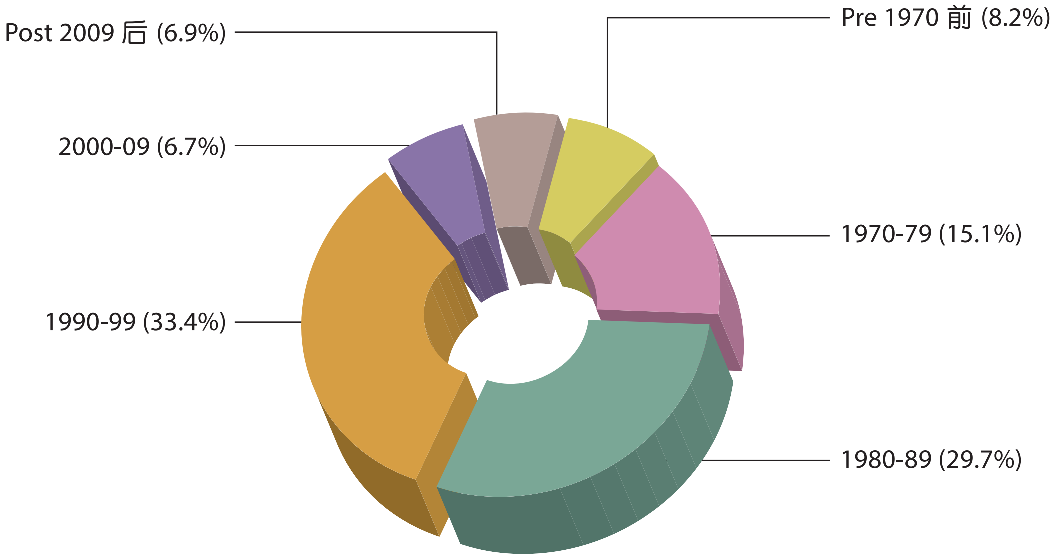
私人写字楼（乙级）
PRIVATE OFFICE (GRADE B)

2020 年年底，乙级写字楼的总存量为 2 849 900 平方米，占写字楼总存量的 23%。图表显示按楼龄划分的乙级写字楼总存量。

Stock of Grade B offices was 2 849 900 m^2 at the end of 2020, representing 23% 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 57%，而九龙与新界则分别占 36% 和 7%。

Hong Kong Island accounted for 57%, while Kowloon and the New Territories contributed 36% and 7% respectively.

2020 年乙级写字楼落成量为 22 500 平方米，比 2019 年增加 11%。大部分落成量位于沙田和中西区。

Grade B office completions in 2020 were 22 500 m^2, an increase of 11% from 2019. Most completions were located in Sha Tin and the Central and Western district.

乙级写字楼在2020年的使用量继续维持负数至56 800平方米。年底空置量为339 600平方米，增至乙级写字楼总存量的11.9%，其中47%的空置面积位于核心地区。

Take-up of Grade B offices in 2020 remained negative at 56 800 m^2. The year-end vacancy, amounting to 339 600 m^2, recorded a rise to 11.9% of the Grade B stock. 47% of the vacant spaces was found in the core districts.

预计落成量在2021年将降至20 900平方米，但在2022年会攀升至90 300平方米。2021年的主要供应将来自黄大仙和湾仔，分别占预计落成量的41%和40%。2022年的新供应将集中于元朗和观塘，分别占预计落成量的34%和18%。

It is estimated that completions will drop to 20 900 m^2 in 2021 but climb to 90 300 m^2 in 2022. In 2021, major supply will be contributed from Wong Tai Sin and Wan Chai providing 41% and 40% of the estimated completions respectively. In 2022, new supply will be concentrated in Yuen Long and Kwun Tong providing 34% and 18% of the estimated completions respectively.

私人写字楼（乙级）
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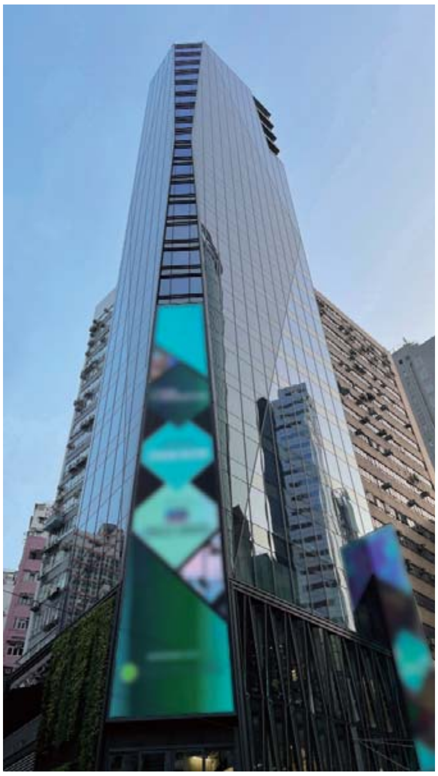
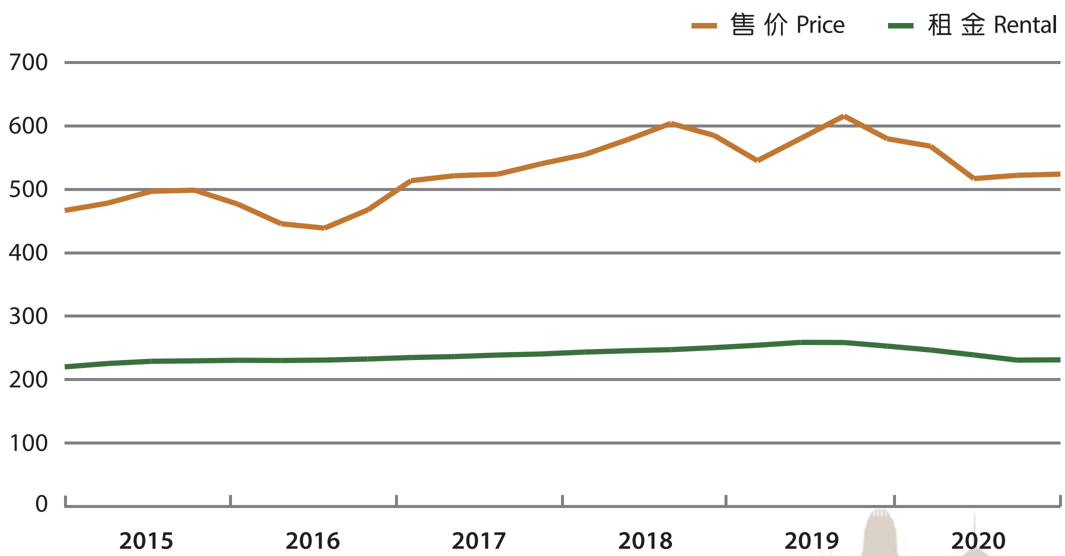
乙级写字楼售价在2020年上半年下跌10.8%，而在下半年回复平稳。租金在2020年首三季连续下跌，并在最后一季整固。整体而言，与2019年同期相比，售价和租金于2020年最后一季分别录得9.6%和8.5%的跌幅。

