

AUSTRALIA

COVID-19 Rent Collection Impact Report Spotlight - Day 30

SEPTEMBER 2021

Re-Leased

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OVERVIEW

COVID-19 Rent Collection Impact Report

These new figures analyse rent collection 30 days after commercial rents were due on the 1st September 2021. The figures reveal that commercial tenants in Australia have paid 82% of all rents due, on par with rents paid last month but still down compared to pre-pandemic levels. Despite current lockdown restrictions, rent collection has not dropped as low as May 2020 when just 63% of commercial rents were collected.

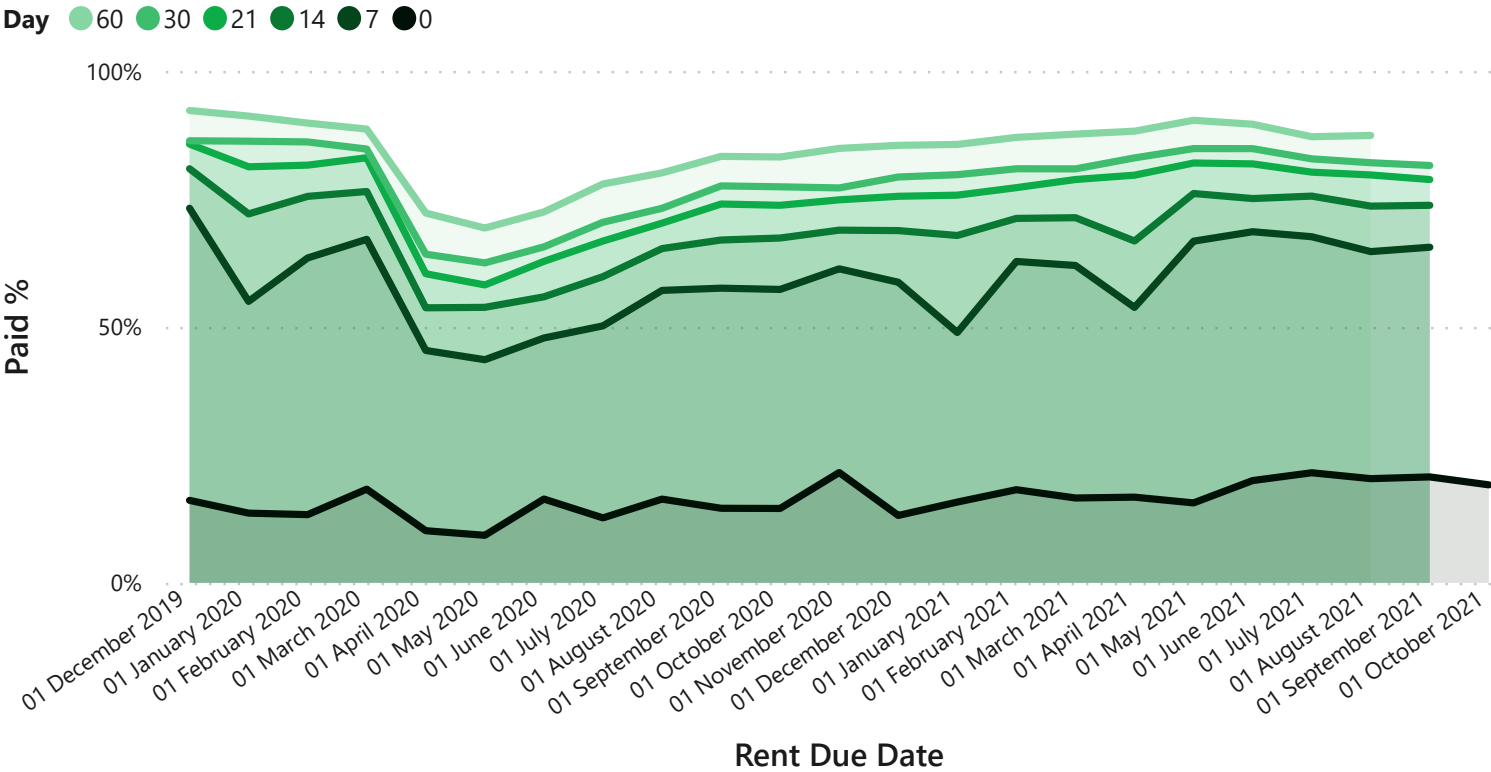
Retail rent collection in NSW is the lowest in over a year with 65% and rent collection in Victoria has held flat as the capital city claims the dubious honour of the world’s longest lockdown. Industrial sector rent collection continues its steady performance, only slightly down compared to pre-pandemic levels. Office sector rent collection has been surprisingly strong, with a sharp recovery in Victoria in February contributing to higher national rent collection.

