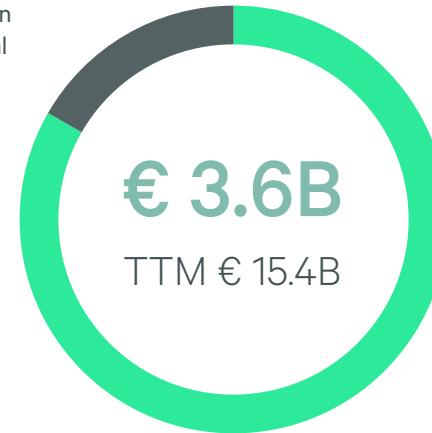


# Sweden Real Estate Investment Volumes Q1 2026

The Swedish transaction volume in Q1 2026 amounted to approximately SEK 39 billion, which is in line with the transaction volume in Q1 2025. The share of foreign investors stood at 17%, which is below the five-year average of around 20%. Although interest rates have increased since the outbreak of the war in Iran, the impact on the transaction market – particularly on Q1 activity – remains too early to assess.

The largest transaction during the quarter was Urban Partner’s divestment of 20 logistics properties in Sweden, Denmark, and Finland to the listed company Catena. The transaction also included land with development rights corresponding to approximately 70,000 sq m. The purchase price amounted to SEK 8.80 billion, of which SEK 6.45 billion pertained to assets in Sweden. The second largest transaction was within the Community sector, with Castellum divesting nine justice-oriented community properties to AP7 for SEK 5.6 billion, located across several major Swedish regions. In the retail segment, the largest transaction in Q1 2026 was Eurocommercial’s acquisition of the Avion shopping centre in Umeå from Ingka Centres for SEK 1.2 billion.

