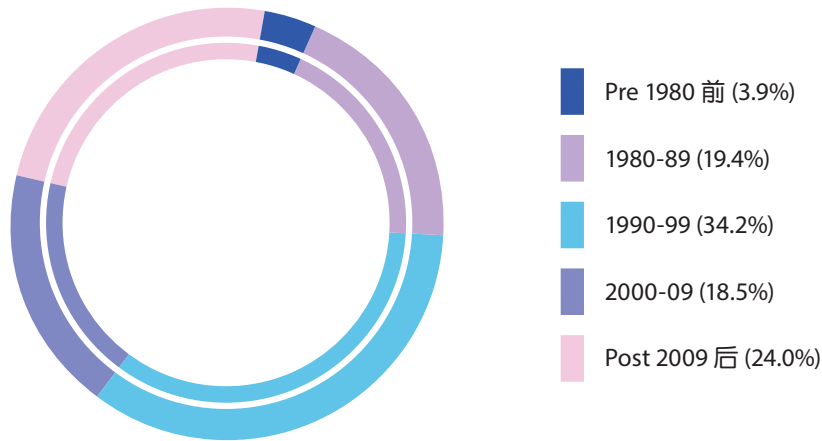


2023年年底，甲级写字楼的总存量达8 617 500平方米，占写字楼总存量的66%。图表显示按楼龄划分的甲级写字楼总存量。

Stock of Grade A office space at the end of 2023 stood at 8 617 500 m², representing 66% of the total office stock. The chart shows the distribution of stock in this grade by age.

按楼龄分类的总存量 Stock Distribution by Age



港岛占总存量的47%，而九龙与新界则分别占40%和13%。

Hong Kong Island accounted for 47% of the stock, while the shares for Kowloon and the New Territories were 40% and 13% respectively.

2023年甲级写字楼的落成量下降至143 400平方米。新供应主要来自于非核心地区，如深水埗、九龙城和观塘。

Completions of Grade A offices in 2023 fell to 143 400 m². New supply mainly came from the non-core districts such as Sham Shui Po, Kowloon City and Kwun Tong.

2023年录得正数45 300平方米的使用量。年底空置量上升至1 377 700平方米，相当于甲级写字楼总存量的16.0%，其中30%的空置面积位于核心地区。

A positive take-up of 45 300 m² was recorded in 2023. The year-end vacancy rose to 1 377 700 m², representing 16.0% of Grade A stock. 30% of the vacant spaces was found in the core districts.



预计甲级写字楼的落成量在2024年维持平稳，为146 000平方米，但其后在2025年将回落至126 400平方米。2024和2025年的新供应将集中在中西区，分别占新落成量的43%和40%。

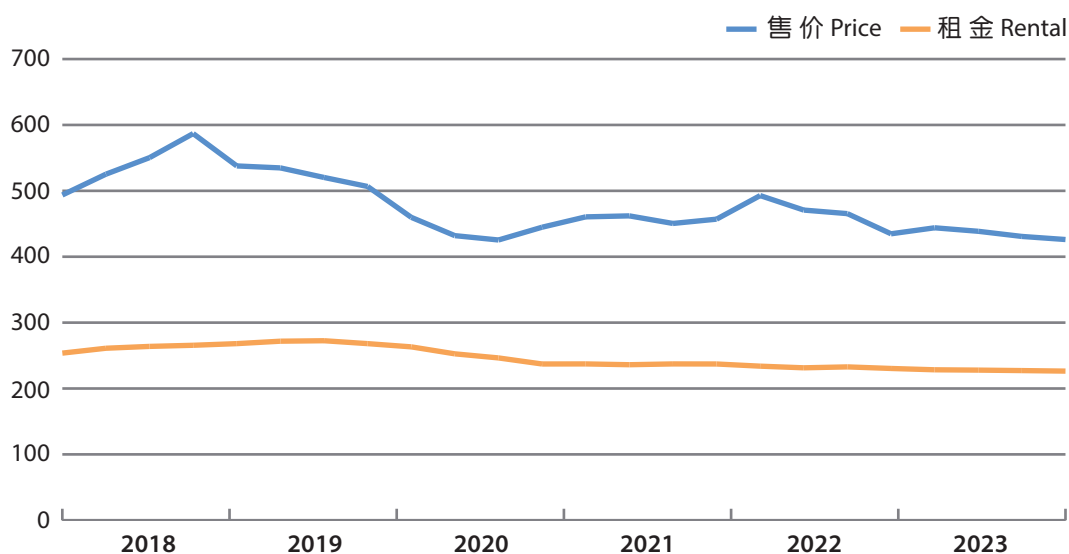
It is anticipated that completions will remain steady at 146 000 m² in 2024 but then retreat to 126 400 m² in 2025. New supply in 2024 and 2025 will both be concentrated in the Central and Western district, providing 43% and 40% of the new completions respectively.

