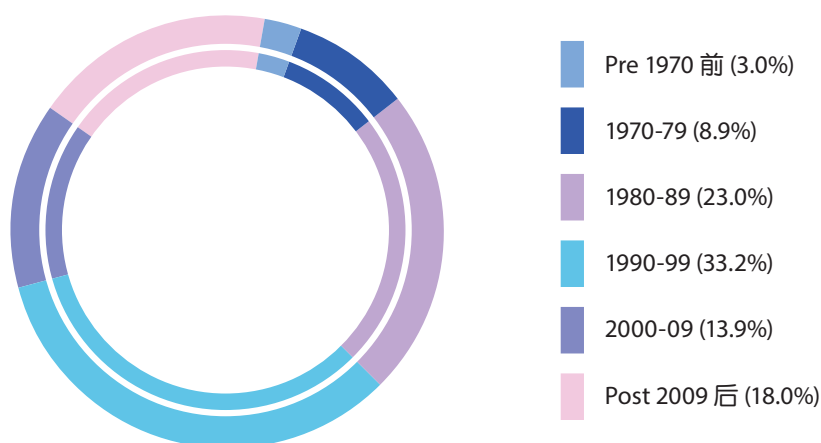


2023年年底，私人写字楼的总存量为13 110 500平方米，当中甲级写字楼占66%，乙级写字楼占23%，丙级写字楼占11%。位于上环、中区、湾仔、铜锣湾和尖沙咀核心地区的写字楼面积在2023年年底共占总存量的49%。图表显示按楼龄划分的整体写字楼总存量。

The total stock of private offices at the end of 2023 amounted to 13 110 500 m², comprising 66% Grade A, 23% Grade B and 11% Grade C offices. Office space in the core districts of Sheung Wan, Central, Wan Chai, Causeway Bay and Tsim Sha Tsui accounted for 49% of the total stock at the end of 2023. The chart shows the total stock of all offices by age.

按楼龄分类的总存量 Stock Distribution by Age



2023年私人写字楼的落成量显著下降至158 700平方米。在这些落成量中，有91%位于非核心地区。甲级写字楼的落成量为143 400平方米，相当于总供应量的90%。

Office completions in 2023 decreased considerably to 158 700 m². Among the completions, 91% were situated in the non-core districts. Completions of Grade A space amounted to 143 400 m², equivalent to 90% of the total supply.

年内整体使用量录得正数 41 400 平方米。年底空置量上升至 1 959 800 平方米，相当于总存量的 14.9%。

A positive overall take-up of 41 400 m² was recorded for the year. Vacancy at the year-end increased to 1 959 800 m², which was equivalent to 14.9% of the total stock.



预计落成量在 2024 年维持平稳，为 156 300 平方米，并将在 2025 年轻微下降至 136 100 平方米。2024 和 2025 年大部分新供应将来自港岛，分别占总落成量的 72% 和 94%。这两年的新供应将集中在中西区，分别占预计落成量的 40% 和 42%。

Completions are expected to remain steady in 2024 at 156 300 m² and slightly fall to 136 100 m² in 2025. The majority of the new supply in 2024 and 2025 will both come from Hong Kong Island at 72% and 94% of total completions respectively. In these two years, new supply will be concentrated in the Central and Western district, accounting for 40% and 42% of the estimated completions respectively.

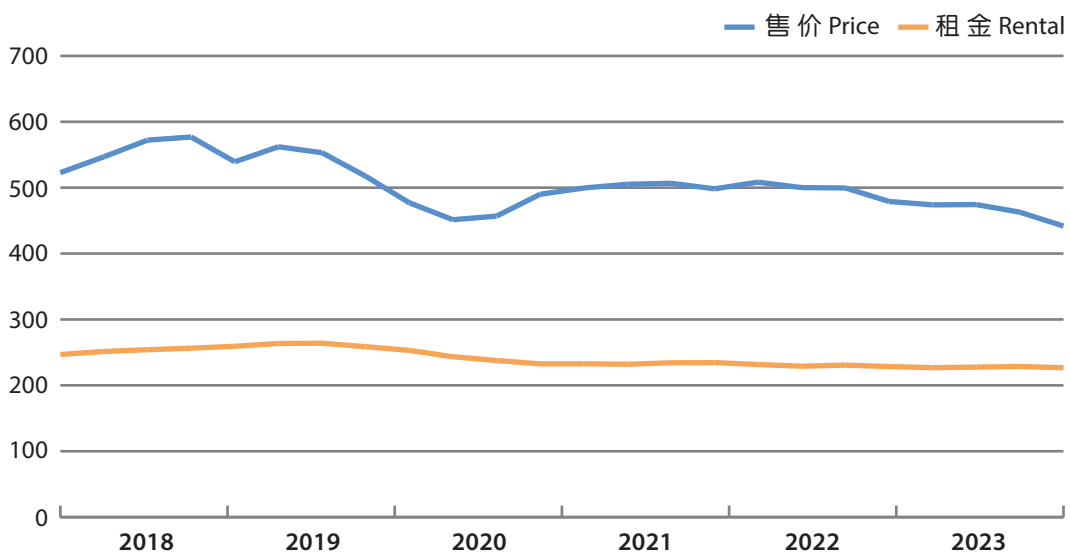
私人写字楼(整体) Private Office (Overall)

