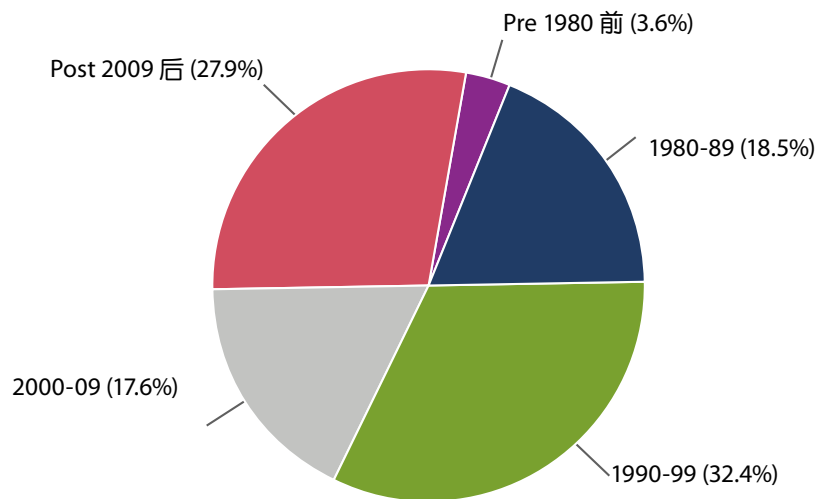


2025年年底，甲级写字楼的总存量为9 034 000平方米，占写字楼总存量的67%。图表显示按楼龄划分的甲级写字楼总存量。

Stock of Grade A office space at the end of 2025 was 9 034 000 m², representing 67% 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46%，而九龙与新界则分别占41%和13%。

Hong Kong Island accounted for 46% of the stock, while the shares for Kowloon and the New Territories were 41% and 13% respectively.

2025年甲级写字楼的落成量大幅上升至289 200平方米，主要来自油尖旺。

Completions of Grade A offices in 2025 surged to 289 200 m², mainly coming from Yau Tsim Mong.

2025 年录得正数 97 200 平方米的使用量。年底空置量为 1 666 200 平方米，相当于甲级写字楼总存量的 18.4%，其中 31% 的空置面积位于核心地区。

A positive take-up of 97 200 m² was recorded in 2025. The year-end vacancy was 1 666 200 m², representing 18.4% of Grade A stock. 31% of the vacant spaces was found in the core districts.



预测落成量在 2026 年将下跌至 108 100 平方米，并在 2027 年再跌至 78 100 平方米。2026 年的新落成量将集中在湾仔和中西区，分别占总落成量的 58% 和 37%。在 2027 年，落成量将主要来自油尖旺和中西区，分别占总预测落成量的 60% 和 30%。

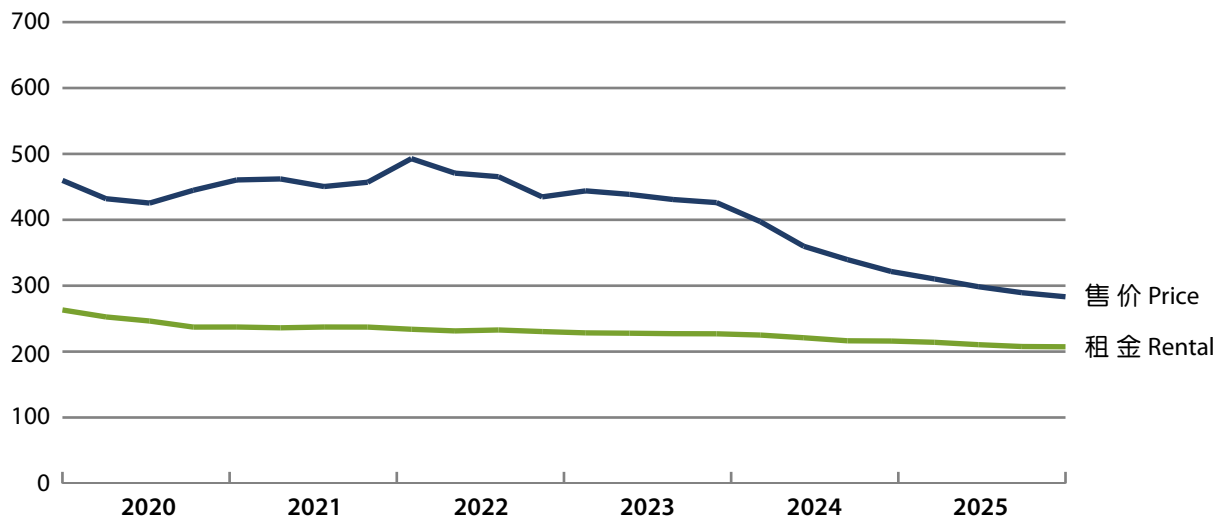
Forecast completions will fall to 108 100 m² in 2026 and further to 78 100 m² in 2027. New completions in 2026 will be concentrated in Wan Chai and the Central and Western district, respectively providing 58% and 37% of the total. In 2027, completions will mainly be coming from Yau Tsim Mong and the Central and Western district, accounting for 60% and 30% of the total forecast completions respectively.

