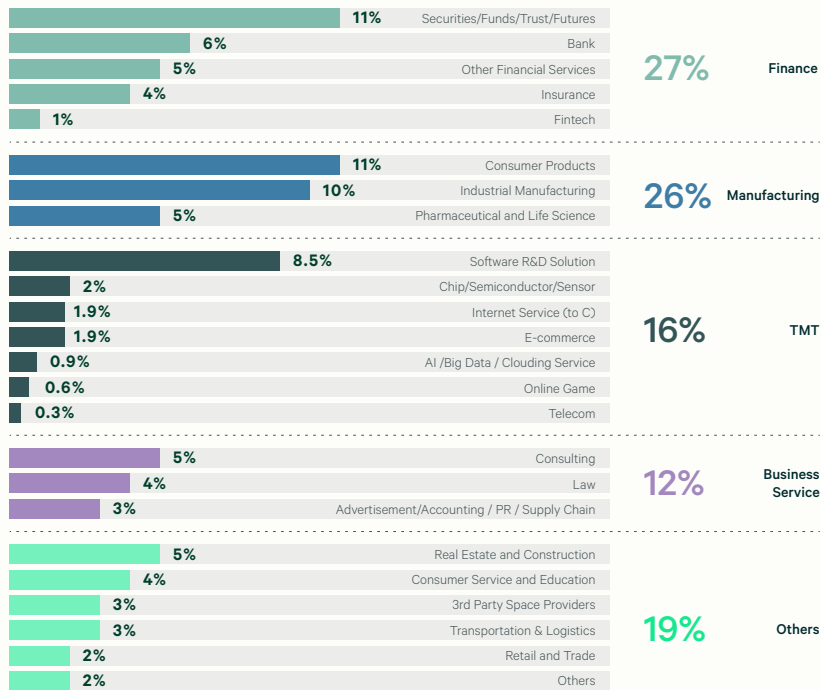


# China Office Tenant Profile 2025 Shanghai

Shanghai Grade A Office

This study covered **9.90 MILLION SQ. M.** of office space, over **6,180 OCCUPIERS** and a total of **268 PROJECTS**

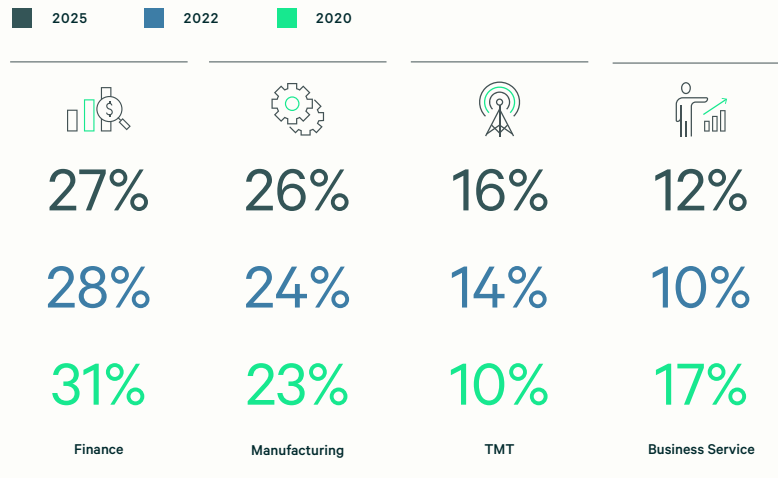
## Industry profile by occupied space



Source: CBRE Research, June 2026 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)



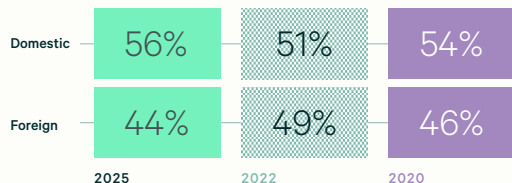
By 2025, Shanghai's Grade A office tenant mix is anchored in **FINANCE** and **ADVANCED MANUFACTURING**, supported by **TMT** and **BUSINESS SERVICE** – reflecting a more balanced **“TECHNOLOGY-INDUSTRY- SERVICES”** ecosystem aligned with Shanghai's positioning as a **GLOBAL FINANCIAL AND INNOVATION HUB**.



