

私人商業樓宇

PRIVATE

COMMERCIAL





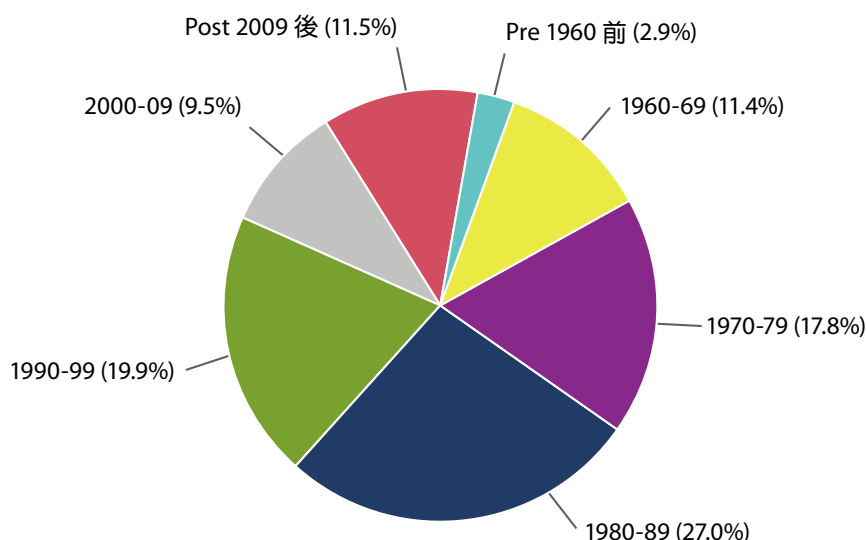
這類別包括零售業樓宇，以及其他設計或改建作商業用途的樓宇，但不包括專作寫字樓用途的樓宇。

這類物業在 2025 年年底的總存量為 11 882 600 平方米，其中港島佔 28%，九龍佔 41%，新界佔 31%。按樓齡劃分的總存量詳見圖表。

This sector comprises retail premises and other premises designed or adapted for commercial use, with the exception of purpose-built offices.

Stock in this sector at the end of 2025 was 11 882 600 m<sup>2</sup>, with 28% of the total spaces on Hong Kong Island, 41% in Kowloon and 31% in the New Territories. Distribution of total stock by age is shown in the chart.

### 按樓齡分類的總存量 Stock Distribution by Age



2025 年的落成量增至 96 900 平方米，九龍和港島分別佔總落成量的 76% 和 20%，其餘 4% 則坐落新界。按地區計，落成量主要來自油尖旺，佔總落成量的 60%。

Completions in 2025 increased to 96 900 m<sup>2</sup>. Kowloon and Hong Kong Island contributed 76% and 20% of the total completions respectively while the remaining 4% was attributable to the New Territories. On district basis, completions mainly came from Yau Tsim Mong at 60% of the total.

2025年，商業樓宇的使用量錄得負數49 800平方米。年底空置量為1 490 700平方米，相當於總存量的12.5%。空置的商場鋪位和樓上商用面積佔總空置量的62%。

The commercial sector recorded a negative take-up of 49 800 m<sup>2</sup> in 2025. The vacancy at the year-end was 1 490 700 m<sup>2</sup>, representing 12.5% of the total stock. Vacant arcade shops and upper floor commercial space accounted for 62% of the total vacancy.



預計落成量將在2026年下跌至72 600平方米，但在2027年將輕微上升至74 600平方米。2026年的落成量將主要來自灣仔，佔總預測落成量的28%。2027年的落成量則大多來自九龍城，佔總預測落成量的41%，其次是中西區，佔30%。

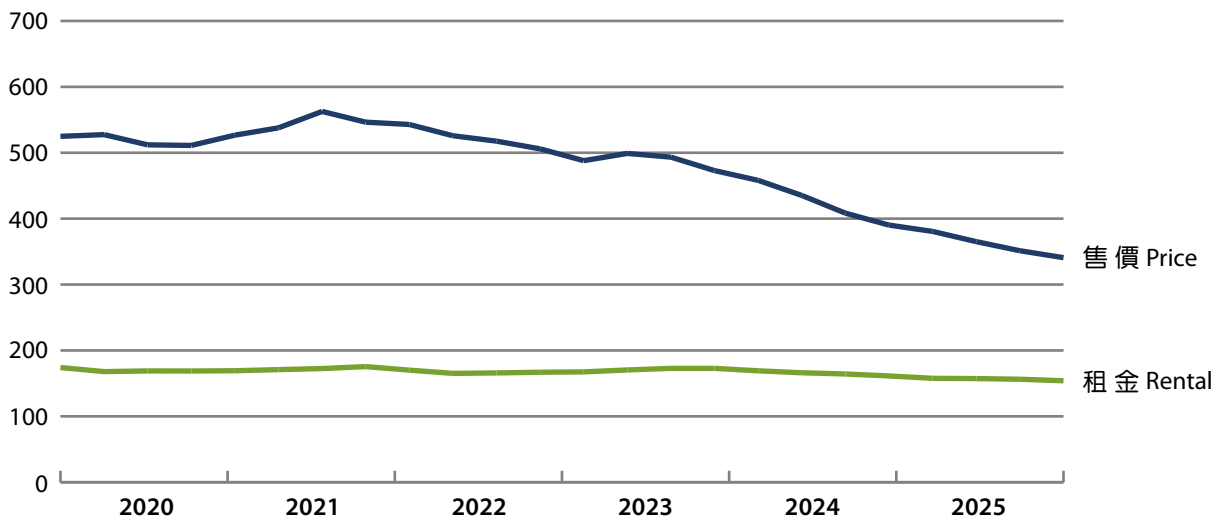
Completions are forecast to decline to 72 600 m<sup>2</sup> in 2026 but then rise slightly to 74 600 m<sup>2</sup> in 2027. Completions in 2026 will mainly come from Wan Chai at 28% of the total. Completions in 2027 will be largely from Kowloon City providing 41% of the total, followed by the Central and Western district at 30%.

