



Australian Government
The Treasury



Quarterly Report on Foreign Investment

1 July to 30 September 2025

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In the spirit of reconciliation, the Treasury acknowledges the Traditional Custodians of country throughout Australia and their connections to land, sea and community. We pay our respect to their Elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples.

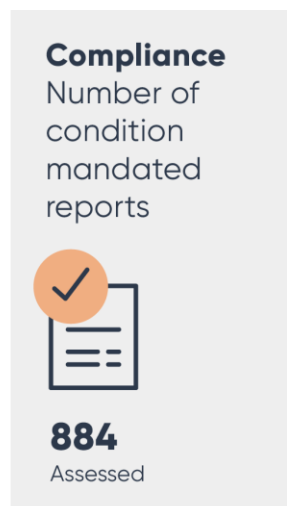
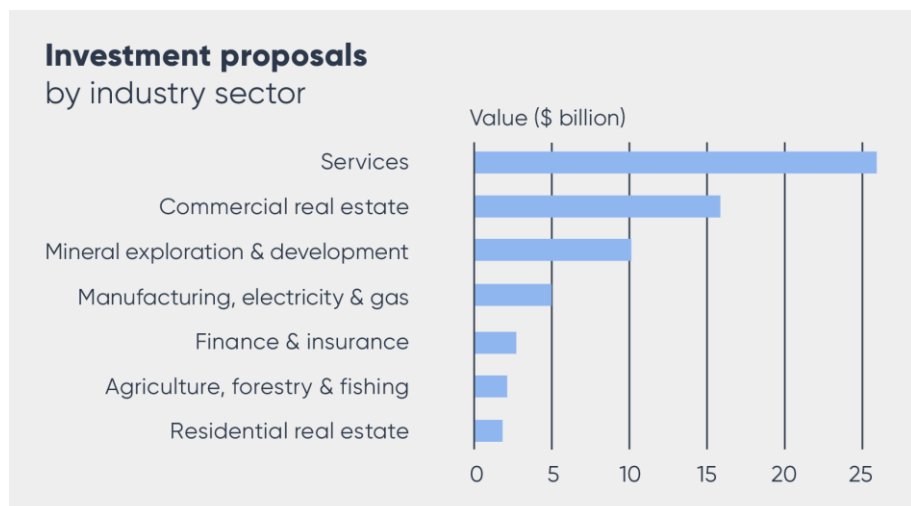
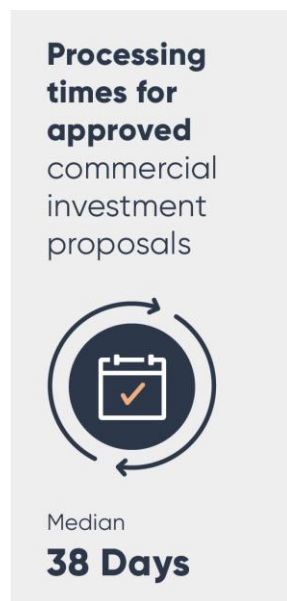
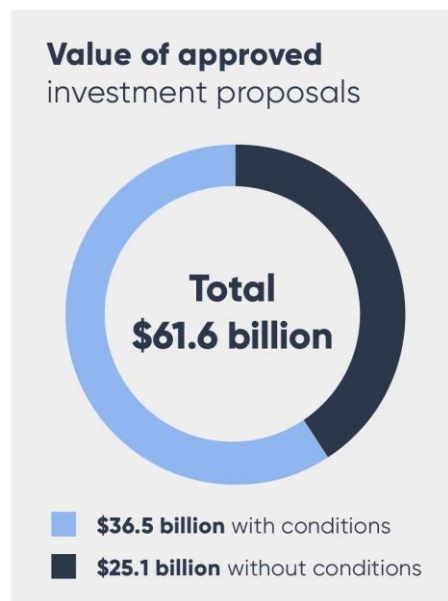
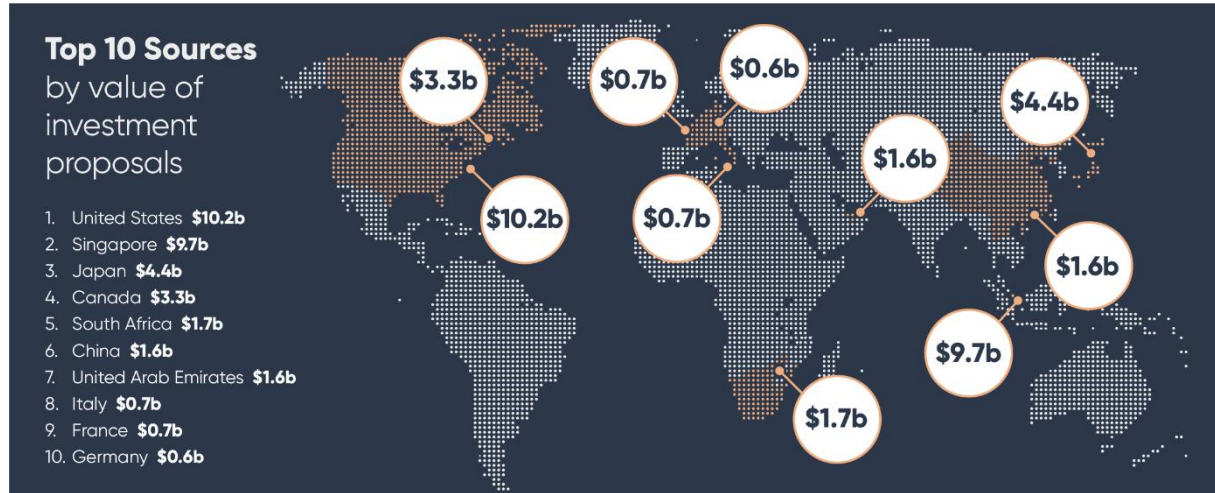
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Key Foreign Investment Framework data

