



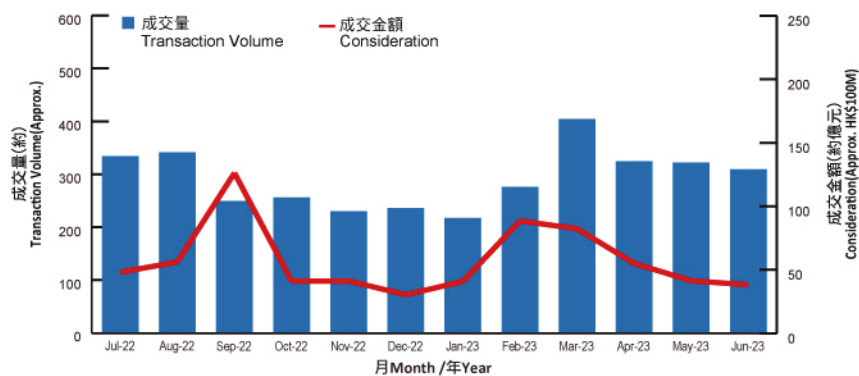
工商舖焦點 Market Highlight

中原(工商舖)資料顯示, 2023上半年市場共錄得約1,816宗工商舖買賣成交, 涉及總成交金額約HK\$358.77億, 對比2022下半年的約1,790宗及HK\$351.21億, 均見上升趨勢。中原(工商舖)展望2023下半年, 工商舖市場仍會面臨重大挑戰, 當中經濟復甦步伐及息口走勢至為重要, 現時本港經濟仍偏疲弱, 加息周期令觀望氣氛更趨濃厚, 但中央全力支持, 鼓勵北水南下, 陸續與港府合作推出更多利好營商環境的措施, 資金走向將會較佳, 預料下半年整體工商舖市場前景將審慎樂觀, 當中以商舖市場最為活躍, 工廈物業就料會維持優勢平穩向上, 而寫字樓市場就需要待經濟進一步好轉, 中美關係明朗化等因素才可轉勢。

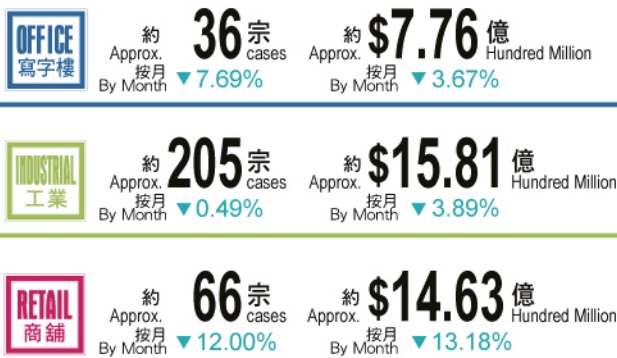
According to Centaline Commercial, a total of 1,816 OIR sales transactions were recorded in the first half of 2023, involving a total transaction amount of approx. HK\$35.877 billion, compared to 1,790 transactions and HK\$35.121 billion in the second half of 2022, both showing an upward trend. Looking ahead to the second half of 2023, the OIR market will still face significant challenges, among which the pace of economic recovery and interest rate trend is the most important. The market outlook is expected to be cautiously optimistic in the second half of the year, of which the retail market will be the most active, industrial buildings are expected to maintain the advantage of a stable upward, while the office market will need to wait for further economic improvement, the United States and China to clarify relations and other factors before there can be a turnaround.

工商舖買賣成交量及金額走勢圖

Transaction Volume and Consideration of Commercial Property Market



2023年6月成交量/金額 Transactions Volume / Consideration, Jun 2023



2023年香港統計數據 Statistics of 2023



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.

01 美國聯儲局公布6月份暫停加息，是連續10次加息後，首次不加息。不過，聯儲局亦表明，除非經濟情況出現實質變化，否則7月很可能再次加息。高息環境下，寫字樓這類以投資為主的物業交投明顯減少。即使傳統甲廈呎價從高位大幅回落，但礙於主要商業區居不下的空置樓面，投資者仍未敢貿然入市。

02 近月市場逐漸傾向用家主導，亦有不少中外機構再度重返本港經濟市場，但以搬遷升級為多數，實質擴充個案較少，甲廈空置樓面難有明顯回落。此外，雖然寫字樓租賃氣氛有所改善，但適逢多幢地標式甲廈落成，競爭之激烈前所未有。現階段，租金成業主吸引客戶的關鍵，部分業主甚至以低租金吸引續租，導致核心區商廈租金繼續呈下滑趨勢，市場前景有待觀察。

03 寫字樓買賣成交量持續下跌，平均呎價則有輕微反彈。灣仔方面，會展廣場辦公大樓中層07-09室以約HK\$3.1億成交，面積約9,000平方呎，成交呎價約HK\$34,422。黃竹坑方面，環匯廣場低層06室以約HK\$3,590萬成交，面積約2,393平方呎，平均呎價約HK\$15,000。九龍灣方面，企業廣場一期二座中層06室以約HK\$1,172萬易手，面積約1,919平方呎，平均呎價約HK\$6,107。

04 租賃成交量回落，平均租金同樣明顯下跌。中環方面，皇后大道中九號低層01室以呎租約HK\$55租出，涉及樓面約2,067平方呎。上環方面，德輔道西9號中層全層以呎租約HK\$32租出，面積約7,192平方呎。長沙灣方面，億京廣場高層全層以呎租約HK\$23.5租出，面積約10,232平方呎，屬6月份區內較大樓面的租務個案。

01 The US Federal Reserve announced a pause in interest rate hikes in June, the first time it has not raised interest rates after 10 consecutive hikes. However, the Fed also indicated that it was likely to raise interest rates again in July unless there were real changes in economic conditions. The high interest rate environment has seen a marked decline in investment-oriented properties such as offices. Even though the average price of traditional Grade A buildings has fallen sharply from its high level, investors are still hesitant to enter the market due to the high level of vacant floor space in major commercial areas.

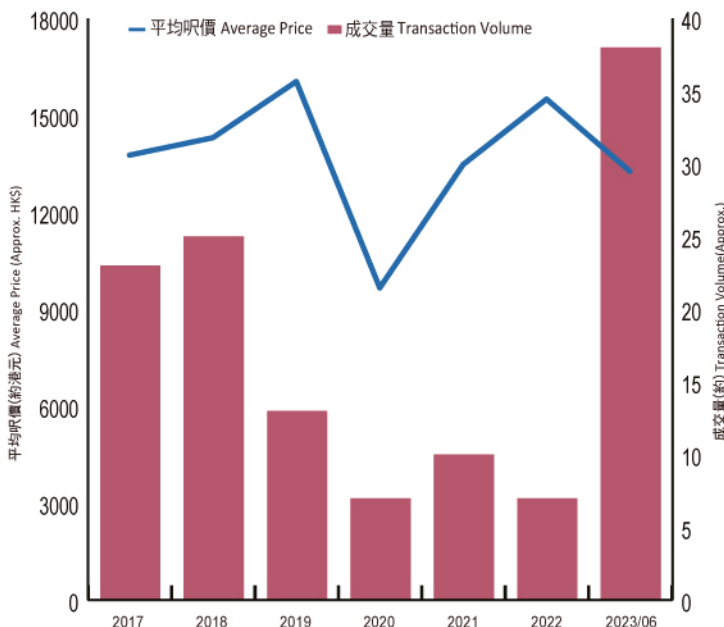
02 The market has become increasingly user-led in recent months, with a number of Chinese and foreign organisations returning to the Hong Kong economy, but with relocation and upgrading the majority of cases and fewer physical expansions, it is difficult to see a significant reduction in vacant floor space in Grade A buildings. In addition, while office leasing sentiment has improved, the completion of a number of landmark office buildings has made competition for office properties more intense than ever. At this stage, rents have become the key to attracting customers, with some landlords even offering low rents to attract renewed leases, leading to a continued downward trend in rents for commercial buildings in core areas.

