

SUSTAINABLE **CERTIFIED** **BUILDINGS** **2026**

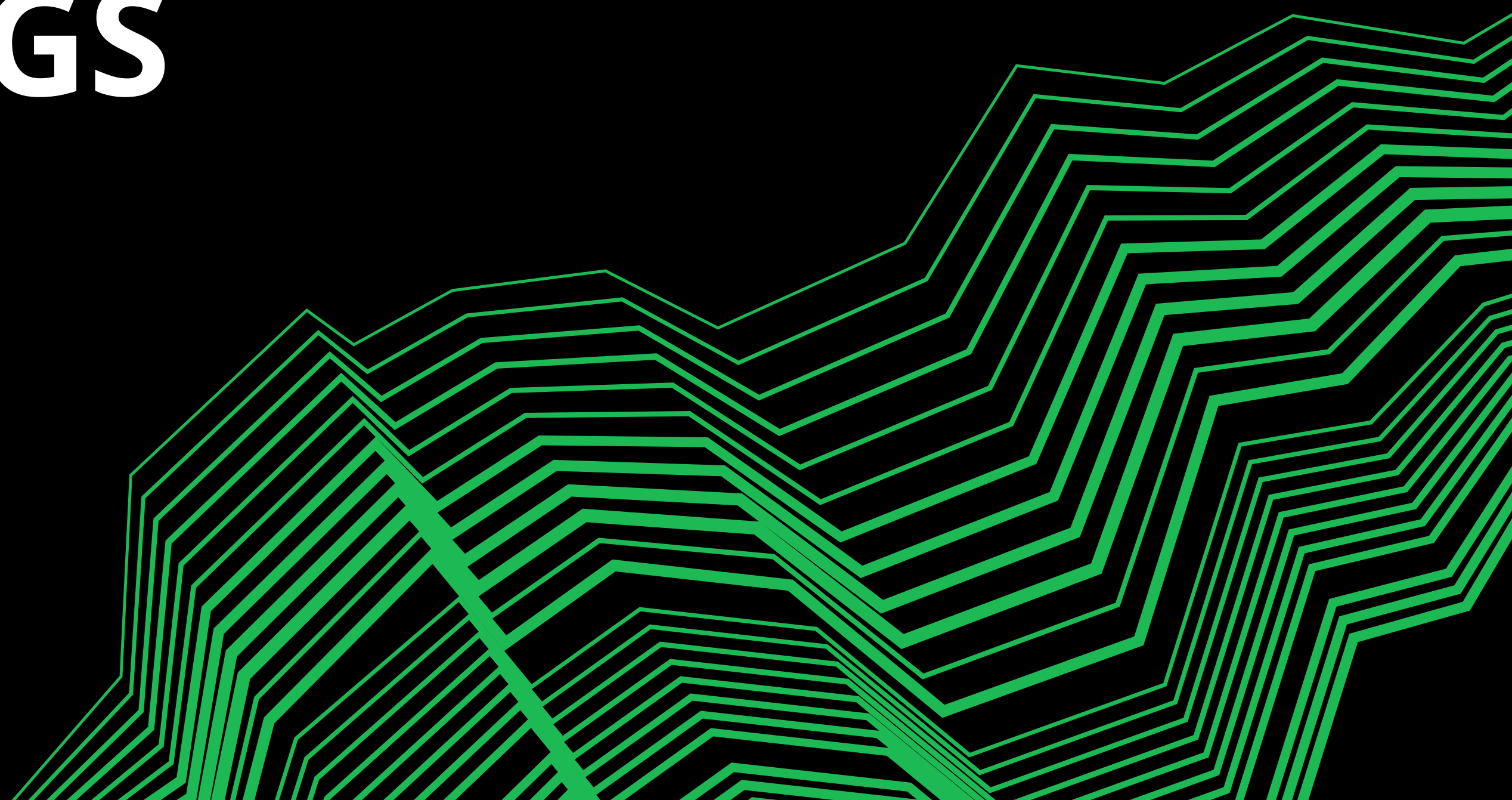


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The Slovak Green Building Council is the main ambassador of sustainable construction in Slovakia. Our vision is that economically, ecologically and aesthetically designed buildings with a quality indoor environment, in which energy and resources are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

INTRODUCTION

In the area of sustainable buildings and their certification, Slovakia lags behind some neighboring countries in absolute terms, but we are seeing positive developments. In 2025, the number of sustainable certified buildings in Slovakia **increased by 24%** to **248 buildings**. Most of them received the BREEAM certificate.

The construction of sustainable buildings and the introduction of certification standards such as **LEED, BREEAM or WELL are becoming more and more popular**. Stable growth is ensured by the commercial sector.

This **overview of sustainably certified buildings** was prepared **as of 31 December 2025**, 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.

