



Leveling up

China Industrial Market

November 2022

Foreword

Industrial accounts for 20% of construction land in China, second only to residential, meanwhile, China has more than 20,000 industrial parks. Local governments and investors are looking to reinvigorate these assets, promote local development, improve park operations and upgrade manufacturing.

Supply chain disruption, strategic competition and industrial policies have increased the need for greater resilience and redundancy planning to be built into the industrial sector, boosting the growth of industrial transactions in recent years. Global industrial investment volumes have grown at a CAGR of 22.5% from 2016-2021 and now represent the third largest investment class. China likewise has seen growing interest from investors, transforming the previously niche asset class into an investor mainstay.

For the purpose of this report, industrial is defined as projects in which manufacturing takes place, excluding pure R&D facilities on industrial land. In the past, this used to refer to single-storey factories and workshops but as the sector has matured, industrial parks have evolved into more comprehensive parks equipped with a range of different amenities and functions. Manufacturing and broader industry now encompass a much larger chunk of the value chain from design and R&D to sales and after-sales services, as well as capturing a larger share of the advanced manufacturing sector. The more demands placed upon the industrial sector increase the challenges but also create opportunities for investors.

The industrial sector can be more challenging to navigate than the commercial sector because of the various regional regulatory

frameworks, land use types, and environmental impact assessments and the range and specificity of different tenant industry sectors.

This report will look into the market conditions, trends and opportunities in China's industrial market in terms of land use, industry upgrading and R&D push, key markets, and investment focus.

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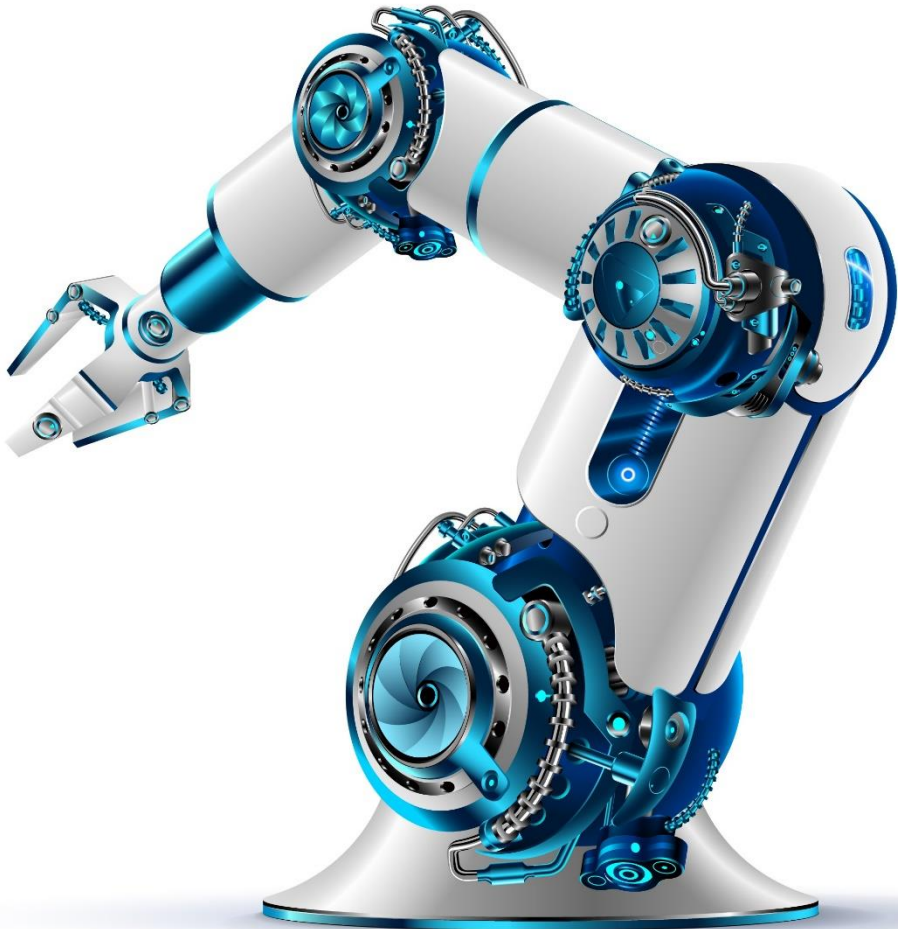
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Getting the most out of land

Amidst strict environmental protection and limited industrial land supply, more intensive land use becomes a key trend.

Intensifying land use

Industrial projects tend to be built on Class M land. As environmental standards become stricter, M1 class land (the industrial land that causes little or no pollution) has become the main type of land supply in leading cities. As developers try to extract as much value as possible from the limited land, development and construction costs are rising.

Administrative guidance for industrial land varies significantly by region, posing challenges for developers and investors. Dongguan was the first city to launch M0 land for emerging industries in 2018, which was quickly followed by many cities including Suzhou, Zhengzhou and Zhuhai. Nevertheless, it is often not clear if M0 land is treated the same way by different authorities – can developments be sold strata title? What industries can occupy the property? Many of these questions

can only be addressed on a case-by-case basis.

Amidst the trend of city and industry integration, industrial parks are now getting a facelift. Urban industrial parks are improving operations, attracting more investments, and achieving more sustainable development paths by tapping into more financing channels. Meanwhile, the older and underutilised stock is being converted or redeveloped.

Shanghai's original layout of "104, 195, 198" as outlined in the 13th Five-Year Plan and refers to the state-level industrial parks, industrial clusters, and stand-alone developments has been upgraded to "industrial base", "industrial community", and "fragmented industrial plots". Future industrial developments will focus on upgrading and promoting two former groups.



Industrial Land Use

Code	Background	Comments
M1	Type 1 industrial land, does not disturb or pollute neighbouring residences and public facilities	Most common land type available, suitable for most light industry clients
M2	Type 2 industrial land, minimal disruption or pollution for neighbouring residences and public facilities	Most tenants can meet these requirements
M3	Type 3 industrial land, significant disruption or pollution for neighbouring residences and public facilities	M3 land is usually rare and mostly utilised by petrochemical firms; tenant will tend to have higher tax tolerance
C65	Shanghai introduced (沪府办[2011]51号发) in 2011 that added C65 type land for research and design institutes	Stata-title sale possible, the land price is relatively lower; directed land sales allowed with no need for public auction
MO/Ma	Dongguan released tentative provisions for a new type of industrial land MO in September 2018; Zhangjiagang and Kunshan subsequently also released MO and Ma land, respectively	Such land is usually developed and managed by state-owned enterprises and city investment firms and seldom released into the market; usually related to city redevelopment and relatively expensive
MX	Nanjing launched three types of "MX" innovation industrial land after 2011, targeting production R&D enterprises, with plot ratios between 1.5-4.0 and with supporting facilities accounting for no more than 15% of the total project	Innovation and scientific research significantly highlighted, similar to C65 in Shanghai

Industrial land development trends

1. Limited land supply

More efficient and economical use of land is promoted with strict planning, control and development. In Suzhou, new industrial investment projects require a capital commitment of at least RMB 50 million to buy pure industrial land. In Beijing, land can be leased but not transferred or sold, en-bloc or strata-title. In Guangzhou, the conditions on land use rights are assessed on an annual basis, failure to meet requirements may lead to local authorities repossessing the land.

2. Flexible land sales

For significant national and provincial industrial projects or strategic projects in emerging industries, the tenure can be extended after being acknowledged by the government. Tenure for transferred land will need to deduct the number of years used by the previous owner. Allocated land can be used in perpetuity unless otherwise regulated by the law. Land tenures must be renewed at least one year before their expiry, or the government has the right to repossess the land and all structures on it.

Typical Land Tenure for Key Industrial Cities

City/Region	Duration
Most cities	50 years
Suzhou, Hangzhou	No more than 30 years
Guangdong, Beijing, Shanghai, Jinan, Linyi, Chengdu	No more than 20 years
Wuxi, Nantong, Jiaxing	Flexible land tenure of 50 years, 30 years with assessments every five or ten years

Source: Savills

Industrial land development trends

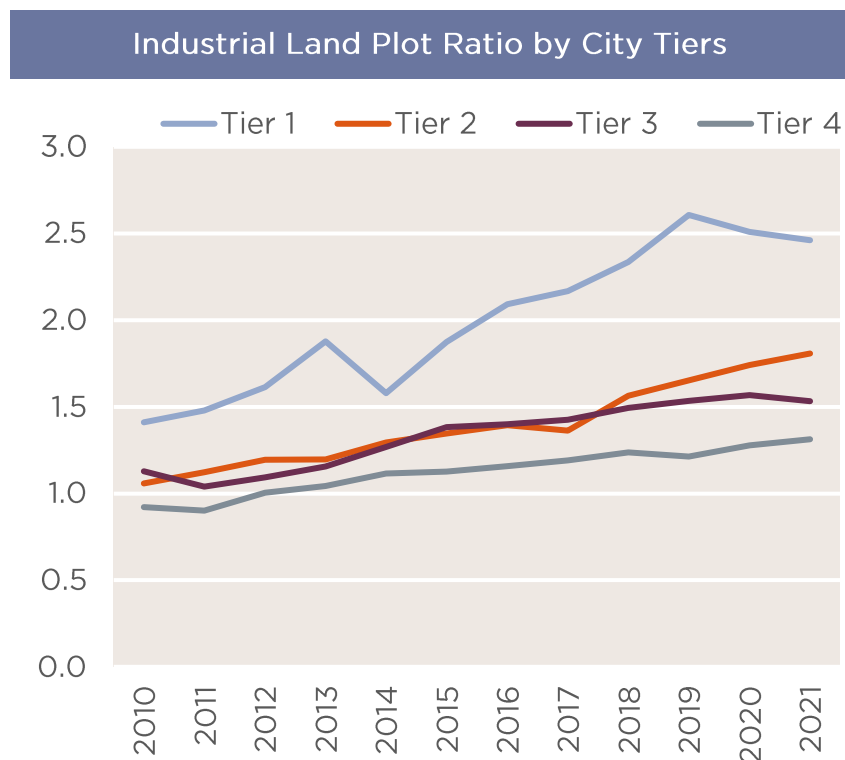
3. Full life-cycle regulatory assessments

Land goes through many stages from the land reserve, transaction, construction and eventual operation. The land sales contract does not just outline the condition for the sale and construction of the project but also the project operation and extension of its tenants. The government carries out ongoing assessment and supervision during the entire tenure, though authorities will allow for at least five years for the project construction and stabilisation before conducting a performance assessment*. The ongoing assessment means that a complete appraisal system adopting a digital solution that integrates and tracks relevant information will be needed.