零售業樓宇售價全年下跌，以2024與2025年第四季相比，錄得12.7%的跌幅，而租金在全年亦呈跌勢，於同期下跌4.5%。

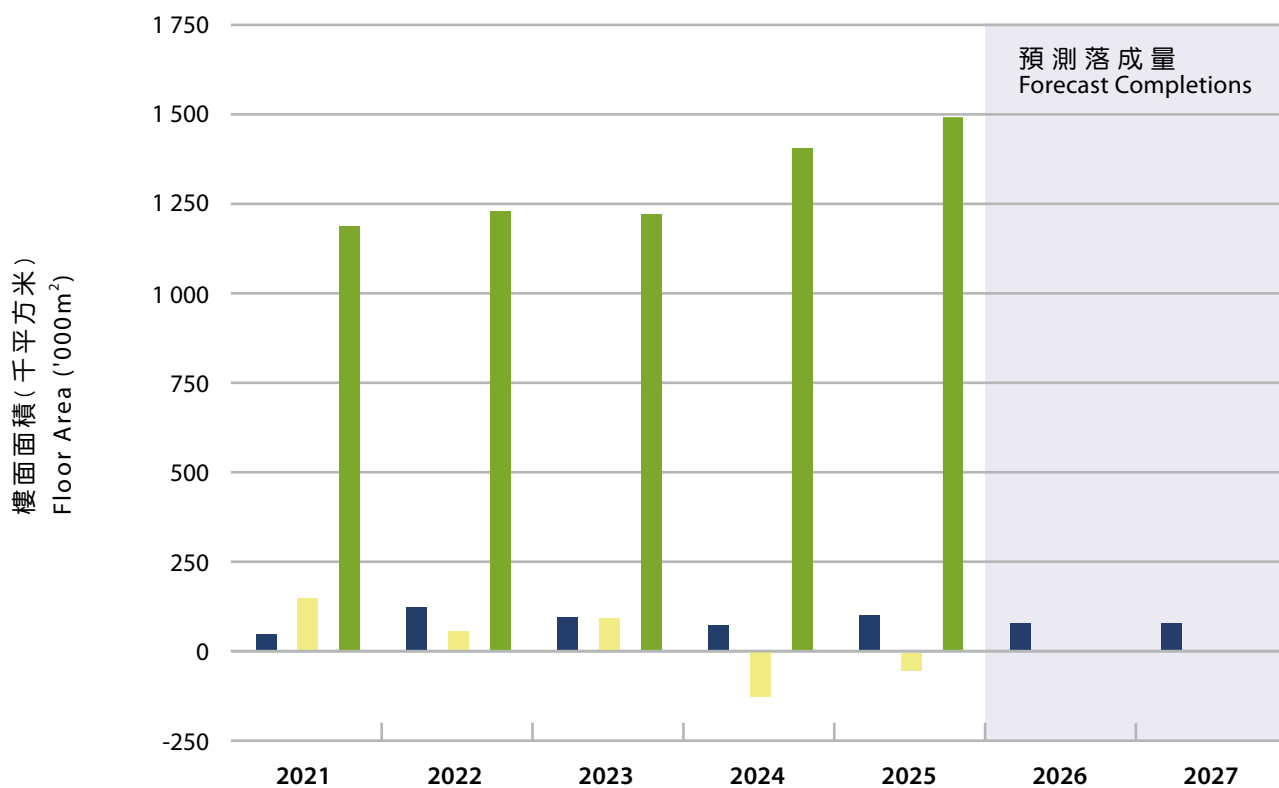
Prices of retail properties declined throughout the year, registering a decrease of 12.7% between the fourth quarters of 2024 and 2025. Rents were also on a downward trend over the year and fell by 4.5% over the same period



### 私人零售業樓宇售價及租金指數 Private Retail 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	42	118	91	69	97	73 <sup>#</sup>	75 <sup>#</sup>
使用量 Take-up	145	52	87	-124	-50		
空置量 Vacancy	1 182	1 224	1 217	1 400	1 491		
% <sup>+</sup>	10.2	10.5	10.3	11.8	12.5		

+ 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