

MARKET STATISTICS

SUBMARKET	INVENTORY (SQ M)	VACANT (SQ M)	VACANCY RATE	FUTURE SUPPLY TILL 2027 (SQ M)	GRADE A FACE RENT		
					RMB/SQ M/MO	US\$/SF/MO	EUR/SF/MO
Tianhe Sports Center	963,132	166,491	17.3%	0	¥124.1	US\$1.68	€ 1.41
Zhujiang New Town	3,289,426	649,536	19.7%	69,200	¥136.4	US\$1.82	€ 1.54
Yuexiu	450,426	86,373	19.2%	0	¥103.4	US\$1.35	€ 1.14
Pazhou	2,035,275	481,913	23.7%	928,799	¥99.4	US\$1.36	€ 1.15
International Financial City (Start-up Area)	269,055	70,398	26.2%	1,317,779	¥89.3	US\$1.17	€ 0.99
GUANGZHOU GRADE A TOTAL	7,007,314	1,454,711	20.8%	2,315,778	¥120.0	US\$1.61	€ 1.36

Face Rent is calculated based on gross floor area and assuming a letting of mid floors for a typical three-year lease term with VAT.

Exchange Rate: 1 USD = 7.1057203 RMB= 0.84387995 Euros (2025.9.17)

KEY LEASE TRANSACTIONS Q3 2025

PROPERTY	SUBMARKET	TENANT	SQ M	TYPE
Guangzhou International Media Harbor	Pazhou	Bamboo Networks	3,600	Relocation
GDH BCC	Zhujiang New Town	DSV	2,600	Relocation
Central Tower	Zhujiang New Town	J.P. Morgan	2,300	Relocation

SIGNIFICANT PROJECTS PLANNED & UNDER CONSTRUCTION

PROPERTY	SUBMARKET	DEVELOPER	SQ M	COMPLETION DATE
MINISO Headquarters	Pazhou	MINISO	103,897	2026
Guangzhou Cultural Center	Pazhou	Southern Publisher & Media	103,700	2026
Sunpina Headquarters	International Financial City	Sunpina	56,247	2027

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