



Industrial market snapshot

September 2022

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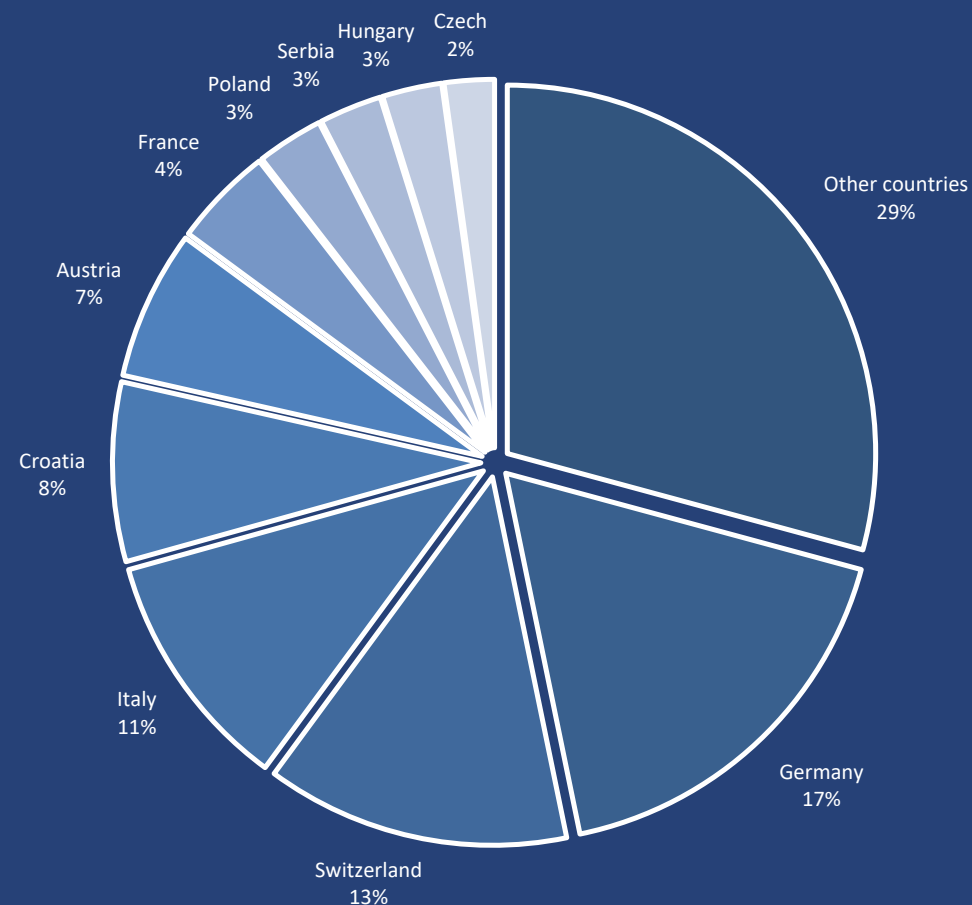
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Executive summary

- Slovenia is in an advantageous geopolitical location, Pan European transport corridors 5 and 10 intersect in Ljubljana, and the short coastline is home to the container port of Koper, the main gateway to CEE from the far east along with a larger port in nearby Trieste.
- The port of Koper has seen significant growth in recent years.
- Industry contributed 20.7% to Slovenian GDP in 2020 and 24% in 2021 (EU average: 15%). It is important for the economy, particularly the manufacture of pharmaceuticals and automotive parts. Slovenia's most important export markets are Germany, Switzerland, Italy, Croatia and Austria, with 56% of Slovenian exports. France, Poland, Serbia, Hungary and Czech account for 15%, and other countries around the globe 29%.
- Manufacturing companies in Slovenia are typically very small, with an average of only 11 workers per company. Logistics companies are also diminutive, with only 6.5 workers per company.
- Industrial development in Slovenia has been limited to small scale properties, primarily for use by owner occupiers. The average size of industrial properties sold in Ljubljana was 306 m2 in 2020 and 340 m2 in 2021.
- Most industrial property in Slovenia is outdated and unsuitable for modern production or logistics use. The average age of industrial properties sold in Ljubljana in 2021 was 58 years.
- Obtaining building permits for any kind of construction in Slovenia is difficult and time consuming. Occupiers often prefer to acquire old, outdated properties at a low price, and refurbish them to their needs.
- In 2022 furniture factory Brest in Cerknica was sold to Metalka Commerce for 4.6m€. In Ljubljana DUPS took over the industrial building from Papir servis in Bežigrad for 4.4m€ and a facility used by Spar and Kik for 3,025,000€.

Slovenia's top ten export markets



Source: SURS, 2021

Slovenia - country snapshot

- Slovenia is known as the last green jewel of Europe. It has spectacular mountains, lush thick forests, crystal clear lakes and rivers, a short Adriatic coastline, and Tuscan style vineyards. It is only 20,273 km², and measures approximately 240 km east to west, and 130 km north to south. The population is a little over two million, of whom 350,000 live in the capital city of Ljubljana.
- It is situated to the north of the Adriatic sea, bordered by Italy, Austria, Hungary and Croatia.
- The country became part of the Federal People's Republic of Yugoslavia in 1946, before declaring independence in 1991 and moving to market capitalism.
- Slovenia is the most affluent of the accession states with estimated GDP per capita at 24,678 EUR in 2021, according to UMAR.
- 2020 saw a 4.2% drop in GDP, due to COVID-19 restriction measures adopted by the government. In 2021 GDP increased due to the elimination of restriction measurement and government help targeting different sectors. 4.2% GDP growth is predicted for this year with a slower increase in the next years.
- Slovenia was the first of the 10 EU accession countries to join the Euro zone, having adopted the currency on 1st January 2007. Slovenia joined the Schengen zone on 21st December 2007, and there are now no borders with Italy, Austria and Hungary.
- Tourism is the third largest sector of the economy. In 2020 due to COVID-19 tourism experienced a sharp decline in activity (42% less overnight stays). During the high season of 2021, foreign tourist generated 58% more overnight stays than in the high season of 2020, showing signs of recovery. The government help with touristic vouchers for each citizen also contributed to the tourism sector, evident from the number of domestic tourists. In 2021 Slovenia had 22% more overnight stays than the year before, but the numbers are still not as high as before the pandemic. The first half of 2022 shows higher numbers, but still not at pre-pandemic numbers. There are fewer long-haul tourists. Current data shows that from January to June there were 6,024,223 overnight stays, an increase on 2021. A comparison month by month shows consistently higher numbers compared to the previous year, especially from January to April, with 7 to 9% more overnight stays.
- Slovenia is a member of NATO and the OECD.