4. Increased plot ratio

Since 2010, the plot ratio in Tier 2-4 cities has been rising steadily and reached 1.8 in 2021 for second-tier cities. First-tier city plot ratios dipped in 2014 but eventually reached 2.6 in 2019.

The Shanghai Municipal Bureau of Planning and Natural Resources released provisions in 2020 to promote the quality use of land resources, specifying that the plot ratio for industrial land should not be lower than 2.0 and for R&D facilities should not be lower than 3.0.

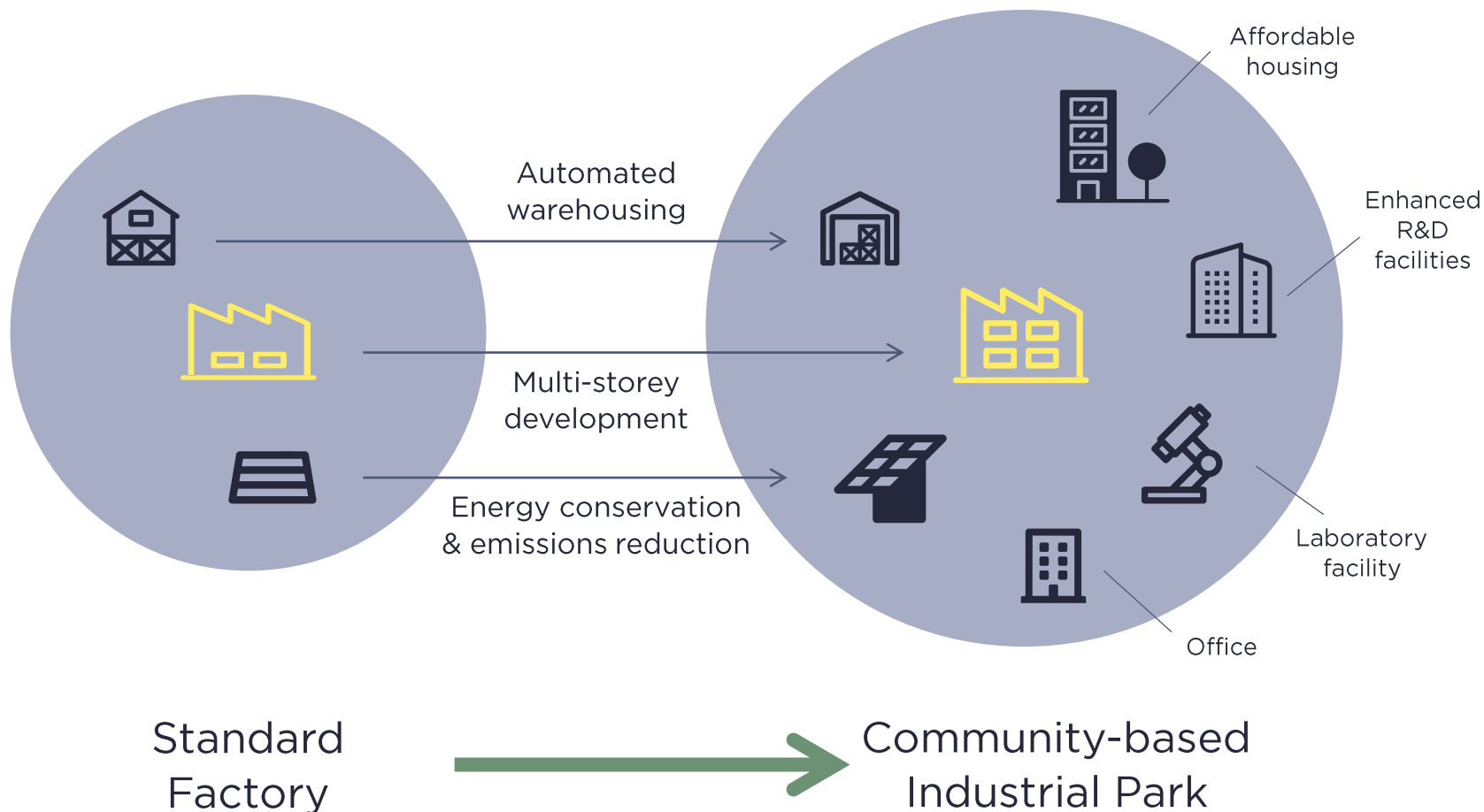


Source: CREIS, Savills Research

*Performance assessment covers the total investment amount, the industrial output, industry type, and tax contributions to name but a few

Changes in industrial structure have accelerated the transformation of traditional industrial parks

In addition to making more efficient use of plant and storage space, there is also a focus on R&D offices and talent apartments as well as other amenities in order to enhance competitiveness.





Advancing manufacturing

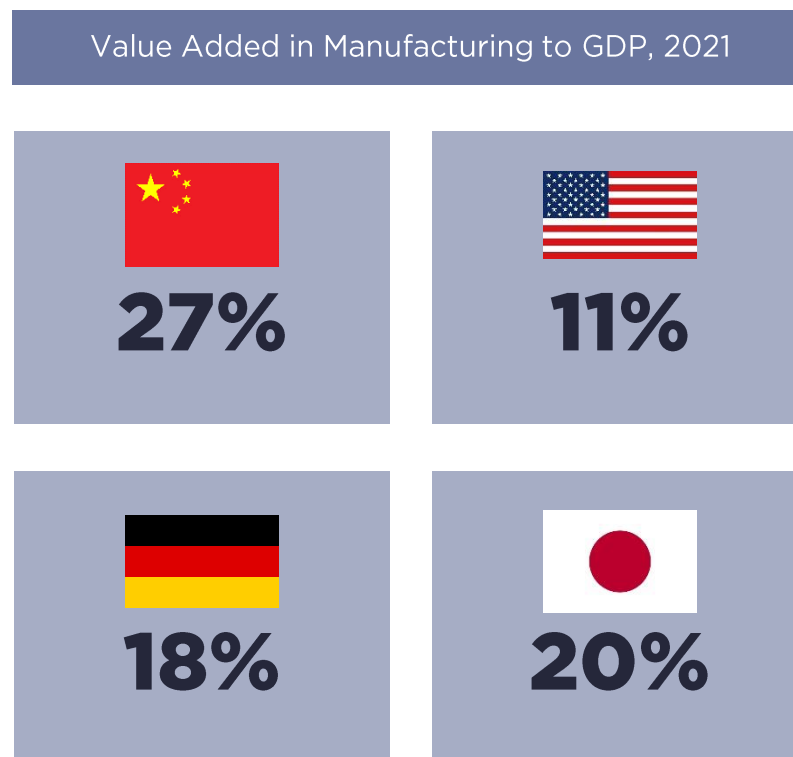
The manufacturing industry is rapidly upgrading, and industrial real estate operations need to build a more comprehensive platform to increase competitiveness.

Levelling up manufacturing

Covid disruptions and changes in the global political landscape have forced countries to pay greater attention to their manufacturing industries, especially their advanced sectors. The US has passed the Innovation and Competition Act while Japan passed its Economic Security Bill, both designed to encourage domestic R&D and the reshoring of manufacturing while also establishing domestic semiconductor industries. China is likewise investing enormous effort to advance its homegrown businesses and industries.

The manufacturing sector accounted for 26% of China's economic activity in 2020, recovering up to 29% in 1H/2022. Its prominence highlights the importance of manufacturing to China's economy as well as its prowess on the international stage.

Despite an active investment market, China's manufacturing transformation still faces significant challenges, given the low value-add and labour-intensive nature of much of China's traditional manufacturing. Sectors such as the textile industry and some low-value machinery manufacturing find it hard to compete with lower-cost export countries and increasingly stricter environmental requirements. Meanwhile, emerging industrial sectors will require more specific and often advanced facilities and services.



Source: Savills Research

R&D expenditure surges

China's R&D expenditure has accelerated in the past decade, reaching 2.44% of GDP (RMB2.8 trillion) in 2021, close to the global average and up from 1.84% in 2011.

Many other countries are also seeing the growth in R&D expenditure outstrips GDP growth, with South Korea R&D intensity being one of the highest at 4.8%, followed by the United States (3.5%), Japan (3.3%) and Germany (3.1%).

There remains significant scope for improvements in growth fields such as the pharmaceutical industry, with greater R&D investment reducing China's reliance on imports as well as helping to lower costs, boost output and facilitate the development of upstream and downstream related industries.

Guangdong (RMB400.2 billion) and Jiangsu (RMB343.9 billion) as core provinces in the Greater Bay Area and Yangtze River Delta regions respectively, ranked high in R&D expenditure in 2021, while Beijing (RMB262.9 billion) and Shanghai (RMB182.0 billion) came top in intensity, with expenditure/GDP ratio at 6.53% and 4.21%.

