



 **中原(工商舖)**  
CENTALINE COMMERCIAL

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**  
2025年 第四季 Q4 2025

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## 2025年第四季整體資本市場市況回顧

### Q4 2025 Overall Capital Market Review

2025年第四季工商舖逾HK\$5000萬元之買賣成交錄得63宗，涉及金額約HK\$273億，較上年同期多12宗成交，成交總值大幅上升175%。這季本港銀行下調最優惠利率，吸引買家入市，亦促進成交總值增加。

In the fourth quarter of 2025, 63 transactions of considerations over HK\$50 million amounting to approximately HK\$27.3 billion were recorded in the capital market, Y-o-Y was increased by 12 transactions and the total amount of consideration was significantly increased by 175%. The local banks reduced the prime rate to attract buyers to purchase properties and also uplifted the amount of consideration in this quarter.

2025年第四季過HK\$5000萬成交宗數及成交金額 No. of Cases & Considerations over HK\$50 million in Q4 2025		
<b>分層工廠大廈 Flatted Factories</b>		
月份 Month	宗數 No. of Cases	總值 (港幣\$) Consideration (HK\$)
Oct 十月	1	500,000,000
Nov 十一月	5	660,573,500
Dec 十二月	2	1,015,000,000
<b>寫字樓 Office</b>		
月份 Month	宗數 No. of Cases	總值 (港幣\$) Consideration (HK\$)
Oct 十月	8	8,230,791,579
Nov 十一月	7	3,182,499,200
Dec 十二月	9	8,502,420,000
<b>商舖 Retail</b>		
月份 Month	宗數 No. of Cases	總值 (港幣\$) Consideration (HK\$)
Oct 十月	8	1,238,483,604
Nov 十一月	4	315,380,000
Dec 十二月	4	366,180,000
<b>其他 Others</b>		
月份 Month	宗數 No. of Cases	總值 (港幣\$) Consideration (HK\$)
Oct 十月	9	1,381,400,000
Nov 十一月	0	0
Dec 十二月	6	1,886,900,000

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

### 2023年至2025年第四季成交宗數及成交金額比對 Comparison of No. of Cases & Consideration in Q4 2023-2025

#### 分層工廠大廈 Flatted Factories

年份 Year	2023		2024		2025	
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)
Oct 十月	120	958	134	627	157	616
Nov 十一月	128	950	171	953	183	932
Dec 十二月	120	715	147	856	-	-

#### 寫字樓 Office

年份 Year	2023		2024		2025	
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)
Oct 十月	33	359	63	1,598	84	874
Nov 十一月	59	5,756	70	645	90	1,633
Dec 十二月	42	381	54	808	-	-

#### 商業樓宇 Commercial

年份 Year	2023		2024		2025	
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)
Oct 十月	72	582	106	1,138	96	1,054
Nov 十一月	95	1,005	102	1,269	119	951
Dec 十二月	56	1,832	129	2,281	-	-

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

### 本港銀行下調最優惠利率刺激工商舖交易 Local banks reduced the prime rate stimulated transactions in capital market

2025年第四季的成交宗數與2024年同期相比有所增加，工廠大廈及寫字樓市場表現暢旺。本地銀行在本季降低最優惠利率，有助買家節省利息開支，吸引買家入市帶動成交數量。

The number of transactions in Q4 2025 increased compared to the same period in 2024. The factory and office markets performed well. The local banks lowered the prime rate in this quarter, helped buyers to save interest expenditure. This attracted buyers to purchase properties and boosted the number of transactions.

