

Table of Contents

2	Prime Office Rents/Prices
2	Luxury Apartment Rents/Prices
3	Prime Retail Rents
3	Logistics Rents

4	Beijing
5	Shanghai
6	Guangzhou
7	Shenzhen

NORTH CHINA

8	Dalian
9	Qingdao
10	Tianjin
11	Shenyang

EAST CHINA

12	Hangzhou
13	Nanjing
14	Ningbo

WEST CHINA

15	Chengdu
16	Chongqing
17	Xi'an

CENTRAL CHINA

18	Wuhan
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PRC PROPERTY MARKET HIGHLIGHTS

NORTH CHINA

The negative impact of the financial crisis on property markets in North China gradually diminished throughout the third quarter of 2009, and varying levels of recovery were witnessed. Growing demand in the office property market pushed up the average rents of prime office buildings in Beijing, Tianjin, Dalian and Shenyang, whereas the Qingdao market remained somewhat down. In the luxury residential leasing market, only Beijing and Shenyang rents were on the decline, with rents in the other three cities all rising. In the sales market, the sales price of high-end residences in five North China cities witnessed increases to different extents. The revival of the prime retail property market was limited, with rents in Tianjin and Shenyang growing while those in the other three cities declined. The industrial property markets in Beijing, Tianjin, Qingdao and Shenyang experienced falling rents due to reduced demand, although the rate of decline began to slow.

EAST CHINA

There were no obvious signs of recovery in the prime office leasing markets of major East China cities in the third quarter of 2009. Shanghai and Nanjing continued to witness downward trends in rental quotations, while only Hangzhou recorded a marginal increase. However, the office strata-title sales markets exhibited a completely opposite performance with asking prices trending north throughout East China. In the luxury residential sector, rentals stopped falling and the sales price continued to see relatively higher growth rates across the four major cities. Prime retail markets in these cities were also performing better than last quarter with positive rental growth recorded in Shanghai, Hangzhou and Ningbo. Industrial markets displayed varying performances in each city; logistics rentals in Shanghai and Nanjing continued to drop while those in Hangzhou and Ningbo began to increase.

SOUTH CHINA

Rental declines in the Guangzhou prime office sector increased to 3.6% q-o-q, while in the Shenzhen market, rents for prime office space held firm for another quarter without fluctuation. Brisk sales continued in both cities' luxury residential markets. The average sales price of luxury apartments soared by 12.4% q-o-q in Guangzhou and 8.3% q-o-q in Shenzhen. In the meantime, rents for luxury housing stopped falling and began to level off. The prime retail leasing market remained the most stable sector, with the average rental reporting a slight growth of 1.9% q-o-q in Guangzhou and maintaining a flat trend in Shenzhen. Rental of logistics facilities in Shenzhen witnessed a moderate increase of 6.8% this quarter with the contribution of a quality completion. In Guangzhou, no change in rental was recorded in the quarter.

WEST & CENTRAL CHINA

In West and Central China, prime office vacancy rose only marginally in Chengdu and Chongqing as demand has remained steady relative to previous quarters, whereas Xi'an and Wuhan continued to see its office vacancy rate decline. Grade A buildings in Chengdu continued downward rental adjustments. New completions in Xi'an also pulled down the average rental. However, office rental in Chongqing basically remained stable and it had a slight rebound in Wuhan. The luxury apartment markets in all four cities witnessed price and rental growth except a slight rental drop in Xi'an. Prime retail rentals experienced a slight downward adjustment in Chengdu and Chongqing as the traditional slow retail season during summer led to a drop in the revenue of some retailers, while prime retail rentals remained stable in Xi'an and increased in Wuhan. The average rent for logistics facilities also dipped slightly in Chengdu and Chongqing, while it saw some level of growth in Xi'an and remained stable in Wuhan.

Prime Office Rents/Prices

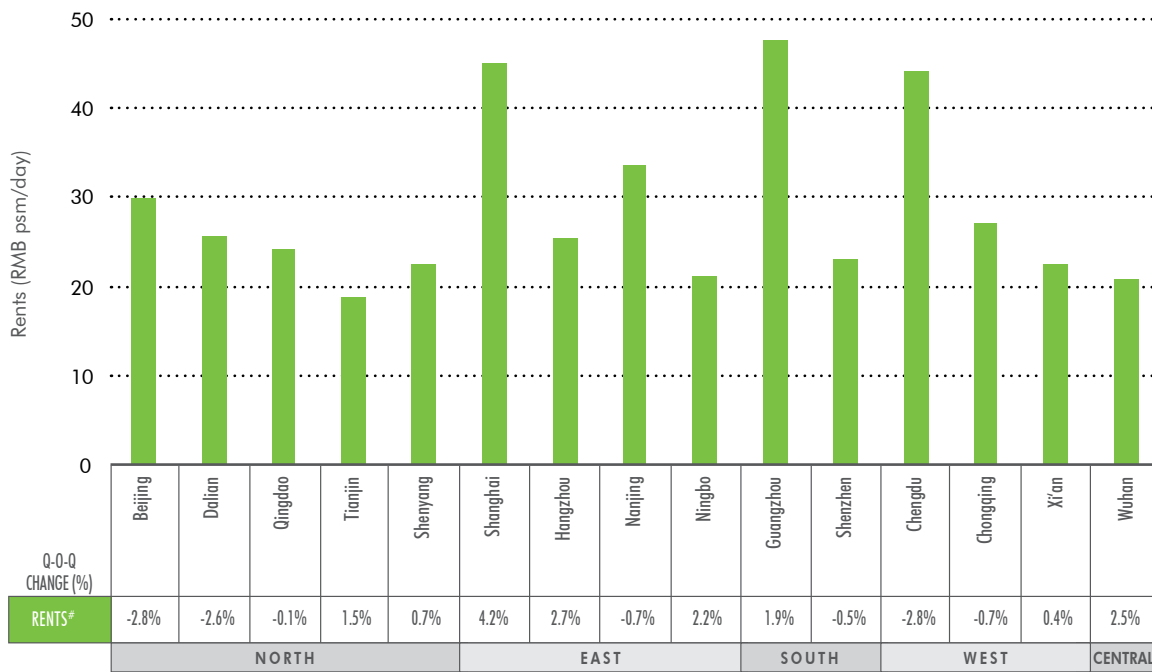


Luxury Apartment Rents/Prices

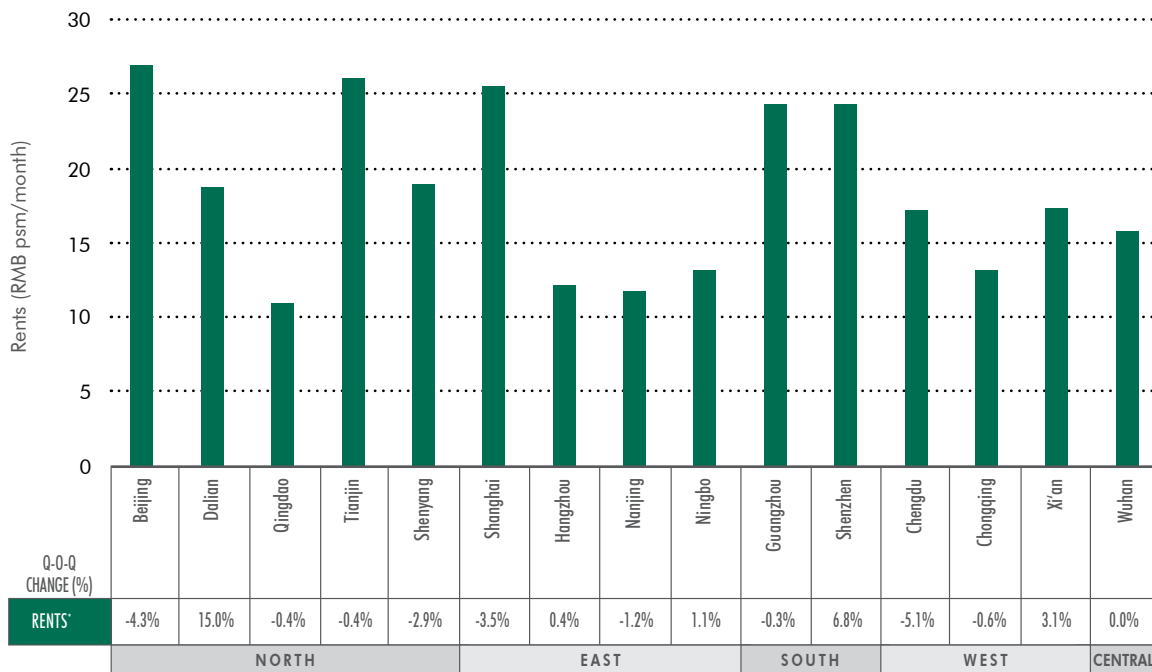


* On gross floor area basis, excluding management fees
 ** On gross floor area basis

Prime Retail Rents

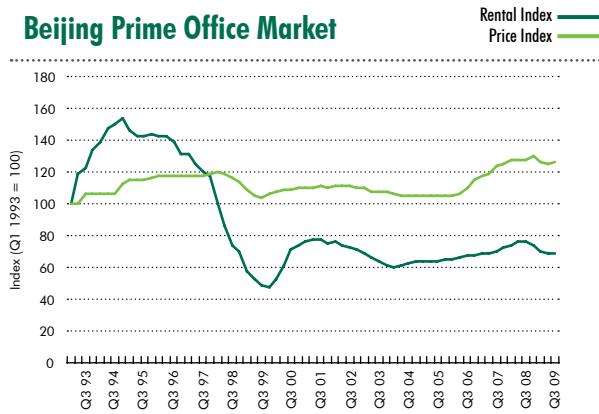


Logistics Rents



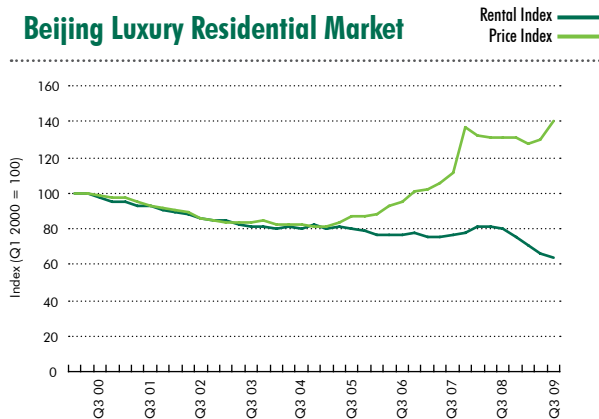
On net floor basis, excluding management fees
 * On gross floor basis, excluding management fees

Beijing Prime Office Market



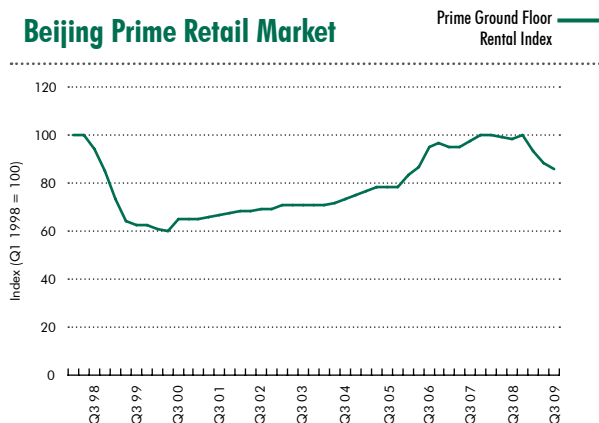
In the third quarter of 2009, Beijing's prime office market heated up as demand increased and rents stopped dropping. The asking rental for Beijing prime office space was quoted at RMB192.6 psm per month in the quarter, a slight increase of 0.1% q-o-q. Meanwhile, four office projects were completed in Beijing, providing a total of 162,000 sm of new office space to the market. Office take-up rose significantly in the third quarter, bringing down the vacancy rate by 0.6 of a percentage point q-o-q to 22.4%.

Beijing Luxury Residential Market



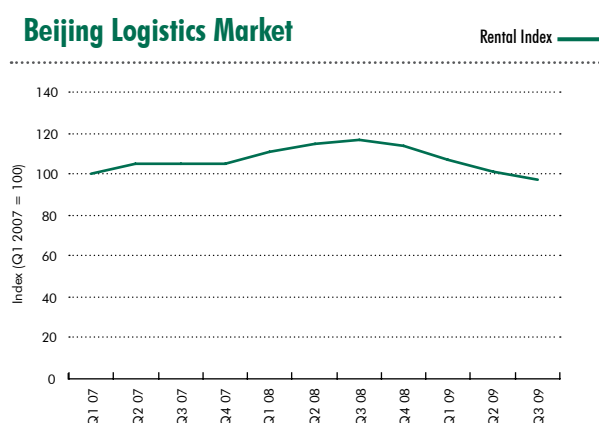
The number of expatriate employees in Beijing has been strictly controlled during the financial crisis, as have the rental budgets of MNCs. Although demand rose in the peak summer season, it is still below the level of the same period in previous years. That caused the average rental of luxury apartments to drop 2.8% q-o-q to RMB 92.2 psm per month. The transaction volume of luxury apartments fell, while prices continued to rise, with the average asking price of luxury apartments increasing 7.7% q-o-q to RMB 32,999 psm in the quarter.

Beijing Prime Retail Market



Beijing prime retail rents continued to slip, although the rate of decrease slowed, with prime ground floor and first floor rents dropping by 2.8% and 3.2% q-o-q, to RMB 30.1 and RMB 20.2 psm per day respectively. The second quarter witnessed 40,000 sm of new supply with the launch of phase I of Beijing Scitech Premium Outlet Mall, which provides many international first class brands. Due to the difficulties experienced by new retail projects in attracting retailers, the occupancy was generally below 80% in newly opened retail malls. The overall vacancy rate rose 0.2 of a percentage point q-o-q to 9.4%.

