

SUSTAINABLE CERTIFIED BUILDINGS 2025



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The Slovak Green Building Council is the main ambassador of sustainable construction in Slovakia. Our vision is that economically, ecologically and aesthetically designed buildings with a quality indoor environment, in which energy and resources are efficiently used, become a common standard.

INTRODUCTION

This **overview of sustainably certified buildings** was prepared **as of 31 December 2024**, based on publicly available information contained in the databases of certified buildings maintained by the certification authorities. These databases provide useful information on each of the buildings included and can be filtered in several ways.

The report of certified buildings is published after a break of several years, therefore some of the values presented may not be comparable with data published in the past. This is due to the dynamics of development and the fact that **individual buildings are certified according to different systems and certification schemes**.

In the area of sustainable buildings and their certification, Slovakia lags behind some neighboring countries in absolute terms, but we are seeing positive developments.

The construction of sustainable buildings and the introduction of certification standards such as LEED, BREEAM or WELL are becoming more and more popular even with the advent of non-financial ESG or EU Taxonomy reporting. **Stable growth is mainly ensured by the commercial sector, for which sustainability becomes a priority.**

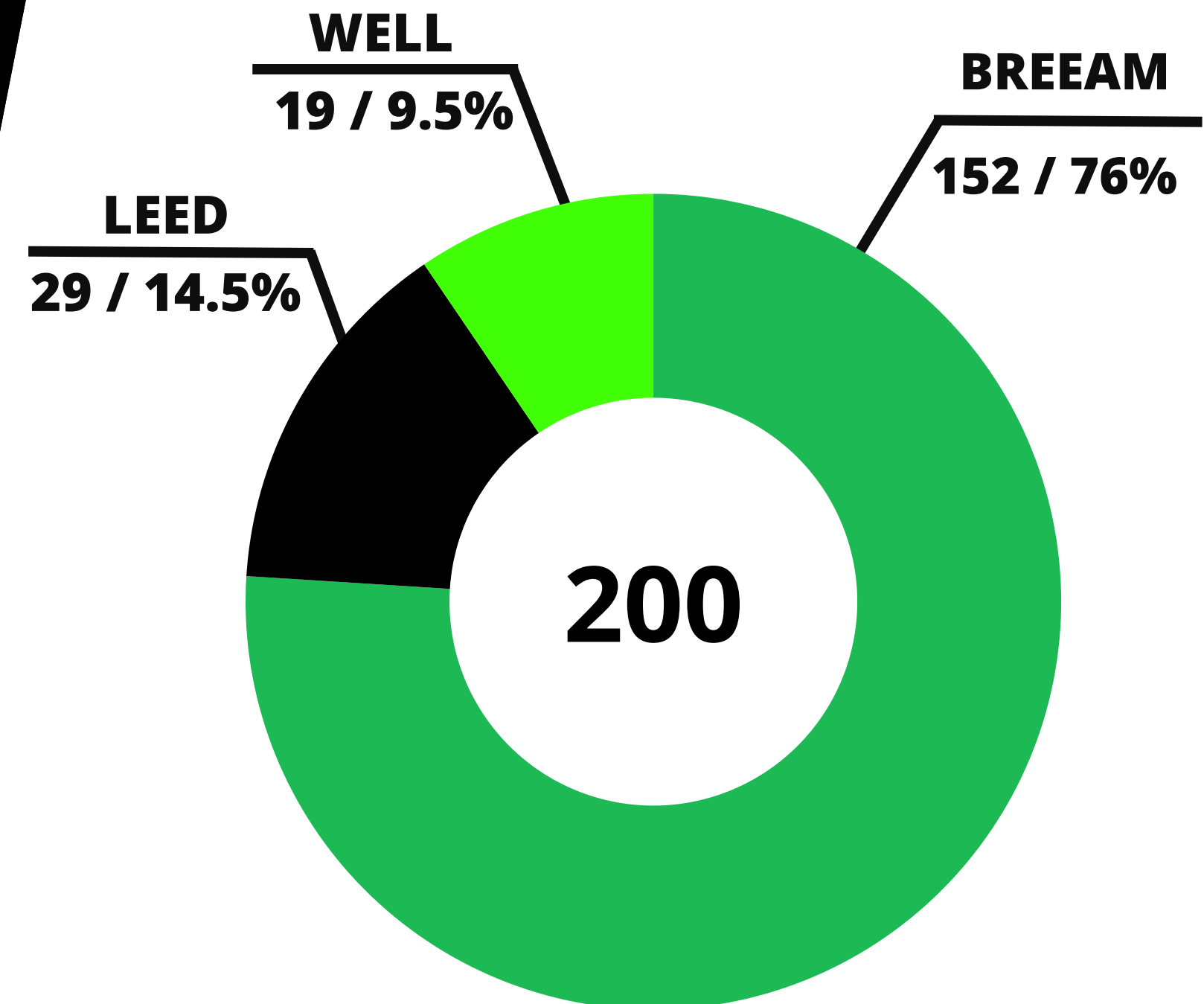
GENERAL DATA

As of 31 December 2024, there were **200 sustainably certified buildings** in Slovakia. Up to **76%** of them had the **BREEAM** certificate.

