



SWEDEN
INVESTMENT MARKET
Q1 2021

CBRE RESEARCH
NORDICS REAL ESTATE
MARKET SNAPSHOT

CBRE

INVESTMENT MARKET OVERVIEW

A BIT SLOWER START OF THE YEAR AFTER STRONG Q4

Investors started the year a bit cautiously awaiting a better market post-vaccine distribution.

The activity has however picked up more lately, though these deals will not be finalized until Q2.

The demand is strongest for industrial & logistics, residential and community properties.

Cross-border volumes have started to return after a slow 2020 because of travel restrictions. For residential for example, cross-border volumes were 1/3rd in Q1 (vs. 8% in 2020).

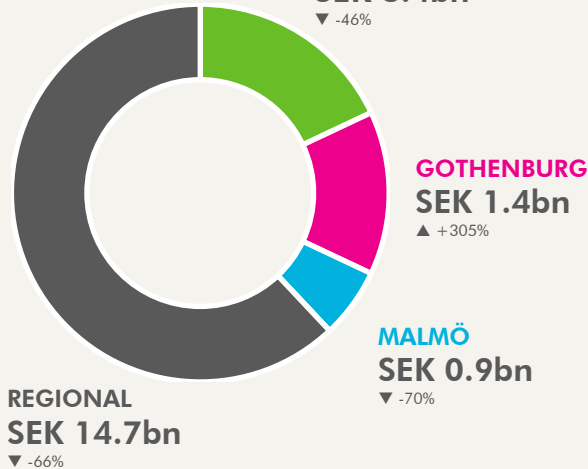
COMMERCIAL REAL ESTATE INVESTMENT Q1 2021

SEK 25.4bn

▲▼ Annual change

Q1 2021 (y-o-y)

▼ -59%



INVESTMENT BY SECTOR Q1 2021

HOTEL
SEK 0bn

▼ -

OTHER*
SEK 1.4bn

▼ -62%

OFFICE
SEK 2.4bn

▼ -60%

RETAIL
SEK 3bn

▼ -64%

COMMUNITY
SEK 3.4bn

▼ -90%

RESIDENTIAL
SEK 5.7bn

▲ +4%

INDUSTRIAL
SEK 9.5bn

▲ +215%

* 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)
53 properties	Castellum	Blackstone	5,000
Kristianstad university and in Malmö	Akademiska Hus	Intea	1,600
Tumba, Högdalen, Fruängen shopping centers	Citycon	Niam	1,500
Förtjusningen 1 & Glädjen 14	AFA	Ursus	1,350*
4 schools in Täby, Värmdö, Botkyrka	Profi	Genova	970
Söderbymalm 3:380	Grosvenor	Niam	Conf.
Residential property Barkarby 2:2	Skanska	NREP	720
5 I&L properties	Genova	Nyfosa	657
Residential property Sundbyberg 2:185	Magnolia	CBRE GI	588
21 office properties	Eurocorp AB	Sydsvenska Hem	502
Acquisition of RYK Estate	RYK Group	Stenhus fastigheter	496

*CBRE estimate

PRIME YIELDS, STOCKHOLM

OFFICE

3.40%

▲▼ +/-0 bps

MULTIFAMILY

3.50%

▲▼ -25 bps

RETAIL – SHOPPING CENTRES

5.25%

▲▼ -25 bps

RETAIL – HIGH STREET

3.50%

▲▼ +/-0 bps

LOGISTICS

4.00%

▼ -15 bps

LIGHT INDUSTRIAL

5.00%

▼ -25 bps

COMMUNITY – CARE PROPERTIES

3.70%

▼ -10 bps

HOTELS – LEASE

4.25%

▲▼ +/-0 bps

THANK YOU!

PLEASE DON'T HESITATE TO CONTACT US



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