

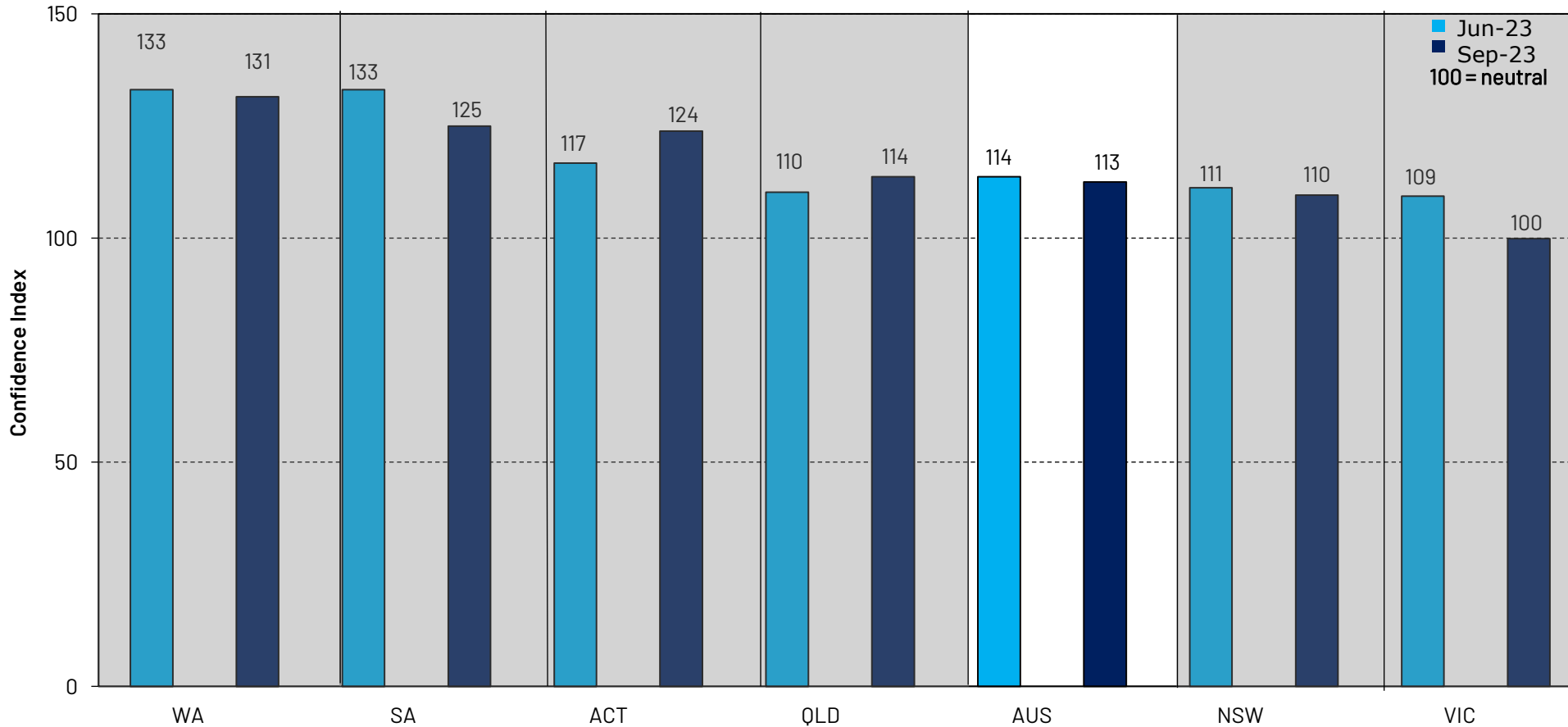


The Property Council Survey

September 2023 Chartbook

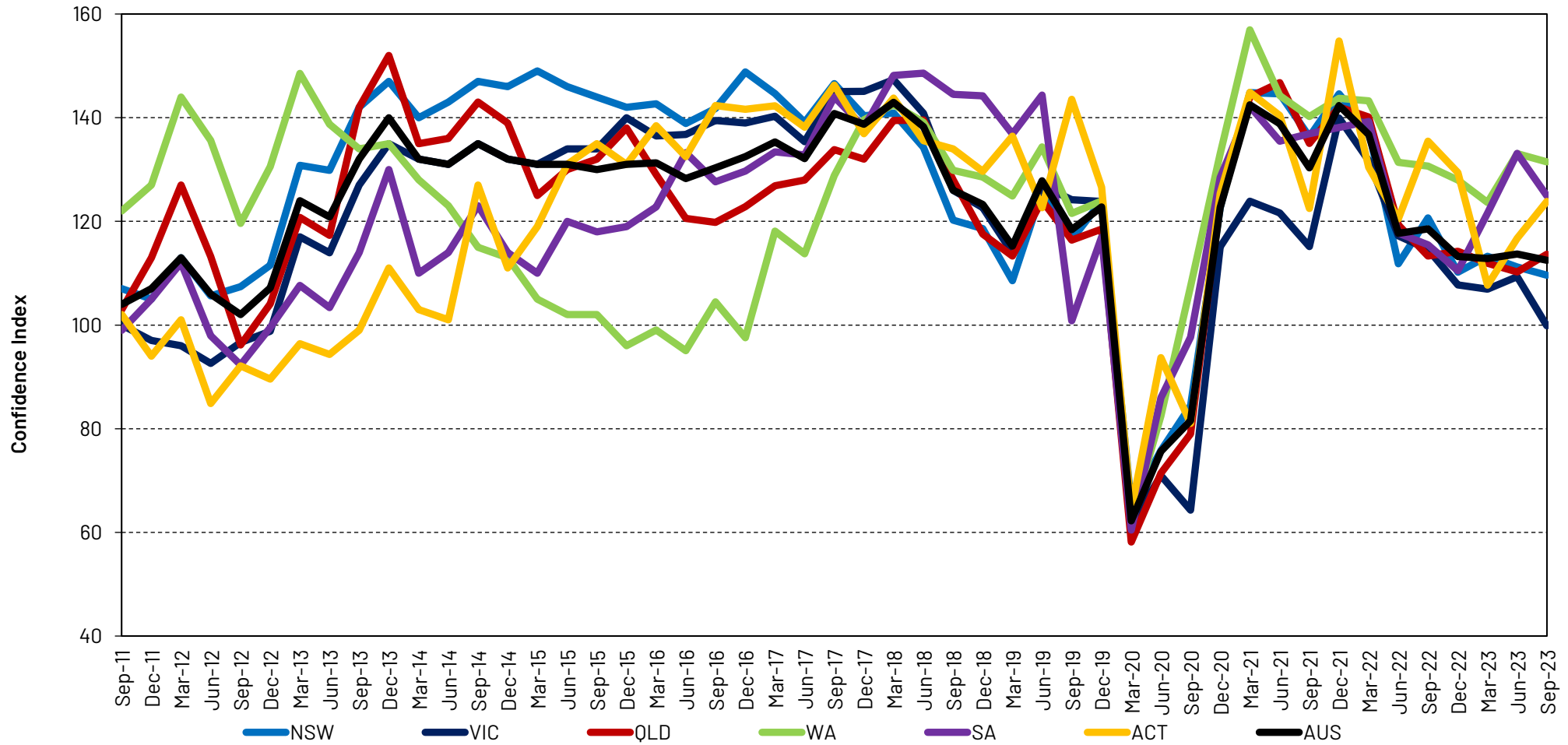


Property Council Survey September 2023

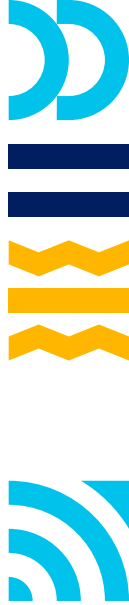


The national confidence level decreased slightly to 113 index points in the September quarter

