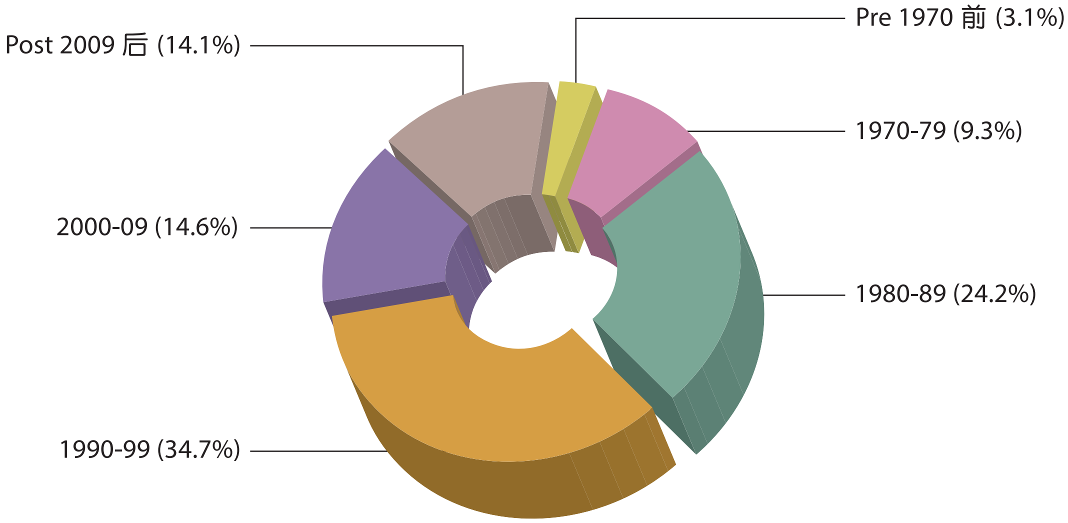
私人写字楼（整体）
PRIVATE OFFICE (OVERALL)

2020年年底，私人写字楼的总存量为 12 426 800 平方米，当中甲级写字楼占 65%，乙级写字楼占 23%，丙级写字楼占 12%。位于上环、中区、湾仔、铜锣湾和尖沙咀核心地区的写字楼面积在 2020 年年底共占总存量的 51%。图表显示按楼龄划分的整体写字楼总存量。

The total stock of private offices at the end of 2020 amounted to 12 426 800 m^2, comprising 65% Grade A, 23% Grade B and 12% Grade C offices. Office space in the core districts of Sheung Wan, Central, Wan Chai, Causeway Bay and Tsim Sha Tsui accounted for 51% of the total stock at the end of 2020. The chart shows the total stock of all offices by age.

按楼龄分类的总存量
Stock Distribution by Age



2020 年私人写字楼的落成量为 69 000 平方米，较 2019 年大幅下跌 74%，有 88% 的落成量位于非核心地区。甲级写字楼的落成量为 46 300 平方米，相当于总供应量的 67%。

Office completions in 2020 were 69 000 m^2, representing a considerable fall of 74% from 2019. 88% of the completions were in the non-core districts. Completions of Grade A space amounted to 46 300 m^2, equivalent to 67% of the total supply.

2020 年的整体使用量转为负数 286 200 平方米。年底空置量急升 30% 至 1 434 000 平方米，相当于总存量的 11.5%。

The overall take-up turned negative in 2020 to 286 200 m^2. Vacancy at the year-end surged by 30% to 1 434 000 m^2, which was equivalent to 11.5% of the total stock.

预计 2021 和 2022 年的落成量将分别增加至 70 900 平方米和 275 300 平方米。2021 年的新供应主要来自九龙，占总落成量的 60%，全部来自深水埗、黄大仙和油尖旺。2022 年，新供应将集中在观塘、东区和荃湾，分别占预计落成量的 31%、23% 和 15%。

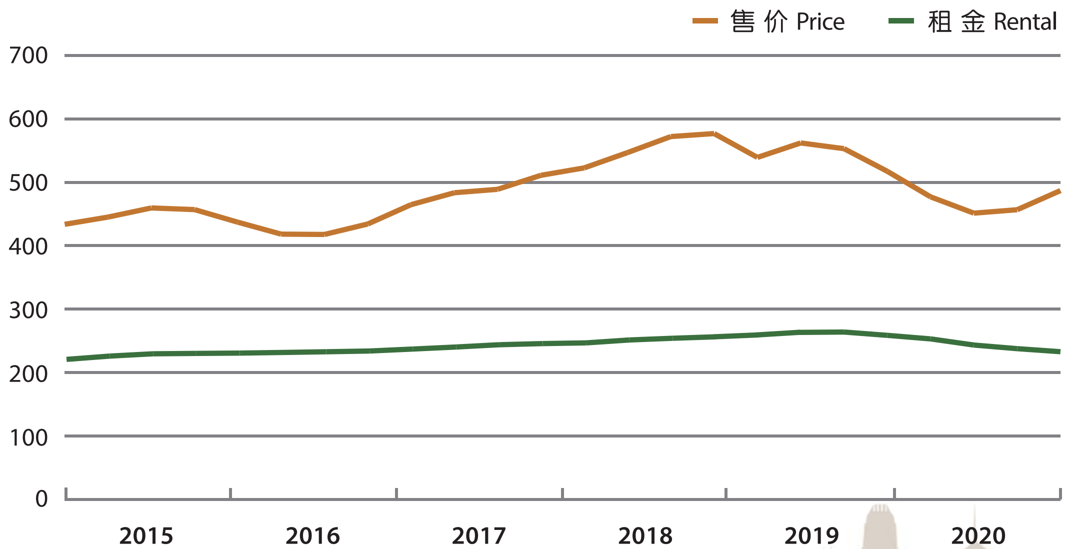
Completions are expected to increase to 70 900 m^2 and 275 300 m^2 in 2021 and 2022 respectively. New supply in 2021 will mainly come from Kowloon at 60% of total completions, all attributable to Sham Shui Po, Wong Tai Sin and Yau Tsim Mong. In 2022, new supply will be concentrated in Kwun Tong, the Eastern district and Tsuen Wan, accounting for 31%, 23% and 15% of the estimated completions respectively.