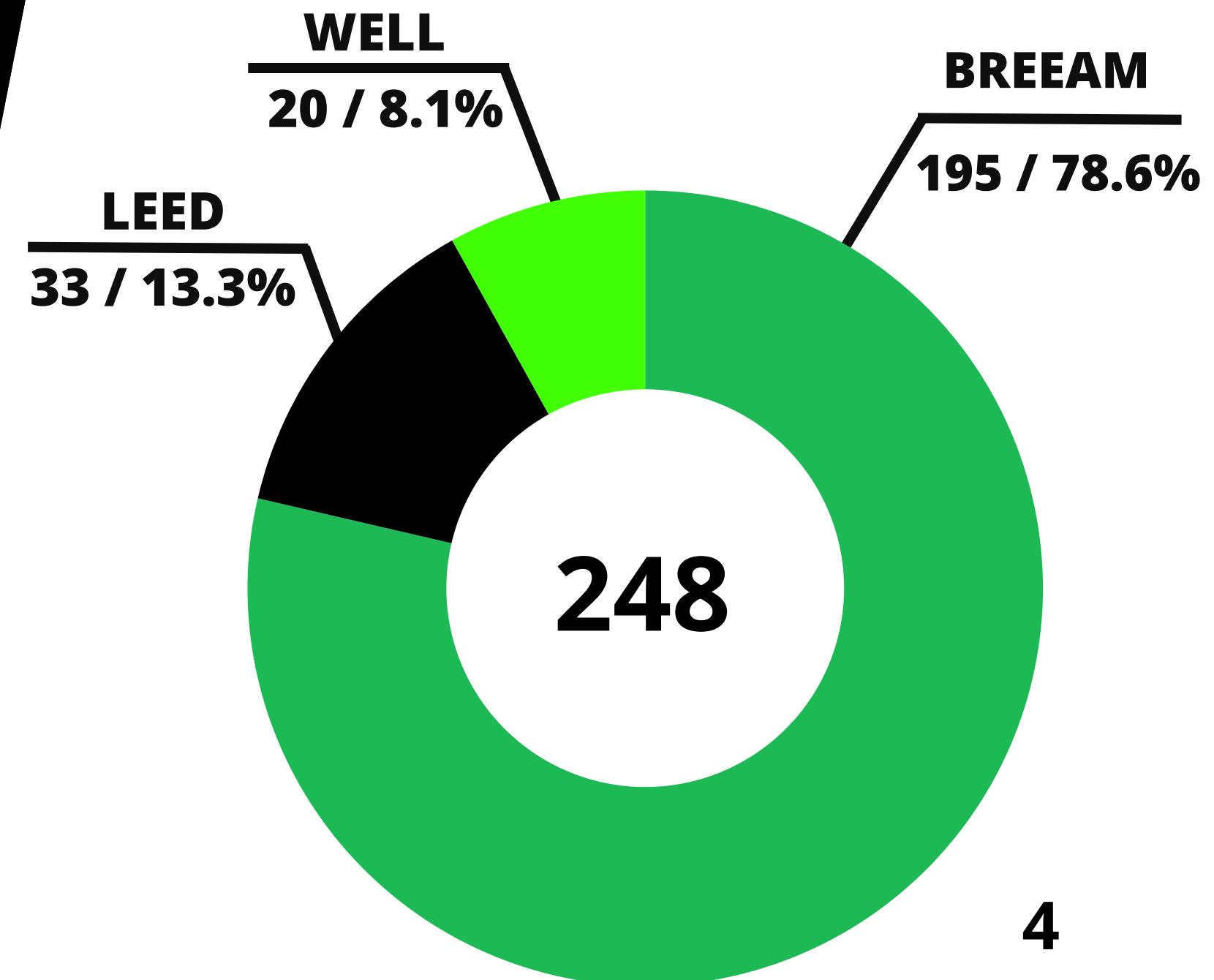
GENERAL DATA

As of 31 December 2024, there were **248** **sustainably certified buildings** in Slovakia. Up to **78,6%** of them had the **BREEAM** certificate.

LEED and WELL are the only two other official rating systems in Slovakia, while **33 buildings** had the **LEED** certificate and **20 buildings** had the **WELL** certificate, including the WELL Health Safety Rating.

In a year-on-year comparison, the number of sustainably certified buildings in Slovakia **increased by 24%.**

