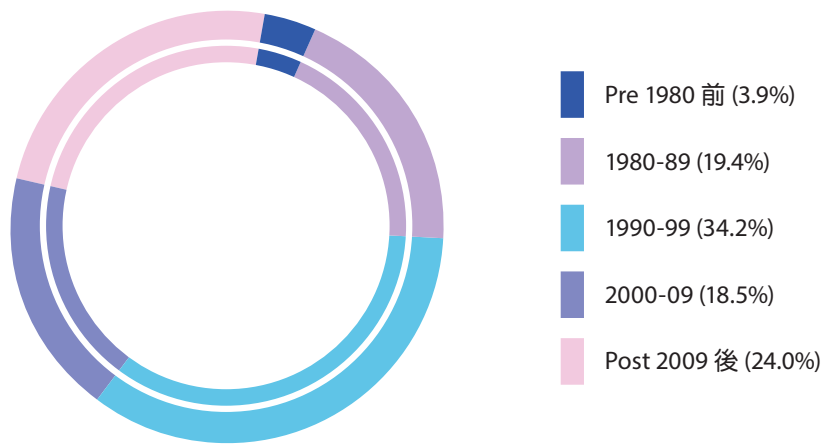


2023 年年底，甲級寫字樓的總存量達 8 617 500 平方米，佔寫字樓總存量的 66%。圖表顯示按樓齡劃分的甲級寫字樓總存量。

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.

按樓齡分類的總存量 Stock Distribution by Age



港島佔總存量的 47%，而九龍與新界則分別佔 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 年甲級寫字樓的落成量下降至 143 400 平方米。新供應主要來自於非核心地區，如深水埗、九龍城和觀塘。

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 年錄得正數 45 300 平方米的使用量。年底空置量上升至 1 377 700 平方米，相當於甲級寫字樓總存量的 16.0%，其中 30% 的空置面積位於核心地區。

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.



預計甲級寫字樓的落成量在 2024 年維持平穩，為 146 000 平方米，但其後在 2025 年將回落至 126 400 平方米。2024 和 2025 年的新供應將集中在中西區，分別佔新落成量的 43% 和 40%。

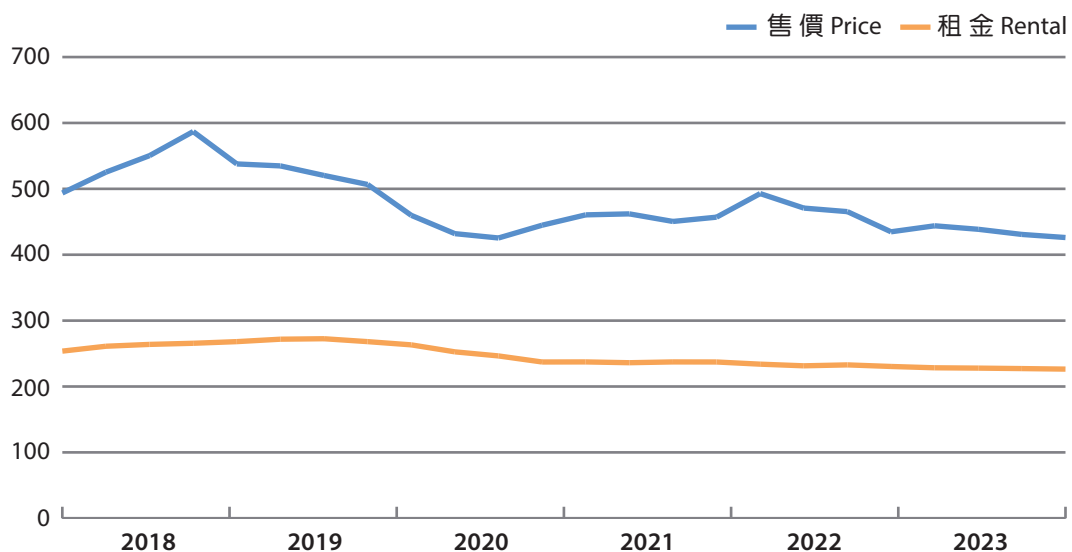
It is anticipated that completions will remain steady at 146 000 m² in 2024 but then retreat to 126 400 m² in 2025. New supply in 2024 and 2025 will both be concentrated in the Central and Western district, providing 43% and 40% of the new completions respectively.

