

Economic review of the Slovenian construction sector

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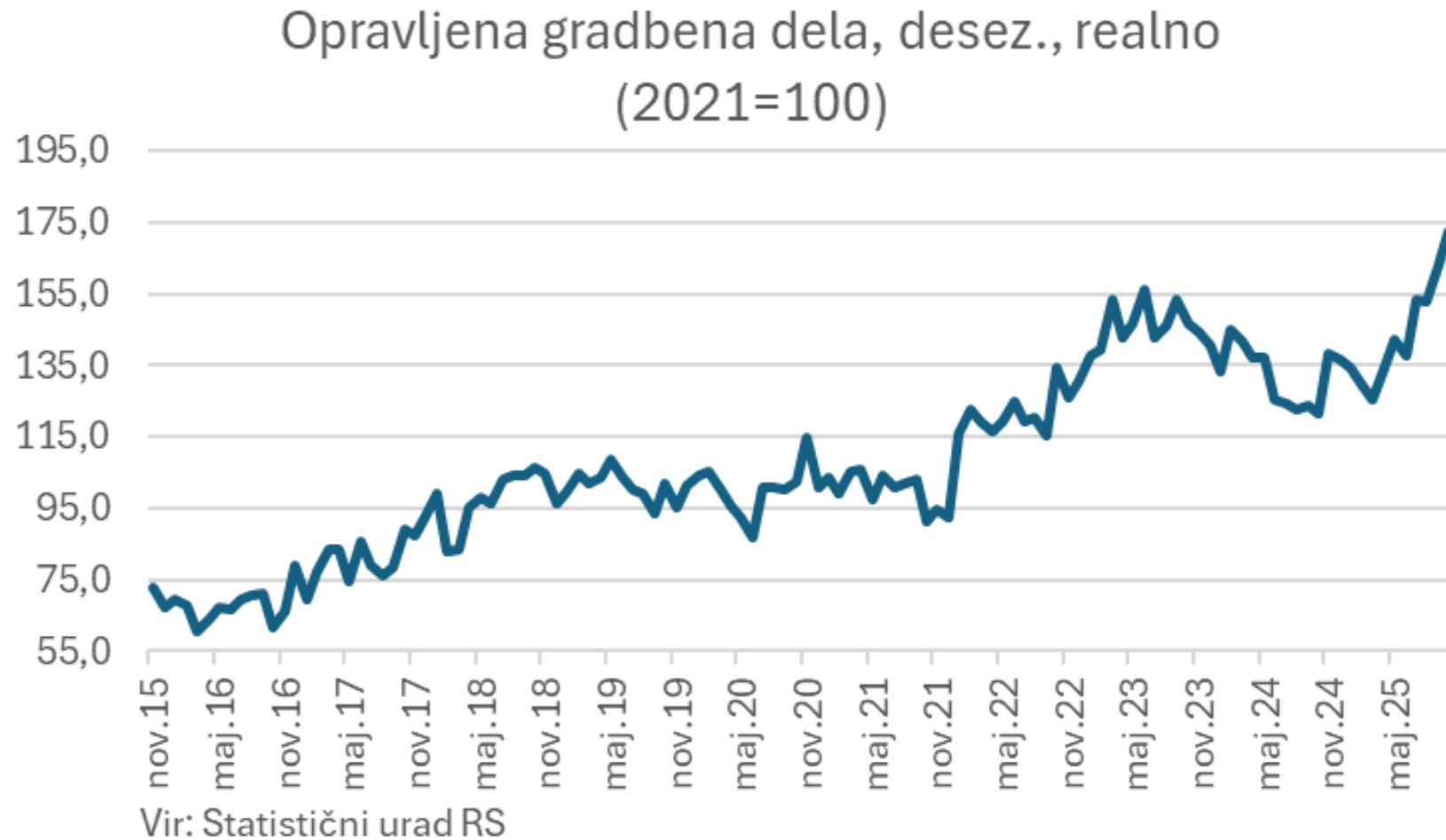
Agenda

- Narrower and broader construction
- Construction works
- Number of companies
- Export and import of construction services
- Employment and wages
- Construction costs for new loans
- Confidence indicator and limiting factors
- Looking ahead

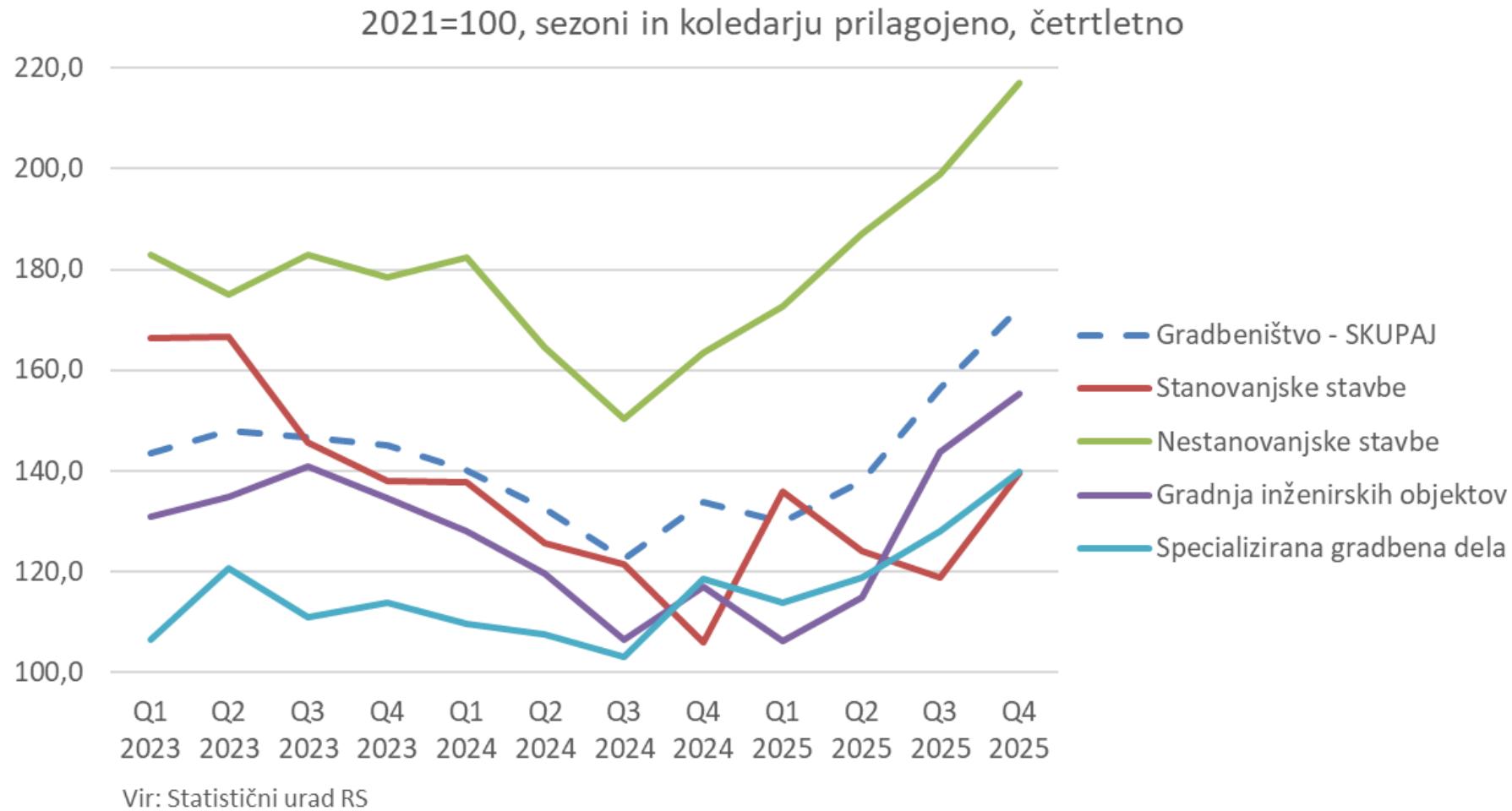
The importance of narrower and broader construction

