



**OCT
2020**

市況分析

第三波疫情終於迎來尾聲，政府亦逐步放寬「限聚令」，同時各國政府正研究放寬出入境限制和檢疫安排，相信本地商業活動會慢慢復甦。不過，由於疫苗預料要待明年才能量產，相信市民期望回歸正常生活還要等待一段時間。本地工商舖市場正面對非常嚴峻的困境，疫情加上中美矛盾，程度堪比2003年沙士和2008年金融海嘯。買賣市場交投欠奉，即使政府放寬非住宅物業按揭成數，加上美國聯儲局暗示零利率將可能維持三年，仍是只聞其聲，罕見投資者大手入市。主要商業區的寫字樓空置率亦節節上升，中環區甲廈的空置樓面更從2018年中旬接近1%大幅上升至超過5%，部分業主為了吸引租客，不惜將租金大幅下調，令核心區與周邊地區甲廈的平均租金進一步拉近，相信能刺激部分企業考慮重返核心區。

港島區

疫情除了為市民日常生活帶來困擾，更改變了整個商業生態系統，令企業重新審視營運方針和對寫字樓的需求。當中，不少企業都嘗試將業務電子化，透過網絡平台作宣傳和接觸客戶的渠道，還有試行在家工作等等，都會成為影響企業在未來規劃寫字樓需求的重要因素。雖然，表面看來或會令大樓物業的需求減少，但上述的新商業模式亦非適用在所有行業，因此往後數年各區的行業分部或會再一次重新洗牌，對寫字樓市場或許是個新的機遇。

港島區寫字樓成交量維持在與上月相約的水平，唯月內核心區錄得多宗大樓面買賣成交，帶動平均呎價明顯上升。中環歐陸貿易中心中層全層以約1.5億元成交，樓面面積約5,261平方呎，平均呎價約28,512元。金鐘方面，力寶中心2座中層02至03及05A室以約1.05億元易手，涉及樓面約5,245平方呎，平均呎價約20,019元。

租賃成交個量維持在與上月相若水平，平均呎租則較上月輕微下調，維持在約54元左右水平。不過，核心區仍出現不少低水的租務個案。金鐘力寶中心2座低層08室以呎租約37元租出，涉及樓面約1,549平方呎。另外，一向作為分層甲廈指標的皇后大道中九號中層05室獲一家金融投資公司以呎租約54元承租，面積約4,120平方呎，是該廈近十年租金最低的個案。

九龍區

月內長沙灣區仍罕見錄得一宗全幢買賣成交，金星商業大廈全幢以約1.4億元易手，總樓面約21,977平方呎，平均呎價約6,370元。物業屬於較小型的單幢式建築，投資涉及的金額亦相對較少，在不景氣的環境下，這類型的物業甚至比傳統甲廈更受追捧，短期內或會出現更多類似的成交個案。

九龍主要地區寫字樓缺乏承接，導致成交量下跌。不過，撇除所有全幢成交個案，平均呎價仍較上月上升約37%。尖沙咀方面，康宏廣場低層02室以約1,622萬元成交，面積約1,201平方呎，平均呎價約13,504元。九龍灣方面，恩浩國際中心高層E室以約2,550萬元易手，面積約2,122平方呎，平均呎價約12,017元。

區內租賃成交量維持在200宗上下水平，平均呎租則重返約30元水平。月內租務個案集中在尖沙咀區，其中南洋中心二座中層01至02A及06室以呎租約28元租出，涉及樓面約6,647平方呎，為月內較大樓面的租賃個案。另外，康宏廣場低層05至06室獲一家資訊科技公司以呎租約26元承租，面積約3,979平方呎，租金是該廈10年來的新低紀錄。

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。

重要事項：1. 有關物業放盤視乎供應而定及一切以最終合約為準。本公司在此或其他情況下提供的資料只供閣下參考，本公司並無採取任何步驟核實有關資料是否合乎有關物業的實際情況。有興趣者須依賴自己進行視察、量度及查証以確定資料的準確性。本公司或業主不對資料的準確性作出任何明示或隱含的保證。2. 市場上就非住宅物業的樓面面積的任何描述均沒有統一或普遍採納的定義。3. 如本公司提供在入伙紙內的許可用途，該等資料只關於於入伙紙發出之日的許可用途。如無入伙紙，本公司無法核實用途。此外，在政府批地書及/或公契可能載有限制特定用途的條文。4. 如物業有關仔及閣樓但入伙紙沒有顯示，則本公司無法核實其合法性。如物業內有違例建築工程，所涉及風險包括但不限於：政府行使收回土地權、安全有問題、物業遭封閉及銀行拒絕融資。5. 本公司在此或其他情況下提供的物業描述、尺寸、大小、用途、面積、比例及數據只供一般參考，本公司並不擔保或保證它們完整或正確，有興趣人士應就本公司提供的資料(包括但不限於樓面面積、用途)、客戶擬作的特定用途、閣仔或閣樓或物業結構的合法性尋求獨立的法律及/或專業意見。

