



Property Council of Australia

Office Market Report - July 2008

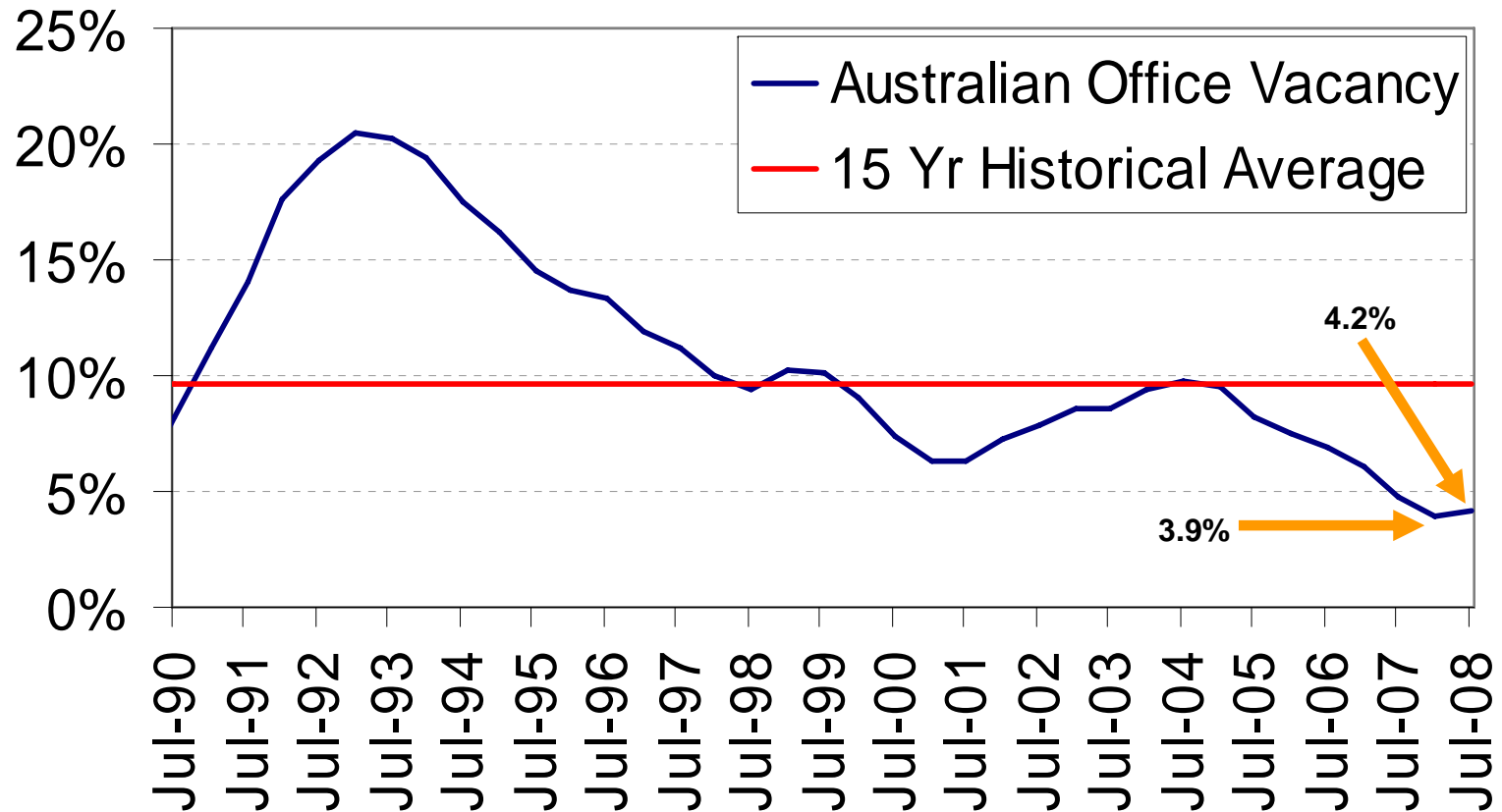
Adam Learmonth

Executive General Manager
FKP Funds Management



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Australian Office Historical Vacancy Rates

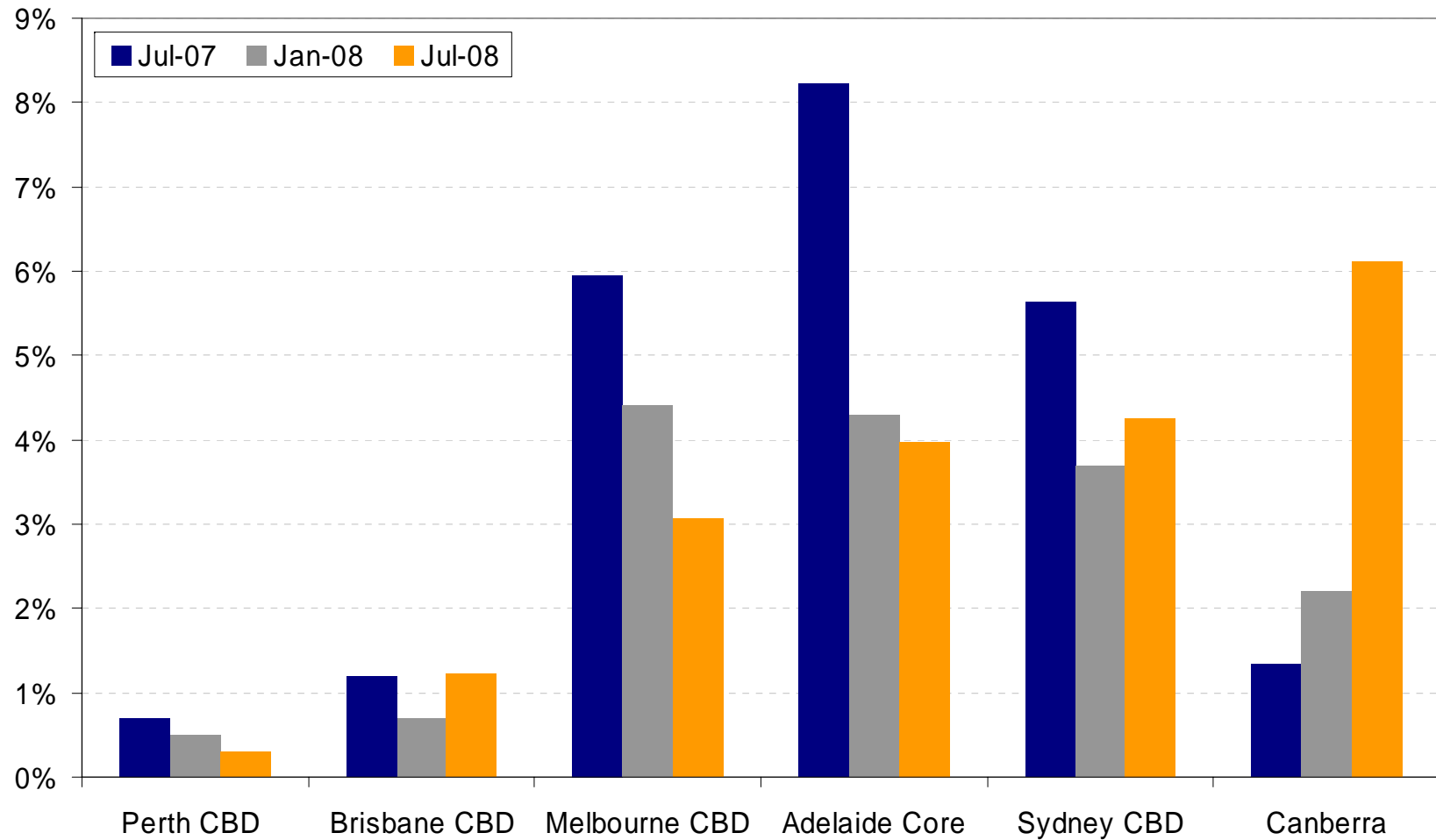


Source: Property Council of Australia



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CBD Vacancy Rates

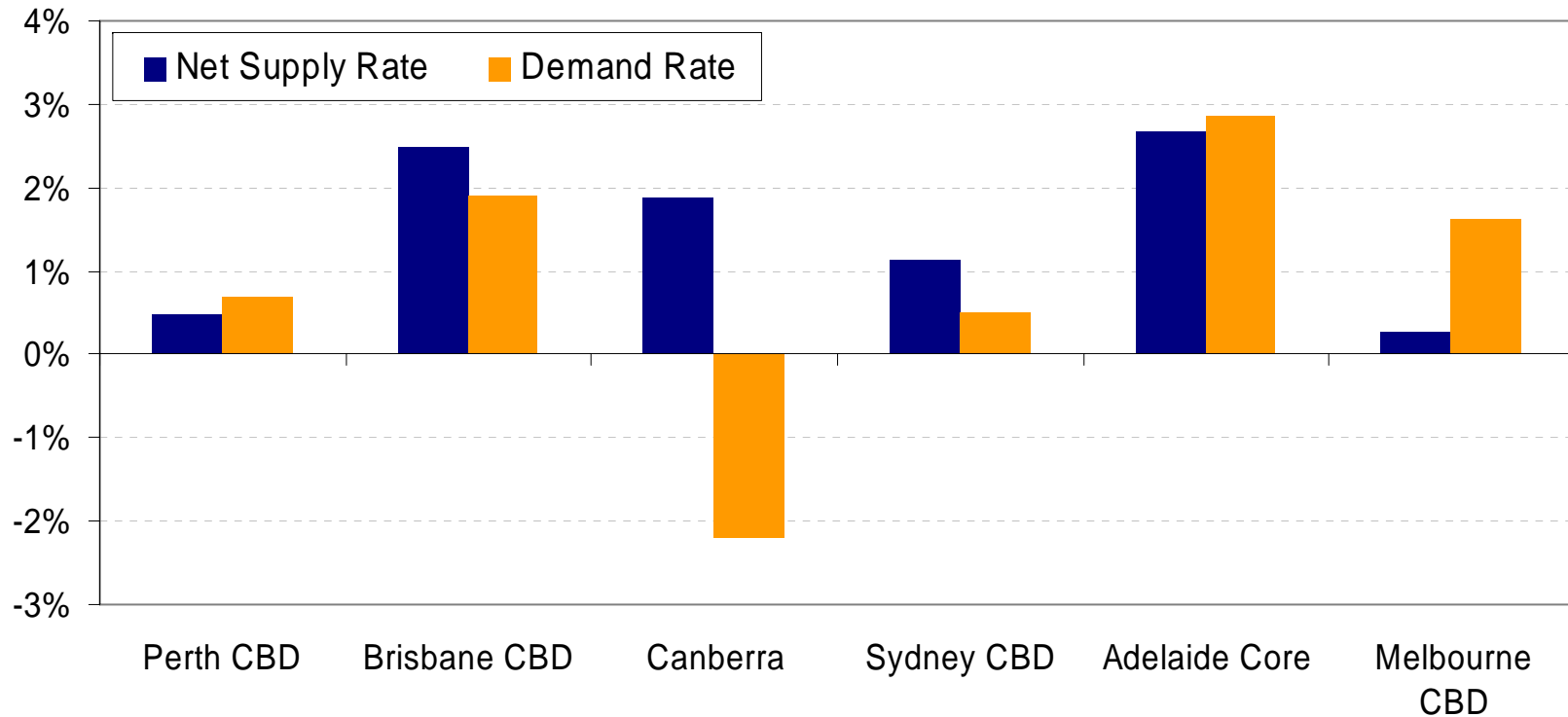


Source: Property Council of Australia



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Australian CBD – 6 Month Net Supply v 6 Month Demand

