

SHANGHAI OFFICE MARKET REPORT 上海写字楼市场报告



HIGHLIGHTS

In the first quarter, Shanghai GDP growth reached 7.8%. Meanwhile, Shanghai fixed asset investment and real estate investment, particularly office property investment, grew at a rapid pace and remained attractive for domestic and foreign investors alike.

Garden Square (previously known as Huamin Imperial Tower), located in Nanjing West Road area, was completed in the first quarter, adding 51,700 sq m of Grade-A office space to the market. However, the slowdown in economic growth had a negative impact on the office market. In the first quarter, the average Grade-A rents were stable at RMB9.1 per sq m per day, equivalent to that in the previous quarter. Demand for the manufacturing, retail and professional services sectors remained strong and the market witnessed a number of whole-floor leasing transactions.

Investment demand remained robust in the first quarter, recording a number of en-bloc transactions at a total value of over RMB7.0 billion. Real estate investment funds remained active in en-bloc investment, while some domestic financial institutions continued to purchase large office space for self-use. Some real estate funds including MGPA Asia Funds III and ARA announced their acquisitions of J-Tower and Ascendas Ocean Tower respectively in the first quarter.

Cooling measures on the residential market imposed a positive impact to office market. In the first quarter, the total transacted volume of new offices in Shanghai's urban districts reached 152,000 sq m with an average unit size of 141 sq m, decreasing for the third consecutive quarter. Emerging CBD areas

including Putuo and Zhabei were notably active.

Outlook

Some Grade-A office buildings such as Jing'an Kerry Centre Phase II will be delayed to the second quarter, totally adding approximately 100,000 sq m office space to the market. The new supply is expected to further increase the Grade-A office vacancy rate in Puxi, which was 5.7% in the first quarter of 2013. Meanwhile, new supply in Pudong is still limited in the short term. Therefore, the vacancy rate in Pudong's Grade-A office market will continue its downward trend with relatively stable demand. The gap between Puxi and Pudong's Grade-A office rents as well as vacancy rate will continue to widen.

A number of Grade-A office buildings which are scheduled to complete during 2013 and 2014 have begun pre-leasing process. Tenants will have more choices and the growth of office rents will face more competitive pressure. It is expected that Grade-A office rents in Shanghai will experience a more moderate increase in 2013 than 2012 with an annual growth of 2 to 3%.

Given the pressure on rental growth, some landlords are adjusting their leasing strategies. To maintain the average rental, landlords intend to offer more incentives or lower rents for large-sized units with poor views located in low-zones, but request higher rents for small-sized units in high-zones. Thus the rental gap between different units in the same building has been widening. This trend will allow some tenants with lower budgets to rent space in Grade-A office buildings in core areas.

Some Grade-A office buildings such as Jing'an Kerry Centre Phase II will be completed in the second quarter, totally adding approximately 100,000 sq m of office space to the market.

MACROECONOMIC INDICATORS

In the first quarter of 2013, Shanghai GDP reached RMB493.7 billion, an increase of 7.8% year-on-year, led by the significant growth of construction industry and finance industry with a year-on-year increase of over 15%. Shanghai is making ground to improve the contribution of service industries to the total GDP.

In the first quarter of 2013, thanks to significant growth of the construction, finance and real estate sectors with annual increases all over 15%, Shanghai GDP reached RMB493.7 billion, an increase of 7.8% year on year. Shanghai is making ground to improve the proportion of the tertiary sector in total GDP. In the first quarter, the newly added value of the tertiary sector reached RMB296.6 billion, equivalent to 60.1% of the total GDP of Shanghai.

The local government is seeking a more diversified and sustainable mode of economic growth. In 2013, Shanghai will continue to attract a headquarters' status companies, improve tax policies for MNC and encourage more foreign R&D centres, operation centres, settlement centres and data centres to set up in the city.

Benefitting from the rapid growth of real estate investment, Shanghai fixed

asset investment increased 10.3% year on year to RMB100 billion in the first quarter, among which real estate investment reached RMB57.5 billion, rising 21.9% year on year as office market investment increased 95.1%.

