MARKETBEAT
SLOVAKIA
INDUSTRIAL Q2 2026

CUSHMAN & WAKEFIELD

MARKET FUNDAMENTALS

	YOY Chg.	12-Month Forecast
7.80% Vacancy Rate	▲	▬
€5.30 Prime Rent, sq m/month	▼	▲
6.00% Prime Yield	▼	▬

(class A stock only)

ECONOMIC INDICATORS

	YOY Chg.	12-Month Forecast
0.9% GDP Growth Q1 2026	▲	▬
4.0% Unemployment Rate June	▲	▬
-2.0% Industrial Production May	▲	▲
3.5% Inflation June	▼	▬

Source: Moody's Analytics, Slovakia Statistical Office

ECONOMY: INDUSTRIAL OUTPUT WEAKENS, INFLATION BELOW 4%

Industrial production declined by 2.0% YoY in May and by 1.3% over the first five months, mainly due to weaker output in transport equipment, basic metals and refined petroleum products. However, part of the decline reflects last year's strong production base, meaning the figures do not necessarily point to a significant weakening of industrial activity.

Inflation reached 3.5% in June and has stabilized slightly below 4%, while unemployment remained low at 4.0%. Despite elevated inflation and fiscal consolidation, household consumption supported GDP growth of 0.9% in Q1. Economic activity is expected to accelerate to 1.9% in 2027, driven mainly by recovering global trade and stronger foreign demand.

SUPPLY & DEMAND: LOWER TAKE-UP, STRONG PRE-LEASEING ACTIVITY

Leasing activity remained subdued in Q2 2026, with gross take-up reaching 93,400 sq m across 18 transactions, representing a 28% QoQ decline following a stronger start to the year. Net take-up reached 66,600 sqm, meaning 17% QoQ increase. Demand was driven primarily by pre-leases, which accounted for 50% of total take-up, highlighting occupiers' continued preference for securing high-standard space with certification. Leasing activity remained concentrated in the Košice and Bratislava regions, particularly in Senec submarket.

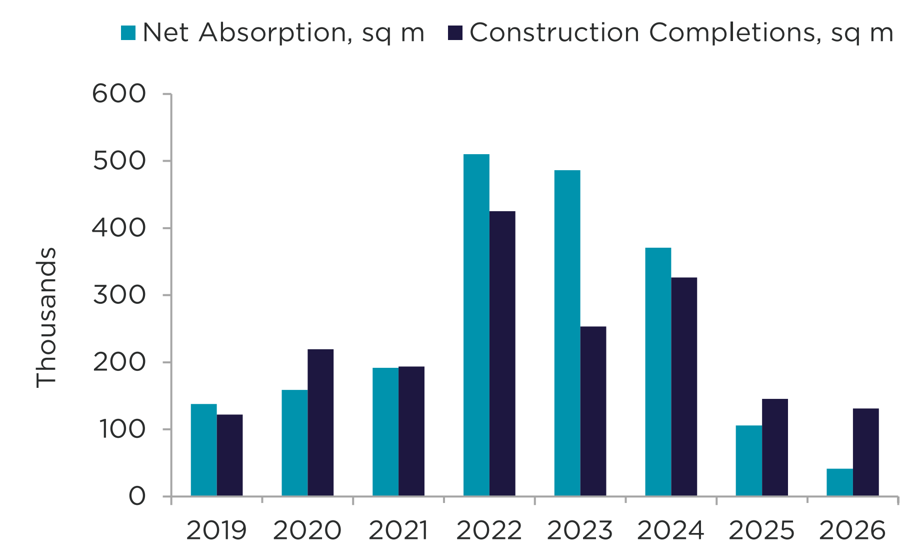
Development activity remained limited, with 25,800 sq m of new space completed spanned across two buildings, bringing Slovakia's modern industrial stock to 4.89 million sq m. Meanwhile, the construction pipeline expanded to 265,800 sq m, with 37% already pre-leased, reflecting occupier interest despite a more cautious market environment.

Vacancy increased slightly to 7.8%, the highest in the last five years, mainly due to weaker leasing activity. However, continued pre-leasing suggests occupier interest remains resilient.

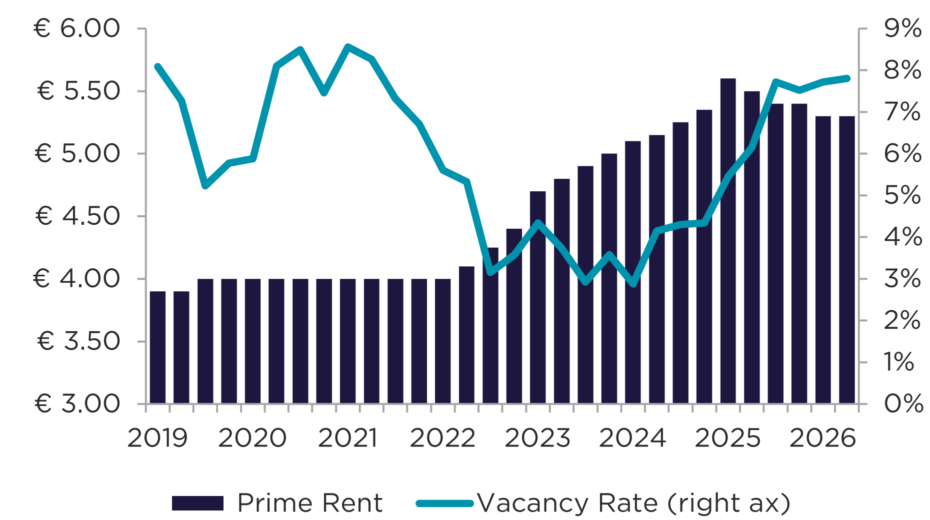
PRICING: STABLE RENTS DESPITE HIGHER VACANCY

Occupier conditions remained broadly balanced during the quarter despite a large amount of available space. Therefore, rental levels remained stable, with prime industrial rent holding at €5.30/sq m/month. Demand continued to focus on modern logistics and manufacturing facilities in established industrial hubs, supporting rental stability across most regions despite growing availability.

