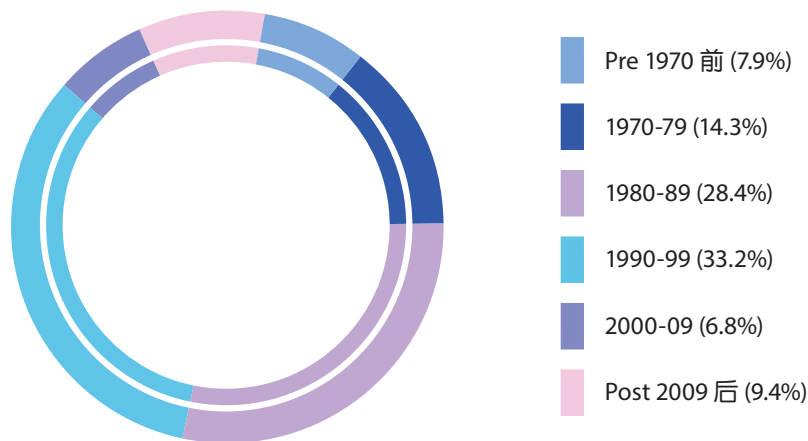


## 私人写字楼(乙级) Private Office (Grade B)

2023年年底，乙级写字楼的总存量为3 017 700平方米，占写字楼总存量的23%。图表显示按楼龄划分的乙级写字楼总存量。

Stock of Grade B offices was 3 017 700 m<sup>2</sup> at the end of 2023, representing 23% 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55%，而九龙与新界则分别占36%和9%。

Hong Kong Island accounted for 55%, while Kowloon and the New Territories contributed 36% and 9% respectively.

2023年乙级写字楼落成量急跌至13 900平方米，落成量主要位于观塘和湾仔。

Grade B office completions in 2023 fell sharply to 13 900 m<sup>2</sup>. Completions were mainly located in Kwun Tong and Wan Chai.

乙级写字楼在 2023 年的使用量维持负数，为 2 300 平方米。年底空置量为 449 500 平方米，相当于乙级写字楼总存量的 14.9%，其中 49% 的空置面积位于核心地区。

Take-up of Grade B offices in 2023 remained negative at 2 300 m<sup>2</sup>. The year-end vacancy, amounting to 449 500 m<sup>2</sup>, was equivalent to 14.9% of the Grade B stock. 49% of the vacant spaces was found in the core districts.



预计落成量在 2024 和 2025 年将分别下跌至 9 300 平方米和 9 400 平方米。2024 年的所有供应将来自观塘和油尖旺。2025 年的新供应将全部来自中西区和油尖旺。

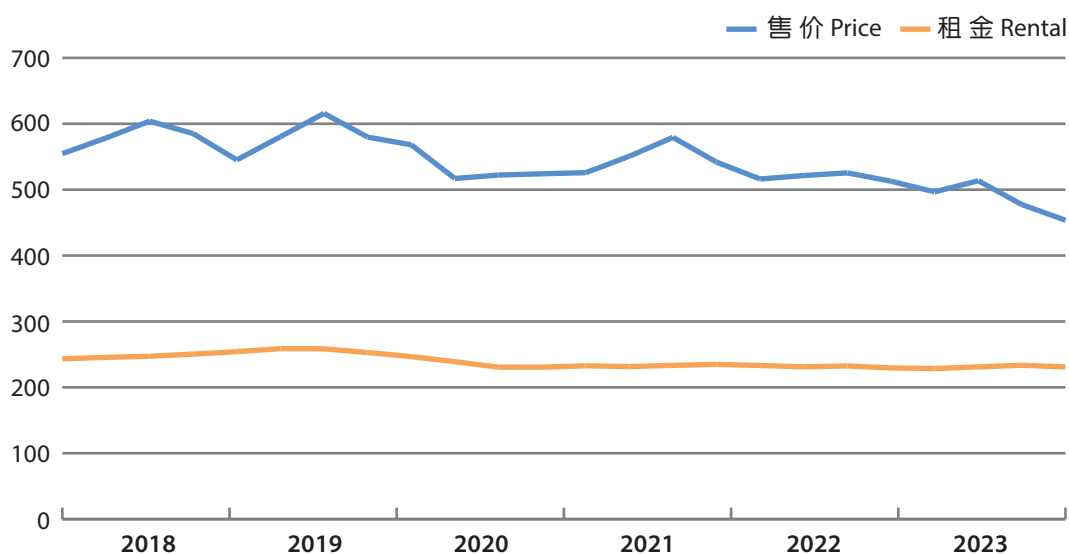
It is estimated that completions will decrease to 9 300 m<sup>2</sup> and 9 400 m<sup>2</sup> in 2024 and 2025 respectively. In 2024, the whole supply will be contributed from Kwun Tong and Yau Tsim Mong. All the new supply in 2025 will come from the Central and Western district and Yau Tsim Mong.