03 Office transactions continue to fall, while the average price has rebounded slightly. In Wanchai, rooms 07-09 on the middle floor of Convention Plaza Office Tower, with an area of about 9,000 sq ft, were sold for approx. HK\$310 million or HK\$34,422 psf. In Wong Chuk Hang, room 06 on the lower floor of Global Trade Square, with an area of about 2,393 sq ft, was sold for approx. HK\$35.9 million or HK\$15,000 psf. In Kowloon Bay, unit 06 on a middle floor of Enterprise Square Phase I Tower 2, with an area of about 1,919 sq ft, was sold for approx. HK\$11.72 million or HK\$6,107 psf.

04 The number of leasing transactions fell back and the average rent also dropped significantly. In Central, room 01 on the lower floor of 9 Queen's Road Central was let at approx. HK\$55 psf, involving a floor area of about 2,067 sq ft. In Sheung Wan, the entire middle floor of 9 Des Voeux Road West was let at approx. HK\$32 psf, covering about 7,192 sq ft. In Cheung Sha Wan, the upper floor of Billion Plaza was let at approx. HK\$23.5 psf, with a floor area of about 10,232 sq ft, which is one of the larger lettings in the area in June.

黃竹坑區寫字樓買賣走勢

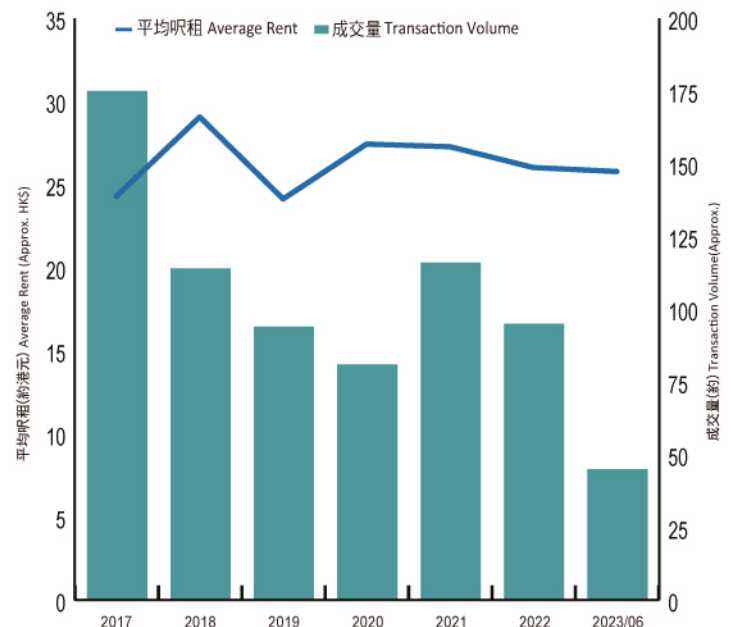
Trend of Office Sales Transactions in Wong Chuk Hang



*數據截至2023年6月30日 Data as at 30 Jun 2023

黃竹坑區寫字樓租賃走勢

Trend of Office Leasing Transactions in Wong Chuk Hang



2023年6月份主要買賣成交 Significant Sales Transactions in Jun 2023

地區 District	物業 Property	樓層 Floor	面積(約平方呎) Area (Approx. sq ft)	金額(約港元) Consideration (Approx. HK\$)	呎價(約港元) Average Price (Approx. HK\$)
香港島 Hong Kong Island					
金鐘 Admiralty	力寶中心2座 Lippo Centre, Tower 2	低層 Low	1,286 (G)	\$28,888,888	@22,464
上環 Sheung Wan	俊和商業中心 Chun Wo Commercial Centre	中層 Mid	743 (G)	\$8,990,000	@12,100
灣仔 Wan Chai	會展廣場辦公大樓 Office Tower - Convention Plaza	中層 Mid	9,000 (G)	\$309,800,000	@34,422
黃竹坑 Wong Chuk Hang	環匯廣場 Global Trade Square	低層 Low	2,393 (G)	\$35,895,000	@15,000

九龍 Kowloon

長沙灣 Cheung Sha Wan	創匯國際中心 The Globe	低層 Low	1,300 (G)	\$9,200,000	@7,077
九龍灣 Kowloon Bay	企業廣場一期二座 Enterprise Square Tower 2	低層 Low	10,906 (G)	\$70,889,000	@6,500
旺角 Mong Kok	皆旺商業大廈 Richmond Commercial Building	高層 High	425 (G)	\$3,550,000	@8,353
尖沙咀西部 TST West	九龍中心 Kowloon Centre	中層 Mid	446 (G)	\$4,988,000	@11,184

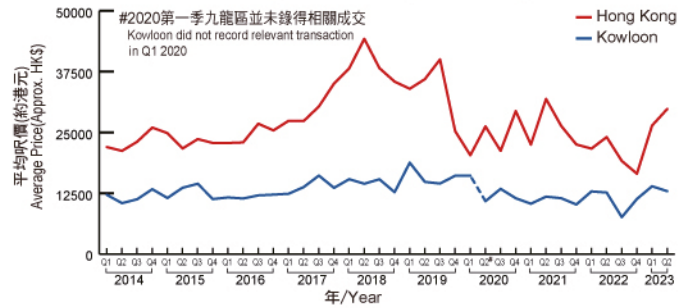
2023年6月份主要租務成交 Significant Lease Transactions in Jun 2023

地區 District	物業 Property	樓層 Floor	面積(約平方呎) Area (Approx. sq ft)	金額(約港元) Consideration (Approx. HK\$)	呎租(約港元) Average Rent (Approx. HK\$)
香港島 Hong Kong Island					
金鐘 Admiralty	遠東金融中心 Far East Finance Centre	低層 Low	472 (G)	\$23,000	@49
中環 Central	皇后大道中九號 Nine Queen's Road Central	低層 Low	2,067 (G)	\$113,685	@55
上環 Sheung Wan	信德中心西翼 Shun Tak Centre, West Tower	低層 Low	2,548 (G)	\$132,496	@52
灣仔 Wan Chai	瑞安中心 Shui On Centre	低層 Low	2,771 (G)	\$116,382	@42

