

Office Sketch Monthly Report

Executive Summary

Reviewing of 2025, office market has shown signs of recovery after a prolonged period of stagnation. The easing of trade tensions between the United States and China has contributed to a more favorable business environment, while offices prices have adjusted to levels deemed acceptable by potential buyers. Additionally, successive interest rate cuts have shifted investor sentiment, encouraging financially capable end-users to allocate resources toward acquiring offices for self-use. Notably, high-quality offices, which were rarely available in the past, have seen swift transactions upon launching the market. As the economy gradually stabilizes, volume of offices transactions increased significantly in Q4. This trend suggests that the Grade A office market is poised for accelerated recovery in the coming year.

Office Market Review of 2025

- JAN** • With Trump's return to the White House, concerns over a potential Trade War 2.0 are intensifying among market participants. Combined with the slowing pace of interest rate cuts, these factors seem to be driving investors toward safe-haven assets like gold.
- FEB** • According to The 2025-26 Budget, the government will refrain from selling any commercial land in the coming year, with some plots even being rezoned for residential use.
- MAR** • Although there were numerous of Grade-A offices sales transactions being recorded in traditional business district, most cases involved owners lowering their asking prices substantially to liquidate assets. Downward trend in average price has appeared, leaving the overall outlook uncertain.
• Secretary for Development indicated that there would be considerations to increase the flexibility of commercial land use. Kowloon East, as one of the areas under review, some commercial sites may incorporate residential elements in the future to enhance their appeal.
- APR** • Hong Kong Exchanges and Clearing Limited (HKEX) acquired multiple floors of One Exchange Square from Hongkong Land at approx. HK\$6.3Billion, amounting to a total floor area of approx. 147,025sft.
- MAY** • The significant decline in Hong Kong Interbank Offered Rate (HIBOR) spurred activity in residential market. However, office market remains challenging.
- JUN** • Jane Street, a prominent US-based investment management firm, has pre-leased 6 floors in Phase 1 of Henderson Land's New Central Harbourfront Site 3 Project, involving floor area approx. 223,400sft, with a monthly rental approx. HK\$30.6Million, struck the largest single office leasing deal in the CBD in decades.
• With the Hong Kong government increasing admission quota for non-local students from 20% to 40%, the demand for student accommodation has reached unprecedented levels. Development Bureau and Education Bureau have jointly introduced a pilot scheme to streamline the conversion of hotels and commercial buildings into student dormitories.
- JUL** • US President Trump recently signed multiple executive orders to establish "reciprocal tariffs" on countries worldwide.
- AUG** • FWD Hong Kong and Swire Properties announced that they have signed a decade-long lease to expand FWD's office space at Taikoo Place, involving floor area approx. 330,000sft. This transaction not only establishes FWD Hong Kong as the largest tenant within Taikoo Place but also marks the largest office leasing deal in Hong Kong this year.
- SEP** • A long-anticipated interest rate cut has finally happened. Meanwhile, Hong Kong Monetary Authority promptly followed, reducing the base rate by 0.25%, with major banks subsequently announcing adjustments.
• In the latest Policy Address, Hong Kong government announced an expansion of "Hostels in the City Scheme" which now includes not only the conversion of commercial buildings, cases involving redevelopment of original commercial buildings into new student hostels can also enjoy the facilitation measures under the scheme, including retaining excessive plot ratio.
• The policy address has proposed plans to optimize the "New Capital Investment Entrant Scheme" by raising the maximum amount of investment to be counted from \$10 million to \$15 million for the purchase of non-residential properties with no transaction price threshold; as for the purchase of residential properties, the transaction price threshold will be lowered from \$50 million to \$30 million.
- OCT** • Alibaba Group and Ant Group announced an agreement with Mandarin Oriental Hotel Group to invest approximately HK\$7.2Billion in acquiring the top 13 floors of the brand-new Grade A office "One Causeway Bay". The acquisition includes the rooftop signage and 50 parking spaces, involving office area approx. 301,555sft. This transaction marks the largest office deal in Hong Kong since 2021.
• Federal Reserve, as anticipated by the market, announced a 0.25% interest rate cut, marking the second consecutive meeting this year to announce the measure. In response, major banks in Hong Kong have also adjusted their prime rates downward by 0.125%, with some rates now reaching 5%, which is the historic low level remained for nearly a decade since the financial crisis in 2018.
- NOV** • Student accommodations have become a focal point for investment, with entire properties that offer renovation potential drawing particular attention from investors. According to market information, the Hotel COZi-Oasis in Tsuen Wan has been acquired by China Resources Longdation at approx. HK\$950Million, involving 583 rooms.
- DEC** • US Federal Reserve announced its last interest rate decision of the year, implementing a 0.25% rate cut, aligning with market expectations. However, Hong Kong banks did not followed, marking the first instance since the US began its rate-cutting cycle in 2024 that local banks have not adjusted rates accordingly.
• China-based e-commerce giant JD.com (9618) has confirmed the acquisition of a 50% stake in the CCB Tower from Lai Sun Group at approximately HK\$3.5Billion. The deal is expected to be finalized by January 2026.

