



## 市況分析

回顧2023年，商廈交投量維持在低水平，雖偶有錄得矚目的買賣個案，但整體表現仍較淡靜。由於價格較高峰期大幅回落，加上市場憧憬息口見頂，投資者傾向看好來年寫字樓走勢，令大額成交在年尾明顯增加。只是主要商業區甲廈空置率仍然高企，同時新供應輸出不斷，商廈市場仍未走出困局，寄望明年會有進一步改善。

## 2023年寫字樓市場大事回顧

- 1月 · 新世界發展旗下，長沙灣全新甲廈南商金融創新中心連沽7伙，總成交金額逾1.25億元。
- 2月 · 市建局收回觀塘市中心第四及第五發展區項目，進一步引伸出九龍東CBD2該何去何從的問題。  
· 觀塘KOHO獲一家投資公司以約17億元購入，涉及樓面約203,829平方呎，平均呎價約8,340元。
- 3月 · 美國多家知名銀行接連宣布倒閉，是自2008年金融危機以來，美國銀行規模最大的倒閉事件。  
· 瑞士第二大銀行瑞士信貸亦遭緊急收購，總值約1,350億港元的債券淪為廢紙。  
· 南商金融創新中心27樓A01-A09室連5個車位獲永新資本以約2.41億元購入自用，涉及寫字樓面積約15,262平方呎。
- 4月 · 宏基資本旗下黃竹坑道23號表現突出，單計4月已錄得17宗成交，成交呎價由11,158至15,102元。
- 5月 · 內地經濟復甦進度緩慢，尤其房地產市場更是多次面臨重大危機，投資者未敢貿然出手。  
· 中環歐陸貿易中心22樓全層獲長線投資者以約1.42億元購入作收租用途，涉及樓面約5,261平方呎，平均呎價約27,000元，為該廈近3年首宗全層成交。
- 6月 · 內地資金入市步伐明顯放慢，令本已消化不及的空置樓面雪上加霜。
- 7月 · 市場錄得的蝕讓個案有上升趨勢，甚至出現一些撻訂個案。  
· 聯儲局加息1/4厘，是自2022年以來第11度加息，香港多家銀行宣布跟隨。
- 8月 · 發展商大幅減價促銷旗下活化商廈項目創家坊6樓全層的貨尾單位，成交呎價低見5,364元，較兩年前拆售最高呎價低六成，短時間內9個單位已經全數售出。
- 9月 · 上環信德中心招商局大廈28樓全層獲招商輪船以約7.78億元購入，涉及樓面約25,395平方呎，平均呎價約30,636元，一舉成為信德中心分層最大金額成交。  
· 受九龍灣國際展覽中心的重建計畫影響，不少租戶需要尋找新辦公室作據點，租務成交明顯增加。
- 10月 · 恒基2021年以508億元投得的中環新海濱3號商業地王項目，獲屋宇署批准建3幢地標商廈，可建總樓面約174.72萬方呎。  
· 最新一份《施政報告》出台，重點提及未來會積極發展「總部經濟」，繼續聚焦「搶企業、搶人才」。
- 11月 · 鰂魚涌港島東中心多層全層獲香港證監會以約HK\$54億購入作永久辦事處，涉及樓面約296,000平方呎，平均呎價約HK\$18,243，屬2023年市場錄得最大額分層商廈買賣個案。
- 12月 · 北角港匯東全幢以HK\$22.08億易手，涉及樓面約144,001平方呎，平均呎價約HK\$15,333，買家為知名國產體育品牌李寧，購買物業將用作香港總部。  
· 聯儲局連續三次不加息，更表示明年大機會減息多次，為市場注入強心針。

所示物業之樓面面積均未經核實(標「^」者除外)。「^」為已經核實的樓面面積。

重要事項：1.有關物業放盤視乎供應而定及一切以最終合約為準。本公司在此或其他情況下提供的資料只供閣下參考，本公司並無採取任何步驟核實有關資料是否合乎有關物業的實際情況。有興趣者須依賴自己進行視察、量度及查証以確定資料的準確性。本公司或業主不對資料的準確性作出任何明示或隱含的保證。2.市場上就非住宅物業的樓面面積的任何描述均沒有統一或普遍採用的定義。3.如本公司提供在入伙紙內的許可用途，該等資料只關乎於入伙紙發出之日的許可用途。如無入伙紙，本公司無法核實用途。此外，在政府批地書及/或公契可能載有關於用途的條文。4.如物業有閣仔及閣樓但入伙紙沒有顯示，則本公司無法核實其合法性。如物業內有違例建築工程，所涉及風險包括但不限於：政府行使收回土地權、安全有問題、物業遭封閉及銀行拒絕融資。5.本公司在此或其他情況下提供的物業描述、尺寸、大小、用途、面積、比例及數據只供一般參考，本公司並不擔保或保證它們完整或正確，有興趣人士應就本公司提供的資料(包括但不限於樓面面積、用途、客戶擬作的特定用途、閣仔或閣樓或物業結構的合法性尋求獨立的法律及/或專業意見。

