



JAN 2021

市況分析

回顧2020全年，「抗疫」成為了香港人的生活一部分。在疫情的陰霾下，企業營運模式轉變，「在家工作」成為常態，導致寫字樓物業的需求驟降。雖然「限聚令」使本地商業活動大幅減少，但年中過後，不少投資者出動撈底，令市場出現不少大額或全幢買賣成交。展望來年，寫字樓市場相信仍會由用家主導，隨著疫苗的成功研發和量產，疫情對香港的困擾將會逐步減低，寫字樓市場將會迎來轉機。

2020年寫字樓市場大事回顧

- 1月 受到肺炎疫情影響，加上農曆年假等因素，月內成交量與2019年正月期間比較減少近半，而呎價則維持在約10,000元水平。
- 2月 政府公布新一份財政預算案，內容提及本財政年度的賣地計劃包括六幅商業用地，預計可提供約83萬平方米樓面面積。
中環美國銀行中心28樓12室以約3,914萬元成交，面積約1,359平方呎，平均呎價2萬8000元，成交呎價在當時是該廈近三年來的最低紀錄。
- 3月 金鐘力寶中心2座低層07至10室以約8,390萬元成交，涉及樓面約3,648平方呎，平均呎價約23,000元。
- 4月 灣仔皇后大道東72-76號全幢以約2.53億元易手，總樓面約12,203平方呎，平均呎價約20,733元。
- 5月 上環干諾道中128號一籃子，連天台廣告位和物業命名權，獲單一買家以約3.49億元購入，涉及寫字樓面積約13,353平方呎。
- 6月 灣仔鷹君中心19樓05室以約6,580萬元易手，涉及樓面約2,350平方呎，平均呎價2萬8000元，成交呎價較之前上升約24%，同時亦創該廈的新高呎價紀錄。
- 7月 上環信德中心招商局大廈17樓10至11室以平均呎價約20,562元成交，涉及樓面2萬18平方呎，回落至2016年水平。
- 8月 金管局宣布放寬非住宅物業按揭成數至五成。
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，連同8.5%雙倍印花稅，原業主賬面蝕約7,200萬元，蝕幅高達28%。
- 9月 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5萬餘元承租，面積約4,120平方呎，是該廈近十年租金最低的個案。
- 10月 港島東的物業交投相當活躍，英皇道101號及111號全幢分別以17億元和1.8億元成交，買家為旭輝控股集團及安安地產，分別持有項目60%和40%權益，是近期罕見的大額成交個案。
- 11月 政府於月尾發表最新一份施政報告，內容提及一些有利工商舖市場的資訊，最重要的就是落實撤銷工商舖雙倍從價印花稅。
基匯資本聯合多個財團向太古地產購入太古城中心一期全幢，造價約98.45億元。此外，早年易手的太古城中心第3座部分樓面及第4座全幢，當中涉及的49%權益同樣由基匯資本持有。
- 12月 新世界長沙灣荔枝角道888號項目於月內開售，成為減辣後首幢拆售的商廈物業，項目首兩輪推出的單位均於短時間內沽清，是疫市下的一大壯舉。

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

九龍尖沙咀麼地街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：2388 1822

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2020年12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	遠東金融中心	低層	10,800(G)	\$237,600,000	@22,000
	金鐘	力寶中心一座	中層	1,993(G)	\$59,790,000	@30,000
	中環	環貿中心	低層	2,453(G)	\$31,000,000	@12,638
	上環	信德中心西翼	低層	1,383(G)	\$45,700,000	@33,044
	灣仔	宜發大廈	高層	1,688(G)	\$27,000,000	@15,995
九龍	長沙灣	荔枝角道888號	中層	24,426(G)	\$342,000,000	@14,001
	長沙灣	創匯國際中心	中層	1,425(G)	\$15,679,200	@11,003
	九龍灣	億京中心A座	低層	1,906(G)	\$19,900,000	@10,441
	觀塘	皇廷廣場	中層	1,025(G)	\$10,800,425	@10,537
	旺角	旺角中心一期	低層	500(G)	\$10,800,000	@21,600