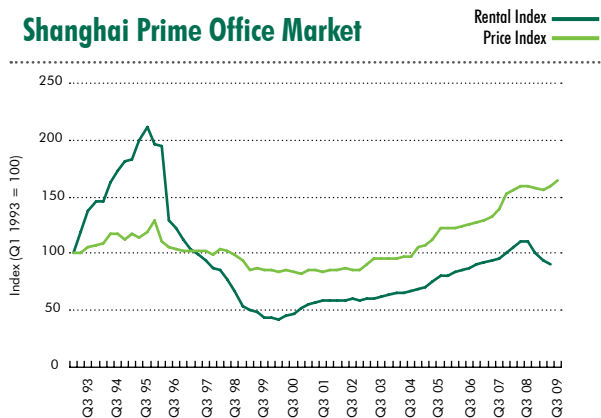
Beijing Logistics Market



Although the industrial sector continues to be impacted by the financial crisis, we have seen a gradual stabilisation of the market, with no more sharp drops in facility rents. In the past quarter, the average logistics rent dropped by 4.3% q-o-q to RMB 26.8 psm per month. The average factory rent rose by 0.9% q-o-q to RMB 36.7 psm per month, while the average industrial land price recorded an increase of 3.1% q-o-q to RMB 1,323.3 psm.

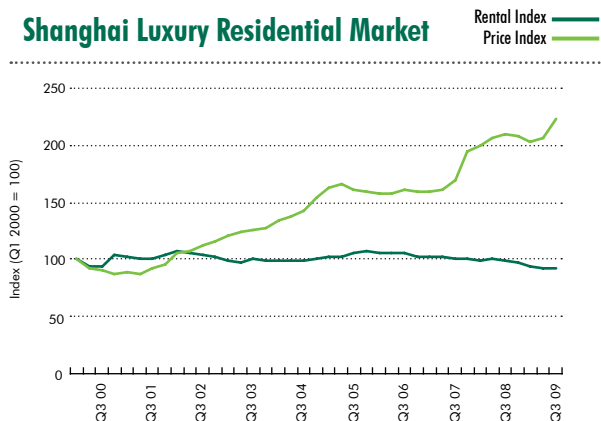
* Databases have been adjusted to reflect current market conditions

Shanghai Prime Office Market



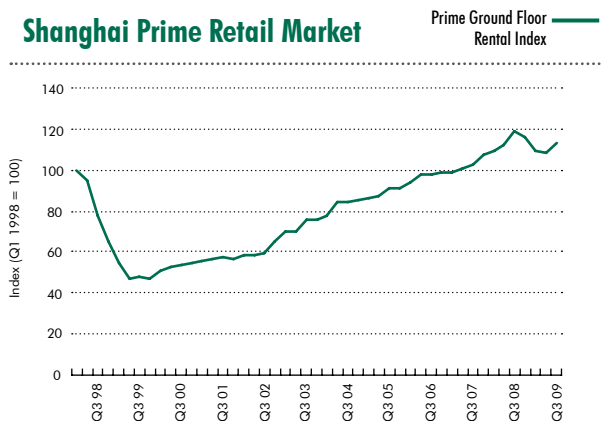
The decline of Shanghai office rent moderated during the third quarter of 2009. The average asking rent dropped by 3.6% q-o-q to RMB 206.8 psm per month, with Puxi and Pudong rents decreasing by 2.9% and 5.1% respectively. With three new buildings adding 212,990 sm of office space to the market, the overall vacancy rate witnessed a further rise of 0.6 of a percentage point to 15.4%.

Shanghai Luxury Residential Market



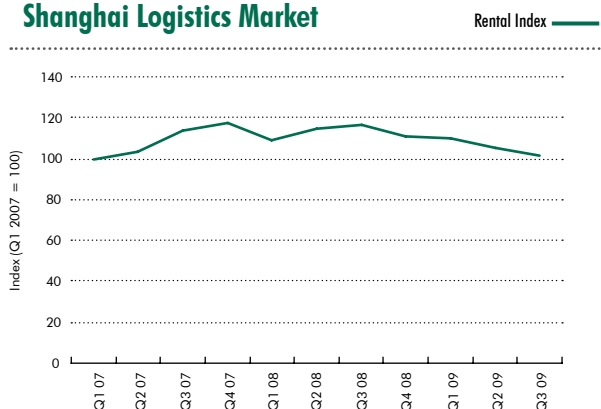
The average price of Shanghai luxury apartments increased by 7.7% q-o-q to RMB 39,185 psm in the third quarter, due to the launch of a number of top quality properties. After several quarters of decline, the average rent of luxury apartments recorded slight growth, increasing by 0.6% q-o-q to RMB 145.1 psm per month.

Shanghai Prime Retail Market



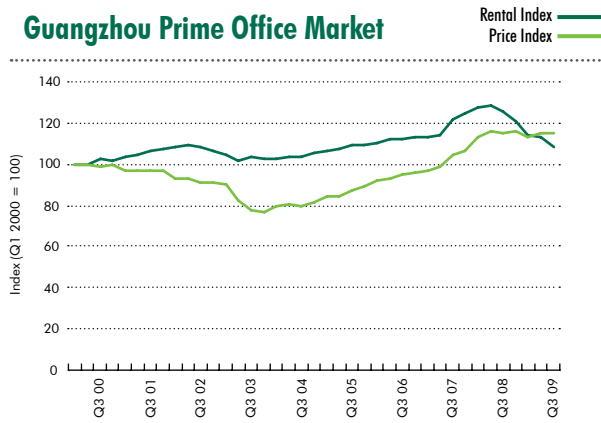
After slipping for three quarters, Shanghai's prime retail market witnessed a rebound in rental quotations. Both prime ground floor and first floor rents trended north, with respective growth rates of 4.2% and 1.4% q-o-q. However, because two major shopping malls began refurbishment in the quarter, the overall vacancy rate climbed 1.4 percentage points to 9.5%.

Shanghai Logistics Market



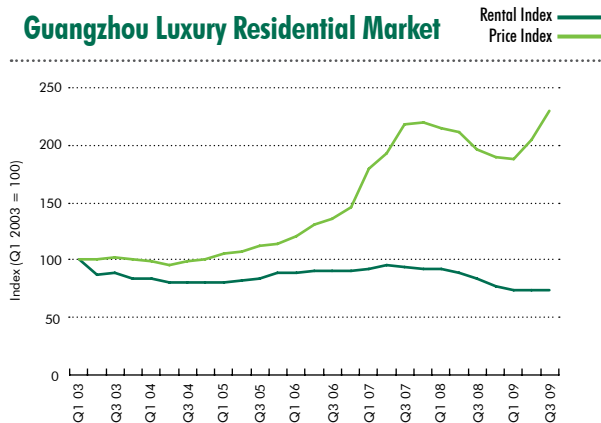
Shanghai's industrial property market continued to stabilise in the third quarter, witnessing reviving demand as well as some requirements for large-sized facilities. The industrial land price increased 2.9% q-o-q to RMB 1,356.9 psm, while the average rent of overall industrial facilities decreased by 2.3% q-o-q, with logistic rents dropping by 3.5% q-o-q to RMB 25.5 psm per month.

Guangzhou Prime Office Market



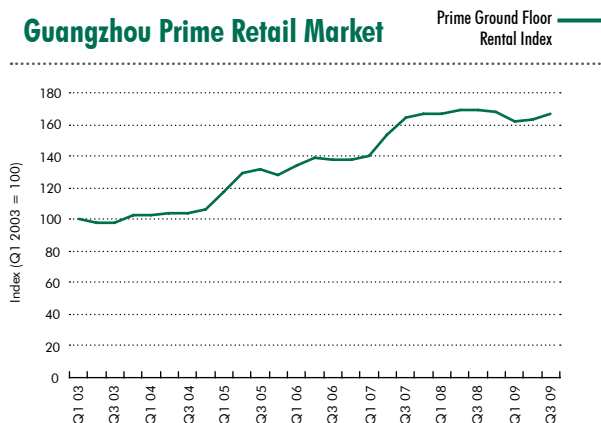
The Guangzhou prime office market saw a wider scale of rental decline in the third quarter, with the average rent for prime office space falling 3.6% q-o-q to RMB 92.8 psm per month. One prime office building was completed in the quarter, providing 46,000 sm of space to the market. Overall, vacancy edged up by 0.2 of a percentage point to 14.9% as of the end of September.

Guangzhou Luxury Residential Market



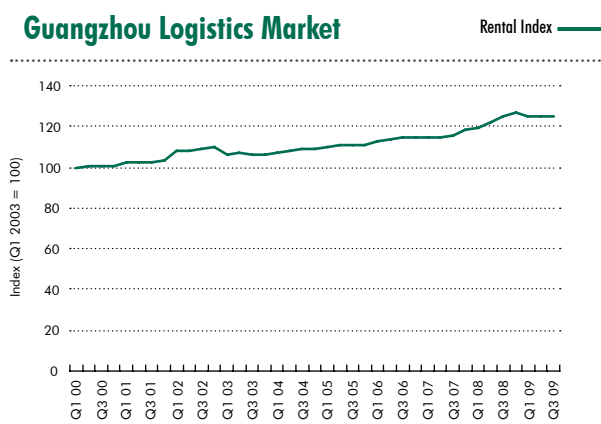
Following a surge of 9.4% last quarter, the average sales price of first-hand luxury apartments in Guangzhou continued to soar in the third quarter, rising 12.4% q-o-q to RMB 23,104 psm. Two schemes in Liwan District were launched for pre-sale, offering 180 units of luxury apartments. Meanwhile, the rental decline of luxury apartments came to a halt in the quarter with rents averaging at RMB 52.5 psm per month, up 0.8% q-o-q.

Guangzhou Prime Retail Market



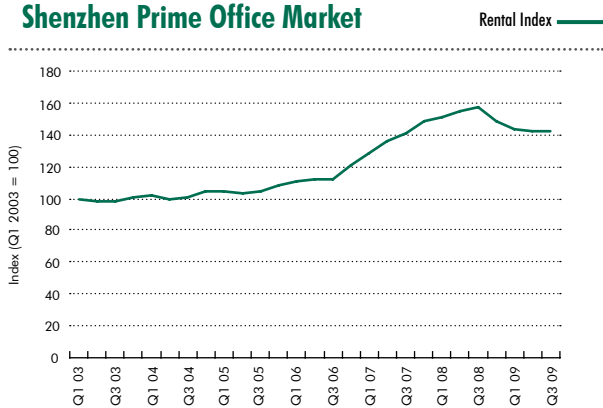
On the back of a stable retailing market, prime retail rental in Guangzhou continued to mount in the third quarter. Average rents for ground floor space in prime retail properties went up by 1.9% q-o-q, to RMB 47.7 psm per day. No new completions were witnessed, however, the vacancy rate rose to 10.1% due to a shopping mall's restructuring of tenants. ZARA pre-committed to space in Onelink Walk, and is scheduled to open next year.

Guangzhou Logistics Market



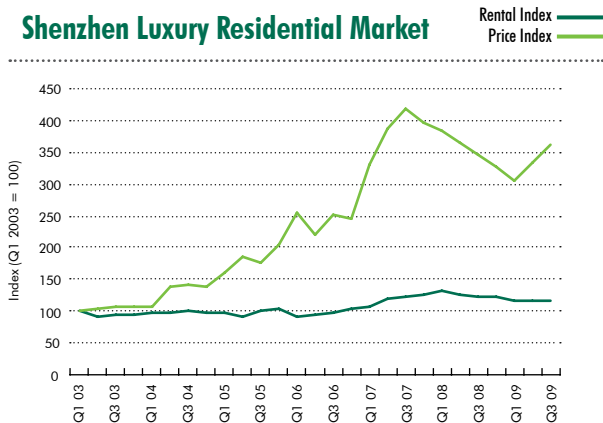
During the review period, Guangzhou's logistics facility leasing market remained stable with the average rental standing at RMB 24.3 psm per month, witnessing only a slight fall of 0.3% from last quarter. A total of 19 industrial sites were sold in the quarter, including 17 located in Nansha District; all of the sites were transacted at the base prices. The industrial land price averaged at RMB 462.4 psm, with a slight growth of 0.5% q-o-q.

Shenzhen Prime Office Market



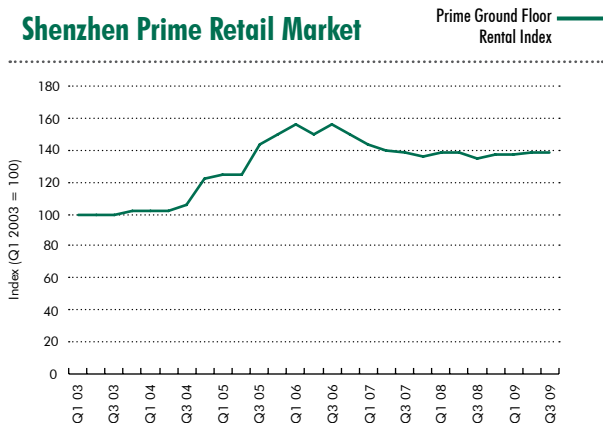
The Shenzhen prime office leasing market was generally stable in the third quarter. Office rental averaged at RMB 112.2 psm per month with a marginal decline of 0.2% q-o-q. Two prime office premises were completed this quarter, bringing about 100,000 sm of quality office space to the market, the majority of which was absorbed by their landlords. Overall vacancy dropped to 9.8% by the end of the quarter.

