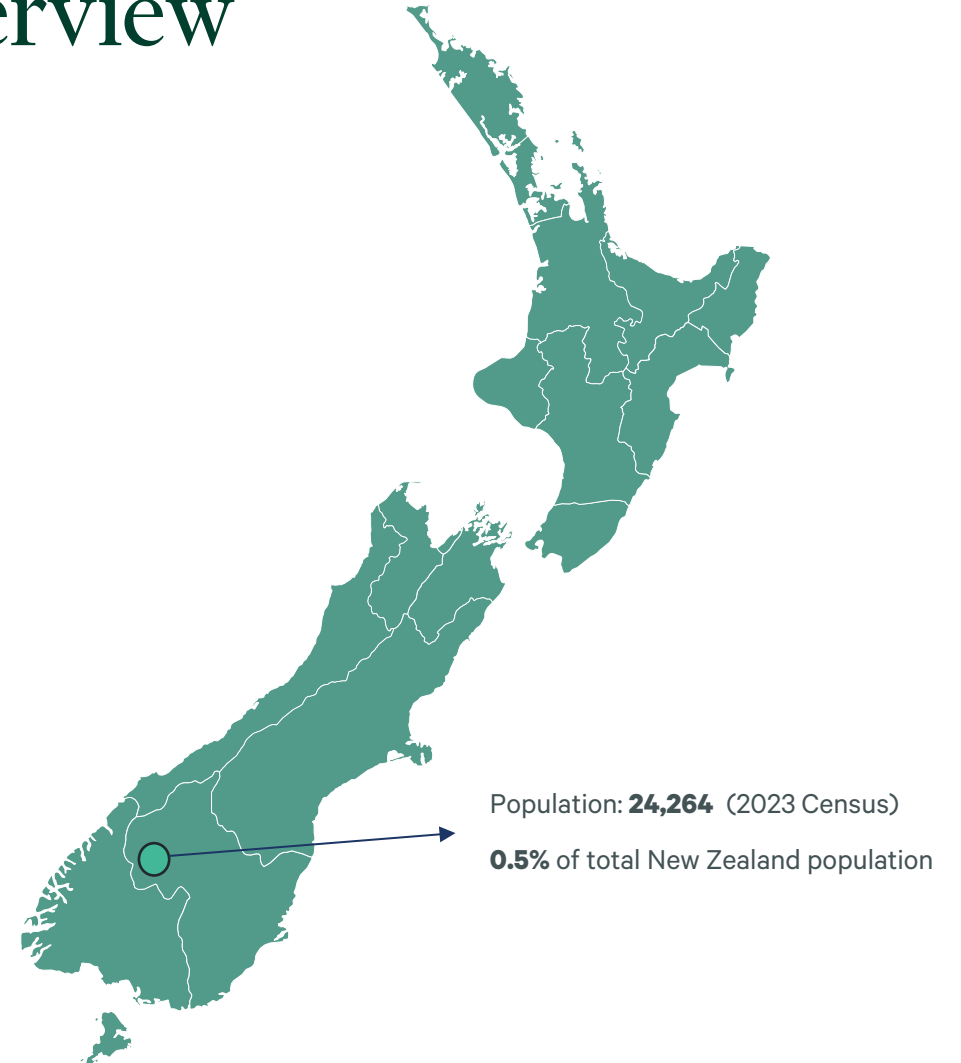


Queenstown Property Market Overview

SUMMARY

- The Queenstown office market has circa 47,000 sqm of office space, most of it in Grade B and Grade A buildings. All the Prime office assets are located in Frankton, which continues to establish itself as the preferred office destination in the region.
- The total office vacancy rate was 3.7% during the first half of 2025. Notably, the Grade B submarket registered the lowest vacancy rate during this period (less than 1.0%).
- Queenstown has some of the newest office buildings in New Zealand's major regional cities. Almost 89% of the total office space corresponds to buildings built after 2000.
- Queenstown has around 103,000 sqm of industrial space across 170 buildings. Frankton is the suburb with the largest industrial footprint in Queenstown.
- Queenstown had zero industrial vacancy during the first half of 2025. It represents the tightest industrial market in New Zealand, underpinned by robust occupier demand and lack of new supply.