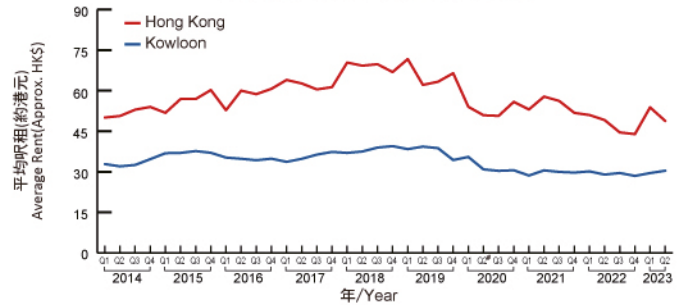
九龍 Kowloon

長沙灣 Cheung Sha Wan	億京廣場 II Billion Plaza II	中層 Mid	1,559 (G)	\$44,280	@28
觀塘 Kwun Tong	萬兆豐中心 MG Tower	高層 High	2,258 (G)	\$60,000	@27
新蒲崗 San Po Kong	匯達商業中心 Win Plaza	高層 High	1,110 (G)	\$39,000	@35
尖沙咀東部 TST East	永安廣場 Wing On Plaza	中層 Mid	2,340 (G)	\$105,300	@45

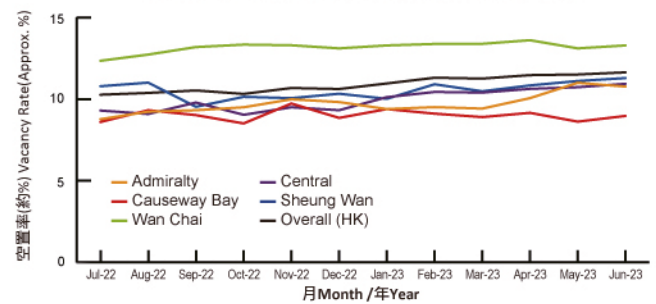
指標商廈平均呎價走勢圖 Average Price of Target Buildings



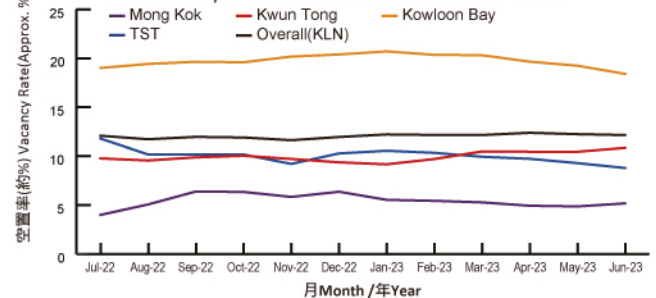
指標商廈平均呎租走勢圖 Average Rent of Target Buildings



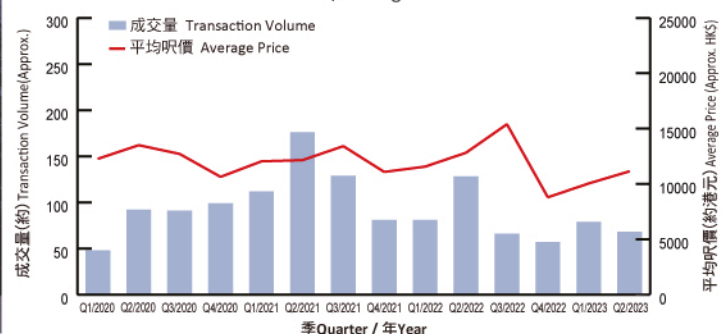
香港區甲廈空置率 Vacancy Rate of Grade A Offices in Hong Kong



九龍區甲廈空置率 Vacancy Rate of Grade A Offices in Kowloon



乙級寫字樓買賣成交量及平均呎價走勢圖 Sales Transaction Volume/Average Price of Grade-B Offices



- 01** 今年港股疲弱，投資市場淡靜，加上借貸利息高企，近期工業物業市場之投資者及用家皆呈現觀望態度。根據中原數據資料顯示，2023年6月工業物業買賣成交宗數約205宗，對比2023年5月206宗相若。金額方面，2023年6月錄得約HK\$15.81億，與2023年5月約HK\$16.45億輕微上升約12.5%。
- 01** With a weak stock market, a quiet investment market and high interest rates on loans, investors and end-users have been taking a wait-and-see attitude. According to Centaline's data, about 205 industrial property transactions were recorded in June, which was similar to that of May. In terms of transaction volume, approx. HK\$1.58 billion was recorded in June, up 12.5% month-on-month.
- 02** 葵涌區為香港主要貨運樞紐之一，區內眾多優質工業物業，為工商投資者及用家必爭之地。據資料顯示，葵涌梨木道4至30號億萬工業中心5樓全層，以約HK\$6,985萬沽出，總樓面面積約27,940平方呎，每平方呎價約HK\$2,500。原業主持貨達44年，於1979年以約HK\$983萬購入，獲利逾6倍。物業單位連租約，整體回報逾4厘，處於不俗水平。
- 02** Kwai Chung is one of Hong Kong's major freight hubs, with many quality industrial properties in the area, making it a must-see for investors and end-users. According to information, the entire 5th floor of Edwick Industrial Centre, 4-30 Lei Muk Road, Kwai Chung, with a total area of approx. 27,940 sq ft, was sold for approx. HK\$69.85 million or HK\$2,500 psf. The original owner bought the property in 1979 for approx. HK\$9.83 million and has made a profit of over six times in 44 years of ownership. The property was sold with a lease and the rental return was over 4%, which is not bad.
- 03** 長沙灣區近年大變天，多幢甲級商廈及新型工業相繼落成，但舊式工業仍然有買家及用家支持。土地註冊署文件顯示，永明街3號泰昌工廠大廈2樓A至C室全層，以HK\$3,100萬易手，以樓面面積約8,854平方呎計算，平均呎價約HK\$3,501，料買家將購入自用。原業主為長情業主，於1987年以約HK\$292萬購入，持貨36年獲利達9.6倍。
- 03** Cheung Sha Wan has seen a lot of changes in recent years, with a number of Grade A commercial buildings and new Industrial buildings being completed one after another, but old industrial buildings still have the support of buyers and end-users. According to information from the Land Registry, the whole 2nd floor of Liberal Factory Building, 3 Wing Ming Street, with a floor area of about 8,854 sq ft, changed hands for about HK\$31 million or HK\$3,501 psf. The original owner purchased the property in 1987 for approx. HK\$2.92 million and has made a profit of 9.6 times over the 36 years of ownership.
- 04** 經濟慢慢復甦，寫字樓買賣市場亦逐漸回暖。資料顯示，葵芳區指標寫字樓新都會廣場2期36樓5至7室，約HK\$5,180萬沽出，總樓面面積約4,886平方呎，呎價約HK\$10,602。原業主於1993年以約HK\$2,946萬購入以上單位，持貨30年，帳面獲利逾HK\$2,234萬，升值達75.8%。
- 04** As the economy slowly recovers, the office property market is gradually picking up. According to information, units 05 to 07 on the 36th floor of Metroplaza II, a target office building in Kwai Fong, with an area of approximately 4,886 sq ft, was sold for approx. HK\$51.8 million or HK\$10,602. The original owner bought the property in 1993 for approx. HK\$29.46 million and the book value of the property has appreciated by 75.8% over the past 30 years.

