MARKETBEAT
SWEDEN
OFFICE Q2 2025

CUSHMAN & WAKEFIELD

MARKET FUNDAMENTALS

	YoY Chg	12-Month Forecast
2.6bn Office Investment Volume, SEK	▼	▲
3.90% Prime Yield	▼	–
9,800 Prime Rent, SEK/Sq m	▲	▲

Source: Cushman & Wakefield Research

ECONOMIC INDICATORS

	YoY Chg	12-Month Forecast
8.7% Unemployment Rate (May 2025)	▲	▼
0.4% Population Growth (April 2025)	▲	–
1.77M Sweden Office Employment (Estimate, Q1 2025)	▼	–

Source: Statistics Sweden, Cushman & Wakefield Research

SUPPLY: SOLID GROWTH IN NEW COMPLETIONS IN H1 2025

A total of 116,000 sq m of new office space has been completed across Greater Stockholm, Greater Gothenburg, and Greater Malmö in the first half of 2025, marking an increase of 115% compared to the same period last year. Greater Stockholm had the most completions in the first half of 2025, amounting to 91,000 sq m of the delivered space, while Greater Gothenburg and Greater Malmö saw completions of 17,500 sq m and 7,500 sq m, respectively. New completions in Greater Stockholm and Greater Malmö in Q2 2025 amounted to 38,000 sq m and 7,500 sq m of the delivered space respectively, while no completions were recorded in Greater Gothenburg.

Development activity is expected to remain stable in the longer term, with a current under construction pipeline of nearly 313,000 sq m across the three largest urban areas in Sweden. Of these, about 39,000 sq m is expected to reach the market in H2 2025.

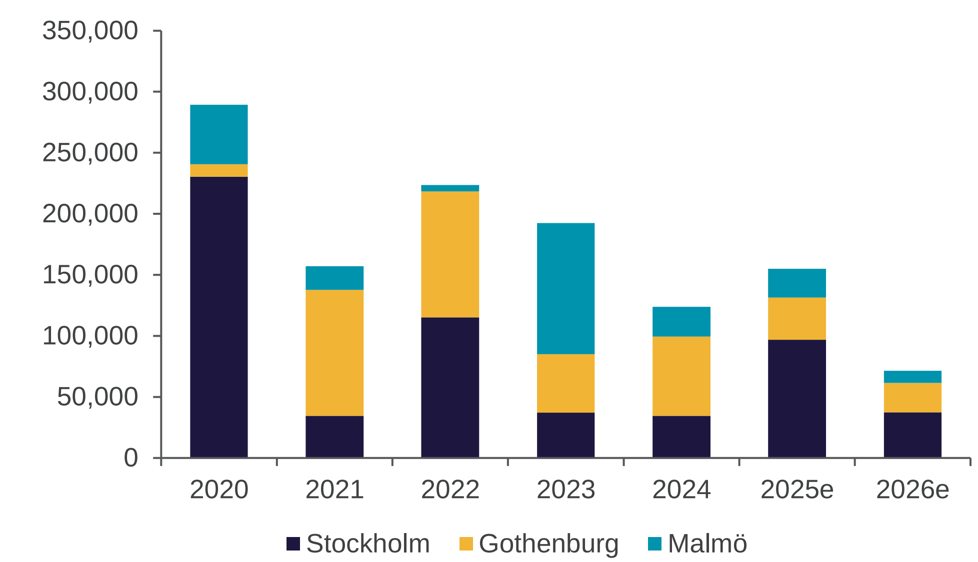
DEMAND: CBD VACANCY FALLS IN STOCKHOLM, RISES IN GOTHENBURG AND MALMÖ

The CBD's vacancy rate has decreased slightly QoQ in Stockholm, showing 8.0% (-50 bps), while vacancy rates in Gothenburg and Malmö have increased, reaching 14.0% (+100 bps) and 8.0% (+100 bps), respectively. On an overall level, vacancy increases in Greater Stockholm and Greater Gothenburg, extending to 17.0% and 12.0%, respectively. The overall vacancy rate in Greater Malmö has remained stable at 12.0%.

