

What SEQ industrial brings to the table.

Strata's share of stock, transaction volumes and price per square metre — South East Queensland, measured against New South Wales and Victoria on one national standard.

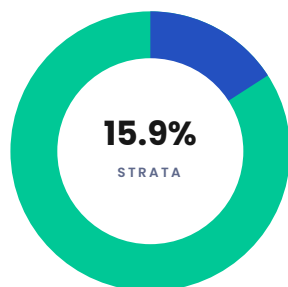
— Savannah Curry • Head of Data Governance & Strategic Partnerships



Strata's share of industrial stock.

01

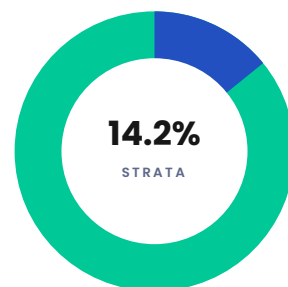
South East Queensland



Total stock 35,641,595 m²

Strata stock 5,659,008 m²

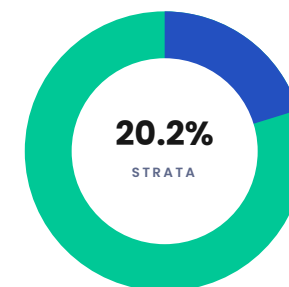
New South Wales



Total stock 49,884,761 m²

Strata stock 7,057,230 m²

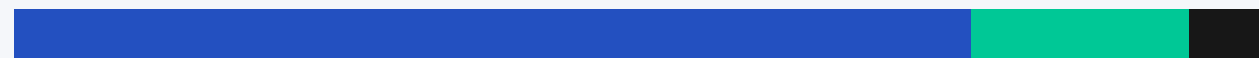
Victoria



Total stock 72,839,561 m²

Strata stock 14,736,526 m²

SEQ COMPOSITION — 35,641,595 M² OF EXISTING STOCK



■ Brisbane 27.2m² ■ Gold Coast 6.2m² ■ Sunshine Coast 2.3m²

SEQ tracks NSW.

15.9% against 14.2% strata share — while Victoria runs higher at 20.2%, expected with an average active lease of ~350 m².

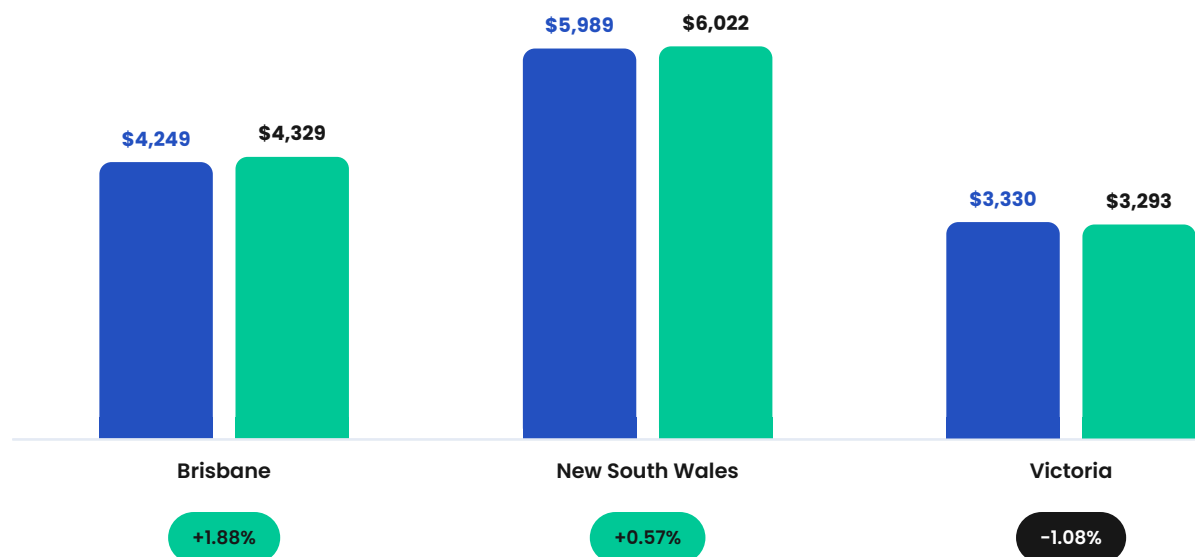
TRANSACTIONS · LAST 24 MONTHS

Brisbane is the momentum market.

