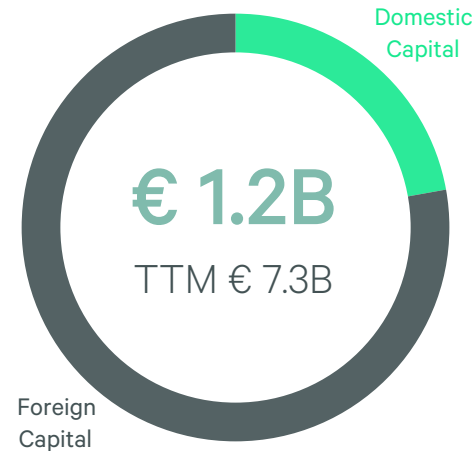


Denmark Real Estate Investment Volumes Q3 2024

In the first three quarters of 2024, the Danish real estate investment market recorded a transaction volume of EUR 4.3bn, up 34% on the same period last year. However, a direct comparison of the third quarter of 2024 to the second quarter of 2024 showed a contraction of 35% to EUR 1.2bn. Residential properties were again the most dynamic asset class, with five residential transactions featuring in the lists of the ten largest transactions during this period; this was followed by industrial / logistics properties and office properties. The acceptance of the new pricing in the market results in the stabilisation of property values. However, we expect to see an increased polarisation in recovery, based on property type, geography, and asset performance.

The prime yields remained largely stable compared to the second quarter of the year. However, Prime Yields for Hotels (Lease Prime) and Hotels (Vacant Possession Prime) have moved out by 5bps to 4.80% and 5.80% respectively. The trend for the Office sector remains Weaker.