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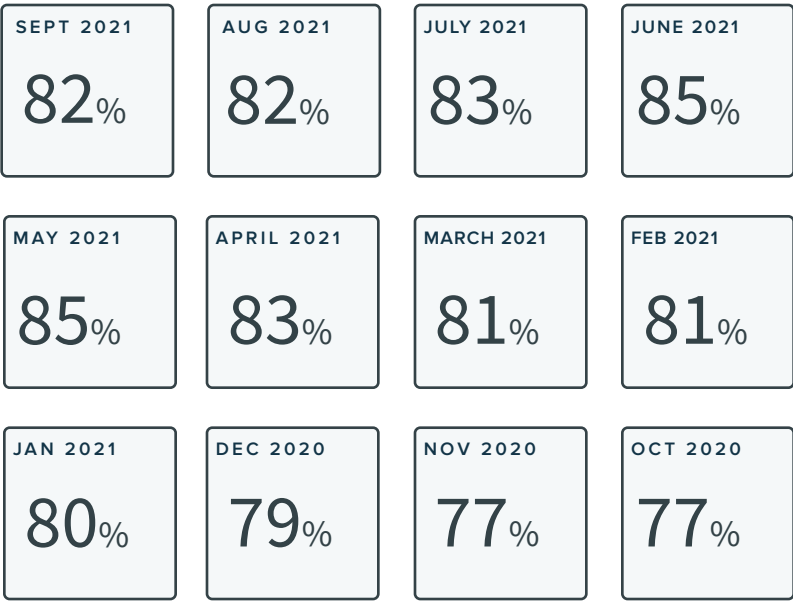
“Retail rent collection has taken a major hit since June, particularly in NSW, where only 65% of rents were paid by the end of September, down from 82% at the end of June. With the federal government signaling the end of financial aid, and states working on plans for living with COVID, businesses will face continued uncertainty.