### 金鐘海富分行

香港金鐘夏慤道18號  
海富中心第1座13樓1301室  
電話：2810 0099

### 金鐘統一中心

香港金鐘金鐘道95號  
統一中心2樓2038號舖  
電話：2845 3118

### 金鐘力寶第一分行

香港金鐘金鐘道89號  
力寶中心1座41樓4101室  
電話：2810 4999

### 金鐘力寶第二分行

香港金鐘金鐘道89號  
力寶中心1樓3號舖  
電話：2523 3801

### 尖沙咀中心分行

九龍尖沙咀麼地街66號  
尖沙咀中心東翼7樓708-711及714B室  
電話：2721 8788

### 尖沙咀東海分行

九龍尖沙咀加連威老道98號  
東海商業中心3樓302室  
電話：2721 8068

### 觀塘創紀之城分行

九龍觀塘觀塘道418號  
創紀之城5期東亞銀行中心16樓1605B室  
電話：2388 1822

### 觀塘寧晉中心分行

九龍觀塘成業街7號  
寧晉中心15樓G1室  
電話：2613 9323

## 目錄

市況分析	P.1
物業數據一覽	P.2-3
樓盤速遞 / Office Selection	P.4-5
Property Statistics	P.6-7
Executive Summary	P.8



## 2023年12月主要買賣成交

地區	物業	樓層	面積 (約平方呎)	成交金額 (約港幣\$)	平均呎價 (約港幣\$)	
港島	中環	中環中心	高層	26,967(G)	\$750,000,000	@27,812
	北角	北角城中心	低層	5,013(G)	\$41,880,000	@8,354
	上環	德輔道西壹號	中層	1,088(G)	\$8,268,800	@7,600
	灣仔	天樂廣場	高層	3,496(G)	\$27,000,000	@7,723
	西區	米行大廈	低層	750(G)	\$4,000,000	@5,333
九龍	長沙灣	南商金融創新中心	高層	1,276 (G)	\$18,451,000	@14,460
	九龍灣	創豪坊	中層	745(G)	\$4,090,050	@5,490
	旺角	華比銀行大廈	中層	992(G)	\$8,432,000	@8,500
	尖沙咀中部	太興廣場	高層	1,582(G)	\$15,000,000	@9,482
	尖沙咀西部	新港中心第一座	中層	1,450(G)	\$17,400,000	@12,000

## 2023年12月主要租賃成交

地區	物業	樓層	面積 (約平方呎)	每月租金 (約港幣\$)	平均呎價 (約港幣\$)	
港島	金鐘	力寶中心1座	高層	6,542(G)	\$294,390	@45
	銅鑼灣	怡和街22號	高層	686(G)	\$23,324	@34
	中環	中環中心	中層	10,933(G)	\$497,451	@45
	上環	中遠大廈	中層	3,079(G)	\$166,266	@54
	灣仔	新銀集團中心	高層	7,388(G)	\$236,416	@32
九龍	長沙灣	億京廣場 II	高層	3,478(G)	\$79,994	@23
	九龍灣	億京中心A座	中層	4,083(G)	\$81,660	@20
	觀塘	The Wave	多層	37,500(G)	\$1,118,700	@30
	旺角	銀城廣場	中層	1,375(G)	\$30,250	@22
	尖沙咀西部	新港中心第二座	低層	2,854(G)	\$94,182	@33

## 2023年12月大手租務

地區	物業	樓層	面積 (約平方呎)	租客名稱 / 機構 / 行業	
港島	銅鑼灣	利園五期	中層	5,044	Charlotte Tilbury Beauty Asia Pacific Limited
	銅鑼灣	百樂商業中心	低層	11,000	真如苑香港
	中環	中環中心	中層	10,933	中國平安証券(香港)有限公司
	中環	國際金融中心二期	高層	5,596	時代資本投資諮詢(香港)有限公司
	上環	永安中心	高層	19,280	東方表行有限公司
九龍	灣仔	駱克道81號	低層	5,246	粵民投國際投資控股有限公司
	長沙灣	南商金融創新中心	多層	20,508	香港大學專業進修學院
	九龍灣	宏天廣場	中層	8,467	財政司司長法團
	觀塘	海濱匯	多層	100,847	香港寬頻企業方案有限公司
新界	葵涌	中港城-第六期	低層	13,115	H & M Hennes & Mauritz Holding Asia Limited
葵涌	新都會廣場第一期	低層	10,871	中國銀行(香港)有限公司	

## 2023年12月主要全幢物業成交

物業	總樓面面積 (約平方呎)	成交金額 / 平均呎價 (約港幣\$)	備註
港匯東	144,001	2,208,000,000/15,333	物業為一幢樓高25層之甲級商業大廈，另外設2層地庫。地庫用作停車場；地下及1樓為商舖/食肆；2樓為平台花園；3樓至28樓為寫字樓。大廈不設4樓、13樓、14樓及24樓。