R&D expenditure in computers, communications and electronic devices accounts for 20.4% of the overall expenditure. Instruments, pharmaceutical and transportation industries though have the most growth in R&D expenditure and were in the top ten industries by R&D investment intensity (R&D expenditure / value added ratio).

Industry	2011	2021
Transportation	1.25%	3.35%
Instruments	1.62%	3.21%
Pharmaceutical	1.46%	3.19%
Special equipment	1.40%	2.77%
Electronic device	1.48%	2.43%
Other manufacturing	0.34%	2.34%
General equipment	1.01%	2.27%

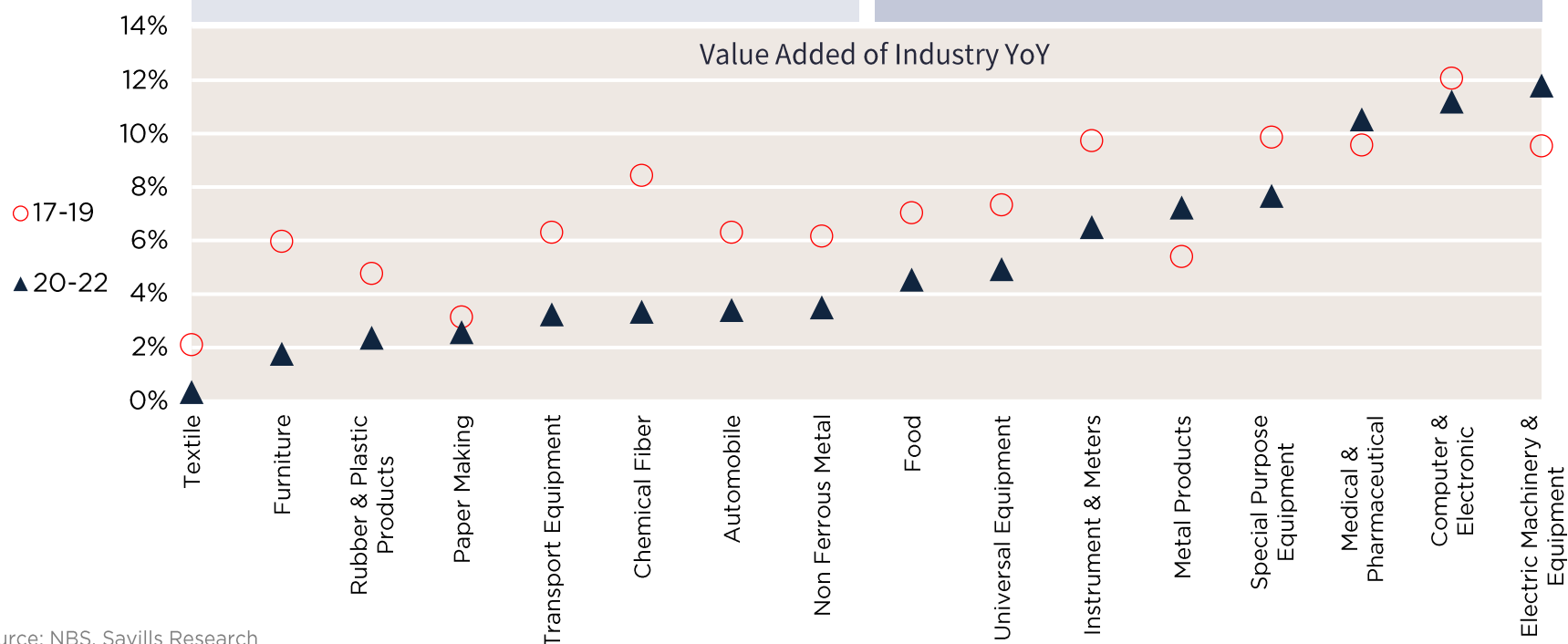
Source: NBS, Savills Research

Advanced manufacturing, pharmaceutical, computer, communications & other electronic equipment are a key focus for future upgrades

The industrial real estate sector will have to upgrade in lockstep with the manufacturing sector. Beijing West Industrial Park and Suzhou Industrial Park have witnessed many successful upgrades in recent years.

The transformation of industrial real estate is not limited to the upgrading of factory space but also includes the comprehensive revamp of industrial parks to provide new R&D centres, offices, daily amenities and other supporting facilities to meet the increasing needs of firms.

Strategic emerging and high-end manufacturing which generally require high R&D intensity and a large talent pool maintained high growth rates than many other sectors in the 17-19 and 20-22 periods, reflecting the relative resiliency and development potential of the sectors. NEVs, integrated circuits, pharmaceutical, and computer & communications industries have outperformed the rest of the market in terms of output value, corporate valuations and real estate needs.

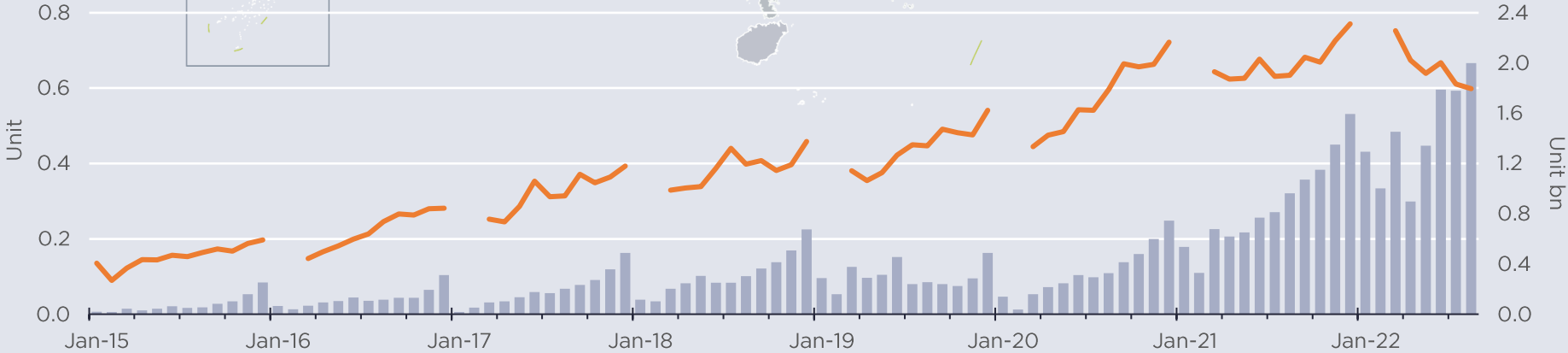


Case study: NEV & Li-ion battery

- CATL battery manufacturing bases
- BYD battery manufacturing bases

The global effort to combat climate change and reduce reliance on hydrocarbons has pushed governments to offer greater subsidies and encourage individuals to change consumer behaviour resulting in a surge in demand for NEV and the energy storage sector

China's NEV sales and lithium-ion battery production grew at a compound annual growth rate (CAGR) during 2015-2021 of 51.4% and 26.8%, respectively.



Source: NBS, company announcements, Savills Research

		Chemicals	Pharma	Chemical Fiber	General Equipment	Specialized Equipment	Automotive	Transport	Medical Equipment	Computer	Instrument Mfg	
North	Shenyang											4
	Dalian											3
	Beijing											6
	Tianjin											4
	Jinan											2
	Qingdao											6
West	Xi'an											5
	Chengdu											5
	Chongqing											9
Central	Zhengzhou											2
	Wuhan											6
	Changsha											3
East	Hefei											5
	Nanjing											6
	Nantong											7
	Changzhou											6
	Wuxi											8
	Suzhou											9
	Shanghai											9
	Hangzhou											6
	Ningbo											6
	Fuzhou											4
South	Xiamen											3
	Guangzhou											5
	Dongguan											5
	Shenzhen											6
	Huizhou											3
	Foshan											5
	Jiangmen											3

Distribution of China's advanced manufacturing

Hi-tech strategic industries such as NEVs, advanced equipment manufacturing and other emerging industries have propelled the demand for industrial properties in the Yangtze River Delta (YRD) and Greater Bay Area (GBA) in recent years.

 Established cluster
 Underdeveloped

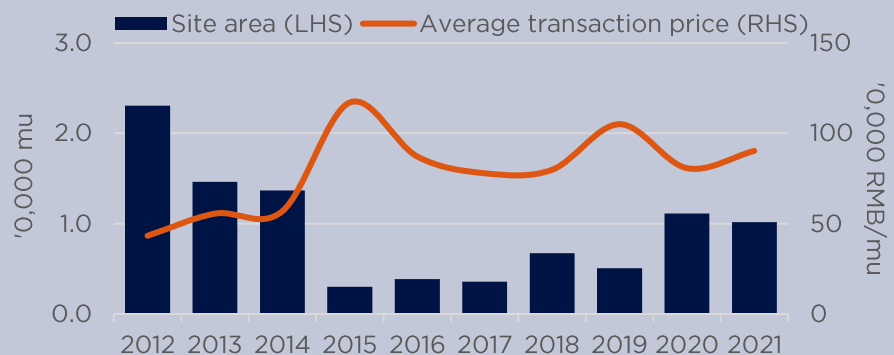


Key Markets

Key industrial cities

Shanghai

- Shanghai has a limited industrial land supply. The government will monitor industrial park performance and recycle land plots where appropriate.
- Shanghai started the adoption of more dynamic assessment tools for land management and flexible land tenure in 2015; Land tenures are either 20 years or 50 years (the latter is applicable for significant projects).