## 矚目成交分析 Prominent Transaction Analysis

1. 大圍成運路 2-8 號橙色空間  
Big Orange, Nos. 2-8 Shing Wan Road, Tai Wai



2. 灣仔告士打道 60 號中國華融大廈  
China Huarong Tower, No. 60 Gloucester Road, Wan Chai



## 矚目成交分析 Prominent Transaction Analysis

3. 旺角彌敦道612至618號好望角大廈地下1號舖(A部分),  
4號舖(A部分剩餘部分) 及地庫剩餘部分  
Shop 1 (Portion A) & Shop 4 (Portion A – Remaining part) at  
G/F and the Remaining part of B/F, Good Hope Building,  
Nos. 612 – 618 Nathan Road, Mong Kok



4. 葵涌青山公路 - 葵涌段 443 - 451號 - 悦品酒店 · 荃灣  
Hotel Cozi · Oasis, Nos. 443 - 451 Castle Peak Road –  
Kwai Chung, Kwai Chung



## 矚目成交分析 Prominent Transaction Analysis

### 大圍成運道 2-8 號橙色空間

### Big Orange, Nos. 2-8 Shing Wan Road, Tai Wai

富臨集團主席以HK\$5億元放售購入橙色空間，總建築面積約173,619平方呎，呎價約HK\$2,880元。是次成交價較2013年買入帳面升值200萬元。

The Chairman of Fulum Group Holdings Limited sold the Big Orange for HK\$500 million. The gross floor area of the property was approximately 173,619 square feet with an average unit rate of approximately HK\$2,880 per square foot. The seller realized a book profit of HK\$2 million, compared to the purchase consideration in 2013.



#### 地盤資料 Site Particulars

物業 The Property	橙色空間 Big Orange
地址 Address	新界大圍成運道 2-8 號 Nos. 2-8 Shing Wan Road, Tai Wai, New Territories
地段編號 Lot No.	沙田市地段第27號 Sha Tin Town Lot No. 27
批約年期 Lease Term	由1898年7月1日起計99年 99 years commencing from 1 July 1898
本物業 總建築面 積 Total GFA of the Property	約173,619平方呎/約16,129.6平方米 Approx. 173,619 sq. ft./Approx. 16,129.6 sq. m. (來源Source: 核準建築圖則 Approved Building Plan)

## 大圍成運道 2-8 號橙色空間 Big Orange, Nos. 2-8 Shing Wan Road, Tai Wai



### 競爭優勢 Competitive Edges

- 橙色空間鄰近港鐵沙田站及大圍站，分別步行15分鐘及7分鐘便可直達，附近亦有巴士站。橙色空間同時接駁多條主要幹線，方便物流需要。
- Big Orange was close to Sha Tin and Tai Wai MTR stations and within 15 and 7 minutes walking distance respectively. There were also bus stops nearby. Big Orange was also in proximity to several strategic routes to be logistically convenient.
- 橙色空間擁有較大的建築面積，配合完善大廈設施，適合不同工業用途。
- The floor plate of the Big Orange was large and with high quality facilities. The property was suitable for various industrial uses.

## 大圍成運道 2-8 號橙色空間

Big Orange, Nos. 2-8 Shing Wan Road, Tai Wai

## 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
G/F	工作室Workshop	1,824.1	19,634.4	@33,743	@3,134.8	HK\$61,549,694
2/F	工作室Workshop	1,806.3	19,442.9	@34,165	@3,174.0	HK\$61,712,059
3/F	工作室Workshop	1,839.1	19,795.9	@32,918	@3,058.1	HK\$60,538,574
4/F	工作室Workshop	1,826.6	19,661.4	@33,165	@3,081.1	HK\$60,579,189
5/F	工作室Workshop	1,826.6	19,661.4	@33,000	@3,065.8	HK\$60,277,800
6/F	工作室Workshop	1,826.6	19,661.4	@32,835	@3,050.5	HK\$59,976,411
7/F	工作室Workshop	1,826.6	19,661.4	@32,670	@3,035.1	HK\$59,675,022
8/F	工作室Workshop	1,826.6	19,661.4	@32,505	@3,019.8	HK\$59,373,633
合計 (約) Total (Approx.)		14,602.5	157,180			約 HK\$483,700,000.0

大圍成運道 2-8 號橙色空間之現有價值約為HK\$4.83億與成交價相約，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 Big Orange, Nos. 2-8 Shing Wan Road, Tai Wai was about HK\$483 million, which was similar to the transaction price. 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 Analysis

