



SEP
2020

市況分析

本地疫情在月中過後有明顯好轉跡象，但政府仍然延長「限聚令」和「停業令」至月尾。持續了大半年的抗疫措施除了為市民日常生活帶來不便，更進一步削弱了香港的營商環境和投資氣氛。不過，早前政府因急於促進經濟復甦，過早放寬限令，導致第三波疫情規模更廣，而目前香港的疫情再處於相似的情況，政府的決策攸關重要，若重蹈覆轍，將會令困境無了期延長，這對市民和企業都是雪上加霜。另一方面，由於疫情嚴重打擊工商舖市場，金管局於8月下旬宣布放寬非住宅物業按揭成數至五成，措施令買家財務更具彈性，有助刺激用家入市意欲，只是對整體價格依舊缺乏支持。可惜現時市場對寫字樓需求減少，加上措施力度不大，預料為市場帶來的正面影響有限，但整體成交量仍會輕微上升。

港島區

中資企業憧憬未來市場走勢，積極購入優質物業。其中，福建力源集團或相關人士以約4.6億元購入位於銅鑼灣的香港珀麗尚品酒店全幢，涉及樓面約31,156平方呎，平均呎價約14,764元，成交價較早前業主叫價低約三成半。

港島區寫字樓買賣成交量維持在約19宗左右水平，平均呎價則維持跌勢，較上月再下調整約18%。月內主要成交集中在灣仔及上環，其中新銀集團中心中層全層連2個車位以約1.22億元易手，寫字樓面積約7,388平方呎，平均呎價約16,500元。上環方面，海港商業大廈中層全層以約2,000萬元成交，涉及樓面約2,200平方呎，平均呎價約9,091元。

港島區寫字樓平均租金向下調整約10%，成交量在缺乏支持下進一步減少約19%。更有部分核心區商廈表現極端，其中遠東金融中心低層03室以呎租約48元租出，是該廈6年來的新低。力寶中心2座高層02室獲一家律師行以呎租約50元承租，涉及樓面約2,648平方呎。中環方面，永恆大廈高層全層以呎租約34元租予一家兒童治療中心，面積約2,085平方呎。

九龍區

中美交惡更令香港經濟前景蒙上陰霾，美國亦展開對香港的「制裁」行動，包括要求將從香港出口到美國的貨物產地必須標明為中國，令一些紮根香港的製造和進出口行業大受打擊。其中，尖沙咀作為傳統進出口貿易行業集中地，目前區內寫字樓租金已跌至年內最低，相關行動可能會進一步拖累市場對該區寫字樓的需求。

九龍區寫字樓買賣成交量升價跌，其中葵涌K83高層3層全層連10個車位以約1.83億元成交，涉及樓面約15,276平方呎，平均呎價約12,000元。翻查紀錄，原業主於2018年購入相關物業，連同8.5%雙倍印花稅，當時造價約2.55億元，是次成交賬面蝕約7,200萬元，蝕幅高達約28%，相信是今年工商舖市場暫時最大宗的蝕讓成交。

與買賣走勢一致，九龍區寫字樓租賃市場同樣量升價跌，但月內仍錄得不少較大樓面的租賃個案，其中觀塘俊匯中心中層全層以呎租約18元租出，涉及樓面約11,875平方呎，但租金回落至2015年水平。尖沙咀方面，星光行低層15室獲一家投資公司以呎租約40元承租，面積約878平方呎，屬該廈年內租金較高的租賃個案。另外，力寶太陽廣場高層02室以呎租約33元租出，新租客為一家會計顧問有限公司。

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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金鐘海富分行

香港金鐘夏道18號
海富中心第1座13樓1301室
電話：2810 0099

金鐘統一中心分行

香港金鐘金鐘道95號
統一中心2樓2038號舖
電話：2845 3118

金鐘力寶分行

香港金鐘金鐘道89號
力寶中心1座41樓4101室
電話：2810 4999

尖沙咀中心分行

九龍尖沙咀麼地道66號
尖沙咀中心東翼7樓708-711及714B室
電話：2721 8788

尖沙咀東海分行

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

觀塘創紀之城分行

九龍觀塘道418號
創紀之城5期東亞銀行中心19樓1及16室
電話：(一區)2388 1822 (二區)2760 1283

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2020年8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	北角	北角城中心	高層	1,469(G)	\$13,950,000	@9,496
	上環	豐樂商業大廈	高層	1,085(G)	\$10,307,500	@9,500
	灣仔	新銀集團中心	中層	7,388(G)	\$121,902,000	@16,500
	西區	西區中心大廈	中層	1,030(G)	\$9,000,000	@8,738
	黃竹坑	W50	中層	568(G)	\$6,480,000	@11,408
九龍	佐敦	興富中心	高層	561(G)	\$6,250,000	@11,141
	九龍灣	其士商業中心	中層	2,234(G)	\$18,542,200	@8,300
	九龍灣	南豐商業中心	高層	1,187(G)	\$6,000,000	@5,055
	尖沙咀中部	世紀商業大廈	高層	2,416(G)	\$26,000,000	@10,762
	尖沙咀東部	康宏廣場	中層	2,842(G)	\$36,377,600	@12,800

