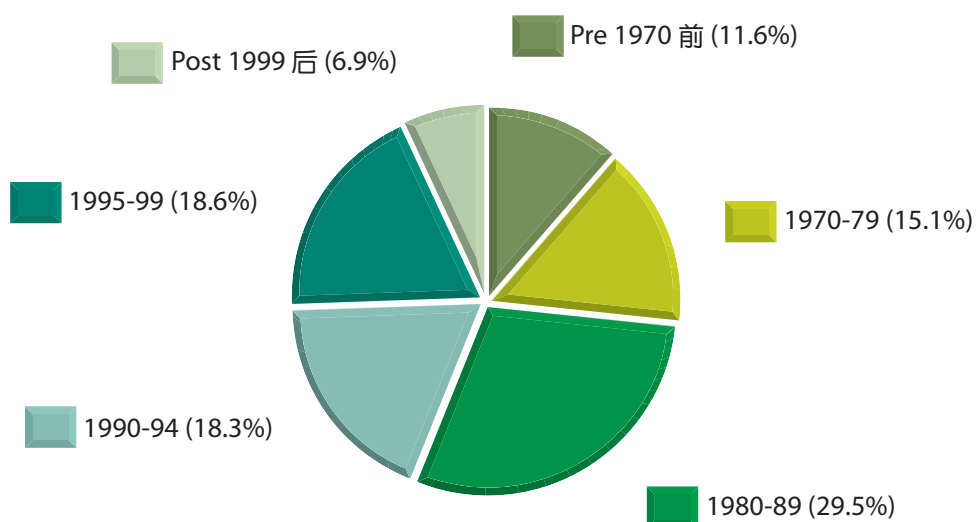


2009年底乙级写字楼的总存量为2 432 500平方米，占所有级别写字楼总存量的23%。图表显示按楼龄分类的乙级写字楼总存量。

At the end of 2009, stock of Grade B offices was 2 432 500 m², representing 23% 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



港岛占总存量的63%，九龙及新界则分别占34%和3%。

Hong Kong Island accounted for 63%, while Kowloon and the New Territories contributed 34% and 3% respectively.

2009年乙级写字楼的落成量升至19 400平方米，为2008年的两倍，其中79%坐落黄大仙。

Grade B office completions rose to 19 400 m² in 2009, doubled the completions in 2008. 79% of the completions were located in Wong Tai Sin.

年内的使用量呈负数，使用面积的净跌幅达22 100平方米。空置总面积增至194 800平方米，相当于乙级写字楼总存量的8%。

预计2010年的落成量降到7 400平方米，但2011年则上升至27 300平方米。预期在2010年落成的乙级写字楼全部来自深水埗。而在2011年约65%的落成量位于核心地区。

The take-up was negative with a net loss of occupied space amounting to 22 100 m². Total vacant space increased to 194 800 m², or 8% of Grade B stock.

It is estimated that completions in 2010 will fall to 7 400 m² but rise to 27 300 m² in 2011. The completions of 2010 are expected to come entirely from Sham Shui Po. For 2011, core districts will contribute about 65% of the estimated supply.

