

Brisbane CBD State of the Market



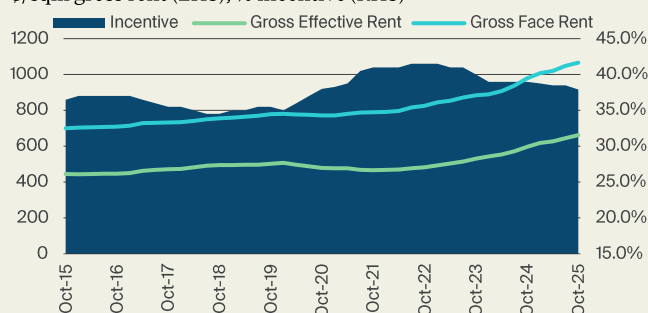
Yields remain stable with limited prime sales to date in 2025

Q3 2025

- Prime gross face rents grew 1.7% in Q3-25 and by 9.0% y/y, easing from 2024 highs but still above average. Average prime incentives fell 60 bps in Q3 to 37.9% with stronger contraction in Premium than A grade space.
- Secondary rents saw modest growth of 1.3% in Q2, up 4.5% y/y with incentives stable at 39.5%.
- With 205 North Quay now complete and fully occupied, attention turns to 360 Queen St, due late 2025, which will provide the last newly developed space until 2028. Including reported HOA, 360 Queen St is 92% pre-leased with the expectation that it will be fully committed before, or shortly after, completion.
- Prime and secondary yields remained stable in Q3. Transaction activity remained slow but with sharpening investor interest, formal on-market campaigns, and prime assets in DD this is expected to lift to years' end.

Brisbane CBD prime rents and incentives

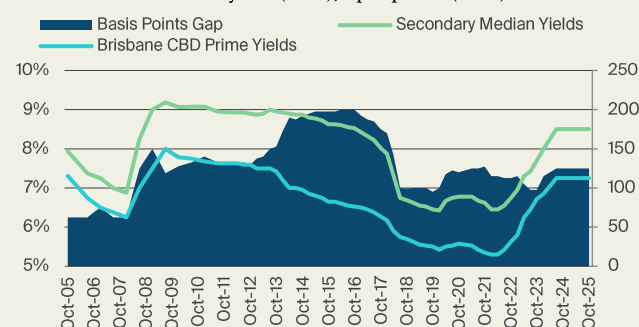
\$/sqm gross rent (LHS), % incentive (RHS)



Source: Knight Frank Research

Brisbane CBD Average Yields

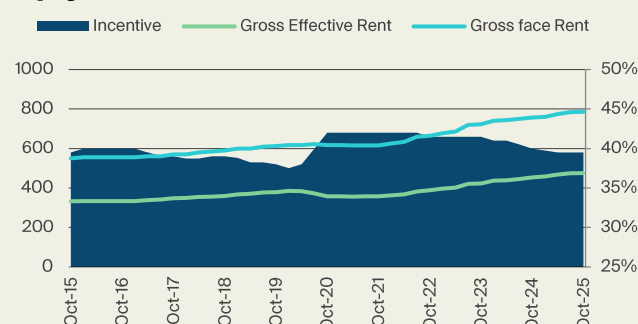
% median core market yield (LHS), Bps spread (RHS)



Source: Knight Frank Research

Brisbane CBD Secondary rents and incentives

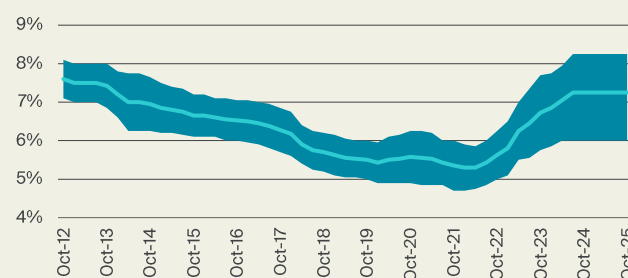
\$/sqm gross rent (LHS), % incentive (RHS)



