

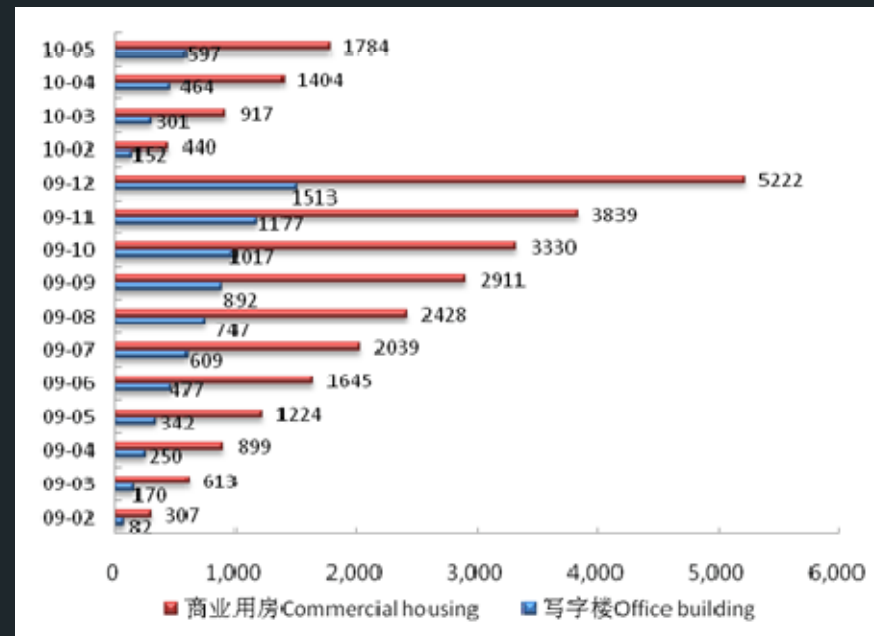
China Commercial Real Estate Industry Report, 2009-2010



Commercial real estate, also known as business real estate, refers to those real estate investment goods that can generate benefits in the form of property appreciation via reasonable operation. Business real estate can be divided by use into sub-industries such as office building, commercial housing, etc.

Along with the economic recovery of China in 2009, commercial real estate market showed robust trend with the sales and areas sold soaring month by month. Entering the year of 2010, Chinese Government strengthens the regulation and control over real estate market, frequently releasing regulation policies, which seriously dampens the housing market. In consequence, quite a few developers and investors have successively transferred to slightly-influenced business real estate, which brings along the uptrend of business real estate as well as the substantial increase of areas sold. From January to May, 2010, the accumulative areas sold of office building rose 74.5% year-on-year while that of commercial housing was up 45.7% year-on-year, much higher than the 19.9% growth of the areas sold of commercial residential buildings.

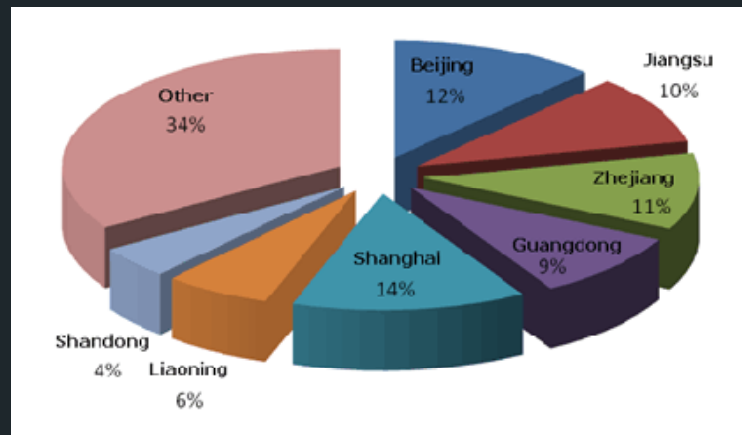
Monthly Accumulated Sold Areas of Office Building and Commercial Housing in China, 2009-2010 (10K M2)



Source: ResearchInChina

Generally speaking, the regions with relatively developed business real estate are mostly regions with higher level of economic development & opening-up degree and strong business climate, e.g. Beijing, Shanghai, Shenzhen, etc., where there are the blooming demand, active leasing & deals, and good project quality, shaping great disparity with the second and third-tier cities. In 2009, Shanghai, Beijing, Zhejiang, Jiangsu and Guangdong ranked the Top 5 in the gross investment of office building nationwide with the total proportion amounting to 56%.

Investment Distribution of Office Buildings in Key Provinces & Cities, China, 2009



Source: ResearchInChina

This report casts light on relevant policies, supply & demand and investment & financing of business real estate industry in recent years, and highlights analysis on the development of business real estate in 15 provinces and cities including Beijing, Shanghai, Guangdong, Tianjin, and Zhejiang, striving to outline the overall development of business real estate all over China as well as the development track and trend of regional industry. At length, the report probes deeply into the operation and development trend of key enterprises in China, such as Dalian Wanda, Sun Hung Kai Properties, China World Trade Center, SOHO China, etc.

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