

**DENMARK
OFFICE MARKET**
Q1 2021

CBRE RESEARCH

**NORDICS REAL ESTATE
MARKET SNAPSHOT**

CBRE

OFFICE INVESTMENT MARKET OVERVIEW

STRONG QUARTER

The volume of liquidity in the market is very encouraging. Security of cash flow has become important from a pricing perspective, with investors increasingly targeting core assets. 2021 will certainly be a very busy year in terms of transactional activity, considering the volume of pent-up demand.

Having learned valuable lessons from the year just gone, investors will now have to decide on their asset rotation strategies. Many could potentially opt to sell buildings that are not 'future-proofed', which in turn might appeal to opportunistic buyers.

OFFICE TRANSACTION VOLUME

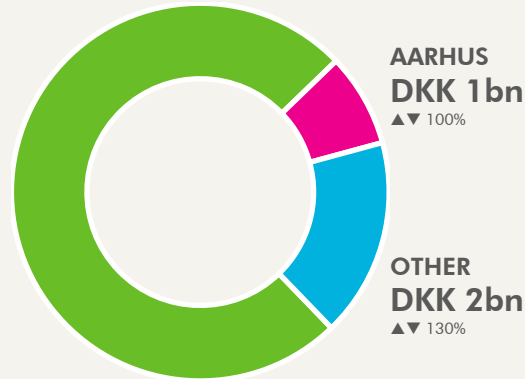
Last 4 quarters

DKK 12bn

▲▼ Annual change

Q1 2020 (y-o-y)

▲▼ 2%



COPENHAGEN
DKK 9bn

▲▼ -27%

AARHUS
DKK 1bn

▲▼ 100%

OTHER
DKK 2bn

▲▼ 130%

KEY FIGURES LAST 4 QUARTERS

OFFICE INVESTMENT MARKET

PRIME YIELD

3.50%

CROSS BORDER INVESTMENTS

DKK 5bn

▲▼ -10%

SHARE OF TOTAL ALL-SECTOR VOLUME

16%

NUMBER OF TRANSACTIONS

89

▲▼ 15%

LARGEST SINGLE TRANSACTION

DKK +2bn

INVESTMENT VOLUME IN 2020

DKK 12bn

COPENHAGEN OFFICE OCCUPIER MARKET OVERVIEW

Going forward, the main question will be the sustainability of the remote working patterns. The decisions regarding the future office footprint and location will be taken based on the assumptions of the talent pool accessibility, strategic weighting of companies' roles and business lines as well as reflections upon collaboration layers. Occupiers are expected to lean towards flexible office space that provides the companies with the solutions needed to execute the transformation. Over time and depending on the potential to reduce real estate costs, this could result in higher organisational resilience.

KEY FIGURES Q1 2020

OFFICE OCCUPIER MARKET*

PRIME RENT PER M² PA
DKK 1,950

AVERAGE RENT PER M² PA
DKK 1,500

VACANCY RATE**
9.9%

NET ABSORPTION***
-34k m²

SELECTED LEASING ACTIVITY, Q1 2021

PROPERTY	SIZE OF LEASE	LANDLORD	SUBMARKET
Dortheavej 8	3,550	AKF Holding ApS	Copenhagen NV
Amagerfælledvej 98-108	1,920	Woods Office Ørestad ApS (NREP)	Ørestad
Jydeholmen 15	1,330	Ejendomsselskabet 2010 A/S	Vanløse
Havneholmen 8	1,000	Aviva Investors	Inner Harbour
Arne Jacobsens Allé 17	930	KLP Ejendomme A/S	Ørestad
Vesterbrogade 6D	900	Landbrug & Fødevarer F.m.b.A	Vesterbro
Store Kongensgade 66	890	Store Kongensgade 66 I/S	CBD
Jydeholmen 15	880	Ejendomsselskabet 2010 A/S	Vanløse
Rosenørs Allé 29	760	H.C. Ørstedsvej 50	Frederiksberg

* Data is for Copenhagen City,

**Copenhagen City, Availability rate in March 2021, Ejendomstorvet

***Copenhagen City, Q4 2020, Ejendomstorvet

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