Market Sector	Stock (sqm)	Vacant Stock (sqm)	Vacancy (%)	Number of Assets
Prime Office	19,505	516	2.6%	11
Secondary Office	27,422	1,216	4.4%	28
Prime Industrial	6,543	0	0.0%	4
Secondary Industrial	95,343	0	0.0%	165



Queenstown Office Stock

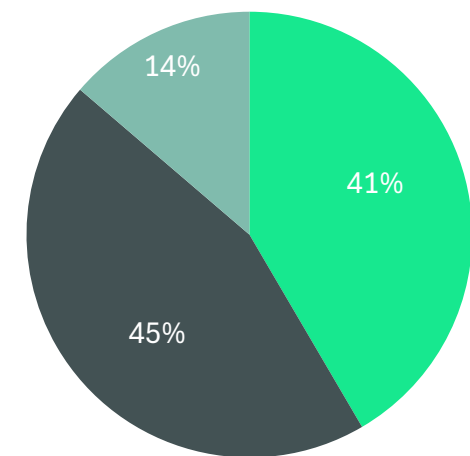
The total size of the Queenstown office market is close to 47,000 sqm, across 39 office assets located in both Queenstown CBD and Frankton. The local office stock includes standalone office buildings and those within mixed-use developments. Notably, in contrast to larger cities, many offices in Queenstown CBD are located within the office component of mixed-use buildings, which often combine commercial and retail spaces.

As far as our definitions for the different qualities are concerned regarding the Queenstown office market, Grade A quality represents the highest-quality office space, generally situated in buildings built from 2010 onwards and larger than 500 sqm. Meanwhile, Grade B quality office space is situated in buildings built between 2000 and 2009 that are larger than 500 sqm. These are inferior to Grade A space in terms of building quality and specifications. Additionally, buildings completed from 2010 onwards that do not exceed 500 sqm are also considered Grade B. Furthermore, buildings completed before 2000, regardless of size, are considered Grade C. Those completed between 2000 and 2009 that are smaller than 500 sqm are also classified as Grade C.

Grade B (Secondary) office space is the most prevalent in Queenstown, with close to 21,000 sqm of office space across 15 buildings (45% of total NLA), followed closely by Grade A (Prime), with circa 19,500 sqm of high-quality office space (41% of the total NLA). In contrast, the Grade C office submarket has approximately 6,500 sqm in 13 buildings (14%). Secondary office stock (Grade B and Grade C combined) sits close to 27,500 sqm in 28 assets. The largest office building in town is located at 36 Grant Road in Frankton (3,840 sqm), a Grade A multi-storey building occupied by several tenants. Additionally, 19 Grant Road offers ample Prime office space on the first floor of the Queenstown Central Shopping Centre.

Office stock by grade

Grade	NLA (sqm)	Number of office assets
Grade A	19,505	11
Grade B	20,979	15
Grade C	6,443	13
Total	46,926	39



■ Grade A ■ Grade B ■ Grade C

Queenstown Office Stock

Queenstown has some of the newest office buildings in New Zealand's major regional cities. In terms of the number of office buildings by year of construction, 18 were built during 2000-2009 and eight between 2010 and 2019. Also, four office buildings were built after 2020. In total, Queenstown has 39 office assets.

Regarding the size of Queenstown's office stock by year built, only 0.4% of the total size comes from buildings completed during 1950-1979, which contrast greatly with cities like Dunedin and Invercargill, where old stock is prevalent. Almost 85% the office space corresponds to buildings built between 2000 and 2019, almost 40,000 sqm. Additionally, 1,975 sqm of office space is located in buildings completed after 2020, which accounts for 4.2% of the total.

