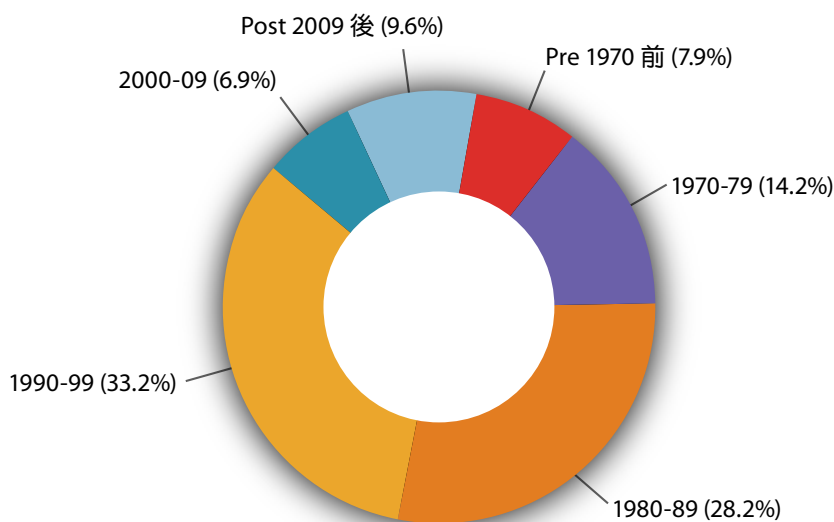




2024 年年底，乙級寫字樓的總存量為 3 046 300 平方米，佔寫字樓總存量的 23%。圖表顯示按樓齡劃分的乙級寫字樓總存量。

Stock of Grade B offices was 3 046 300 m² at the end of 2024, 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.

2024 年並無錄得乙級寫字樓落成量。

No Grade B office completions were recorded in 2024.



乙級寫字樓在 2024 年的使用量為負數 25 800 平方米。年底空置量為 475 300 平方米，相當於乙級寫字樓總存量的 15.6%，其中 53% 的空置面積位於核心地區。

Take-up of Grade B offices in 2024 was negative at 25 800 m². The year-end vacancy, amounting to 475 300 m², was equivalent to 15.6% of the Grade B stock. 53% of the vacant spaces was found in the core districts.



預計落成量在 2025 和 2026 年將分別為 19 600 平方米和 13 600 平方米。2025 年的所有落成量將來自觀塘、中西區和油尖旺，2026 年的新落成量則主要來自東區和油尖旺。

It is estimated that completions will be 19 600 m² and 13 600 m² in 2025 and 2026 respectively. In 2025, the whole completions will be contributed from Kwun Tong, the Central and Western district and Yau Tsim Mong. The new completions in 2026 will mainly come from the Eastern district and Yau Tsim Mong.

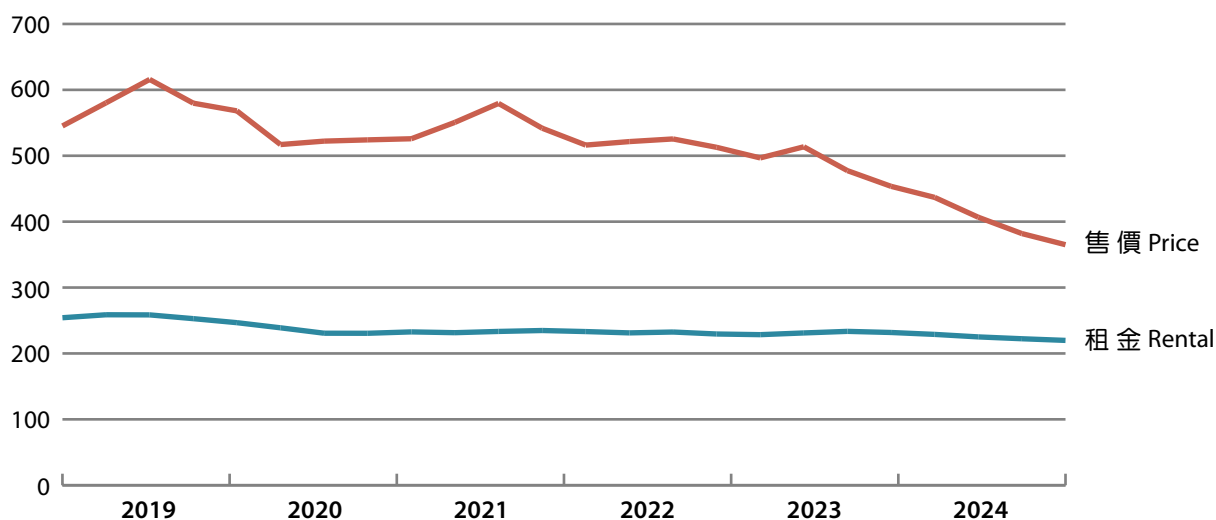


以 2024 年最後一季與 2023 年同期相比，乙級寫字樓售價下跌 19.5%。租金亦見下跌，但幅度溫和，以 2023 和 2024 年最後一季作比較，錄得 5.2% 的跌幅。