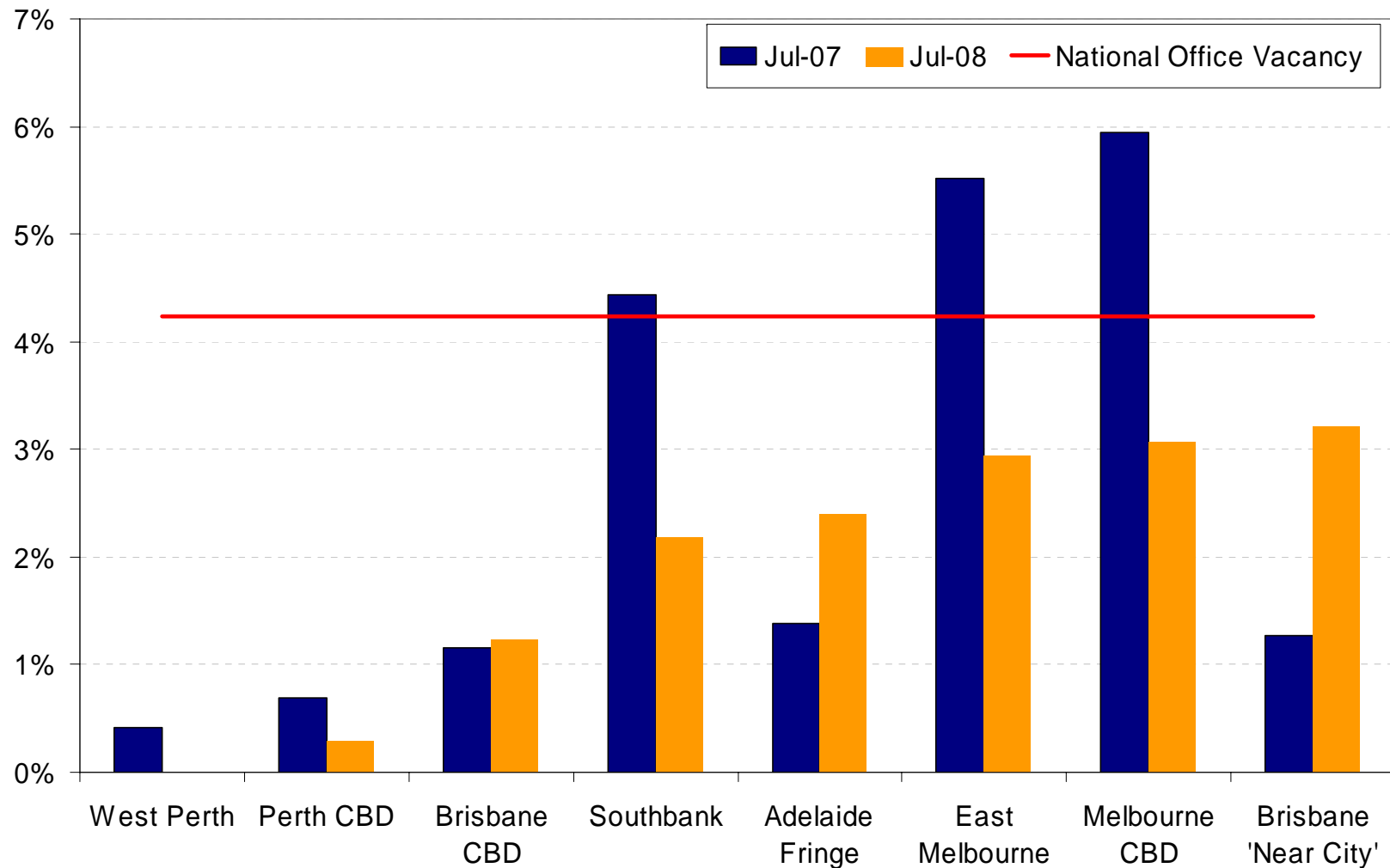


Source: Property Council of Australia



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Top Performing Markets by Vacancy

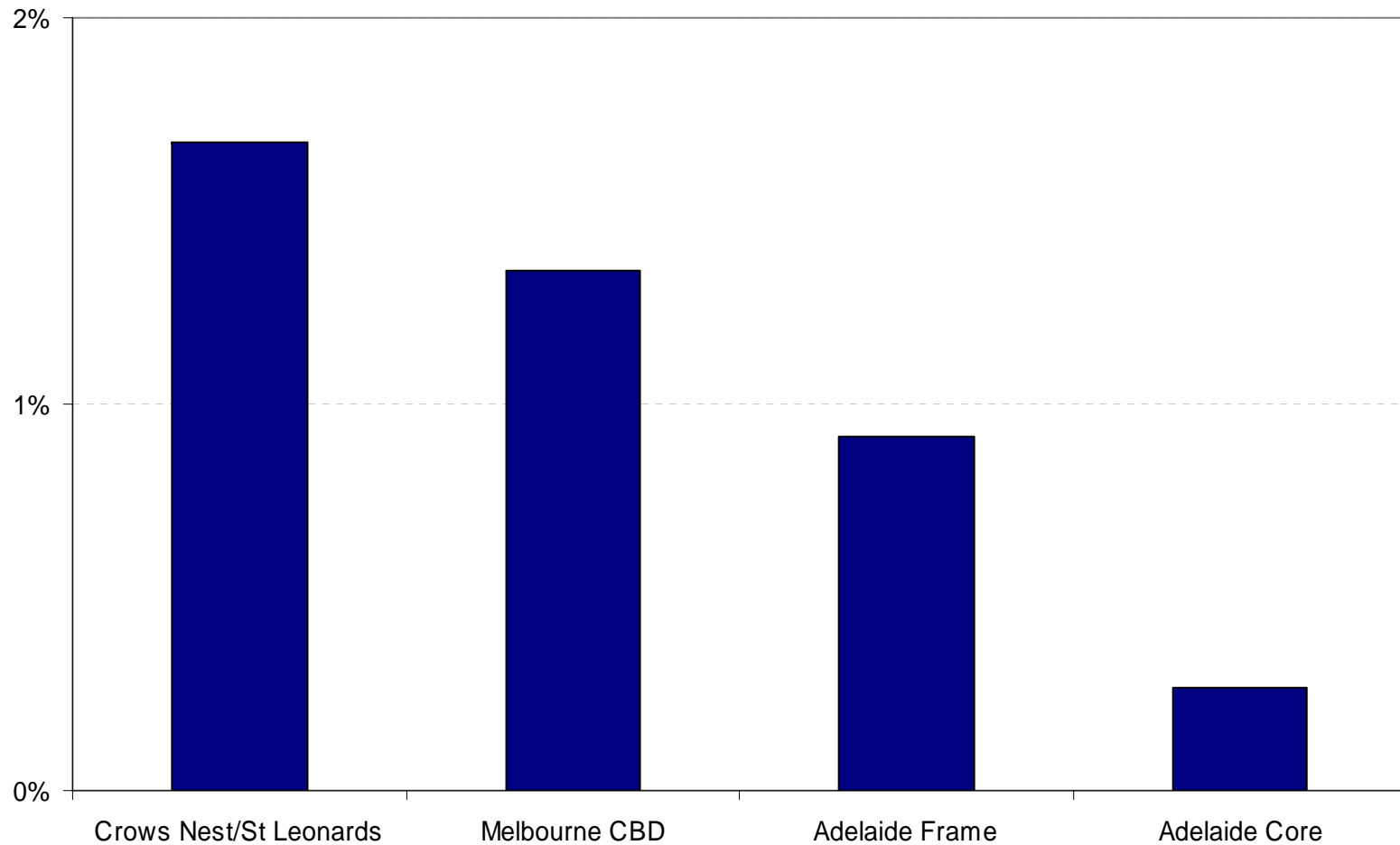


Source: Property Council of Australia



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The “Fastest Movers” – The Runners Up

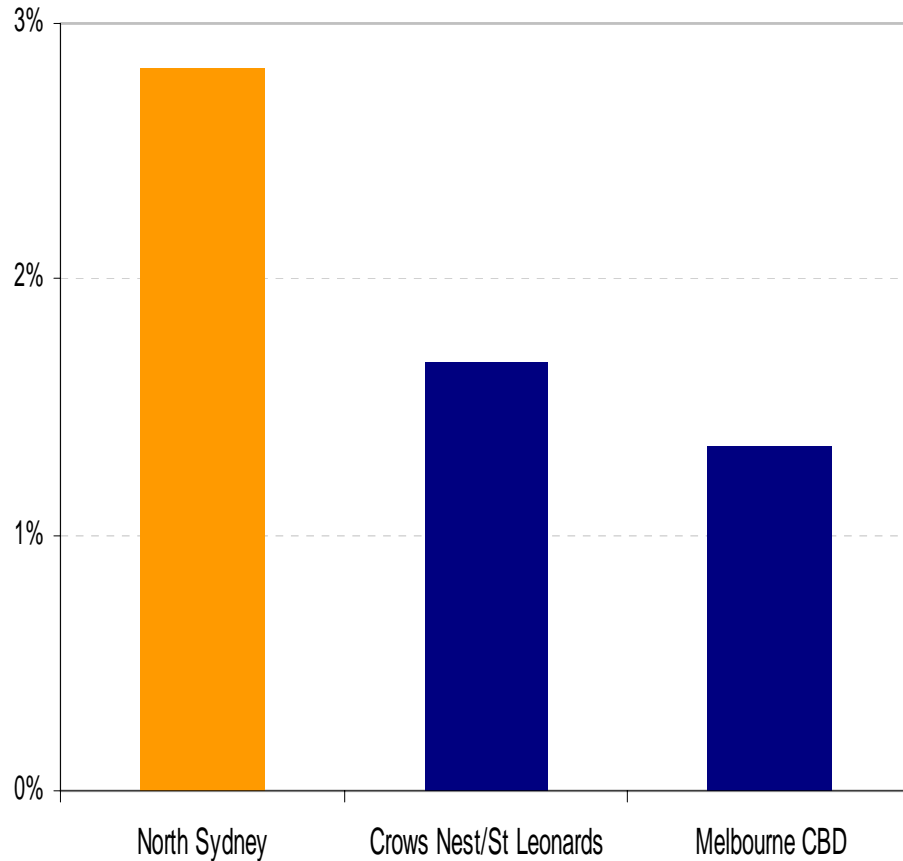


Source: Property Council of Australia

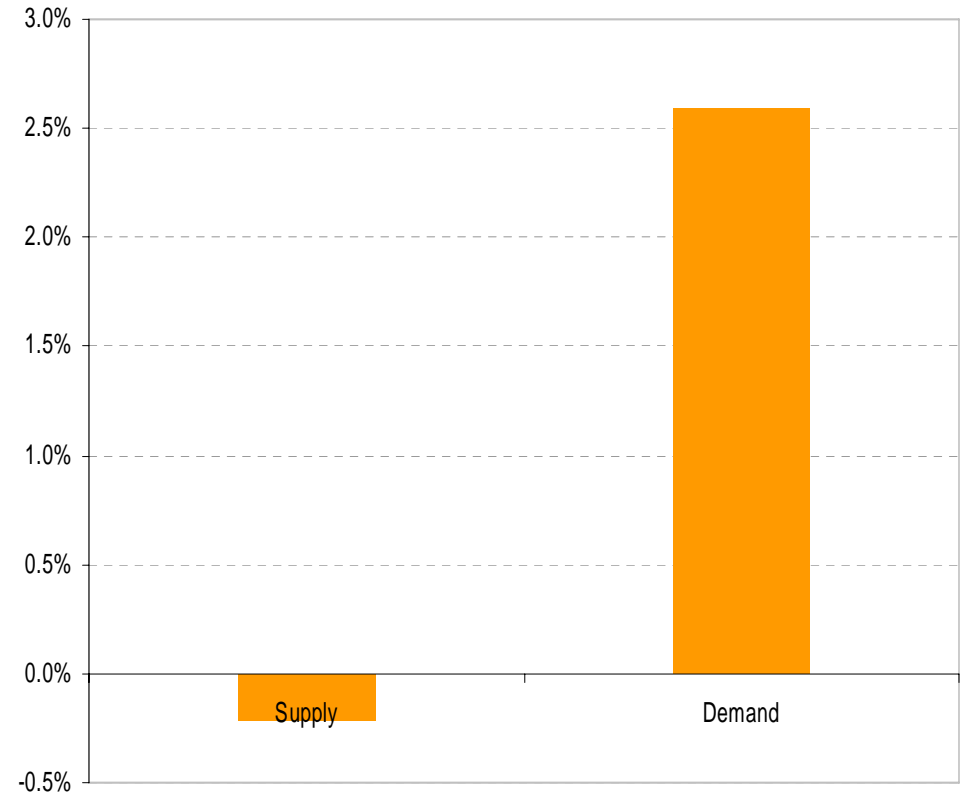


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The “Fastest Movers” – The Winner ...