2020年12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	中層	4,191(G)	\$222,123	@53
	中環	中環中心	低層	12,170(G)	\$730,200	@60
	中環	環球大廈	中層	3,986(G)	\$286,992	@72
	上環	中遠大廈	高層	1,618(G)	\$110,024	@68
	灣仔	鷹君中心	中層	5,826(G)	\$291,300	@50
九龍	長沙灣	中國船舶大廈	低層	2,742(G)	\$76,776	@28
	觀塘	中海日升中心	低層	1,187(G)^	\$29,675	@25
	新蒲崗	匯達商業中心	中層	1,734(G)	\$48,552	@28
	尖沙咀東部	康宏廣場	高層	2,800(G)	\$98,000	@35
	尖沙咀西部	新港中心第二座	中層	2,071(G)	\$90,000	@43

2020年12月大手租賃

地區		物業	樓層	面積 (約平方呎)	租客名稱 / 機構 / 行業
港島	金鐘	海富中心一期	低層	6,452	范家碧律師行
	金鐘	力寶中心二座	中層	4,642	Future Advancement Limited
	中環	友邦金融中心	高層	6,287	才華資本管理有限公司
	中環	泛海大廈	低層	6,162	百樂興業有限公司
	中環	長江集團中心	高層	14,773	大錦永銀(香港)控股集團有限公司
	魚涌	太古城中心一期	高層	15,749	Juniper Networks Group (HK) Limited
	灣仔	海港中心	多層	19,089	金山輪船國際有限公司

2020年12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
米爾服務式公寓	20,432	\$310,000,000/15,172	物業位於半山豪宅地段，為1幢樓高25層之服務式住宅大廈。大廈地下為入口大堂及停車場；1樓至24樓為住宅用途，每層設2個單位，全幢提供服務式單位48個。物業毗鄰中環至半山自動扶梯，可步行往返中環核心商業區。另一方面，物業交通網絡便利，除鄰近西營盤港鐵站，更設有多條小巴路線及的士，來往各區非常便捷。
逸林酒店	22,226	\$260,000,000/11,698	物業位於佐敦商業核心地段，原為一幢樓高17層之商業大廈，於2014年改建為酒店。現時地下為上落客區及酒店大堂；1樓至16樓則為酒店房間，每層提供3-5個房間不等，合共提供74個客房。附近交通非常便捷，港鐵站舉步即達，巴士、小巴、的士穿梭往來，往返各區迅速即達。

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	2021年第一季 平均叫價	2020全年 平均成交價	2019年全年 平均成交價	2018年全年 平均成交價	2017年全年 平均成交價
			每平方呎 (約港幣\$)				
港島	上環	中遠大廈	\$33,025	\$28,578	\$28,339	\$37,000	\$30,448
	上環	信德中心	\$34,827	\$24,023	\$33,647	\$32,849	\$28,817
	中環	皇后大道中九號	\$51,998	-	-	\$53,591	\$35,852
	金鐘	力寶中心	\$34,528	\$24,146	\$34,556	\$38,631	\$29,178
	金鐘	美國銀行中心	\$46,741	\$25,688	\$50,541	\$48,062	\$33,963
	灣仔	會展廣場辦公大樓	\$45,369	-	\$36,324	\$44,829	\$31,847
	銅鑼灣	東角中心	-	\$19,393	-	\$21,362	\$20,144
九龍	北角	港運大廈	\$19,842	-	\$19,912	-	\$14,562
	尖東	康宏廣場	\$19,365	\$13,695	\$15,418	\$15,663	\$14,971
	尖西	星光行 (海景單位)	\$21,877	\$21,000	\$21,185	\$19,771	\$15,276
	尖西	力寶太陽廣場	\$21,941	-	\$18,995	\$20,249	\$15,930
	旺角	旺角中心	\$27,356	\$18,606	\$27,725	\$28,715	\$20,296
	九龍灣	企業廣場三期	\$13,352	\$12,514	-	\$16,734	\$11,944
	九龍灣	億京中心	\$14,318	\$11,811	\$13,279	\$12,246	\$11,830
	觀塘	萬兆豐中心	\$13,491	\$11,268	\$14,325	\$12,990	\$10,308
	觀塘	皇廷廣場	\$12,175	\$10,713	\$11,083	\$12,644	\$9,724
	觀塘	東瀛遊廣場	\$11,397	-	\$9,150	-	\$9,890