甲级写字楼销售及租赁市场全年皆表现偏软，以第四季与 2024 年同期相比，售价和租金分别录得 11.9% 和 4.0% 的跌幅。

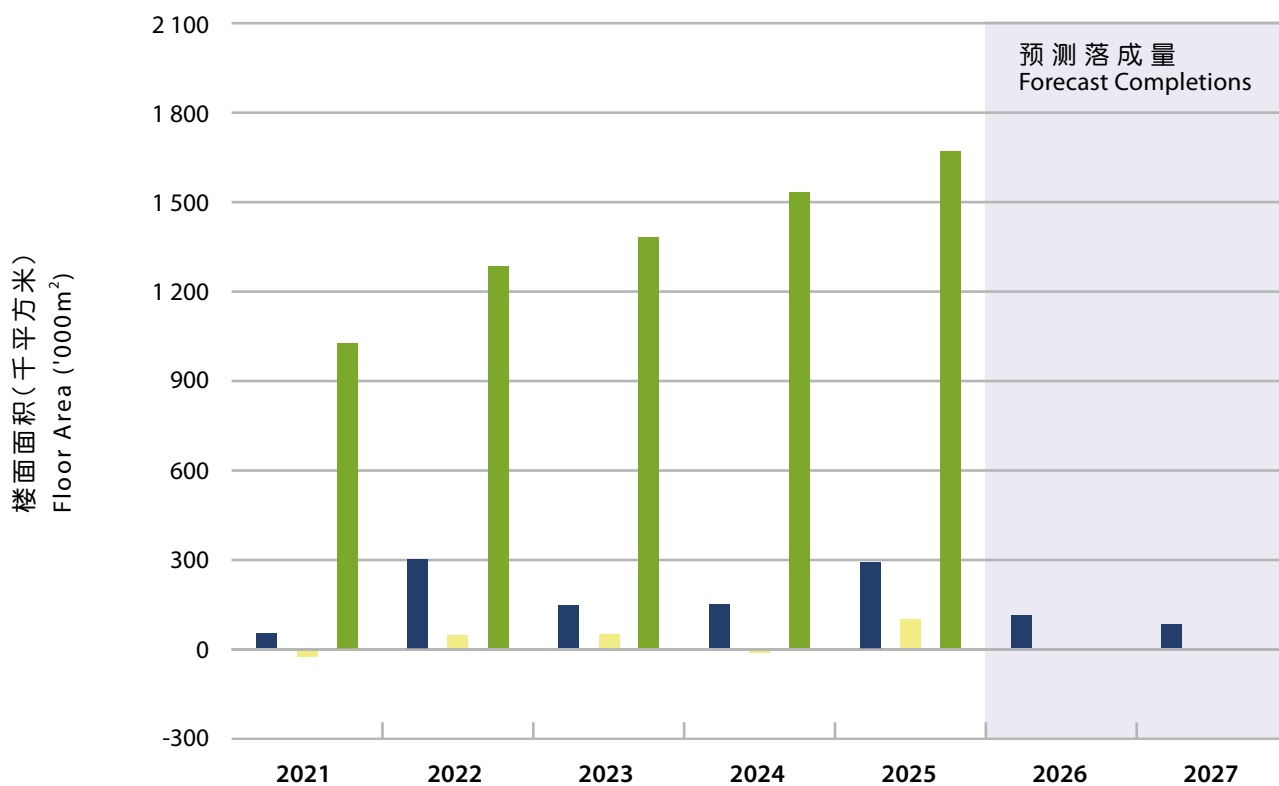
Both sales and rental market of Grade A offices were soft over the year, with prices and rents registering decreases of 11.9% and 4.0% respectively in the fourth quarter over the same period in 2024.



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



	2021	2022	2023	2024	2025	2026	2027
落成量 Completions	49	299	144	146	289	109 [#]	78 [#]
使用量 Take-up	-18	42	45	-4	97		
空置量 Vacancy	1 023	1 280	1 377	1 528	1 666		
% ⁺	12.5	15.1	16.0	17.4	18.4		

+ 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