Tom Wallace, CEO at Re-Leased

Australia - All Commercial



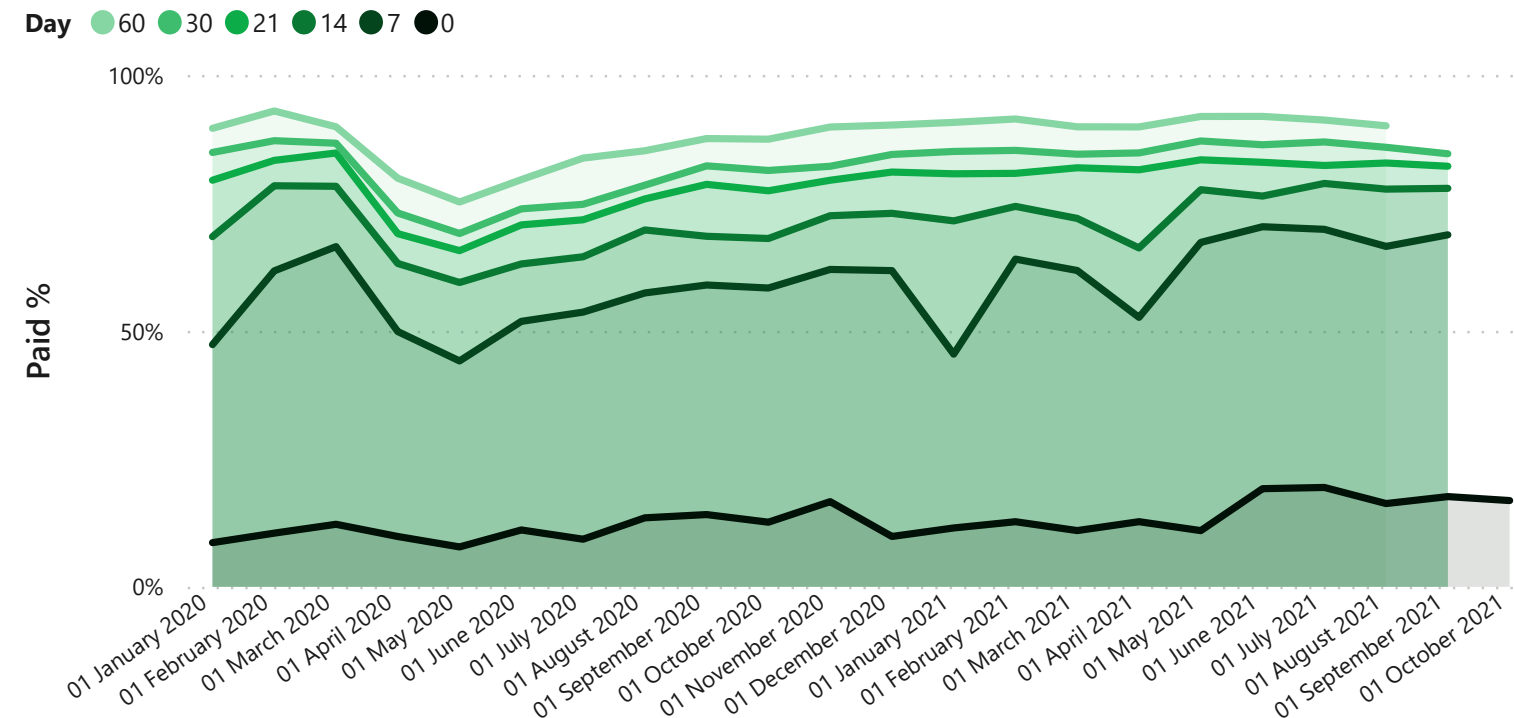
Australian Average* | All Commercial by Month - Day 30



*Includes retail, office, industrial and other asset classes with smaller sample sizes (e.g. leisure)

ASSET CLASS BREAKDOWN

Industrial



Rent collected at day 30

SEPT 2021 85%	AUG 2021 86%	JULY 2021 87%	JUNE 2021 86%
MAY 2021 87%	APRIL 2021 85%	MARCH 2021 85%	FEB 2021 85%
JAN 2021 85%	DEC 2020 84%	NOV 2020 82%	OCT 2020 81%

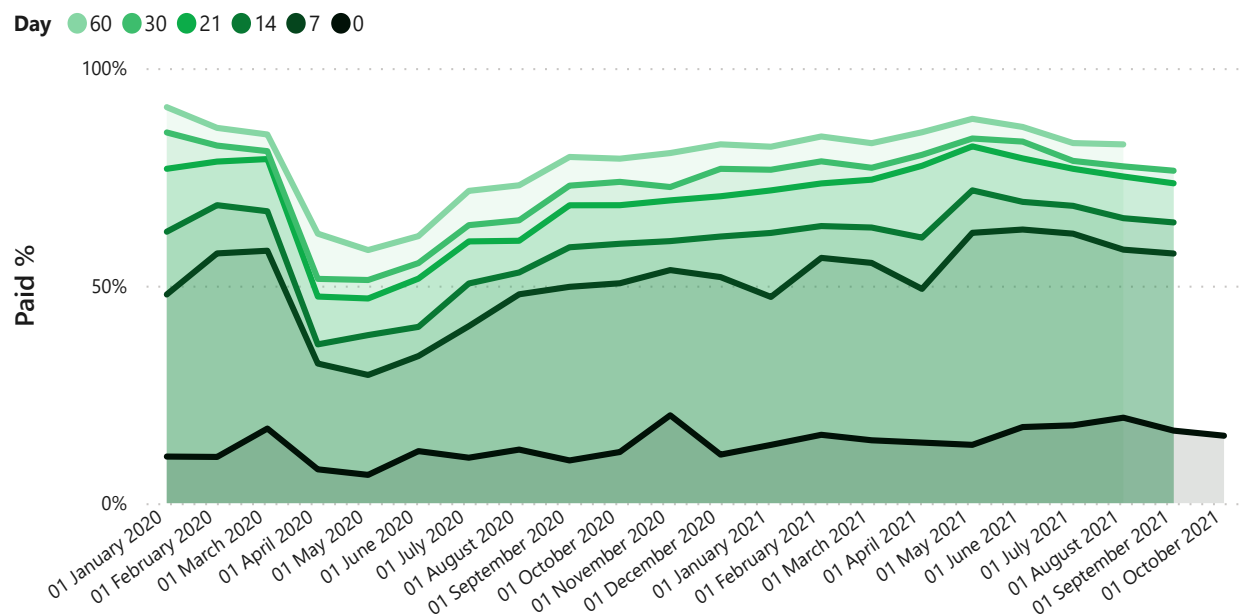
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Rent collection for the industrial sector continues at consistently high levels, falling just 1% compared to 30 August 2021. Industrial asset rent collection is down just 2% when compared to pre-pandemic levels. The lowest that industrial rent collection dropped was 69% at 30 May 2020.

