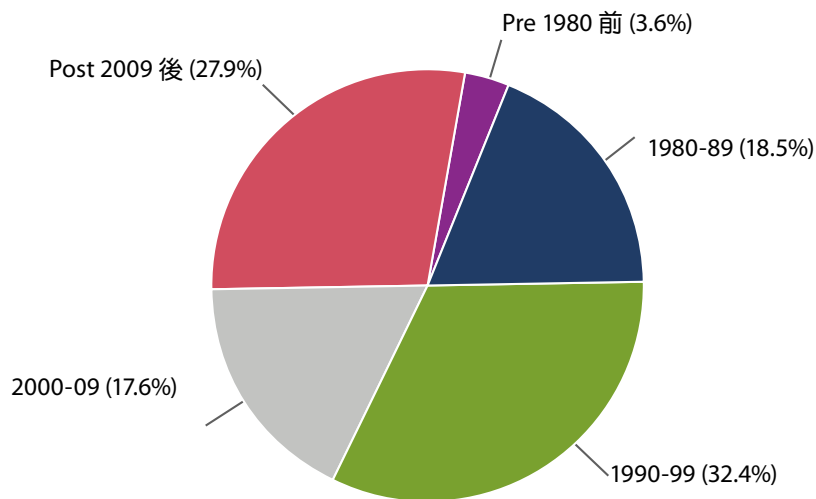


2025年年底，甲級寫字樓的總存量為9 034 000平方米，佔寫字樓總存量的67%。圖表顯示按樓齡劃分的甲級寫字樓總存量。

Stock of Grade A office space at the end of 2025 was 9 034 000 m<sup>2</sup>, representing 67% 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46%，而九龍與新界則分別佔41%和13%。

Hong Kong Island accounted for 46% of the stock, while the shares for Kowloon and the New Territories were 41% and 13% respectively.

2025年甲級寫字樓的落成量大幅上升至289 200平方米，主要來自油尖旺。

Completions of Grade A offices in 2025 surged to 289 200 m<sup>2</sup>, mainly coming from Yau Tsim Mong.

2025 年錄得正數 97 200 平方米的使用量。年底空置量為 1 666 200 平方米，相當於甲級寫字樓總存量的 18.4%，其中 31% 的空置面積位於核心地區。

A positive take-up of 97 200 m<sup>2</sup> was recorded in 2025. The year-end vacancy was 1 666 200 m<sup>2</sup>, representing 18.4% of Grade A stock. 31% of the vacant spaces was found in the core districts.



預測落成量在 2026 年將下跌至 108 100 平方米，並在 2027 年再跌至 78 100 平方米。2026 年的新落成量將集中在灣仔和中西區，分別佔總落成量的 58% 和 37%。在 2027 年，落成量將主要來自油尖旺和中西區，分別佔總預測落成量的 60% 和 30%。

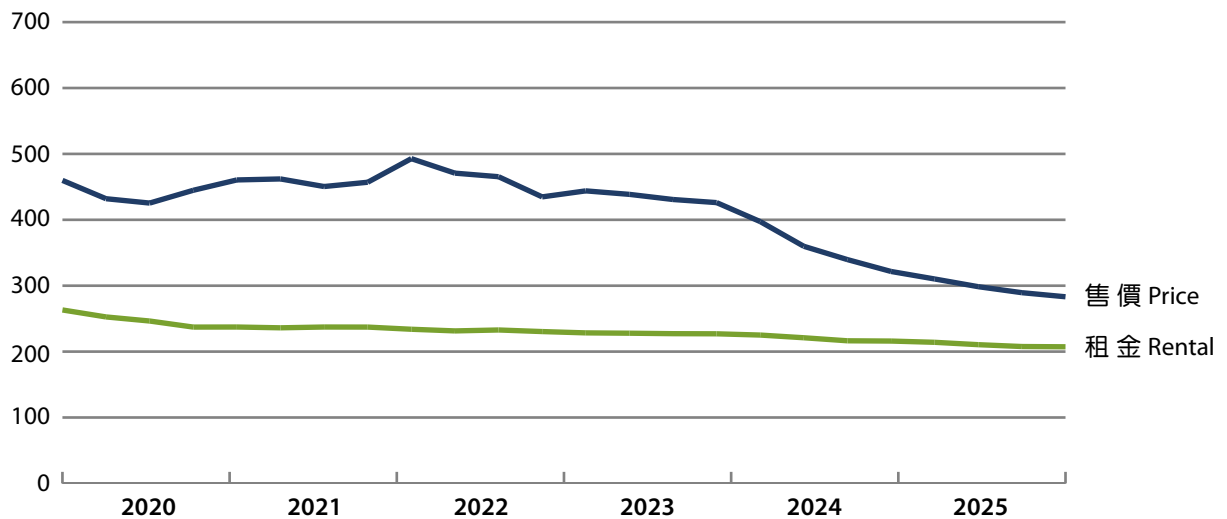
Forecast completions will fall to 108 100 m<sup>2</sup> in 2026 and further to 78 100 m<sup>2</sup> in 2027. New completions in 2026 will be concentrated in Wan Chai and the Central and Western district, respectively providing 58% and 37% of the total. In 2027, completions will mainly be coming from Yau Tsim Mong and the Central and Western district, accounting for 60% and 30% of the total forecast completions respectively.

