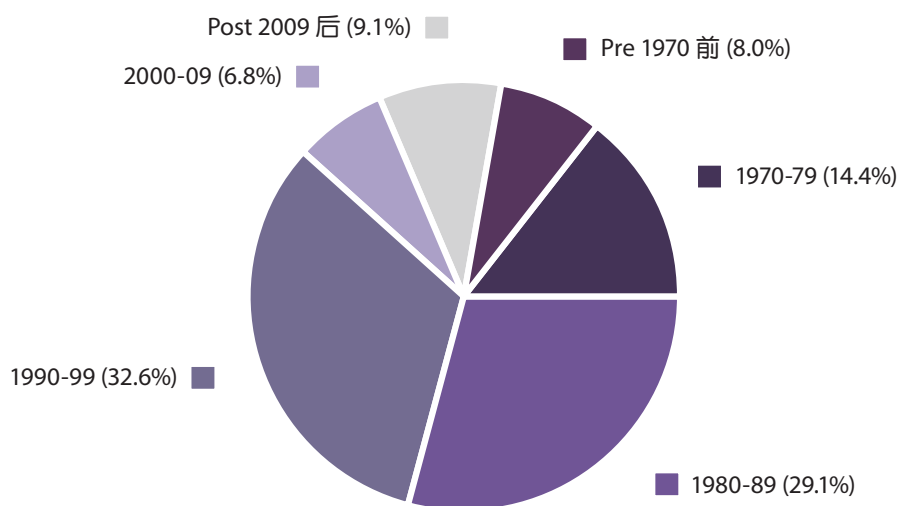2022 年年底，乙级写字楼的总存量为 2 986 400 平方米，占写字楼总存量的 23%。图表显示按楼龄划分的乙级写字楼总存量。

Stock of Grade B offices was 2 986 400 m² at the end of 2022, 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

Post 2009 后 (9.1%)
2000-09 (6.8%)
Pre 1970 前 (8.0%)
1970-79 (14.4%)
1990-99 (32.6%)
1980-89 (29.1%)

港岛占总存量的 56%，而九龙与新界则分别占 36% 和 8%。

Hong Kong Island accounted for 56%, while Kowloon and the New Territories contributed 36% and 8% respectively.

2022 年乙级写字楼落成量急升至 50 300 平方米，主要来自观塘和荃湾。

Grade B office completions in 2022 surged to 50 300 m². Completions mainly came from Kwun Tong and Tsuen Wan.

乙级写字楼在 2022 年的使用量维持负数，为 31 700 平方米。年底空置量为 450 400 平方米，增至乙级写字楼总存量的 15.1%，其中 46% 的空置面积位于核心地区。

Take-up of Grade B offices in 2022 remained negative at 31 700 m^2. The year-end vacancy, amounting to 450 400 m^2, recorded a rise to 15.1% of the Grade B stock. 46% of the vacant spaces was found in the core districts.

预计落成量在 2023 和 2024 年将分别下跌至 15 100 平方米和 17 800 平方米。2023 年的主要供应将来自观塘和湾仔，分别占预计落成量的 48% 和 29%。2024 年的新供应大部分会来自中西区和观塘。

It is estimated that completions will drop to 15 100 m^2 and 17 800 m^2 in 2023 and 2024 respectively. In 2023, major supply will be contributed from Kwun Tong and Wan Chai providing 48% and 29% of the estimated completions respectively. Most of the new supply in 2024 will come from the Central and Western district and Kwun Tong.

乙级写字楼售价于第一季下跌，但在余下季度整固，以 2022 年最后一季与 2021 年同期相比，下跌 2.9%。租金虽然在 2022 年第三季出现短暂反弹，但年内仍稍微下跌，以 2021 和 2022 年最后一季比较，录得 2.2% 的跌幅。

Prices of Grade B offices subsided in the first quarter but consolidated for the remaining quarters, posting a decrease of 2.9% in the last quarter of 2022 over the same period in 2021. Despite a short-lived rebound in the third quarter, rents fell slightly in 2022, registering a decline of 2.2% between the last quarters of 2021 and 2022.