Property Council Survey

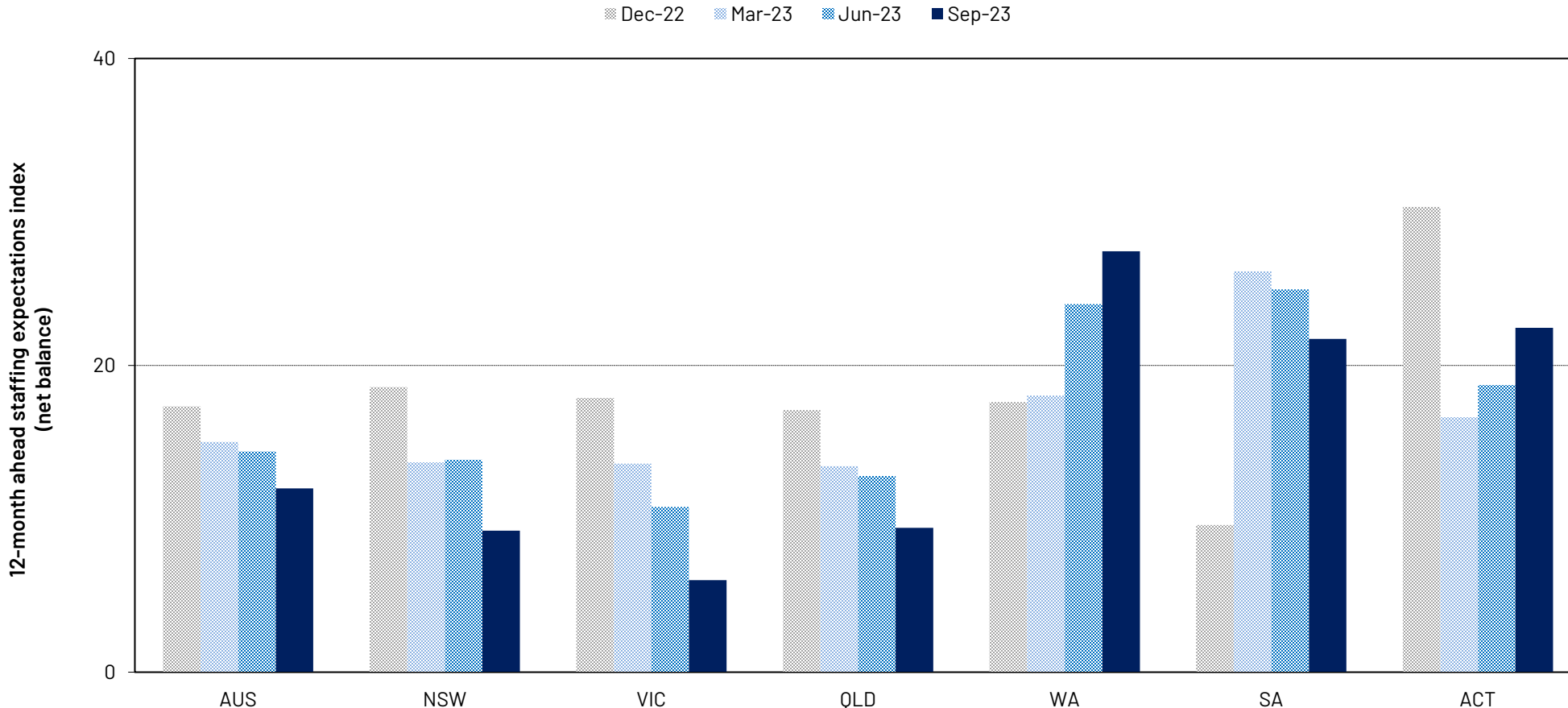


ACT & QLD were the only two markets to record an increase in confidence

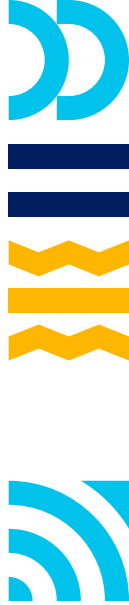


Staffing level expectations

Over the NEXT 12 MONTHS do you expect your staffing levels to:

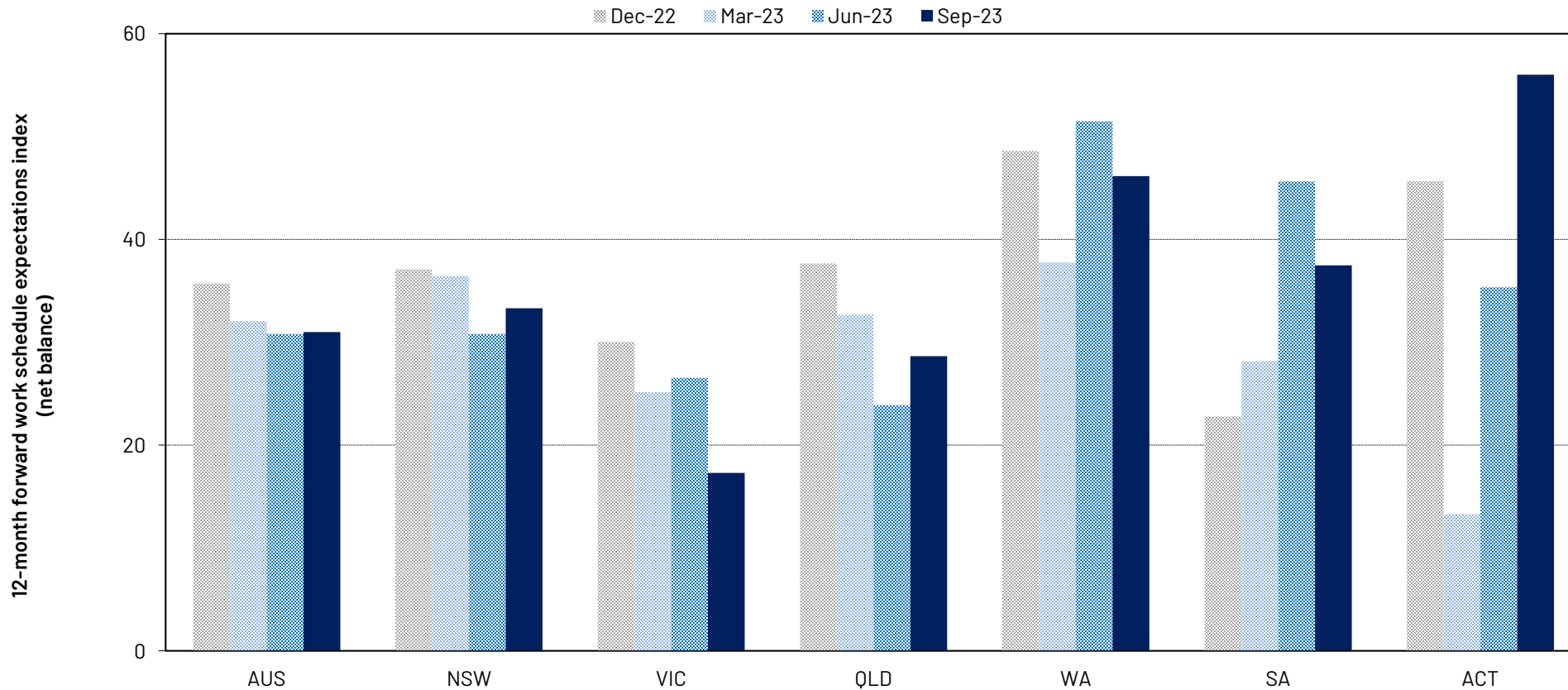


National staffing level expectations declined slightly. WA & ACT recorded increases over the quarter



Forward work schedule expectations

Over the NEXT 12 MONTHS in the state you primarily operate, will your forward work schedule:

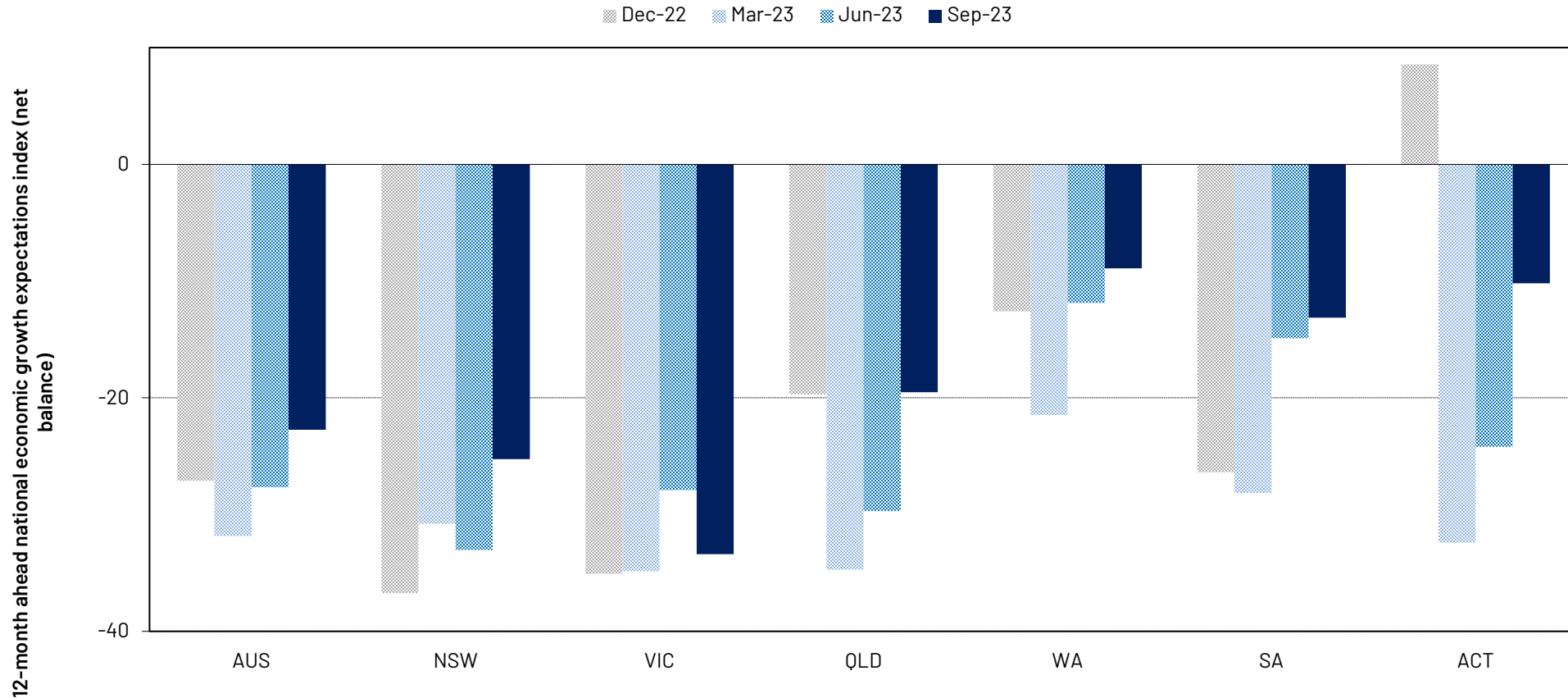


At a national level, forward work schedule expectations remained steady at 31 index points



