

## REPORT Q2/2023

## INDUSTRIAL PROPERTY MARKET

In the second quarter of 2023, the total stock of modern industrial and logistics premises of class A in the Slovakia reached more than 3,836,000 sq m. There is 384,725 sq m under construction and from that amount 25% is in Bratislava region, but still the tenant's demand for vacant premises is higher than supply. Vacancy decreased from 4.96 % in Q1/23 to 4.73 % in Q2/23. Total leasing activity in Slovakia during the 2nd quarter of 2023 reached more than 284,000 sq m, while the net take-up amounted to 127,700 sq m. Speculative development projects in Slovakia are on the rise, as for some developers it is no longer such a problem not to have a client prior construction start. Prime yield is 6.00%.

"A large portion of industrial premises – total of 384,725 sq m is currently under construction and only 22% are pre-signed with clients. More than 60% of speculative development is covered by CTP, SLI and Panattoni. Despite of high construction costs, expensive financing and uncertainty of the overall macroeconomic situation they are willing to take the risk mainly in areas with shortage of available warehouse spaces and strong demand."

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Research & Data Analyst



**"A" CLASS PROPERTIES**  
**3,836,282 sq m**

**CONSTRUCTION  
COMPLETED**  
**37,752 sq m**

**UNDER CONSTRUCTION**  
**384,725 sq m**

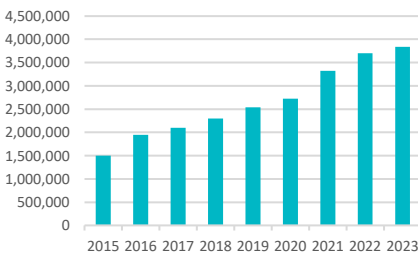
**VACANCY**

**4.73%**  
**[177,003 sq m]**

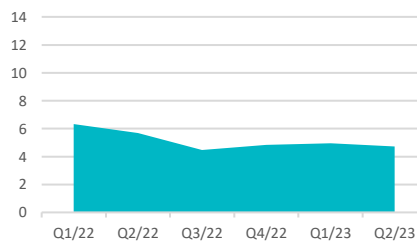
**AVERAGE RENTS**

**"A" CLASS**  
**4.30 - 5.50** EUR  
/sq m/MONTH

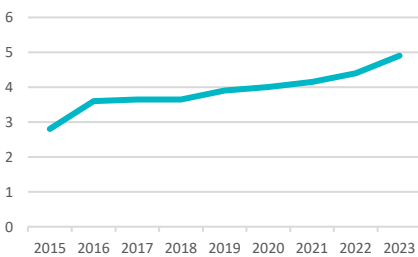
## COMPLETED CONSTRUCTION



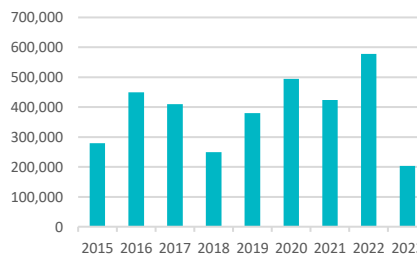
## VACANCY RATE %



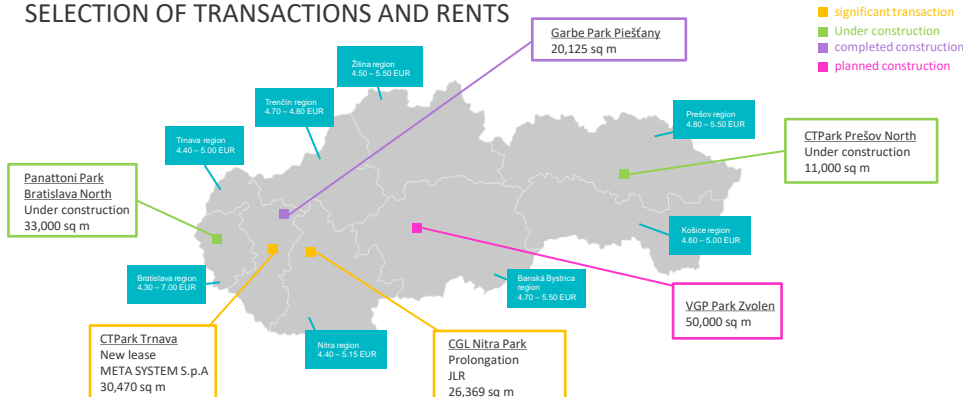
## AVERAGE RENTS – sq m/euro



## NET TAKE-UP



## SELECTION OF TRANSACTIONS AND RENTS



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