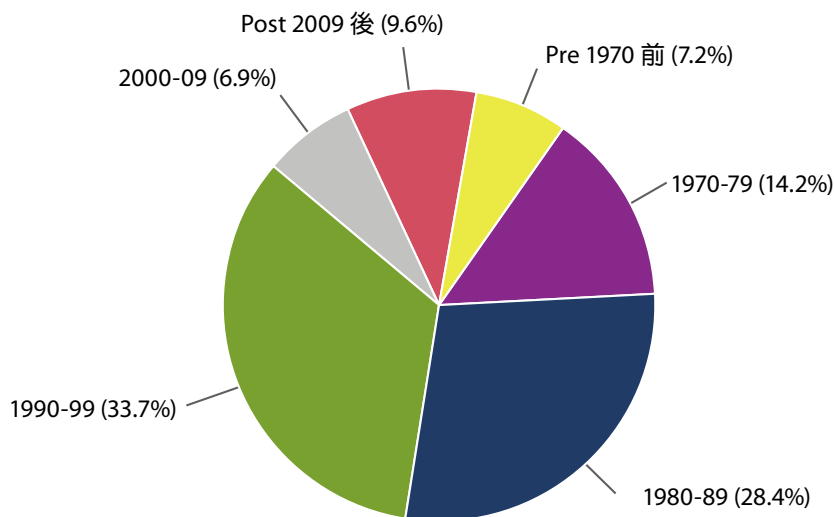


2025年年底，乙級寫字樓的總存量為3 033 200平方米，佔寫字樓總存量的22%。圖表顯示按樓齡劃分的乙級寫字樓總存量。

Stock of Grade B offices was 3 033 200 m<sup>2</sup> at the end of 2025, representing 22% 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.

2025年乙級寫字樓的落成量為10 000平方米，全部來自中西區和油尖旺。

Grade B office completions in 2025 were 10 000 m<sup>2</sup>. All came from the Central and Western district and Yau Tsim Mong.

乙級寫字樓在 2025 年的使用量為負數 65 000 平方米。年底空置量為 528 900 平方米，相當於乙級寫字樓總存量的 17.4%，其中 53% 的空置面積位於核心地區。

Take-up of Grade B offices in 2025 was negative at 65 000 m<sup>2</sup>. The year-end vacancy, amounting to 528 900 m<sup>2</sup>, was equivalent to 17.4% of the Grade B stock. 53% of the vacant spaces was found in the core districts.



預計落成量在 2026 和 2027 年將分別為 34 300 平方米和 46 900 平方米。2026 年的新落成量主要集中在觀塘，2027 年則主要來自九龍城。

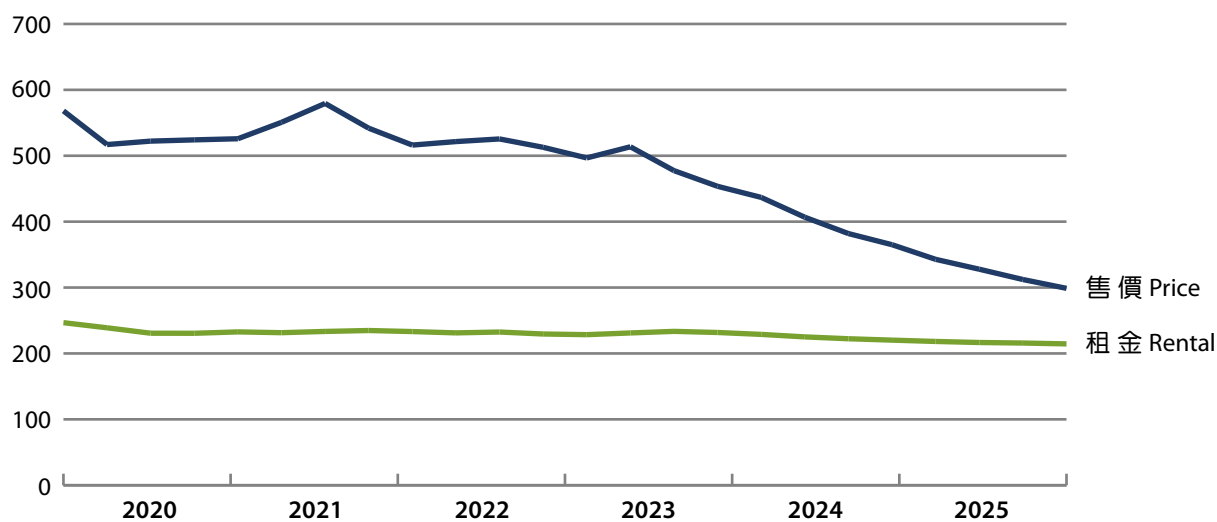
It is estimated that completions will be 34 300 m<sup>2</sup> and 46 900 m<sup>2</sup> in 2026 and 2027 respectively. The new completions in 2026 will be concentrated in Kwun Tong while those in 2027 will mainly come from Kowloon City.

