

FIGURES | DENMARK MULTIFAMILY | Q2 2024

Investors are expanding their strategies

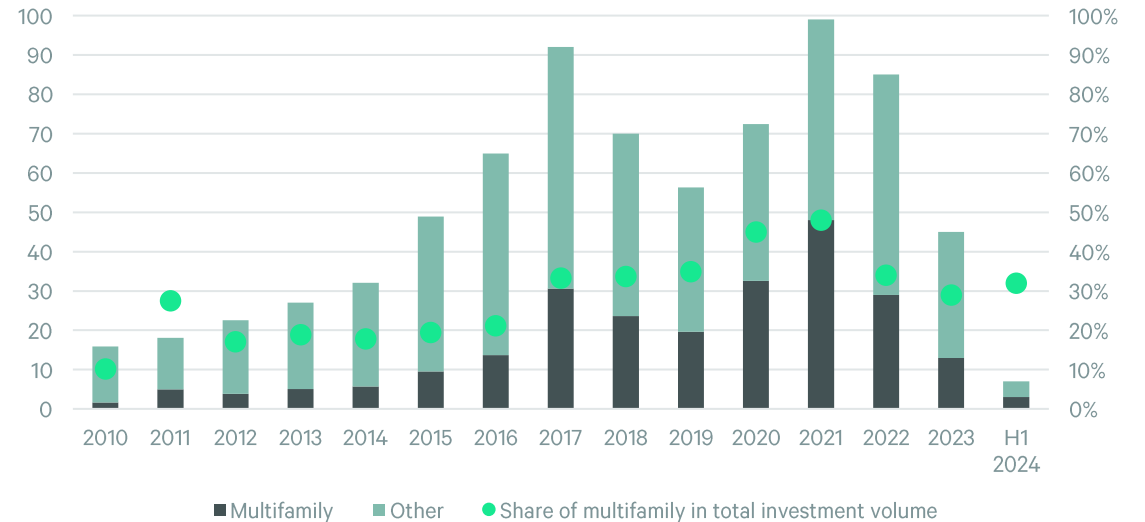
MULTIFAMILY INVESTMENT MARKET KEY FIGURES H1 2024



Note: * Cut-off at DKK 10 million; Arrows indicate change y-o-y, except for prime yield (q-o-q)

- Investors' interest in Danish MFH showed a healthy uptick in H1 2024, resulting in total investment activity in this segment landing 70% above the result recorded in H1 2023. This is in line with the situation in Europe, where, on a regional level, residential investment volumes recorded a 6% increase in H1 2024 compared to the same period last year.
- Cross-border investment remains limited. This relates, in particular, to allocations from Swedish Listed Property Companies but also Asset Managers and Investment Funds from Germany and the Netherlands. However, the market also saw the entry of new market players.
- Recent deal flow suggests that the respective price positions of buyers and sellers are more closely aligned than a year ago, with the yield outlook in the near future being stable.

INVESTMENT VOLUME (DKK billion)



Source: CBRE Research, Erhvervsmaeglerens Branchedata

In the largest deal year-to-date, CBRE has advised Birch Ejendomme and Aermont Capital on the sale of a single-family residential portfolio consisting of eight properties located on Zealand and in the Triangle Region in Jutland. The properties were all recently developed by Birch Ejendomme and comprise a total area of approx. 57,000 sq m (667 terraced houses). The buyer was Velkomn/Matter Real Estate.

Nordic property company NREP has acquired a multi-family rental project from Skanska. The forward purchase deal is expected to complete when the project, Hørkær Have, is handed over in the second quarter of 2025.

K-Fastigheter has divested a property portfolio on Zealand, covering some 25,000 sq m (311 residential units). The buyer was a fund managed by Viga Real Estate.

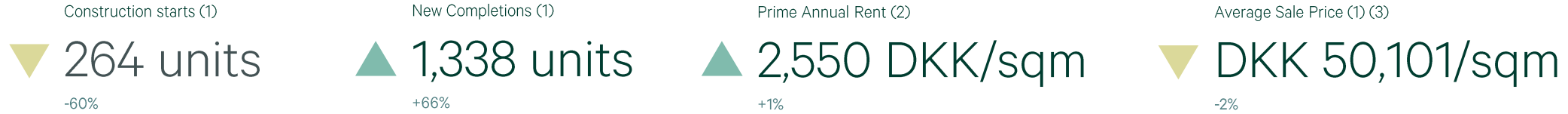
CBRE IM invested in newly built residential property in Ballerup, Greater Copenhagen. This project comprises of 222 residential units and is DGNB certified.

SELECTED DEALS DURING H1 2024

PROPERTY/PORTFOLIO	CITY/REGION	BUYER	SELLER
Single family housing portfolio	Nation-wide	Velkomn/Matter Real Estate	Birch Ejendomme
Building rights	Copenhagen SV	AP Ejendomme	By&Havn
Hørkær Have	Herlev	NREP	Skanska
Viften 24, mfl.	Zealand	Viga Real Estate	K-Fastigheter
Elmehuset & Poppelhuset	Ballerup	CBRE IM	Invesco
Dronningens Tværgade 50	Copenhagen	PenSam	M2 Asset Management
Lille Borgergade 19-33	Jutland	CALUM	PenSam Boligejendomme I P/S

DENMARK MULTIFAMILY

COPENHAGEN AND FREDERIKSBERG KEY FIGURES Q2 2024



(1) Q1 2024;
 (2) Rental apartment buildings. No conversion to co-ops;
 (3) Subregion Copenhagen City; Transaction price realized, owner-occupied flat;
 Note: Arrows indicate change q-o-q, except for Construction Starts and New Completions (y-o-y)

Over the past few years, it has become relatively more expensive to own a home compared to renting. This means that there have been more municipalities (Copenhagen and Frederiksberg included) where the costs of owning a home have become higher than the costs of renting.

At the same time, local size requirements for new construction can be part of the explanation why it can be difficult to find a smaller home in Copenhagen – for both owner-occupied and rental units. In 2005, the Copenhagen municipality decided that newly constructed residential units should be at least 95 sqm on average, in order to have a more versatile composition of residents. In 2020, this requirement was however eased, so it alone comprised 50% of the newly built floor area. The intention was to create more accessible housing, intended for students, singles and people with lower incomes.

APARTMENTS UNDER CONSTRUCTION AND COMPLETED



Copenhagen and Frederiksberg; Source: CBRE Research

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