Commercial foreign investment in Australia

Key data for the period 1 July – 30 September 2025



Foreign investment reporting 1 July to 30 September 2025

Introduction

The Treasury is Australia's foreign investment policy advisor and regulator. It administers the Foreign Investment Framework, which is set by the *Foreign Acquisitions and Takeovers Act 1975* and the *Foreign Acquisitions and Takeovers Fees Impositions Act 2015*, along with their associated regulations.

The Treasury assesses commercial investment proposals, is responsible for promoting compliance, and advises the Australian Government on all aspects of foreign investment policy. Under the Foreign Investment Framework, the Australian Taxation Office (ATO) is responsible for residential real estate investment proposals. Under the *Foreign Acquisitions and Takeovers Act 1975*, proposed foreign investments are assessed using the national interest test or the national security test.

The Treasurer is the decision maker under Australia's Foreign Investment Framework. However, decision-making delegations exist to enable Treasury portfolio ministers, Treasury and ATO officials to make decisions on foreign investment proposals on behalf of the Treasurer.

The Foreign Investment Review Board (FIRB) is a non-statutory body which advises the Treasurer on the policy and administration of the Foreign Investment Framework.

More information about Australia's foreign investment regulatory system is available at <https://foreigninvestment.gov.au>. You can also find further information on Australia's foreign investment policy at <https://foreigninvestment.gov.au/investing-in-australia/foreign-investment-framework>.

About this report

This is the first quarterly report for the 2025–26 financial year covering the regulation of foreign investment in Australia.¹

This quarterly report sets out key performance data concerning the operation of Australia's foreign investment regulatory framework from 1 July 2025 to 30 September 2025.

¹ See Australia's foreign investment framework for further information, <https://foreigninvestment.gov.au/investing-in-australia/foreign-investment-framework>

Headline statistics – 1 July to 30 September 2025

Commercial investment proposals

The number of commercial investment proposals approved was 351 with a total value of \$61.6 billion.

The United States was the largest source for approved commercial investment proposals by value (\$10.2 billion), followed by Singapore (\$9.7 billion), Japan (\$4.4 billion), Canada (\$3.3 billion) and South Africa (\$1.7 billion).

