

FIGURES | DENMARK OFFICE | Q4 2023

Slowdown in office-based employment growth

OFFICE INVESTMENT MARKET KEY FIGURES Q1-Q4 2023

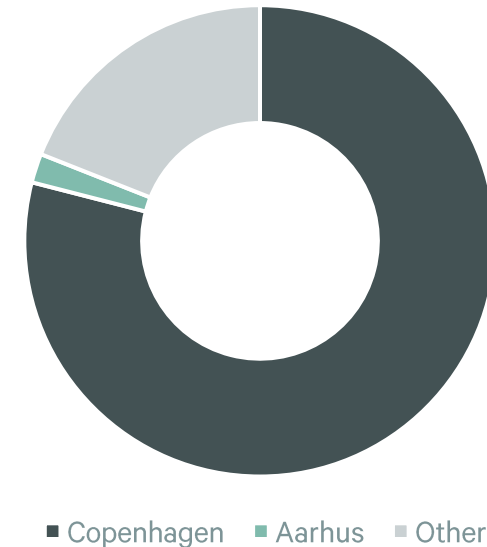


Note: Arrows indicate change y-o-y, except for Prime yield (q-o-q)

Office investment market

- The office sector accounted for an estimated DKK 9bn or 21% of the total Q1-Q4 2023 investment volume in Denmark, being thus significantly behind the result recorded in the same period last year.
- While the number of deal transactions showed an upward trend, there is a continued hold on larger deals (+DKK 1bn). In turn, this translates into lower investment volumes.
- Going into 2024, the re-pricing continues. Prime Office Yield in both key cities (4.25% as of Q4 2023) and major regional cities (6.30% as of Q4 2023) is expected to move further out in Q1 2024 by at least 5bps. The same goes for secondary offices in key Danish cities (5.95% as of Q4 2023).

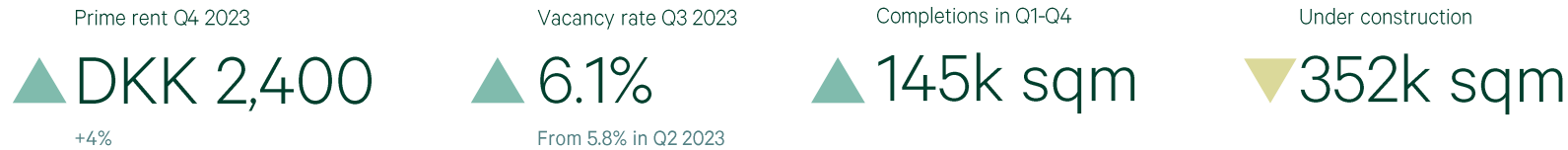
OFFICE TRANSACTION VOLUME



Source: CBRE Research

FIGURES | DENMARK OFFICE | Q4 2023

COPENHAGEN CITY OFFICE OCCUPIER MARKET KEY FIGURES



Note: Arrows indicate change q-o-q

Office occupier market

- Quarterly take-up increased q-o-q, but still remained below the long-term average. Availability increased, driven by new completions, particularly in Copenhagen CBD and Harbour North.
- Space under construction continued to decrease, as high construction costs are pushing developers to reconsider timeframes. As a result, the share of speculative space under construction also decreased.
- As the importance of sustainability credentials for occupiers, landlords and investors grows, this will lead to a larger bifurcation in rents and values across different categories of office stock. The flight-to-quality trend of recent years will continue to support demand for newer, prime office product with the best amenities.

SELECTED LEASING ACTIVITY, Q1-Q4 2023

PROPERTY	SUBMARKET	SIZE (SQM)	LANDLORD
Emdrupvej 72	Nordvest	10,600	TTIT ejendomme a/s
Ørestads Boulevard 41	Copenhagen City, other	6,000	Skanska
Havneholmen 25	Inner Harbour	1,900	Castellum 5 i København ApS
Lyngbyvej 100	Østerbro	1,800	Kirkbi Invest A/S
Kristianiagade 7	Østerbro	1,750	Andersen Advisory Group A/S
Kuglegårdsvej 13	CBD	1,650	D Studio - Copenhagen ApS
Kampmannsgade 1	CBD	1,250	RESCO ApS
Kirsten Walthers Vej 12	Valby	1,250	DFE

Source: CBRE Research

CONTACTS



DRAGANA
MARINA

HEAD OF RESEARCH &
DATA INTELLIGENCE

dragana.marina@cbre.com



CHRISTIAN
BRO JANSEN

HEAD OF CAPITAL MARKETS

christian.jansen@cbre.com



MIKAEL
JAHN

HEAD OF A&T

mikael.jahn@cbre.com



CHRISTOPHER
BAILEY

HEAD OF VALUATION,
DENMARK & NORDICS

christopher.bailey@cbre.com

© Copyright 2024 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.