Perth CBD Office State of the Market

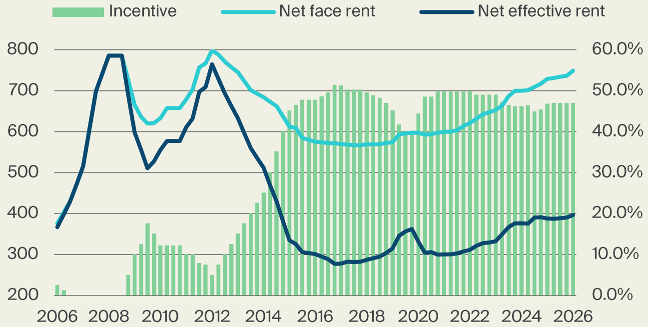
CBD record first major office sale since 2024

Q2 2026

- Prime net face rents in Perth's CBD average $749/sqm, with modest growth of 1.7% q/q and 2.8% y/y
- Prime incentives remain stable q/q at 47.0% but have risen slightly y/y, up 0.2%
- CBD office development remains subdued, with no new supply expected until 2030
- Prime CBD office yields softened 32 bps to 7.90%, after holding flat for 21 months
- 2026 investment volumes have already surpassed the previous two full years
- $161.2 million has transacted year to date across three building sales in Perth's CBD office market

Perth CBD office prime rents and incentives

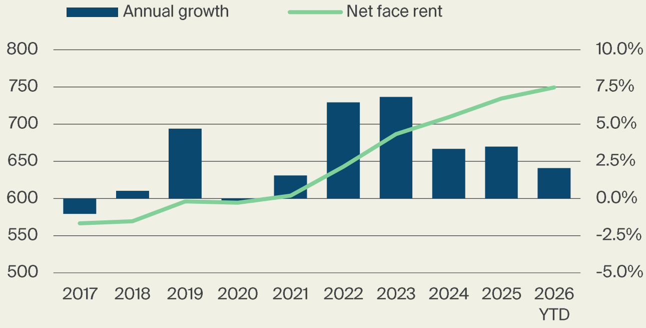
Net face/effective rent $/sqm (LHS), and incentive % (RHS)



Source: Knight Frank Research

Perth CBD prime rents

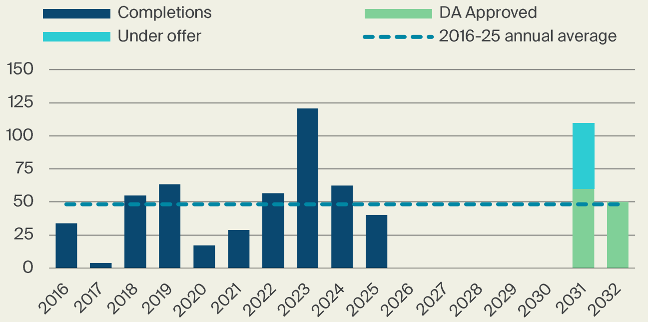
Net face rent $/sqm (LHS), and annual growth % (RHS)



