Office Commercial Pulse Check | July 2026

OPTEON

“Australia's office market remains challenged, following a prolonged period of adjustment, although performance continues to vary significantly between premium and secondary assets. Improving investor confidence, supported by more stable pricing and gradually strengthening occupier demand, is contributing to a more positive outlook. Despite this, vacancy rates remain elevated in many CBD locations, particularly among older and lower-grade buildings. The sector continues to be influenced by evolving workplace strategies, growing sustainability expectations and ongoing tenant preference for high-quality, well-located office accommodation.“

Sam Lipshut
Head of Middle Markets & Portfolio

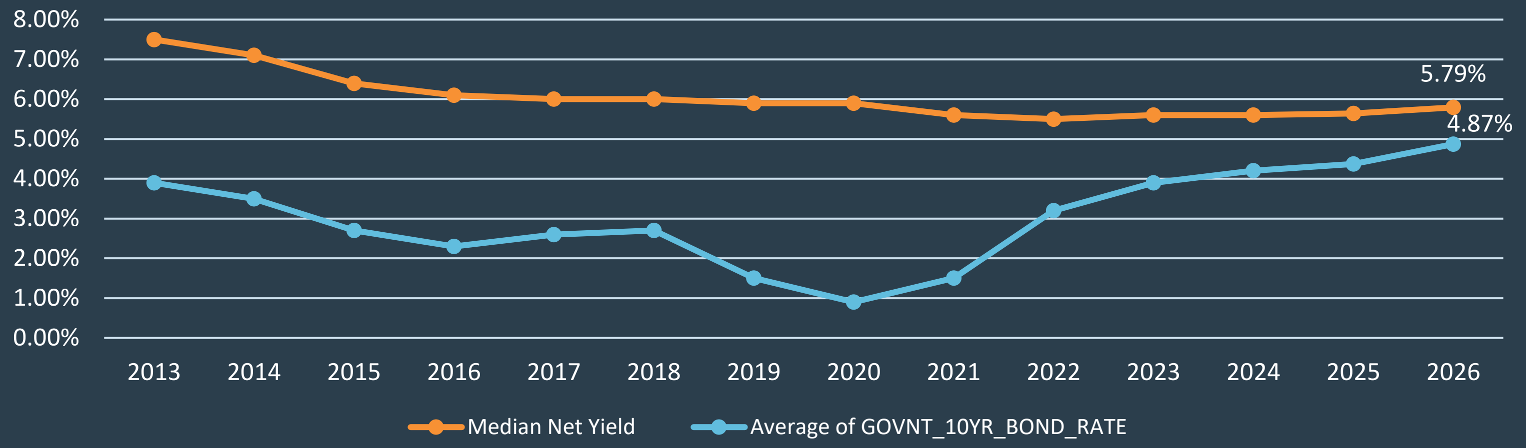
Metro Office Pulse Reading

ELEVATED	
RESTING	NSW, SA, QLD, WA, TAS
SLOW	VIC, NT, ACT

Regional Office Pulse Reading

ELEVATED	
RESTING	NSW, SA, QLD, WA, TAS
SLOW	VIC, NT, ACT

Office Median Net Yield vs 10yr Bond Rate



Office Quarterly **Value Change**

Office **Supply**

Office **Demand**