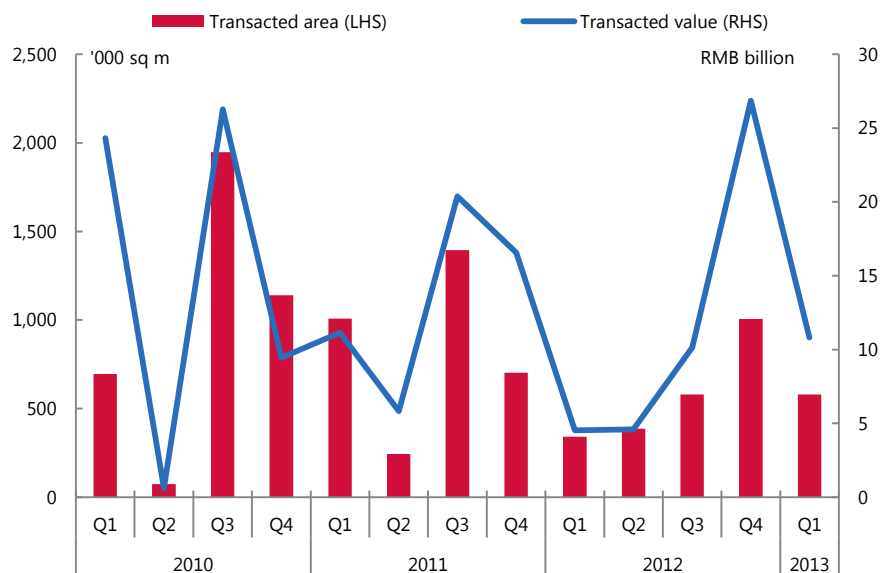
The slow recovery of the global economy posed negative impact on Shanghai's export and import value as well as foreign direct investment (FDI) as well. In the first quarter, Shanghai's export and import value reached USD101.2 billion, dropping 1.2% compare to the previous year. In particular, FDI growth dropped fast. In the first quarter, Shanghai utilised FDI increased 10.2% quarter on quarter to USD3.67 billion with the growth rate declining by 19 percentage points from that of the previous year. The contracted FDI increased 3.1% quarter-on-quarter to 5.44 billion, with growth rate decreasing by 8.8 percentage points.

Economic indicators, Q1 2013		
Economic indicator	Figure	YoY change (%)
Shanghai Gross Domestic Product (GDP)	RMB493.7 billion	7.8%
Fixed asset investment	RMB5,100 billion	10.3%
Real estate investment	RMB57.5 billion	21.9%
Export and import	US\$101.2 billion	-1.2%
Utilised Foreign Direct Investment (FDI)	US\$3.67 billion	10.2%
Consumer Price Index (CPI)	102.3 (same period of previous year = 100)	
Source: Knight Frank Research / Shanghai Statistics Bureau		

LAND MARKET

In the first quarter, Shanghai's land market recorded 14 land transactions among which six were sold at premium, with a minimum premium rate of 41%, indicating developers' enthusiasm in the market.

Shanghai commercial land transaction volume and value (Q1 2010-Q1 2013)



Source: Knight Frank Research / Shanghai Land and Resources Bureau

In the first quarter, Shanghai's land market recorded 14 land transactions with total grant fees of RMB10.9 billion and total transacted area of 580,000 sq m or approximately 1.46 million sq m of gross floor area (GFA). Among the transactions, six were sold at premium, with a minimum premium rate of 41%, indicating the developers' enthusiasm in the market.

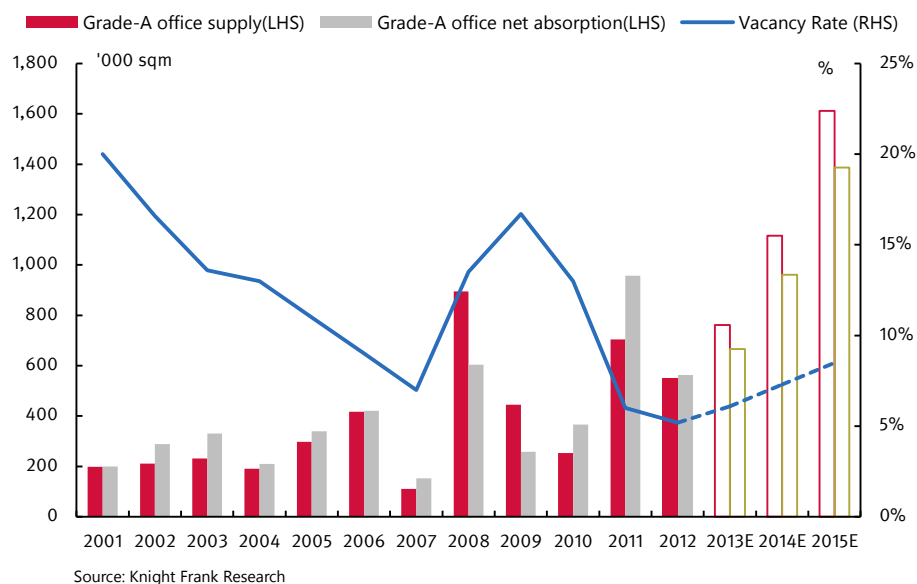
In the first quarter, a number of commercial lands were launched for sale in prime areas in Shanghai. In late January, China Shipping Group acquired Plot E20(e-4-1) alongside the Huangpu River for RMB1.473 billion through its subsidiary, with an accommodation value of RMB34,821 per sq m, 66% higher than the reserve price, ranking the highest accommodation value in 2013. Located in the riverfront area in Tangqiao, Plot e4-1 covers a total land area of 9,000 sq m while the total GFA reaches 42,300 sq m.