2020年8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\$)	平均呎租 (約港幣\$)
港島	金鐘	遠東金融中心	低層	10,800(G)	\$950,400	@88
	中環	中環中心	低層	2,487(G)	\$174,090	@70
	中環	環球大廈	高層	2,472(G)	\$163,152	@66
	上環	中遠大廈	中層	2,052(G)	\$123,120	@60
	灣仔	會展廣場辦公大樓	低層	1,254(G)	\$56,430	@45
九龍	長沙灣	億京廣場	中層	4,049(G)	\$113,372	@28
	九龍灣	國際交易中心	中層	1,283(G)	\$35,924	@28
	觀塘	電訊一代廣場	高層	740(G)^	\$20,720	@28
	尖沙咀東部	東海商業中心	中層	836(G)	\$31,768	@38
	尖沙咀西部	星光行	高層	3,054(G)	\$119,106	@39

2020年8月大手租務

地區		物業	樓層	面積 (約平方呎)	租客名稱 / 機構 / 行業
港島	中環	交易廣場2座	高層	3,385	美國會
	魚涌	英皇道625號	高層	11,821	保險業監管局
九龍	觀塘	創紀之城1期1座	多層	30,321	富衛人壽保險(百慕達)有限公司
	尖沙咀	鐵路大廈	中層	10,880	Branford Limited

2020年8月主要全幢物業成交

物業	總樓面面積 (約平方呎)	成交金額 / 平均呎價 (約港幣\$)	備註
Peak Castle	145,394	\$1,800,000,000/12,380	物業位處長沙灣青山道，周遭住宅及商業大廈林立，人流穩定，為長沙灣區內最繁盛的地段之一。物業樓高23層，大廈地下設有寫字樓入口大堂、商舖及車位，1樓至22樓則為寫字樓。此外，交通配套完善，物業附近設有多條巴士、小巴路線，加上港鐵荔枝角站近在咫尺，往來港九各區均快捷方便。
Sml Tower	148,682	\$1,500,000,000/10,089	物業位於觀塘海濱道，毗鄰觀塘海旁，大部份樓層可享有永久全海景，而物業亦鄰近郵輪碼頭及旅遊中心。受惠於政府活化工廈政策，大廈已改建成一幢辦公室大廈，准許用途包括辦公室、食肆、商舖及服務業。現時大廈地下用作入口大堂及停車場；1樓為停車場；2樓至3樓及5樓至19樓為辦公室；而4樓則用作商舖及服務業。此外，區內交通網絡亦甚為完善，由物業步行前往港鐵牛頭角站亦只需約5分鐘，往返各區極為便捷。
香港珀麗尚品酒店	31,156	\$460,000,000/14,764	物業座落於銅鑼灣，是本港最熱鬧的購物、飲食、娛樂及商務中心，地理位置方便優越。物業現為一樓高29層之酒店，地下設為入口大堂；1樓為餐廳；2樓為後勤設施；3樓為機房；4樓為平台花園；5樓至28樓為酒店客房；5樓至27樓每層設有4個客房，28樓則設有2個套房，提供酒店房間及套房共94個。另外，物業交通方便，港鐵銅鑼灣站亦咫尺可及；前往中環核心商業區亦只需數分鐘車程，前往各區皆方便快捷。