Shenzhen Luxury Residential Market



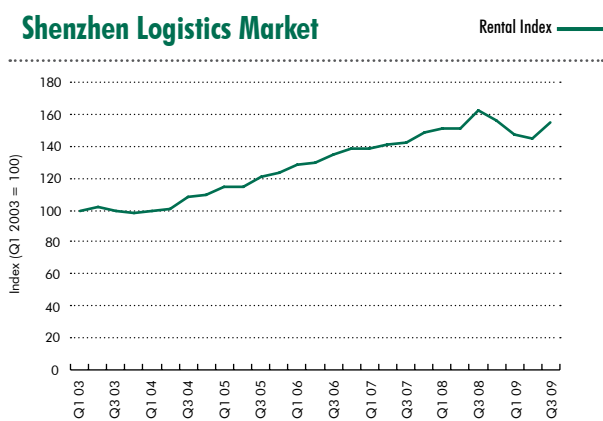
The high-end residential leasing sector in Shenzhen evened off in the quarter, with the average rents for luxury apartments decreasing only 0.1% q-o-q to RMB 59.2 psm per month. A total of 1,000 units of luxury apartments contributed by four high-priced schemes were launched for pre-sale, boosting the average price of luxury apartments to RMB 31,250 psm, up 8.3% q-o-q.

Shenzhen Prime Retail Market



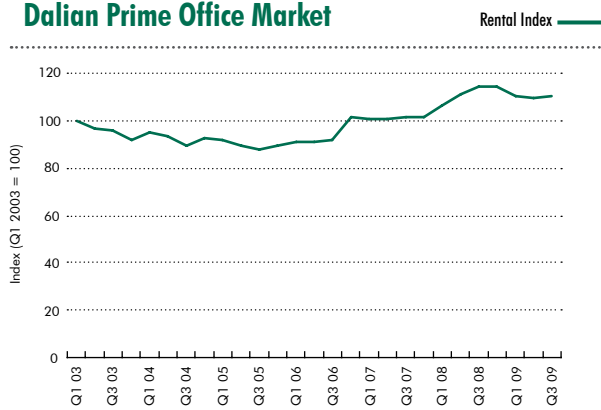
The rental level of prime retail properties in Shenzhen was broadly steady this quarter, with rents for ground floor space recorded at RMB 23.2 psm per day, a minor decrease of 0.5% q-o-q. Phase II of The Mixc in Luohu District was completed and opened in the quarter with a retail area of 20,000 sm. Tenant mix restructuring continued in some shopping centres, driving vacancy up by 3.7 percentage points to 11.8%.

Shenzhen Logistics Market

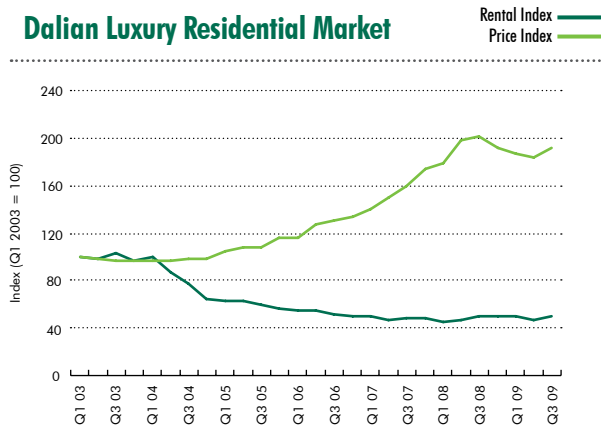


Phase I of the GLP Yantian Park, a quality logistics premises, opened for service this quarter, pushing up the average rental of logistics facilities in Shenzhen to RMB 24.3 psm per month, up 6.8% q-o-q. Meanwhile, the average rent for overall industrial facilities recorded a slight q-o-q increase of 0.1%. The industrial land price averaged at RMB 849.6 psm, representing an increase of 1.9% from the previous quarter.

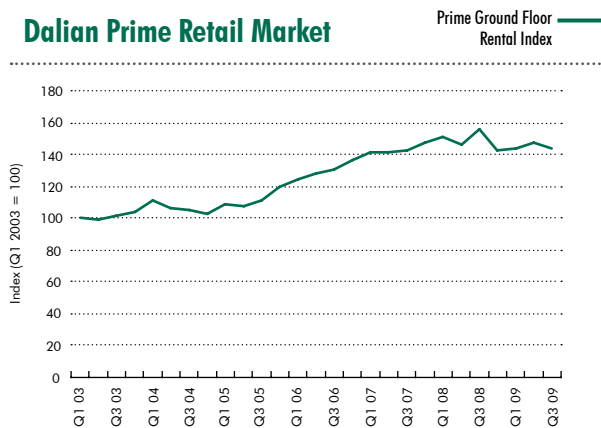
Dalian Prime Office Market



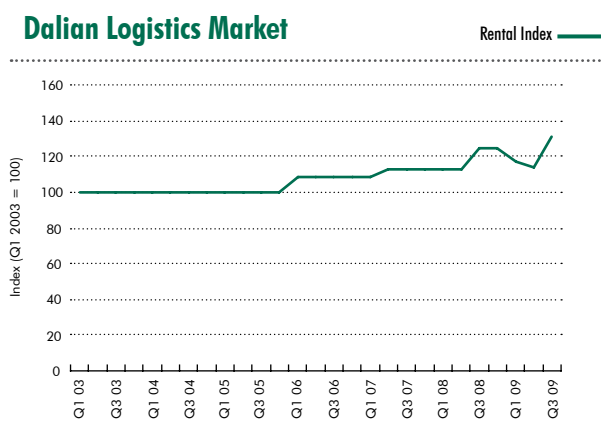
Dalian Luxury Residential Market



Dalian Prime Retail Market



Dalian Logistics Market



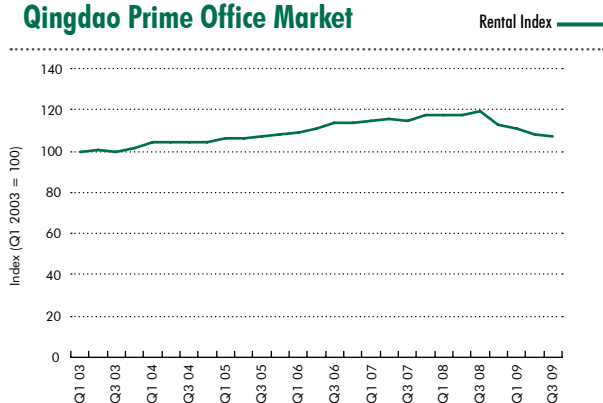
After a continuous drop in rentals for six months, Dalian's prime office market rebounded in the third quarter. The Noble Tower in Xinghai Bay was launched for sale, driving up the overall average sales price to RMB 13,500 psm. Meanwhile, driven by revived leasing demand, the average prime office rental rose by 0.2% q-o-q to RMB 69.1 psm per month. The vacancy rate was registered at 20%, up 0.7 of a percentage point. There were numerous leasing transactions in the third quarter; for example, Sony (China) Dalian Zhongshan Branch leased 230 sm in Dalian International Ocean Building.

The Dalian luxury residential leasing and sales market rebounded to varying degrees in the third quarter. More properties opened for sale, stimulating the sales market. The average price of luxury apartments increased by 3.9% q-o-q to RMB 13,918 psm. Expatriate leasing transactions slumped, while domestic demand was relatively stable. The delivery of some new properties such as Dalian Pearl and Times No. 8 was a major factor driving up luxury apartment rents. The average rental rose 7.5% q-o-q to RMB 81.4 psm per month.

The Galleria, located in the podium of New World Hotel, opened in the quarter, providing 26,063 sm of new supply. Many luxury brands opened stores in The Galleria, including Emporio Armani and Cartier. As the retail environment in West Area matures, Uniqlo and Me & City opened stores in Tianxing Roosevelt. The overall vacancy rate dropped by 0.1 of a percentage point to 10.1%. Dalian's retail property leasing market remained robust, but because of the newly-completed property, the average ground floor rental fell 2.6% q-o-q to RMB 25.7 psm per day.

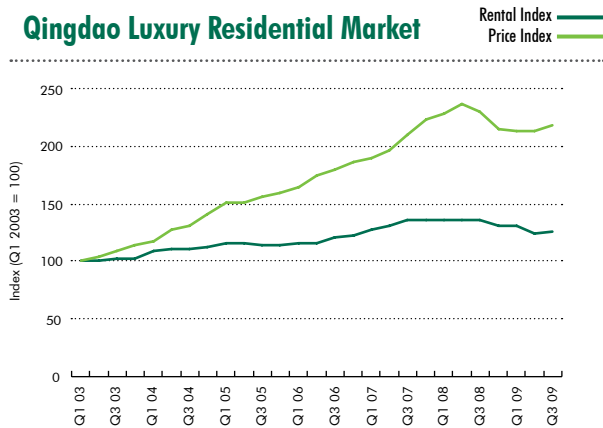
Located in DD port, AMB Dalian Industrial Park Distribution Centre Phase One was completed in the third quarter with a GFA of 24,283 sm. Driven by the new property launch, the average logistics facilities rental in Dalian increased to RMB 18.8 psm per month. Frequent industrial land transactions concentrated in Changxing Island in the quarter. The overall industrial land price decreased slightly, by 0.4% q-o-q to RMB 477 psm, due to the impact of land price fluctuations in Changxing Island.

Qingdao Prime Office Market



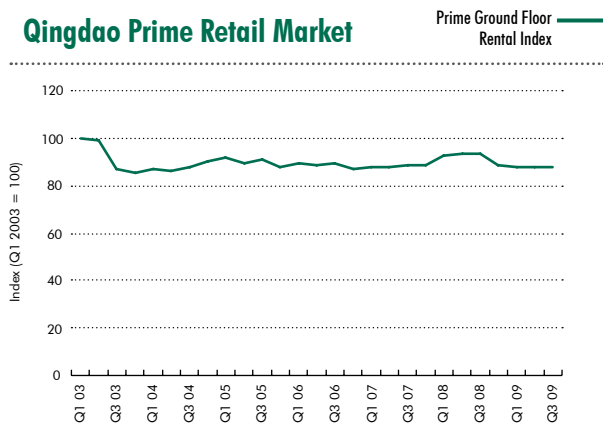
In the third quarter of 2009, the average prime office rent continued on a downward trend, although the rate of decline slowed compared to the previous quarter, dropping 0.5% q-o-q to RMB 75.9 psm per month. A Grade B project located in Hong Kong Middle Road came on stream within the quarter, providing a total of about 11,970 sm of new office space to the market. The overall vacancy remained stable at 15.2%. The recovery of the real estate market influenced the average price of prime office space, which witnessed a 2.5% q-o-q rise in the quarter, to RMB 15,978 psm.

Qingdao Luxury Residential Market



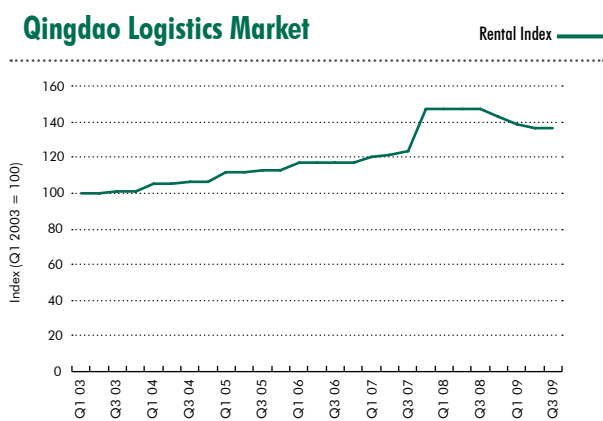
The residential sales market of Qingdao continued its strong rebound in the third quarter. The average price of luxury apartments increased 2.4%, to RMB 15,691 psm. The luxury residential leasing market also experienced a rebound and the average rent rose by 1.1% q-o-q to RMB 50.2 psm per month.

Qingdao Prime Retail Market



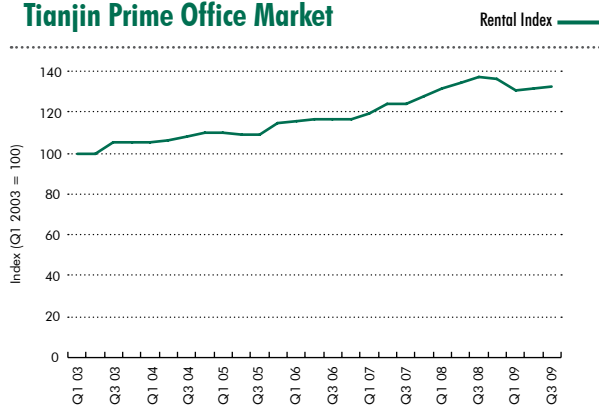
No new supply of prime retail property came on stream in the quarter, allowing the market to absorb excess space, which resulted in the vacancy rate dropping by 0.1 of a percentage point q-o-q to 5.9%. The average rent changed at a slower rate, with ground floor and first floor retail rents dropping by 0.1% and rising 0.2% q-o-q respectively.

Qingdao Logistics Market



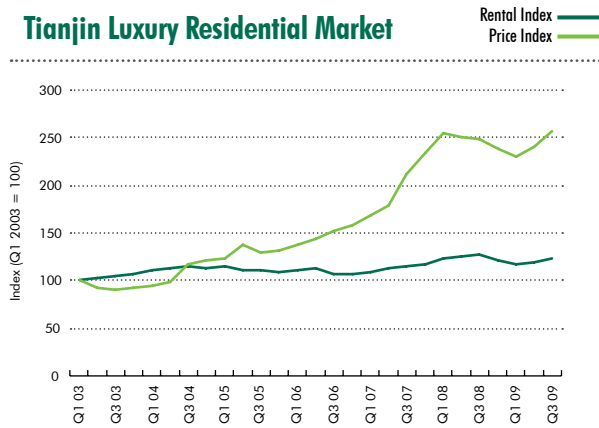
Market demand in Qingdao retained steady growth, and industrial supply and transaction volumes both increased. The average industrial land price fell by 0.8% q-o-q to RMB 320.9 psm. The average rental of logistics facilities reached RMB 10.9 psm per month, falling slightly by 0.4%.