In the first quarter, the south sector of Hongqiao CBD core area saw two commercial land transactions. After the completion of land transfer in Phase I of Hongqiao CBD core area, that in the south sector also accelerated. On 20 January, Hong Kong King Wai Group acquired Plot 04 in Hongqiao CBD south sector through its subsidiary for RMB1.32 billion, 76% above reserve price. With an accommodation value of RMB20,371 per sq m, it is the first time for the accommodation value in the Hongqiao CBD area to exceed RMB20,000 per sq m. Plot 04 covers a total land area of 49,500 sq m with a plot ratio of 1.31. Adjacent to Plot 04, Plot 05 in Hongqiao CBD south sector was acquired by Shanghai Longshi Investment Management Co., Ltd at the reserve price, or an accommodation value of RMB10,800 per sq m. Plot 05 covers a total land area of 15,820 sq m with a plot ratio of 1.6.

SUPPLY AND DEMAND

In the first quarter of 2013, the vacancy rate of Grade-A office in Shanghai remains at 5.1%, flat compared to last quarter. Emerging CBD areas have got more attention in quarter one and firms from manufacturing, retail and professional services sectors have seen robust demand.

Shanghai Grade-A office supply, absorption and vacancy rates (2001-2015)



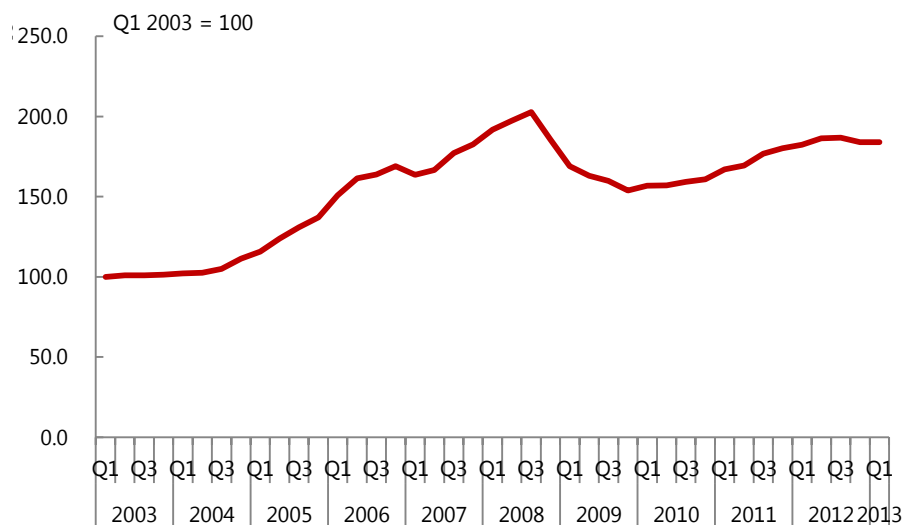
In the first quarter, one Grade-A office building, Garden Square (previously known as Huamin Imperial Tower) was completed, adding 51,700 sq m office space to the market. Located in Nanjing West Road area, the 56-storey Garden Square comprises of Grade-A office, retail and hotel. The office sector has 25 floors in the low zone with an average typical floor area of 2,100 sq m.

By the end of Q1 2013, the total Grade-A office in little Lujiazui has reached 1,520,000 sq m, accounting for 26% of the total stock in Shanghai. Moreover, Oriental Financial Centre and Shanghai Tower will be put into use in 2014 and 2015 successively, bringing 200,000 sq m of Grade-A office space to Little Lujiazui Area. Besides, several office buildings in riverside area of Xuhui District and Hongqiao CBD are expected to complete during 2014 and 2015, with an estimated supply of more than 1.0 million sq m. By then the proportion of stock in emerging CBD areas in Shanghai will be further improved.

The slowdown of economic growth exerted a negative impact on Grade-A office demand. Companies became cautious in expansion and relocation, resulting in a slowdown in leasing activity. In the first quarter of 2013, the vacancy rate of Grade-A office in Shanghai remains at 5.1%, flat compared to last quarter. CBD areas have got more attention in quarter one especially among firms from the manufacturing, retail and professional services sectors. US-based Bose relocated its office to L'Avenue in Hongqiao, leasing two floors covering 3,400 sq m. The construction materials company Saint-Gobain leased one floor in the Bund Center, totaling 2,200 sq m. And Giorgio Armani expanded its office in Plaza 66 Phase I for about 430 sq m. Little Lujiazui Area remained attractive to financial companies with the vacancy rate of many Grade-A office buildings ranging from 2 to 5%.

In the first quarter, Grade-A office rent reached RMB9.2 and 9.0 per sq m per day in Pudong and Puxi respectively, among which Pudong achieved a faster growth.

