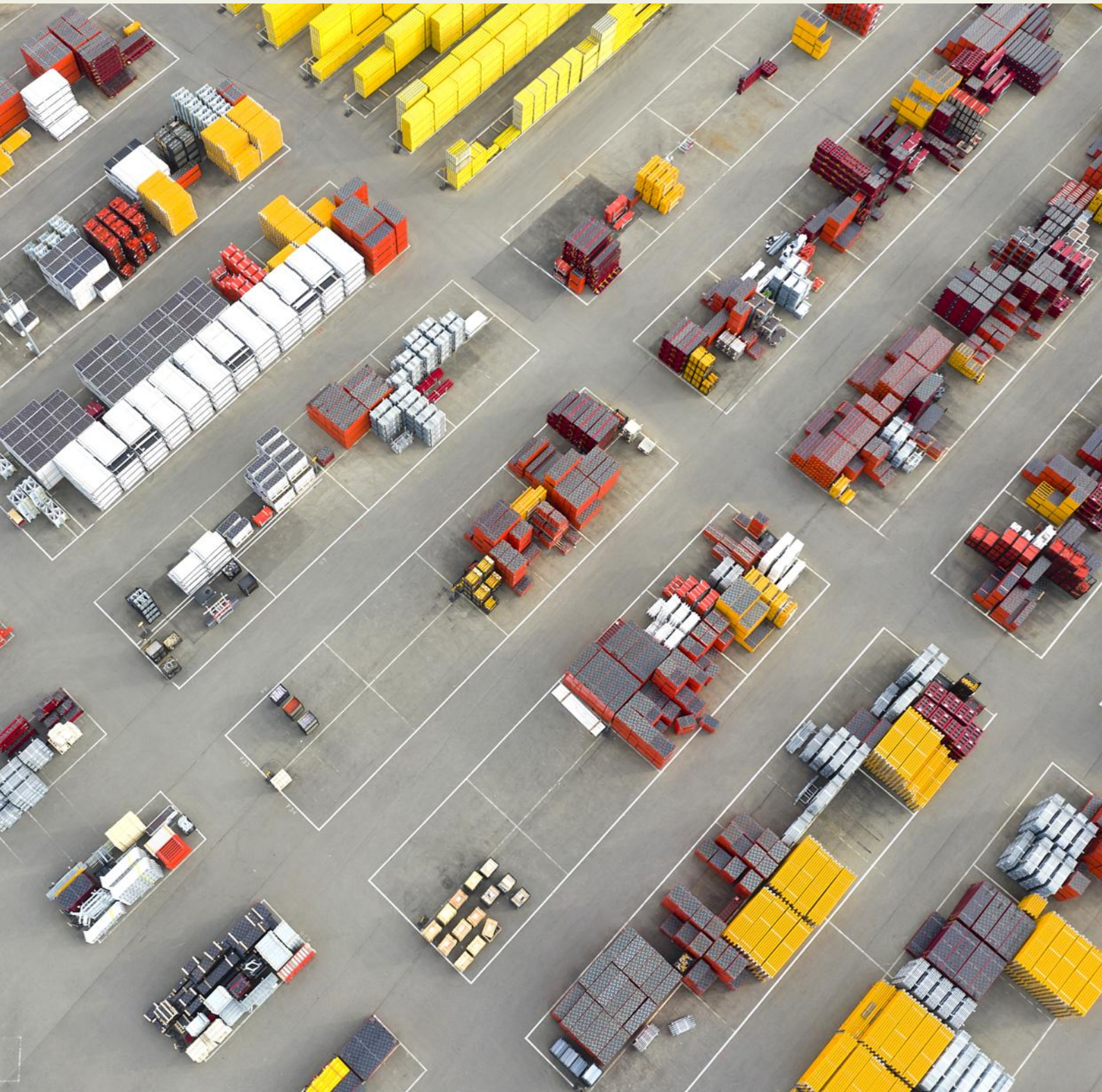
Industrial Market Czech Republic

Q3 2026

A regular quarterly update of logistics and industrial market in the Czech Republic

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Total stock

14.1 m sq m

New supply Q3 2026

297,900 sq m

Under construction

1.1 m sq m
31% shell & core

Vacancy rate

5.0%

In Q3 2026, the total lettable modern warehouse and industrial area reached almost 14.1 million sq m.

