



 **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**  
2026年 第一季 Q1 2026

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**Regal Oriental Hotel, Nos. 30 - 38 Sa Po Road, Kowloon City**

## 2026年第一季整體資本市場市況回顧

### Q1 2026 Overall Capital Market Review

2026年第一季工商舖逾HK\$5000萬元之買賣成交錄得57宗，涉及金額約HK\$153億，較上年同期多11宗成交，成交總值大幅上升71%。這季因為2026-2027年度財政預算案宣佈未來1年不推售一般商業用地，及香港投資管理有限公司將會與區域和國際長期資本合作，引導資金投向本地優質商業物業項目，所以帶動工商舖成交宗數及總值。

In the first quarter of 2026, 57 transactions of considerations over HK\$50 million amounting to approximately HK\$15.3 billion were recorded in the capital market, Y-o-Y was increased by 11 transactions and the total amount of consideration was significantly increased by 71%. In this quarter, the 2026-2027 Budget announced that the Government will not sale general commercial sites in the coming year. Also, the Hong Kong Investment Corporation Limited (HKIC) will collaborate with regional and international long-term capital to channel funds into high-quality commercial property projects in Hong Kong boosted the number of cases and consideration in the capital market.

2026年第一季過HK\$5000萬成交宗數及成交金額 No. of Cases & Considerations over HK\$50 million in Q1 2026		
分層工廠大廈 Flatted Factories		
月份 Month	宗數 No. of Cases	總值 (港幣\$) Consideration (HK\$)
Jan 一月	1	81,262,800
Feb 二月	3	248,282,850
Mar 三月	0	0
寫字樓 Office		
月份 Month	宗數 No. of Cases	總值 (港幣\$) Consideration (HK\$)
Jan 一月	3	599,375,000
Feb 二月	5	1,398,530,600
Mar 三月	12	6,127,624,000
商舖 Retail		
月份 Month	宗數 No. of Cases	總值 (港幣\$) Consideration (HK\$)
Jan 一月	6	1,075,500,000
Feb 二月	7	557,100,000
Mar 三月	6	568,119,000
其他 Others		
月份 Month	宗數 No. of Cases	總值 (港幣\$) Consideration (HK\$)
Jan 一月	5	809,000,000
Feb 二月	5	2,069,000,000
Mar 三月	4	1,737,880,000

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

**2024年至2026年第一季成交宗數及成交金額比對**  
**Comparison of No. of Cases & Consideration in Q1 2024-2026**

**分層工廠大廈 Flatted Factories**

年份 Year	2024		2025		2026	
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)
Jan 一月	109	772	125	699	174	926
Feb 二月	93	615	150	841	205	1,307
Mar 三月	155	776	284	1,477	-	-

**寫字樓 Office**

年份 Year	2024		2025		2026	
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)
Jan 一月	37	334	56	467	94	677
Feb 二月	51	936	56	530	60	446
Mar 三月	44	370	111	1,163	-	-

**商業樓宇 Commercial**

年份 Year	2024		2025		2026	
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)
Jan 一月	70	590	88	884	116	863
Feb 二月	53	522	77	908	102	852
Mar 三月	77	1,090	101	1,153	-	-

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

**財政預算案多項措施刺激工商舖交易**  
**Multiple measures from the Budget stimulated transactions in the capital market**

2026年第一季的成交宗數與2025年同期相比有所增加，工廠大廈及寫字樓市場表現暢旺。這季因為2026-2027財政預算案宣佈未來1年不推售一般商業用地，及透過港投公司引導資金投向本地優質商業物業項目，所以刺激寫字樓的成交宗數。

The number of transactions in Q1 2026 increased compared to the same period in 2025. The industrial and office markets performed well. In this quarter, the 2026-2027 budget announced that the Government will not sale general commercial sites in the coming year and will channel funds into high-quality commercial property projects in Hong Kong through HKIC, boosted the number of cases in the office market.