LEED and WELL are the only two other official rating systems in Slovakia, while **29 buildings** had the **LEED** certificate and **19 buildings** had the **WELL** certificate.

SKGBC has also created its own evaluating system called the **Presidential Green Seal**. It is intended for public buildings and is not included in the statistics in this report. Three public buildings received the Presidential Green Seal.

Chart: Certified buildings in Slovakia as of 31 December 2024

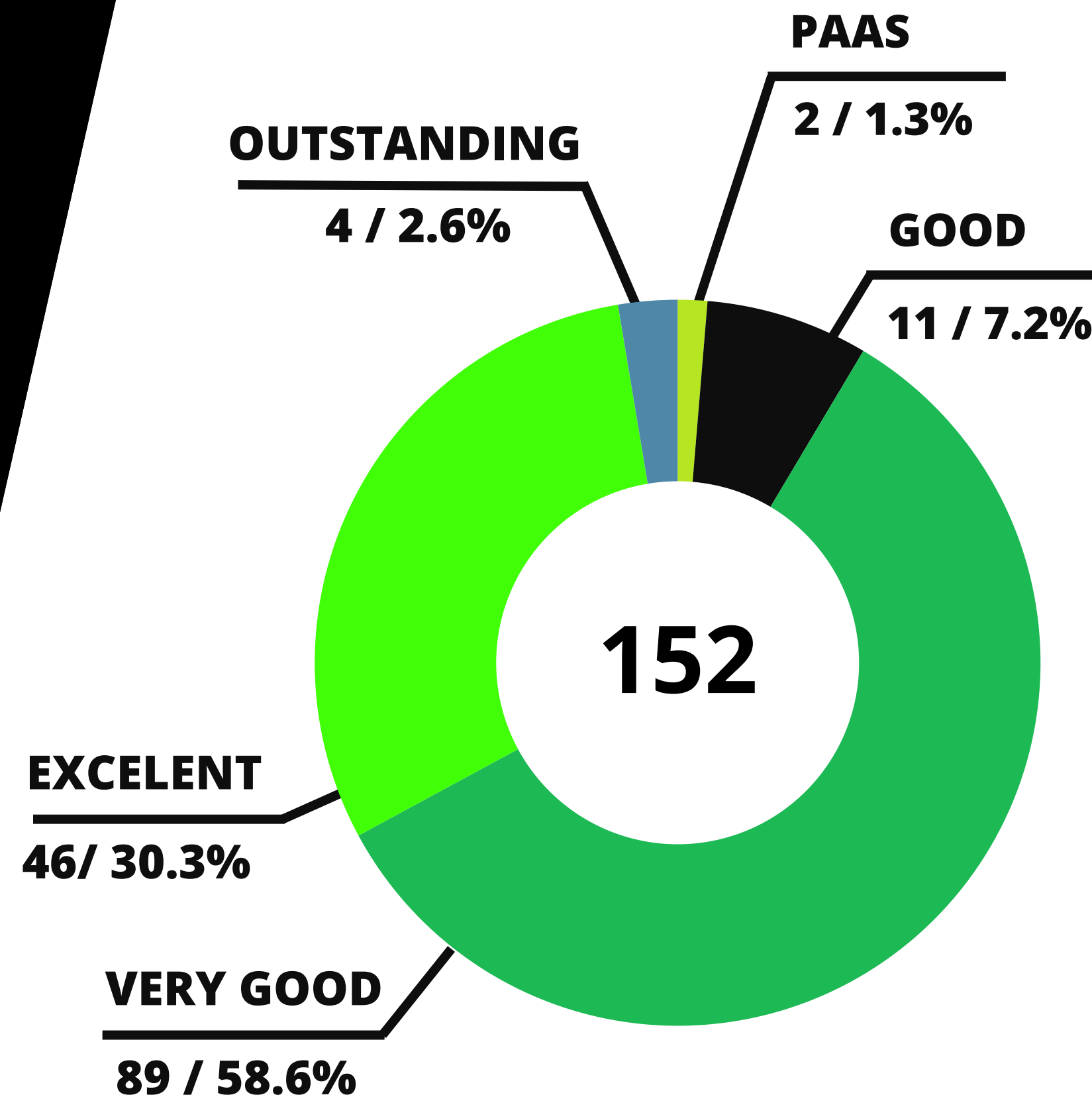


BREEAM

BREEAM was the most popular system in Slovakia with **152** certified buildings by the end of 2024.

