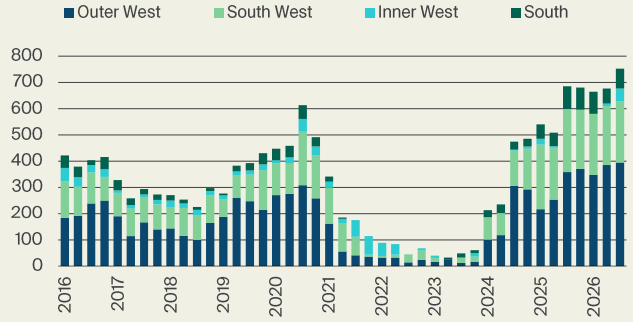
Sydney Industrial State of the Market

Vacancy continues to rise

Q3 2026

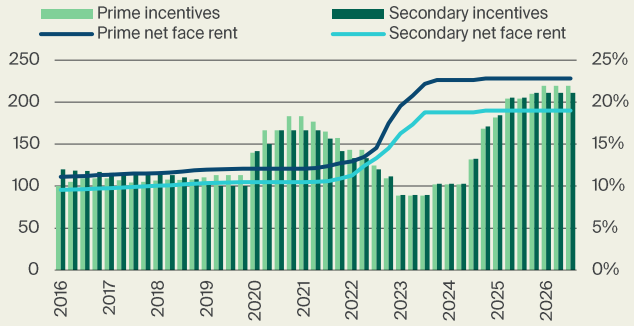
- Prime industrial rents across Western Sydney were steady over Q3 2026, ranging between $200 - $300/sqm across the different precincts.
- Incentives are elevated at a historical high of 22%, which resulted in net effective rents declining by 2% over the last 12 months in Western Sydney.
- Leasing volumes have moderated, with 2026 YTD activity totalling 448,054 sqm, primarily concentrated across the Outer West and South West precincts.
- Vacancy climbed to a new high in Q3 2026, reaching 870,838sqm, an 18% increase over the year.

Sydney industrial vacancy
By precincts, floorspace in '000sqm, 5,000sqm+



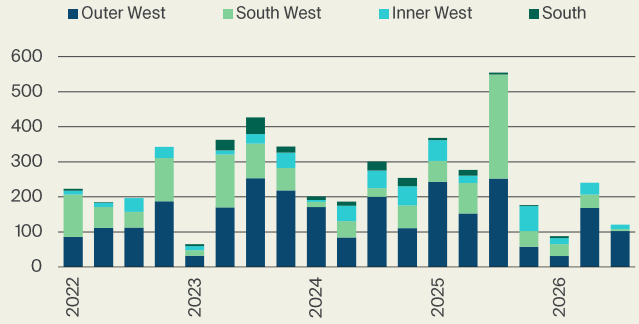
Source: Knight Frank Research

Western Sydney net face rents and incentives
$/sqm (LHS), %(RHS)



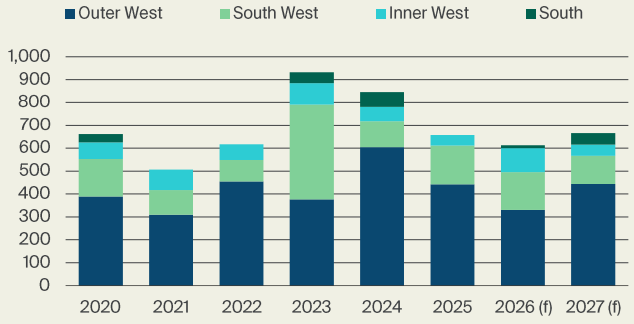
Source: Knight Frank Research

Sydney leasing take-up by precinct
By quarter, '000 sqm



Source: Knight Frank Research

Sydney industrial supply
By types, '000sqm, completed 2020-2027 (f)