Source: Knight Frank Research

Brisbane CBD Prime Yield Range

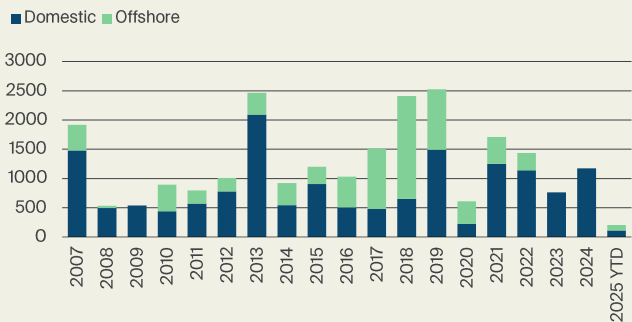
Core market yield range & median (3-5 year WALE)



Source: Knight Frank Research

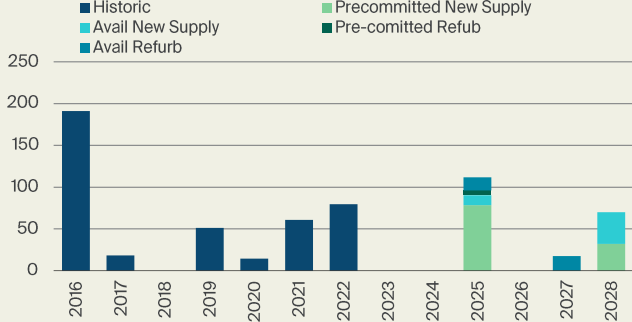
Brisbane CBD	Q3-25		Qtr Change	Six Mth Change	Annual Change	Outlook
Prime						
Gross Face Rent	\$1,066	▲	+1.7%	+3.1%	+9.0%	Larger deals remain slow to confirm
Gross Incentive	37.9%	▼	-60bps	-60bps	-110bps	Driven by the top end of the market
Gross Effective Rent	\$662	▲	+2.7%	+5.5%	+11.0%	Both face growth and incentives
Median Yield	7.25%	●	Stable	Stable	Stable	Sales yet to demonstrate firming
Secondary						
Gross Face Rent	\$794	▲	+1.3%	+2.5%	+4.9%	High B buildings growing faster
Gross Incentive	39.5%	●	Stable	Stable	-50bps	15% vacancy limits contraction
Gross Effective Rent	\$480	▲	+1.3%	+2.5%	+5.8%	Existing fitout features in many deals
Median Yield	8.50%	●	Stable	Stable	Stable	Syndicators vying with private buyers

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
QTC	111 Eagle St	Financial	Renewal	2,832	1,350	35-40	8	May-26
Accenture	10 Eagle St	Financial	Existing	954	1,075	25-30	5	Apr-26
Leap In	193 North Quay	Legal	Existing	726	750	30-35	5	Dec-25
Harris Black	100 Creek St	Uptown	Existing	475	865	35-40	7	Nov-25

u/d = undisclosed

Recent Sales

Property	Price (\$m)	NLA (sqm)	\$/sqm	Yield (%)	WALE	Purchaser	Vendor	Sale date
63 George St	52.00	10,586	4,912	8.72	3.8	Marquette Property	QIC	Aug-25
85 George St (50%)	48.00	10,650	9,015	7.10	1.7	Aequitas Property Group	Charter Hall Long WALE REIT	Apr-25
53 Albert St (50%)	95.35	19,116	9,976	7.42	3.7	NTT/Realmont	JP Morgan	Mar 25

Major Developments

Property	Precinct	NLA (sqm)	Pre-commit (%)	Status	Completion date
70 Eagle St (refurbishment)	Financial	11,476	50	Complete	Sept-25
360 Queen St	Financial	45,000	80	Under Construction	H2 2025
450 Queen St (core & shell refurbishment)	Financial	17,265	-	Under Construction	H1 2027
Waterfront North	Financial	c70,000	52	Under Construction	H2 2028
101 Albert St	Midtown	47,918	c71%	Development Approval	2029



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