Chart: Certified buildings in Slovakia as of 31 December 2025

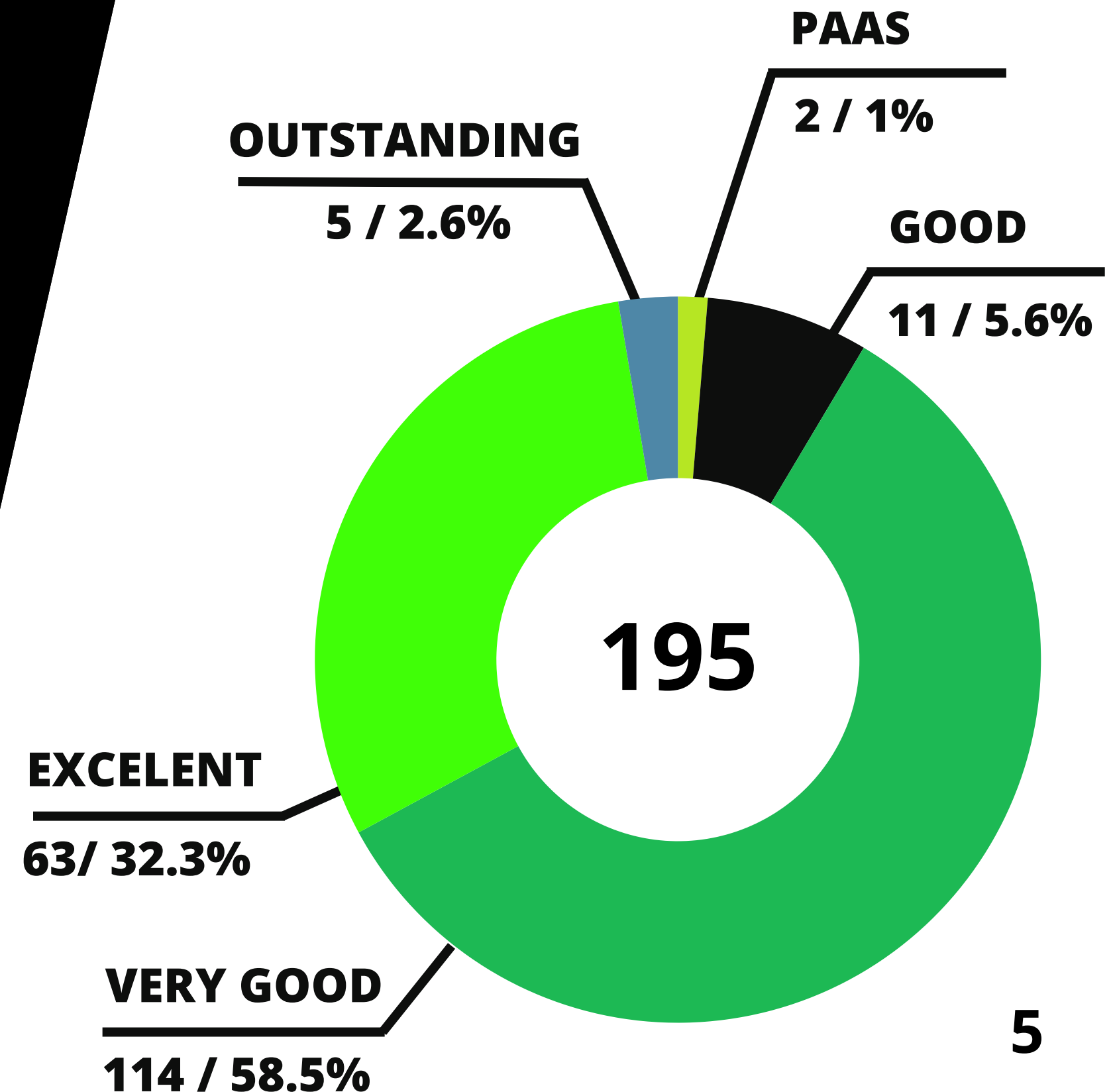


BREEAM

BREEAM was the most popular system in Slovakia with **152** certified buildings by the end of 2025. In a year-on-year comparison, the number of buildings with a BREEAM certificate **increased by 28.3%**.

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

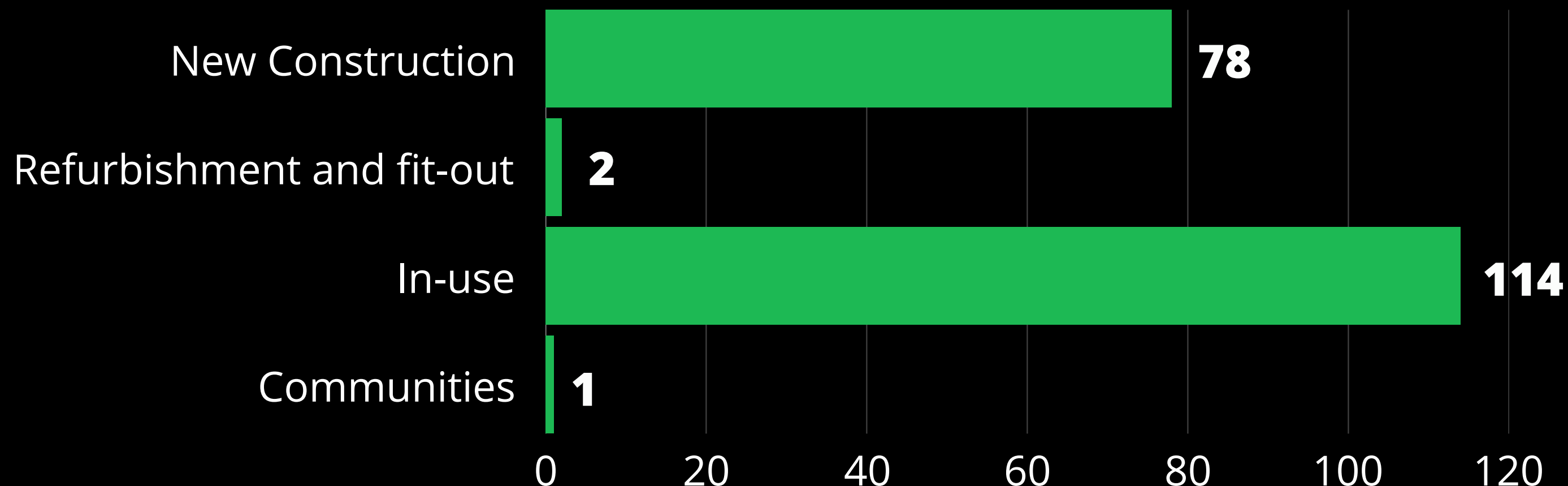
Chart: Buildings with BREEAM certificate as of 31 December 2025



The BREEAM certificate was awarded to the most **existing buildings** that were certified during operation. Their number increased by a third year-on-year. New buildings certified before being **put into use** were represented in a smaller group, their number increased by a fifth.

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

Chart: Buildings with BREEAM certificate as of 31 December 2025



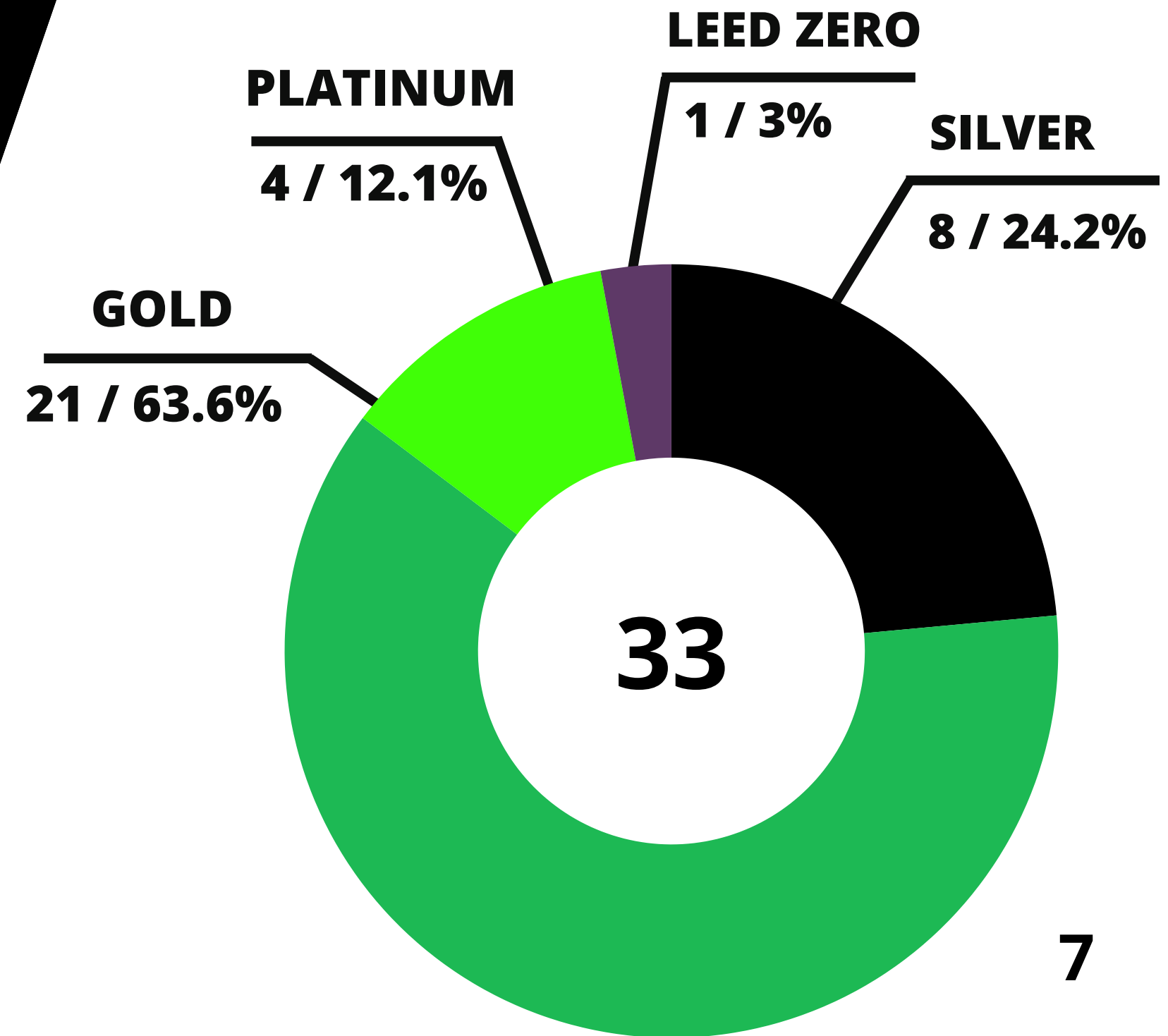
LEED

33 buildings in Slovakia have LEED certificate. More than half of them received Gold rating, a quarter Silver, four buildings received Platinum and one can also boasts a Leed Zero Carbon certificate.

The total floor area of buildings certified according to the LEED system was **739 542 m²**.