所示物業之樓面面積均未經核實(標示「^」者除外)。「^」為已經核實的樓面面積。



## 主要商廈之價格指標

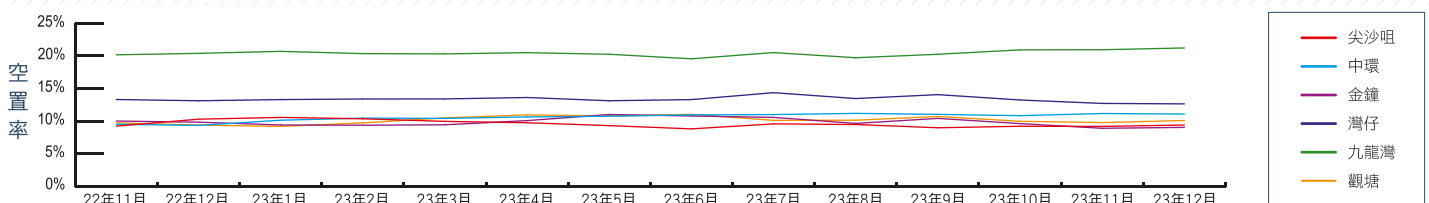
地區	物業	2023年第四季 平均叫價	2022全年 平均成交價	2021年全年 平均成交價			2019年全年 平均成交價
				每平方呎 (約港幣\$)			
港島	上環	中遠大廈	\$27,722	-	\$21,271	\$28,578	\$28,339
	上環	信德中心	\$31,406	\$26,953	\$29,800	\$24,023	\$33,647
	中環	皇后大道中九號	\$42,548	\$28,875	\$42,647	-	-
	金鐘	力寶中心	\$28,293	\$24,959	\$27,524	\$24,146	\$34,556
	金鐘	美國銀行中心	\$36,042	-	\$36,901	\$25,688	\$50,541
	灣仔	會展廣場辦公大樓	\$44,026	-	-	-	\$36,324
	銅鑼灣	東角中心	\$22,000	-	-	\$19,393	-
	北角	港運大廈	\$14,888	-	-	-	\$19,912
九龍	尖東	康宏廣場	\$16,449	\$13,338	-	\$13,695	\$15,418
	尖西	星光行 (海景單位)	\$19,950	\$11,447	\$14,896	\$21,000	\$21,185
	尖西	力寶太陽廣場	\$21,674	-	\$15,471	-	\$18,995
	旺角	旺角中心	\$21,282	\$20,386	\$18,194	\$18,606	\$27,725
	九龍灣	企業廣場三期	\$11,102	-	\$10,507	\$12,514	-
	九龍灣	億京中心	\$13,256	\$11,453	-	\$11,811	\$13,279
	觀塘	萬兆豐中心	\$11,504	\$10,716	\$10,205	\$11,268	\$14,325
	觀塘	皇廷廣場	\$12,712	-	\$10,005	\$10,713	\$11,083
觀塘	東瀛遊廣場	\$10,657	\$9,520	\$9,335	-	\$9,150	

## 主要商廈之租金指標

地區	物業	2023年第四季 平均叫租	2022全年 平均租金	2021年全年 平均租金			2019年全年 平均租金
				每平方呎 (約港幣\$)			
港島	中環	國際金融中心	\$149	\$156	\$154	\$181	\$200
	中環	交易廣場	\$140	\$127	\$132	\$171	\$174
	中環	告羅士打大廈	\$121	\$135	\$126	\$130	\$151
	中環	公爵大廈	\$130	\$128	-	\$132	\$120
	中環	太子大廈	-	\$109	\$111	-	\$140
	中環	長江集團中心	\$112	\$129	\$121	\$143	\$193
	金鐘	太古廣場	\$80	\$97	\$103	\$118	\$136
	灣仔	新鴻基中心	\$53	\$50	\$51	\$64	\$74
	灣仔	騰君中心	\$53	\$62	\$63	\$52	\$77
	銅鑼灣	時代廣場	\$53	\$55	\$58	\$62	\$75
九龍	銅鑼灣	利園一期	\$72	\$67	\$68	\$79	\$89
	尖西	中港城	\$30	\$32	\$35	\$36	\$37
	尖西	海洋中心	\$40	\$42	\$40	\$41	\$44
	尖西	港威大廈	\$47	\$49	-	\$56	\$61
	尖西	北京道一號	\$70	\$63	-	\$76	\$82
	尖中	美麗華廣場A座	\$49	\$51	\$49	\$53	\$62
	尖東	帝國中心	\$37	\$39	\$39	\$44	\$46
	尖東	尖沙咀中心	\$38	\$39	\$43	\$44	\$48
	旺角	朗豪坊	\$53	\$50	\$48	\$55	\$57
	九龍灣	國際交易中心	\$26	\$24	\$24	\$30	\$30
九龍灣	企業廣場三期	\$22	\$22	\$22	\$22	\$27	
觀塘	創紀之城五期	\$35	\$32	\$37	\$40	\$40	
觀塘	宏利金融中心	\$27	\$26	\$28	-	\$28	

\* 價格/租金指標以截至2023年12月31日之現時放盤平均值為準，並可隨市場而變動  
\* 「-」表示該季度無成交/叫價紀錄

## 甲級商廈區域空置率





# 獨家代理精選 SOLE AGENT



中環 · Central

**嘉寶商業大廈**  
Car Po Commercial Building

約Approx. 972呎 sq ft  
交吉放售 間隔實用 可買車位  
Vacant for Sale, Good Layout & Efficient  
**售Sale@16,000**  
N:482BHV