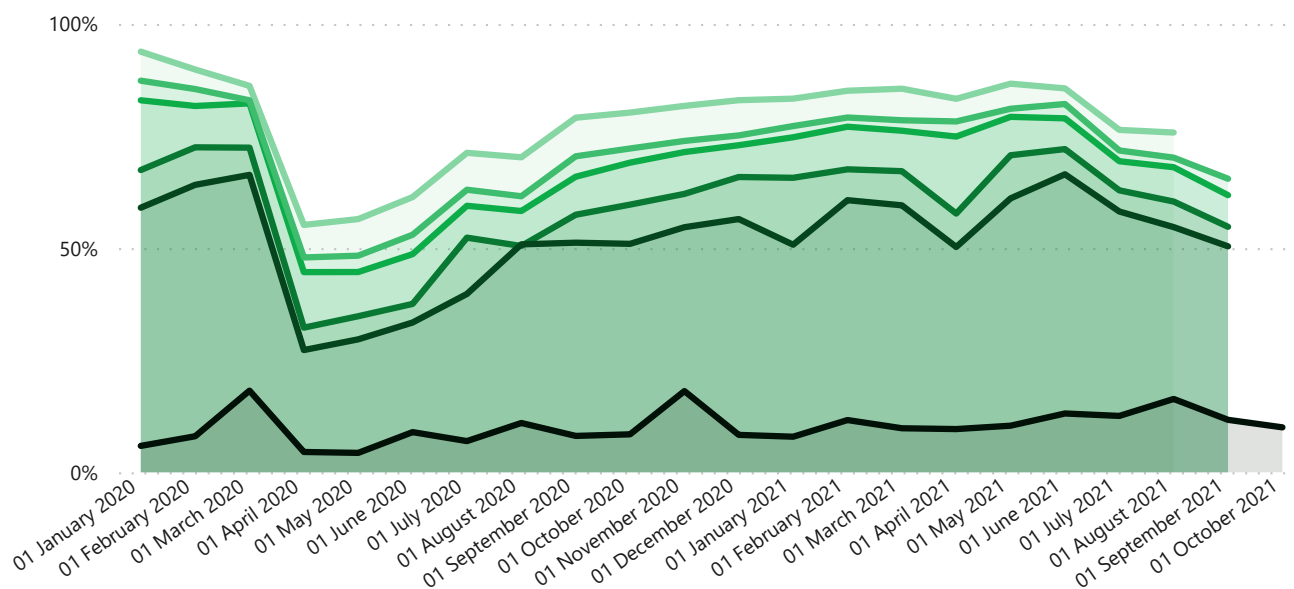
85% of rent due has been received **as at day 30** in September, down on the **86%** collected at this point last month. At day 30 in September 2020, 82% had been collected.