National economic growth expectations

Over the NEXT 12 MONTHS will Australia's economic growth be:

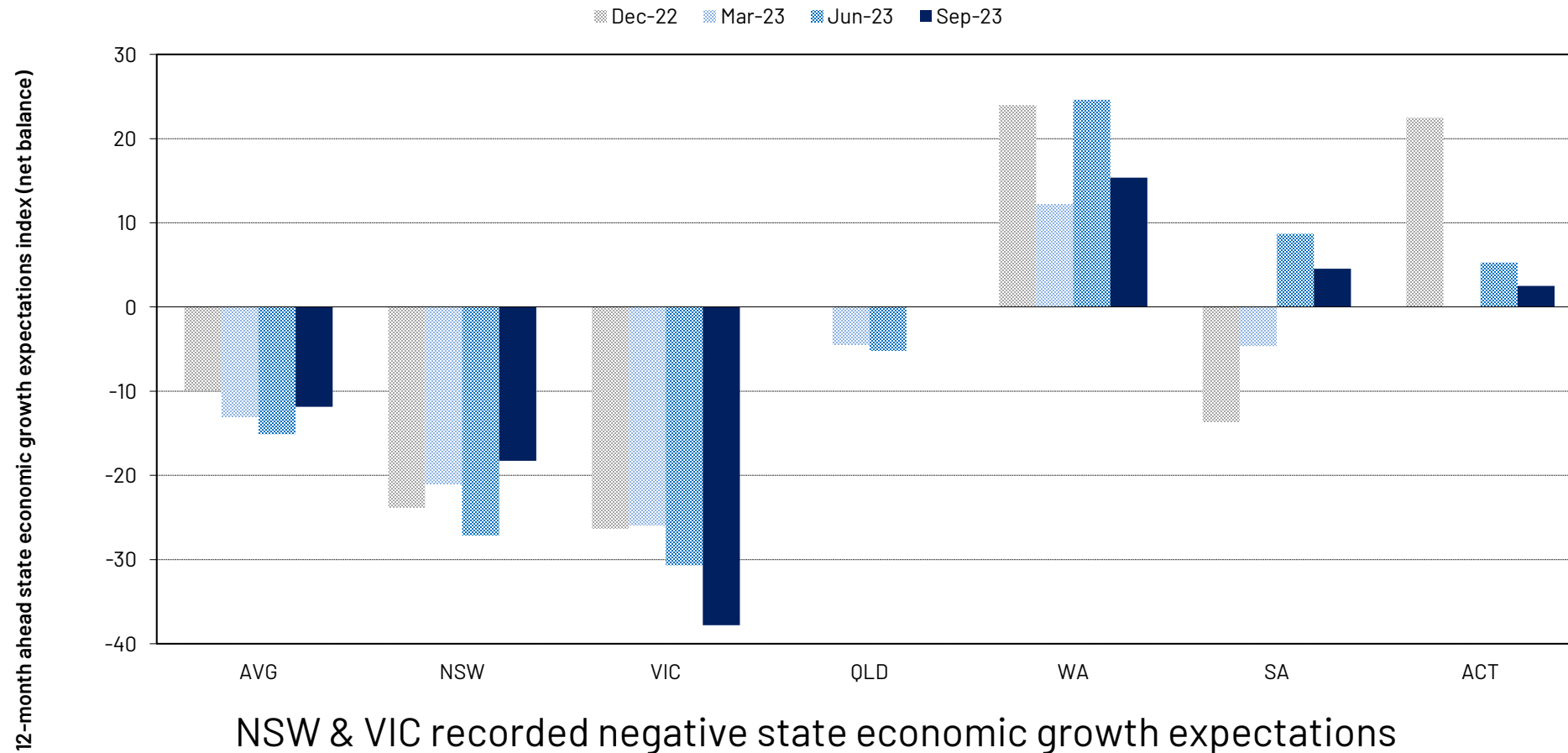


Nationally, economic growth expectations increased by 5 index points over the quarter but remained in negative territory



State economic growth expectations

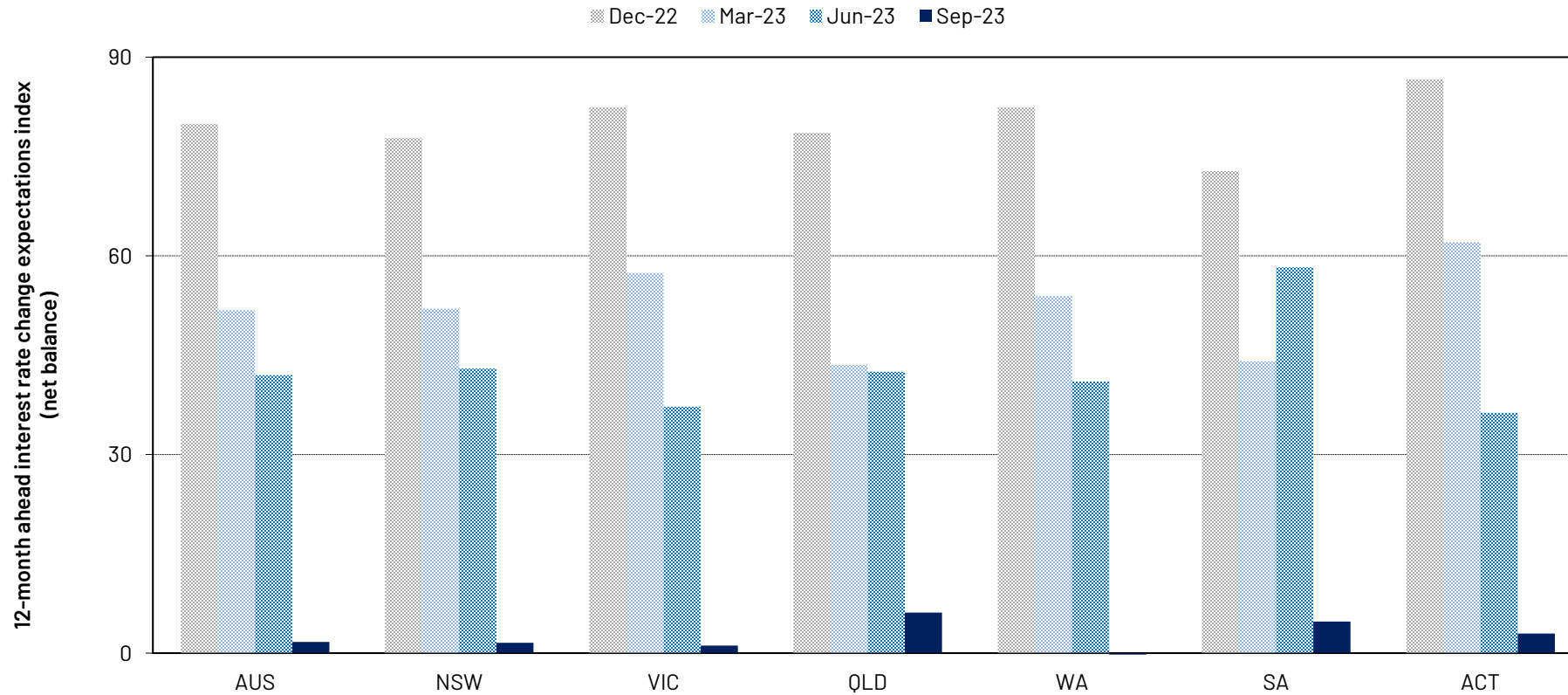
Over the NEXT 12 MONTHS in the state you primarily operate, will economic growth be:



NSW & VIC recorded negative state economic growth expectations

Interest rate expectations

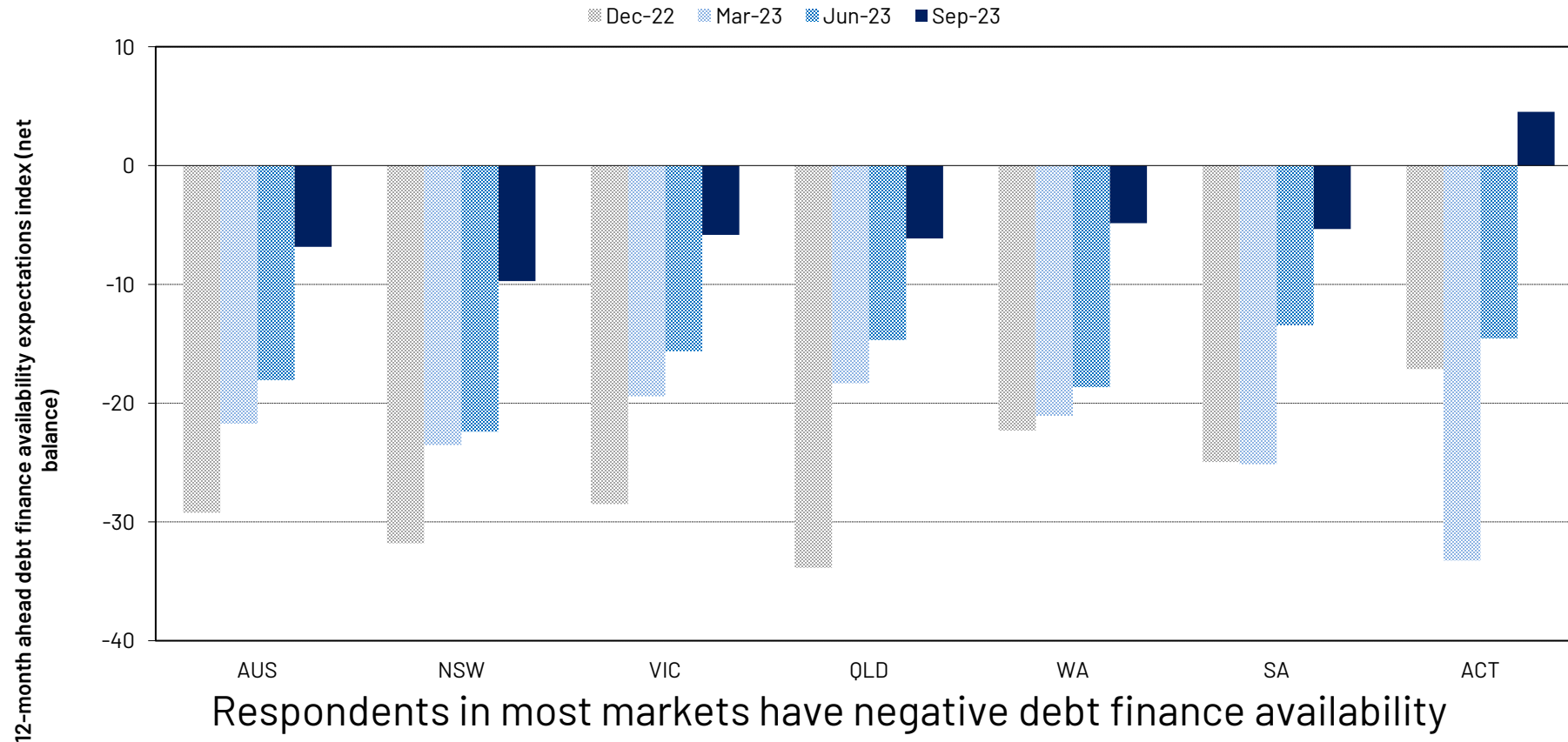
Over the NEXT 12 MONTHS how do you expect INTEREST RATES to change:



The expectation of an interest rate increase over the next 12 months is low across all markets

Debt finance availability expectations

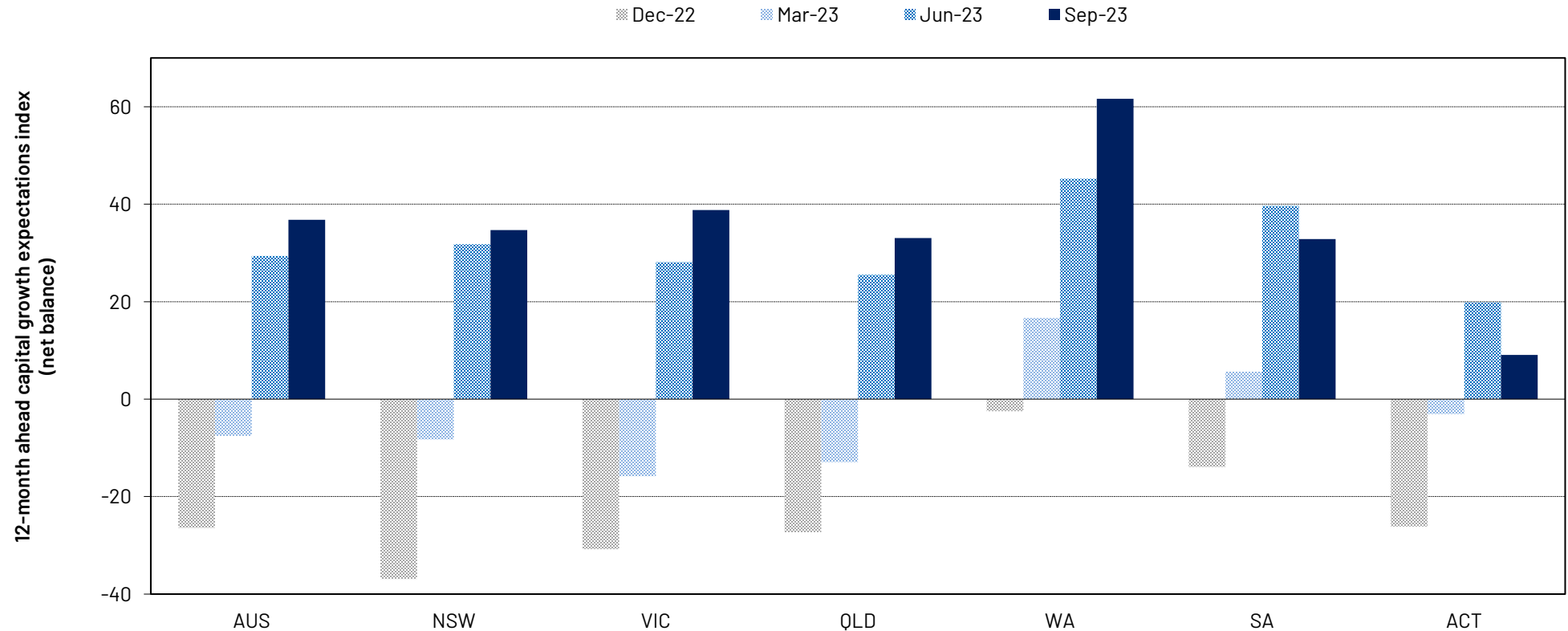
Over the NEXT 12 MONTHS how do you expect the AVAILABILITY OF DEBT FINANCE to change:



Respondents in most markets have negative debt finance availability expectations

House capital growth expectations

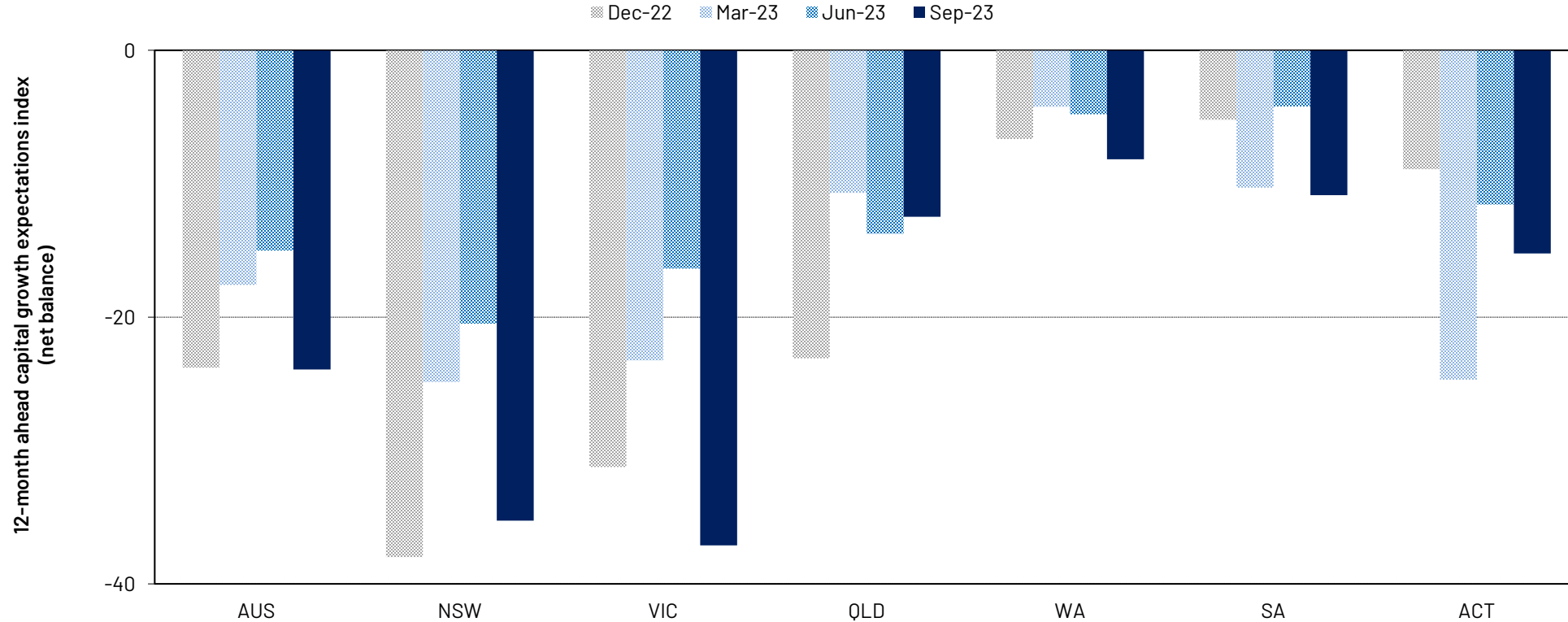
Over the NEXT 12 MONTHS in the state you primarily operate, how do you expect capital values to change for RESIDENTIAL:



Residential prices are expected to increase in all markets across the country over the next 12 months