## 矚目成交分析 Prominent Transaction Analysis

1. 上環干諾道西 92-103A 號  
Nos. 92-103A Connaught Road West, Sheung Wan



2. 觀塘開源道 62 號駱駝漆大廈第1-2座地下B01-B03, D01-D02單位  
Factories B01-B03, D01-D02, Camelpaint Building Blocks I-II, No. 62 Hoi Yuen Road, Kwun Tong



## 矚目成交分析 Prominent Transaction Analysis

3. 旺角彌敦道603 – 609A號新興大廈地下11 – 23號舖  
Shop Nos. 11 – 23 at G/F, Sun Hing Building,  
Nos. 603 – 609A Nathan Road, Mong Kok



4. 九龍城沙浦道 30 – 38 號富豪東方酒店  
Regal Oriental Hotel, Nos. 30 - 38 Sa Po Road, Kowloon  
City



## 矚目成交分析 Prominent Transaction Analysis

上環干諾道西 92-103A 號

Nos. 92-103A Connaught Road West, Sheung Wan

香港大學以約HK\$40億元購入上環干諾道西 92-103A 號。物業仍在建築中，總建築面積約 303,351平方呎，呎價約HK\$13,186元。預料買家會將物業用作教學相關用途。

The University of Hong Kong bought the property of Nos. 92-103A Connaught Road West for approximately HK\$4 billion. The property was still in the construction stage and the gross floor area of the property was approximately 303,351 square feet with an average unit rate of approximately HK\$13,186 per square foot. It was estimated that the buyer would use the property for education purpose.



# 矚目成交分析 Prominent Transaction Analysis

## 上環干諾道西 92-103A 號

### Nos. 92-103A Connaught Road West, Sheung Wan

#### 地盤資料 Site Particulars

地址 Address	批約年期 Lease Term	地盤面積 Site Area
上環干諾道西 92-103A 號 Nos. 92-103A Connaught Road West, Sheung Wan	1. 由1899年4月25日起計999年 999 years commencing from 25 April 1899 2. 由1899年4月25日起計999年 999 years commencing from 25 April 1899 3. 由1899年4月26日起計999年 999 years commencing from 26 April 1899 4. 由1899年4月25日起計999年 999 years commencing from 25 April 1899 5. 由1899年4月25日起計999年 999 years commencing from 25 April 1899 6. 由1899年4月25日起計999年 999 years commencing from 25 April 1899 7. 由1899年4月25日起計999年 999 years commencing from 25 April 1899 8. 由1898年7月21日起計999年 999 years commencing from 21 July 1898 9. 由1898年7月21日起計999年 999 years commencing from 21 July 1898 10. 由1898年7月21日起計999年 999 years commencing from 21 July 1898 11. 由1898年7月21日起計999年 999 years commencing from 21 July 1898 12. 由1899年4月25日起計999年 999 years commencing from 25 April 1899 13. 由1899年4月25日起計999年 999 years commencing from 25 April 1899 14. 由1898年7月21日起計999年 999 years commencing from 21 July 1898 15. 由1898年7月21日起計999年 999 years commencing from 21 July 1898	約20,223.5平方呎 /約1,878.8平方米 Approx. 20,223.5 sq. ft./Approx. 1,878.8 sq. m. (來源Source: 規劃申請編號 A/H3/442文件 Planning Application No. A/H3/442 Paper)
地段編號 Lot No.		
1. 海旁地段第398號餘段 Marine Lot No. 398 R.P.		
2. 海旁地段第399號 Marine Lot No. 399		
3. 海旁地段第400號餘段 Marine Lot No. 400 R.P.		
4. 海旁地段第401號A分段 Marine Lot No. 401 s.A		
5. 海旁地段第402號餘段 Marine Lot No. 402 R.P.		
6. 海旁地段第403號餘段 Marine Lot No. 403 R.P.		
7. 海旁地段第404號A分段餘段及第404號餘段 Marine Lot No. 404 s.A R.P. & 404 R.P.		
8. 海旁地段第478號餘段 Marine Lot No. 478 R.P.		
9. 海旁地段第479號A分段及第479號餘段 Marine Lot No. 479 s.A & 479 R.P.		
10. 海旁地段第483號 Marine Lot No. 483		
11. 海旁地段484號A分段及第484號餘段 Marine Lot No. 484 s.A & 484 R.P.		
12. 內地段第2217號 Inland Lot No. 2217		
13. 內地段第2231號餘段 Inland Lot No. 2231 R.P.		
14. 內地段第2963號 Inland Lot No. 2963		
15. 內地段第3035號 Inland Lot No. 3035		