A total of 297,900 sq m was newly completed, with the largest share in the Moravian-Silesian Region (43%).

More than 1.1 million sq m were under construction, including shell & core projects. The largest construction was taking place in the Ústí nad Labem Region (15%).

The vacancy rate decreased by 0.3 percentage points quarter on quarter to 5.0% in Q3 2026.

In Q3 2026, current rents in the Czech Republic ranged from €4.75 to €7.40 per sq m/month.

Gross take-up reached 500,500 sq m. Renegotiations accounted for 40% of total take-up.

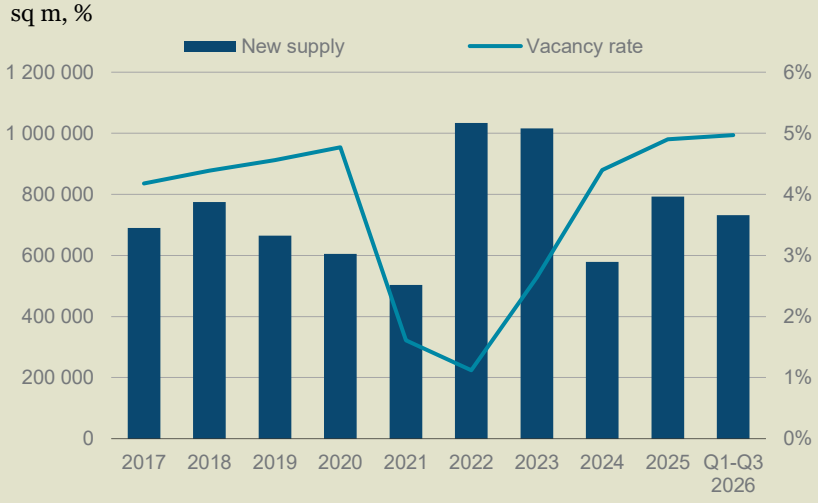
„Increased demand from Chinese companies in Europe has resulted in most of the previously vacant space in Poland being absorbed. This creates an opportunity for the Czech market to capture some of this demand as well.

The availability of space for new projects in attractive locations could therefore become our key competitive advantage. The Czech market still has a good supply of vacant shell & core space, which, together with older premises, brings the overall vacancy rate to 7.3%.

The industrial market has stabilised, with a growing number of sublease opportunities and 3PL occupiers increasingly focused on making efficient use of their long-term leased space."

MARKÉTA VRBASOVÁ
PARTNER, HEAD OF INDUSTRIAL & LOGISTICS

New Supply and Vacancy Rate



Source: Knight Frank Research

14,080,000 sq m

In Q3 2026, the total lettable modern warehouse and industrial area reached almost 14.1 million sq m.

INDUSTRIAL MARKET OVERVIEW

In Q3 2026, the total lettable area of modern warehouse and industrial space reached almost 14.1 million sq m. The Greater Prague area remained the largest logistics market, representing 27% of the total supply. The Plzeň Region followed with a 14% share. The share of the Moravian-Silesian Region increased to 11%, equal to the share of the South Moravian Region. The Ústí nad Labem Region accounted for 8%, as did the Central Bohemian Region.

A total of 297,900 sq m of new space was completed across 13 industrial parks. The largest volumes of new space were delivered in the Moravian-Silesian Region (43%), the Ústí nad Labem Region (15%) and the South Moravian Region (14%).

The largest project completed in Q3 2026 was a 124,000 sq m distribution centre for BMW Group at Ostrava Airport Multimodal Park. This was followed by a 35,000 sq m hall at Garbe Park Klášterec nad Ohří II, leased to Reckitt, and a 31,100 sq m facility at CTPark Prague North, which was also fully let upon completion.