North Sydney 6 Months to July 2008 Net Supply Vs Demand

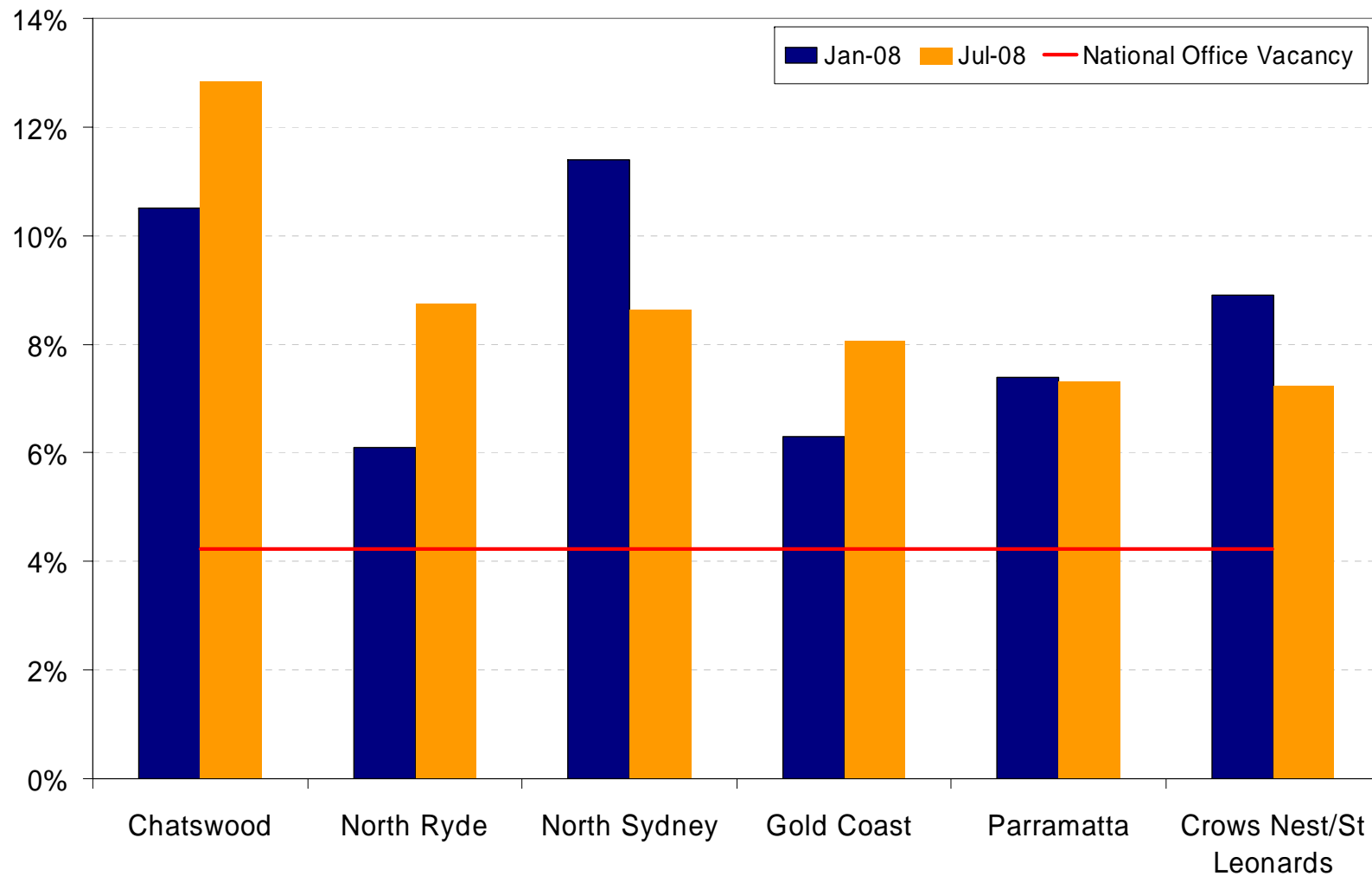


Source: Property Council of Australia



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Worst Performing Markets by Vacancy

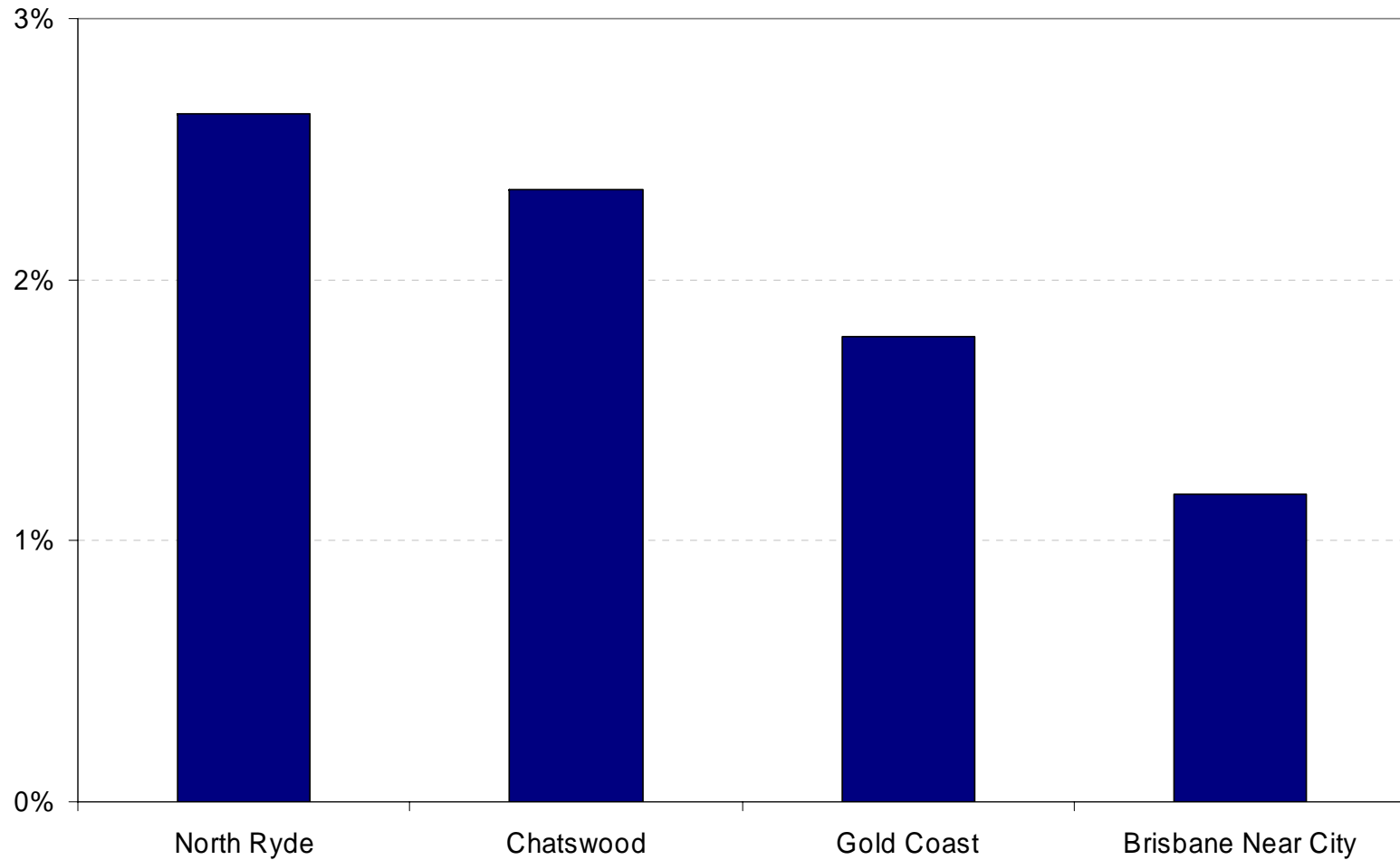


Source: Property Council of Australia



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The “Biggest Loser” – The Runners Up

