

Commercial office

Hamilton

The volume of transactions involving high-quality assets has been low, with demand remaining subdued. Sellers now seem more willing to align with market conditions, leading to a focus on smaller-scale asset transactions. Despite recent interest rate cuts, securing financing for investment assets continues to be challenging.

NET YIELDS

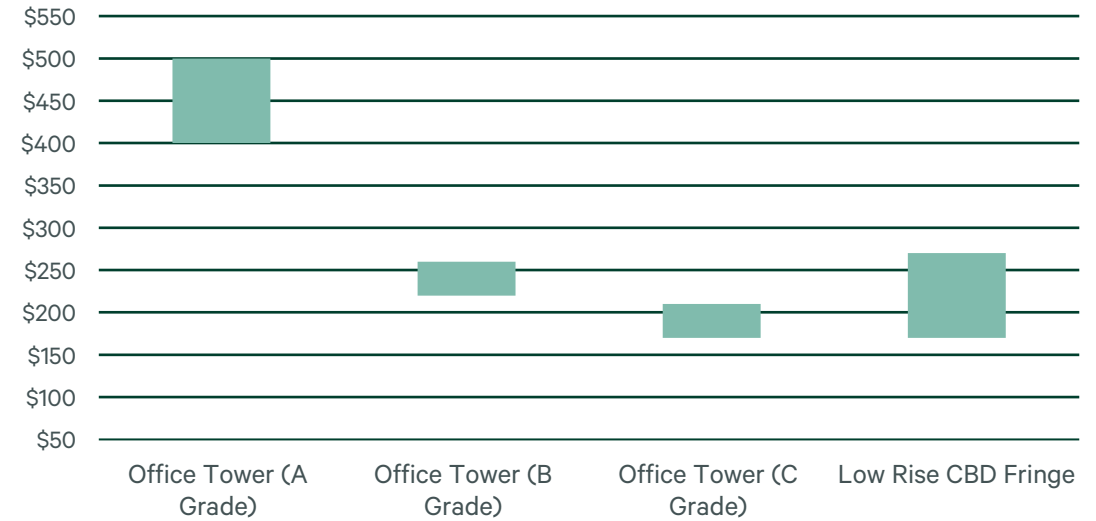


Note: Arrows indicate change from previous report.

OCCUPIER MARKET

	Market direction	Supply
Office Tower (A Grade)	▶ Static	Limited
Office Tower (B Grade)	▶ Static	Over supplied
Office Tower (C Grade)	▶ Static	Over supplied
Low Rise CBD Fringe	No trend apparent	Moderate

Net Rents



INVESTOR MARKET

	Market direction	Demand
Office Tower (A Grade)	▶ Static	Weak
Office Tower (B Grade)	▼ Weakening	Weak
Office Tower (C Grade)	▼ Weakening	Weak
Low Rise CBD Fringe	▶ Static	Average

Industrial Hamilton

The industrial sector remains the most robust, with yields stabilizing over the past three months. There is consistent demand for smaller assets valued under \$3 million, while larger, high-quality properties continue to draw significant investor interest. Investors are particularly mindful of essential investment factors, including tenant reliability, lease conditions, and the overall quality of the development. Although the rapid increase in rental rates has plateaued, steady occupancy rates and rising construction costs are likely to exert upward pressure on rents.

NET YIELDS

▼ 5.25-6.75% ▼ 5.75-7.25% ▼ 5.75-7.25%

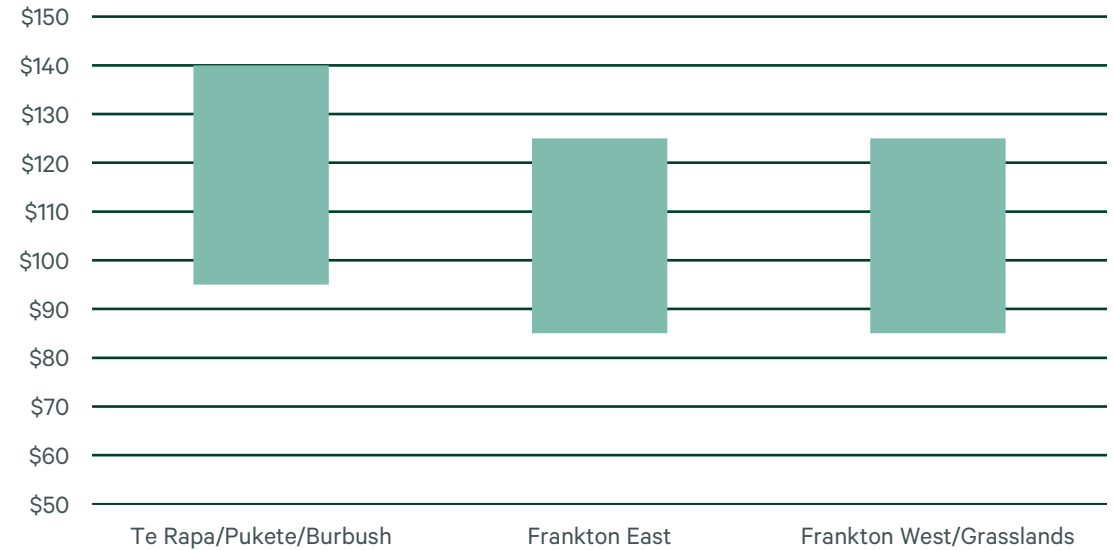
Te Rapa/Pukete/Burbush Frankton East Frankton West/Grasslands