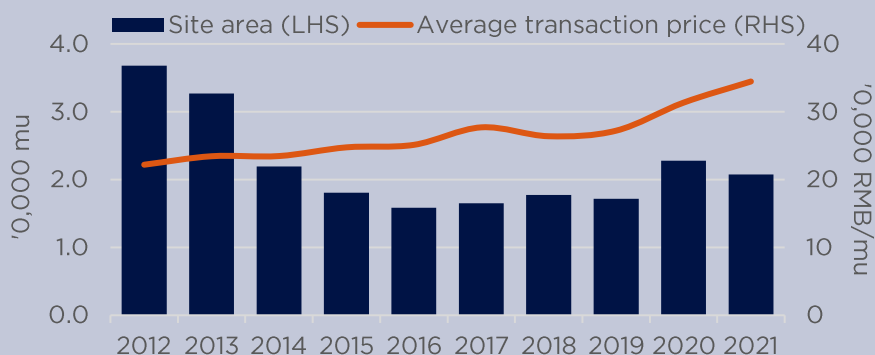


#	Area	Rent (RMB psm pmth)		Land price (RMB10,000/mu) (20 years land tenure)
		Low	High	
1	Baoshan Park	37.0	45.0	85.0
2	Jiading Park	37.0	43.0	82.0
3	Qingpu Park	37.0	45.0	88.0
4	Songjiang ETDZ	43.0	46.0	102.0
5	Xinzhang Park	46.0	56.0	108.0
6	Waigaoqiao FTZ	46.0	52.0	-
7	Kangqiao Park	50.0	56.0	116.0
8	Nanhui Park (South Jinqiao Park)	36.0	45.0	90.0
9	Lingang Industrial Area	40.0	54.0	95.9
10	Shanghai Bay Area HTDZ (Jinshan Park)	36.0	42.0	88.0
11	Fengxian Park	33.0	42.0	92.0
	City average	40.1	47.8	94.7

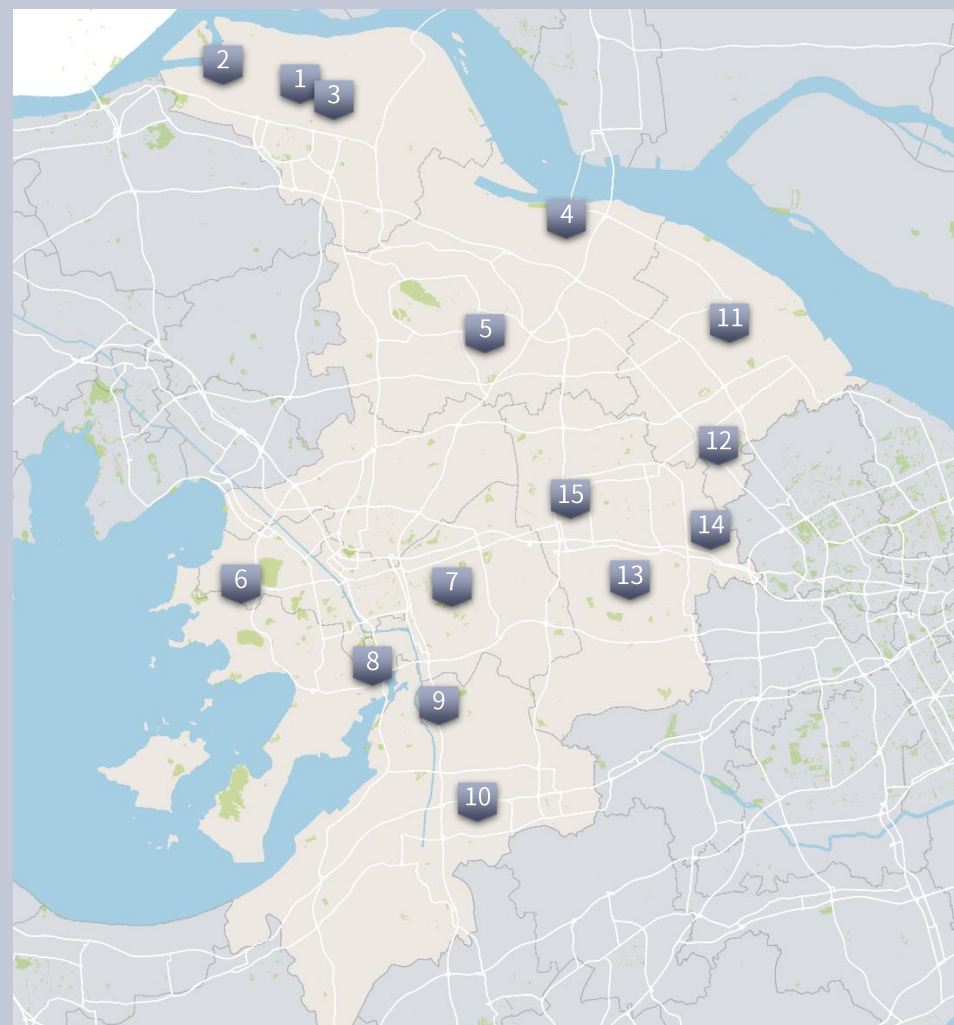


Suzhou

- Tight industrial land supply
- Suzhou's total industrial output totalled RMB4 trillion in 2021, the highest in the country.
- Suzhou adopted flexible land tenure ranging from 30 and 50 years in urban areas since 2020.
- Several county-level cities like Changshu pilot rural collectively-owned construction land in 2020.

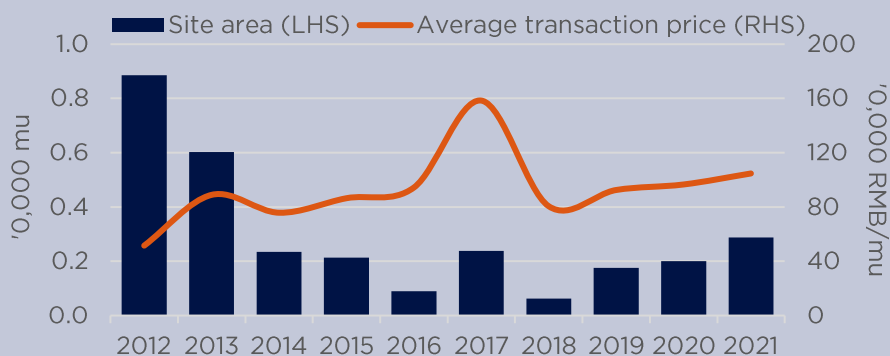


#	Area	Rent (RMB psm pmth)		Land price (RMB10,000/mu)
		Low	High	(50 years land tenure)
1	Zhangjiagang ETDZ	18.0	27.0	31.5
2	Zhangjiagang Bonded Area	18.0	27.0	50.0
3	Zhangjiagang HTZ	21.0	25.0	32.0
4	Changshu ETDZ	24.0	30.0	45.0
5	Changshu HTZ	24.0	32.0	45.0
6	Suzhou New District	36.0	42.0	32.0
7	Suzhou Industrial Park	40.0	57.0	35.0
8	Wuzhong ETDZ	30.0	45.0	22.4
9	Wujiang ETDZ	30.0	38.0	30.0
10	Wujiang Fenhu EDZ	25.0	33.0	27.0-30.0
11	Taicang Port ETDZ	28.0	32.0	23.0
12	Taicang HTZ	28.0	35.0	23.0
13	Kunshan German Park	30.0	38.0	22.4
14	Kunshan ETDZ	30.0	42.0	22.4
15	Kunshan HTZ	30.0	42.0	22.4
	City average	27.5	36.3	33.8

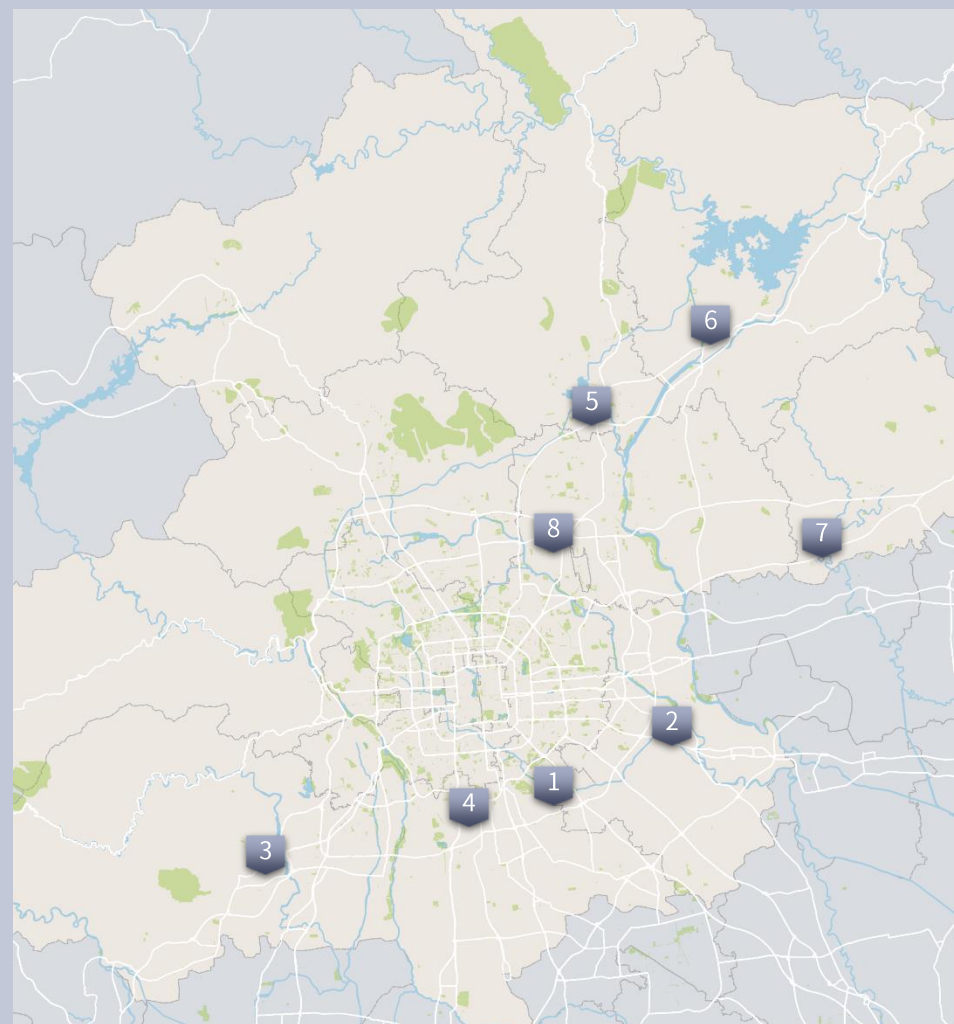


Beijing

- Tight industrial land supply
- Strata-title sale of factories and R&D buildings is forbidden. Beijing has been looking to relocate non-capital-related functions out of the city for years, firms looking to settle in the capital will have to meet higher requirements.