Services was the largest target sector for proposed investment with a total value of \$26.1 billion, followed by Commercial real estate (\$15.9 billion) and Mineral exploration & development (\$10.1 billion).

Residential real estate investment proposals

The number of residential real estate investment proposals approved was 799 with a total value of \$1.7 billion.

China was the largest source for approved residential real estate investment proposals by value (\$0.3 billion), followed by Taiwan (\$0.1 billion), Vietnam (\$0.1 billion) and Indonesia (\$0.1 billion).

Median processing times

From 1 January 2025, Treasury adopted a new performance target of deciding 50 per cent of investment proposals within the 30-day statutory decision period.

Treasury's median processing time for approved commercial investment proposals was 38 days, with 40 per cent of proposals decided in 30 days or less.

The ATO's median processing time for approved residential real estate proposals was 7 days.

National security

In January 2021, Australia's Foreign Investment Framework's national security powers were strengthened to cover more types of transactions subject to mandatory notification and create a scheme for voluntary notification by investors for actions of any value which may pose national security concerns.²

Of the 351 commercial foreign investment proposals approved in this quarter, 30 related to national security actions that would not have been captured prior to January 2021. Of these 30 national security actions, 20 were mandatory notifications and 10 were voluntary notifications.

Compliance with foreign investment legislation

Maintaining strong compliance with Australia's foreign investment legislation is a priority for the Government. The Government expects all foreign investors to be aware of, understand and comply with their obligations under Australian law, including Australia's foreign investment laws. The [Foreign](#)

2 See Guidance Note 8 on National Security for further information, <https://foreigninvestment.gov.au/guidance/types-investments/national-security>



[Investment Compliance Framework Policy Statement](#) helps foreign investors understand and meet their compliance obligations.³

The compliance program aims to achieve a balance between providing assurance, detecting and addressing non-compliance.

Treasury promotes compliance through a range of activities which include educating foreign investors about their obligations under the foreign investment laws and any conditions attached to their investments. Treasury also undertakes various compliance assurance activities and enforcement actions, including penalties as appropriate. In doing so, Treasury may use legislative powers to compel information and documents, enter premises (either by consent or by court issued warrant) and exercise monitoring powers.

Treasury is focused on carrying out these compliance and enforcement activities in a way that promotes the integrity of the Foreign Investment Framework and is proportionate to the risks of harm to Australia's national interest and national security.

³ See our approach to compliance, https://foreigninvestment.gov.au/sites/firb.gov.au/files/2021-01/FIRB_compliance_framework.pdf

Investment proposals

Investment proposals by number and value

Table 1: Number of investment proposals

	Commercial					Residential real estate				
	Current quarter	Previous quarter	2025-26 YTD	2024-25	2023-24	Current quarter	Previous quarter	2025-26 YTD	2024-25	2023-24
Approved with conditions	110	98	110	443	476	504	628	504	2,692	4,042
Approved without conditions	241	228	241	919	755	295	289	295	1,230	1,539
Total	351	326	351	1,362	1,231	799	917	799	3,922	5,581
Withdrawn	49	39	49	131	246	21	35	21	94	139
Prohibition orders	0	0	0	0	1	0	0	0	0	0
Disposal orders	0	0	0	0	5	0	0	0	0	0

Note: Tables on residential real estate exclude variations and applications processed where the outcome was exempt. Variations from previously published statistics are due to the reconciliation processes.

Table 2: Value of investment proposals (\$ billion)

	Commercial					Residential real estate				
	Current quarter	Previous quarter	2025-26 YTD	2024-25	2023-24	Current quarter	Previous quarter	2025-26 YTD	2024-25	2023-24
Approved with conditions	36.5	32.4	36.5	198.2	133.8	1.4	0.9	1.4	3.5	4.8
Approved without conditions	25.1	16.9	25.1	53.3	53.3	0.3	0.3	0.3	1.4	1.8
Total	61.6	49.3	61.6	251.5	187.0	1.7	1.3	1.7	4.9	6.6

Note: Anomalous values or values that could identify specific transactions have been removed. The ATO assessed some commercial applications received before December 2022.

