouse lease rents tend to be higher due to higher demand and better infrastructure. However, according to economic indicators, we do not expect further significant price increase in the future."

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Research & Data Analyst



"A" CLASS PROPERTIES
3,773,017 sq m

**CONSTRUCTION
COMPLETED**

85,784 sq m

UNDER CONSTRUCTION
215,861 sq m

VACANCY

4.96%

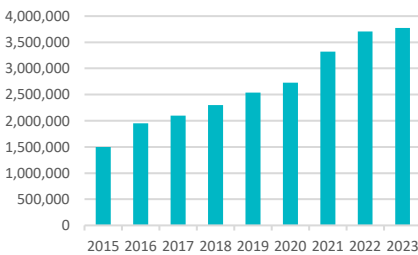
[187,018 sq m]

AVERAGE RENTS

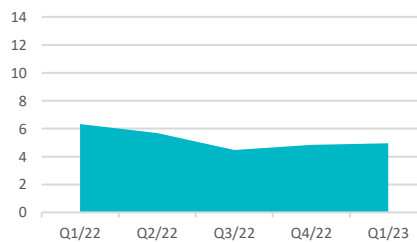
"A" CLASS
4.30 - 5.50

EUR
/sq m/MONTH

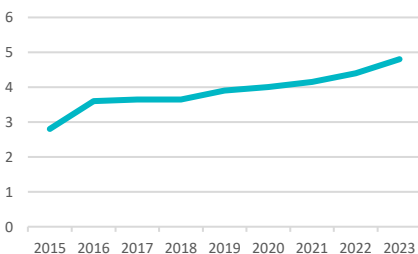
COMPLETED CONSTRUCTION



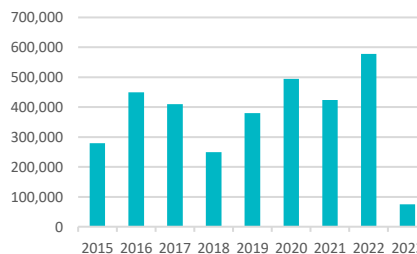
VACANCY RATE %



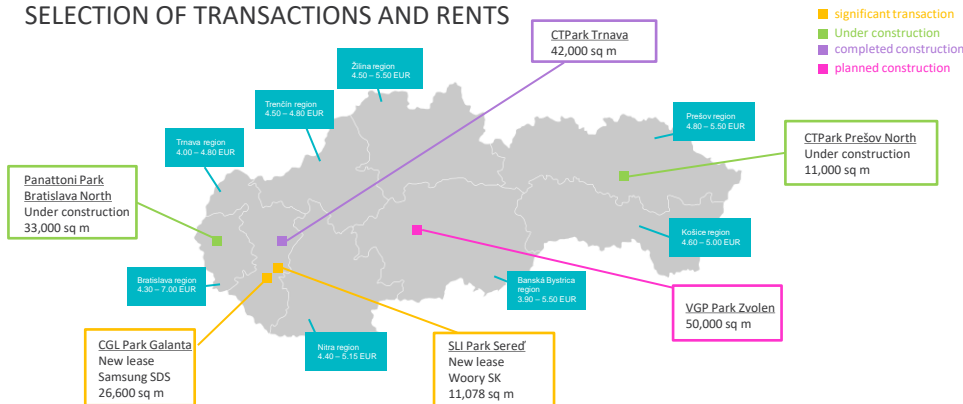
AVERAGE RENTS – sq m/euro



NET TAKE-UP



SELECTION OF TRANSACTIONS AND RENTS



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