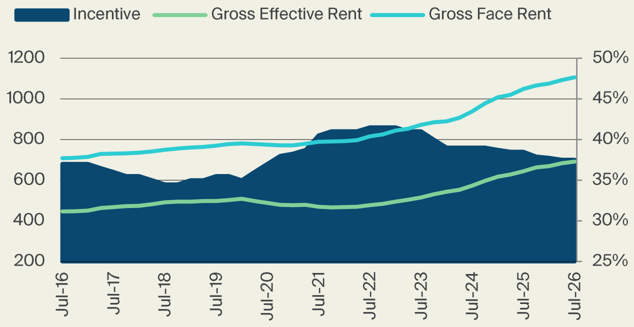
Brisbane CBD State of the Market

Investors and tenants focussed on prime assets

Q2 2026

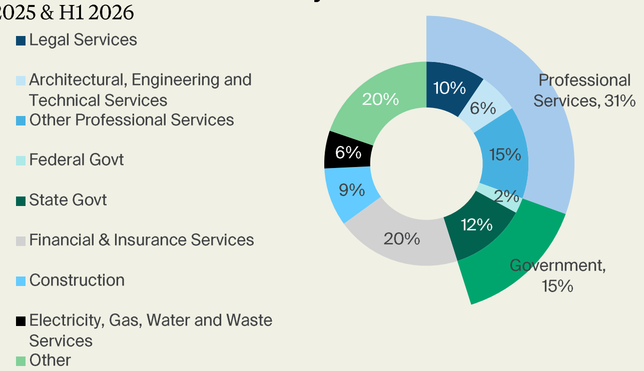
- Prime gross effective rents grew 7.3% in the year to Q2-26, the pace of growth has moderated from last year but still well above the 10-year average of 4.5%. Prime incentives were stable in Q2 at 37.5% but remain on a downward trend. Secondary effective rents grew 6.9% annually with incentives stable at 39.0%
- 2026 will be devoid of new office supply with two refurbishment projects in 2027 being the next additions. Post the late 2028 completion of Waterfront North, the next round of projects 2030-2032 is beginning to emerge.
- Prime and secondary yields were stable in Q2 with deeper investor demand balanced by the higher cost of funds and global uncertainty, while 10-year bond yields moderated slightly in recent weeks. Sales transactions were slow to complete but the quarter ends with major assets such as 66 Eagle St and 480 Queen St in DD.

Brisbane CBD prime rents and incentives
$/sqm gross rent (LHS), % incentive (RHS)



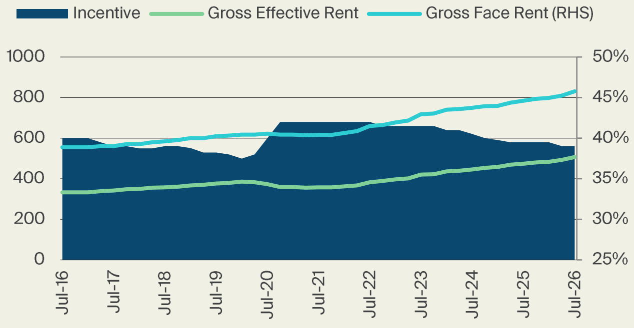
Source: Knight Frank Research

Brisbane CBD Tenant Activity
2025 & H1 2026



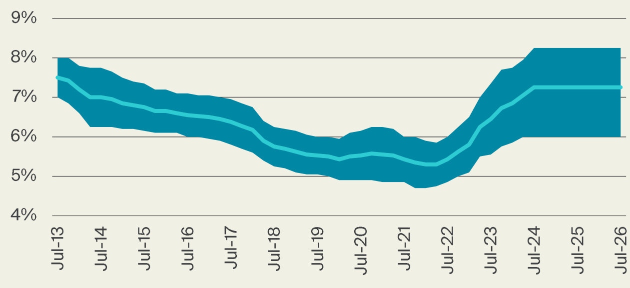
Source: Knight Frank Research

Brisbane CBD Secondary rents and incentives
$sqm gross rent (LHS), % incentive (RHS)