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9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	金鐘	力寶中心二座	中層	5,245(G)	\$105,000,000	@20,019
	銅鑼灣	均峰商業大廈	中層	565(G)	\$6,500,000	@11,504
	中環	歐陸貿易中心	中層	5,261(G)	\$150,000,000	@28,512
	上環	信裕大廈	高層	825(G)	\$5,600,000	@6,788
	灣仔	秀華商業大廈	中層	1,059(G)	\$9,000,000	@8,499
九龍	佐敦	興富中心	高層	1,477(G)	\$15,000,000	@10,156
	旺角	旺角中心一期	高層	1,492(G)	\$27,000,000	@18,097
	九龍灣	富臨中心B座	高層	3,222(G)^	\$42,047,100	@13,050
	觀塘	萬兆豐中心	高層	1,048(G)	\$10,980,000	@10,477
	尖沙咀東部	康宏廣場	中層	2,842(G)	\$44,903,600	@15,800

2020年9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	海富中心二期	中層	1,445(G)	\$76,585	@53
	中環	皇后大道中九號	中層	2,998(G)	\$209,860	@70
	中環	中環中心	中層	1,920(G)	\$132,480	@69
	上環	信德中心西翼	中層	4,152(G)	\$249,120	@60
	灣仔	海港中心	高層	6,146(G)	\$460,950	@75
九龍	長沙灣	億京廣場II	高層	3,478(G)	\$83,472	@24
	九龍灣	富臨中心A座	高層	5,866(G)^	\$118,000	@20
	觀塘	皇廷廣場	高層	2,898(G)	\$69,552	@24
	尖沙咀東部	永安廣場	高層	4,052(G)	\$113,456	@28
	尖沙咀西部	新港中心第二座	低層	1,000(G)	\$37,000	@37

2020年9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	銅鑼灣	世貿中心	高層	6,900	亮晶美肌有限公司
	中環	歷山大廈	多層	14,000	寶維斯律師事務所
	中環	公爵大廈	高層	13,130	高蓋茨律師事務所
	上環	中遠大廈	中層	20,533	香港按揭證券有限公司
	黃竹坑	South Island Place	高層	14,976	Fleet Management Limited
	黃竹坑	South Island Place	低層	14,644	香港旅遊業議會
九龍	觀塘	俊匯中心	中層	11,875	加多利房地產有限公司
	觀塘	友邦九龍大廈	中層	13,982	特爾高能源有限公司
	觀塘	友邦九龍大廈	高層	19,323	香港蜆殼有限公司
	觀塘	創紀之城六期	中層	17,117	信安保險(香港)有限公司
	觀塘	創紀之城一期一座	低層	20,584	濃信工程顧問有限公司

2020年9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
金星商業大廈	21,977	\$140,000,000/6,370	物業位處青山道，為1幢樓高13層之商業大廈。地下為商舖；1樓至12樓為寫字樓樓層。附近住宅林立，人流穩定。此外，區內交通配套完善，物業附近設有多條巴士、小巴路線，加上港鐵長沙灣站近在咫尺，往來港九各區均快捷方便。