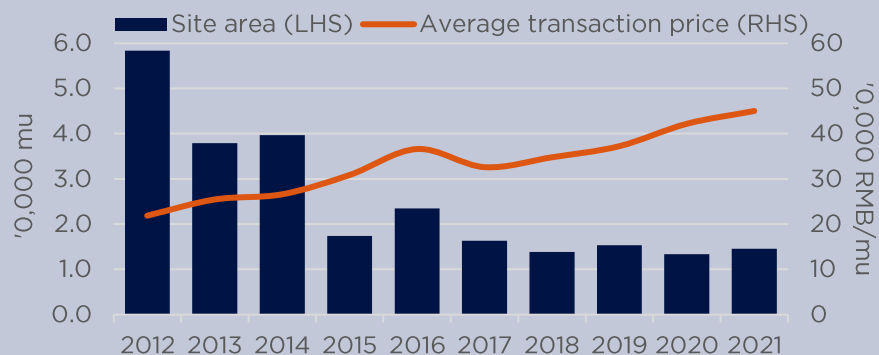


#	Area	Rent (RMB psm pmth)		Land price (RMB10,000/mu) (50 years land tenure)
		Low	High	
1	Yizhuang ETDZ (National level)	27.0	55.0	110.7
2	Tongzhou	25.0	45.0	59.5
3	Fangshan	28.0	36.0	105.8
4	Daxing	27.0	45.0	81.8
5	Huirou	30.0	39.0	133.7
6	Miyun EDZ	27.0	39.0	60.3
7	Pinggu	24.0	33.0	68.0
8	Shunyi	30.0	48.0	108.3
City average		27.3	42.5	84.9

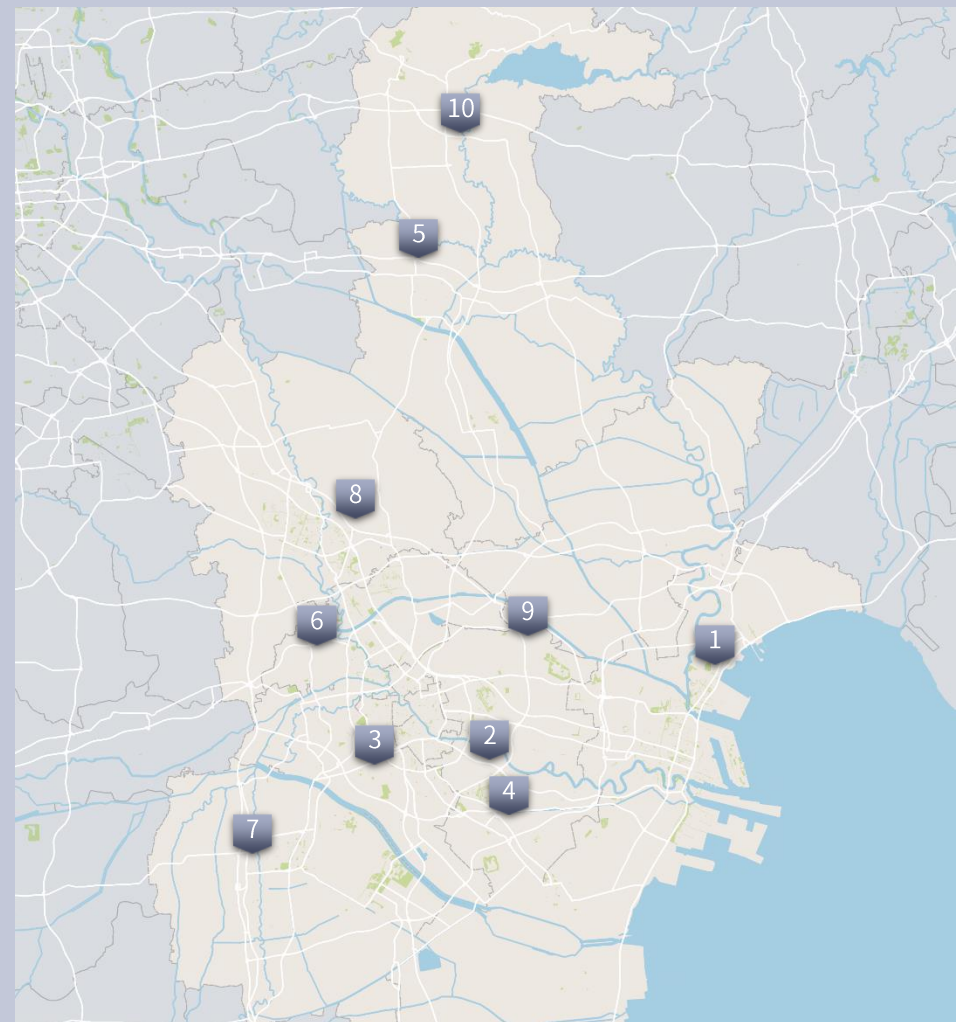


Tianjin

- Tight industrial land supply
- Strata-title sales policy eased in 2020, purchasers must be from approved industries.

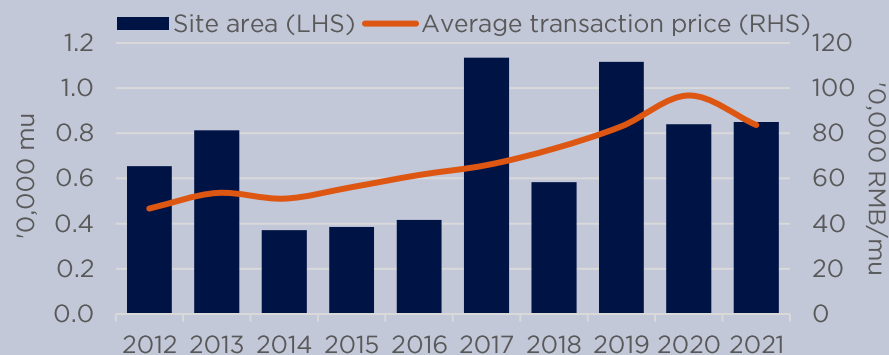


#	Area	Rent (RMB psm pmth)		Land price (RMB10,000/mu) (50 years land tenure)
		Low	High	
1	Binhan	15.0	39.0	65.8
2	Dongli	18.0	27.0	42.8
3	Xiqin	21.0	30.0	62.7
4	Jinnan	18.0	24.0	53.3
5	Baodi	15.0	21.0	44.4
6	Beichen	18.0	30.0	52.7
7	Jinghai	12.0	18.0	47.3
8	Wuqing	15.0	36.0	51.0
9	Ninghe	15.0	21.0	34.9
10	Jizhou	15.0	18.0	30.2
City average		16.2	26.4	48.5