ASSET CLASS BREAKDOWN
Retail

Australia



Spotlight - NSW



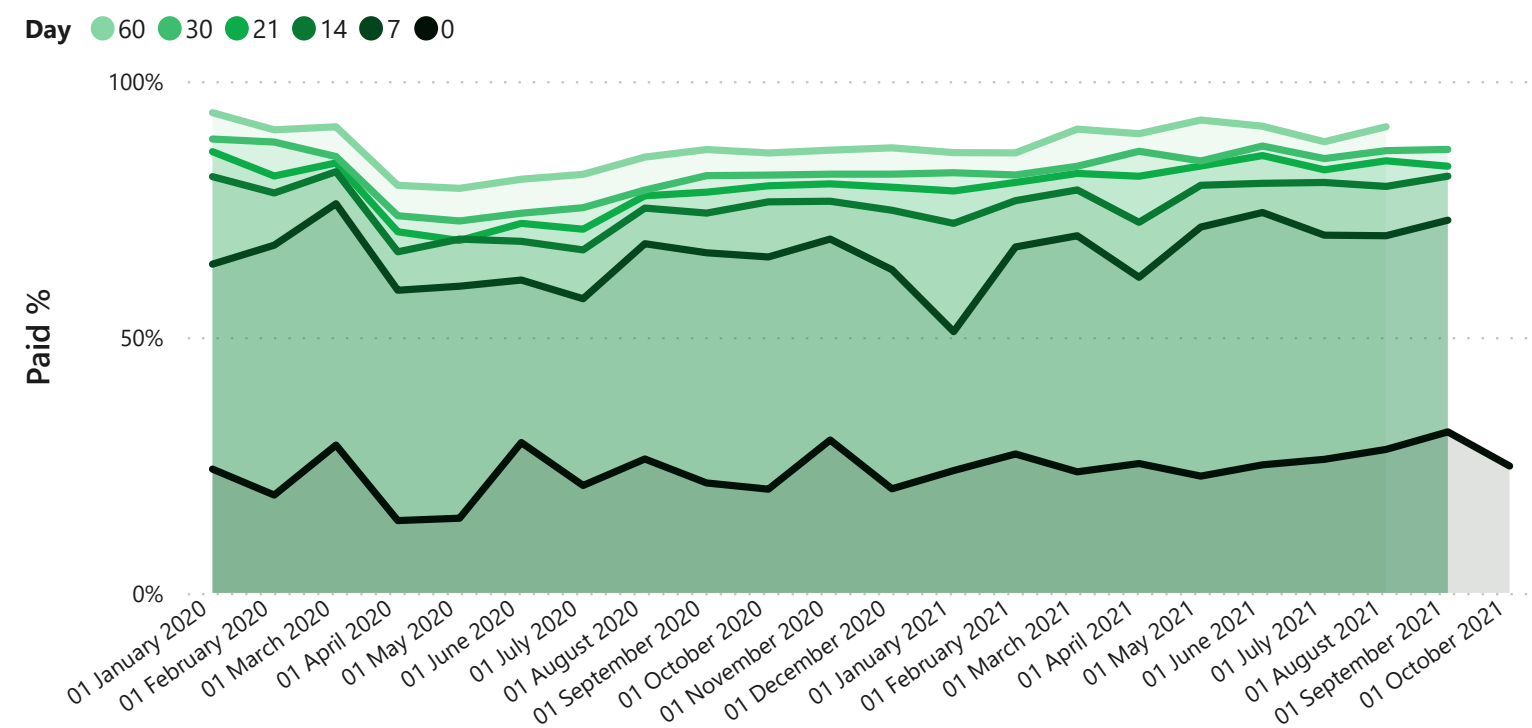
Rent collected at day 30 - National

SEPT 2021	AUG 2021	JULY 2021	JUNE 2021
76%	77%	79%	83%
MAY 2021	APRIL 2021	MARCH 2021	FEB 2021
84%	80%	77%	79%
JAN 2021	DEC 2020	NOV 2020	OCT 2020
77%	77%	73%	74%

Retail rent collected at day 30 - NSW

SEPT 2021	AUG 2021	JULY 2021	JUNE 2021
65%	70%	72%	82%
MAY 2021	APRIL 2021	MARCH 2021	FEB 2021
81%	78%	79%	79%
JAN 2021	DEC 2020	NOV 2020	OCT 2020
77%	75%	74%	72%

ASSET CLASS BREAKDOWN
Office



Although there has been a slight dip at the beginning of October, Office sector rent collection has been strong, with a sharp recovery in Victoria in February contributing to higher national rent collection through 2021.