Source: Knight Frank Research

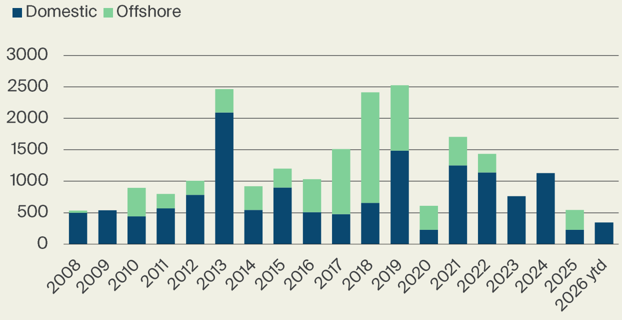
Brisbane CBD Prime Yield Range
Core market yield range & median (3-5 year WALE)



Source: Knight Frank Research

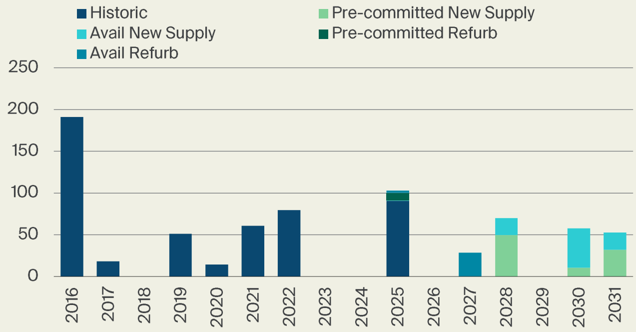
Brisbane CBD	Q2-26		Qtr Change	Six Mth Change	Annual Change	Outlook
Prime						
Gross Face Rent	$1,106	▲	+1.3%	+2.8%	+5.5%	A grade lifting faster than premium
Gross Incentive	37.5%	●	-	-25bps	-100bps	Falls limited by high fitout costs
Gross Effective Rent	$691	▲	+1.3%	+3.2%	+7.3%	Steady growth expected
Median Yield	7.25%	●	Stable	Stable	Stable	Deep buyer pool limits softening
Secondary						
Gross Face Rent	$831	▲	+2.7%	+4.0%	+6.0%	Growth accelerating, closing gap
Gross Incentive	39.0%	●	-	-50bps	-50bps	Fitout+incentive deals dominate
Gross Effective Rent	$507	▲	+2.7%	+4.9%	+6.9%	Tenants focused on total cost
Median Yield	8.50%	●	Stable	Stable	Stable	Value add investment in focus

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
ESRI	175 Eagle St	Financial	Existing	1,159	1,175	25-35	5	Dec 26
Ashurst	123 Albert St	Midtown	Existing	1,513	1,050	16%+ fitout	10	Jun-26
Conoco Philips	123 Albert St	Midtown	Existing	3,208	1,087	35-40	7	Jun-26
CIMIC	12 Creek St	Financial	Existing	8,010	1,075	35-40	10	Jun-26

Recent Sales

Property	Price ($m)	NLA (sqm)	$/sqm	Yield (%)	WALE	Purchaser	Vendor	Sale date
100 Creek St	169.3	20,000	8,465	7.95	2.8	PAG/Cromwell	Cromwell DPF	Jun-26
280 Elizabeth St	u/d	1,681 site	u/d	Site	Site	Cbus	Firmus Capital	May-26
150 Charlotte St	40.00	11,076	3,611	VP	VP	Dexus REP 4	Australian Unity Office Fund	May-26
60 Albert St	179.00*	21,252	8,468	7.58	6.2	Ashe Morgan	Dexus Wholesale Property Fund	Mar-26

*unconditional late 2025 but settlement not effected until March 2026, gross price of $208m

Major Developments

Property	Precinct	NLA (sqm)	Pre-commit (%)	Status	Completion date
450 Queen St (core & shell refurbishment)	Financial	17,265	-	Under Construction	H1 2027
150 Charlotte St (refurbishment)	Midtown	11,076	-	Mooted	H2 2027
Waterfront North	Financial	73,000	71	Under Construction	H2 2028
280 Elizabeth St	Financial	c30,000	-	Pre-lodgement	2030
60 Queen St	North Qtr	c27,000	40% reported	Development Approval	2030
101 Albert St	Midtown	53,116	58	Development Approval	2031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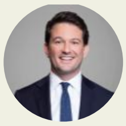
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