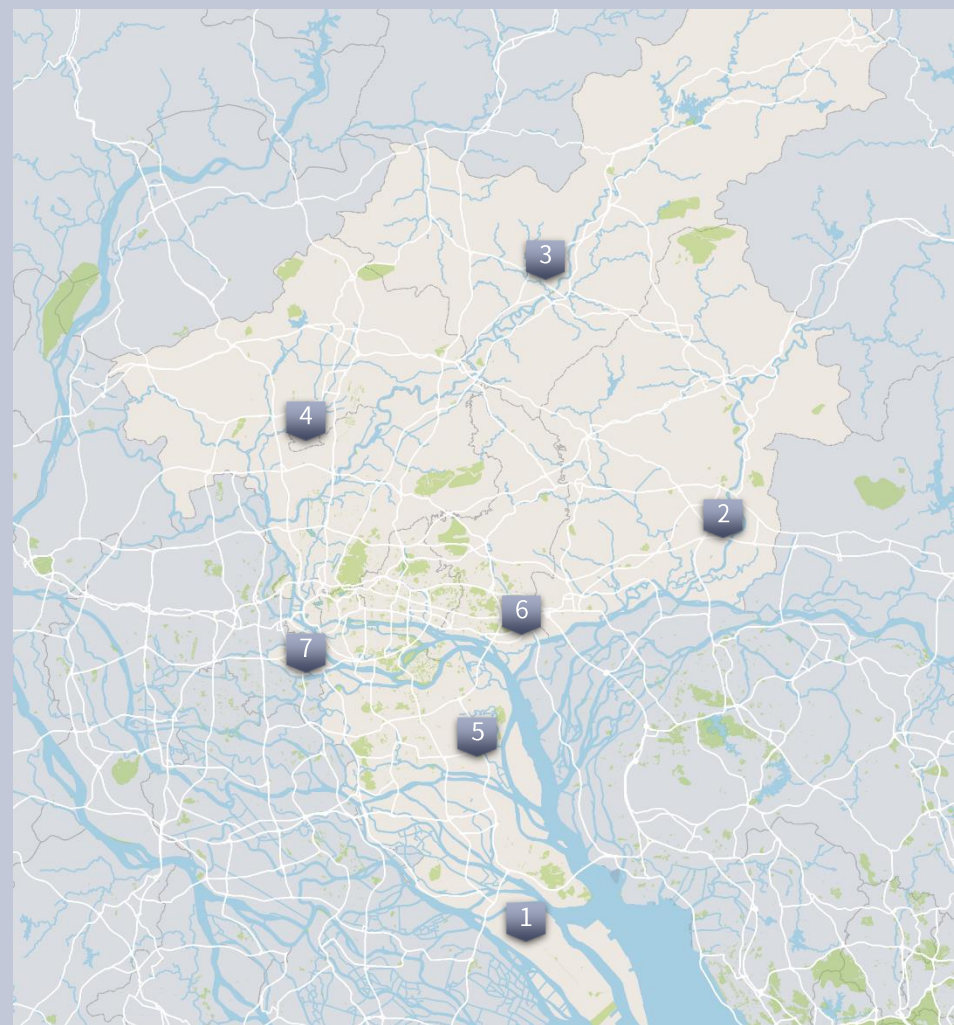


Guangzhou

- Tight industrial land supply
- Guangdong is redeveloping existing stock; less land for new construction.
- Guangzhou promotes M0 policy and clarified the rules for the division and transfer of units.

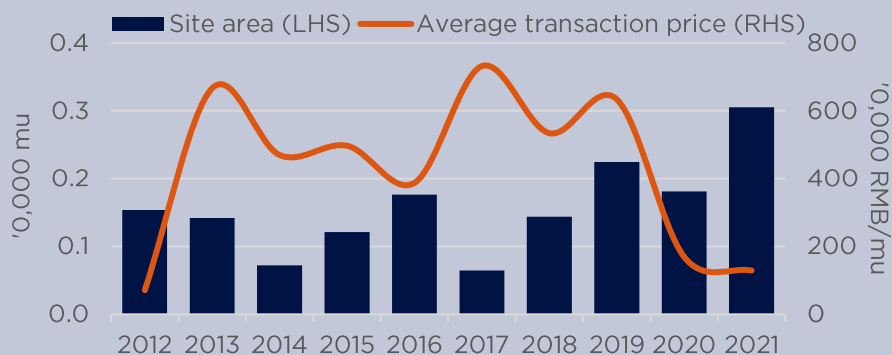


#	Area	Rent (RMB psm pmth)		Land price (RMB10,000/mu) (50 years land tenure)
		Low	High	
1	Nansha	18.0	20.0	106.9
2	Zengcheng	15.0	24.0	62.2
3	Conghua	18.0	30.0	45.8
4	Huadu	18.0	24.0	78.4
5	Panyu	20.0	24.0	172.2
6	Huangpu	22.0	33.0	83.5
7	Liwan	20.0	24.0	601.0
City average		18.7	25.6	108.3

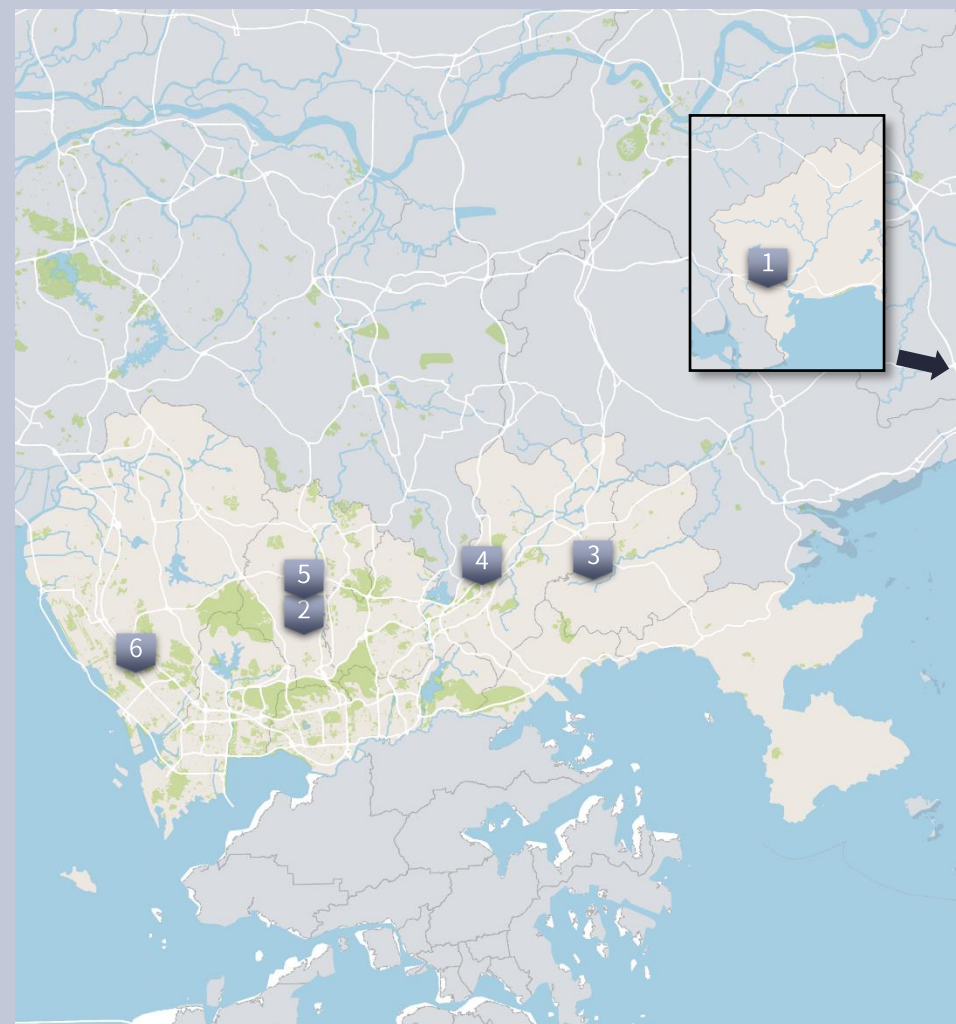


Shenzhen

- Tight industrial land supply
- Promoting M0 land; land for key industrial projects cannot be resold.

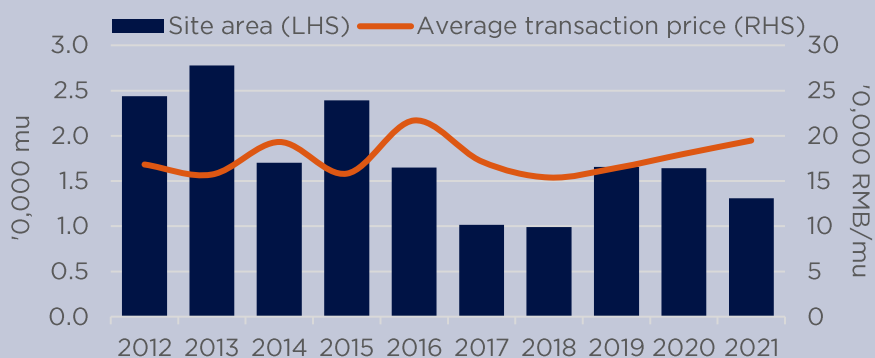


#	Area	Rent (RMB psm pmth)		Land price (RMB10,000/mu) (30 years land tenure)
		Low	High	
1	Shenshan Special Cooperation Zone	15.0	20.0	38.6
2	Guangming	35.0	45.0	129.3
3	Pingshan	25.0	35.0	168.3
4	Longgang	50.0	60.0	308.7
5	Longhua	50.0	65.0	312.3
6	Baoan	35.0	50.0	164.5
City average		35.0	45.8	186.9