- 38,000 companies (25,000 in F-construction, 8,000 in architectural and technical design, 460 in the construction materials and products industry)
- 100,000 employees (80,000 in F-construction)
- 14.3 billion EUR in revenue (10.7 billion EUR in F-construction), 4.5 billion EUR in added value (7.5% of GDP) and 1.7 billion EUR in EBITDA

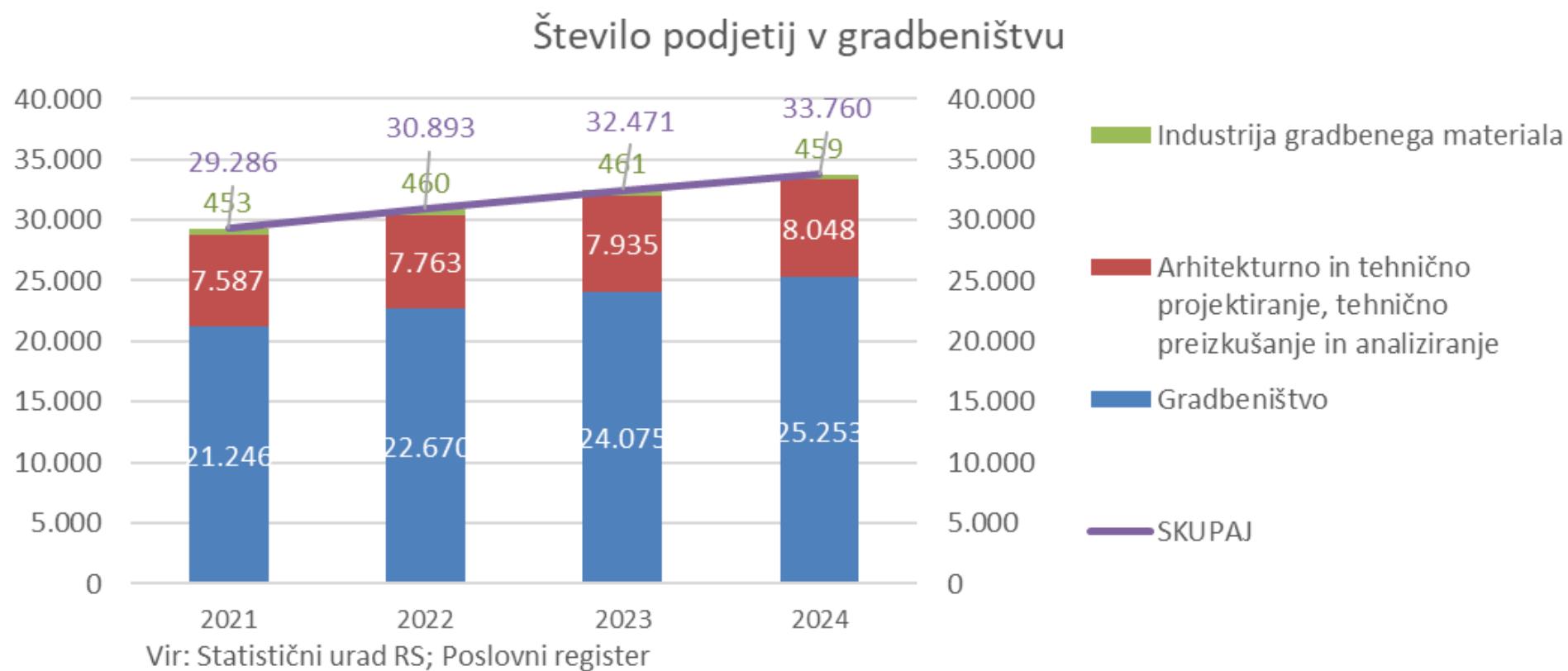
The dynamics of real construction work in the last decade



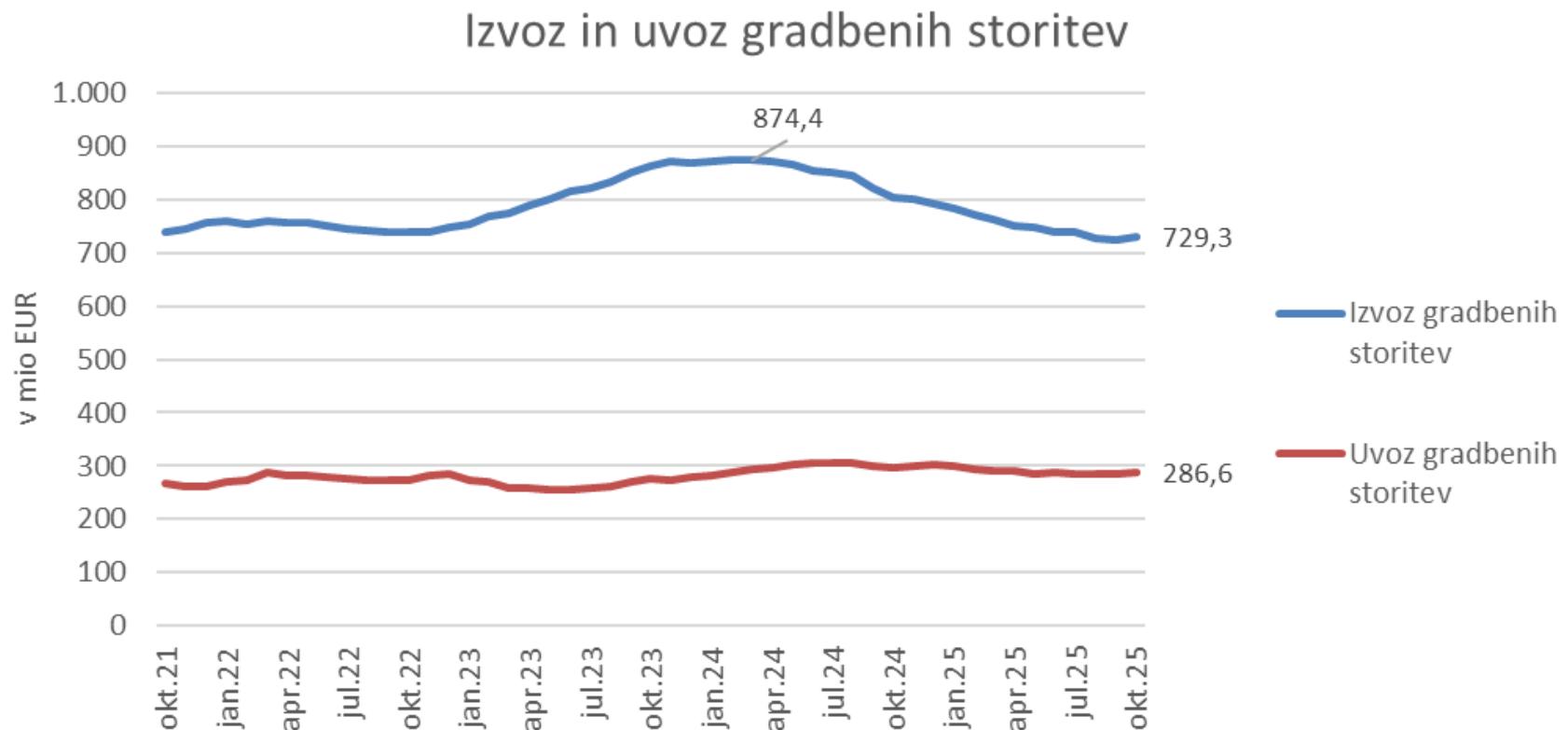
Growth in construction work to return after the second quarter of 2025



