

Brisbane CBD State of the Market



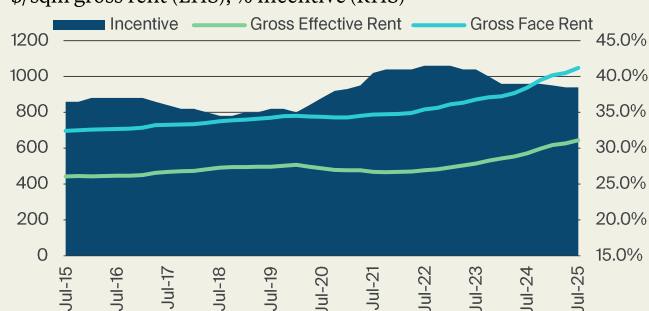
New supply and backfill space will lift tenant mobility in H2

Q2 2025

- Prime gross face rent grew by 2.7% in Q2-25, reflecting annual growth of 11.7%, a slight reduction in the annual rate following exceptional growth during 2024. Lease volumes for relocation remained low for all but sub-250sqm tenants with renewals still high. Pre-commitments are expected to return to focus in H2 2025. Average prime incentives were stable at 38.5% in Q2 but retain a downward bias.
- 205 North Quay has been occupied in tranches since April with full occupation expected by August. 360 Queen St remains on track to complete in late 2025 and is now reported to be close to 90% pre-committed.
- Yields remained stable in Q2 for both prime and secondary assets. Investor interest is steady with a broadening range of buyers actively analysing the market, but this has been slow to convert to transactions.

Brisbane CBD prime rents and incentives

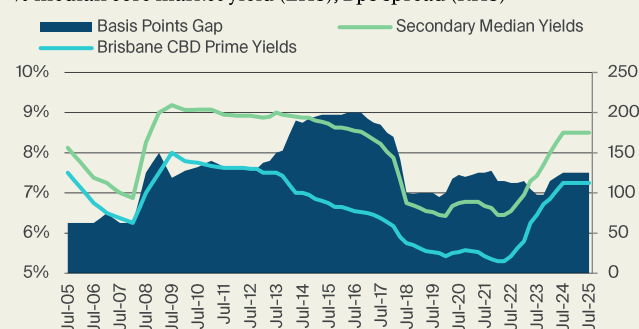
\$/sqm gross rent (LHS), % incentive (RHS)



Source: Knight Frank Research

Brisbane CBD Average Yields

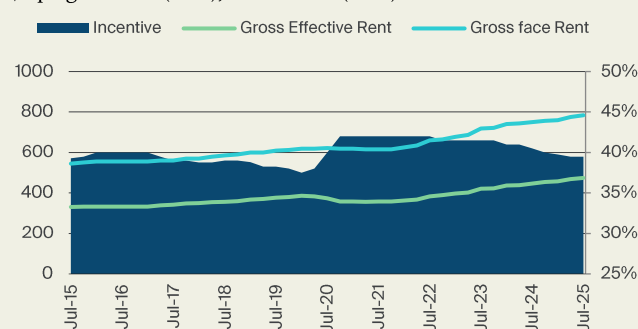
% median core market yield (LHS), Bps spread (RHS)



Source: Knight Frank Research

Brisbane CBD Secondary rents and incentives

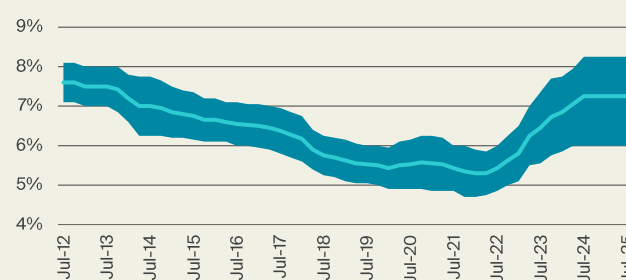
\$/sqm gross rent (LHS), % incentive (RHS)



Source: Knight Frank Research

Brisbane CBD Prime Yield Range

Core market yield range & median (3-5 year WALE)