Office capital growth expectations

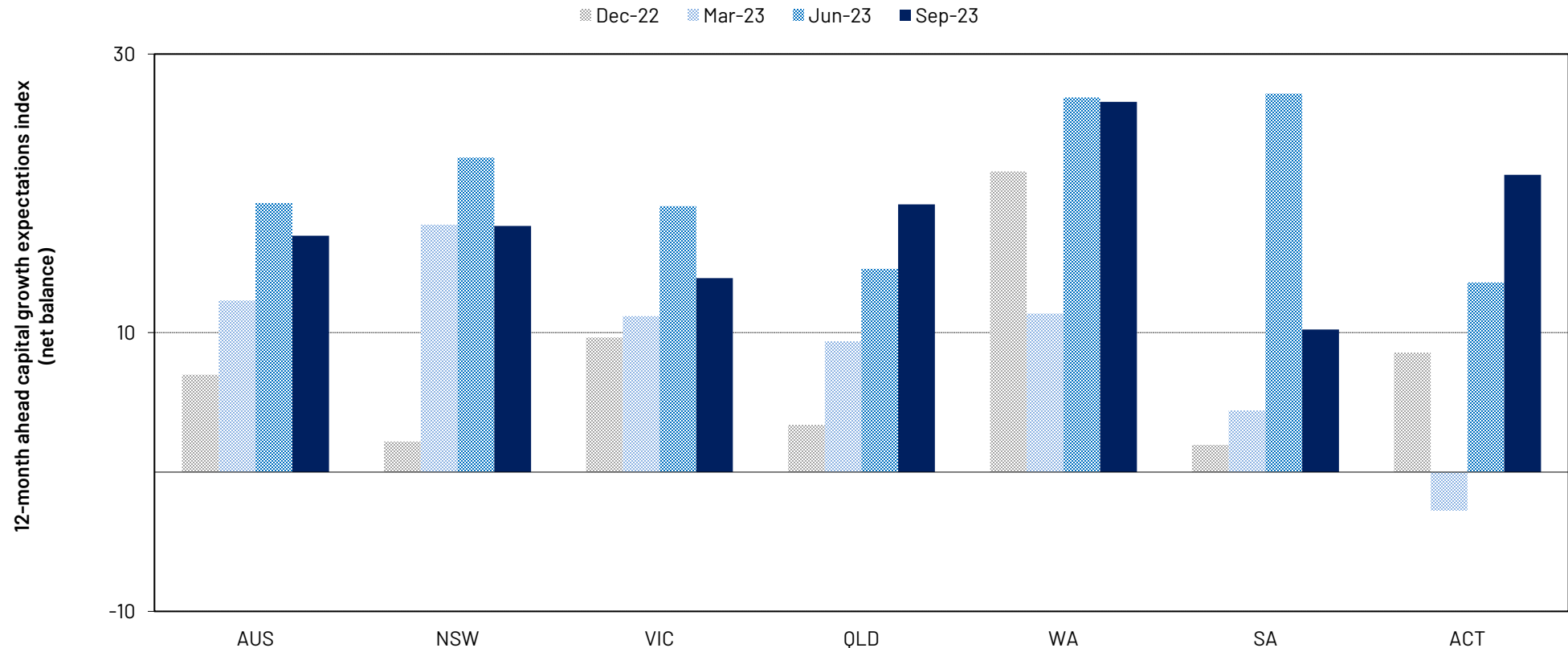
Over the NEXT 12 MONTHS in the state you primarily operate, how do you expect capital values to change for OFFICE:



Australian office capital growth expectations decreased over the September 2023 quarter to -24 index points

Industrial capital growth expectations

Over the NEXT 12 MONTHS in the state you primarily operate, how do you expect capital values to change for INDUSTRIAL:

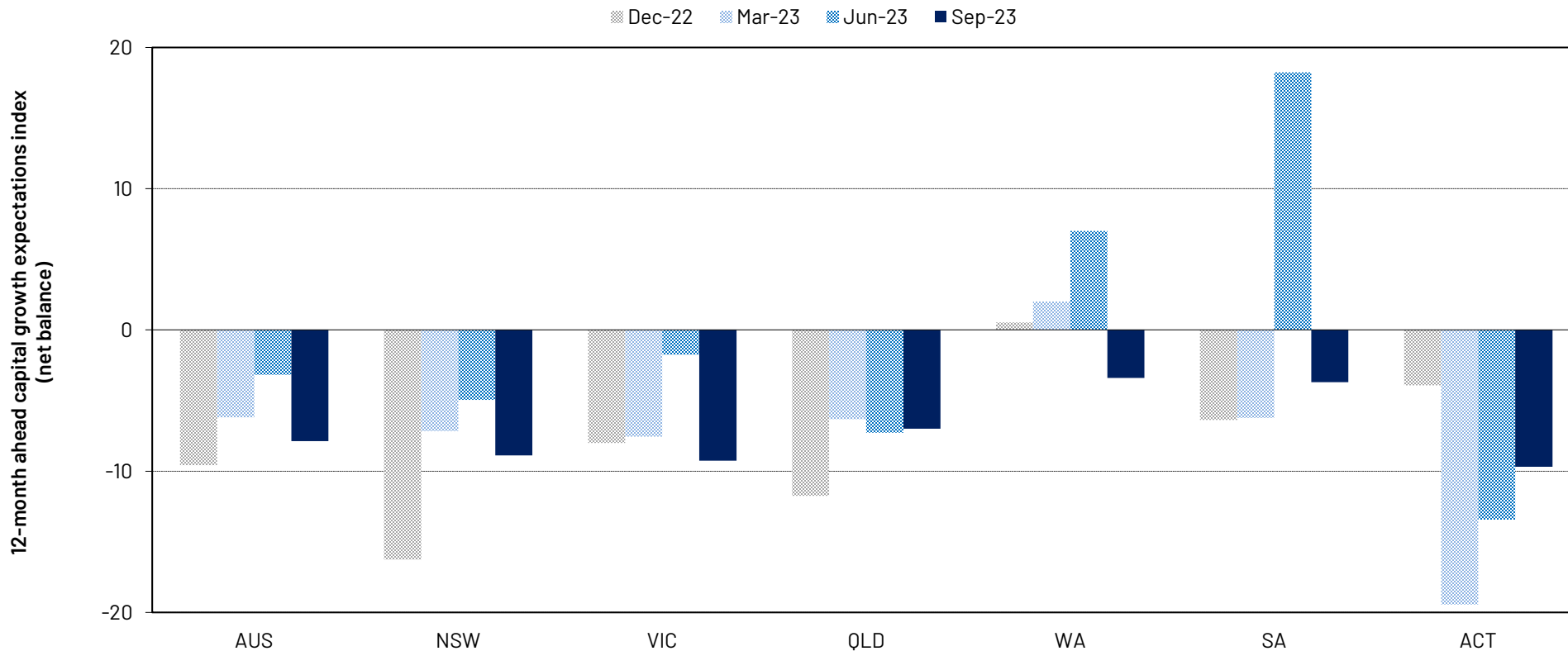


National industrial capital growth expectations decreased over the quarter but remained positive at 17 index points



Retail capital growth expectations

Over the NEXT 12 MONTHS in the state you primarily operate, how do you expect capital values to change for SHOPPING CENTRES:

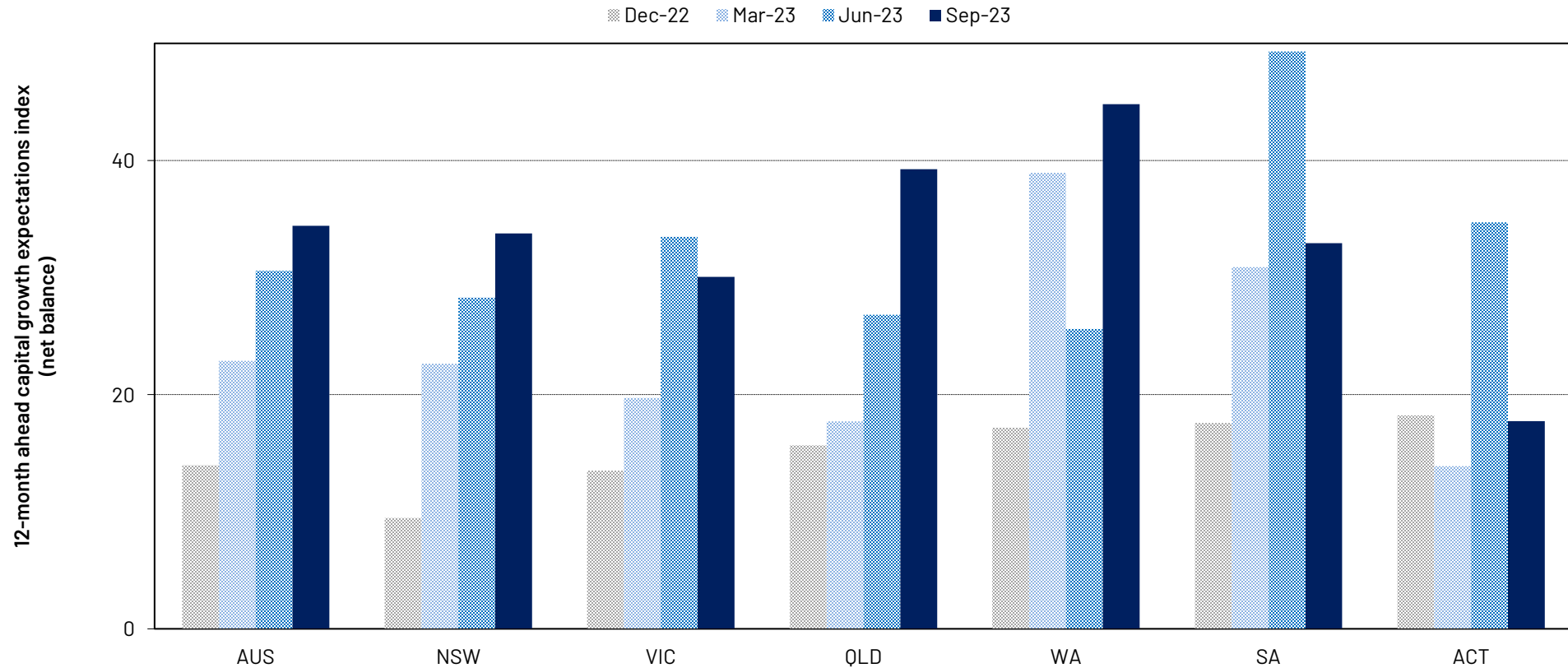


Nationally, respondents from all markets expect a decrease in retail capital values over the next 12 months