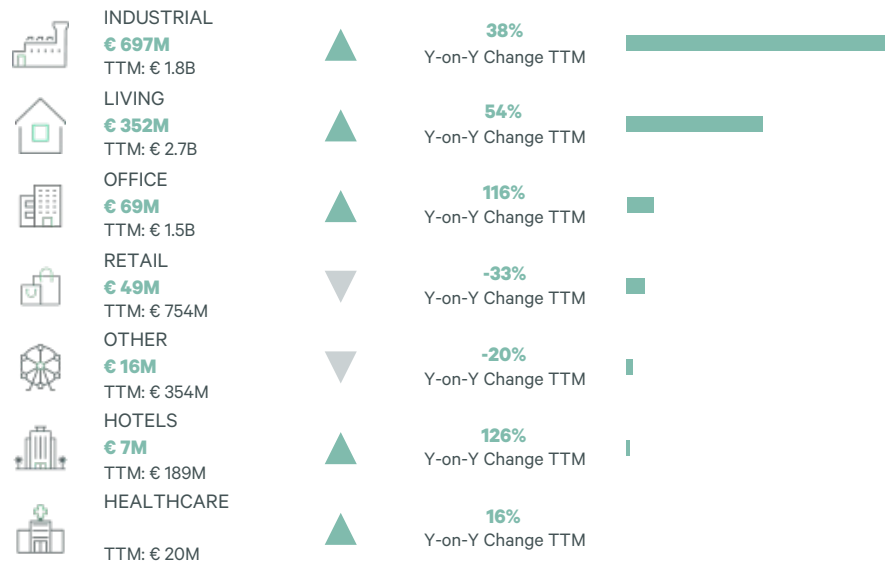
37%
Y-on-Y Change Q3

35%
Y-on-Y Change TTM

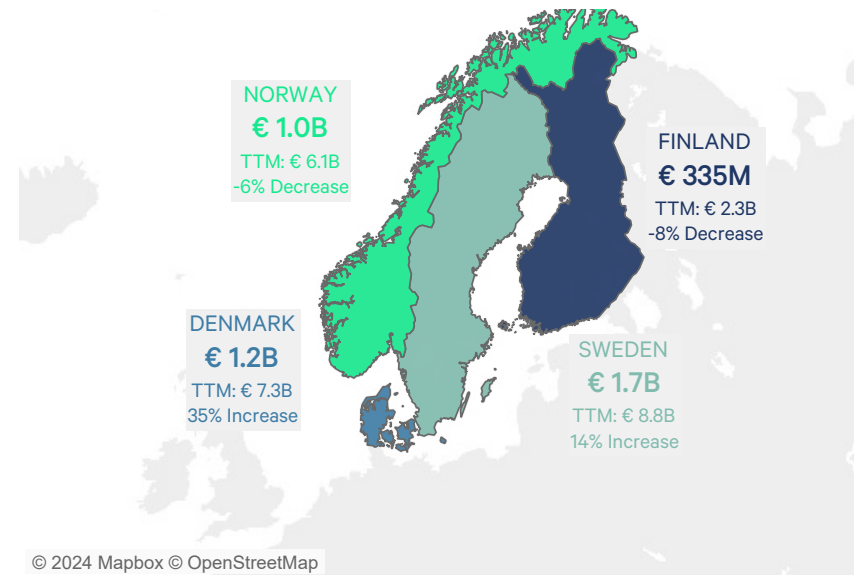
Nr. of Transactions
151
2,017 TTM

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

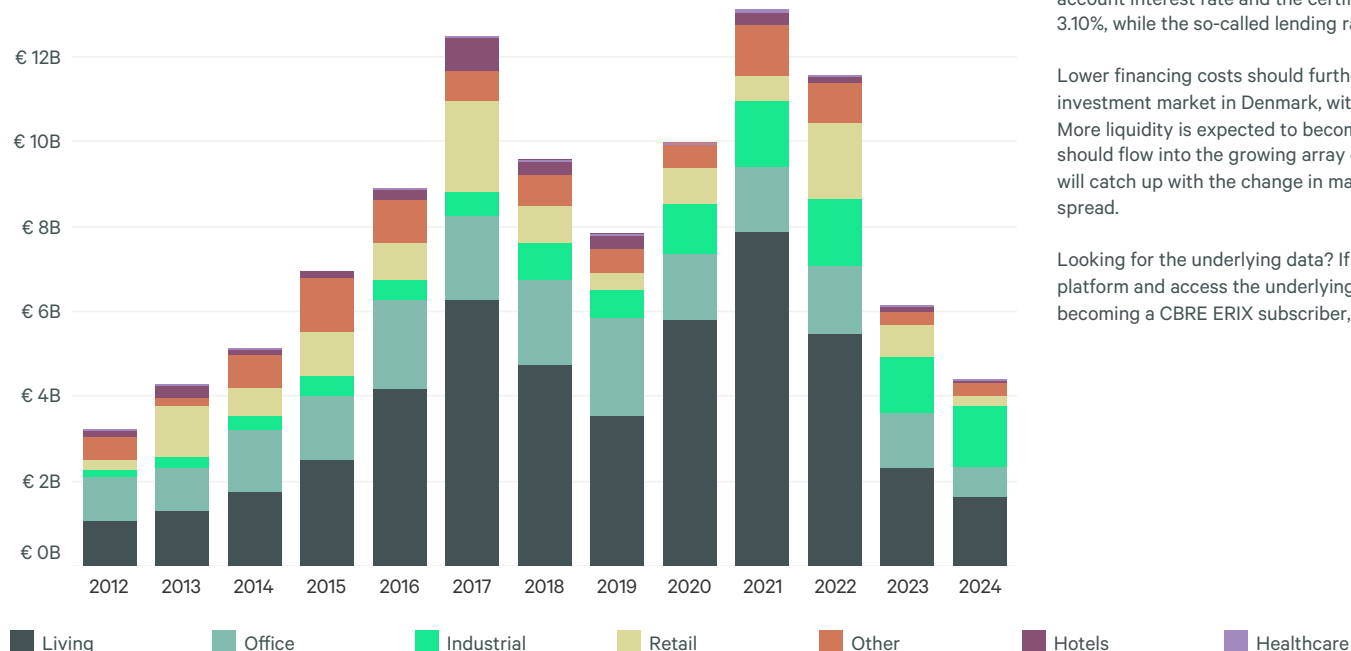
Investment Volumes by Sector (Denmark)



Investment Volumes in Nordics region



Investment Volumes Annual by Sector (Denmark)



Note: 2024 annual numbers account till 9/30/2024

Danmarks Nationalbank followed the European Central Bank and lowered its current account interest rate and the certificate of deposit rate by 25 basis points to 2.85% from 3.10%, while the so-called lending rate was cut by 25 basis points to 3% from 3.25%.

Lower financing costs should further support a gradual recovery of the real estate investment market in Denmark, with investment volumes increasing throughout 2025. More liquidity is expected to become available in the market before end of year, which should flow into the growing array of investment opportunities. Meanwhile valuations will catch up with the change in market pricing which will further reduce the bid-ask spread.

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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