Tianjin Prime Office Market



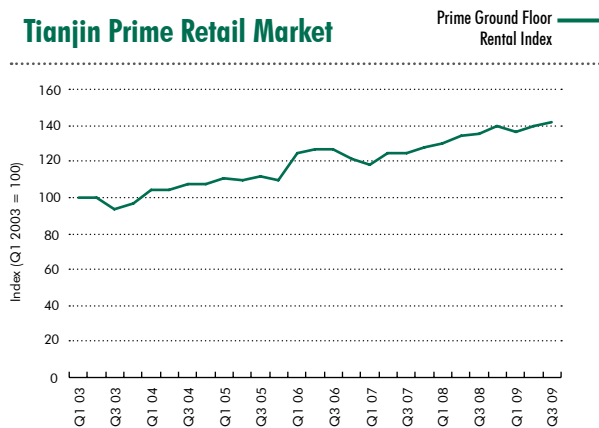
In the third quarter, Tianjin's prime office market remained stable. City Mansion, a new project located on Youyi Road, came on stream, providing 36,000 sm of office space. Demand has stabilised after dropping in the first two quarters. The average rental rose 0.4% q-o-q to RMB 104.8 psm per month. The vacancy rate rose 0.5 of a percentage point to 18.6% due to the new supply.

Tianjin Luxury Residential Market



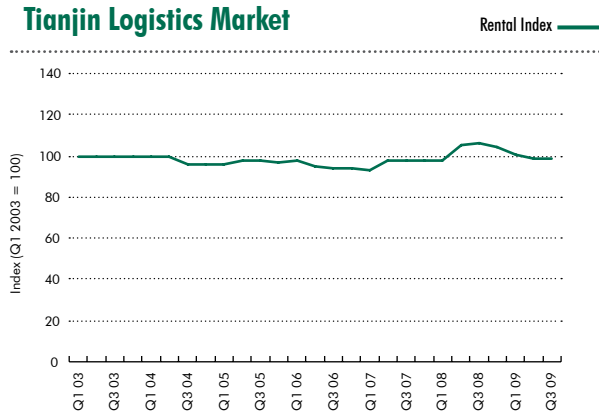
The construction of Western Station Area and Yu Jia Pu Area drove up demand in the quarter, boosting Tianjin's luxury residential market. In the leasing market, the average rental of luxury apartments increased 4% q-o-q to RMB 38.9 psm per month. In the strata-title sales market, the average price of luxury apartments increased 6.8% q-o-q to RMB 13,765 psm.

Tianjin Prime Retail Market



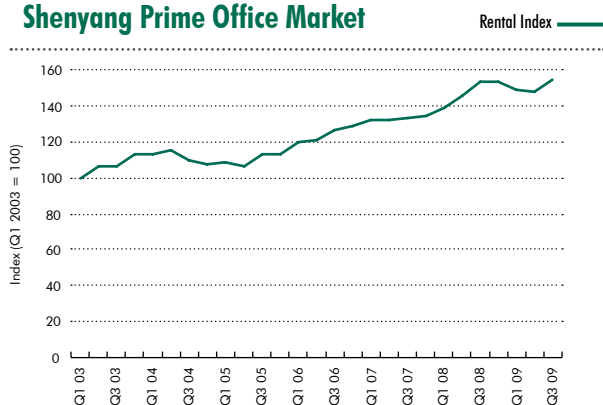
The negative impact of the financial crisis began to recede in the third quarter, and some properties slightly increased rentals. In the third quarter, there was still no new supply coming onto the market. Rising demand drove the average rental of ground floor retail space to increase 1.5% q-o-q to RMB 18.9 psm per day. The vacancy rate dropped 0.2 of a percentage point to 16.3%.

Tianjin Logistics Market



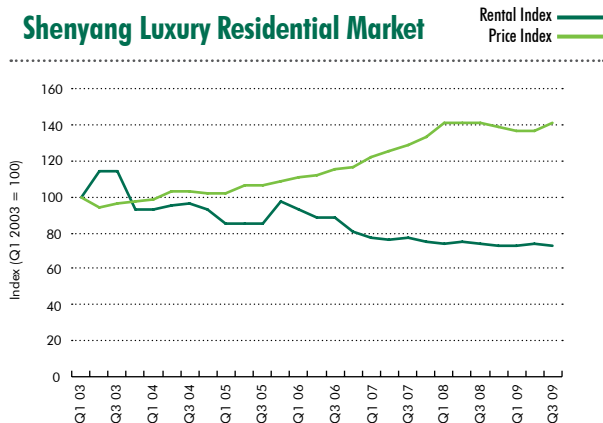
The Tianjin industrial property market began to stabilise in the third quarter. Factory rentals held steady at RMB 22.6 psm per month while R&D rentals increased 0.7% to RMB 35.1 psm per month. The average rental of logistics facilities decreased 0.4% to RMB 26 psm per month, impacted by the decline in international trade. The land price remained firm at RMB 430 psm, rising 1.8% q-o-q.

Shenyang Prime Office Market



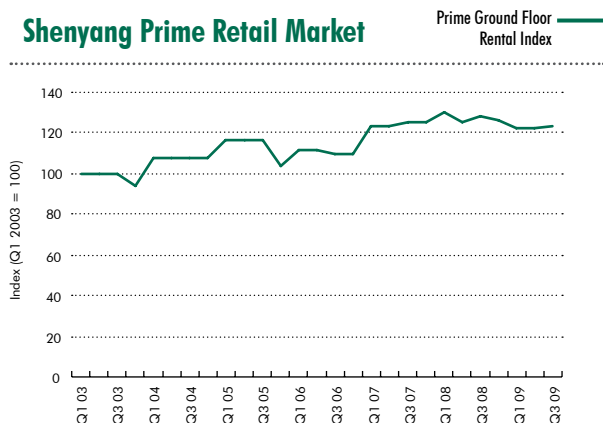
In the third quarter of 2009, two prime office projects came on stream in the Shenyang prime office market, providing approximately 65,005 sm of new supply. Driven by the higher asking rent of the new supply and the general recovery of the market, the average rent in the prime office market rose 4% q-o-q to RMB 64.6 psm per month. Within the same period, the overall vacancy rate increased 1.3 percentage points q-o-q, to 25.1%.

Shenyang Luxury Residential Market



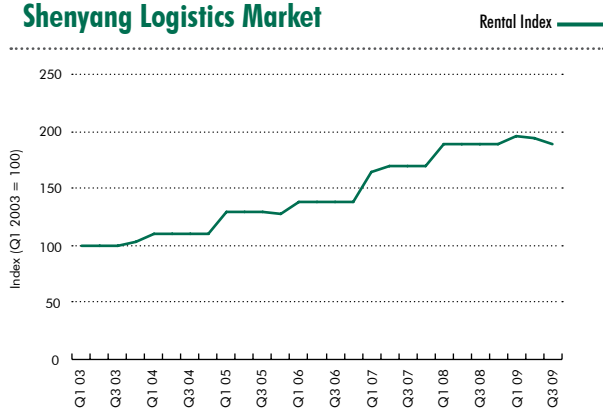
Stimulus policies and the recovery of the national mass residential market continued to have a positive impact on the Shenyang luxury residential market. The first-hand residential market flourished in the third quarter, and some developers marked up the sales price of luxury residences. In this quarter, the average price of Shenyang luxury apartments increased 3% q-o-q, to RMB 6,576 psm. The first luxury residential project of CR-Land in Shenyang, The Arch, launched for pre-sale in the quarter. In the same period, the average rent of Shenyang luxury apartments fell 0.9% q-o-q, to RMB 41.2 psm per month.

Shenyang Prime Retail Market



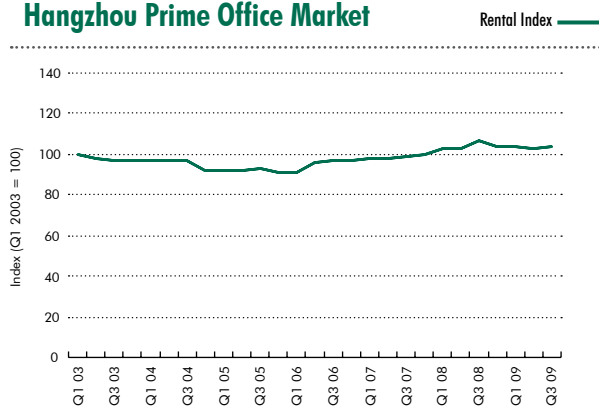
After falling for three consecutive quarters, the average rent of Shenyang prime retail properties recovered within the quarter, and the average rent for ground floor retail space rose 0.7% q-o-q, to RMB 22.5 psm per day. One prime retail project came on stream in the quarter, providing 129,000 sm of new supply, and the overall vacancy rate increased 2.8 percentage points, to 19.8%.

Shenyang Logistics Market

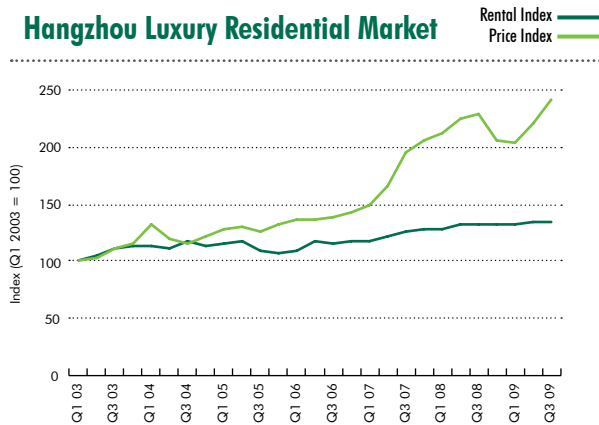


In the third quarter of 2009, demand for Shenyang industrial properties fell slightly, in part due to the slow season. Some landlords reduced the asking rent of logistics properties, and the average rent of Shenyang logistics facilities dropped 2.9% q-o-q, to RMB 18.9 psm per month. The asking price of Shenyang's industrial land stood at RMB 306.5 psm, the same as last quarter.

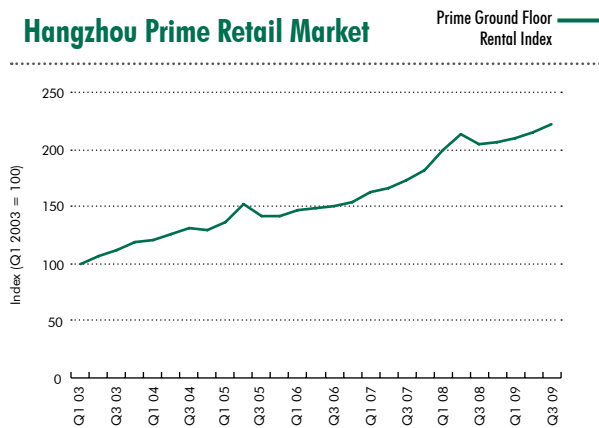
Hangzhou Prime Office Market



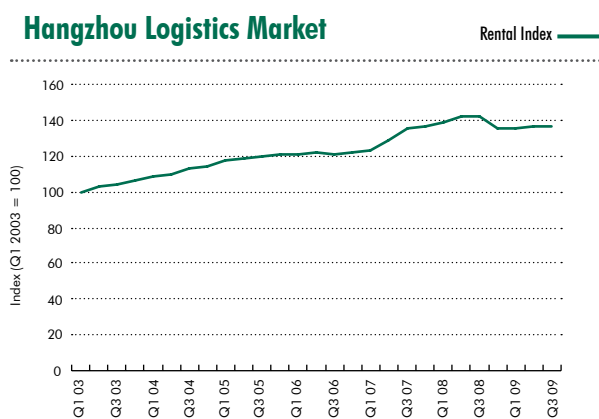
Hangzhou Luxury Residential Market



Hangzhou Prime Retail Market



Hangzhou Logistics Market



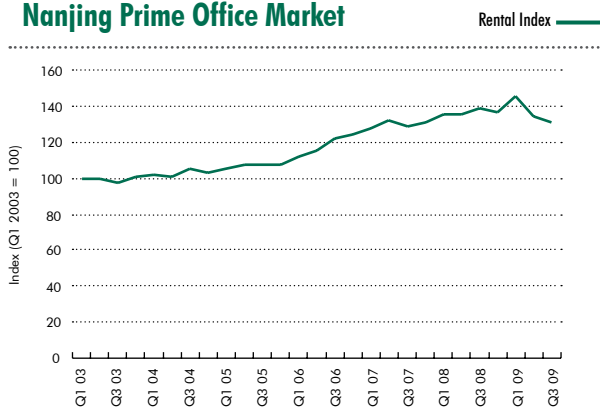
In the third quarter, the overall vacancy rate dropped 0.3 of a percentage point to 11.2% on the back of no new prime office supply entering the market. With the decline in vacancy rate, the average rental stopped dropping and regained positive growth, with the average rental rising by 0.6% q-o-q to RMB 112.5 psm per month. In the sales market, as the real estate market remained hot, price increases continued but the speed of growth slowed down; the average price was recorded at RMB 19,694 psm with a q-o-q growth of 3.7%.

