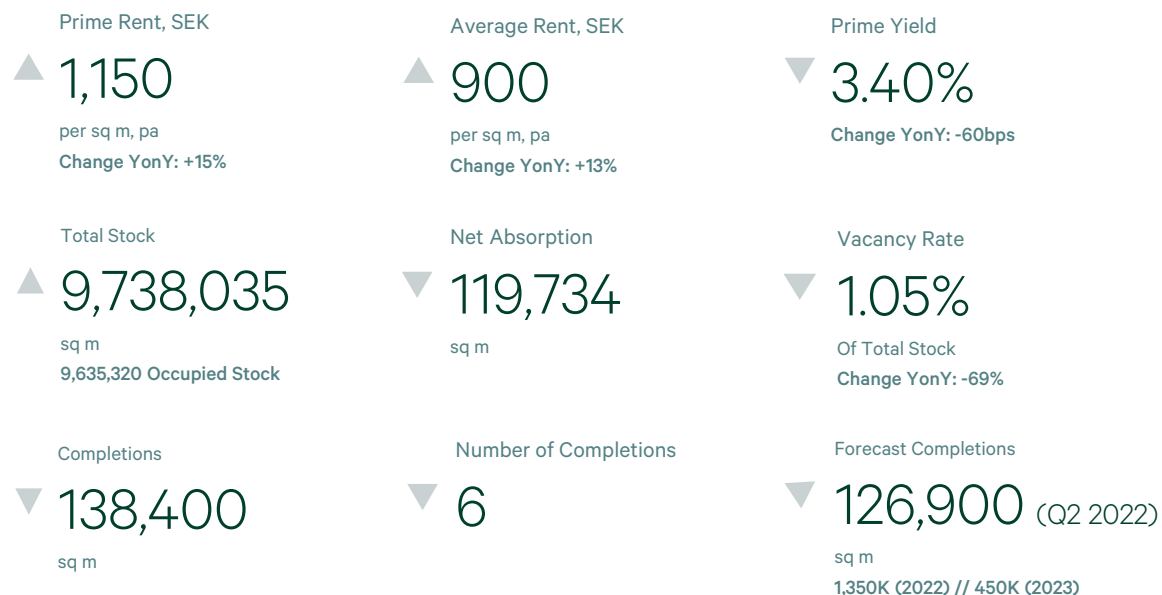


Q1 2022

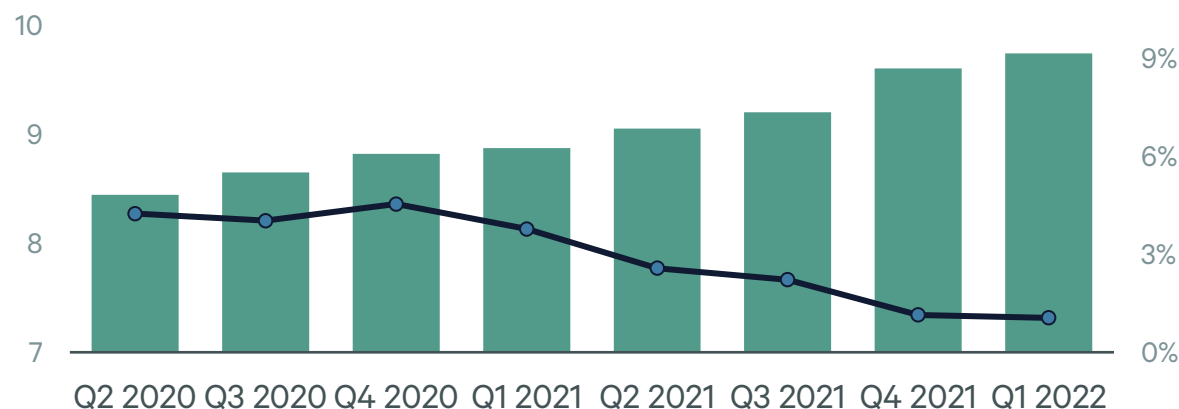
Sweden Logistics Market Q1 2022

CBRE RESEARCH
NORDICS REAL ESTATE MARKET SNAPSHOT

KEY PERFORMANCE INDICATORS (Q1 2022)



MARKET TREND, LOGISTICS STOCK* IN MILLIONS SQM | VACANCY RATE IN %



Logistics Occupier Market Overview

Modern logistics stock in Sweden has grown by 271,000 sqm during Q1 2022. Approximately 138,400 sqm of this new stock is located in the logistics triangle, concentrated in major logistics hubs. Swedish logistics market is expected to receive 1,354,000 sqm of modern logistics properties during 2022, which is 50% more than during the previous year. Another 450,000 sqm are already registered so far to be completed during 2023. Logistics Prime Rent has increased during Q1 by 15% on a yearly basis and is set for continued growth. Logistics rents in Gothenburg and Malmö have increased on a yearly basis by 11% and 8% respectively.

There is continuing high demand for modern logistics real estates both among occupiers and investors. The vacancy rate has continued to go down even during Q1 2022. It has decreased from 1.14% in Q4 2021 to 1.05% in Q1 2022, level below the pre-pandemic level. The only logistics hubs, where vacancy rate has increased slightly during Q1, were Landskrona (from 1% to 1.4%) and Helsingborg (from 0.3% to 1.7%). All other logistics hubs in the Swedish logistics triangle had their vacancy rate either adjusted downwards or it remained stable at the same low level.

