

私人商业楼宇

PRIVATE
COMMERCIAL





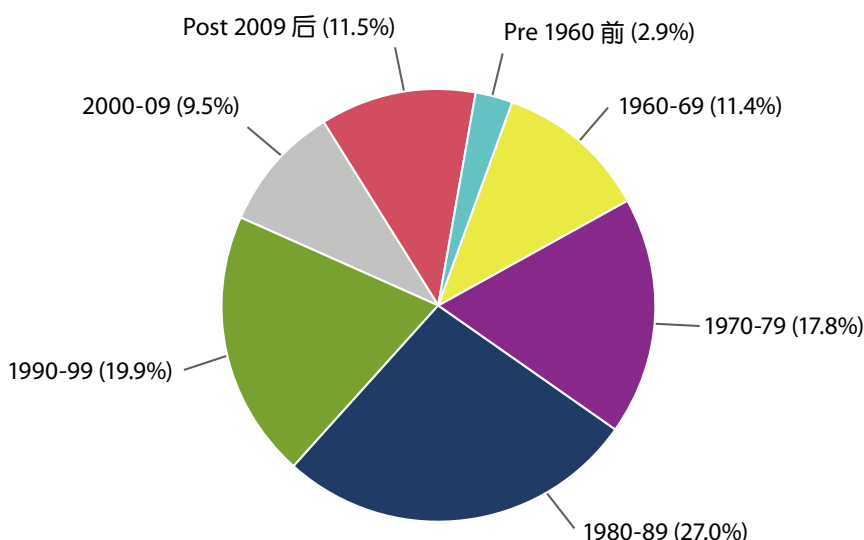
这类别包括零售业楼宇，以及其他设计或改建作商业用途的楼宇，但不包括专作写字楼用途的楼宇。

这类物业在 2025 年年底的总存量为 11 882 600 平方米，其中港岛占 28%，九龙占 41%，新界占 31%。按楼龄划分的总存量详见图表。

This sector comprises retail premises and other premises designed or adapted for commercial use, with the exception of purpose-built offices.

Stock in this sector at the end of 2025 was 11 882 600 m², with 28% of the total spaces on Hong Kong Island, 41% in Kowloon and 31% in the New Territories. Distribution of total stock by age is shown in the chart.

按楼龄分类的总存量 Stock Distribution by Age



2025 年的落成量增至 96 900 平方米，九龙和港岛分别占总落成量的 76% 和 20%，其余 4% 则坐落新界。按地区计，落成量主要来自油尖旺，占总落成量的 60%。

Completions in 2025 increased to 96 900 m². Kowloon and Hong Kong Island contributed 76% and 20% of the total completions respectively while the remaining 4% was attributable to the New Territories. On district basis, completions mainly came from Yau Tsim Mong at 60% of the total.

2025年，商业楼宇的使用量录得负数49 800平方米。年底空置量为1 490 700平方米，相当于总存量的12.5%。空置的商场铺位和楼上商用面积占总空置量的62%。

The commercial sector recorded a negative take-up of 49 800 m² in 2025. The vacancy at the year-end was 1 490 700 m², representing 12.5% of the total stock. Vacant arcade shops and upper floor commercial space accounted for 62% of the total vacancy.



预计落成量将在2026年下跌至72 600平方米，但在2027年将轻微上升至74 600平方米。2026年的落成量将主要来自湾仔，占总预测落成量的28%。2027年的落成量则大多来自九龙城，占总预测落成量的41%，其次是中西区，占30%。

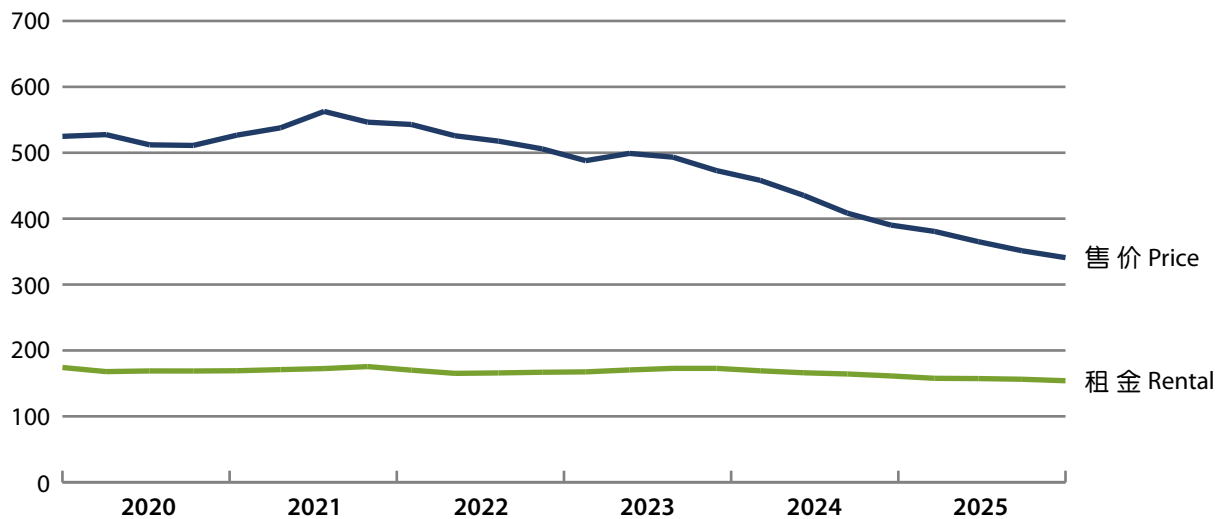
Completions are forecast to decline to 72 600 m² in 2026 but then rise slightly to 74 600 m² in 2027. Completions in 2026 will mainly come from Wan Chai at 28% of the total. Completions in 2027 will be largely from Kowloon City providing 41% of the total, followed by the Central and Western district at 30%.