The average rental of luxury apartments was recorded at RMB 72.1 psm per month in the third quarter of 2009, with a q-o-q growth of 0.5%. As the residential land market remained buoyant, the average price of luxury apartments in Hangzhou witnessed more rapid growth, increasing by 10.4% q-o-q to RMB 27,043 psm. Two luxury projects came on stream in the third quarter, bringing about 260 units of new supply to the market.

Rental growth in Hangzhou's prime retail market accelerated in the third quarter. The average rentals of ground floor and first floor units increased by 2.7% and 3.1% respectively q-o-q, reaching RMB 25.5 and RMB 18.8 psm per day. As no new supply came to market and the major tenants of retail projects remained stable, the vacancy rate for Hangzhou prime retail market stayed at the same level as last quarter.

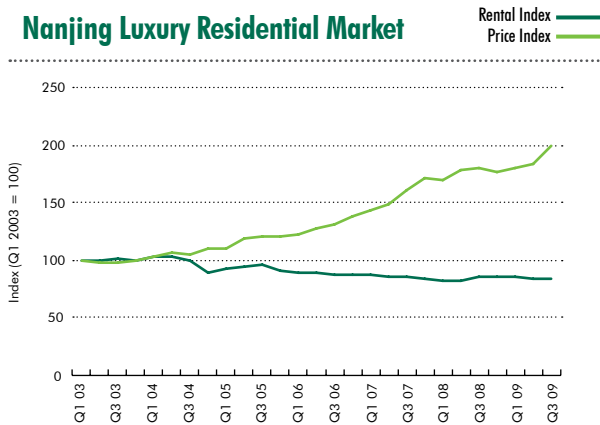
The industrial land price continued to rise in the third quarter as the supply of new land remains scarce, with the average industrial land price increasing by 0.8% q-o-q to RMB 343.6 psm. The growth in land price, combined with the continuously rising demand, drove up overall industrial rentals, with average logistics rentals rising q-o-q by 0.4% to RMB 12.2 psm per month.

Nanjing Prime Office Market



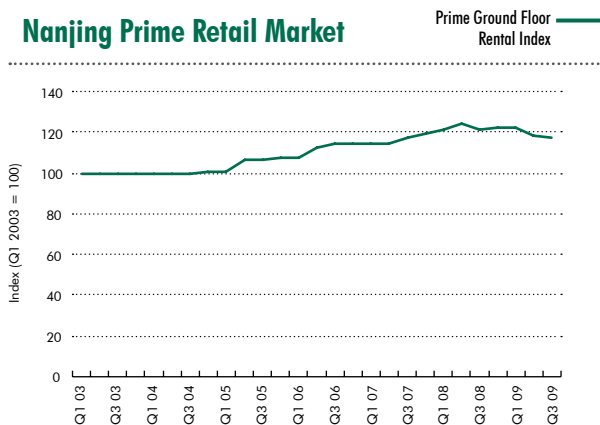
In the third quarter of 2009, the average rent in the Nanjing office market continued on a downward trend, decreasing by 2.4% q-o-q to RMB 81.1 psm per month. The average rental for Grade B buildings sharply dropped by 3.4% q-o-q, mainly due to the current large supply, while the rate of decline of Grade A rentals slowed to 0.9% q-o-q. The overall vacancy rate fell a further 2.5 percentage points q-o-q to 19.9%, and only one Grade B building came on stream in the quarter.

Nanjing Luxury Residential Market



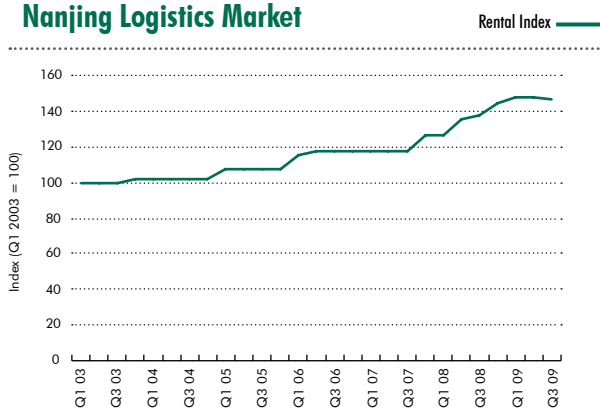
In the leasing market, the average rent of Nanjing luxury apartments remained stable at RMB 60.3 psm per month in the third quarter. In the sales market, the average price of Nanjing luxury apartments sharply rose by 8.9% q-o-q to RMB 17,707 psm on the back of the rapid recovery of the real estate market.

Nanjing Prime Retail Market



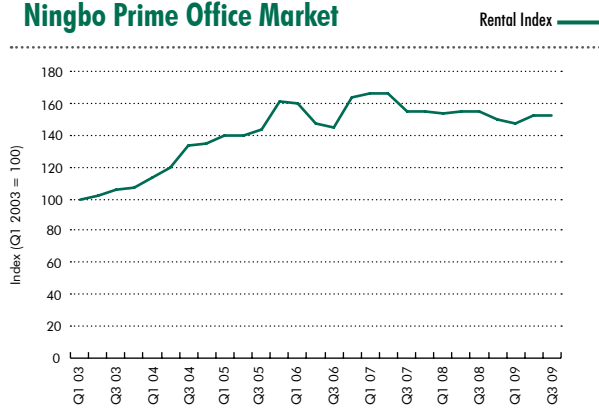
In the third quarter, Nanjing's prime retail ground and first floor rentals both continued downward adjustments but with a slower pace of decline, respectively falling by 0.7% and 1.5% q-o-q. As no new prime projects came on stream in the quarter, the overall vacancy rate dropped slightly by 0.2 of a percentage point q-o-q to 0.5%.

Nanjing Logistics Market



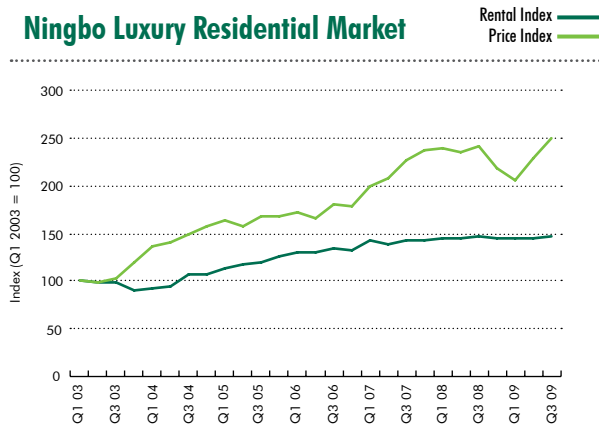
Due to increasing new supply, the average rental of Nanjing logistics property dropped by 1.2% q-o-q to RMB 11.7 psm per month in the third quarter of 2009. The average industrial land price bounced up from the bottom, increasing by 1.3% q-o-q to RMB 358 psm in the quarter.

Ningbo Prime Office Market



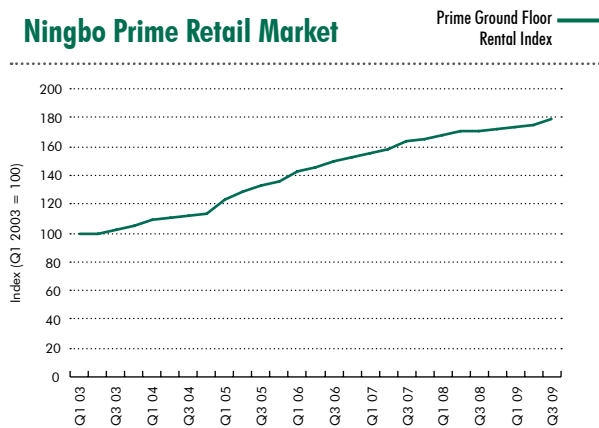
In the third quarter of 2009, the average rental of Ningbo prime office property remained stable compared to last quarter, at RMB 63.8 psm per month. The overall vacancy continued to fall on the back of sharply increased demand from trade industries, with vacancy dropping 2.1 percentage points to 24.9%. As the strata title sales market for office space stayed active in the quarter, the average price of prime office space increased by 3.4% q-o-q to RMB 15,200 psm.

Ningbo Luxury Residential Market



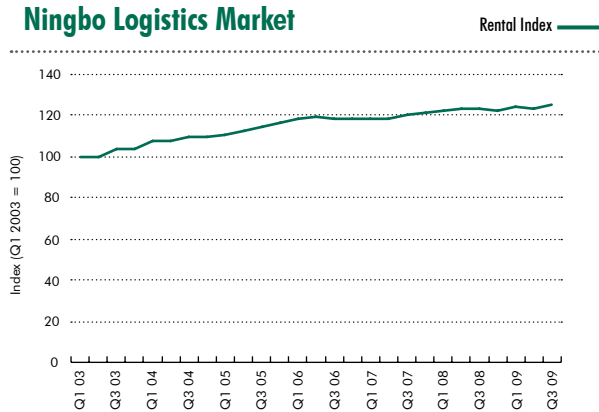
In the third quarter of 2009, the average rental of luxury apartments continued to grow albeit at a slower pace, increasing by 0.5% q-o-q to RMB 52.6 psm per month. In the sales market, intense residential land bidding and higher accommodation value drove the significant asking price growth in the quarter. The average price of luxury apartments increased to RMB 15,363 psm, a q-o-q growth of 8.7%. Only one project brought about 500 units of new supply to the market.

Ningbo Prime Retail Market



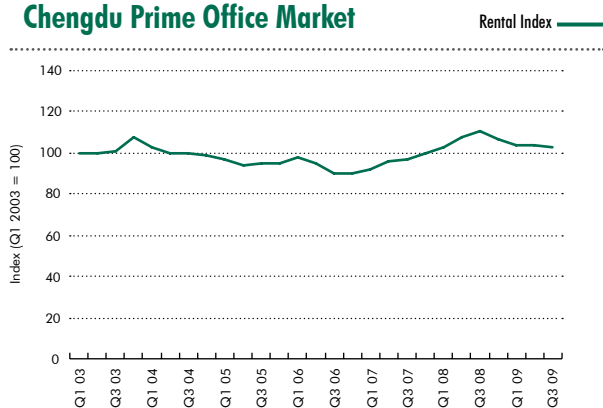
The second phase of the Heyi Road project opened in the third quarter of 2009, bringing about 30,000 sm of prime retail area to the market. The vacancy increased by 1.9 percentage points and take-up also increased to 27,000 sm. The average rental continued on a rising trend: the average rental of prime ground floor space increased by 2.2% q-o-q to RMB 21.2 psm per day, while the average rental of prime first floor space rose by 2% q-o-q to RMB 15.8 psm per day.

Ningbo Logistics Market



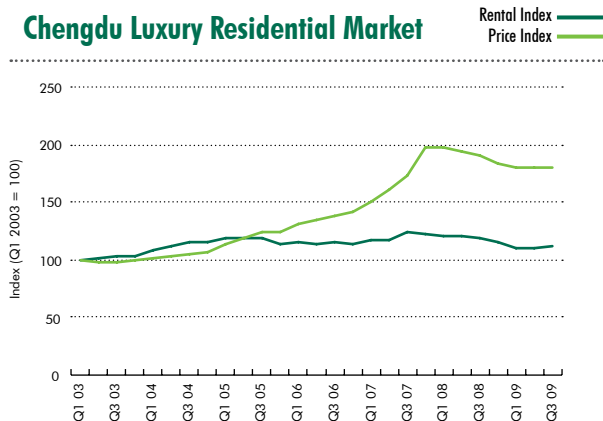
In the third quarter of 2009, as accelerating economic development in Ningbo drove a spike in demand, the average industrial land price continued a stable growth trend, with the average land price rising by 0.1% q-o-q to RMB 444.3 psm. The average rentals of R&D, factory and logistics facilities all witnessed slight growth, respectively recorded at RMB 17.8 psm per month, RMB 11.9 psm per month and RMB 13.2 psm per month.

Chengdu Prime Office Market



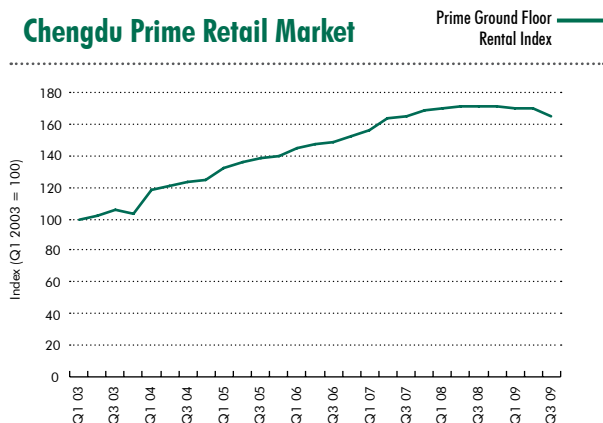
The average rental for prime office property dropped a slight 0.6% q-o-q to RMB 92.9 psm per month, primarily affected by Grade A office rents. Private owners have been more flexible with their quotations and some buildings under single ownership also extended their rent-free period. The second phase of East Plaza came on stream and drove up the overall vacancy by 0.2 of a percentage point to 23.8%. Harbin Bank leased about 3,000 sm of office space in China Railway Celebrity Building.

Chengdu Luxury Residential Market



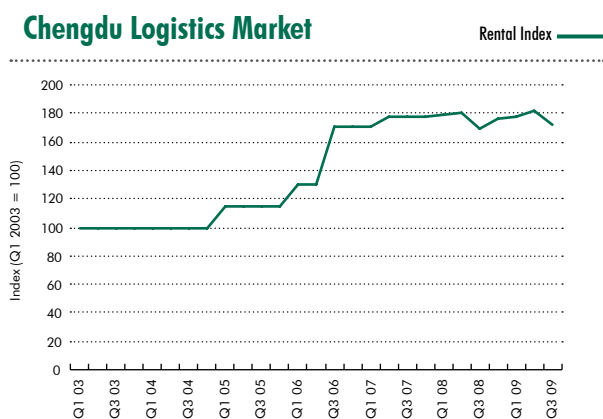
The luxury residential market continued on an upward trend from last quarter and price growth has replaced declines, rising 0.7% q-o-q to RMB 8,354 psm. Meanwhile, the transaction volume dipped 23.6% q-o-q due to factors such as seasonal changes as well as the tightened controls on second housing mortgages. Luxury apartment rents continued to rise, with the average rental increasing 1.5% q-o-q to RMB 33.4 psm per month.

