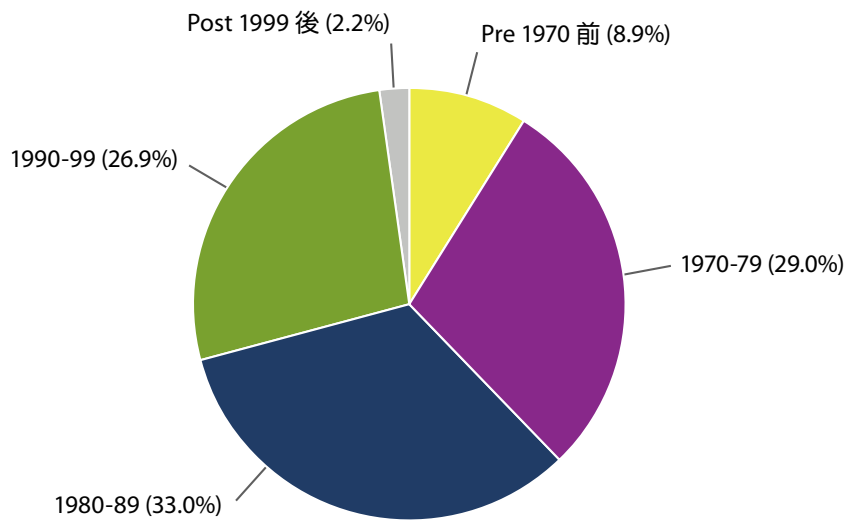


2025 年年底，丙級寫字樓的總存量為 1 478 200 平方米，佔寫字樓總存量的 11%。圖表顯示按樓齡劃分的丙級寫字樓總存量。

Stock of Grade C offices was 1 478 200 m² at the end of 2025, representing 11% 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 65%，而九龍與新界則分別佔 33% 和 2%。

Hong Kong Island accounted for 65% of the stock, while the shares for Kowloon and the New Territories were 33% and 2% respectively.

2025 年並無錄得丙級寫字樓落成量。

No Grade C office completions were recorded in 2025.

丙級寫字樓的使用量錄得負數 27 900 平方米。年底空置量為 190 600 平方米，佔丙級寫字樓總存量的 12.9%，當中 72% 的空置面積位於核心地區。

Grade C offices registered a negative take-up of 27 900 m². The year-end vacancy amounted to 190 600 m², representing 12.9% of its stock. 72% of the vacant spaces was found in the core districts.



預計 2026 年將有 300 平方米的丙級寫字樓在東區落成，2027 年則不會有新落成量。

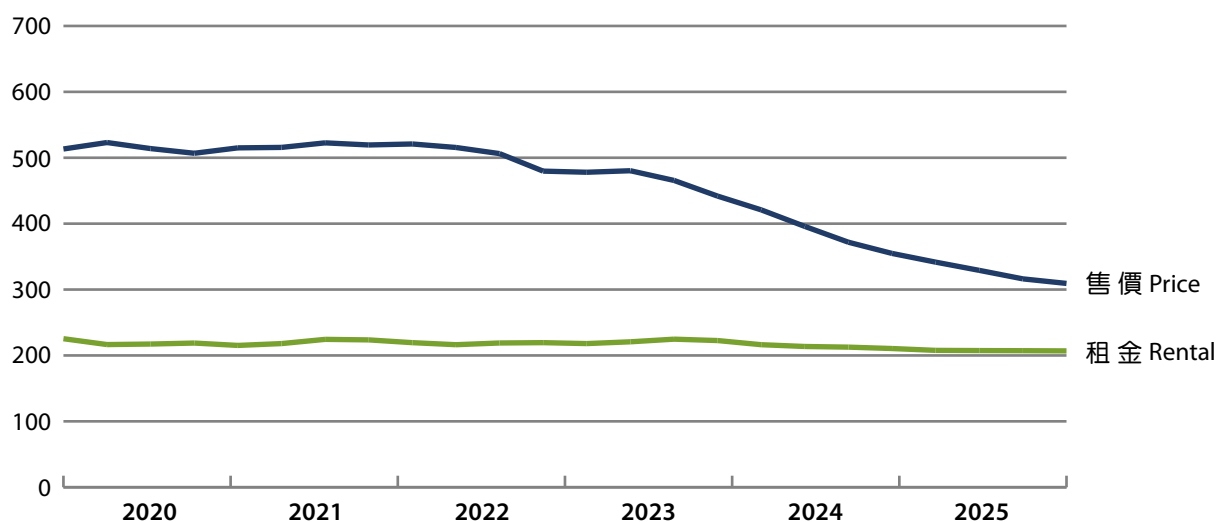
Grade C office space of 300 m² from the Eastern district will be expected in 2026. In 2027, there will be no new completions.

