

SELF STORAGE PERFORMANCE INDICATORS

SEPTEMBER 2022

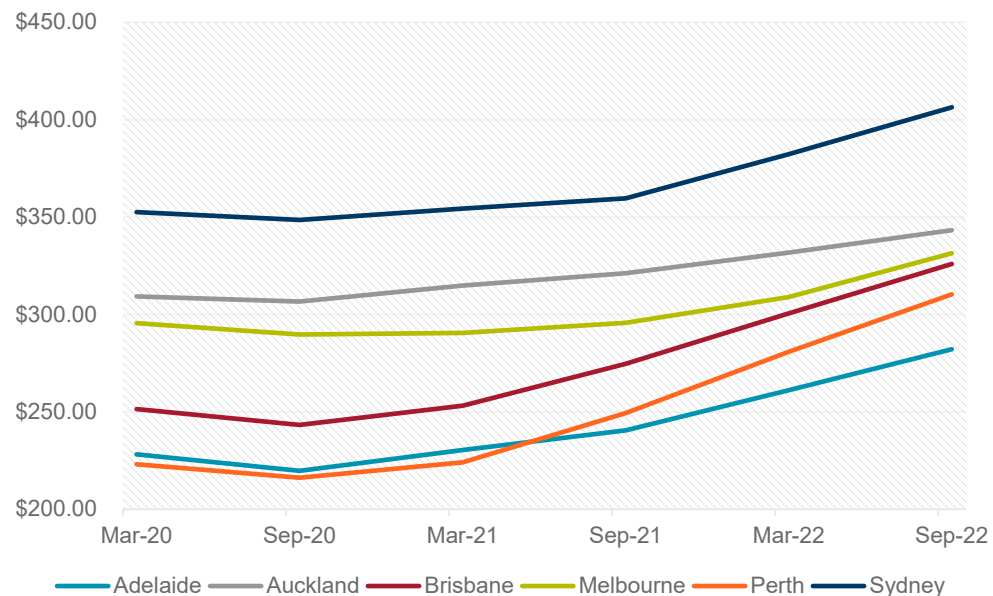


OVERVIEW

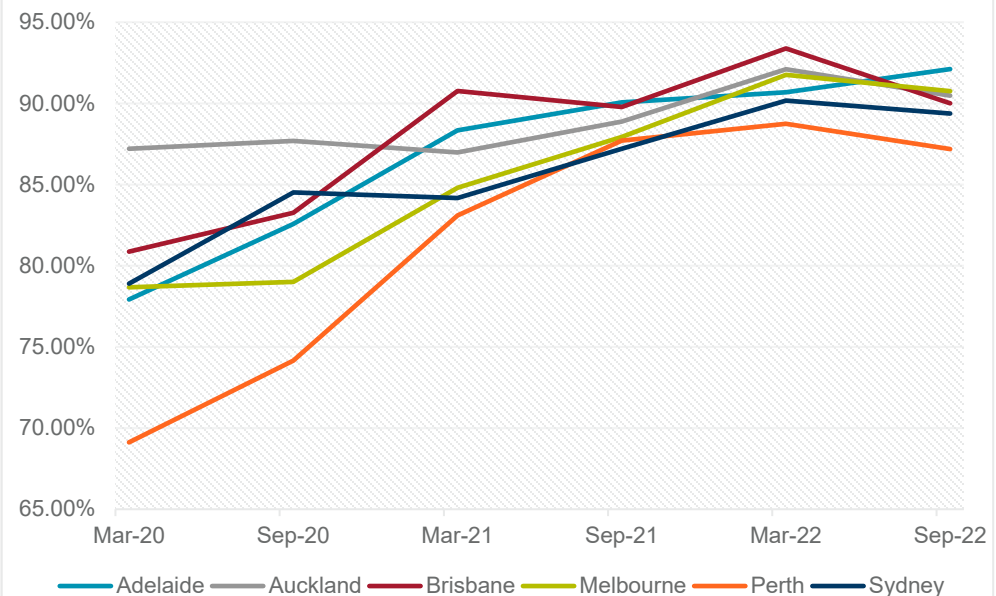
Welcome to the inaugural release of the Cushman & Wakefield Self Storage Performance Indicators (SSPI) series. The SSPI tracks the performance of the major self storage markets across Australia and New Zealand. With the largest sample size in the market (>270 self storage facilities) and all major operators for each market contributing, SSPI is the most accurate reflection of market performance available across the Trans-Tasman self storage industry.

The bi-annual data series began 31 March 2020. Subsequently, it captures the impact of the COVID-19 pandemic on the self storage industry, and beyond. The results demonstrate the resilience of the sector throughout the pandemic, with all markets performing strongly over the period. The strong demand is considered to have been driven by the disruption and displacement brought about by the pandemic, as well as changes in living and working preferences.