朱先生 Mr. Howard Chu (E-448811) **6765 0966**

中環 · Central

**遠東發展大廈**  
Far East Consortium Building

約Approx. 1,000呎 sq ft  
核心地段 有裝修 即租即用  
Core Location, Move-in condition  
**租Lease@20餘up**  
N:887AWD

胡小姐 Ms. Virginia Wu (E-151866) **5525 3362**

中環 · Central

**永安集團大廈**  
Wing On House

約Approx. 5,912呎 sq ft  
中環地標商廈 高層 部份海景  
Core Building in Central, High Floor with Partial Sea View  
**售Sale@20,000**  
**租售面議 Subject to Offer**  
N:902IFG

黃小姐 Ms. Emily Wong (E-346884) **6025 2833**

九龍灣 · Kowloon Bay

**南豐商業中心**  
Nan Fung Commercial Centre

約Approx. 1,187呎 sq ft  
實用率高 間隔四正 交通便捷 交吉出售  
High Efficiency, Convenient Transportation, Vacant  
**售Sale@5,600**  
N:068MTP

梁先生 Mr. Ben Leung (E-055591) **9559 2931**

觀塘 · Kwun Tong

**萬兆豐中心**  
MG Tower

約Approx. 2,058呎 sq ft  
煙花海景 靚裝  
Panoramic View with Nice Decoration  
**租售面議 Subject to Offer**  
N:050PQA

馬小姐 Ms. Grace Ma (E-289978) **9216 5123**

北角 · North Point

**秀明中心**  
Seabright Plaza

約Approx. 893呎 sq ft  
玻璃幕牆 罕有細位 高回報 潛力無限  
Glass Curtain Wall, High Appreciation Potential, Rare Area  
**售Sale@8,000餘up**  
N:730IAC

周先生 Mr. Sam Chau (S-657815) **9252 2959**

灣仔 · Wan Chai

**凱利商業大廈**  
Amber Commercial Building

約Approx. 3,468 呎 sq ft  
景觀開揚 獨立冷氣  
Open View, Individual A/C  
**售Sale@9,000餘up**  
N:719XIQ

陳先生 Mr. Samuel Chan (E-065026) **6808 1305**

灣仔 · Wan Chai

**卓凌中心**  
Times Media Centre

約Approx. 1,330呎 sq ft  
氣派大堂 獨立冷氣  
Grand Lobby, Individual A/C  
**租Lease@10餘up**  
N:748LKN

馬小姐 Ms. Eunice Ma (S-622041) **6695 1053**

所示物業之樓面面積均未經核實(標示「^」者除外)。「^」為已經核實的樓面面積。  
The floor area information of the properties has not been verified. (saved and except those marked with "A") "A" means the floor area information of the property is verified.

N:物業編號 Property Number 廣告日期 Advertisement Date : 19/1/2024



## IEC 1

INTERNATIONAL ENTERPRISE CENTRE  
國際企業中心一期

荃灣柴灣角街11號  
11 Chai Wan Kok Street, Tsuen Wan

**連租約售\$770萬起 / @9,000起**  
Sale with tenancy agreement \$7million up / @9,000up

Mr. Patrick Wong (E-053344)  
**黃先生 9522 0958**

專頁介紹  
Property web page

## IEC 3

INTERNATIONAL ENTERPRISE CENTRE  
國際企業中心三期

荃灣大涌道18號  
18 Tai Chung Road, Tsuen Wan

**連租約售\$1,150萬起 / @10,700起**  
Sale with tenancy agreement \$11.5million up / @10,700up

Ms. Louise Ho (E-034589)  
**何小姐 6283 7912**

專頁介紹  
Property web page

Mr. Patrick Wong (E-053344)   Mr. Lewis Choy (E-148217)   Ms. Louise Ho (E-034589)   Ms. Salome Mak (E-144769)

N: IEC1 / IEC3   **黃先生 9522 0958   蔡先生 6658 8573   何小姐 6283 7912   麥小姐 6130 8935**

罕有大型星級酒店公開發出售  
Rare opportunity of a large deluxe hotel is available for sale

## 天水圍天秀路8號

8 Tin Sau Road, Tin Shui Wai

總建築面積約 **142,733** 平方呎<sup>^</sup>  
Total gross floor area 142,733 sq ft approx<sup>^</sup>

呎價只需 **\$5,000** 餘起  
Price per sq.ft. \$5,000 up

獨家代理  
Sole Agent

Ms. Pinky Wong (E-137792)   Ms. Eunice Tong (E-011566)  
**黃玉玲 9436 5016   唐苑雯 9439 4800**

Mr. Raymond Fung (E-107467)   Ms. Salome Mak (E-144769)  
**馮嶽宗 9022 8512   麥偉嫦 9226 0236**

N: 279PWX

SOLE AGENT  
獨家代理

中環皇后大道中99號  
Unit 02, Penthouse, The Center  
99 Queen's Road Central, Central

## 中環中心

### 頂層02室

建築面積約 **9,602** 平方呎  
Gross area 9,602 sq ft approx

180°維多利亞海景  
180 degree Victoria Harbour view

全裝修連傢俬  
Great decoration with furniture

租 Lease @ **100**

Mr. Kelvin Yeung (E-036729)   Mr. Ernest Tse (E-143069)  
**楊先生 9155 1609   謝先生 6390 1906**