2023年各區工業買賣成交按月表現 Regional Sales Transaction Report of Industrial Properties by month in 2023

	總成交量(約) Total Transaction Volume(Approx.)	總成交金額(約億元) Total Consideration(Approx. HK\$100M)	總成交量(約) Total Transaction Volume(Approx.)	總成交金額(約億元) Total Consideration(Approx. HK\$100M)	
黃竹坑 Wong Chuk Hang	Jun 4 By Month May 6 Apr 1 ▼ 33.33%	Jun \$0.54 By Month May \$0.84 Apr \$0.14 ▼ 35.71%	柴灣 Chai Wan	Jun 2 By Month May 5 Apr 2 ▼ 60.00%	Jun \$0.37 By Month May \$0.52 Apr \$0.74 ▼ 28.85%
觀塘 Kwun Tong	Jun 23 By Month May 23 Apr 29 0.00%	Jun \$3.21 By Month May \$1.69 Apr \$2.09 ▲ 89.94%	九龍灣 Kowloon Bay	Jun 10 By Month May 10 Apr 7 0.00%	Jun \$0.57 By Month May \$0.49 Apr \$0.68 ▲ 16.33%
葵涌 Kwai Chung	Jun 51 By Month May 49 Apr 52 ▲ 4.08%	Jun \$2.98 By Month May \$3.46 Apr \$4.91 ▼ 13.87%	荃灣 Tsuen Wan	Jun 25 By Month May 25 Apr 28 0.00%	Jun \$1.47 By Month May \$1.70 Apr \$3.91 ▼ 13.53%
火炭 Fo Tan	Jun 13 By Month May 22 Apr 13 ▼ 40.91%	Jun \$0.55 By Month May \$1.31 Apr \$0.64 ▼ 58.02%	屯門 Tuen Mun	Jun 24 By Month May 13 Apr 20 ▲ 84.62%	Jun \$1.42 By Month May \$0.71 Apr \$1.39 ▲ 100.00%

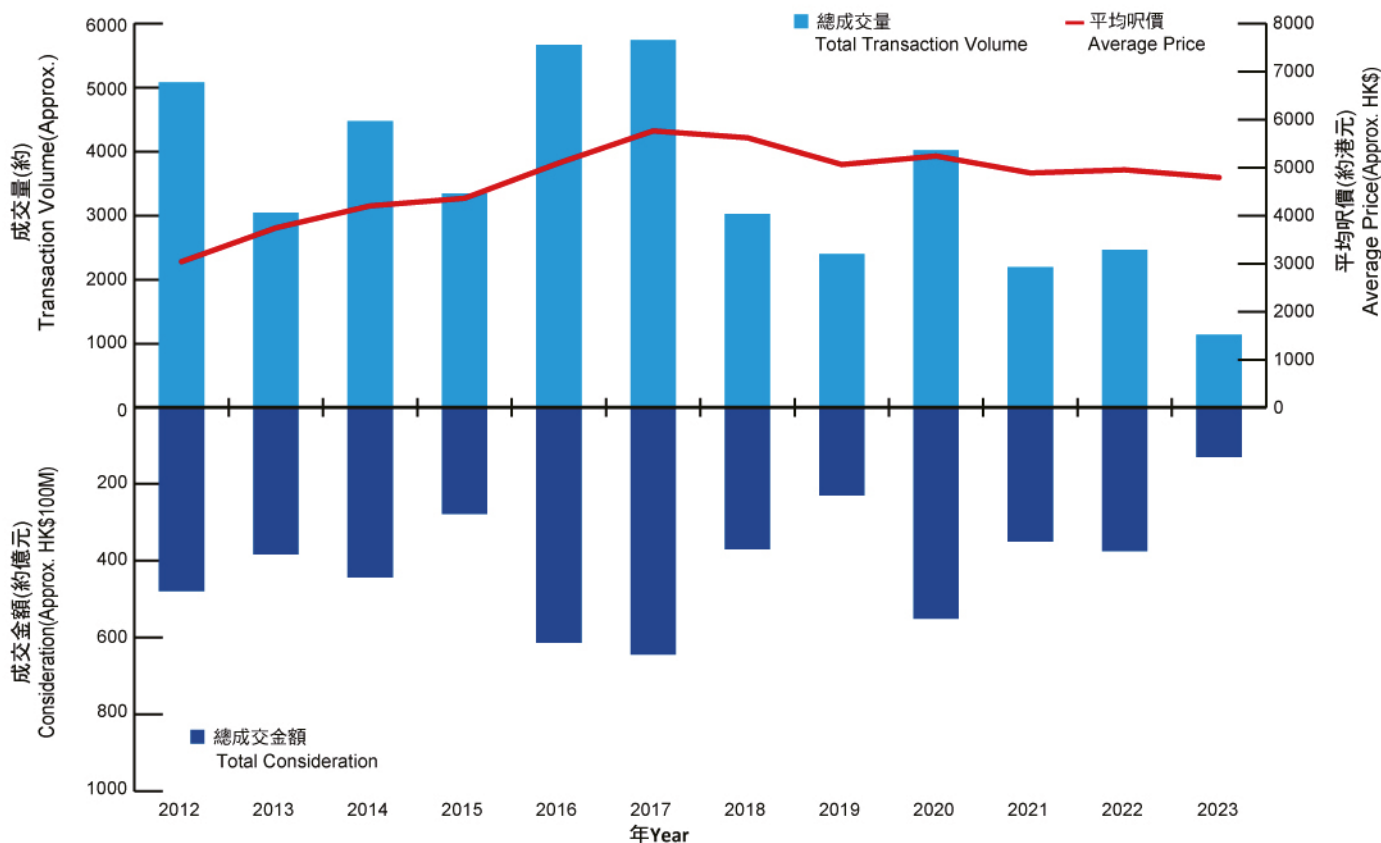
TOP 5
JUN 2023

2023年全港工業大廈5大最高金額成交 (不計全幢、地廠及車位)

The 5 highest consideration of industrial property transaction recorded in Hong Kong (Whole block property, G/F Factory and Car Parking Spaces are excluded)

	物業 Property	樓層 Floor	單位 Unit	總樓面面積(約平方呎) Total GFA (Approx. sq ft)	金額(約港元) Consideration (Approx. HK\$)	平均呎價(約港元) Average Price (Approx. HK\$)
1	觀塘廣生行中心 Kwong Sang Hong Centre, Kwun Tong	20	全層 W/F (連2個車位) (With 2 car parking spaces)	20,417	\$81,000,000	@3,967
2	觀塘福和工業大廈 Fortune Industrial Building, Kwun Tong	03	全層 W/F	16,955	\$55,760,000	@3,289
3	新蒲崗旺景工業大廈 Wong King Industrial Building, San Po Kong	02	C	12,500	\$47,500,000	@3,800
4	紅磡凱旋工商中心一期 Kaiser Estate Phase I, Hung Hom	01	C01	8,210 (實用 NFA)	\$37,000,000	@4,507
5	柴灣國貿中心 Trend Centre, Chai Wan	29	全層 W/F	4,624	\$35,500,000	@7,677

工廈市場買賣成交走勢圖 Sales Transaction Report of Industrial Property Market

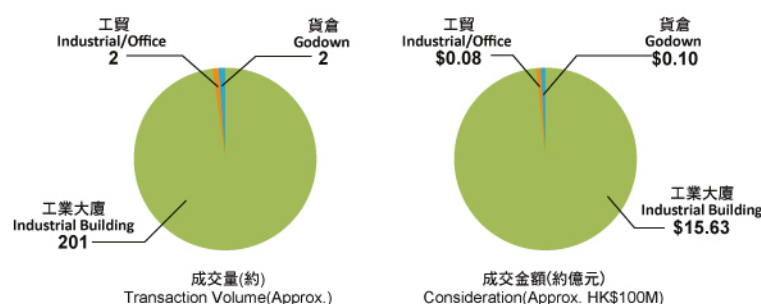


工廈買賣成交平均呎價(約港元) Average Price of Industrial Property Sales Transaction (Approx. HK\$)

