

STOCKHOLM



OVERVIEW




The office market in Stockholm is prospering, with rents rising and the vacancy rate decreasing. This pattern is most prominent in the central parts of Stockholm - in CBD the vacancy rate is as low as 1,4 percent.

The low vacancy rate and high rents in the inner parts of Stockholm is, however, also beneficial for areas of which are a bit less central but with great transportation possibilities such as Solna and Sundbyberg. Therefore, we see a lot of new construction in these particular, outer parts of Stockholm.

FUNDAMENTALS

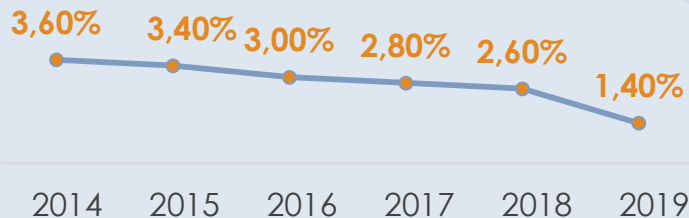
Forecast

YTD net absorption	185 000 m2 ▲
Under construction	133 000 m2 ►
Average asking rent (gross)	453 US\$ per m2 ▲
Concessions	Uncommon in Stockholm ▼

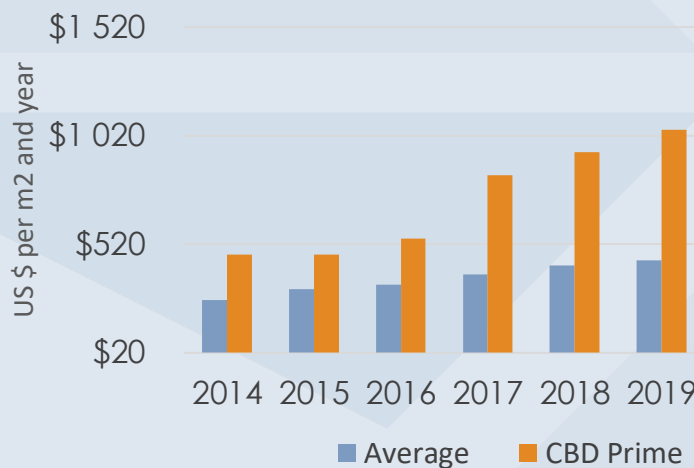
 Market Size 414 000 000 m2	 Skatteverket Largest Office Deal 42 000 m2	 Total Vacancy 6,2 %
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TOTAL VACANCY

CBD Stockholm



AVERAGE ASKING RENTS



OUTLOOK

Looking forward, we believe that the real estate market will continue to grow, both in terms of new construction in multiple parts of our city but also in terms of even higher rents due to the low vacancy rate in the center parts of Stockholm.

The demand of corporate real estate is expected to remain high, and there are several ongoing projects in the city that are expected to receive a lot of interest from tenants, such as "Urban Escape" in which we at Cresnia have helped Spotify find their new office. Overall, the future of Stockholm's real estate market appears promising.

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