

Investment momentum slowly being built

LOGISTICS INVESTMENT MARKET KEY FIGURES H1 2024

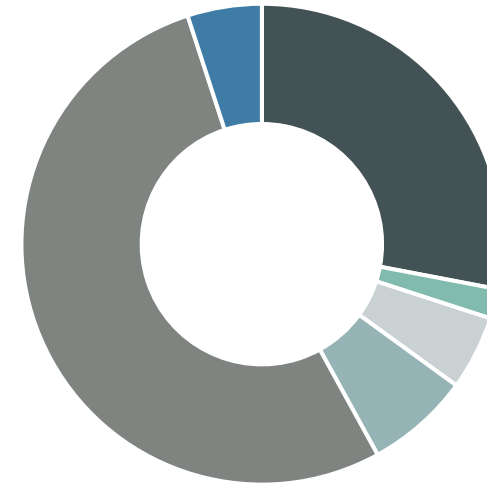


Note: *Cut-off at DKK 10 million; Arrows indicate change y-o-y, except for Prime yield (q-o-q)

Logistics investment market

- Investment into the Danish I&L sector was down by 20% in H1 2024 compared to the same period last year. Nevertheless, I&L sector was the second most liquid investment segment in Denmark during this period.
- The investment market has been in a stabilisation phase since the beginning of the year. Values have been stabilising, activity showing some early signs of improvement and looking ahead, we could see some momentum being built throughout second half of the year.
- CBRE’s recently published [2024 European Lender Intentions Survey](#) indicated I&L and Multifamily as the most sought-after sectors by lenders, each selected by 34% of respondents. Most lenders are prepared to loan at 55-60% LTV for I&L sector.

I&L TRANSACTION VOLUME

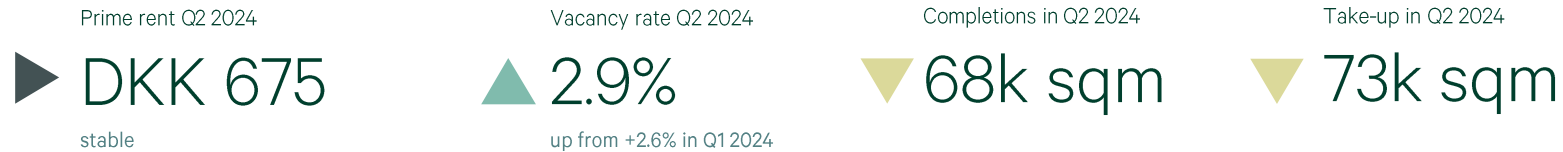


■ Distribution ■ Land ■ Light Industrial ■ Production ■ Warehouse (Storage) ■ Other Industrial

Source: CBRE Research, Erhvervsmaeglerens Branchedata

FIGURES | DENMARK LOGISTICS | Q2 2024

DENMARK LOGISTICS OCCUPIER MARKET KEY FIGURES



*modern logistics Built after 2000 and unit size >1,500 sq m;
 Note: Arrows indicate change q-o-q

Logistics occupier market

- Supply chain disruption is pushing occupiers to consider nearshoring options, diversifying suppliers and moving stock closer to the points of consumption. However, location decisions are heavily influenced by the current geopolitical instability in the region.
- Although the market fundamentals are generally strong, a slight slowdown in leasing activity can still be observed. Cost/financial terms of logistics facilities and lease terms remain main considerations for occupiers when committing to new space.
- The vacancy rate has grown; however, the development pipeline has continued to moderate in response to this.

SELECTED LEASING ACTIVITY, H1 2024

SUBMARKET	SIZE (SQM)	PRIMARY USAGE
Jutland, other	21,700	Distribution Center
Triangle Area	16,700	Warehouse (Storage)
Other Zealand	14,800	Warehouse (Storage)
Copenhagen Suburbs West & South	3,300	Warehouse (Storage)
Jutland, other	3,000	Warehouse (Storage)
Jutland, other	2,000	Warehouse (Storage)
South Harbour	2,000	Warehouse (Storage)
Jutland, other	1,950	Warehouse (Storage)

Source: CBRE Research

CONTACTS



DRAGANA
MARINA

HEAD OF RESEARCH &
DATA INTELLIGENCE

dragana.marina@cbre.com



DANIEL
MARTHENDAL

SENIOR DIRECTOR
CAPITAL MARKETS

daniel.marthendal@cbre.com



MIKAEL
JAHN

HEAD OF A&T

mikael.jahn@cbre.com



ANDREAS
JUHL SIMONSEN

ASSOCIATE DIRECTOR
INVESTOR LEASING

andreasjuhl.simonsen@cbre.com



CHARLES
VAN DEN BERG

SENIOR DIRECTOR,
VALUATION & ADVISORY

charlesvanden.berg@cbre.com

© Copyright 2024 All rights reserved. Information contained herein, including projections, has been obtained from sources believed to be reliable, but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, warranty or representation about it. Any reliance on such information is solely at your own risk. This information is exclusively for use by CBRE clients and professionals and may not be reproduced without the prior written permission of CBRE's Global Chief Economist.

Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE.