

私人工业楼宇

PRIVATE

INDUSTRIAL





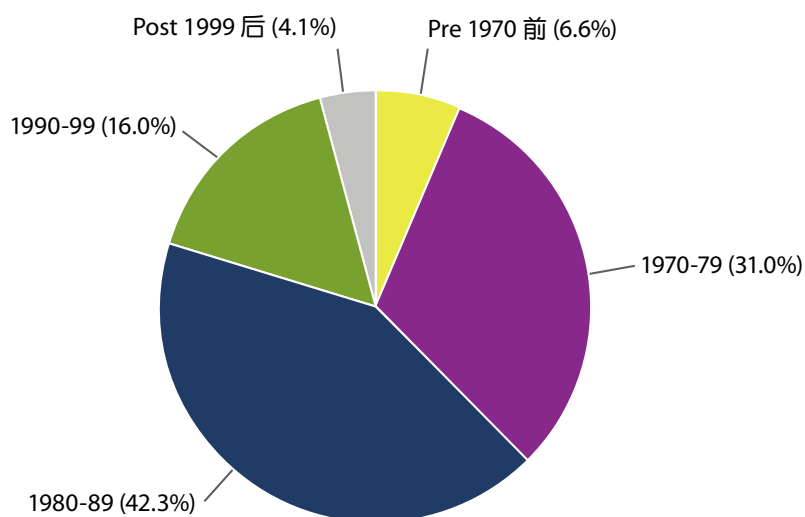
这类别包括分层工厂大厦及其附属写字楼。

This sector comprises flatted factories and their ancillary office accommodation.

这类物业于 2025 年年底的总存量为 16 138 900 平方米，新界约占总存量的一半。按楼龄划分的总存量详见图表。

At the end of 2025, the stock in this sector was 16 138 900 m². The New Territories accounted for about half of the total stock. 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 年的落成量为 43 900 平方米，主要来自深水埗和荃湾，合共占总落成量 68%。

Completions in 2025 were 43 900 m². They mainly came from Sham Shui Po and Tsuen Wan, altogether accounting for 68% of the total.

2025 年的使用量仍为负数，达 113 600 平方米。年底空置量微升至 1 230 800 平方米，相当于总存量的 7.6%，其中一半的空置面积位于观塘、荃湾和葵青。

Take-up in 2025 remained negative at 113 600 m². Vacancy at the year-end edged up to 1 230 800 m², representing 7.6% of the total stock. Half of the vacant spaces was located in Kwun Tong, Tsuen Wan and Kwai Tsing.



预计 2026 和 2027 年的落成量将分别增至 78 500 平方米和 123 200 平方米。2026 年的新面积将主要来自沙田、西贡和葵青，分别占总预测落成量的 30%、23% 及 21%，而 2027 年的新面积则全数来自葵青和西贡。

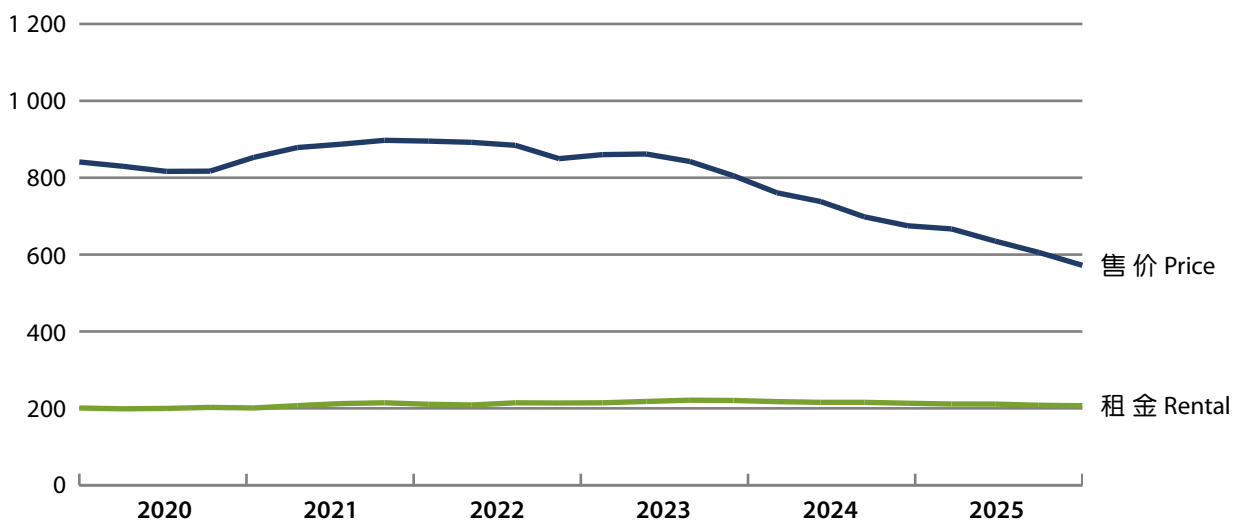
Completions in 2026 and 2027 are expected to increase to 78 500 m² and 123 200 m² respectively. New spaces in 2026 will mainly come from Sha Tin, Sai Kung and Kwai Tsing, contributing 30%, 23% and 21% of the total forecast completions respectively, while new spaces in 2027 will all come from Kwai Tsing and Sai Kung.