Foreign  
Capital



Domestic  
Capital

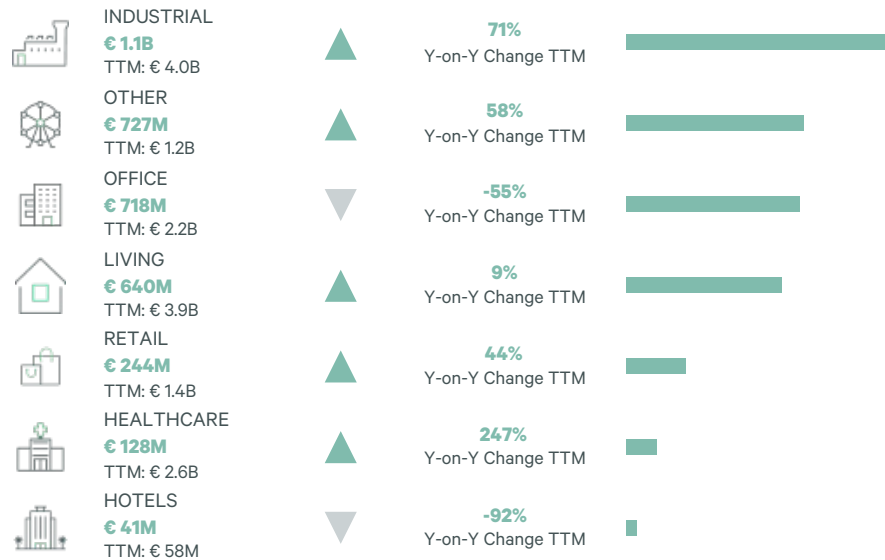
0%  
Y-on-Y Change Q1

10%  
Y-on-Y Change TTM

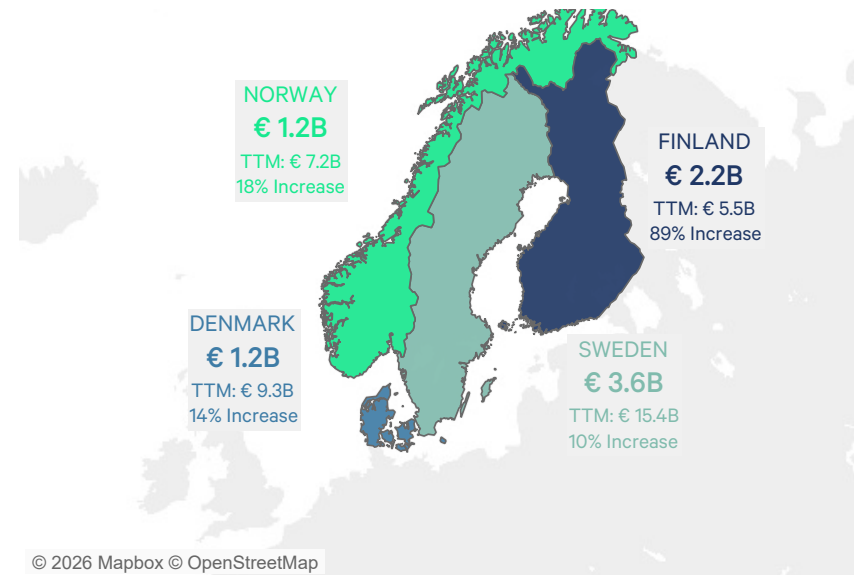
Nr. of Transactions  
92  
432 TTM

Y-on-Y: Year on Year  
TTM: Trailing Twelve Months

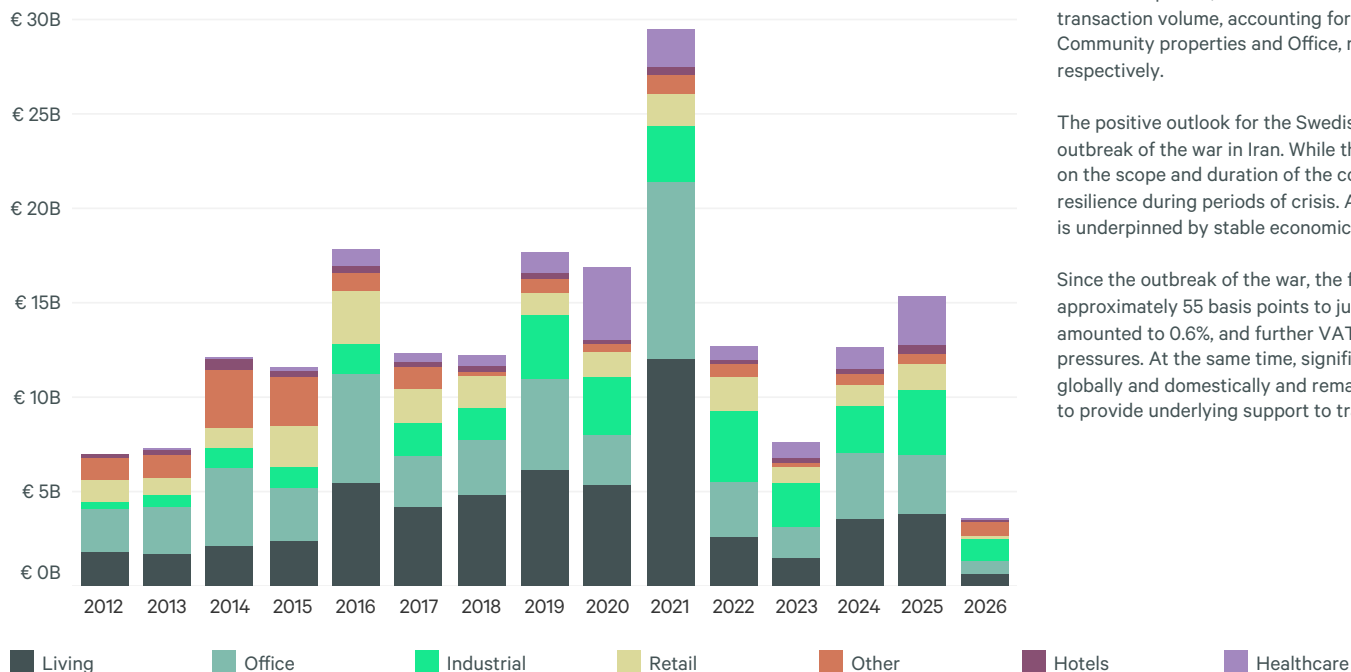
## Investment Volumes by Sector (Sweden)



## Investment Volumes in Nordics region



### Investment Volumes Annual by Sector (Sweden)



Note: 2026 annual numbers account till 3/31/2026

In the first quarter, the Industrial & Logistics sector emerged as the leading segment by transaction volume, accounting for 31% of the total. The second-largest sectors were Community properties and Office, representing 23% and 20% of the total volume, respectively.

The positive outlook for the Swedish investment market has softened following the outbreak of the war in Iran. While the outcome remains uncertain and highly dependent on the scope and duration of the conflict, Sweden has historically demonstrated strong resilience during periods of crisis. Although not immune to global shocks, this resilience is underpinned by stable economic fundamentals and strong institutional frameworks.

Since the outbreak of the war, the five-year swap rate has been volatile, rising by approximately 55 basis points to just below 2.9% as of 31 March. CPI inflation in March amounted to 0.6%, and further VAT reductions are expected to help contain inflationary pressures. At the same time, significant amounts of capital have been raised both globally and domestically and remain to be deployed into real estate, which is expected to provide underlying support to transaction activity once market conditions stabilise.

### Contacts

**Maryrose David**

Head of Research  
 (+) 46 73 634 51 13  
 maryrose.david@cbre.com

**Johanna Jonsson**

Co-Head of Capital Markets  
 (+) 46 70 812 42 13  
 johanna.jonsson@cbre.com

**Bojan Tivic**

Co-Head of Capital Markets  
 (+) 46 70 315 51 18  
 bojan.tivic@cbre.com

**Daniel Holmkvist**

Head of Valuation Advisory  
 (+) 46 70 979 27 71  
 daniel.holmkvist@cbre.com

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