RENT



Source: Knight Frank Research

In the first quarter, the average rent of Grade-A office in Shanghai was RMB9.1 per sq m per day, flat compared to that in the fourth quarter of 2012. The office rent in Hongqiao Economic and Technological Development Zone recorded the biggest jump of 5.9% quarter on quarter to RMB7.7 per sq m per day among all CBD areas. Office rent in Little Lujiazui Area experienced an uplift in the first quarter, rising 1.6% quarter-on-quarter to RMB10.5 per sq m per day, second only to RMB11.9 per sq m per day for Nanjing West Road.

In the first quarter, Grade-A office rent reached RMB9.2 and 9.0 per sq m per day in Pudong and Puxi respectively, among which Pudong achieved a faster growth. As to Puxi area, the market thrived on an abundance of office supply alongside the metro line in Hongkou and Zhabei districts, giving tenants more choices. Office rent in Sichuan North Road area rose to RMB5.1 per sq m per day while that in Zhabei District increased to RMB6.3 per sq m per day.

Prime office market indicators, Q1 2013

Submarket	Rent (RMB/sq m/day)	Rent % change (QoQ)	Vacancy Rate	Vacancy rate percentage point change (QoQ)
Huangpu	9.2	↑ 0.1%	5.4%	↓ 0.3
Jing'an	11.9	↔	3.1%	↓ 0.1
Pudong	9.6	↑ 0.1%	5.3%	↑ 0.9
Xuhui	9.3	↑ 0.7%	4.0%	↓ 0.8
Changning	7.7	↑ 0.9%	4.4%	↓ 0.1

Source: Knight Frank Research

SALES AND INVESTMENT

Out of the favorable outlook, real estate investment funds maintained high-frequency en-bloc investments while some financial institutions continued to purchase a high volume of office space for self-use.

In the first quarter of 2013, new office supply in Shanghai's urban districts soared 53.8% quarter on quarter to 366,000 sq m, among which March alone has achieved a supply of 270,000 sq m. Meanwhile, new office sales volume in urban districts reached 152,000 sq m, or about 1,100 units. Accordingly, the average transacted unit space was only 141 sq m, declining for three straight quarters. The increasing number of small sized units transactions indicate that more and more individual investors entered the market.

In the first quarter, saleable office in emerging CBD areas proved to be the main contributor of office transactions in Shanghai. Putuo Changfeng area and Zhabei Railway Station area were brisk in transaction, with the sales volume both reaching 20,000 sq m and the price ranging from RMB28,000 to 33,000 per sq m. Driven by the exuberant demand of individual and corporate investors, sales price of offices in Shanghai continued to rise. The sales price of offices in Shanghai rose 5.2% quarter-on-quarter to RMB52,500 per sq m in the first quarter of 2013.

The investment market was buoyant in the first quarter, recording several en-bloc transactions in both primary market and equity market with a total value exceeding RMB7 billion. Real estate investment funds maintained active interest in en-bloc investments while some financial institutions continued to purchase a high volume of office space for self-use. At the end of March, a 20-storey building of the Pujiang Prime with a total GFA of 20,510 sq m, was sold en-bloc for an unit price of RMB63,380 per sq m. In addition, MGPA announced in March that its Asia Fund III acquired J-Tower, a 12-storey office building (office space:L3-L12) in Anting, Jiading District, for RMB263 million. Next to Anting Station of Metro Line 11, the building has a total GFA of about 15,233 sq m and represents a component of mixed-use Life Hub@Anting developed by Chongbang Group. Furthermore, ARA Asset Management acquired Ascendas Ocean Tower in Huangpu District for RMB1.925 billion. Located next to the Bund, Ascendas Ocean Tower has 25 storeys with a total GFA of 50,000 sq m.

Selected office leasing transactions, Q1 2013				
District	Building	Floor	Area (sq m)	Rent (RMB/sq m/day)
Jing'an	Plaza 66 Phase I	Mid zone	430	13.0
Jing'an	United Plaza	High zone	1,600	8.0
Huangpu	Ciro's Plaza	Low zone	1,200	7.5
Huangpu	Central Plaza	Mid zone	500	10.0
Changning	L'Avenue	High zone	3,400	9.0
Source: Knight Frank Research				

Selected office sales transactions, Q1 2013				
District	Building	Floor	Area (sq m)	Price (RMB/sq m)
Hongkou	Shanghai International Shipping Service Centre (West Site) Project 6 Building	En bloc	19,779	87,700
Xuhui	Greenland Centre	18/F	276.3	57,185
Xuhui	Magnolia Plaza	9/F	137.6	56,689
Pudong	Oriental Financial Plaza	4/F	2,439	56,498
Huangpu	Pujiang Prime	En bloc	20,510	63,380
Source: Knight Frank Research / Shanghai Real Estate Trading Centre				