零售业楼宇售价全年下跌，以2024与2025年第四季相比，录得12.7%的跌幅，而租金在全年亦呈跌势，于同期下跌4.5%。

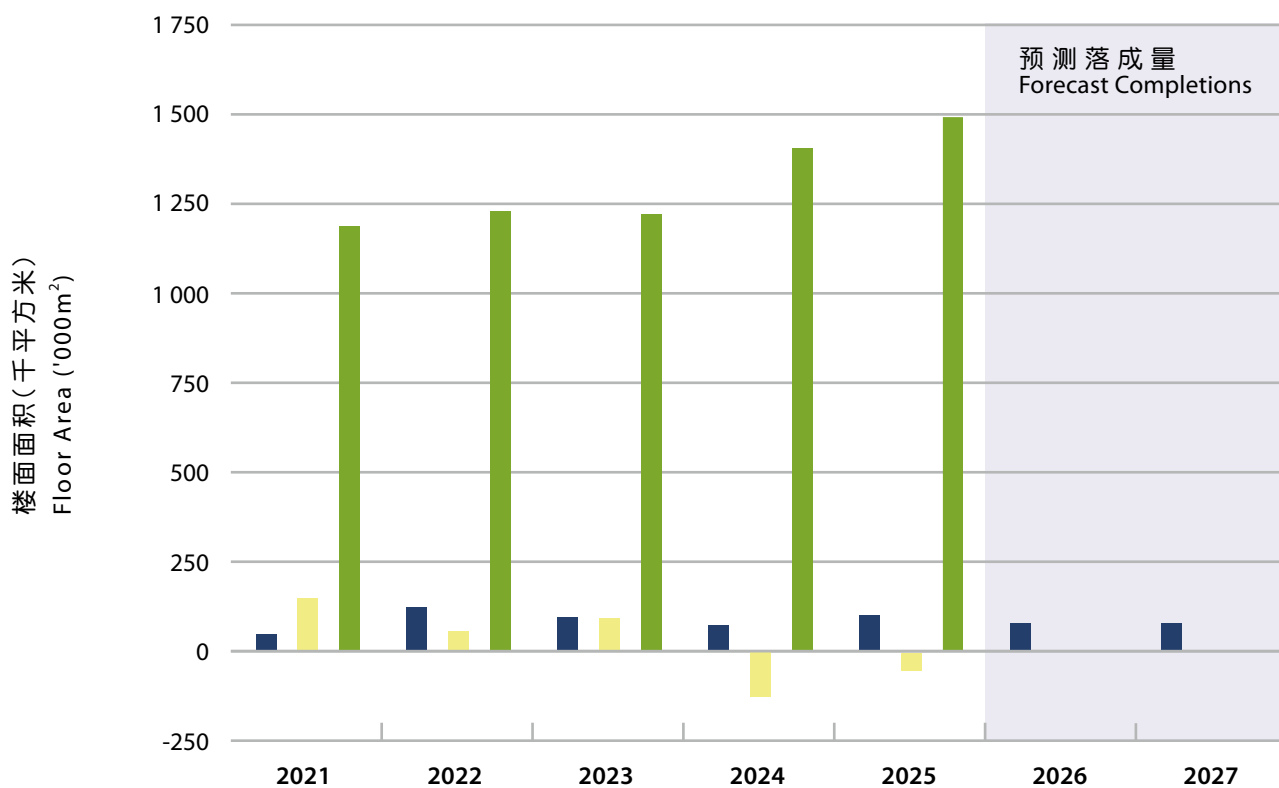
Prices of retail properties declined throughout the year, registering a decrease of 12.7% between the fourth quarters of 2024 and 2025. Rents were also on a downward trend over the year and fell by 4.5% over the same period



私人零售业楼宇售价及租金指数 Private Retail 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	42	118	91	69	97	73 [#]	75 [#]
使用量 Take-up	145	52	87	-124	-50		
空置量 Vacancy	1 182	1 224	1 217	1 400	1 491		
% ⁺	10.2	10.5	10.3	11.8	12.5		

+ 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