MACROECONOMIC DATA AND FORECASTS

	2020	2021	2022 F	2023F	2024F
GDP (EUR bn)	46.9	52.0	56.2	59.8	62.9
Population (mn)	2.10	2.10	2.10	2.10	2.11
GDP per capita (EUR)	22,312	24,678	26,601	28,243	29,647
<i>Real economy change</i>					
GDP (%)	-4.2	8.1	4.2	3.0	2.8
Private consumption (%)	-6.6	11.6	4.3	1.4	1.6
Exports (%)	-8.7	13.2	7.1	5.5	5.0
Imports (%)	-9.6	17.4	7.2	4.9	4.6
Unemployment rate (%)	8.7	7.6	6.2	6.0	5.7

Source: UMAR,

Tourism indicator - number of overnight stays

	2018	2019	2020	2021
Total	15.694,705	15.775,331	9.204,374	11.251,158
Domestic tourists	4.518,695	4.404,565	5.850,018	6.456,686
Foreign visitors	11.176,01	11.370,766	3.354,356	4.794,472
High season* Domestic			3.496,146	3.372,575
High season* Foreign			1.689,753	2.895,896

*high season includes June, July and

Number of overnight stays from 2018 to 2021. Source:

Slovenia - industrial map



Maribor is Slovenia's second largest city, heavy industry includes chemicals, engineering, electrical and aluminum, railway equipment, food processing, and textiles.

Novo mesto is recognised for its successful pharmaceuticals, automotive, construction, textile and other industries. It is home to well known companies such as Krka, Revoz, Adria Mobil and TPV.

The container port of Koper was established in 1957 and is the main gateway to the CEE, from the far east, and other important locations. It has 12 specialised terminals: container and ro-ro, car, general cargo, fruit, timber, minerals, cereals and fodder, alumina, european energy, liquid cargoes, livestock and passenger terminals. This year saw the start of construction of the second railway track between Divača and Koper, that will provide much needed increased capacity.

Slovenia's capital Ljubljana accommodates pharmaceutical, petrochemical and food industries. Pan European transport corridors 5 and 10 intersect in Ljubljana. There is an international airport near the city.



War in Ukraine

Sanctions have severely affected the Russian economy, however their consequences also adversely affect the European economy, which is exposed to Russia and Ukraine mostly through imports of energy, certain metals and food. Disruptions in supply chains have already started to influence prices, causing an increase in the cost of food and energy products.

The consumer price index in Slovenia has been rising since October 2021, with the highest increase from May to June 2022. In March 2022, the government introduced measures to freeze prices of energy supplies and help vulnerable citizens with funds to limit the impact of rising costs. In the last week of April, government intervention ceased, and prices were regulated by the market once again.

The government introduced a package of measures to soften energy and food rises, including:.

Temporary abolition of certain taxes, to lower the final price for consumers.

22.4m€ for farmers and fishermen, to assist with production costs and consequently to lower the prices.

Increase in the state reserve of cereal, so farmers will have a reliable buyer with a fixed price. The state reserve is also considered vital for the country to be prepared in uncertain times.

From 1st of July the government increased the untaxed travel allowance for all active working citizens and other measures to ensure public transport retains its competitiveness.

Natural gas costs will be capped from 1st September.

The prices in August are expected to be high, because the impact of the measures will start to show only in September.

The government goal is to keep inflation at 10% or lower.

In October it will become clear if regulation through prices is enough, or if tougher regulation is needed.

Benefits for socially disadvantaged will be paid in November.

The impact of war in Ukraine on the Slovenian economy will depend on further sanctions, duration, possible retaliatory sanctions and the adjustment of economies to the changed conditions.

Government regulation										
Increase of prices							Government stops regulation		Government regulation	
	October 2021	November 2021	December 2021	January 2022	February 2022	March 2022	April 2022	May 2022	June 2022	July 2022
Energy supplies	Month compared to previous month									
	104,2	102,5	99,1	102,6	103,2	91,3	105,3	107,9	113,2	104,8
	100,5	100,5	100,1	100,1	101,1	100,0	102,2	101,3	101,3	100,4
Basic goods										

Price index of energy supplies and basic goods in general (without energy supplies) for the last 10 months.

War in Ukraine - impact on the industrial market

The rising cost of utilities will lead to increased occupier costs in industrial buildings, which may lead to downward pressure on rents. However many Landlords in Slovenia (particularly those with better quality buildings), have rents indexed to inflation, and will benefit from rising costs as rents are indexed year on year.

Market sentiment has recovered from the covid epidemic, and was relatively high in the middle of 2021. It dropped in November of 2021, went back up in January and February of 2022, but in March it dropped again. In the last 3 months it was dropping from month to month. The reason for this might be rising costs and the inflation effect that has started to show.

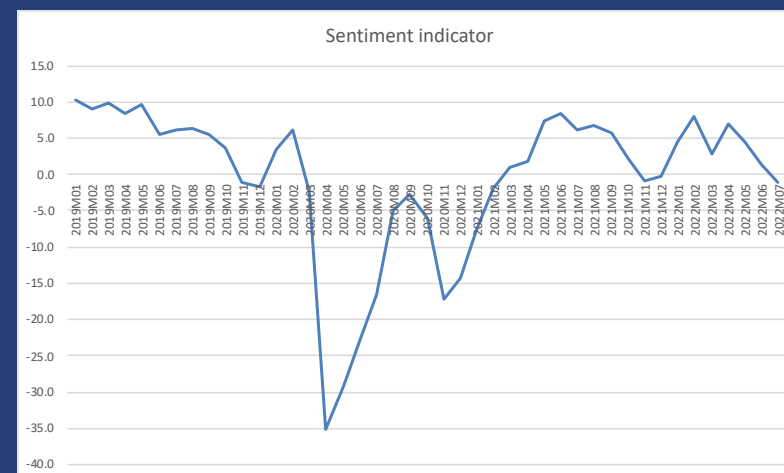
The direct exposure of the Slovenian economy to Russia and Ukraine is low. The high dependence on energy imports and the exposure of the Slovenian pharmaceutical and chemical industry on the other hand, is significant. The Slovenian share of exports to Russia and Ukraine has been around 3.1% in recent years, with pharmaceutical products accounting for the largest share of exports - 12.5% of total direct exports.

The largest share of direct imports from Russia is accounted for by energy commodities, i.e. natural gas, oil and petroleum products. According to Eurostat, more than 75% of all gas imports to Slovenia come either directly or indirectly from Russia.

Imports from Ukraine include iron and steel, metals, cork and wood products, although their share is not significant. The indirect impact on Slovenia could be greater, through higher prices in the world market.

Russia is Slovenia's fifth largest foreign direct investment partner, accounting for 6.1% of total foreign investment. Russians invest in real estate (hotels, thermal spas, holidays homes etc.)

We can conclude that Slovenia does not rely highly on Russian and Ukrainian import and export as the share is low, with the exception of gas imports.



