

Perth Industrial State of the Market

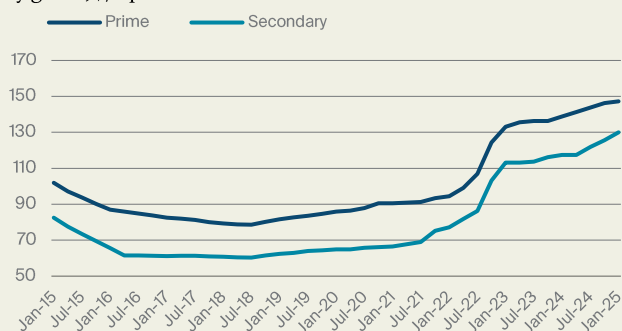


Land values surge across all precincts

Q4 2024

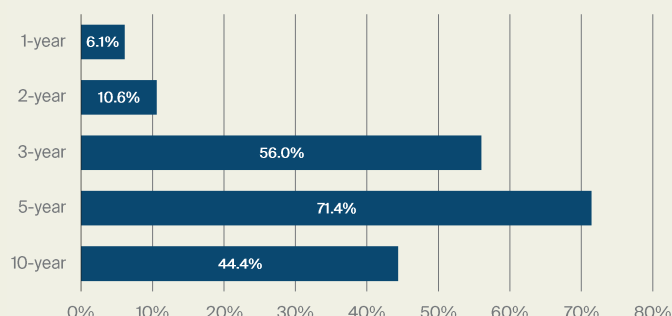
- Prime net face rents sit at \$147.3 on avg. in Perth after rising 0.7% q/q and 6.1% y/y
- Rental growth has been particularly strong in Perth up 56.0% in the last 3-years, and 71.4% in the last 5-years
- Land values for small sized lot (<5,000 sqm) increased 15.0% y/y and now stand at \$559/sqm on avg.
- Land values for small sized lots grew the most in the Inner South, up 19.3% to \$619/sqm
- Prime yields stayed flat at 6.5% for the 5th consecutive quarter, secondary yields pushed out 3bps q/q to 7.1%
- Reflecting elevated interest rates and low liquidity, investment volumes remained low in 2024 totaling \$342m

Perth industrial net face rents
by grade, \$/sqm



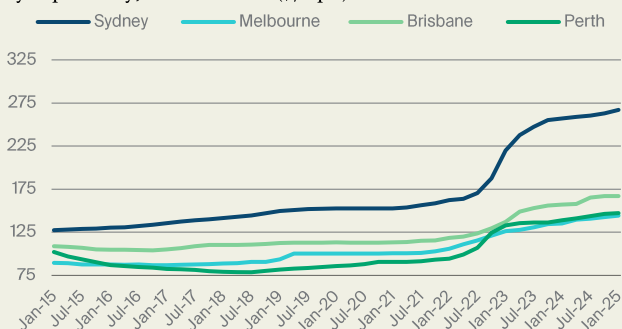
Source: Knight Frank Research

Perth prime industrial rental growth
by period, net face rental growth (%)



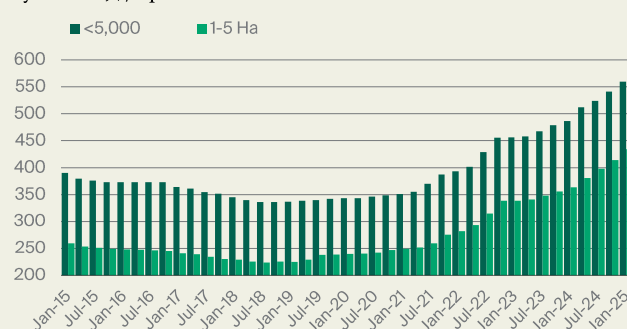
Source: Knight Frank Research

Prime industrial rents
by capital city, net face rents (\$/sqm)