	4/2023	5/2023	6/2023
全港整體 Overall	@4,243	@4,251	@4,049
柴灣 Chai Wan	@5,423	@3,200	@7,632
觀塘 Kwun Tong	@4,889	@4,867	@4,344
葵涌 Kwai Chung	@3,911	@3,432	@3,851
火炭 Fo Tan	@3,980	@3,915	@4,135

只計工業大廈及貨倉大廈，不包地廠、高層地下、地庫及全幢
Transaction of Industrial Building and Godown are counted, but G/F Workshop, U/G, Basement and Whole Block transactions are excluded

2023年6月份工廈買賣成交分佈 Classification of Industrial Property Transaction in Jun 2023



- 01** 6月份商舖買賣市場整體表現一般，全月共錄得66宗成交，與上月比較，下跌約12%，總成交金額約HK\$14.63億，成交主要集中在中、細碼盤，而大手成交宗數甚少，反映投資者入市態度審慎，觀望氣氛濃厚。反之，本月的租務市場相對活躍，商戶積極租舖，全月共錄得388宗租務成交。
- 01** The overall performance of the retail market in June was average, with a total of about 66 sales transactions recorded in the month, a slight drop of about 12% compared to May. The total transaction amount was approx. HK\$1.46 billion, recording mainly mid to small amount transactions. There were only a few large amount transactions, reflecting the cautious attitude of investors towards the market and the strong wait-and-see atmosphere. On the other hand, the rental market was relatively active in June, with tenants actively looking for shops. A total of about 388 rental transactions were recorded in the month.
- 02** 近日，太子太子道西104-106號環璜大廈地下104號舖，面積約600平方呎，以約HK\$3,900萬成交。舖位現租客為藥房，該段鄰近中港跨境巴士站，因此人流特別多，而且附近亦有多間藥房，配合內地旅客購買藥品的需要，相信新買家看好該舖位的潛力而入市。
- 02** Recently, Ground Shop 104 of King Wong Building, 104-106 Prince Edward Road West, with an area of about 600 sq ft, was sold for approx. HK\$39 million. The current tenant is a pharmacy and the section is close to the China-Hong Kong cross-border bus station, so the footfall is particularly high. There are also a number of pharmacies in the vicinity, which cater to the needs of Mainland visitors to buy medicines.
- 03** 自中港兩地通關後，藥妝品行業十分興旺，藥妝店紛紛積極租舖。近日，銅鑼灣駱克道545號地舖，面積約1,250平方呎，獲藥妝客承租，新租金約HK\$30萬。該舖前租客為時裝店，舊租金約HK\$16萬，新舊租金對比，租金升幅約87%。上述舖位座落於銅鑼灣核心地段，十分搶眼，而且對正崇光百貨，屬於一線優質舖位。鑑於過去受疫情影響，租金曾大幅下滑，如今復常過後，租金亦開始逐步回升。
- 03** After full resumption of normal travel between Hong Kong and Mainland, the medicine and cosmetic industry has been booming and cosmetic/pharmacies have been actively renting shops. Recently, a ground shop at 545 Lockhart Road, Causeway Bay, with an area of about 1,250 sq ft, has been leased to a cosmetic shop at a new rent of about HK\$300,000. The previous tenant was a fashion shop and the old rent was around HK\$160,000, representing an 87% increase in rent compared to the old rent. The shop is located in the heart of Causeway Bay, which is a very attractive location and is directly opposite to the Sogo Department Store, making it a first-tier quality shop. Previously, the rent has dropped significantly due to the epidemic, but after resumption of normalcy from epidemic, the rent has started to rise gradually.
- 04** 租務市況暢旺，投資者開始吸納優質舖位。最近，旺角洗衣街135A-135B號華懋王子大廈地下4-5號舖，面積約3,076平方呎，最近以約HK\$1.5億成交，現租客為超級市場。該舖位置不錯，舖面相當寬闊，對正燈口位及行人天橋，吸引到四面八方的人流。
- 04** Investors are beginning to take in quality shop as the rental market is booming. Recently, Ground Shops 4-5 of Mong Kok Building, 135A-135B Sai Yee Street, Mongkok, with an area of about 3,076 sq ft, was recently sold for about HK\$150 million. The current tenant is a supermarket. The shop is in a good location, with a wide shop front facing the traffic light junctions and footbridge, attracting people from all directions.

近期藥妝店承租個案 Recent Cases of Cosmetic Leasing

物業 Property	面積(約平方呎) Area (Approx. sq ft)	新租金(約港元) New Rental (Approx. HK\$)	新租客 New Tenant
尖沙咀彌敦道27-33號良士大廈地下C2號舖連閣樓 Shop C2 on G/F & M/F, Alpha House, Nos. 27-33 Nathan Road, Tsim Sha Tsui	600(地下G/F)+ 600(閣樓M/F)	\$430K	龍城藥妝 Lung Shing Drug Store
尖沙咀廣東道86-98號文利大廈地下4-5號舖 Shops 4-5 on G/F, Manley House, Nos. 86-98 Canton Road, Tsim Sha Tsui	2,518	\$800K	莎莎化妝品 SASA Cosmetic
尖沙咀加連威老道21A-21B號德立大廈地下A、C及D號舖 Shops A, C & D on G/F, Taurus Building, Nos. 21A-21B Granville Road, Tsim Sha Tsui	1,640	\$470K	化妝品 Cosmetic
中環德己立街2-18號業豐大廈地下A及B號舖地庫 Shops A & B on G/F & B/F, Yip Fung Building, Nos. 2-18 D'aguilar Street, Central	8,380	\$800K	化妝品 Cosmetic

2023年6月份矚目商舖成交 Notable Transactions in Jun 2023

買賣成交 Sales Transactions

九龍旺角洗衣街135A-135B號華懋王子大廈地下4-5號舖
Shops 4-5 on G/F, Mongkok Building,
Nos. 135A-135B Sai Yee Street, Mong Kok, KLN



面積(約平方呎) Area(Approx. sq ft)
3,076
金額(約港元) Consideration(Approx. HK\$)
\$150M
現租客 Existing Tenant
惠康超級市場 / Wellcome Supermarket

九龍旺角太平道4號地下B號舖連23個車位
Shop B on G/F, No. 4 Peace Avenue, Mong Kok, KLN



面積(約平方呎) Area(Approx. sq ft)
3,980
金額(約港元) Consideration(Approx. HK\$)
\$58M
現租客 Existing Tenant
寵物店 / Pet Shop

新界元朗教育路15-19號嘉城廣場地下G03及G11號舖
Shops G03 & G11 on G/F, In-Citi, Nos. 15-19 Kau Yuk Road, Yuen Long, NT



面積(約平方呎) Area(Approx. sq ft)
910
金額(約港元) Consideration(Approx. HK\$)
\$55M
現租客 Existing Tenant
手機配件 / Mobile Phone Accessories