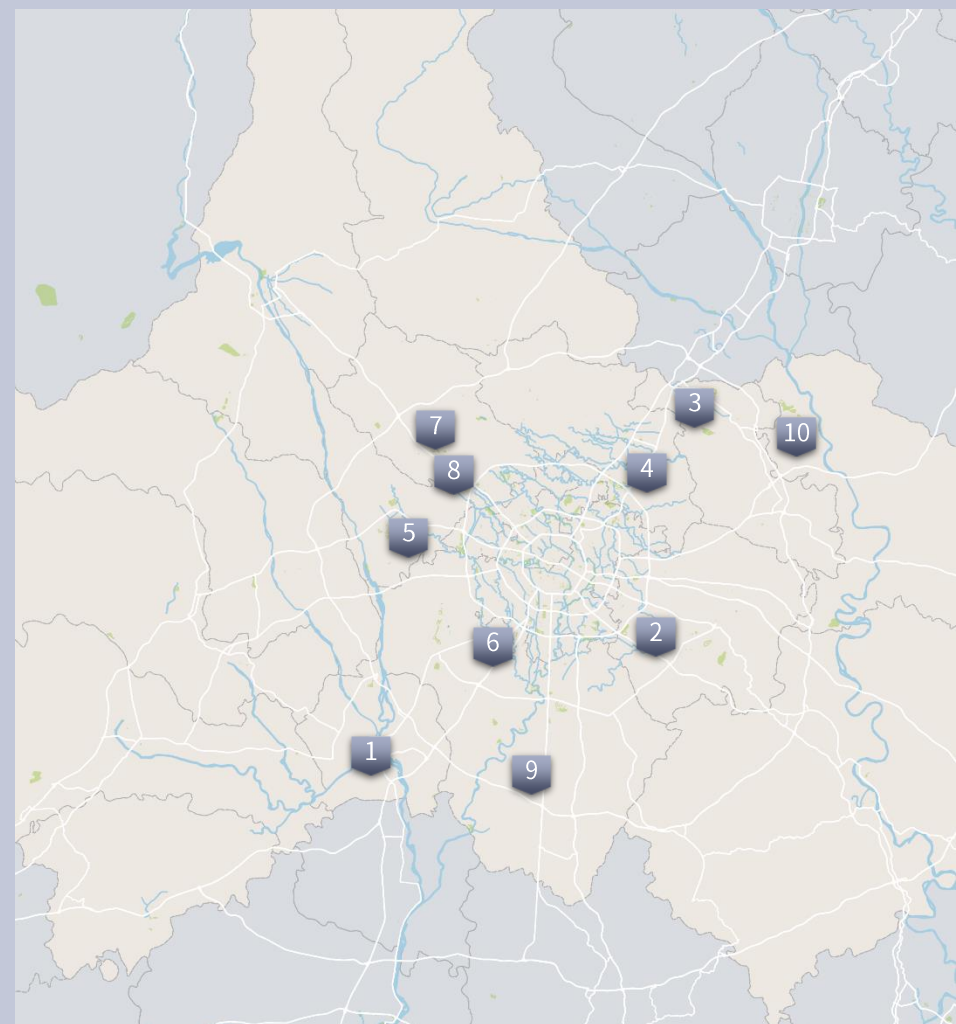


Chengdu

- Land supply and demand are relatively balanced.
- Chengdu adopted flexible land tenure in late 2017; benchmark industrial land prices are in line with the current guidelines.

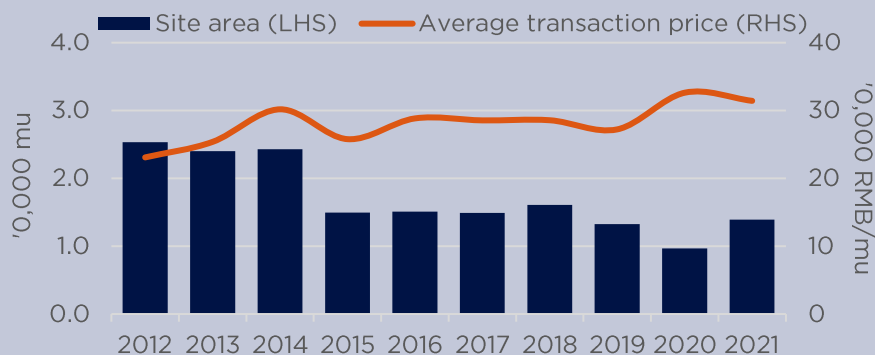


#	Area	Rent (RMB psm pmth)		Land price (RMB10,000/mu) (20 years land tenure)
		Low	High	
1	Xinjing	17.0	25.0	15.1
2	Longquanyi	25.0	30.0	40.0
3	Qingbaijiang	18.0	26.0	32.0
4	Xindu	24.0	28.0	40.0
5	Wenjiang	20.0	28.0	35.0
6	Shuangliu	26.0	33.0	42.0
7	Pidu	26.0	30.0	38.0
8	High-tech Zone West	25.0	32.0	36.0
9	Tianfu New District	19.0	24.0	32.0
10	Jintang	18.0	24.0	25.0
City average		21.8	28.0	33.5

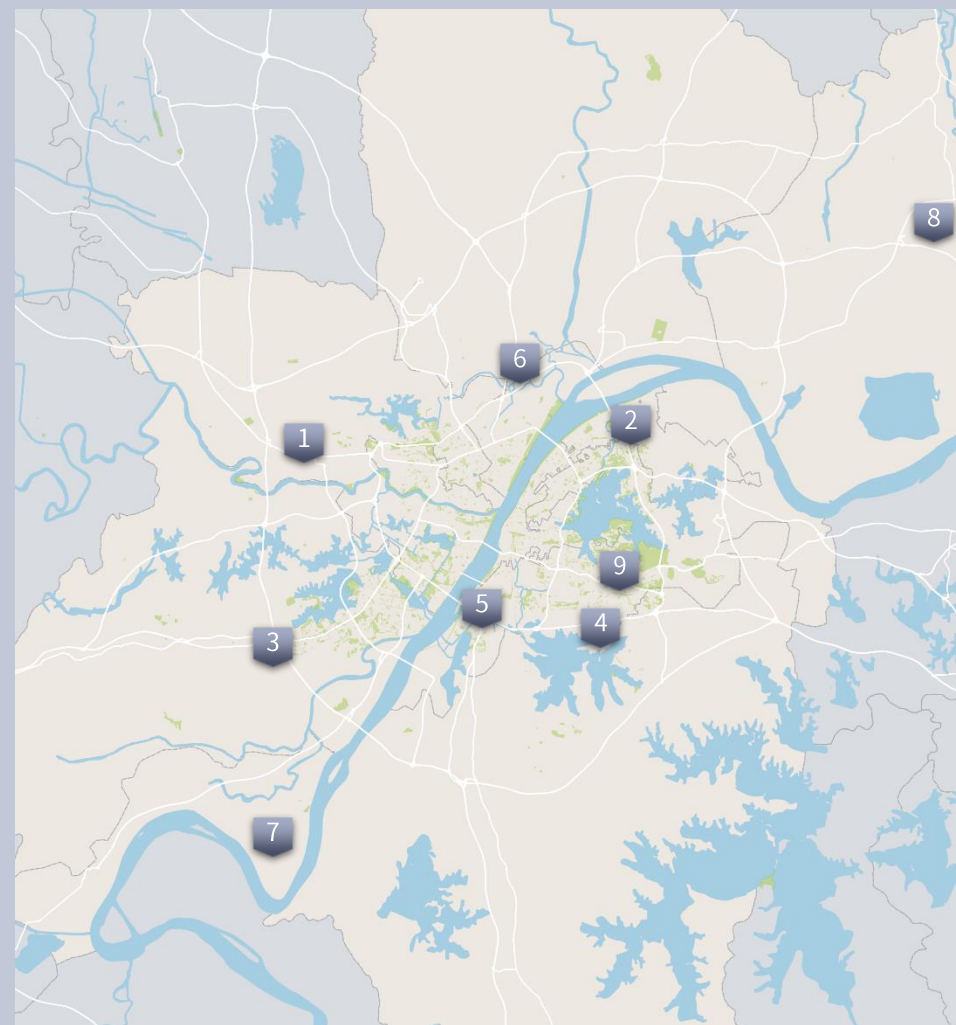


Wuhan

- Land supply is sufficient, but mostly in remote regions.
- Industrial projects in Optics Valley are not allowed for strata-sale, restrictions are limited in other regions.
- M0 land was promoted in the Optics Valley and Changjiang New Town since 2021 but progress has been slow.



#	Area	Rent (RMB psm pmth)		Land price (RMB10,000/mu) (50 years land tenure)
		Low	High	
1	Dongxihu	12.0	30.0	31.7
2	Qingshan	13.0	18.0	65.9
3	Caidian	12.0	27.0	21.3
4	Jiangxia	21.0	30.0	33.0
5	Hongshan	18.0	30.0	53.4
6	Huangpi	15.0	27.0	27.8
7	Hannan	12.0	15.0	24.4
8	Xinzhou	10.0	18.0	35.7
9	Donghu High-tech	25.0	40.0	37.0
City average		15.0	26.0	36.6





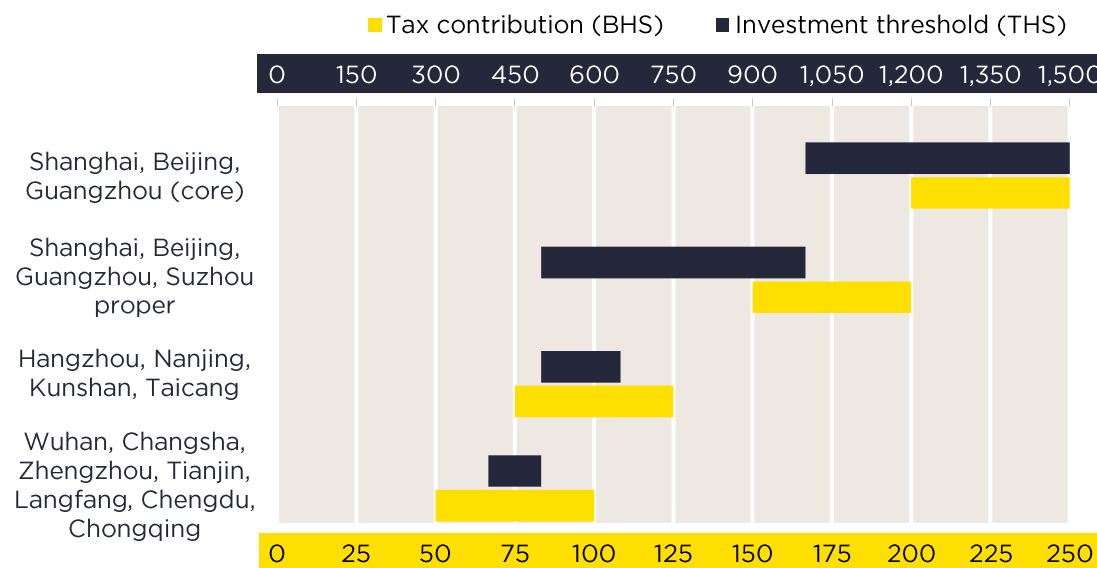
Investment Focus

Investors seek higher returns from industrial upgrades.

