

MARKET FUNDAMENTALS

|                                       | YOY Chg | Outlook |
|---------------------------------------|---------|---------|
| 17%<br>Vacancy Rate                   | ▼       | ▬       |
| -4.599<br>6-month Net Absorption, sqm | ▲       | ▲       |
| \$384<br>Prime Net Effective, sqm pa  | ▼       | ▲       |

ECONOMIC INDICATORS

|                                                          | YOY Chg | Outlook |
|----------------------------------------------------------|---------|---------|
| 1.8%<br>(National)<br>GDP Growth                         | ▲       | ▲       |
| 2.9%<br>(Western Australia)<br>State Final Demand Growth | ▲       | ▲       |
| 4.3%<br>(National)<br>Unemployment Rate                  | ▲       | ▲       |

Source: ABS

ECONOMY OVERVIEW:

The demand side of the economy remains strong. A rebound in demand pushed inflation higher in July, dampening expectations of a rate cut at the RBA's 30 September meeting. GDP grew 0.6% Q-o-Q in Q2 (up from 0.3% in Q1), driven mainly by stronger private consumption. Despite this, the data did not shift the RBA's policy path. July's CPI rose to 2.8% Y-o-Y (from 1.9% in June), largely due to the expiry of electricity subsidies. Western Australia's economic growth is expected to grow at a faster pace than other states, with Gross State Product forecast to increase by 2.5% in 2025 and 4.3% in 2026.

DEMAND:

Demand in the Perth CBD office market softened slightly in H1 2025, with net absorption falling to -4,599 sqm in the six months to July. This marks a shift from the strong rebound seen previously, when January recorded 25,186 sqm of positive absorption. Despite the dip, enquiry levels remain steady, with occupiers continuing to prioritize value, quality and location. Interest in Premium and A-grade space is still driving activity, although decision making timelines have lengthened. The moderation in absorption suggests a more cautious approach from tenants but underlying demand remains intact.

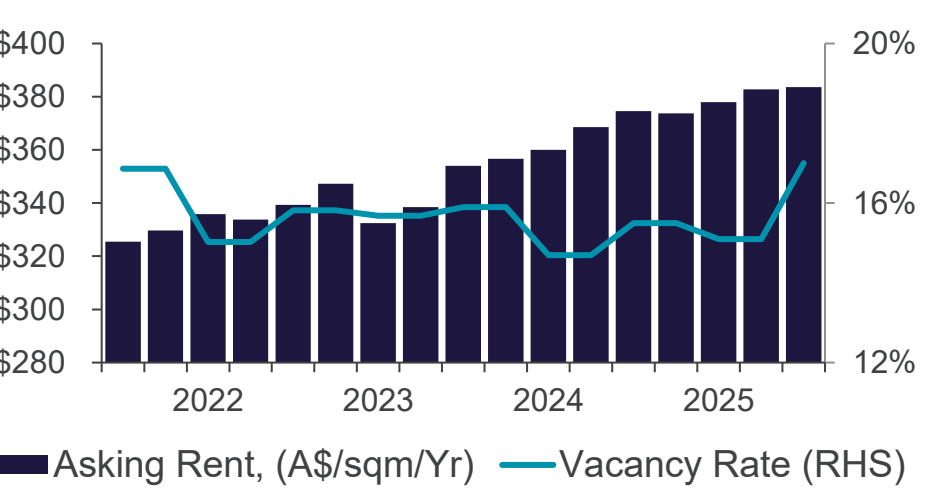
RENT:

Rents in Perth's CBD office market continued to move upward in Q3 2025, though growth has moderated compared to earlier quarters. Face rents have increased across grades. Prime net effective rents rose marginally to \$384 per square metre per annum (sqm pa), up 0.2% quarter on quarter (Q-o-Q). Premium-grade rents remained flat at \$434 sqm pa. While A-grade rents increased by 0.6% to \$348 sqm pa, maintaining a steady growth trajectory. Secondary assets saw a more notable uplift, with net effective rents rising 3.3% over the quarter to \$256/sqm pa, reversing the decline seen in previous quarters. Incentives remained unchanged across all grades, but with downward pressure evident in the market. Prime is holding steady at 46.4% since Q1, and secondary holding at 49.5%, down from 50.0% late last year. Outgoings rose slightly for prime assets to \$200/sqm pa, while secondary outgoings eased to \$142/sqm pa. The divergence in rental performance continues to reflect a selective market, with demand and price concentrated in well-located, high-quality assets.

