

Market investor confidence returns

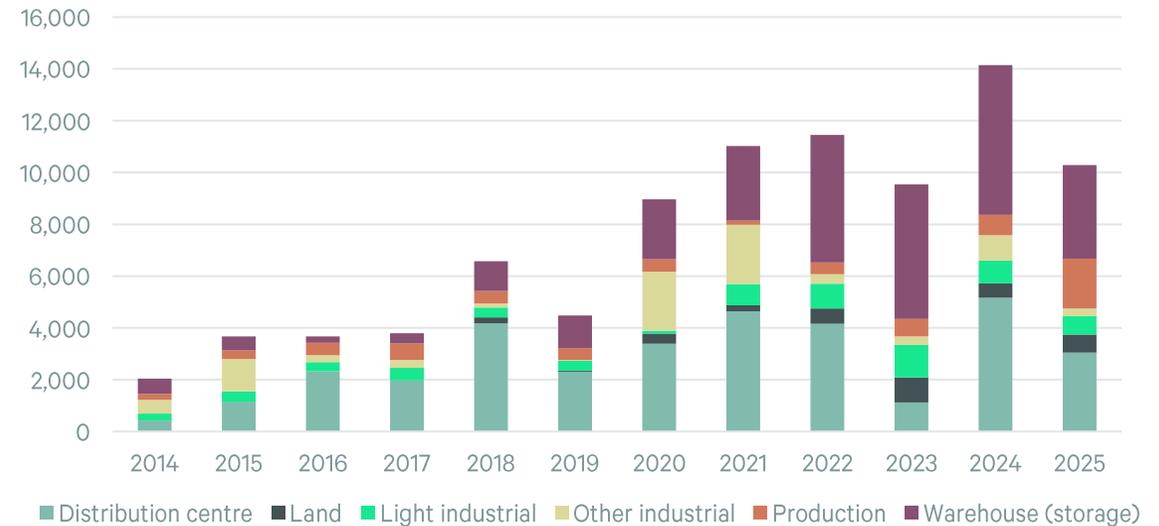
LOGISTICS INVESTMENT MARKET KEY FIGURES 2025



Note: *Cut-off at DKK 5 million; Arrows indicate change y-o-y, except for Prime yield (q-o-q)

- In 2025, the Danish I&L sector experienced a y-o-y contraction in investment activity, registering a decline of 27%. Despite this downturn, the sector maintained its position as the second most liquid investment segment within the Danish real estate market.
- International investors, historically the dominant players in transactions above €50 million, are re-emerging with increased activity. This renewed engagement signals improving liquidity and confidence in the Danish logistics investment market in 2026.
- The Danish I&L market is entering a phase of regional divergence and strategic repositioning. Yield spreads between the South Corridor and the Triangle Region are widening, reflecting slower growth and persistent investor preference between Greater Copenhagen and the rest of the country.

I&L TRANSACTION VOLUME (DKKm)



Source: CBRE Research, Erhvervsmaeglerens Branchedata

FIGURES | DENMARK LOGISTICS | Q4 2025

DENMARK LOGISTICS OCCUPIER MARKET KEY FIGURES



*South Corridor, **modern logistics Built after 2000 and unit size >500 sq m; Note: Arrows indicate change q-o-q

- Leasing activity slowed sharply in 2025, with total take-up at 375,000 sq m - the lowest level recorded since 2021. Despite the prime segment maintaining some resilience, take-up within second hand is up with almost 8% compared to 2024. This underscores how critically important location still is for the occupiers.
- Many occupiers adopted a wait-and-see approach in 2025, assessing the impact of trade tariffs. Looking ahead to 2026, the ongoing geopolitical instability is expected to weigh on occupier demand, leading to a more subdued leasing environment throughout the year.
- Occupier demand for prime locations is expected to intensify in 2026 as a result of a significant slowdown in new construction, including speculative development. This sets the basis for increases in headline rents in the South Corridor and Copenhagen Suburbs clusters, while prime rents in the Triangle Region and West Corridor are expected to stabilize.

LOGISTICS TAKE-UP* (SQ M)



*2024 is skewed due to the DSV Horsens sale-and-leaseback. Source: CBRE Research

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