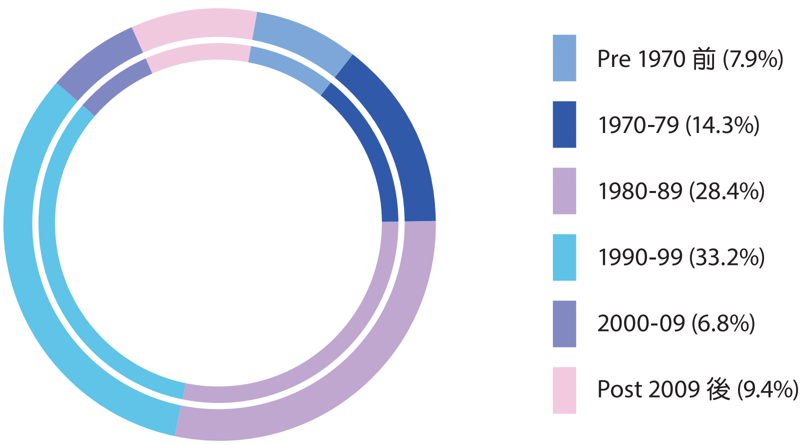
2023年年底，乙級寫字樓的總存量為3 017 700平方米，佔寫字樓總存量的23%。圖表顯示按樓齡劃分的乙級寫字樓總存量。

Stock of Grade B offices was 3 017 700 m^2 at the end of 2023, representing 23% of the total office stock. The chart shows the distribution of stock in this grade by age.

按樓齡分類的總存量
Stock Distribution by Age



港島佔總存量的55%，而九龍與新界則分別佔36%和9%。

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

2023年乙級寫字樓落成量急跌至13 900平方米，落成量主要位於觀塘和灣仔。

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

乙級寫字樓在2023年的使用量維持負數，為2 300平方米。年底空置量為449 500平方米，相當於乙級寫字樓總存量的14.9%，其中49%的空置面積位於核心地區。

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

預計落成量在2024和2025年將分別下跌至9 300平方米和9 400平方米。2024年的所有供應將來自觀塘和油尖旺。2025年的新供應將全部來自中西區和油尖旺。

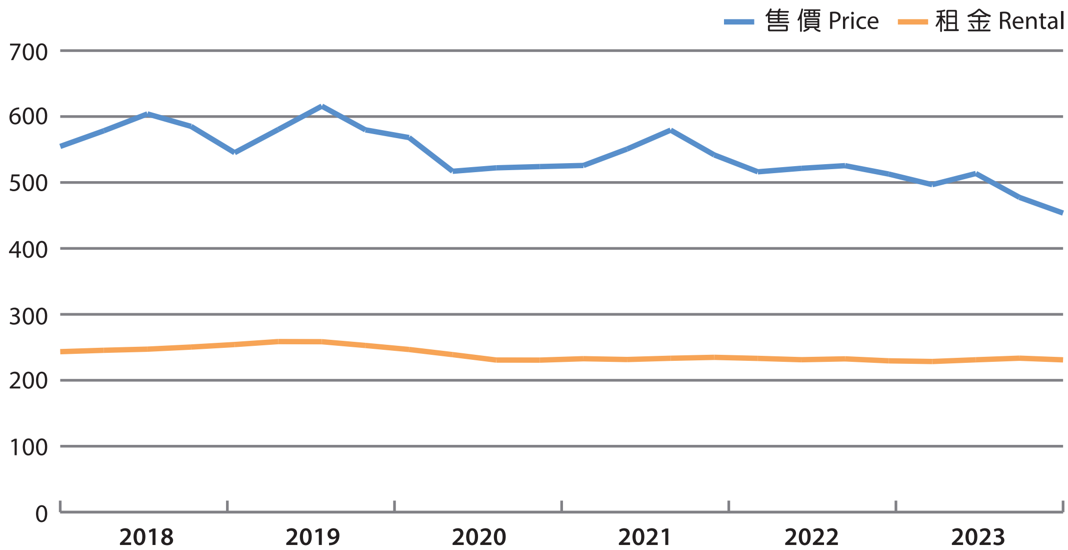
It is estimated that completions will decrease to 9 300 m^2 and 9 400 m^2 in 2024 and 2025 respectively. In 2024, the whole supply will be contributed from Kwun Tong and Yau Tsim Mong. All the new supply in 2025 will come from the Central and Western district and Yau Tsim Mong.