灣仔告士打道 60 號中國華融大廈

China Huarong Tower, No. 60 Gloucester Road, Wan Chai

英皇國際以HK\$11.6億元售出中國華融大廈，總建築面積約95,557.4平方呎，呎價約HK\$12,140。英皇國際在2014年以15.88億元購入，帳面蝕4.28億元，接近3成。

Emperor International Holdings Limited sold the China Huarong Tower for HK\$1.16 billion. The gross floor area of the property was approximately 95,557.4 square feet and the average unit rate was approximately HK\$12,140 per square foot. Emperor International Holdings Limited bought the property for approximately HK\$1.588 billion in 2014, realized a book loss of HK\$428 million or almost 30%.



### 地盤資料 Site Particulars

物業 The Property	中國華融大廈 China Huarong Tower
地址 Address	灣仔告士打道 60 號 No. 60 Gloucester Road
地段編號 Lot No.	內地段第2817號N分段餘段 Inland Lot No. 2817 s.N R.P.  內地段第2817號N分段第1分段餘段 Inland Lot No. 2817 s.N ss.1 R.P.  內地段第2817號N分段第2分段餘段 Inland Lot No. 2817 s.N ss.2 R.P.  內地段第2817號O分段餘段 Inland Lot No. 2817 s.O R.P.
批約年期 Lease Term	由1929年3月26日起計99年，可續期99年 99 years renewable for 99 years commencing from 26 March 1929
本物業 總建築面積 Total GFA of the Property	約 95,557.4平方呎/約8,877.5平方米 Approx. 95,557.4 sq.ft./ Approx. 8,877.5 sq. m. (來源Source: 核準建築圖則 Approved Building Plan)

## 灣仔告士打道 60 號中國華融大廈 China Huarong Tower, No. 60 Gloucester Road, Wan Chai



### 競爭優勢 Competitive Edge

- 中國華融大廈鄰近港鐵灣仔站，步行3分鐘便可直達。附近亦有巴士站及完善的交通網絡。
- China Huarong Tower was close to Wan Chai MTR station and within 3 minutes walking distance. There were also bus stops and a comprehensive transportation network nearby.
- 中國華融大廈坐落灣仔商業區，亦鄰近灣仔入境事務大樓重建計劃，具升值潛力。
- China Huarong Tower was located at the Wan Chai core commercial hub and also in proximity with the Immigration Tower redevelopment plan in Wan Chai, therefore held appreciation potential.

灣仔告士打道 60 號 - 中國華融大廈

China Huarong Tower, No. 60 Gloucester Road, Wan Chai

## 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
1/F樓	辦公室 Office	467.9	5036.4	@122,132	@11,346.5	HK\$57,145,750
4/F樓	辦公室 Office	256.7 (平台 Flat Roof: 215.3)	2763.1	@155,860	@14,479.8	HK\$43,364,078
5/F樓	辦公室 Office	302.1	3251.8	@149,557	@13,894.3	HK\$45,181,230
6/F樓	辦公室 Office	302.1	3251.8	@150,337	@13,966.8	HK\$45,416,868
7/F樓	辦公室 Office	302.1	3251.8	@151,117	@14,039.2	HK\$45,652,506
8/F樓	辦公室 Office	280.0	3013.9	@155,345	@14,432.0	HK\$43,496,544
9/F樓	辦公室 Office	300.8	3237.8	@152,981	@14,212.4	HK\$46,016,805
10/F樓	辦公室 Office	300.8	3237.8	@153,761	@14,284.9	HK\$46,251,429
11/F樓	辦公室 Office	300.8	3237.8	@154,440	@14,347.9	HK\$46,455,552
12/F樓	辦公室 Office	300.8	3237.8	@155,220	@14,420.4	HK\$46,690,176
13/F樓	辦公室 Office	300.8	3237.8	@156,000	@14,492.9	HK\$46,924,800
14/F樓	辦公室 Office	300.8	3237.8	@156,780	@14,565.3	HK\$47,159,424
15/F樓	辦公室 Office	300.8	3237.8	@157,560	@14,637.8	HK\$47,394,048
16/F樓	辦公室 Office	300.8	3237.8	@158,340	@14,710.3	HK\$47,628,672