Prices of Grade B offices declined by 19.5% in the last quarter of 2024 over the same period in 2023. Rents also registered a fall but at a moderate rate of 5.2% between the last quarters of 2023 and 2024.

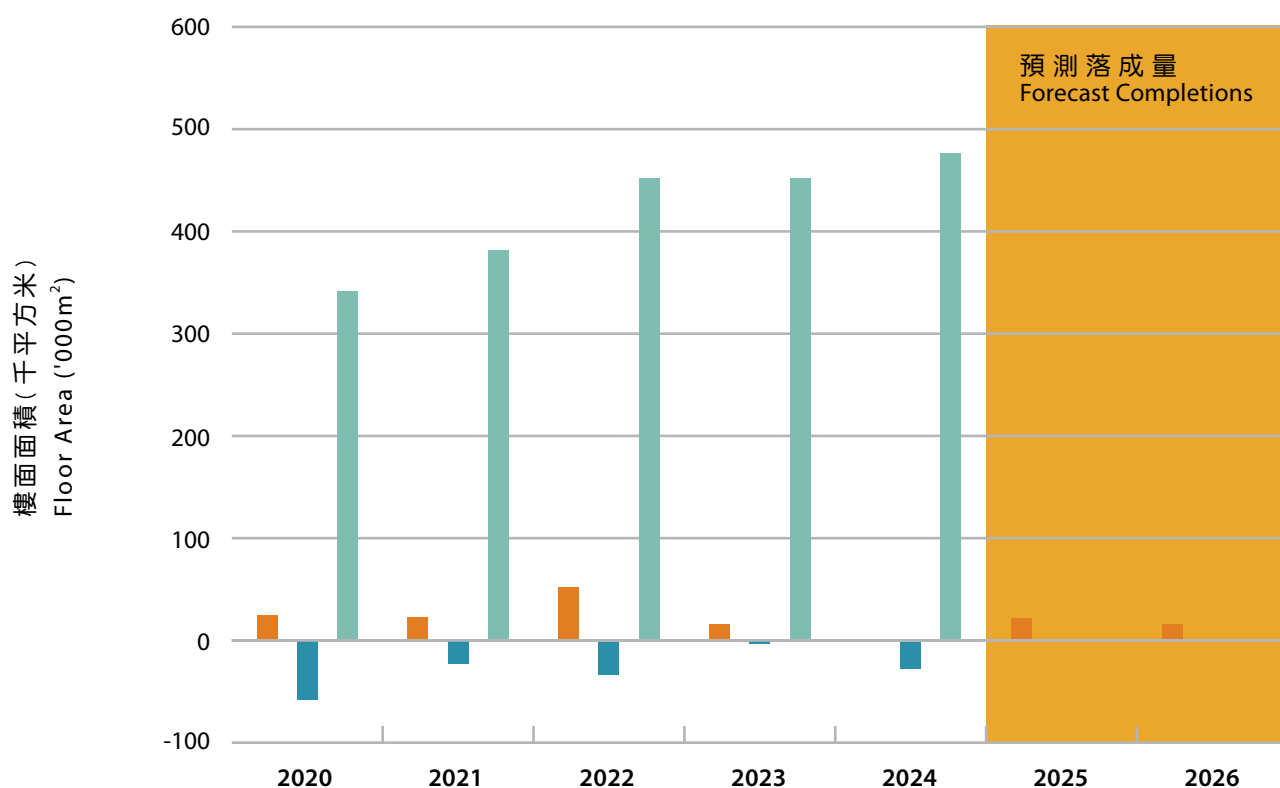


售價及租金指數 Price and Rental Indices





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



	2020	2021	2022	2023	2024	2025	2026
落成量 Completions	23	21	50	14	0	20 [#]	14 [#]
使用量 Take-up	-57	-22	-32	-2	-26		
空置量 Vacancy	340	380	450	450	475		
% ⁺	11.9	13.1	15.1	14.9	15.6		

+ 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