The number of companies is growing

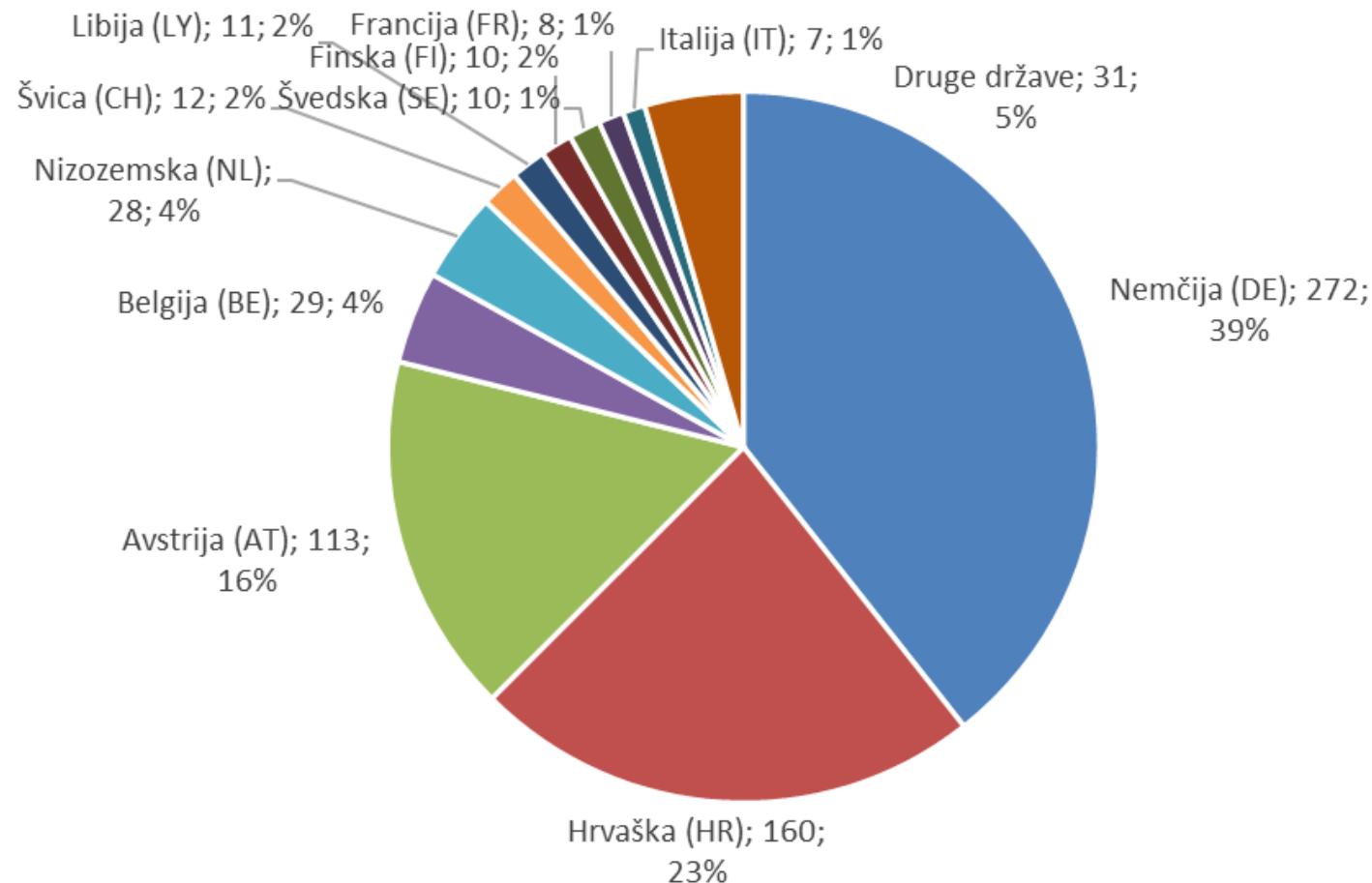


Exports of construction services lower

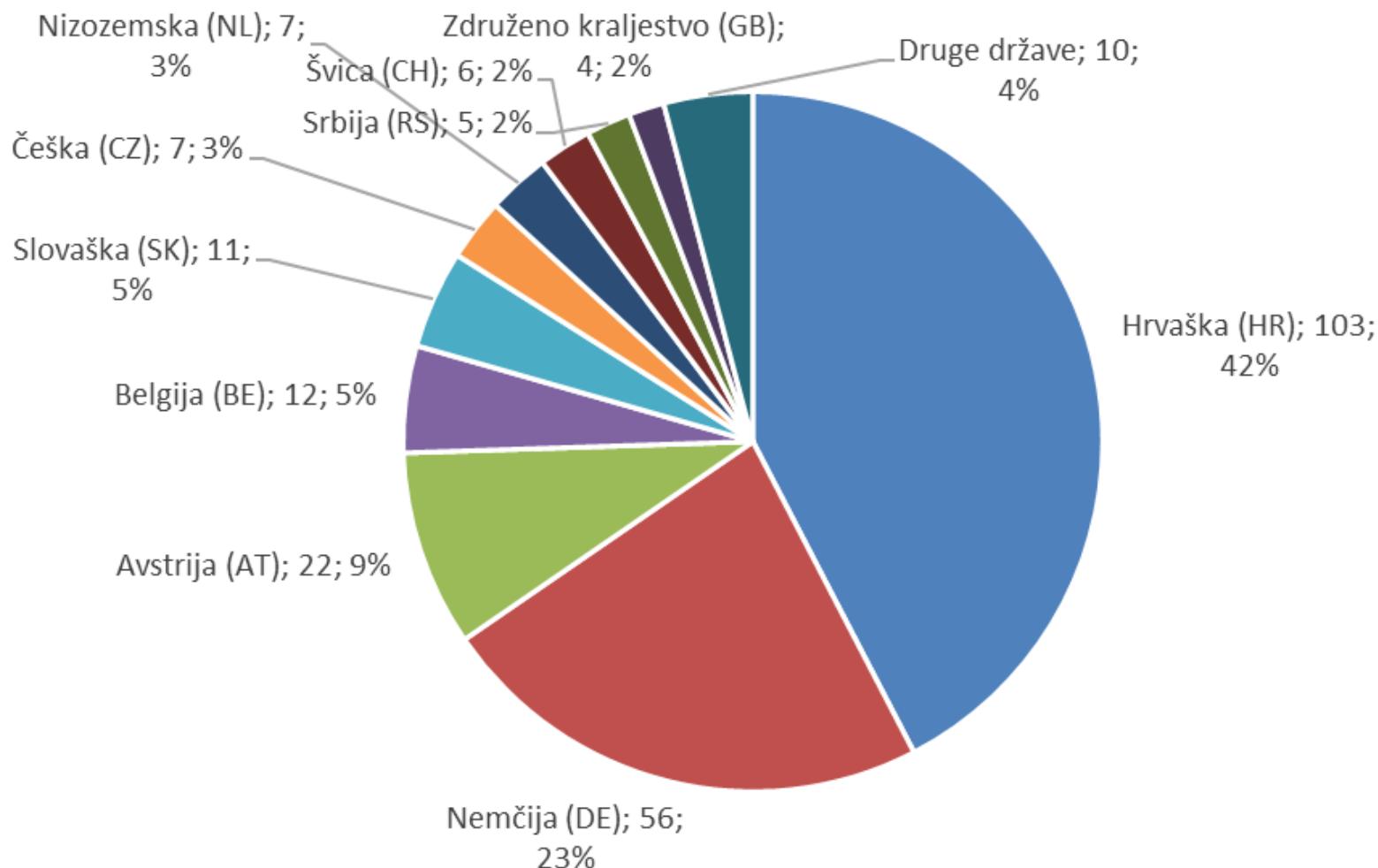


Vir: Statistični urad RS