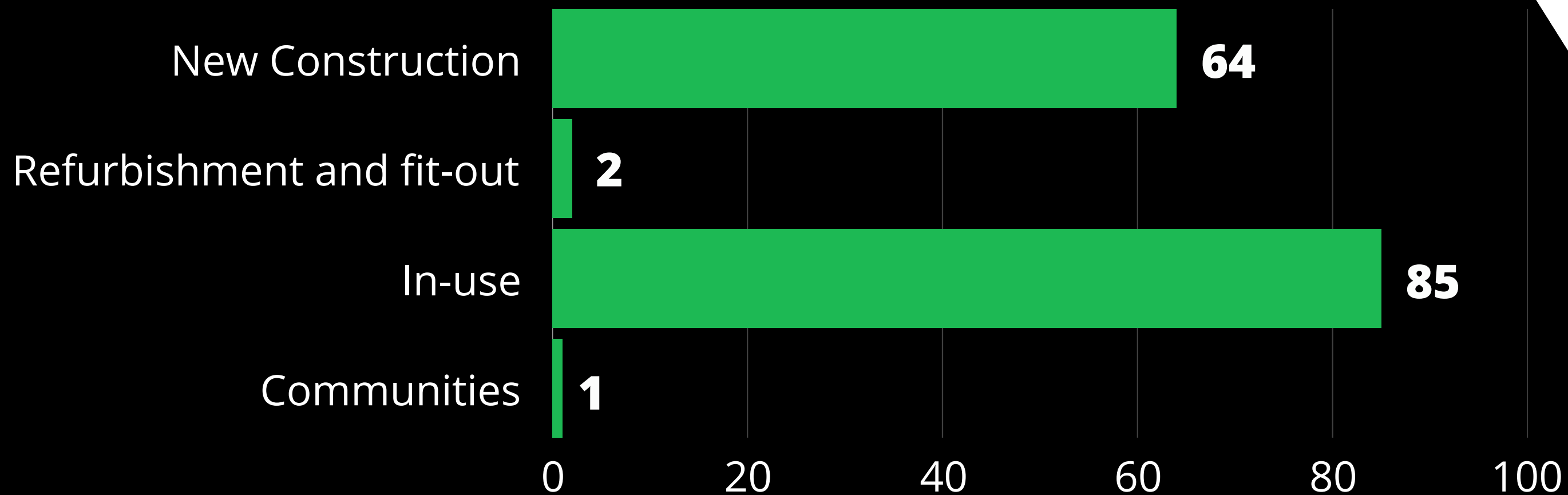
The **BREEAM certification ratings awarded to Slovak buildings are very high**, with more than half of the buildings achieving the Very Good and one third the Excellent grade. Four buildings achieved the highest level of Outstanding.

Chart: Buildings with BREEAM certificate as of 31 December 2024



The BREEAM certificate was awarded to the most existing buildings that were certified during operation. New buildings certified before being put into use were represented in a smaller number.

Chart: Buildings with BREEAM certificate as of 31 December 2024



The Nové Nivy zone is the only one that has the BREEAM Communities certificate in Slovakia.

