



operated by CENTALINE PROPERTY AGENCY LIMITED  
中原地產代理有限公司 牌照號碼 Licence no. C-000227

# 工商舖資本市場季刊

## Capital Market Quarterly Report

2023年第四季 Q4 2023

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2. 安樂門街39號(嘉里貨倉)  
No.39 On Lok Mun Street, Fanling, New Territories (Kerry Warehouse)
3. 香港電氣道218號  
No. 218 Electric Road Hong Kong

## 2023年第四季整體資本市場市況回顧

### Q4 2023 Overall Capital Market Review

2023年第四季工商舖逾億元之買賣成交錄得約29宗，涉及金額約HK\$163.7億，較上年同期多2宗成交，但成交金額下降 28.9%。投資市場進入本年度最後衝刺，多單商舖成交促成於最後一季。

In the fourth quarter of 2023, around 29 transactions amounting to approximately HK\$16.37 billion were recorded in the capital market, Y-o-Y increased 2 transactions but the total consideration decreased 28.9% respectively.

The investment market was going in a final sprint, a number of retail transactions took place in the final quarter.

2023年第四季過億成交宗數及成交金額 No. of Cases & Consideration over HK\$100 million in Q4 2023		
分層工廠大廈 Flatted Factories		
月份 Month	宗數 No. of Cases	總值 (港幣\$) Consideration (HK\$)
Oct十月	1	560,000,000
Nov十一月	2	1,169,200,310
Dec十二月	1	190,000,000
寫字樓 Office		
月份 Month	宗數 No. of Cases	總值 (港幣\$) Consideration (HK\$)
Oct十月	2	439,980,000
Nov十一月	2	4,204,199,356
Dec十二月	2	2,958,000,000
商舖 Retail		
月份 Month	宗數 No. of Cases	總值 (港幣\$) Consideration (HK\$)
Oct十月	2	139,300,000
Nov十一月	11	2,499,180,000
Dec十二月	5	3,009,800,000
其他 Others		
月份 Month	宗數 No. of Cases	總值 (港幣\$) Consideration (HK\$)
Oct十月	1	350,000,000
Nov十一月	-	-
Dec十二月	-	-

資料來源: 中原(工商舖) Source from: Centaline Commercial

**2021年至2023年第四季成交宗數及成交金額比對**  
**Comparison of No. of Cases & Consideration in Q4 2021-2023**

**分層工廠大廈 Flatted Factories**

年份 Year	2021		2022		2023	
月份 Month	宗數 No. of Cases	總值(百萬元) Consideration (HK\$ million)	宗數 No. of Cases	總值(百萬元) Consideration (HK\$ million)	宗數 No. of Cases	總值(百萬元) Consideration (HK\$ million)
十月 Oct	205	1 449	108	769	120	958
十一月 Nov	308	2 367	128	935	128	950
十二月 Dec	301	2 463	132	764	-	-

**寫字樓 Office**

年份 Year	2021		2022		2023	
月份	宗數 No. of Cases	總值(百萬元) Consideration (HK\$ million)	宗數 No. of Cases	總值(百萬元) Consideration (HK\$ million)	宗數 No. of Cases	總值(百萬元) Consideration (HK\$ million)
十月 Oct	59	800	75	825	33	359
十一月 Nov	88	920	40	504	59	5 756
十二月 Dec	70	979	45	903	-	-

**商業樓宇 Commercial**

年份 Year	2021		2022		2023	
月份	宗數 No. of Cases	總值(百萬元) Consideration (HK\$ million)	宗數 No. of Cases	總值(百萬元) Consideration (HK\$ million)	宗數 No. of Cases	總值(百萬元) Consideration (HK\$ million)
十月 Oct	128	4 070	85	1 145	73	592
十一月 Nov	190	3 873	109	1 441	97	1 011
十二月 Dec	175	3 508	97	1 929	-	-

