

Commercial office

The office sector is a two-tier market, with Prime offices experiencing adequate levels of demand and seeing reasonable increases on review. Secondary offices have been weaker, with higher vacancies, less demand, and static rents. The number of sales within the past 12 months has increased slightly above historic lows.

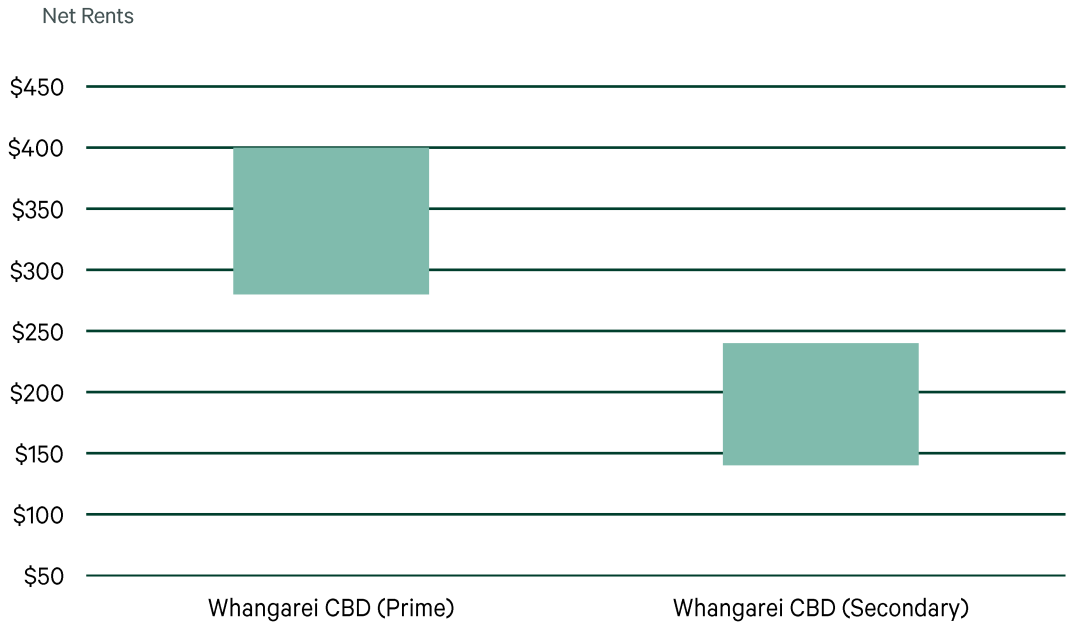
NET YIELDS



Note: Arrows indicate change from previous report.

OCCUPIER MARKET

	Market direction	Supply
CBD (Prime)	▶ Static	Limited
CBD (Secondary)	▶ Static	Moderate



INVESTOR MARKET

	Market direction	Demand
CBD (Prime)	▲ Improving	Average
CBD (Secondary)	▶ Static	Weak

Industrial

The industrial rental market has remained static. Vacancies are low, albeit higher than in previous years. The number of sales within the past 12 months has increased above historic lows. Yields have diverged, with Secondary yields showing mixed growth and Prime yields showing greater movement. Investor demand has improved recently, and owner-occupiers remain a reasonable proportion of buyers.