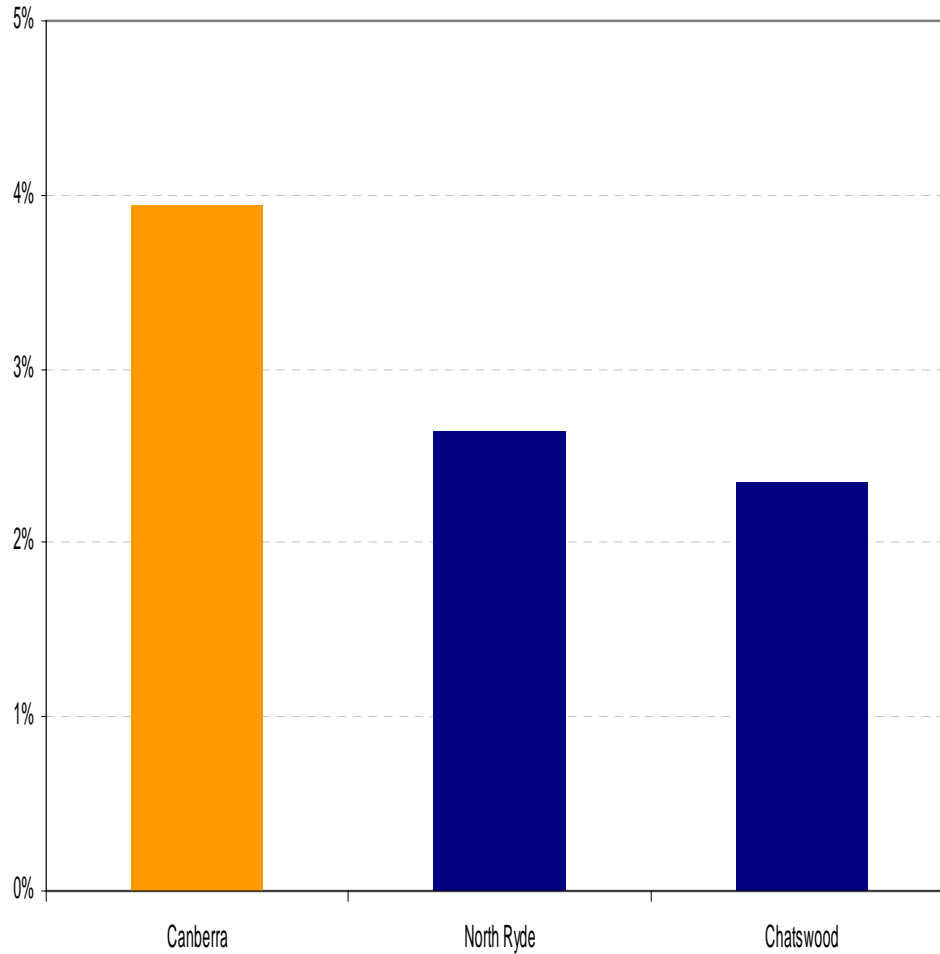


Source: Property Council of Australia

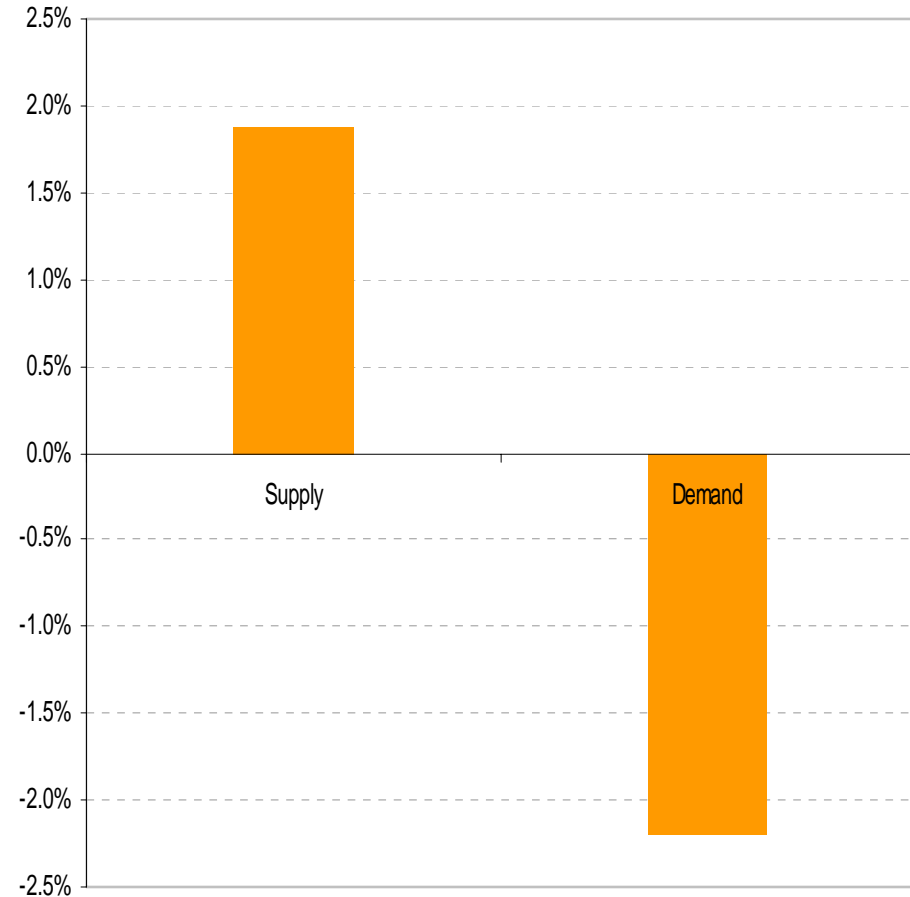


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The “Biggest Loser” – The Winner is...



Canberra 6 Months to July 2008 Net Supply Vs Demand

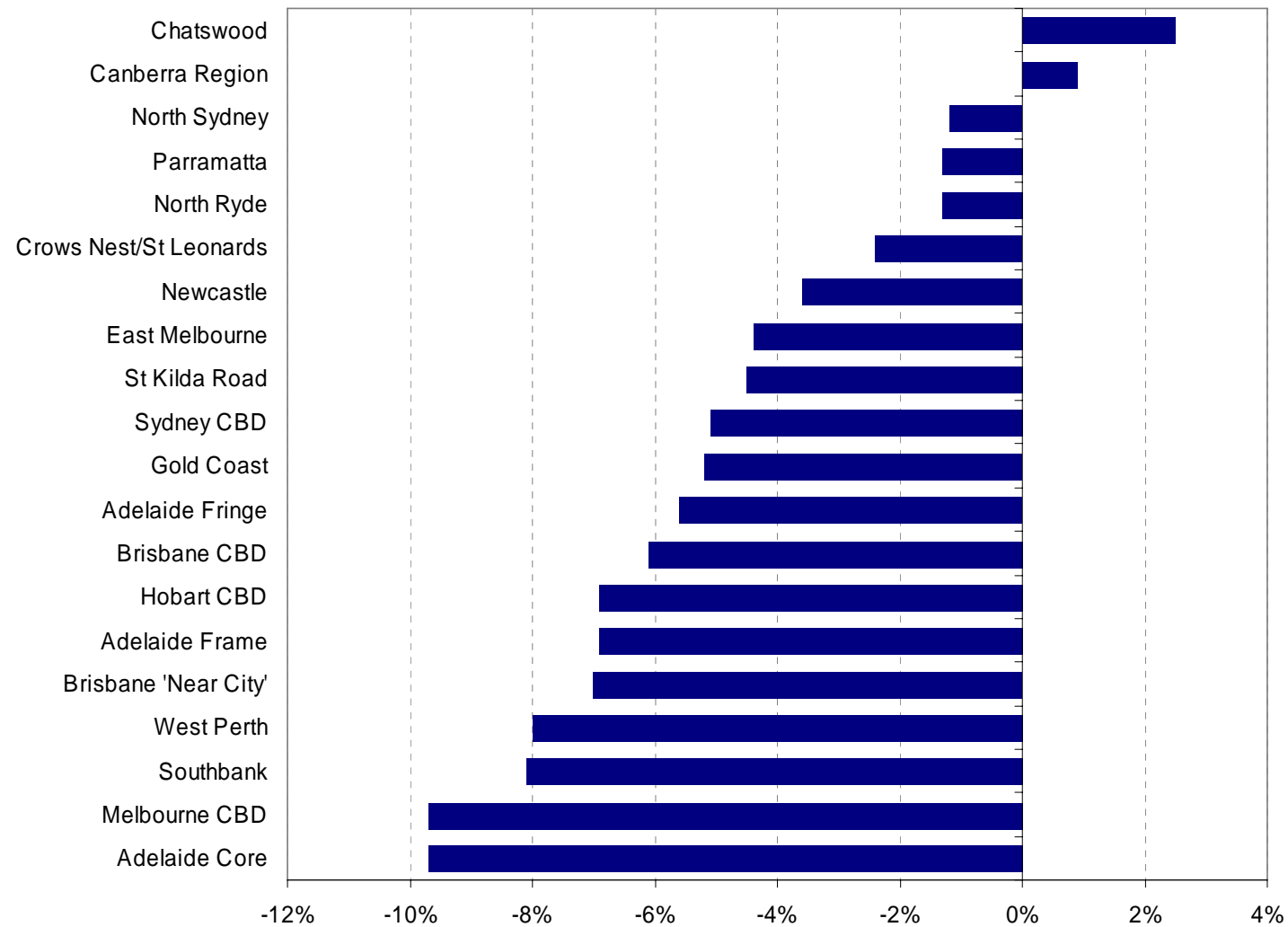


Source: Property Council of Australia



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“Distance from Home” - Divergence of markets from their historical average - The Runners Up

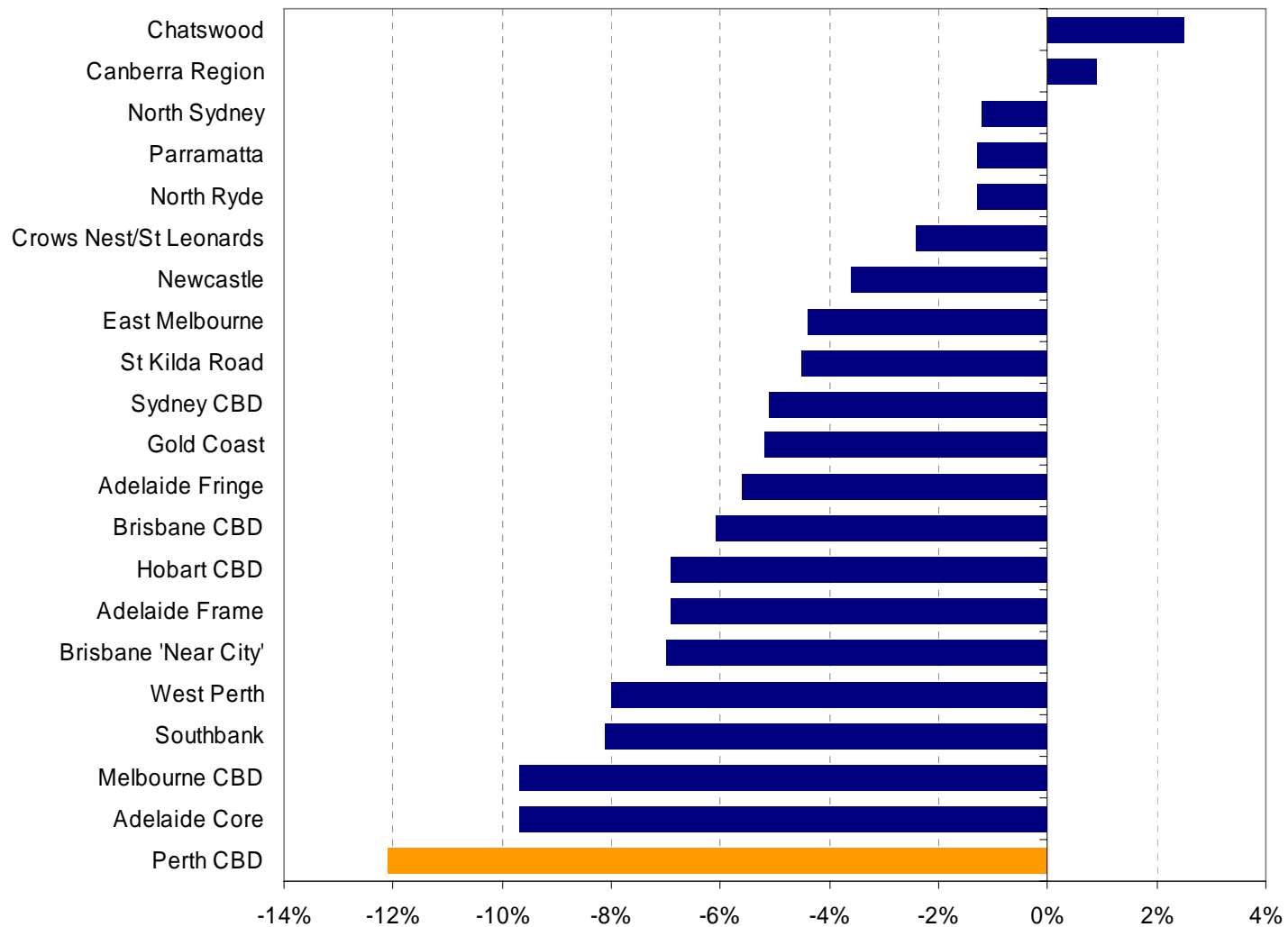


Source: Property Council of Australia



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“Distance from Home”- Divergence of markets from their historical average - The Winner is...

