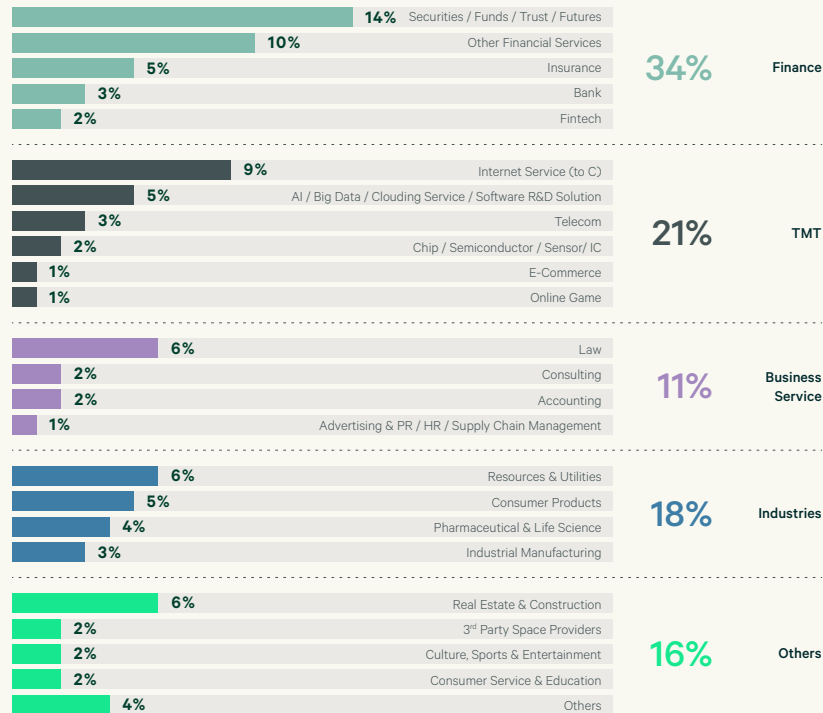


China Office Tenant Profile 2025 Beijing

Beijing Grade A Office

This study covered **5.73 MILLION SQ. M.** of office space, over **2,809 OCCUPIERS** and a total of **165 BUILDINGS**

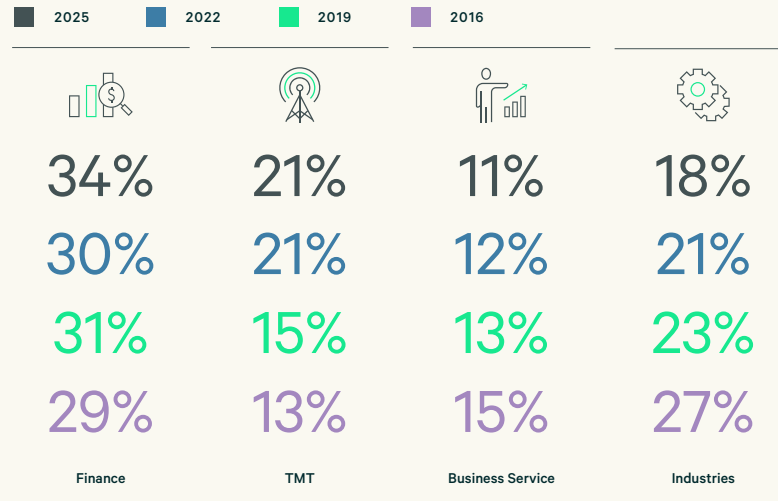
Industry profile by occupied space



Source: CBRE Research, December 2025 Note: All figures are rounding decimals to the nearest hundredth, which probably results in the summation being not equal to 100%.

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Change in industry profile (by occupied space)



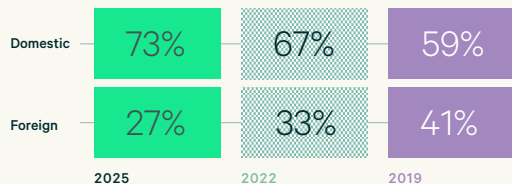
Beijing's Grade A office market continues to evolve, led by **FINANCE** and **TMT**, which collectively accounted for 55% of leasing volume in 2025. **DOMESTIC FIRMS** are strengthening their dominance as the market shifts toward **GREATER EFFICIENCY AND CONSOLIDATION**.

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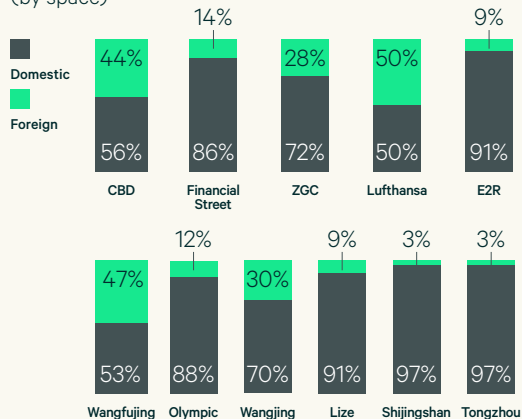
China Office Tenant Profile 2025 Beijing

Beijing Grade A Office

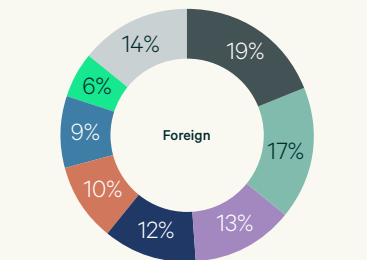
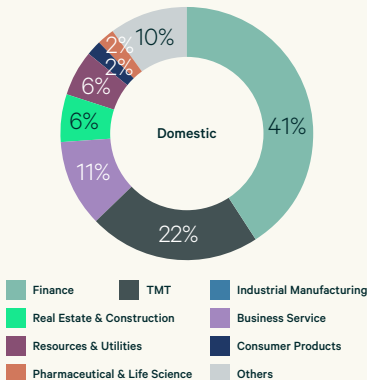
Foreign/Domestic occupiers by space