**上環干諾道西 92-103A 號**  
**Nos. 92-103A Connaught Road West, Sheung Wan**

**競爭優勢 Competitive Edges**



- 干諾道西 92-103A 號鄰近港鐵西營盤站，步行三分鐘便可直達，附近亦有巴士站及完善的交通網絡。
- Nos. 92-103A Connaught Road West was close to Sai Ying Pun MTR station and within 3 minutes walking distance. There are also bus stops and a comprehensive transportation network nearby.
- 干諾道西 92-103A 號交通方便，有利業主進行教學相關用途並便利學生在市區的教學設施上課。
- Nos. 92-103A Connaught Road West was easily assessable by transport, which benefited the buyer to use the property for education purpose and students could conveniently attend classes in urban area.

上環干諾道西 92-103A 號

Nos. 92-103A Connaught Road West, Sheung Wan

## 本物業之重建價值 Redevelopment Value

樓層 Floor	用途 Use	最高樓面面積/ Maximum Gross Floor Area (約approximately) (平方米 sq. m.)(平方呎 sq. ft.)	每平方米價 每平方呎價 Unit Rate (HK\$/ sq. m.) (HK\$/ sq. ft.)	總值 Value
地庫至地庫2層 B/F-B2/F	停車位 Car Parking Space	1,878.8 20,223.4	@車位 @CPS 3,675,000	HK\$246,225,000
地下至1樓 G/F-1/F	商舖 Shop 寫字樓大堂 Office Lobby	1,748.8 18,824.1	地下 G/F 322,000 / 29,914.5 1樓 1/F 292,000 / 27,127.5	HK\$1,025,897,520
2樓 2/F	機電層 E & M Floor	-	-	-
3樓至12樓 3/F-12/F 14樓至27樓 14/F-27/F *13樓 *13/F	寫字樓 Office *庇護層 *Refuge Floor	985 10,602.4	269,000 / 24,990.7	HK\$6,203,724,806
發展價值 Gross Development Value				HK\$7,475,847,326
律師費 Legal Fees 市場推廣及佣金 Marketing & Agents Fees				HK\$448,550,839
總發展成本 Total Development Cost				@56,702.7 每平方米價 (HK\$/ sq. m.) @5,267.8 每平方呎價 Unit Rate (HK\$/ sq. ft.) HK\$3,525,000,000
現值 (約) Present Value (Approximately)				

上環干諾道西 92-103A 號之現有價值約為HK\$35億，估值與成交價相約，符合現今市場價格。

Nos. 92-103A Connaught Road West, Sheung Wan was estimated at approximately HK\$3.5 billion, which was similar to the transaction price. The transaction was in line with the current market price.

以上資料及數據摘自規劃申請編號A/H3/442文件。The above information and statistic was sourced from Planning Application No. A/H3/442 Paper.

## 矚目成交分析 Prominent Transaction Analysis

觀塘開源道 62 號駱駝漆大廈第1-2座地下B01-B03, D01-D02單位

Factories B01-B03, D01-D02, G/F, Camelpaint Building Blocks I-II, No. 62 Hoi Yuen Road, Kwun Tong

物業於去年放售時意向價為HK\$9500萬元，是次交易金額為HK\$9280萬元，與意向價相差HK\$220萬元。呎價約HK\$11,283元。物業為大型相連單位並具有長門闊，含有大型租務潛力。The asking price of the properties in 2026 year was HK\$95 million and the consideration of this transaction was HK\$92.8 million and therefore HK\$2.2 million less. The unit rate was approximately HK\$11,283 per square foot. The properties were massive adjacent units with wide frontage, which had huge rental potential.



### 地盤資料 Site Particulars

物業 The Property	地下B01-B03, D01-D02單位 Factories B01-B03, D01-D02, G/F
地址 Address	觀塘開源道 62 號駱駝漆大廈第1-2座 Camelpaint Building Blocks I-II, No. 62 Hoi Yuen Road, Kwun Tong
地段編號 Lot No.	觀塘內地段第72號 Kwun Tong Inland Lot No. 72
批約年期 Lease Term	由1955年7月1日起計21年，可續期21年 21 years renewable for 21 years commencing from 1 July 1955
本物業 實用面積 Saleable Area of the Properties	約 8,224.7平方呎/約764.1平方米 Approx. 8,224.7 sq.ft./ Approx. 764.1 sq. m. (來源Source: 量度自核準建築圖則 Measured from Approved Building Plan)

