

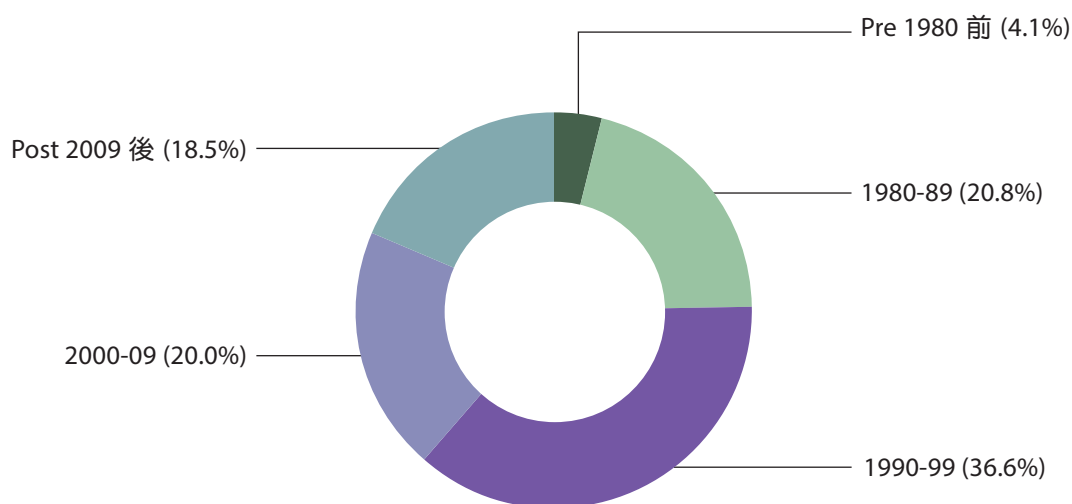


私人寫字樓 (甲級) PRIVATE OFFICE (GRADE A)

2019年年底，甲級寫字樓的總存量達8 019 300平方米，佔寫字樓總存量的65%。圖表顯示按樓齡劃分的甲級寫字樓總存量。

At the end of 2019, stock of Grade A office space stood at 8 019 300 m², representing 65% of the total office stock. The chart shows the distribution of stock in this grade by age.

按樓齡分類的總存量 Stock Distribution by Age



港島佔總存量的49%，而九龍與新界則分別佔39%和12%。

Hong Kong Island accounted for 49% of the stock, while the shares for Kowloon and the New Territories were 39% and 12% respectively.

甲級寫字樓的落成量為241 900平方米，較2018年高出36%。新發展項目大多位於非核心地區，如觀塘和沙田，分別佔當中的54%和23%。

Completions of Grade A offices were 241 900 m², a rise of 36% from 2018 level. Majority of the new developments were located in the non-core districts such as Kwun Tong with 54% and Sha Tin with 23%.

私人寫字樓（甲級） PRIVATE OFFICE (GRADE A)



2019 年的使用量維持正數，但降至 168 600 平方米。年底空置量推升至甲級寫字樓總存量的 9.0%，相當於 720 400 平方米，其中 30% 的空置面積位於核心地區。

Take-up in 2019 remained positive but was reduced to 168 600 m². The year-end vacancy was driven up to 9.0% of the Grade A stock, amounting to 720 400 m². 30% of the vacant spaces was found in the core districts.



預計 2020 和 2021 年分別有 47 500 平方米和 227 800 平方米的甲級寫字樓落成。在 2020 年，荃灣和西貢的供應相對較多，將分別佔整體落成量的 49% 和 33%。2021 年的新供應將集中於九龍城和東區，佔預測落成量的 60%。

47 500 m² and 227 800 m² are estimated to be completed in 2020 and 2021 respectively. Districts with relatively higher supply in 2020 are Tsuen Wan and Sai Kung which will account for 49% and 33% of the overall completions respectively. New supply in 2021 will be concentrated in Kowloon City and Eastern district by providing 60% of the estimated completions.





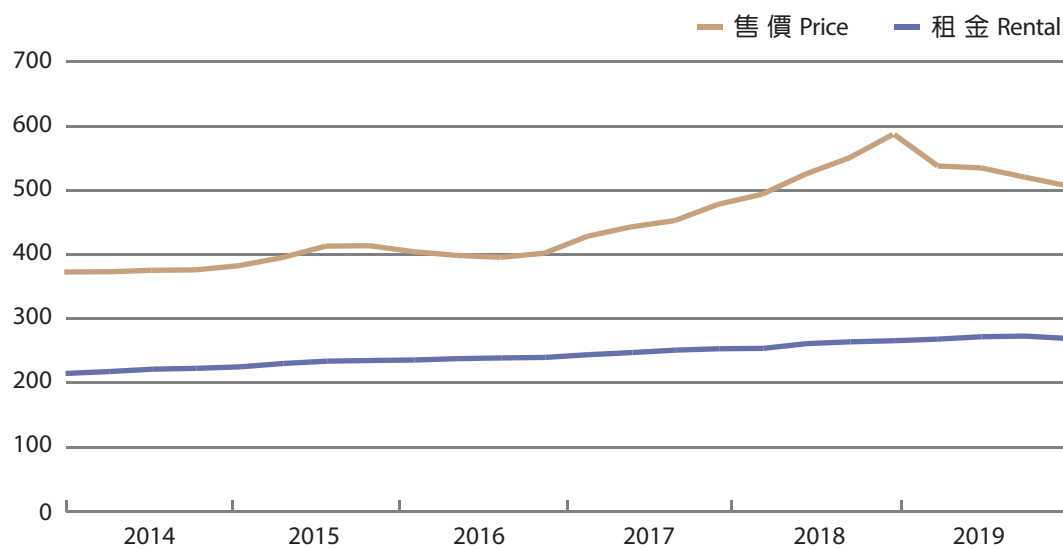
私人寫字樓 (甲級) PRIVATE OFFICE (GRADE A)