N: 460SMJ

..... 九龍灣偉業街38號 .....  
38 Wai Yip Street, Kowloon Bay

## 富臨中心

### Capital Tower

建築面積約 **772** 至 **22,369** 平方呎<sup>^</sup>  
Gross area from 772 to 22,369 sq ft approx<sup>^</sup>

額外驚喜優惠  
先·到·先·得  
Extra surprises  
First come first served

售 Sale @ **9,000** 餘起起

Ms. Salome Mak (E-144769)   Mr. Patrick Wong (E-053344)   Mr. Lewis Choy (E-148217)   Ms. Louise Ho (E-034589)

**麥小姐 6130 8935   黃先生 9522 0958   蔡先生 6658 8573   何小姐 6283 7912**

N: 38WYS

全新LOFT概念示範單位設於本大廈1703室  
Grand new show room with LOFT concept is located at unit 1703 on this building

歡迎預約參觀  
Now open to visit by appointment

## 23

WONG CHUK HANG ROAD  
黃竹坑道23號

寫字樓建築面積約 **747** 至全層 **6,178** 平方呎<sup>^</sup>  
Offices Gross Area from 747 to W/F 6,178 sq ft approx<sup>^</sup>

商舖建築面積約 **744** 至全層 **6,750** 平方呎<sup>^</sup>  
Shop Gross Area from 744 to W/F 6,750 sq ft approx<sup>^</sup>

低至 **@9,000** 餘起起  
From @9,000 up

低價入市 盡享未來升值空間  
Purchase at low price, enjoy upside potential

Mr. Lewis Choy (E-148217)   Ms. Louise Ho (E-034589)   Ms. Salome Mak (E-144769)   Mr. Patrick Wong (E-053344)

**蔡先生 6658 8573   何小姐 6283 7912   麥小姐 6130 8935   黃先生 9522 0958**

N: 23WCH

所示物業之樓面面積均未經核實(標示「^」者除外)。「^」為已經核實的樓面面積。  
The floor area information of the properties has not been verified. (saved and except those marked with "^") "^" means the floor area information of the property is verified.

重要事項: 1.本廣告內部份圖像純屬畫家構想,可能經電腦修飾及不按比例繪畫;買家如欲了解樓盤詳情,應參閱相關資料並往實地考察。2.本公司建議有興趣者在作出購買決定前,先參閱最新版本售樓說明書/樓面平面圖/價單及直接向有關銀行及財務公司/賣方(如賣方有提供貸款計劃予買方)查詢按揭條款。Important Note: 1. Some images shown in this advertisement represent the artist's impression of the development only. Purchasers are advised to conduct on-site inspection and refer to corresponding property information for details of the project. 2. Our Company advises the interested parties to obtain and read the sales brochures / floor plans / price lists before they make a purchase decision and make enquiries directly with the banks and finance companies or the vendor (if financing schemes are provided by the vendor).

N:物業編號 Property Number   廣告日期 Advertisement Date: 19/1/2024



## Price Indicators of Target Buildings

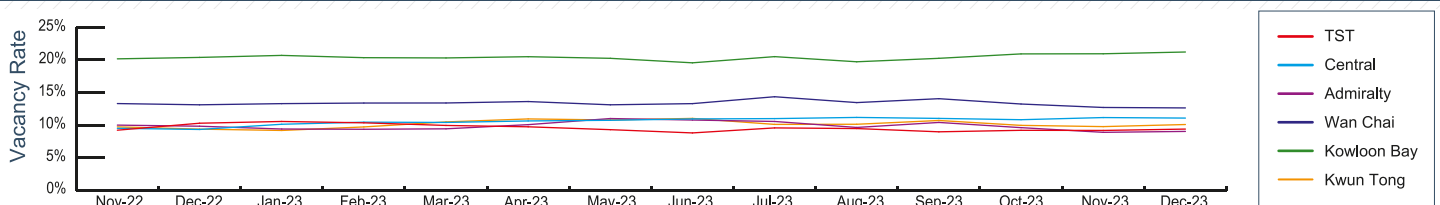
District	Property	2023 Q4	2022	2021	2020	2019	
		Asking Price (Approx. HK\$ psf.)	Average Price (Approx. HK\$ psf.)				
Hong Kong Island	Sheung Wan	Cosco Tower	\$27,722	-	\$21,271	\$28,578	\$28,339
	Sheung Wan	Shun Tak Centre	\$31,406	\$26,953	\$29,800	\$24,023	\$33,647
	Central	Nine Queen's Road Central	\$42,548	\$28,875	\$42,647	-	-
	Admiralty	Lippo Centre	\$28,293	\$24,959	\$27,524	\$24,146	\$34,556
	Admiralty	Bank of America Tower	\$36,042	-	\$36,901	\$25,688	\$50,541
	Wan Chai	Office Tower - Convention Plaza	\$44,026	-	-	-	\$36,324
	Causeway Bay	East Point Centre	\$22,000	-	-	\$19,393	-
	North Point	Island Place Tower	\$14,888	-	-	-	\$19,912
Kowloon	TSTE	Concordia Plaza	\$16,449	\$13,338	-	\$13,695	\$15,418
	TSTW	Star House (Sea View)	\$19,950	\$11,447	\$14,896	\$21,000	\$21,185
	TSTW	Lippo Sun Plaza	\$21,674	-	\$15,471	-	\$18,995
	Mong Kok	Argyle Centre	\$21,282	\$20,386	\$18,194	\$18,606	\$27,725
	Kowloon Bay	Enterprise Square Three	\$11,102	-	\$10,507	\$12,514	-
	Kowloon Bay	Billion Centre	\$13,256	\$11,453	-	\$11,811	\$13,279
	Kwun Tong	MG Tower	\$11,504	\$10,716	\$10,205	\$11,268	\$14,325
	Kwun Tong	King Palace Plaza	\$12,712	-	\$10,005	\$10,713	\$11,083
	Kwun Tong	EGL Tower	\$10,657	\$9,520	\$9,335	-	\$9,150

