

Commercial office

Provincial Canterbury

The office rental market in Timaru tends to progress at a sluggish pace, primarily due to an excess of available office spaces and a limited number of potential tenants. While investment interest remains relatively high, there have been very few properties available for purchase in the past year. Conversely, the leasing market in North Canterbury has shown resilience, with some recent increases in rental prices, especially for high-quality office spaces. In Rangiora, there are ongoing or planned construction projects that are set to improve the availability of premium office options. The investment market continues to thrive, driven by the scarcity of properties for sale and restricted opportunities for redevelopment.

NET YIELDS

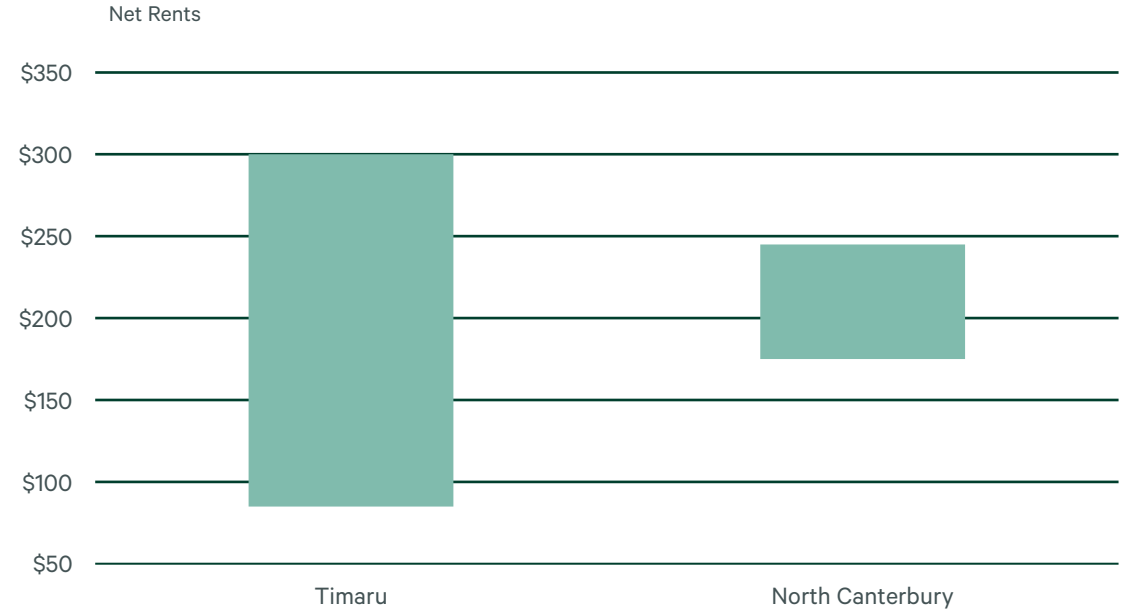
▼ 6.25-7.75% ▼ 5.65-7.0%

Timaru North Canterbury

Note: Arrows indicate change from previous report.

OCCUPIER MARKET

	Market direction	Supply
Timaru	▶ Static	Over supplied
North Canterbury	▶ Static	Limited



INVESTOR MARKET

	Market direction	Demand
Timaru	▶ Static	Average
North Canterbury	▶ Static	Strong

Industrial

Provincial Canterbury

New land for development has become available in Rangiora, alleviating the previously restricted supply. The demand for this land has been robust, leading to high sales prices, which have subsequently influenced rental rates. Significant development activity is taking place in the 'Rangiora Business Hub,' a project featuring 35 lots, many of which are set for development in the near future. Meanwhile, the Timaru market continues to be fairly active, with notable acquisitions of large development parcels by major market players. Over the past year, there has been minimal change in returns.

