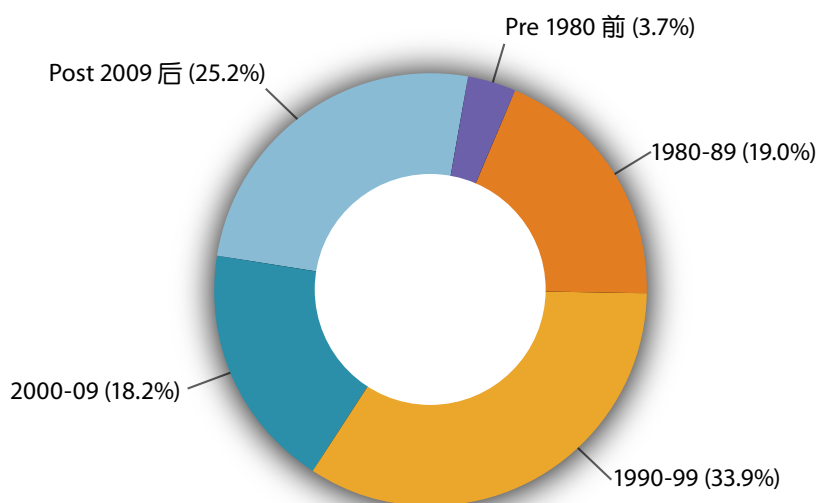




2024 年年底，甲级写字楼的总存量为 8 779 600 平方米，占写字楼总存量的 66%。图表显示按楼龄划分的甲级写字楼总存量。

Stock of Grade A office space at the end of 2024 was 8 779 600 m<sup>2</sup>, 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 47%，而九龙与新界则分别占 40% 和 13%。

Hong Kong Island accounted for 47% of the stock, while the shares for Kowloon and the New Territories were 40% and 13% respectively.

2024 年甲级写字楼的落成量维持平稳，为 146 300 平方米，主要来自中西区和湾仔。

Completions of Grade A offices in 2024 remained steady at 146 300 m<sup>2</sup>, mainly coming from the Central and Western district and Wan Chai.



2024 年录得负数 3 700 平方米的使用量。年底空置量上升至 1 527 700 平方米，相当于甲级写字楼总存量的 17.4%，其中 34% 的空置面积位于核心地区。

A negative take-up of 3 700 m<sup>2</sup> was recorded in 2024. The year-end vacancy rose to 1 527 700 m<sup>2</sup>, representing 17.4% of Grade A stock. 34% of the vacant spaces was found in the core districts.



预测落成量在 2025 年将大幅增加至 288 600 平方米，但其后在 2026 年将回落至 102 600 平方米。2025 年的新落成量将集中在油尖旺，占预计总落成量的 62%。在 2026 年，湾仔和中西区将合共提供全部落成量，分别占总落成量的 61% 和 39%。

Forecast completions will surge to 288 600 m<sup>2</sup> in 2025 but then retreat to 102 600 m<sup>2</sup> in 2026. New completions in 2025 will be concentrated in Yau Tsim Mong, providing 62% of the total. In 2026, completions will all be coming on stream from Wan Chai and the Central and Western district, accounting for 61% and 39% of the total completions respectively.

