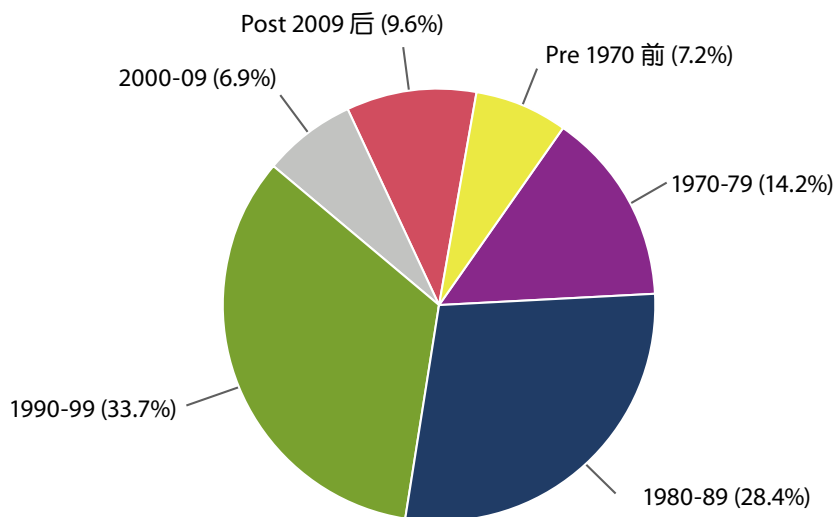


2025年年底，乙级写字楼的总存量为3 033 200平方米，占写字楼总存量的22%。图表显示按楼龄划分的乙级写字楼总存量。

Stock of Grade B offices was 3 033 200 m² at the end of 2025, representing 22% 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.

2025年乙级写字楼的落成量为10 000平方米，全部来自中西区和油尖旺。

Grade B office completions in 2025 were 10 000 m². All came from the Central and Western district and Yau Tsim Mong.

乙级写字楼在 2025 年的使用量为负数 65 000 平方米。年底空置量为 528 900 平方米，相当于乙级写字楼总存量的 17.4%，其中 53% 的空置面积位于核心地区。

Take-up of Grade B offices in 2025 was negative at 65 000 m². The year-end vacancy, amounting to 528 900 m², was equivalent to 17.4% of the Grade B stock. 53% of the vacant spaces was found in the core districts.



预计落成量在 2026 和 2027 年将分别为 34 300 平方米和 46 900 平方米。2026 年的新落成量主要集中在观塘，2027 年则主要来自九龙城。

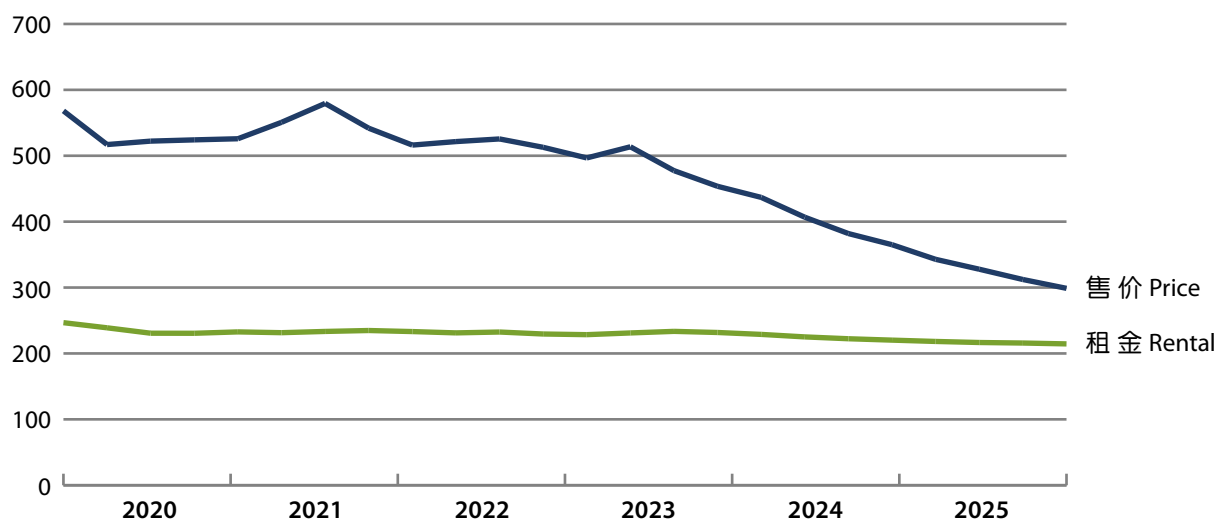
It is estimated that completions will be 34 300 m² and 46 900 m² in 2026 and 2027 respectively. The new completions in 2026 will be concentrated in Kwun Tong while those in 2027 will mainly come from Kowloon City.