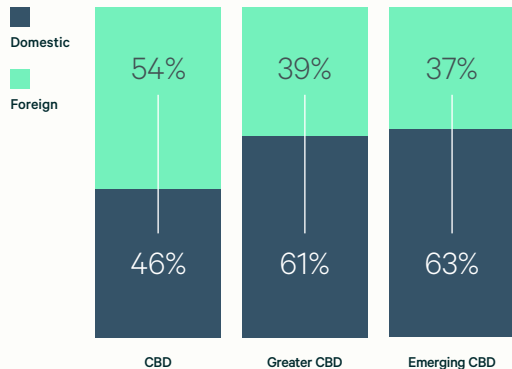
# China Office Tenant Profile 2025 Shanghai

Shanghai Grade A Office

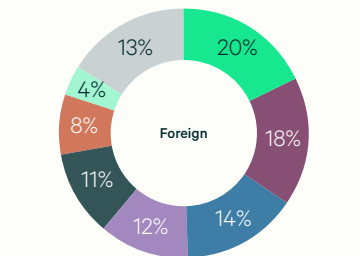
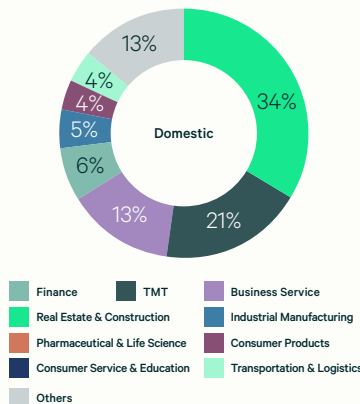
## Foreign/Domestic occupiers (by occupied space)



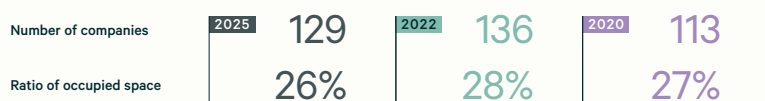
## Change in occupier nationality in each submarket (by occupied space)



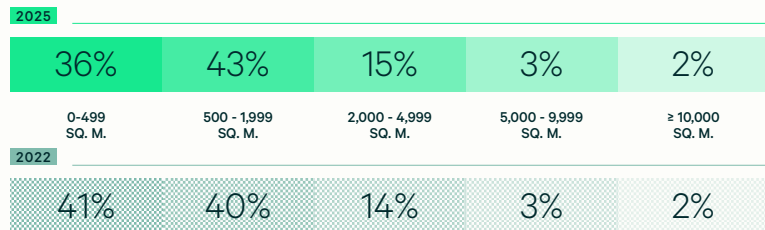
## Industry profile of Foreign/Domestic occupiers (by occupied space)



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



## Size of occupied space by number



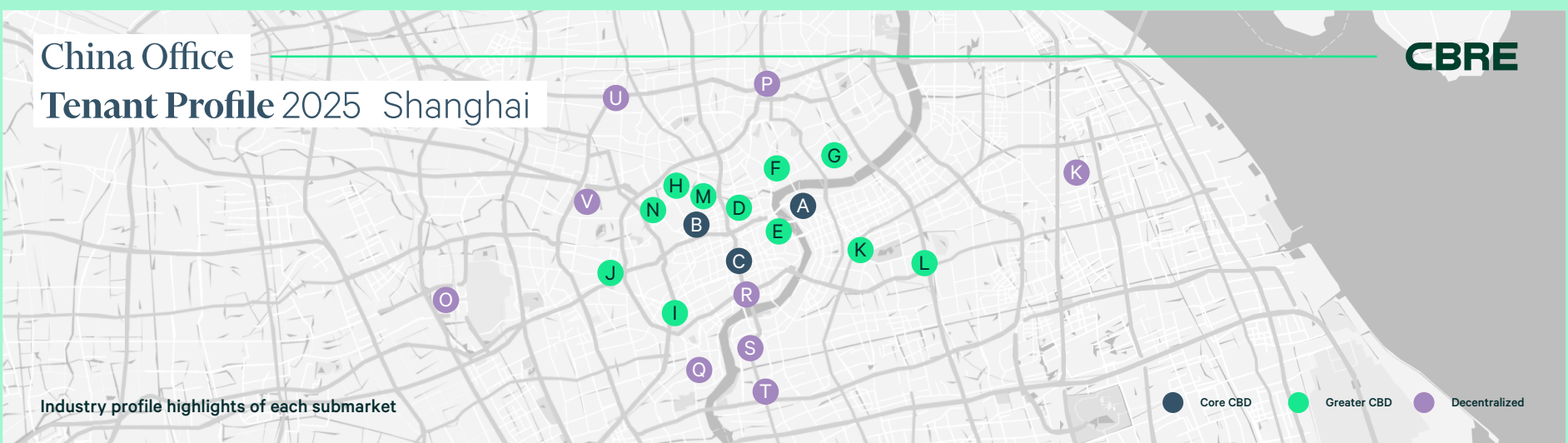
## Industry profile of large-size occupiers (10,000 SQ. M. and above) by number