At the end of Q3 2026, more than 1.1 million sq m of warehouse and industrial space was under construction, including shell & core projects, which accounted for 31% of the total. Construction activity was recorded in all regions except the Liberec and Zlín regions. The largest development activity was taking place in the Ústí nad Labem Region (over 15%), followed by the Greater Prague area (almost 15%), the Central Bohemian Region (13%) and the South Moravian Region (12%). Conversely, the lowest level of construction activity was recorded in the Hradec Králové / Pardubice regions and the Vysočina Region, where the share stood at 3%. The highest share of shell & core space was located in the Olomouc Region (20%), the Plzeň Region (17%) and the Greater Prague area (15%).

The vacancy rate decreased to 5.0% in Q3 2026, down from 5.3% in the previous quarter. Quarter on quarter, the vacancy rate declined only in the Central Bohemian Region, by 7.1 percentage points. In four regions, it stayed unchanged. In the remaining regions, vacancy rates increased slightly, with the largest rises recorded in the Olomouc / Zlín regions (0.8 percentage points) and the Plzeň Region (0.6 percentage points).

If shell & core buildings were included, the vacancy rate would reach 7.3%.

RENTS

In Q3 2026, current rents in the Czech Republic remained unchanged compared to the previous quarter, ranging from €4.75 to €7.40 per sq m/month.

Average current rents increased slightly by 1.3% year on year in Q3 2026. A year-on-year decline was recorded in only three regions: the Liberec Region (-5.1%), the Hradec Králové / Pardubice regions (-3.6%) and the Plzeň Region (-0.9%). In all other regions, average current rents increased slightly year on year, with the most notable growth recorded in the Moravian-Silesian Region (4.3%), the South Bohemian Region (3.7%) and the Vysočina Region (3.5%).

