

MARKET STATISTICS

SUBMARKET	INVENTORY (SQ M)	VACANT (SQ M)	VACANCY RATE	FUTURE SUPPLY TILL 2028 (SQ M)	GRADE A FACE RENT		
					RMB/SQ M/MO	US\$/SF/MO	EUR/SF/MO
Tianhe Sports Center	963,132	179,138	18.6%	0	¥117.8	US\$1.65	€ 1.42
Zhujiang New Town	3,289,426	704,402	21.4%	69,200	¥127.2	US\$1.82	€ 1.57
Yuexiu	450,426	63,114	14.0%	0	¥99.0	US\$1.37	€ 1.18
Pazhou	2,231,736	477,400	21.4%	660,526	¥96.1	US\$1.34	€ 1.16
International Financial City (Start-up Area)	615,431	303,811	49.4%	1,030,340	¥86.3	US\$1.14	€ 0.99
GUANGZHOU GRADE A TOTAL	7,550,152	1,727,865	22.9%	1,760,066	¥111.8	US\$1.60	€ 1.38

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 = 6.75998356 RMB= 0.86243725 Euros (2026.06.15)

KEY LEASE TRANSACTIONS Q2 2026

PROPERTY	SUBMARKET	TENANT	SQ M	TYPE
Mi HQ	Pazhou	Lishanghuang	4,000	Relocation
IFC	Zhujiang New Town	Google	1,100	New Set-up

SIGNIFICANT PROJECTS PLANNED & UNDER CONSTRUCTION

PROPERTY	SUBMARKET	DEVELOPER	SQ M	COMPLETION DATE
MINISO Headquarters	Pazhou	MINISO	103,897	2027
Guangzhou Cultural Center	Pazhou	Southern Publisher & Media	103,700	2027
GZ Fin. Holding HQ	International Financial City	Guangzhou Finance Holdings, Wanlian Securities	56,500	2027

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