MARKETBEAT

CZECH REPUBLIC

INDUSTRIAL Q2 2026

CUSHMAN & WAKEFIELD

MARKET FUNDAMENTALS

	YOY Chg.	12-Month Forecast
5.5% Vacancy Rate	▲	▲
€7.50 Prime Rent, sq m/month	—	—
4.75% Prime Yield	▼	—

(Overall, All Property Classes)

ECONOMIC INDICATORS

Q2 2026	YOY Chg.	12-Month Forecast
2.4% GDP Growth*	▲	▲
3.1% Unemployment Rate	▲	▼
2.8% Industrial Production	▲	▲
1.7% HICP	▼	▲

*Forecast
Source: Moody's Analytics

ECONOMY: GROWTH MODERATES, OUTLOOK STAYS POSITIVE

The Czech economy continues to expand despite a more challenging external environment. Domestic demand remains resilient, supported by a tight labour market and recovering investment activity, while industrial production is expected to return to growth this year. Although manufacturers continue to face weaker external demand and heightened uncertainty, the overall economic backdrop remains supportive for the industrial and logistics sector.

SUPPLY & DEMAND: LEASING ACTIVITY REMAINS RESILIENT

In Q2 2026, the total stock of modern industrial space in the Czech Republic expanded to 13.73 million sq m. New completions during the quarter reached approximately 144,600 sq m, delivered across nine industrial parks. This represents a 52% quarterly decrease and a 40% decrease year-on-year. Construction activity remains elevated, with around 1.15 million sq m remained under construction. The largest share of the development pipeline is located in the Ústí nad Labem region (22%), followed by Greater Prague (17%) and the Moravia-Silesia region (15%).

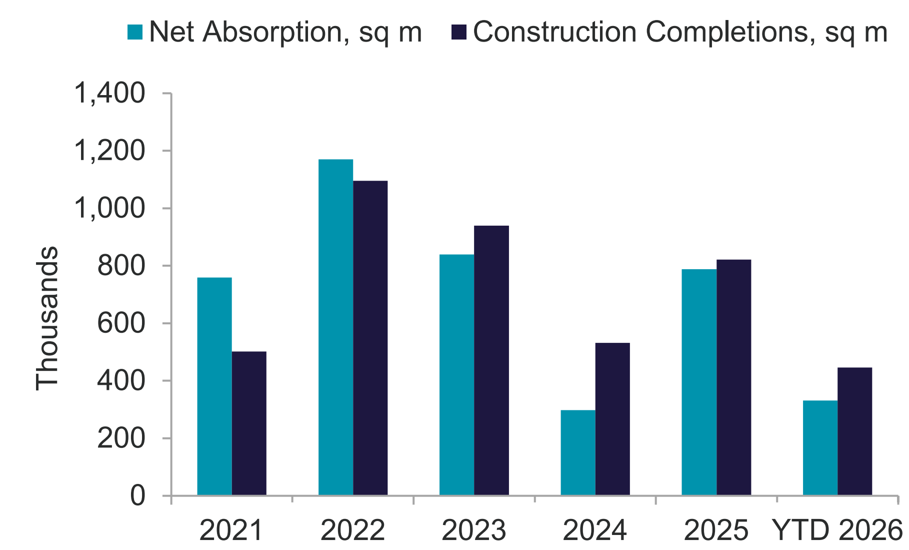
Leasing activity remained solid in Q2 2026. Gross take-up, including renegotiations, reached 451,600 sq m, while net take-up stood at 248,400 sq m. Manufacturing companies represented the most active occupier group, accounting for 42% of total leasing activity. Renegotiations represented 45% of total take-up.

The vacancy rate increased to 5.5% at the end of Q2 2026, corresponding to 751,000 sq m of vacant industrial space.

