

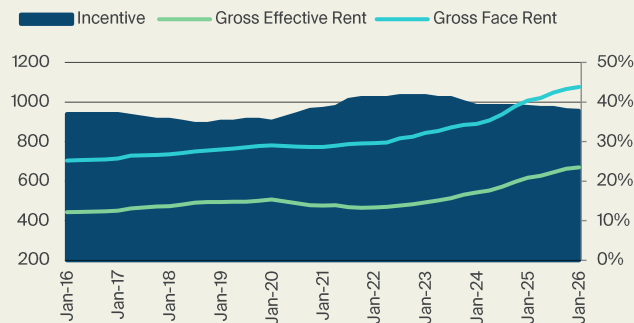
Brisbane CBD State of the Market



Sales lift in Q4 as tenant demand and rental growth remain firm Q4 2025

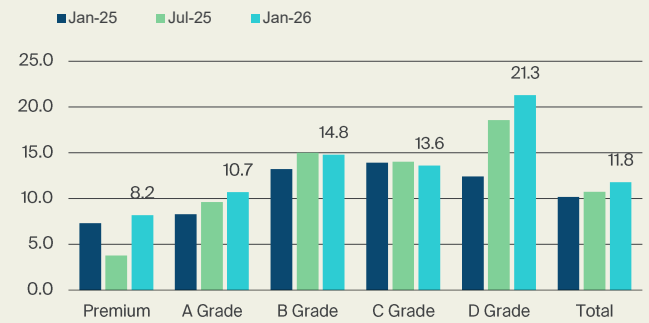
- Prime gross face rents grew 6.7% in 2025 with the speed of growth moderating from earlier highs but still above the 10-year average of 4.2%. Average prime incentives fell 15 bps in the quarter to sit at 37.75%. Secondary rents grew 5.1% in 2025, with modest quarterly uptick of 0.6%. Incentives were stable q/q at 39.5%.
- With 360 Queen St now complete, the vacancy has increased slightly, particularly in the prime markets, but this is expected to work through quickly. With only one refurbishment underway for 2027 and a new building in 2028 there remains a drought of new product in the interim, concentrating demand into existing assets.
- Prime and secondary yields were stable in Q4. Almost three-quarters of the total CY2025 transactions were in Q4, reflecting the lift in purchaser engagement and competition in late 2025. This pointed to a tightening bias for yields, however the changing interest rate environment has since limited that influence into 2026.

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



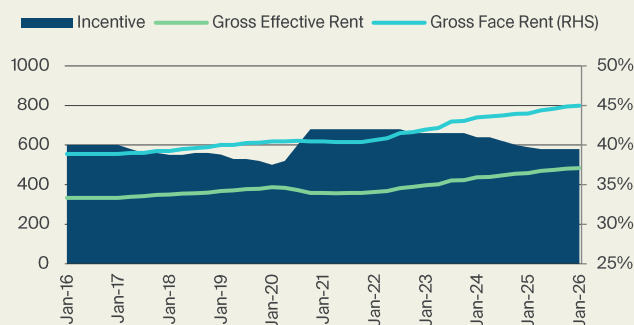
Source: Knight Frank Research

Brisbane CBD Vacancy Rate by Grade
% vacancy rate



Source: Knight Frank Research/PCA

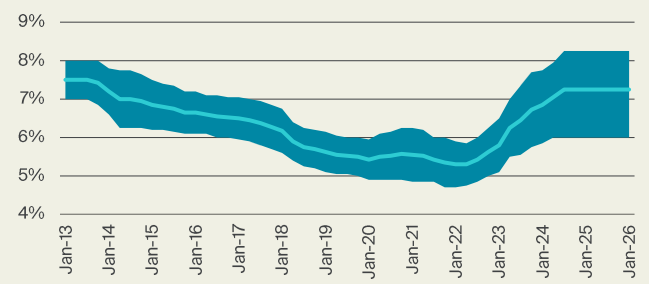
Brisbane CBD Secondary rents and incentives
\$/sqm gross rent (LHS), % incentive (RHS)