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年第四季 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	\$32,200	\$28,339	\$37,000	\$30,448	\$27,401
	上環	信德中心	\$34,912	\$33,647	\$32,849	\$28,817	\$22,260
	中環	皇后大道中九號	\$51,665	-	\$53,591	\$35,852	\$27,409
	金鐘	力寶中心	\$34,541	\$34,556	\$38,631	\$29,178	\$22,955
	金鐘	美國銀行中心	\$47,171	\$50,541	\$48,062	\$33,963	\$30,062
	灣仔	會展廣場辦公大樓	\$45,369	\$36,324	\$44,829	\$31,847	\$28,240
	銅鑼灣	東角中心	-	-	\$21,362	\$20,144	\$19,300
	北角	港運大廈	\$19,842	\$19,912	-	\$14,562	-
九龍	尖東	康宏廣場	\$19,447	\$15,418	\$15,663	\$14,971	\$13,195
	尖西	星光行 (海景單位)	\$22,261	\$21,185	\$19,771	\$15,276	\$12,140
	尖西	力寶太陽廣場	\$20,667	\$18,995	\$20,249	\$15,930	\$13,496
	旺角	旺角中心	\$27,167	\$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	\$14,331	\$13,279	\$12,246	\$11,830	\$10,880
	觀塘	萬兆豐中心	\$13,862	\$14,325	\$12,990	\$10,308	\$11,019
	觀塘	皇廷廣場	\$12,202	\$11,083	\$12,644	\$9,724	\$7,959
	觀塘	東瀛遊廣場	\$11,184	\$9,150	-	\$9,890	\$7,500

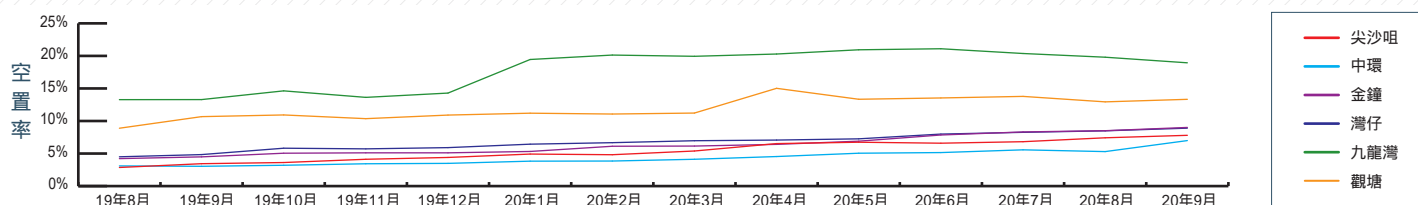
主要商廈之租金指標

地區		物業	2020年第四季 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	\$183	\$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	\$154	\$193	\$156	\$143	\$154
	金鐘	太古廣場	\$126	\$136	\$133	\$121	\$118
	灣仔	新鴻基中心	\$63	\$74	\$75	\$71	\$66
	灣仔	鷹君中心	\$65	\$77	\$68	\$72	\$68
	銅鑼灣	時代廣場	\$64	\$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	\$56	\$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	\$52	\$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	\$26	\$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	\$39	\$40	\$40	\$38	\$32
	觀塘	宏利金融中心	\$33	\$28	\$31	\$32	\$30

* 價格/租金指標以截至9月30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

查詢電話 Enquiries | 2810 0099 2810 4999 2845 3118



金鐘 Admiralty

海富中心二期 Admiralty Centre Tower 2

約2,611呎
Approx. 2,611 sq. ft.

金鐘名廈 港鐵站上蓋 全裝即用
Quality Grade A Building, Atop MTR Station, Move-In Condition

租Lease@30餘up

N:740VQK



金鐘 Admiralty

統一中心 United Centre

約5,543呎
Approx. 5,543 sq. ft.

實用裝修 正對電梯 高層海景
Facing Lift Lobby, High Floor with Sea View, Fully Fitted

租Lease@30餘up

N:788MON



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.

港澳知名 山海相輝 交通便利 靚裝即用
Convenient Transportation, Mountain View & Sea View

售Sale@24,000餘up

N:029DDP



灣仔 Wan Chai

東美中心 Dominion Centre

約9,380呎
Approx. 9,380 sq. ft.

罕有放租 開揚景觀 交通便利 總部首選
Suitable For all Corporate, Open View

租Lease@20餘up

N:577KTJ



灣仔 Wan Chai

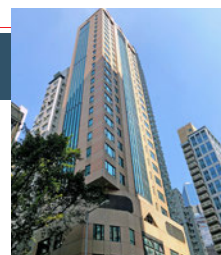
筆克大廈 Pico Tower

約2,575呎
Approx. 2,575 sq. ft.

部份海景 交吉放售
Partial Sea View, Vacant Possession

售Sale@23,000餘up

N:196WOZ



灣仔 Wan Chai

順豐國際中心 Shun Feng International Centre

約2,228呎
Approx. 2,228 sq. ft.