Significant Sales Transactions, December 2025

District	Property	Floor	Area (Approx. sq ft)	Consideration (Approx. HKD)	Unit Rate (Approx. HKD)
Hong Kong Island	Admiralty	Admiralty Centre Tower 1	Mid	20,318 (G) \$ 300,000,000	@ 14,765
	Central	Bank of America Tower	Low	1,500 (G) \$ 25,838,640	@ 17,226
	North Point	Java Commercial Centre	High	3,626 (G) \$ 15,800,000	@ 4,357
	Sheung Wan	Centre Mark II	High	819 (G) \$ 5,838,000	@ 7,128
	Wong Chuk Hang	One Island South	Low	1,840 (G) \$ 13,800,000	@ 7,500
Kowloon	Kowloon Bay	Capital Tower Tower A	High	1,635 (G) \$ 11,882,000	@ 7,267
	Kowloon Tong	Festival Walk	Low	225,837 (G) \$ 1,960,000,000	@ 8,679
	Kwun Tong	MG Tower	High	2,258 (G) \$ 18,680,000	@ 8,273
	San Po Kong	Maxgrand Plaza	Low	1,385 (G) \$ 8,299,612	@ 5,992
	Tsim Sha Tsui West	Lippo Sun Plaza	Mid	1,152 (G) \$ 12,672,000	@ 11,000

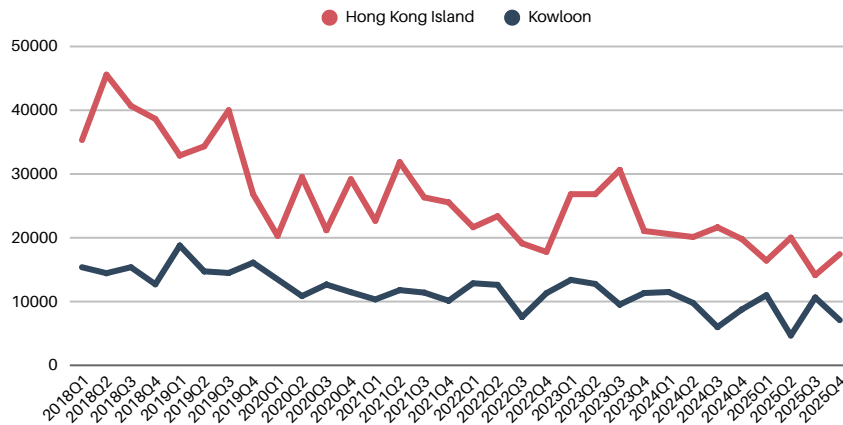
Significant Leasing Transactions, December 2025