In relation to the Queenstown office stock by building size, around 36% of the office assets (14 out of 39) provide less than 500 sqm of office space, followed by buildings with 1,000-2,999 sqm of office space (13) and between 500-999 sqm (9). Only three buildings have between 3,000-5,000 sqm of office space in Queenstown. Notably, Queenstown does not have office buildings with over 5,000 sqm of space.

Office stock by year built

Year Built	NLA (sqm)	Number of office assets
2020-2025	1,975	4
2010-2019	17,655	8
2000-2009	21,885	18
1980-1999	5,246	8
1950-1979	165	1
Total	46,926	39

Office stock by building size

Building size (sqm)	NLA (sqm)	Number of office assets
Over 5,000	0	0
3,000 - 5,000	11,599	3
1,000 - 2,999	26,059	13
500 - 999	5,885	9
Less than 500	3,383	14
Total	46,926	39

Queenstown Office Stock



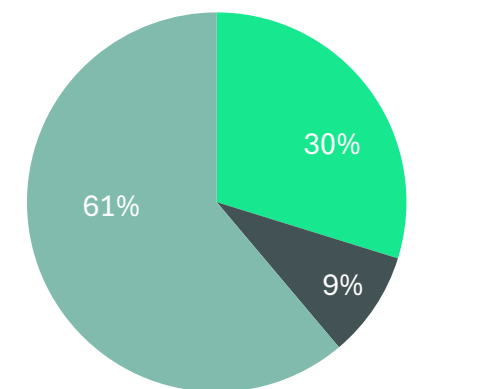
Queenstown Office Vacancy

During the first half of 2025, total office vacancy sat at 3.7%. Vacant office stock in Queenstown reached 1,732 sqm, being most of it in the Grade C office submarket (61% of the total), whilst Grade A office buildings had 30% of the total vacant office space. Only Grade B office buildings had a vacancy rate below 1.0%.

Most of the vacant office space is located in Queenstown CBD (70% of the total), followed by Frankton (30%). The building with the highest vacancy was 50 Stanley Street, a Grade C asset in Queenstown CBD with 357 sqm of vacant space.

Office vacancy by grade

		Grade A	Grade B	Grade C	Total
Vacancy H1 2025	%	2.6%	0.7%	16.4%	3.7%
	sqm	516	157	1,059	1,732



■ Grade A ■ Grade B ■ Grade C

Office vacancy by location

Location	Vacant Office Stock	%
Queenstown CBD	1,216	70%
Frankton	516	30%
Total	1,732	100%

Queenstown Industrial Stock

Queenstown has close to 102,000 sqm of industrial space across 169 industrial buildings. Around 63% of the industrial market is composed of Grade C industrial buildings (around 64,000 sqm), followed by Grade B buildings (31%, equivalent to around 31,500 sqm) and Grade A assets (6%, corresponding to almost 6,600 sqm). The suburb with the largest industrial space is Frankton, with over 75,000 sqm across 126 industrial buildings (74% of the total industrial NLA), followed by Queenstown CBD, with close to 26,500 sqm. The most important street on Frankton’s industrial submarket is Glenda Drive, whilst the most relevant on Queenstown CBD’s industrial submarket is Gorge Road, north of town.

In terms of the distinct definitions concerning the Queenstown industrial market, Grade A quality (also referred to as Prime grade) represents industrial space generally for general warehousing or logistics, with a lettable area exceeding 500 sqm. Grade A quality properties are of a high specification and well maintained. The grade encompasses properties from the current generation of design build premises to buildings built from 2010 onwards. Meanwhile, Grade B quality office space is situated in buildings built between 2000 and 2009 that are larger than 500 sqm. These are inferior to Grade A space in terms of building quality and specifications. Additionally, buildings completed from 2010 onwards that do not exceed 500 sqm are also considered Grade B. Furthermore, buildings completed before 2000, regardless of size, are considered Grade C. Those completed between 2000 and 2009 that are smaller than 500 sqm are also classified as Grade C.