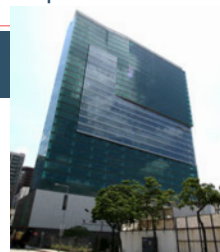
高層開揚 全層擁有 裝修齊備
Whole Floor with Open View, Fully Fitted

售Sale@15,000餘up

N:172ZLU

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

查詢電話 Enquiries | 2721 8788 2721 8068 2388 1822 2760 1283



九龍灣 Kowloon Bay

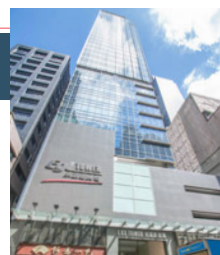
億京中心B座 Billion Centre - Tower B

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



觀塘 Kwun Tong

東瀛遊廣場 EGL Tower

約10,875呎
Approx. 10,875 sq. ft.

高層 海景
High Floor with Sea View

售Sale@10,000

N:691HIM



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

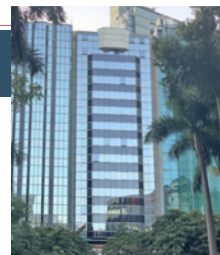
康宏廣場 Concordia Plaza

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 TST

嘉芙中心 Katherine House

約4,565呎
Approx. 4,565 sq. ft.

餐廳裝修 獨立全層 開揚景觀
Restaurant Decoration, Whole Floor with Open View

售Sale@17,000餘up

租Lease@28.5

N:118ZVM



尖沙咀東部 TST

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 "A") "A" means the floor area information of the property is verified.

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





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 **1,300** sq ft approx.

影片介紹
Introduction Video

N: Circle Plaza



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 **2,045** sq ft approx.

影片介紹
Introduction Video

N: Circle Tower

謝先生 Mr. Ernest Tse
(E-143069)

9040 0911

特惠租金 優惠條款
**Concessionary Rent
Preferential Clauses**

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) 12:00pm

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 **2,040** sq ft approx.

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

重建或長線收租
精明智選
Great choice for redevelopment or long term leasing

介紹影片
Introduction Video

N: 861UDF



Ms. May Wu (E-025617)
胡小姐 9256 1128

Ms. Sarah Lau (E-195327)
劉小姐 9279 3662

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11月18日(星期三)中午12時正 Tender Closing Date: 18 Nov 2020 (Wed) 12:00pm

億京中心B座32樓全層
The whole of 32/F, Tower B, Billion Centre

連2樓45、46、47、85及86號車位
with car parking spaces nos. 45, 46, 47, 85 & 86 on 2/F

建築面積約 **12,678** 平方呎
GFA **12,678** sq ft approx.

介紹影片
Introduction Video

N: 795LQG



Mr. Steven Ting (S-248178)
丁先生 9647 8080

Ms. Cassandra Li (E-034602)
李小姐 9231 1828

獨家租賃代理 **Sole Agent for Lease**



富臨中心B座27樓全層
Whole of 27/F, Capital Tower Tower B
九龍灣偉業街38號
38 Wai Yip Street, Kowloon Bay

建築面積約 **11,722** 平方呎[^]
GFA **11,722** sq ft approx.[^]

(另設特色平台約 **667** 平方呎[^])
(With flat roof **667** sq ft approx.[^])

特惠租金 歡迎查詢
**SPECIAL LEASING PRICE
WELCOME TO ENQUIRY**

N: 475VZK



Mr. Samuel Chan (E-065026)
陳先生 9492 7137

Ms. Louise Ho (E-034589)
何小姐 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 **10,383** 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)
馮小姐 9261 0489

Mr. Daniel Siu (E-335951)
蕭先生 9633 0335

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 **1,841** to **3,140** sq ft approx.