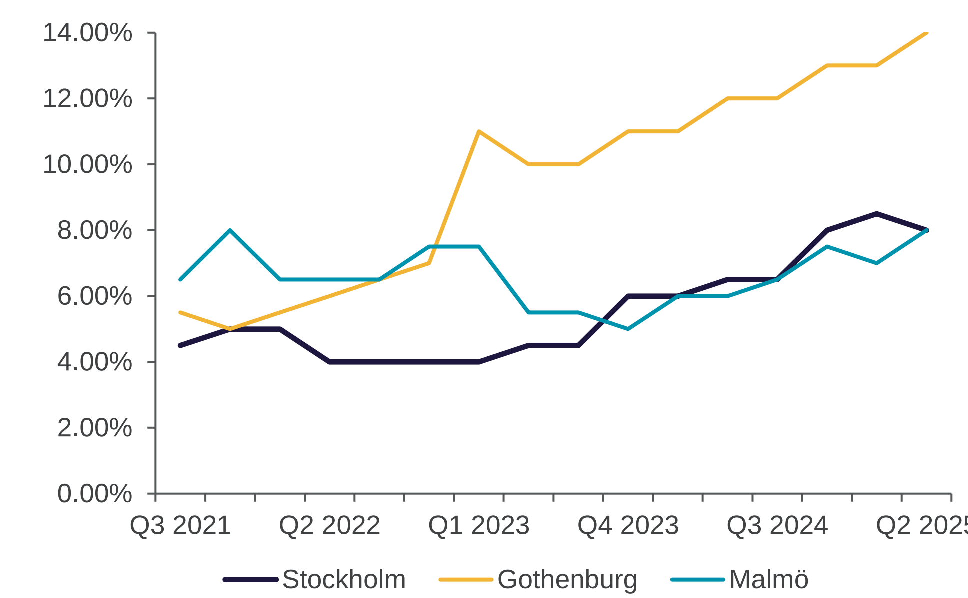
PRICING: STRONG RENTS WITH YIELD COMPRESSION IN LARGER CITIES' CBDS

Prime rents in the CBDs of Stockholm and Malmö remained stable on a QoQ basis, at SEK 9,800 per sq m and SEK 3,600 per sq m, respectively. Prime rent in Gothenburg's CBD increased to SEK 4,200 per sq m. On an annual basis, rents have increased by 2.9-10.5%. Simultaneously, prime yields have decreased QoQ in Stockholm CBD and Gothenburg CBD, showing 3.90% and 4.55%, respectively. Prime yields in Malmö CBD remained unchanged at 4.85%. The YoY decompression spans -10 bps in Stockholm and Gothenburg CBDs, and -5 bps in Malmö.

COMPLETIONS, SQ M



VACANCY RATE, CBD

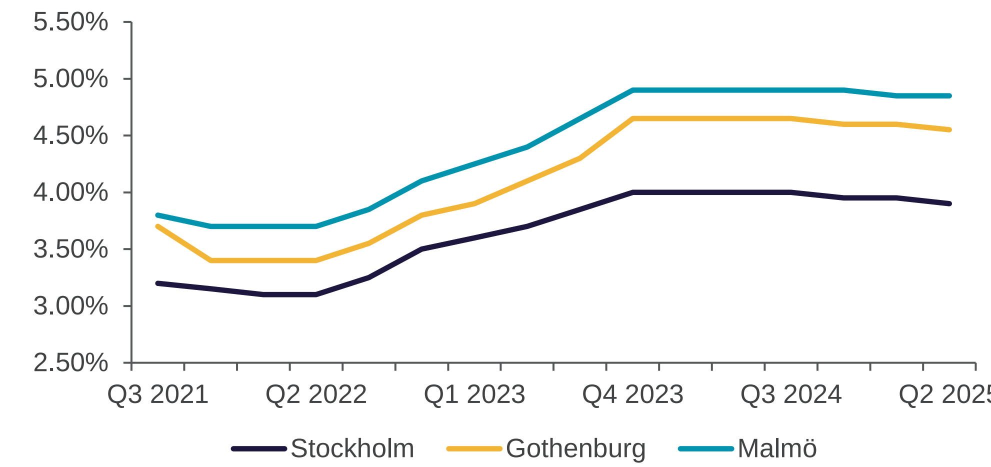


MARKET STATISTICS

SUBMARKET	STOCK (SQ M)	OVERALL VACANCY RATE	NEW COMPLETIONS (SQ M)	UNDER CONSTRUCTION (SQ M)	PRIME RENT	PRIME YIELD
Stockholm	12,400,000	17.00%	38,000	137,000	9,800	3.90%
Gothenburg	5,500,000	12.00%	0	149,000	4,200	4.55%
Malmö	2,700,000	12.00%	7,500	28,000	3,600	4.85%
Overall	20,600,000		45,500	313,000		

