

# Q1 2023 T25 China Tech District Rental Index

## T25 Tech District Headlines

**143.6** Rental Index

**-0.4%** Q-O-Q Change

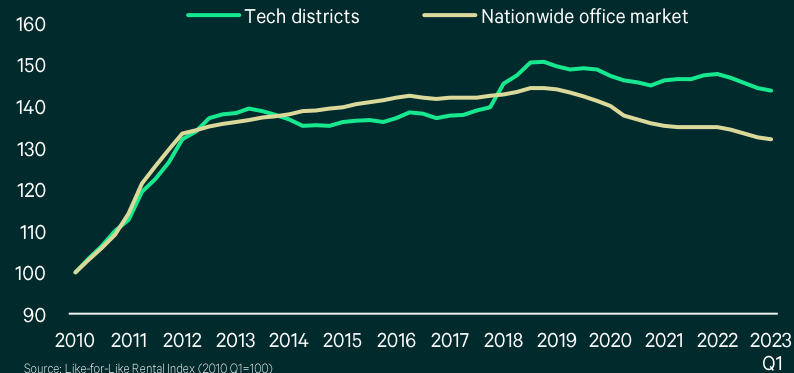
**18.6%** Vacancy Rate

**+0.5 PP** Q-O-Q Change

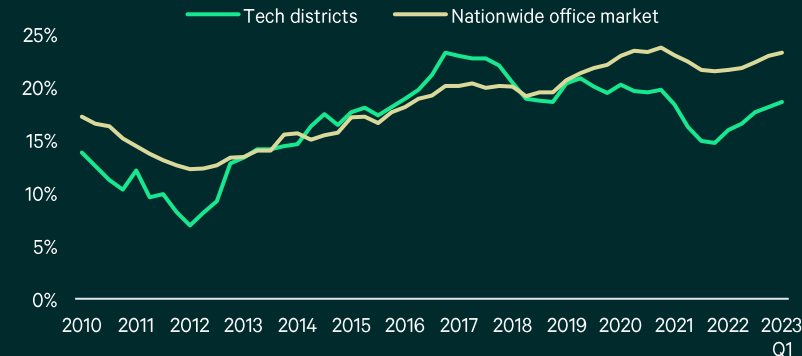
### Tech District Rental Index and Vacancy Rate Trends

The vacancy rate rose to 18.6% and the rental index fell for a fourth consecutive quarter in Q1 2023. These movements were due to the withdrawal from several submarkets in Beijing by science and technology innovation centres and the completion of new projects in Caohejing in Shanghai and Future Science City in Hangzhou.

### Tech District and Nationwide Office Rental Index Comparison



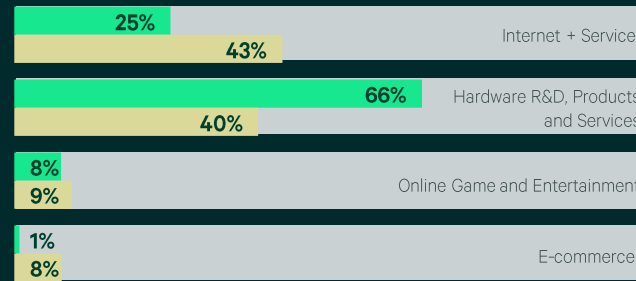
### Tech District and Nationwide Office Vacancy Rate Comparison



### Tech District Leasing Demand Analysis

Data service and software development companies replaced Internet platform services firms as the main source of demand in Q1 2023. Leading companies' share leased area shrank further over the quarter.

### Leased Space by TMT Sub-industry in the 25 Tech Districts



### Leased Space by Size of Company in the 25 Tech Districts

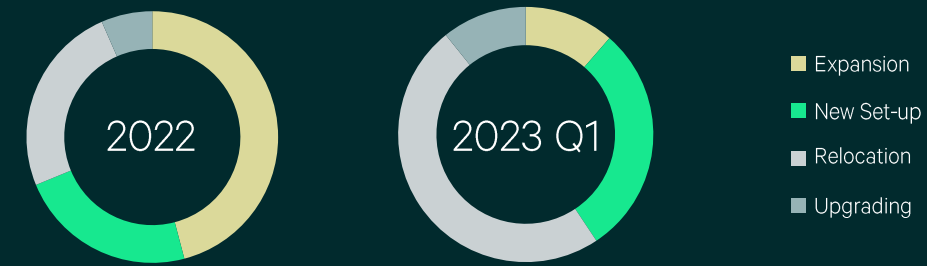


Note\*: Leading tech companies include the top 20 internet companies ranked by the Internet Society of China (ISC) in 2020 and Chinese tech unicorns with a valuation above USD 10 billion identified by CB Insights.