焦点

第一季度上海生产总值增长百分之7.8, 固定资产投资及房地产开发投资, 尤其是写字楼开发投资保持高速增长, 写字楼市场继续受到关注。

第一季度, 位于南京西路商务区的嘉地中心(原为华敏帝豪国际大厦)交付使用, 新增51,700平方米的甲级写字楼面积。经济增长趋缓对甲级写字楼需求造成的不利影响仍然持续, 上海甲级写字楼市场租金录得每天每平方米人民币9.1元, 亦与上一季度持平。制造、零售和专业服务类企业需求相对保持旺盛, 市场录得多宗整层租赁交易。

第一季度上海写字楼投资市场需求旺盛, 市场均录得多宗写字楼整幢交易, 涉及金额超过人民币70亿元。出于对市场前景的良好预期, 房地产投资基金维持了高频次的整购投资, 而多个金融机构则继续大面积购入写字楼面积以自用。包括麦格理MGA亚洲基金III号、ARA在第一季度在上海分别购买了嘉亭大厦和海洋大厦。

住宅物业的调控政策对写字楼市场销售产生积极作用, 第一季度, 上海市区写字楼成交总面积达到15.2万平方米, 其中套均面积约141平方米, 连续三个月下降, 普陀、闸北等新兴商务区成交活跃。

未来展望

静安嘉里中心二期等甲级写字楼预计延后至第二季度交付, 市场新增供应总量预计达到约10万平方米。新增供应增加将使得浦西区域甲级写字楼目前百分之5.7的空置率继续提高。与此同时, 浦东短期内写字楼新供依然紧绌, 在稳定的需求之下, 浦东甲级写字楼空置率将继续走低。浦东和浦西的租金和入住率差异将进一步扩大。

多个预计于二零一三年及二零一四年交付的甲级写字楼项目目前已展开预租, 市场上写字楼选择空间变大, 甲级写字楼租金增长更加困难, 预计二零一三年上海甲级写字楼租金将保持较二零一二年更温和的增长, 年增幅约百分之2至百分之3。

在租金增长乏力的压力下, 写字楼业主正逐步调整租务策略。在不降低整体租金情况下, 对于低区楼层、景观受限和面积较大的写字楼单元, 业主倾向于给予更多优惠或者降低租金报价, 而对于高区楼层以及小面积单元则索要较高租金因而同一楼盘内不同单元间的实际成交租金之间的差异增大。这种租金调整策略也使得一些原本预算较低的企业也能够核心商务区内的超甲级写字楼中租得面积。

静安嘉里中心二期等甲级写字楼预计延后至第二季度交付, 市场新增供应总量预计达到约10万平方米。

宏观经济

第一季度，上海生产总值达到人民币 4,937 亿元，同比增长百分之 7.8，建筑业、金融业和房地产业增幅均超过百分之 15。上海市目前正努力以服务经济来提升生产总值。

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上海正努力寻求更高质量的经济增长。将发展总部经济，完善支持跨国公司总部发展的相关政策，加快集聚外资企业研发中心、营运中心、结算中心、数据中心。

受益于房地产开发投资的快速增长，第一季度上海固定资产投资额达到人民币

1,000 亿元，同比增长百分之 10.3，其中房地产开发投资人民币 575.2 亿元，同比增长百分之 21.9，办公楼投资增速更是高达百分之 95.1。

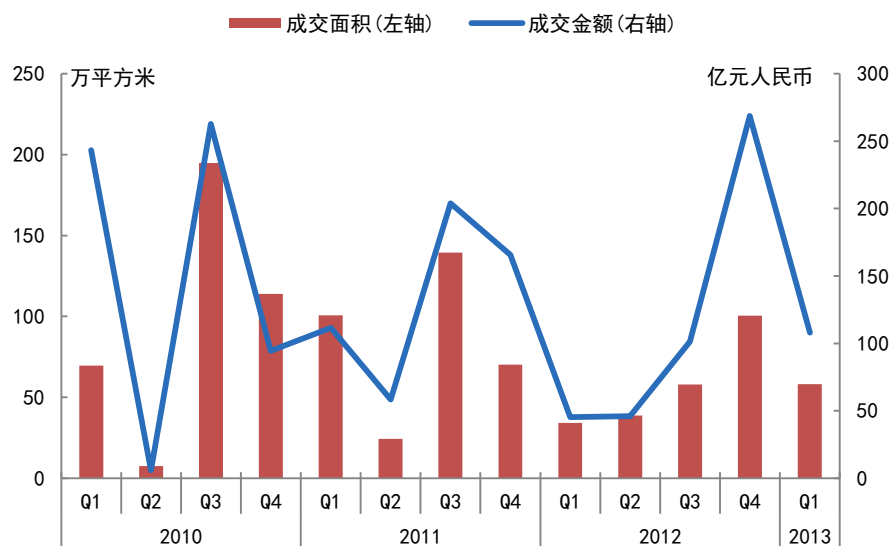
全球经济恢复缓慢，对上海进出口和外商投资造成负面影响。第一季度，上海进出口贸易总额 1,012 亿美元，同比下降百分之 1.2。外商直接投资增幅回落较大。第一季度，外商直接投资实际到位金额 36.7 亿美元，比去年同期增长百分之 10.2%，增幅同比回落 19 个百分点。吸收合同金额 54.4 亿美元，增长百分之 3.1，增幅回落 8.8 个百分点。

