

**5.9%**  
Disposable Income

YoY Chg ▲ 12-Mo. Forecast ▲

**1.5%**  
Population

YoY Chg ▼ 12-Mo. Forecast ▼

**5.3%**  
Consumption Expenditure

YoY Chg ▲ 12-Mo. Forecast ▲

Source: Statistics Bureau of Chengdu Municipality (Disposable Income and Consumption Expenditure are growth rates as of 2020, Population is growth rates as of 2019.)

## CHENGDU ECONOMIC INDICATORS 2020 Q1-Q4

**-2.3%**  
Total Retail Sales Growth

YoY Chg ▼ 12-Mo. Forecast ▲

**13.4%**  
Online Retail Sales Growth

YoY Chg ▲ 12-Mo. Forecast ▲

**2.5%**  
CPI Growth

YoY Chg ▼ 12-Mo. Forecast ▼

Source: Statistics Bureau of Chengdu Municipality

## Continuing Retail Recovery Prompts Vacancy Fall

New projects added 130,000 sq m of prime retail mall space in Q1, pushing up total stock to approximately 7.15 million sq m. The effective control of the pandemic domestically in the period had given impetus to modest rental level increases in most areas. However, with competitive rents at the new projects entering the market, overall average rent fell slightly by 0.29% to RMB629.15 per sq m per month. The continuing resumption of full retail activity prompted the vacancy rate to continue to drop, down 0.49 percentage points q-o-q to record 6.68% .

## Market Development to Welcome Diversification

The city's urban renewal program is anticipated to boost the retail business overall and to result in a variety of distinctive retail projects, including those mixing cultural aspects and tourist appeal, and in so doing to welcome more leisure and culture-orientated brands.

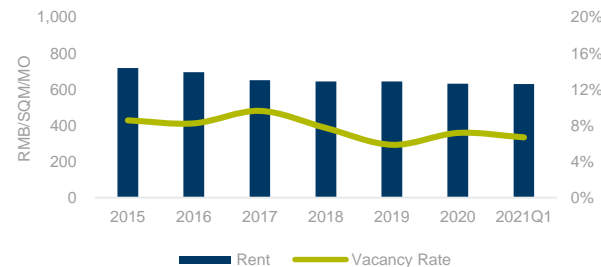
## Community Commerce Set to Be Focal Point

Community commercial projects have been an important aspect of consumption upgrade plans announced by the Ministry of Commerce in the past two years. This year, the Chengdu government released *10 Plans For Happiness In Life In 2021*, which included plans for 36 new neighborhood shopping centers. We expect community commerce planning to be a focal point for the next stage of retail market development.

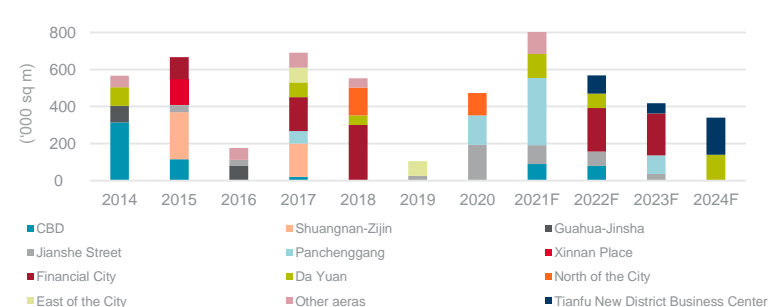
## Operational Upgrades Expected to Continue

The services function has always been the second key component of the retail market after goods consumption itself. In order to satisfy costumers' new demands and elevated experience expectations, we can expect to see developers continuously improve their service and operational functions, resulting in an ongoing upgrade to the overall Chengdu retail market.

## RENT / VACANCY RATE



## RETAIL SUPPLY PIPELINE BY SUBMARKET





## MARKET STATISTICS

SUBMARKET	INVENTORY (SQM)	VACANT (SQM)	VACANCY RATE	UNDER CNSTR TILL 2024 (SQM)	OVERALL AVG RENT (RMB/SQMMO)*
CBD	1,304,956	122,926.3	9.4%	169,000	1,376.85
Shuangnan-Zijin	663,000	68,090.0	10.3%	-	571.67
Guanghua-Jinsha	306,171	8,200.0	2.7%	-	438.89
Jianshe Road	720,700	59,920.0	8.3%	217,000	361.46
Panchenggang	472,239	9,240.0	2.0%	463,000	855.56
Xinnan Tiandi	281,773	8,917.7	3.2%	-	745.00
Financial City	1,110,400	58,008.0	5.2%	459,275	519.05
Da Yuan	413,000	34,550.0	8.4%	347,000	360.42
North of the city	958,300	44,586.0	4.7%	-	458.33
East of the city	235,000	7,050.0	3.0%	-	390.56
Other areas	688,784	56,531.4	8.2%	120,000	486.43
<b>CHENGDU TOTALS</b>	<b>7,154,323</b>	<b>478,019.4</b>	<b>6.7%</b>	<b>1,775,275</b>	<b>629.15</b>

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

## SIGNIFICANT STORE OPENINGS Q1 2021

PROPERTY	SUBMARKET	TENANT	SECTOR
Yintai In99	Financial City	Vivienne Westwood	Retail
Mixc	Panchenggang	Tims Coffee	F&B
Yintai In99	Financial City	Maison Margiela	Retail

## SIGNIFICANT PROJECTS UNDER CONSTRUCTION

PROPERTY	SUBMARKET	EXPECTED OPENING DATE	SQM
Taihe Project	Panchenggang	2021	70,000
ICC	Panchenggang	2021	170,000
Vogue Legend	Financial City	2022	234,000
WE City	Panchenggang	2023	100,000
SKP	Financial City	2023	225,275

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