

# IPD AUSTRALIA CAPEX INDEX

MARCH 2015

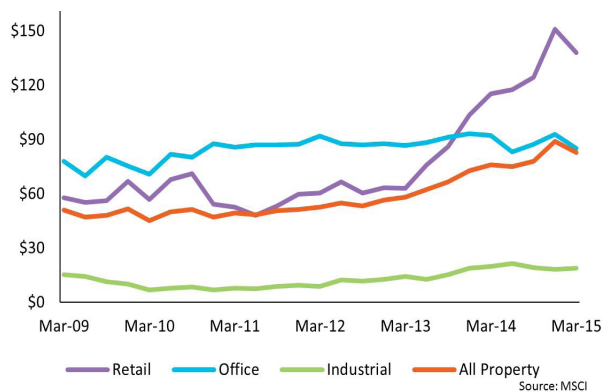
## IPD AUSTRALIA CAPEX INDEX

- The Australia CAPEX Index provides a broad measure of capital expenditure for the commercial property market in Australia on a quarterly basis.
- The index tracks capital expenditure based on a property database of 1293 assets across office, retail, industrial and other property sectors with a combined value of \$137 billion.
- The index measures capital expenditure on stabilised assets while excluding development and transaction expenditure.
- The index provides a tool to adequately measure capital expenditure across investments and competing core property sectors.

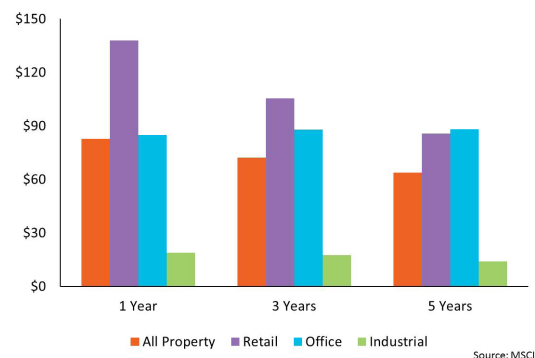
## HEADLINE RESULTS FOR MAR-15

- In the year to Mar-15 capital expenditure per square metre for all property was \$83. The three year average is \$72 per square metre and the five year average is \$64 per square metre.
- The annualised capital expenditure per square metre across core sectors was \$138 for retail, \$85 for office and \$19 for industrial.
- Capital expenditure across all core property sectors except industrial has dropped compared to last quarter.
- Capital expenditure per square meter in the retail property sector has doubled in two years.

TRENDS IN CAPEX BY PROPERTY SECTOR  
ROLLING ANNUAL CAPEX (\$/SQM) ON QUARTERLY PERIODS  
TO MAR-15



CAPEX ACROSS PROPERTY SECTORS  
AVERAGE ANNUAL CAPEX (\$/SQM) TO MAR-15



SPONSORS



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Amalgamated Holdings Ltd	Gibb Group	MTAA Super
AMP Capital Investors	Goodman	Novion Property Group
APN Property Group	Government Property NSW	Opus Capital Limited
Arcadia Funds Management	GPT Group	Perron Group
Arena Investment Management	Grand Hotel Group	QIC
Australian Unity	Harmony Group	Retirement Benefits Fund Board
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BWP Trust	IHG	Valad Property Group
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