

Commercial office

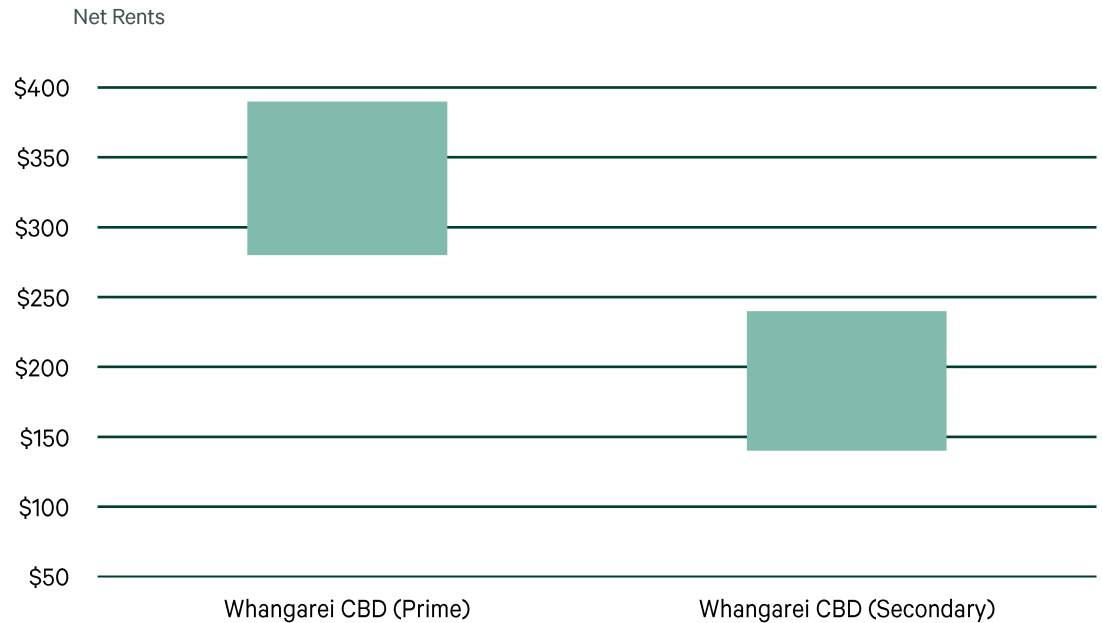
The office sector is a two-tier market. A-grade offices have strong demand and have seen reasonable increases. B and C-grade offices have been weaker, with higher vacancies and less demand, resulting in static rents. Sales in the past 12 months have increased slightly above historic lows.

NET YIELDS

▼ 6.5-7.5%
CBD (Prime)

▼ 7.5-9.0%
CBD (Secondary)

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 they are higher than previous years. The number of sales within the past 12 months has increased above the 2023 historic lows, yields have diverged with Secondary yields showing mixed growth, while Prime yields have shown greater movement. Investor demand has improved recently and owner occupiers remain a reasonable proportion of buyers.

NET YIELDS

▼ 5.75-6.75% ▼ 6.75-8.5%

Prime Secondary/Suburban

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, with suburban retail rents steadily increasing. CBD has been soft due to the pandemic, with some businesses closing permanently. CBD fringe has seen an uptick in demand for space, but remains in surplus, resulting in static rents. Sales volumes over the past 12 months have been at historic lows, making it challenging to confirm actual trends, with yields appearing static.

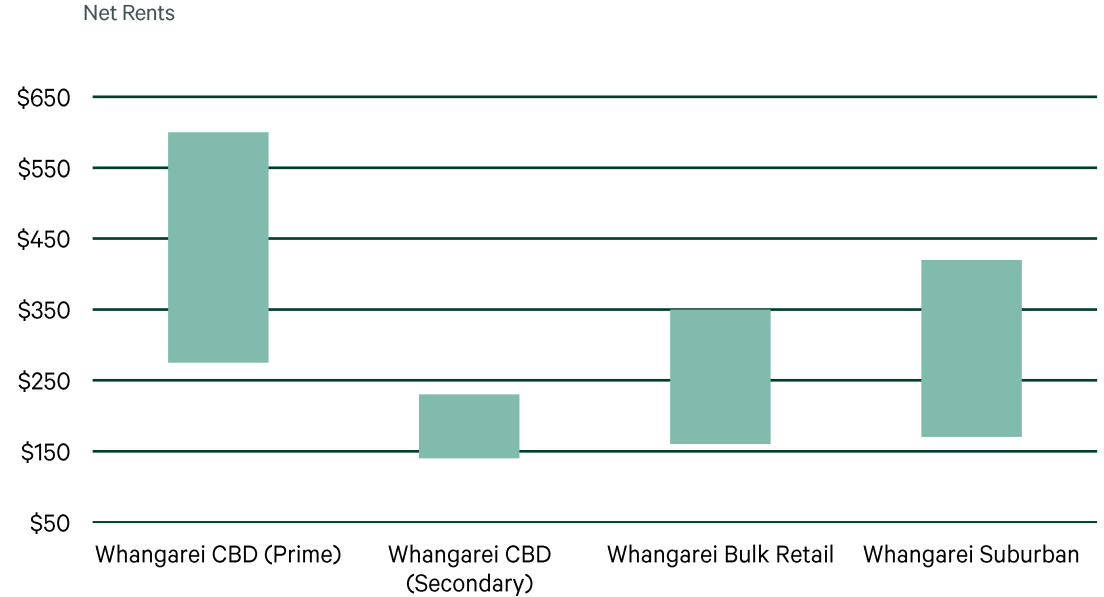
NET YIELDS



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