District	Property	Floor	Area (Approx. sq ft)	Monthly Rental (Approx. HKD)	Unit Rate (Approx. HKD)
Hong Kong Island	Admiralty	Far East Finance Centre	Low	2,600 (G) \$ 130,000	@ 50.0
	Causeway Bay	World Trade Centre	High	1,818 (G) \$ 81,810	@ 45.0
	Central	The Center	Mid	1,920 (G) \$ 119,040	@ 62.0
	Sheung Wan	Cosco Tower	High	11,200 (G) \$ 638,000	@ 57.0
	Wan Chai	Shui On Centre	Low	5,125 (G) \$ 205,000	@ 40.0
Kowloon	Cheung Sha Wan	NCB Innovation Centre	Low	1,295 (G) \$ 36,260	@ 28.0
	Hung Hom	Peninsula Square	Mid	2,230 (G) \$ 57,980	@ 26.0
	Kowloon Bay	YHC Tower	Mid	12,528 (G) \$ 175,392	@ 14.0
	Mong Kok	Mongkok Harbour Centre	Mid	1,180 (G) \$ 40,000	@ 33.9
	Tsim Sha Tsui West	Silvercord Tower 1	Mid	1,424 (G) \$ 61,232	@ 43.0

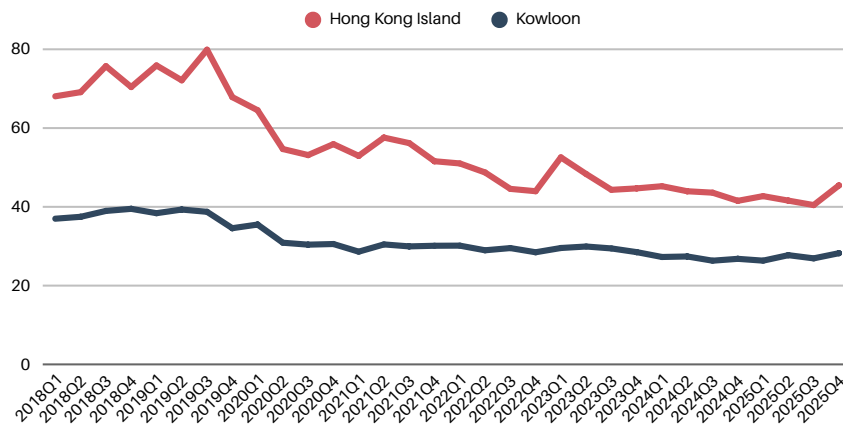
Notable Leasing Cases, December 2025

District	Property	Floor	Area (Approx. sq ft)	Tenant	
Hong Kong Island	Causeway Bay	Capitol Centre	Lot	50,000	The Hongkong and Shanghai Banking Corporation Limited
	Central	One Exchange Square	Mid	12,973	China Merchants Securities International Company Limited
	Central	One International Finance Centre	Mid	9,077	iCapital Hong Kong Limited
	Central	Two International Finance Centre	Lot	146,070	Qube Research & Technologies
	Quarry Bay	12 Taikoo Wan Road	Mid	12,162	Hitachi Vantara Limited
	Wan Chai	Central Plaza	Mid	9,707	China Pacific Insurance Company (HK) Limited
Kowloon	Kowloon Bay	The Bay Hub	Mid	15,009	Bachy Soletanche Group Limited
	San Po Kong	The Burrow	High	8,350	Boys Dev Limited
	Tsim Sha Tsui	Prince Tower	Low	4,100	Longevity Dining Company Limited

Average Price of Target Buildings



Average Rent of Target Buildings



Sales Transaction of Whole Block Property, December 2025

The Property	Gross Floor Area (Approx. sq ft)	Consideration / Unit Rate (Approx. HKD)	Remarks
Malaysia Building 50 Gloucester Road, Wan Chai	122,433	1,300,000,000 @10,618	The Property is a 27-storey commercial building, which G/F, Mezzanine and 1/F-3/F are designated for shop; 4/F-5/F and 7/F-25/F (penthouse) are for office uses. In addition, 6/F of the building is duct floor.
Kodak House Phase 1 321 Java Road, Quarry Bay	156,410	800,000,000 @5,115	321 Java Road formerly known as Kodak House Phase 1, shares the same lot with Kodak House Phase 2. However, Phase 2 has already been sold stratified. The Property comprises 11 floors with additional one level basement. The Property was granted permanent waiver for office and commercial uses in early years, making it suitable for various industries.
Residence G 2 Austin Avenue, Tsimshatsui	23,302	205,950,000 @8,838	The Property was originally a 19-storey commercial block with converted into hotel in 2013. Currently, G/F to 2/F of the Building is designated for shop; 3/F for reception and back of house facilities; 4/F-18/F for guestroom providing 29 rooms in total.
Wifi Boutique Hotel 366 Lockhart Road, Wan Chai	27,076	205,000,000 @7,571	The Property was originally a 24-storey commercial building, which convert into boutique hotel in 2009 providing 63 guestrooms. G/F is now designated for hotel entrance and 2 shops; 1/F-3/F and 5/F-23/F are hotel guestrooms and 4/F is mechanical uses.
KT One 158 Wai Yip Street, Kwun Tong	43,783	150,000,000 @3,426	The Property was originally a 10-storey industrial building, which revitalized as commercial uses in 2016. Currently, G/F of the Building is designated for car park and 1/F to 9/F are for office uses.

