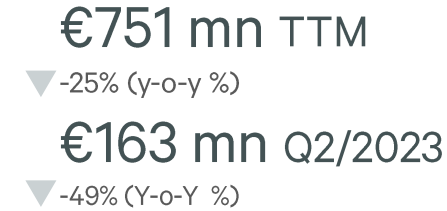


FIGURES | FINLAND I&L | Q2 2023

Substantial amount of capital targeting I&L despite slowdown

I&L INVESTMENT VOLUME IN Q2 2023



INVESTMENT MARKET KEY FIGURES IN Q2 2023



Investment market

- In the second quarter of 2023, I&L investment volumes decreased by 49% (y-o-y) to €163 million. The lion’s share of total investment (84%) came from international investors, and 77% of the investment volume was centered in the Helsinki Metropolitan Area.
- Logistics yields continued on a decompressing trend as yields increased by 25 bps among all logistics subsectors. The prime logistics yield ended the quarter at 5.00%, while the prime warehouse and light industrial yields are standing at 6.00% and 6.75%, respectively.
- Despite challenging market conditions, investor activity remains high in the I&L market across different subsectors, especially in the HMA. Investors have a growing interest in modern logistics premises with ESG credentials. The most notable transaction was the CBRE advised deal of Mileway purchasing a 31,200 sqm PostNord Logistics center from DEAS. Sagax was an active player in the I&L market and acquired two portfolios: Six industrial property portfolio located in HMA from MEKO AB and four light industrial assets in Oulu from Terwa.

NOTABLE I&L TRANSACTIONS IN Q2 2023

POSTNORD LOGISTICS CENTRE IN AVIAPOLIS

Sale price: Conf.
Sale date: 4/2023
Buyer: Mileway
Seller: abrDN/DEAS
Area: 31,200 sqm
Location: Vantaa, Aviapolis

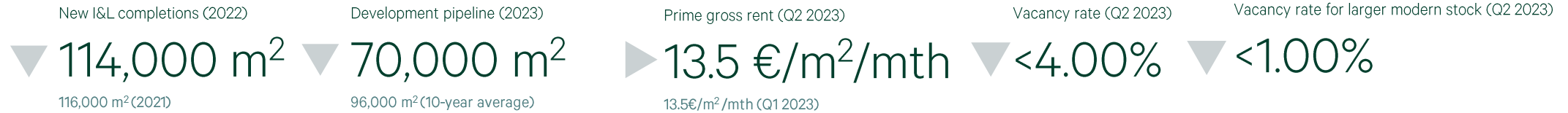
SIX INDUSTRIAL PROPERTY PORTFOLIO IN HMA

Sale price: € 37m
Sale date: 5/2023
Buyer: Sagax
Seller: MEKO AB
Area: 38,900 sqm
Location: Helsinki, Vantaa

Source: CBRE Research.

FIGURES | FINLAND I&L | Q2 2023

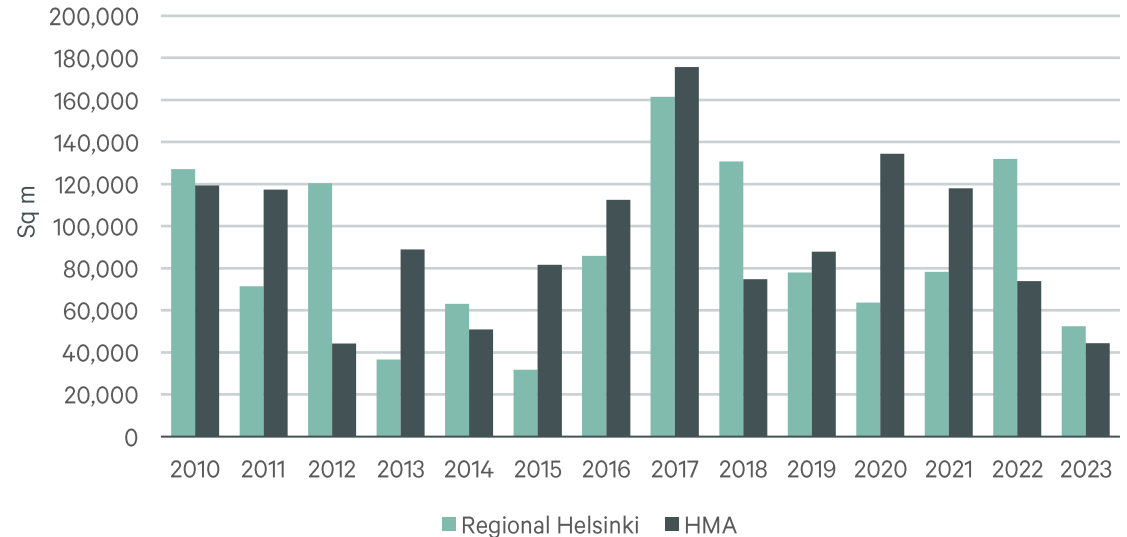
HELSINKI METROPOLITAN AREA KEY FIGURES



Occupier market & construction activity

- Despite challenging economic conditions, the logistics occupier market is recording high activity. The vacancy rate decreased during the second quarter and is below 4%, and the lack of modern over 10,000 sqm logistics premises is evident on the market. Regional I&L centers, such as Turku and Tampere, are also experiencing high leasing activity. A notable leasing deal in the second quarter was Logicens leasing a new 15,200 sqm warehouse in Sipoo to Warasto Finland Oy, which is expanding its logistics operations in HMA.
- In 2023, a total of 70,000 sqm of new I&L stock is estimated to be completed. Due to a scarcity of land plots and zoning in HMA, new development projects and building activities are being directed to other regional locations like Tuusula, Kerava, and Nurmijärvi. Construction activity in regional municipalities has exceeded HMA construction levels.
- Inflationary pressures continue to be a major concern for the occupier market, resulting in OPEX rise. As a result, there is a growing demand for modern, maintenance cost-efficient premises.

I&L CONSTRUCTION STARTS IN HMA AND REGIONAL HELSINKI



HMA consists of Helsinki, Espoo and Vantaa, Regional Helsinki includes Sipoo, Tuusula, Kerava, Nurmijärvi, Mänstälä and Järvenpää. Data coverage in 2023 is until May.
Source: CBRE Research, Statistics Finland.



Jussi Niemistö

Head of Research
CBRE Finland
m +358 40 537 5760
jussi.niemisto@cbre.com



Olli Kantanen

Head of Valuation and
Advisory
CBRE Finland
m +358 50 540 0805
olli.kantanen@cbre.com



Jouko Lehtonen

Director
A&T | I&L
CBRE Finland
m +358 50 362 1811
jouko.lehtonen@cbre.com



Ilpo Münster

Head of Investment
Properties
CBRE Finland
m +358 40 748 9213
ilpo.munster@cbre.com



Jouni Levo

Head of Capital Markets
CBRE Finland
m +358 50 083 4983
jouni.levo@cbre.com

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