

**SWEDEN**  
**INVESTMENT MARKET**  
Q2 2020

CBRE RESEARCH  
**NORDICS REAL ESTATE**  
**MARKET SNAPSHOT**

**CBRE**

# INVESTMENT MARKET OVERVIEW

## OFFICE, RESIDENTIAL AND INDUSTRIAL LARGEST SEGMENTS

Q2 volumes decreased -42% y-o-y. A downturn was widely expected, given the turmoil in the wake of the pandemic.

The office and residential segments were the biggest during the quarter. Almost half of the office volumes are the Nyfosa-SBB deal (see the investment table on the next page).

The demand for logistics remain resilient, supply of investable assets remain low by comparison.

## COMMERCIAL REAL ESTATE INVESTMENT Q2 2020

**SEK 31bn**

▲▼ Annual change

**Q2 2020 (y-o-y)**

▼ -42%



**REGIONAL**  
**SEK 18.8bn**

▼ -37%

**STOCKHOLM**  
**SEK 9.1bn**

▼ -49%

**MALMÖ**  
**SEK 2.0bn**

▼ -47%

**GOTHENBURG**  
**SEK 1.1bn**

▼ -55%

## INVESTMENT BY SECTOR Q2 2020

**HOTELS**  
**SEK 0bn**

▼ -100%

**OTHER\***  
**SEK 0.8bn**

▼ -79%

**RETAIL**  
**SEK 1.4bn**

▼ -75%

**COMMUNITY**  
**SEK 2.7bn**

▼ -7.4%

**INDUSTRIAL**  
**SEK 3bn**

▼ -79%

**RESIDENTIAL**  
**SEK 11.4bn**

▲ +14.4%

**OFFICE**  
**SEK 11.7bn**

▲ +0.8%

\* The category Other includes building rights, mixed-use properties and properties that do not fit into the other main market segments.

## PRIME YIELDS AND INVESTMENT TABLE

PROPERTY/ PORTFOLIO	SELLER	BUYER	ESTIMATED PRICE (SEK MN)
44 office properties, Sweden nationwide	SBB	Nyfosa	4,892
1,259 apartments, Sweden nationwide	SBB	Amasten	1,500
4 properties	NREP	Blackstone	-
9 properties in Halmstad & Borås	SBB	Offentliga Hus	1,160
800 apartments in 35 properties	Klarabo	Trelleborgs Hem	~1,100
Brygghuset 1,2,3 in Sundbyberg	Magnolia	Heimstaden	1,000
Logistics portfolio located in Norrköping	Postnord	Barings	960
500 apartments	Lindbäcks Group	Skebo	900
Grinden 21 & 27	Centria	Stadsrum	~800
13 properties, 883 apartments	Rikshem	Niam	~750
Kvarngärdet 27:2	Uppsala kommun	Bonnier Fastigheter	~712

## PRIME YIELDS, STOCKHOLM

### OFFICE

**3.40%**

▲▼ +/-0 bps

### MULTIFAMILY

**3.85%**

▲▼ +/-0 bps

### RETAIL – SHOPPING CENTRES

**4.75%**

▲ +0.25 bps

### RETAIL – HIGH STREET

**3.50%**

▲▼ +/-0 bps

### LOGISTICS

**4.50%**

▲▼ +/-0 bps

### LIGHT INDUSTRIAL

**5.40%**

▲▼ +/-0 bps

### COMMUNITY – CARE PROPERTIES

**3.90%**

▲▼ +/- 0 bps

### HOTELS – LEASE

**4.25%**

▲ +0.25 bps



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