

# CHENGDU PROJECT

Chengdu, People's Republic of China

## ■ NATURE OF INSTRUCTION

: Feasibility Study

## ■ CLIENT

: Posco E&C

## ■ SIZE

: A mixed-use development with a combined GFA\* of 343,200 sq m

## ■ SERVICE LINES INVOLVED

: Valuation & Advisory Services and CBRE Consulting

## ■ COUNTRIES INVOLVED

: Korea and PRC

## ■ PROJECT BRIEF

CB Richard Ellis Korea was instructed by the client to conduct a feasibility study on a proposed development plan consisting of office, hotel, residential and retail facilities in Chengdu, People's Republic of China ('PRC').

A further reassessment of the proposed development mix was conducted upon instruction from the client.



## ■ PROPERTY DESCRIPTION

The Subject is a proposed development on a 44,000 sq m of land situated on the eastern side of Renmin South Road, one of the main artery roads of Chengdu city, PRC.

The main facilities of this mixed-use development include office, hotel, serviced apartment, shopping mall and arcade with a combined GFA of 343,200 sq m. The breakdown of GFA by property type is as follows: -

## ■ BREAKDOWN OF GFA

### (By Property Type)

- Office	: 131,368 sq m
- Hotel	: 98,526 sq m
- Serviced Apartment	: 65,684 sq m
- Shopping Mall	: 32,842 sq m
- Underground Arcade	: 14,779 sq m

## ■ CHALLENGE

CB Richard Ellis Korea was assigned to conduct a feasibility study on 'Project Chengdu' and further reassess the existing development mix so as to obtain the 'highest & best use' of the development.

## ■ SOLUTION

Our team cooperated with the local office, CB Richard Ellis Chengdu, to collate relevant market data and financial information necessary to conduct the study. As a result, we were able to provide the client with optimal development mix and the likely financial returns of the project under various scenarios.

(\* GFA: Gross Floor Area)