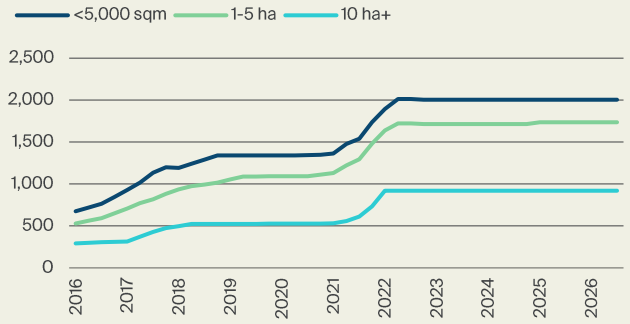
Source: Knight Frank Research

Industrial Market Indicators – Q3 2026

Precinct	Prime net face rent range ($/sqm)	% change y/y	Average Incentive %	Prime net effective rent ($/sqm)	% change y/y	Land values 1-5 ha ($/sqm)	Vacancy (%)	Core market yield
Outer West	200 - 250	0.0	23.0	169	-2.0	1,300	3.2	5.30
South West	200 - 250	0.0	23.0	169	-1.7	1,160	3.9	5.40
Inner West	220 - 300	0.0	19.9	196	-2.1	1,425	3.1	5.10
South	350 - 475	0.0	17.5	334	-5.7	3,000	2.5	4.90
Western Syd. Avg.	**220 - 250**	**0.0**	**22.0**	**178**	**-2.0**	**1,295**	**3.3**	**5.30**

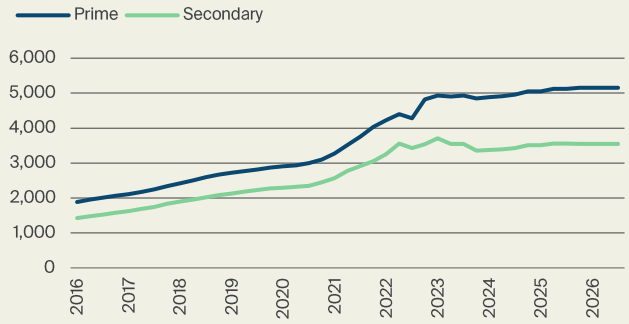
Source: Knight Frank Research

Sydney industrial land values
$/sqm



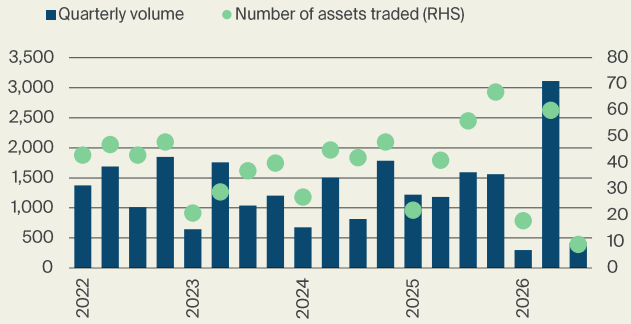
Source: Knight Frank Research

Sydney industrial capital values
Blended average, $/sqm



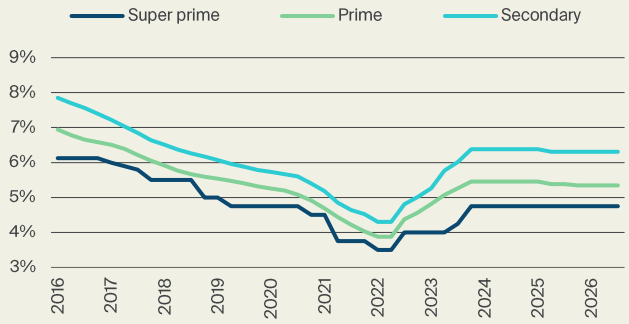
Source: Knight Frank Research

Sydney industrial investment volumes
A$ million (sales, A$10m+)



Source: Knight Frank Research

Sydney industrial yields
By grade, average %



Source: Knight Frank Research

Recent Significant Tenant Commitments

Tenant	Property	Precinct	Lease Type	Size (sqm)	Net Rent ($/sqm)	Term (yrs)
Capital Transport Group	62A-72 Abbotts Rd, Kemps Creek (Westlink Industrial Park)	Outer West	Spec	20,765	240	5
J&T Express	2 Christina Rd, Villawood (Connect Central)	Inner West	Existing	9,594	270	7
My Muscle Chef	2A Basalt Rd, Greystanes (Quarry West Industrial Estate)	Outer West	Existing	9,559	315	4
Adaptive Concept	93 Kurrajong Ave, Mount Druitt	Outer West	Existing	6,222	245	7

Recent Significant Sales

Property	Precinct	Price ($m)	Size (sqm)	$/sqm	Purchaser	Vendor	Yield (%)	WALE
1-3 Herbert Pl, Smithfield & 146-156 Warren Rd, Smithfield	Outer West	127.5	28,737	4,437	BK Capital	Goodman	4.84	4.1
109 Kurrajong Ave, Mount Druitt	Outer West	30.0	4,167	7,211	FIFE Capital	Melon Nominees	6.23	10.0
17 Dunn Rd, Smeaton Grange	South West	20.5	5,936	3,454	Jam Trio Investments	Prochoice Global Investments	5.66	0.8
12 Delaur St, Marsden Park	Outer West	17.5	3,217	5,440	/	Better Construct	5.06	VP



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