Source: Knight Frank Research

Brisbane CBD Prime Yield Range

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

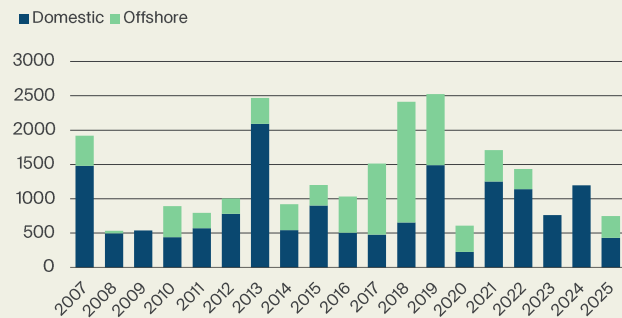


Source: Knight Frank Research

Brisbane CBD	Q4-25		Qtr Change	Six Mth Change	Annual Change	Outlook
Prime						
Gross Face Rent	\$1,076	▲	+0.9%	+2.7%	+6.7%	Premium rents moving faster than A
Gross Incentive	37.8%	▼	-15bps	-75bps	-100bps	Slow but steady erosion of incentives
Gross Effective Rent	\$670	▲	+1.2%	+3.9%	+8.5%	Expected to continue to grow
Median Yield	7.25%	●	Stable	Stable	Stable	Broadening pool of buyers emerging
Secondary						
Gross Face Rent	\$799	▲	+0.6%	+1.9%	+5.1%	Rents lifting; keep relativity to prime
Gross Incentive	39.5%	●	Stable	Stable	-25bps	Enough options to keep competition
Gross Effective Rent	\$483	▲	+0.6%	+1.9%	+5.6%	Will continue to lift; fitout is important
Median Yield	8.50%	●	Stable	Stable	Stable	Private buyers facing competition

Brisbane CBD Office Transactions

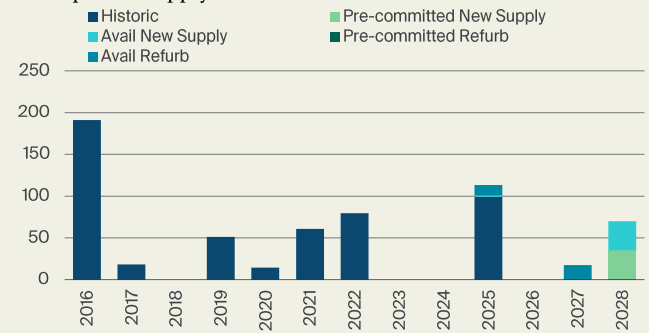
\$million by purchaser location, sales \$10m+



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
SAP	140 Creek St	Uptown	Renewal	2,304	950	35-40	5	Jan-26
Yoco Consulting	70 Eagle St	Financial	Existing	2,283	980	35-40	10	Jun-26
Bar Association Qld	300 George St	Nth Quarter	Existing	1,363	1,000	35-40	10	Jan-27
Superloop	179 Turbot St	Nth Quarter	Existing	1,243	795	25-30	8	Jul-26

Recent Sales

Property	Price (\$m)	NLA (sqm)	\$/sqm	Yield (%)	WALE	Purchaser	Vendor	Sale date
545 Queen St	86.5	13,367	6,471	8.07	2.3	CorVal	Cromwell Direct Property Fund	Dec-25
60 Albert St	208.00	21,574	9,641	c7.5	6.5	Ashe Morgan	Dexus Wholesale Property Fund	Nov-25
345 Queen St (50%)	222.50	40,446	11,002	c6.75	4.7	Aravest	ISPT	Nov-25

Major Developments

Property	Precinct	NLA (sqm)	Pre-commit (%)	Status	Completion date
70 Eagle St (refurbishment)	Financial	11,102	75	Complete	Sept-25
360 Queen St	Financial	45,430	95	Complete	Dec-25
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	-	Development Approval	2030



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