售价全年下滑，以 2025 年第四季和 2024 年同期相比录得 15.2% 的跌幅。2025 年第四季的租金与 2024 年第四季相比，亦录得 3.0% 温和跌幅。

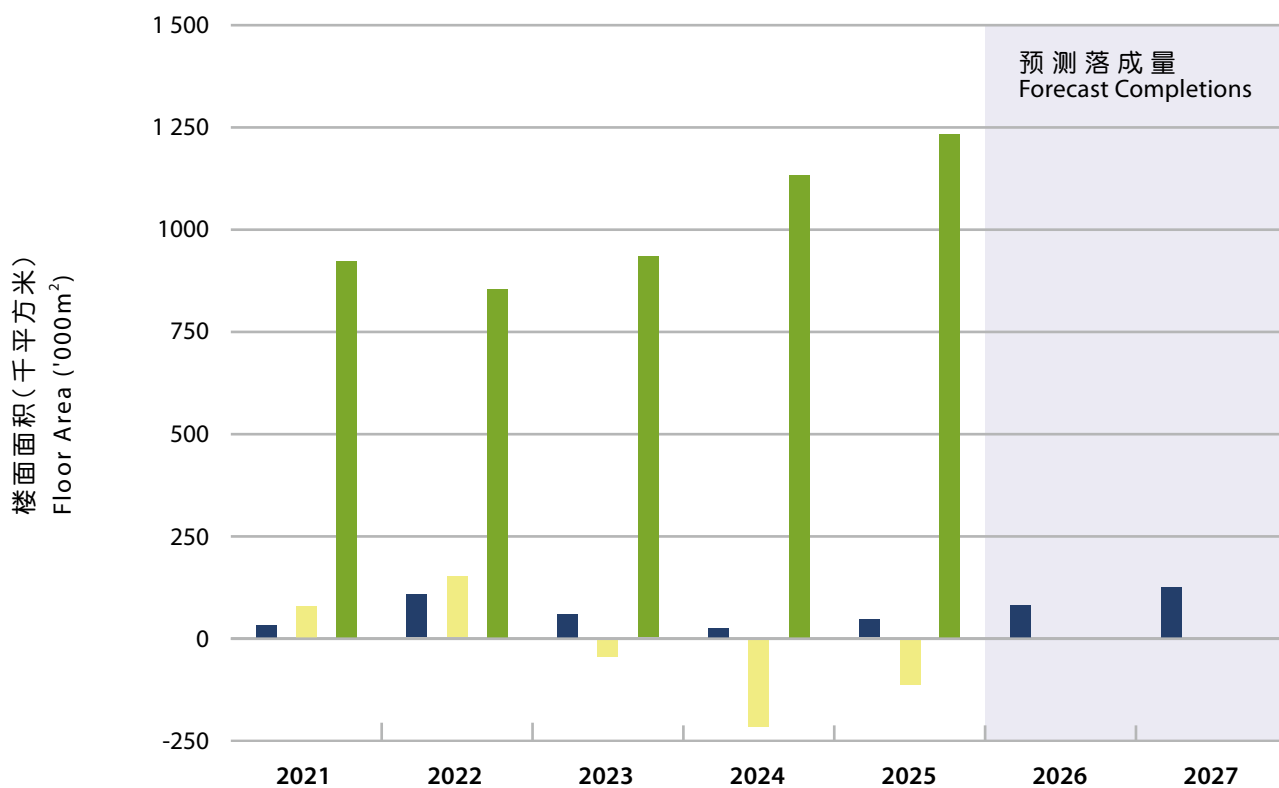
Prices fell throughout the year, registering a decrease of 15.2% in the fourth quarter of 2025 over the same period of 2024. Rents recorded a modest decline of 3.0% between the fourth quarters of 2024 and 2025.