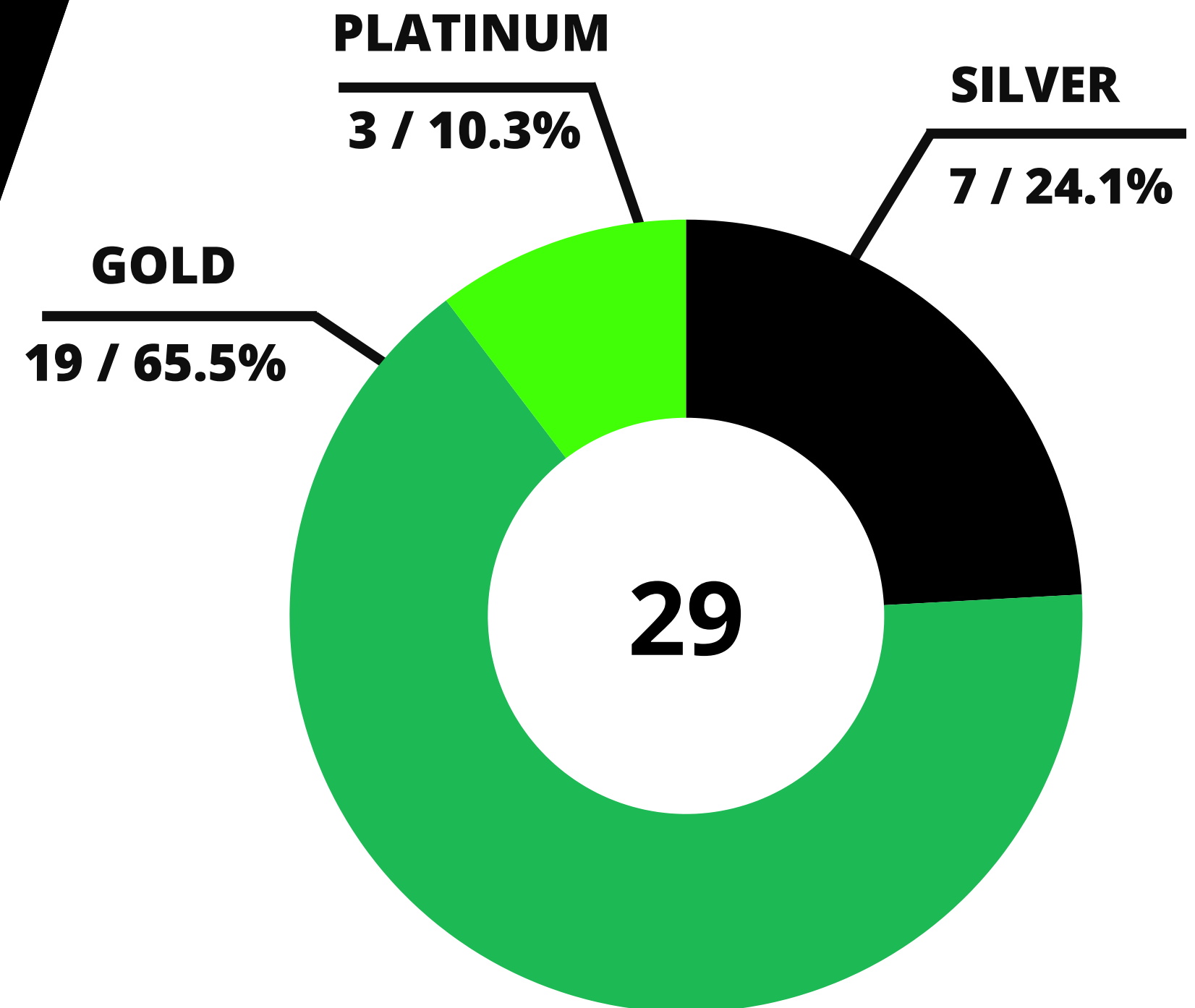
LEED

29 buildings in Slovakia have LEED certificate. More than half of them received Gold rating, a quarter Silver and only three buildings received Platinum.

The total floor area of buildings certified according to the LEED system was **633,257 m²**.

633 256,66 m²

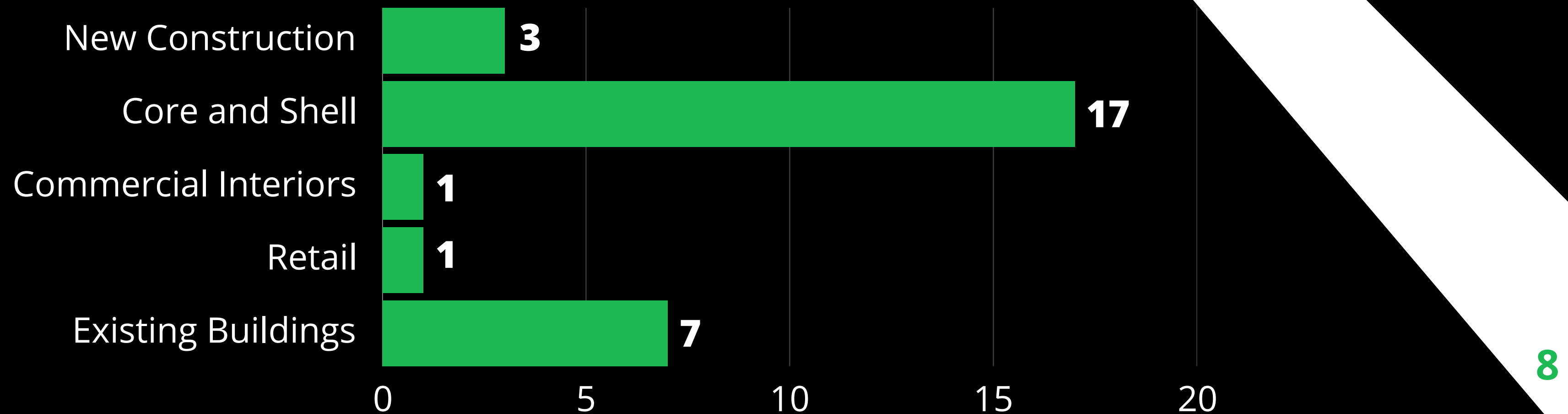
Chart: Buildings with LEED certificate as of 31 December 2024



LEED certification is well adapted to administrative buildings where the tenant is unknown (Core and Shell). In this scheme are 17 administrative buildings and the only one certified hotel in Slovakia.

