Office Commercial Pulse Check

OPTEON

"The market remains steady, following a period of decline. Buyers remain selective, with participants targeting offices with strong lease covenants and longer-term WALEs, along with a focus on modern buildings with strong ESG credentials. Values have remained stagnant, highlighting broader market uncertainty and elevated interest rates. Although there has been an increase in national office transactions in the sub $50M market over recent times, overall sales volumes remain significantly below pre-Covid levels."

Sam Lipshut
Head of Middle Markets & Portfolio

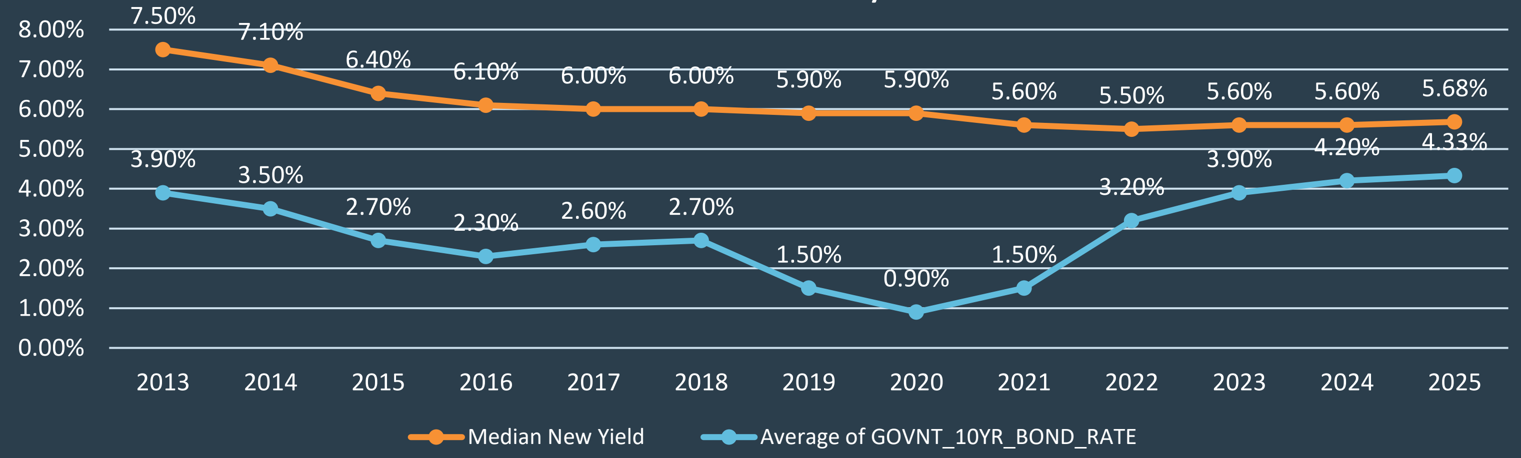
Metro Office Pulse Reading

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

Regional Office Pulse Reading

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

Office Median Net Yield vs 10yr Bond Rate



Office Quarterly **Value Change** —

Office **Supply** —

Office **Demand** —