售 **@40,000** 餘起
Sale

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**

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.
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 Q4	2019	2018	2017	2016
			Asking Price (Approx. HK\$ psf.)	Average Price (Approx. HK\$ psf.)			
Hong Kong Island	Sheung Wan	Cosco Tower	\$32,000	\$28,339	\$37,000	\$30,448	\$27,401
	Sheung Wan	Shun Tak Centre	\$34,912	\$33,647	\$32,849	\$28,817	\$22,260
	Central	Nine Queen's Road Central	\$51,665	-	\$53,591	\$35,852	\$27,409
	Admiralty	Lippo Centre	\$34,541	\$34,556	\$38,631	\$29,178	\$22,955
	Admiralty	Bank of America Tower	\$47,171	\$50,541	\$48,062	\$33,963	\$30,062
	Wan Chai	Office Tower - Convention Plaza	\$45,369	\$36,324	\$44,829	\$31,847	\$28,240
	Causeway Bay	East Point Centre	-	-	\$21,362	\$20,144	\$19,300
	North Point	Island Place Tower	\$19,842	\$19,912	-	\$14,562	-
Kowloon	TSTE	Concordia Plaza	\$19,447	\$15,418	\$15,663	\$14,971	\$13,195
	TSTW	Star House (Sea View)	\$22,261	\$21,185	\$19,771	\$15,276	\$12,140
	TSTW	Lippo Sun Plaza	\$20,667	\$18,995	\$20,249	\$15,930	\$13,496
	Mong Kok	Argyle Centre	\$27,167	\$27,725	\$28,715	\$20,296	-
	Kowloon Bay	Enterprise Square Three	\$13,579	-	\$16,734	\$11,944	\$9,107
	Kowloon Bay	Billion Centre	\$14,331	\$13,279	\$12,246	\$11,830	\$10,880
	Kwun Tong	MG Tower	\$13,862	\$14,325	\$12,990	\$10,308	\$11,019
	Kwun Tong	King Palace Plaza	\$12,202	\$11,083	\$12,644	\$9,724	\$7,959
	Kwun Tong	EGL Tower	\$11,184	\$9,150	-	\$9,890	\$7,500

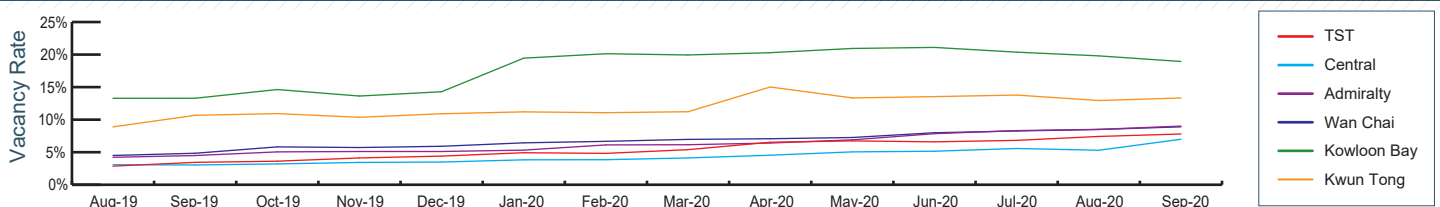
Rental Indicators of Target Buildings

District		Property	2020 Q4	2019	2018	2017	2016
			Asking Rent (Approx. HK\$ psf.)	Average Rent (Approx. HK\$ psf.)			
Hong Kong Island	Central	International Finance Centre	\$183	\$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	\$154	\$193	\$156	\$143	\$154
	Admiralty	Pacific Place	\$126	\$136	\$133	\$121	\$118
	Wan Chai	Sun Hung Kai Centre	\$63	\$74	\$75	\$71	\$66
	Wan Chai	Great Eagle Centre	\$65	\$77	\$68	\$72	\$68
	Causeway Bay	Times Square	\$64	\$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	\$56	\$61	\$57	\$56	\$52
	TSTW	One Peking	\$75	\$82	\$73	\$68	\$71
	TSTC	Mira Place Tower A	\$52	\$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	\$26	\$30	\$29	\$30	\$27
	Kowloon Bay	Enterprise Square Three	\$24	\$27	\$28	\$27	\$36
	Kwun Tong	Millennium City Phase 5	\$39	\$40	\$40	\$38	\$32
Kwun Tong	Manulife Financial Centre	\$33	\$28	\$31	\$32	\$30	

* Price/Rental indicator refers to the information as at 30 Sep 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, Sept 2020

	District	Property	Floor	Area (Approx. sq. ft.)	Consideration (Approx. HK\$)	Unit Rate (Approx. HK\$)
Hong Kong Island	Admiralty	Lippo Centre, Tower 2	Mid	5,245(G)	\$105,000,000	@20,019
	Causeway Bay	Vulcan House	Mid	565(G)	\$6,500,000	@11,504
	Central	Euro Trade Centre	Mid	5,261(G)	\$150,000,000	@28,512
	Sheung Wan	Suen Yue Building	High	825(G)	\$5,600,000	@6,788
	Wan Chai	Xiu Hua Commercial Building	Mid	1,059(G)	\$9,000,000	@8,499
Kowloon	Jordan	Rightful Centre	High	1,477(G)	\$15,000,000	@10,156
	Mong Kok	Argyle Centre Phase I	High	1,492(G)	\$27,000,000	@18,097
	Kowloon Bay	Capital Tower Tower B	High	3,222(G)^	\$42,047,100	@13,050
	Kwun Tong	MG Tower	High	1,048(G)	\$10,980,000	@10,477
	TST East	Concordia Plaza	Mid	2,842(G)	\$44,903,600	@15,800