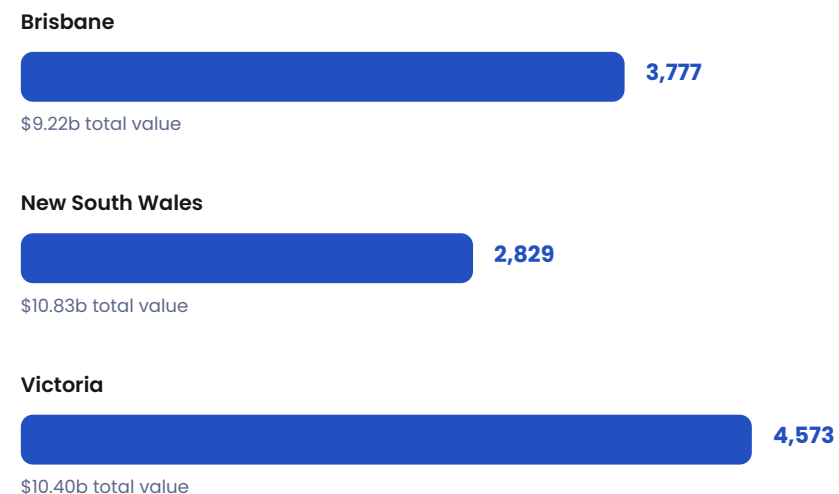
02

MEDIAN \$/M² — 24 MONTHS VS LAST 12

24 MO 12 MO



TRANSACTIONS · 24 MO



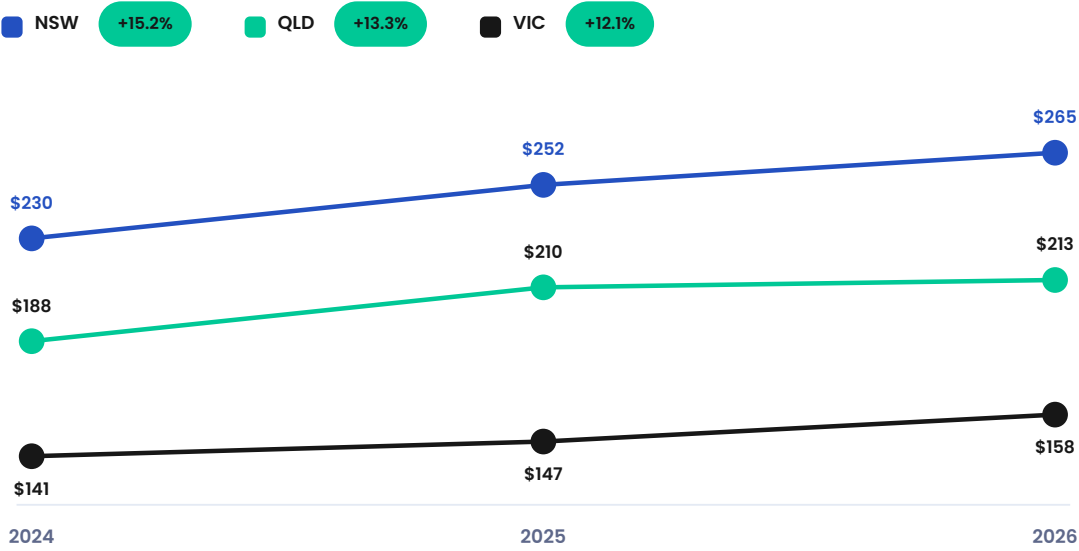
33.5% more transactions than NSW — and the only median still climbing.

