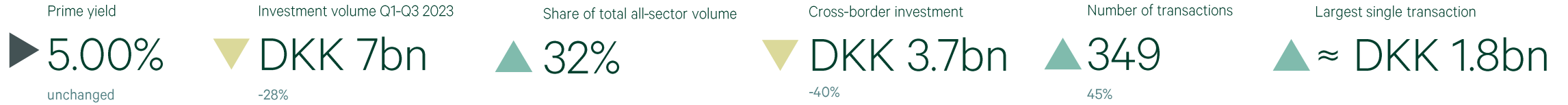


FIGURES | DENMARK LOGISTICS | Q3 2023

# Low vacancy is mitigating the effect of re-pricing

## LOGISTICS INVESTMENT MARKET KEY FIGURES Q1-Q3 2023

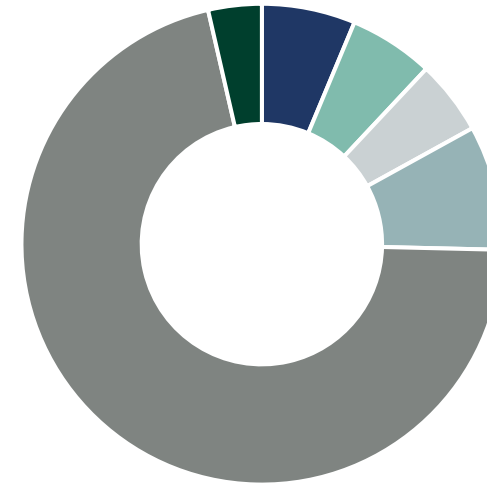


Note: Arrows indicate change y-o-y, except for Prime yield (q-o-q)

### Logistics investment market

- Investment into the Danish I&L sector was down 28% in Q1-Q3 2023 compared to the same period last year. Nevertheless, I&L sector was the second most liquid investment segment during this period, with investors particularly eyeing up value-add opportunities. The movement of prime yields is, as anticipated, slowing down. Low vacancy is mitigating the effect of potential further re-pricing, as it provides support for capital values and income growth.
- By region, Zealand led the way by contributing 60% of Q1-Q3 investment volume. This was followed by the Jutland region (37%). Asset Managers and Property Companies dominated the market activity, capturing three quarters of the investment volumes. The largest deal was IKEA’s acquisition of a 133k sqm logistics centre in Hedehusene from Pimco (Allianz).

### I&L TRANSACTION VOLUME



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

Source: CBRE Research

FIGURES | DENMARK LOGISTICS | Q3 2023

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

- Although the market fundamentals are generally strong, a slight slowdown in leasing activity can be observed. Some logistics occupiers are still holding off on expansion plans due to the continued general uncertainty, with interest rates weighing on the economy and retail sales.
- Third party logistics (3PL) companies and online retailers remained the most bullish sectors in terms of expansion plans. Despite closing deals on all size bands, 3PLs are showing some preference for smaller units. This aligns with the general trends in the region.
- Upward movement in rents combined with already low margins is motivating some occupiers to reconsider secondary locations.

SELECTED LEASING ACTIVITY, Q1-Q3 2023

SUBMARKET	SIZE (SQM)	PRIMARY USAGE
East Zealand	19,000	Distribution & Logistics
East Zealand	11,000	Distribution & Logistics
Funen	6,900	Warehouse (Storage)
East Zealand	6,300	Warehouse (Storage)
East Jutland	5,500	Warehouse (Storage)
East Zealand	5,300	Service Center
Copenhagen Suburbs	4,700	Warehouse (Storage)
East Jutland	4,600	Warehouse (Storage)

Source: CBRE Research

---

## CONTACTS



DRAGANA  
MARINA

HEAD OF RESEARCH &  
DATA INTELLIGENCE

[dragana.marina@cbre.com](mailto:dragana.marina@cbre.com)



DANIEL  
MARTHENDAL

SENIOR DIRECTOR  
CAPITAL MARKETS

[daniel.marthendal@cbre.com](mailto:daniel.marthendal@cbre.com)



MIKAEL  
JAHN

HEAD OF A&T  
OCCUPIER

[mikael.jahn@cbre.com](mailto:mikael.jahn@cbre.com)



ANDREAS  
JUHL SIMONSEN

ASSOCIATE DIRECTOR  
INVESTOR LEASING

[andreasjuhl.simonsen@cbre.com](mailto:andreasjuhl.simonsen@cbre.com)



CHARLES  
VAN DEN BERG

DIRECTOR,  
VALUATION & ADVISORY

[charlesvanden.berg@cbre.com](mailto:charlesvanden.berg@cbre.com)

© Copyright 2023 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.