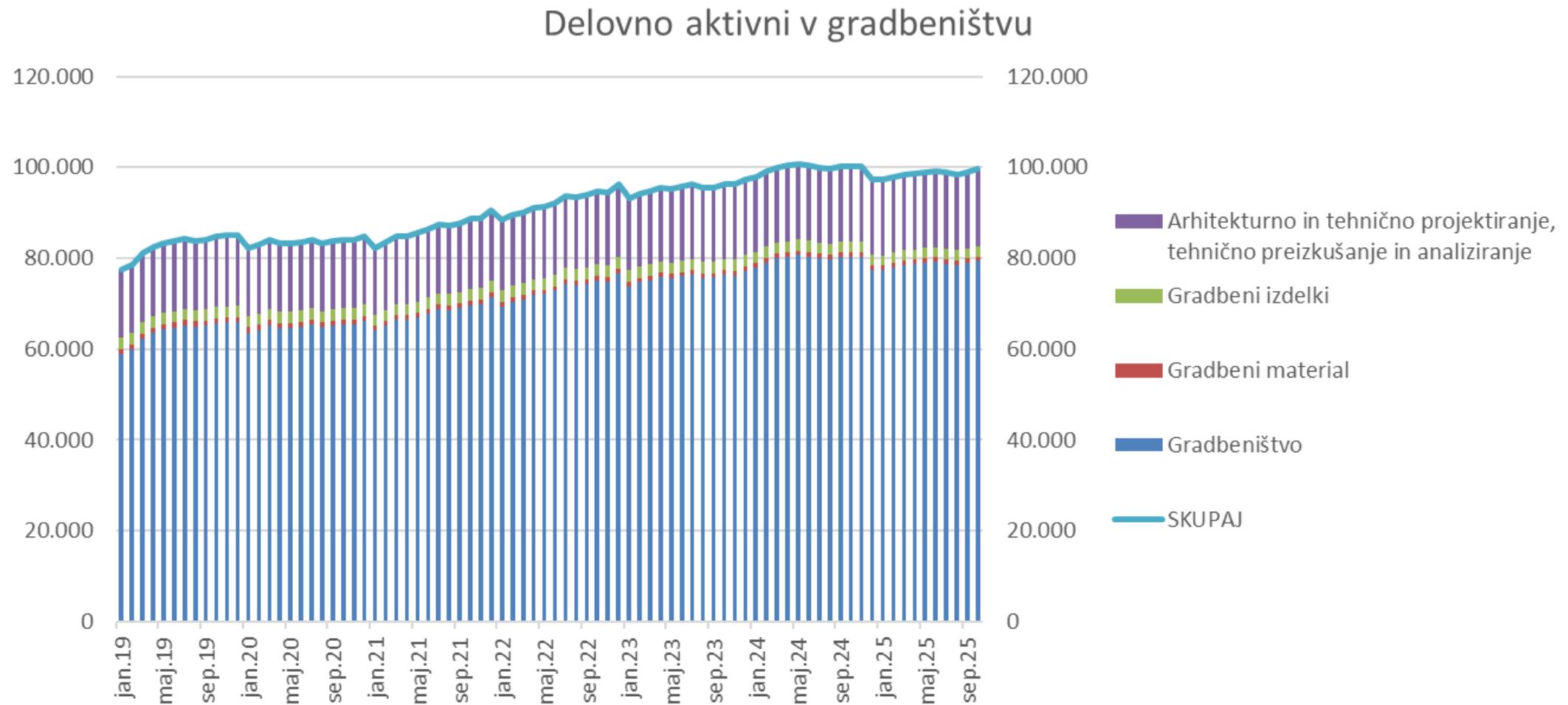
Distribution of exported construction services



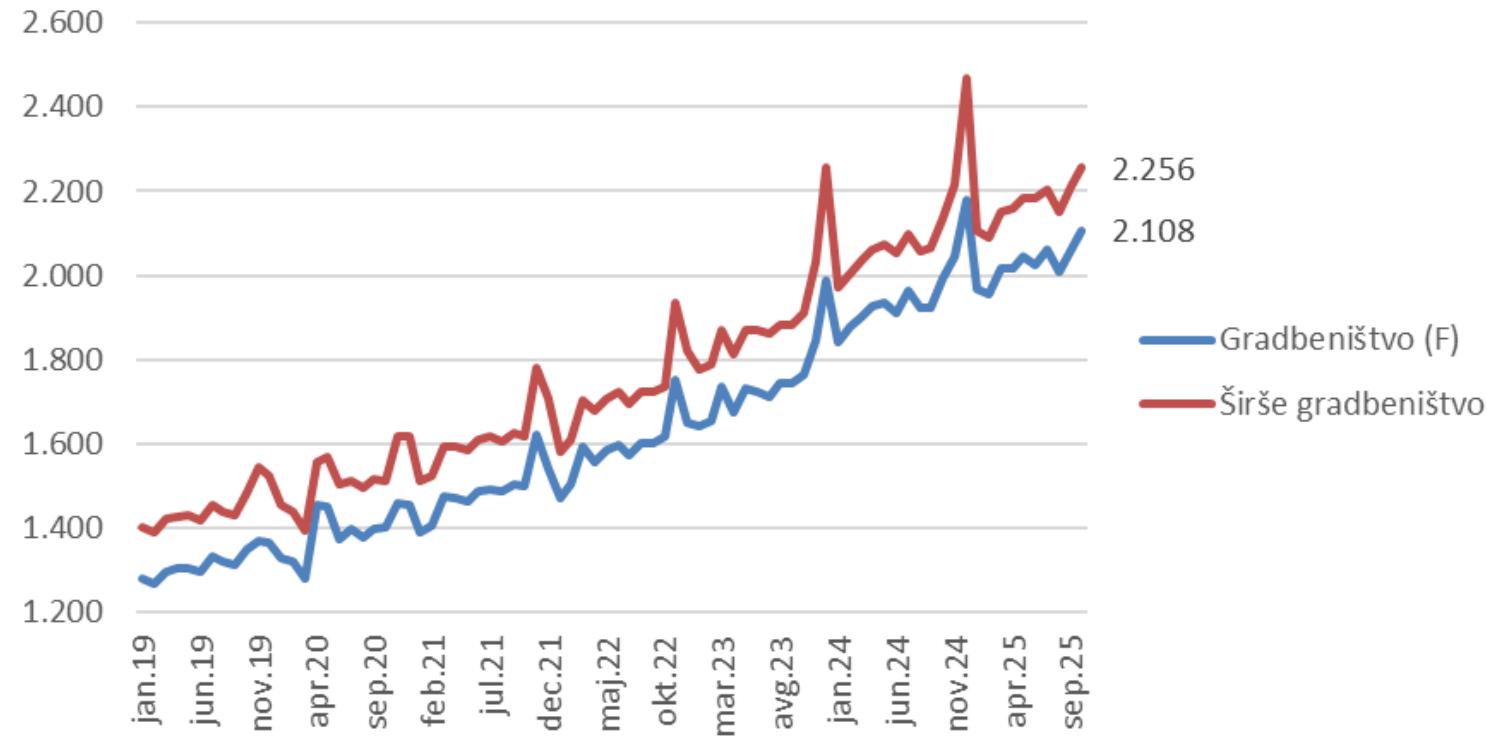
Distribution of imported construction services