Investment and tax intensity requirements in highly sought-after markets

Government regulation for the industrial sector continues to evolve whether that be more stringent EIA standards, carbon emissions caps, or industry cluster promotion. One of the clearest regulations has been over the last few years to require minimum tax contributions and investment thresholds which are usually correlated with the size of the facility and the proximity to and wealth of urban clusters. This has the benefit of increasing tax revenues while also forcing out lower-value manufacturing and creating space for companies from higher-value industries. In the case of Tier 1 cities, more central locations are likely to require an investment intensity of above RMB10 million per mu and tax contributions in excess of RMB1 million per mu.

Tax Contributions and Investment Thresholds

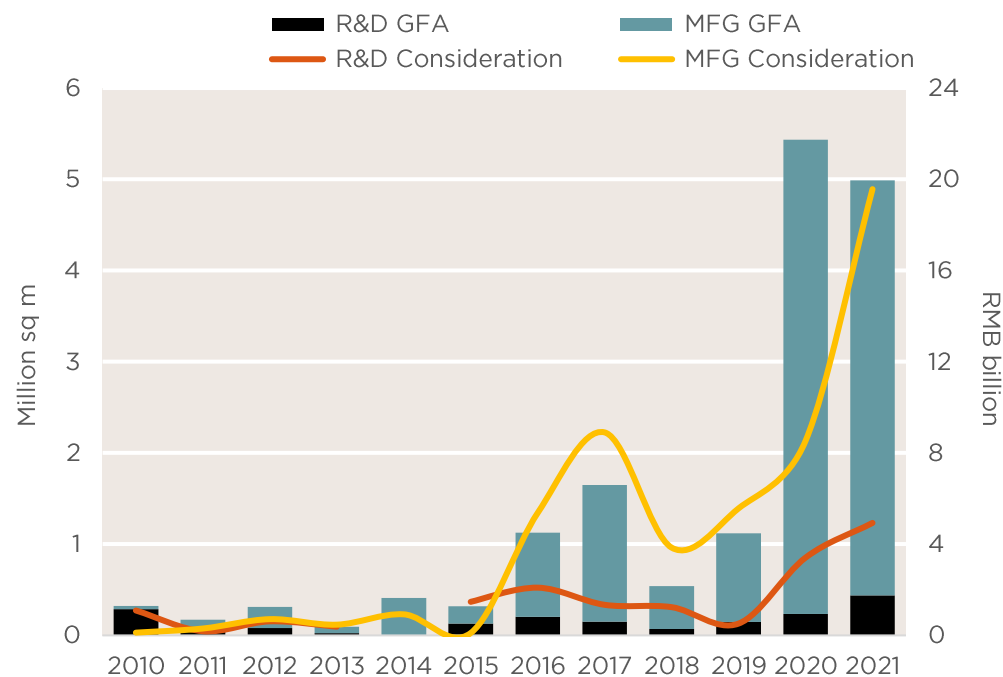


Recent surge in investment interest

Despite talk of reshoring and nearshoring, China continues to dominate the global manufacturing sector, especially in advanced manufacturing sectors, thanks to several distinctive qualities such as its capacity, infrastructure, and experienced labour pool. Advanced manufacturing foreign direct investment (FDI) increased 33.6% YoY in 1H/2022, while hi-tech exports grew 6.5% YoY.

Acquisitions of investment-grade industrial assets are dominated by state-owned developers and foreign capital. Transactions posted strong growth in 2020 as the upgrading of manufacturing output was prioritised. Higher yields than other asset classes, the emergence of REITs, and the need to diversify property holdings have attracted the attention of more and more domestic investors and developers, hence increasing competition in the sector.

R&D and Manufacturing Asset En-bloc Transactions



Greater returns compared to traditional assets

Net yields for industrial parks in the core areas of Tier 1 cities stood at 5.0%-5.5% in June 2022, 200-250 bps higher than the 10Y government bond yields, and approximately 50-100 bps higher than traditional commercial assets classes like Grade A office buildings and premium shopping malls.

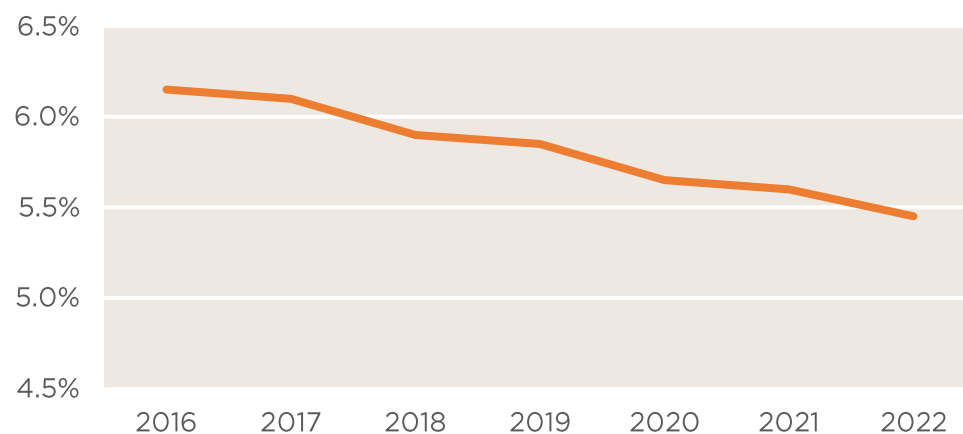
The launch of China's infrastructure real estate investment trusts (I-REITs) has also expanded the financing channels for industrial parks, enabling developers and operators to upgrade existing assets and continue to expand their portfolios. REITs also increase liquidity, and transparency while introducing a new exit strategy for investors.

By September 2022, six industrial REITs had been listed, including Guotai Junan D&J New Economy Industrial Park REIT, the first privately-owned park in the country.

China Government Bond Yield 10Y

2.78%*

Net Yield of Core Industrial Assets in Tier 1 Cities



*Figure of September 30th 2022

Diversified exit channels

1. Equity sale



En-bloc transactions are the typical divestment option for most industrial parks. Deals tend to be relatively straightforward and can be concluded quickly, though disposals increasingly require government support to close.

2. Infrastructure REITs



Industrial REITs have a stable income. They also supplement existing exit strategies. Sponsors also continue to derive income from the management of projects.

3. Strata sale



Local governments have reduced restrictions associated with strata-title sales for factories in order to attract enterprises that require smaller spaces. This has created a new exit channel for owners in some localities.



Infrastructure REITs

Project	Fund manager	Fund tenure (yrs)	Shareholder ratio				Estimated dividend rate	
			Sponsor	Strategic allotment	Institution	Retail	Jul-Dec 2022	2023
Lingang Fengxian Park	Guotai Junan	43	20.0%	35.0%	31.5%	13.5%	5.33%	5.41%
D&J New Economy	Guotai Junan	45	20.0%	45.0%	24.5%	10.5%	4.74%	5.25%

China has many industrial parks among which there are a number of assets with stable occupancy rates in mature manufacturing hubs. This, combined with expectations for future rental growth provides strong foundations for REIT listing.

With the listing and trading of Guotai Junan Lingang Fengxian Park REIT, there are now 19 infrastructure REITs in the market (six with industrial parks as underlying assets). Lingang Fengxian Park and D&J New Economy are two which have underlying manufacturing assets.

The estimated dividend ratio for the prospectus of the two products ranges from 4.74% to 5.41%, equal to the net yield of industrial park core value-added investment in Tier 1 cities.

Assets				
	Operating since	GFA (sqm)	Occupancy	Valuation (RMB mn)
Lingang Fengxian Park				
Lingang Fengxian Park Phase I	Nov 2013	40,799	100%	260
Lingang Fengxian Park Phase III	Jun 2017	72,900	99%	470
Total / Average		113,699	99%	730
D&J New Economy	Operating since	GFA (sqm)	Occupancy	Valuation (RMB mn)
D&J Jinshan Park	Jun 2016	85,574	100%	445
D&J Kunshan Park	Dec 2017	78,673	100%	412
D&J Wuxi Park	Dec 2017	83,610	100%	415
D&J Changzhou Park	Aug 2015	36,077	100%	104
Total / Average		283,934	100%	1,376

Trends

Innovation, sustainability
and occupier evolution



1. Green development amid dual-carbon goals

China has launched a five-year plan for industrial green development, encouraging more sustainable industrial properties. More energy-efficient developments are likely to maintain higher occupancy rates and charge rental premiums allowing them to better attract investor attention. Older developments will feel increased pressure to renovate or redevelop.

2. Independent innovation and national security

Rising geopolitical tensions, trade conflict, and pandemic-related disruptions posed challenges to the global supply chain. Meanwhile, national security concerns have resulted in countries protecting intellectual property emphasising industrial policies and spending greater sums on R&D in critical sectors. Independent innovation and self-reliance will likely drive continued demand in the future.

3. Industrial upgrade provides new momentum

Industrial policies such as “Made in China 2025” continue to draw in capital and skilled workers to hi-tech industrial sectors. New industrial parks will increasingly cater to these emerging industries and will have to consequently increase the standard of their structures as well as facilities and services to meet the needs of new occupiers.

4. Smart park operations promote efficiency and convenience

Digitisation and automation of the traditionally labour-intensive manufacturing industry will help increase output and efficiency. Increased plot ratios and the introduction of office, R&D, and entertainment facilities will help level up industrial parks.



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