Notable leases during Q1 2022 include:
 Svenska Stålbyggen Järfälla AB letting 4,000 sqm in modern logistics property located in Veddesta, north of Stockholm, to Admenta Sweden AB (Lloyds Apotek).

Sweden – 5th largest market in EMEA

Approximately 58% of all transactions in the logistics market in Sweden during Q1 2022 were invested in assets located outside of cities across Sweden nationwide. Investments in the regional cities increased dramatically on a yearly basis and stand for 20%. Major cities like Stockholm, Gothenburg and Malmö have attracted 10%, 10% and 2% respectively. The logistics segment has been the second largest segment in terms of transactions volume out of all real estate segments during Q1 2022. The share of logistics segment accounts for 24% in the first quarter.

Foreign investors stand for 25% of all transactions in the Swedish logistics market during Q1 2022. Foreign investors are expected to be more active during Q2-Q4 2022, likely extending their share at least to the more normal share of 40%. The abolishment of the Covid-19 restrictions across Europe during Q1 2022 sets the ground for a higher number of international investments with larger volumes during the rest of 2022. Sweden is the 5th logistics market in the EMEA region.

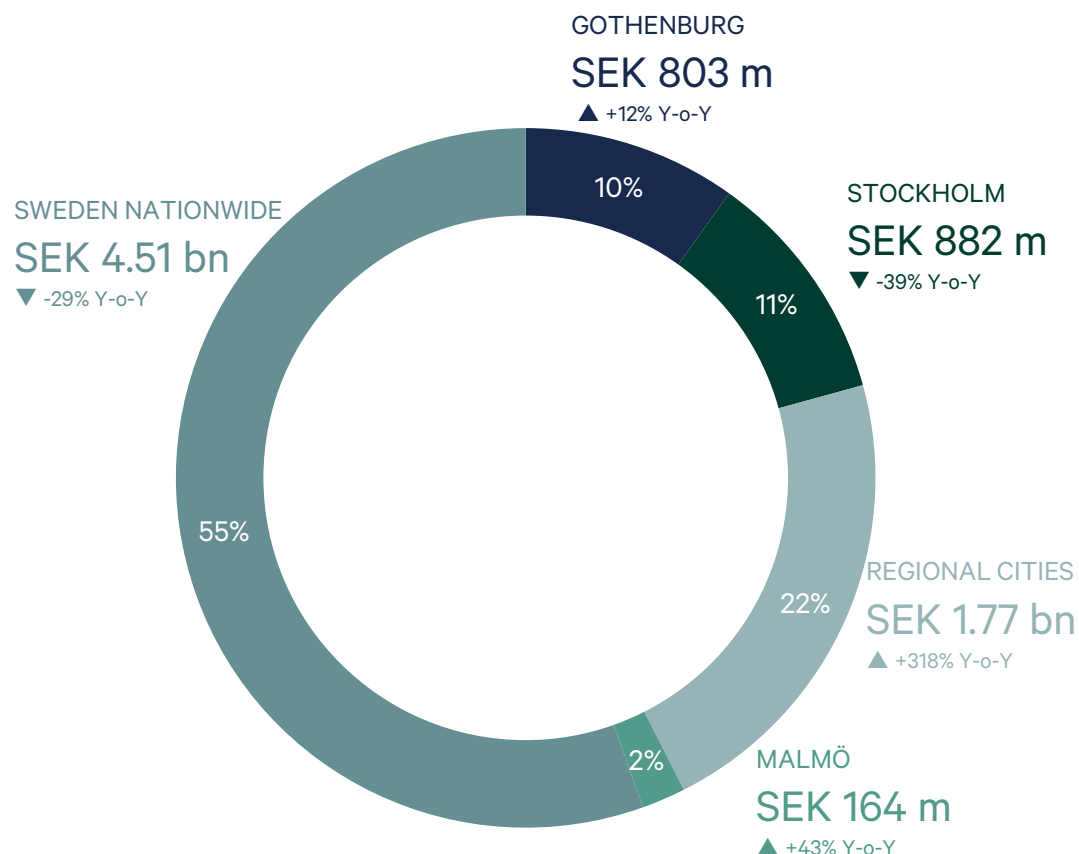
The compression of the logistics prime yield continued also during Q1 2022, when the new historical low level of 3.40% was reached.

LOGISTICS TRANSACTION VOLUME

SEK 8.128 bn Q1-Q4 2022

SEK 8.128 bn Q1/2022

▼ -10% Y-o-Y



KEY PERFORMANCE INDICATORS (Q1 2022)

NUMBER OF TRANSACTIONS

35

▼ -8% Y-o-Y

ALL INVESTMENT VOLUME IN 2022

SEK 33.592 bn

▲ +13% Y-o-Y

SHARE OF TOTAL ALL SECTOR VOLUME

24%

▼ Y-o-Y

CROSS BORDER INVESTMENTS

SEK 1.99 bn

▼ Y-o-Y

5 YEAR SWAP RATE, SWEDEN*

0.14%

LARGEST SINGLE TRANSACTION

SEK 1.52 bn: acquisition of a 73,000 sqm large logistics portfolio consisting of 2 properties by Catena from Halmslätters Fastighets AB. Property Vrangelsro 5:4 is located in Halmstad municipality. The property Logistiken 3 is located in Umeå municipality.

* 5 Year Swap Rate 29 October 2021

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