Variations from previously published statistics are due to the reconciliation processes.

Proposals include Exemption Certificates, which grant investors approval to make acquisitions over a defined period. These may have a specified financial limit or no financial cap. The majority of Exemption Certificates are given for a duration longer than one year. As a result, the associated acquisitions take place over a number of years and not necessarily within the same reporting period as when the Exemption Certificate was given.

Approved investment proposals by investment source and industry sector

Table 3: Top 10 sources of investment by value of approved commercial investment proposals*

	Number					Value (\$ billion)				
	Current quarter	Previous quarter	2025-26 YTD	2024-25	2023-24	Current quarter	Previous quarter	2025-26 YTD	2024-25	2023-24
United States	112	121	112	524	504	10.2	11.1	10.2	122.3	65.7
Singapore	63	38	63	274	265	9.7	0.9	9.7	11.2	9.4
Japan	27	37	27	155	114	4.4	9.2	4.4	15.0	20
Canada	65	73	65	299	316	3.3	2.6	3.3	12.7	6.3
South Africa	4	11	4	35	20	1.7	4.1	1.7	4.5	0.6
China	35	47	35	189	200	1.6	0.5	1.6	2.6	4.2
United Arab Emirates	39	24	39	162	158	1.6	0.9	1.6	3.8	4.9
Italy	8	3	8	17	21	0.7	0.5	0.7	0.8	0.2
France	12	14	12	72	73	0.7	0.1	0.7	2.1	10.4
Germany	21	20	21	97	87	0.6	2.7	0.6	4.4	6.4

Note: Proposals involving more than one source are counted against each source.

* This table is sorted by the value of approved proposals in the current quarter.

Table 4: Top 10 sources of investment by value of approved residential real estate proposals*

	Number					Value (\$ billion)				
	Current quarter	Previous quarter	2025-26 YTD	2024-25	2023-24	Current quarter	Previous quarter	2025-26 YTD	2024-25	2023-24
China	234	123	234	1,355	1,998	0.3	0.2	0.3	1.4	2.6
Taiwan	98	94	98	463	395	0.1	0.1	0.1	0.5	0.4
Vietnam	66	146	66	383	363	0.1	0.1	0.1	0.3	0.4
Indonesia	48	51	48	234	194	0.1	0.0	0.1	0.2	0.2
India	58	54	58	509	550	0.0	0.0	0.0	0.2	0.4
Hong Kong, SAR	39	70	39	284	409	0.0	0.0	0.0	0.3	0.4
Singapore	34	51	34	256	268	0.0	0.0	0.0	0.4	0.2
Nepal	26	43	26	286	321	0.0	0.0	0.0	0.1	0.3
United Kingdom	27	36	27	192	197	0.0	0.0	0.0	0.1	0.2
Japan	26	31	26	101	67	0.0	0.0	0.0	0.1	0.1

Note: *This table is sorted by the value of approved proposals in the current quarter.

Variations from previously published statistics are due to the reconciliation processes.

Table 5: Number and value of approved investment proposals by industry sector*

	Number					Value (\$ billion)				
	Current quarter	Previous quarter	2025-26 YTD	2024-25	2023-24	Current quarter	Previous quarter	2025-26 YTD	2024-25	2023-24
Services	107	80	107	372	341	26.1	11.2	26.1	112.6	54.9
Commercial real estate	140	105	140	479	464	15.9	10.1	15.9	54.0	35.8
Mineral exploration & development	41	51	41	171	130	10.1	19.5	10.1	31.7	54.9
Manufacturing, electricity & gas	33	44	33	161	137	4.9	2.9	4.9	13.0	14.5
Finance & insurance	17	17	17	76	82	2.6	3.4	2.6	33.5	21.6
Agriculture, forestry & fishing	37	44	37	183	134	2.0	2.3	2.0	6.9	5.3
Residential real estate	799	917	799	3,922	5,581	1.7	1.3	1.7	4.9	6.6

Note: * This table is sorted by the value of approved proposals in the current quarter. Variations from previously published statistics are due to the reconciliation processes.

