

Press release

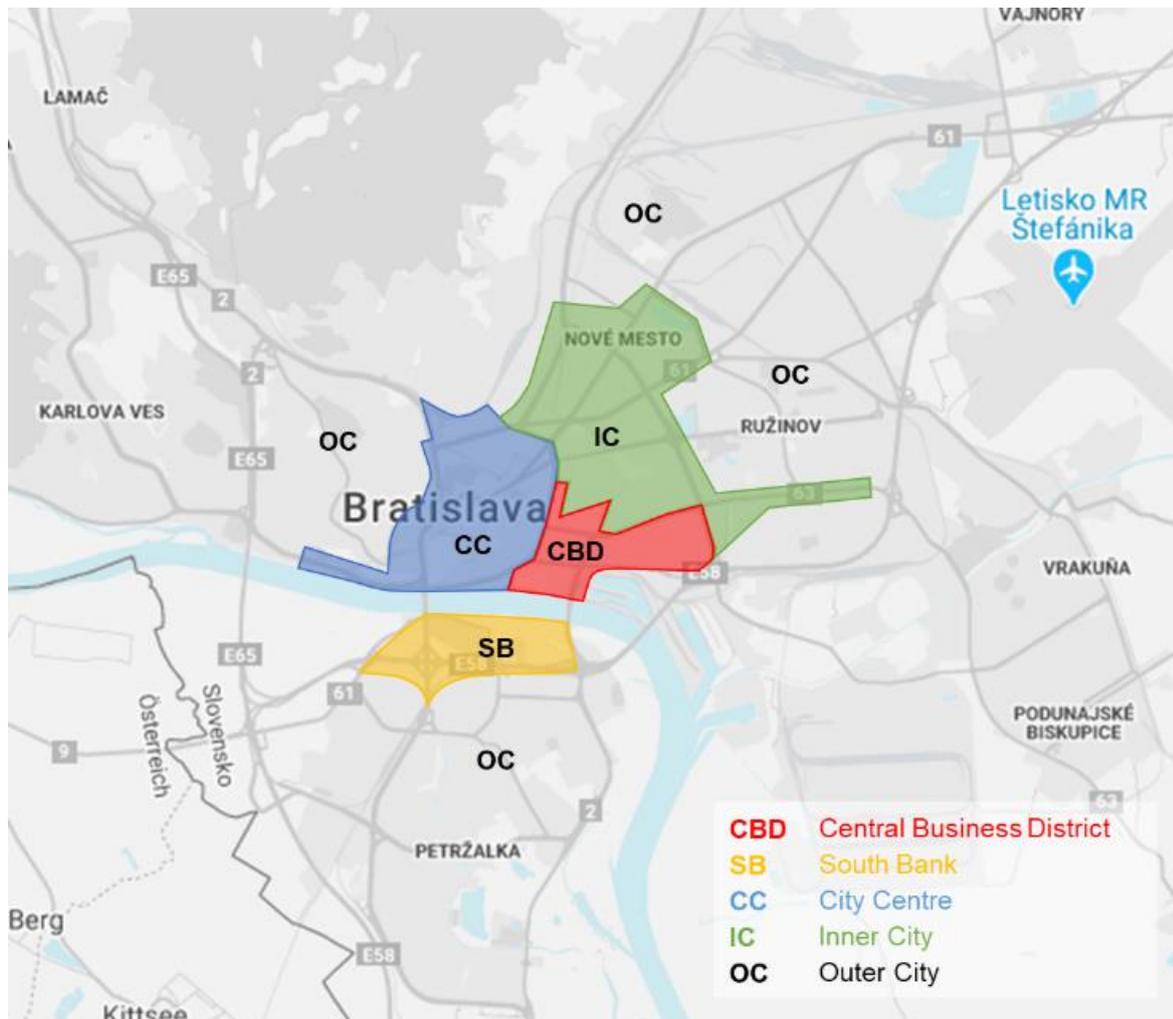
Cushman & Wakefield: +421 259 209 333
 CBRE: +421 232 553 300
 Colliers: +421 259 980 980
 JLL: +421 259 209 931

