

A photograph of a modern glass skyscraper facade, viewed from a low angle looking up. The building's windows reflect the sky and surrounding environment. The image is framed by a thick green border on the left and bottom, and a teal border on the right.

SWEDEN
INVESTMENT MARKET
Q4 2020

CBRE RESEARCH
NORDICS REAL ESTATE
MARKET SNAPSHOT

CBRE

INVESTMENT MARKET OVERVIEW

STRONG END OF THE YEAR

Most sectors performed better in Q4 2020 compared to the same quarter in 2019, which was hardly expected in March when Covid-19 hit.

A notable difference was the office sector, which had 50% lower transaction volumes in Q4 compared to the same quarter in 2019. The region with lower volumes was also Stockholm, whilst Gothenburg, Malmö and nationwide performed strongly.

Residential was by far the largest segment in the quarter, and this is also true for FY2020. Industrial was the second largest for the quarter and third largest for FY2020 after community properties.

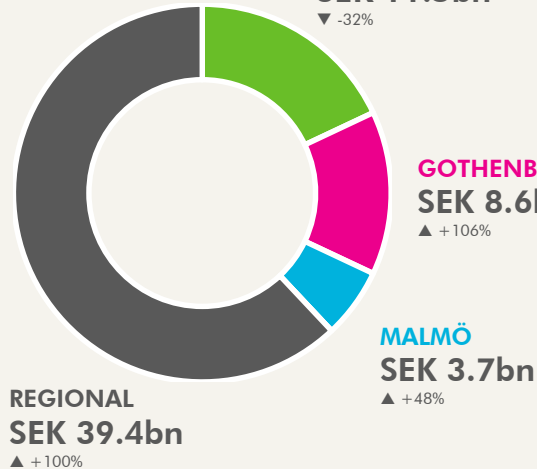
COMMERCIAL REAL ESTATE INVESTMENT Q4 2020

SEK 63.2bn

▲▼ Annual change

Q4 2020 (y-o-y)

▲ +46%



INVESTMENT BY SECTOR Q4 2020

HOTEL
SEK 0.1bn

▼ -29%

OTHER*
SEK 2.7bn

▲ +331%

RETAIL
SEK 3.3bn

▲ +27%

COMMUNITY
SEK 5.3bn

▲ +21%

OFFICE
SEK 9.1bn

▼ -50%

INDUSTRIAL
SEK 15.8bn

▲ +142%

RESIDENTIAL
SEK 26.9bn

▲ +150%

* 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)
Masmästaren AB	Masmästaren	Balder	5,000
Sveafastigheter Bostad AB	Sveafastigheter	SBB	5,000
Karlatornet 50%	Serneke	Balder	3,200
17 properties	Estea	Nyfosa	2,500
Coop central warehouse	Coop	DWS	1,500
Elgiganten distribution center	Savills	DWS	1,450
14 properties	Willhem	Haga gruppen	1,400
Portfolio	JV (SBB/Valerum)	Oscar properties	1,400
11 properties	SBB	Skebo	1,300
Valhall 1&3	Patrizia	Slättö	1,100

PRIME YIELDS, STOCKHOLM

OFFICE

3.40%

▲▼ +/-0 bps

MULTIFAMILY

3.50%

▲▼ +/-0 bps

RETAIL – SHOPPING CENTRES

5.25%

▲ +50 bps

RETAIL – HIGH STREET

3.50%

▲▼ +/-0 bps

LOGISTICS

4.15%

▼ -10 bps

LIGHT INDUSTRIAL

5.25%

▼ -15 bps

COMMUNITY – CARE PROPERTIES

3.80%

▼ -5 bps

HOTELS – LEASE

4.00%

▲▼ +/-0 bps

THANK YOU!

PLEASE DON'T HESITATE TO CONTACT US



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