Source: SURS

However, the most recent data shows that imports from Russia and Ukraine increased. Both countries started to export to a higher extent to Europe, but not even half as much as in pre-war times. The EU supports the Ukraine economy with temporary trade liberalisation, which means that import taxes from Ukraine are abolished for one year.

Russia and Ukraine signed separate, but similar agreements regarding export of Ukraine cereal from Black Sea ports. Agreements were signed in Istanbul in July 2022. 'Safety corridors' for export, controlled by Istanbul have been established.

Import and Export data to Russia and Ukraine

	Country	2019 (EUR)	%	2020 (EUR)	%	2021 (EUR)	%	2022M01 (EUR)	%	2022M02 (EUR)	%	2022M03* (EUR)	%	2022M04* (EUR)	%	2022M05* (EUR)	%
Import from	All countries	34.081.835.647		32.111.480.283		42.005.266.391		3.909.066.659		4.210.455.990		4.941.970.868		4.702.934.183		5.236.872.582	
	Russia	540.591.791	1,59	348.710.438	1,09	352.139.752	0,84	35.822.990	0,92	63.352.524	1,50	67.015.853	1,36	130.091.417	2,77	140.210.135	2,68
	Ukraine	41.665.372	0,12	45.509.634	0,14	70.156.224	0,17	4.997.965	0,13	7.356.421	0,17	2.801.305	0,06	3.985.200	0,08	5.331.115	0,10
Export to	All countries	33.547.841.189		32.925.295.779		39.516.421.659		3.517.719.467		3.591.983.169		4.316.359.866		4.115.997.548		4.729.296.850	
	Russia	886.203.083	2,64	865.646.365	2,63	854.548.232	2,16	69.049.380	1,96	72.041.894	2,01	99.317.925	2,30	61.763.191	1,50	82.695.244	1,75
	Ukraine	218.105.361	0,65	214.392.701	0,65	244.087.054	0,62	25.692.257	0,73	11.900.325	0,33	9.106.700,00	0,21	12.538.411	0,30	15.282.158	0,32

*Current data

Source: SURS

SLOVENIA INVEST

Slovenia - industrial overview - transport

Ljubljana Airport

- Jože Pučnik or Ljubljana Airport is the largest airport in Slovenia, located 25km from the capital city of Ljubljana. It is near the intersection of Pan European transport corridors 5 and 10.
- Ljubljana airport handled 28,383 tons of cargo in 2021, which represents a 22.6% of increase from 2020. There were 430,943 passengers registered at the end of the year, which is 47.6% more than in 2020. Despite epidemic restrictions the offer and demand on Ljubljana Airport rose, especially in the second half of 2021. In July and August there were 17 scheduled flight, with many additional charter flights. Fraport expects further increase in following years, reaching pre-pandemic levels in 2025. In 2022 some extra destinations are being added to existing connections.
- The Airport was acquired by Fraport, the owners of Frankfurt airport, in 2014, and cargo is handled by independent cargo services agent Ljubljana Aircargo Centre.
- A new passenger terminal (22,000m²) was finished and opened in July 2021. A hotel and additional logistics facilities are also planned, including private investments such as the Cargo-partner warehouse expansion, and a Huawei logistic hub for central and SE Europe. Cargo-partner actually rescheduled their plans for warehouse expansion which will be brought forward from the predicted period of 2024-2026.



Ljubljana's airport

Port of Koper

- 20.8m tons of ship cargo went through the port in 2021, an increase of 7% YOY compare to 2020. The port handled 1,094,326 cars and 9,703,404 of TEU containers. The loading share reached and exceeded the expected share, as well as the loadings in 2020 in almost all of the main categories.
- In 2020, the state bought 24,000m² + 109,000m² of land next to the port of Koper, designated for expansion.
- The net revenue of Luka Koper, d.d. in 2020 amounted to 209.9m€ and represented a 8% decrease on 2019, when it amounted 229m€. Net revenue in 2021 amounted to 228.4m€ which means an increase of 8.8% compared to 2020.
- The port has long term expansion plans designed to ensure throughput of 1.4m TEUs per year, within 10 years.
- There is a railway line that runs between Koper and Ljubljana. Part is single track, work has commenced on a second track, which will alleviate congestion.



Koper's container port

European transport corridors

- Slovenia is crossed by two Pan European Corridors: 5 and 10. They meet on the Ljubljana ring road and in Maribor.
- PAN 5 goes from Venice to Kiev and comprises highway A1 in Slovenia that runs east to west.
- PAN 10 starts with two branches, one from Salzburg and the other from Graz. The branch starting from Graz goes to Maribor and from there to Zagreb where the corridors meet again.

Name of the corridor	Destinations
PAN 5	Venice - Kiev
PAN 10	Graz - Sofia
	Graz - Thessaloniki
	Graz - Igoumenitsa



Slovenia - infrastructure investments

According to the revised budget for 2021 and 2022, the transport directorate will invest more than 1.5 billion euro into roads and railways.

The focus has been on bypasses, described as the most important projects and important commercial connecting roads. One of the bigger extension projects was the Limbuška bypass in Maribor, costing just over 11.4m€ for two kilometres of road. The Slovenska Bistrica bypass is important for Impol, one of Slovenia's largest exporters. Two projects are nearing completion, the 1.4 km connection between Ljubečna and the Celje East motorway junction, and The Kidričevo bypass, which is expected to be finished by the second half of this year.

50 years after the first plans, a permit has been issued for a new 3.5 kilometre-long connection between Britof near Kranj and Hotemaže, bypassing the regional road between Kranj and the Jezersko border crossing. The building contractor Gorenjska gradbena družba, with an offer of 5.6m€, was chosen at the end of June.

A 1.8 km Hrpelje-Kozina bypass is planned to be finished at the end of 2023 at an estimated cost of 12m€.

The renovation of the northern Ljubljana bypass on the section between the exit of Šmartinska cesta and the Tomačevo roundabout was completed during the summer of 2021. In summer of 2022 the renovation of the rest of northern Ljubljana bypass between Zadobrova and Nova Jarše is expected. Construction started at the beginning of August. It is predicted some works will last until winter season and continue in spring of 2023. Expected completion is July of 2023. The reconstruction will cost about 18.9m€.

Currently, the most important investments of the highway agency include the construction of the second Karavanke tunnel leading to Austria, and work on the 3rd development axis - South in Novo Mesto and Bela Krajina. The third development axis is a traffic connection that will go from North to the South-East of Slovenia. Because of the complexity and extent of the project, progress is very slow.

In 2022 the highway reconstruction between Dramlje and Slovenske Konjice is predicted. Currently the call for applications for contractor is still open, but will soon be finalised. The construction should start this year. For 2023 the reconstruction of section Vransko–Trojane is predicted.

In 2022 DARS budgeted 149m€ for infrastructure investments which is 2.2 - times more than the 2021 budget.