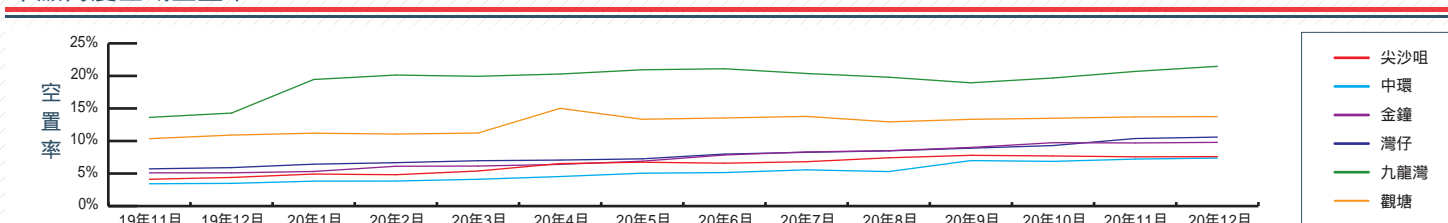
主要商廈之租金指標

地區		物業	2021年第一季 平均叫租	2020全年 平均租金	2019年全年 平均租金	2018年全年 平均租金	2017年全年 平均租金
			每平方呎 (約港幣\$)				
港島	中環	國際金融中心	\$179	\$181	\$200	\$194	\$176
	中環	交易廣場	\$160	\$171	\$174	\$160	\$158
	中環	告羅士打大廈	\$138	\$130	\$151	\$148	\$137
	中環	公爵大廈	\$140	\$132	\$120	\$152	\$144
	中環	太子大廈	\$119	-	\$140	\$136	\$134
	中環	長江集團中心	\$166	\$143	\$193	\$156	\$143
	金鐘	太古廣場	\$115	\$118	\$136	\$133	\$121
	灣仔	新鴻基中心	\$63	\$64	\$74	\$75	\$71
	灣仔	鷹君中心	\$65	\$52	\$77	\$68	\$72
	銅鑼灣	時代廣場	\$64	\$62	\$75	\$79	\$60
九龍	銅鑼灣	利園一期	\$75	\$79	\$89	\$72	\$75
	尖西	中港城	\$39	\$36	\$37	\$36	\$33
	尖西	海洋中心	\$40	\$41	\$44	\$45	\$44
	尖西	港威大廈	\$55	\$56	\$61	\$57	\$56
	尖西	北京道一號	-	\$76	\$82	\$73	\$68
	尖中	美麗華廣場A座	\$51	\$53	\$62	\$56	\$50
	尖東	帝國中心	\$43	\$44	\$46	\$46	\$41
	尖東	尖沙咀中心	\$44	\$44	\$48	\$47	\$43
	旺角	朗豪坊	\$53	\$55	\$57	\$52	\$47
	九龍灣	國際交易中心	\$26	\$30	\$30	\$29	\$30
	九龍灣	企業廣場三期	\$24	\$22	\$27	\$28	\$27
	觀塘	創紀之城五期	\$39	\$40	\$40	\$40	\$38
	觀塘	宏利金融中心	\$30	-	\$28	\$31	\$32

* 價格/租金指標以截至12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

查詢電話 | 2810 0099 2810 4999 2845 3118
Enquiries

金鐘 Admiralty



力寶中心 Lippo Centre

約1,825呎
Approx. 1,825 sq. ft.

