



**Regeneration of Tauranga CBD is currently underway with further key projects in the pipeline.**



**Strong demand from commercial occupiers outside the CBD**



**Strong occupier and investor appetite for industrial offerings**



**Firming yields in Mount Maunganui as a result of high levels of activity**



**Multiple mixed-use developments underway in Tauranga CBD**

**Net yields**

**3.50% - 5.50%**  
Tauranga Prime      Tauranga Secondary

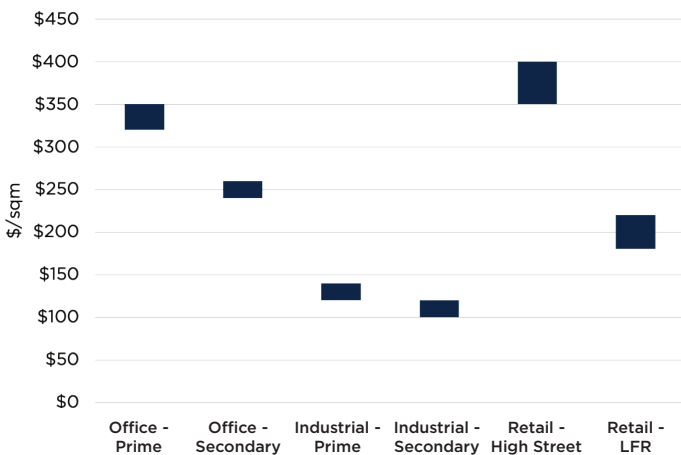
**Occupier market**

		Trend	Supply
CBD	Tauranga	→	Surplus
Non-CBD	Mount Maunganui	↑	Scarce
Industrial	Mount Maunganui	↑	Scarce
Office	CBD	→	Sufficient
Business Park	Tauriko	↑	Scarce

**Investor market**

		Trend	Demand
CBD	Tauranga	→	Weak
Non-CBD	Mount Maunganui	↑	Strong
Industrial	Mount Maunganui	↑	Strong
Office	CBD	→	Steady
Business Park	Tauriko	↑	Strong

**Net rents**



Source: Bayleys Real Estate Ltd

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