

FIGURES | DENMARK INVESTMENT MARKET | Q4 2021

# 2021 was a record year for CRE investment market

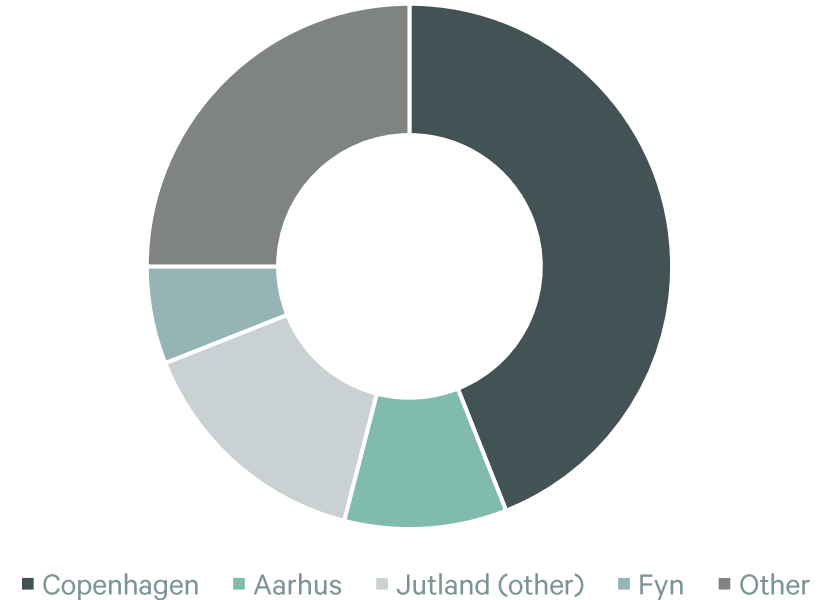
## COMMERCIAL REAL ESTATE INVESTMENT Q1-Q4 2021



Note: Arrows indicate change y-o-y

- Danish real estate investment volume reached DKK 99bn in 2021, which is the best year on record. The sale of Ørsted HQ and Castlelake’s sale of BoStad are not included into the 2021 volume, as the approval from the competition authorities is needed in both cases. These two deals alone total close to DKK 6bn.
- High investment volume is a clear sign of the level of capital available as well as investors’ perception of Denmark as an attractive destination for capital allocation. Cross-border investors dominated the market, being responsible for roughly 55% of the total investment activity.
- The residential and industrial/logistics sector have continued to perform exceptionally well. In 2021 as a whole, residential investment volumes have been up 35% while industrial/logistics volumes were up 25%, compared to 2020. Residential sector has also continued to increase its share of the total investment market.

Q1-Q4 2021 INVESTMENT VOLUME BY GEOGRAPHIES



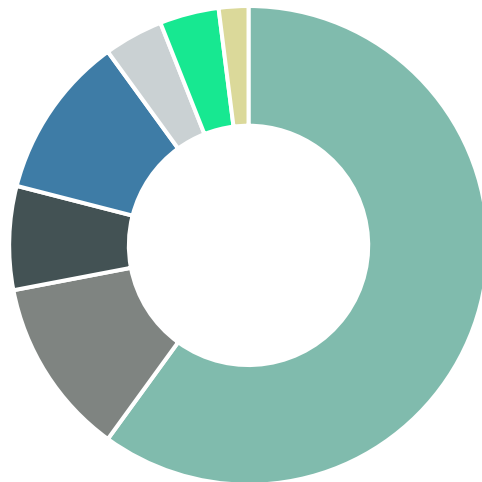
Other includes among others nation-wide portfolio deals where further segmentation was not possible, Source: CBRE Research

## Q4 PRIME YIELDS



Note: Arrows indicate change q-o-q

## Q1- Q4 2021 INVESTMENT VOLUME BY SECTOR



■ Residential ■ Office ■ Mixed-Use ■ Industrial  
■ Retail ■ Alternative ■ Hotel

Source: CBRE Research

## SELECTED 2021 TRANSACTIONS

PROPERTY/PORTFOLIO	TYPE	SELLER	BUYER
Portfolio	Residential	Akelius Residential Property AB	Heimstaden AB
Jutland portfolio	Residential	Selmer Gruppen	Heimstaden AB
Portfolio (Copenhagen, Aarhus)	Residential	Formupleje	Catella Residential Investment Management
Jutland portfolio	Residential	Lipa Holding	Axer Eiendom
Holm 8 - JV	Office	AP Ejendomme A/S	KanAm Grund European Cities HP
Portfolio	Residential	Birch Ejendomme	Niam AB
Portfolio	I&L	M7 Real Estate ApS	Oxford Properties
Portfolio	Residential	CapMan Nordic Real Estate Fund	/

Source: CBRE Research

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