Significant Leasing Transactions, Sept 2020

	District	Property	Floor	Area (Approx. sq. ft.)	Monthly Rental (Approx. HK\$)	Unit Rate (Approx. HK\$)
Hong Kong Island	Admiralty	Admiralty Centre Tower 2	Mid	1,445(G)	\$76,585	@53
	Central	Nine Queen's Road Central	Mid	2,998(G)	\$209,860	@70
	Central	The Center	Mid	1,920(G)	\$132,480	@69
	Sheung Wan	Shun Tak Centre, West Tower	Mid	4,152(G)	\$249,120	@60
	Wan Chai	Harbour Centre	High	6,146(G)	\$460,950	@75
Kowloon	Cheung Sha Wan	Billion Plaza II	High	3,478(G)	\$83,472	@24
	Kowloon Bay	Capital Tower Tower A	High	5,866(G)^	\$118,000	@20
	Kwun Tong	King Palace Plaza	High	2,898(G)	\$69,552	@24
	TST East	Wing On Plaza	High	4,052(G)	\$113,456	@28
	TST West	Silvercord Tower 2	Low	1,000(G)	\$37,000	@37

Notable Leasing Cases, Sept 2020

	District	Property	Floor	Area (Approx. sq. ft.)	Tenant / Institutions
Hong Kong Island	Causeway Bay	World Trade Centre	High	6,900	Dermaglow Limited
	Central	Alexandra House	Lot	14,000	Paul Weiss Rifkind Wharton & Garrison
	Central	Edinburgh Tower	High	13,130	K&L Gates
	Sheung Wan	Cosco Tower	Mid	20,533	The Hong Kong Mortgage Corporation Limited
	Wong Chuk Hang	South Island Place	High	14,976	Fleet Management Limited
	Wong Chuk Hang	South Island Place	Low	14,644	Travel Industry Authority
Kowloon	Kwun Tong	Elite Centre	Mid	11,875	Gary Cheng Properties Limited
	Kwun Tong	Landmark East - AIA Kowloon Centre	Mid	13,982	DSG Energy Limited
	Kwun Tong	Landmark East - AIA Kowloon Centre	High	19,323	Shell Hong Kong Limited
	Kwun Tong	Millennium City 6	Mid	17,117	Principal Insurance Company (Hong Kong) Limited
	Kwun Tong	Millennium City Phase 1, Tower 1	Low	20,584	J. Roger Preston Limited

Sales transaction of WB Property, Sept 2020

The Property	Gross Floor Area (sq. ft. approx.)	Consideration/ Unit Rate (HK\$ approx.)	Remarks
Kim Sing Commercial Building	21,977	\$140,000,000/6,370	The Property is located at Castle Peak Road, where surrounded with residential buildings and public estates with adequate pedestrian flow. The Property is a 13-storey commercial building, which G/F is designated for shop whilst 1/F-12/F are for office uses. Besides, the Property enjoys convenient transportation network, MTR Cheung Sha Wan Station is closely reachable; further with various route of bus and mini-bus could be simply found nearby, traveling 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

The third wave of epidemic is finally coming to an end. Hong Kong Government has gradually relaxed the "restriction on gatherings". At the same time, governments of various countries are studying the relaxation of entry restrictions and health quarantine arrangements on inbound travelers. It is believed that commercial activities will slowly recover soon. However, since the vaccine is not able to be produced massively within this year, citizens may need to take a longer time for returning a normal life. Meanwhile, local commercial market is facing a tough environment. Under the strikes of epidemic and China-US conflict, the situation may be much worse than the period of SARS in 2003 and financial tsunami in 2008. Volume of sales transactions remained at low level, even the Hong Kong Monetary Authority (HKMA) has relaxed the countercyclical macroprudential measures for mortgage loans on non-residential properties, and the US Fed has suggested that zero interest rates will be maintained for three years. The vacancy rate of office in major commercial districts has also been rising. For Central, vacancy rate of Grade-A office has increased sharply from near 1% in mid-2018 to over 5% recently. In addition, some landlord cut rent for attracting tenants, which further narrowed the average rental of offices in CBD and surrounding districts, which may stimulate the idea of returning to CBD.