高層 正
High Floor, Facing Lift Lobby

售Sale@29,000餘up
租Lease@40餘up

N:059YBJ



金鐘 Admiralty

統一中心 United Centre

約20,489呎
Approx. 20,489 sq. ft.

高層 海景
Sea View, High Floor

售Sale@28,000

N:100EYV



銅鑼灣 Causeway Bay

THE SHARP

約1,580呎
Approx. 1,580 sq. ft.

用途廣泛 鄰近港鐵
Suitable for Different Business, Close to MTR Station

售Sale@20,000餘up
租Lease@40餘up

N:017XXL



中環 Central

中華廠商會大廈 CMA Building

約3,200呎
Approx. 3,200 sq. ft.

城市景 罕有全層
City View, Rare Whole Floor

售Sale@20,000餘up
租Lease@30餘up

N:586CBW



上環 Sheung Wan

信德中心 Shun Tak Centre

約6,223呎
Approx. 6,223 sq. ft.

側海景 單邊靚位
Partial Sea View, Corner Unit

售Sale@20,000餘up

N:029DDP



黃竹坑 Wong Chuk Hang

南匯廣場 Southmark Pacific Link Tower

約6,869呎
Approx. 6,869 sq. ft.

超級低水 裝修即用
Fully Fitted, Vacant Possession

售Sale@8,000餘up
租Lease@10餘up

N:773OMQ

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

查詢電話 | 2721 8788 2721 8068 2388 1822
Enquiries

長沙灣 Cheung Sha Wan



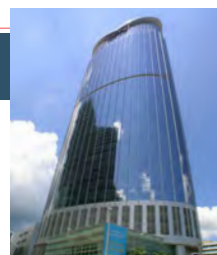
卓匯中心 Excel Centre

約5,961 - 11,922呎
Approx. 5,961 - 11,922 sq. ft.

名牌發展商 相連樓層連車位
Famous Developer, Two Connected Floor with Carparks

售Sale@12,000餘up
租Lease@20餘up

N:159QJZ



九龍灣 Kowloon Bay

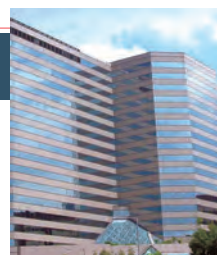
企業廣場3期 Enterprise Square Three

約16,100呎
Approx. 16,100 sq. ft.

海景甲廈 可售後租回
Grade A Office with Seaview, Lease Back Possible

售Sale@12,500

N:373XIG



九龍灣 Kowloon Bay

企業廣場一期二座 Enterprise Square Tower 2

約14,153呎
Approx. 14,153 sq. ft.

獨立全層 開揚景觀
Whole Floor with Open View

售Sale@7,000餘up

N:971ZOK



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.

低層園景城市景 甲級商廈 連接港鐵站
Low Floor with Garden & City View, Nearby MTR Station

售Sale@10,000餘up
租Lease@27

N:708MTO



尖沙咀東部 TST E

新文華中心A座 New Mandarin Plaza Tower A

約6,900呎
Approx. 6,900 sq. ft.

園景 全裝修
Garden View, Fully Fitted

售Sale@10,000

N:993ADG



尖沙咀 TST

東港商業大廈 Knutsford Commercial Building

約3,310呎
Approx. 3,310 sq. ft.

高層園景 旺中帶靜之選
High Floor with Garden View, Prime Location

售Sale@9,000餘up

N:287VJC

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 : 06/01/2021
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.



全新超甲級寫字樓 外型獨特勢成長沙灣地標 Brand New Grade-A Office • Future Landmark of Cheung Sha Wan



N: LCK888
畫家構想圖 Artist's impression

888
LAI CHI KOK ROAD

長沙灣荔枝角道888號
888 Lai Chi Kok Road, Cheung Sha Wan

單位建築面積約 Unit Gross Area
502至2,613平方呎
sq ft approx.
全層建築面積約 Whole Floor Gross Area
20,894至24,626平方呎
sq ft approx.