資料來源: 差餉物業估價署 Source from: Rating and Valuation Department

**疫情剛結束 市場氣氛穩定**  
**COVID-19 just over in Hong Kong**  
**Stable Market atmosphere**

全港經濟活動雖然已經遠離新冠肺炎疫情的影響，工商舖物業市場仍較為波動。踏入2023年第四季，工廠大廈、寫字樓及商業樓宇市場表現一般，十月及十一月成交宗數與2022相近。

The local economic activities were just gone through the influence of COVID-19 but the capital market was still fluctuated. The performance of flatted factories, office and commercial markets was stable in the fourth quarter of 2023. The number of transactions in October and November 2023 were in the same track compared to the same period in 2022.

# 矚目成交分析

## Prominent Transaction Analysis

1

北角英皇道413-423號僑輝大廈新光戲院、  
地下商舖、1至6樓及天台  
Sunbeam theatre, G/F Retail Shops,  
1/F- 6/F and Roof Level of Kiu Fai  
Mansion Nos. 413-423 King's Road  
North Point



2

安樂門街39號(嘉里貨倉)  
No.39 On Lok Mun Street, Fanling,  
New Territories (Kerry Warehouse)



3

香港電氣道218號  
No. 218 Electric Road Hong Kong



## 矚目成交分析 Prominent Transaction Analyses

### 北角英皇道413-423號僑輝大廈新光戲院、地下商舖、1至6樓及天台 (Sunbeam theatre, G/F Retail Shops, 1/F- 6/F and Roof Level of Kiu Fai Mansion)

11月下旬，裕泰興羅氏家族成員、資深投資者羅守輝以市傳逾8億元易手英皇道413至423號僑輝大廈新光戲院、地下商舖、1至6樓及天台。建築面積約8.1萬方呎。業主羅氏持貨20年，是次交易帳面賺約6.38億元。新光戲院部分的租期至2025年，目前月租約\$130萬元。

A notable family sold Sunbeam theatre, G/F Retail Shops, 1/F- 6/F and Roof Level of Kiu Fai Mansion in North Point District for around HK\$800 million in late November 2023. G/F was used as the Sunbeam Theatre and retail shops. 1/F- 5/F were for non-domestic use while 1/F- 4/F were used as auditoriums and ancillary accommodations, 6/F was for domestic use. The total gross floor area of the sold premises was about 81,476.08 sq ft. The Owner has been holding the Property for around 20 years, making a profit of about 638 million.



The tenancy of Sunbeam theatre will be expired in 2025 with an existing monthly rental of \$1.3 million.

#### 地盤資料 Site Particulars

物業 The Property	新光戲院及其地下商舖 Sunbeam Theatre and its retail shops  僑輝大廈、地下商舖、1至6樓及天台 G/F, 1/F - 6/F and roof level of Kiu Fai Mansion
地址 Address	北角英皇道413-423號 No. 413-423 King's Road, North Point
地段編號 Lot No.	內地段第2918號及及2918號餘下部分 Section D of Inland Lot No. 2918 and The Remaining Portion of Inland Lot No.2918
批約年期 Lease Term	由1930年7月7日，起計75年，可續期75年 75 Years renewable for 75 Years commencing from 7/7/1930
本物業 總建築面積 Total GFA of the Property	約81,476.08平方呎 Approx. 81,476.08 sq. ft. (來源 Source: 建築圖則 Building Plan)

## 北角英皇道413-423號僑輝大廈新光戲院、地下商舖、1至6樓及天台 (Sunbeam theatre, G/F Retail Shops, 1/F- 6/F and Roof Level of Kiu Fai Mansion)

### 競爭優勢 Competitive Edges

- 位處於北角英皇道413至423號僑輝大廈地下、1至6樓及天台，亦是香港一間著名的私營大型粵劇表演場地，人流如鯽
- 僑輝大廈地下連接港鐵北角站，附近亦設有多條巴士、小巴路線，往來港九各區均快捷方便
- Being situated on No.413-423 King's Road and closed to the revitalized building, It also is a famous Chinese Opera Theatre in Hong Kong and a stable pedestrian flow was guaranteed.
- A pedestrian walkway connecting The Kiu Fai Mansion with MTR North Point Station, further with various routes of bus and mini-bus, travelling across the territories was very convenient.



