

FIGURES | TARANAKI | DECEMBER 2023

Commercial office

The New Plymouth office market remains static. There has been some rental increases for the better-quality stock while larger (over 200m²) buildings, particularly those that are dated or with seismic issues, have seen little to no rental growth and are experiencing long vacancy periods. Prime yields rates have moved out between 1.0%-1.5% and now sit around 5.5%-7.0%.

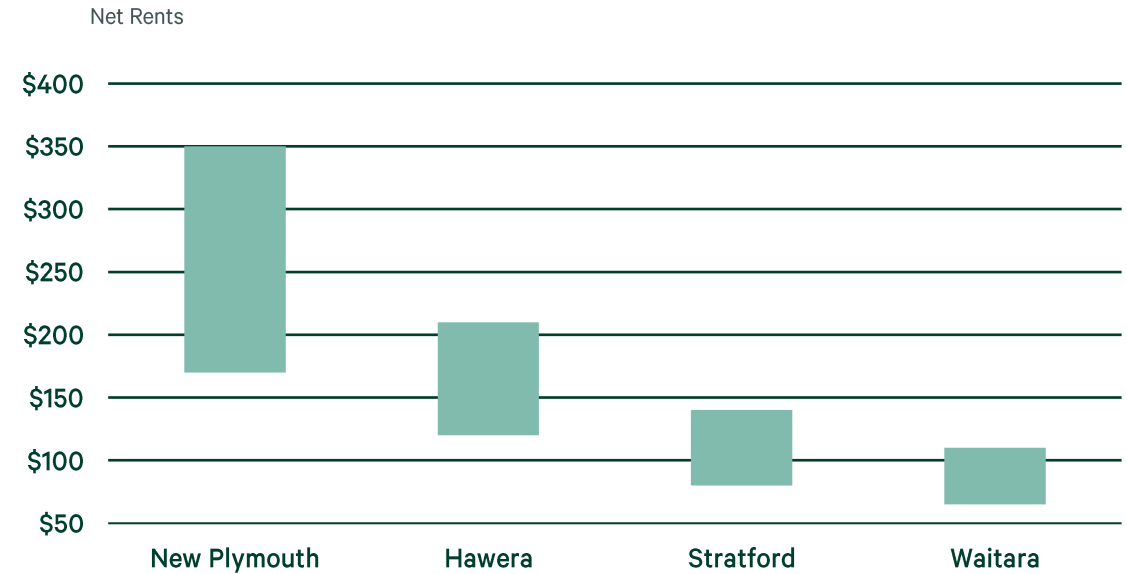
NET YIELDS



Note: Arrows indicate change from previous report.

OCCUPIER MARKET

	Market direction	Supply
New Plymouth	▶ Static	Moderate
Hawera	▲ Improving	Moderate
Stratford	▶ Static	Moderate
Waitara	▶ Static	Moderate



INVESTOR MARKET

	Market direction	Demand
New Plymouth	▶ Static	Average
Hawera	▶ Static	Average
Stratford	▶ Static	Average
Waitara	▶ Static	Average

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Industrial

The New Plymouth industrial market remains the strongest in the commercial sphere. Rentals for new builds have continued to increase with rents based on a return on cost and there is good demand for the better-quality stock. Older or dated workshops and warehouses have seen smaller rental increases. Prime yield rates have moved out between 1.0%-1.5% and now sit around 5.5%-7.0%.

NET YIELDS



Note: Arrows indicate change from previous report.

OCCUPIER MARKET

	Market direction	Supply
New Plymouth	▶ Static	Limited
Hawera	▶ Static	Limited
Stratford	▶ Static	Limited
Waitara	▶ Static	Moderate



INVESTOR MARKET

	Market direction	Demand
New Plymouth	▶ Static	Strong
Hawera	▶ Static	Average
Stratford	▶ Static	Average
Waitara	▶ Static	Average

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Retail

The New Plymouth retail market is currently oversupplied evidenced by the growing number of vacancies. The very nature of this sector in New Zealand is changing from traditional retailing to a modern approach, including eCommerce and a move towards online shopping. Rentals are static, most protected by ratchet clauses, and yields rates have moved out to between 6.0% - 9.0% with earthquake prone buildings in excess of 10.0%.

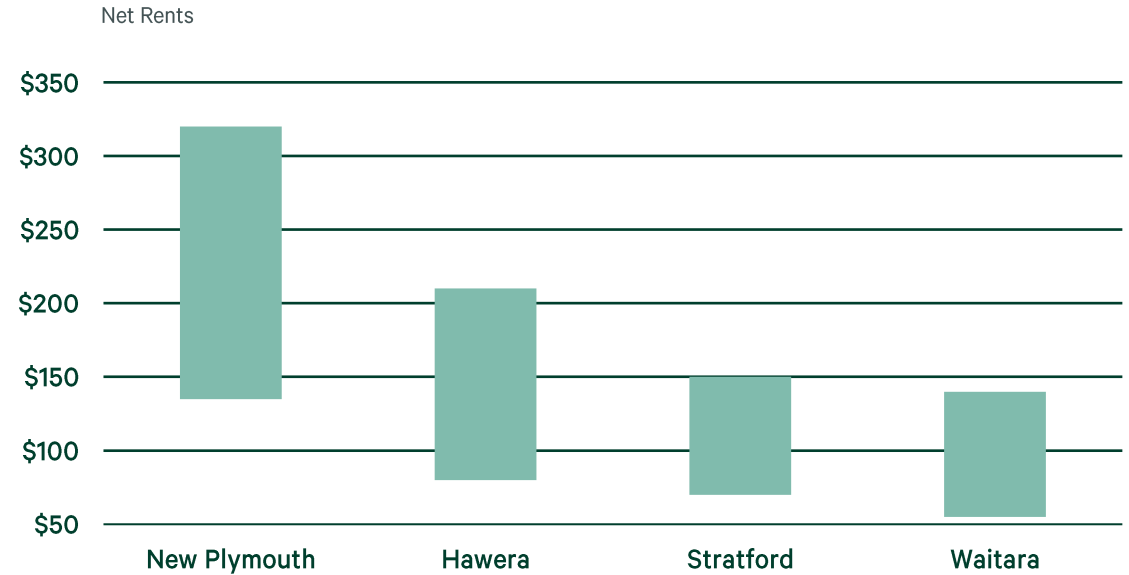
NET YIELDS



Note: Arrows indicate change from previous report.

OCCUPIER MARKET

	Market direction	Supply
New Plymouth	▶ Static	Over supplied
Hawera	▶ Static	Moderate
Stratford	▶ Static	Moderate
Waitara	▶ Static	Moderate



INVESTOR MARKET

	Market direction	Demand
New Plymouth	▼ Weakening	Weak
Hawera	▼ Weakening	Average
Stratford	▼ Weakening	Average
Waitara	▼ Weakening	Average