**觀塘開源道 62 號駱駝漆大廈第1-2座地下B01-B03, D01-D02單位**  
**Factories B01-B03, D01-D02, G/F, Camelpaint Building Blocks I-II, No. 62 Hoi Yuen Road, Kwun Tong**



### 競爭優勢 Competitive Edge

- 駱駝漆大廈鄰近港鐵觀塘站，步行3分鐘便可直達。附近亦有巴士站及完善的交通網絡。
- Camelpaint Building was close to Kwun Tong MTR station and within 3 minutes walking distance. There were also bus stops and a comprehensive transportation network nearby.
- 物業為大型相連單位並具有長門闊，含有大型租務潛力。
- The properties were massive adjacent units with wide frontage and had huge rental potential.

觀塘開源道 62 號駱駝漆大廈第1-2座地下B01-B03, D01-D02單位

Factories B01-B03, D01-D02, G/F, Camelpaint Building Blocks 1&2, No. 62 Hoi Yuen Road, Kwun Tong

本物業之現有價值 Existing Use Value						
地下 G/F	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	
B01	107.6	1,158.2	@133,644	@12,415.9	HK\$14,380,094	
B02	169.4	1,823.4	@125,672	@11,675.3	HK\$21,288,803	
B03	233.0	2,508.0	@117,467	@10,913.1	HK\$27,369,904	
D01	143.6	1,545.7	@129,000	@11,984.5	HK\$18,524,400	
D02	110.5	1,189.4	@133,270	@12,381.2	HK\$14,726,324	
合計(約) Total (Approx.)	764.1	8,224.7	-	-	約HK\$96,300,000.0	

觀塘開源道 62 號駱駝漆大廈第1-2座地下B01-B03, D01-D02單位之現有價值約為HK\$9630萬，估值與成交價相約，符合現今市場價格。

Factories B01-B03, D01-D02, G/F, Camelpaint Building Blocks 1&2, No. 62 Hoi Yuen Road, Kwun Tong was estimated at approximately HK\$96.3 million, which was similar to the transaction price. The transaction was in line with the current market price.

## 矚目成交分析 Prominent Transaction Analysis

**旺角彌敦道603 – 609A號新興大廈地下11 – 23號舖**  
**Shop Nos. 11 – 23 at G/F, Sun Hing Building,**  
**Nos. 603 – 609A Nathan Road, Mong Kok**

億潤集團有限公司斥資約HK\$1.23億購入旺角彌敦道603至609A號新興大廈地下11 - 23號舖，實用面積共約4,402.4平方呎，平均呎價27,939元。

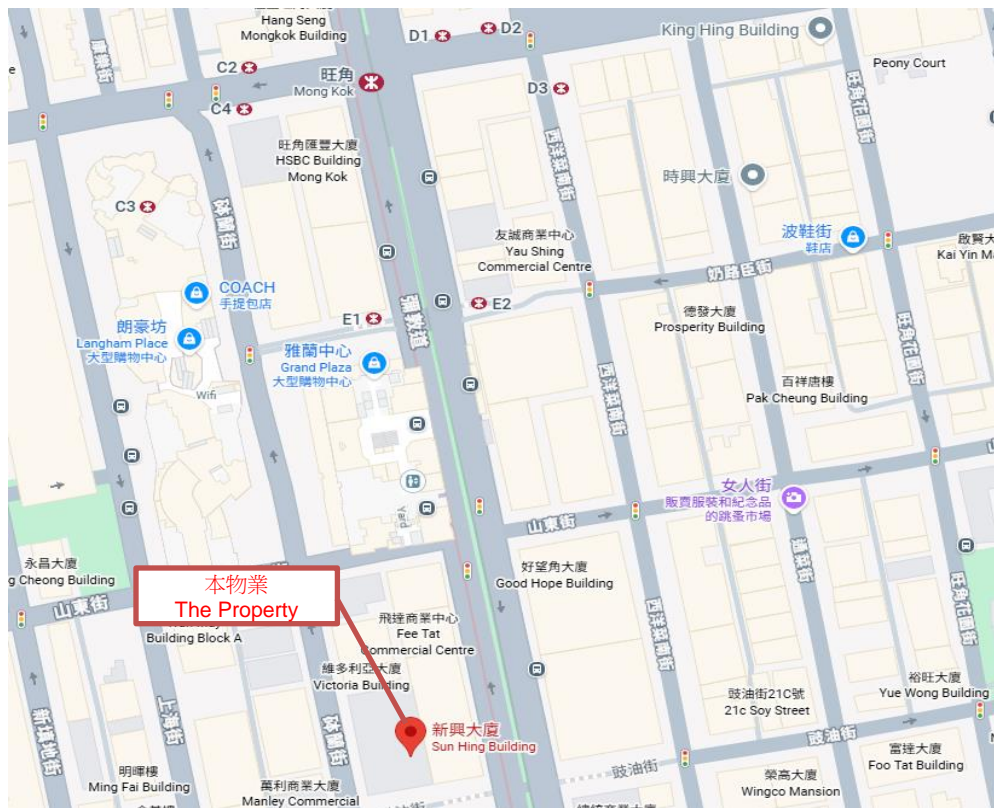
Billion Well Holdings Limited bought the Shop Nos. 11 – 23 at G/F, Sun Hing Building, Nos. 603 – 609A Nathan Road, Mong Kok for approximately HK\$123 million. The saleable areas of the properties were approximately 4,402.4 square feet with a unit rate of approximately HK\$27,939 per square foot.