AVERAGE STORAGE FEE RATE (\$/m² p.a.)

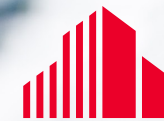


OCCUPANCY % (by area)



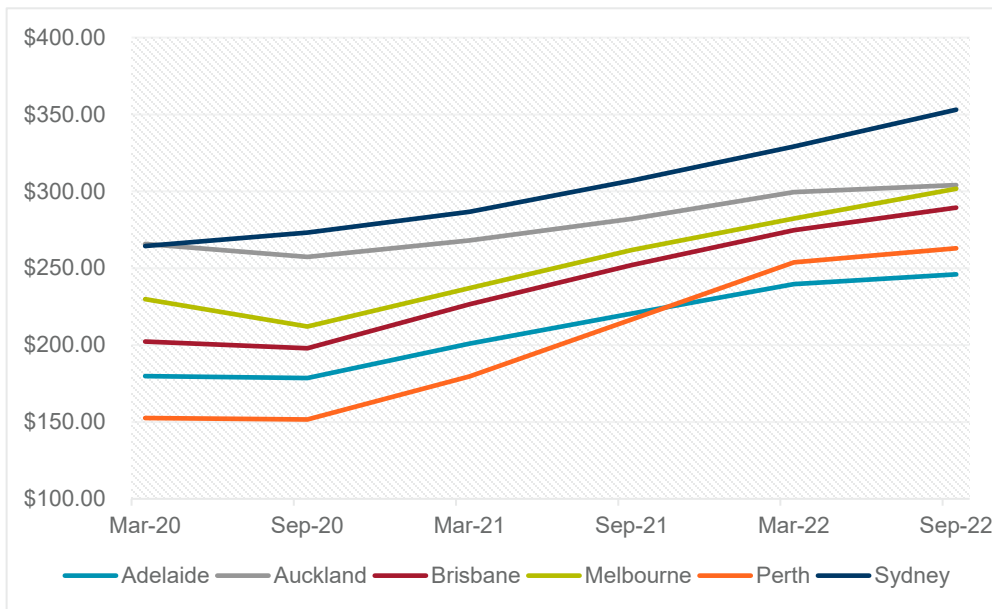
SELF STORAGE PERFORMANCE INDICATORS

SEPTEMBER 2022



CUSHMAN &
WAKEFIELD

RevPAM (/m² p.a.)



MARKET METRICS

Market	Average Storage Fee Rate (\$/m ² p.a.)	Six Month Change	Occupancy (by area)	Six Month Change	RevPAM (\$/m ² p.a.)	Six Month Change
Adelaide	\$282.11	8.0%	92.1%	1.43%	\$246.03	2.6%
Auckland	\$343.25	3.5%	90.5%	-1.63%	\$304.06	1.5%
Brisbane	\$325.93	8.4%	90.0%	-3.38%	\$289.38	5.3%
Melbourne	\$331.39	7.3%	90.8%	-1.00%	\$301.68	6.8%
Perth	\$310.30	10.5%	87.2%	-1.56%	\$262.94	3.6%
Sydney	\$406.33	6.3%	89.4%	-0.80%	\$353.07	7.3%

Six Monthly Changes



Largest Change:
Average Storage Fee Rate
Perth \$310 (10.5%)



Largest Change:
Occupancy (by area)
Brisbane 90.0% (-3.38%)



Largest Change:
RevPAM
Sydney \$353 (-7.3%)

ABOUT CUSHMAN & WAKEFIELD SELF STORAGE VALUATION AND ADVISORY

SEPTEMBER 2022



**CUSHMAN &
WAKEFIELD**

Cushman & Wakefield Self Storage

With deep market knowledge, our understanding of the self storage industry is market leading. Through the delivery of timely, accurate, high-quality data, information, and research reports, we aim to assist our clients in making the best decisions.

Having this strong connection to the self storage industry means our team of experts are best placed to advise you on your next move, whether you are developing or extending a self storage facility, or through our vendor advisory services if you are considering a divestment.

Cushman & Wakefield is the market leader of self storage valuation and advisory across the globe. Locally, our Australia and New Zealand Self Storage Advisory Group are the best at what they do. As registered valuers in all States and Territories, the Cushman & Wakefield Self Storage team undertake valuations for all major lenders, owners and stakeholders across Australia and New Zealand.



LINDA SHARKEY

Divisional Director

+61 410 902 116

linda.sharkey@cushwake.com



HUGH DAVIES

Associate Director

+61 401 445 483

hugh.davies@cushwake.com



PATRICK MULCAHY

Associate Director

+61 433 139 006

patrick.mulcahy@cushwake.com



DANA KNEZIC

Assistant Valuer

+61 3 8359 0014

dana.knezic@cushwake.com