NSW has also maintained a high level of collection despite lockdown restrictions. A flight to quality and changing demands around hot desking will continue to drive strong occupier demand.

Rent collected at day 30

SEPT 2021 87%	AUG 2021 86%	JULY 2021 85%	JUNE 2021 87%
MAY 2021 84%	APRIL 2021 86%	MARCH 2021 83%	FEB 2021 82%
JAN 2021 82%	DEC 2020 82%	NOV 2020 82%	OCT 2020 82%

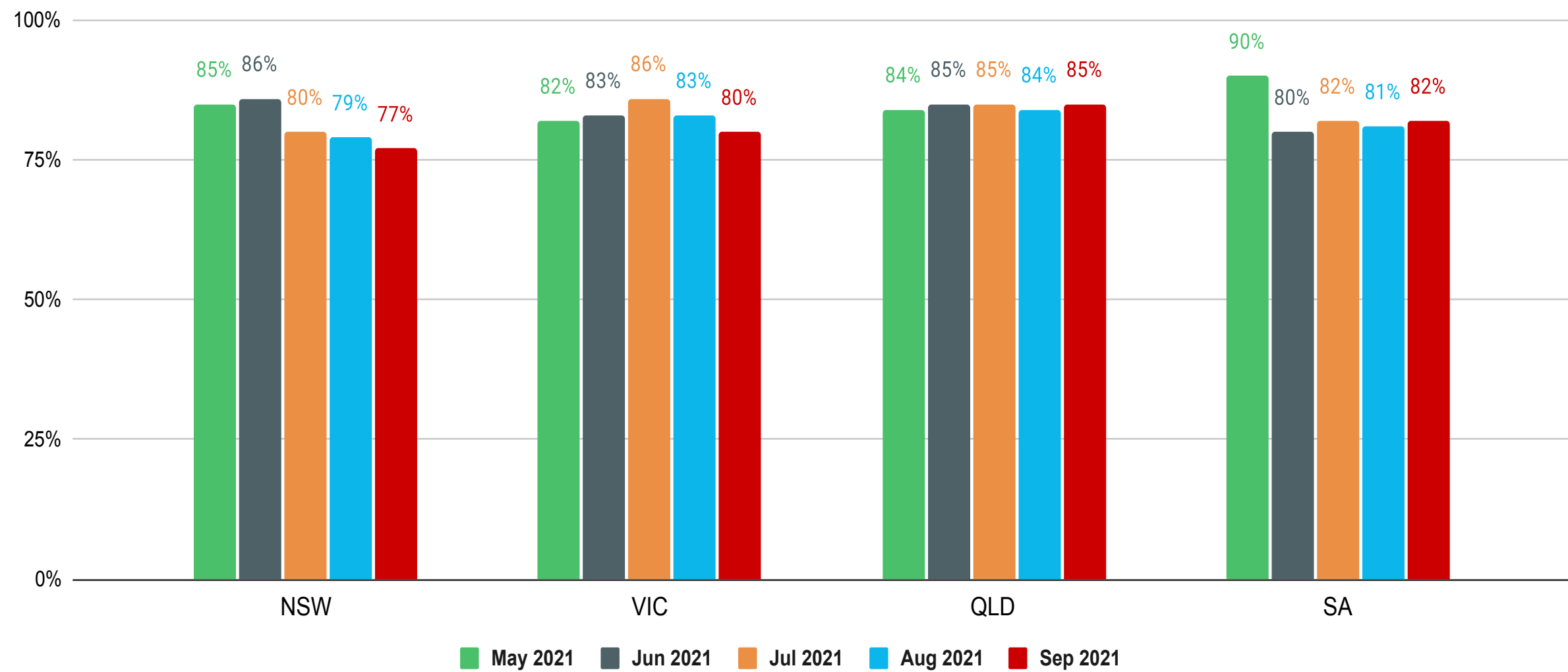
87% of rent due has been received **as at day 30** in September, up on the **86%** collected at this point last month. A year ago, 82% was collected at the end of September 2020.

