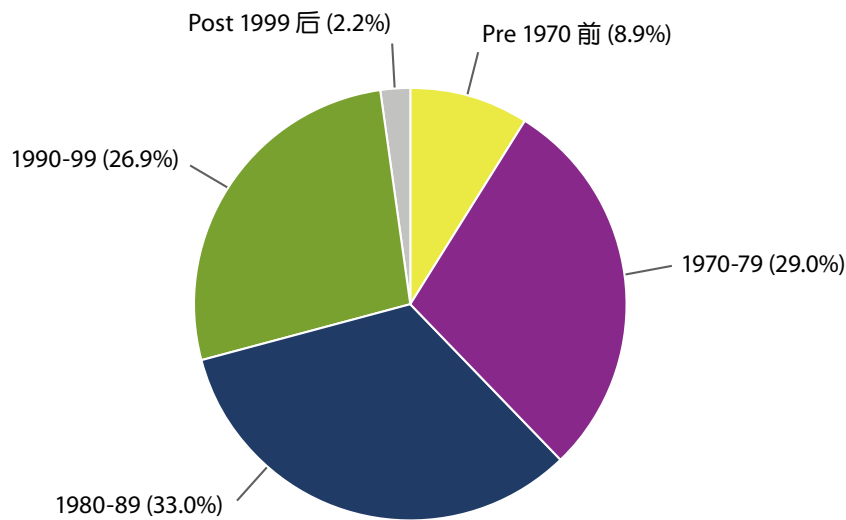


2025年年底，丙级写字楼的总存量为1 478 200平方米，占写字楼总存量的11%。图表显示按楼龄划分的丙级写字楼总存量。

Stock of Grade C offices was 1 478 200 m² at the end of 2025, representing 11% 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65%，而九龙与新界则分别占33%和2%。

Hong Kong Island accounted for 65% of the stock, while the shares for Kowloon and the New Territories were 33% and 2% respectively.

2025年并无录得丙级写字楼落成量。

No Grade C office completions were recorded in 2025.

丙级写字楼的使用量录得负数 27 900 平方米。年底空置量为 190 600 平方米，占丙级写字楼总存量的 12.9%，当中 72% 的空置面积位于核心地区。

Grade C offices registered a negative take-up of 27 900 m². The year-end vacancy amounted to 190 600 m², representing 12.9% of its stock. 72% of the vacant spaces was found in the core districts.



预计 2026 年将有 300 平方米的丙级写字楼在东区落成，2027 年则不会有新落成量。

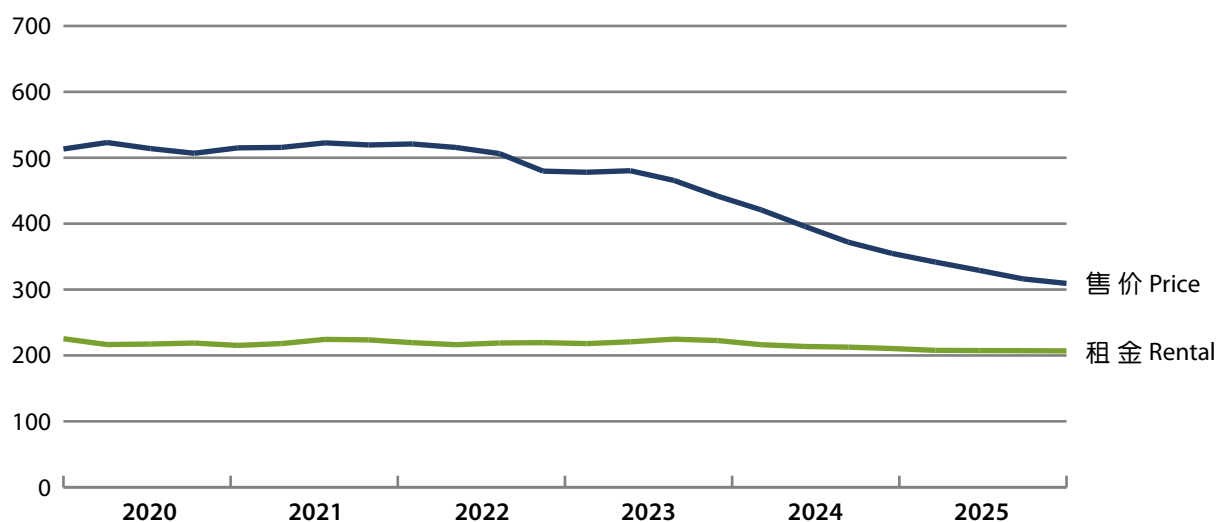
Grade C office space of 300 m² from the Eastern district will be expected in 2026. In 2027, there will be no new completions.