## 灣仔告士打道 60 號 - 中國華融大廈

China Huarong Tower, No. 60 Gloucester Road, Wan Chai

## 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
17/F樓	辦公室Office	300.8	3,237.8	@159,120	@14,782.7	HK\$47,863,296
18/F樓	辦公室Office	300.8	3,237.8	@159,900	@14,855.2	HK\$48,097,920
19/F樓	辦公室Office	300.8	3,237.8	@160,680	@14,927.7	HK\$48,332,544
20/F樓	辦公室Office	300.8	3,237.8	@161,460	@15,000.1	HK\$48,567,168
21/F樓	辦公室Office	300.8	3,237.8	@162,240	@15,072.6	HK\$48,801,792
22/F樓	辦公室Office	300.8	3,237.8	@163,020	@15,145.1	HK\$49,036,416
23/F樓	辦公室Office	300.8	3,237.8	@163,800	@15,217.5	HK\$49,271,040
24/F樓	辦公室Office	300.8	3,237.8	@164,580	@15,290.0	HK\$49,505,664
25/F樓	辦公室Office	300.8	3,237.8	@165,360	@15,362.4	HK\$49,740,288
26/F樓	辦公室Office	295.8	3,184	@166,920	@15,507.4	HK\$49,374,936
合計 (約) Total (Approx.)		7,320.3	78,795.5			約HK\$1,143,300,000.0

灣仔告士打道 60 號 - 中國華融大廈之現有價值約為HK\$11.4億，符合現今市場價格。「\*」所示物業之實用面積均量度自核准建築圖則。

The current market value of China Huarong Tower, No. 60 Gloucester Road, Wan Chai was about HK\$1.14 billion, which was similar to the transaction price. 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 Analysis

**旺角彌敦道612至618號好望角大廈地下1號舖(A部分), 4號舖(A部分剩餘部分) 及地庫剩餘部分  
Shop 1 (Portion A) & Shop 4 (Portion A – Remaining part) at G/F and the Remaining part of B/F, Good Hope Building,  
Nos. 612 – 618 Nathan Road, Mong Kok**

VERITY PARTNERS LIMITED斥資約HK\$8,300萬向美國麥當勞集團購入旺角彌敦道612至618號好望角大廈地下1號舖(A部分), 4號舖(A部分剩餘部分)及地庫剩餘部分, 建築面積共約6,290.4方呎, 平均呎價13,190元。該物業用作餐飲場所。

VERITY PARTNERS LIMITED bought the Shop 1 (Portion A) & Shop 4 (Portion A – Remaining part) at G/F and the Remaining part of B/F, Good Hope Building, Nos. 612 – 618 Nathan Road, Mong Kok for approximately HK\$83 million from McDonald's Corporation. The gross floor area of the property was approximately 6,290.4 square feet with a unit rate of approximately HK\$13,190 per square foot. The property is used as food & beverage.



### 地盤資料 Site Particulars

物業 The Property	好望角大廈 地下1號舖(A部分), 4號舖(A部分剩餘部分) 及地庫剩餘部分  Good Hope Building Shop 1 (Portion A), Shop 4 (Portion A – Remaining part) at G/F and the Remaining part of B/F
地址 Address	旺角彌敦道612 – 618號 Nos. 612 – 618 Nathan Road, Mong Kok
地段編號 Lot No.	九龍內地段第11025號 Kowloon Inland Lot No. 11025
批約年期 Lease Term	由1991年8月9日至2047年6月30日 From 9 August 1991 to 30 June 2047
本物業 總建築面積 Total GFA of the Property	約 6,290.4 平方呎 / 約 584.4 平方米 Approx. 6,290.4 sq. ft. / Approx. 584.4 sq. m. (來源Source: 根據核準建築圖進行量度 Measurement from approved Building Plan)