Industrial stock by grade

Grade	NLA (sqm)	Number of industrial assets
Grade A	6,543	4
Grade B	31,485	48
Grade C	63,858	117
Total	101,886	169

Industrial stock by location

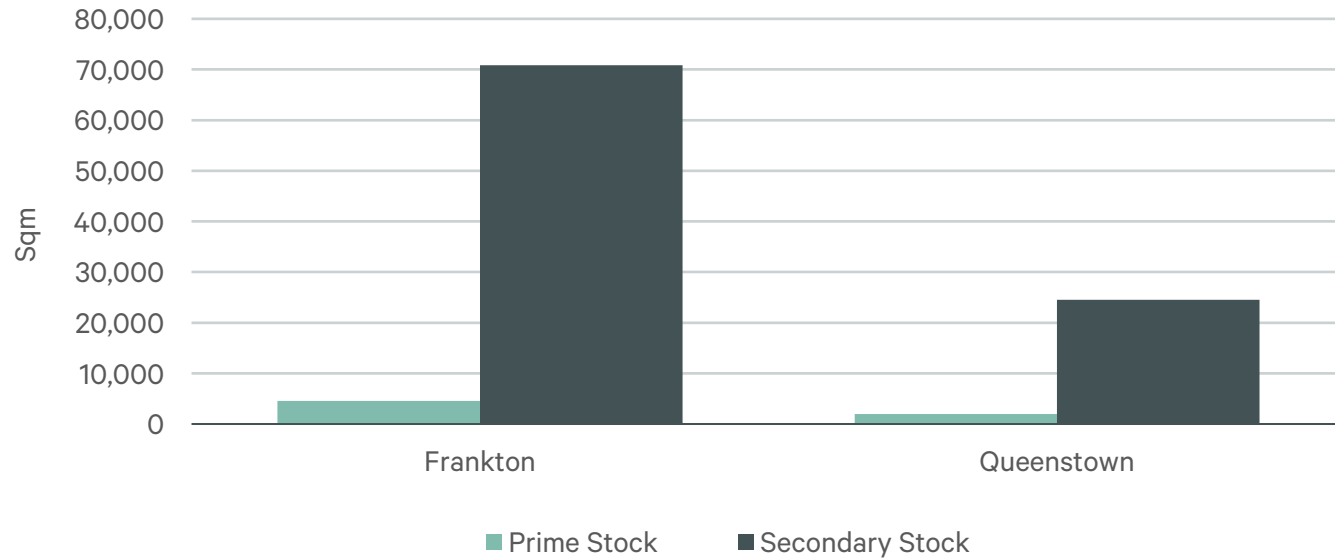
Location	NLA (sqm)	Number of industrial assets
Frankton	75,372	126
Queenstown	26,514	43
Total	101,886	169

Queenstown Industrial Stock

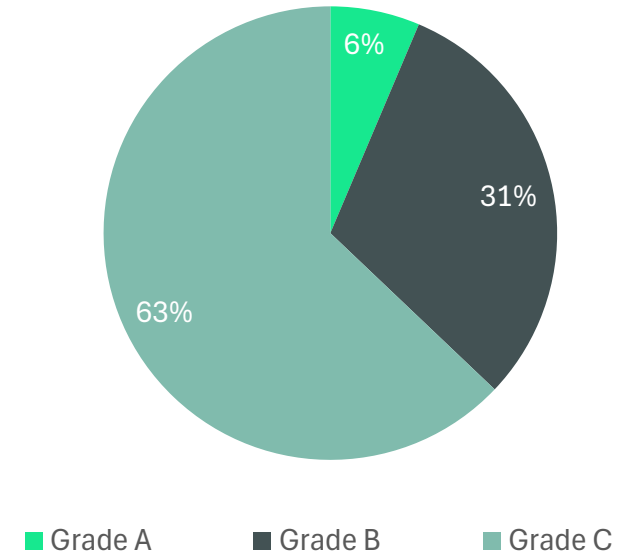
Around 70% of Queenstown’s Prime industrial stock is concentrated in Frankton, with 4,550 sqm of high-quality industrial space. Meanwhile, Queenstown CBD has close to 2,000 sqm of Prime industrial space. Frankton remains the preferred industrial location, with Queenstown CBD now being seen as a secondary location.