SPACE DEMAND / DELIVERIES



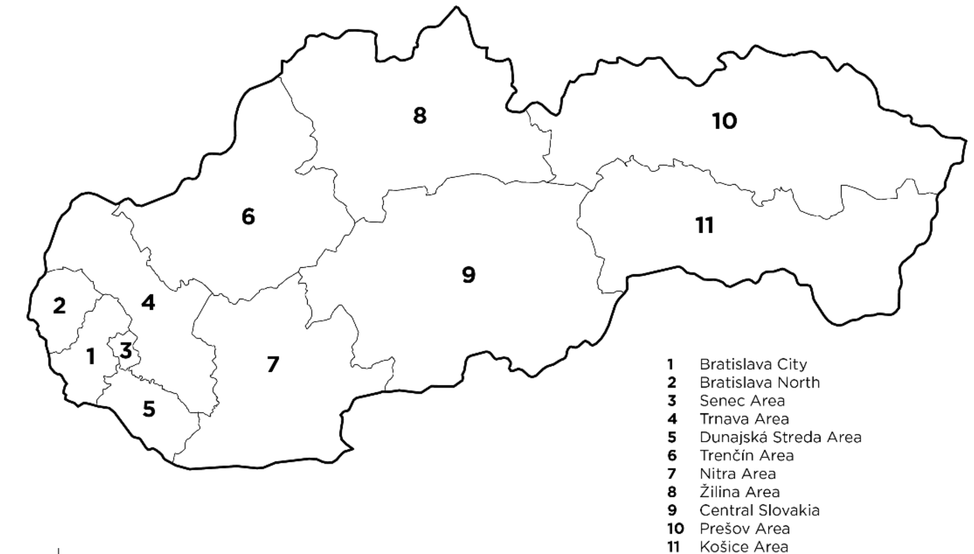
OVERALL VACANCY & PRIME RENT



SLOVAKIA
INDUSTRIAL Q2 2026

MARKET STATISTICS

SUBMARKET	STOCK (SQ M)	AVAILABILITY (SQ M)	VACANCY RATE	CURRENT QTR TAKE-UP (SQ M)	YTD TAKE-UP (SQ M)	CURRENT QTR COMPLETIONS (SQ M)	UNDER CNSTR (SQ M)	PRIME RENT (€/SQ M/MONTH)
Bratislava City	530,600	18,300	3.5%	9,100	40,100	21,300	30,500	€ 5.30 – 6.50
Bratislava North	638,200	40,000	6.3%	5,600	41,000	0	19,500	€ 4.10 – 5.10
Senec Area	898,100	99,700	11.1%	23,400	48,100	0	0	€ 3.80 – 4.70
Trnava Area	937,600	101,300	10.8%	0	10,800	4,500	0	€ 3.80 – 4.40
Dunajská Streda Area	211,700	20,600	9.7%	0	0	0	0	€ 4.10 – 4.70
Trenčín Area	497,800	28,200	5.7%	10,300	15,900	0	26,100	€ 4.80 – 5.20
Nitra Area	185,400	7,900	4.3%	0	12,900	0	0	€ 4.70 – 5.30
Žilina Area	403,800	14,000	3.5%	2,000	2,000	0	39,000	€ 4.70 – 5.30
Central Slovakia	119,500	23,900	20.0%	1,000	1,000	0	49,500	€ 5.00 – 5.30
Prešov Area	212,100	23,900	11.3%	0	0	0	0	€ 4.50 – 4.90
Košice Area	255,800	3,700	1.4%	42,000	50,300	0	101,200	€ 4.80 – 5.30
SLOVENSKO SPOLU	4,890,500	381,300	7.80%	93,400	222,100	25,800	268,800	€ 5.30



KEY LEASE TRANSACTIONS Q2 2026

PROPERTY	REGION	SECTOR	SIZE BRACKET (SQ M)	TYPE
Logis One Park Košice	Košice	Automotive	20,000 – 35,000	pre-lease
Logis One Park Košice	Košice	3PL	10,000 – 20,000	pre-lease
P3 Nové Mesto	Trenčín	3PL	10,000 – 20,000	new lease
BHM Park Trenčín	Trenčín	Automotive	5,000 – 10,000	renegotiation
CTPark Žilina Airport	Žilina	Automotive	5,000 – 10,000	new lease
Prologis Park Bratislava	Bratislava	3PL	5,000 – 10,000	renegotiation

KEY CONSTRUCTION COMPLETIONS Q2 2026

PROPERTY	REGION	SIZE (SQ M)	PRE-LEASE	OWNER/DEVELOPER
Mountpark Bratislava	Bratislava	21,400	100%	Mountpark
CTPark Trnava	Trnava	4,500	100%	CTP Invest

Source: Industrial Research Forum

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