Source: CBRE Research, June 2026 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 highlights of each submarket

● Core CBD ● Greater CBD ● Decentralized

<b>Lujiazui</b> <span style="color: purple;">A</span> Finance 59% Business Service 15% Industrial Manufacturing 5%	<b>Nanjing Rd. W</b> <span style="color: purple;">B</span> Consumer Products 32% Business Service 18% Finance 12%	<b>Huaihai Rd</b> <span style="color: purple;">C</span> Business Service 18% Finance 17% Consumer Products 14%	<b>People Square</b> <span style="color: purple;">D</span> Consumer Products 24% TMT 17% Finance 14%	<b>The Bund</b> <span style="color: green;">E</span> Finance 55% Business Service 22% Consumer Service & Education 5%	<b>N. Sichuan Rd</b> <span style="color: green;">F</span> Finance 25% TMT 16% Transportation & Logistics 13%
<b>North Bund</b> <span style="color: green;">G</span> Finance 33% TMT 17% Industrial Manufacturing 11%	<b>Railway Station</b> <span style="color: green;">H</span> Business Service 26% Industrial Manufacturing 16% Finance 12%	<b>Xujiahui</b> <span style="color: green;">I</span> Consumer Products 24% TMT 20% Business Service 19%	<b>Hongqiao</b> <span style="color: green;">J</span> TMT 29% Industrial Manufacturing 16% Business Service 13%	<b>Century Avenue</b> <span style="color: green;">K</span> Finance 44% TMT 23% Business Service 8%	<b>Huamu</b> <span style="color: green;">L</span> Finance 66% Consumer Products 10% Business Service 6%
<b>Greater Nanjing Rd.W</b> <span style="color: green;">M</span> Finance 45% TMT 14% Consumer Products 14%	<b>Zhongshan Park</b> <span style="color: green;">N</span> Industrial Manufacturing 29% TMT 16% Transportation & Logistics 12%	<b>Hongqiao CBD</b> <span style="color: purple;">O</span> Industrial Manufacturing 33% Business Service 11% TMT 10%	<b>Wujiaochang</b> <span style="color: purple;">P</span> TMT 64% Consumer Products 23% Finance 3%	<b>Xuhui Riverside</b> <span style="color: purple;">Q</span> TMT 43% Consumer Products 18% Finance 9%	<b>Huangpu Riverside</b> <span style="color: purple;">R</span> Resources and Utilities 26% Finance 18% Business Service 14%
<b>Pudong Expo</b> <span style="color: purple;">S</span> Finance 23% TMT 23% Industrial Manufacturing 17%	<b>Qiantan</b> <span style="color: purple;">T</span> Pharmaceutical & Life Science 24% Industrial Manufacturing 19% TMT 15%	<b>Danling</b> <span style="color: purple;">U</span> TMT 30% Transportation & Logistics 15% Business Service 15%	<b>Zhenru</b> <span style="color: purple;">V</span> TMT 25% Business Service 24% Finance 11%		

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