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.

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.

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商廈脈搏

月刊

市況分析

回顧2025年，商廈市場在經歷大半年的淡靜後，終展現曙光。隨著中美貿易矛盾緩和，營商氣氛轉好，商廈價格亦回落至買家心目中水平。另一方面，經歷多次減息，投資者心態亦開始轉變，不少有實力的用家都不吝投資資金購入物業自用，尤其遇到過往較少放售的優質物業放盤，大多都會在短時間內成交。隨著濟正重拾正軌，年底大手買賣交投增加，預期來年甲廈市場可以加速回暖。

2025年寫字樓市場大事回顧

- 一月
 - 特朗普重返白宮，市場對貿易戰2.0的憂慮越來越高，加上減息步伐放緩，促使投資者紛紛轉向黃金等避險資產。
- 二月
 - 最新財政預算案提出，政府未來一年將不會推售任何商業用地，甚至將部份改劃作住宅用途。
- 三月
 - 市場錄得不少傳統核心區甲廈的成交個案，但大多屬業主為求套現，大幅降低叫價。甲廈呎價持續走淡，整體前景仍未樂觀。
 - 發展局局長指出會考慮增加商業用地彈性，檢視的商業地包括九龍東一帶，未來部分商業地或可加入住宅元素，增加吸引力。
- 四月
 - 港交所以約63億元向置地買入中環交易廣場第一座多層商業樓面，涉及樓面約147,025平方呎。
- 五月
 - 香港銀行同業拆息大幅下跌，帶動住宅市場，但寫字樓市場仍未見改善。
- 六月
 - 美國知名投資管理公司簡街資本，預租恒地旗下中環新海濱三號項目第一期六層樓面，面積合共逾22.34萬平方呎，月租總額逾3,000萬元，創下中環核心區數十年來最大宗單一辦公室租賃紀錄。
 - 隨著特區政府將非本地學生的錄取比例從20%提高到40%，香港對學生宿舍的需求達到新高水平，發展局與教育局推出「私營學生宿舍先導計劃」，為商廈業主開關轉型通道。
- 七月
 - 美國總統特朗普簽署多份行政命令，敲定對全球各國的「對等關稅」。
- 八月
 - 富衛香港與太古地產宣布簽訂為期10年的租賃協議，計畫擴充並整合各區辦公地點至太古坊，涉及樓面約330,000平方呎。該成交不但使富衛香港成為太古坊最大租戶，同時創下年內香港最大規模的寫字樓租賃個案。
- 九月
 - 市場迎來久違的減息。香港金管局隨即跟進，將基本利率下調0.25厘，各大銀行亦相繼公布調整利率，利好資產市場和營商環境。
 - 新一份的施政報告中，政府將「城中學舍計劃」拓展到不只限於商廈改裝，拆卸重建的項目亦能受惠於計劃的便利措施，保留餘下地積比作發展，令部份空置商廈樓面升值。
 - 施政報告提出計劃優化「新資本投資者入境計劃」，將可算入的住宅物業投資門檻放寬，成交價由5,000萬元下調至3,000萬元。至於非住宅物業，可算入額則由1,000萬元提升至1,500萬元，物業成交價則仍不受限制。
- 十月
 - 阿里巴巴與螞蟻集團宣布，與文華東方國際集團達成協議，計畫投資約72億元，收購銅鑼灣全新甲級商廈「港島壹號中心」最高的13層樓面，連同頂層招牌及50個車位，涉及寫字樓面積約301,555平方呎。這次收購將是自2021年以來香港最大宗寫字樓成交。
 - 美國聯儲局如市場預期宣布減息0.25厘，為今年來第二次，也是連續兩次會議宣布減息。香港主要銀行亦相繼下調最優惠利率0.125厘，部分最新息已降至5厘，達到2008年金融海嘯後維持近10年的低位。
- 十一月
 - 學生宿舍成投資焦點，其中具改裝潛力的全幢物業尤其受財團注視。據市場消息，悅品酒店·荃灣獲華潤隆地以約9.5億元承接，涉及583間房。
- 十二月
 - 美國聯儲局公布今年最後一次議息結果，繼9月和11月後再度減息0.25厘，符合市場預期。香港銀行界普遍未有跟隨減息，是自2024年美國啟動減息周期以來，本地銀行首度未有跟隨美息下調。
 - 再有內地電商集團收購本港商廈，京東集團（9618）確認以約HK\$35億從麗新發展手中收購位於香港中環的中國建設銀行大廈50%權益，預計交易最快將於2026年1月完成。