甲級寫字樓售價在第一季急速回落，並在餘下季度逐步下跌。以第四季與 2018 年同期相比，售價下跌 13.7%。租金全年走勢溫和，2019 年第四季較 2018 年同期微升 1.3%。

Prices of Grade A offices recorded a speedy retreat in the first quarter and continued edging down gradually for the remaining quarters. Prices were down by 13.7% in the fourth quarter over the same period in 2018. Rents moved gently throughout the year with a mild increase of 1.3% between the fourth quarters of 2018 and 2019.

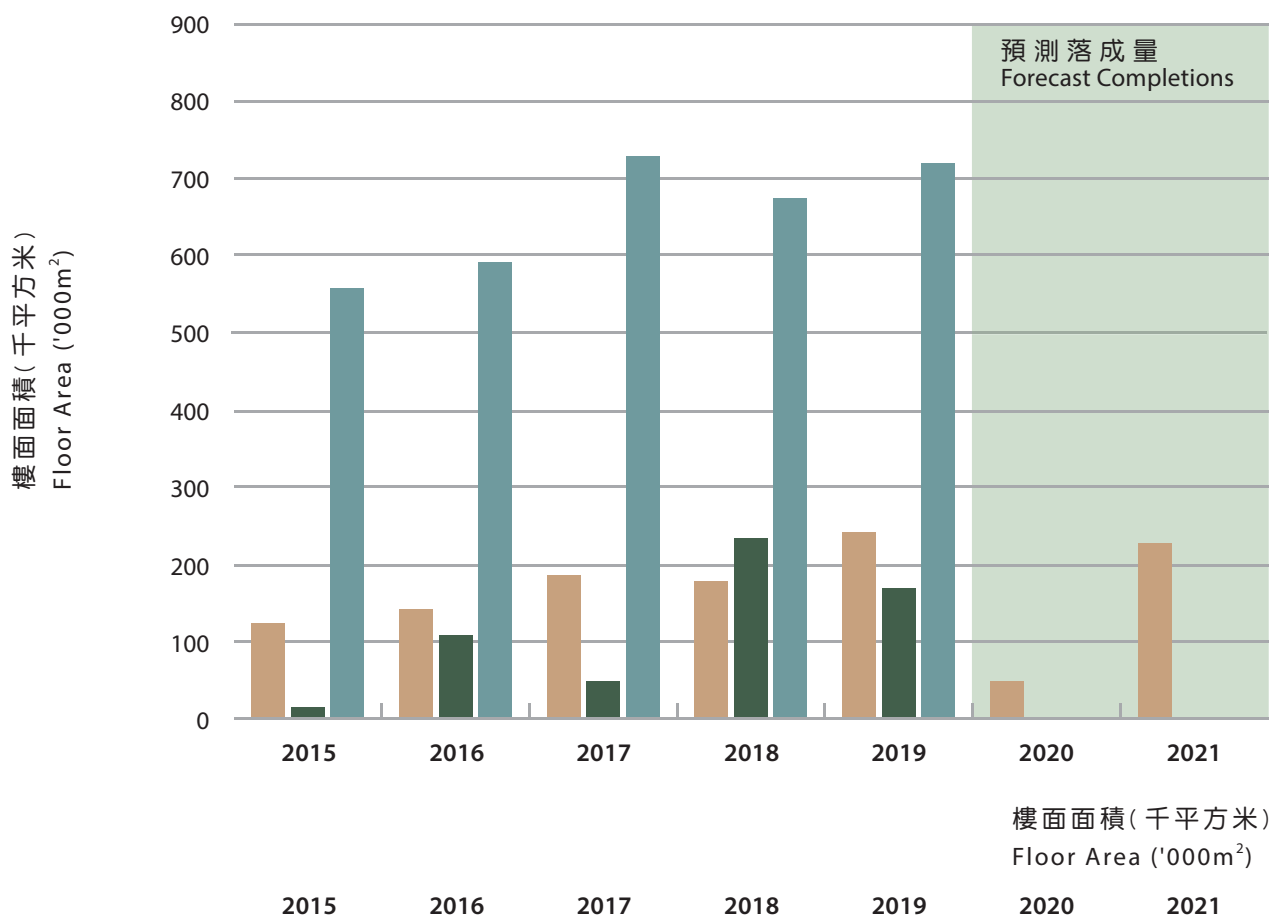


售價及租金指數 Price and Rental Indices





落成量、使用量及空置量
Completions, Take-up and Vacancy



	2015	2016	2017	2018	2019	2020	2021
落成量 Completions	124	142	186	178	242	48 [#]	228 [#]
使用量 Take-up	15	108	49	234	169		
空置量 Vacancy	558	592	729	674	720		
% ⁺	7.8	8.0	9.6	8.7	9.0		

+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

預測數字
Forecast figures