私人寫字樓（乙級）Private Office (Grade B)

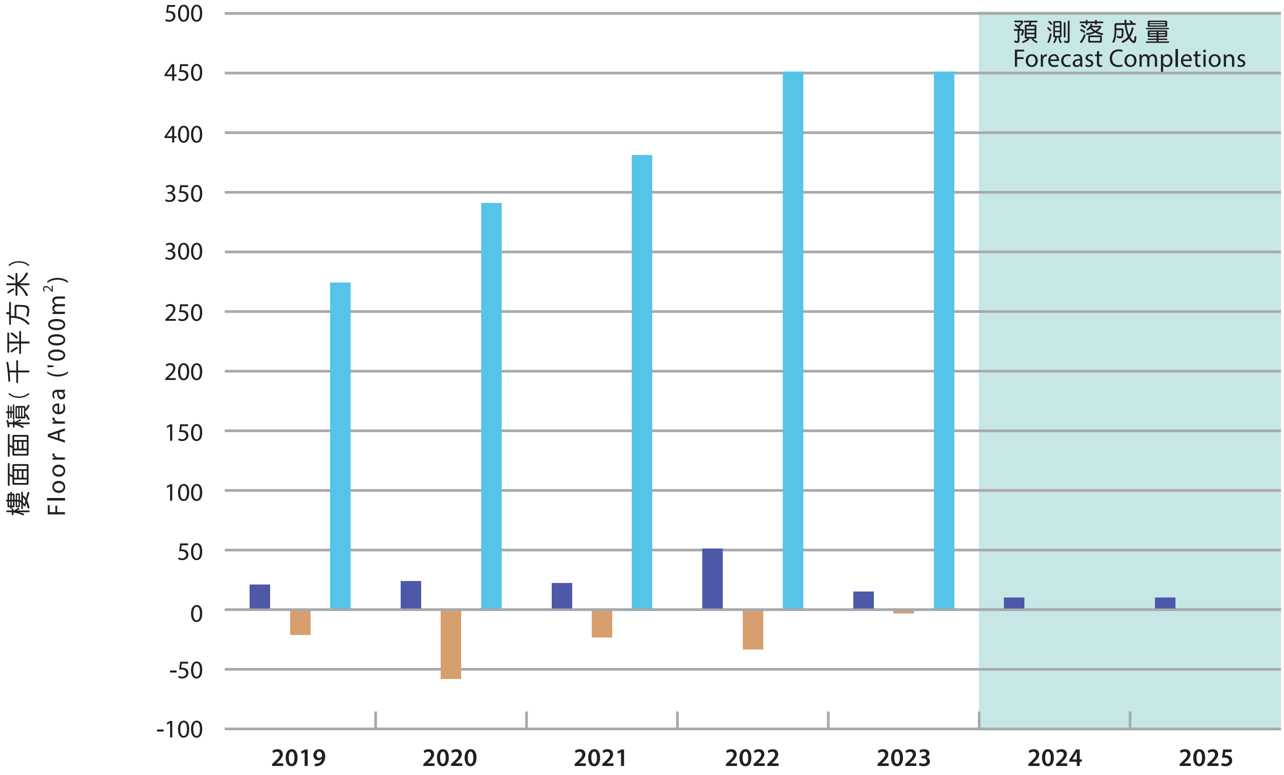
乙級寫字樓售價於年初下跌，至第二季回升，其後大幅回落，以 2023 年最後一季與 2022 年同期相比，售價大跌 11.5%。租金在 2023 年窄幅波動，以 2022 和 2023 年最後一季作比較，錄得 0.7% 的溫和升幅。

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.

售價及租金指數
Price and Rental Indices



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



樓面面積(千平方米)
Floor Area ('000m²)

	2019	2020	2021	2022	2023	2024	2025
落成量 Completions	20	23	21	50	14	9#	9#
使用量 Take-up	-20	-57	-22	-32	-2		
空置量 Vacancy	273	340	380	450	450		
%+	9.7	11.9	13.1	15.1	14.9		

\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 預測數字
Forecast figures