NET YIELDS

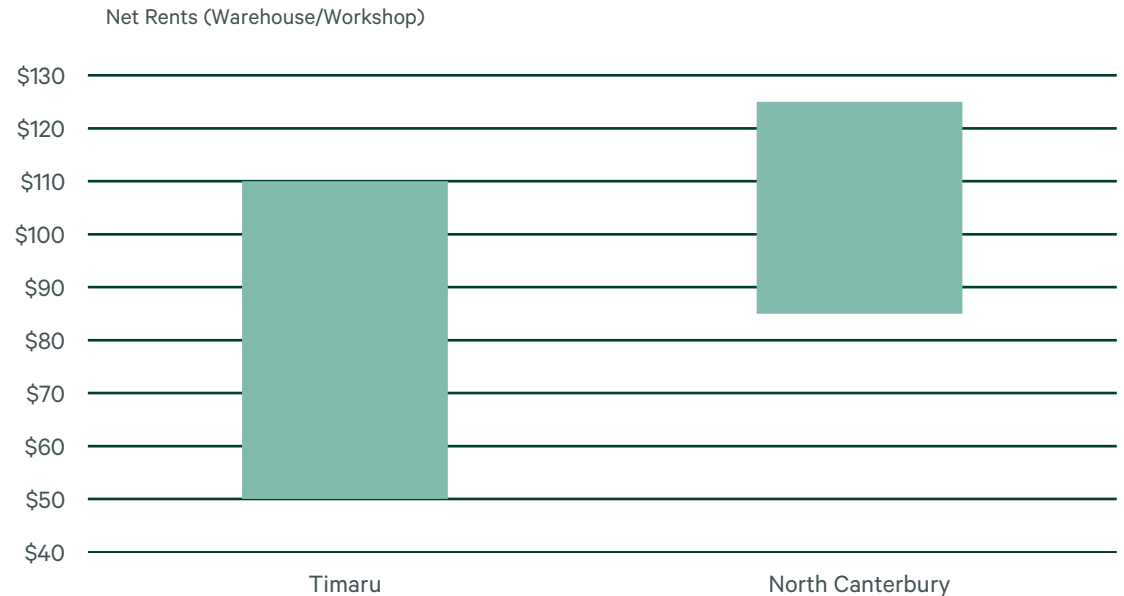
▲ 6.0-7.50% ▶ 5.5-6.75%

Timaru North Canterbury

Note: Arrows indicate change from previous report.

OCCUPIER MARKET

	Market direction	Supply
Timaru	▶ Static	Adequate
North Canterbury	▶ Static	Adequate



INVESTOR MARKET

	Market direction	Demand
Timaru	▶ Static	Average
North Canterbury	▶ Static	Average

Retail

Provincial Canterbury

A new development is set to take place in Rangiora, where rental rates have reached unprecedented levels. Currently, there is a scarcity of large format retail spaces. Well-situated properties continue to attract tenant interest. The investment market is also quite competitive, with a limited number of properties recently available for purchase. In contrast, central Timaru has experienced low market activity over the past year, with minimal leasing transactions and stable rental rates. However, the Showgrounds site development has generated significant tenant interest, attracting several national tenants to the location.

NET YIELDS

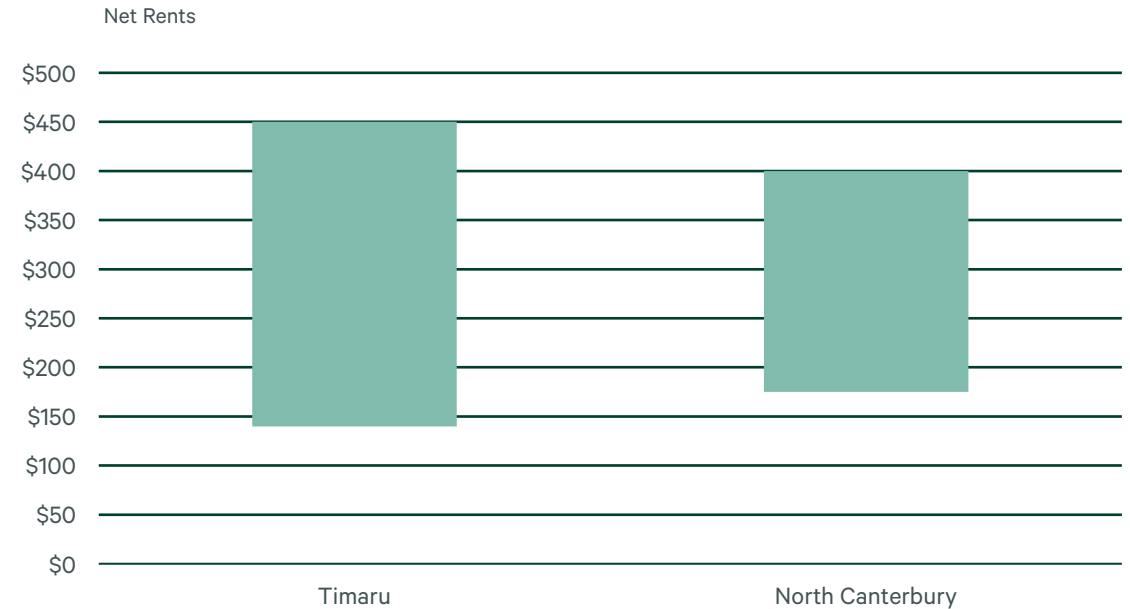
▲ 6.5-9.0%
Timaru

▶ 5.75-6.5%
North Canterbury

Note: Arrows indicate change from previous report.

OCCUPIER MARKET

	Market direction	Supply
Timaru	▶ Static	Over Supplied
North Canterbury	▲ Improving	Limited



INVESTOR MARKET

	Market direction	Demand
Timaru	▶ Static	Average
North Canterbury	▶ Static	Average