Source: [finance.rs](https://www.finance.rs)



Industry in Slovenia

- Industrial real estate represents 1.5% of all real estate in Slovenia.
- 2021 Industrial sales in Slovenia were worth 52m€, or 1.8% of the value of all real estate sales. (GURS report 2021)
- Industry contributes 24% to Slovene GDP. (GOV.si, 2022)
- There are 3 main industrial clusters; one in Ljubljana (pharmaceutical), one in Novo mesto (automotive and pharmaceutical) and one in Koper (logistics).
- There are 21,978 industrial companies in Slovenia (2020). 92% of them are registered as processing industry (20,117 companies). There are also 8,678 logistic companies.
- According to the Statistical Office of Slovenia, industry employed 216,141 people in the country in 2020. 91% work in manufacturing, 4% in supply of electricity, 4% in water supply, steam and gas, and 1% in mining. Logistics employed 57,890 people. (SURS, 2020)
- The most famous Slovenian companies in industry are LTH Casting, Domel, Lek, Krka, Gorenje, Revoz, Pipi Strel, and Plastika Skaza.

LTH casting is the largest employer in Slovenia. They are based in Škofja Loka and produce high quality die cast aluminium components.

Domel is based in Železniki and is one of the leading suppliers of electric motors.

Lek is owned by Novartis and makes pharmaceutical products.

Gorenje is located in Velenje and manufactures household appliances.

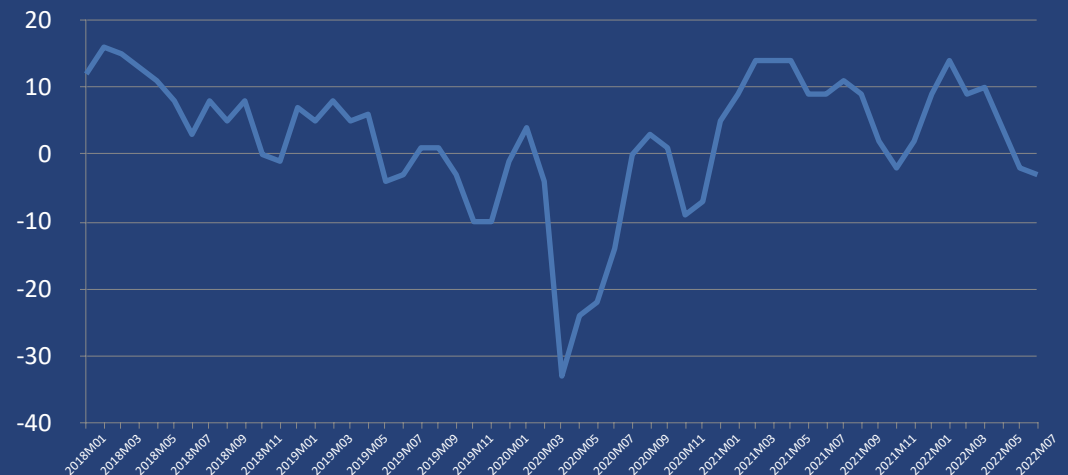
Revoz is located in Novo mesto and assembles three models of cars for Renault.

Pharmaceutical company Krka produces generics.

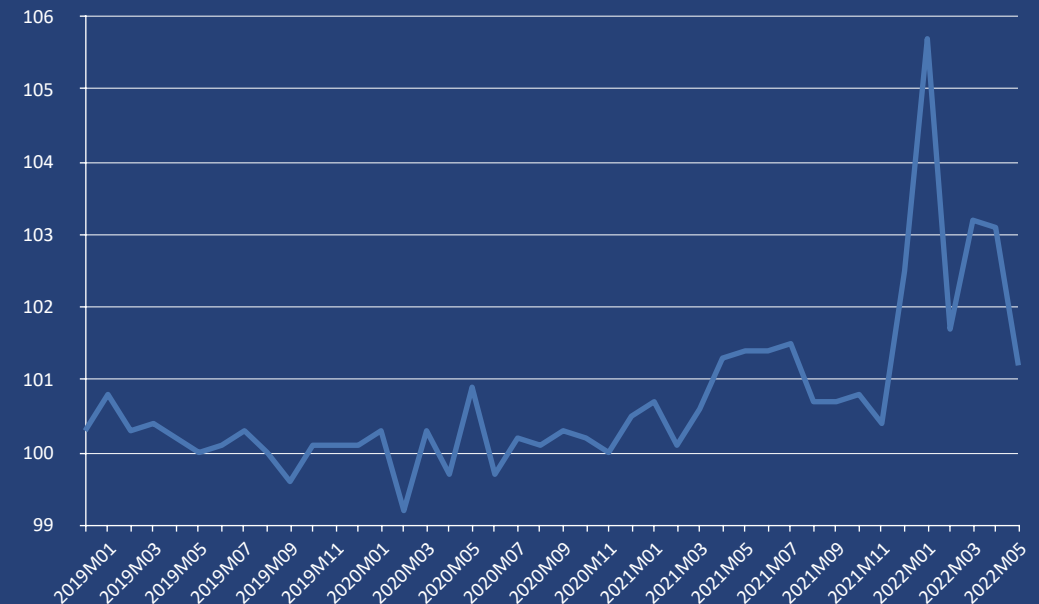
Pipistrel has the widest range of advanced light aircrafts in the world.

Plastika Skaza makes plastic products and was on the list of 1,000 companies which inspire Europe, created by LSE.

Index of industrial manufacturing in Slovenia (2015 based)



Price index of domestic market - industry (month/previous month)



Source: SURS

Slovenia - industrial building permits

Industrial properties	2014	2015	2016	2017	2018	2020	2021
No. total building permits issued	102	150	202	180	357	163	127
Newbuilds	67	80	118	115	106	109	86
Expansions	32	56	73	42	57	43	38
Change of use	3	14	11	23	7	11	3
Total floor area (m2)	95,290	117,143	240,297	279,173	403,323	205,688	148,014
Average floor area per building permit (m2)	934	781	1,190	1,550	1,129	1,262	1,165

Source: SURS

Industrial & Warehouse properties	2014	2015	2016	2017	2018	2020	2021
No. total building permits issued	189	233	344	328	170	514	428
Newbuilds	127	132	224	226	265	431	372
Expansions	56	86	105	75	84	69	51
Change of use	6	15	15	27	8	14	5
Total floor area (m2)	169,650	178,906	371,597	410,631	258,226	312,380	220,030
Average floor area per building permit (m2)	898	768	1,080	1,252	1,519	608	514