REGIONAL BREAKDOWN

Rent Collection Impact

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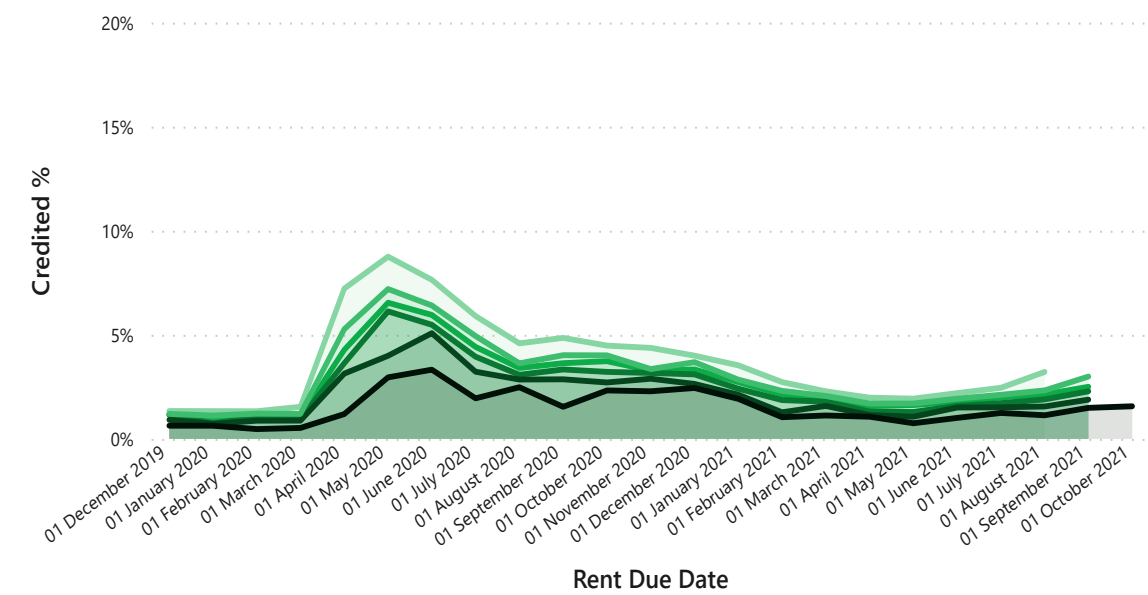
BY STATE - DAY 30



RENT FREE PERIODS AND SUBSIDIES

Australia

Day 60 30 21 14 7 0

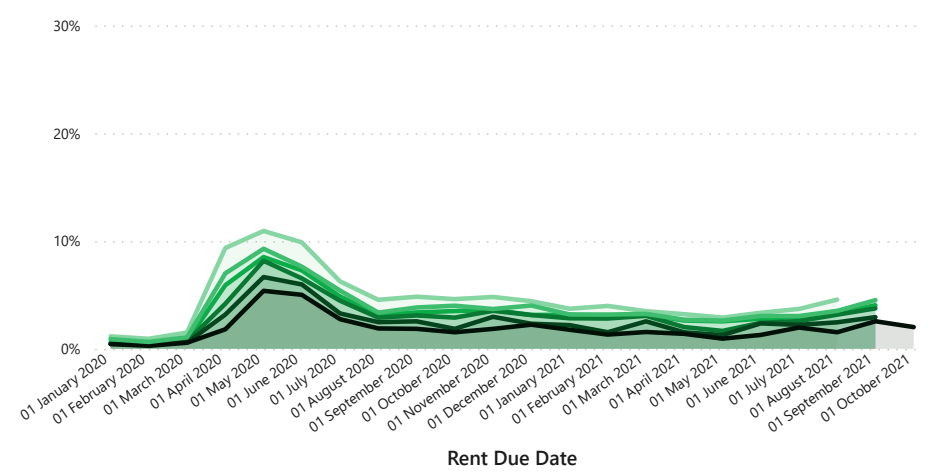


BASELINE
1.2%

SEP 21, DAY 30
3.0%

Overall baseline is taken from rent credited figures on day 30 from Dec 2019 through March 2020. Asset class baselines are taken from Jan 2020 through March 2020.