## Rental Indicators of Target Buildings

District	Property	2023 Q4	2022	2021	2020	2019	
		Asking Rent (Approx. HK\$ psf.)	Average Rent (Approx. HK\$ psf.)				
Hong Kong Island	Central	International Finance Centre	\$149	\$156	\$154	\$181	\$200
	Central	Exchange Square	\$140	\$127	\$132	\$171	\$174
	Central	Gloucester Tower	\$121	\$135	\$126	\$130	\$151
	Central	Edinburgh Tower	\$130	\$128	-	\$132	\$120
	Central	Prince's Building	-	\$109	\$111	-	\$140
	Central	Cheung Kong Centre	\$112	\$129	\$121	\$143	\$193
	Admiralty	Pacific Place	\$80	\$97	\$103	\$118	\$136
	Wan Chai	Sun Hung Kai Centre	\$53	\$50	\$51	\$64	\$74
	Wan Chai	Great Eagle Centre	\$53	\$62	\$63	\$52	\$77
	Causeway Bay	Times Square	\$53	\$55	\$58	\$62	\$75
Kowloon	TSTW	China HK City	\$30	\$32	\$35	\$36	\$37
	TSTW	Ocean Centre	\$40	\$42	\$40	\$41	\$44
	TSTW	The Gateway	\$47	\$49	-	\$56	\$61
	TSTW	One Peking	\$70	\$63	-	\$76	\$82
	TSTC	Mira Place Tower A	\$49	\$51	\$49	\$53	\$62
	TSTE	Empire Centre	\$37	\$39	\$39	\$44	\$46
	TSTE	Tsim Sha Tsui Centre	\$38	\$39	\$43	\$44	\$48
	Mong Kok	Langham Place	\$53	\$50	\$48	\$55	\$57
	Kowloon Bay	Exchange Tower	\$26	\$24	\$24	\$30	\$30
	Kowloon Bay	Enterprise Square Three	\$22	\$22	\$22	\$22	\$27
Kwun Tong	Millennium City Phase 5	\$35	\$32	\$37	\$40	\$40	
Kwun Tong	Manulife Financial Centre	\$27	\$26	\$28	-	\$28	

\* Price/Rental indicator refers to the information as at 31 Dec 2023 and it may vary by the market  
 \*\* - "means no transaction /price or rental asking in the period

## Vacancy of Grade-A Office in Major Districts





### Significant Sales Transactions, December 2023

District	Property	Floor	Area (Approx. sq. ft.)	Consideration (Approx. HK\$)	Unit Rate (Approx. HK\$)	
Hong Kong Island	Central	The Center	High	26,967(G)	\$750,000,000	@27,812
	North Point	Fortress Tower	Low	5,013(G)	\$41,880,000	@8,354
	Sheung Wan	1 Des Voeux Road West	Mid	1,088(G)	\$8,268,800	@7,600
	Wan Chai	Morrison Plaza	High	3,496(G)	\$27,000,000	@7,723
	Western	Rice Merchants Building	Low	750(G)	\$4,000,000	@5,333
Kowloon	Cheung Sha Wan	NCB Innovation Centre	High	1,276 (G)	\$18,451,000	@14,460
	Kowloon Bay	Mega Cube	Mid	745 (G)	\$4,090,050	@5,490
	Mong Kok	Belgian Bank Building	Mid	992 (G)	\$8,432,000	@8,500
	Tsim Sha Tsui Central	Tern Plaza	High	1,582 (G)	\$15,000,000	@9,482
	Tsim Sha Tsui West	Silvercord Tower 1	Mid	1,450 (G)	\$17,400,000	@12,000