**旺角彌敦道612至618號好望角大廈地下1號舖(A部分), 4號舖(A部分剩餘部分) 及地庫剩餘部分**  
**Shop 1 (Portion A) & Shop 4 (Portion A – Remaining part) at G/F and the Remaining part of B/F, Good Hope Building,**  
**Nos. 612 – 618 Nathan Road, Mong Kok**



### 競爭優勢 Competitive Edges

- 好望角大廈地下1號舖(A部分), 4號舖(A部分剩餘部分)鄰近旺角港鐵站, 步行2分鐘便可直達。附近亦有巴士站及完善的交通網絡。
- Shop 1 (Portion A) & Shop 4 (Portion A – Remaining part) at G/F, Good Hope Building is close to Mong Kok MTR station and within 2 minutes walking distance. There are also bus stops and a comprehensive transportation network nearby.
- 該舖坐擁兩個出入口, 一邊向西洋菜南街, 人流極旺, 另一邊較細的向山東街, 接近彌敦道, 有利用作餐飲場所用途。
- The shop has two entrances: One facing Sai Yeung Choi Street South which is very busy, and the other facing Shan tung Street which is narrower and close to Nathan Road. The shop is excellent for food & beverage use.

旺角彌敦道612至618號好望角大廈地下1號舖(A部分), 4號舖(A部分剩餘部分) 及地庫剩餘部分

Shop 1 (Portion A), Shop 4 (Portion A – Remaining part) at G/F and the Remaining part of B/F, Good Hope Building, No. 612 – 618 Nathan Road, Mong Kok

### 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
B/F 地庫	餐廳 Restaurant	528.6	5,689.8	@HK\$130,533	@HK\$12,127	HK\$69,000,000
The Remaining part 剩餘部分						
G/F 地下	餐廳 Restaurant	32.4	348.8	@HK\$401,235	@HK\$37,271	HK\$13,000,000
Shop 1 (Portion A), Shop 4 (Portion A – Remaining part) 1號舖(A部分), 4號舖 (A部分剩餘部分)						
合計 (約) Total (Approx.)		561.0	6,038.6			約 HK\$82,000,000

旺角彌敦道612至618號好望角大廈地下1號舖(A部分), 4號舖(A部分剩餘部分) 及地庫剩餘部分之現有價值約為HK\$0.82億與成交價相約, 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 Shop 1 (Portion A), Shop 4 (Portion A – Remaining part) at G/F and the Remaining part of B/F, Good Hope Building, No. 612 – 618 Nathan Road, Mong Kok was about HK\$82 million, which was similar to the transaction price. 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

### 葵涌青山公路 - 葵涌段 443 - 451號 - 悦品酒店·荃灣 Hotel Cozi · Oasis, Nos. 443 - 451 Castle Peak Road – Kwai Chung, Kwai Chung

華潤隆地斥資約HK\$9.5億元買入悅品酒店·荃灣，總建築面積約292,958平方呎，呎價約HK\$3,243。該幢酒店提供583間客房，平均每間客房作價約163萬元。該酒店由鄧成波家族於2012年斥資5.28億元收購，其後改裝為酒店，預計華潤隆地會將物業改裝作學生宿舍。

China Resources Longdation bought the Hotel Cozi · Oasis for approximately HK\$950 million. The gross floor area of the property was approximately 292,958 square feet and the average unit rate was about HK\$3,243 per square foot. The hotel has 583 rooms where cost about HK\$1,630,000 per room.

The Tang's family bought the property for approximately HK\$528 million in 2012 and then converted it into hotel use. It was estimated that China Resources Longdation would convert the hotel into a student hostel.



