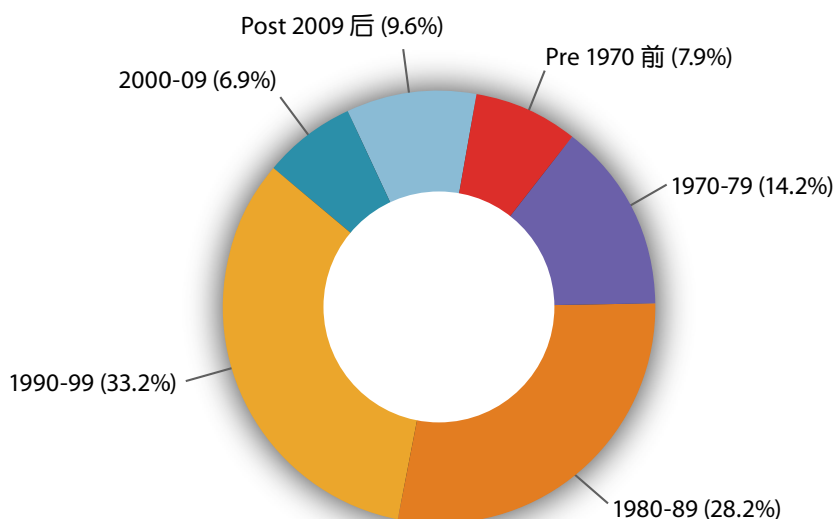




2024 年年底，乙级写字楼的总存量为 3 046 300 平方米，占写字楼总存量的 23%。图表显示按楼龄划分的乙级写字楼总存量。

Stock of Grade B offices was 3 046 300 m² at the end of 2024, 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 55%，而九龙与新界则分别占 36% 和 9%。

Hong Kong Island accounted for 55%, while Kowloon and the New Territories contributed 36% and 9% respectively.

2024 年并无录得乙级写字楼落成量。

No Grade B office completions were recorded in 2024.



乙级写字楼在 2024 年的使用量为负数 25 800 平方米。年底空置量为 475 300 平方米，相当于乙级写字楼总存量的 15.6%，其中 53% 的空置面积位于核心地区。

Take-up of Grade B offices in 2024 was negative at 25 800 m². The year-end vacancy, amounting to 475 300 m², was equivalent to 15.6% of the Grade B stock. 53% of the vacant spaces was found in the core districts.



预计落成量在 2025 和 2026 年将分别为 19 600 平方米和 13 600 平方米。2025 年的所有落成量将来自观塘、中西区和油尖旺，2026 年的新落成量则主要来自东区 and 油尖旺。

It is estimated that completions will be 19 600 m² and 13 600 m² in 2025 and 2026 respectively. In 2025, the whole completions will be contributed from Kwun Tong, the Central and Western district and Yau Tsim Mong. The new completions in 2026 will mainly come from the Eastern district and Yau Tsim Mong.