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。



主要商廈之價格指標

地區		物業	2020年第三季 平均叫價	2019全年 平均成交價	2018年全年 平均成交價	2017年全年 平均成交價	2016年全年 平均成交價
			每平方呎 (約港幣\$)				
港島	上環	中遠大廈	\$32,250	\$28,339	\$37,000	\$30,448	\$27,401
	上環	信德中心	\$35,735	\$33,647	\$32,849	\$28,817	\$22,260
	中環	皇后大道中九號	\$52,282	-	\$53,591	\$35,852	\$27,409
	金鐘	力寶中心	\$34,940	\$34,556	\$38,631	\$29,178	\$22,955
	金鐘	美國銀行中心	\$49,055	\$50,541	\$48,062	\$33,963	\$30,062
	灣仔	會展廣場辦公大樓	\$45,874	\$36,324	\$44,829	\$31,847	\$28,240
	銅鑼灣	東角中心	-	-	\$21,362	\$20,144	\$19,300
九龍	北角	港運大廈	\$19,833	\$19,912	-	\$14,562	-
	尖東	康宏廣場	\$19,274	\$15,418	\$15,663	\$14,971	\$13,195
	尖西	星光行 (海景單位)	\$22,280	\$21,185	\$19,771	\$15,276	\$12,140
	尖西	力寶太陽廣場	\$20,778	\$18,995	\$20,249	\$15,930	\$13,496
	旺角	旺角中心	\$27,089	\$27,725	\$28,715	\$20,296	-
	九龍灣	企業廣場三期	\$13,579	-	\$16,734	\$11,944	\$9,107
	九龍灣	億京中心	\$14,325	\$13,279	\$12,246	\$11,830	\$10,880
	觀塘	萬兆豐中心	\$13,591	\$14,325	\$12,990	\$10,308	\$11,019
	觀塘	皇廷廣場	\$12,186	\$11,083	\$12,644	\$9,724	\$7,959
	觀塘	東瀛遊廣場	\$11,184	\$9,150	-	\$9,890	\$7,500

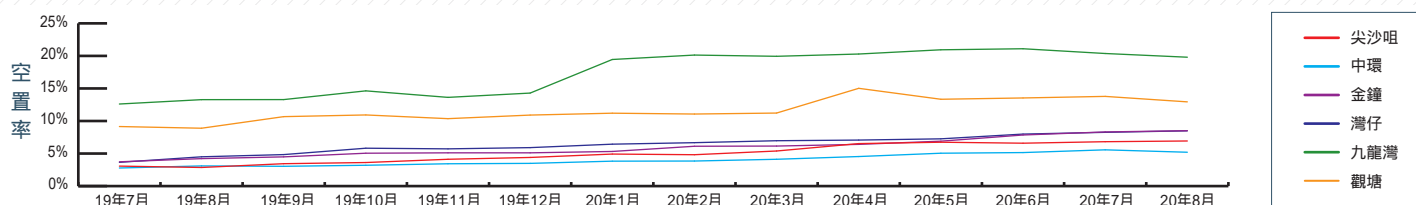
主要商廈之租金指標

地區		物業	2020年第三季 平均叫租	2019全年 平均租金	2018年全年 平均租金	2017年全年 平均租金	2016年全年 平均租金
			每平方呎 (約港幣\$)				
港島	中環	國際金融中心	\$189	\$200	\$194	\$176	\$143
	中環	交易廣場	\$172	\$174	\$160	\$158	\$148
	中環	告羅士打大廈	\$135	\$151	\$148	\$137	\$138
	中環	公爵大廈	\$140	\$120	\$152	\$144	-
	中環	太子大廈	\$119	\$140	\$136	\$134	\$118
	中環	長江集團中心	\$157	\$193	\$156	\$143	\$154
	金鐘	太古廣場	\$125	\$136	\$133	\$121	\$118
	灣仔	新鴻基中心	\$64	\$74	\$75	\$71	\$66
	灣仔	鷹君中心	\$66	\$77	\$68	\$72	\$68
	銅鑼灣	時代廣場	\$65	\$75	\$79	\$60	\$59
九龍	銅鑼灣	利園一期	\$78	\$89	\$72	\$75	\$73
	尖西	中港城	\$39	\$37	\$36	\$33	\$33
	尖西	海洋中心	\$40	\$44	\$45	\$44	\$44
	尖西	港威大廈	\$57	\$61	\$57	\$56	\$52
	尖西	北京道一號	\$75	\$82	\$73	\$68	\$71
	尖中	美麗華廣場A座	\$53	\$62	\$56	\$50	\$48
	尖東	帝國中心	\$44	\$46	\$46	\$41	\$41
	尖東	尖沙咀中心	\$46	\$48	\$47	\$43	\$42
	旺角	朗豪坊	\$54	\$57	\$52	\$47	\$46
	九龍灣	國際交易中心	\$27	\$30	\$29	\$30	\$27
	九龍灣	企業廣場三期	\$24	\$27	\$28	\$27	\$36
	觀塘	創紀之城五期	\$40	\$40	\$40	\$38	\$32
	觀塘	宏利金融中心	\$32	\$28	\$31	\$32	\$30

* 價格/租金指標以截至8月31日之現時放盤平均值為準，並可隨市場而變動

* 「-」表示該季度無成交/叫價紀錄

甲級商廈區域空置率





港島區寫字樓租 / 售精選 Hong Kong Offices For Lease / Sale

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金鐘 Admiralty

海富中心一期 Admiralty Centre Tower 1

約6,565呎
Approx. 6,565 sq. ft.
金鐘名廈 港鐵上蓋
Atop MTR, High Floor

售Sale@28,000

N:806HBV



中環 Central

皇后大道中九號 Nine Queen's Road Central

約2,199呎
Approx. 2,199 sq. ft.
中環甲級 交吉
Quality Grade A Building, Vacant Possession

