

**NORWAY**

Q3 2020

CBRE RESEARCH

**NORDICS REAL ESTATE  
MARKET SNAPSHOT**

**CBRE**

# INVESTMENT MARKET OVERVIEW

## A SURPRISINGLY STRONG QUARTER

Norway CRE investment volumes increased 31% in Q3 2020 vs Q3 2019, in a clear sign of the market starting to recover from the slump that began in late Q1. However, it is worth noting that portfolio and M&A-type transactions continue to be a significant part of the total investment volumes in Norway.

After moving out due to weak investor sentiment and fear, office prime yield is falling 40 bps QoQ to 3.40%, an all-time low, while logistics prime yield compressed 25 bps to 4.50%. Despite increasing financing margins, plummeting interest rates has allowed yields for the best properties to fall. Going forward, we expect logistics yields to continue compressing, and there also might be some room for compression for office yields too.

## COMMERCIAL REAL ESTATE INVESTMENT

**NOK 104.5 bn TTM**  
**NOK 20.5 bn Q3/2020**

▲ +31% Y-o-Y



**REGIONAL**  
**NOK 12.8 bn**

▲ +115% Y-o-Y

**OSLO**  
**NOK 7.7 bn**

▼ -20% Y-o-Y

## INVESTMENT BY SECTOR

Q3 2020

**HEALTHCARE**  
**NOK 0.2 bn**  
▲ 100%

**RESIDENTIAL**  
**NOK 1.9 bn**  
▼ -9%

**RETAIL**  
**NOK 1.6 bn**  
▼ -31%

**INDUSTRIAL**  
**NOK 2.6 bn**  
▲ +53%

**MIXED USE**  
**NOK 3.8 bn**  
▲ +204%

**ALTERNATIVE\***  
**NOK 4.7 bn**  
▲ +190%

**OFFICE**  
**NOK 5.7 bn**  
▼ -14%

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

## PRIME YIELDS AND SELECTED TRANSACTIONS

PROPERTY/ PORTFOLIO	TYPE	BUYER	SELLER	ESTIMATED PROPERTY VALUE
Portfolio of 138 Læringsverkstedet kindergarten	Education	Samhøllsbyggnadsbolaget i Norden (SBB)	Læringsverkstedet	NOK 4.3 bn
Acquisition of 50% of Anthon B Nilsen Eiendom AS	Mixed use	Fastighets AB Balder	Anthonstiftelsen	NOK 3.0 bn
Tjuvholmen Allé 1-5, Oslo	Office	Vika Project Finance	Eiendomsspar AS	NOK 1.9 bn
Hieronimus Heyerdahls gate 1, Oslo	Office	Ferd	CBRE Global Investors	Undisclosed
Tungasletta 2, 8, 10, 12, Trondheim	Development land	Clarkson Platou syndicate	Lerka Eiendom, Trondheim Næringseiendom & private investors	NOK 1.0 bn
Gudbrandsdalsvegen 186, Lillehammer	Office	Njord Securities syndicate	Clarksons Platou syndicate	NOK 0.9 bn
Svelleveien 33, 2004 Lillemstrøm & Engeneveien 7, Sætre	Industrial	Ragde Eiendom	Aspelin Ramm Gruppen	NOK 0.7 bn
Toveien 41, Vestby	Distribution Centre	Pareto fund	Anthon B Nilsen Eiendom	NOK 0.6 bn

### PRIME YIELDS

#### OFFICE – OSLO

**3.40 %**

▼ -40 bps

#### OFFICE – MAJOR PROVINCIAL

**4.25 %**

▼ -10 bps

#### RETAIL – HIGH STREET

**4.00 %**

Unchanged

#### RETAIL – SHOPPING CENTRES

**4.90 %**

Unchanged

#### INDUSTRIAL – LOGISTICS

**4.50 %**

▼ -25 bps

#### INDUSTRIAL – MANUFACTURING

**6.25 %**

Unchanged

#### HOTELS – LEASE

**4.75 %**

Unchanged



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