Current Rent Range

€4.75 – 7.40 sq m/month

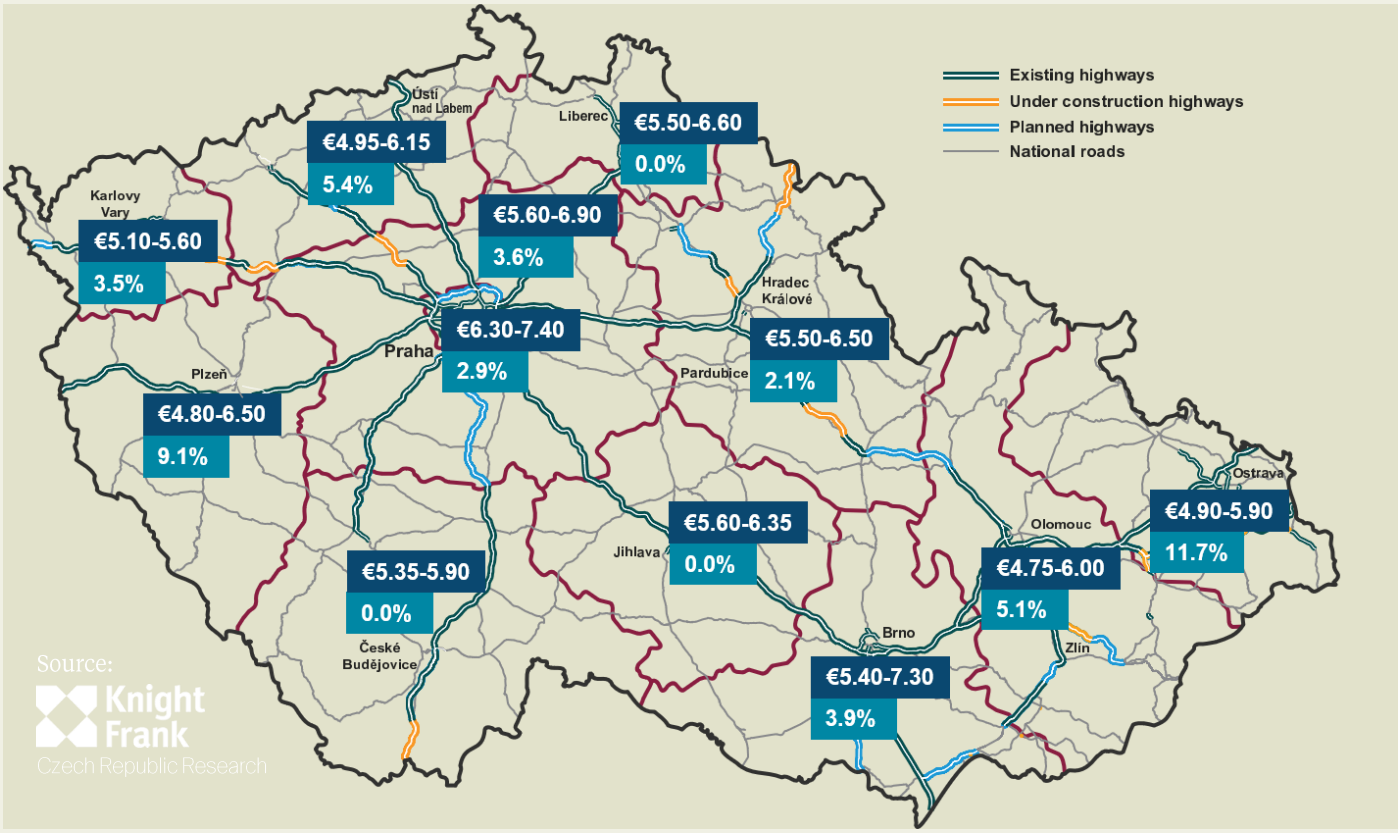
INVESTMENT

In Q3 2026, the prime industrial yield remained unchanged, staying at 5.00%. Logistics properties accounted for 21% of the total investment volume.

Prime Industrial Yield

5.00%

VACANCY RATE AND CURRENT RENT*



*Rent offered on the market in class A premises for an area of 4,000 - 5,000 sq m in Q3 2026 prior to incentives application

TAKE-UP

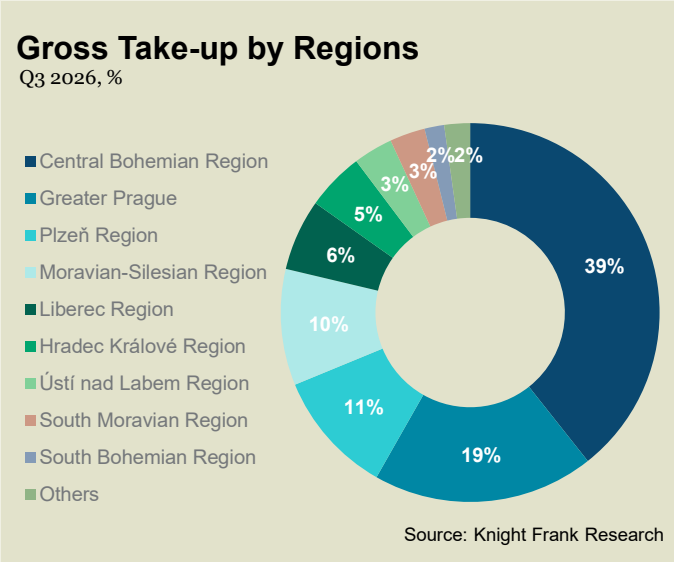
In Q3 2026, gross take-up reached 500,500 sq m, representing a 6% increase compared to the previous quarter. However, year-on-year, it declined by 22%.

Renegotiations accounted for 40%. The largest renegotiation was concluded with DHL at Pilsen West Industrial Park, covering 31,400 sq m. This was followed by renegotiations with ITT Holdings Czech Republic at CTPark Ostrava (29,900 sq m) and Raben at Panattoni D5 Park Hořovice (24,700 sq m).

In Q3 2026, gross take-up was recorded across all regions except the Pardubice and Zlín regions. The Central Bohemian Region accounted for the largest share (39%), followed by the Greater Prague area (19%) and the Plzeň Region (11%).