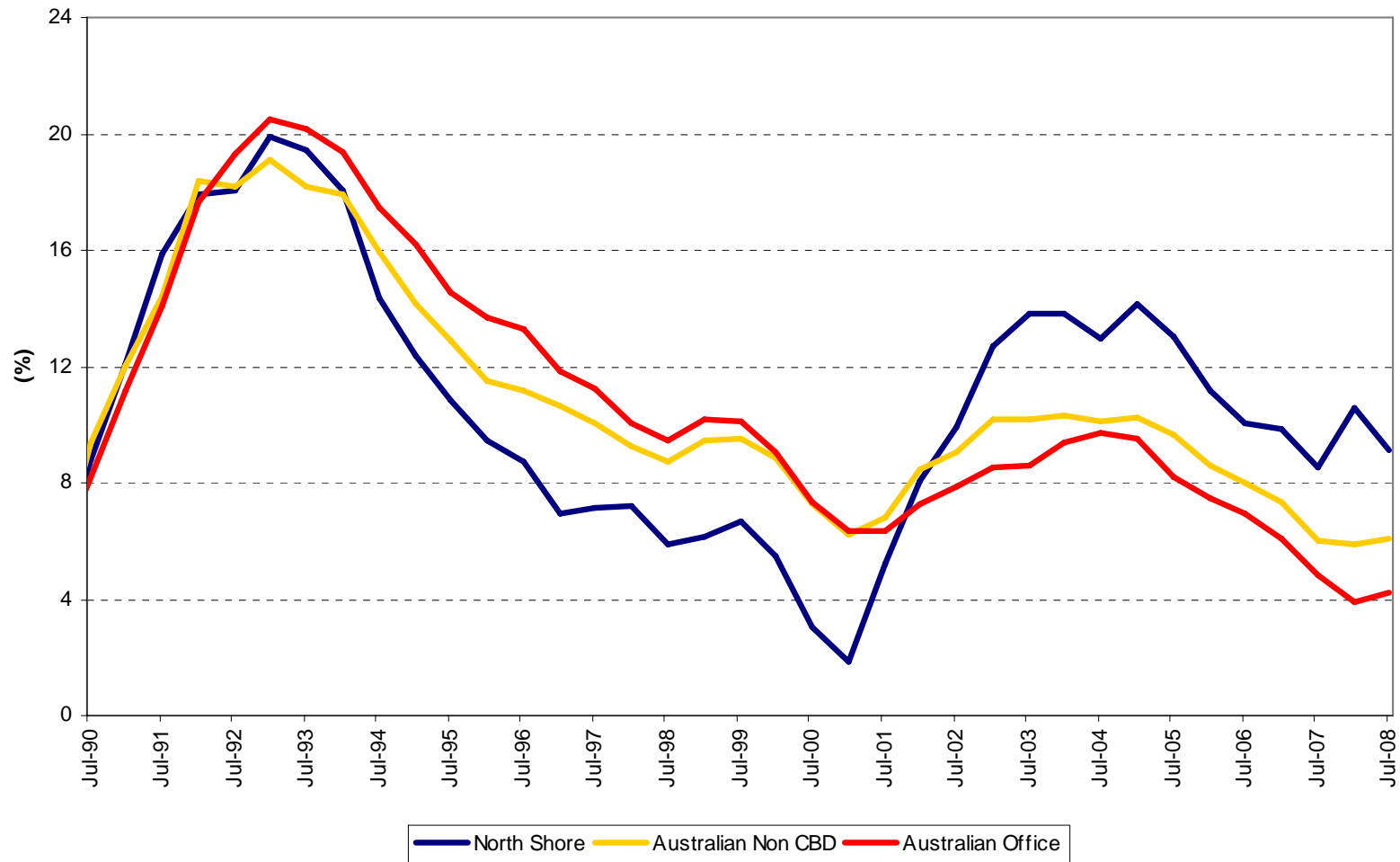


Source: Property Council of Australia



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Historical Total Vacancy – North Shore v Australia

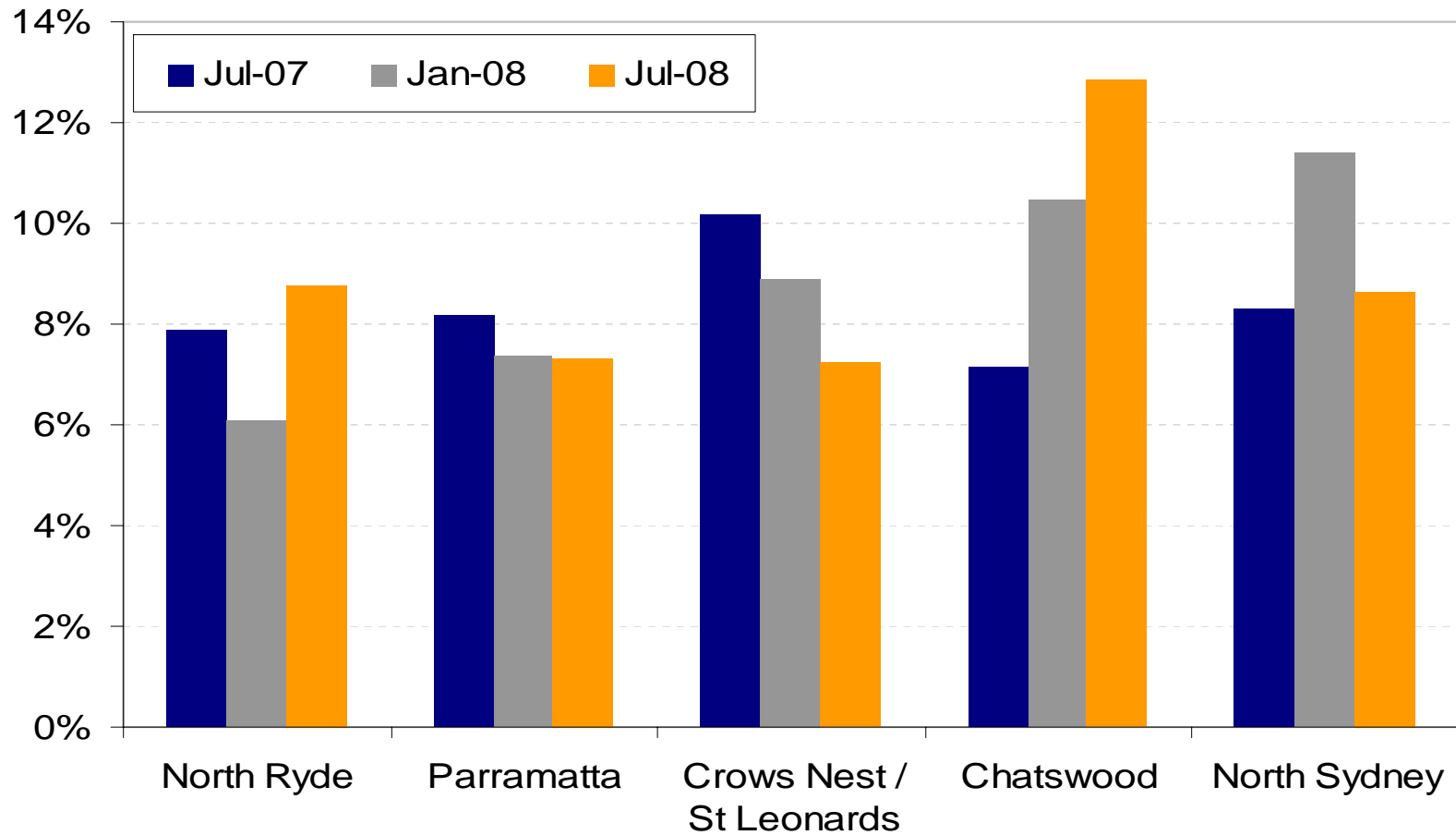


Source: Property Council of Australia



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Sydney Suburban Markets Change in Vacancy

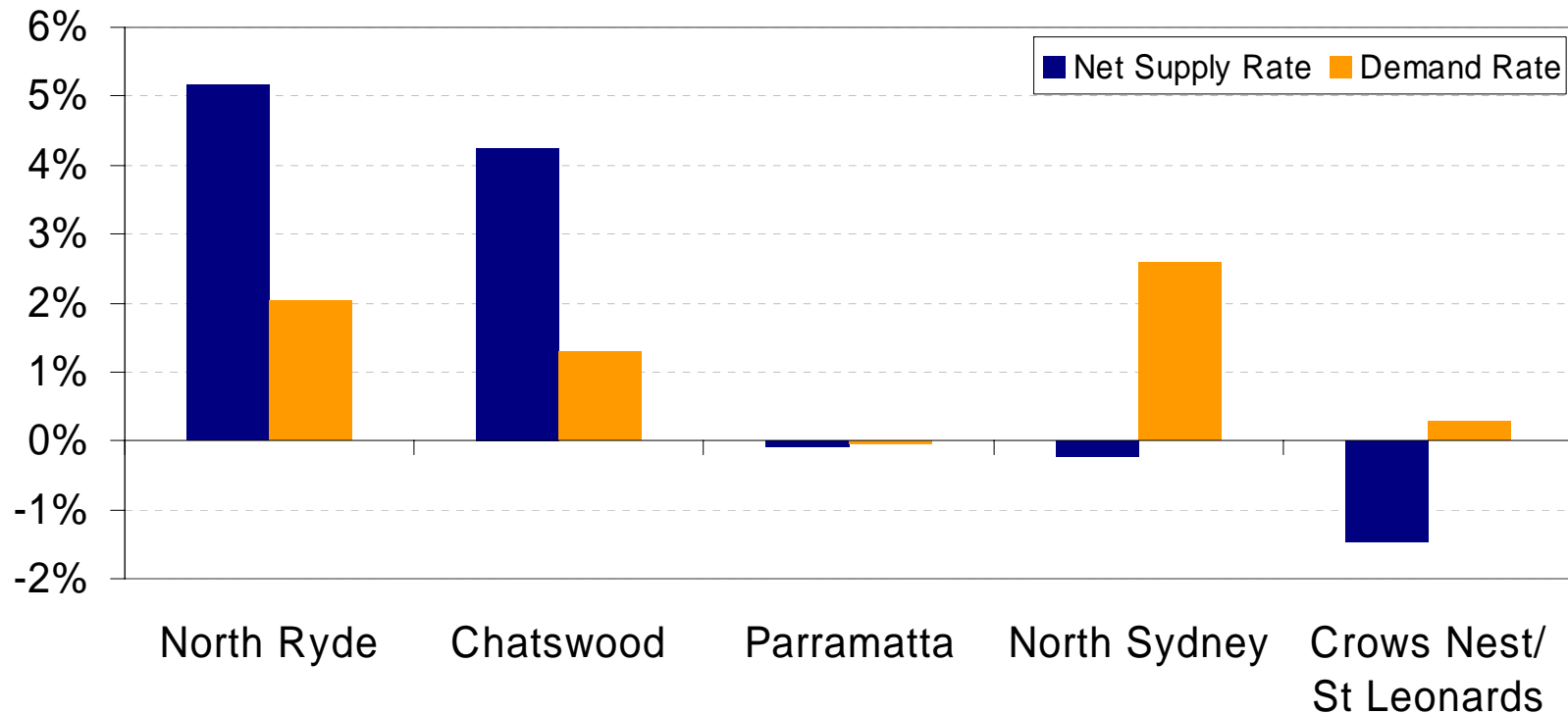


Source: Property Council of Australia



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Sydney Suburban Markets – 6 Month Net Supply v 6 Month Demand