Retirement living capital growth expectations

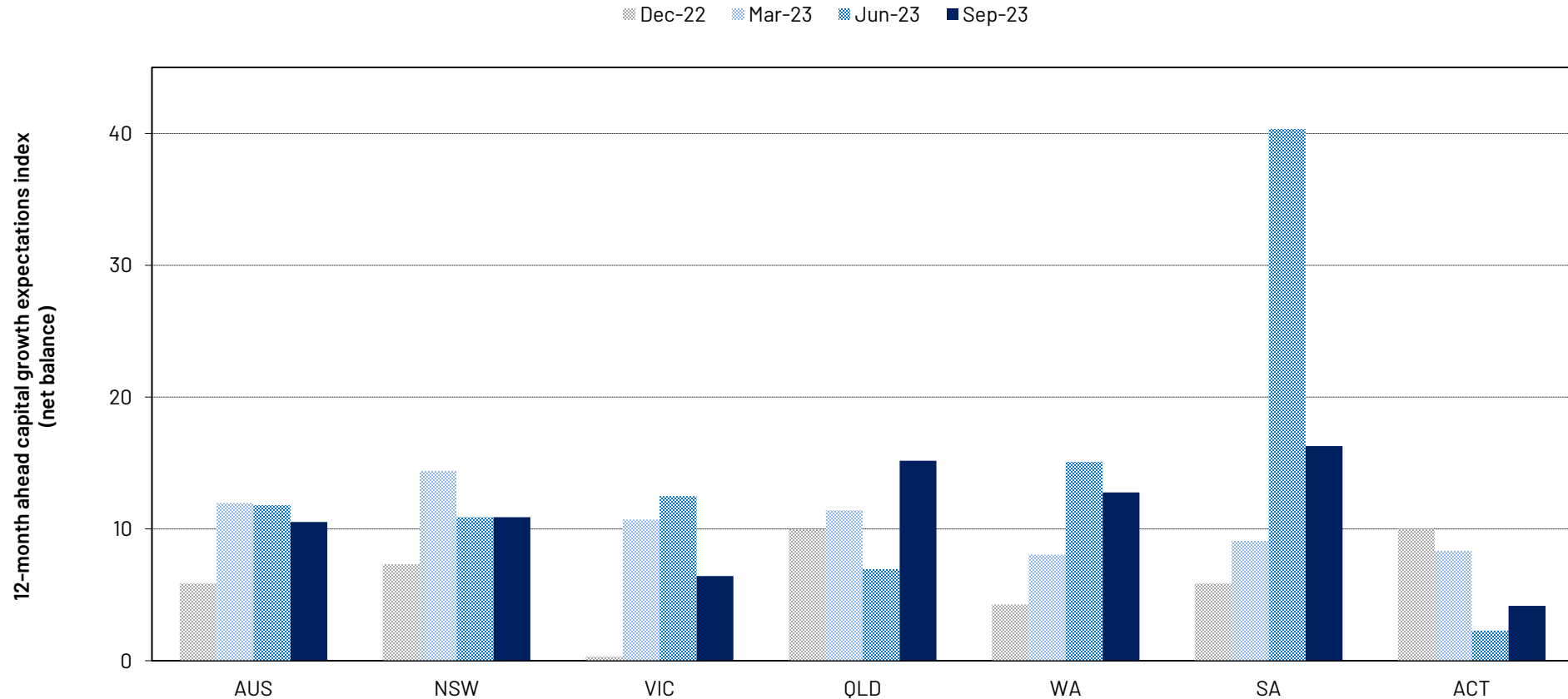
Over the NEXT 12 MONTHS in the state you primarily operate, how do you expect capital values to change for RETIREMENT LIVING:



Nationally, retirement living capital growth expectations increased by 3 index points to 34

Hotel capital growth expectations

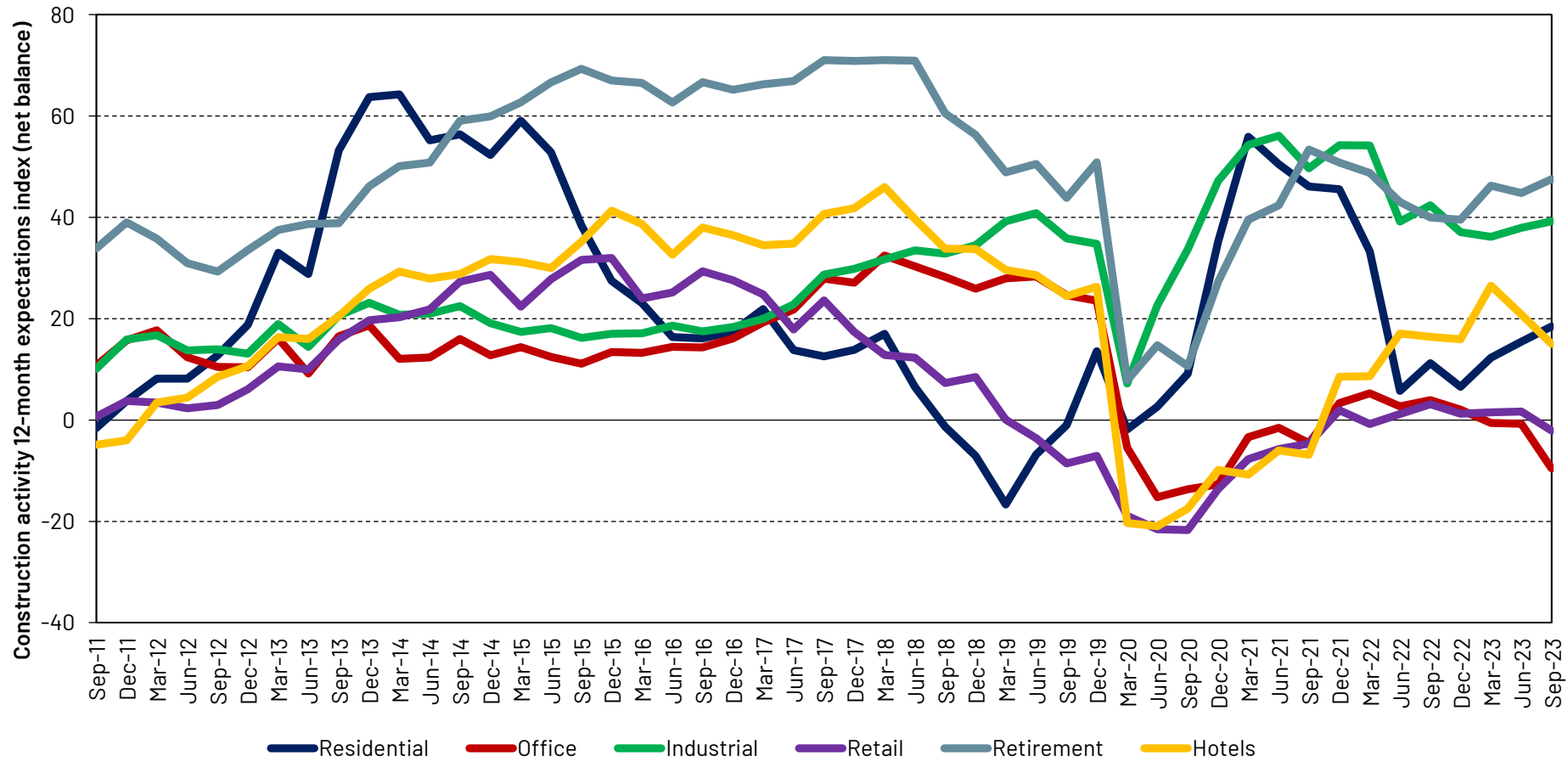
Over the NEXT 12 MONTHS in the state you primarily operate, how do you expect capital values to change for HOTELS, TOURISM & LEISURE:



National sentiment for Australian hotel capital growth remains positive at 11 index points. All markets expect capital values to increase for Hotels

Construction activity expectations by sector

Over the NEXT 12 MONTHS, how would you describe construction activity levels?