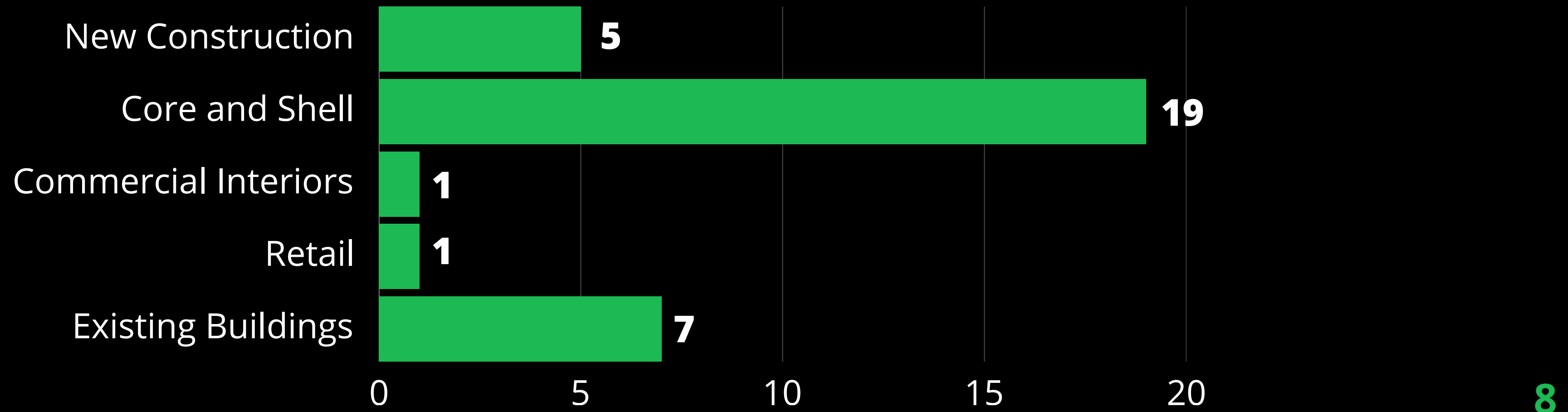
739 541,66 m²

Chart: Buildings with LEED certificate as of 31 December 2025



LEED certification is well adapted to administrative buildings where the tenant is unknown (Core and Shell). In this scheme are **19 administrative buildings** and the only one certified hotel in Slovakia.