Source: Knight Frank Research

Perth CBD office development pipeline

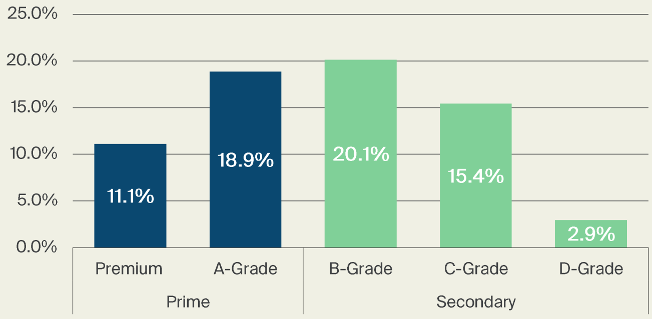
By development stage, 000's sqm



Source: Knight Frank Research

Perth CBD office vacancy rate

By grade, %



Source: Knight Frank Research, PCA

Perth CBD Office Market Indicators – Q2 2026

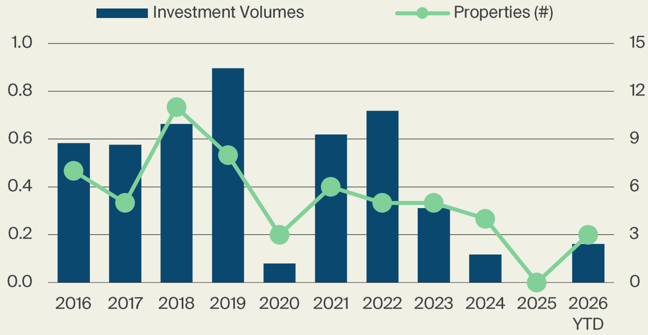
	Net face rent ($/sqm)	Qtr change (%)	Annual change (%)	Net effective rent ($/sqm)	Net incentive (%)	Qtr change (%)	Annual change (%)	Core market yield (%) #	Vacancy rate (%) *	Stock (sqm) *
Prime	749	1.7	2.8	397	47.0	1.7	2.4	7.90	15.6	1,195,854
Secondary	473	0.0	0.0	236	50.0	2.4	0.0	8.95	19.2	647,994

#Assuming WALE 5 years ** As of January 2026*

Source: Knight Frank Research

Perth CBD office investment volumes

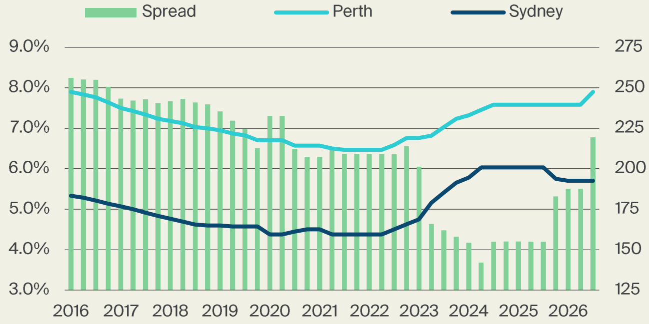
Volumes AUD$b (LHS), and # transactions (RHS): sales >$6 million



Source: Knight Frank Research, MSCI

CBD office yields

By capital city % (LHS), and spread in bps (RHS)



Source: Knight Frank Research

Recent Significant Sales

Property	Price ($m)	NLA (sqm)	Cap Value ($/sqm)	Type	Yield (%)	WALE (years)	Purchaser	Vendor	Sale date
1 Nash Street	79.4	12,362	6.422	Investment	8.3	5.5	Castlerock	CorVal	May-26
KS3, 10 Telethon Avenue	72.3	9,185	7,872	Owner Occupier	^	^	EC University	Dexus	May-26
178 St Georges Terrace	9.5	3,207	2,962	Conversion	#	#	SKS Group	Private	Jan-26
66 St Georges Terrace	75.0	11,254	6,664	Investment	8.2	3.3	Oceania Capital	RF CorVal	Oct-24

^ Sold to be converted *# Owner Occupier Acquisition*

Source: Knight Frank Research, MSCI

New supply

Address	Developer	Committed (%)	NLA (sqm)	Status	Due Date
15 The Esplanade	Brookfield	100.0 (under offer)	53,000	DA Approved	2030
Lot 4 Elizabeth Quay	AAIG	0.0	60,000	Planning	2030+

Source: Knight Frank Research

Economic Indicators

	2023	2024	2025	2026 (f)	2027 (f)	2028 (f)	2029 (f)
Western Australia							
Annual GSP Growth (%)	1.89	1.29	1.81	1.22	1.99	2.04	2.08
Annual Population Growth (%)	3.39	2.91	2.20	1.93	1.68	1.58	1.57
Unemployment Rate (%)	3.66	3.69	4.00	4.26	4.57	4.41	4.16
Australia							
CPI Inflation (%)	4.05	2.42	3.65	4.33	2.44	2.35	2.57
Cash Rate (%)	4.35	4.25	3.60	4.35	4.10	3.60	3.35
10-year Government Bond Yield (%)	3.96	4.48	4.76	5.01	4.88	4.34	4.28

Source: Knight Frank Research, Oxford Economics

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