- 千億基建配套，貫通中港商業區 Billions infrastructure facilities, connecting China and Hong Kong
- 步行約3分鐘至荔枝角港鐵站 Just 3 mins walks to Lai Chi Kok MTR Station
- 完善交通網絡，瞬間穿梭港九新界 Convenient transportation network



影片介紹
Video Introduction

Ms. Salome Mak (E-144769)

Ms. Louise Ho (E-034589)

麥小姐 9226 0236 何小姐 9018 3008

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 **1,843至3,140**平方呎
Unit GFA to sq ft approx.

售
Sale **@30,000**餘起
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

荃灣罕有全新 甲級寫字樓出售

Rare Brand New Grade A Office for Sale in Tsuen Wan



N: IEC3
畫家構想圖 Artist's impression

IEC3
INTERNATIONAL ENTERPRISE CENTRE 3
國際企業中心三期

荃灣大涌道18號
18 Tai Chung Road, Tsuen Wan

單位建築面積約 **913至2,111**平方呎[^]
Unit Gross Area to sq ft approx. [^]

全層建築面積約 **10,217至12,248**平方呎[^]
Whole Floor Gross Area to sq ft approx. [^]

兩鐵交匯前往各區方便快捷
Conjunction of Tsuen Wan Line
and West Rail Line, enhanced
transport network



影片介紹
Video Introduction

Ms. Salome Mak (E-144769)

Ms. Louise Ho (E-034589)

麥小姐 9226 0236 何小姐 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：1. 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。2. 本公司建議有興趣者在作出購買決定前，先參閱最新版本售樓說明書/樓面平面圖/價單及直接向有關銀行及財務公司/賣方(如賣方有提供貸款計劃予買方)查詢按揭條款。Important Note: 1. 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. 2. Our Company advises the interested parties to obtain and read the sales brochures / floor plans / price lists before they make a purchase decision and make enquiries directly with the banks and finance companies or the vendor (if financing schemes are provided by the vendor).



Price Indicators of Target Buildings

District		Property	2021 Q1	2020	2019	2018	2017
			Asking Price (Approx. HK\$ psf.)	Average Price (Approx. HK\$ psf.)			
Hong Kong Island	Sheung Wan	Cosco Tower	\$33,025	\$28,578	\$28,339	\$37,000	\$30,448
	Sheung Wan	Shun Tak Centre	\$34,827	\$24,023	\$33,647	\$32,849	\$28,817
	Central	Nine Queen's Road Central	\$51,998	-	-	\$53,591	\$35,852
	Admiralty	Lippo Centre	\$34,528	\$24,146	\$34,556	\$38,631	\$29,178
	Admiralty	Bank of America Tower	\$46,741	\$25,688	\$50,541	\$48,062	\$33,963
	Wan Chai	Office Tower - Convention Plaza	\$45,369	-	\$36,324	\$44,829	\$31,847
	Causeway Bay	East Point Centre	-	\$19,393	-	\$21,362	\$20,144
	North Point	Island Place Tower	\$19,842	-	\$19,912	-	\$14,562
Kowloon	TSTE	Concordia Plaza	\$19,365	\$13,695	\$15,418	\$15,663	\$14,971
	TSTW	Star House (Sea View)	\$21,877	\$21,000	\$21,185	\$19,771	\$15,276
	TSTW	Lippo Sun Plaza	\$21,941	-	\$18,995	\$20,249	\$15,930
	Mong Kok	Argyle Centre	\$27,356	\$18,606	\$27,725	\$28,715	\$20,296
	Kowloon Bay	Enterprise Square Three	\$13,352	\$12,514	-	\$16,734	\$11,944
	Kowloon Bay	Billion Centre	\$14,318	\$11,811	\$13,279	\$12,246	\$11,830
	Kwun Tong	MG Tower	\$13,491	\$11,268	\$14,325	\$12,990	\$10,308
	Kwun Tong	King Palace Plaza	\$12,175	\$10,713	\$11,083	\$12,644	\$9,724
	Kwun Tong	EGL Tower	\$11,397	-	\$9,150	-	\$9,890