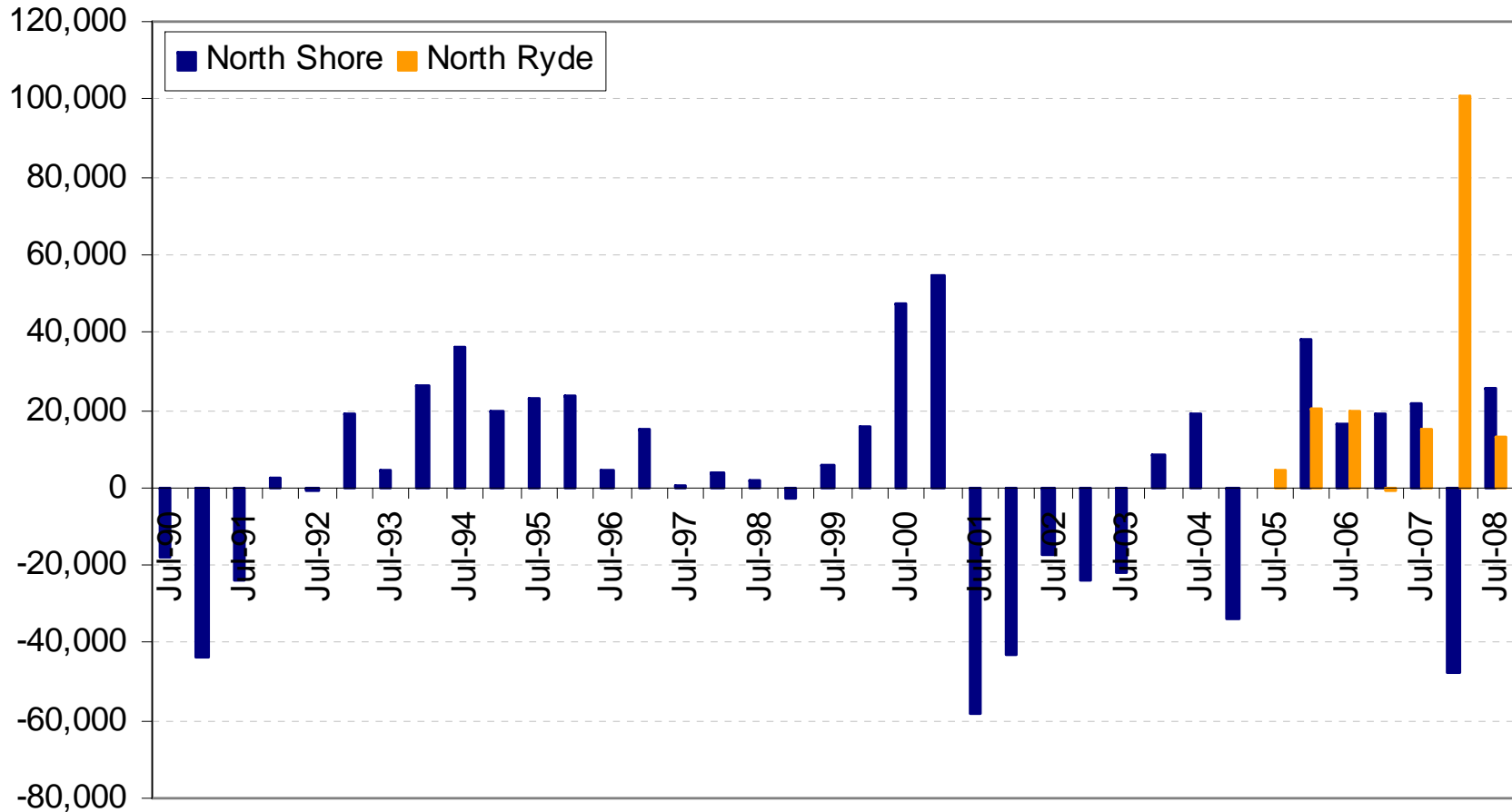


Source: Property Council of Australia



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Sydney Suburban Markets – Tenant Demand

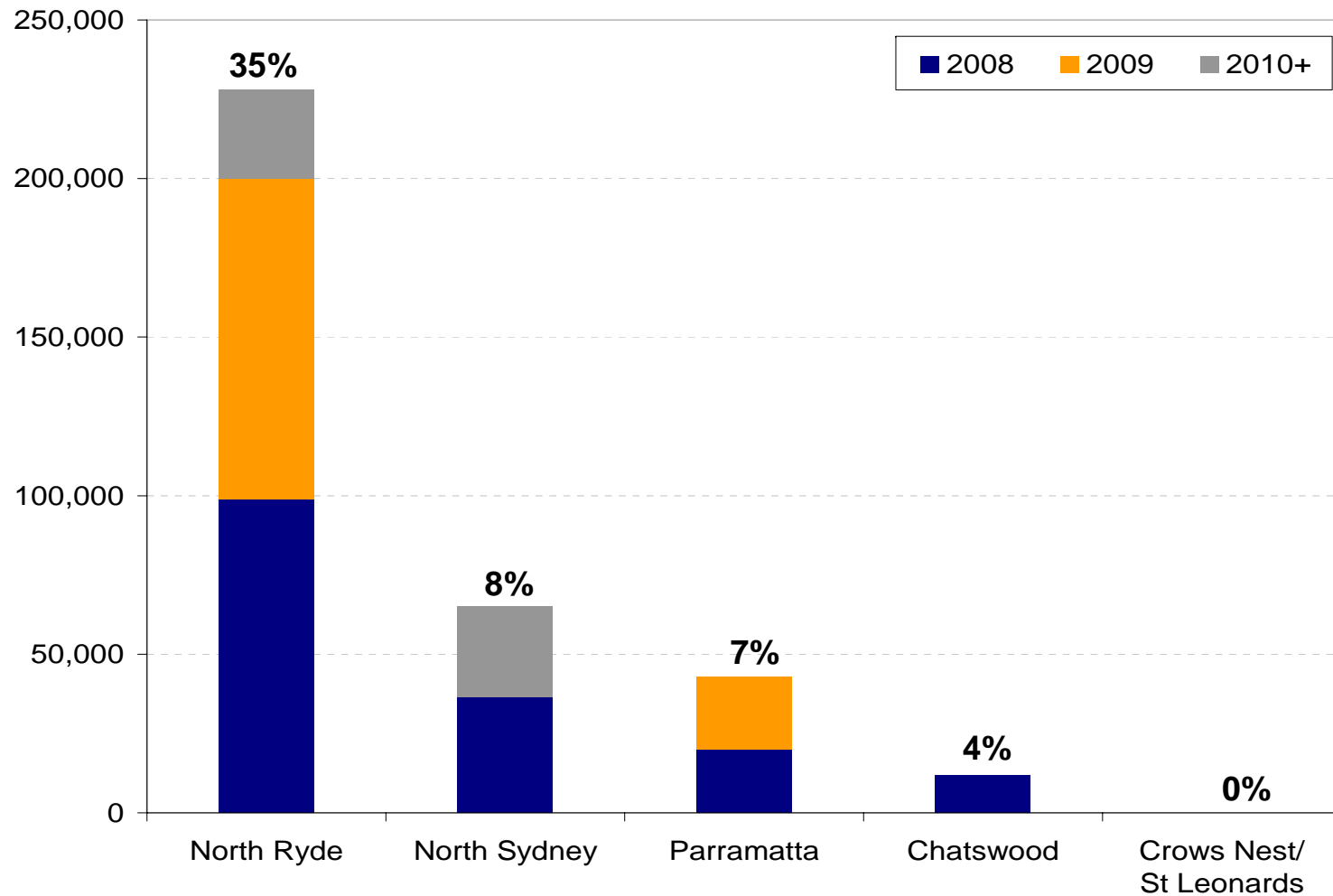


Source: Property Council of Australia



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Sydney Suburban Markets – Future Supply and as a Percentage of Current Stock

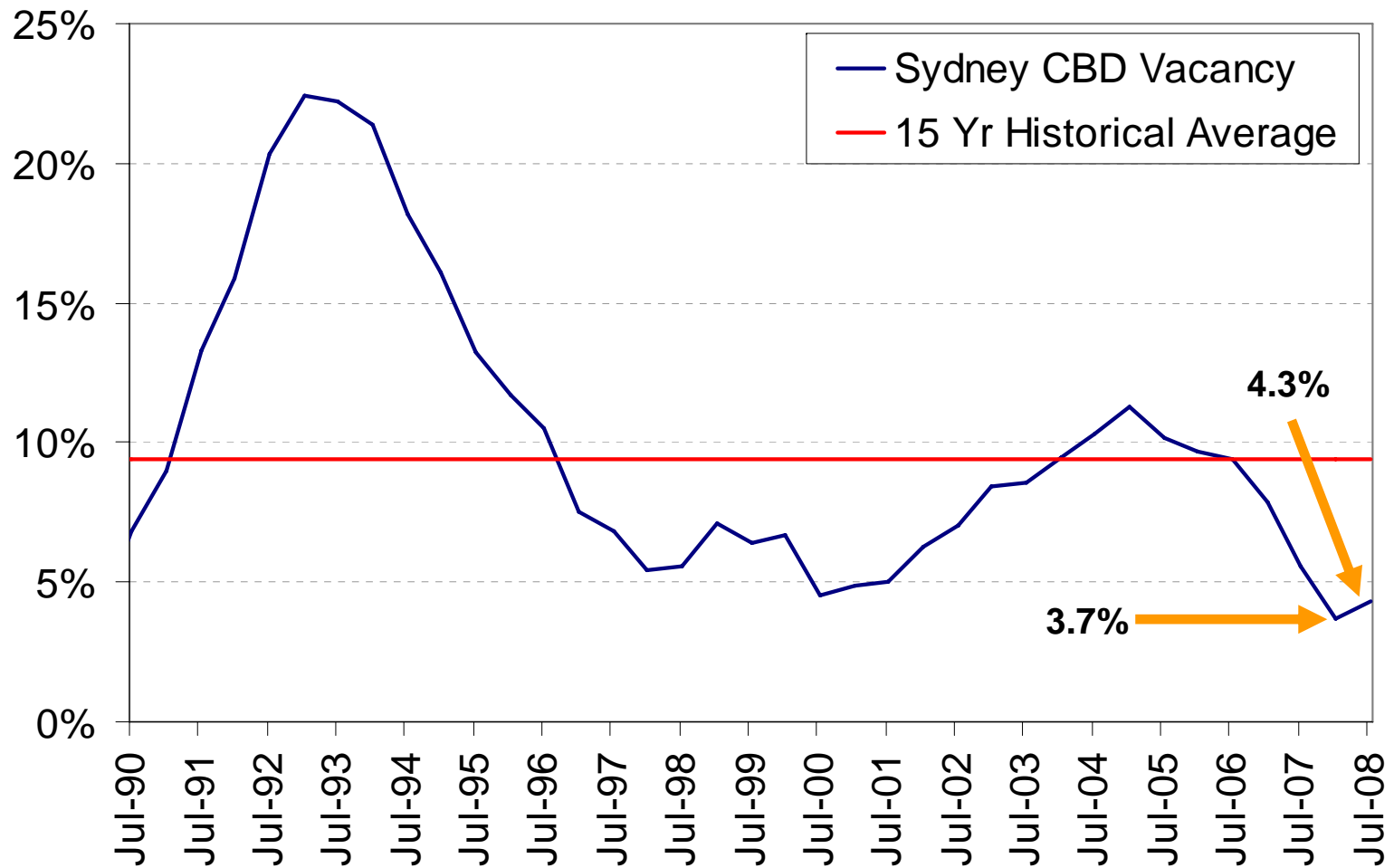


Source: Property Council of Australia



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Sydney CBD Historical Vacancy Rate

