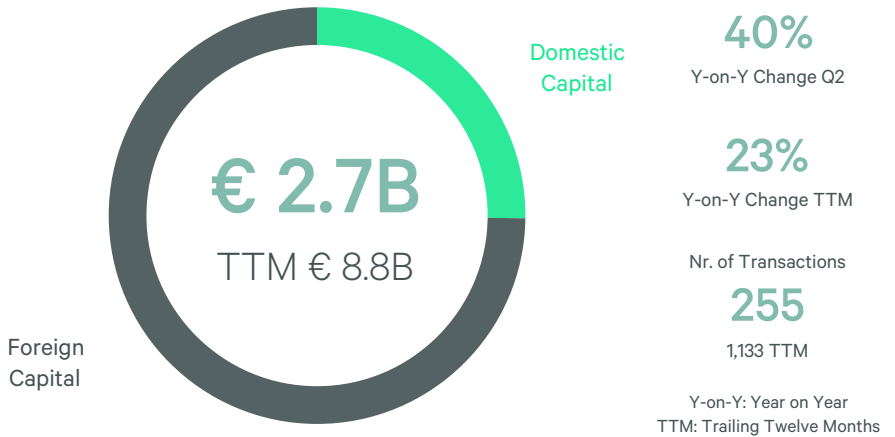


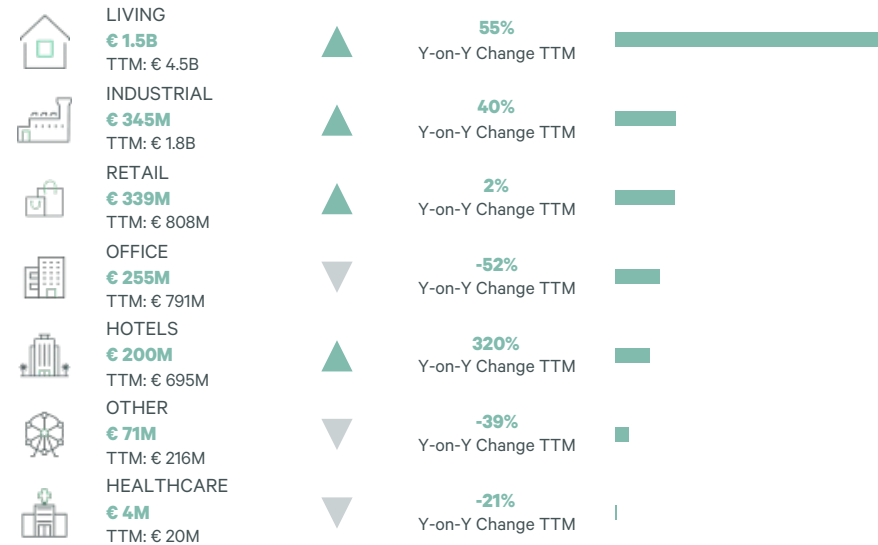
Denmark Real Estate Investment Volumes Q2 2025

In H1 2025, the Danish real estate investment market demonstrated significant dynamism, evidenced by a transaction volume of EUR 4.9bn. This figure represents a substantial increase of 56% compared to the corresponding period in 2024. The observed market robustness was primarily driven by elevated investment flows into the Living sector, which experienced an 80% expansion in transaction volume relative to H1 2024. Following the Living segment, the I&L and Hotels sectors exhibited the highest levels of liquidity. In contrast to the prevailing dominance of domestic investors observed in H1 2024, the investment landscape in H1 2025 demonstrated a more balanced participation from both domestic and international actors.

