

Q4 2021

Sweden Investment Market Q4 2021

CBRE RESEARCH
NORDICS REAL ESTATE MARKET SNAPSHOT

Record Year for investment market

Q4 2021 has showed a record real estate transaction volume in the Swedish transactions market contributing to a record year.

Office segment stands for over 46% of all transactions during Q4, mainly thanks to finalizing of the Castellum acquiring Kungsleden deal.

Residential segment has been second largest in terms of transactions during Q4 2021 with share of over 28%. Allianz – Heimstaden deal, building new joint venture, stands for over 55% of all residential transactions during Q4.

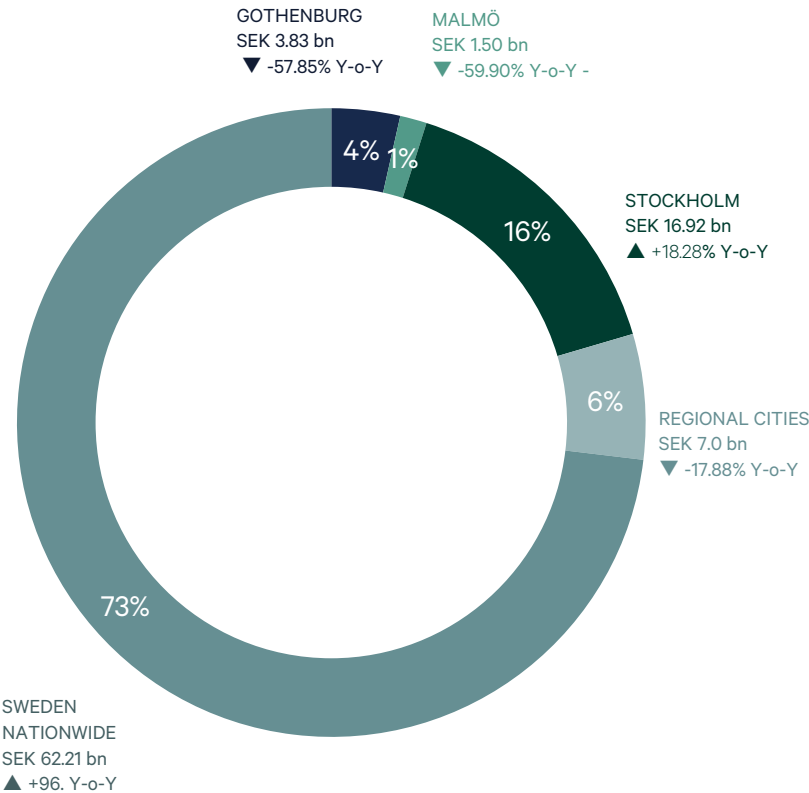
Industrial & Logistic segment has been 3rd largest segment in the real estate investment market during Q4. Demand for modern industrial & logistics real estates has been continuing strong during Q4. Industrial segment had attracted over 25% of all foreign investments during Q4. Investments in industrial segment are expected to be strong even in near future with expanding share of foreign investors.

Q4 2021 has been one of the strongest quarters for retail, where we observed Solna Centrum acquired by Alecta from Unibail-Rodamco-Westfield. Niam had acquired Väsby and Bålsta Centrum from Grosvenor.

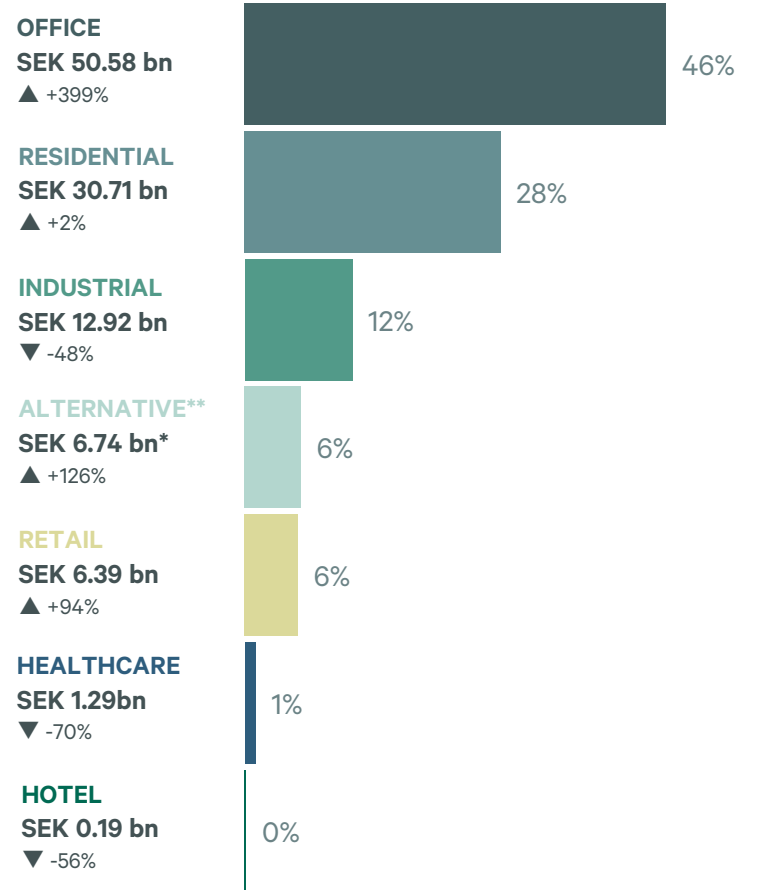
Q4 2021 has been a record quarter for education sub segment (over SEK 3.9 bn) and for public sector sub segment (over SEK 3.8 bn), where transaction volume has been largest for the last three years

Real Estate Investment SEK 304.1 bn under 2021 SEK 108.8 bn Q4/2021

▲ +43% Y-o-Y



Investment by Segment and Y-o-Y change Q4 2021



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

Prime Yields, Stockholm

OFFICE

3.25 %

▼ -10 bps

MULTIFAMILY

3.00 %

▼ -30 bps

RETAIL – HIGH STREET

3.50 %

Unchanged

RETAIL – SHOPPING CENTRES

5.75 %

Unchanged

INDUSTRIAL – LOGISTICS

3.45 %

▼ -5 bps

LIGHT INDUSTRIAL

4.75 %

▼ -5 bps

HOTELS – LEASE

4.10 %

▼ -5 bps

COMMUNITY – CARE PROPERTIES

3.25 %

▼ -20 bps

Top 10 Selected Transactions

PORTFOLIO NAME	MAIN USE TYPE	SELLER	BUYER	ESTIMATED PROPERTY VALUE, MSEK
Portfolio (210 properties)	Office	Kungsleden	Castellum	43,182
Portfolio of properties	Residential	Heimstaden	Allianz	17,100
Imperial (portfolio 9 properties)	Industrial	NREP	Axa Real invest	4,954
Banken 9,11,12, 15-17	Retail	Unibail-Rodamco	Alecta	2,800
Högkvarteret 1 & 2	Public sector	Castellum	Intea	2,524
Portfolio Giant (6 properties)	Industrial	Roundhill capital	Randviken AB	1,850
Kylhuset 28	Office	S:t Erik Markutveckling	Atrium Ljungberg	1,560
Portfolio (2 properties)	Industrial	Boetten Fastigheter AB	Pareto AS	1,500
Portfolio (8 properties)	Education	SISAB	SBB, Samhällsbyggnadsbolaget	1,460
Primus 1	Residential	Starwood Capital Group	Oscar Properties	1,380

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