April 26th 2021, Bratislava

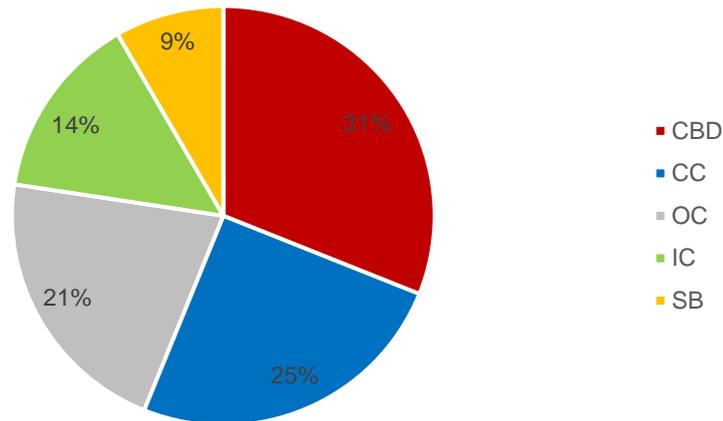
Bratislava Research Forum Announces Office Market Figures for Q1 2021

In the first quarter of 2021, the total office stock in Bratislava reached almost 1.95 million sq m. 64% of total stock consists of class A office space and 36% of class B office space.

During the first quarter of 2021, one new office building, Sky Park, with a total area of 30,000 sq m was added to the market. 5 more class A projects with a total area of more than 48,000 sq m are waiting to be completed by the end of the year.

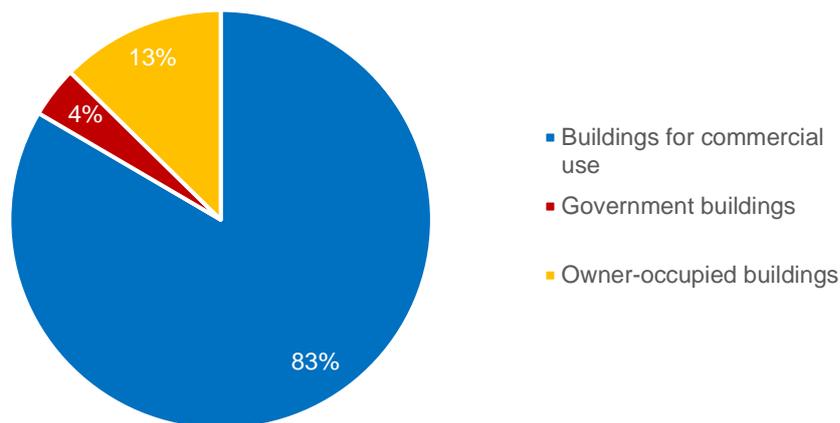


Office stock according to BRF submarkets



In terms of the ownership structure, approximately 4% of the office stock is state-owned, 13% are buildings owned and fully occupied by the same entity, and the total stock for commercial use remains at 83% (or around 1.6 million sq m) of total modern office stock in Bratislava.

