

MARKET FUNDAMENTALS

	YOY Chg	12-Month Forecast
6.1M Stock, sqm	▲	▲
9.2% Vacancy Rate	▲	▲
¥673 Average Rent, RMB/sqm/mo <small>(Prime Shopping Mall Property)</small>	▼	▼

ECONOMIC INDICATORS

	YOY Chg	12-Month Forecast
2025 Q1		
3.0% GDP Growth	▼	▲
3.5% Retail Sales Growth	▬	▲
-0.5% CPI Growth	▼	▲

Source: Guangzhou Statistics Bureau, Moody's Analytics, Cushman & Wakefield Research

NEW PROJECTS PROMPT CITYWIDE VACANCY RATE RISE

Two new shopping malls brought 246,000 sq m of high-quality retail space to the market in Q2, pushing citywide total stock past 6 million sq m. Steady growth in offline consumption supported stable demand for retail space leasing, with the vacancy rate at inventory projects falling in Q2. Vacancy rates in the Panyu, Nansha and Liwan business districts dropped by 1.9, 1.9 and 1.8 percentage points q-o-q, respectively. However, the citywide vacancy rate rose by 0.5 percentage points q-o-q to 9.2%, due to lower store opening rates at large-volume new entry projects. The average prime mall rental level dropped by 1.6% q-o-q to RMB673 per sq m per month.

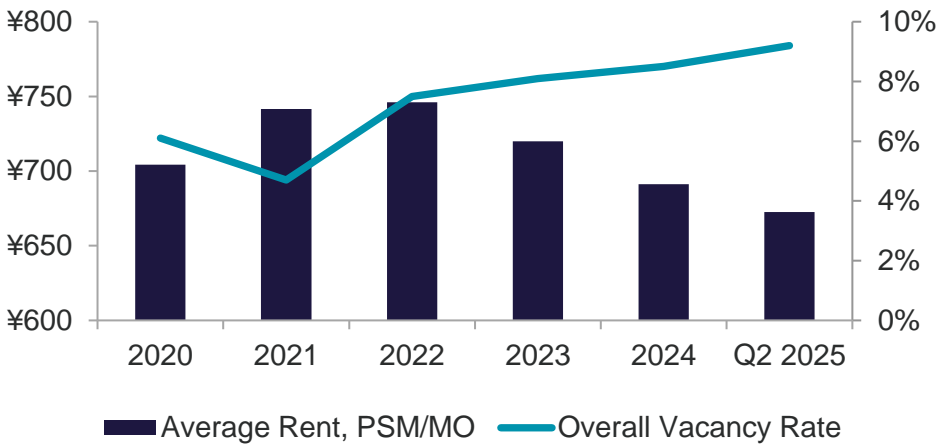
GENERAL RETAIL MAINTAINS LEADING SHARE OF DEMAND

The general retail sector remained the main driver of market absorption through Q2, accounting for 45.4% of all new and pending store openings — 6.9 percentage points higher than the F&B sector. The culture and leisure, outdoor clothing, and cosmetics sub-categories performed particularly well this quarter. As consumer demand for quality content surges, the IP economy has grown strongly, with brands such as Pop Mart, Top Toy and Kayou accelerating their presence. Malls are also enhancing consumer experiences with themed events, such as Pop Mart's IP exhibition at Parc Central and the upcoming "100% Doraemon & Friends" Tour at K11. Continued consumer interest in healthy lifestyles also supported growth. Notable openings included Korean sports brand Xexymix at OneLink Walk, and outdoor brand The North Face at Parc Central. Cosmetics brands are a further hot spot, expanding by 1 percentage point to take a 4.1% share of new store openings. La Prairie, Hourglass and Guerlain all presented new stores in the Q2 period.

DEVELOPMENT OF MULTI-CORE BUSINESS DISTRICTS ACCELERATES

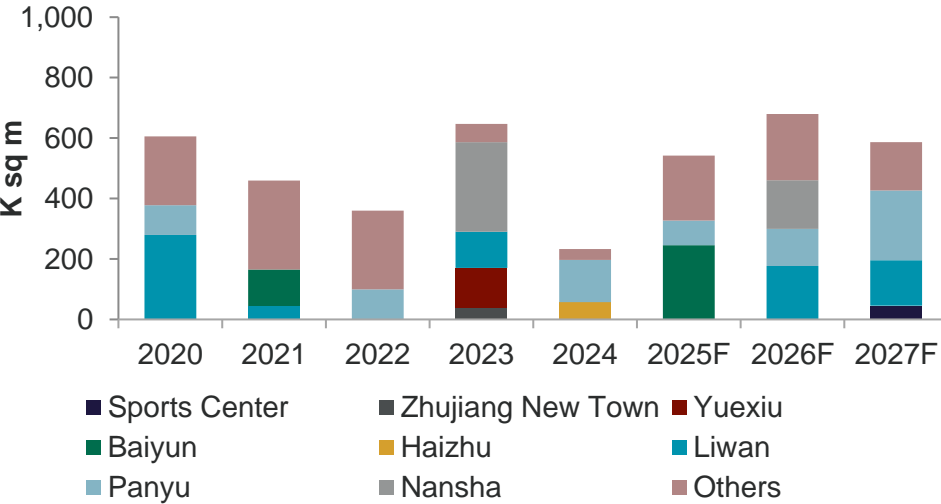
Approximately 1.5 million sq m of new retail space is due for completion in the next three years, with the Panyu and Liwan business districts accounting for 28% and 21%, respectively. Accelerated development of the Baietan and Changlong-Wanbo areas will transform Guangzhou into a multi-core business district system, alleviating pressure on traditional districts' consumer traffic. The addition of new, high-end retail malls will also provide brands with a wider range of locations and expanded market reach.