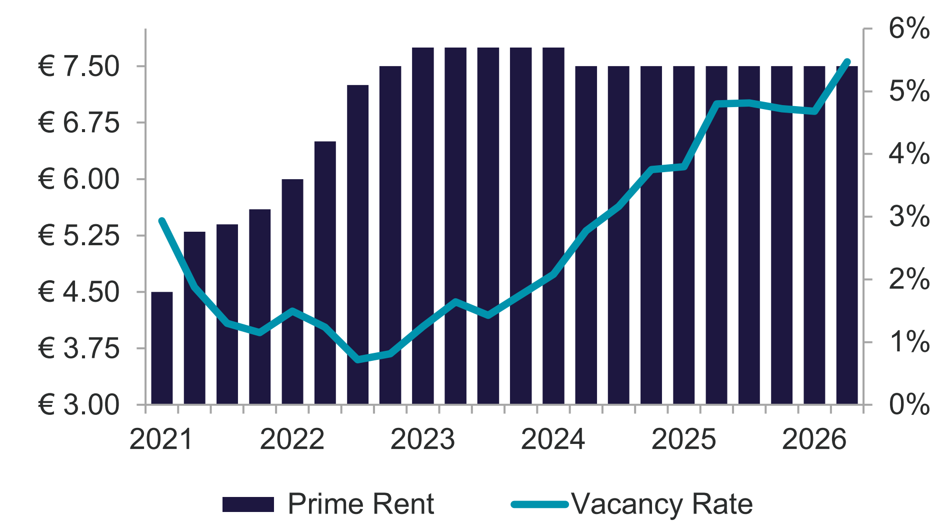
PRICING: PRIME RENTS STABLE IN CORE MARKETS

Prime headline rents for 10,000 sq m modern warehouse units remained stable at €7.50/sq m/month in Prague and €6.50/sq m/month in Brno. In Pilsen and Ostrava, prime rents softened to €5.50/sq m/month and €5.30/sq m/month, respectively.

SPACE DEMAND / DELIVERIES



OVERALL VACANCY & PRIME RENT



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MARKET STATISTICS

SUBMARKET	STOCK (SQ M)	AVAILABILITY (SQ M)	VACANCY RATE	CURRENT QTR TAKE-UP (SQ M)	YTD TAKE-UP (SQ M)	YTD COMPLETIONS (SQ M)	UNDER CNSTR (SQ M)	PRIME RENT (€/SQ M/MONTH)
Greater Prague	3,716,800	91,100	2.5%	163,300	382,000	45,800	196,300	€ 7.50
Pilsen region	1,885,700	155,600	8.3%	75,900	104,000	4,100	65,100	€ 5.50
South Moravia region	1,595,900	27,800	1.7%	19,500	97,000	48,300	161,600	€ 6.50
Moravia-Silesia region	1,397,100	218,000	15.6%	16,900	47,400	14,800	168,700	€ 5.30
Central Bohemia region	1,230,600	127,700	10.4%	58,800	58,800	65,700	93,300	
Usti nad Labem region	1,046,000	47,100	4.5%	34,600	60,500	4,000	256,500	
Olomouc region	639,000	32,500	5.1%	76,300	77,500	8,700	36,600	
Karlovy Vary region	760,900	29,600	3.9%	0	0	239,000	46,500	
Liberec region	434,100	13,000	3.0%	0	0	11,700	0	
Pardubice region	299,900	7,800	2.6%	6,300	6,300	0	38,100	
Hradec Kralove region	269,600	800	0.3%	0	4,400	0	0	
Vysocina region	244,200	0	0.0%	0	26,900	0	25,500	
South Bohemia region	159,600	0	0.0%	0	0	4,100	63,900	
Zlin region	54,400	0	0.0%	0	0	0	0	
CZECH REPUBLIC TOTALS	**13,733,800**	**751,000**	**5.5%**	**451,600**	**864,700**	**446,200**	**1,152,300**	**€ 7.50**

** Includes the cadastral territory of the capital city of Prague and projects in the Central Bohemian Region, which are located within a radius of 10-15 km from the borders of Prague.*

KEY LEASE TRANSACTIONS Q2 2026

PROPERTY	SUBMARKET	TENANT	SIZE (SQ M)	TYPE
Prologis Park Prague Airport	Greater Prague	Confidential	41,800	Renegotiation
CTPark Žatec	Usti nad Labem region	Confidential	30,500	Pre-lease
Panattoni Business Park Kladno I	Central Bohemia Region	Confidential	30,200	Pre-lease
Panattoni Park Pilsen West II	Pilsen region	Panasonic	24,700	Renegotiation

KEY CONSTRUCTION COMPLETIONS Q2 2026

PROPERTY	SUBMARKET	MAJOR TENANT	SIZE (SQ M)	OWNER/DEVELOPER
EQT Exeter Park Prague D8 Lužec	Central Bohemia region	None	56,200	Exeter / 7R
Aventin Business Park Dyje	South Moravia region	Confidential	32,000	Aventin
CTPark Prague North	Greater Prague	Confidential	17,500	CTP Invest

Source: Cushman & Wakefield, Industrial Research Forum

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