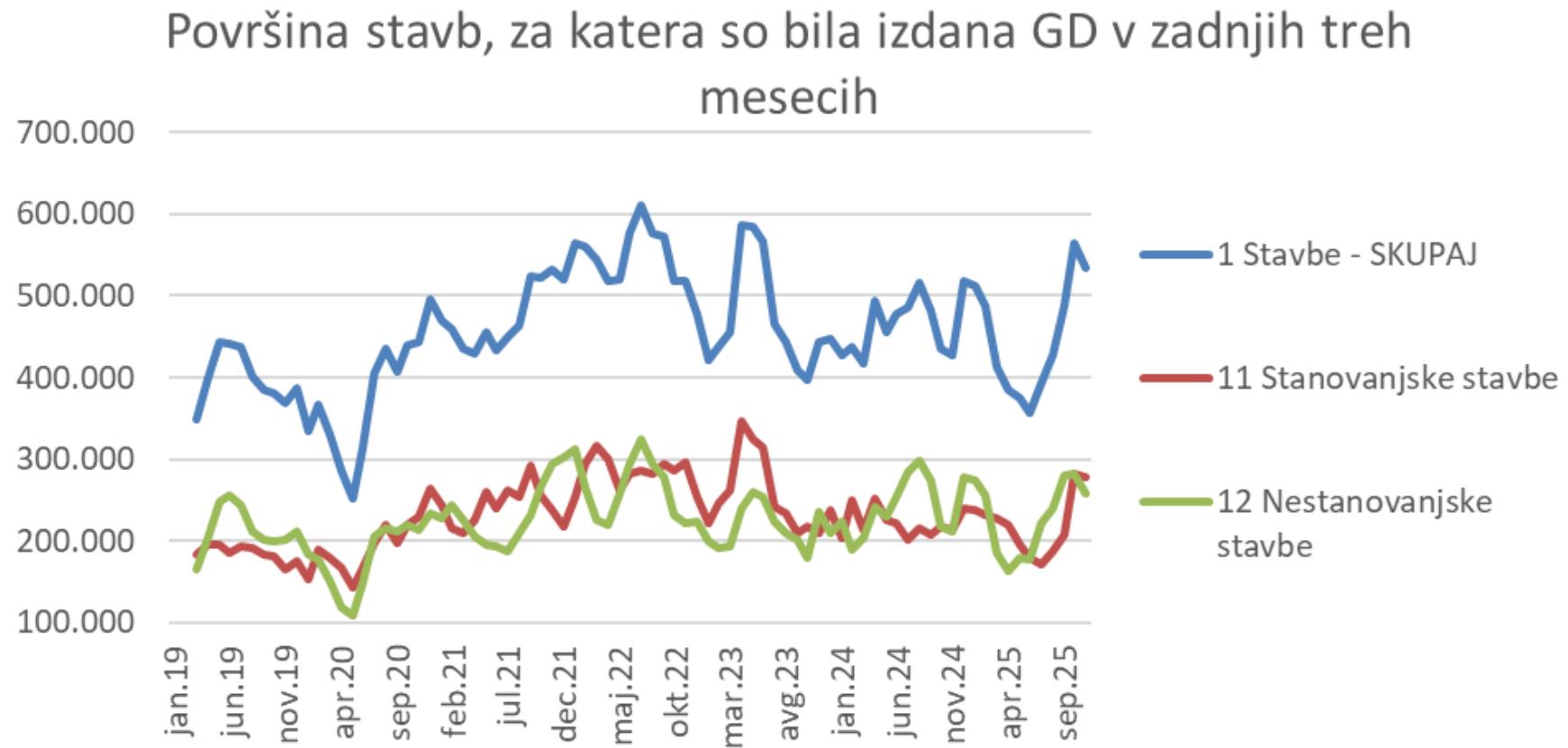
Number of employed persons close to 100,000 – 10.6% of the total



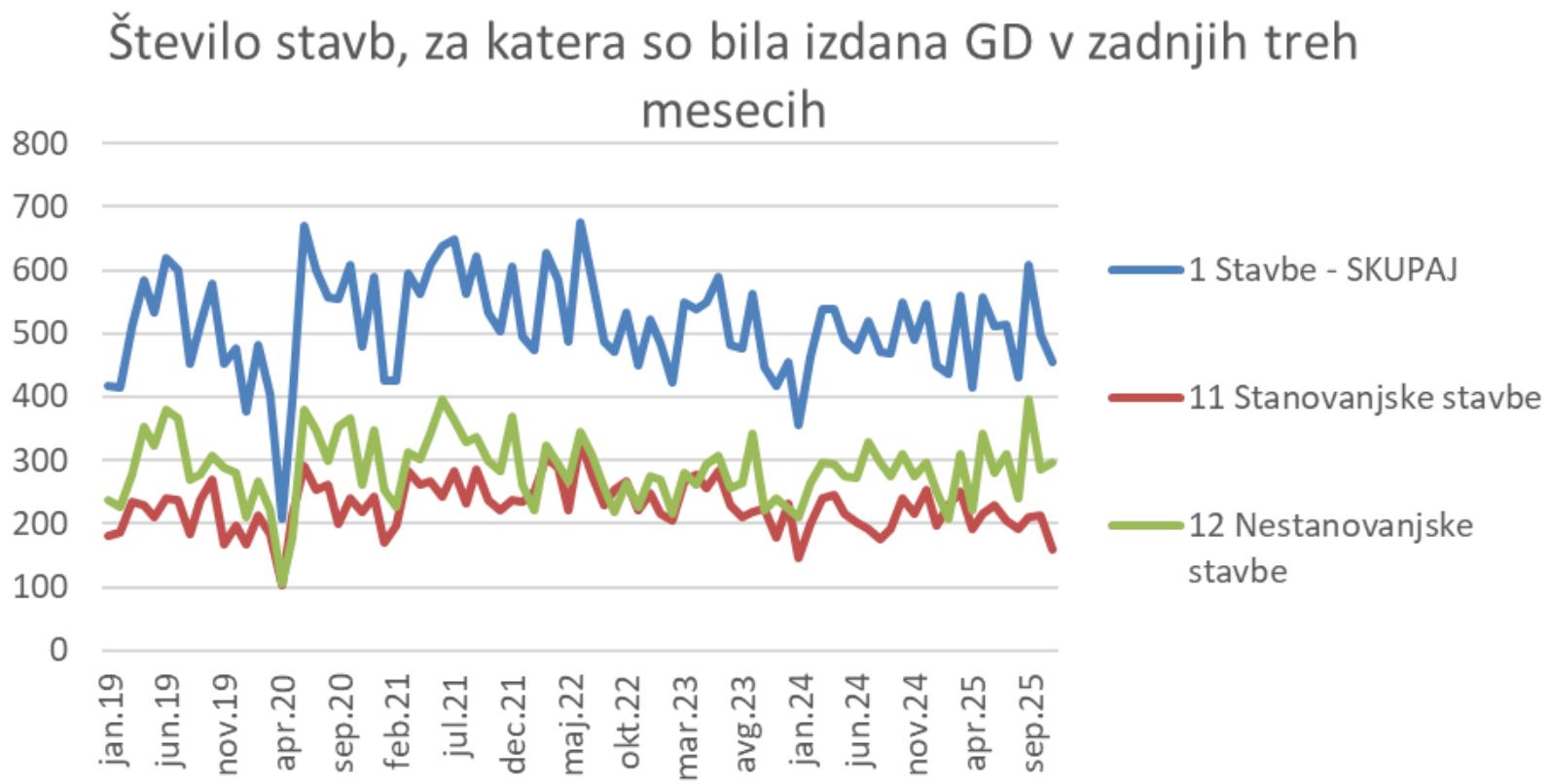
In six years, the average gross salary has almost doubled