Chart: Buildings with LEED certificate as of 31 December 2024

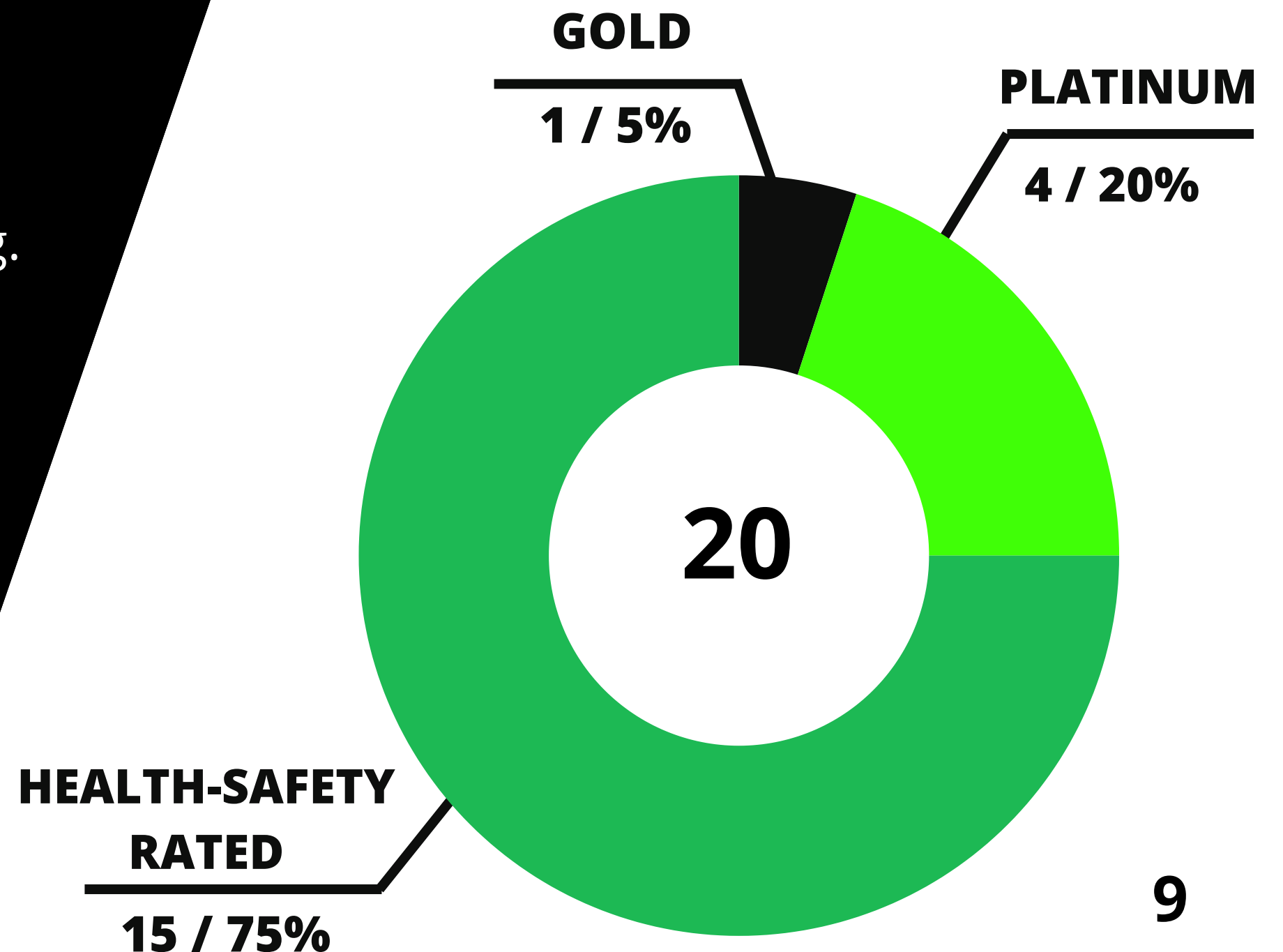


WELL

There are **20** buildings in Slovakia rated according to the WELL certification system schemes, all of them are located in Bratislava. Two buildings received Platinum rating in last year. But in 2024, the entire office portfolio received a Well Health-Safety Rating. The total floor area of WELL certified buildings was **379 309 m²**.



Chart: Buildings with WELL certificate as of 31 December 2025



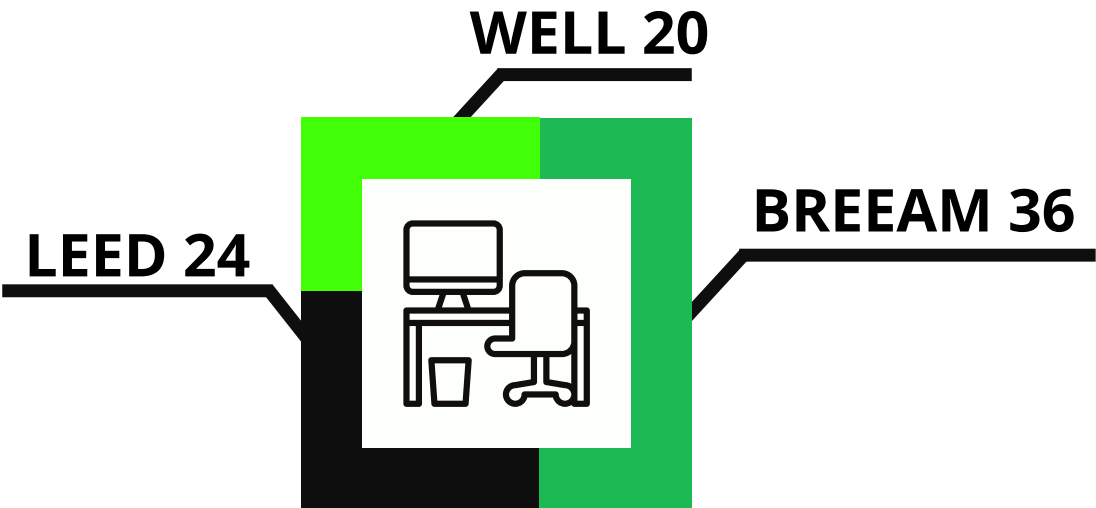
BREAKDOWN BY SECTOR

In 2025, the number of **certified logistics and industrial buildings increased the most** year-on-year in Slovakia. Logistics and industrial buildings accounted for more than 56% of all buildings with a sustainability certificate at the end of December 2025, keeping them at the top of the ranking.

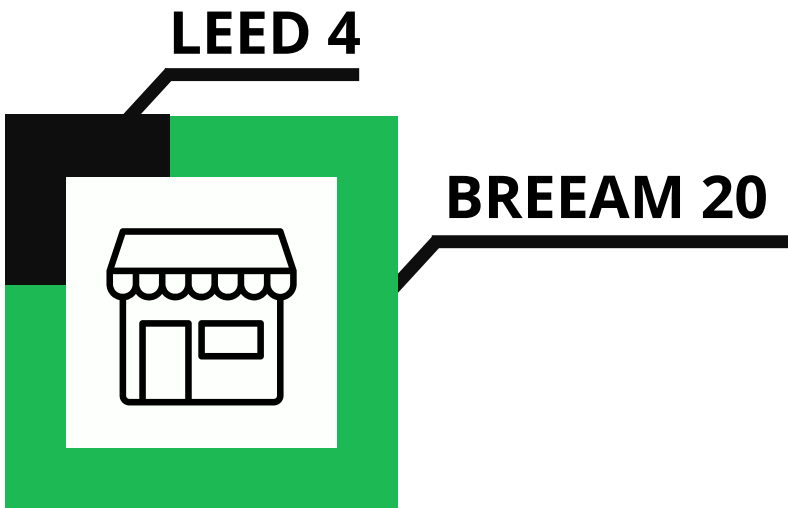
The second largest group consisted of **administrative buildings**, which accounted for 32 percent of the total number of buildings. The share of the **retail sector** has been increasing by third and is approaching 10 percent.

