



**DENMARK  
INVESTMENT MARKET**

Q2 2021

CBRE RESEARCH

**NORDICS REAL ESTATE  
MARKET SNAPSHOT**

**CBRE**

# INVESTMENT MARKET OVERVIEW

## STRONG PERFORMANCE

There is much reason for optimism as we move into the second half of 2021. Danish real estate capital market will continue to bounce back and is expected to surpass the level of activity seen in 2020, mostly due to strong residential market.

In most sectors, rents and values are well supported, holding the real estate pricing firm. Investors expect rent growth will offset any inflation risks and enhance asset value. Debt markets will remain supportive of real estate investment in the short to medium term.

## COMMERCIAL REAL ESTATE INVESTMENT H1 2021

**DKK 41bn**

▲▼ Annual change

H1 2020 (y-o-y)

▲ 58%

**COPENHAGEN**  
DKK 24bn

▲▼ 50%

**AARHUS**  
DKK 4bn

▲▼ 100%

**JUTLAND (OTHER)**  
DKK 6bn

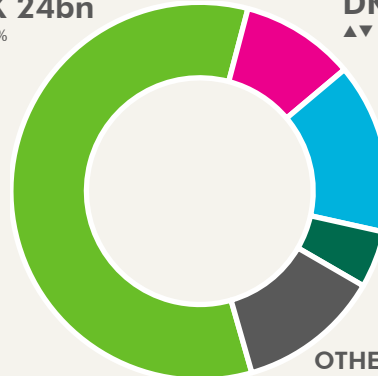
▲▼ 50%

**FYN**  
DKK 2bn

▲▼ 200%

**OTHER**  
DKK 5bn

▲▼ 25%



## INVESTMENT BY SECTOR H1 2021

**ALTERNATIVE**

DKK 3bn

▲▼ 475%

**MIXED-USE**

DKK 4bn

▲▼ 79%

**RETAIL**

DKK 2bn

▲▼ 11%

**I&L**

DKK 4bn

▲▼ -20%

**OFFICE**

DKK 7bn

▲▼ 8%

**RESIDENTIAL**

DKK 21bn

▲▼ 87%

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

## PRIME YIELDS AND INVESTMENT TABLE

PROPERTY/ PORTFOLIO	TYPE	SELLER	BUYER
Engvej 155, Copenhagen S	Student Housing	Gefion Group	Pareto Securities
Portfolio, Copenhagen S	Residential	Sampension/ Akademikerpension	Orange Capital Partners
Hotel Skt. Petri, Copenhagen	Hotel	Strawberry Forever	Starwood Capital
Portfolio, Jutland	Residential	Birch Ejendomme	Niam AB
Copenhagen Highline, Copenhagen SV	Office	Skanska	Aviva Investors
Portfolio, Copenhagen S	Residential	Sampension/ Akademikerpension	Patrizia Nordics
Ferring/Nerroport	Office	Castellum	Genesta
The Square, Copenhagen V	Office	Standard Life	AM Alpha
Marmorvej 19-49	Residential	Patrizia Nordics	CBRE Global Investors
Copenhagen Cargo Center	Distribution center	Palm Capital	AEW Europe

### PRIME YIELDS

▲▼ Q-o-Q

#### OFFICE

**3.50%**

▲▼ +/- 0 bps

#### MULTIFAMILY

**3.10%**

▲▼ -15 bps

#### RETAIL – SHOPPING CENTRES

**5.10%**

▲▼ +10 bps

#### RETAIL – HIGH STREET

**3.20%**

▲▼ +10 bps

#### LOGISTICS

**4.40%**

▲▼ -10 bps

#### LIGHT INDUSTRIAL

**5.70%**

▲▼ -5 bps

#### HOTELS – LEASE

**5.25%**

▲▼ +/- 0 bps



**DRAGANA  
MARINA**

Head of Research  
CBRE Denmark

+45 35 25 51 42

DRAGANA.MARINA  
@CBRE.COM



**CHRISTIAN  
BRO JANSEN**

Head of Capital  
Markets

CBRE Denmark  
+ 45 31 40 38 63

CHRISTIAN.JANSEN  
@CBRE.COM

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