#### 地盤資料 Site Particulars

物業 The Property	悦品酒店·荃灣 Hotel Cozi · Oasis
地址 Address	葵涌青山公路 - 葵涌段 443 - 451號 Nos. 443 - 451 Castle Peak Road – Kwai Chung, Kwai Chung
地段編號 Lot No.	丈量約份445號地段690號A段 Section A of Lot No. 690 in D.D. 445
批約年期 Lease Term	由1898年7月1日起計75年, 可續期24年 減3日 75 years commencing from 1 July 1898, renewable for 24 years less 3 days
本物業總建築面積 Total GFA of the Property	約 292,958 平方呎 / 27,216.721平方米 Approx. 292,958 sq. ft. / 27,216.721 sq. m. (來源Source: 核準建築圖則 Approved Building Plan)

**葵涌青山公路 - 葵涌段443 - 451號 - 悦品酒店·荃灣**  
**Hotel Cozi · Oasis, Nos. 443 - 451 Castle Peak Road – Kwai Chung, Kwai Chung**



### 競爭優勢 Competitive Edges

- 悦品酒店·荃灣鄰近港鐵葵興站，步行15分鐘便可直達。附近亦有巴士站及完善的交通網絡。
- Hotel Cozi · Oasis is close to Kwai Hing MTR station and within a 15-minute walking distance. There were also bus stops and a comprehensive transportation network nearby.
- 悦品酒店·荃灣由葵興站到旺角及油麻地站只需15分鐘，便可直達旺角及油麻地遊客區，有潛質在城中學舍計劃下發展成學生宿舍，容易吸引學生入住。
- It needs 15 minutes to travel from Hotel Cozi · Oasis from Kwai Hing Station to Mong Kok or Yau Ma Tei Station. As it is close to tourist attractions in Mong Kok and Yau Ma Tei, it has potential for conversion of a student hostel under the Hostels in the City Scheme. Students would prefer to stay in Hotel Cozi · Oasis.

葵涌青山公路 - 葵涌段 443 - 451號 - 悦品酒店·荃灣

Nos. 443 - 451 Castle Peak Road – Kwai Chung, Kwai Chung Hotel Cozi • Oasis

## 酒店價值分析 Valuation of Hotel Analysis

項目 Item	例子 Examples	Annual Account 年度帳目
年度收入 Annual Revenue	客房收入及其他收入 Hotel Guestrooms and other Revenue	HK\$167,296,323
減:年度開支 Less: Annual Expenditure	營運開支 Operation Expenses 行政開支 Administration Expenses 市場推廣費 Marketing Expenses 物業保養費 Property Maintenance Expenses	HK\$86,994,088
減: 差餉 Less: Rates		HK\$1,951,790
減:其他 Less: Others		HK\$33,459,265
減:折舊 Less: Depreciation		HK\$5,855,371
每年租金 Annual Rent		HK\$40,987,599
所有停車位預計價值 All CPS Project Values		HK\$23,120,000
回報率 Yield		4.5%
合計(約) Total (Approx.)	酒店預計價值 Projected Hotel Value	約HK\$900,000,000

假設(基於市場現況分析)

Assumptions (based on current market conditions)

1. Occupancy Rate: 入住率	85.0%	(參考香港旅遊發展局2025年酒店入住率報告 Reference to HKTB Hotel Room Occupancy Report – 2025)
2. Average Price per Room: 平均房價	HK\$637	per night 每晚港幣
3. Administration Expenses: 行政開支	10%	of Total Department Revenues 總收入之10%
4. Operating Expenses: 營運開支	30%	of Total Department Revenues 總收入之30%
5. Marketing Cost: 市場推廣費	5.5%	of Total Department Revenues 總收入之5.5%
6. Property Maintenance: 物業保養費	6.5%	of Total Department Revenues 總收入之6.5%
7. Others: 其他	20.0%	of Total Department Revenues 總收入之20.0%
8. No. of Rooms: 房間數目	583	
9. Depreciation: 折舊	3.5%	of Total Department Revenues 總收入之3.5%
10. Yield: 利潤	4.5%	

葵涌青山公路 - 葵涌段443 - 451號 - 悦品酒店·荃灣之現有價值約為 HK\$9億 與成交價相約，符合現今市場價格。「\*」所示物業之實用面積均量度自核准建築圖則。

The current market value of Nos. 443 - 451 Castle Peak Road – Kwai Chung, Kwai Chung Hotel Cozi • Oasis was about HK\$900 million, which was similar to the transaction price. The transaction was in line with the current market price. 「\*」 means the saleable areas of the properties are measured from approval building plans.



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