租賃成交 Leasing Transactions

香港中環德己立街2-18號業豐大廈地下A及B號舖地庫
Shops A & B on G/F & B/F, Yip Fung Building, Nos. 2-18 D'aguilar Street,
Central, HK



面積(約平方呎) Area(Approx. sq ft)
8,380
月租(約港元) Monthly Rental(Approx. HK\$)
\$800K
準租客 Prospective Tenant
化妝品 / Cosmetic

九龍尖沙咀海防道38-40號中達大廈地下A及B號舖
Shops A & B on G/F, Zhongda Building, Nos. 38-40 Haiphong Road,
Tsim Sha Tsui, KLN



面積(約平方呎) Area(Approx. sq ft)
2,100
月租(約港元) Monthly Rental(Approx. HK\$)
\$800K
準租客 Prospective Tenant
萬寧 / Mannings

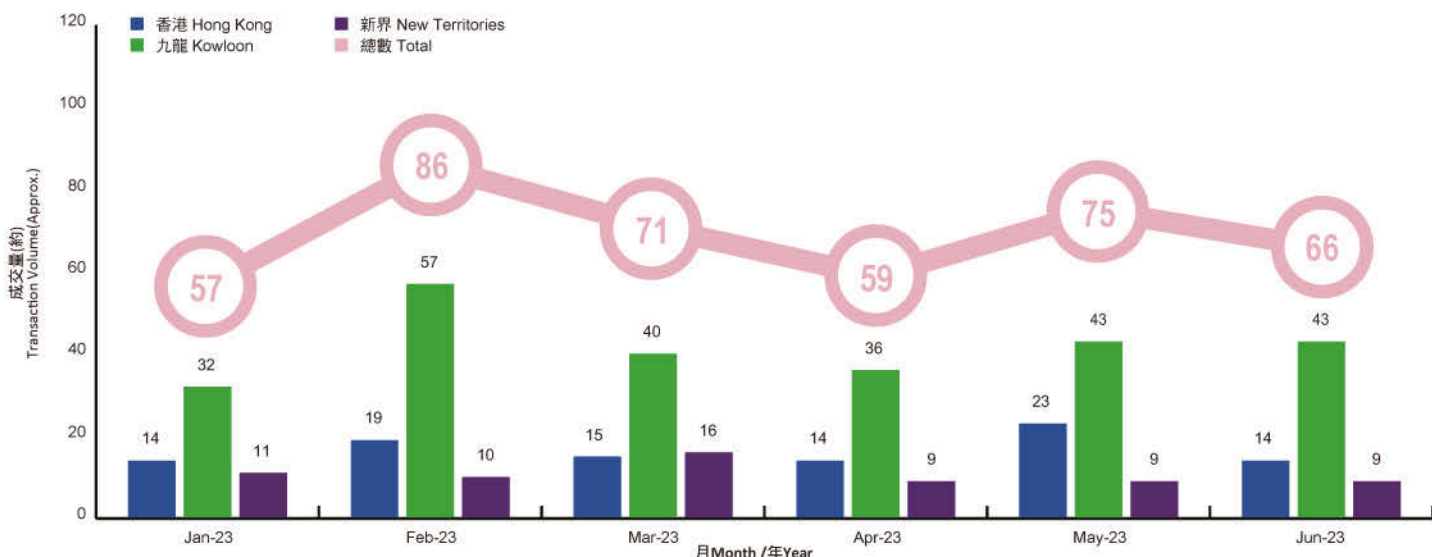
九龍尖沙咀廣東道16號地下
G/F, No. 16 Canton Road, Tsim Sha Tsui, KLN



面積(約平方呎) Area(Approx. sq ft)
800
月租(約港元) Monthly Rental(Approx. HK\$)
\$650K
準租客 Prospective Tenant
名人店 / VIP Station

各區商舖買賣成交量走勢圖

Regional Sales Transaction Volume of Retail Properties



獨家代理

香港仔大道234號

香港仔富嘉工業大廈

建築面積

約1,648-12,126平方呎

- ◆ 罕有全層 民生區域
- ◆ 穩定回報 投資自用皆可

鄭小姐 (S-317743) Ms. Suki Cheng 9256 9612

售@6,500

N: 718DYB

港島南全新地標甲級商廈

現樓發售

寫字樓建築面積約

747 至全層 6,178 平方呎[^]

售@11,500起

特設示範單位
歡迎預約參觀

*以上優惠由發展商提供，一切以發展商最終決定為準。

畫家構想圖 N: 23WCH

Mr. Lewis Choy (E-148217)

Mr. Patrick Wong (E-053344)

Ms. Salome Mak (E-144769)

Ms. Louise Ho (E-034589)

蔡先生 6658 8573

黃先生 9522 0958

麥小姐 6130 8935

何小姐 6283 7912

時尚型格樓上舖全層招租

獨家租賃代理
銅鑼灣耀華街38號建築面積約
3,171平方呎起

租@30起

極長免租期
高達6個月以上條款由業主提供，
一切以業主最終決定為準

Mr. Desmond Leung (E-034688)

Mr. Ernest Tse (E-143069)

梁先生 6290 9158 謝先生 6390 1906

N: 442WUY / 862FEQ

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廣告日期：2023年7月15日 N：物業編號

中原(工商舖)2023年半年度回顧及展望記者會圓滿結束

Centaline Commercial's 2023 Mid-Year Review and Outlook Press Conference Successfully Concluded

今年初香港全面開關，港府積極推動香港經濟，刺激商業及旅遊等活動交流，致力為香港重拾正軌，為工商舖市場帶來利好因素。中原(工商舖)於6月底前舉行2023年上半年工商舖回顧及展望記者會，吸引逾10間傳媒到場採訪及報道。三位中原管理層在會上作出精準闡述工商舖最新物業走勢及對下半年作展望。

At the beginning of this year, the Hong Kong government has been actively promoting the Hong Kong economy, stimulating the exchange of business and tourism activities, and striving to get Hong Kong back on track, bringing positive factors for the OIR market. Centaline Commercial held a press conference on the first half of 2023 before the end of June, attracting more than 10 media to cover and report on the event. At the conference, three management members gave an accurate presentation on the latest market trends and outlook for the second half of the year.