2025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	金鐘	海富中心一座	中層	20,318 (G)	\$ 300,000,000	@ 14,765
	中環	美國銀行中心	低層	1,500 (G)	\$ 25,838,640	@ 17,226
	北角	渣華商業中心	高層	3,626 (G)	\$ 15,800,000	@ 4,357
	上環	永業中心	高層	819 (G)	\$ 5,838,000	@ 7,128
	黃竹坑	One Island South	低層	1,840 (G)	\$ 13,800,000	@ 7,500
九龍	九龍灣	富臨中心A座	高層	1,635 (G)	\$ 11,882,000	@ 7,267
	九龍塘	又一城	低層	225,837 (G)	\$ 1,960,000,000	@ 8,679
	觀塘	萬兆豐中心	高層	2,258 (G)	\$ 18,680,000	@ 8,273
	新蒲崗	萬迪廣場	低層	1,385 (G)	\$ 8,299,612	@ 5,992
	尖沙咀西部	力寶太陽廣場	中層	1,152 (G)	\$ 12,672,000	@ 11,000

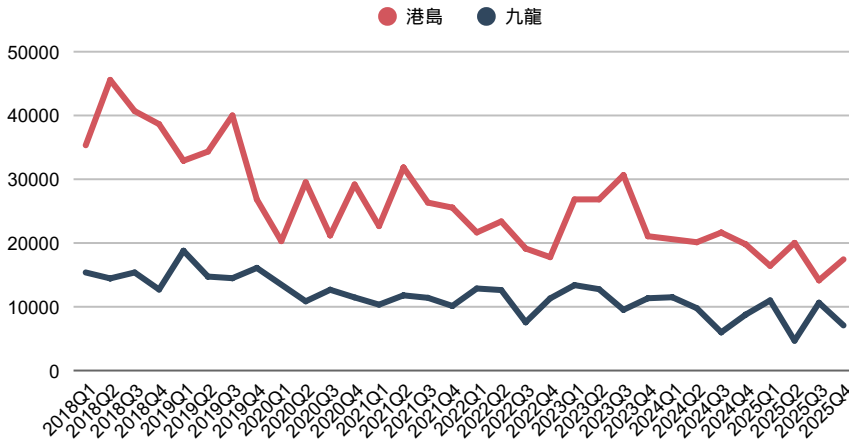
2025年12月主要租賃成交

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	遠東金融中心	低層	2,600 (G)	\$ 130,000	@ 50.0
	銅鑼灣	世貿中心	高層	1,818 (G)	\$ 81,810	@ 45.0
	中環	中環中心	中層	1,920 (G)	\$ 119,040	@ 62.0
	上環	中遠大廈	高層	11,200 (G)	\$ 638,000	@ 57.0
	灣仔	瑞安中心	低層	5,125 (G)	\$ 205,000	@ 40.0
九龍	長沙灣	南商金融創新中心	低層	1,295 (G)	\$ 36,260	@ 28.0
	紅磡	半島廣場	中層	2,230 (G)	\$ 57,980	@ 26.0
	九龍灣	恩浩國際中心	中層	12,528 (G)	\$ 175,392	@ 14.0
	旺角	旺角海景中心	中層	1,180 (G)	\$ 40,000	@ 33.9
	尖沙咀西部	新港中心第一座	中層	1,424 (G)	\$ 61,232	@ 43.0