Net take-up decreased by 40% year-on-year to 302,100 sq m. However, compared to the previous quarter, it increased by 11%. The Central Bohemian Region accounted for nearly half (46%) of net take-up, followed by the Greater Prague area with a 12% share.

In the first three quarters of this year, the highest levels of net take-up were recorded in the Central Bohemian Region (26%), the Greater Prague area (19%) and the Plzeň Region (11%).





TAKE-UP		CHANGE	
Q3 2026		Y/Y	Q/Q
Gross	500,500 sq m	-22%	+6%
Net	302,100 sq m	-40%	+11%

SIGNIFICANT NEW LEASES IN Q3 2026

PROPERTY	TENANT	SIZE (sq m)	DEAL TYPE
EQT Park Prague North	Ecologistics	44,500	New lease
Panattoni Business Park Kladno I	Confidential	29,000	Pre-lease
D+D Park Kosmonosy II	Coínfidential	29,000	New lease

MARKET NEWS

- ✓ Greenbuddies is preparing four new rooftop photovoltaic power plants for the investment group Accolade at Accolade Funds Park Stříbro, located in Ostrov u Stříbra. The combined installed capacity of the project, scheduled for implementation in autumn this year, will exceed 1.5 MWp, helping cover approximately one quarter of the electricity consumption of tenants operating in the industrial park.

- ✓ Developer CTP and Škoda Group together opened a new 23,000 sqm logistics centre in Plzeň. Škoda Group, which has made significant investments towards expanding production capacities in recent years, will concentrate crucial logistics functions and preparation of components to produce rail cars at its new facility. CTPark Plzeň Kasárny allows the company to consolidate its dispersed capacities, improve material flows, and better supply its production facilities in Plzeň.

- ✓ EQT Real Estate announces a significant milestone at EQT Park Prague North, developed by 7R Czech Republic along the D8 motorway. The park's larger warehouse, covering 44,500 sq m, has been fully leased to the logistics company Ecologistics.

- ✓ Logicor has commenced construction of a new logistics park, Logicor Pilsen, which will offer a total of 12,500 sq m of warehouse and office space. The development will feature photovoltaic panels, a green roof and façade, electric vehicle charging stations, and smart solutions for monitoring energy consumption.

- ✓ As of 19 July 2026, large companies in the European Union will no longer be allowed to destroy unsold clothing, clothing accessories or footwear. This marks a significant shift for retailers, manufacturers and logistics providers. Goods that could previously be written off and sent for disposal must now be redirected through alternative channels, with every step carefully documented. Alongside the traditional supply chain, from inbound deliveries and warehousing to final delivery to customers, a second, considerably more complex flow is emerging, involving unsold stock and returned goods.



CTP and Škoda Group Open New 23,000 sqm CTPark Plzeň Kasárny Logistics Centre. Source: ctp.eu

GREATER PRAGUE

TOTAL STOCK	NEW SUPPLY Q3 2026	UNDER CONSTRUCTION	VACANCY RATE
3.79 m sq m	33,700 sq m	165,500 sq m	2.9%

- Prague is a central point of all highway routes and is also an important international railway junction. Air transport including freight is provided mainly by the Václav Havel Airport Prague.
- The Greater Prague area is the largest warehouse and industrial market in the Czech Republic, it accounts for 27% of the country's total stock.
- The unemployment rate was 3.9% in September 2026.
- In Q3 2026, gross take-up amounted to 94,600 sq m, out of which net take-up represented 40%.