Chengdu Prime Retail Market



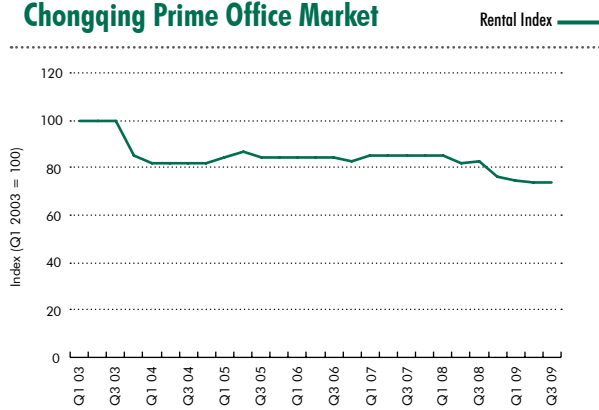
Many retailers experienced a dip in revenue during summer, the traditionally slow retail season, hence dragging down the average ground floor rental 2.8% q-o-q to RMB 44.4 psm per day. As there was no new supply and Seibu has been in a transitional period, the overall vacancy rose 1 percentage point to 4.2%. Victoria's Secret opened in Maison Mode Tianyi Store and CICC leased an outlet in the arcade at the Shangri-La Centre.

Chengdu Logistics Market



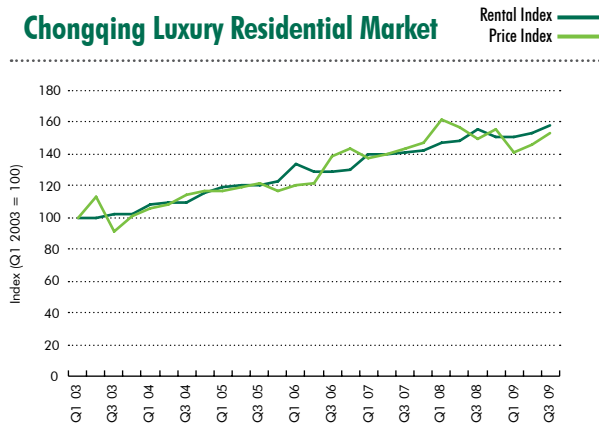
There were few leasing transactions in the warehouse market and the average rental dropped 5.1% q-o-q to RMB 17.2 psm per month, due to the new supply and the vacant area yet to be absorbed. The industrial land price was steady, growing 0.8% y-o-y to RMB 442.6 psm. The Kerry EAS project in the Aviation Logistics Park and Phase I of the GLP project in the Hi-tech West Zone were completed in the quarter.

Chongqing Prime Office Market



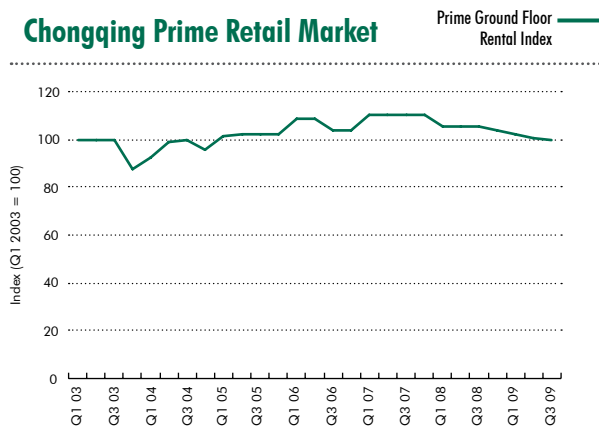
Demand for prime office in Chongqing remained steady in the third quarter and mainly focused on small-size requirements. The average rental grew a slight 0.2% q-o-q to RMB 56.5 psm per month. The average sales price stopped falling and grew 3% q-o-q to RMB 7,508 psm but has not reached the level of the first quarter of 2009. There was no new supply this quarter and the overall vacancy grew a slight 0.3 points q-o-q to 16.2%.

Chongqing Luxury Residential Market



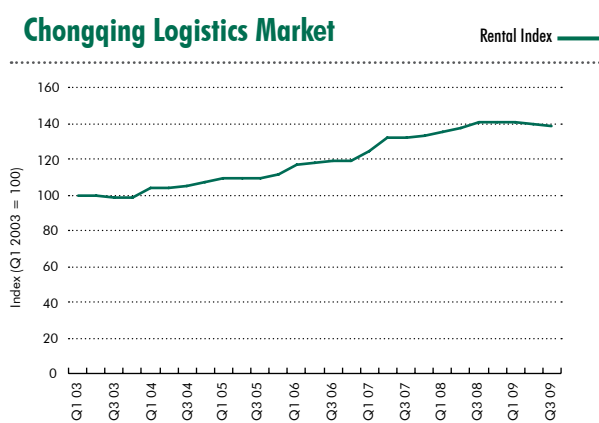
The price of luxury apartments continued to rise during the third quarter, increasing 4.7% q-o-q to RMB 8,420 psm. The transaction volume dipped compared to the past quarter due to seasonal fluctuations as well as increased restrictions on second housing mortgages. Luxury apartment rentals have also continued to rise for three consecutive quarters. The average rental rose 3.8% q-o-q to RMB 25.4 psm per month.

Chongqing Prime Retail Market



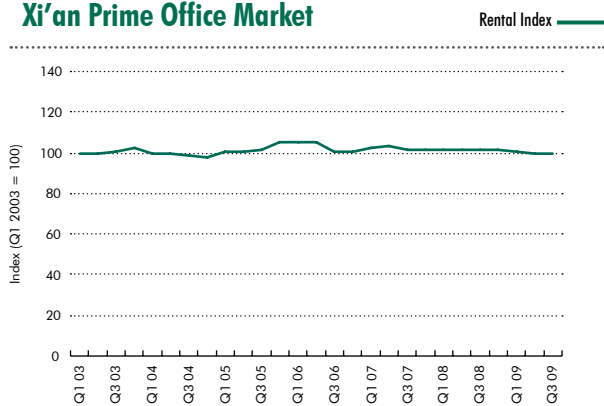
The traditional slow retail season in the third quarter dragged down the average ground floor rental by 0.7% q-o-q to RMB 27.1 psm per day. The overall vacancy witnessed a slight decline of 0.1 of a percentage point to 4.8%, and there was no new supply.

Chongqing Logistics Market



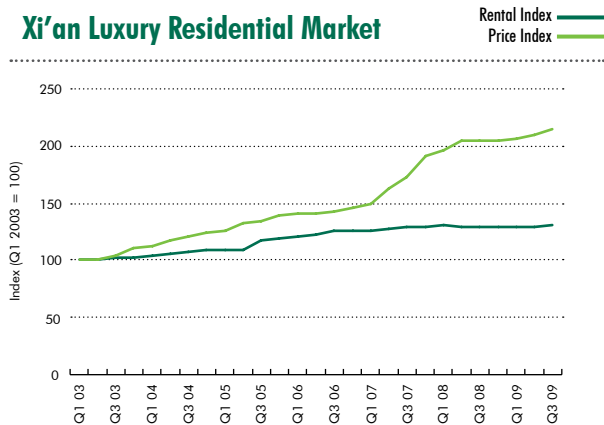
The average rental of logistics facilities dropped a slight 0.6% q-o-q to RMB 13.2 psm per month. The industrial land price rose 1.2% q-o-q to RMB 414 psm, driven by a few transactions.

Xi'an Prime Office Market



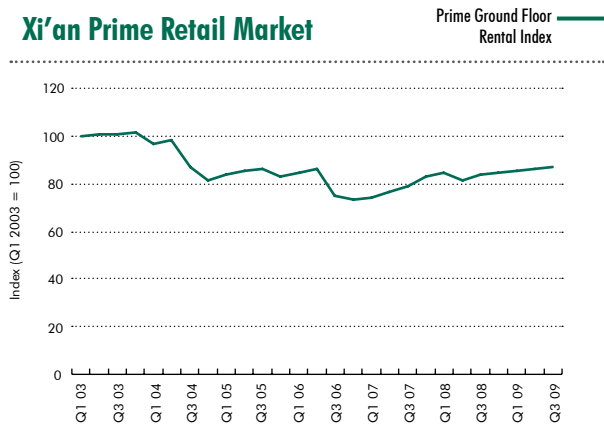
The average rental for prime office space reached RMB 66.3 psm per month, a drop of 0.2% q-o-q. The overall vacancy rate decreased 2.1 percentage points, to 25.2%. Multinational companies, quasi-governmental organisations and local large-scale enterprises were the main tenants of high-end office premises. Although the Grade B rental is on a down-trend, the Grade A submarket has remained resilient.

Xi'an Luxury Residential Market



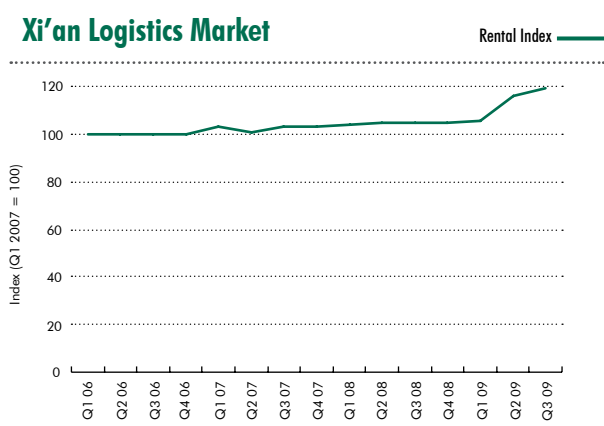
Both the sales price and rental of luxury apartments rose under the optimistic market sentiment. The average price rose by 2.5% q-o-q to RMB 6,545 psm, while the average rental increased by 0.2% q-o-q to RMB 26.3 psm per month. The luxury residential hubs in southern Xi'an largely contributed to the price growth within the quarter, led by apartments smaller than 90 sm per unit.

Xi'an Prime Retail Market



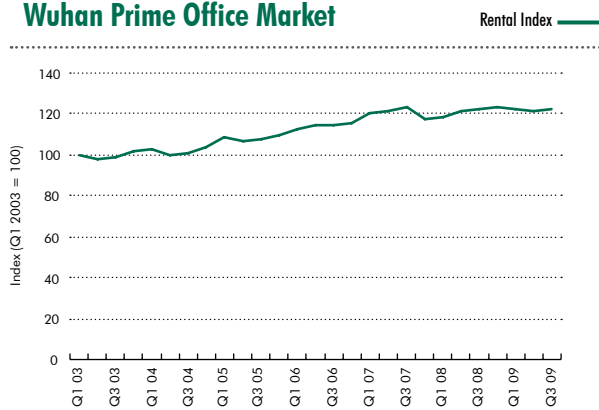
Xi'an's prime retail rental witnessed a slight upswing in the third quarter of 2009, and the vacancy rate decreased by 0.5 of a percentage point to 5.5%. Ground floor rentals rose by 0.4% q-o-q, reaching RMB 22.6 psm per day while first floor rentals were equal to the last quarter at RMB 19 psm per day. The Grand Ocean Department Store and the Happy Mall will open around the National Day holiday.

Xi'an Logistics Market



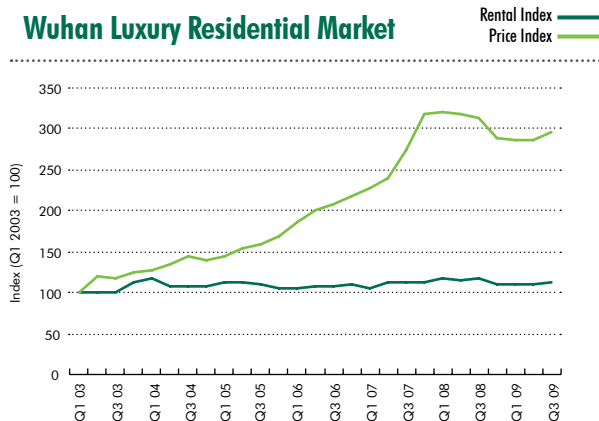
In the third quarter of 2009, R&D and factory rentals held steady at RMB 41.3 and RMB 15.1 psm per month, the same as the previous quarter. Logistics rentals witnessed a q-o-q rise of 3.1%, reaching RMB 17.3 psm per month. With the ongoing old town redevelopment that demolished a number of logistics facilities, there will be a shortage of available logistics space on the market, logistics rental is expected to see some level of increase.

Wuhan Prime Office Market



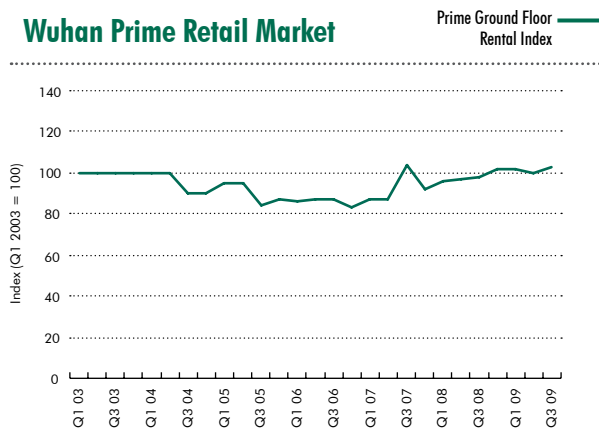
In the third quarter of 2009, the average rental for Wuhan prime office space was recorded at RMB 47.8 psm per month, a slight increase of 0.8% q-o-q, while the average price was RMB 7,390 psm, a q-o-q increase of 3.6%. SPD Bank Building came on stream this quarter, with office space amounting to 33,000 sm. Due to the rebound in prime office demand, the overall vacancy rate decreased by 0.4 of a percentage point q-o-q to 20%.