Consideration of investment proposals

Median processing times

Table 6: Median processing times for approved commercial investment proposals

Current quarter	Previous quarter	2025-26 YTD	2024-25	2023-24
38 days	35 days	38 days	33 days	41 days

Chart 1: Approved investment proposal processing times (by number of days)

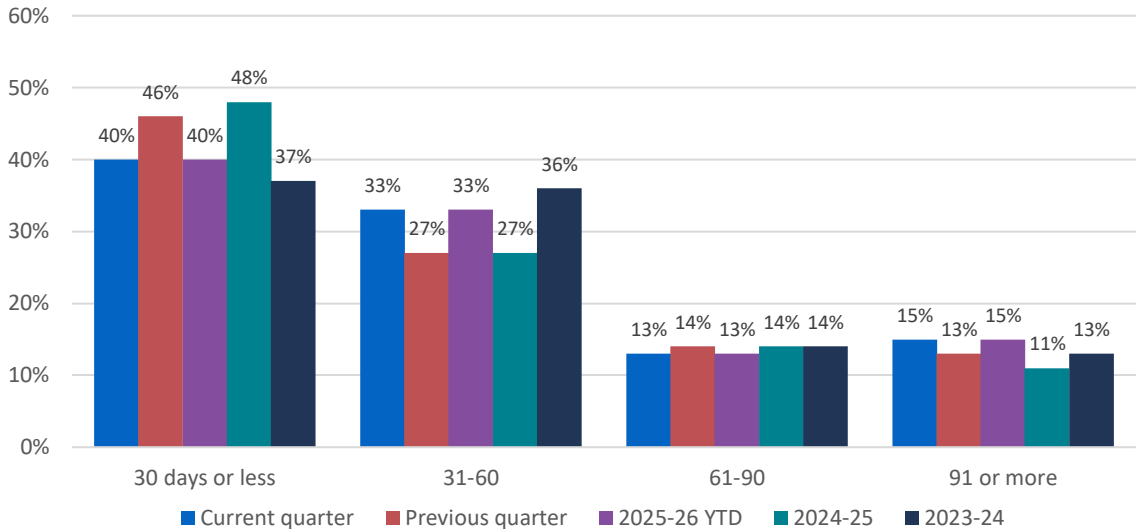


Table 7: Median processing times for residential real estate investment proposals

Current quarter	Previous quarter	2025-26 YTD	2024-25	2023-24
7 days	4 days	7 days	4 days	6 days

National Security

Table 8: Number of approved national security investment proposals

		Current quarter	Previous quarter	2025-26 YTD	2024-25	2023-24
Mandatory	Approved with conditions	5	3	5	8	11
	Approved without conditions	15	23	15	77	42
	Total	20	26	20	85	53
Voluntary	Approved with conditions	0	3	0	5	1
	Approved without conditions	10	4	10	19	24
	Total	10	7	10	24	25

Note: Proposals involving multiple actions that include both mandatory and voluntary notifications are counted against each national security category.

Table 9: Value of approved national security investment proposals (\$ billion)

	Current quarter	Previous quarter	2025-26 YTD	2024-25	2023-24
Approved with conditions	5.5	0.1	5.5	0.5	0.3
Approved without conditions	1.0	1.9	1.0	4.3	2.4
Total	6.5	2.0	6.5	4.7	2.7

Compliance with foreign investment legislation

Condition mandated reports

Table 10: Number of condition mandated reports

	Current quarter	Previous quarter	2025-26 YTD	2024-25	2023-24
Condition mandated reports assessed *	884	702	884	2,681	3,188

Note: * Condition mandated reports assessed may include reports carried over from the previous financial years. Variations from previously published statistics are due to the reconciliation processes.