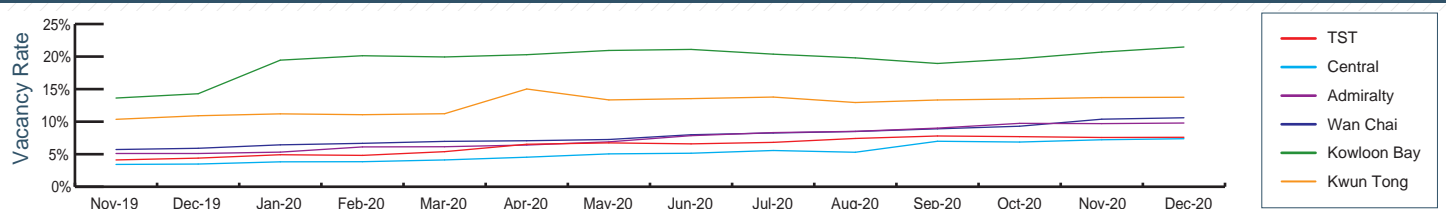
Rental Indicators of Target Buildings

District		Property	2021 Q1	2020	2019	2018	2017
			Asking Rent (Approx. HK\$ psf.)	Average Rent (Approx. HK\$ psf.)			
Hong Kong Island	Central	International Finance Centre	\$179	\$181	\$200	\$194	\$176
	Central	Exchange Square	\$160	\$171	\$174	\$160	\$158
	Central	Gloucester Tower	\$138	\$130	\$151	\$148	\$137
	Central	Edinburgh Tower	\$140	\$132	\$120	\$152	\$144
	Central	Prince's Building	\$119	-	\$140	\$136	\$134
	Central	Cheung Kong Centre	\$166	\$143	\$193	\$156	\$143
	Admiralty	Pacific Place	\$115	\$118	\$136	\$133	\$121
	Wan Chai	Sun Hung Kai Centre	\$63	\$64	\$74	\$75	\$71
	Wan Chai	Great Eagle Centre	\$65	\$52	\$77	\$68	\$72
	Causeway Bay	Times Square	\$64	\$62	\$75	\$79	\$60
Causeway Bay	Lee Garden One	\$75	\$79	\$89	\$72	\$75	
Kowloon	TSTW	China HK City	\$39	\$36	\$37	\$36	\$33
	TSTW	Ocean Centre	\$40	\$41	\$44	\$45	\$44
	TSTW	The Gateway	\$55	\$56	\$61	\$57	\$56
	TSTW	One Peking	-	\$76	\$82	\$73	\$68
	TSTC	Mira Place Tower A	\$51	\$53	\$62	\$56	\$50
	TSTE	Empire Centre	\$43	\$44	\$46	\$46	\$41
	TSTE	Tsim Sha Tsui Centre	\$44	\$44	\$48	\$47	\$43
	Mong Kok	Langham Place	\$53	\$55	\$57	\$52	\$47
	Kowloon Bay	Exchange Tower	\$26	\$30	\$30	\$29	\$30
	Kowloon Bay	Enterprise Square Three	\$24	\$22	\$27	\$28	\$27
	Kwun Tong	Millennium City Phase 5	\$39	\$40	\$40	\$40	\$38
	Kwun Tong	Manulife Financial Centre	\$30	-	\$28	\$31	\$32

* Price/Rental indicator refers to the information as at 31 Dec 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, Dec 2020

