MARKETBEAT

# SHENZHEN

## OFFICE Q2 2026

CUSHMAN & WAKEFIELD
戴德梁行

### MARKET FUNDAMENTALS

| | YOY Chg | 12-Month Forecast |
|---|---|---|
| **29.1%** Vacancy Rate | ▲ | ▲ |
| **9.28M** Stock, sqm | ▲ | ▲ |
| **¥144.2** Rent (PSM/MO) | ▼ | ▼ |

*(Property of GRADE A )*

### ECONOMIC INDICATORS

| Q1 2026 | YOY Chg | 12-Month Forecast |
|---|---|---|
| **5.8%** GDP Growth | ▲ | — |
| **5.0%** Tertiary Sector Growth | ▼ | — |
| **0.4%** CPI Growth | ▲ | — |
| **-18.2%** Real Estate Development & Investment Growth | ▼ | ▲ |

*Sources: Shenzhen Statistic Bureau, Moody's Analytics, Cushman & Wakefield Research*

### CITYWIDE OVERALL VACANCY RATE DROPS THROUGH Q2

No new Grade A office supply entered the market in Q2. Amid persistent market competition and cautious sentiment on both supply and demand sides, the monthly average rental level remained under downward pressure, falling 3.4% from Q4 2025 to RMB144.2 per sq m. Declining Grade A office rents have prompted many enterprises to relocate for workspace upgrades. At the same time, landlords and operators have rolled out flexible space layouts and adjustable lease terms to suit demands of micro, small and medium enterprises, making Grade A office space more appealing.

Market data shows that upgrade relocation demand took a 27% share of total Grade A office leasing area in 1H 2026. New leasing demand, including expansion, startups, and cross-city newcomers, took a 37% share. Citywide net absorption reached 175,000 sq m, pulling the citywide overall vacancy rate down 0.4 percentage points since the end of 2025 to record 29.1%.

### TMT SECTOR'S SHARE OF TOTAL DEMAND CONTINUES TO EXPAND

Based on leasing area, the TMT industry remained Shenzhen's largest Grade A office demand sector in 1H 2026 at 32.4%, a 2.4 percentage point rise over the full-year 2025 performance. Relocations and renewals of more than 5,000 sq m represented nearly half of the TMT's sector take-up. AI-related companies were active, with digital services providers and semiconductor firms also delivering sizable leasing deals. Private equity, securities, law and logistics firms were also core demand drivers through 1H 2026.

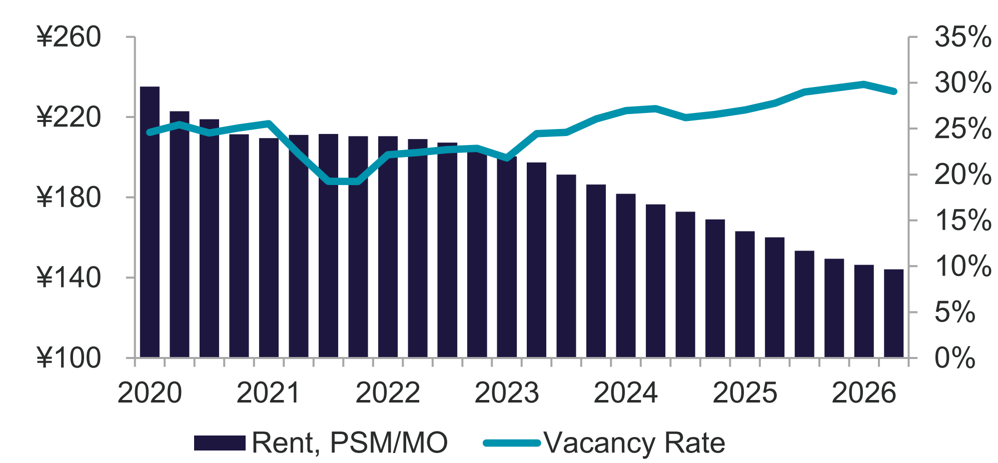
Leasing momentum for office space operators and hotels sustained in 2026. Office space operators continue to evolve their business models, with joint-operation partnerships with landlords growing more widespread.

### INTEGRATED UPGRADES ARE KEY TO DRAWING TENANTS

Existing stock combined with pipeline new office supply has fueled fierce competition across Shenzhen. Many developments have rolled out proactive upgrades. Buildings offering robust industrial ecosystems and superior amenities have recorded faster absorption with little room for further rent drops. This sets a clear benchmark for other offices: upgrade hardware and ancillary services to sharpen competitiveness, stabilize leasing, and reduce vacancies.

### SPACE DEMAND / DELIVERIES


### OVERALL VACANCY RATE & GRADE A RENT



## 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 |
| Luohu | 676,813 | 238,164 | 35.2% | 320,634 | ¥113.16 | US$1.56 | €1.34 |
| Futian | 3,638,107 | 801,342 | 22.0% | 424,580 | ¥160.09 | US$2.20 | €1.90 |
| Nanshan | 2,394,190 | 713,463 | 29.8% | 1,887,509 | ¥155.45 | US$2.14 | €1.84 |
| Qianhai | 2,067,103 | 768,984 | 37.2% | 1,206,963 | ¥116.88 | US$1.61 | €1.39 |
| Bao'an | 506,624 | 175,438 | 34.6% | 220,978 | ¥130.40 | US$1.79 | €1.55 |
| **SHENZHEN GRADE A TOTAL** | 9,282,837 | 2,697,391 | 29.1% | 4,060,664 | ¥144.23 | US$1.98 | €1.71 |

*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 (2026.6.15)*

## KEY LEASE TRANSACTIONS Q2 2026

| PROPERTY | SUBMARKET | TENANT | SQ M | TYPE |
|---|---|---|---|---|
| China Venture Tower | Qianhai | Pengke Hotel | 23,428 | New Set up |
| Hengchang Technology Building | Qianhai | Distinct Healthcare | 8,000 | New Set up |
| Qianhai Exchange Square | Qianhai | Xizhouli Technology | 2,432 | Relocation |

## SIGNIFICANT PROJECTS PLANNED & UNDER CONSTRUCTION

| PROPERTY | SUBMARKET | DEVELOPER | SQ M | COMPLETION DATE |
|---|---|---|---|---|
| Smoore Technology Tower | Bao'an Center | Smoore | 64,200 | 2027 |
| The Wumart Office Tower | Futian CBD | Wumart South Technology | 49,820 | 2027 |
| Hongfan Building | Bao'an Center | Hongqiao Investment Holdings | 52,900 | 2028 |
| Qianhai CIMC International Commerce Center West Tower | Qianhai | CIMC | 65,303 | 2028 |
| ZTE Headquarters Base Project | SZ Bay HQ Base | ZTE | 121,540 | 2028 |

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