香港工商舖分行 Branch List in Hong Kong

OFFICE

金鐘海富分行 Queensway Admiralty Branch

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

金鐘力寶第二分行 Admiralty Lippo Branch No. 2

香港金鐘金鐘道89號力寶中心1樓3號舖 T: 2523 3801

尖沙咀中心分行 Tsim Sha Tsui Centre Branch

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

觀塘創紀之城分行 Kwun Tong Millennium Branch

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 T: 2388 1822

金鐘力寶第一分行 Admiralty Lippo Branch No. 1

香港金鐘金鐘道89號力寶中心1座41樓4101室 T: 2810 4999

金鐘統一中心分行 Admiralty United Centre Branch

香港金鐘金鐘道95號統一中心2樓2038號舖 T: 2845 3118

尖沙咀東海分行 Tsimshatsui East Ocean Branch

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

觀塘寧晉中心分行 Kwun Tong Legend Tower Branch

九龍觀塘成業街7號寧晉中心15樓G1室 T: 2613 9323

INDUSTRIAL / OFFICE

柴灣祥達分行 Chai Wan Cheung Tat Branch

香港柴灣利眾街25號祥達中心地下2C&2D舖 T: 2562 2212

觀塘王子分行 Kwun Tong Wong Tze Branch

九龍觀塘開源道71號王子大廈9樓B及C室 T: 2389 3931 / 2318 1183 / 2950 0848 / 2305 0189

新蒲崗萬迪廣場分行 San Po Kong Maxgrand Plaza Branch

九龍新蒲崗大有街3號萬迪廣場1樓E5舖 T: 2320 8600

長沙灣九龍廣場分行 Cheung Sha Wan Kowloon Plaza Branch

九龍長沙灣青山道485號九龍廣場地下5號舖 T: 2744 3302 / 2663 0711

葵涌新都會廣場分行 Kwai Chung Metroplaza Branch

新界葵涌興芳路223號新都會廣場2期36樓3612室 T: 2959 1368

荃灣沙咀道分行 Tsuen Wan Sha Tsui Road Branch

新界荃灣沙咀道1號地下K至M舖 T: 2662 1800 / 2663 0711

石門京瑞廣場2期分行 Shek Mun Kings Wing Plaza 2 Branch

新界沙田石門安群街1號京瑞廣場2期地下G47號舖 T: 2430 3988 / 2481 8911

觀塘觀塘道分行 Kwun Tong Kwun Tong Road Branch

九龍觀塘觀塘道398至402號Eastcore 5樓503及504室 T: 2968 1180 / 2305 0055

九龍灣國際交易中心分行 Kowloon Bay Exchange Tower Branch

九龍九龍灣宏照道33號國際交易中心1樓125號舖 T: 2707 9000 / 2707 9923

長沙灣嘉名分行 Cheung Sha Wan Ka Ming Branch

九龍長沙灣青山道688至690號嘉名工廠大廈地下A1舖 T: 2720 3228

葵涌大連排道分行 Kwai Chung Tai Lin Pai Road Branch

新界葵涌大連排道83號K83 10樓2室 T: 2427 8884 / 2310 8308

荃灣嘉達環球中心分行 Tsuen Wan The Octagon Branch

新界荃灣沙咀道6號嘉達環球中心8樓810室 T: 2466 0300

火炭沙田商業中心分行 Fo Tan Shatin Galleria Branch

新界沙田火炭山尾街18至24號沙田商業中心地下15A及16A舖 T: 2687 0164

RETAIL

灣仔中國海外大廈分行(租賃部) Wanchai China Overseas Building Branch (Shop Leasing Dept)

香港灣仔軒尼詩道139號中國海外大廈6樓A-C室 T: 2576 8081

旺角惠豐中心分行 Mongkok Wai Fung Plaza Branch

九龍旺角彌敦道664號惠豐中心14樓 T: 2810 6066

荃灣中染大廈分行 Tsuen Wan CDW Building Branch

新界荃灣青山公路382至392號中染大廈10樓1010室 T: 2409 0188

銅鑼灣廣場分行 Causeway Bay Plaza Branch

香港銅鑼灣軒尼詩道489號銅鑼灣廣場1期12樓1202-1205室 T: 2810 9900

尖沙咀加拿芬廣場分行 Tsim Sha Tsui Carnarvon Plaza Branch

九龍尖沙咀加拿芬道20號加拿芬廣場5樓 T: 2838 9188

澳門
Macau **沙欄仔街16及18號全幢**
G/F, Rua do Tarrafeiro Nos. 16 & 18

面積(約平方呎) Area(Approx.sq ft)	金額(約港元) Consideration(Approx.HK\$)	平均呎價(約港元) Average price(Approx.HK\$)
1,497	\$28M	@18,704

澳門
Macau **渡船街8A號地下**
G/F, Rua da Barca No. 8A

面積(約平方呎) Area(Approx.sq ft)	金額(約港元) Consideration(Approx.HK\$)	平均呎價(約港元) Average price(Approx.HK\$)
1,566	\$19.5M	@12,452

澳門
Macau **葉家圍1號地下**
G/F, Patio da Ameaca No. 1

面積(約平方呎) Area(Approx.sq ft)	金額(約港元) Consideration(Approx.HK\$)	平均呎價(約港元) Average price(Approx.HK\$)
2,006	\$15M	@7,477

澳門
Macau **青洲工業大廈高層G室**
Unit G, H/F, Edf. Industrial Da Ilha Verde

面積(約平方呎) Area(Approx.sq ft)	金額(約港元) Consideration(Approx.HK\$)	平均呎價(約港元) Average price(Approx.HK\$)
3,843	\$13M	@3,382

澳門
Macau **漁翁街424號地下**
G/F, Rua dos Pescadores No. 424

面積(約平方呎) Area(Approx.sq ft)	金額(約港元) Consideration(Approx.HK\$)	平均呎價(約港元) Average price(Approx.HK\$)
674	\$10.8M	@16,023

澳門
Macau **南灣大馬路490-492號地下**
G/F, Avenida Da Praia Grande Nos. 490-492

面積(約平方呎) Area(Approx.sq ft)	月租(約港元) Monthly Rental(Approx.HK\$)	平均呎租(約港元) Average Rental(Approx.HK\$)
16,123	\$238K	@14.76

澳門
Macau **潮州街28號地下**
G/F, Rua de Chiu Chau No. 28

面積(約平方呎) Area(Approx.sq ft)	月租(約港元) Monthly Rental(Approx.HK\$)	平均呎租(約港元) Average Rental(Approx.HK\$)
4,488	\$230K	@51.25

澳門
Macau **南灣大馬路697號地下**
G/F, Avenida Da Praia Grande No. 697

面積(約平方呎) Area(Approx.sq ft)	月租(約港元) Monthly Rental(Approx.HK\$)	平均呎租(約港元) Average Rental(Approx.HK\$)
6,465	\$150K	@23.2

氹仔
Taipa **告利雅施利華街20號全幢**
Rua Correia da Silva No. 80A-82A

面積(約平方呎) Area(Approx.sq ft)	月租(約港元) Monthly Rental(Approx.HK\$)	平均呎租(約港元) Average Rental(Approx.HK\$)
2,985	\$105K	@35.18

澳門
Macau **漁翁街晉海地下**
G/F, PRIDE OCEANIA, Rua dos Pescadores

面積(約平方呎) Area(Approx.sq ft)	月租(約港元) Monthly Rental(Approx.HK\$)	平均呎租(約港元) Average Rental(Approx.HK\$)
9,078	\$100K	@11.02

■ □ **澳門/橫琴分行 Branch List in Macau/Hengqin**
M
MACAU
工商舖總部 Commerical Head Office

澳門南灣湖景大馬路810號財神商業中心(FBC) 五樓E-F室 T: (853) 8295 7101
 商舖部 (853) 2832 3100 租賃部 (853) 2871 5828
 工商部 (853) 2871 5808 寫字樓部 (853) 2850 8997

