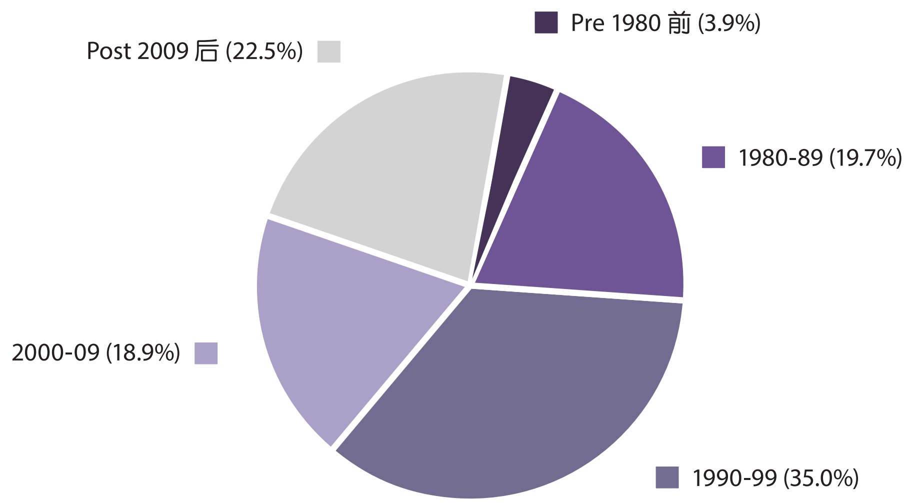
2022 年年底，甲级写字楼的总存量达 8 455 500 平方米，占写字楼总存量的 66%。图表显示按楼龄划分的甲级写字楼总存量。

Stock of Grade A office space at the end of 2022 stood at 8 455 500 m^2, representing 66% 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飙升至 299 300 平方米。新发展项目主要位于非核心地区，如九龙城、观塘和东区。

Completions of Grade A offices soared to 299 300 m^2. New developments were mainly located in the non-core districts such as Kowloon City, Kwun Tong and the Eastern district.

2022 年录得正数 42 000 平方米的使用量。年底空置量上升至 1 279 600 平方米，相当于甲级写字楼总存量的 15.1%，其中 33% 的空置面积位于核心地区。

A positive take-up of 42 000 m^2 was recorded in 2022. The year-end vacancy rose to 1 279 600 m^2, representing 15.1% of Grade A stock. 33% of the vacant spaces was found in the core districts.

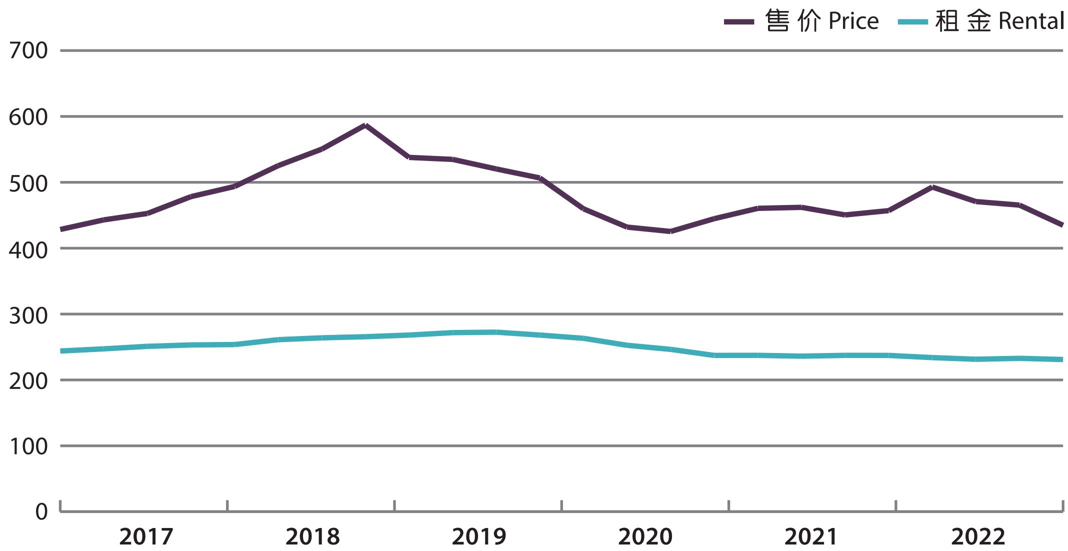
预计甲级写字楼的落成量在 2023 及 2024 年将分别下跌至 250 700 平方米和 86 600 平方米。2023 年的新供应将集中在深水埗和中西区，分别占新落成量的 38% 和 25%。在 2024 年，预计观塘将成为主要供应区，占新落成量的 49%。

It is anticipated that completions will fall to 250 700 m^2 in 2023 and 86 600 m^2 in 2024. New supply in 2023 will be concentrated in Sham Shui Po and the Central and Western district, providing 38% and 25% of the new completions respectively. In 2024, it is expected that Kwun Tong will be the major supplier, accounting for 49% of the new completions.