### Tech District Leasing Transaction Analysis

Relocation dominated new leasing transactions in science and technology innovation centres in Q1 2023. The proportion of deals involving new set up and upgrading remained stable, but expansion cases declined significantly. Most transactions this quarter involved small and medium sized spaces of under 5,000 sq. m.

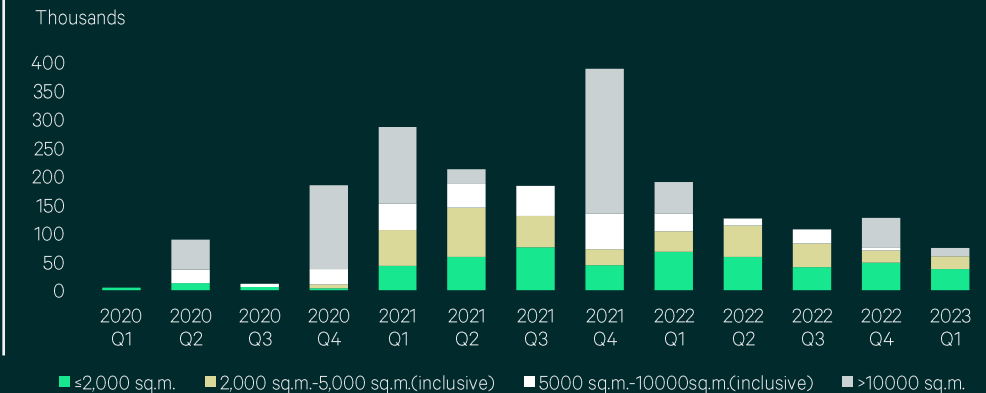
### Leased Space by Transaction Type in the 25 Tech Districts



### Top Districts by Newly Leased Area in Q1 2023



### Leased Space by Size in the 25 Tech Districts



## T25 China Tech District Headline Data

City	Name of Tech District	Vacancy / Q-o-Q Change	Face Rent / Q-o-Q Change
Beijing	Zhongguancun	15.7% ▲	326 ▼
Beijing	Olympic Area	20.5% ▲	309 ▼
Beijing	Wangjing	23.6% ▲	247 ▼
Beijing	Shangdi	12.5% ▲	160 ▼
Beijing	Z-Park	25.7% ▲	171 ▼
Beijing	Dongsheng	20.7% ▲	185 ►
Beijing	Beiqing Road	5.1% ▲	130 ►
Beijing	BEZ	16.1% ▲	171 ▲
Shanghai	Xuhui Riverside	44.2% ▲	190 ▼
Shanghai	Wujiaochang	18.6% ▲	178 ▼
Shanghai	Hongqiao HQ	13.7% ▼	193 ▲
Shanghai	Zhangjiang	11.4% ▼	137 ►
Shanghai	Caohejing	14.9% ▲	159 ▲

City	Name of Tech District	Vacancy / Q-o-Q Change	Face Rent / Q-o-Q Change
Guangzhou	Pazhou	22.6% ▲	142 ▼
Shenzhen	Houhai	20.4% ▲	208 ▼
Shenzhen	Hi-Tech Park	12.2% ▼	166 ►
Shenzhen	Qianhai	36.2% ▲	166 ▲
Hangzhou	Future Science City	24.9% ▲	94 ▲
Hangzhou	Jiangcun	19.9% ▲	98 ▼
Chengdu	Dayuan	14.9% ▼	81 ►
Chengdu	Financial City	19.2% ▲	91 ►
Wuhan	Optics Valley	28.7% ▲	89 ►
Xi'an	Hi-Tech	33.6% ▲	77 ▼
Chongqing	Dahua	24.5% ▼	64 ►
Chongqing	Zhaomushan	17.6% ▼	81 ►
<b>Total</b>		<b>18.6% ▲</b>	<b>144 ▼</b>

Source: CBRE Research, May 2023 Rental Unit: RMB per sq. m. per month