OVERALL VACANCY & AVERAGE RENT



* Rentals are calculated by NLA and considered as consistently achievable for prime space in prime shopping centers, excluding management fee, promotional fee and other fees.

RETAIL SUPPLY PIPELINE BY SUBMARKET



Note: F is forecast.

MARKET STATISTICS

SUBMARKET	INVENTORY (SQM)	VACANT (SQM)	OVERALL VACANCY RATE	FUTHURE SUPPLY TILL 2027 (SQM)	OVERALL AVG RENT		
					RMB/SQM/MO	USD/SF/MO	EUR/SF/MO
Sports Center	867,800	8,460	1.0%	45,800	¥1,855.8	US\$24.59	€ 21.32
Zhujiang New Town	604,359	58,907	9.7%	0	¥860.0	US\$10.25	€ 8.89
Yuexiu	477,200	41,704	8.7%	0	¥778.8	US\$11.46	€ 9.93
Baiyun	984,300	165,930	16.9%	0	¥400.8	US\$6.00	€ 5.20
Haizhu	366,000	4,040	1.1%	0	¥599.1	US\$7.91	€ 6.86
Liwan	525,900	114,800	21.8%	327,025	¥476.0	US\$6.22	€ 5.39
Panyu	703,225	27,750	3.9%	435,000	¥409.3	US\$5.47	€ 4.74
Nansha	383,530	20,400	5.3%	160,000	¥265.0	US\$3.62	€ 3.14
Others	1,164,772	117,205	10.1%	595,207	¥316.1	US\$4.17	€ 3.62
GUANGZHOU TOTALS	6,077,086	559,196	9.2%	1,563,032	¥672.6	US\$9.15	€ 7.94

Rentals are calculated by NLA and considered as consistently achievable for prime space in prime shopping centers, excluding management fee, promotional fee and other fees.

Exchange Rate: 1 USD = 0.86685683 Euros = 7.1845929 RMB (2025.6.16)

KEY LEASE TRANSACTIONS Q2 2025

PROPERTY	SUBMARKET	TENANT	SECTOR
K11	Zhujiang New Town	La Prairie	Retail
Taikoo Hui	Sports Center	Guerlain	Retail
OneLink Walk	Sports Center	XEXYMIX	Retail
Parc Central	Sports Center	In&Out	F&B
Link Plaza · Liwan	Liwan	UH	F&B

KEY PROJECTS UNDER CONSTRUCTION

PROPERTY	SUBMARKET	EXPECTED OPENING YEAR	SQM	OWNER / DEVELOPER
Junchao Mall	Others	2025	128,000	Junchao
K11 Select	Panyu	2025	81,000	New World
Baietan Mixc	Liwan	2026	177,025	China Resources

XIAODUAN ZHANG

Head of Research, South & Central China

Suite 2704, Taikoo Hui Tower 1, 385 Tianhe Road,

Tianhe District | Guangzhou 510613 | China

Tel: +86 755 2151 8116

xiaoduan.zhang@cushwake.com

A CUSHMAN & WAKEFIELD RESEARCH PUBLICATION

Cushman & Wakefield (NYSE: CWK) is a leading global commercial real estate services firm for property owners and occupiers with approximately 52,000 employees in nearly 400 offices and 60 countries. In Greater China, a network of 23 offices serves local markets across the region. In 2024, the firm reported revenue of \$9.4 billion across its core services of Valuation, Consulting, Project & Development Services, Capital Markets, Project & Occupier Services, Industrial & Logistics, Retail, and others. Built around the belief that Better never settles, the firm receives numerous industry and business accolades for its award-winning culture. For additional information, visit www.cushmanwakefield.com.

©2025 Cushman & Wakefield. All rights reserved. The information contained within this report is gathered from multiple sources believed to be reliable, including reports commissioned by Cushman & Wakefield (“CWK”). This report is for informational purposes only and may contain errors or omissions; the report is presented without any warranty or representations as to its accuracy.

Nothing in this report should be construed as an indicator of the future performance of CWK’s securities. You should not purchase or sell securities—of CWK or any other company—based on the views herein. CWK disclaims all liability for securities purchased or sold based on information herein, and by viewing this report, you waive all claims against CWK as well as against CWK’s affiliates, officers, directors, employees, agents, advisers and representatives arising out of the accuracy, completeness, adequacy or your use of the information herein.