乙級寫字樓售價全年下滑，以 2025 年最後一季與 2024 年同期相比，售價下跌 18.1%。以 2024 和 2025 年最後一季作比較，租金則微跌 2.6%。

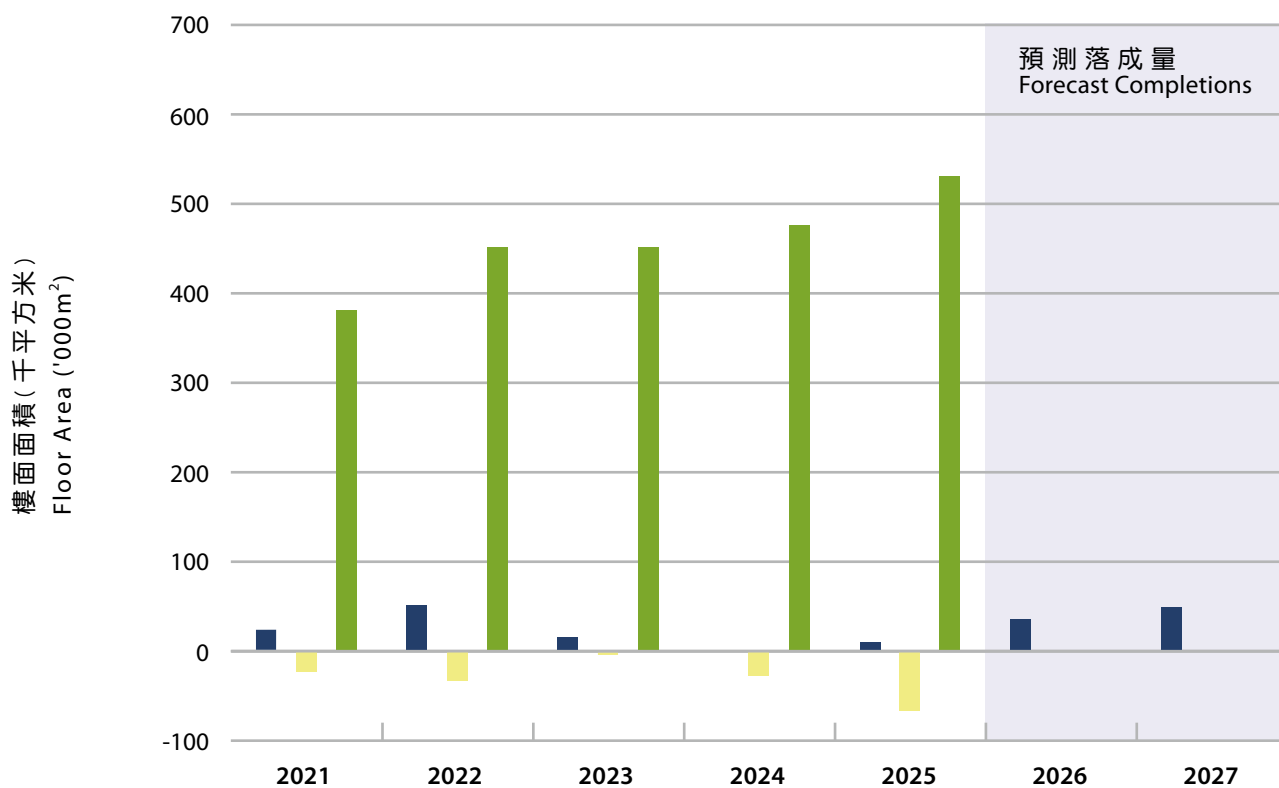
Prices of Grade B offices declined throughout the year by 18.1% in the last quarter of 2025 over the same period in 2024. Rents fell mildly by 2.6% between the last quarters of 2024 and 2025.



### 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



	樓面面積(千平方米) Floor Area ('000m <sup>2</sup> )						
	2021	2022	2023	2024	2025	2026	2027
落成量 Completions	21	50	14	0	10	34 <sup>#</sup>	47 <sup>#</sup>
使用量 Take-up	-22	-32	-2	-26	-65		
空置量 Vacancy	380	450	450	475	529		
% <sup>+</sup>	13.1	15.1	14.9	15.6	17.4		

+ 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