

Q3 2021

Sweden Investment Market Q3 2021

CBRE RESEARCH
NORDICS REAL ESTATE MARKET SNAPSHOT

Commercial Real Estate Investment

Set for a Record Year

Strong vaccination campaign, as well as abolishment of pandemic restrictions have resulted in increased investment activity, especially during August-September.

Q3 2021 has been strong for Investments in the residential market: Heimstaden Bostad acquired 599 properties from Akelius with 28,776 apartments centrally located in Berlin (14,050), Hamburg (3,592), Stockholm (5,934), Malmö (4,107), and Copenhagen (1,093).

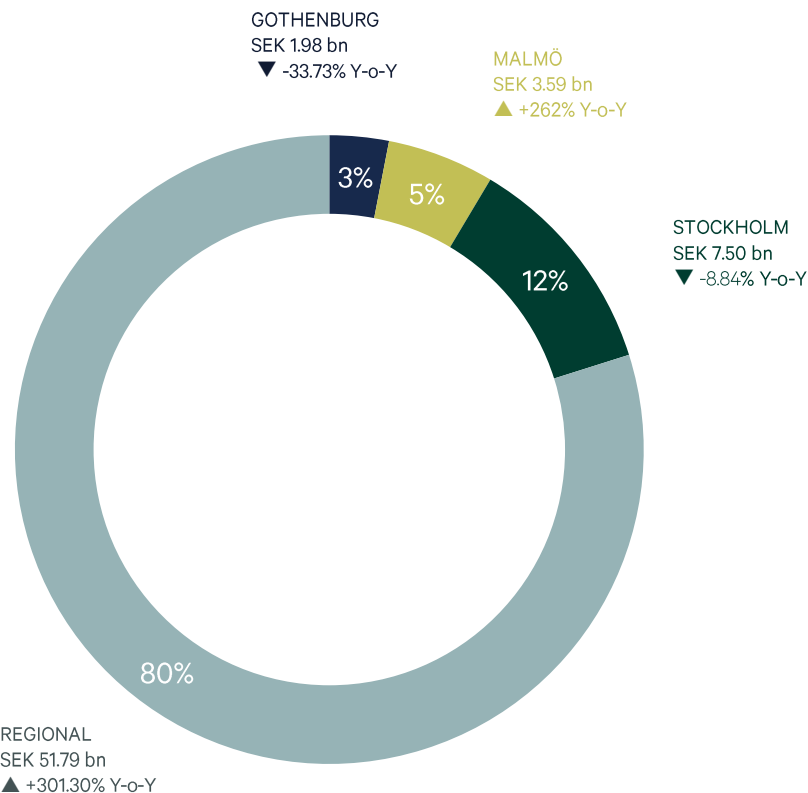
There is continued strong demand for industrial & logistics real estates, especially for modern logistics real estates. Investments in this segment are expected to be strong even in near future.

Office and Healthcare are another two segments, which showed growth of Investments.

Investments in the Office segment have potential to increase even during Q4 2021 as the pandemic restrictions have been abolished and employees returned to office, implementing hybrid working, working at least couple of days at the office.

SEK 193.1 bn YTD
SEK 64.84 bn Q3/2021

▲ +258% Y-o-Y



Investment by Segment and Y-o-Y change

Q3 2021

MIXED USE

SEK 0.00 bn

▼ -100%

ALTERNATIVE*

SEK 0.0 bn

▼ -100%

RETAIL

SEK 0.47 bn

▼ -48%

HOTEL

SEK 0.55 bn

▼ -72%

HEALTHCARE

SEK 2.3bn

▲ +71%

INDUSTRIAL

SEK 2.5 bn

▼ -69%

OFFICE

SEK 5.12bn

▲ +143%

RESIDENTIAL

SEK 53.9bn

▲ +533%

* The category Alternative includes, among other things, land, infrastructure and assets that do not fit into the other main segments.

Prime Yields, Stockholm

OFFICE

3.35 %

▼ -0.05 bps

MULTIFAMILY

3.30 %

▼ -0.10 bps

RETAIL – HIGH STREET

3.50 %

Unchanged

RETAIL – SHOPPING CENTRES

5.75 %

Unchanged

INDUSTRIAL – LOGISTICS

3.50 %

▼ -0.15 bps

LIGHT INDUSTRIAL

4.80 %

▼ -0.10 bps

HOTELS – LEASE

4.15 %

▼ -0.10 bps

COMMUNITY – CARE PROPERTIES

3.45 %

▼ -0.15 bps

Top 10 Selected Transactions

Portfolio name	Main Use Type	SELLER	BUYER	ESTIMATED PROPERTY VALUE, MSEK
Portfolio (104 properties)	Residential	Akelius	Heimstaden	36 700
Portfolio (36 properties)	Residential	Hefab	John Mattson Fastighets	5 270
Gångaren 10	Office	Invesco Real Estate	Folksam	2 300
Portfolio (62 properties)	Residential	Signatur fastigheter	Trianon	1 478
Portfolio (3 properties)	Residential	Anders Ivarsson	Mälardalens omsorgsfastigheter	1 120
Portfolio (5 properties)	Residential	Wallenstam	Aberdeen	1 070
Portfolio (18 properties)	Residential	Aros Bostadsutveckling AB	CBRE Global Investors	850
Portfolio (2 properties)	Residential	Lidén group	Amasten	784
Portfolio (3 Properties)	Residential	Peab	K2a	716
Mullvadsberget 29	Office	Stockholmskem	Genesta	670

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