

MARKET STATISTICS

SUBMARKET	INVENTORY (SQM)	VACANCY RATE	UNDER CNSTR TILL 2026 (SQM)	ASKING RENTAL RANGE		
				RMB/SQM/MO	EUR/SF/MO	US\$/SF/MO
CBD	979,849	3.70%	0	800 – 2,000	9.54 – 23.84	10.48 – 26.19
Sanlitun	246,000	3.00%	80,000	800 – 2,500	9.54 – 29.80	10.48 – 32.74
Xi Dan	199,000	4.00%	0	1,000 – 2,000	11.92 – 23.84	13.10 – 26.19
Wangfujing	450,000	3.00%	0	800 – 2,000	9.54 – 23.84	10.48 – 26.19
Lufthansa	234,000	4.00%	0	600 – 1,500	7.15 – 17.88	7.86 – 19.64
E2R-Chaowai	279,276	4.90%	170,000	600 – 1,200	7.15 – 14.31	7.86 – 15.72
Chongwenmen-Xuanwumen	309,000	9.35%	110,000	600 – 1,000	7.15 – 11.92	7.86 – 13.10
Zhongguancun	974,000	4.20%	200,000	800 – 1,800	9.54 – 21.46	10.48 – 23.57
OTHERS TOTALS	11,125,880	/	1,658,600	/	/	/
BEIJING TOTALS	14,797,005	10.30%	2,218,600	2,250*	26.47*	29.47*

*Data includes shopping malls only; the stock of shopping mall has changed due to database adjustments in this quarter.

*Asking Rental Range is based on ground floor rent in prime locations in major shopping centers, excluding management, promotional and other fees; the overall average rent is the best location for the first floor of the benchmarking projects in the core submarkets.

Exchange Rate: 1USD = 0.91026438 EUR = 7.0938814 CNY, as of December 15th 2023.

SIGNIFICANT STORE OPENINGS Q4 2023

PROPERTY	SUBMARKET	TENANT	TYPE
China World Shopping Mall	CBD	SKYPEOPLE	Fashion
Beijing SKP	CBD	Nobis	Fashion
Beijing Chaoyang Hopson One	CBD	Fei Chef	F&B
Beijing Chaoyang Joy City	Shilipu-Qingnian Road	Xiang Lala	F&B
Beijing Grand Pacific	Xidan	FUSION BLUE BOX	Fashion

SIGNIFICANT PROJECTS UNDER CONSTRUCTION

PROPERTY	SUBMARKET	EXPECTED OPENING DATE	SQM
Mixc One (Xibeiwang)	Other (Haidian)	2024	70,000
Lize Life (No.16)	Other (Fengtai)	2024	55,000
POLPAS	Other (Chaoyang)	2024	55,000
Beijing Hops On (Changping)	Other (Changping)	2024	300,000

Sabrina Wei

Head of North China Research

+86 10 8519 8087 / sabrina.d.wei@cushwake.com

Amy Meng

Head of North China Retail Services

+86 10 8519 8179 / amy.y.meng@cushwake.com

About Cushman & Wakefield

Cushman & Wakefield (NYSE: CWK) is a leading global commercial real estate services firm for property owners and occupiers with approximately 52,000 employees in approximately 400 offices and 60 countries. In Greater China, a network of 23 offices serves local markets across the region. In 2022, the firm reported global revenue of US\$10.1 billion across its core services of valuation, consulting, project & development services, capital markets, project & occupier services, industrial & logistics, retail and others. It also receives numerous industry and business accolades for its award-winning culture and commitment to Diversity, Equity and Inclusion (DEI), Environmental, Social and Governance (ESG) and more. For additional information, visit www.cushmanwakefield.com.

©2023 Cushman & Wakefield. All rights reserved. The information contained within this report is gathered from multiple sources believed to be reliable. The information may contain errors or omissions and is presented without any warranty or representations as to its accuracy.