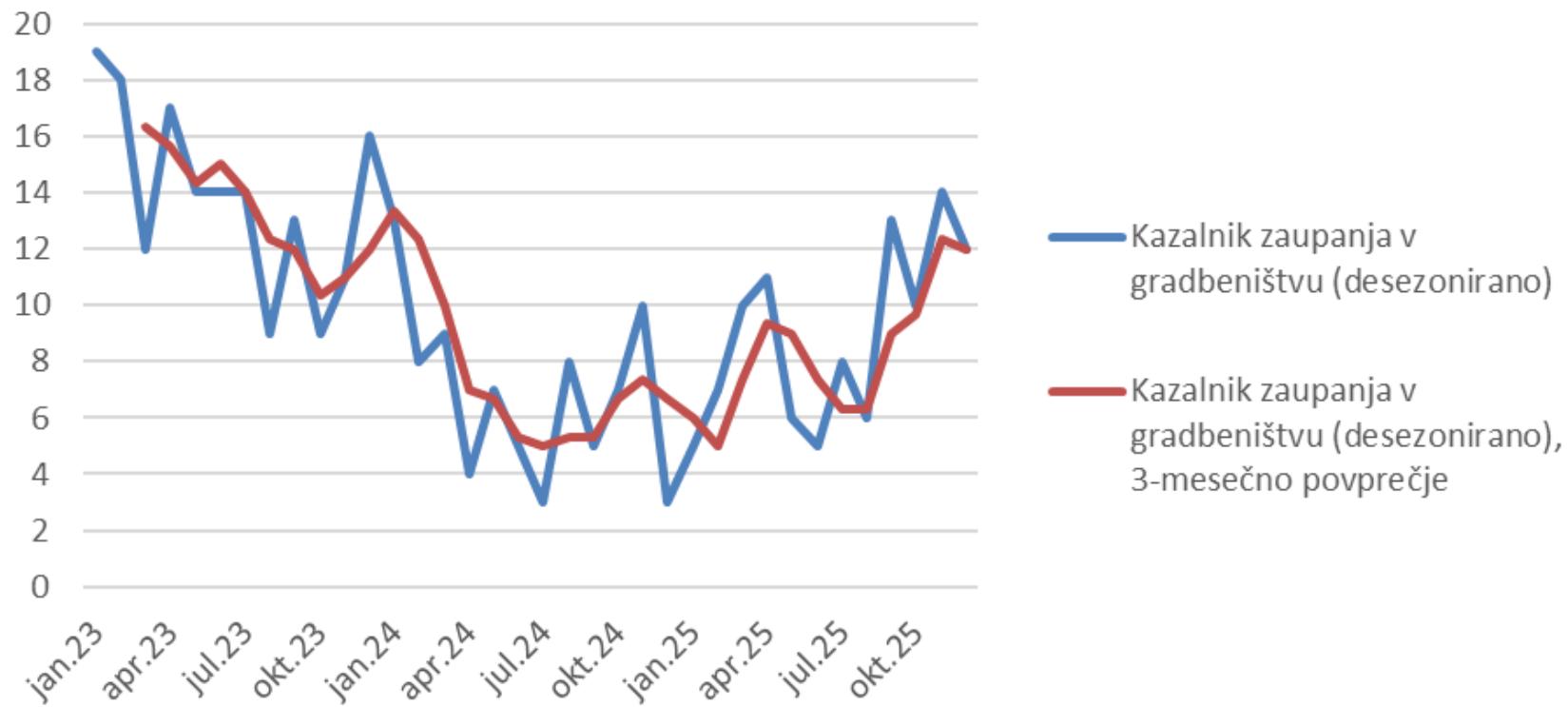
The dynamics of building construction are expected to increase



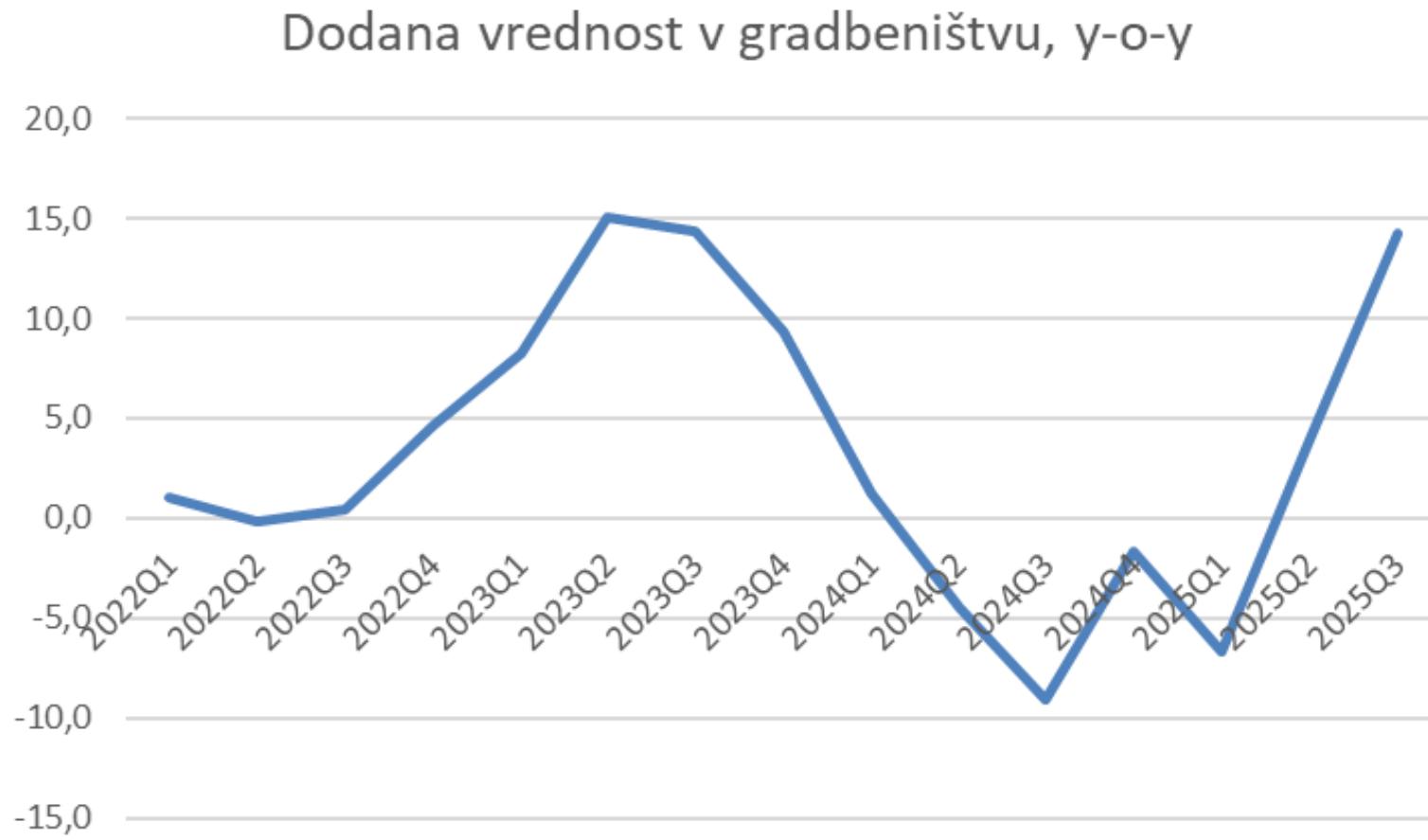
Residential construction will once again see more multi-unit buildings