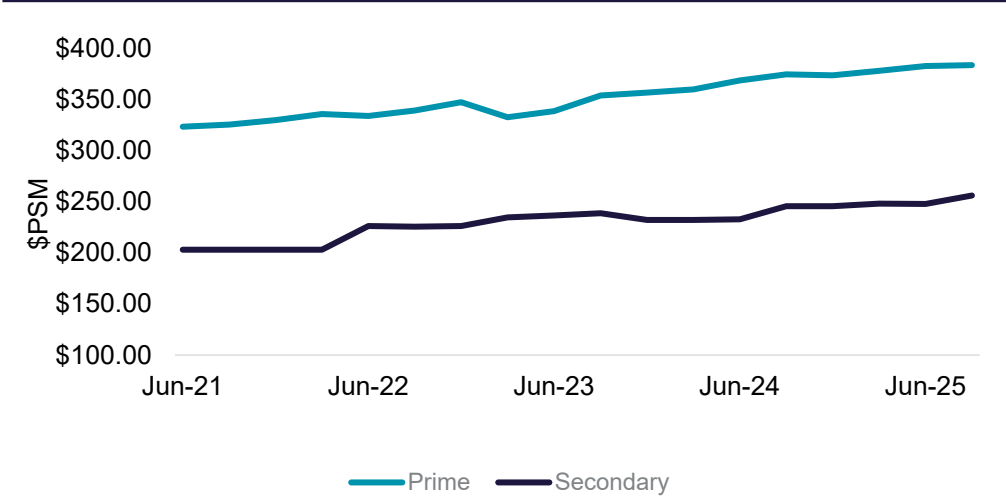
SPACE DEMAND / DELIVERIES



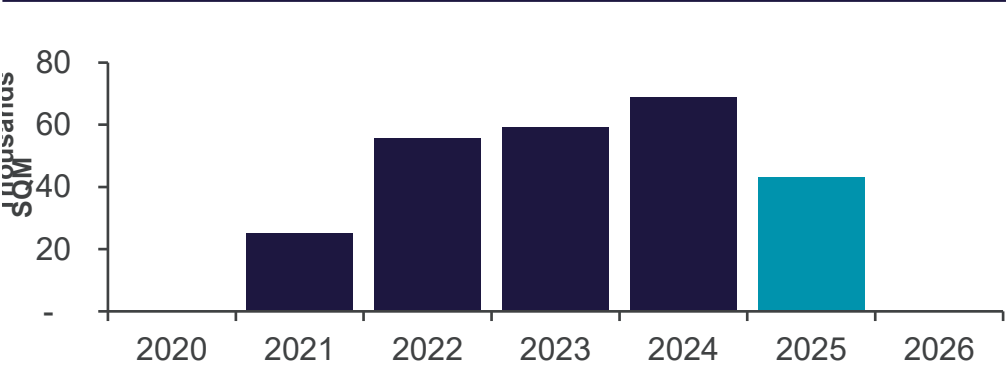
OVERALL VACANCY & PRIME NET EFFECTIVE RENT



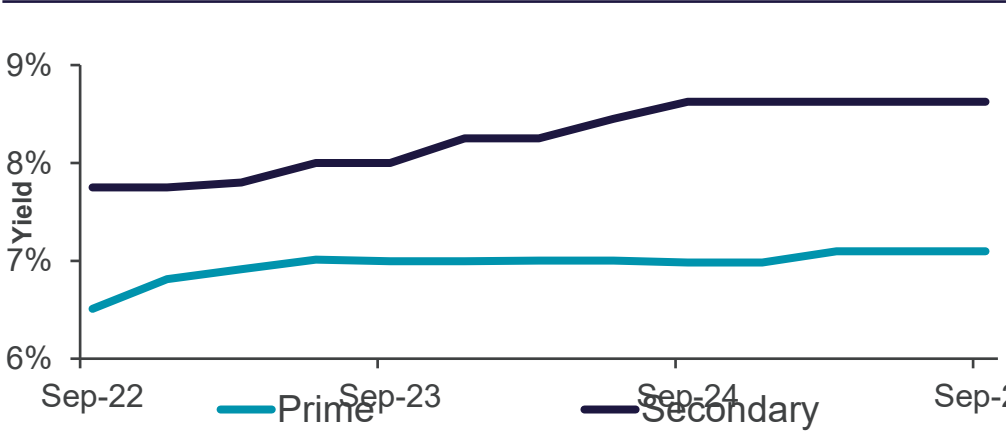
AVERAGE NET EFFECTIVE RENTS



SUPPLY



AVERAGE YIELDS



VACANCY & SUPPLY:

Vacancy in the Perth CBD office market rose to 17.0% in July 2025, up from 15.1% in January, driven by new supply entering the market that has yet to be fully absorbed. This increase follows the completion of major developments earlier in the year, including 9 the Esplanade (Lot 6, Elizabeth Quay), which delivered 33,554 sqm of premium-grade space with pre-commitments from EY (5,600 sqm), Multiplex (1,000 sqm), and HUB (4,500 sqm). A smaller refurbishment at 8 The Esplanade also added 1,439 sqm. Further supply is expected in the near term, including the 6,200 sqm refurbishment at 100 St Georges Terrace, fully pre-committed to South 32, and the 2,000 sqm new build at EQ West (Lots 2 & 3), currently nearing completion. While most future developments have received planning approval, they are not expected to deliver until 2033. Despite the recent rise in vacancy, limited development and earlier pre-leasing commitments are expected, providing a drop in supply in the medium term.