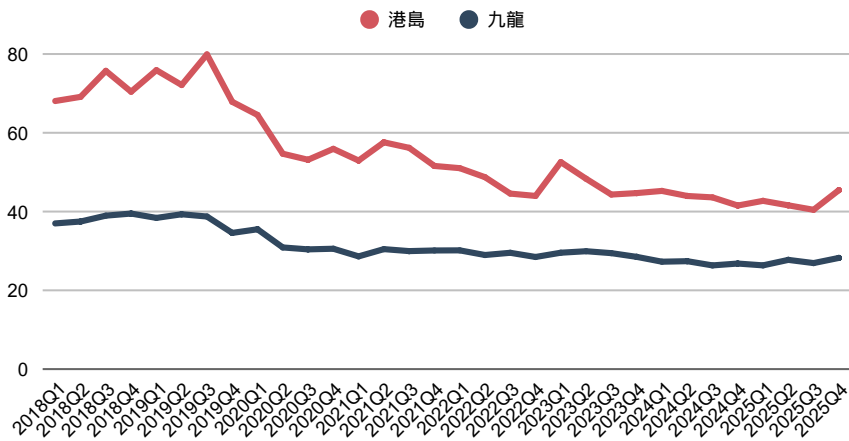
2025年12月大手租務個案

地區	物業	樓層	面積 (約平方呎)	租客	
港島	銅鑼灣	京華中心	多層	50,000	香港上海滙豐銀行有限公司
	中環	交易廣場第一座	中層	12,973	招商證券國際有限公司
	中環	國際金融中心一期	中層	9,077	iCapital Hong Kong Limited
	中環	國際金融中心二期	多層	146,070	Qube Research & Technologies
	鰂魚涌	太古灣道12號	中層	12,162	日立數據管理有限公司
	灣仔	中環廣場	中層	9,707	中國太平洋保險(香港)有限公司
九龍	九龍灣	太豐匯	中層	15,009	法國地基建築有限公司
	新蒲崗	The Burrow	高層	8,350	Boys Dev Limited
	尖沙咀	太子集團中心	低層	4,100	龍滙有限公司

指標商廈平均呎價走勢圖



指標商廈平均呎租走勢圖



2025年12月主要全幢物業買賣成交

物業	總樓面面積 (約平方呎)	成交金額/平均呎價 (約港幣\$)	備註
馬來西亞大廈 灣仔告士打道50號	122,433	1,300,000,000 @10,618	物業為一幢樓高27層之商業大廈，地下、閣樓及1樓至3樓為商舖；4樓至5樓及7樓至25樓(頂層)則為寫字樓用途；另外，大廈6樓為機房。
柯達大廈1期 鰂魚涌渣華街321號	156,410	800,000,000 @5,115	渣華道321號前稱“柯達大廈1期”，與“柯達大廈2期”屬同一個地段，唯2期整座早前已經分拆出售。本物業包括11層，另設一層地庫。本物業早年已取得永久豁免書獲准用作寫字樓及商業用途，適合各行各業。
Residence G 尖沙咀柯士甸路2號	23,302	205,950,000 @8,838	物業原為一幢樓高19層之商業大廈，並於2013年改裝成為酒店。現時大廈地下至2樓為商舖；3樓為酒店接待處及員工休息室；4樓至18樓為酒店房間，合共29個。
星網商務精品酒店 駱克道366號	27,076	205,000,000 @7,571	物業原為一幢樓高24層之商業大廈，於2009年改裝為精品酒店，提供酒店房間共63個。大廈地下為酒店入口，並設有2個商舖；1樓至3樓及5樓至23樓為酒店房間；4樓則為機房。
KT One 觀塘偉業街158號	43,783	150,000,000 @3,426	物業原為一幢樓高10層的工業大廈，於2016年活化為商業用途。現時大廈地下為停車場，1樓至9樓均為寫字樓用途。

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。

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納的定義。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/或契約可能載有限制特定用途的條文。4. 如物業有關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。

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