北角英皇道413-423號僑輝大廈新光戲院、地下商舖、1至6樓及天台  
(Sunbeam theatre, G/F Retail Shops, 1/F- 6/F & Roof Level of Kiu Fai Mansion)

### 本物業之現有價值 Existing Use Value

樓層 Floor	單位 Unit	實用面積* Saleable Area (m <sup>2</sup> )	實用面積* Saleable Area (ft <sup>2</sup> )	每平方米 per m <sup>2</sup>	每平方呎 per ft <sup>2</sup>	總值 Value
地下商舖 G/F Retail Shops	商舖 Retail Shops (King's Road and Shu Kuk Street)	389.9	4,197	@\$590,328	@\$54,843	207,814,350
地下 - 4樓 G/F - 4/F	戲院及附屬地方 Theatre and Ancillary Accommodation					\$356,400,000
1樓 1/F	辦公室Office	509.2	5,481	@\$114,000	@\$10,591	\$58,048,800
2樓 2/F	辦公室Office	526.4	5,666	@\$115,140	@\$10,697	\$60,609,696
3樓 3/F	辦公室Office	967.5	10,414	@\$95,304	@\$8,854	\$92,206,620
4樓 4/F	辦公室Office	879.5	9,467	@\$100,548	@\$9,341	\$88,431,966
5樓 5/F	辦公室Office	632.5	6,808	@\$112,860	@\$10,485	\$71,383,950
6樓 6/F	住宅Residential	678.5	7,303	@\$98,000	@\$9,105	\$66,493,000
天台 Roof		478.3	5,149	@\$9,800	@\$910	\$4,687,340
合計 (約) Total (Approx.)		5,061.7	54,485			約 \$1,000,000,000

北角英皇道413-423號僑輝大廈、新光戲院、地下商舖、1至6樓及天台之現有價值約為10億，估值與成交價高約25%。相信受疫情等利淡因素影響，新買家議價幅度逐步擴闊，是買家趁低吸納有潛力之投資物業時機。「\*」所示物業之實用面積均量度自核準建築圖則。

The existing use value of Kiu Fai Mansion 1/F – 6/F, Sunbeam Theatre and its retail shop were estimated at approximately HK\$1 billion, which was about 25% higher than the consideration. It was believed that due to the uncertainty factors, the wiggle room for the new buyer has gradually expanded, which investors could take advantage to acquire potential investment properties at a promising price. 「\*」 means the saleable areas of the properties are measured from approval building plan.

## 矚目成交分析 Prominent Transaction Analyses

### 新界粉嶺安樂門街39號(嘉里貨倉)

### No.39 On Lok Mun Street, Fanling, New Territories (Kerry Warehouse)

2023年11月17日，華潤物流以約10億元收購嘉里控股旗下粉嶺貨倉。貨倉高6層，建築面積約24,106平方呎。位於粉嶺安樂門街39號，該物業坐落於北部都會區核心地段，鄰近港鐵粉嶺站，附近交通網絡完善，毗鄰皇崗、文錦渡、蓮塘等多個口岸。

In mid-November 2023, China Resources Logistics completed the acquisition of Fanling Warehouse of Kerry Holdings for HK\$ 1 billion, a 6-storey warehouse with a gross floor area of 24,106 sq. ft. Located at 39 On Lok Mun Street, Fanling, the property is situated in the heart of the northern metropolitan area, close to the MTR Fanling Station, with an excellent transport network in the vicinity and adjacent to a number of border crossings including Huanggang, Man Kam To and Liantang.



