

INVESTMENT MARKET OVERVIEW

A BIT SLOWER START OF THE YEAR AFTER STRONG Q4

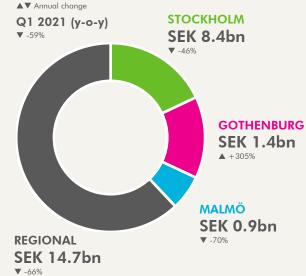
Investors started the year a bit cautiously awaiting a better market post-vaccine distribution.

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



INVESTMENT BY SECTOR Q1 2021 HOTEL SEK Obn ▼ . **OTHER*** SEK 1.4bn ▼ -62% OFFICE SEK 2.4bn ▼ -60% RETAIL SFK 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 Fastigheter	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

CBRE RESEARCH | MARKET SNAPSHOT

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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