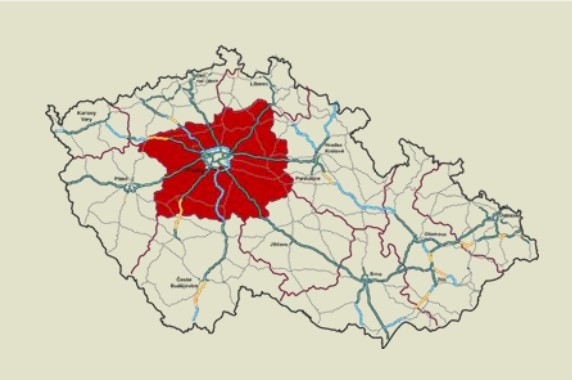


Current Rent
€6.30 – 7.40 sq m/month

CENTRAL BOHEMIAN REGION

TOTAL STOCK	NEW SUPPLY Q3 2026	UNDER CONSTRUCTION	VACANCY RATE
1.19 m sq m	0 sq m	151,100 sq m	3.6%

- Aside from Prague, the Central Bohemian Region has the most dense, but also the most congested transport network in the country. The region is crossed by the main rail and road transit routes leading into the capital. Water transport is also present in the region.
- The unemployment rate was 4.2% in September 2026.
- In Q3 2026, gross take-up amounted to 196,900 sq m, out of which net take-up represented 71%.

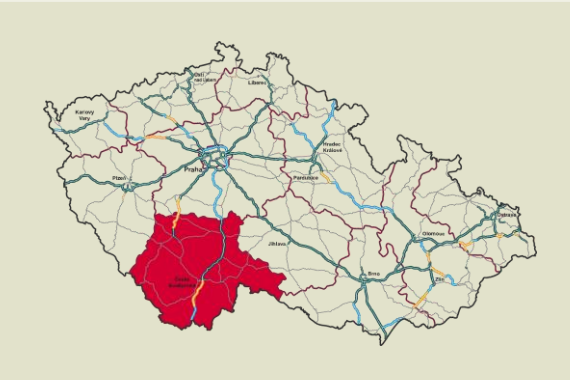


Current Rent
€5.60 –6.90 sq m/month

SOUTH BOHEMIAN REGION

TOTAL STOCK	NEW SUPPLY Q3 2026	UNDER CONSTRUCTION	VACANCY RATE
180,300 sq m	8,700 sq m	55,300 sq m	0.0%

- The region is experiencing a continuously increasing traffic intensity; however, it is currently not connected to the national motorway network. The planned and partly under-construction D3 motorway will link Prague with the South Bohemian Region and connect to the motorway network in neighbouring Austria. The section from the South Bohemian Region to the Austrian border is expected to be completed by 2027, with completion in the Central Bohemian Region planned for 2032.
- The unemployment rate was 4.2% in September 2026.
- In Q3 2026, gross take-up amounted to 8,400 sq m in a single new lease.



Current Rent
€5.35 –5.90 sq m/month

SOUTH MORAVIAN REGION

TOTAL STOCK	NEW SUPPLY Q3 2026	UNDER CONSTRUCTION	VACANCY RATE
1.60 m sq m	42,100 sq m	141,800 sq m	3.9%

- The South Moravian Region serves an important transit function. The regional capital, Brno, is a significant transport hub for road, motorway, rail, and air traffic. It is located at the intersection of motorways leading to Prague (D1), Bratislava (D2), Olomouc (D46), and Vienna (D52). However, the D52 motorway is still incomplete, with its full opening expected in 2032.
- The South Moravian Region is the third largest logistics market in the Czech Republic, after the Greater Prague area and the Plzeň Region.
- The unemployment rate was 5.4% in September 2026.
- In Q3 2026, gross take-up amounted to 15,100 sq m, out of which net take-up represented 56%.

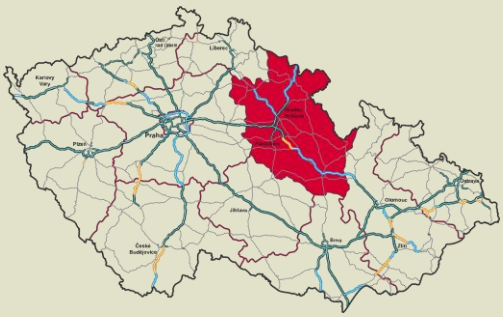


Current Rent
€5.40 –7.30 sq m/month

HRADEC KRÁLOVÉ AND PARDUBICE REGIONS

TOTAL STOCK	NEW SUPPLY Q3 2026	UNDER CONSTRUCTION	VACANCY RATE
482,600 sq m	3,900 sq m	34,100 sq m	2.1%

- The Hradec Králové Region is connected to Prague by the unfinished D11 motorway, which upon completion in 2029 will link the region with Poland. The Pardubice and Hradec Králové Regions are also crossed by two major European routes: E67 (Prague–Warsaw) and E442 (Liberec–Olomouc). Additionally, the D35 motorway, currently under construction, runs through the region and is expected to be completed by 2031.
- In September 2026, the unemployment rate was 4.0% in the Pardubice Region and 4.1% in the Hradec Králové Region.
- In Q3 2026, gross take-up amounted to 24,700 sq m out of which net take-up represented 66%.