售Sale@48,000
租Lease@50餘up

N:733ZSK



中環 Central

中環中心 The Center

約1,625 / 2,487呎
Approx. 1,625 / 2,487 sq. ft.
中環甲級 氣派大堂
Quality Grade A Building, Grand Lobby

租Lease@60

N:259JHL



上環 Sheung Wan

皇后大道中181號 181 Queen's Road Central

約15,451呎
Approx. 15,451 sq. ft.
港鐵上蓋 華麗大堂 優質管理
Atop MTR, Luxurious Lobby

租Lease@40餘起up

N:045LAH



上環 Sheung Wan

信德中心招商局大廈 Shun Tak Centre, China Merchants Tower

約6,223呎
Approx. 6,223 sq. ft.
遠望山景及海景
Mountain View & Sea View

售Sale@25,000

N:029DDP



灣仔 Wan Chai

鷹君中心 Great Eagle Centre

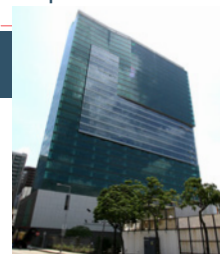
約5,826呎
Approx. 5,826 sq. ft.
正位 海景 靚裝修
Facing Lift Lobby, Sea View, Fully Fitted

租Lease@50餘up

N:198DGW

九龍區寫字樓租 / 售精選 Kowloon Offices For Lease / Sale

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九龍灣 Kowloon Bay

億京中心 Billion Centre - Tower B

約12,678呎
Approx. 12,678 sq. ft.
高層海景甲廈連5車位 可轉讓公司股權
High Floor with 5 c/ps, Company Share Transfer

售Sale@12,000

N:795LQG



九龍灣 Kowloon Bay

企業廣場三期 Enterprise Square Three

約15,900呎
Approx. 15,900 sq. ft.
圍海雙景甲廈
Seaview & Garden View, Grade A Office

售Sale@11,000餘up

N:752KOG



觀塘 Kwun Tong

宏基資本大廈 Rykadan Capital Tower

約12,195呎
Approx. 12,195 sq. ft.
全海甲廈 可轉讓公司股權
Full Seaview, Company Share Transfer

售Sale@13,000餘up

N:118ZVM



尖沙咀東部 TST E

康宏廣場 Concordia Plaza

約27,928呎
Approx. 27,928 sq. ft.
高層海景 可轉讓公司股權
High Floor Seaview, Company Share Transfer

售Sale@16,000

N:482KKZ



尖沙咀東部 TST E

新東海商業中心 New East Ocean Centre

約3,567呎
Approx. 3,567 sq. ft.
間隔四正 交吉即用
Practical Layout, Vacant Possession

售Sale@10,500

N:708MTO



尖沙咀東部 TST E

永安廣場 Wing On Plaza

約4,070呎
Approx. 4,070 sq. ft.
港鐵站旁
Nearby MTR Station

售Sale@9,000餘up

N:952OEL

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.

N:物業編號 Property Number 廣告日期 Advertisement Date : 10/9/2020
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.



中環中心39樓

中環皇后大道中99號

39/F, The Center, 99 Queen's Road Central, Central

單位建築面積由約 1,841 至 3,140 平方呎
Unit GFA to sq ft approx.

售 @40,000 餘起
Sale up

N: TC39



介紹影片
Introduction Video

黃先生 Mr. Patrick Wong (E-053344) **9495 9716**

蔡先生 Mr. Lewis Choy (E-148217) **9492 8322**

麥小姐 Ms. Salome Mak (E-144769) **9226 0236**

何小姐 Ms. Louise Ho (E-034589) **9018 3008**

獨家租賃代理 Sole Agent for Lease

中環德輔道中19號
19 Des Voeux Road Central, Central

環球大廈26樓全層

Whole of 26/F, World-Wide House

建築面積約 10,383 平方呎
GFA sq ft approx.