Foreign investment audit program

Table 11: Number of regulator audits

	In progress	Completed				
	At current quarter end	Current quarter	Previous quarter	2025-26 YTD	2024-25	2023-24
Regulator audits	10	0	0	0	5	7

Table 12: Number of condition mandated independent audits completed

	Current quarter	Previous quarter	2025-26 YTD	2024-25	2023-24
Proposals approved	2	27	2	91	77
Reports completed	4	32	4	99	70
Reports compliant	4	25	4	53	36
Reports non-compliant	0	7	0	46	34
Remediation Action Plans (RAP) approved	1	5	1	31	36

Referrals and assessment of potential non-compliance

Table 13: Number of referrals received

	Current quarter	Previous quarter	2025-26 YTD	2024-25	2023-24
Reports/referrals of potential non-compliance received	31	17	31	135	180

Note: Includes retrospective notifications received from investors. Referrals can include internal referrals from other areas of the Treasury or Government, as well as Treasury-initiated referrals as a result of media monitoring and market scanning for non-compliance.

Table 14: Matters assessed and investigated

	Current quarter	Previous quarter	2025-26 YTD	2024-25	2023-24
Matters assessed	27	13	27	118	171
Investigations commenced	4	1	4	17	9

Compliance and Enforcement Outcomes

Table 15: Compliance and Enforcement outcomes

	Current quarter	Previous quarter	2025-26 YTD	2024-25	2023-24
Infringement notices issued	3	0	3	1	19
Civil penalties proceedings commenced	0	1	0	1	0



Methodology and glossary

Overview

- The statistics contained in this quarterly report reflect investor intentions (not actual purchases) to acquire Australian assets that are subject to the *Foreign Acquisitions and Takeovers Act 1975*.
- The statistics may include some transactions that do not actually proceed. For example, approvals in a given quarter which are not actually implemented in that quarter or at all. As a result, there can be differences between these statistics on proposed investment and actual investment flows.
- Any data that may enable the identification of a particular person or organisation has been suppressed to preserve confidentiality.
- Variations from previously published statistics are due to the reconciliation processes and system changes for the launch of a new online portal in May 2025 which marked completion of the Foreign Investment Digital Transformation (FIDT) program.

General caveats

- Data capture, systems and reporting methodologies may change over time.
- Data presented from earlier publications may have been revised since last published. Variations from previously published statistics are due to the reconciliation processes.
- Totals presented throughout the report may not add up due to rounding.
- Proposals include Exemption Certificates, which grant investors approval to make acquisitions over a defined period. These may have a specified financial limit or no financial cap. The majority of Exemption Certificates are given for a duration longer than one year. As a result, the associated acquisitions take place over a number of years and not necessarily within the same reporting period as when the Exemption Certificate was given.

Glossary

Term	Description
Compliance	The Treasury has concluded that there is sufficient appropriate evidence provided by the investor, and/or obtained from the third parties, to demonstrate the investors' compliance with their foreign investment obligations.
Condition mandated reports	Reports from investors submitted in accordance with conditions imposed on their investment proposals, including their compliance with conditions.
Independent audits	Audit reports prepared by independent assurance practitioners on the investors' compliance with conditions imposed on their investments. The independent assurance practitioners are engaged by the investors and approved by the Treasury.
Non-compliance	The Treasury has concluded that there is sufficient evidence to demonstrate that an investor has not complied with their foreign investment obligations.
Prohibition	Under section 67 of the <i>Foreign Acquisitions and Takeovers Act 1975</i> , the Treasurer may make an order which prohibits a proposed significant action, notifiable national security action or reviewable national security action if the Treasurer is satisfied that taking the action would be contrary to the national interest or national security (as applicable).
Regulator audits	Risk-based, Treasury-initiated compliance assurance activity undertaken to test investors' compliance with conditions imposed on their investments.
Withdrawn	Withdrawn investment proposals are proposals withdrawn by the investor. Proposals may be withdrawn for a variety of reasons, including: the investor choosing not to proceed with or deferring a purchase; the investor being unsuccessful in a competitive tender process before the proposal was finalised; the proposed investment 'target' being withdrawn from the market; changes to investor consortium compositions; concerns identified by the Treasurer; or where the proposal was incorrectly lodged.