#### 地盤資料 Site Particulars

物業  
The  
Property

嘉里貨倉 (粉嶺)  
Kerry Warehouse (Fanling)

地址  
Address

新界粉嶺安樂門街39號  
No.39 On Lok Mun Street, Fanling,  
New Territories

地段編號  
Lot No.

粉嶺上水市地段第45號  
粉嶺上水市地段第46號  
Fanling Sheung Shui Town Lot No.45  
Fanling Sheung Shui Town Lot No.46

批約年期  
Lease Term

粉嶺上水市地段第45號  
Fanling Sheung Shui Town Lot No.45  
: 11-2-1991 至 to 30-6-2047

粉嶺上水市地段第46號  
Fanling Sheung Shui Town Lot 46  
: 21-8-1990 至 to 30-6-2047

本物業  
總建築面積  
Total GFA of  
the Property

約24,106平方呎  
Approx. 24,106 sq. ft.  
(來源 Source: 建築圖則 Building Plan)

**安樂門街39號****No.39 On Lok Mun Street, Fanling****競爭優勢 Competitive Edges**

- 物業在粉嶺工業區邊緣，位於私人屋苑逸峰及綠悠軒對面。只需6分鐘步行至聯和墟巴士總站，當中設有多條巴士、小巴路線，往來港九各區均快捷方便。附近也有民生設施及商場，如聯和墟體育館，海聯廣場商場等。
- The property is located at the edge of Fanling Industrial Area, opposite to the private estates of Green Code and elair Monte. It is only a 6-minute walk to the Luen Wo Hui Bus Terminus, which is served by a number of bus and minibus routes, making it a convenient and fast way to travel to and from various districts in Hong Kong and Kowloon. There are also facilities and shopping malls nearby, such as Luen Wo Hui Sports Centre and Hai Luen Plaza Shopping Centre.

新界粉嶺安樂門街39號(嘉里貨倉)

No.39 On Lok Mun Street, Fanling, New Territories (Kerry Warehouse)

## 本物業之現有價值 Existing Use Value

樓層 Floor	單位 Unit	實用面積* Saleable Area (m <sup>2</sup> )	實用面積* Saleable Area (ft <sup>2</sup> )	每平方米 per m <sup>2</sup>	每平方呎 per ft <sup>2</sup>	總值 Value
地下 G/F	工業 Industrial	4,276.2	46,028	@\$51,789	@\$4,811	\$221,457,000
1樓 1/F	工業 Industrial	638.0	6,867	@\$47,046	@\$4,371	\$30,014,000
1樓 1/F	私家車位 Private Car Space Parking:14				CPS@ 1,300,000	\$18,200,000
1樓 1/F	輕型貨車車位 Lorry Parking Space Parking:14				CPS@ 1,800,000	\$25,200,000
2樓 2/F	工業 Industrial	4,816.8	51,848	@\$40,157	@\$3,731	\$193,429,000
3樓 3/F	工業 Industrial	4717.2	50,776	@\$40,679	@\$3,779	\$191,892,000
4樓 4/F	工業 Industrial	4717.2	50,776	@\$40,679	@\$3,779	\$191,892,000
5樓 5/F	工業 Industrial	4717.2	50,776	@\$40,679	@\$3,779	\$191,892,000
天台 Roof		4,508	48,524	@\$4,068	@\$378	\$18,341,962
合計 (約) Total (Approx.)		28,390.4	305,594.8			約\$1,082,000,000

新界粉嶺安樂門街39號(嘉里貨倉)之現有價值約為10.82億,與成交價10億相比高約8.2%,符合現今市場價格。「\*」所示物業之實用面積均量度自核準建築圖則。

The current market value of 39 On Lok Mun Street, Fanling, New Territories (Kerry Warehouse) was about \$1.08 billion, which was about 8.2% higher than the transaction price of \$1 billion. The transaction was in line with the current market price. 「\*」 means the saleable areas of the properties are measured from approval building plan.