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



	楼面面积(千平方米) Floor Area ('000m ²)						
	2021	2022	2023	2024	2025	2026	2027
落成量 Completions	30	105	57	23	44	79 [#]	123 [#]
使用量 Take-up	77	149	-46	-212	-114		
空置量 Vacancy	920	852	931	1130	1231		
% ⁺	5.7	5.3	5.7	7.0	7.6		

+ 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

这类别包括设计作工贸用途，并为此取得占用许可证的楼面面积。

2025年年底的总存量为494 700平方米，年内并无新落成量或楼宇拆卸。大部分面积位于市区，其中观塘和深水埗共占总面积的55%。

This sector comprises floor space in developments designed for industrial/office use, and certified for occupation as such.

Stock at the end of 2025 was 494 700 m² with no new completions or demolition in the year. The majority of space was located in urban districts. Kwun Tong and Sham Shui Po together accounted for 55% of the total spaces.



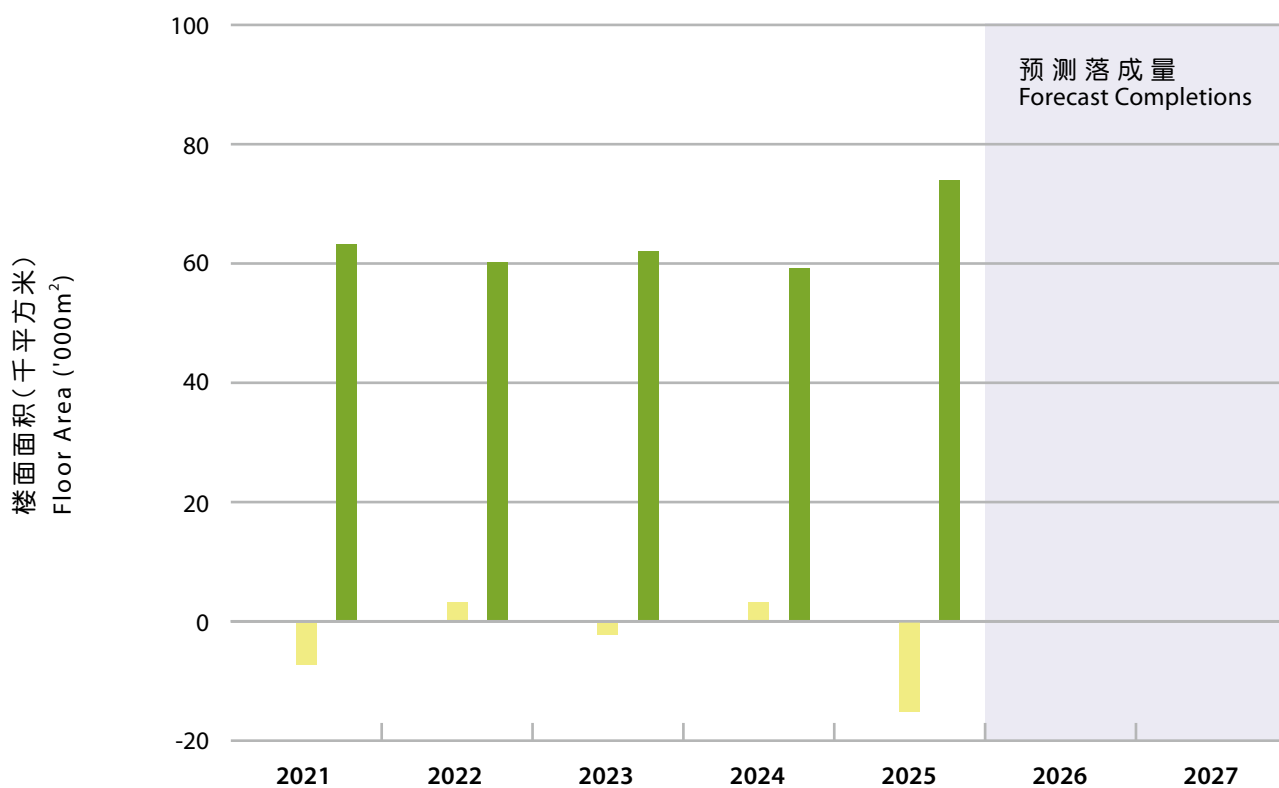
使用量转为负数14 900平方米。空置率为年底总存量的14.9%，相当于73 700平方米。36%的空置面积位于观塘，其次为深水埗和东区，各占19%。

预计2026和2027年均不会有新落成量。

Take-up turned negative at 14 900 m². Vacancy rate was 14.9% of the year-end stock, amounting to 73 700 m². 36% of the vacant spaces was found in Kwun Tong, followed by Sham Shui Po and the Eastern district at 19% each.