甲級寫字樓售價雖然在 2023 年第一季呈輕微升幅，但接近年底時下降，以第四季與 2022 年同期相比，售價下跌 2.0% 作結。全年租金偏軟，與 2022 年第四季相比，2023 年第四季錄得 1.7% 的溫和跌幅。

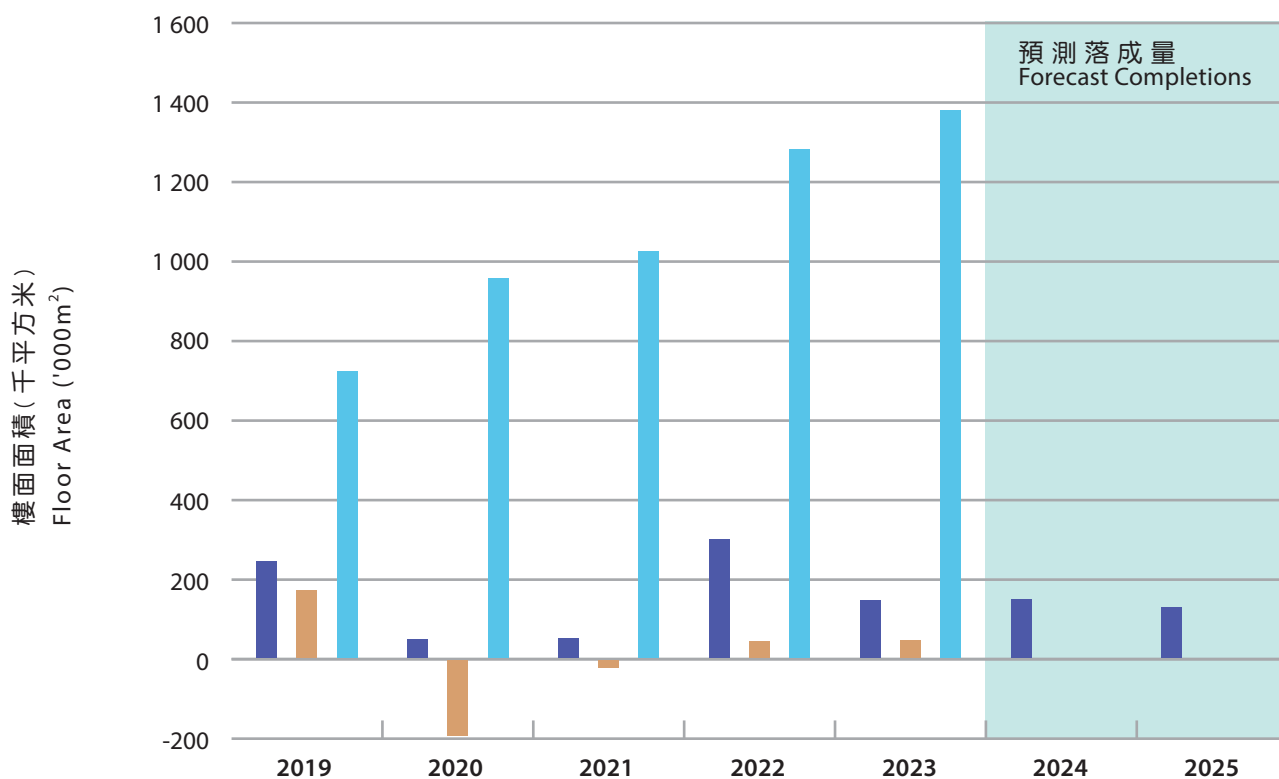
Although prices of Grade A offices displayed a modest growth in the first quarter, they subsided towards the end of 2023, ending with a decrease of 2.0% in the fourth quarter over the same period in 2022. Rents softened throughout the year, registering a mild decrease of 1.7% between the fourth quarters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



	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