Office stock by ownership type

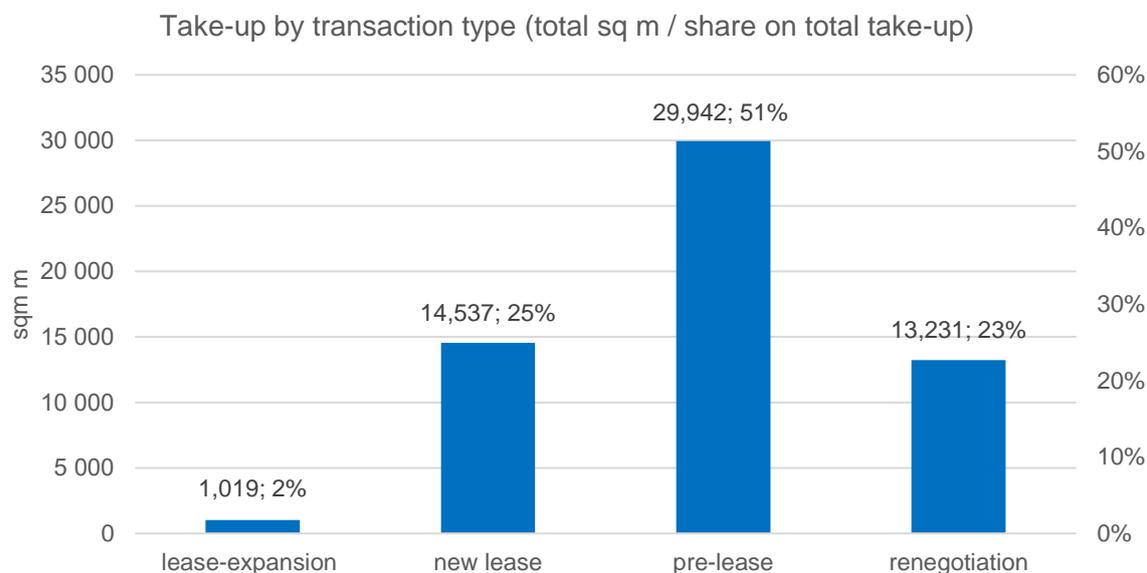


Green Certified Buildings

Within the total office stock, 35 buildings with a total area of more than 678 thousand sq m (or 35%) have one of the green/sustainable building certificates - either LEED or BREEAM certification. In the first quarter of the year two additional buildings, myhive/Vajnorská Tower 1 and myhive/Vajnorská Tower 2, were awarded BREEAM Very Good status. Another project currently undergoing BREEAM certification is The Nivy Tower.

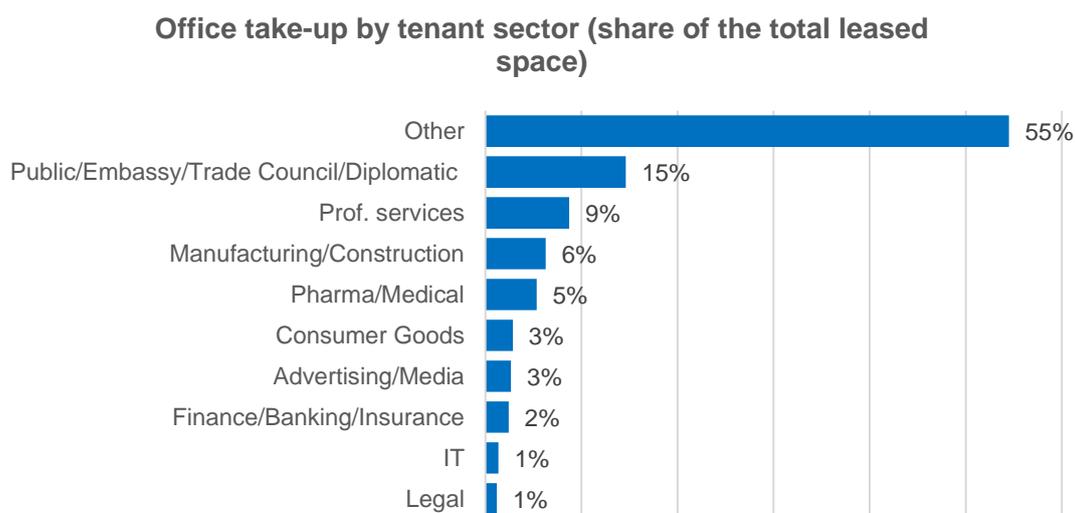
Office Market Transactions (Take-Up)

Lease transactions in the first quarter of 2021 reached a total area of approx. **58,700 sq m**, which represents 128% increase in leased space compared to the same quarter last year. Pre-leases accounted for 51% of the total take up, new leases for 25%, renegotiations for 23%, while the remaining 2% were attributed to lease expansions.



The largest transactions of the quarter involved a 5,000 sq m new lease within the public, embassy, trade council and diplomatic sector, as well as 6 transactions ranging between 1,000 and 4,999 sq m, and 7 transactions in 500 – 999 sq m size band.

The majority of leased spaces this quarter were let to the unspecified sectors (55%), followed by the public, embassy, trade council and diplomatic (15%) and professional services (9%).



