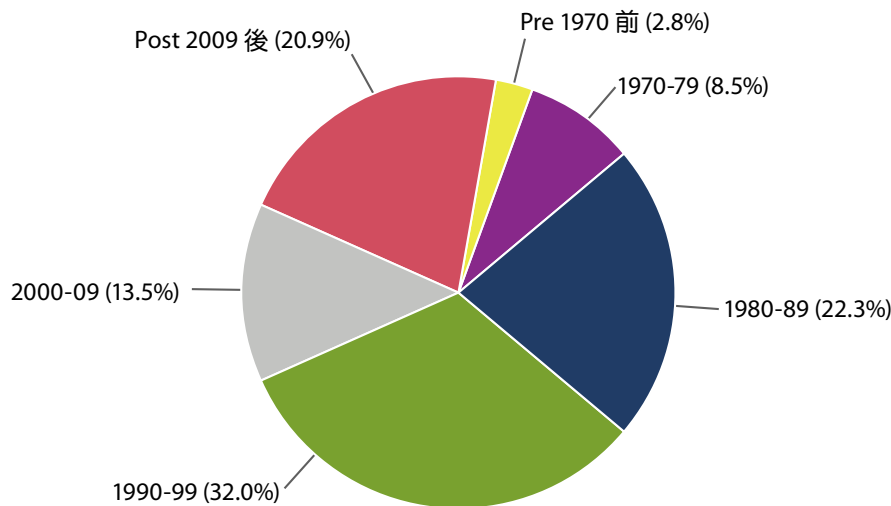


2025年年底，私人寫字樓的總存量為13 545 400平方米，當中甲級寫字樓佔67%，乙級寫字樓佔22%，丙級寫字樓佔11%。位於上環、中區、灣仔、銅鑼灣和尖沙咀核心地區的寫字樓面積在2025年年底共佔總存量的48%。圖表顯示按樓齡劃分的整體寫字樓總存量。

The total stock of private offices at the end of 2025 amounted to 13 545 400 m², comprising 67% Grade A, 22% Grade B and 11% Grade C offices. Office space in the core districts of Sheung Wan, Central, Wan Chai, Causeway Bay and Tsim Sha Tsui accounted for 48% of the total stock at the end of 2025. The chart shows the total stock of all offices by age.

按樓齡分類的總存量 Stock Distribution by Age



2025年私人寫字樓的落成量急升至299 200平方米，其中19%位於核心地區。在這些落成量中，甲級寫字樓的落成量為289 200平方米，佔了近乎全部的總落成量。

Office completions in 2025 soared to 299 200 m², with 19% situated in the core districts. Among these completions, Grade A office space, amounting to 289 200 m², contributed almost the entire total completions.

年內整體使用量錄得正數 4 300 平方米。年底空置量上升至 2 385 700 平方米，相當於總存量的 17.6%。

A positive overall take-up of 4 300 m² was recorded for the year. Vacancy at the year-end rose to 2 385 700 m², equivalent to 17.6% of the total stock.



預測落成量在 2026 和 2027 年將分別為 142 700 平方米和 125 000 平方米。在 2026 年，新落成量將主要來自灣仔及中西區，分別佔總預測落成量的 44% 和 29%。在 2027 年，大部分新落成量將集中在油尖旺及九龍城，分別佔總預測落成量的 40% 及 29%。

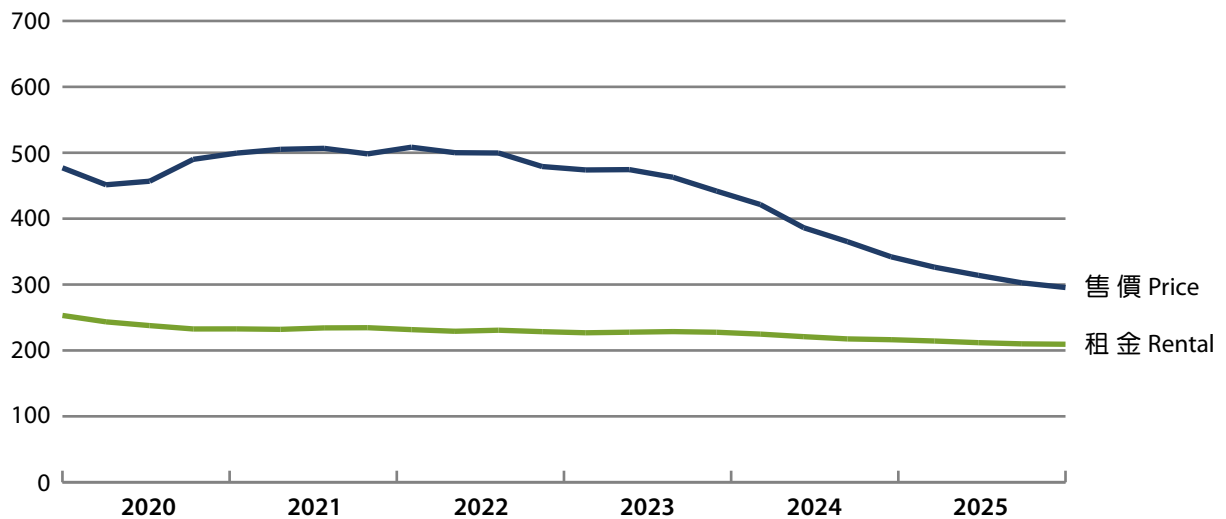
Forecast completions are 142 700 m² and 125 000 m² in 2026 and 2027 respectively. In 2026, the new completions will mainly come from Wan Chai and the Central and Western district, providing 44% and 29% of the total forecast completions respectively. In 2027, the major new completions will be concentrated in Yau Tsim Mong and Kowloon City, accounting for 40% and 29% of the total forecast completions respectively.

