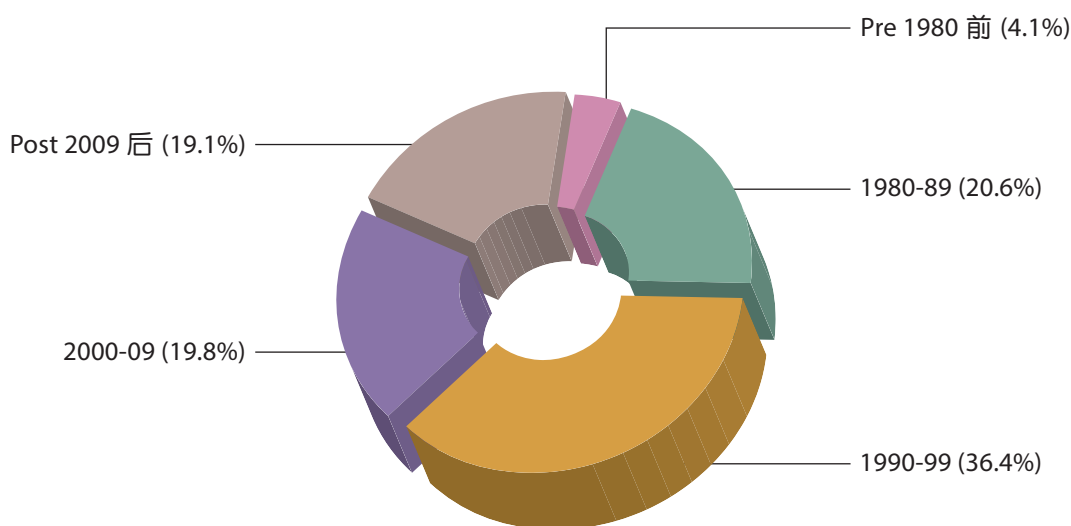


私人写字楼（甲级） PRIVATE OFFICE (GRADE A)

2020 年年底，甲级写字楼的总存量达 8 101 200 平方米，占写字楼总存量的 65%。图表显示按楼龄划分的甲级写字楼总存量。

Stock of Grade A office space at the end of 2020 stood at 8 101 200 m², representing 65% of the total office stock. The chart shows the distribution of stock in this grade by age.

按楼龄分类的总存量 Stock Distribution by Age



港岛占总存量的 48%，而九龙与新界则分别占 39% 和 13%。

Hong Kong Island accounted for 48% of the stock, while the shares for Kowloon and the New Territories were 39% and 13% respectively.

甲级写字楼的落成量为 46 300 平方米，较 2019 年锐减 81%。新发展项目全部位于非核心地区，主要位于荃湾和西贡，合共占甲级写字楼落成量的 86%。

Completions of Grade A offices were 46 300 m², a sharp decline of 81% from 2019. All of the new developments were located in the non-core districts, mainly in Tsuen Wan and Sai Kung, together contributing 86% of the Grade A office completions.



私人写字楼（甲级） PRIVATE OFFICE (GRADE A)

2020 年录得负数 189 200 平方米的使用量。年底空置量上升至 955 900 平方米，相当于甲级写字楼总存量的 11.8%，其中 37% 的空置面积位于核心地区。

A negative take-up of 189 200 m² was recorded in 2020. The year-end vacancy rose to 955 900 m², representing 11.8% of Grade A stock. 37% of the vacant spaces was found in the core districts.



预计甲级写字楼的落成量在 2021 年会稍微下降至 45 200 平方米，但在 2022 年将急升至 184 700 平方米。2021 年的新供应将全部来自深水埗和荃湾。预计 2022 年的主要供应将来自观塘和东区，分别占新落成量的 37% 和 32%。

It is anticipated that completions will reduce slightly to 45 200 m² in 2021 but soar significantly to 184 700 m² in 2022. All of the new supply in 2021 will come from Sham Shui Po and Tsuen Wan. In 2022, it is expected that Kwun Tong and the Eastern district will provide the major supply, accounting for 37% and 32% of the new completions respectively.

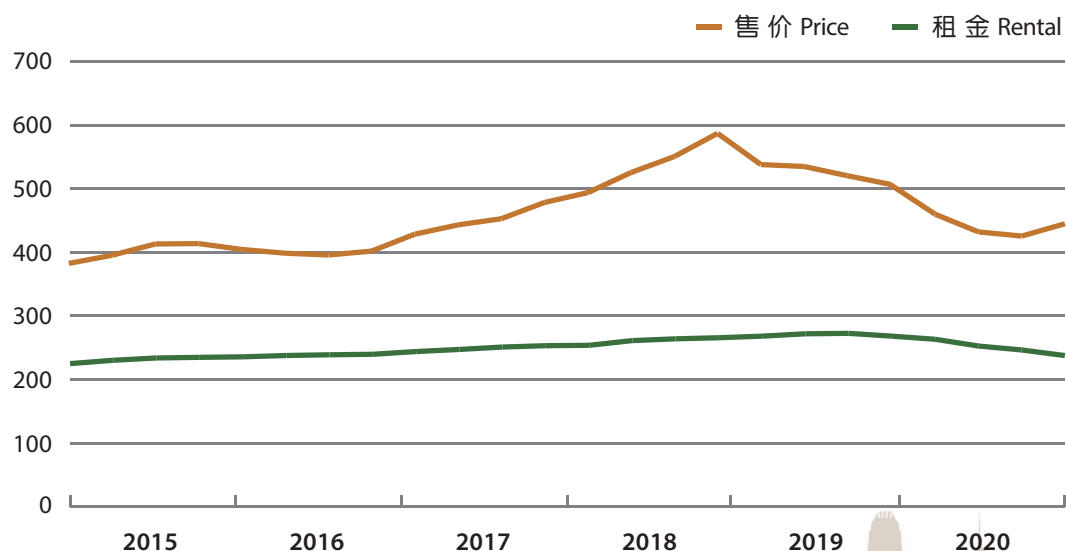
私人写字楼（甲级） PRIVATE OFFICE (GRADE A)

