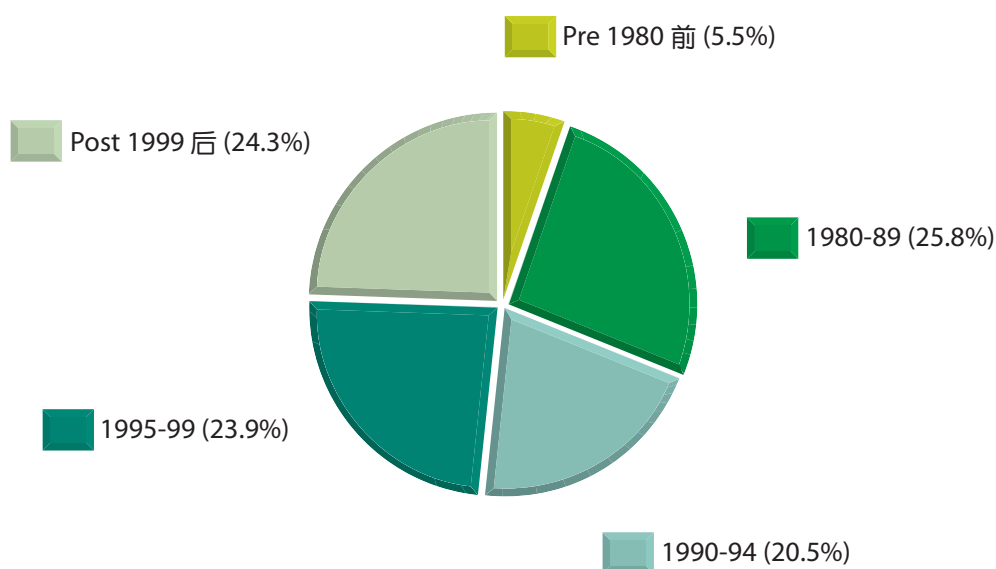


2009年底甲级写字楼的总存量为6 569 100平方米，占所有级别写字楼总存量的62%。图表显示按楼龄分类的甲级写字楼总存量。

The stock of Grade A office space at the end of 2009 stood at 6 569 100 m², representing 62% of 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



总存量中有55%位于港岛，九龙及新界则分别占35%和10%。

Hong Kong Island accounted for 55% of the stock, while the share for Kowloon and the New Territories was 35% and 10% respectively.

甲级写字楼的落成量为128 800平方米，较2008年减少61%，新发展项目全部位于油麻地和观塘。

Completions of Grade A offices were 128 800 m², a reduction of 61% from 2008. All of the new developments were located in Yau Ma Tei and Kwun Tong.

年内所占用楼面面积缩减71 300平方米。整体空置量增至752 800平方米，相当于甲级写字楼总存量的11.5%，约三分之一空置面积位于核心地区。

Take-up in the year turned negative at 71 300 m². Overall vacancy increased to 752 800 m², equivalent to 11.5% of Grade A stock. About one-third of the vacant space was found in the core districts.

预计2010年和2011年的落成量下降，分别跌至113 000和103 100平方米。预测2010年所有新落成的写字楼仍然来自非核心地区。2011年约64%新写字楼坐落观塘，另有30%来自中区。

Completions in 2010 and 2011 are expected to fall, with 113 000 m² in 2010 and 103 100 m² in 2011. Again, all of the new completions in 2010 are anticipated to come from non-core districts. In 2011, about 64% of the new completions will be located in Kwun Tong, while another 30% will come from Central.

