

**SWEDEN**  
**OFFICE MARKET**  
Q4 2020

CBRE RESEARCH  
**NORDICS REAL ESTATE**  
**MARKET SNAPSHOT**

**CBRE**

# OFFICE INVESTMENT MARKET OVERVIEW

## HALF THE MARKET SIZE FOR OFFICE IN 2020 VS 2019

A few portfolios have transacted during the quarter along with some smaller office properties in Stockholm, but the overall office transaction volume is substantially lower than in Q4 2019.

Total deal volume is down -47% versus FY2019. The share of foreign investors were 24%, which can be compared with 2019 levels of 12%.

That the levels of foreign investments have held up so good is mainly due to deals being made before Corona, such as DWS purchase of Solna United from Skanska.

Largest transaction throughout the year was Nyfosa's acquisition of 44 properties from SBB.

## OFFICE TRANSACTION VOLUME

Last 4 quarters

**SEK 28.8bn** (2020)

▼ -47% (last 4 quarters y-o-y)

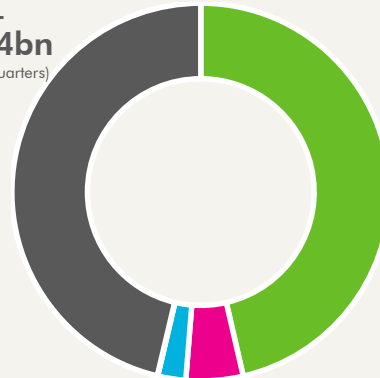
**SEK 9.1bn Q4 2020**

▼ -50% (quarter volumes y-o-y)

### REGIONAL

**SEK 13.4bn**

▼ -20% (last 4 quarters)



**STOCKHOLM**  
**SEK 13.3bn**

▼ -56% (last 4 quarters)

**MALMÖ**  
**SEK 0.7bn**

▼ -80% (last 4 quarters)

**GOTHENBURG**  
**SEK 1.4bn**

▼ -64% (last 4 quarters)

## KEY FIGURES LAST 4 QUARTERS

### OFFICE INVESTMENT MARKET

#### 5 YR SWAP RATE<sup>1)</sup>

**0.12%**

#### PRIME YIELD

**3.40%**

▲▼ 0 bps

#### CROSS BORDER INVESTMENTS

**SEK 6.9 bn (24% of total)**

▲ +10%

#### SHARE OF TOTAL ALL-SECTOR VOLUME

**16%**

#### NUMBER OF TRANSACTIONS

**63**

▼ -16%

#### LARGEST SINGLE TRANSACTION

**SEK 4.9bn (17% of total)**

#### INVESTMENT VOLUME IN 2019

**SEK 54.2bn**

# OFFICE OCCUPIER MARKET OVERVIEW

## LEASING MARKET COMMENTS

The office leasing market has been tough this year, with a net absorption for the whole year of -166,700 m<sup>2</sup>. We do believe we might see rising vacancy rates for a few more quarters, before net absorption turns positive once more.

Overall activity continues to gravitate towards the public sector tenants and less cyclical businesses, both on the investment and leasing side of the market.

Going forward more people are vaccinated and clarity will emerge regarding the office market post Corona. There is therefore good reason to expect a higher activity during 2021.

## KEY FIGURES Q4 2020

### STOCKHOLM OFFICE OCCUPIER MARKET

PRIME RENT PER M<sup>2</sup> PA

**7,200 SEK** →

AVERAGE RENT PER M<sup>2</sup> PA

**5,800 SEK** →

VACANCY RATE

**6.60%** ↗

NET ABSORPTION

**-125,600 m<sup>2</sup>** ↓

## LEASING ACTIVITY

PROPERTY	SIZE OF LEASE (M <sup>2</sup> )	LANDLORD	SUBMARKET	RENT (SEK/M <sup>2</sup> )	TENANT
Blekholmen 2	2,653	Riksbyggen	CBD	5,859	Åklagarmyndigheten
Mårtensdal 12	2,142	Skanska	Southern suburbs	3,470	Universitetskansler-ämbetet
Uarda 7	1,300	Union Investments	Solna/Sundbyberg	-	YHHS
Ursviks Entré	11,500	Nordisk Renting	Solna/Sundbyberg	2,000	Sida
Borgarfjord 2	600	Profi Fastigheter	Kista	-	Systemair
Getingen 13	419	Fabege	Inner city	3,000	Skolinspektionen

## INVESTMENT ACTIVITY

PROPERTY	SUBMARKET	BUYER	SELLER	PRICE (MSEK)	TENANT
17 properties	Sweden nationwide	Nyfosa	Estea	2,500	Mix
39 properties	Sweden nationwide	Oscar Properties	SBB/Valerum	1,400	Mix
5 properties	Stockholm	Oscar Properties	Private	745	Mix



## THANK YOU!

PLEASE DON'T HESITATE TO CONTACT US



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