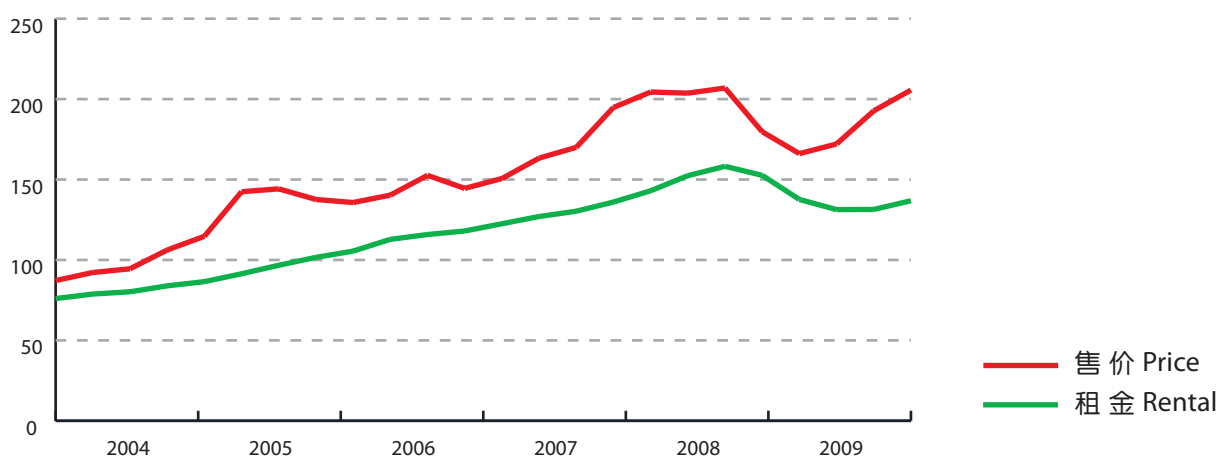


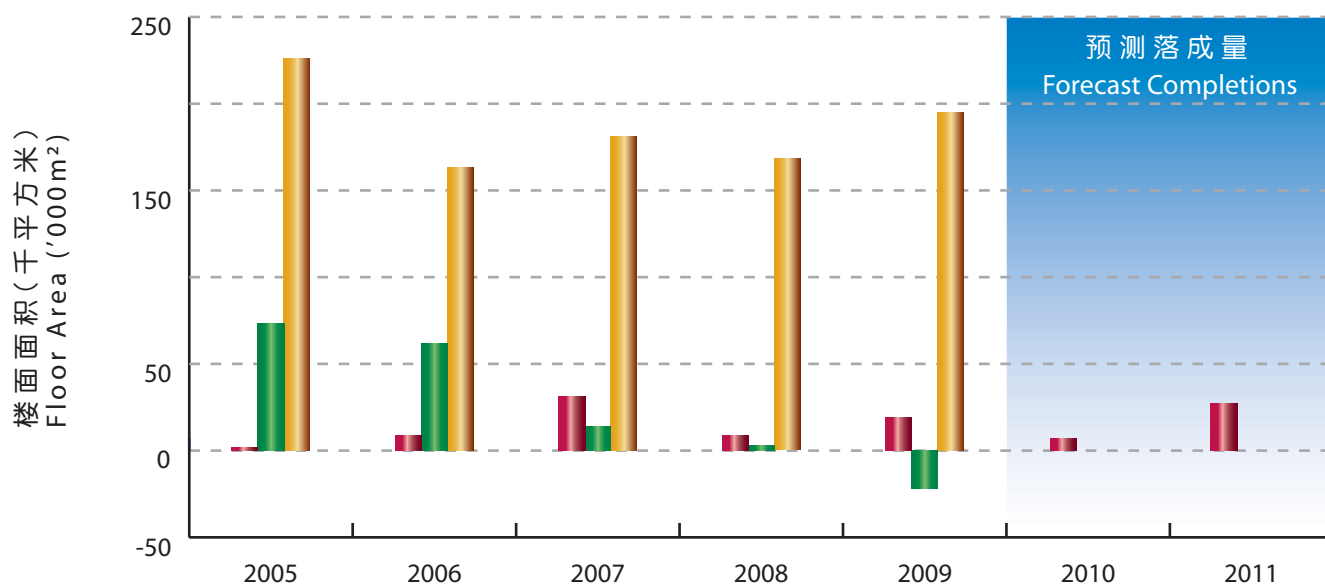
这分类的售价走势与甲级写字楼相若，但步伐较慢。2009年最后一季的临时售价指数较2008年同期增长14%。租金在第三季开始稳定下来，与前一年同期相比，2009年最后一季的租金下跌10%。

Prices for this sub-sector headed in a similar direction as that for Grade A office but at a slower pace. The provisional price index grew 14% in the last quarter of 2009 relative to the same period a year earlier. Rents began to stabilise in the third quarter and dipped by 10% in the last quarter when compared with the previous year.



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	2	9	31	9	19	7 [#]	27 [#]
使用量 Take-up	73	62 [^]	14	3	-22		
空置量 Vacancy	226	163	181	168	195		
% ⁺	9.2	6.7	7.3	6.9	8.0		
<p>[^] 使用量数字是经过调整，以反映在年内级别的重新分类、楼宇的改建或总存量因落成量以外因素的增加。 The take-up figures had been adjusted to reflect regradings, building conversions or additional stock other than arising from new completions.</p> <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>							