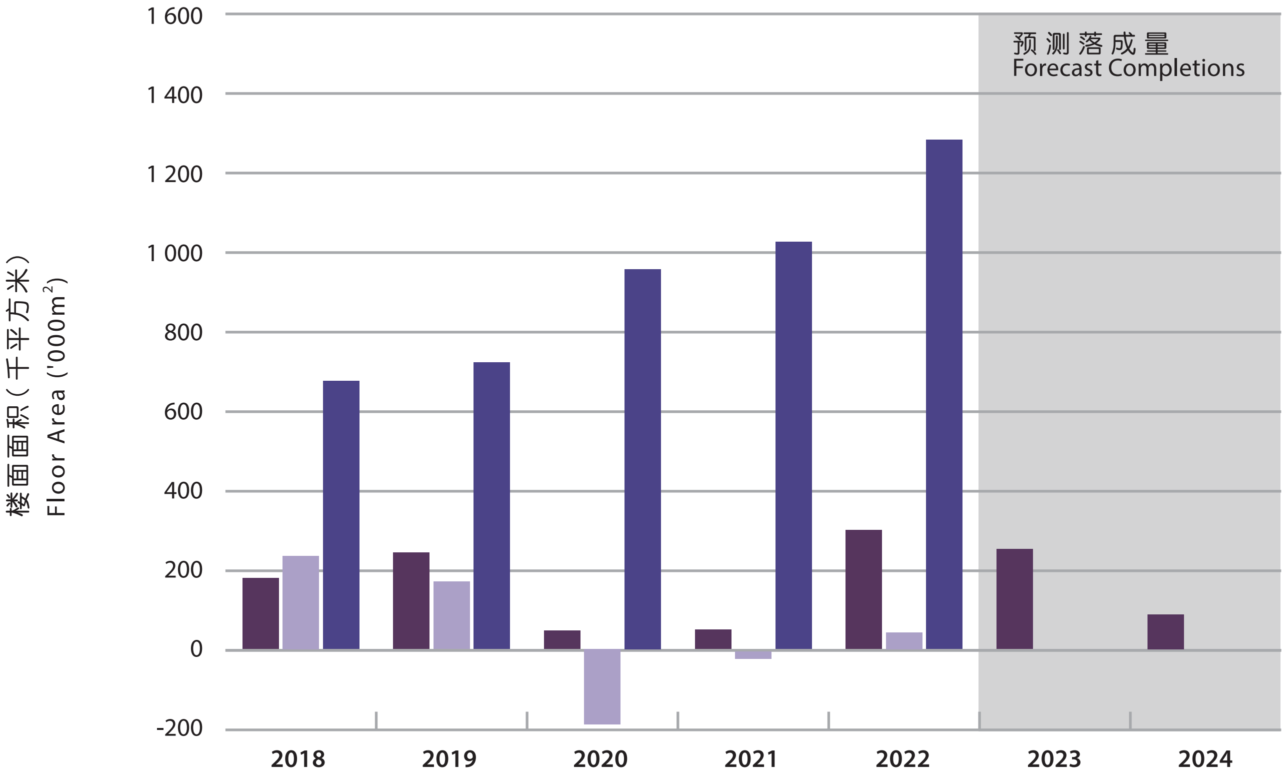
甲级写字楼售价在 2022 年第一季录得显着升幅，但接近年底时回落，以第四季与 2021 年同期相比，售价下跌 4.9% 作结。租金在首两季连续下跌，至第三季回稳，但接近年底时重拾跌势，与 2021 年第四季相比，2022 年第四季录得 2.6% 的跌幅。

Prices of Grade A offices registered a significant growth in the first quarter but retreated towards the end of 2022, ending with a fall of 4.9% in the fourth quarter over the same period in 2021. Rents dropped consecutively in the first two quarters, then stabilised in the third quarter, but resumed the downward trend towards the year-end, posting a decrease of 2.6% between the fourth quarters of 2021 and 2022.

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 ('000m²)

	2018	2019	2020	2021	2022	2023	2024
落成量 Completions	178	242	46	49	299	251#	87#
使用量 Take-up	234	169	-189	-18	42		
空置量 Vacancy	674	720	955	1 023	1 280		
%+	8.7	9.0	11.8	12.5	15.1		

\+ 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