### 地盤資料 Site Particulars

物業 The Properties	新興大廈 地下11 – 23 號舖 Sun Hing Building Shop Nos. 11 – 23 at G/F
地址 Address	旺角彌敦道 603 – 609A 號 Nos. 603 – 609A Nathan Road, Mong Kok
地段編號 Lot No.	九龍內地段第 7983 號 Kowloon Inland Lot No. 7983
批約年期 Lease Term	年期為 137 年 · 由 1895 年 10 月 28 日起計 A term of one hundred and thirty- seven years from the 28 <sup>th</sup> day of October 1895
本物業 實用面積 Saleable Area of the Properties	約 4,402.4 平方呎 / 約 409.0 平方米 Approx. 4,402.4 sq. ft. / Approx. 409.0 sq. m. (來源Source: 量度自核準建築圖 Measurement from approved Building Plans)

**旺角彌敦道603至609A號新興大廈地下11 - 23號舖**  
**Shop Nos. 11 – 23 at G/F, Sun Hing Building,**  
**Nos. 603 – 609A Nathan Road, Mong Kok**



### 競爭優勢 Competitive Edges

- 新興大廈地下11 - 23號舖鄰近旺角港鐵站，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 Nos. 11 – 23 at G/F, Sun Hing Building was close to Mong Kok MTR station and within 2 minutes walking distance. There were also bus stops and a comprehensive transportation network nearby.
- 該舖坐擁多個出入口，一邊向彌敦道，人流極旺，另一邊向波油街和砵蘭街，有利用作餐飲場用途。
- The shops had several entrances: one was facing Nathan Road which had a high pedestrian flow, and the others were facing Soy Street and Portland Street. The shops were excellent for food & beverage use.

旺角彌敦道603至609A號 - 新興大廈地下11 - 23號舖

Shop Nos. 11 - 23 at G/F, Sun Hing Building, Nos. 603 - 609A Nathan Road, Mong Kok

## 本物業之現有價值 Existing Use Value

地下 G/F	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
No. 11	店舖 Shop	50.8	547.0	@290,758	@27,012	HK\$14,774,527
No. 12		55.8	600.8	@288,255	@26,780	HK\$16,090,003
No. 13		31.2	335.9	@300,559	@27,923	HK\$9,380,605
No. 14		27.7	298.1	@302,315	@28,086	HK\$8,373,737
No. 15		30.5	328.2	@300,918	@27,956	HK\$9,175,865
No. 16		28.0	301.6	@302,155	@28,071	HK\$8,466,081
No. 17		20.9	225.4	@305,695	@28,400	HK\$6,400,800
No. 18		32.3	348.0	@300,000	@27,871	HK\$9,698,871
No. 19		27.5	295.5	@302,436	@28,097	HK\$8,304,072
No. 20		28.1	302.6	@302,110	@28,067	HK\$8,492,011
No. 21		28.7	308.9	@301,815	@28,039	HK\$8,662,048
No. 22		28.3	304.7	@302,010	@28,058	HK\$8,549,659
No. 23		19.1	206.1	@306,593	@28,483	HK\$5,869,318
合計 (約) Total (Approx.)		409.0	4,402.9			約HK\$122,000,000