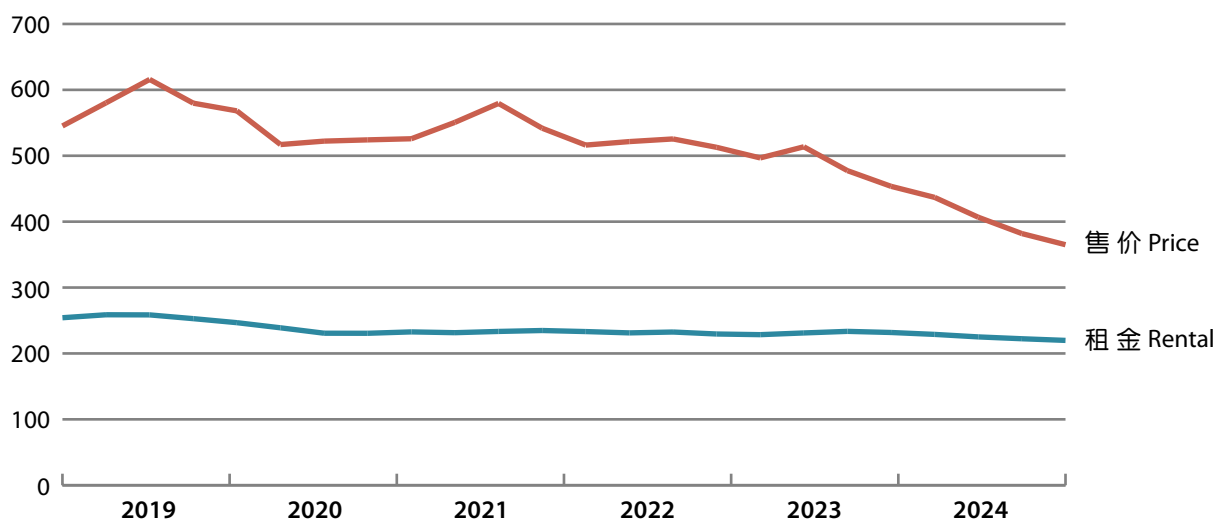


以 2024 年最后一季与 2023 年同期相比，乙级写字楼售价下跌 19.5%。租金亦见下跌，但幅度温和，以 2023 和 2024 年最后一季作比较，录得 5.2% 的跌幅。

Prices of Grade B offices declined by 19.5% in the last quarter of 2024 over the same period in 2023. Rents also registered a fall but at a moderate rate of 5.2% between the last quarters of 2023 and 2024.

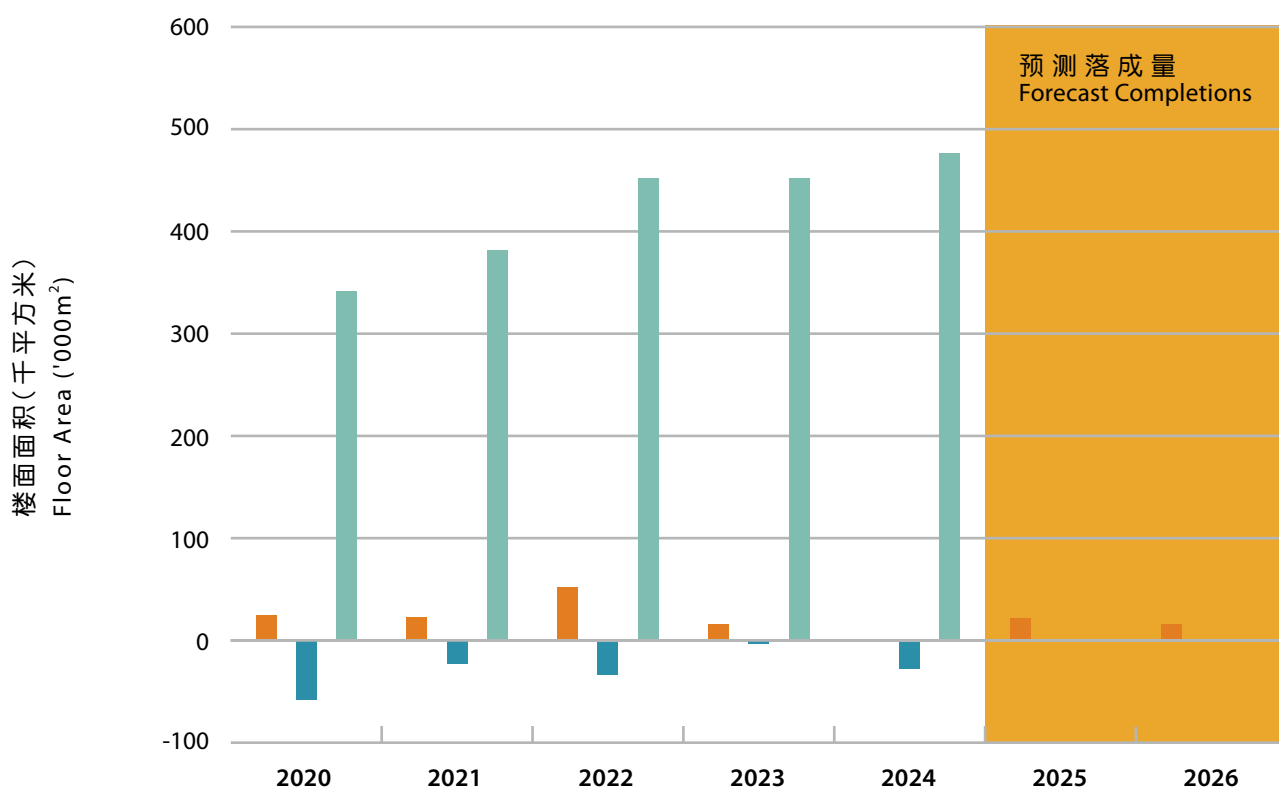


售价及租金指数 Price and Rental Indices





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	23	21	50	14	0	20 [#]	14 [#]
使用量 Take-up	-57	-22	-32	-2	-26		
空置量 Vacancy	340	380	450	450	475		
% ⁺	11.9	13.1	15.1	14.9	15.6		

+ 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