In the first half of 2025, the largest occupier in the Queenstown industrial market was Bidfood, with 4,086 sqm of industrial footprint. This company occupied two properties: 1,950 sqm of Prime industrial space at 64 Glenda Drive in Frankton and 2,136 sqm of Grade B space at 197 Glenda Drive. Other notable occupiers in the period included National Storage, occupying 3,765 sqm in Frankton.

Industrial stock by grade and location



Industrial stock by grade



Queenstown Industrial Stock

In regard to the number of industrial buildings by year built, 67 were built in the period 2000-2009, while 42 buildings were completed after 2010. Approximately 65% of Queenstown's industrial buildings were built after 2000, making Queenstown one of New Zealand's regional cities with the newest industrial stock.

Regarding the size of Queenstown's industrial stock by year built, nearly 43% of the industrial footprint consists of buildings completed between 2000 and 2009, covering around 44,000 sqm. The newest assets, completed after 2020, comprise approximately 5% of the total industrial footprint.

In terms of building size in Queenstown's industrial stock, most of the assets (146 out of 169) provide less than 1,000 sqm of industrial space, followed by buildings with 1,000-1,499 sqm (10 assets) and by assets with 1,500-2,000 sqm (10 buildings). There are only three industrial buildings with over 2,000 sqm of space, providing almost 6,700 sqm of total industrial space.

Industrial stock by year built

Year Built	NLA (sqm)	Number of industrial assets
2020-2025	4,782	12
2010-2019	17,689	30
2000-2009	43,886	67
1980-1999	26,434	44
1950-1979	5,424	11
Year unknown	3,670	5
Total	101,886	169

Industrial stock by building size

Building size (sqm)	NLA (sqm)	Number of industrial assets
Over 2,000	6,631	3
1,500 - 2,000	16,564	10
1,000 - 1,499	11,935	10
500 - 999	39,438	56
Less than 500	27,319	90
Total	101,886	169

Queenstown Industrial Stock



Queenstown Industrial Vacancy

During the H1 2025, Queenstown recorded zero industrial vacancy, making it the only city in New Zealand with no vacant industrial stock across all submarkets. This exceptionally tight market is driven by a severe shortage of available of available space and strong occupier demand.

While both Frankton and Queenstown reported nil vacancy, Frankton is regarded as the preferred industrial location, with superior accessibility and modern stock. The majority of the industrial building stock is in Frankton.

Industrial vacancy by grade in Queenstown CBD

		Grade A	Grade B	Grade C	Total
Vacancy H1 2025	%	0.0%	0.0%	0.0%	0.0%
	sqm	0	0	0	0

Industrial vacancy by grade in Frankton

		Grade A	Grade B	Grade C	Total
Vacancy H1 2025	%	0.0%	0.0%	0.0%	0.0%
	sqm	0	0	0	0

Definitions

Office building grades

Grade A: High-quality modern space. **Grade B:** Good quality modern space with some but not all Grade A features and to a lower standard. **Grade C:** Average quality air-conditioned space. **Prime:** Grade A. **Secondary:** Combination of Grade B and C.

Industrial building grades

Prime: Industrial space used for general warehousing or logistics with stud heights of 9 metres or more, largely column free. The property will be of a high specification and well maintained. The grade encompasses properties from the current generation of design build premises to buildings built over the previous cycle. **Secondary:** Industrial space inferior to Prime space in terms of building quality and specifications being lower stud (generally between 6 and 9 metres) and in some cases lacking Capex and having deferred maintenance issues although still providing functional industrial accommodation.

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