進駐中環核心地標
The landmark of Central

特惠租金 驚喜條款
Special leasing price and conditions



介紹影片
Introduction Video

N: 241GQO

Ms. Elaine Fung (E-013430)

Mr. Daniel Siu (E-335951)

馮小姐 **9261 0489** 蕭先生 **9633 0335**

承業主命 公開招標出售 (截標前售出或收回除外)
By Order of the Owner For Sale by Public Tender (Unless Previously Sold or Withdrawn)

截標日期: 2020年10月14日(星期三)中午12時正 Tender Closing Date: 14 Oct 2020 (Wed) 12:00nn

中僑商業大廈 8樓全層

The Whole of 8/F,
Chung Kiu Commercial Building

旺角山東街47-51號
47-51 Shantung Street, Mong Kok

建築面積約 6,254 平方呎
GFA sq ft approx.



影片介紹
Introduction Video

N: 242XLF

Ms. Karen Chan (S-392243)

Mr. Ray Chau (E-057144)

陳小姐 **9509 5014** 周先生 **9276 7076**

疫市慳租全攻略

Tips on how to save your office rental cost during a pandemic

- ✓ 更少價錢, 同樣享受!
- ✓ 五個地點任你行!
- ✓ 一個價錢全包!
- ✓ 不再受長約掣肘!
- ✓ 更多生意機會!
- ✓ Enjoy the same services & amenities whilst paying less!
- ✓ 24/7 access to 5 locations!
- ✓ All-inclusive price!
- ✓ Flexible contractual period!
- ✓ New business opportunities!

N: TheDesk

圖片為現場實景
Photo is actual view



介紹影片
Introduction Video

中原專享會員優惠
Centaline Exclusive Member Benefits

2810 4999

承業主命 公開招標出售 (截標前售出或收回除外)
By Order of the Owner For Sale by Public Tender (Unless Previously Sold or Withdrawn)

截標日期: 2020年10月20日(星期二)中午12時正 Tender Closing Date: 20 Oct 2020 (Tue) 12:00nn

九龍上海街339-345號全幢

Whole Block, 339-345 Shanghai Street, Kowloon

地下建築面積約 2,040 平方呎
G/F GFA sq ft approx.

地盤面積約 2,443 平方呎
Site Area sq ft approx.

重建或長線收租

精明智選

Great choice for redevelopment or long term leasing

Ms. May Wu (E-025617)

Ms. Sarah Lau (E-195327)

胡小姐 **9256 1128** 劉小姐 **9279 3662**

銅鑼灣核心區綜合商務樓出租

CBD Commercial Complex FOR LEASE IN CAUSEWAY BAY

永光商業大廈 Circle Plaza

軒尼詩道499號
499 Hennessy Road

每層建築面積約 1,300 平方呎
Each Floor GFA sq ft approx.

永光中心 Circle Tower

登龍街28號
28 Tang Lung Street

每層建築面積約 2,045 平方呎
Each Floor GFA sq ft approx.



影片介紹
Introduction Video



影片介紹
Introduction Video

N: Circle Plaza

N: Circle Tower

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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重要事項: 本廣告內部份圖像純屬畫家構想, 可能經電腦修飾及不按比例繪畫; 買家如欲了解樓盤詳情, 應參閱相關資料並往實地考察。Important note: Some images shown in this advertisement represent the artist's impression of the development only. Purchasers are advised to conduct on-site inspection and refer to corresponding property information for details of the project.



Price Indicators of Target Buildings

District		Property	2020 Q3	2019	2018	2017	2016
			Asking Price (Approx. HK\$ psf.)	Average Price (Approx. HK\$ psf.)			
Hong Kong Island	Sheung Wan	Cosco Tower	\$32,250	\$28,339	\$37,000	\$30,448	\$27,401
	Sheung Wan	Shun Tak Centre	\$35,735	\$33,647	\$32,849	\$28,817	\$22,260
	Central	Nine Queen's Road Central	\$52,282	-	\$53,591	\$35,852	\$27,409
	Admiralty	Lippo Centre	\$34,940	\$34,556	\$38,631	\$29,178	\$22,955
	Admiralty	Bank of America Tower	\$49,055	\$50,541	\$48,062	\$33,963	\$30,062
	Wan Chai	Office Tower - Convention Plaza	\$45,874	\$36,324	\$44,829	\$31,847	\$28,240
	Causeway Bay	East Point Centre	-	-	\$21,362	\$20,144	\$19,300
	North Point	Island Place Tower	\$19,833	\$19,912	-	\$14,562	-
Kowloon	TSTE	Concordia Plaza	\$19,274	\$15,418	\$15,663	\$14,971	\$13,195
	TSTW	Star House (Sea View)	\$22,280	\$21,185	\$19,771	\$15,276	\$12,140
	TSTW	Lippo Sun Plaza	\$20,778	\$18,995	\$20,249	\$15,930	\$13,496
	Mong Kok	Argyle Centre	\$27,089	\$27,725	\$28,715	\$20,296	-
	Kowloon Bay	Enterprise Square Three	\$13,579	-	\$16,734	\$11,944	\$9,107
	Kowloon Bay	Billion Centre	\$14,325	\$13,279	\$12,246	\$11,830	\$10,880
	Kwun Tong	MG Tower	\$13,591	\$14,325	\$12,990	\$10,308	\$11,019
	Kwun Tong	King Palace Plaza	\$12,186	\$11,083	\$12,644	\$9,724	\$7,959
	Kwun Tong	EGL Tower	\$11,184	\$9,150	-	\$9,890	\$7,500