District		Property	Floor	Area (Approx. sq. ft.)	Consideration (Approx. HK\$)	Unit Rate (Approx. HK\$)
Hong Kong Island	Admiralty	Far East Finance Centre	Low	10,800(G)	\$237,600,000	@22,000
	Admiralty	Lippo Centre, Tower 1	Mid	1,993(G)	\$59,790,000	@30,000
	Central	Universal Trade Centre	Low	2,453(G)	\$31,000,000	@12,638
	Sheung Wan	Shun Tak Centre, West Tower	Low	1,383(G)	\$45,700,000	@33,044
	Wan Chai	Effectual Building	High	1,688(G)	\$27,000,000	@15,995
Kowloon	Cheung Sha Wan	888 Lai Chi Kok Road	Mid	24,426(G)	\$342,000,000	@14,001
	Cheung Sha Wan	The Globe	Mid	1,425(G)	\$15,679,200	@11,003
	Kowloon Bay	Billion Centre - Tower A	Low	1,906(G)	\$19,900,000	@10,441
	Kwun Tong	King Palace Plaza	Mid	1,025(G)	\$10,800,425	@10,537
	Mong Kok	Argyle Centre Phase 1	Low	500(G)	\$10,800,000	@21,600

Significant Leasing Transactions, Dec 2020

District		Property	Floor	Area (Approx. sq. ft.)	Monthly Rental (Approx. HK\$)	Unit Rate (Approx. HK\$)
Hong Kong Island	Admiralty	Far East Finance Centre	Mid	4,191(G)	\$222,123	@53
	Central	The Center	Low	12,170(G)	\$730,200	@60
	Central	World-Wide House	Mid	3,986(G)	\$286,992	@72
	Sheung Wan	Cosco Tower	High	1,618(G)	\$110,024	@68
	Wan Chai	Great Eagle Centre	Mid	5,826(G)	\$291,300	@50
Kowloon	Cheung Sha Wan	China Shipbuilding Tower	Low	2,742(G)	\$76,776	@28
	Kwun Tong	COS Centre	Low	1,187(G)^	\$29,675	@25
	San Po Kong	Win Plaza	Mid	1,734(G)	\$48,552	@28
	TST East	Concordia Plaza	High	2,800(G)	\$98,000	@35
	TST West	Silvercord Tower 2	Mid	2,071(G)	\$90,000	@43

Notable Leasing Cases, Dec 2020

District		Property	Floor	Area (Approx. sq. ft.)	Tenant / Institutions
Hong Kong Island	Admiralty	Admiralty Centre Tower 1	Low	6,452	Lily Fenn & Partners
	Admiralty	Lippo Centre Tower 2	Mid	4,642	Future Advancement Limited
	Central	AIA Central	High	6,287	Brilliance Asset Management Limited
	Central	Asia Standard Tower	Low	6,162	Paramount Concept Limited
	Central	Cheung Kong Center	High	14,773	Aevitas Group Limited
	Quarry Bay	City Plaza One	High	15,749	Juniper Networks Group (HK) Limited
	Wan Chai	Harbour Centre	Lot	19,089	Island Navigation Corporation International Limited

Sales transaction of WB Property, Dec 2020

The Property	Gross Floor Area (sq. ft. approx.)	Consideration/ Unit Rate (HK\$ approx.)	Remarks
MIER Serviced Apartments	20,432	\$310,000,000/15,172	The Property is located at luxury residential area - the Mid-Levels, which is a 25-storey serviced apartment. G/F is designated for entrance hall and car park. 1/F-24/F is for domestic uses with 2 units per floor, providing 48 apartments in total. Nearby is the Mid-Levels escalator, connect with Central business area. On the other hand, the Property enjoys convenient transportation network, MTR Sai Ying Pun Station is closely reachable; further with various route of mini-bus and taxi could be simply found nearby, traveling to everywhere would be very convenient.
Noble Park Hotel	22,226	\$260,000,000/11,698	The Property is located at the business hub in Jordan, which was originally a 17-storey commercial building and converted into hotel in 2014. Currently, G/F is designated for loading / unloading and hotel lobby; 1/F to 16/F for guestroom with 3-5 rooms each floor, providing 74 guestrooms in total. Transportation network of the area is comprehensive, MTR station, various bus and mini-bus stops are in the vicinity.

