



¥72.0

Rent (PSM/MO)

12-Mo.  
Forecast

- 0.7%

Rental Growth (QOQ)



30.3%

Vacancy Rate



Source: Cushman &amp; Wakefield Research

WUXI ECONOMIC INDICATORS  
Q1 2021

18.6%

GDP Growth

Q4  
2020

3.7%

12-Mo.  
Forecast

14.6%

Tertiary Sector  
Growth

3.2%



0.3%

CPI Growth

2.3%



23.6%

Real Estate Sector  
Investment

-0.6%

Source: Wuxi Statistics Bureau  
The forecast is based on Oxford Economics

## No New Projects Completed in Q2

The second quarter saw no new office projects complete in the market. Going into the rest of this year, we do not expect any further quality office projects to complete in the city.

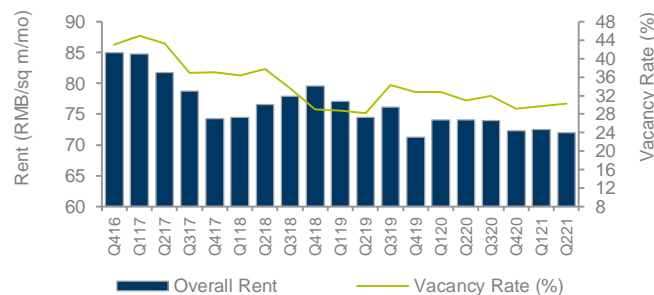
## Leasing Activity Led by the TMT Sector

As for the prior quarter, TMT firms were the most active in terms of leasing in Q2. The professional services sector followed in second place in terms of leasing activity. However, citywide office take-up was in negative territory at -4,428 sq m for the quarter, leading to the overall average vacancy rate rising slightly by 0.6 percentage points to reach 30.3% at the end of the quarter.

## Rental Level Dipped Slightly

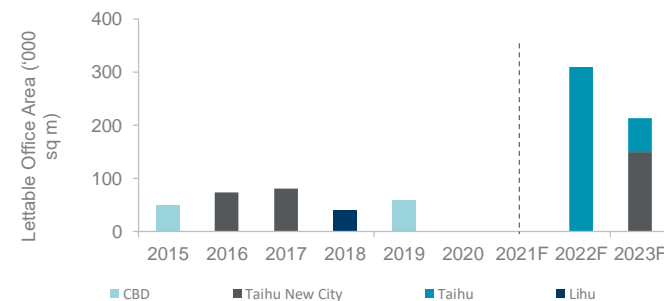
The citywide average rental dropped slightly to RMB72.0 per sq m per month. On average, for projects in the CBD, rents actually saw a small increase, while rents in Taihu New City saw a slight drop. On the whole, rental levels in the city remained stable considering the overall market performance. Upcoming new supply in the pipeline will mainly appear in 2022 and 2023. Given Wuxi's rapid development in innovative technology industries, in the TMT sector and in professional services, we expect Grade A office take-up to remain relatively solid in the near-term.

## GRADE A CBD OVERALL RENT &amp; VACANCY RATE



Source: Cushman &amp; Wakefield Research

## GRADE A CBD NEW SUPPLY



Source: Cushman &amp; Wakefield Research



SUBMARKET	INVENTORY (sq m)	VACANCY RATE	PLANNED & UNDER CONSTRUCTION (sq m)	GRADE A EFFECTIVE RENT		
				RMB/SQ M/MO	USD/SF/MO	EUR/SF/MO
CBD	224,759	24.9%	-	¥77.6	US\$1.13	€0.93
Taihu	225,900	50.4%	374,000	¥67.9	US\$0.99	€0.81
Lihu	34,000	30.0%	-	¥73.0	US\$1.06	€0.87
Taihu New City	221,640	15.4%	150,000	¥67.7	US\$0.98	€0.81
WUXI GRADE A TOTAL	706,299	30.3%	524,000	¥72.0	US\$1.05	€0.86

Rental equals "Gross Transacted Face Rental"

1RMB = 0.1565USD = 0.1284EUR (June 8<sup>th</sup> 2021)

#### KEY LEASING TRANSACTIONS Q2 2021

PROPERTY	SUBMARKET	TENANT	SQ M	LEASE TYPE
United Financial Building	Taihu New City	Qunzhi Future Artificial Intelligence Technology Research Institute	2,100	New Setup
Coastal Center	Taihu New City	CR land	2,400	New Setup
Coastal Center	Taihu New City	Xingshan Technology	900	New Setup

#### SIGNIFICANT PROJECTS PLANNED & UNDER CONSTRUCTION

PROPERTY	SUBMARKET	MAJOR TENANT	SQ M	COMPLETION DATE
Greenland Central Plaza	Taihu	-	310,000	2022
World Trade Tower	Taihu	-	64,000	2023
Baoneng Project	Taihu New City	-	150,000	2023

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