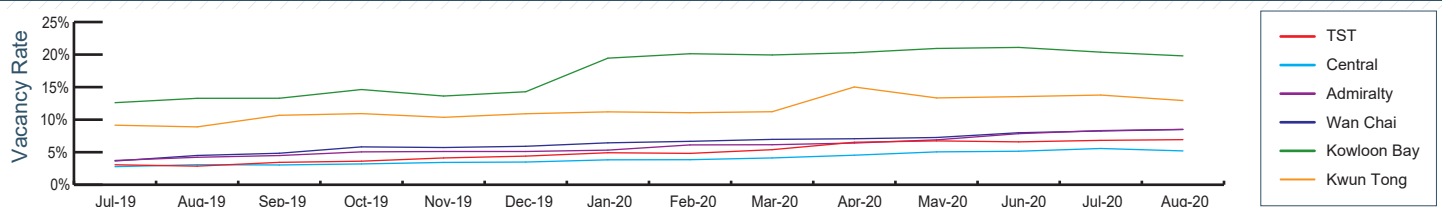
Rental Indicators of Target Buildings

District		Property	2020 Q3	2019	2018	2017	2016
			Asking Rent (Approx. HK\$ psf.)	Average Rent (Approx. HK\$ psf.)			
Hong Kong Island	Central	International Finance Centre	\$189	\$200	\$194	\$176	\$143
	Central	Exchange Square	\$172	\$174	\$160	\$158	\$148
	Central	Gloucester Tower	\$135	\$151	\$148	\$137	\$138
	Central	Edinburgh Tower	\$140	\$120	\$152	\$144	-
	Central	Prince's Building	\$119	\$140	\$136	\$134	\$118
	Central	Cheung Kong Centre	\$157	\$193	\$156	\$143	\$154
	Admiralty	Pacific Place	\$125	\$136	\$133	\$121	\$118
	Wan Chai	Sun Hung Kai Centre	\$64	\$74	\$75	\$71	\$66
	Wan Chai	Great Eagle Centre	\$66	\$77	\$68	\$72	\$68
	Causeway Bay	Times Square	\$65	\$75	\$79	\$60	\$59
Causeway Bay	Lee Garden One	\$78	\$89	\$72	\$75	\$73	
Kowloon	TSTW	China HK City	\$39	\$37	\$36	\$33	\$33
	TSTW	Ocean Centre	\$40	\$44	\$45	\$44	\$44
	TSTW	The Gateway	\$57	\$61	\$57	\$56	\$52
	TSTW	One Peking	\$75	\$82	\$73	\$68	\$71
	TSTC	Mira Place Tower A	\$53	\$62	\$56	\$50	\$48
	TSTE	Empire Centre	\$44	\$46	\$46	\$41	\$41
	TSTE	Tsim Sha Tsui Centre	\$46	\$48	\$47	\$43	\$42
	Mong Kok	Langham Place	\$54	\$57	\$52	\$47	\$46
	Kowloon Bay	Exchange Tower	\$27	\$30	\$29	\$30	\$27
	Kowloon Bay	Enterprise Square Three	\$24	\$27	\$28	\$27	\$36
	Kwun Tong	Millennium City Phase 5	\$40	\$40	\$40	\$38	\$32
Kwun Tong	Manulife Financial Centre	\$32	\$28	\$31	\$32	\$30	

* Price/Rental indicator refers to the information as at 31 Aug and it may vary by the market

** - "means no transaction /price or rental asking in the period

Vacancy of Grade-A Office in Major Districts



Significant Sales Transactions, Aug 2020

	District	Property	Floor	Area (Approx. sq. ft.)	Consideration (Approx. HK\$)	Unit Rate (Approx. HK\$)
Hong Kong Island	North Point	Fortress Tower	High	1,469(G)	\$13,950,000	@9,496
	Sheung Wan	Fung Lok Commercial Building	High	1,085(G)	\$10,307,500	@9,500
	Wan Chai	The Sun's Group Centre	Mid	7,388(G)	\$121,902,000	@16,500
	Western	Western Centre	Mid	1,030(G)	\$9,000,000	@8,738
	Wong Chuk Hang	W50	Mid	568(G)	\$6,480,000	@11,408
Kowloon	Jordan	Rightful Centre	High	561(G)	\$6,250,000	@11,141
	Kowloon Bay	Chevalier Commercial Centre	Mid	2,234(G)	\$18,542,200	@8,300
	Kowloon Bay	Nan Fung Commercial Centre	High	1,187(G)	\$6,000,000	@5,055
	TST Central	Century House	High	2,416(G)	\$26,000,000	@10,762
	TST East	Concordia Plaza	Mid	2,842(G)	\$36,377,600	@12,800