甲级写字楼售价在 2020 年首三季继续下跌，但在最后一季回升，而租金则于全年录得下跌。整体而言，以 2020 年第四季与 2019 年同期相比，售价和租金分别急跌 12.2% 和 11.4%。

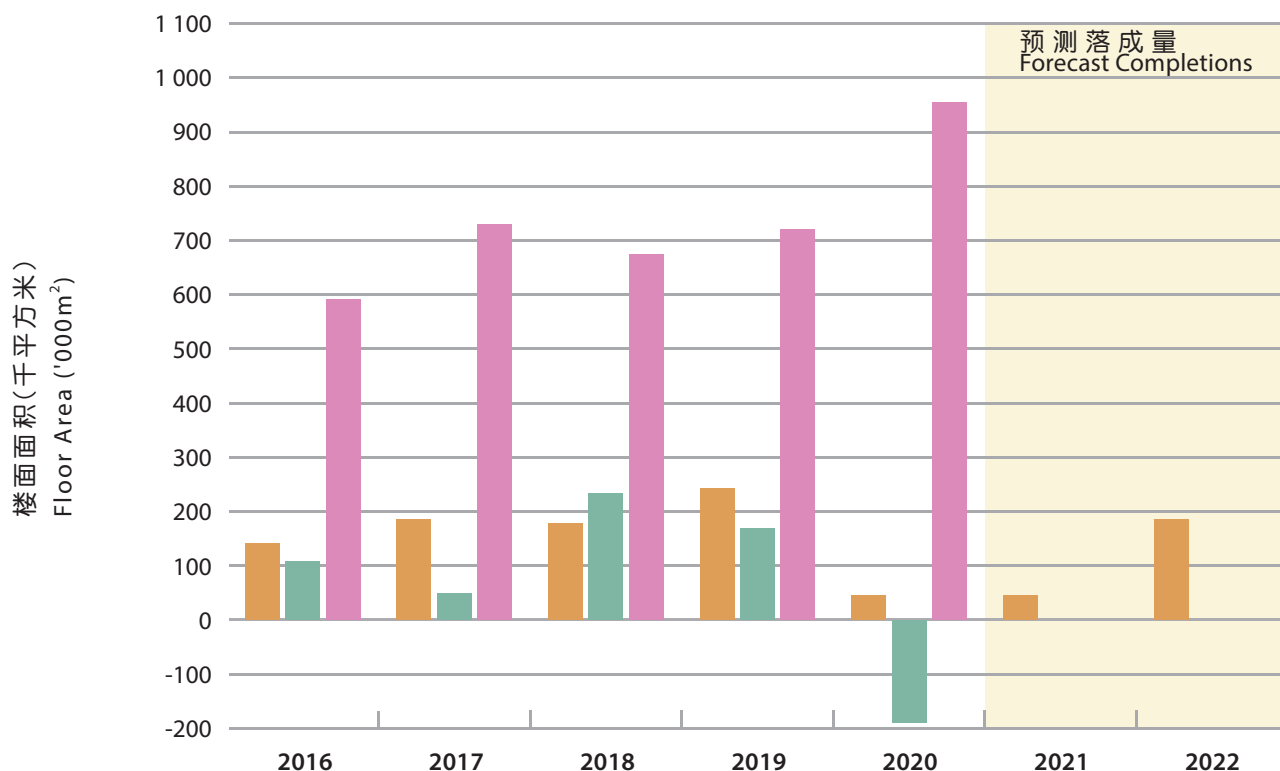
Prices of Grade A offices continued to decline in the first three quarters but rebounded in the last quarter of 2020, with rents registering a decline throughout the year. Overall, prices and rents plummeted by 12.2% and 11.4% respectively in the fourth quarter of 2020 over the same period in 2019.



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



	2016	2017	2018	2019	2020	2021	2022
落成量 Completions	142	186	178	242	46	45 [#]	185 [#]
使用量 Take-up	108	49	234	169	-189		
空置量 Vacancy	592	729	674	720	955		
% ⁺	8.0	9.6	8.7	9.0	11.8		

+ 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