YIELDS:

Perth CBD office yields remain unchanged through Q3 2025, following the softening observed earlier in the year. Premium grade yields held steady at 6.38%, up from 6.25% at the end of 2024, while A-grade yields remained at 7.63%, and secondary yields continued to hold firm at 8.63%, unchanged since Q3 2024. The stability in yields reflects a cautious but steady investor sentiment, supported by Perth’s resilient economic fundamentals and the ongoing strength of the resources sector. While overall investment volumes remain low, the absence of further yield movement suggests the market may be entering a period of consolidation, with pricing expectations now largely reset.

INVESTMENT MARKET:

Perth CBD office transaction activity remained quiet in Q3 2025, with no notable lease transactions recorded during the period. Investment volumes continued to track below long-term averages. One sale was recorded in Q3, which was 23 Barrack Street, acquired by Fife Capital from Hire Intelligence International for \$5 million. The asset adds to Fife Capital’s growing portfolio of strategically located properties in the CBD. While overall activity remains limited, buyer interest in well-positioned assets with repositioning or redevelopment potential continues to build. Several major campaigns launched earlier in the year are still progressing, and further completions are anticipated by year end.

OUTLOOK

- The outlook for the Perth CBD office market remains positive, supported by strong net absorption, resilient occupier demand, and a continued shift in leasing momentum, and limited forecast supply.
- Prime and B grade sectors are expected to lead rental growth through the remainder of 2025
- Economic growth is expected to strengthen significantly throughout 2025, as Gross State Product aligns with longer term averages.
- Occupier demand is expected to remain strong, through 2025 for both prime and secondary assets, in-line with strong State economic growth.
- Vacancy is anticipated to trend lower over the coming quarters, driven by lack of new supply.
- Recent transaction activity suggests that yields are nearing the bottom of the cycle.

MARKET STATISTICS

| SUBMARKET | INVENTORY (SQM) | DIRECT VACANT (SQM) | OVERALL VACANCY RATE | 6-MONTH NET-ABSORPTION (SQM) | UNDER CONSTRUCTION (SQM) | NET EFFECTIVE RENT (\$ SQM PA) | AVERAGE NET INCENTIVES | AVERAGE OUTGOINGS (\$ SQM PA) |
|-----------|-----------------|---------------------|----------------------|------------------------------|--------------------------|--------------------------------|------------------------|-------------------------------|
| Premium   | 466,872         | 43,810              | 9.4%                 | 14,459                       |                          | \$435                          | 45.0%                  | \$214                         |
| A-Grade   | 684,026         | 97,237              | 14.2%                | 17,365                       |                          | \$346                          | 47.5%                  | \$184                         |
| Prime^    | 1,150,898       | 141,047             | 7.8%                 | 31,824                       |                          | \$380                          | 46.5%                  | \$195                         |
| Secondary | 535,501         | 113,996             | 21.3%                | -4,692                       |                          | \$248                          | 49.5%                  | \$143                         |
| TOTALS    | 1,797,453       | 271,341             | 15.1%                | 25,186                       | 123,949                  | -                              | -                      | -                             |

\*Rental rates reflect Asking Net Rent

^Prime grade is a combination of Premium and A Grade.

KEY LEASE TRANSACTIONS Q3 2025

| PROPERTY             | SUBMARKET | TENANT           | SQM  | TYPE     |
|----------------------|-----------|------------------|------|----------|
| Exchange Tower       | SD 1      | Genesis Minerals | 1500 | Direct   |
| 179 St Georges Tce   | SD 1      | Cundaline        | 660  | Sublease |
| 263 Adelaide Terrace | SD 4      | DRA Global       | 2654 | Direct   |
| London House         | SD 1      | Dual             | 286  | Direct   |
| London House         | SD 1      | Spie Plexal      | 930  | Direct   |

\*Renewals not included in leasing statistics

KEY SALES TRANSACTIONS Q3 2025

| PROPERTY          | SUBMARKET              | SELLER/BUYER                           | SQM | PRICE (AUD M) |
|-------------------|------------------------|----------------------------------------|-----|---------------|
| 23 Barrack Street | Statistical Division 3 | Hire Intelligence Interna/Fife Capital | 362 | 5.0           |

KEY PROJECTS UNDER CONSTRUCTION & COMPLETIONS

| PROPERTY               | SUBMARKET              | MAJOR TENANT                        | SQM    | OWNER/DEVELOPER                     |
|------------------------|------------------------|-------------------------------------|--------|-------------------------------------|
| 98 Mounts Bay Road     | Statistical Division 2 | Various                             | 13,681 | AAIG                                |
| 186 St Georges Terrace | Statistical Division 3 | Various                             | 3,920  | Silverleaf                          |
| 100 St Georges Terrace | Statistical Division 3 | South32                             | 6,200  | ISPT                                |
| 9 The Esplanade        | Statistical Division 3 | Ernst & Young, Inpex, Argonaut, VGW | 33,500 | Brookfield Properties/Cbus Property |

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