Significant Leasing Transactions, Aug 2020

	District	Property	Floor	Area (Approx. sq. ft.)	Monthly Rental (Approx. HK\$)	Unit Rate (Approx. HK\$)
Hong Kong Island	Admiralty	Far East Finance Centre	Low	10,800(G)	\$950,400	@88
	Central	The Center	Low	2,487(G)	\$174,090	@70
	Central	World-Wide House	High	2,472(G)	\$163,152	@66
	Sheung Wan	Cosco Tower	Mid	2,052(G)	\$123,120	@60
	Wan Chai	Office Tower - Convention Plaza	Low	1,254(G)	\$56,430	@45
Kowloon	Cheung Sha Wan	Billion Plaza	Mid	4,049(G)	\$113,372	@28
	Kowloon Bay	Exchange Tower	Mid	1,283(G)	\$35,924	@28
	Kwun Tong	TG Place	High	740(G)^	\$20,720	@28
	TST East	East Ocean Centre	Mid	836(G)	\$31,768	@38
	TST West	Star House	High	3,054(G)	\$119,106	@39

Notable Leasing Cases, Aug 2020

	District	Property	Floor	Area (Approx. sq. ft.)	Tenant / Institutions
Hong Kong Island	Central	Two Exchange Square	High	3,385	The American Club Hong Kong
	Quarry Bay	625 King's Road	High	11,821	Insurance Authority
Kowloon	Kwun Tong	Millennium City Phase 1, Tower 1	Lot	30,321	FWD Life Insurance Company (Bermuda) Limited
	Tsim Sha Tsui	Railway Plaza	Mid	10,880	Branford Limited

Sales transaction of WB Property, Aug 2020

The Property	Gross Floor Area (sq. ft. approx.)	Consideration/ Unit Rate (HK\$ approx.)	Remarks
PeakCastle	145,394	\$1,800,000,000/12,380	The property is located at Castle Peak Road, surrounding with residential and commercial buildings with stable pedestrian flow. The Property is a 23-storey building, which G/F is used for entrance lobby, shop and carpark and 1/F to 22/F is for office uses. MTR Lai Chi Kok Station is just at the doorstep, further with the various routes of bus and mini-bus passing through nearby, hence offering easy access within the boundary.
Sml Tower	148,682	\$1,500,000,000/10,089	The Property situates along Hoi Bun Road at Kwun Tong waterfront, a permanent panoramic sea view is available from low floor already. The cruise terminal and tourist node site are also nearby. Benefited by the Government's revitalize industrial building policy, the building had been converted into an office block, permitted uses including office, eating place, shop and services. Currently, G/F of the building is designated for entrance lobby and car park; 1/F for car park; 2/F-3/F and 5/F-19/F for office uses; and 4/F is designated for shop and services. Meanwhile, MTR Ngau Tau Kok Station is about 5 minutes walking distance, providing easy access within the boundary.
Le Petit Rosedale Hotel Hong Kong	31,156	\$460,000,000/14,764	The property situates at a tranquil corner of the vibrant Causeway Bay district, where concentrated of shopping, eateries, entertainments and business with strategic geographical location. The property is a 29-storey hotel, G/F is designated for entrance lobby, 1/F for lounge, 2/F for back of house, 3/F for plant room, 4/F communal podium garden, 5/F-28/F for hotel guestroom, that there are 4 rooms on 5/F-27/F and 2 suites 28/F, providing 94 guestrooms and suites in total. In addition, the hotel enjoys high accessibility, only minutes away from Causeway Bay MTR Station, driving to core Central business area would only take a few minutes, travelling to everywhere would be very convenient.

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.