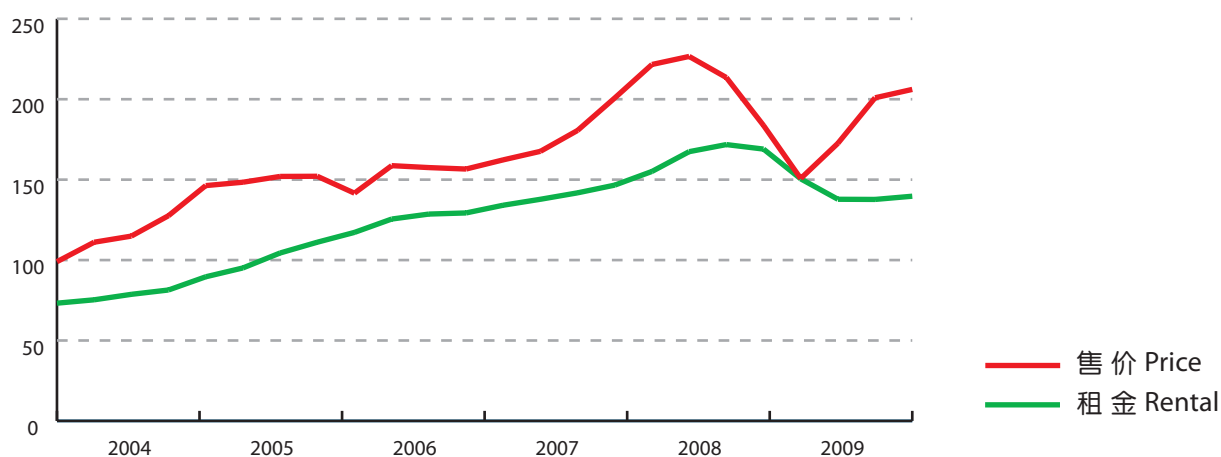


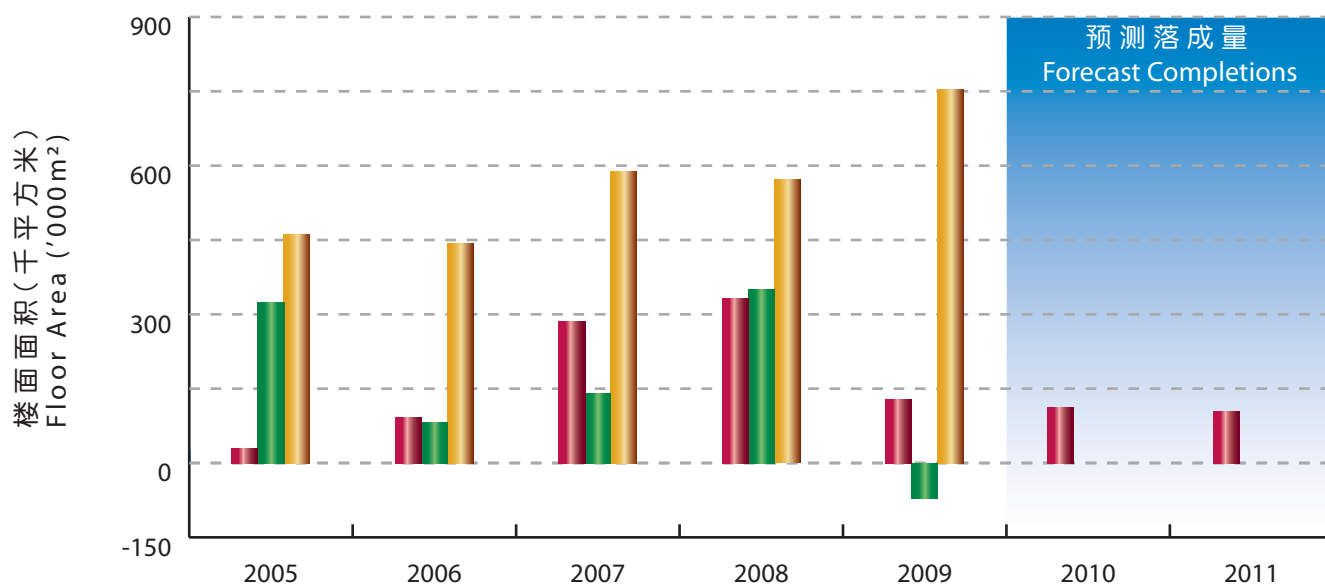
2009年伊始，甲级写字楼售价急降，但至第二季掉头劲升。最后一季的售价指数显示，售价比前一年同期增长12%。上半年租金大幅下滑，但到第三季下跌速度明显减慢。2009年最后一季的整体租金指数，较2008年同期下跌17%。

Prices fell sharply as the year began but changed the course in the second quarter with marked increases. The price index for the last quarter of 2009 registered a growth of 12% from a year earlier. Rents decreased substantially in the first half of 2009 but the rate of decline slowed distinctly in the third quarter. Comparing the last quarter with the corresponding quarter of 2008, the overall rental index was down by 17%.



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 ('000m²)

	2005	2006	2007	2008	2009	2010	2011
落成量 Completions	30	92	286	331	129	113 [#]	103 [#]
使用量 Take-up	324	81	140	350	-71		
空置量 Vacancy	462	443	589	571	753		
% ⁺	8.1	7.6	9.7	8.9	11.5		
<p>+ 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.</p> <p># 预测数字 Forecast figures</p>							