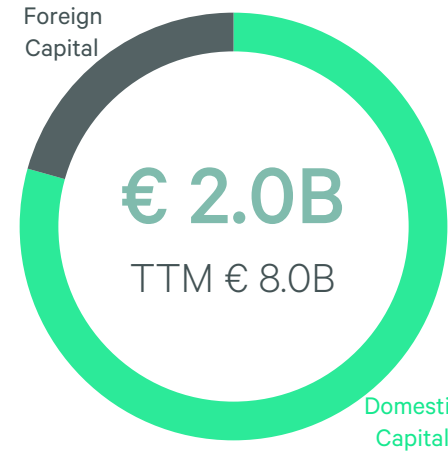


# Sweden Real Estate Investment Volumes Q1 2024

The investment volume came in at SEK 22.7 bn in Q1, a 67% (SEK 9 bn) increase compared to Q1 2023. The volume is still significantly lower compared to the years preceding 2023. The first quarter have been characterised by cautiously increased optimism for the coming year. I&L was the most popular segment in Q1 with 28,5% of total volume, followed by community properties at 17,4% and multifamily assets at 15,9%.

Sweden Nationwide was the most active market with 46% of the volume allocated, Stockholm comprised 40%, Gothenburg 13% and Malmö remarkably 0%. International investor presence in Q1 was approx. 20% and largest cross-border acquisition was within I&L. Notable and largest deal was the Oscar properties distressed divestment of a 21 properties warehouse portfolio for SEK 2.2 bn to Erik Selin fastigheter.