澳門總行 Head Office

澳門殷皇子大馬路43-53號A澳門廣場14樓D至G室 T: (853) 2871 5699

皇朝分行 Dynasty Branch

澳門飛南第街47號獲多利大廈地下AE座 T: (853) 2872 3326

濠珀分行 Nova Park Branch

氹仔埃武拉街247及251號花城利鴻利圖利偉利業地下S座及T座 T: (853) 2882 3892

濠庭都會分行 Nova City Branch

氹仔南京街368號帝庭軒地下E座 T: (853) 2883 0398

花城分行 Flower City Branch

氹仔埃武拉街278-282號花城利厚大廈地下D座 T: (853) 2884 8330 / 2883 6013

粵港澳大灣區展銷廳 Greater Bay Area

澳門南灣大馬路617-619號時代商業中心地下L2-L4座 T: (853) 2871 7172 / 2892 0203

港珠澳大橋分行 HZMB Branch

澳門黑沙環中街寰宇天下地下A及B座 T: (853) 2848 1880 / 2885 5755

海擎天分行 The Praia Branch

澳門海灣南街27號寶翠花園利明閣利耀閣地下F座 T: (853) 2822 0001

濠景花園分行 Nova Taipa Branch

氹仔布拉干薩街208號濠景花園地下B座 T: (853) 2883 6116 / 2850 2339

金光大道分行 Cotai Strip Branch

氹仔布拉干薩街209-213號美景花園地下K座 T: (853) 2883 9022

H
HENGQIN
橫琴總行 HengQin Head Office

中國珠海市九洲大道西2021號富華里中海大廈B座29層03號 T: (0756) 852 8866

橫琴鎮分行 HengQinZhen Branch

中國珠海市橫琴鎮紅旗村東江花園D1棟01廳 T: (0756) 857 5582

橫琴長隆分行 HengQin Chimelong Branch

中國珠海市橫琴新區寶興路83號一層之五 T: (0756) 857 8722

橫琴中央匯分行 HengQin ZhongYangHui Branch

中國珠海市橫琴鎮香江路10號橫琴中央匯一樓B106商舖 T: (0756) 857 5588

位於橫琴金融島橫琴北站旁
直線距離約**200米**



飽覽澳門三橋景 & 港珠澳大橋景



實景拍攝

超**266米**地標性建築 彰顯身份高度
城軌物業 · 公園頭排 · 遊艇碼頭

金融島**CBD**核心區域
罕有超**200米**雲海住宅
360度戶戶有景 環幕山海江城景觀
面積約**48-89m²**超**200米**雲海住宅
現樓交易 即買即入住



畫家構想圖



畫家構想圖



實景拍攝

N: A0001

畫家構想圖

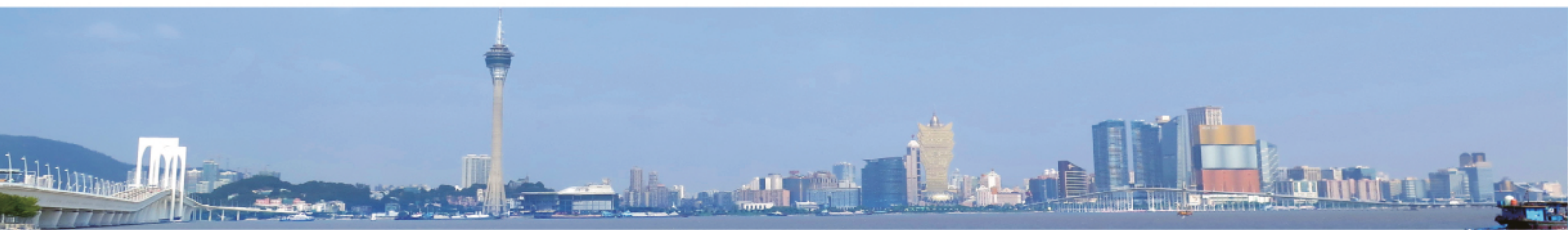
鄭先生 Mr. Henry Zheng (86)137-2786-1153

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廣告日期：2023年7月15日 N：物業編號

▶ P.11 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。

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工商舖焦點 Market Highlight

澳門 Macau

旅遊區舖呈上升趨勢 惟民生區商舖前景看淡

Shops in tourist areas are on the rise, but the outlook for livelihood shops is bleak

通關後澳門民生區與旅遊區商舖表現有明顯分歧，受惠旅遊業數據造好，旅遊區舖已漸由疫情低谷慢慢回復正常。隨著市場信心提升，核心區舖租金及空置率都有向好趨勢。

The performance of shops in Macau's residential and tourist areas has diverged significantly since the customs clearance, with shops in the tourist areas slowly returning to normal from the epidemic's low point thanks to the positive tourism figures. As confidence in the market improves, shop rentals and vacancy rates in core areas are on an upward trend.

民生區商舖前景仍存在較大隱憂，近日接到一些業主及商戶反映，他們指最近生意額明顯下跌，市面上的頂手及重新放租個案亦有上升趨勢，估計受通關報復性外遊消費，以及澳車北上後，大大方便澳人北上，令市場消費模式轉變引致。受本土消費力下跌拖累，預料民生區租金將面臨較大下行壓力。另受商業貸款息口增加等因素影響，預測民生區商舖價格亦將有一定調整幅度。

However, there are still concerns about the future of shops in livelihood districts. Recently, we have received feedback from some landlords and merchants that business turnover has dropped significantly, and that the number of re-letting cases is on the rise, probably due to the change in consumption pattern of the market as a result of the retaliatory outbound travel after custom clearance and the convenience of Macau people travelling northward. Rents in livelihood areas are expected to face downward pressure due to the decline in local consumption. The increase in interest rates on commercial loans is also expected to lead to some adjustment in the prices of shops in livelihood districts.

珠海 Zhuhai

珠海5月網簽約3,380套 按月下跌約13%

Zhuhai net signed about 3,380 units in May, down about 13% month-on-month

據中原澳門及橫琴數據庫監控統計，珠海5月共網簽約3,380套，比4月下跌約13%，其中住宅共網簽約2,240套，佔珠海網簽總成交量約66%。5月珠海房地產市場熱度下降，五一黃金周為成交高峰，但市場成交量不達預期。接近年中結算，部分發展商成交壓力大，或將加大促銷優惠力度，料未來數月成交價格會有所下調。

According to the Centaline Macau and Hengqin database, Zhuhai recorded a total of 3,380 net signs in May, down 13% from April; of which 2,240 were residential units, accounting for about 66% of the total number of transactions in Zhuhai. The property market in Zhuhai dropped in popularity in May, with May's Golden Week holidays being the peak of transactions, but the number of transactions fell short of expectations. As we approach the mid-year account settlement, some developers are under pressure to increase their sales promotions, so prices are expected to drop in the coming months.

橫琴 Hengqin

橫琴5月共網簽約378套 按月微升近6%

Hengqin's net transactions rose slightly by nearly 6% month-on-month to 378 units in May

橫琴5月共網簽約378套，按月微升約5.59%，其中住宅網簽約203套，比去年同期輕微下跌約4.69%；商業網簽約2套，辦公室網簽約54套，其他網簽約119套。因受住宅供應量不足影響，橫琴市場交投趨向平穩，短期未見上升趨勢。料未來橫琴口岸廣場將推出新住宅單位，有望為市場注入一股新活力。

Hengqin recorded a total of 378 net signs in May, up slightly by 5.59% month-on-month; of which 203 units were residential, a slight decrease of 4.69% compared to the same month last year. Two units were commercial, 54 were office units and 119 units were others. Due to the lack of residential supply, the Hengqin market tended to be stable and does not see an upward trend in the near future. It is expected that new residential units will be launched in Hengqin Kouan Guang Chang in the future, which is expected to inject a new vitality into the market.