No new completions are anticipated in both 2026 and 2027.

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	0	0	0	0	0	0 [#]	0 [#]
使用量 Take-up	-7	3	-2	3	-15		
空置量 Vacancy	63	60	62	59	74		
% ⁺	11.5	11.3	11.9	11.9	14.9		

+ 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.

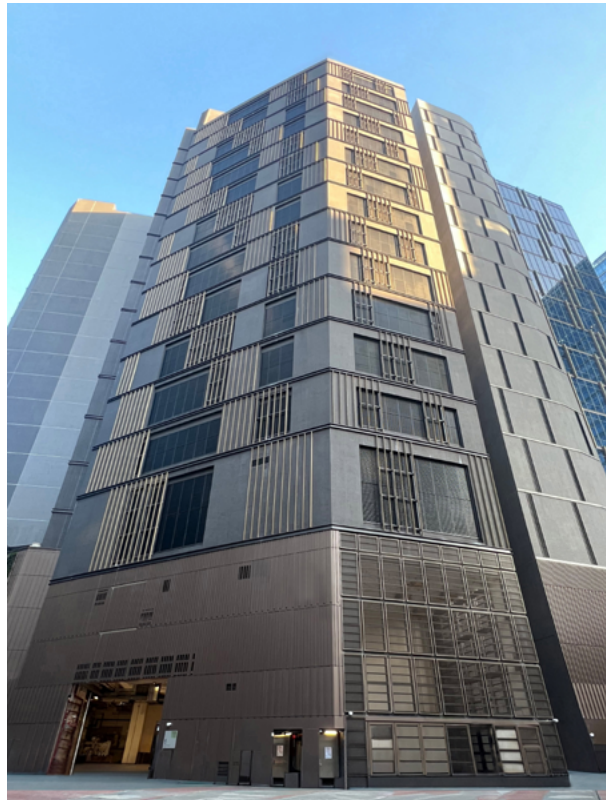
预测数字
Forecast figures

这类别包括所有其他厂房，主要是专为特殊制造业而建，每间厂房通常由一名厂东使用。

This sector comprises all other factory premises, primarily purpose-built for specialised manufacturing processes, and usually for occupation by a single operator.

2025年年底，这类物业的总存量为3 466 700平方米，其中91%来自新界。

The stock in this sector was 3 466 700 m² at the end of 2025, of which 91% came from the New Territories.



2025年的落成量全部位于荃湾，提供8 500平方米新面积。

Completions in 2025 were all located in Tsuen Wan, providing 8 500 m² of new spaces.

预计落成量在2026及2027年将分别增至54 900平方米及41 800平方米。2026年的新落成量将主要来自西贡，占总预测落成量的47%。在2027年，全部预测落成量将来自离岛。

Completions are expected to rise to 54 900 m² in 2026 and 41 800 m² in 2027. New completions in 2026 will be mainly from Sai Kung at 47% of the total. In 2027, all of the forecast completions will come from Islands.

这类别包括设计或改建作仓库或冷藏库的楼宇，以及其附属写字楼，货柜码头内的楼宇亦包括在内。

2025年年底的总存量为3 633 600平方米，其中88%来自新界，主要位于葵青、沙田和荃湾，合共占总面积的72%。

This sector comprises premises designed or adapted for use as godowns, or cold stores, and includes ancillary offices. Premises located within container terminals are also included.

The stock amounted to 3 633 600 m² at the end of 2025. 88% of the stock was in the New Territories, mainly located in Kwai Tsing, Sha Tin and Tsuen Wan which altogether accounted for 72% of the total spaces.



2025年并无录得新落成量。年底空置量增至377 400平方米，相当于总存量的10.4%，使用量则为负数156 200平方米。

预计这类楼宇在2026和2027年均不会有新落成量。

No new completions were recorded in 2025. Vacancy at the year-end increased to 377 400 m², representing 10.4% of the stock, with a negative take-up of 156 200 m².

There will be no anticipated completions in this sector in both 2026 and 2027.