

FIGURES | DENMARK OFFICE | Q1 2023

# Investment activity remains subdued

## OFFICE INVESTMENT MARKET KEY FIGURES Q1 2023

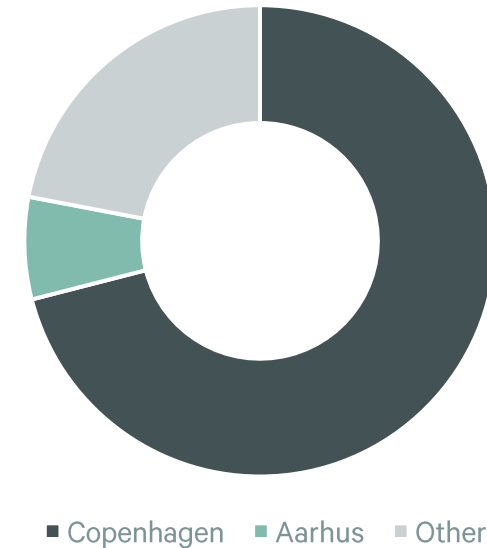


Note: Arrows indicate change y-o-y, except for Prime yield (q-o-q); \* Estimate

### Office investment market

- The office sector accounted for an estimated DKK 1.2bn or 13% of the total Q1 2023 investment volume in Denmark, being thus significantly behind the result recorded in Q1 2022.
- The current period of adjustments indicates the start of a new cycle. This, coupled with a generally weakening sentiment in the office market will be reflected in subdued investment activity in the short term.
- The gap between the prime office yield and the 10-year government bond is historically low, and is comparable to the levels the market has seen back in 2009. As the 10-year government bond is expected to be around 2.2% on a yearly level (2023), the changes in the yield gap will be primarily driven by the movements in the Prime Office Yield.

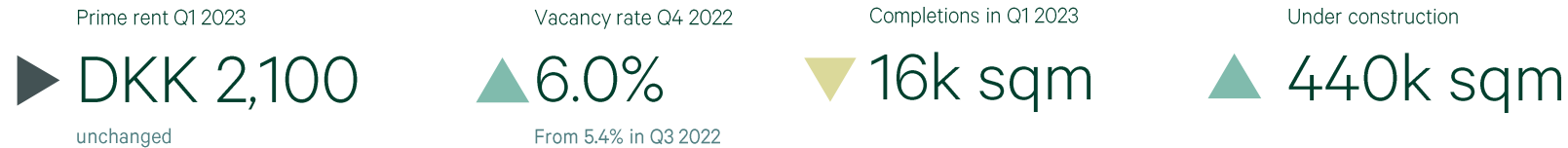
### OFFICE TRANSACTION VOLUME



Source: CBRE Research

FIGURES | DENMARK OFFICE | Q1 2023

COPENHAGEN CITY OFFICE OCCUPIER MARKET KEY FIGURES



Note: Arrows indicate change q-o-q

Office occupier market

- There is growing evidence of a flight to quality among occupiers. Buildings where critical features are absent (or too expensive to provide) are becoming more likely to be rejected by occupiers. Investors are now responding and undertaking more rigorous due diligence and review of assets under management, against these criteria. The ability to improve building’s credentials and occupier appeal is being reflected in attractive rental levels.
- Increases in construction costs, labour shortages and supply chain issues are causing delays and are keeping new supply on the lower side. On the flip side, this has proven to be beneficial for keeping the vacancy rate relatively stable throughout the first quarter of 2023.

SELECTED LEASING ACTIVITY, Q1 2023

PROPERTY	SUBMARKET	SIZE (SQM)	LANDLORD
Ørestads Boulevard 41	Copenhagen City, other	6,000	Skanska
Kampmannsgade 1	CBD	1,,250	RESCO ApS
Gammel Kongevej 60	Frederiksberg	980	Kløvern Gammel Kongevej ApS
Havneholmen 25	Inner Harbour	600	Castellum
Vester Farimagsgade 19	CBD	460	PFA DK Ejendomme A/S
Arne Jacobsens Alle 13	Islands Brygge	410	KLP A/S
Amager Landevej 37	Copenhagen City, other	360	Johani Holding ApS
Nørre Søgade 35	CBD	330	MKA EJENDOMME AF 2013 ApS

Source: CBRE Research

---

## CONTACTS



DRAGANA  
MARINA

HEAD OF RESEARCH &  
DATA INTELLIGENCE

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



CHRISTIAN  
BRO JANSEN

HEAD OF CAPITAL MARKETS

[christian.jansen@cbre.com](mailto:christian.jansen@cbre.com)



MIKAEL  
JAHN

HEAD OF A&T,  
OCCUPIER

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



ANDREAS  
WILLUMSEN

CO-HEAD OF A&T, INVESTOR  
LEASING

[andreas.willumsen@cbre.com](mailto:andreas.willumsen@cbre.com)



CHRISTOPHER  
BAILEY

HEAD OF VALUATION,  
DENMARK & NORDICS

[christopher.bailey@cbre.com](mailto:christopher.bailey@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.