丙級寫字樓售價全年下滑。以 2024 和 2025 年第四季相比，售價錄得 12.8% 的跌幅。租金在第一季稍跌，但在其後季度並無顯著變化，與 2024 年同季相比，第四季租金輕微下跌 1.7% 作結。

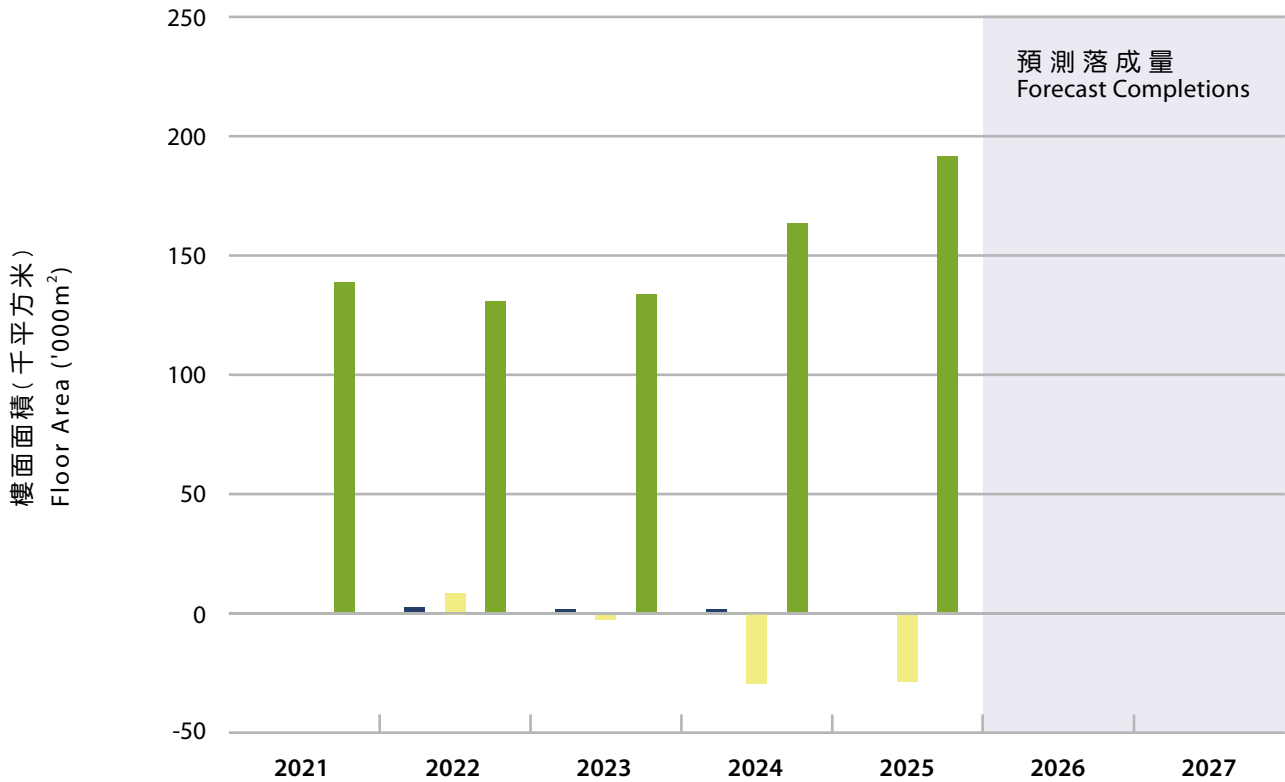
Prices of Grade C offices declined over the year, registering a fall of 12.8% between the fourth quarters of 2024 and 2025. Rents dipped slightly in the first quarter but did not show any significant change in the following quarters, ending with a slight decrease of 1.7% in the fourth quarter compared with the corresponding quarter 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



	樓面面積 (千平方米) Floor Area ('000m ²)						
	2021	2022	2023	2024	2025	2026	2027
落成量 Completions	0	2	1	1	0	0 [#]	0 [#]
使用量 Take-up	0	9	-2	-29	-28		
空置量 Vacancy	138	130	133	163	191		
% ⁺	9.3	8.8	9.0	11.0	12.9		

+ 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