甲级写字楼售价虽然在2023年第一季度呈轻微升幅，但接近年底时下降，以第四季与2022年同期相比，售价下跌2.0%作结。全年租金偏软，与2022年第四季相比，2023年第四季录得1.7%的温和跌幅。

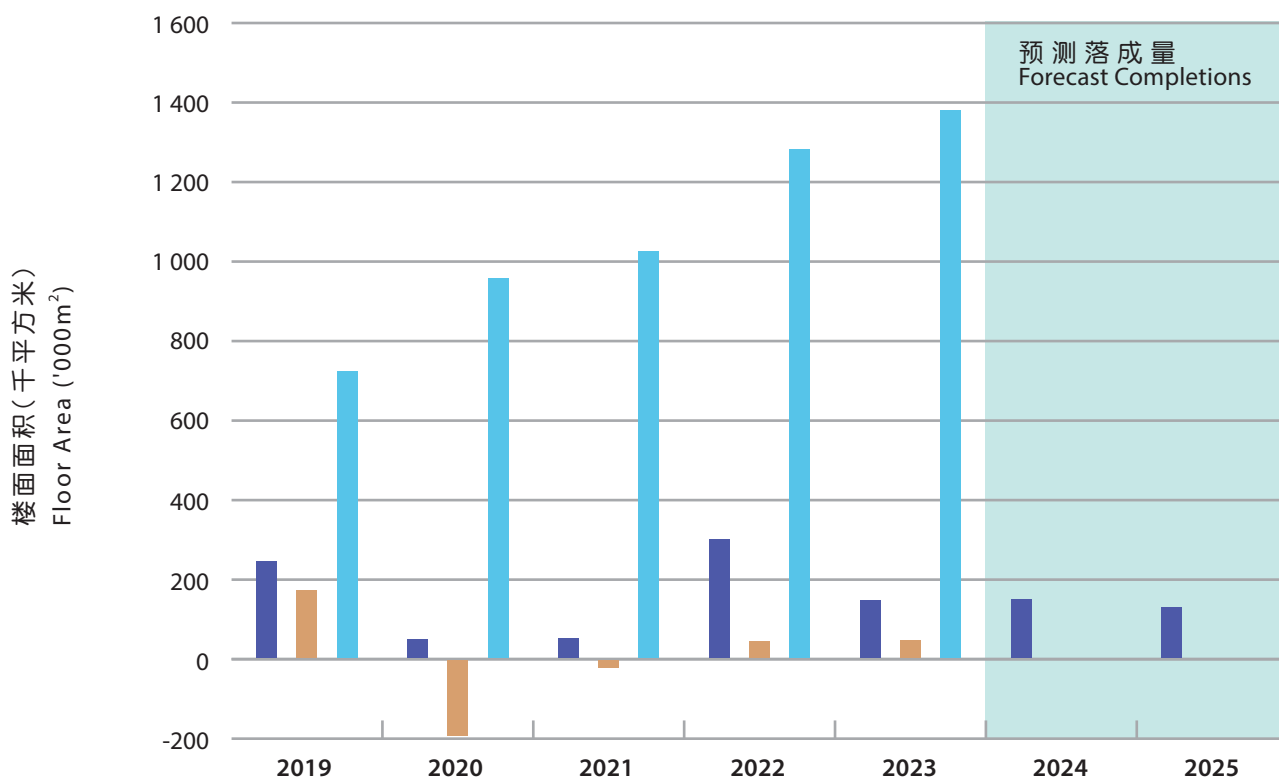
Although prices of Grade A offices displayed a modest growth in the first quarter, they subsided towards the end of 2023, ending with a decrease of 2.0% in the fourth quarter over the same period in 2022. Rents softened throughout the year, registering a mild decrease of 1.7% between the fourth quarters of 2022 and 2023.



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	242	46	49	299	144	146 [#]	127 [#]
使用量 Take-up	169	-189	-18	42	45		
空置量 Vacancy	720	955	1 023	1 280	1 377		
% ⁺	9.0	11.8	12.5	15.1	16.0		

+ 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