Current Rent
€5.50 – 6.50 sq m/month

KARLOVY VARY REGION

TOTAL STOCK	NEW SUPPLY Q3 2026	UNDER CONSTRUCTION	VACANCY RATE
769,400 sq m	0 sq m	113,600 sq m	3.5%

- The main road artery of the Karlovy Vary Region is the partially constructed D6 motorway (Cheb – Sokolov – Karlovy Vary), which is expected to be completed by 2031. Currently, the motorway is connected to Germany via road I/ 6.
- The majority of existing warehouse spaces are located around Cheb, close to the D6 motorway.
- The unemployment rate was 5.8% in September 2026.
- In Q3 2026, gross take-up amounted to 3,200 sq m in a single new lease.



Current Rent
€5.10 –5.60 sq m/month

LIBEREC REGION

TOTAL STOCK	NEW SUPPLY Q3 2026	UNDER CONSTRUCTION	VACANCY RATE
477,300 sq m	0 sq m	0 sq m	0.0%

- The region is connected to Prague by the D10 motorway, which runs from Prague only as far as Turnov, where it ends and connects to the I/35 expressway, continuing to the regional city of Liberec. The region is also crossed by the European route E65 in the direction Prague – Harrachov – Poland, as well as other first-class roads that link the region to Germany in the north.
- The unemployment rate was 5.6% in September 2026.
- In Q3 2026, gross take-up amounted to 30,500 sq m in a single new lease.

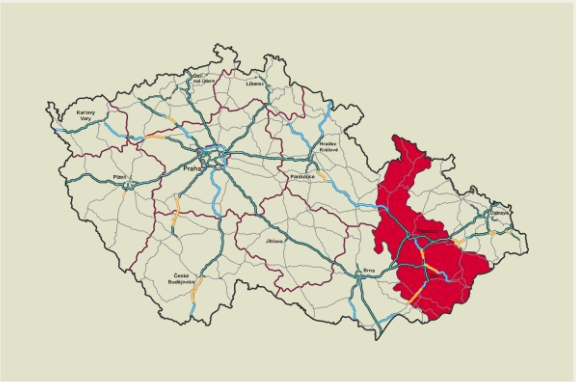


Current Rent
€5.50 – 6.60 sq m/month

OLOMOUC AND ZLÍN REGIONS

TOTAL STOCK	NEW SUPPLY Q3 2026	UNDER CONSTRUCTION	VACANCY RATE
727,000 sq m	2,800 sq m	124,400 sq m	5.1%

- The region is crossed by the completed D1 motorway, which is fully connected to the regional city of Olomouc by the completed D46 motorway and the unfinished D35 motorway (known as the northern backbone route that will link Bohemia with Moravia). The backbone motorway of the Zlín Region will be the D55 motorway, currently under construction, which upon completion in 2032 will connect Olomouc with the South Moravian Region through the territory of the Zlín Region. The D49 motorway is also under construction, which will link eastern Moravia with western Slovakia.
- In September 2026, the unemployment rate was 5.2% in the Olomouc Region and 4.2% in the Zlín Region.
- In Q3 2026, gross take-up amounted to 5,100 sq m, represented by new leases only.