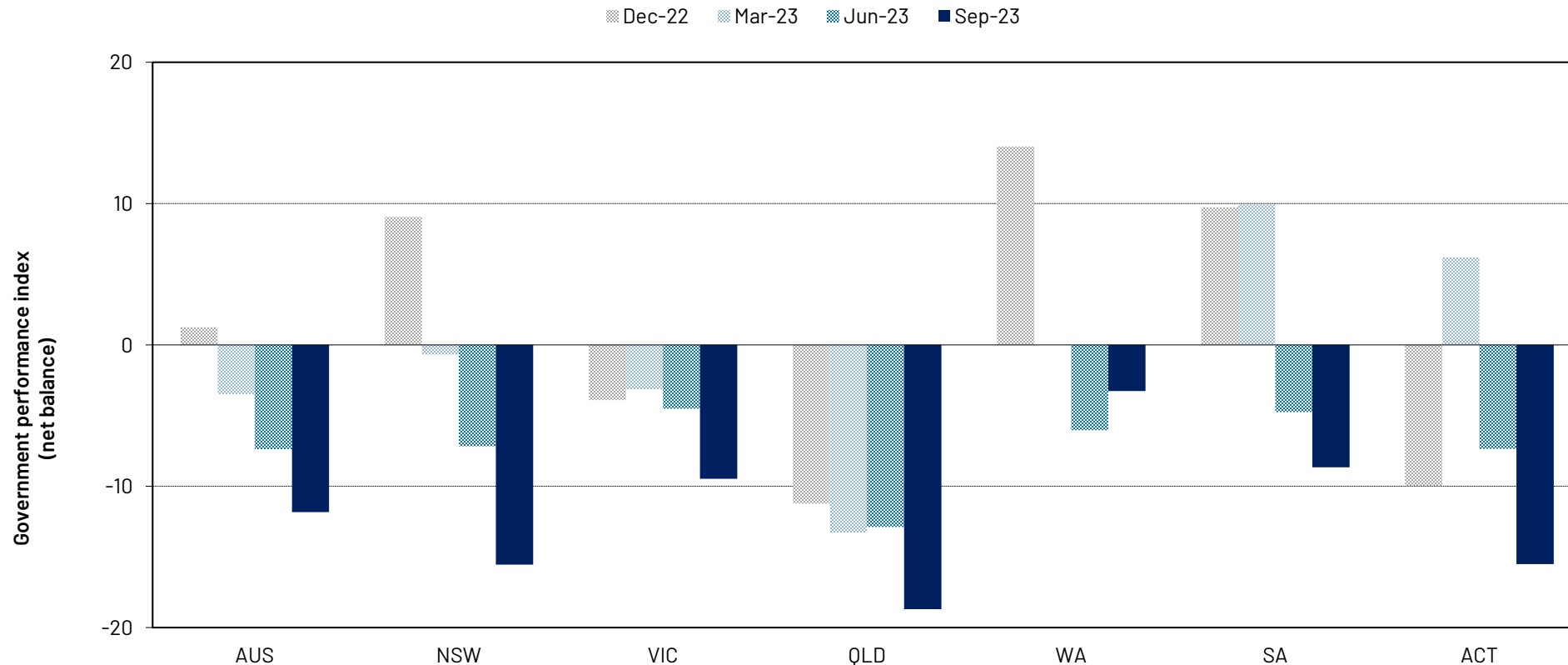


Construction activity expectations increased in half of the tracked sectors



Federal Government performance index

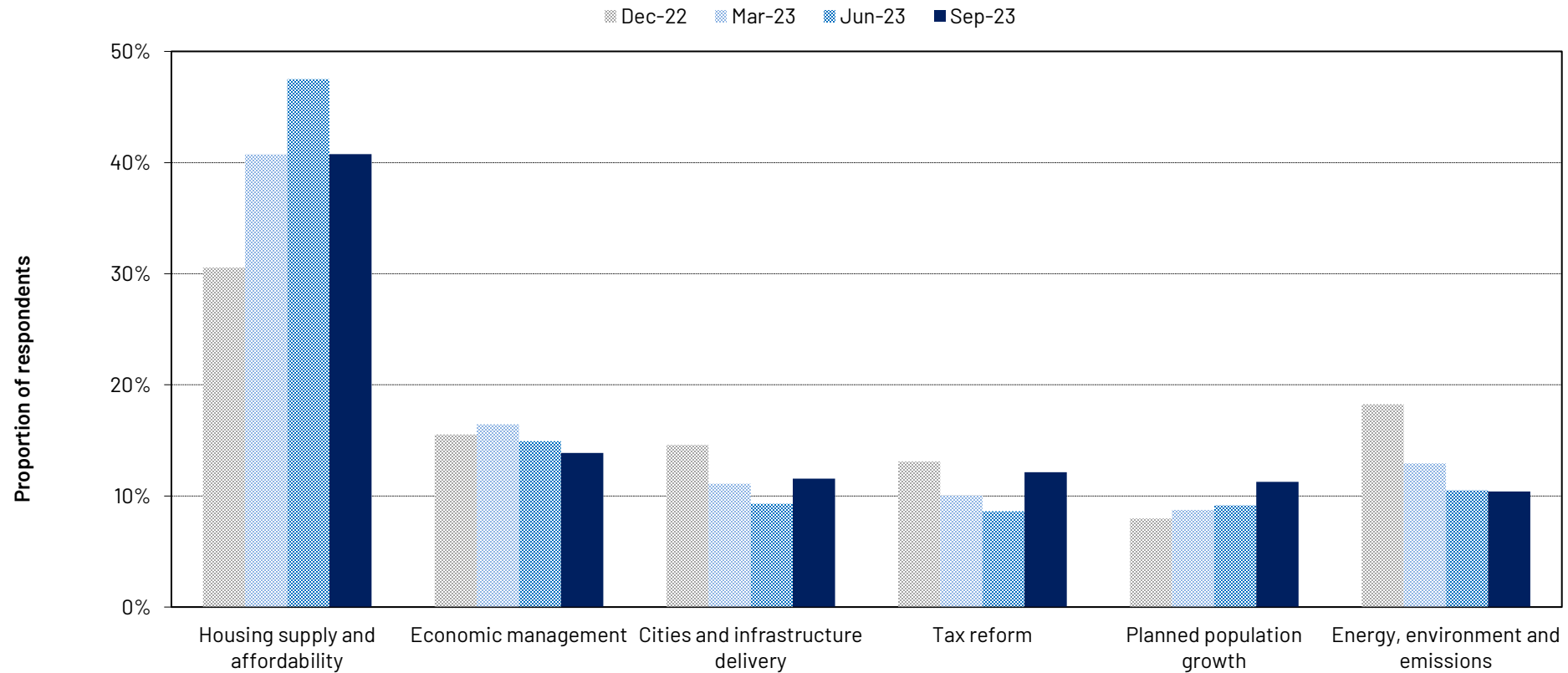
Is the Australian Federal Government doing a good job in delivering policies that encourage jobs and economic growth?



Nationally, confidence in the Federal Government's role in delivering policies that encourage jobs and economic growth declined in the September quarter

Critical issue for Federal Government

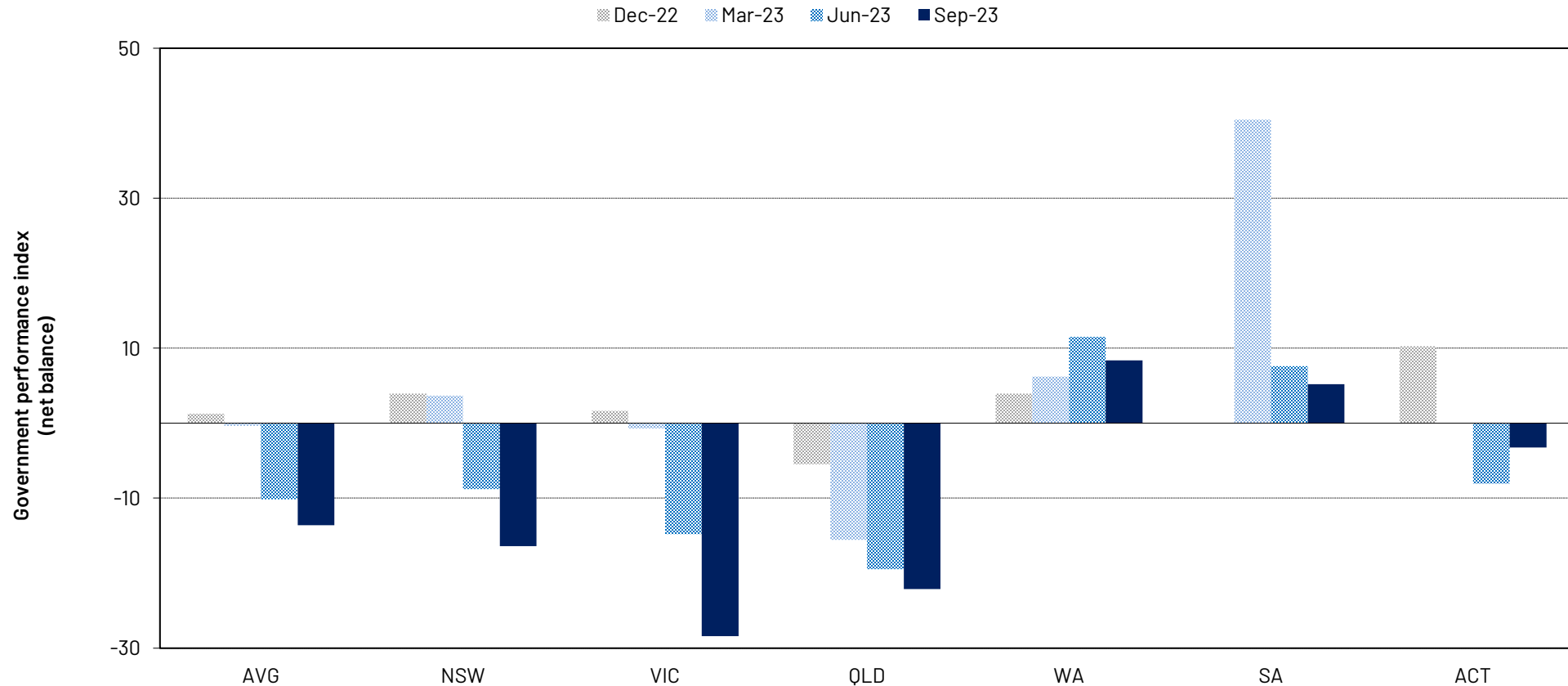
What is the most critical issue for the property industry that you would like to see addressed by the Australian Federal Government?