乙级写字楼售价于年初下跌，至第二季回升，其后大幅回落，以2023年最后一季与2022年同期相比，售价大跌11.5%。租金在2023年窄幅波动，以2022和2023年最后一季作比较，录得0.7%的温和升幅。

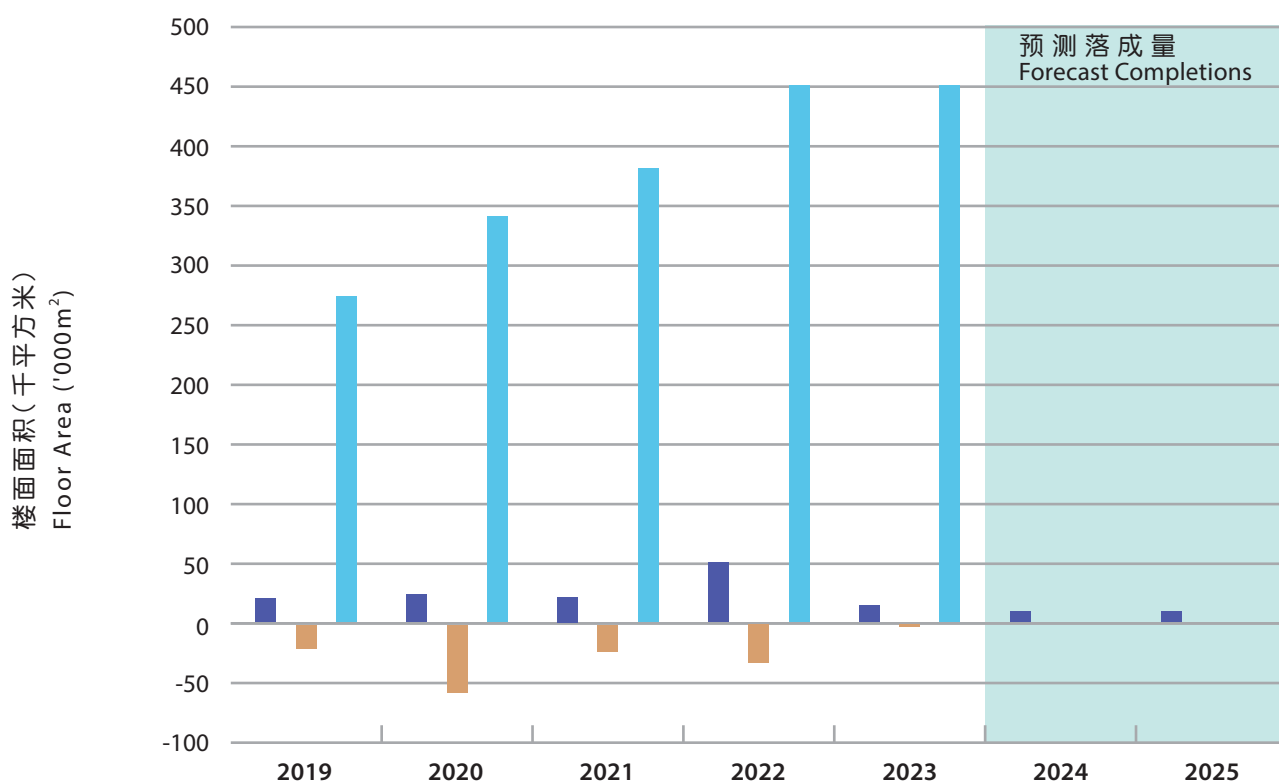
Prices of Grade B offices dropped at the beginning of the year but rebounded in the second quarter, before retreating substantially thereafter, posting a considerable decrease of 11.5% in the last quarter of 2023 over the same period in 2022. Rents fluctuated within a small magnitude in 2023, registering a mild increase of 0.7% between the last 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



	楼面面积(千平方米) Floor Area ('000m <sup>2</sup> )						
	2019	2020	2021	2022	2023	2024	2025
落成量 Completions	20	23	21	50	14	9 <sup>#</sup>	9 <sup>#</sup>
使用量 Take-up	-20	-57	-22	-32	-2		
空置量 Vacancy	273	340	380	450	450		
% <sup>+</sup>	9.7	11.9	13.1	15.1	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