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

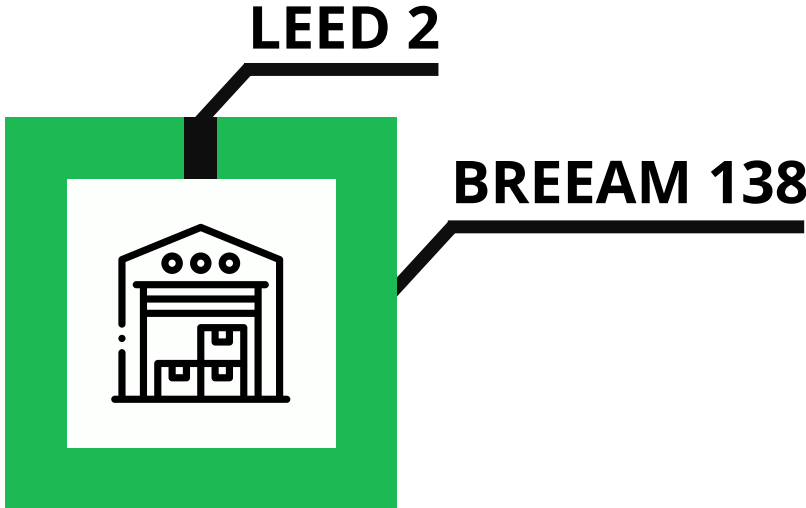
Chart: Certified buildings in Slovakia by sector as of 31 December 2025