Over 40% of respondents believe housing supply and affordability is the most critical issue that should be addressed by the Australian Federal Government

State Government performance index

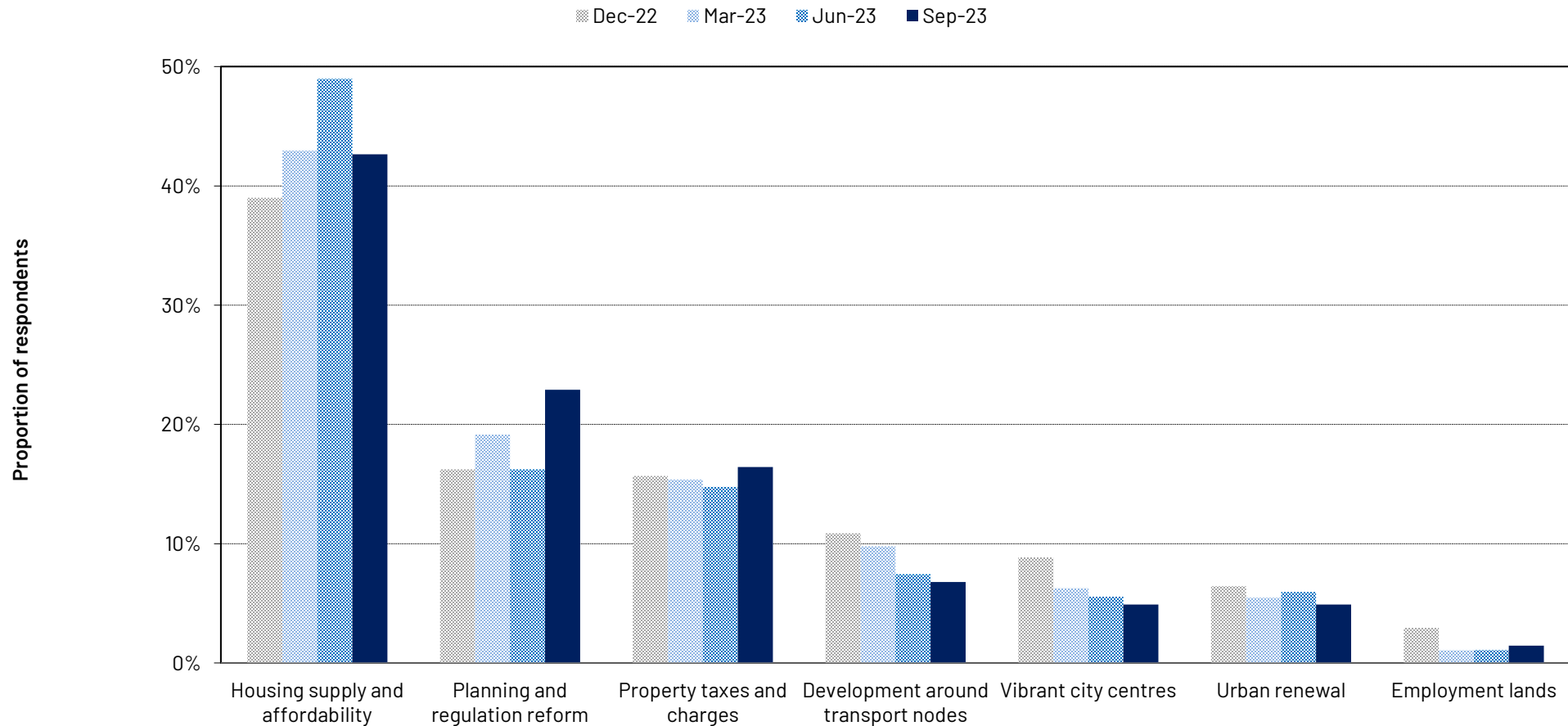
Is the State/Territory Government where you primarily operate doing a good job planning and managing growth?



WA & SA are the only markets that have confidence that their State Government is doing a good job planning and managing growth

Critical issue for State Government

What is the most critical issue for the property industry that you would like to see addressed by your state or territory Government?

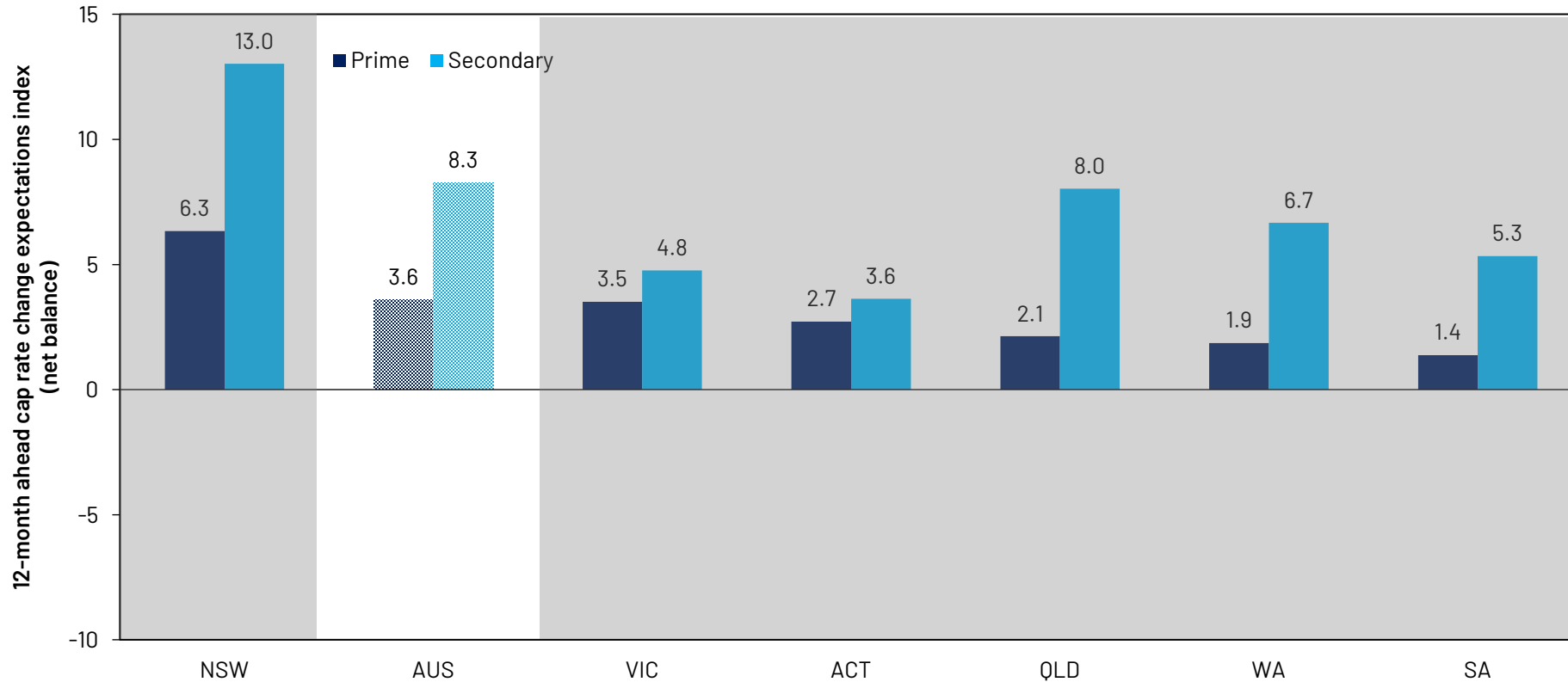


Housing supply and affordability remains the most critical issue for the property industry that should be addressed by state/territory governments



12-month cap rate expectations index

Over the NEXT 12 MONTHS in the state AND sector you primarily operate, do you expect cap rates to:



Prime and secondary cap rates are both expected to increase over the next 12 months in all markets

Property Council Survey

The Property Council Survey commenced in 2011. It is now one of Australia's largest surveys of sentiment in the property industry – our largest industry and employer which supports 1.4 million jobs.

Respondents are drawn from across the property industry, including property developers, managers and agents and service providers.

The Q3 2023 survey was conducted online between 28 August and 13 September 2023 and included 696 respondents.

