

Q1 2022

Sweden Investment Market Q1 2022

CBRE RESEARCH
NORDICS REAL ESTATE MARKET SNAPSHOT

Stable optimism on the investment market

The transaction volume during Q1 2022 has grown by 13% on a yearly basis compared to Q1 2021. Compared to the pre-pandemic period, the Q1 2022 transaction volume outperforms both Q1 2018 and Q1 2019.

The office segment has the highest share (25%) of total transaction volume with Y-o-Y growth of 194%.

The demand for modern industrial & logistics real estates continues to be strong. The industrial & logistics segment has been the 2nd largest segment in the real estate investment market during Q1, followed by the residential segment with the 3rd largest investment share.

Both retail, healthcare and hotel segments were on the rise during Q1, showing growth of 63%, 92% and 100% respectively.

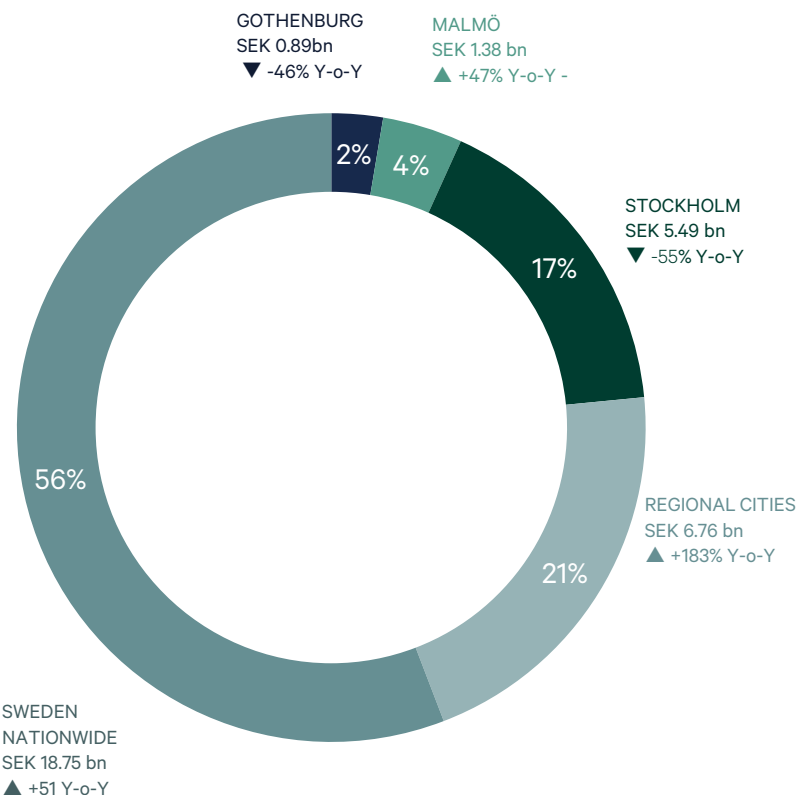
The largest transaction during Q1 2022 was the sale of 3 public properties by SBB to Svenska Myndighetsbyggnader.

Transactions in the healthcare segment were represented mainly by investments in the elderly care properties.

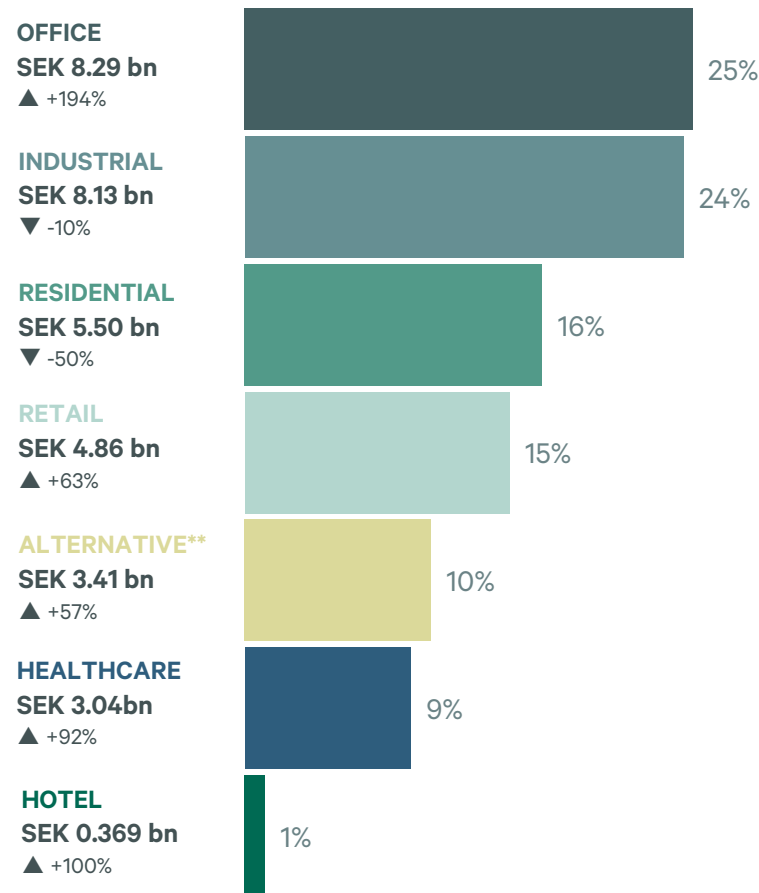
A notable retail transaction during Q1 was the acquisition of the shopping centre Heron City by Serena Properties. More transactions within the retail segment are expected to come during 2022.

Real Estate Investments SEK 33.592 bn under 2022 SEK 33.592 bn Q1/2022

▲ +13% Y-o-Y



Investment by Segment and Y-o-Y change Q1 2022



Prime Yields, Stockholm

OFFICE

3.15 %

▼ -10 bps

MULTIFAMILY

3.00 %

Unchanged

RETAIL – HIGH STREET

3.50 %

Unchanged

RETAIL – SHOPPING CENTRES

5.75 %

Unchanged

INDUSTRIAL – LOGISTICS

3.40 %

▼ -5 bps

LIGHT INDUSTRIAL

4.75 %

Unchanged

HOTELS – LEASE

4.10 %

Unchanged

COMMUNITY – CARE PROPERTIES

3.25 %

Unchanged

Top 10 Selected Transactions

PORTFOLIO NAME	MAIN USE TYPE	SELLER	BUYER	ESTIMATED PROPERTY VALUE, MSEK
Portfolio (3 public properties)	Alternative	SBB	Svenska Myndighetsbyggnader	2,700
Portfolio (24 properties)	Office	KIFAB	SBB	2,673
Portfolio (12 properties)	Office	Castellum	Regio AB	2,435
Portfolio (13 elderly care properties)	Healthcare	Stenvalvet	Altura (NREP)	2,100
Portfolio (37 properties)	Retail	JV (Carnegie, Venandi Fastigheter, MEL&ME)	Vendus	2,000
Portfolio (38 multifamily properties)	Residential	VBAB	Heimstaden	1,700
Portfolio (2 public properties)	Industrial	Halmslättens Fastighets AB	Catena	1,520
Heron City (Huddinge Kvadraten 2)	Retail	JV (Capman,Varma,Cavendo)	Serena Properties	960
Portfolio (13 properties)	Industrial	Nyfosa	Emilshus	947
Händelö 2:57	Industrial	Infrahubs AB	Allianz Real Estate	880

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