Source: SURS

Industrial overview - notable transactions and developments

- Kolektor Etra, energy transformers producer, acquired a 20,000m² land plot in Ljubljana for 2m€, where they will expand their industrial facilities and employ 150 new workers. The biggest range of construction work is predicted for 2026 and 2027, but they will employ new workers before construction is completed.
- The state-owned "bad bank", DUTB, is currently selling 8 industrial facilities located all over the country.
- The Cargo-Partner iLogistics centre at the airport has already reached its capacity two years after opening. The expansion of the facility, which was originally planned for 2024-2026, has now been pushed forward to 2022 and will amount to a total of 39,100m². There will also be a push toward investment into more facilities such as a packaging plant in order to cope with increased volume of e-commerce activities.
- Lidl built a new logistics center (57,000m²) in Arja Vas in 2019.
- A paint production facility was opened in Hoče in March 2019, which is the first factory of the Magna car giant in Slovenia. The Canadian-Austrian company currently employs 200 people, and by 2022 it is expected to employ over 400 people. In 2021 they bought about 10ha of land from municipality for 11m€ to expand their production.
- The Yaskawa high tech factory in Kočevje was built in 2019. They bought additional land from municipality to expand in 2019. It is expected they will employ 200 workers by 2023. Currently there are 120 employees.
- In 2020 new developments included the UPS distribution centre (1,400m²) and Iskra Mehanizmi production complex (20,000 m²) in Brnik, near Ljubljana Airport.
- Log Center Adria in Sežana is under development, strategically located next to the highway on the Slovenian Italian border, and within easy reach of the Ports of Koper and Trieste. It comprises a logistics centre of over 50,000m² for retailer Tedi, and other occupiers.
- Log Center Maribor is a 22,000 m² Class A storage space that is being developed in southern Maribor.
- RCM transport and logistic company built a 5,000m² warehouse in Kozina in 2021.
- International freight forwarder DB Schenker built a 4,000m² warehouse in Sneberje, close to the highway. It was finished in May of 2022.
- Futura Cold Storer built cold storage warehouses in Hoče near Maribor in 2021.
- Log center in Kidričevo, with an area of 28 ha, is being developed by the municipality and co-financed with European funds. The project is worth 4.7m€. The municipality hopes to attract new investors wanting to build industrial real estate in the zone. The bypass was finished in August this year and divides the zone in two. The infrastructure project is predicted to be completed by the end of 2022.



Celje



Rudnik

Industrial overview - pipeline

- Mercator intends to build a logistics center in BTC, but is still waiting for permits. In March this year they started to search for an investor. The investment is estimated on 107.5m€ but has probably increased to 130m€ or more. The land owned by Mercator is 111,000m² and the planned facility is supposed to be 92,000m². Mercator intends to sell the land to a developer and lease back the building. In the second phase an administration building is envisaged. Mercator currently has 6 warehouses, but no central facility with an optimised logistic system. They are estimated to lose 20m€ per year through this poor logistics arrangement.
- The company Mlado has recently finished the second phase of a warehouse for DSV in Naklo near Kranj. The investment is worth 4.7m€, in addition to the first phase.
- Steklarna Hrastnik is planning to build a new modern glassworks facility in Trbovlje, so called 'smart glass factory', expected to employ 300 new workers. Last year they announced it will be built in 2024. Its estimated value is 130m€. Supposedly they will invest additional 50m€ into an update of current facility. They will receive a state subvention worth 6.3m€. However the purchase of the land plot in Trbovlje is not yet finalised.
- Hella Saturnus - the production of car lights - started a 107.7m€ investment in Ljubljana this year. It is supposed to be finished in 2025 and will bring 50 new jobs.
- Lek plans to build new production facility of 14,000m² in Ljubljana. The investment is worth 82.62m€ and will bring 121 new jobs. It is predicted to be finished in October of 2024.



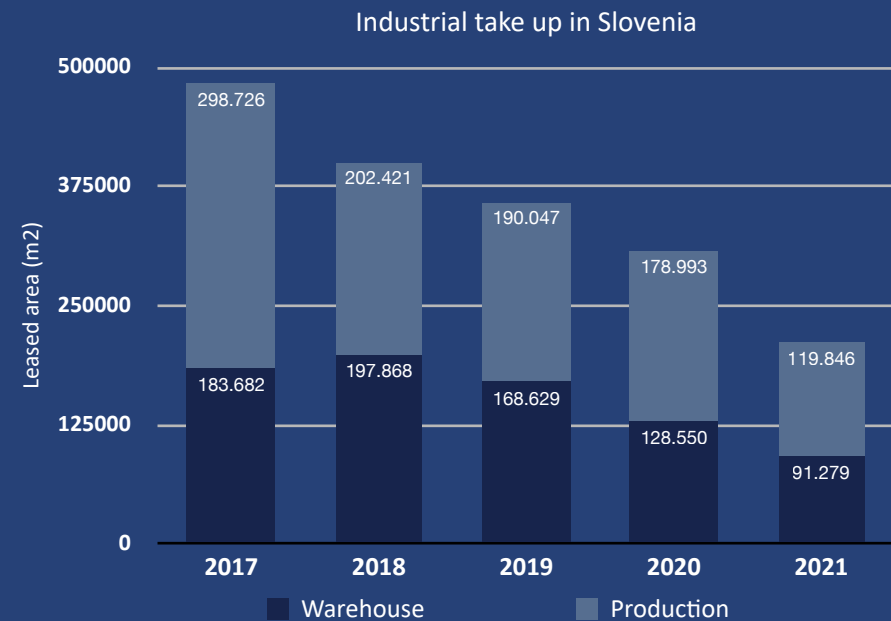
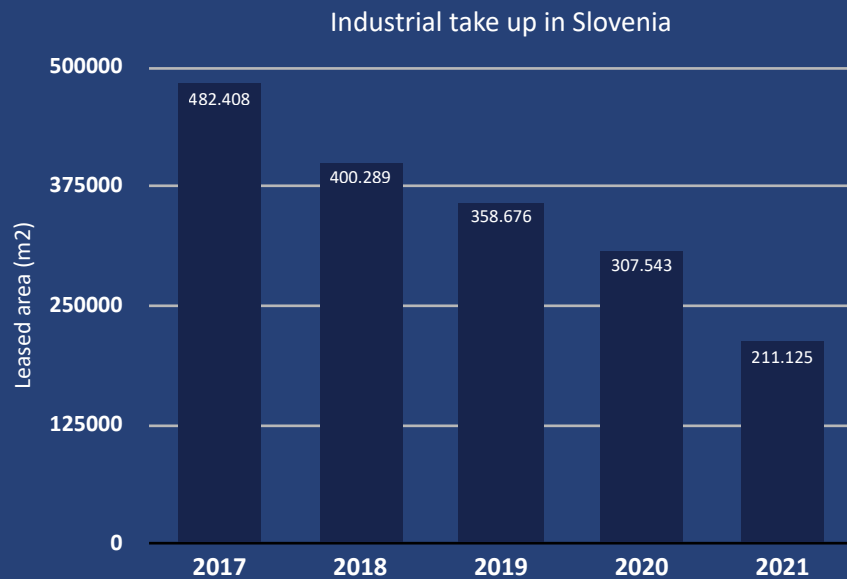
Planned facility in Trbovlje - Steklarna Hrastnik