Current Rent
€4.75 –6.00 sq m/month

MORAVIAN-SILESIAN REGION

TOTAL STOCK	NEW SUPPLY Q3 2026	UNDER CONSTRUCTION	VACANCY RATE
1.55 m sq m	127,400 sq m	58,300 sq m	11.7%

- The backbone of the road network is the D1 motorway, which connects the region with the entire country and seamlessly links to the Polish A1 motorway. The region is also crossed by the unfinished D48 motorway, which upon completion in 2028 will form part of the third high-capacity connection between the Czech Republic and Slovakia.
- The unemployment rate was 7.0% in September 2026.
- In Q3 2026, gross take-up amounted to 49,700 sq m, out of which net take-up represented 40%.



Current Rent
€4.90 – 5.90 sq m/month

PLZEŇ REGION

TOTAL STOCK	NEW SUPPLY Q3 2026	UNDER CONSTRUCTION	VACANCY RATE
1.90 m sq m	34,500 sq m	117,300 sq m	9.1%

- The region is crossed by the important D5 motorway from Prague to Germany.
- The Plzeň Region is the second largest logistics market in the Czech Republic after Prague, with most warehouse spaces located around the regional city of Plzeň.
- The unemployment rate was 4.1% in September 2026.
- In Q3 2026, gross take-up amounted to 52,800 sq m, out of which net take-up represented 41%.

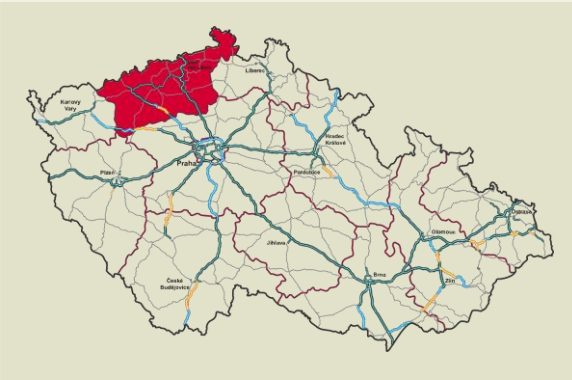


Current Rent
€4.80 – 6.50 sq m/month

ÚSTÍ NAD LABEM REGION

TOTAL STOCK	NEW SUPPLY Q3 2026	UNDER CONSTRUCTION	VACANCY RATE
1.09 m sq m	44,800 sq m	175,100 sq m	5.4%

- The region has an important transport position due to its connection to the European Union. The D8 motorway runs through the region, leading from Prague to the state border with Germany, where it seamlessly connects to the German A17 motorway. Another strategic route is the unfinished D7 motorway, which runs from Prague to Chomutov and further to the German border. Its completion is planned for 2030. The Elbe River is an important waterway that connects inland Czechia with the North Sea.
- The unemployment rate was 7.3% in September 2026.
- In Q3 2026, gross take-up amounted to 16,900 sq m, out of which net take-up represented 70%.



Current Rent
€4.95 – 6.15 sq m/month

VYSOČINA REGION

TOTAL STOCK	NEW SUPPLY Q3 2026	UNDER CONSTRUCTION	VACANCY RATE
324,700 sq m	0 sq m	36,300 sq m	0.0%

- The road and rail network of the Vysočina Region holds strategic importance both nationally and across Europe. The region's territory is part of the Central European urbanized axis (Berlin – Prague – Vienna / Bratislava – Budapest). The D1 motorway thus serves both national and European transportation.
- The unemployment rate was 4.1% in September 2026.
- In Q3 2026, gross take-up amounted to 2,700 sq m, representing a renegotiation of a single lease.



Current Rent
€5.60 – 6.35 sq m/month

DEFINITIONS

Total stock: Modern developer-led warehouse and industrial production space of A class quality (including built-in offices) owned by a developer or investor for lease excluding owner-occupied stock.

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

Take-up: Total floor space let or pre-let to tenants over a specified period of time for a period longer than one year. Gross take-up also includes renegotiations and contract extensions. Net take-up includes new contracts, expansion of existing premises or pre-leases.

Current rent: Rent offered on the market in class A premises with an area of 4,000 - 5,000 sq m in a given period prior to incentives application.

Unemployment rate: Share of unemployed persons (per population aged 15-64) .

If you've got one about our research or you would like some property advice, we would love to hear from you.

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