### Significant Leasing Transactions, December 2023

District	Property	Floor	Area (Approx. sq. ft.)	Monthly Rental (Approx. HK\$)	Unit Rate (Approx. HK\$)	
Hong Kong Island	Admiralty	Lippo Centre, Tower 1	High	6,542(G)	\$294,390	@45
	Causeway Bay	22 Yee Wo Street	High	686(G)	\$23,324	@34
	Central	The Center	Mid	10,933(G)	\$497,451	@45
	Sheung Wan	Cosco Tower	Mid	3,079(G)	\$166,266	@54
	Wan Chai	The Sun's Group Centre	High	7,388(G)	\$236,416	@32
Kowloon	Cheung Sha Wan	Billion Plaza II	High	3,478(G)	\$79,994	@23
	Kowloon Bay	Billion Centre - Tower A	Mid	4,083(G)	\$81,660	@20
	Kwun Tong	The Wave	Lot	37,500(G)	\$1,118,700	@30
	Mong Kok	Ginza Plaza	Mid	1,375(G)	\$30,250	@22
	Tsim Sha Tsui West	Silvercord Tower 2	Low	2,854(G)	\$94,182	@33

### Notable Leasing Cases, December 2023

District	Property	Floor	Area (Approx. sq. ft.)	Tenant / Institutions	
Hong Kong Island	Causeway Bay	Lee Garden Five	Mid	5,044	Charlotte Tilbury Beauty Asia Pacific Limited
	Causeway Bay	Park Commercial Centre	Low	11,000	Shinnyo-En Hong Kong
	Central	The Center	Mid	10,933	Ping An of China Securities (Hong Kong) Company Limited
	Central	Two International Finance Centre	High	5,596	Jeneration Capital Advisors (Hong Kong) Limited
	Sheung Wan	Wing On Centre	High	19,280	Oriental Watch Company Limited
	Wan Chai	81 Lockhart Road	Low	5,246	Gortune International Investment Holding Limited
Kowloon	Cheung Sha Wan	NCB Innovation Centre	Lot	20,508	HKU SPACE
	Kowloon Bay	Skyline Tower	Mid	8,467	The Financial Secretary Incorporated
	Kwun Tong	The Quayside	Lot	100,847	HKBN Enterprise Solutions Limited
	Tsim Sha Tsui	China Hong Kong City Tower 6	Low	13,115	H & M Hennes & Mauritz Holding Asia Limited
New Territories	Kwai Chung	Metroplaza I	Low	10,871	Bank of China (Hong Kong) Limited

### Sales transaction of WB Property, December 2023

The Property	Gross Floor Area (sq. ft. approx.)	Consideration/ Unit Rate (HK\$ approx.)	Remarks
Harbour East	144,001	2,208,000,000/15,333	The Property is a 25-storey grade A office tower over 2 levels of basement. Basements are designated for car park; G/F and 1/F for shop/restaurant; 2/F for communal podium; and 3/F-28/F are for office uses. The building omits 4/F, 13/F, 14/F and 24/F.

The floor area information of the properties has not been verified. (saved and except those marked with "^") "^" means the floor area information of the property is verified.



**JAN**  
**2024**

## MARKET ANALYSIS

Reviewing of 2023, volume of office sales transactions remained at low level. Although there were some remarkable cases being recorded, the overall market remained quiet. Since the average price of offices has dropped, and the interest rate is expected to reduce soon, investors tend to be optimistic about the future. As a result, the volume of landmark office sales transactions increased significantly in Q4. However, vacancy rate of Grade-A offices remained high, and new offices will keep launching, commercial market has not yet emerged from the predicament. We can only expect that the situation will turn better in 2024.