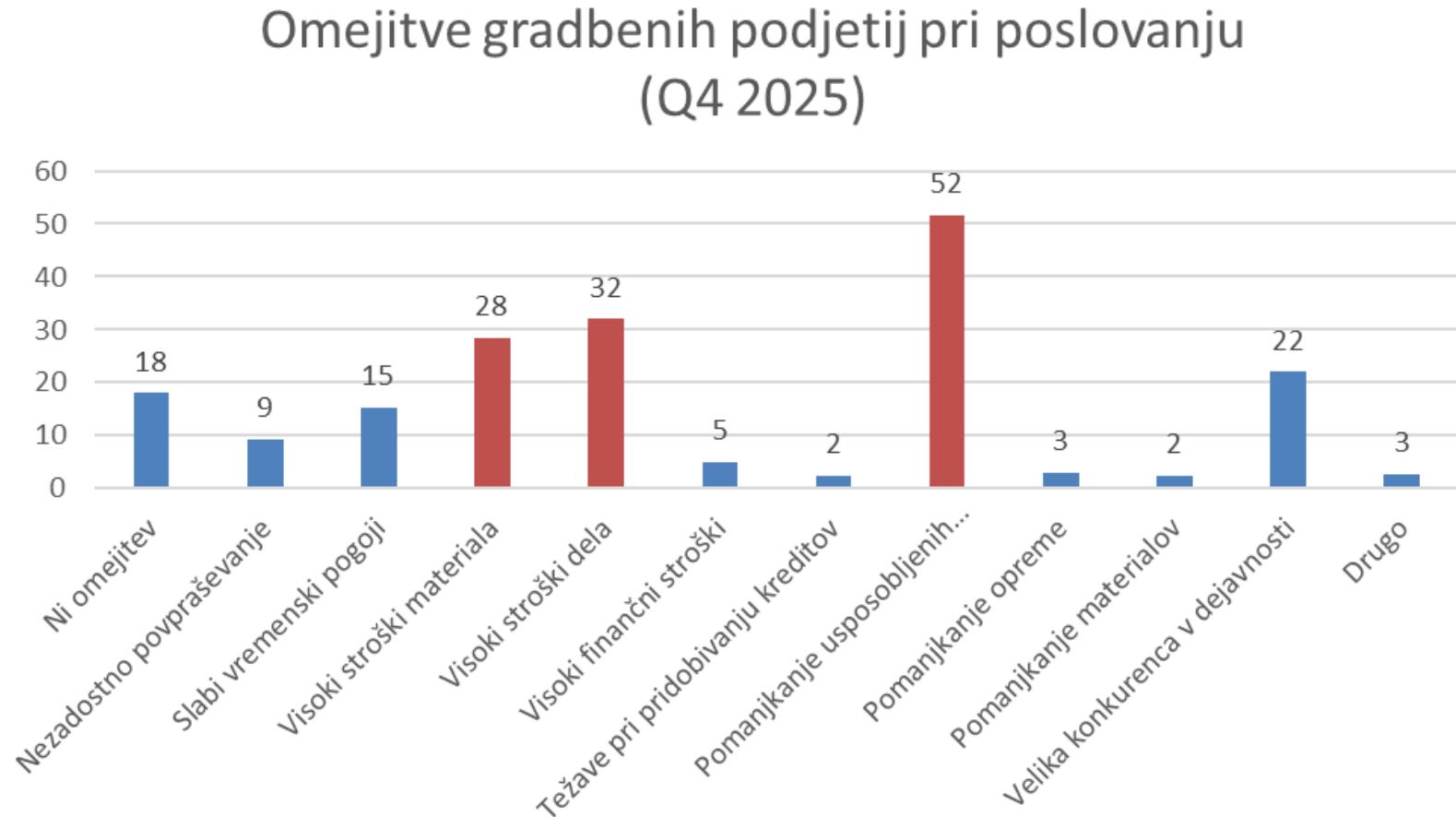
The confidence indicator strengthened again in the second half of 2025.