MARKET ANALYSIS

Local epidemic has improved obviously after mid-August, but the government still extended the "prohibition order" for public gathering and business until the end of August. The anti-epidemic measures have already lasted for almost half a year, which brought huge inconvenience to daily life of citizens, as well as weakened the business and investment environment of Hong Kong. However, government was eager to promote economic recovery and relaxed the restriction order too early in late-June, which led to the third wave of epidemic. Recently, Hong Kong is in a similar situation and the decision of government is very important. If the mistakes are repeated, the predicament may be infinitely prolonged, which will push the public and enterprises into a worse situation. On the other hand, since the epidemic has caused huge damages to commercial market, the Hong Kong Monetary Authority (HKMA) has relaxed the countercyclical macroprudential measures for mortgage loans on non-residential properties. The applicable loan-to-value ratio caps for mortgage loans on non-residential properties are adjusted upward by 10 percentage points, from 40% to 50% for general cases. The adjustment takes effect from 20 August 2020. It is expected that the measures will make buyers become more flexible in capital and help stimulate their desire of entering the market. Unfortunately, market demand for offices keeps declining with different reasons. As the measures are not strong, the positive impact for the market is limited, but the overall transaction volume may still rise slightly.

HONG KONG ISLAND

- China-based companies look forward to future market trends and are actively purchasing high-quality properties. For instance, LIYUAN Group or related party has transacted the whole block of Le Petit Rosedale Hotel Hong Kong at approx. HK\$460Million or HK\$14,764/sf, involving area approx. 31,156sf. The transaction price was about 35% lower than the asking of vendor previously.
- Volume of office sales transactions on Hong Kong Island remained at around 19 cases, while average price keep decreasing, with a rate of approx. 18% comparing with last month. The transactions mainly concentrated in Wan Chai and Sheung Wan, for instance, whole floor on mid floor of The Sun's Group Centre with two car parking spaces were transacted at approx. HK\$122Million or HK\$16,500/sf, involving area approx. 7,388sf. In Sheung Wan, whole floor on mid floor of Harbour Commercial Building was sold at approx. HK\$20Million or HK\$9,091/sf, with floor area approx. 2,200sf.
- Average rental of office on Hong Kong Island has reduced by approx. 10%, while quantity of leasing also dropped by approx. 19%. There were several cases with extreme low rental being recorded, for instance, unit 03 on low floor of Far East Finance Centre was leased at approx. HK\$48/sf, which is the lowest 6-year low of the building. Unit 02 on high floor of Lippo Centre, Tower 2 was rented by a legal services company at approx. HK\$50/sf, involving floor area approx. 2,648sf. In Central, whole floor on high floor of Wings Building was rented by a children therapy centre at approx. HK\$34/sf, with floor area approx. 2,085sf.

KOWLOON

- The poor relationship among China and US has even overcast the economic prospects of Hong Kong. US government has also launched "sanctions" against Hong Kong, for example, requiring products manufacture or export from Hong Kong marked as "Made in China". These measures may deal a heavy blow to manufacture and trading industries based in Hong Kong. Moreover, since traditional trading companies centralized in Tsim Sha Tsui, the measures may further pull down the rental and demand of offices in the district.
- Volume of sales transactions in Kowloon increased while average price dropped comparing with last month, for instance, three successive whole floors on high floor of K83 with 10 car parking spaces were transacted at approx. HK\$183Million or HK\$12,000/sf, involving area approx. 15,276sf. According to the records, previous owner purchased the property in 2018, together with the double stamp duty of 8.5%, at a total of approx. HK\$255Million. The book value dropped by approx. HK\$72Million, which loss at a rate of approx. 28%, which is a case with the biggest loss among this year.
- For leasing, the situation is same as the sales market, which volume increased and average rental decreased. However, there were still numerous of cases with large floor area being recorded. In Kwun Tong, whole floor on mid floor of Elite Centre was rented at approx. HK\$18/sf, with floor area approx. 11,875sf, which the average rental returned to level of 2015. In Tsim Sha Tsui, unit 15 on low floor of Star House was rented by an investment company at approx. HK\$40/sf, involving area approx. 878sf, which is a relatively high rental of the building in 2020. Meanwhile, unit 02 on high floor of Lippo Sun Plaza was leased by an accounting consultant company at approx. HK\$33/sf.

The floor area information of the properties has not been verified. (saved and except those marked with "A") "A" 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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Admiralty United Centre Branch
Shop No. 2038, 2/F, United Centre,
No. 95 Queensway, Admiralty, Hong Kong
Phone: 2845 3118

Admiralty Lippo Branch
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Tower One, Lippo Centre, No. 89 Queensway,
Admiralty, Hong Kong
Phone: 2810 4999

Tsim Sha Tsui Centre Branch
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Tsimshatsui East Ocean Branch
Unit No. 302, 3/F,
East Ocean Centre, No. 98 Granville Road,
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Kwun Tong Millennium Branch
Unit Nos. 1 & 16, 19/F, BEA Tower,
Millennium City 5, No. 418 Kwun Tong Road,
Kwun Tong, Kowloon
Phone: (District 1) 2388 1822 (District 2) 2760 1283

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