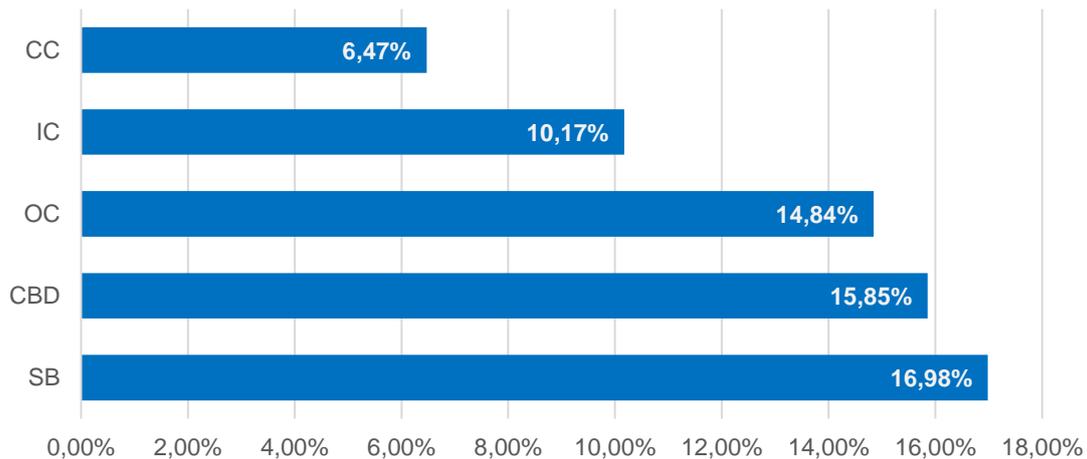
Significant Office Transactions

Property	Let area (sq m)	Occupation	Type of deal
Landererova 12 PC III	5,000	Public/Embassy/Trade Council/Diplomatic	new lease
Westend Gate	2,350	Public/Embassy/Trade Council/Diplomatic	renegotiation
City Business Center I	1,570	Advertising/Media	renegotiation
Apollo Business Center II - HB Reavis	1,535	Manufacturing/Construction	renegotiation
City Business Center I	1,280	Consumer Goods	new lease
Twin City A	1,250	Pharma/Medical	renegotiation
Westend Gate	1,000	Professional services	renegotiation
Park One	740	Public/Embassy/Trade Council/Diplomatic	new lease
Lakeside Park I	666	Professional services	renegotiation
Galvaniho Business Center IV	650	Manufacturing/Construction	renegotiation

Office Vacancy

The overall vacancy rate in Bratislava increased to 12.57% from 11.13% in the previous quarter. The lowest vacancy rate was recorded in the City Centre submarket (6.47%), followed by the Inner City (10.17%), Outer City (14.84%), CBD (15.85%) and South Bank, recording the highest vacancy rate of 16.98%. In the first quarter of 2021, overall vacancy rates reached the highest level since 2014, attributed to the combination of COVID-19 pandemic's effects and recent completion of several large office properties, not completely pre-leased.

Vacancy rate according to BRF submarkets



Prime Rent

Prime rent remained unchanged at 16.50 EUR / m² / month compared to the previous quarter.

For further information please contact any member of the Bratislava Research Forum.



Definitions

Stock: Total completed office space (occupied and vacant), newly built since 1993 or refurbished, A and B class offices, owner occupied and for lease.

New supply: Completed newly built or refurbished buildings that obtained a use permit in the given period.

A-Class office building: Reflects an above average fulfillment of the specific criteria including the following: integrated air conditioning system, limited total floor depth, floor to ceiling height minimum of 2.75m, flexibility of internal design, either three compartment trunking for telephones, electricity and computer cable or raised floors/suspended ceilings, manned reception and covered access to car parking, lift access and disabled access, dual power supply and/or power supply system back-up.

B-Class office building: Reflects an average or typical property in that market based on the above mentioned criteria.

Take-up: A gross figure representing the total floor space known to have been let or pre-let, sold or pre-sold to tenants or owner-occupiers over a specified period of time. It does not include space that is under offer. A property is taken up when the contract is signed. Total take-up includes re-negotiations, net take-up excludes re-negotiations.

Pre-lease: Active pre-leasing for an office building begins as soon as preliminary design drawings are ready to show to prospective tenants. Pre-leasing occurs until the start of construction.

Vacancy rate: Ratio of physically vacant space in completed buildings as a percentage of the total stock.

Prime rent: Achieved rents that relate to new prime, high specification units in prime locations.

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