旺角彌敦道603至609A號 - 新興大廈地下11 - 23號舖之現有價值約為HK\$1.22億與成交價相約，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 Nos. 11 - 23 at G/F, Sun Hing Building, Nos. 603 - 609A Nathan Road, Mong Kok were about HK\$122 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

九龍城沙浦道 30 – 38 號富豪東方酒店

Regal Oriental Hotel, Nos. 30 - 38 Sa Po Road, Kowloon City

中原投資斥資約HK\$15.18億元買入富豪東方酒店，總建築面積約292,072平方呎，呎價約HK\$5,197。該幢酒店提供約494間客房，平均每間客房作價約307萬元。該酒店預計會改裝作學生宿舍。

Centaline Investment bought the Regal Oriental Hotel for approximately HK\$1.518 billion. The gross floor area of the property was approximately 292,071.61 square feet and the average unit rate was about HK\$5,197 per square foot. The hotel has 494 rooms where the cost was about HK\$3,070,000 per room. The property will then be converted into student hostel use.



### 地盤資料 Site Particulars

物業 The Property	富豪東方酒店 Regal Oriental Hotel
地址 Address	九龍城沙浦道 30 – 38 號 Nos. 30 - 38 Sa Po Road, Kowloon City
地段編號 Lot No.	新九龍內地段第 5754 號 New Kowloon Inland Lot No. 5754
批約年期 Lease Term	年期為 99 年 · 由 1898 年 7 月 1 日起計 A term of ninety-nine years from the 1st day of July 1898
本物業總建築面積 Total GFA of the Property	約 229,071.61 平方呎 / 21,281.45 平方米 Approx. 229,071.61 sq. ft. / 21,281.45 sq. m. (來源Source: 核準建築圖則 Approved Building Plan)

## 九龍城沙浦道 30 - 38 號富豪東方酒店 Regal Oriental Hotel, Nos. 30 - 38 Sa Po Road, Kowloon City

### 競爭優勢 Competitive Edges

- 富豪東方酒店鄰近港鐵宋皇臺站和啟德站，步行14 - 18分鐘便可直達。附近亦有巴士站及完善的交通網絡。
- Regal Oriental Hotel is close to Sung Wong Toi and Kai Tak MTR station and within a 14 to 18-minute walking distance. There were also bus stops and a comprehensive transportation network nearby.
- 富豪東方酒店鄰近香港城市大學和香港浸會大學，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。
- As Regal Oriental Hotel is close to City University of Hong Kong and Hong Kong Baptist University, it has potential for conversion of a student hostel under the Hostels in the City Scheme. Students would prefer to stay in Regal Oriental Hotel for its close proximity.



九龍城沙浦道 30 – 38 號富豪東方酒店

Nos. 30 - 38 Sa Po Road, Kowloon City - Regal Oriental Hotel

## 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\$226,203,944
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\$117,626,050
減: 差餉 Less: Rates		HK\$2,639,046
減:其他 Less: Others		HK\$45,240,789
減:折舊 Less: Depreciation		HK\$7,917,138
每年租金 Annual Rent		HK\$52,780,921
所有店舖預計價值 All Shop Project Values		HK\$143,000,000 (@HKD\$159,438 sq. m. / HKD\$14,812 sq. ft.)
回報率 Yield		4.0%
合計(約) Total (Approx.)	酒店預計價值 Projected Hotel Value	約HK\$1,500,000,000

假設(基於市場現況分析)

Assumptions (based on current market conditions)

1. Occupancy Rate: 入住率	90.0%	(參考香港旅遊發展局2026年酒店入住率報告 Reference to HKTb Hotel Room Occupancy Report – 2026)
2. Average Price per Room: 平均房價	HK\$960	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	494	
9. Depreciation: 折舊	3.5%	of Total Department Revenues 總收入之3.5%
10. Yield: 利潤	4.0%	

九龍城沙浦道 30 – 38 號 - 富豪東方酒店之現有價值約為 HK\$15億 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. 30 - 38 Sa Po Road, Kowloon City - Regal Oriental Hotel was about HK\$1.5 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 plans.



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