主要经济指标，二零一三年第一季度		
经济指标	数值	同比增长(%)
上海国内生产总值	人民币 4,937 亿元	7.8%
固定资产投资	人民币 1,000 亿元	10.3%
房地产开发投资	人民币 575.2 亿元	21.9%
进出口总额	美元 1,012 亿元	-1.2%
外商直接投资实到金额	美元 36.65 亿元	10.2%
居民消费价格指数	102.3（去年同期=100）	
数据来源：莱坊研究部 / 上海市统计局		

土地市场

第一季度，上海录得14宗商办地块成交，总土地出让金为人民币109亿元，其中六宗地块溢价成交，最低溢价率亦达到百分之41，企业热情高昂。

上海商办用地成交面积和成交金额（二零一零年第一季度至二零一三年第一季度）



数据来源：莱坊研究部 / 上海国土资源局

第一季度，上海土地市场录得 14 宗商办地块成交，总土地出让金为人民币 109 亿元，总成交土地面积 58 万平方米，预计为市场新增约 146 万平方米的商办建筑面积。其中有六宗地块溢价成交，最低溢价率亦达到百分之 41，企业热情高昂。

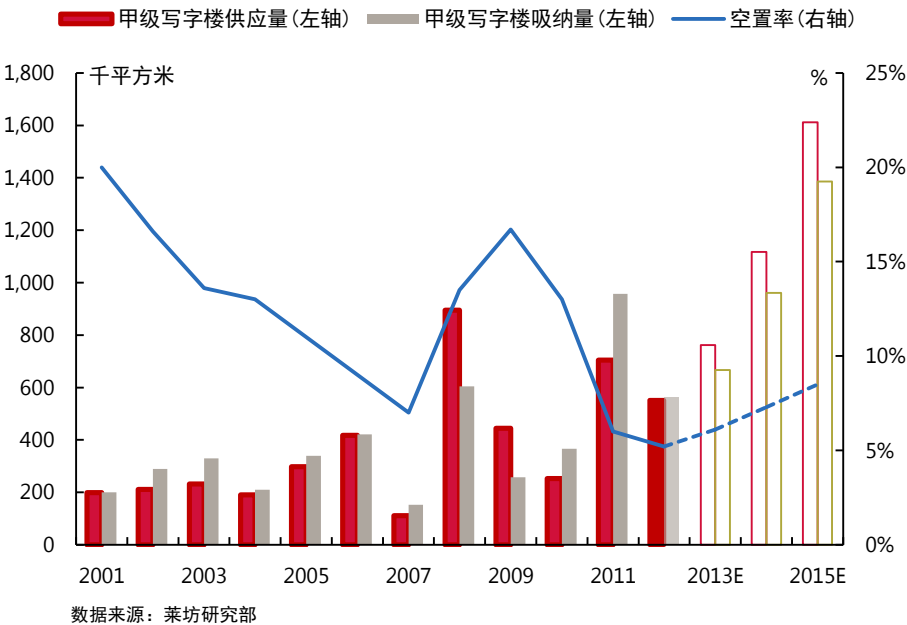
第一季度，上海多个优质区域新增商办土地供应。一月底，中海工业联合体以人民币 14.73 亿元竞得黄浦江沿岸 e20 地块中的 e-4-1 地块，溢价百分之 66。该地块位于浦东塘桥滨江区域，占地仅 9,000 平方米，可建建筑面积 42,300 平方米，成交楼板价为每平方米人民币 34,821 元，成为二零一三年以来成交楼板价最高的一宗地块。

上海虹桥商务核心区南片区在第一季度同时成交两宗商办用地。在完成核心商务区一期土地出让之后，核心商务区南片区和北片区也加快了推出节奏。一月二十日，经纬集团下属全球商品博览汇有限公司购得虹桥商务区核心区南片区 04 号地块，总价人民币 13.2 亿元，较起始价高出百分之 76。该地块占地面积 4.95 万平方米，容积率仅 1.31，成交楼板价每平方米人民币 20,371 元，这也是虹桥商务区第一宗楼板价超过每平方米人民币 20,000 元的商办地块。与此同时，紧邻该地块的南片区 05 地块，占地面积 15,820 平方米，容积率 1.6，由上海隆视投资管理有限公司以底价竞得，折合楼板价每平方米人民币 10,800 元。

二零一三年第一季度，上海甲级写字楼空置率保持了上一季度百分之5.1的水平。非中央商务区写字楼在第一季度获得关注，而制造类、零售和咨询企业需求活跃。

供应与需求

上海甲级写字楼供需和空置率走势（二零零一年至二零一五年）



二零一三年第一季度，嘉地中心(原称华敏帝豪大厦)交付使用，新增建筑面积约51,700平方米。嘉地中心位于北京西路968号，包括酒店、商业和甲级写字楼，总高56层。企业写字楼部分位于低区，共25层，标准层面积约2,100平方米。