寫字樓售價在 2025 年全年下滑，但跌幅在邁向年底時一直收窄，2025 年最後一季與 2024 年同期相比下跌 13.6%。租金於 2025 年最後一季亦較 2024 年同期錄得 3.2% 的跌幅。

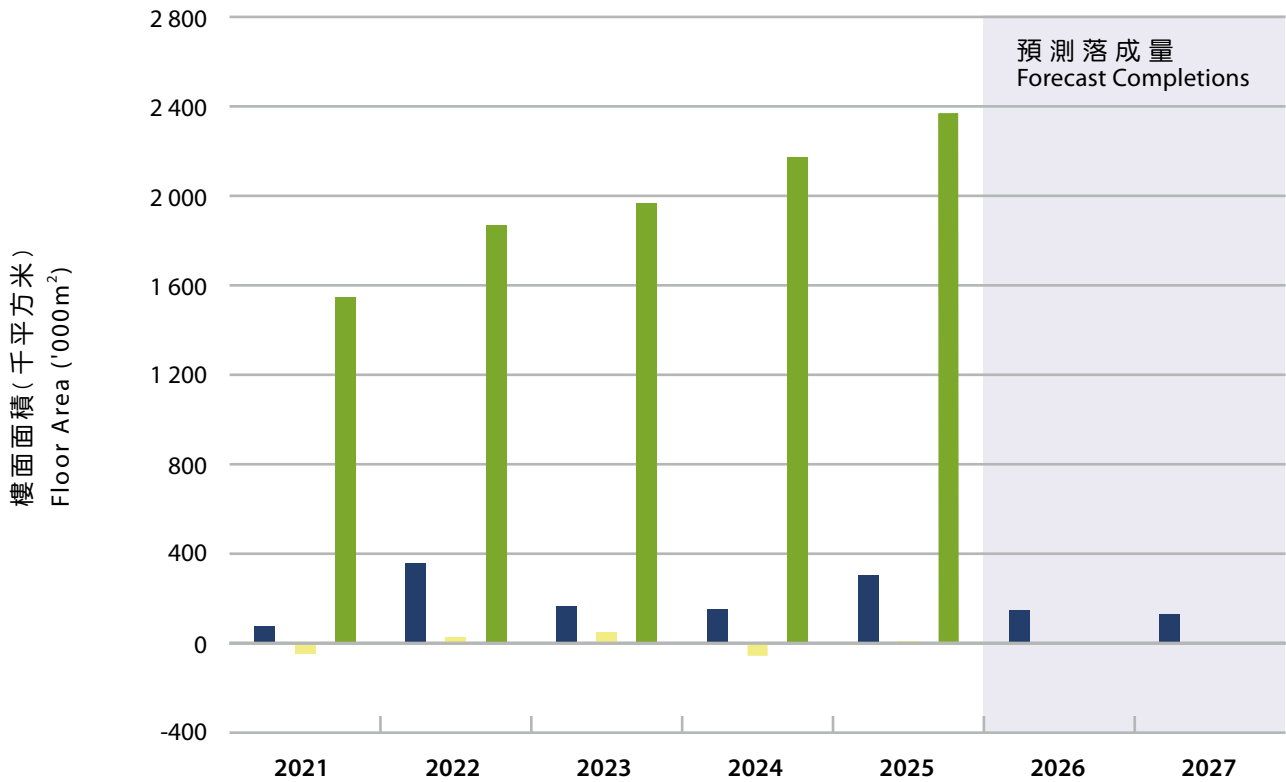
Office prices dropped throughout 2025 by 13.6% in the last quarter of 2025 over the same period in 2024, with the decline narrowing towards the end of the year. Rents recorded a decrease of 3.2% in the last quarter of 2025 over the corresponding period in 2024.



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



	2021	2022	2023	2024	2025	2026	2027
落成量 Completions	70	351	159	147	299	143 [#]	125 [#]
使用量 Take-up	-40	19	41	-59	4		
空置量 Vacancy	1 541	1 860	1 960	2 166	2 386		
% ⁺	12.3	14.4	14.9	16.3	17.6		

+ 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