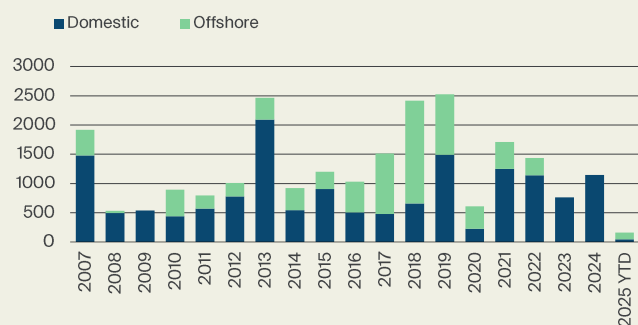


Source: Knight Frank Research

Brisbane CBD	Q2-25		Qtr Change	Six Mth Change	Annual Change	Outlook
Prime						
Gross Face Rent	\$1,048	▲	+2.7%	+4.0%	+11.7%	Limited deal evidence this quarter
Gross Incentive	38.5%	●	Stable	-25bps	-50bps	Slight contraction in premium
Gross Effective Rent	\$645	▲	+2.7%	+4.4%	+12.6%	Driven by face rent growth
Median Yield	7.25%	●	Stable	Stable	Stable	Sales yet to demonstrate firming
Secondary						
Gross Face Rent	\$784	▲	+1.2%	+3.2%	+4.5%	High B buildings growing faster
Gross Incentive	39.5%	●	Stable	-25bps	-100bps	Falling trend ongoing but gradual
Gross Effective Rent	\$474	▲	+1.2%	+3.6%	+6.3%	Small spec suites remain favoured
Median Yield	8.50%	●	Stable	Stable	Stable	Private investors & syndicates active

Brisbane CBD Office Transactions

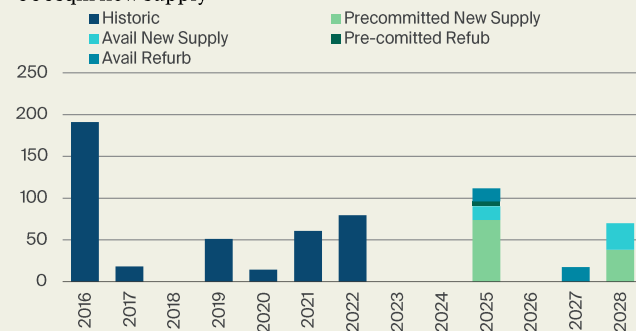
\$million by purchaser location, sales \$10m+



Source: Knight Frank Research

Brisbane CBD Historical & Future Supply

'000sqm new supply



Source: Knight Frank Research, PCA

Recent Tenant Commitments

Tenant	Property	Precinct	Lease type	Size (sqm)	Gross face rent (\$/sqm)	Incentive (%)	Term (yrs)	Start date
HWL Ebsworth	360 Queen St	Financial	Pre-com	4,777	u/d	u/d	10	2026
Toll Transport	144 Edward St	North Qtr	Direct	1,538	819	35-40	10	May 26
Insignia Finance	345 Queen St	Financial	Direct	1,722	890	35-40	10	Sep 25
ABS	145 Ann St	Uptown	Direct	2,205	895	35-40	10	Nov 25
DFAT	345 Queen St	Financial	Direct	3,038	880	35-40	10	Jul 25

u/d = undisclosed

Recent Sales

Property	Price (\$m)	NLA (sqm)	\$/sqm	Yield (%)	WALE	Purchaser	Vendor	Sale date
53 Albert St (50%)	95.35	19,116	9,976	6.5	3.7	NTT/Realmont	JP Morgan	Mar 25
85 George St (50%)	48.00	10,650	9,015	7.10	..	Stadia Capital	Charter Hall Long WALE REIT	Apr-25
145 Ann Street	215.50	27,552	7,822	7.80	3.0	Aware Super	Dexus REIT	Dec 24
247 Adelaide St	19.0	2,941	6,460	7.63	n/a	Qld Country Bank	BWC Properties	Nov 24
60 Edward St	72.0	10,634	6,773	8.29	2.3	Sentinel Property Gp	RACQ	Oct 24

Major Developments

Property	Precinct	NLA (sqm)	Pre-commit (%)	Status	Completion date
205 North Quay	Nth Qtr	43,700	100	Staged occupation	H1 2025
140 Elizabeth St (refurbishment)	Retail	9,908	-	Complete	H1 2025
70 Eagle St (refurbishment)	Financial	11,476	50	Under Construction	H2 2025
360 Queen St	Financial	45,000	74+	Under Construction	H2 2025
450 Queen St	Financial	17,265	-	Under Construction	H1 2027



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