## OFFICE MARKET REVIEW OF 2023

- JAN** • NCB Innovation Centre, a brand new Grade-A commercial building in Cheung Sha Wan developed by New World Development, sold 7 units in a row, involving capitals approx. HK\$125Million.
- FEB** • URA withdraws the Kwun Tong project for re-planning. As an extension, "How the future of Kowloon East CBD2 will be?" has become a hot topic.  
• Whole block of KOHO in Kwun Tong was sold at approx. HK\$1.7Billion or HK\$8,340/sf, involving area approx. 203,829sf. The new owner is an investment company.
- MAR** • Several well-known banks in the United States announced their failure, which is the largest banking crisis in America since 2008.  
• Credit Suisse, the second largest bank in Switzerland, was acquired urgently. The bonds with a total value of approximately HK\$135 billion have turned into nothing.  
• Unit A01-A09 on 27/F of NCB Innovation Centre in Cheung Sha Wan with 5 parking spaces was sold to Novel Investment at approx. HK\$241Million, involving office area approx. 15,262sf.
- APR** • 23 Wong Chuk Hang Road under Rykadan Capital performed outstandingly. There were approx. 17 sales transactions being recorded in April, with average price ranged between HK\$11,158/sf to HK\$15,102/sf.
- MAY** • The recovery of Mainland China's economic is slow, especially for real estate market, which previously faced multiple major crises. Investors are worrying and even if they have abundant capital, they may not be easily invested in Hong Kong market.  
• Whole 22/F of Euro Trade Centre in Central was sold to an investor at approx. HK\$142Million or HK\$27,000/sf, involving area approx. 5,261sf, which is the first whole floor transaction of the building since 2021.
- JUN** • The pace of China-based companies entering the market has slowed down significantly, which brought huge pressure to the excessive vacancy rate.
- JUL** • Volume of offices selling at a loss increased, and even some buyers forfeit the deposit to stop loss.  
• Federal Reserve announced a 0.25% interest rate hike, which is the 11th time since 2022. Hong Kong banks also announced that they will follow.
- AUG** • The developer of Mega Cube reduced prices to promote the sale of all remaining units on 6/F of the building. The lowest transaction price is approx. HK\$5,364/sf, which is 60% below the highest transaction price recorded in 2 years ago. After the announcement released, all units were sold out quickly.
- SEP** • Whole 28/F of Shun Tak Centre, China Merchants Tower was sold to China Merchants Energy Shipping at approx. HK\$778Million or HK\$30,636/sf, involving area approx. 25,395sf, which is the highest strata-title offices sale transaction of the building.  
• Influenced by the redevelopment plan of Kowloon Bay International Trade and Exhibition Centre, tenants of the building needed to relocate their offices, leading to a significant increase in leasing transactions.
- OCT** • There is an update in the status of New Central Harbourfront Site 3 Project which bid by Henderson Land at approx. HK\$50.8Million in 2021. The project has obtained approval from the Buildings Department to construct 3 landmark commercial buildings, with a total floor area approx. 1,747,200sf.  
• The latest Policy Address focuses on attracting talent, with an emphasis on "competing for enterprises" and "competing for talents", as well as developing "headquarters economy".
- NOV** • Several whole floor of One Island East in Quarry Bay was sold to Securities and Futures Commission at approx. HK\$5.40Billion or HK\$18,243/sf, involving area approx. 296,000sf, which is the largest strata-title office sales transaction in 2023.
- DEC** • Whole block of Harbour East was sold at approx. HK\$2.208Billion or HK\$15,333/sf, involving area approx. 144,001sf. The buyer is a well-known domestic sports brand "Li Ning". The property will serve as its headquarters in Hong Kong.  
• Federal Reserve has not raised interest rates three times in a row, and has even indicated that it will likely reduce interest rates multiple times next year, giving a boost to the market.

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**Admiralty United Centre Branch**  
Unit C01, 16/F, United Centre,  
No. 95 Queensway, Admiralty, Hong Kong  
Phone: 2845 3118

**Admiralty Lippo Branch No. 1**  
Unit No. 4101, 41/F,  
Tower One, Lippo Centre, No. 89 Queensway,  
Admiralty, Hong Kong  
Phone: 2810 4999

**Admiralty Lippo Branch No. 2**  
Shop No. 3, 1/F, Lippo Centre,  
No. 89 Queensway, Admiralty, Hong Kong  
Phone: 2523 3801

**Tsim Sha Tsui Centre Branch**  
Room Nos. 708-711 & 714B, 7/F, East Wing,  
Tsim Sha Tsui Centre, No. 66 Mody Road,  
Tsimshatsui, Kowloon  
Phone: 2721 8788

**Tsimshatsui East Ocean Branch**  
Unit No. 302, 3/F,  
East Ocean Centre, No. 98 Granville Road,  
Tsimshatsui, Kowloon  
Phone: 2721 8068

**Kwun Tong Millennium Branch**  
Unit No. 1605B, 16/F, BEA Tower,  
Millennium City 5, No. 418 Kwun Tong Road,  
Kwun Tong, Kowloon  
Phone: 2388 1822

**Kwun Tong Legend Tower Branch**  
Unit G1, 15/F, Legend Tower,  
No.7 Shing Yip Street, Kwun Tong, Kowloon  
Phone: 2613 9323

## CONTENTS

市況分析	P.1
物業數據一覽	P.2-3
樓盤速遞/Office Selection	P.4-5
Property Statistics	P.6-7
Executive Summary	P.8

**The floor area information of the properties has not been verified. (saved and except those marked with "A") "A" means the floor area information of the property is verified.**

**Important Note :** 1.The property is offered subject to contract and availability. Interested parties should rely on their own inspection, measurement and verification and should satisfy themselves as to the accuracy of the information contained herein or provided by us in other situation, which are provided for reference only. Our Company has not taken any step to verify whether the information reflects the actual status of the property. No warranty for accuracy is given or implied by the owners or us. 2.There is no standardised or commonly adopted definition of any description of floor area in the market for non-residential properties. 3.If the permitted use stated on the relevant occupation permit is provided, such information relates to the permitted use at the date of the issuance of the occupation permit only. In the case where no occupation permit is issued, the permitted use cannot be verified by our company. Besides, the Government Grant and/or the Deed of Mutual Covenant may contain provisions restricting the use for specific purpose(s). 4.If the property has a cockloft or mezzanine floor but the relevant occupation permit does not reveal the same, the legality of the cockloft or mezzanine floor cannot be verified by our company. If there are unauthorised building works, the risks include but not limited to: the Government's exercising its right of re-entry, safety problems, closure and bank's refusal to finance the purchase. 5.Description, measurements, dimension, usage, areas, scale and data of the property set forth herein or provided in other situations are for general guidance only, such information is not warranted or guaranteed to be complete or correct. Interested parties should seek independent legal and/or professional advice regarding the information provided by our company (includes but not limited to the floor area, usage), client's intended use, the legality of cockloft or mezzanine floor or building structure.