**Rental rates reflect net asking SEK psq m/year*

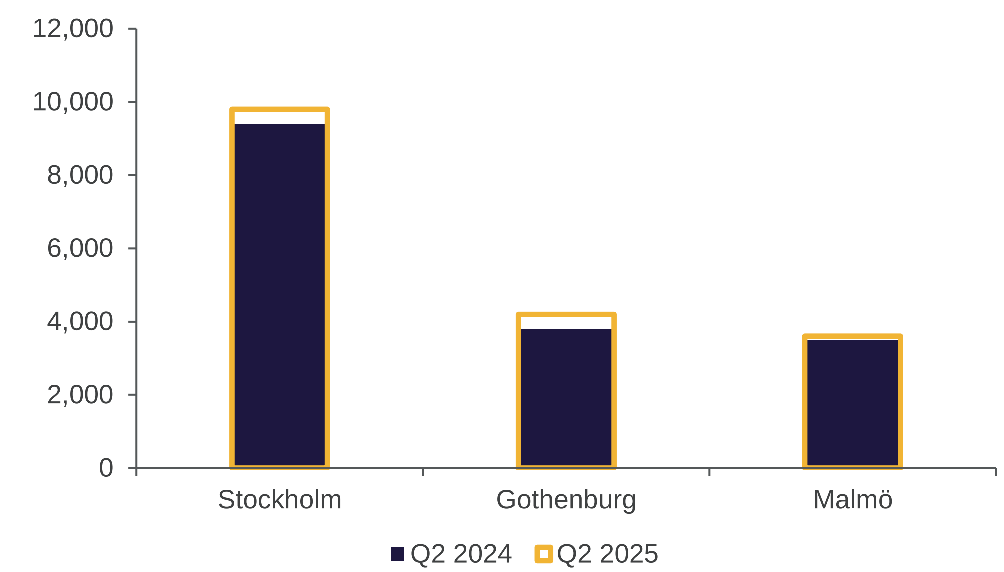
PRIME YIELD



KEY SALES TRANSACTIONS Q2 2025

PROPERTY	MUNICIPALITY	SELLER / BUYER	SQ M	PRICE (SEKm) / SEK PSQ M
Tranhuvudet 8	Stockholm	SEB Trygg Liv / Axfast	6,800	967 / 142,000
Grinden 16	Stockholm	SEB Trygg Liv / Olov Lindgren	6,100	Conf.
Hyttan 12 & 16	Karlstad	Nordika / Nyfosa	19,300	Conf.
Mercurius 12	Karlstad	Broville AB / NWT	7,300	Conf.
Vattenormen 8 & Djuret 3	Luleå	Diös / NP3	12,200	Conf.

PRIME RENT, SEK/SQ M/YEAR



KEY LEASE TRANSACTIONS Q2 2025

PROPERTY	MUNICIPALITY	TENANT	SQ M	PROPERTY OWNER
Härolden 44	Stockholm	Norconsult	2,200	Barings
Werket	Jönköping	Polismyndigheten	7,700	Castellum
Inom Vallgraven 12	Göteborg	Nordea	5,300	Hufvudstaden
Vapenrocken 4	Jönköping	Region Jönköping	4,300	Regio
Moraset 1	Stockholm	No18 / IWG	2,600	Moraset 1 Fastighets

LUDVIG DANSARIE
Research Analyst
Tel: +46 (0)76 541 77 21
ludvig.dansarie@cushwake.com

MARIIA POHORILA
Research Analyst
Tel: +46 (0)76 104 76 96
mariia.pohorila@cushwake.com

Sources: Real Capital Analytics, Cushman & Wakefield Research. Closed transactions over SEK 40 million.