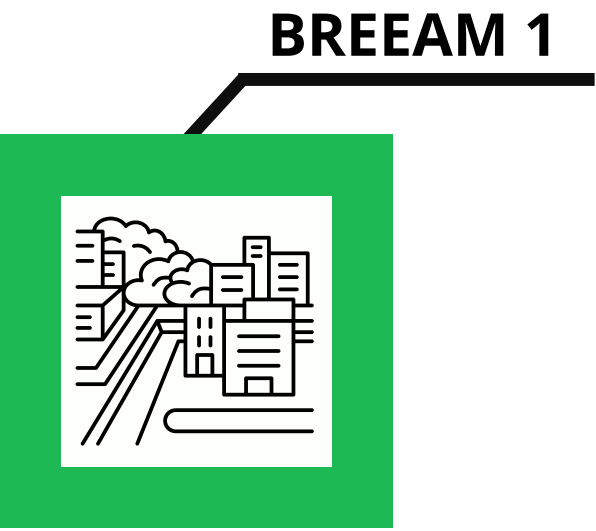
Office 80



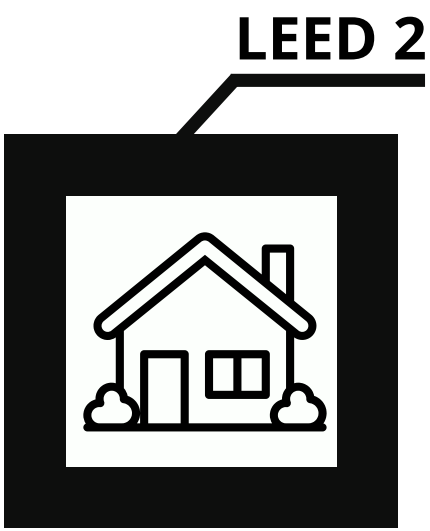
Retail 24



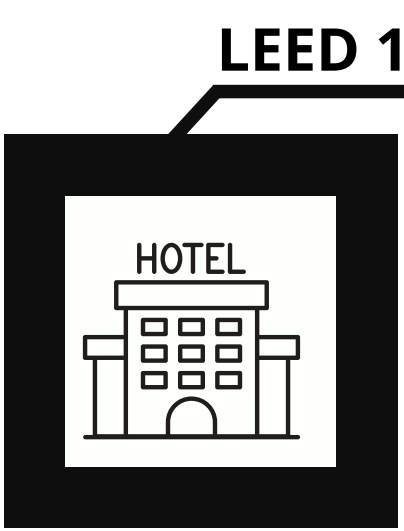
Logistics & Industrial 130



Development planning



Residential

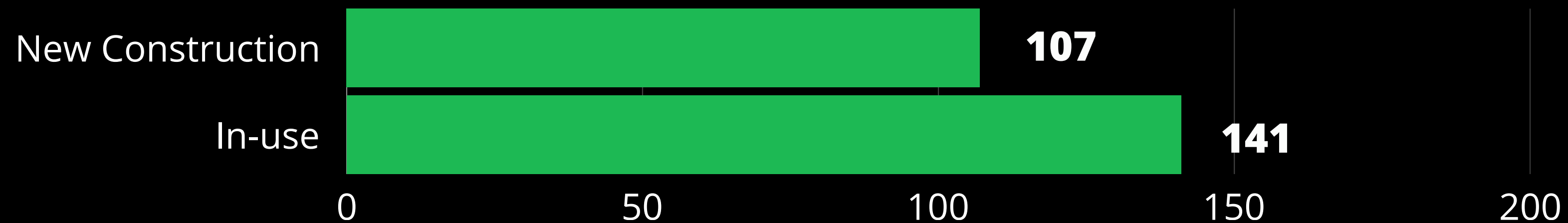


Hotel

NEW AND EXISTING

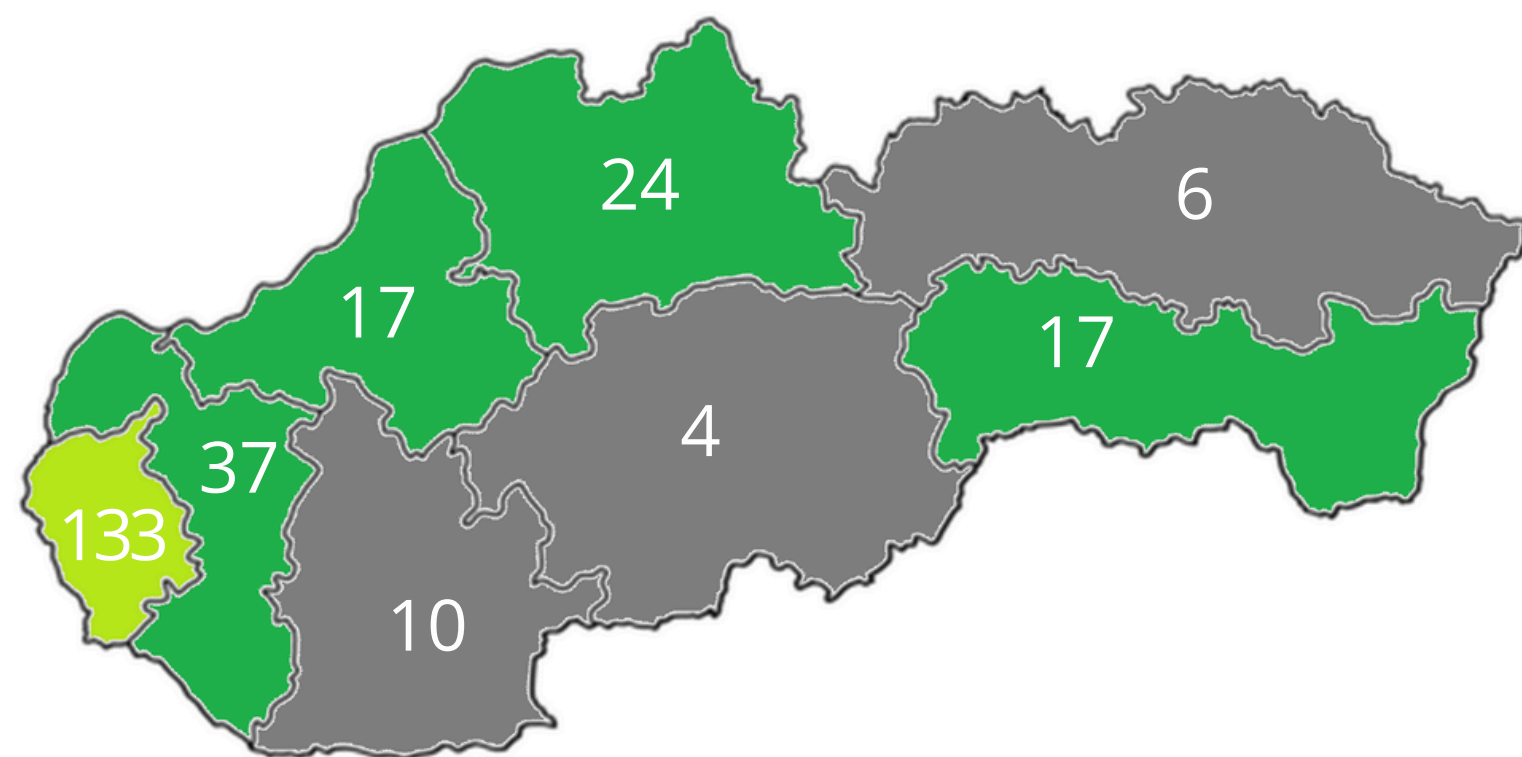
In Slovakia, we have more certified buildings from the group of existing buildings. By the end of 2025, we registered 141 buildings certified during operation (56.9%). There were 107 new buildings certified before being in use. It represents 43.1% of all buildings with a sustainability certificate.

Chart: Certified buildings divided by certification period as of 31 December 2025



ADMINISTRATIVE BREAKDOWN

The most certified buildings are in the Bratislava region, followed by the Trnava and Žilina regions.



Bratislava region 133 / 53,6 %

Trnava region 37 / 14,9 %

Žilina region 24 / 9,7 %

Košice region 17 / 6,9 %

Trenčín region 17 / 6,9 %

Nitria region 10 / 4,0 %

Prešov region 6 / 2,4 %

Banská Bystrica region 4 / 1,6 %

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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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