Wuhan Luxury Residential Market



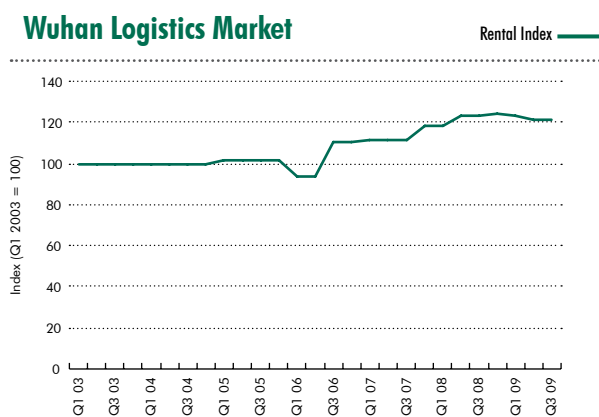
Wuhan's luxury apartment sector continued to witness an upward trend in the third quarter of 2009, with the average price increasing by 3.3% q-o-q to RMB 9,473 psm, and the average rental also witnessed a q-o-q rise of 2.6% to RMB 28.7 psm per month. With the residential price continuously rising in the months past, the residential transaction volume has started to drop.

Wuhan Prime Retail Market



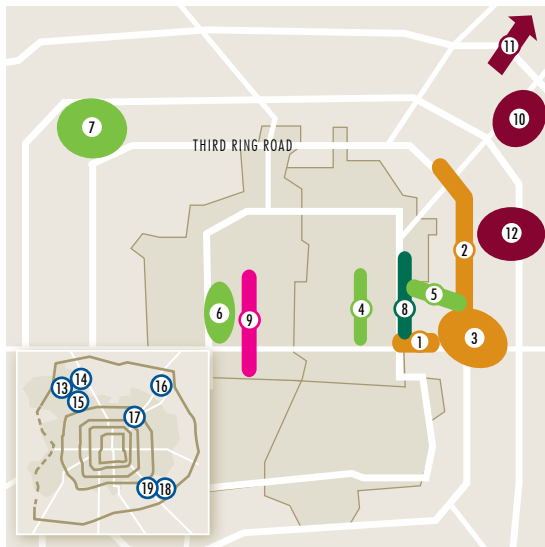
The average rental for ground floor space in Wuhan's prime retail properties was RMB 20.8 psm per day in the third quarter, increasing by 2.5% q-o-q. No new supply came on stream within the period under review, and the overall vacancy rate decreased by 0.1 of a percentage point to 1.7%.

Wuhan Logistics Market



In the third quarter of 2009, Wuhan's logistics property sector remained stable and the average rental for logistics properties was recorded at RMB 15.8 psm per month. In contrast, the average industrial land price was recorded at RMB 493 psm, a q-o-q decrease of 5.7%, and the industrial land site transaction volume also slipped within the period under review.

BEIJING MAJOR MICROMARKETS



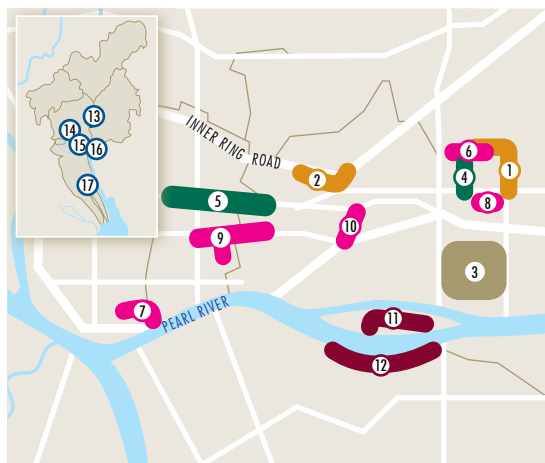
- Major Office, Luxury Residential and Retail Areas**
 1. Jianguomen Area
 2. East Third Ring Road Area
 3. CBD
- Major Office and Retail Areas**
 4. Wangfujing Area
 5. Chaoyangmenwai
 6. Finance Street
 7. Zhongguancun Area
- Major Office Areas**
 8. East Second Ring Road Area
- Major Retail Areas**
 9. Xidan
- Major Luxury Residential Areas**
 10. Jiuxianqiao Area
 11. Wenyu River, Shunyi District
 12. Chaoyang Park Area
- Major Industrial Areas**
 13. Yongfeng High-tech Industrial Base / ZGC Environmental Protection Park
 14. ZGC Life Science Park
 15. ZGC Software Park / Shangdi Information Industrial Base
 16. Beijing Airport Logistics Park / Tianzhu EPZ
 17. Beijing Electronics Zone
 18. Beijing Tongzhou Logistics Park
 19. Beijing ETDA

SHANGHAI MAJOR MICROMARKETS



- Major Office, Luxury Residential and Retail Areas**
 1. Central Huaihai Road
 2. Nanjing Road West
 3. Xujiahui
- Major Office and Retail Areas**
 4. Hongqiao
- Major Office Areas**
 5. People's Square
 6. Lujiazui
- Major Retail Areas**
 7. The Bund
 8. Nanjing Road East
 9. Sichuan Road North
- Major Luxury Residential Areas**
 10. Gubei
 11. Huashan Road
 12. Fuxing Road/Jianguo Road
 13. Pudong Riverside
- Major Industrial Areas**
 14. Caohejing High-tech Park
 15. Waigaoqiao FTZ
 16. Jinqiao EPZ
 17. Zhangjiang High-tech Park

GUANGZHOU MAJOR MICROMARKETS

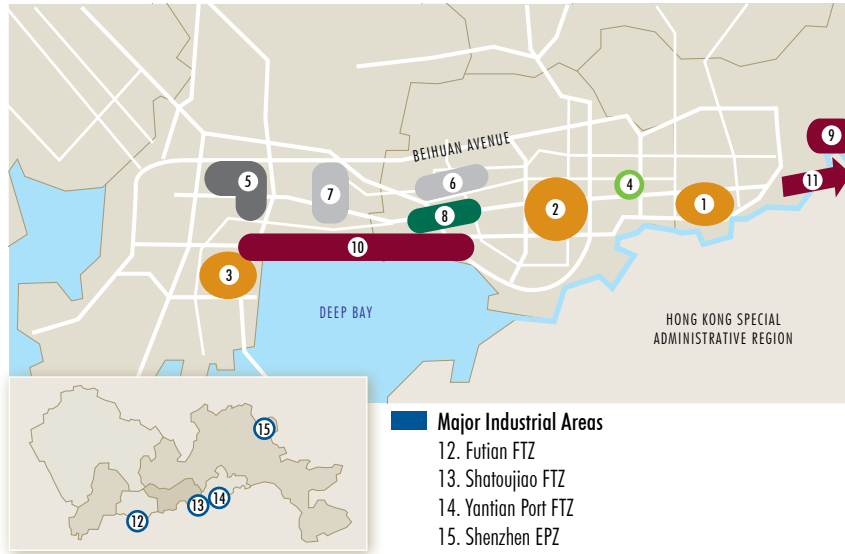


- Major Office, Luxury Residential and Retail Areas**
 1. Tianhe Road North and Tiyu Road East
 2. Huanshi Road
- Major Office and Luxury Residential Areas**
 3. Pearl River New City
- Major Office Areas**
 4. Tiyu Road West
 5. Dongfeng Road
- Major Retail Areas**
 6. Tianhe Road North
 7. Shangxiajiu
 8. Tianhe Road
 9. Beijing Road/Zhongshan Road
 10. Nonglinxia Road
- Major Luxury Residential Areas**
 11. Ersha Island
 12. Binjiang Road East
- Major Industrial Areas**
 13. Guangzhou Science City
 14. Tianhe Software Park
 15. Guangzhou ETDD West Zone
 16. Guangzhou ETDD East Zone
 17. Nansha Development Zone

Abbreviations:
 EPZ = Export Processing Zone
 ETDZ/ETDA/ETDD = Economic & Technological Development Zone (Area/District)

FTZ = Free Trade Zone
 EDZ/EDA = Economic Development Zone (Area)
 HIDZ = High-tech Industrial Development Zone/
 High-tech Development Zone

SHENZHEN MAJOR MICROMARKETS



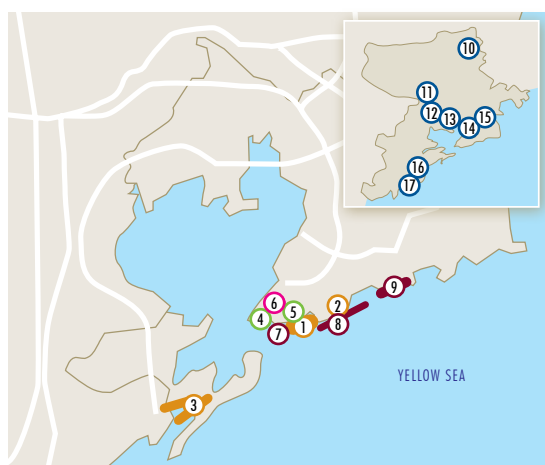
- Major Office, Luxury Residential and Retail Areas**
 1. Luohu CBD
 2. Futian CBD
 3. Houhai (Nanshan CBD)
- Major Office and Retail Areas**
 4. Huaqiangbei
- Major Office and Industrial Areas**
 5. Nanshan High-tech Industrial Park
- Major Retail and Luxury Residential Areas**
 6. Honey Lake
 7. Overseas Chinese Town (OCT)
- Major Office Areas**
 8. Chegongmiao
- Major Luxury Residential Areas**
 9. Liantang
 10. Mangrove Area
 11. Dameisha

DALIAN MAJOR MICROMARKETS



- Major Office, Luxury Residential and Retail Areas**
 1. Renmin Road
 2. Qingniwa
- Major Office and Retail Areas**
 3. Xian Road
- Major Office Areas**
 4. Zhongshan Road
 5. Sanba Square
 6. Xinkai Road
- Major Luxury Residential Areas**
 7. Xinghai Bay
- Major Industrial Areas**
 8. Dalian HIDZ
 9. Dalian Development Area
 10. Dalian FTZ

QINGDAO MAJOR MICROMARKETS

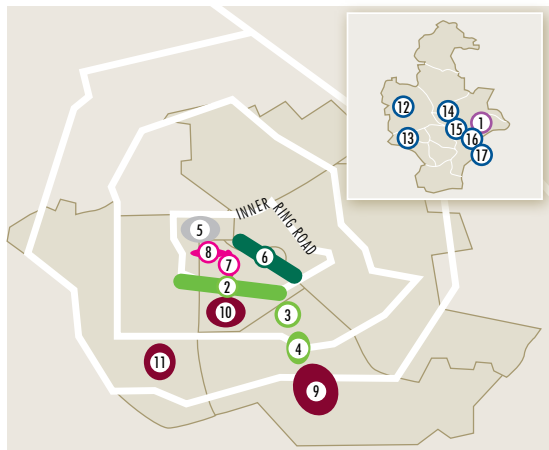


- Major Office, Luxury Residential and Retail Areas**
 1. Hongkong Middle Road
 2. Haier Road
 3. West Coast Business District
- Major Office and Retail Areas**
 4. Zhongshan Road Belt
 5. Shandong Road Belt
- Major Retail Areas**
 6. Taidong Area
- Major Luxury Residential Areas**
 7. Badaguan
 8. Maidao & Shilaoren
 9. Sijiang Yiwan
- Major Industrial Areas**
 10. Laixi EDZ
 11. Qingdao Huanhai New Materials Industrial Zone
 12. Jiaozhou Bay International Logistics Park
 13. Jiaozhou EDZ
 14. Liuting Airport Industrial Zone
 15. Jimo EDZ
 16. Adjoining Port Industrial Processing Zone
 17. Jiaonan EDZ

Abbreviations:
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ETDZ/ETDA/ETDD = Economic & Technological Development Zone (Area/District)

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High-tech Development Zone

TIANJIN MAJOR MICROMARKETS



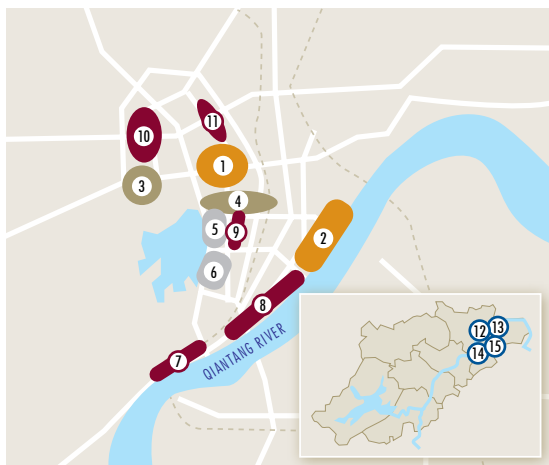
- Major Office, Luxury Residential, Retail Areas and Industrial Areas**
 1. TEDA
- Major Office and Retail Areas**
 2. Nanjing Road
 3. Xiaobailou
 4. Youyi Road
- Major Retail and Luxury Residential Areas**
 5. Old Downtown Area
- Major Office Areas**
 6. Haihe Riverfront
- Major Retail Areas**
 7. Binjiang Road
 8. Heping Road
- Major Luxury Residential Areas**
 9. Meijiang Area
 10. City Centre
 11. Olympic Arena Area
- Major Industrial Areas**
 12. Tianjin Wu Qing EDZ
 13. Tianjin Binhai HIDZ
 14. Tianjin Airport Industrial Zone
 15. Tianjin Binhai HIDZ
 16. Tanggu National Marine HIDZ
 17. Tianjin Port FTZ