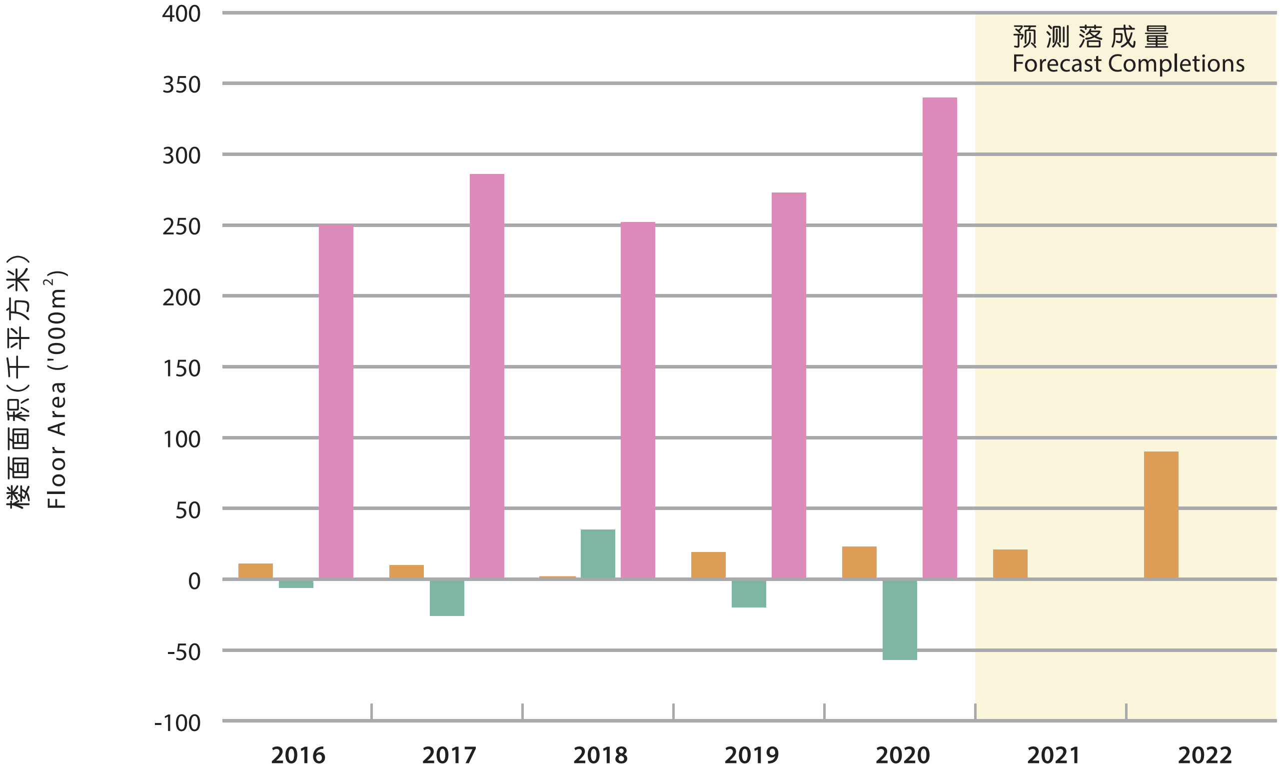
Prices of Grade B offices displayed a decline of 10.8% in the first half of 2020 and stabilised in the second half of the year. Rents dropped consecutively for the first three quarters of 2020 and consolidated in the last quarter. Overall, prices and rents recorded a decline of 9.6% and 8.5% respectively in the last 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



楼面面积（千平方米）
Floor Area ('000m^2)

	2016	2017	2018	2019	2020	2021	2022
落成量 Completions	11	10	1	20	23	21#	90#
使用量 Take-up	-6	-26	35	-20	-57		
空置量 Vacancy	250	286	252	273	340		
%+	9.4	10.4	9.0	9.7	11.9		

\+ 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