NET YIELDS

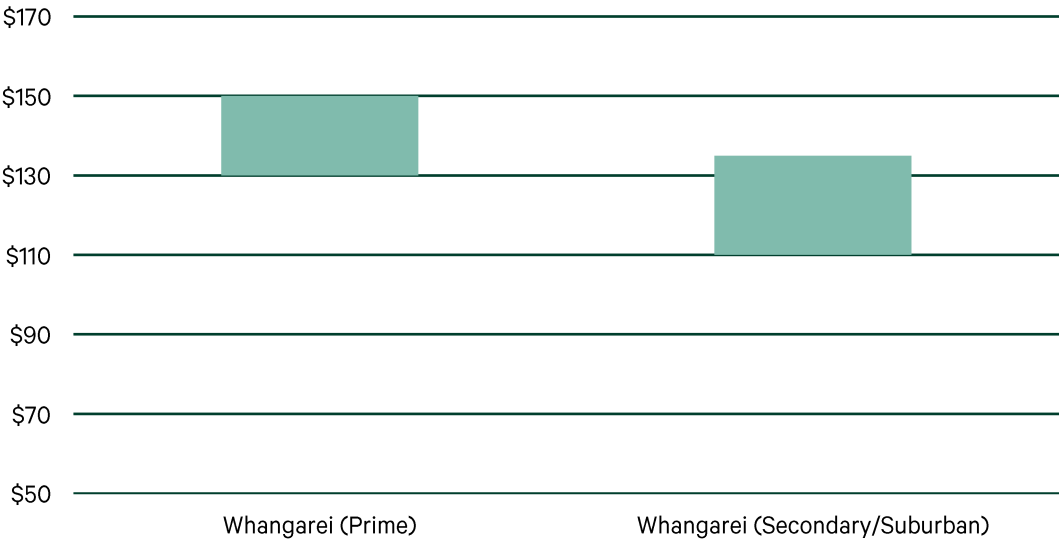


Note: Arrows indicate change from previous report.

OCCUPIER MARKET

	Market direction	Supply
Prime	▶ Static	Limited
Secondary/Suburban	▶ Static	Moderate

Net Rents (Warehouse/Workshop)



INVESTOR MARKET

	Market direction	Demand
CBD (Prime)	▲ Improving	Average
CBD (Secondary)	▲ Improving	Average

Retail

The retail market has been mixed. Bulk retail has been the best performer, and suburban retail rents have been steadily increasing, whilst the CBD has been soft, with some businesses closing permanently. The CBD fringe has seen an increase in available space but remains at surplus levels, which has resulted in static rents. The number of sales within the past 12 months has been at historic lows, which makes actual trends difficult to confirm; however, yields appear static.

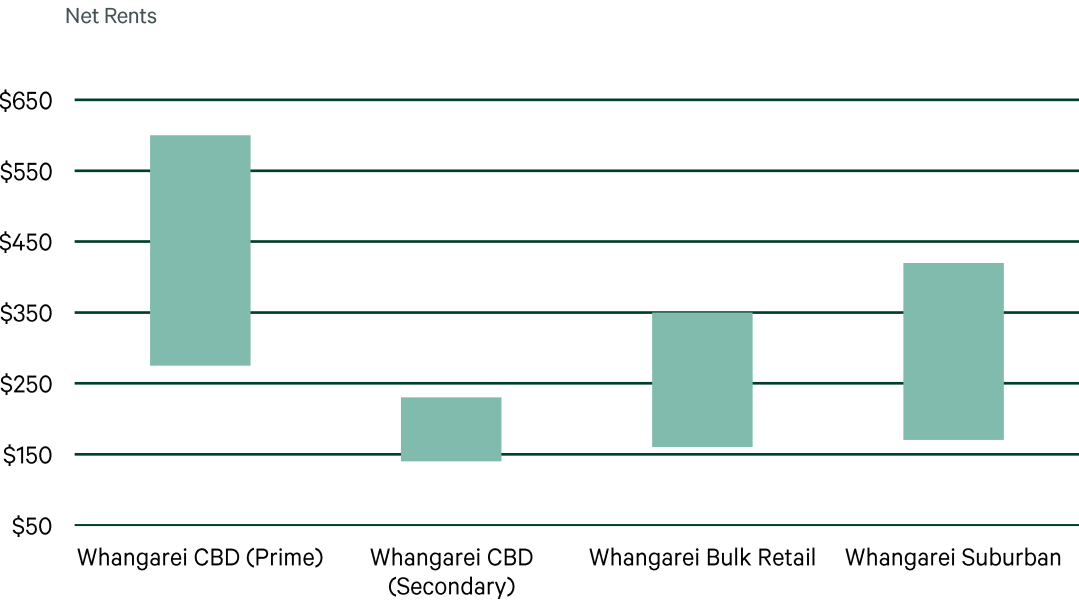
NET YIELDS



Note: Arrows indicate change from previous report.

OCCUPIER MARKET

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



INVESTOR MARKET

	Market direction	Demand
CBD (Prime)	▶ Static	Average
CBD (Secondary)	▶ Static	Average
Bulk Retail	▶ Static	Average
Suburban	▶ Static	Average