The only one sustainable certified hotel in Slovakia has LEED certificate.

Chart: Buildings with LEED certificate as of 31 December 2024

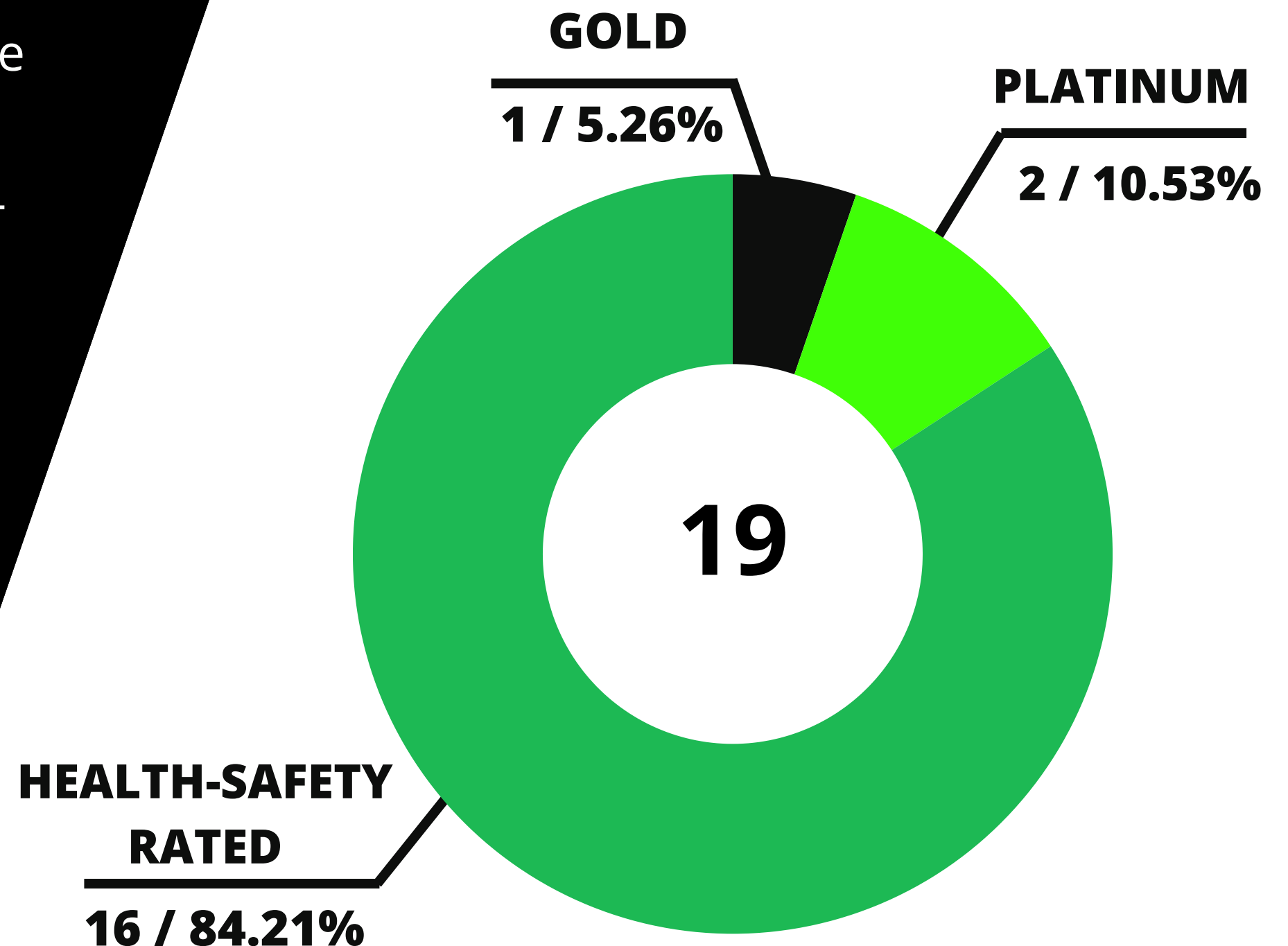


WELL

There are **19** WELL certified buildings in Slovakia. All of them are in Bratislava. At the end of 2024, the number of buildings jumped from 3 to 19 when an office portfolio of a major developer received WELL Health-Safety Rating. The total floor area of WELL certified buildings was **363,703.14 m²**.