乙级写字楼售价全年下滑，以 2025 年最后一季与 2024 年同期相比，售价下跌 18.1%。以 2024 和 2025 年最后一季作比较，租金则微跌 2.6%。

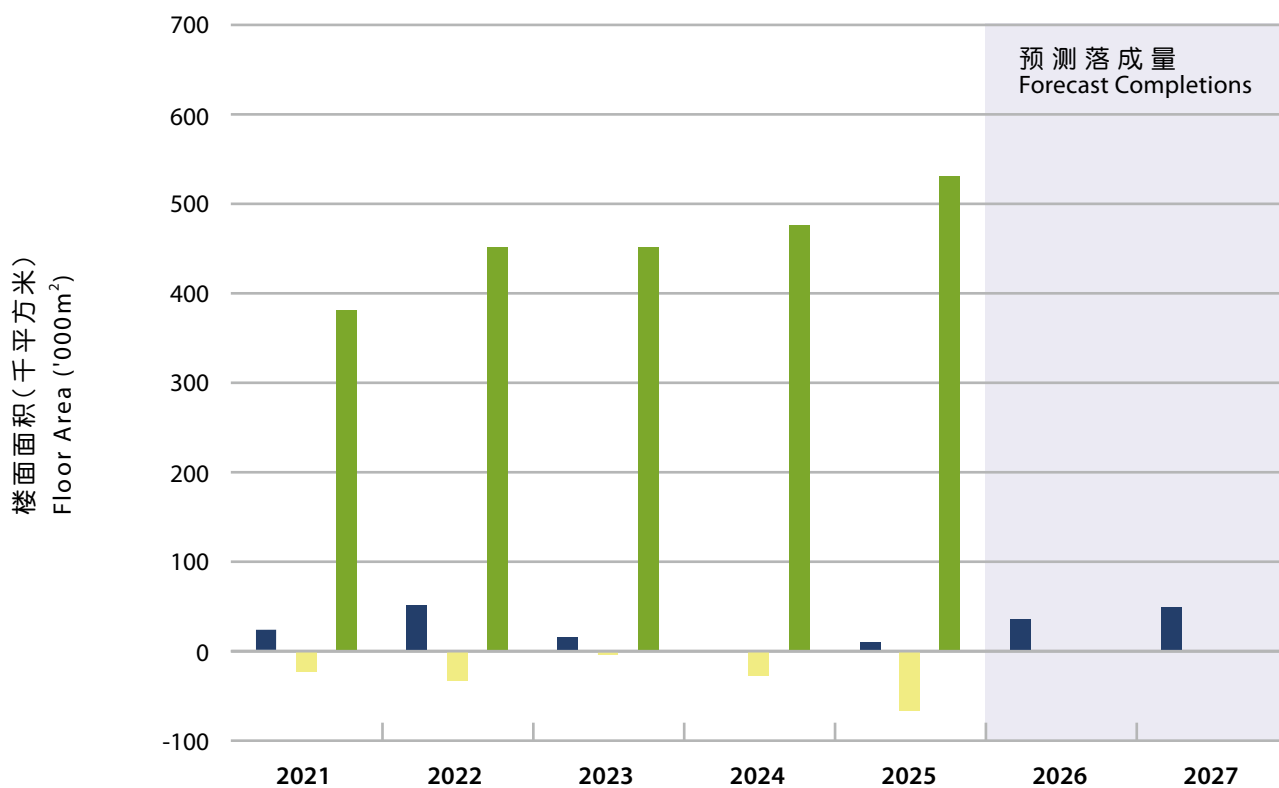
Prices of Grade B offices declined throughout the year by 18.1% in the last quarter of 2025 over the same period in 2024. Rents fell mildly by 2.6% between the last quarters of 2024 and 2025.



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



	楼面积(千平方米) Floor Area ('000m ²)						
	2021	2022	2023	2024	2025	2026	2027
落成量 Completions	21	50	14	0	10	34 [#]	47 [#]
使用量 Take-up	-22	-32	-2	-26	-65		
空置量 Vacancy	380	450	450	475	529		
% ⁺	13.1	15.1	14.9	15.6	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