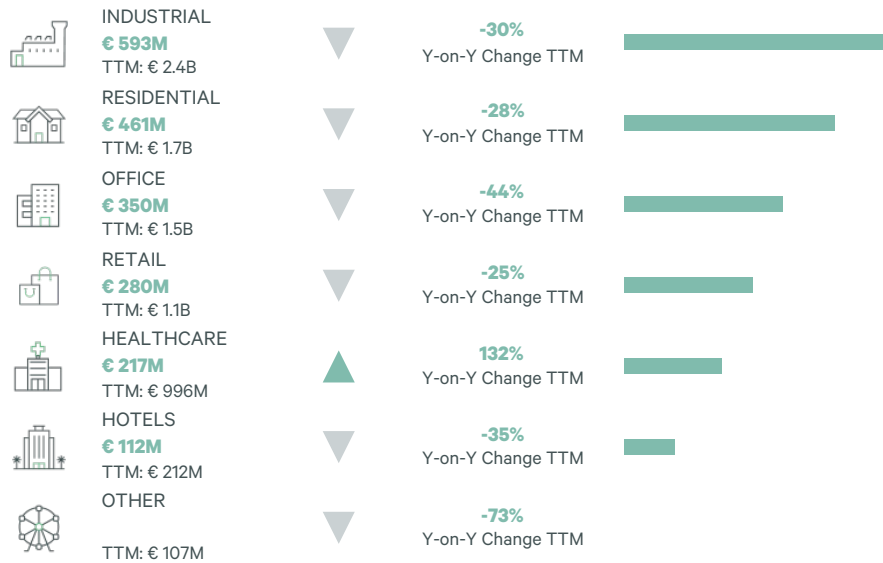
**68%**  
Y-on-Y Change Q1

**-28%**  
Y-on-Y Change TTM

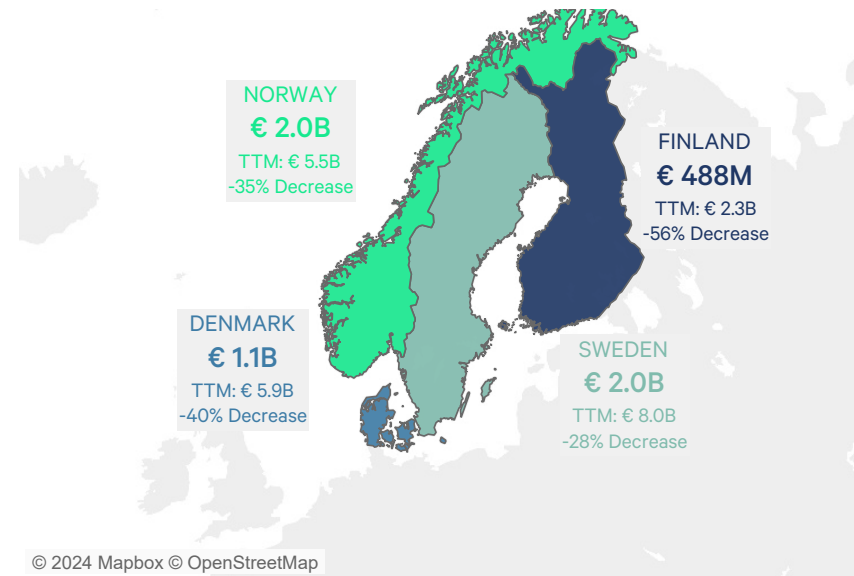
Nr. of Transactions  
**60**  
271 TTM

Y-on-Y: Year on Year  
TTM: Trailing Twelve Months

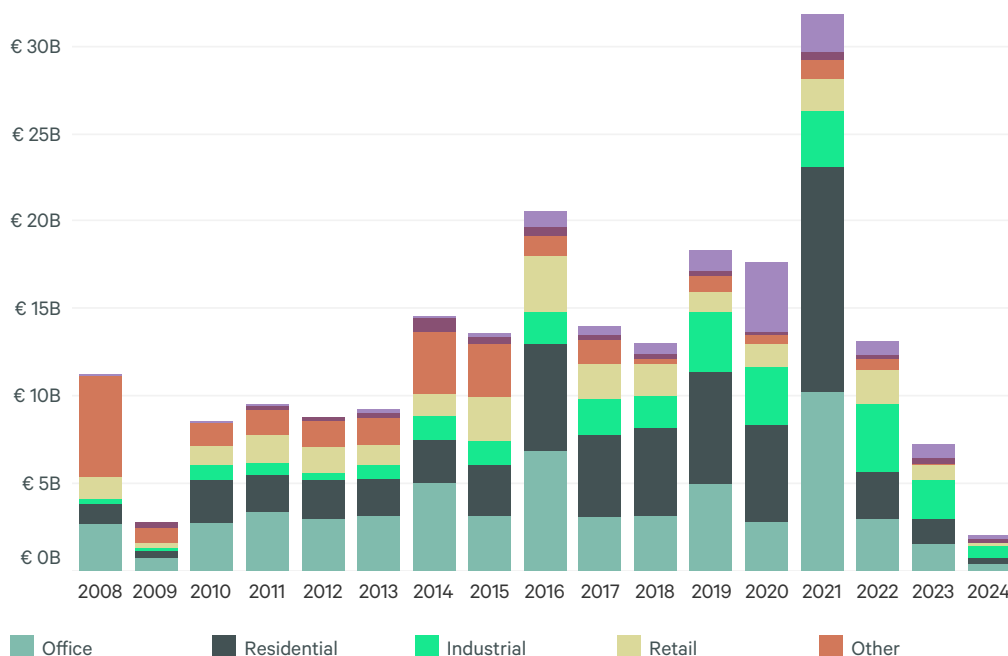
## Investment Volumes by Sector (Sweden)



## Investment Volumes in Nordics region



### Investment Volumes Annual by Sector (Sweden)



Note: 2024 annual numbers account till 3/31/2024

For 2023, the transaction volume is summed to approximately SEK 83 billion, a decrease of 48% from the previous year, as well as approximately 74% from the record levels of year 2021. The presented numbers do not include structural investments such as between SBB and Brookfield, pension funds AMF and AP7 or the NREP acquisition into Klöver. The transaction volume for the year passed is the lowest since 2012, adjusted for inflation, and also the lowest since the financial crisis of 2008. The last year has been defined by financial uncertainties with a focus on inflation and interest rates. The Riksbanken, Swedish central bank, interest rate is currently at 4.00% and expected to decrease during 2024 and 2025, as inflation stabilized at target, creating a more positive outlook for real estate investments ahead.

A recent transaction trend is that some parties are no longer able to a wait-and-see strategy resulting in a mix of stressed sales and mergers and acquisitions as real estate companies join portfolios. CBRE expect a year of further uncertainty until central banks starts to cut interest rates. A financial market in a positive cycle will increase liquidity and investment volumes will come back which will compress yields.

Looking for the underlying data? If you are an active subscriber, log in to the CBRE ERIX platform and access the underlying CBRE proprietary data. For more information on becoming a CBRE ERIX subscriber, please contact us.

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