Port of Koper

Industrial take up through the years

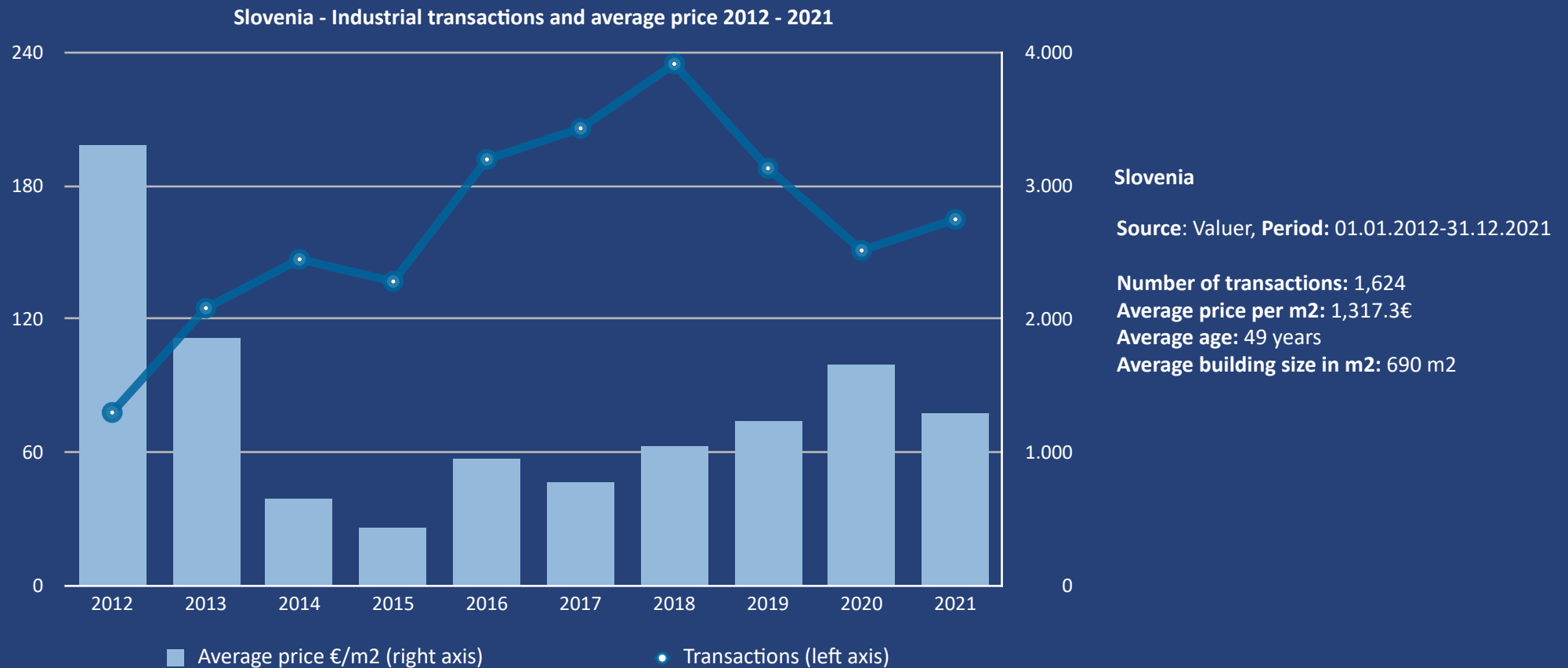
- This data showing industrial take up shows that the leased area is decreasing from year to year. The share of production space is higher than the share of warehouse space. Partly that is because many industrial facilities already include storage spaces within. Take up in 2017 was more than double take up in 2021. It is unlikely that this trend is due to lack of demand, almost certainly due to lack of supply, with few developers building speculatively.



	2017	%	2018	%	2019	%	2020	%	2021	%
Take up (leased area, m2)	482.408	100	400.289	100	358.676	100	307.543	100	211.125	100
Warehouse (m2)	183.682	38	197.868	49	168.629	47	128.550	42	91.279	43
Production (m2)	298.726	62	202.421	51	190.047	53	178.993	58	119.846	57