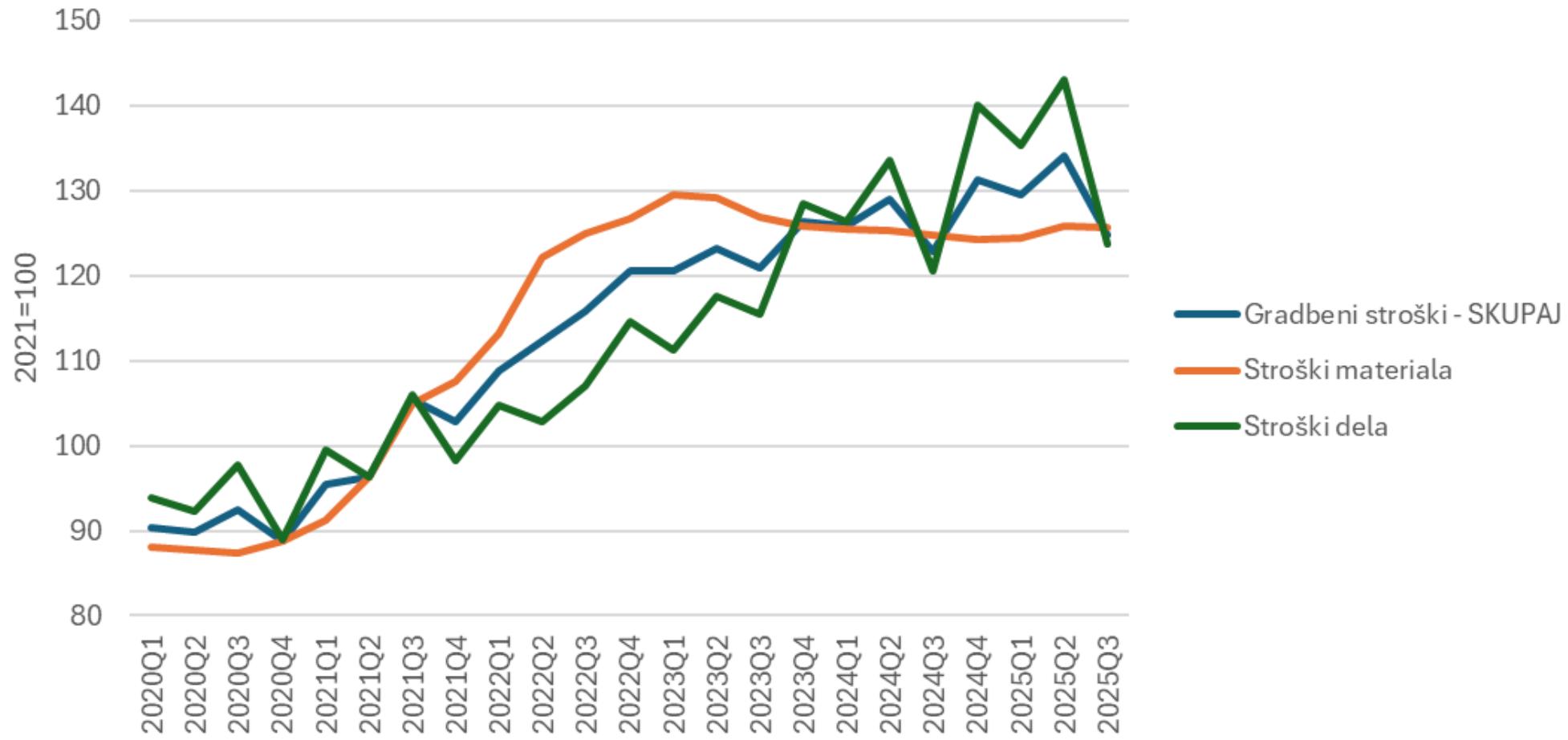
High growth in added value in construction is also confirmed by national accounts (GDP)



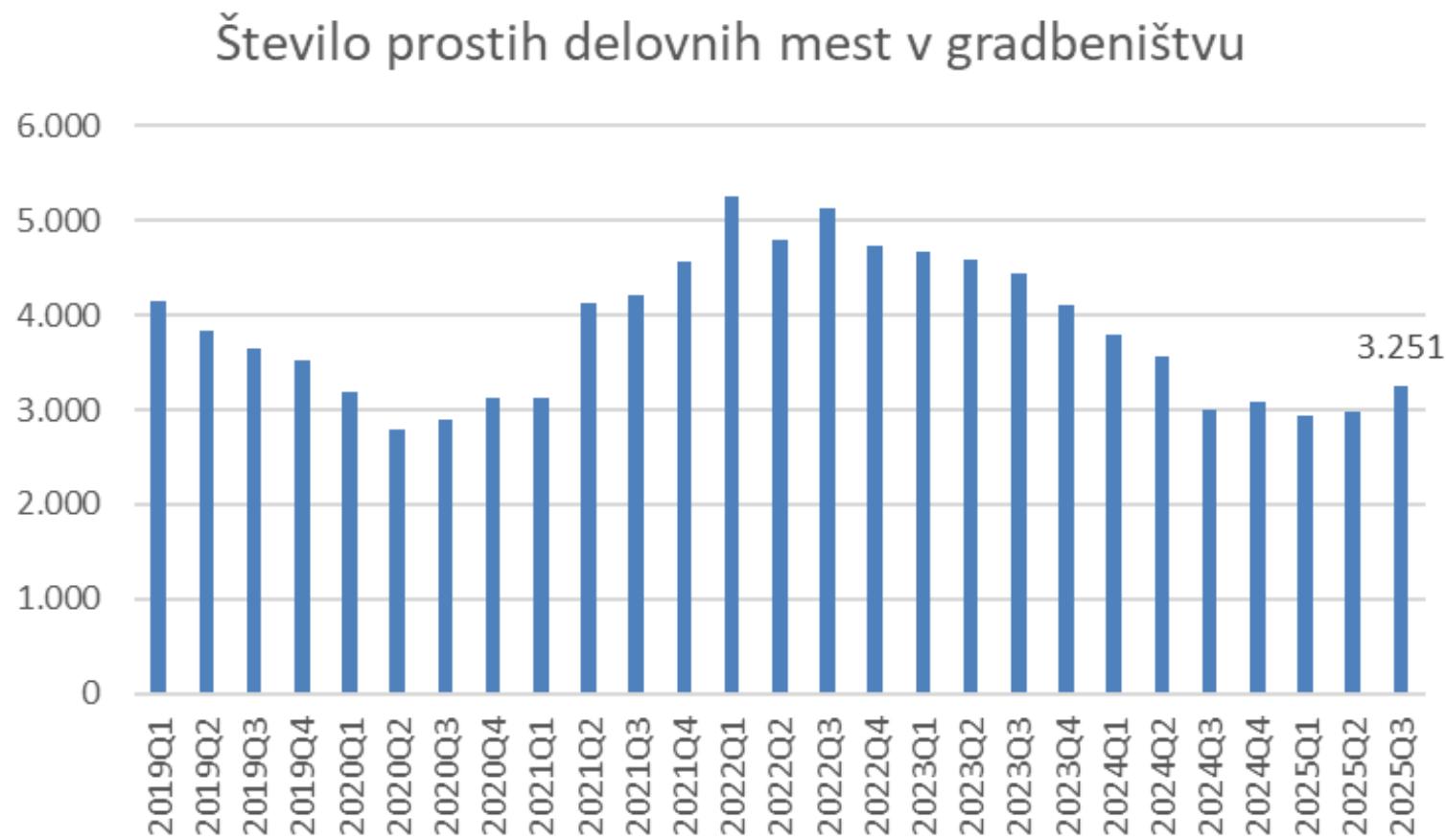
Constraining factors are mainly related to human resources



The dynamics of construction costs for new residential properties have recently depended mainly on wage trends.



Staff shortages somewhat less pronounced after the decline in construction activity in 2024



Profiles lacking at the Employment Service of Slovenia

In the next six months, the most sought-after profiles will be:

- heavy truck and tractor drivers,
- welders,
- salespeople,
- workers for simple jobs in manufacturing,
- cleaners, waiters and domestic helpers, etc. in offices, hotels and other institutions,
- electricians,
- health and social care professions at home,
- warehouse workers and purchasing and sales clerks,
- **workers performing simple tasks in high-rise construction,**
- waiters

Source: Employment Forecast, Autumn 2026

Looking ahead – very positive outlook until 2028

- Earmarked funds from the VFF and NOO, the Reconstruction Fund
 - Challenge in financing after 2029 (VFO 2028-2034); fewer funds from cohesion, especially for the western region – high level of development)
- Need to build road infrastructure and upgrade railways (passenger and freight transport), strengthen power lines
- Lack of housing construction due to a shortage of available units caused by immigration (growing population), urbanisation (migration from rural areas to cities and suburban settlements) and a decline in average household size; at the same time, the population's mortgage debt is very low (13% of GDP) and fixed interest rates are very low
- Commercial properties: logistics, less industry (mainly renovations)

Thank you for your attention – time for questions