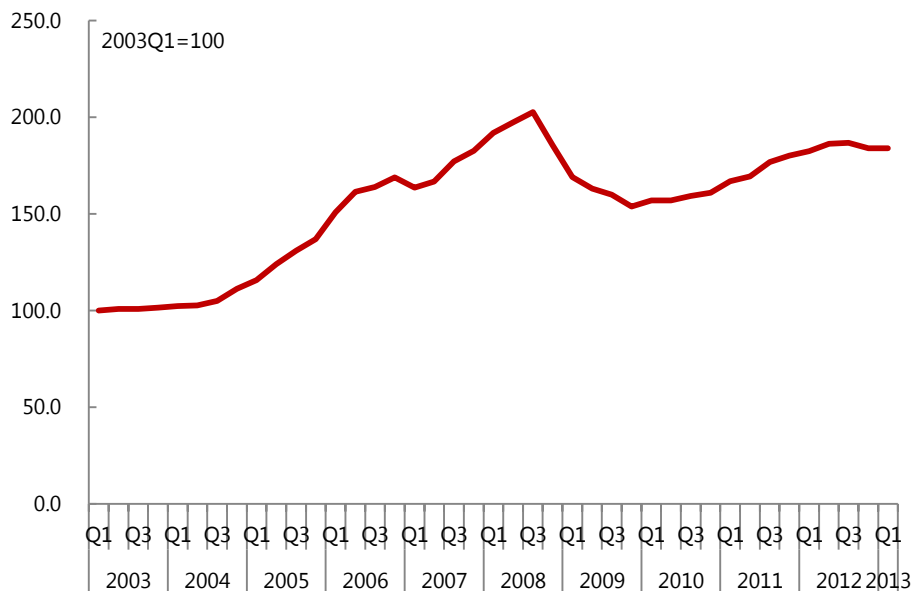
截至二零一三年第一季度，上海小陆家嘴区域甲级写字楼总存量152万平方米，占供应总量的百分之26。东方汇经和上海中心预计将在二零一四年和二零一五年间相继交付，将为小陆家嘴新增约20万平方米的甲级写字楼面积。此外，徐汇滨江以及虹桥商务区核心区将有多个写字楼在此期间竣工交付，预计供应总量将超过100万平方米，届时上海非传统中央商务区写字楼存量比重进一步提高。

世界经济缓慢回暖对甲级写字楼需求产生了负面影响，企业扩张更为谨慎，写字楼租赁清冷。二零一三年第一季度，上海甲级写字楼空置率为百分之5.1，与上一季度持平。分市场来看，中央商务区写字楼在第一季度保持关注，而制造类、零售和专业服务类企业需求活跃。美国博士(Bose)公司将办公场所搬至虹桥的尚嘉中心，租用了两个楼面共3,400平方米的写字楼面积。材料制造商圣戈班则将办公室搬迁至外滩中心，租用了一个整层共2,200平方米的面积。乔治阿玛尼在恒隆广场一座扩充了约430平方米的写字楼面积。小陆家嘴地区依然受到金融类企业关注，第一季度小陆家嘴区域多数甲级写字楼空置率维持百分之5至百分之2的水平。

租金

第一季度浦东和浦西甲级写字楼租金分别达到每天每平方米人民币9.2元和9.0元，浦东租金录得更快增长。

上海甲级写字楼租金指数（二零零三年第一季度至二零一三年第一季度）



数据来源：莱坊研究部

第一季度，上海甲级写字楼租金为每天每平方米人民币9.1元，与二零一二年第四季度持平。虹桥经济技术开发区第一季度租金环比增长百分之5.9至每天每平方米人民币7.7元，录得所有商务区中最高增幅。小陆家嘴区域需求旺盛，第一季度该区域写字楼租金环比增长百分之1.6至每天每平方米人民币10.5元，仅次于南京西路每天每平方米人民币11.9元的水平。

第一季度浦东和浦西甲级写字楼租金分别达到每天每平方米人民币9.2元和9.0元，浦东租金录得更快增长。在浦西的虹口、闸北等轨道交通沿线区域，由于写字楼新增供应较大，租户拥有更多选择空间，写字楼需求旺盛。第一季度虹口四川北路写字楼租金增至每天每平方米人民币5.1元。同期，闸北区写字楼租金亦增至每天每平方米人民币6.3元。

甲级写字楼主要市场指标，二零一三年第一季度

区域	租金 (人民币/平方米/天)	租金 环比变幅	空置率	空置率 环比变幅
黄浦	9.2	↑ 0.1%	5.4%	↓ 0.3 个百分点
静安	11.9	↔	3.1%	↓ 0.1 个百分点
浦东	9.6	↑ 0.1%	5.3%	↑ 0.9 个百分点
徐汇	9.3	↑ 0.7%	4.0%	↓ 0.8 个百分点
长宁	7.7	↑ 0.9%	4.4%	↓ 0.1 个百分点