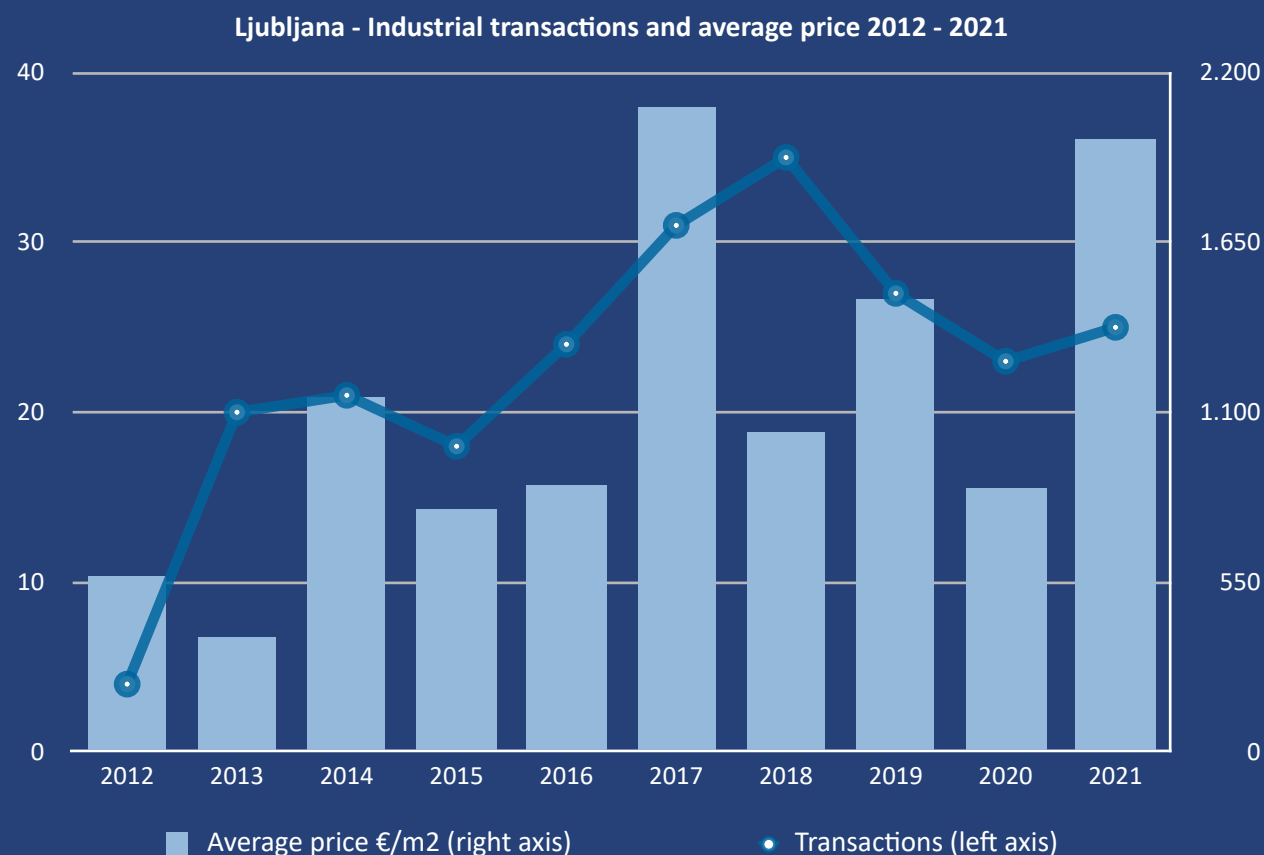
Transactions in Slovenia

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Transactions	78	125	147	137	192	206	235	188	151	165
Average price (€/m ²)	3.300	1.856	647	428	941	773	1.047	1.230	1.651	1.300
Average size	892	799	849	933	934	865	1.096	489	582	560
Average age	47	45	47	45	46	47	49	51	55	57



Transactions in Ljubljana

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Transactions	4	20	21	18	24	31	35	27	23	25
Average price (€/m ²)	571	367	1.147	789	864	2.091	1.039	1.467	850	1.988
Average size (m ²)	235	231	353	218	523	476	527	400	445	370
Average age	43	49	57	56	42	58	50	60	66	65



Ljubljana hub

Source: Valuer, Ljubljana, Period: 01.01.2012-31.12.2021

Number of transactions: 228

Average price per m²: 1,117 €

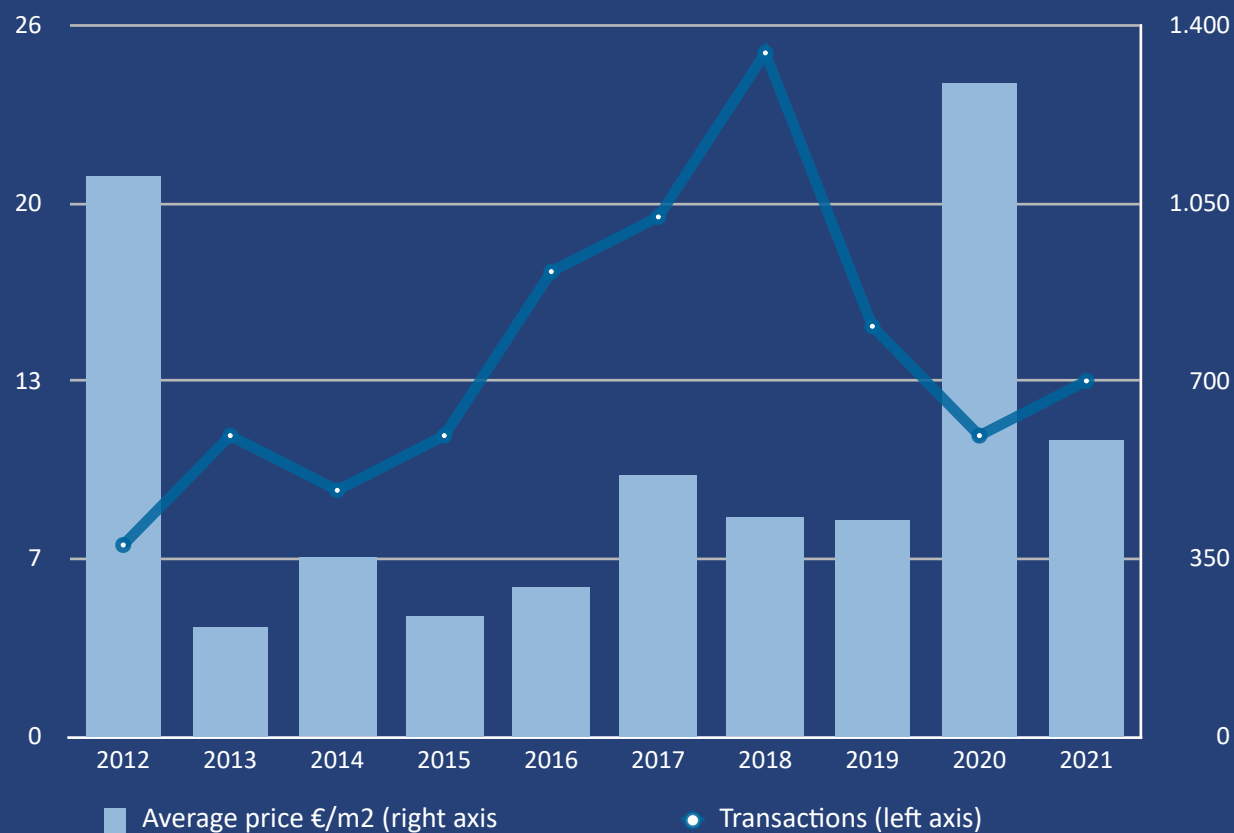
Average age: 55 years

Average building size in m²: 378 m²

Transactions in Maribor

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Transactions	7	11	9	11	17	19	25	15	11	13
Average price (€/m2)	1.101	218	353	238	293	517	433	426	1.288	585
Average size	253	508	975	347	300	793	755	511	714	1.079
Average age	77	60	53	41	47	55	67	61	58	44