SHENYANG MAJOR MICROMARKETS



- Major Office, Luxury Residential and Retail Areas**
 1. Golden Corridor
 2. Taiyuan Street
- Major Luxury Residential and Retail Areas**
 3. Zhongjie Street
- Major Office Areas**
 4. Sanhao Street
- Major Retail Areas**
 5. Beihang
 6. Tiexi Square
- Major Luxury Residential Areas**
 7. Beiling & Beihang areas
 8. Nanhu
 9. Changbai Island
 10. Hunnan's core district
- Major Industrial Areas**
 11. Shenyang EDA
 12. Hunnan HIDZ

HANGZHOU MAJOR MICROMARKETS

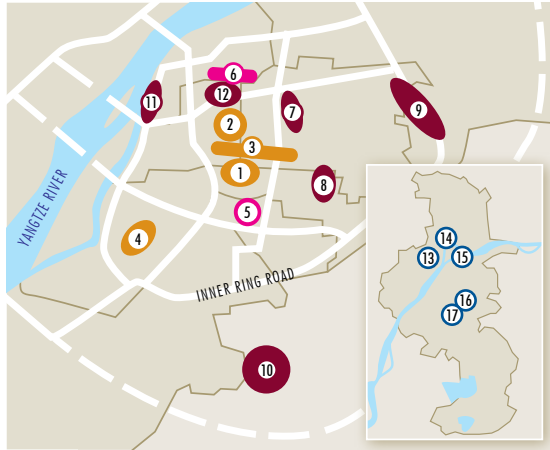


- Major Office, Luxury Residential and Retail Areas**
 1. Wulin
 2. Qianjiang New City
- Major Office and Luxury Residential Areas**
 3. Huanglong
 4. Qingchun Fengqi
- Major Retail and Luxury Residential Areas**
 5. Hubin
 6. Wushan
- Major Luxury Residential Areas**
 7. Zhijiang
 8. Qiantang Riverside
 9. Jianguo Road
 10. Wenjiao District
 11. Hushu Road South
- Major Industrial Areas**
 12. Hangzhou ETDZ
 13. Hangzhou EPZ
 14. Hangzhou HIDZ
 15. Xiaoshan EDZ

Abbreviations:
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NANJING MAJOR MICROMARKETS



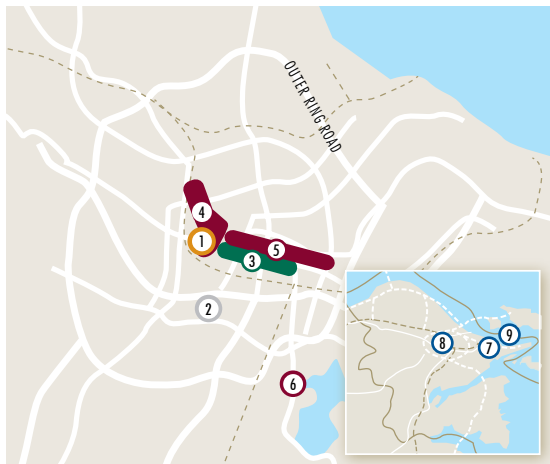
- Major Office, Luxury Residential and Retail Areas**
 1. Xinjiekou
 2. Shanxi Road - Gulou
 3. Guangzhou Road - Zhujiang Road
 4. Hexi New Town

- Major Retail Areas**
 5. Confucius Temple
 6. Zhongyamen

- Major Luxury Residential Areas**
 7. Taipingmen - Xuanwu Lakeside
 8. Crescent Lake
 9. East of Purple Mountain
 10. Jiangning
 11. Riverside
 12. North of Gulou

- Major Industrial Areas**
 13. Nanjing HIDZ
 14. Nanjing Chemical Industrial Park
 15. Nanjing ETDZ
 16. Jiangning Science Park
 17. Jiangning EDZ

NINGBO MAJOR MICROMARKETS



- Major Office, Luxury Residential and Retail Areas**
 1. Tianyi Square

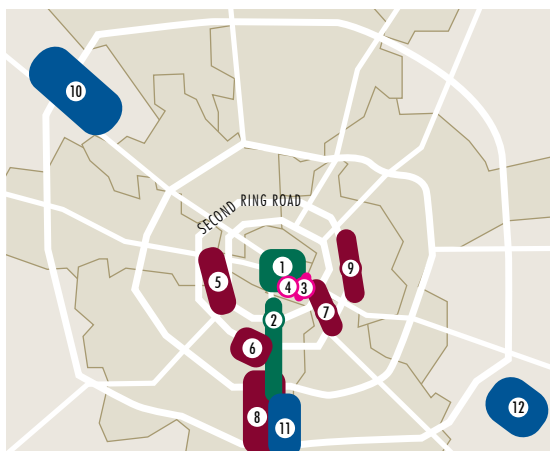
- Major Retail and Luxury Residential Areas**
 2. Wanda Plaza

- Major Office Areas**
 3. Baizhang Road East

- Major Luxury Residential Areas**
 4. Riverside
 5. Zhongshan Road West
 6. Dongqian Lake

- Major Industrial Areas**
 7. Ningbo ETDZ
 8. Ningbo National HIDZ
 9. Ningbo Daxie Development Zone

CHENGDU MAJOR MICROMARKETS



- Major Office Areas**
 1. CBD
 2. South Renmin Road

- Major Retail Areas**
 3. Chunxi Road
 4. Yanshikou

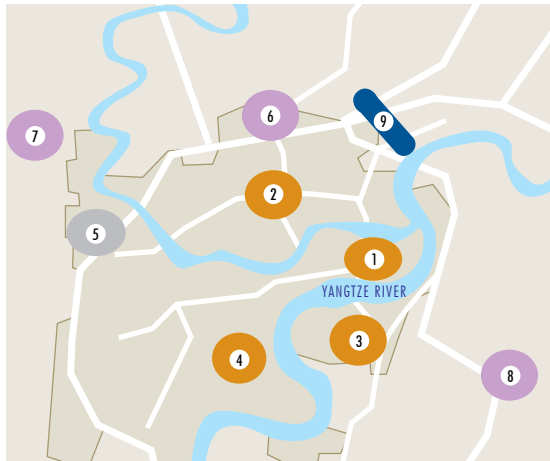
- Major Luxury Residential Areas**
 5. Qingshuihe-Shuangnan
 6. Zijiang
 7. Dongdajie-Wangjiang
 8. South New City
 9. Jianshe Road

- Major Industrial Areas**
 10. Chengdu HIDZ (West Park)
 11. Chengdu HIDZ (South Park)
 12. Chengdu ETDZ

Abbreviations:
 EPZ = Export Processing Zone
 ETDZ/ETDA/ETDD = Economic & Technological Development Zone (Area/District)

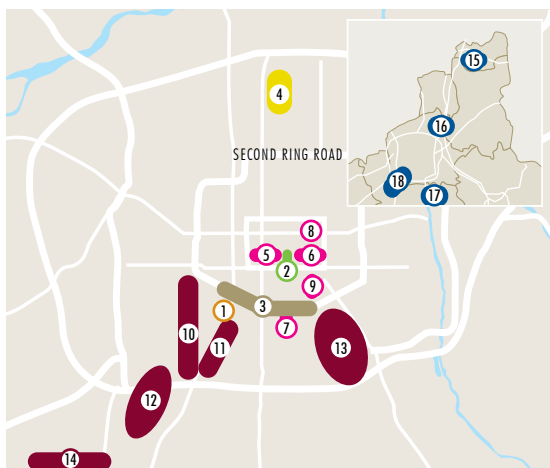
FTZ = Free Trade Zone
 EDZ/EDA = Economic Development Zone (Area)
 HIDZ = High-tech Industrial Development Zone/
 High-tech Development Zone

CHONGQING MAJOR MICROMARKETS



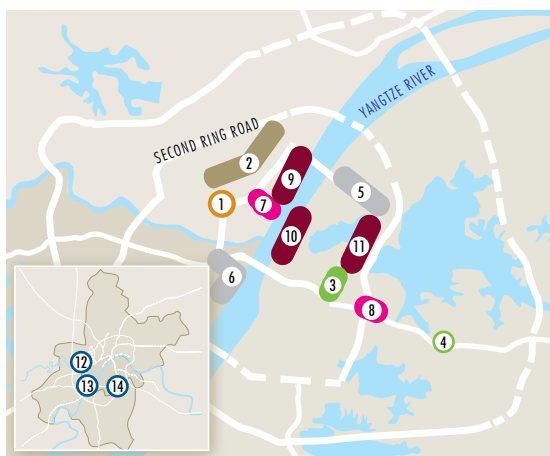
- Major Office, Luxury Residential and Retail Areas**
 - 1. Jiefangbei
 - 2. Guanyinqiao
 - 3. Nanping
 - 4. Yanjiaping
- Major Luxury Residential and Retail Areas**
 - 5. Sanxia Square
- Major Luxury Residential and Industrial Areas**
 - 6. Beibu New Area
 - 7. Xiyong
 - 8. Chayuan
- Major Industrial Areas**
 - 9. Chongqing Bonded Zone

XIAN MAJOR MICROMARKETS



- Major Office, Luxury Residential and Retail Areas**
 - 1. Keji Road, Xian HIDZ
- Major Office and Retail Areas**
 - 2. The South Street
- Major Office and Luxury Residential Areas**
 - 3. Second Ring Road South
- Major Office, Luxury Residential and Industrial Areas**
 - 4. Xian ETDZ
- Major Retail Areas**
 - 5. The West Street
 - 6. The East Street
 - 7. Chang'an Middle Road, Xiaozhai areas
 - 8. Jiefang Road, Minleyuan
 - 9. Yanta Middle Road, Lijiacun areas
- Major Luxury Residential Areas**
 - 10. Tangyan Road, Xian HIDZ
 - 11. Taibai Road South, Xian HIDZ
 - 12. Jinye Road, Xian HIDZ
 - 13. Qujiang New District
 - 14. The North Foot of Qinling Mountain
- Major Industrial Areas**
 - 15. Xian Yanliang National Aviation High-tech Industrial Base
 - 16. Xian International Logistics Park
 - 17. Xian National Civil Aerospace Industrial Base
 - 18. Xian HIDZ

WUHAN MAJOR MICROMARKETS



- Major Office, Luxury Residential and Retail Areas**
 - 1. Hangkong Road
- Major Office and Luxury Apartment Areas**
 - 2. Jianshe Avenue
- Major Office and Retail Areas**
 - 3. Zhongnan Road
 - 4. China Optical Valley
- Major Retail and Luxury Apartment Areas**
 - 5. Xudong Avenue
 - 6. Zhongjiacun
- Major Retail Areas**
 - 7. Jiangnan Road
 - 8. Jiedaokou
- Major Luxury Apartment Areas**
 - 9. Yanjiang Avenue
 - 10. Jiyuqiao
 - 11. East Lake & Sha Lake
- Major Industrial Areas**
 - 12. Wuhan Wujiashan Taishang Investment Zone
 - 13. Wuhan ETDZ
 - 14. Wuhan East Lake HIDZ

Abbreviations:
EPZ = Export Processing Zone
ETDZ/ETDA/ETDD = Economic & Technological Development Zone (Area/District)

FTZ = Free Trade Zone
EDZ/EDA = Economic Development Zone (Area)
HIDZ = High-tech Industrial Development Zone/
High-tech Development Zone

Average Prime Rents

RMB psm Per Month

City	Office	Apartment	Retail (Ground Floor)	Logistics
NORTH CHINA				
Beijing	192.6	92.2	902.9	26.8
Dalian	69.1	81.4	769.7	18.8
Qingdao	75.9	50.2	728.8	10.9
Tianjin	104.8	38.9	566.7	26.0
Shenyang	64.6	41.2	676.2	18.9
EAST CHINA				
Shanghai	206.8	145.1	1355.0	25.5
Hangzhou	112.5	72.1	763.7	12.2
Nanjing	81.1	60.3	1008.8	11.7
Ningbo	63.8	52.6	637.1	13.2
SOUTH CHINA				
Guangzhou	92.8	52.5	1431.7	24.3
Shenzhen	112.2	59.2	695.3	24.3
WEST CHINA				
Chengdu	92.9	33.4	1332.9	17.2
Chongqing	56.5	25.4	813.6	13.2
Xi'an	66.3	26.3	676.8	17.3
CENTRAL CHINA				
Wuhan	47.8	28.7	625.0	15.8

Average Prices

RMB psm

City	Office	Apartment	Industrial Land
NORTH CHINA			
Beijing	23,343	32,999	1,323.3
Dalian	13,500	13,918	477
Qingdao	15,978	15,691	320.9
Tianjin	14,167	13,765	430
Shenyang	9,482	6,576	306.5
EAST CHINA			
Shanghai	28,284	39,185	1356.9
Hangzhou	19,694	27,043	343.6
Nanjing	15,787	17,707	358
Ningbo	15,200	15,363	444.3
SOUTH CHINA			
Guangzhou	15,027	23,104	462.4
Shenzhen	19,645	31,250	849.6
WEST CHINA			
Chengdu	10,588	8,354	442.6
Chongqing	7,508	8,420	414
Xi'an	7,092	6,545	263.6
CENTRAL CHINA			
Wuhan	7,390	9,473	493

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