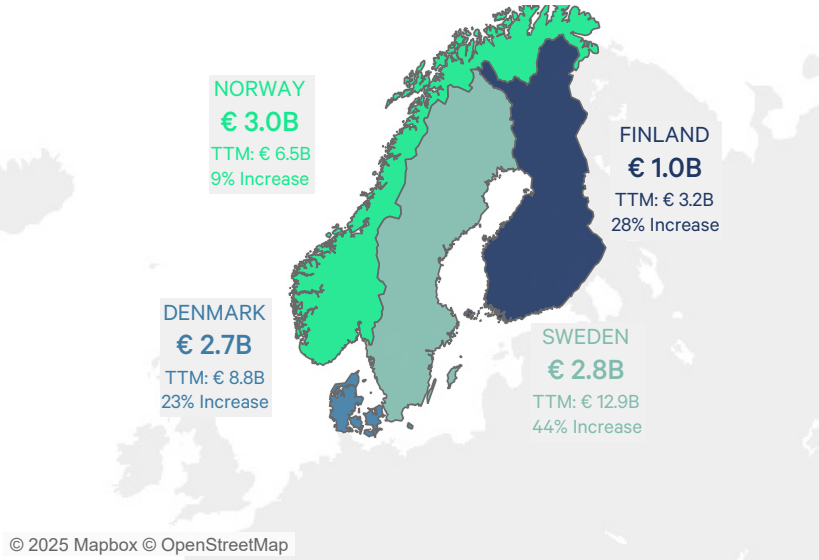
While prime yields have largely maintained stability relative to the first quarter of 2025, a marginal decline has been registered within the Light Industrial and Logistics sectors, with yields now standing at 6.10% (representing a 10bps decrease) and 5.10% (representing a 15bps decrease) respectively. Across the Living sector, Prime Yields have sharpened by 5 to 15bps, and are now standing at 3.85% in Copenhagen, 4.35% as in Aarhus, and 4.60% in major regional cities.



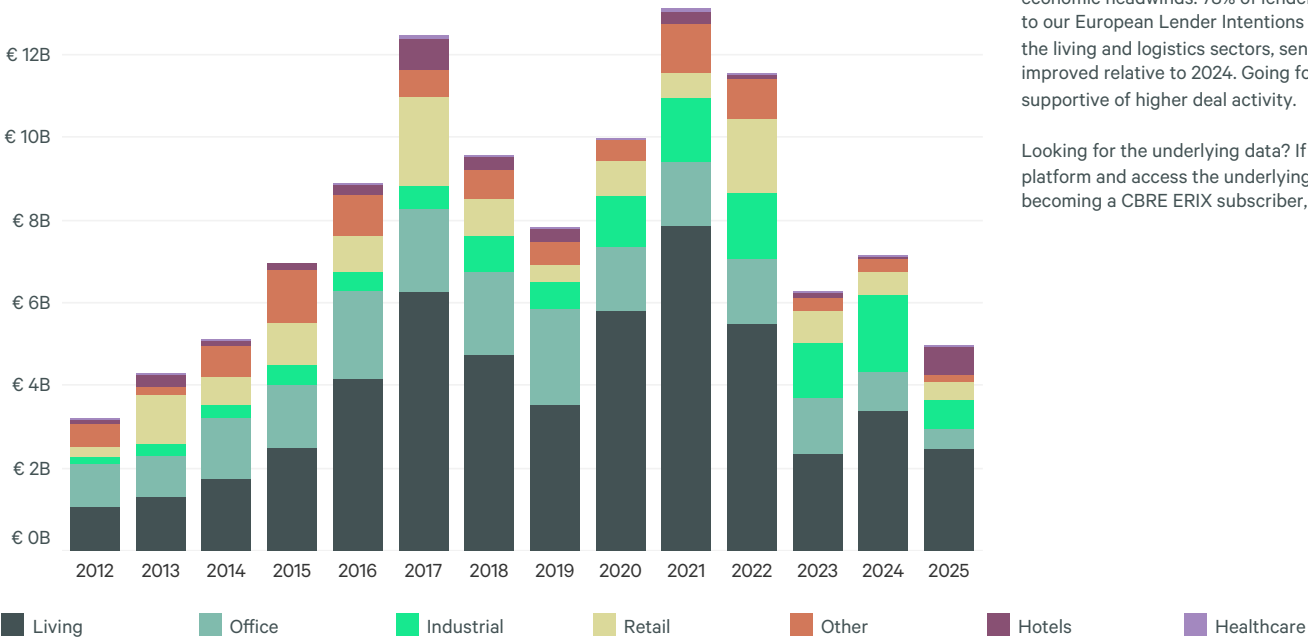
Investment Volumes by Sector (Denmark)



Investment Volumes in Nordics region



Investment Volumes Annual by Sector (Denmark)



Note: 2025 annual numbers account till 6/30/2025

Lenders have maintained their appetite to deploy capital into real estate, despite economic headwinds. 78% of lenders expect to increase originations in 2025 according to our European Lender Intentions Survey published in June. While lenders still prefer the living and logistics sectors, sentiment towards prime assets across most sectors has improved relative to 2024. Going forward, financing conditions are expected to remain supportive of higher deal activity.

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.

Contacts

Dragana Marina
Head of Research

dragana.marina@cbre.com

Christian Bro Jansen
Head of Capital Markets

christian.jansen@cbre.com

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