

PERFORMANCE INDICATORS

September 2025



Six Monthly Change

+3.10% Average Storage Fee Rate
Perth \$389

+4.01% Occupancy (by area)
Melbourne 84.3%

+4.73% RevPAM
Melbourne \$327

HIGHLIGHTS

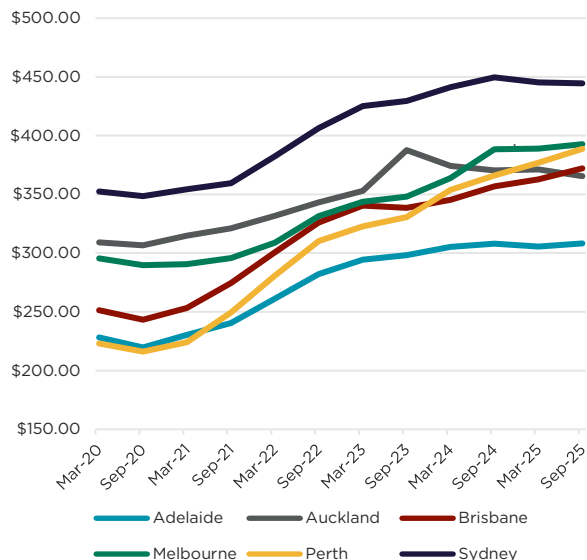
The SSPI monitors the performance of major self storage markets across Australia and New Zealand. Sourcing data from nearly 280 self storage facilities and contributions from major operators in each region, it offers the most accurate and comprehensive insights into the market performance of the Trans-Tasman self storage sector.

The September 2025 results show that average storage fee rates increased in four of the six monitored markets. Perth recorded the strongest growth at 3.10%, followed by Brisbane at 2.59%, Melbourne at 0.99%, and Adelaide at 0.89%. Sydney and Auckland softened slightly, recording declines of 0.20% and 1.55% respectively.

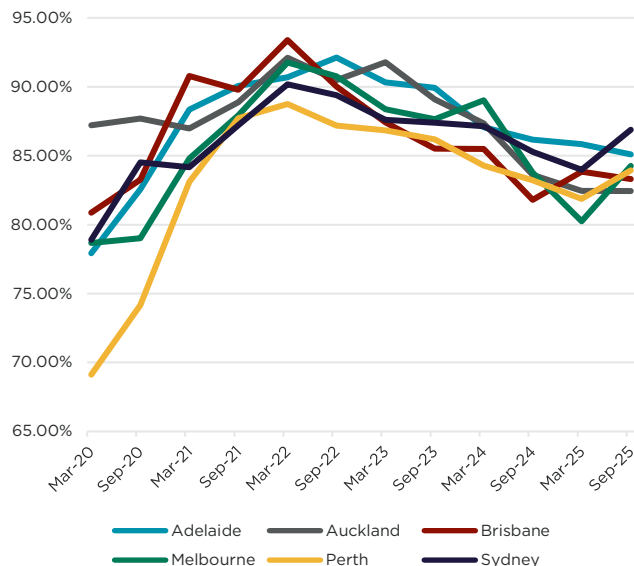
Occupancy results show signs of stabilisation, with several markets recording clear improvement. Melbourne led with a 4.01% increase, followed by Sydney at 2.91%, and Perth at 2.05%. Auckland remained steady with a marginal decline of 0.02%. Brisbane eased by 0.55% and Adelaide by 0.74%, although both remain within a relatively narrow band of movement.

Importantly RevPAM performance strengthened across all monitored markets. Melbourne reported the largest uplift at 4.73%, closely followed by Perth at 4.23%. Sydney increased by 2.91%, Brisbane by 1.92%, Adelaide by 0.33%, and Auckland by 0.20%. The broad improvement in RevPAM highlights continued resilience in pricing and revenue generation despite mixed occupancy movements.

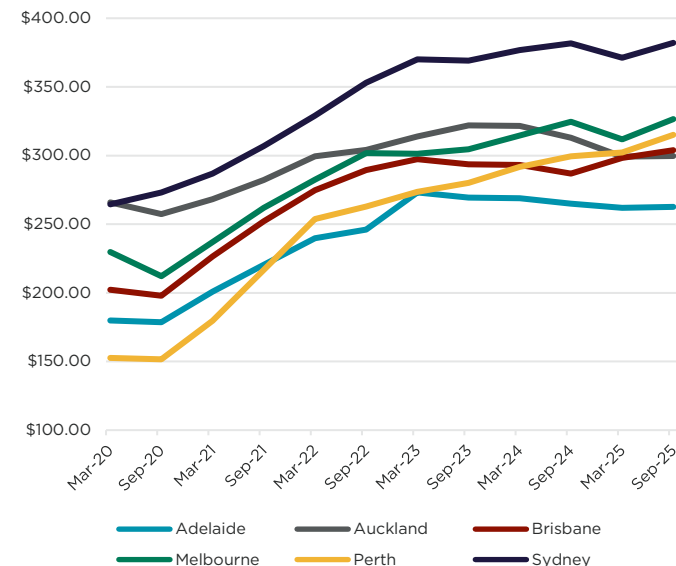
AVERAGE STORAGE FEE RATE (\$/m² p.a.)



OCCUPANCY % (by area)



RevPAM (\$/m² p.a.)



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MARKET METRICS

Market	Average Storage Fee Rate (\$/m ² p.a.)	Six Month Change	Occupancy (by area)	Six Month Change	RevPAM (\$/m ² p.a.)	Six Month Change
Adelaide	\$308	0.89%	85.1%	-0.74%	\$263	0.33%
Auckland	\$366	-1.55%	82.4%	-0.02%	\$300	0.20%
Brisbane	\$372	2.59%	83.3%	-0.55%	\$304	1.92%
Melbourne	\$393	0.99%	84.3%	4.01%	\$327	4.73%
Perth	\$389	3.10%	83.9%	2.05%	\$315	4.23%
Sydney	\$444	-0.20%	86.9%	2.91%	\$382	2.91%

About Cushman & Wakefield Self Storage Valuation and Advisory

Cushman & Wakefield is the global leader in self storage valuation and advisory. Locally, our Australia and New Zealand Self Storage Advisory Group is recognised as the best in the business. As registered valuers in all States and Territories, our dedicated team conducts valuations for all major lenders, owners and stakeholders across Australia and New Zealand.

With deep industry insight, our understanding of the self storage sector is second to none. We deliver timely, accurate and high-quality data, insights and research to support our clients in making informed decisions.

Our strong connection to the self storage industry positions us as trusted advisors whether you're developing or expanding a facility, or considering a divestment through our vendor advisory services, we're here to guide your next move.



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