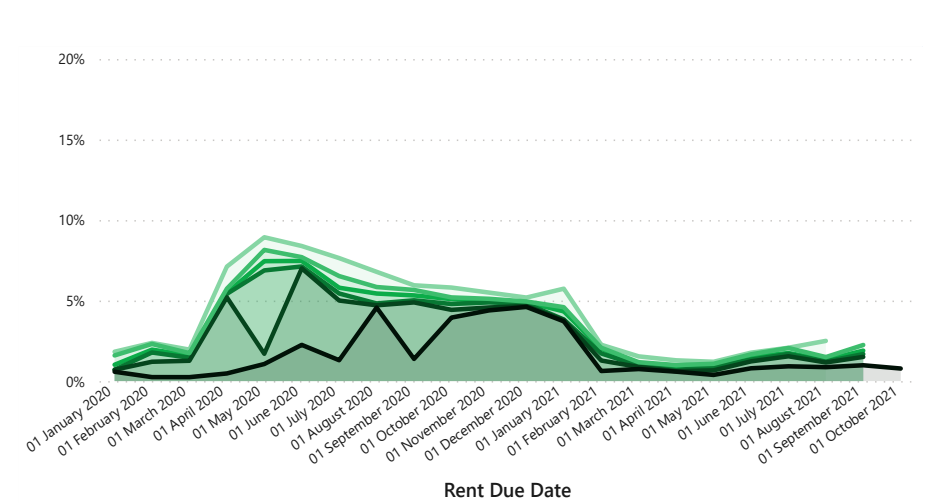
Retail



SEP 21 DAY 30
4.5%

BASELINE
0.9%

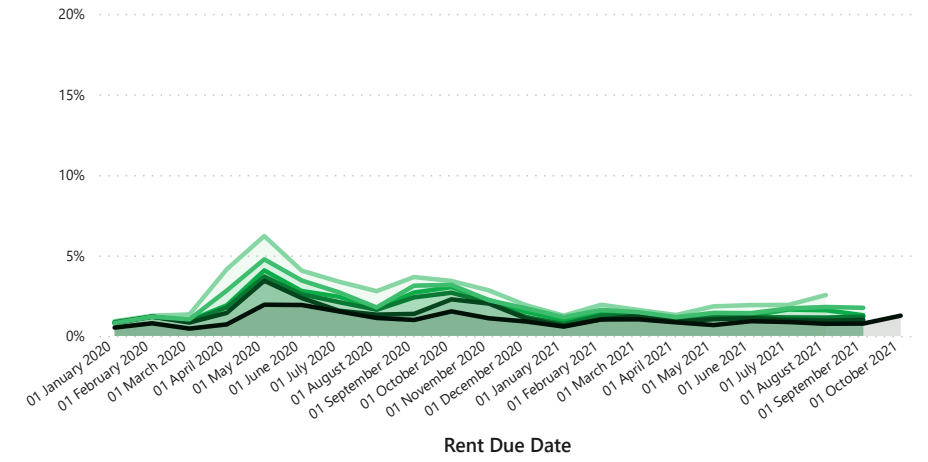
Office



SEP 21 DAY 30
2.2%

BASELINE
1.9%

Industrial



SEP 21 DAY 07
1.7%

BASELINE
1.0%



AUSTRALIA

Rent Collection Impact Report

DATA VALIDATION

This data has been collected, anonymised and aggregated directly from over 21,000 properties and 45,000 tenancies in Australia. It does not rely on surveys or secondary collections. Re-Leased Software Company Ltd is confident in the validity of this data as its formation is a direct result of bank statements entries being matched and reconciled to rental invoices.

Wherever the term 'Baseline' is used in the report, it refers to an aggregation and average of rental collection rates for invoices due on the first of each month between Dec 2019 through March 2020 (AUS and NZ) or an average of each traditional quarter day between 25 March 2018 and December 2019 (UK). All data that has been aggregated for this report is in line with the following Re-Leased Terms and Conditions as at the time of publishing.

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