363 703,14 m²

Chart: Buildings with WELL certificate as of 31 December 2024



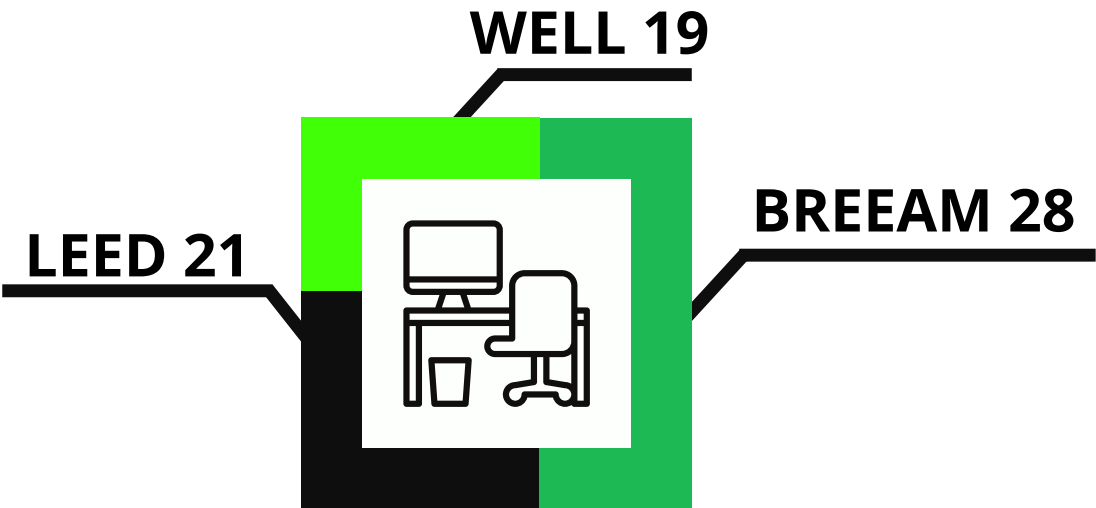
BREAKDOWN BY SECTOR

In 2024, the number of certified logistics and industrial buildings increased the most year-on-year in Slovakia. Logistics and industrial buildings accounted for more than 55% of all buildings with a sustainability certificate at the end of December 2024, keeping them at the top of the ranking.

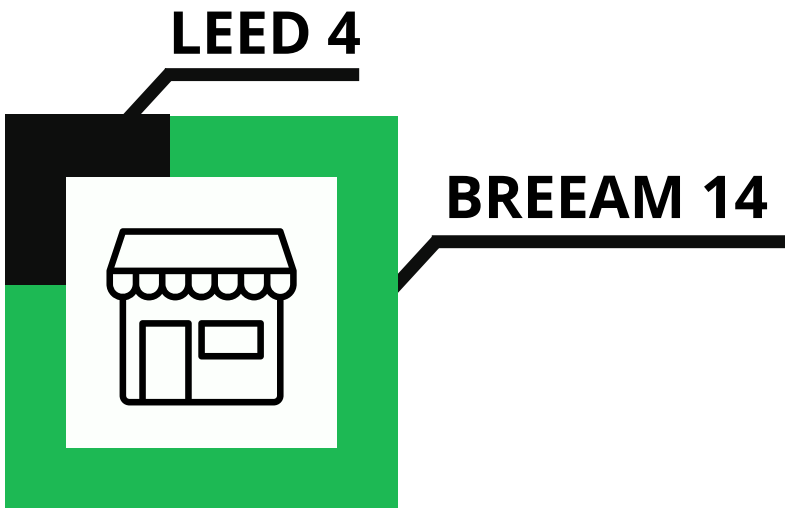
The second largest group consisted of administrative buildings, which accounted for 34 percent of the total number of buildings. The share of the retail sector has been increasing for several years and is approaching 10 percent.

In addition, we registered two residential buildings and one hotel with a sustainability certificate in Slovakia.

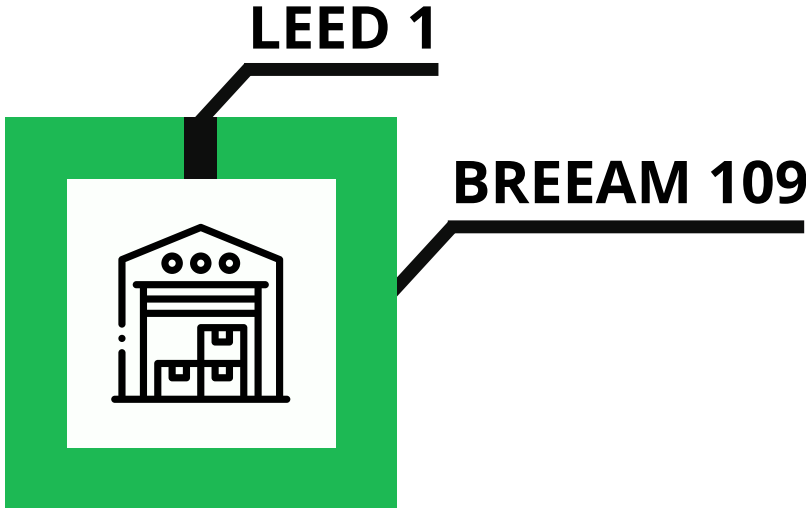
Chart: Certified buildings in Slovakia by sector as of 31 December 2024