甲級寫字樓銷售及租賃市場全年皆表現偏軟，以第四季與 2024 年同期相比，售價和租金分別錄得 11.9% 和 4.0% 的跌幅。

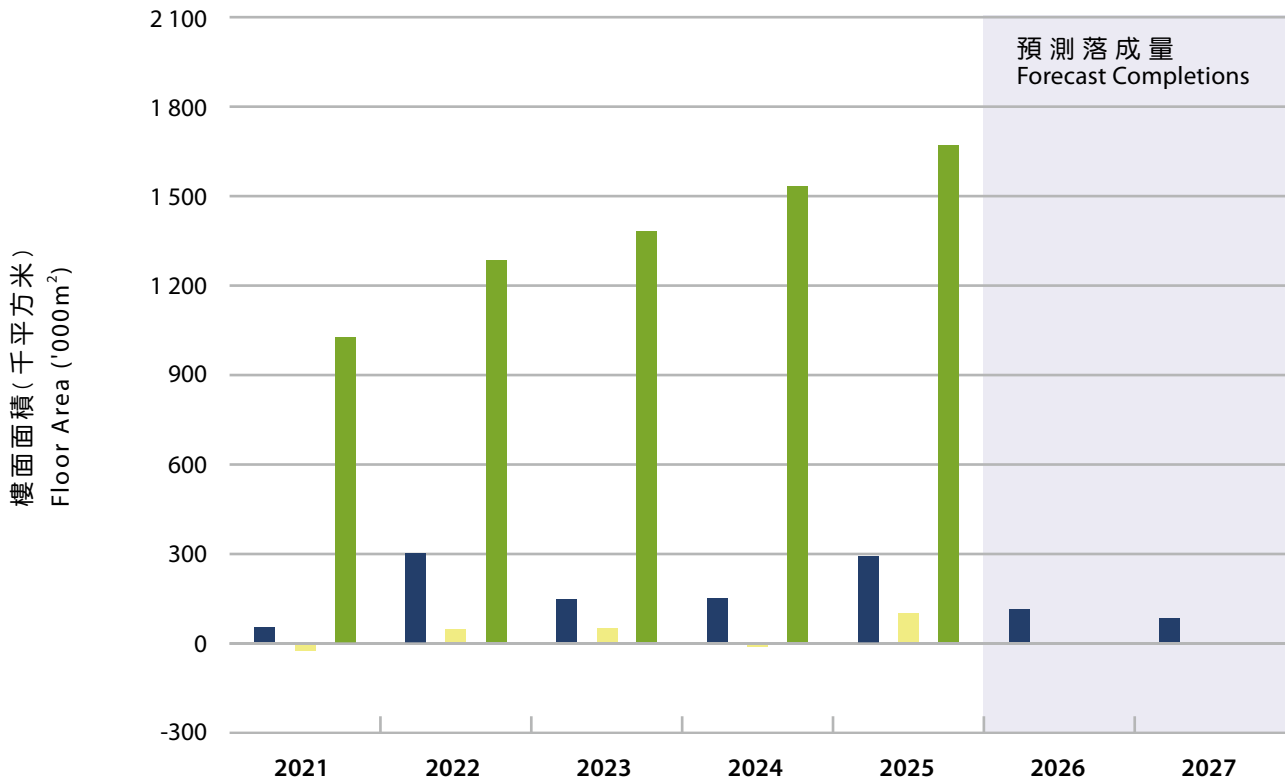
Both sales and rental market of Grade A offices were soft over the year, with prices and rents registering decreases of 11.9% and 4.0% respectively in the fourth quarter over the same period in 2024.



### 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	49	299	144	146	289	109 <sup>#</sup>	78 <sup>#</sup>
使用量 Take-up	-18	42	45	-4	97		
空置量 Vacancy	1 023	1 280	1 377	1 528	1 666		
% <sup>+</sup>	12.5	15.1	16.0	17.4	18.4		

+ 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