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MARKET ANALYSIS

Reviewing for the whole 2020, "anti-epidemic" has become a part of Hong Kong people's daily business. The business operation model has shifted to a relatively elastic way, and "Work from Home" has become more common, which caused a decrease in demand of offices. Although the "Prohibit Order" has significantly reduced local commercial activities, more investors have started to take action. As a result, there were numerous of remarkable transactions being recorded on the second half of 2020. Looking forward to 2021, office market will still dominated by the users. With respected to the success in develop and mass-produce of vaccines, negative influence brought by the epidemic will gradually decrease, and office market is expected to usher in a turning point.

OFFICE MARKET REVIEW OF 2020

- JAN** According to the epidemic, coupled with Lunar New Year Holiday, volume of offices sales transactions dropped by half comparing with same period of 2019, while average price remained at the level around HK\$10,000/sf.
- FEB** The 2020-21 Budget has mentioned that land sale schedule for this financial year will include six commercial sites, which are expected to provide a total floor area of about 830,000 square meters. In Central, unit 12 on 28/F of Bank of America Tower has transacted at approx. HK\$39Million or HK\$28,800/sf, involving floor area approx. 1,359sf, which is the lowest record of past 3 years.
- MAR** In Admiralty, unit 07 to 10 on low floor of Lippo Centre, Tower 2 was sold at approx. HK\$83.90Million or HK\$23,000/sf, involving area approx. 3,648sf.
- APR** Whole block of 72-76 Queen's Road East in Wans Chai was sold at approx. HK\$253Million or HK\$20,733/sf, involving area approx. 12,203sf.
- MAY** In Sheung Wan, several floors of 128 Connaught Road Central, with advertising space on rooftop and naming right, was transacted at approx. HK\$349Million, involving office area approx. 13,353sf.
- JUN** In Wan Chai, unit 05 on 19/F of Great Eagle Centre was transacted at approx. HK\$65.8Million or HK\$28,000/sf, involving area approx. 2,350sf. The average price has increased by approx. 24% comparing with the latest transaction of the same unit, and it also created the historical high of the building.
- JUL** In Sheng Wan, unit 10 to 11 on 17/F of Shun Tak Centre, China Merchants Tower was sold at approx. HK\$20,562/sf, with floor area approx. 2,918sf, which the average price returned to the level of 2016.
- AUG** Hong Kong Monetary Authority (HKMA) has announced that the applicable loan-to-value ratio caps for mortgage loans on non-residential properties are adjusted from 40% to 50% for general cases. In Kwai Chung, 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. Together with the double stamp duty of 8.5%, a 28% loss in book value has been recorded, which is also a case with the biggest loss of 2020.
- SEP** As the index of Grade-A office in CBD, unit 05 on mid floor of Nine Queen's Road Central was leased to an 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.
- OCT** Office market of Island East District also becomes active. En bloc of 101 King's Road and 111 King's Road was transacted at approx. HK\$1.7Billion and HK\$180Million respectively, the buyers are CIFI Group (00884) and Wang On Group (01222), which hold 60% and 40% of the project respectively, which is a remarkable case among the year.
- NOV** Government issued the latest policy address, which announced the abolishment of doubled Ad Valorem Stamp Duty (AVD) on non-residential property transactions. Whole block of City Plaza 1 was transacted by numerous of financial group leading by GAW Capital at approx. HK\$9.845Billion. Meanwhile, part of City Plaza 3 and the entire City Plaza 4 have already been sold in 2018, and 49% shares of the above properties are also held by GAW Capital.
- DEC** The project "888 Lai Chi Kok Road" under New World Development was launched, a total of 74 units launched in first two rounds have been sold out within a week, which is a remarkable accomplishment.

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: 2388 1822

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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.