Up ~\$80 per m² in 12 months while Victoria fell ~\$36. Serviced, zoned land is shrinking and Brisbane carries a 7.2% construction premium over the rest of Australia & NZ* — the replacement cost of existing stock keeps rising.

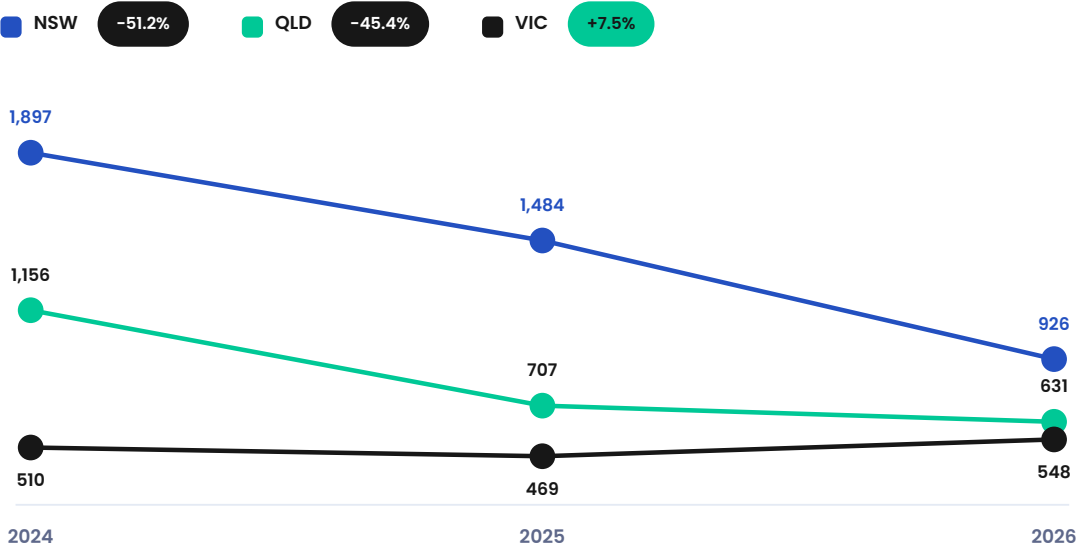
Rates up everywhere — Queensland holds its size.

03

COMMENCING RATE PER M² — MARKET MEDIANS



AVG COMMENCING LEASE SIZE — M²



Comparable growth — better retention.

Queensland's commencing rates have risen in line with NSW and Victoria, while retaining ~6 percentage points more of its average lettable area than neighbouring NSW as commencing lease sizes compress.

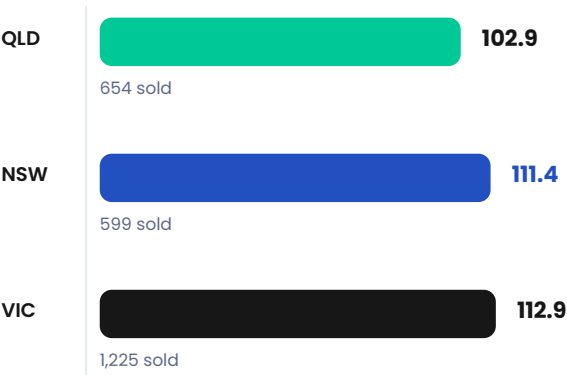
*Values based on market medians.

Queensland sells faster.

04

All asset types

QLD · UP TO 10 DAYS FASTER



Strata

QLD · UP TO 17 DAYS FASTER



Freehold

QLD · UP TO 6 DAYS FASTER



Queensland clears stock faster across the board.

Roughly a three-month cycle for all asset types — about 10 days ahead of the southern states — with the biggest edge in strata, where Queensland sells up to 17 days faster than Victoria.

*Average days on market across sold listings.

REIQ · COMMERCIAL & INDUSTRIAL LUNCH

Thank you.

____ Savannah Curry · Head of Data Governance & Strategic Partnerships



TAKE IT WITH YOU

Download the Q1 2026 Queensland market report.

The full quarterly office & industrial snapshot — leasing, sales and investment performance across South East Queensland. Prepared with REIQ.



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