数据来源：莱坊研究部

销售与投资

出于对市场前景的良好预期，房地产投资基金维持了高频次的整购投资，而多个金融机构则继续大面积购入写字楼以自用。

二零一三年第一季度，上海市区一手房写字楼供应环比大涨百分之 53.8 至 36.6 万平方米，其中仅三月份供应量就达到 27 万平方米。同期，上海市区一手写字楼成交面积 15.2 万平方米，共约 1,100 套。以此计算，套均面积仅 141 平方米，连续三个季度减少。更多小面积写字楼成交表明越来越多的个人投资者进入写字楼销售市场。

第一季度，上海新兴商务区可售型写字楼是上海写字楼成交面积的主力。普陀长风区域及闸北火车站区域成交活跃，成交面积均达到 2 万平方米，成交价格介于每平方米人民币 28,000 元至 33,000 元之间。在个人投资者和企业投资者的旺盛需求推动下，上海写字楼销售价格持续攀升。第一季度，上海市区写字楼销售价格环比增长百分之 5.2 至每平方米人民币 52,500 元。

第一季度上海写字楼投资市场需求旺盛，一手房市场和股权市场均录得多宗写字楼整幢交易，涉及金额超过人民币 70 亿元。出于对市场前景的良好预期，房地产投资基金维持了高频次的整购投资，而多个金融机构则继续大面积购入写字楼以自用。三月底，瀛通绿地大厦售出一幢 20 层高的公寓式办公楼，总面积 20,510 平方米，成交均价约每平方米人民币 63,380 元。三月份，麦格理 MGPA 亚洲基金 III 号斥资人民币 2.63 亿元购得嘉定区安亭镇的嘉亭大厦。嘉亭大厦共 12 层，其中 3-12 层为写字楼，总建筑面积约 15,233 平方米。该物业毗邻轨道交通十一号线安亭站，为香港崇邦集团开发的综合体嘉亭荟城市生活广场的一部分。此外，ARA 基金以人民币 19.25 亿元购得黄浦区海洋大厦。海洋大厦毗邻外滩，总高 25 层，总建筑面积约 50,000 平方米。

写字楼租赁成交举例，二零一三年第一季度

区域	项目	楼层	面积 (平方米)	租金 (人民币/平方米/天)
静安	恒隆广场一座	中区	430	13.0
静安	中欣大厦	高区	1,600	8.0
黄浦	仙乐斯广场	低区	1,200	7.5
黄浦	中环广场	中区	500	10.0
长宁	尚嘉中心	高区	3,400	9.0

数据来源：莱坊研究部

写字楼主要买卖成交举例，二零一三年第一季度

区域	项目	楼层	面积 (平方米)	成交价格 (人民币/平方米)
虹口	国际航运服务中心 西块 6 号楼	整幢	19,779	87,700
徐汇	绿地滨江国际中心	18 层	276.3	57,185
徐汇	汇京国际广场	9 层	137.6	56,689
浦东	东方金融广场	4 层	2,439	56,498
黄浦	瀛通绿地大厦	整幢	20,510	63,380

数据来源：莱坊研究部 / 上海房地产交易中心

Research & Consultancy

Thomas Lam

Director, Head of Research & Consultancy,
Greater China
+852 2846 4819
thomas.lam@hk.knightfrank.com

Regina Yang

Director, Head of Research & Consultancy
Shanghai
+86 21 6032 1728
regina.yang@cn.knightfrank.com

Shanghai office leasing

Benny Yang

National Director, Head of Commercial
+86 21 6032 1768
benny.yang@cn.knightfrank.com

General enquiries

East & Central China

Graham Zink

Managing Director
+86 21 6032 1700
graham.zink@cn.knightfrank.com

North China

Hengky Nayoan

Director, Head of Commercial Services
+86 10 8518 5758
hengky.nayoan@cn.knightfrank.com

South China

Clement Leung

Executive Director
+852 2846 9593
clement.leung@hk.knightfrank.com

研究及咨询部

林浩文

董事及研究及咨询部主管,大中华区
+852 2846 4819
thomas.lam@hk.knightfrank.com

杨悦晨

董事及研究及咨询部主管,上海
+86 21 6032 1728
regina.yang@cn.knightfrank.com

上海写字楼租赁

杨松

中国区董事, 商业物业代理部主管
+86 21 6032 1768
benny.yang@cn.knightfrank.com

一般查询

华东及华中

葛汉文

董事总经理
+86 21 6032 1700
graham.zink@cn.knightfrank.com

华北

何金亮

董事, 商业物业代理主管
+86 10 8518 5758
hengky.nayoan@cn.knightfrank.com

华南

梁伟明

执行董事
+852 2846 9593
clement.leung@hk.knightfrank.com

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