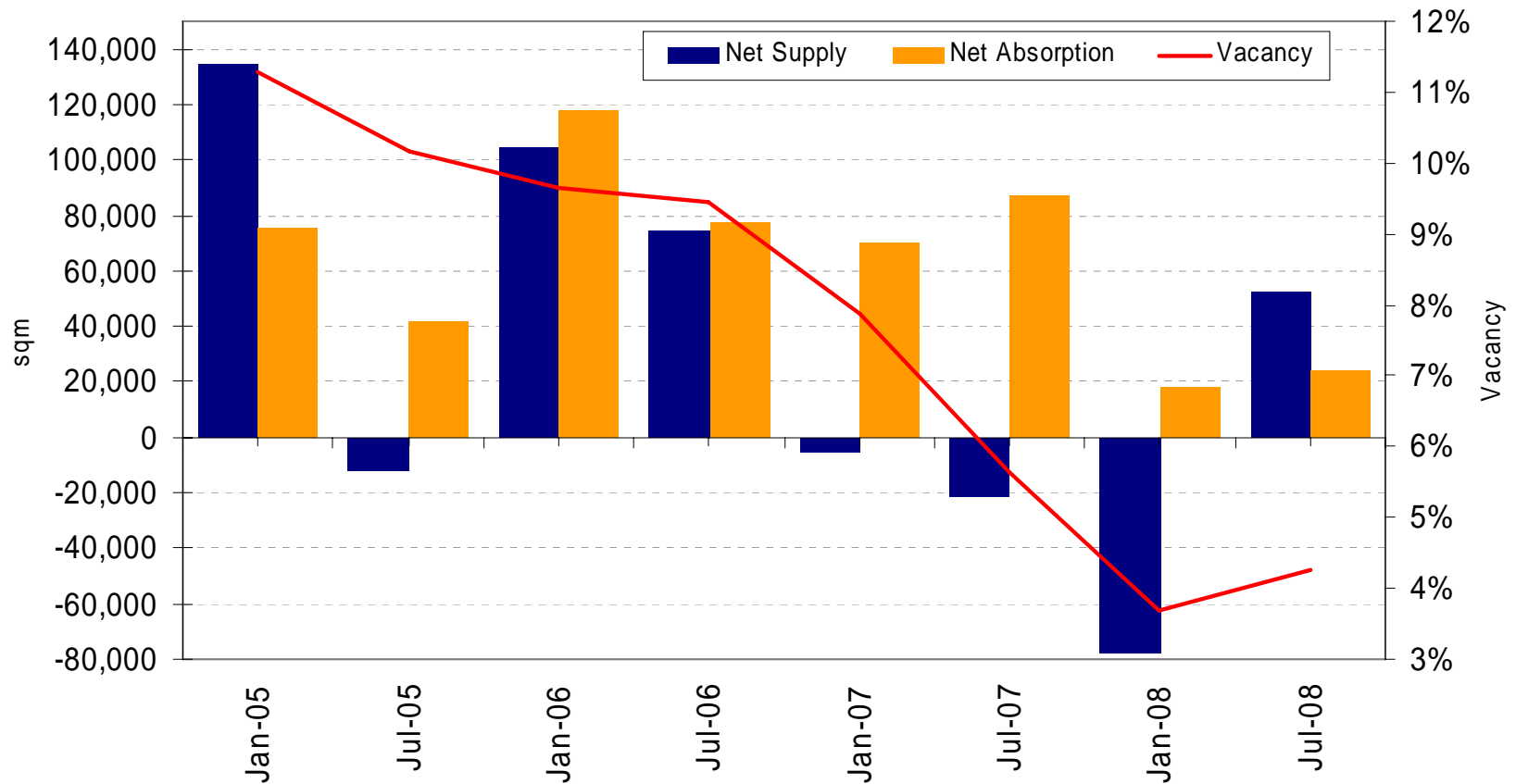


Source: Property Council of Australia



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Sydney CBD Drivers of Vacancy Reduction

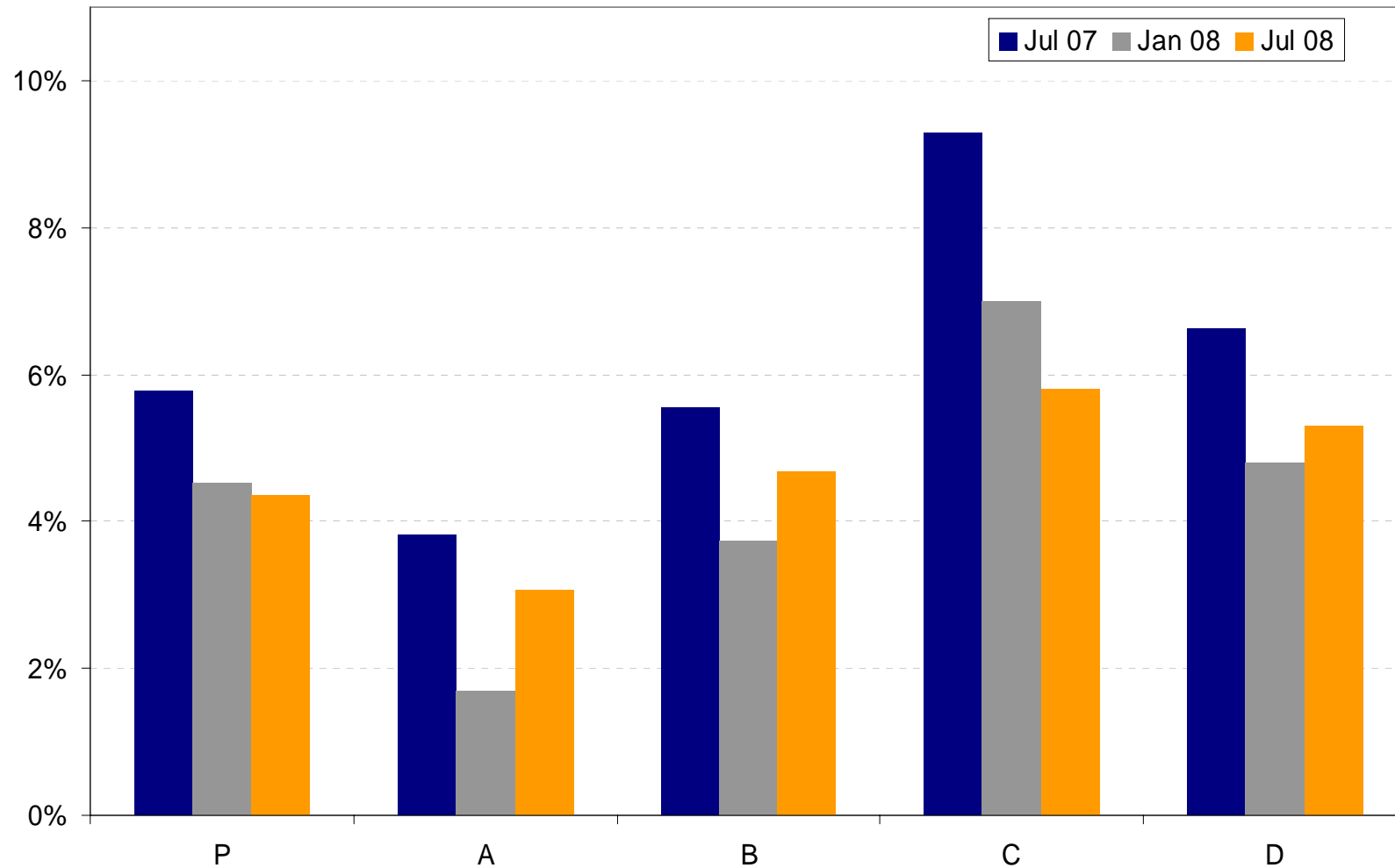


Source: Property Council of Australia



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Sydney CBD Total Vacancy by Grade