Source: Knight Frank Research

Perth industrial land values
by lot size, \$/sqm

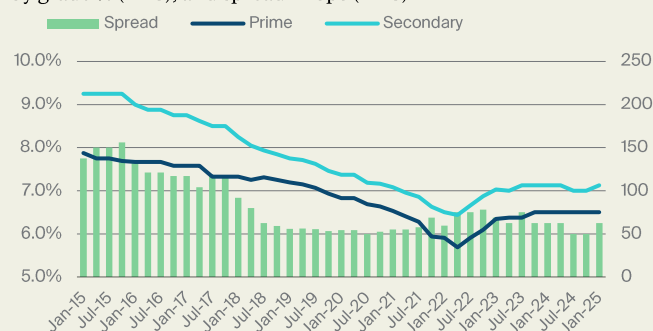


Source: Knight Frank Research

Industrial Market Indicators – Q4 2024

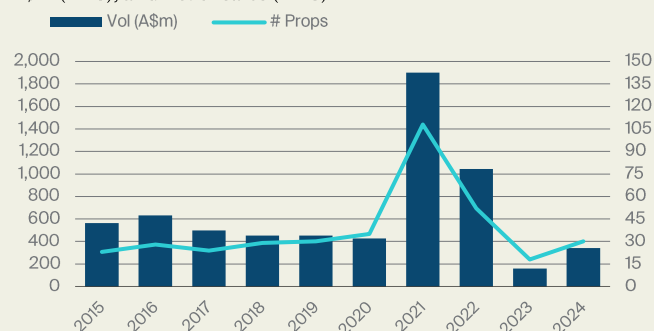
Precinct	Prime net face rent (\$/sqm)	% change y/y	Secondary net face rent (\$/sqm)	% change y/y	Land values <5,000 sqm (\$/sqm)	Land values 1-5 ha (\$/sqm)	Prime core market yield (%)
North	145	7.4	125	8.7	610	370	6.3-6.8
East	155	5.1	138	12.2	603	504	6.0-6.5
Inner South	150	5.3	130	10.6	619	519	6.0-6.8
Outer South	139	6.9	128	10.9	406	344	6.5-7.3
Average	147	6.1	130	10.6	559	434	6.3-6.8

Perth industrial core market yield by grade % (LHS), and spread in bps (RHS)



Source: Knight Frank Research

Perth industrial investment volumes A\$m (LHS), and no. of sales (RHS)



Source: Knight Frank Research, MSCI

Recent Significant Sales

Property	Suburb	Precinct	Price (\$M)	Land size (sqm)	Building size (sqm)	\$/sqm	Purchaser	Vendor
6 Magnet Road	Canning Vale	Inner South	35.0	39,379	22,548	1,552	Conf.	Conf.
100 Chisolm Crescent	Kewdale	Inner South	19.0	31,999	6,936	2,739	Kewdale Central WA	City of Subiaco
133 Beringarra Avenue	Malaga	North	13.7	13,800	6,867	1,988	Undisclosed.	Westbridge Funds
29 Excellence Drive	Wangara	North	9.9	10,160	5,700	1,728	Undisclosed.	Scope Property

Source: MSIC

Major Developments

Address	Suburb	Precinct	No. of Warehouses	NLA (sqm)	Completion Date	Developer	Lease type
8 Centurion Place	Jandakot	Inner South	2	35,000	Q1-2024	Dexus	Speculative
7-11 Cook Street	Canning Vale	Inner South	1	13,433	Q4-2024	Fife Capital	Speculative
93 Vulcan Road	Canning Vale	Inner South	2	6,685	Q4-2024	Fife Capital	Speculative
Lot 121 Allen Road	Forrestdale	Outer South	1	4,868	Q2-2025	-	Speculative
11 Sparks Road	Henderson	Outer South	1	3,650	Q4-2025	Fife Capital	Speculative

Economic indicators - WA

	2023	2024	2025 (f)	2026 (f)	2027 (f)	2028 (f)
Gross State Product (% change y/y)	1.9	-0.8	2.71	4.2	3.5	3.0
Population Growth (% change y/y)	3.3	2.8	1.8	1.7	1.6	1.7
Unemployment Rate (%)	3.7	3.8	4.3	4.3	4.3	4.3
Cash Rate (%)	4.4	4.4	3.6	3.4	3.4	3.4
10-year Government Bond Yield (%)	4.0	4.5	4.2	4.2	4.2	4.2

Source: Oxford Economics



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