丙级写字楼售价全年下滑。以 2024 和 2025 年第四季相比，售价录得 12.8% 的跌幅。租金在第一季稍跌，但在其后季度并无显著变化，与 2024 年同季相比，第四季租金轻微下跌 1.7% 作结。

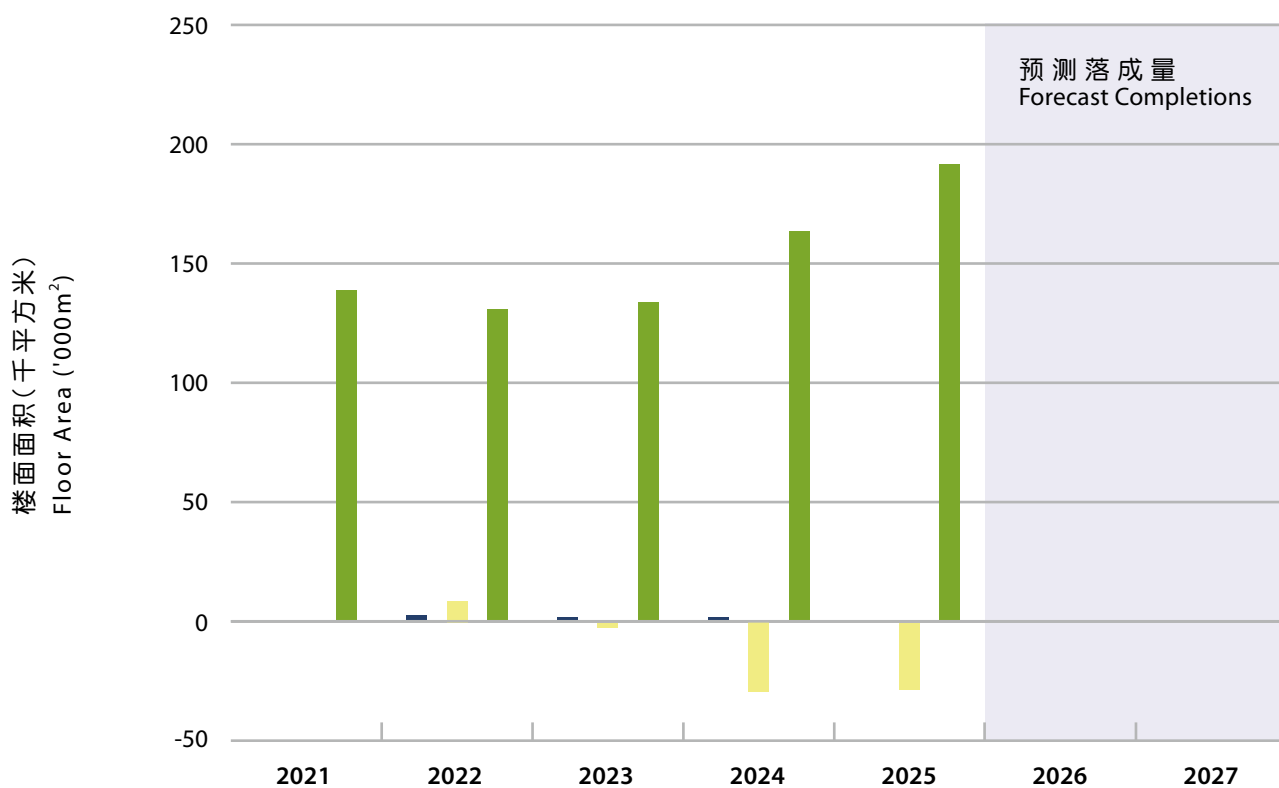
Prices of Grade C offices declined over the year, registering a fall of 12.8% between the fourth quarters of 2024 and 2025. Rents dipped slightly in the first quarter but did not show any significant change in the following quarters, ending with a slight decrease of 1.7% in the fourth quarter compared with the corresponding quarter 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



	楼面面积 (千平方米) Floor Area ('000m ²)						
	2021	2022	2023	2024	2025	2026	2027
落成量 Completions	0	2	1	1	0	0 [#]	0 [#]
使用量 Take-up	0	9	-2	-29	-28		
空置量 Vacancy	138	130	133	163	191		
% ⁺	9.3	8.8	9.0	11.0	12.9		

+ 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