

BRATISLAVA OFFICE MARKET BAROMETER

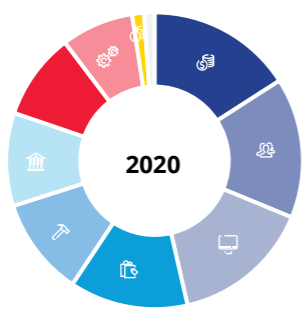
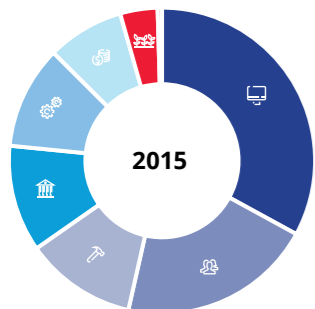
SPRING 2021

OFFICE MARKET PLAYERS REMAIN IN THE SITUATION OF UNCERTAINTY. THE NUMBER OF SUBLEASES IS GROWING, AS TENANTS TRY TO SAVE COSTS BY CUTTING EXTRA SPACES UNUSED DUE TO PANDEMIC RESTRICTIONS. WORKPLACE SOLUTIONS SERVICES BECOME INCREASINGLY IMPORTANT.

ATTITUDES TOWARDS THE LENGTH OF LEASES VARY. SOME OF THE TENANTS SEE THE CURRENT SITUATION AS A POSSIBILITY TO NEGOTIATE BETTER CONDITIONS FOR THE LONGER TERM HORIZONS, WHILE OTHERS ARE LOOKING FOR SHORTER LEASES AND HIGHER FLEXIBILITY OF THE CONTRACTS (E.G. BREAK OPTIONS, CONTRACTS FOR UNDEFINED PERIODS OF TIME, ETC.) CONSIDERING THE GENERAL TREND OF THE REDUCTION OF OCCUPIED OFFICE SPACE, POTENTIAL FOR FLEXIBLE PLATFORMS IS GROWING.

DECREASE IN MARKET ACTIVITY IS PUSHING LANDLORDS TO LOWER THE RENTAL RATES AND ENHANCE THE INCENTIVES PACKAGES.

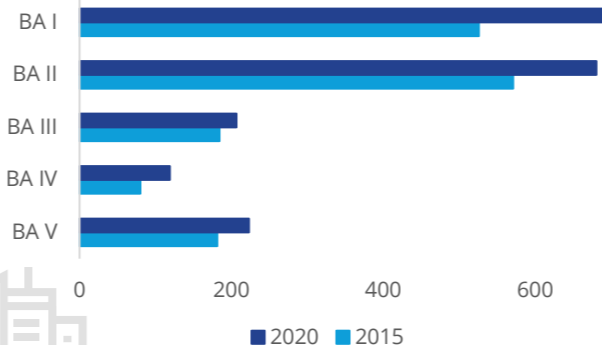
CHANGE IN NET DEMAND 2015 vs 2020



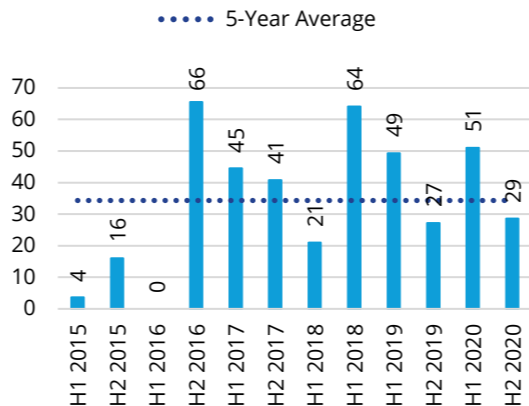
222,176 sqm vs 181,014 sqm

- IT & Telecoms
- Consumer Goods
- Other
- Public Services
- Pharma & Medical
- Professional Services
- Bank, Insurance & Investment
- Media
- Life Sciences
- Manufacturing & Construction