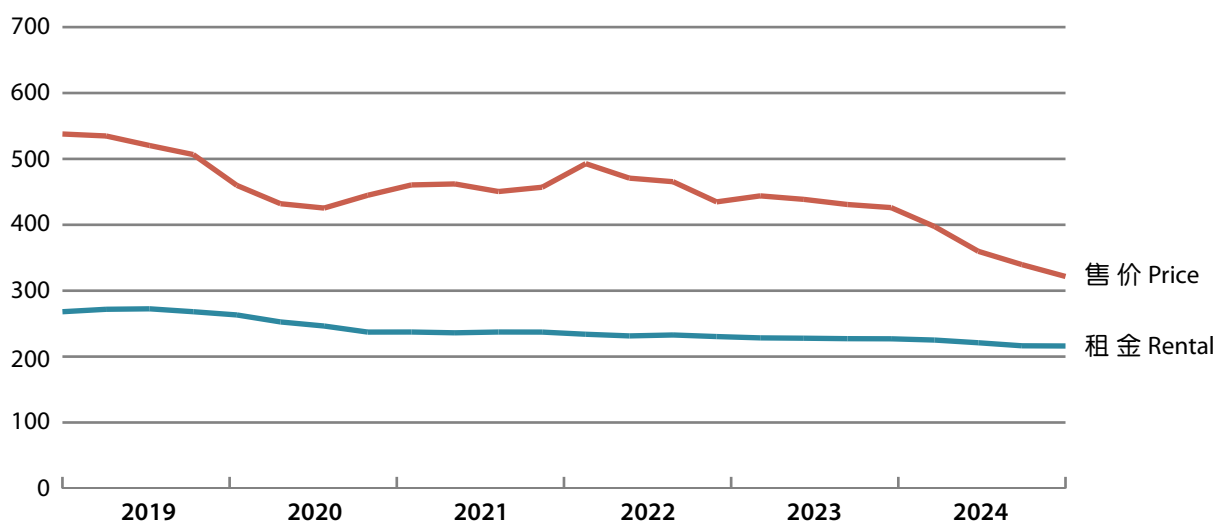


甲级写字楼销售市场全年表现黯淡，以第四季与2023年同期相比，售价录得24.5%的跌幅。全年租金亦下跌，与2023年第四季相比，2024年第四季录得4.8%的跌幅。

Sales market of Grade A offices was lacklustre over the year, with prices registering a decrease of 24.5% in the fourth quarter over the same period in 2023. Rents also fell throughout the year, recording a decrease of 4.8% between the fourth quarters of 2023 and 2024.

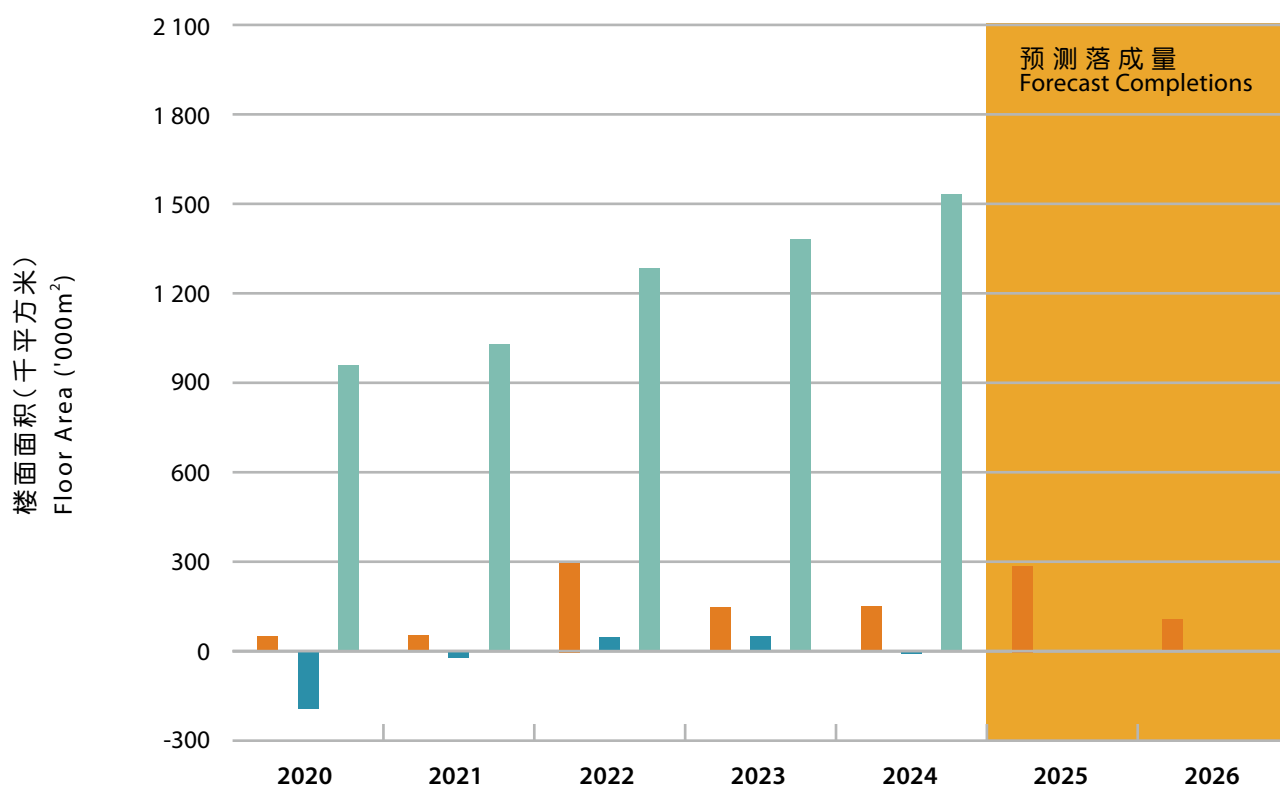


### 售价及租金指数 Price and Rental Indices





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



	2020	2021	2022	2023	2024	2025	2026
落成量 Completions	46	49	299	144	146	289 <sup>#</sup>	102 <sup>#</sup>
使用量 Take-up	-189	-18	42	45	-4		
空置量 Vacancy	955	1 023	1 280	1 377	1 528		
% <sup>+</sup>	11.8	12.5	15.1	16.0	17.4		

+ 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