## 矚目成交分析 Prominent Transaction Analyses

### 香港電氣道218號 No. 218 Electric Road Hong Kong

李寧以22.08億元收購恆基地產的北角全幢商業大樓港匯東，將港匯東一部分作為集團於香港的總部。

港匯東是位於北角電氣道218號的商業大樓，在2019年第4季落成，重建前為恒地旗下麗東酒店，總建築面積約14.4萬平方呎，包括22層商業和辦公空間，2層零售區域以及2層地庫車位。

Li Ning acquired Harbour East, a commercial building in North Point owned by Henderson Land, for \$2.208 billion and will use part of Harbour East as the Group's headquarter in Hong Kong.

Completed in the fourth quarter of 2019, the commercial building at No. 218 Electric Road, North Point, formerly known as Henderson Land's Newton Hotel before redevelopment, has a total gross floor area of approximately 144,000 square feet, comprising 22 floors of commercial and office space, 2 floors of retail space and 2 floors of basement of car park.

#### 地盤資料 Site Particulars

物業 The Property	香港炮台山電氣道218號港匯東 Harbour East, 218 Electric Road, Fortress Hill, Hong Kong
地址 Address	香港電氣道218號 No. 218 Electric Road Hong Kong
地段編號 Lot No.	內地段第7430號 Inland Lot No. 7430
批約年期 Lease Term	由1900年10月15日 75年可續期75年 75 Years Renewable for 75 years commencing from 15/10/1900
本物業 總建築面積 Total GFA of the Property	144,000 平方呎 Approx. 140,000 sq. m. (來源 Source: 建築圖則 Building Plan)



## 香港炮台山電氣道218號

### 218 Electric Road, Fortress Hill, Hong Kong



#### 競爭優勢 Competitive Edges

- 3 分鐘步行至港鐵炮台山站。5 分鐘駕車經中環灣仔繞道速達中環或經東區走廊連接兩條海底隧道，速至九龍商業區。11分鐘乘搭港鐵五站直達中環。
- 3-minute walk to MTR Fortress Hill Station. 5-minute drive to Central via the Central-Wan Chai Bypass or to the Kowloon business district via the Island Eastern Corridor connecting the two cross-harbour tunnels. 11-minute direct ride to Central via five MTR stations.

## 香港電氣道218號 No. 218 Electric Road Hong Kong

## 本物業之現有價值 Existing Use Value

樓層 Floor	單位 Unit	實用面積* Saleable Area (m <sup>2</sup> )	實用面積* Saleable Area (ft <sup>2</sup> )	每平方米 per m <sup>2</sup>	每平方呎 per ft <sup>2</sup>	總值 Value
B2樓 B2/F	私家車位 Private Car Space Parking:12 摩托車位 motorcar spaces 3				CPS@ 2,000,000 MCPS@ 130,000	\$24,390,000
B1樓B1/F	私家車位 Private Car Space Parking:12 摩托車位 motorcar spaces 5				CPS@ 2,000,000 MCPS@ 130,000	\$24,650,000
G樓 G/F	商舖 Shops	452	4,863	@\$286,486	@\$26,628	\$129,491,891
2樓 2/F	花園 Garden					
1,3-28樓 1, 3-28/F	辦公室 Office	10,745	115,657	@\$176,253	@\$16,375	\$1,893,836,699
合計 (約) Total (Approx.)		11,197	120,520			約 \$2,072,000,000

香港電氣道218號之現有價值約為20.72億,與成交價22.08億相比低約6.16%,符合現今市場價格。「\*」所示物業之實用面積均量度自核準建築圖則。

The current market value of No. 218 Electric Road Hong Kong was about \$ 2.072 billion, which was about 6.16% lower than the transaction price of \$2.208 Billion. The transaction was in line with the current market price. 「\*」 means the saleable areas of the properties are measured from approval building plan.



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