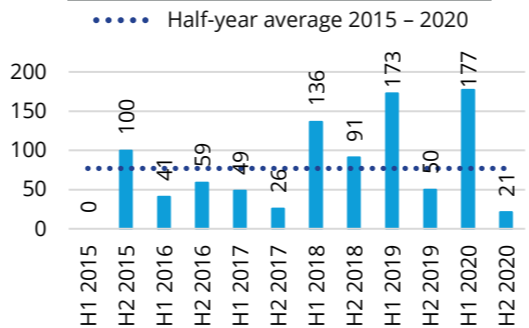
STOCK GROWTH, BY DISTRICT (thousand sqm) 2015 vs 2020



DEVELOPMENT COMPLETIONS (thousand sqm) (2015 - 2020)

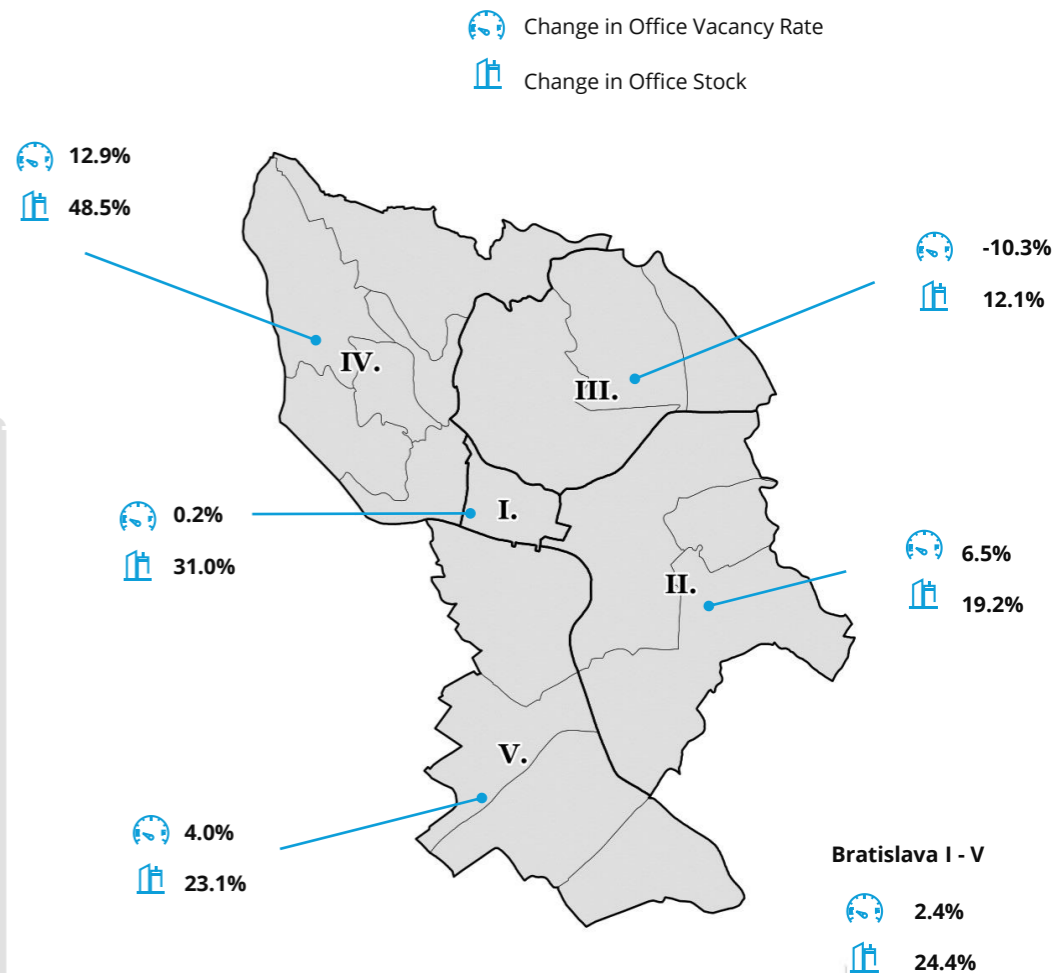


OFFICE INVESTMENT VOLUMES (€ million)*



*Excluding confidential transactions

MAP OF BRATISLAVA CITY DISTRICTS 2015 vs 2020



FOR MORE INFORMATION



Tamila Nussupbekova
Associate | Slovakia
Research
+ 421 911 556 899
tamila.nussupbekova@colliers.com



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