Note: Arrows indicate change from previous report.

OCCUPIER MARKET

	Market direction	Supply
Te Rapa/Pukete/Burbush	▼ Weakening	Moderate
Frankton East	▼ Weakening	Moderate
Frankton West/Grasslands	▼ Weakening	Moderate

Net Rents (Warehouse/Workshop)



INVESTOR MARKET

	Market direction	Demand
Te Rapa/Pukete/Burbush	▶ Static	Average
Frankton East	▶ Static	Average
Frankton West/Grasslands	▶ Static	Average

Retail

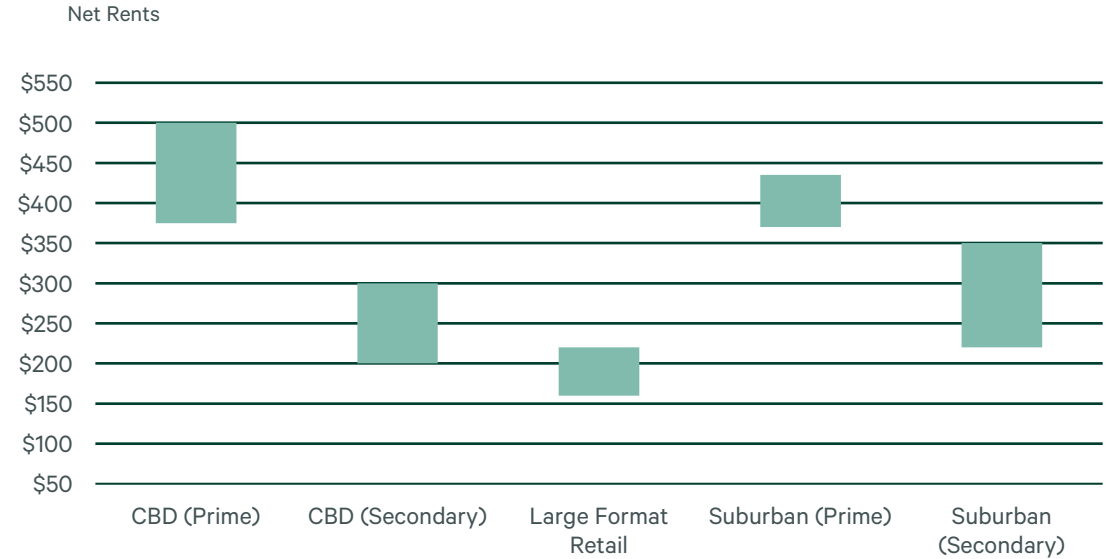
Hamilton

Over the past year, retail activity has been sluggish, with few sales and a limited amount of new stock entering the market. Suburban retail properties are faring better than those located in the CBD. The hospitality sector is feeling the strain of rising living costs, leading to an increase in vacant properties.

NET YIELDS



Note: Arrows indicate change from previous report.



OCCUPIER MARKET

	Market direction	Supply
CBD (Prime)	▶ Static	Limited
CBD (Secondary)	▶ Static	Moderate
Large Format Retail	▶ Static	Limited
Suburban (Prime)	▶ Static	Limited
Suburban (Secondary)	▶ Static	Limited

INVESTOR MARKET

	Market direction	Demand
CBD (Prime)	▼ Weakening	Weak
CBD (Secondary)	▼ Weakening	Weak
Large Format Retail	▶ Static	Weak
Suburban (Prime)	▶ Static	Average
Suburban (Secondary)	▶ Static	Average