售价及租金指数
Price and Rental Indices
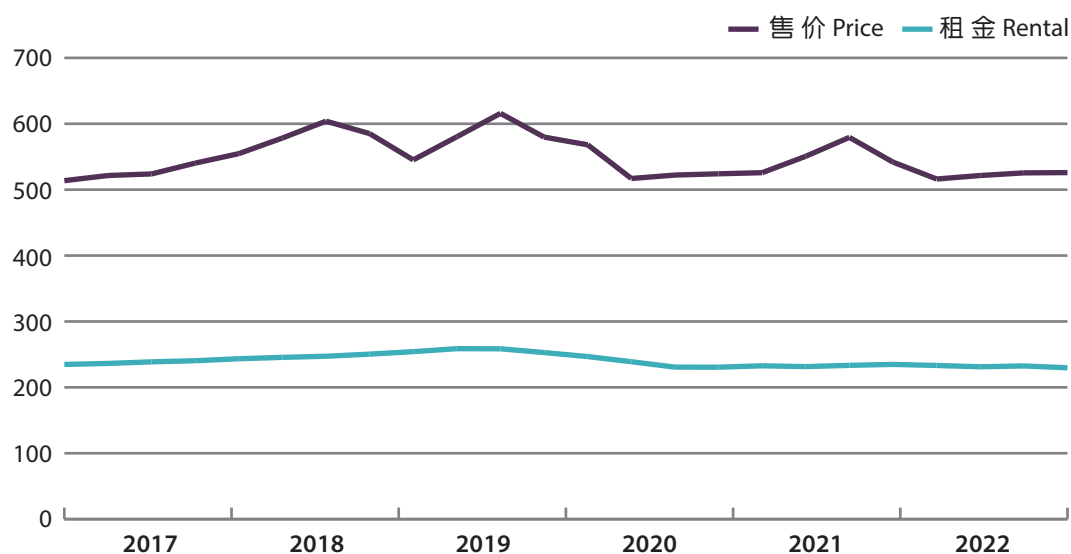
落成量、使用量及空置量
Completions, Take-up and Vacancy
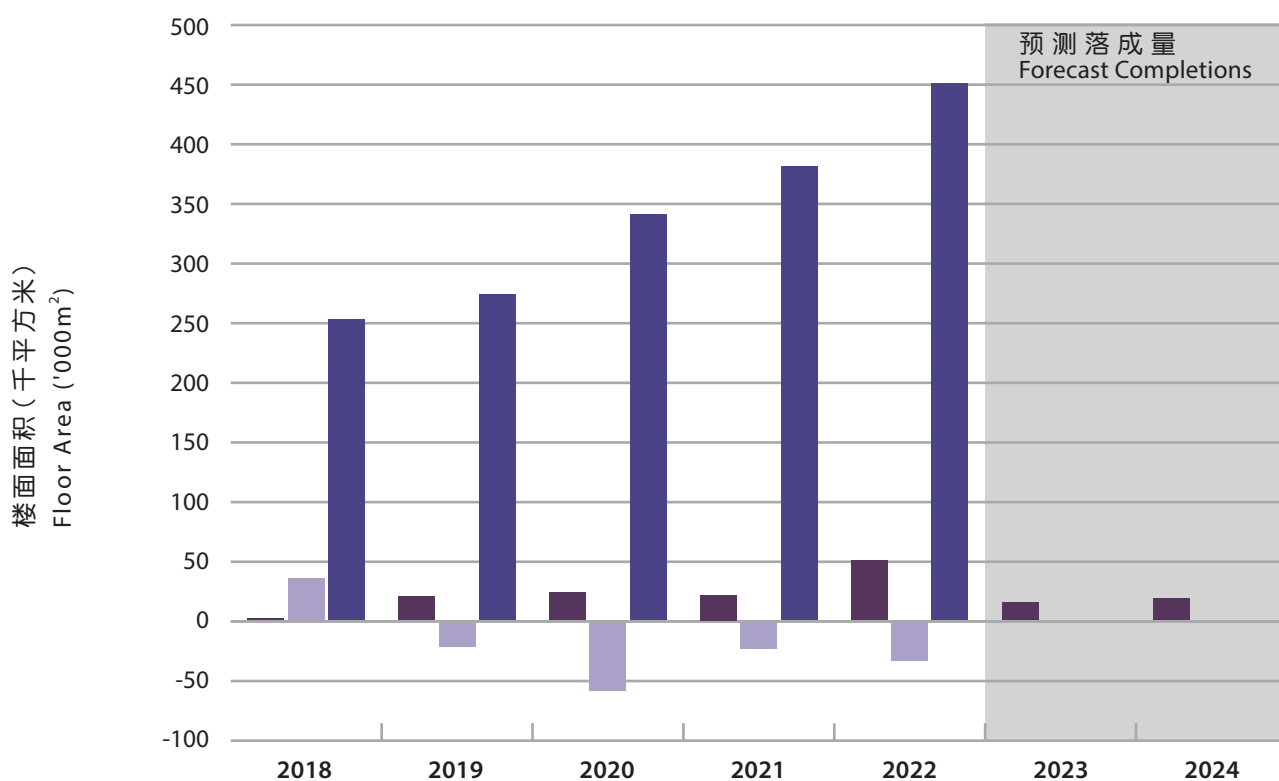
	2018	2019	2020	2021	2022	2023	2024
落成量 Completions	1	20	23	21	50	15[#]	18[#]
使用量 Take-up	35	-20	-57	-22	-32		
空置量 Vacancy	252	273	340	380	450		
%[+]	9.0	9.7	11.9	13.1	15.1		

楼面面积（千平方米）
Floor Area ('000m^2)

+ 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