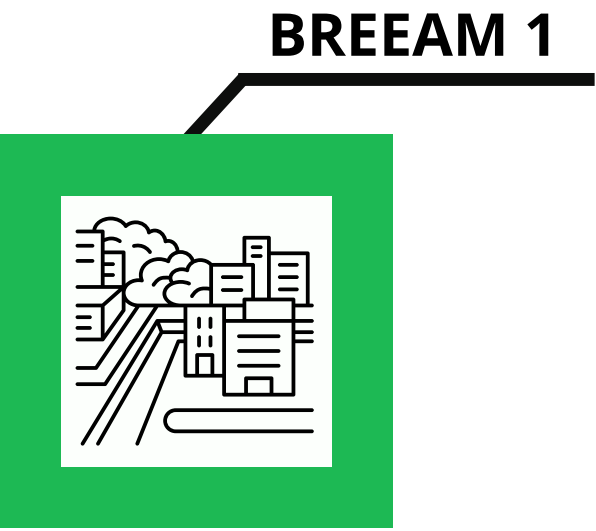
Office 68



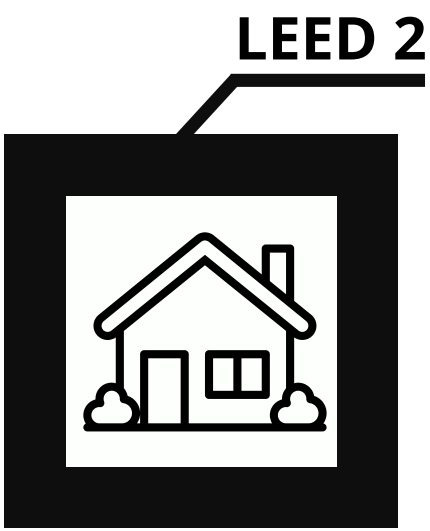
Retail 18



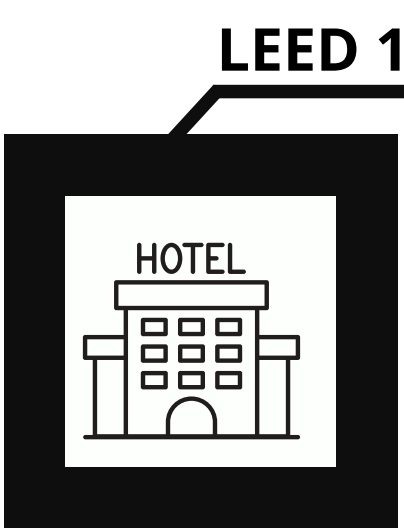
Logistics & Industrial 110



Development planning



Residential

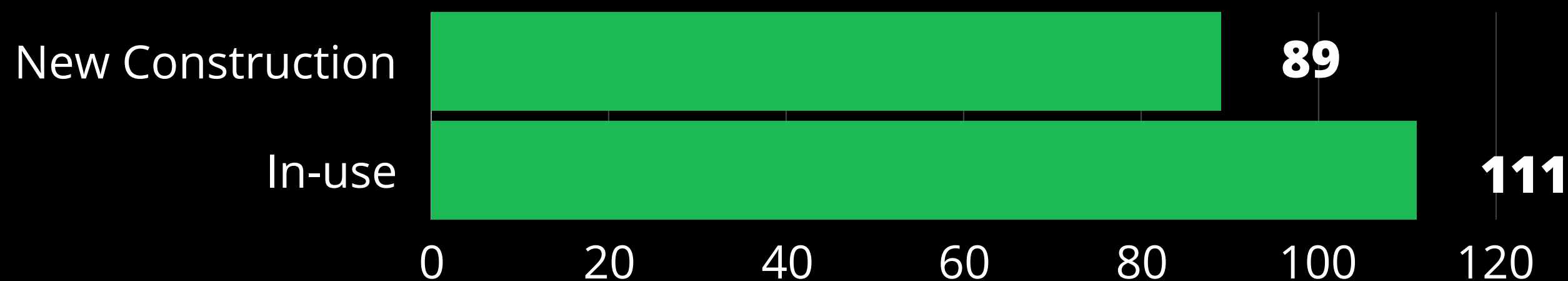


Hotel

NEW AND EXISTING

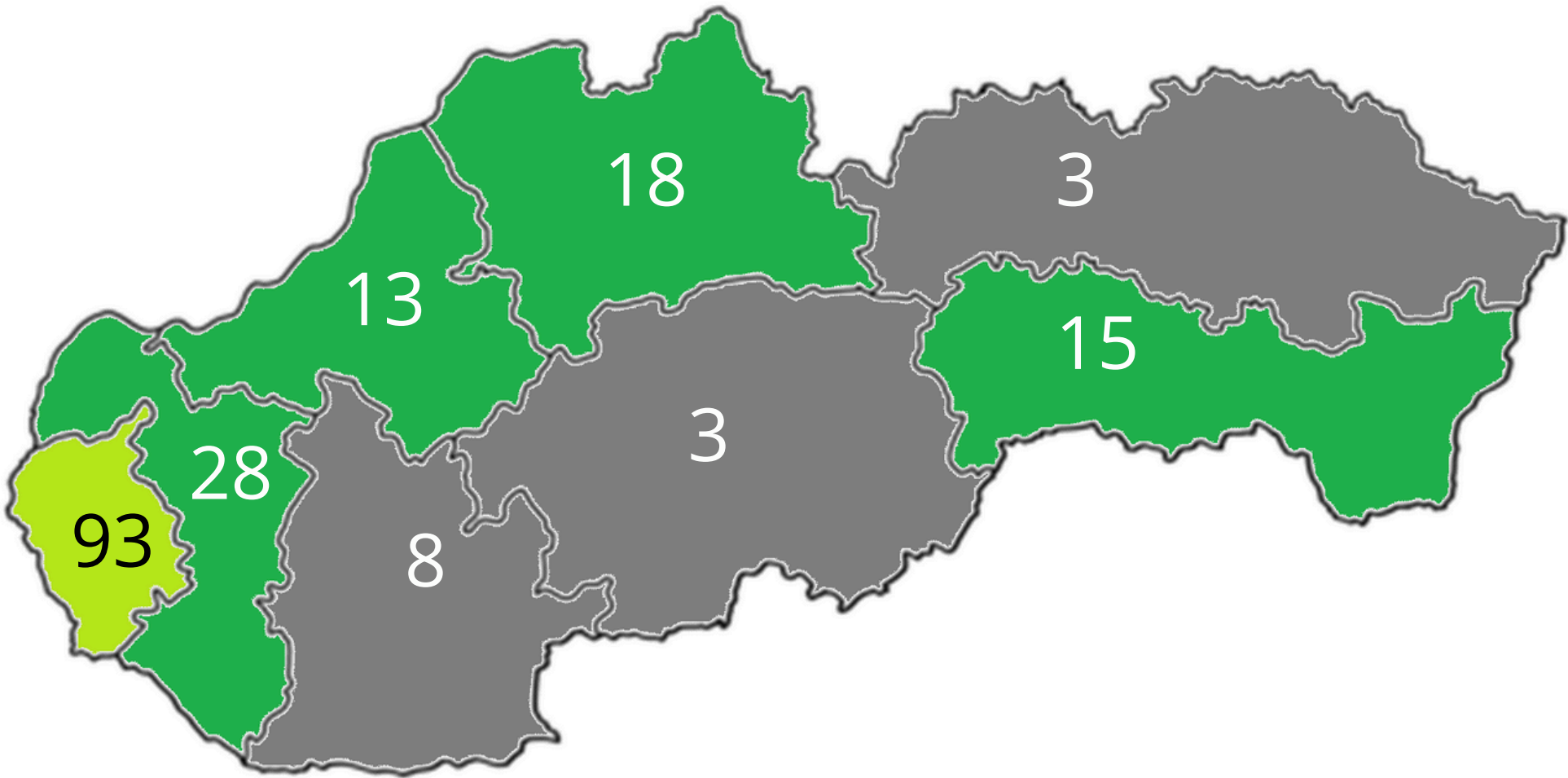
In Slovakia, we have more certified buildings from the group of existing buildings. By the end of 2024, we registered 111 buildings that were certified during operation (56.5%). There were 89 new buildings that were certified before being in use, which represents 44.5% of all buildings with a sustainability certificate.

Chart: Certified buildings divided by certification period as of 31 December 2024



ADMINISTRATIVE BREAKDOWN

The largest number of certified buildings in Slovakia is located in the Bratislava region with a share of 56%.



Bratislava region

112 / 56 %

Trnava region

28 / 14 %

Žilina region

18 / 9 %

Košice region

15 / 7,5 %

Trenčín region

13 / 6,5 %

Nitra region

8 / 4 %

Banská Bystrica region

3 / 1,5 %

Prešov region

3 / 1,5 %

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Source:

<https://www.usgbc.org/projects>

<https://account.wellcertified.com/directories/projects/>

<https://tools.breeam.com/projects/explore/buildings.jsp>

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