私人写字楼（整体）
PRIVATE OFFICE (OVERALL)

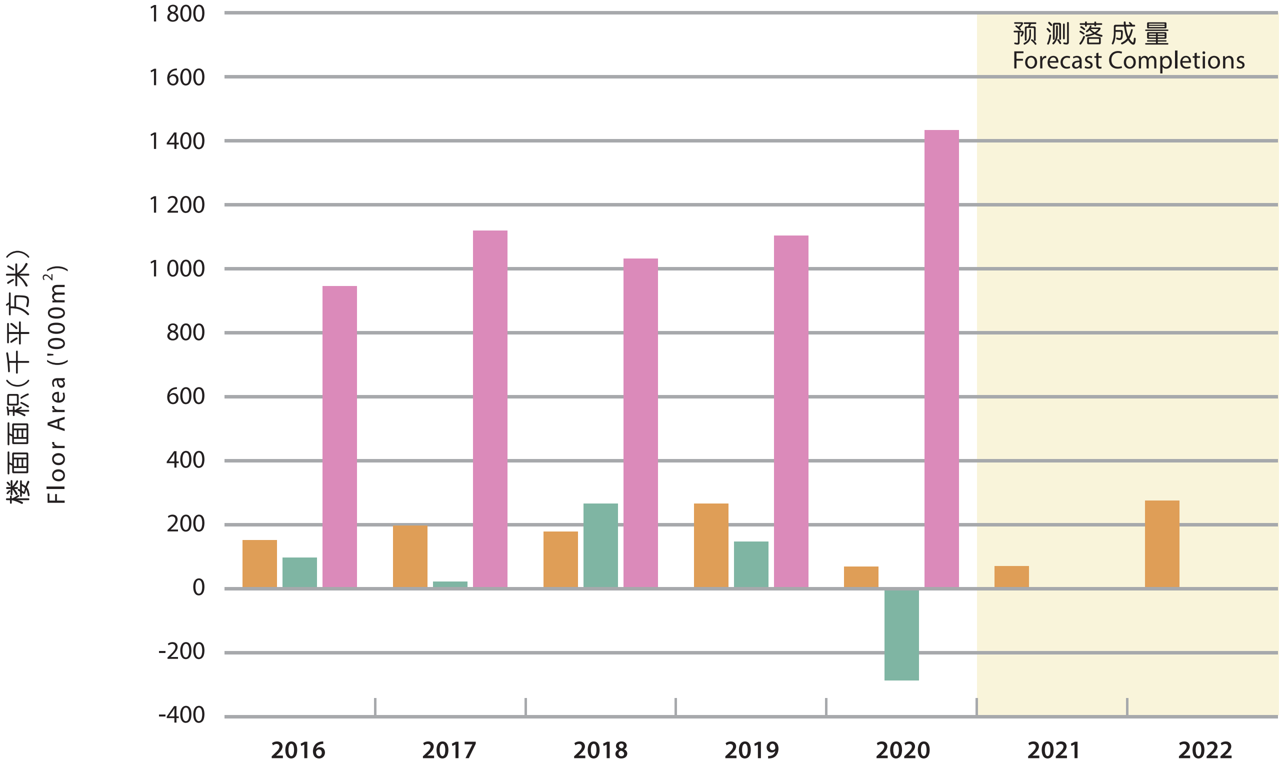
写字楼售价在2020年首两季下跌，至第三季逐渐反弹。以2020年最后一季与2019年同期相比，售价仍下跌5.9%。写字楼租金在2020年全年呈现跌势，在2020年最后一季较前一年下跌10.0%。

Office prices fell in the first two quarters of 2020 and regressed gradually in the third quarter of the year. Prices still posted a decrease of 5.9% in the last quarter of 2020 over the same period in 2019. Office rents exhibited a downward trend throughout 2020, registering a fall of 10.0% in the last quarter of 2020 over a year ago.

售价及租金指数
Price and Rental Indices



落成量、使用量及空置量
Completions, Take-up and Vacancy



楼面面积（千平方米）
Floor Area ('000m^2)

	2016	2017	2018	2019	2020	2021	2022
落成量 Completions	153	198	179	267	69	71#	275#
使用量 Take-up	98	23	266	147	-286		
空置量 Vacancy	946	1 120	1 032	1 104	1 434		
%+	8.2	9.5	8.6	9.0	11.5		

\+ 年底空置量占总存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 预测数字
Forecast figures