写字楼售价在 2023 年全年均下跌，在第二季有所整固，以 2023 年最后一季与 2022 年同期相比，售价下跌 7.8%。2023 年写字楼租金保持平稳，2023 年最后一季与 2022 年同期相比，租金以 0.7% 的轻微跌幅作结。

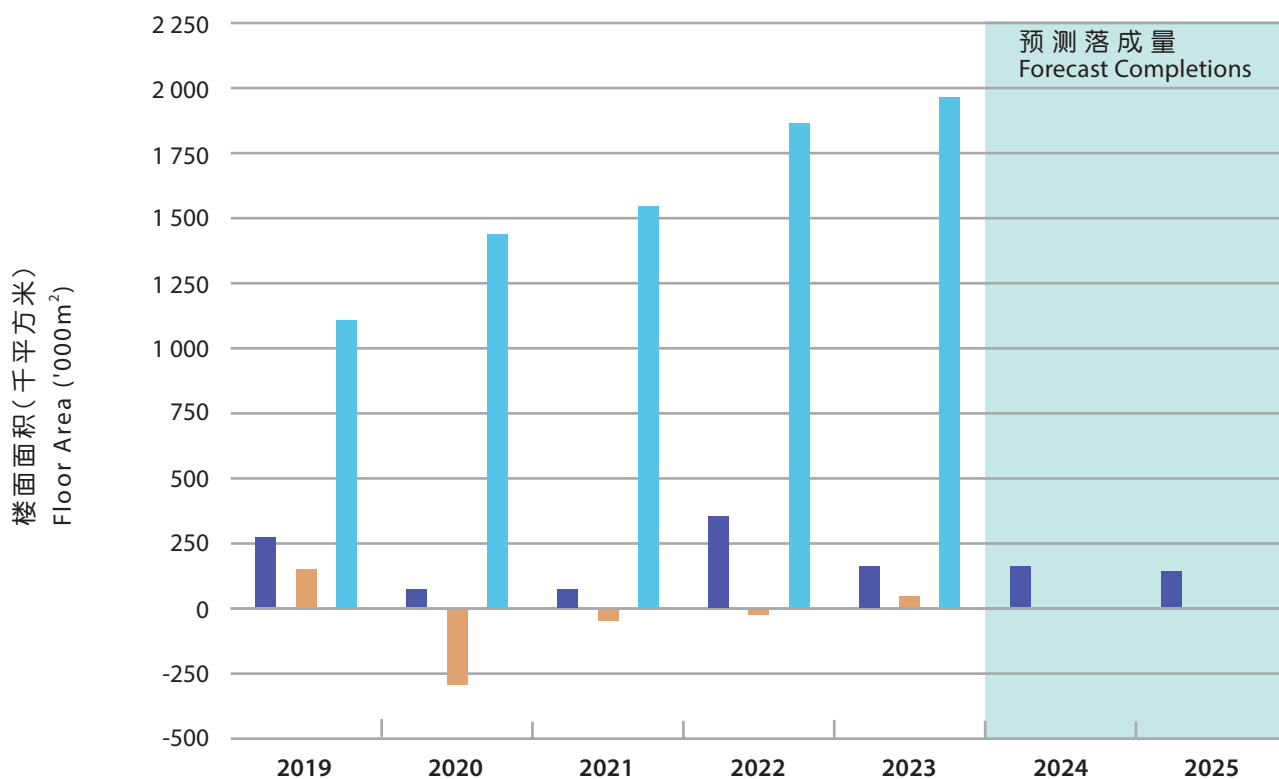
Office prices dropped throughout 2023 with some consolidation in the second quarter, declining by 7.8% in the last quarter of 2023 over the same period in 2022. Office rents were steady in 2023, ending with an insignificant drop of 0.7% in the last quarter of 2023 over the corresponding period in 2022.



售价及租金指数 Price and Rental Indices



落成量、使用量及空置量
Completions, Take-up and Vacancy



	2019	2020	2021	2022	2023	2024	2025
落成量 Completions	267	69	70	351	159	156 [#]	136 [#]
使用量 Take-up	147	-286	-40	19	41		
空置量 Vacancy	1,104	1,434	1,541	1,860	1,960		
% ⁺	9.0	11.5	12.3	14.4	14.9		

+ 年底空置量占总存量的百分率。
Vacancy at the end of the year as a percentage of stock.

预测数字
Forecast figures