Maribor - Industrial transactions and average price 2012 - 2021



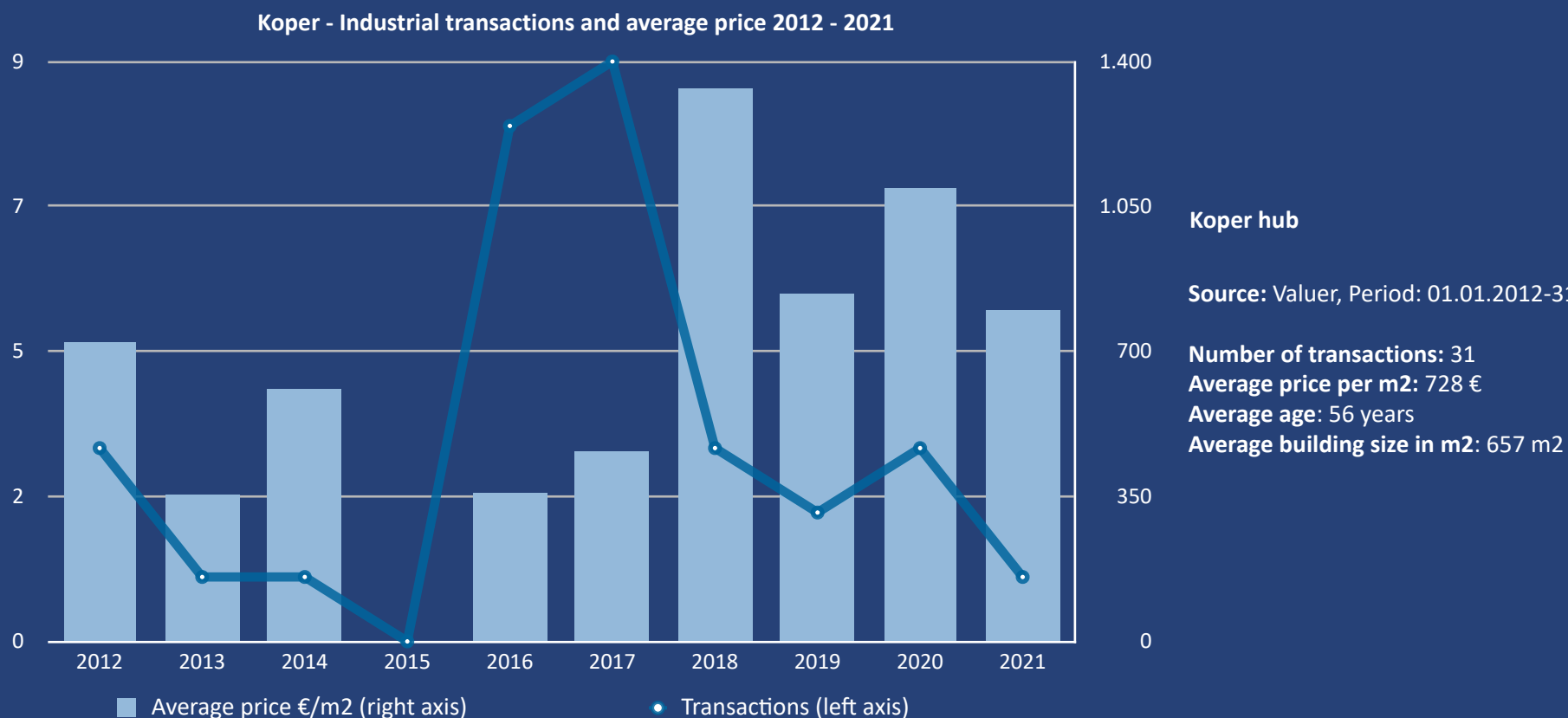
Maribor hub

Source: Valuer, Maribor, Period: 01.01.2012-31.12.2021

Number of transactions: 138
 Average price per m2: 545€
 Average age: 56 years
 Average building size in m2: 624 m2

Transactions in Koper

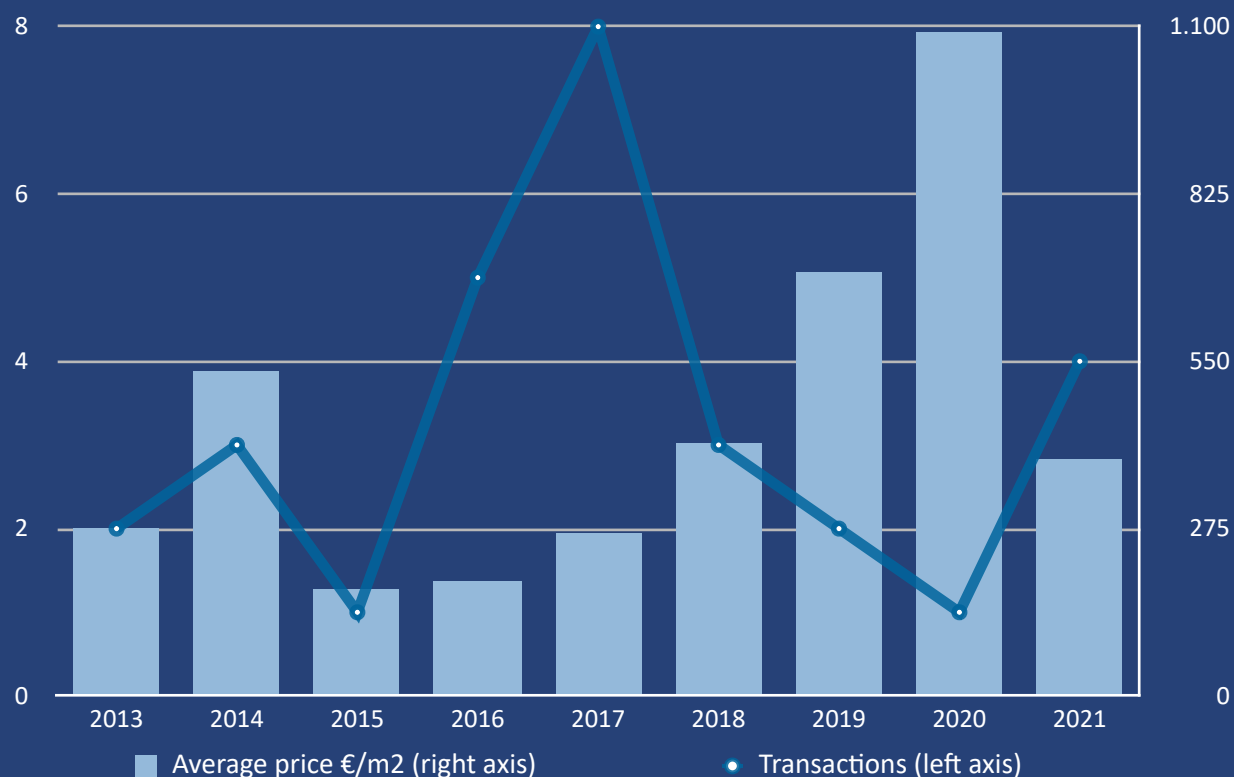
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Transactions	3	1	1	0	8	9	3	2	3	1
Average price (€/m2)	718	350	608	/	359	457	1,333	836	1,095	797
Average size	540	1,188	448	/	958	829	231	144	1,344	233
Average age	72	194	44	/	35	34	28	33	41	22



Transactions in Novo mesto

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Transactions	0	2	3	1	5	8	3	2	1	4
Average price (€/m ²)	/	277	535	175	186	268	417	697	1.091	389
Average size	/	1.622	508	392	2.951	3.366	414	590	550	377
Average age	/	6	35	55	58	48	38	37	25	38

Novo mesto - Industrial transactions and average price 2012 - 2021



Novo mesto hub

Source: Valuer Parameters. Period: 01.01.2012-31.12.2021

Number of transactions: 29
 Average price per m²: 448 €
 Average age: 38 years
 Average building size in m²: 1,197 m²

Contacts

Jacqueline Stuart, MRICS RV

S-Invest d.o.o.
Dunajska 5,
1000 Ljubljana,
Slovenia
Registration Number 3295338000
Tax Number SI 97895792

Tel: +386 (0)590 75 780
Cell: +386 (0)41 251 646
Email: jacqueline.stuart@s-invest.si
Web: www.sloveniainvest.com