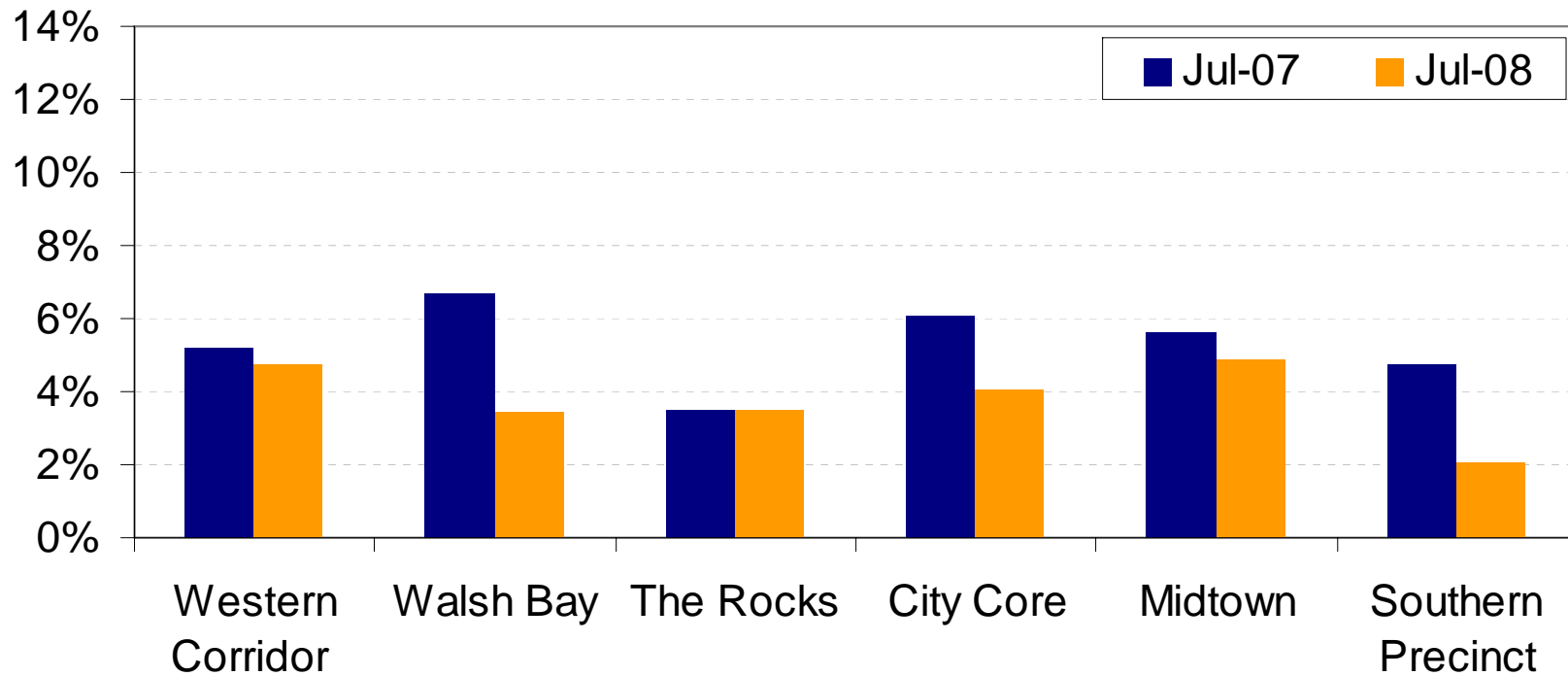


Source: Property Council of Australia



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Vacancy by Locale

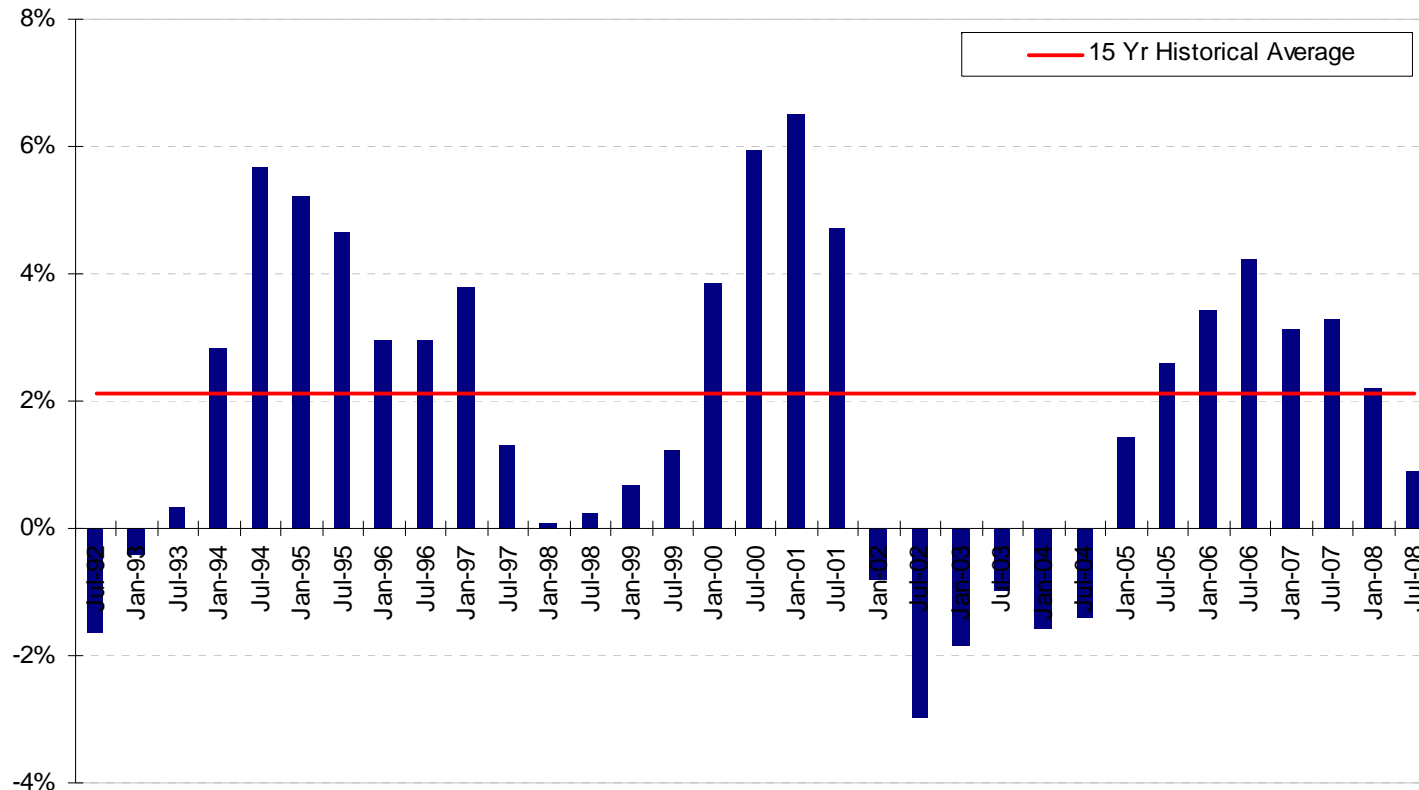


Source: Property Council of Australia



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Sydney CBD Demand v Historical Average

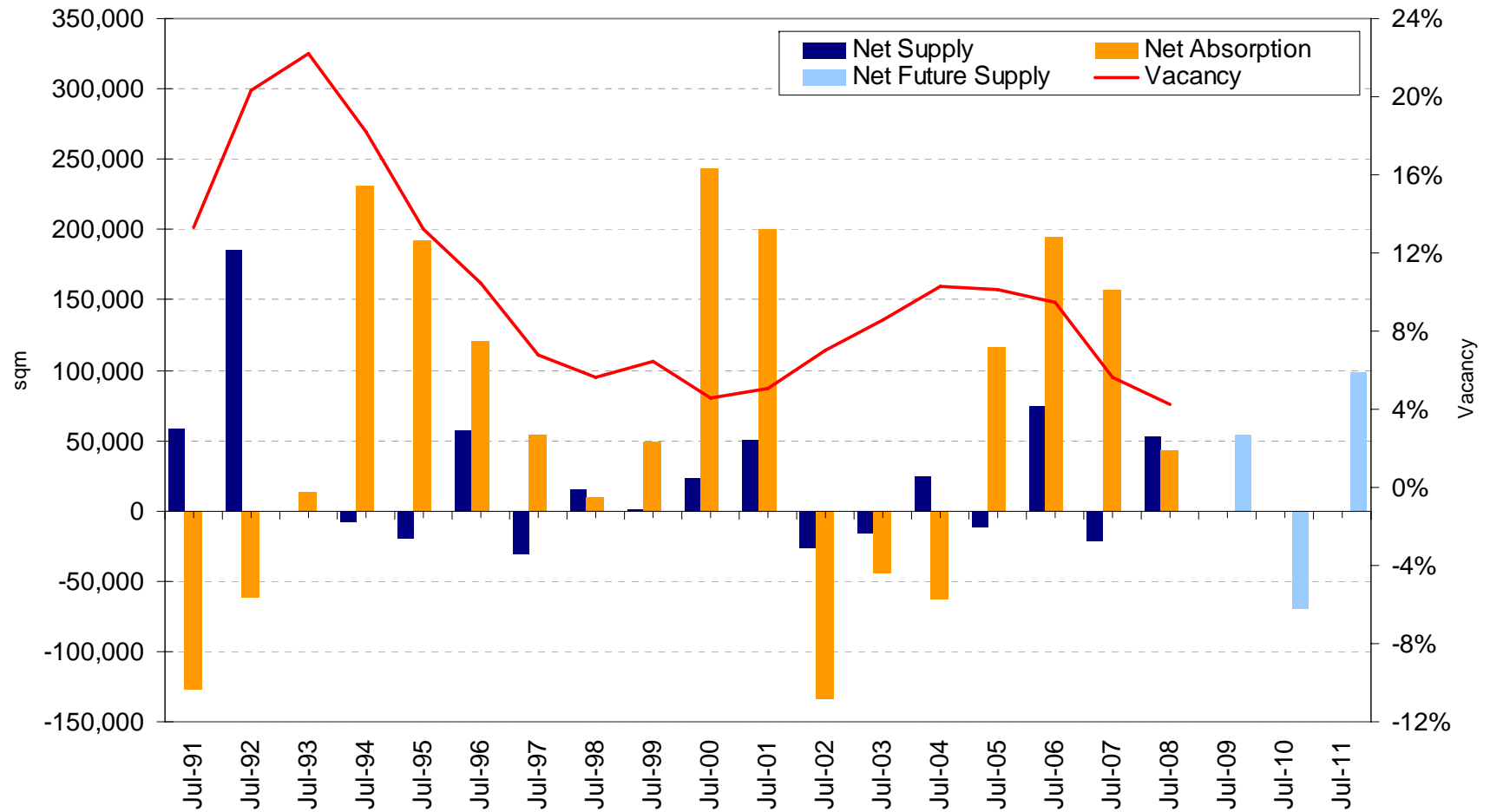


Source: Property Council of Australia



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Sydney CBD Historical Net Supply, Net Absorption, Net Future Supply & Vacancy

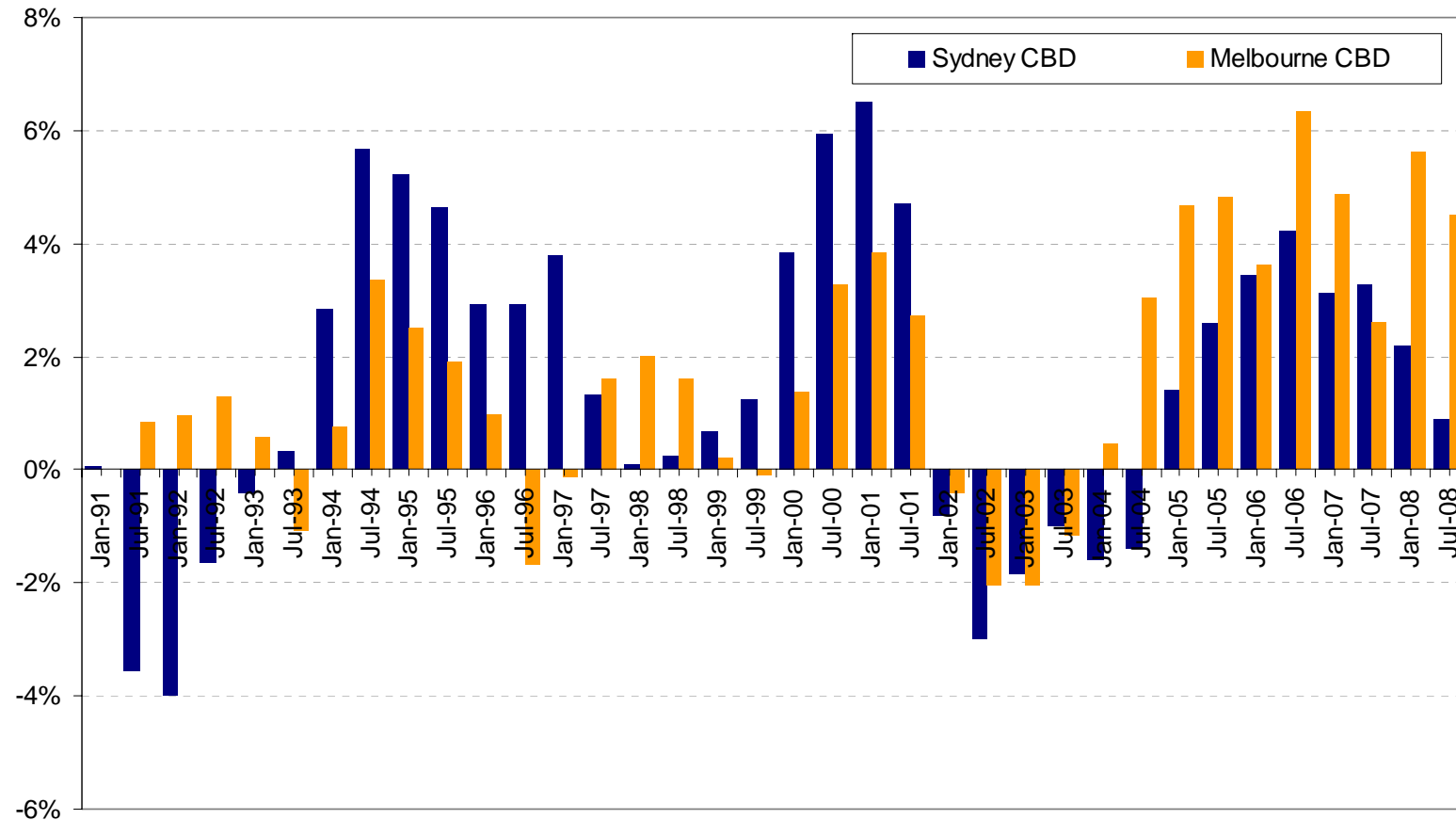


Source: Property Council of Australia



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Sydney CBD Demand v Melbourne CBD Demand



Source: Property Council of Australia



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