HONG KONG ISLAND

- The epidemic has not only brought troubles to daily life of citizens, but also changed the entire business ecosystem, causing companies to re-examine their operating policies and demand for office area. Some companies are trying to digitize their business, using online platforms to promote and contact customers, as well as trying to work from home. The success of these methods has turned into an important factor that may affect those companies' future planning of office demand. Although it seems that the demand for offices may decrease, the new business model mentioned above is actually not applicable to all industries. Therefore, the business distribution of different districts in Hong Kong may be reshuffled in the next few years, which might be an opportunity of office market.
- Volume of office sales transactions on Hong Kong Island remained at similar level comparing with August. However, there were several remarkable cases with relatively large floor area being recorded in CBD, which pushed up the average price. For instance, whole floor on mid floor of Euro Trade Centre in Central was sold at approx. HK\$150Million or HK\$28,512/sf, involving area approx. 5,261sf. In Admiralty, unit 02 to 03 and 05A was transacted at approx. HK\$105Million or HK\$20,019/sf, with floor area approx. 5,245sf.
- Overall quantity of leasing transaction remained at same level comparing with last month, while average rental dropped slightly to around HK\$54/sf. Unfortunately, there were numerous of leasing cases with relatively low rental appeared in CBD. For instance, unit 08 on low floor of Lippo Centre, Tower 2 was rented at approx. HK\$37/sf, with floor area approx. 1,549sf. Meanwhile, as the index of Grade-A office in CBD, unit 05 on mid floor of Nine Queen's Road Central was leased to a financial investment company at approx. HK\$54/sf, with floor area approx. 4,120sf, which is the lowest rental of the building in the past decade.

KOWLOON

- In September, there was a whole block transaction being recorded in Cheung Sha Wan, en bloc of Kim Sing Commercial Building was sold at approx. HK\$140Million or HK\$6,370/sf, involving area approx. 21,977sf. The property is a single-block building which relatively small in size, which thus involved a smaller amount of investment. Under a poor business environment, this kind of property might even be more attractive comparing with Grade-A office. It is believed that similar cases might appear more often in short term.
- Lacking of undertake has caused the decreased in quantity of office sales transactions in Kowloon. Excluding all en bloc transactions, the overall average price increased by approx. 37% comparing with last month. In Tsim Sha Tsui, unit 02 on low floor of Concordia Plaza was sold at approx. HK\$16.22Million or HK\$13,504/sf, with floor area approx. 1,201sf. In Kowloon Bay, unit E on high floor of YHC Tower was sold at approx. HK\$25.5Million or HK\$12,017/sf, involving area approx. 2,122sf.
- Volume of leasing transactions remained at around 200 cases, while average rental returned to approx. HK\$30/sf. There were numerous of notable cases being recorded in Tsim Sha Tsui, for instance, unit 01 to 02A and 06 on mid floor of South Seas Centre Tower II was leased at approx. HK\$28/sf, with floor area approx. 6,647sf, which is a case with relatively large floor area of the month. In addition, unit 05 to 06 on low floor of Concordia Plaza was rented by an IT related company at approx. HK\$26/sf, involving area approx. 3,979sf, which hit the 10-year low of the building.

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.

Queensway Admiralty Branch
Room No. 1301, 13/F, Tower 1,
Admiralty Centre, No. 18 Harcourt Road,
Admiralty, Hong Kong
Phone: 2810 0099

Admiralty United Centre Branch
Shop No. 2038, 2/F, United Centre,
No. 95 Queensway, Admiralty, Hong Kong
Phone: 2845 3118

Admiralty Lippo Branch
Unit No. 4101, 41/F,
Tower One, Lippo Centre, No. 89 Queensway,
Admiralty, Hong Kong
Phone: 2810 4999

Tsim Sha Tsui Centre Branch
Room Nos. 708-711 & 714B, 7/F, East Wing,
Tsim Sha Tsui Centre, No. 66 Mody Road,
Tsimshatsui, Kowloon
Phone: 2721 8788

Tsimshatsui East Ocean Branch
Unit No. 302, 3/F,
East Ocean Centre, No. 98 Granville Road,
Tsimshatsui, Kowloon
Phone: 2721 8068

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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