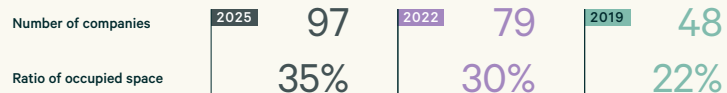
Change in occupier nationality in each submarket (by space)



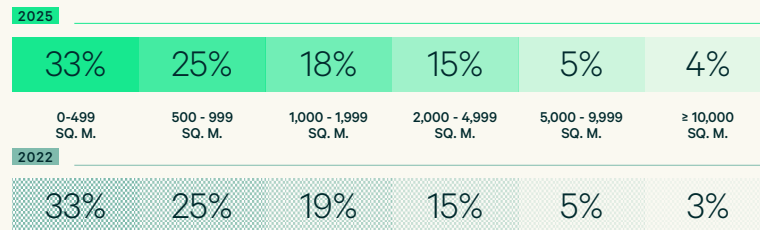
Industry profile of Foreign/Domestic occupiers by space



Large-size occupiers (10,000 SQ. M. and above)



Size of occupied space by number



Industry profile of large-size occupiers (10,000 SQ. M. and above) by number

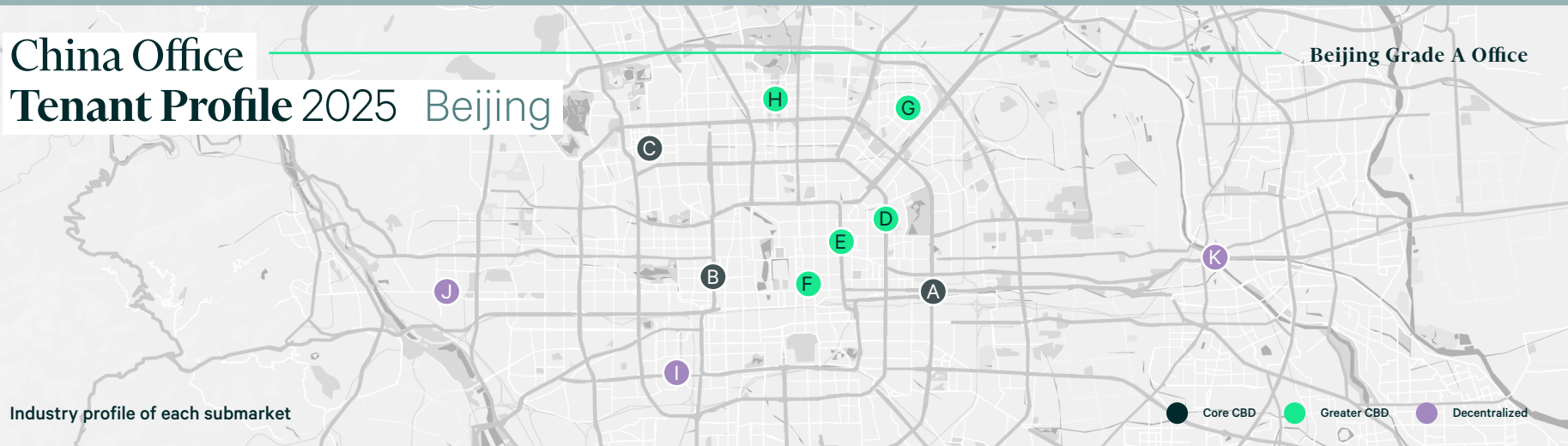


Source: CBRE Research, December 2025 Note: All figures are rounding decimals to the nearest hundredth, which probably results in the summation being not equal to 100%.

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Industry profile of each submarket



CBD	A		B		C		D	
Financial Street	Finance	33%	Finance	85%	Finance	52%	Finance	25%
	Business Service	18%	Resources & Utilities	7%	TMT	17%	Industrial Manufacturing	21%
	TMT	10%	Public Organization	2%	Consumer Products	11%	Consumer Products	23%
E2R	E		F		G		H	
	Finance	37%	Business Service	40%	TMT	44%	TMT	50%
	Resources & Utilities	20%	Finance	18%	Finance	15%	Finance	15%
	Business Service	17%	3 rd Party Space Providers	9%	Consumer Products	13%	Real Estate & Construction	12%
Like	I		J		K			
	Finance	28%	TMT	26%	Industrial Manufacturing	38%		
	TMT	21%	Finance	24%	Pharmaceutical & Life Science	23%		
	Real Estate & Construction	18%	Real Estate & Construction	11%	Consumer Service & Education	16%		

	2025	2022		
Lufthansa	Finance	25%	Finance	25%
	TMT	17%	TMT	18%
Wangfujing	Finance	37%	Business Service	36%
	Resources & Utilities	20%	Real Estate & Construction	9%
Wangjing	Finance	18%	Finance	18%
	Consumer Products	8%	Finance	13%
Tongzhou*	Finance	65%	-	-
	Culture, Sports & Entertainment	15%	-	-
	TMT	9%	-	-

Source: CBRE Research, December 2025
 * No Grade A office space was occupied in the Tongzhou submarkets in 2022.

China Office

Tenant Profile 2025 Beijing

Beijing Grade A Office

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