



FEB 2021

市況分析

踏入2021年，寫字樓市場暫時沒有明顯的轉變。由於月內沒有較大型的項目推出，買賣方面與上月比較顯得遜色不少，加上農曆年假前後一向較少企業搬遷，租賃表現亦相對回落。過去一年，在疫情的影響下，市場已累積相當充裕的資金，同時近期股票市場走勢強勁，投資者獲利甚豐，或會考慮將部分利潤投放到物業市場，相信金額較細的中小型單位會成為追捧對象。另一方面，由於中美關係緊張，自去年下旬以來不少內地企業選擇來港上市，除了為本地市場注入資金，更會刺激寫字樓的需求，對改善買賣和租賃市場氣氛起到很大的作用。此外，隨著疫苗接種計畫的推行，假如市民反應積極，期望疫情可以儘早受控。若然具備通關條件，可吸納更多中資企業來港拓展業務，屆時會進一步刺激寫字樓呎價的增長，有望早日收復去年的失地。

港島區

年內港島區將有不少寫字樓落成，集中在黃竹坑和港島東，合共提供約205萬平方呎商業樓面。近年政府加快發展港島南區，黃竹坑漸漸受到更多投資者關注，月內截標的黃竹坑站5期住宅項目獲多家發展商入標，正正反映市場對該區發展潛力的肯定和信心。隨著區內未來人口增長，預料商業活動亦會變得活躍，將進一步刺激企業落戶於此的意欲。

港島區整體寫字樓買賣市場表現失色，成交量在缺乏承接下減少約42%，平均呎價更進一步下跌，較去年11月的高位回落約28%。中保集團大廈罕有錄得大樓面買賣成交，位於低層的02至04室以約1.43億元成交，涉及樓面約9,067平方呎，平均呎價約15,759元，較去年中該廈相近樓層的平均呎價下跌約9%。

租賃方面，雖然整體成交量較上月增加約42%，惟租金跌勢持續，平均呎租徘徊在約50元上下水平，較去年同期下跌約12%。核心區指標商廈錄得不少矚目的大樓面租賃個案，其中皇后大道中九號高層全層獲一家醫療公司以呎租約70元承租，涉及樓面約9,400平方呎。美國銀行中心低層05至08室以約40元租出，面積約5,500平方呎，是該廈自去年以來次低的租賃個案。

九龍區

在疫情的嚴重衝擊下，本地營商環境大受影響，去年更一度出現企業撤離中環的浪潮。雖然九龍區商廈在當時吸納大批優質租客，但不少地區甲廈的空置仍舊處於高位，若疫情無法在短期內平復，甲廈需求將進一步受到打擊。預料年內寫字樓平均租金或會繼續下調，而租客在同一租金水平的前提下將可有更多選擇。

九龍區寫字樓買賣成交量較上月減少，主要由於月內並無大型新盤推售，平均呎價亦回落約12%。九龍灣富臨中心A座低層A室以約5,609萬元成交，面積約3,652平方呎，平均呎價約15,359元。另外，荔枝角道888號亦錄得多家買賣個案，其中中層B03室以呎價約14,626元易手，面積約722平方呎。另外，新蒲崗匯達商業中心高層全層以呎價約7,399元易手，涉及樓面約6,487平方呎，屬月內較大樓面的買賣個案。

月內共錄得約205宗租賃個案，較上月輕微增加約18%，平均呎租亦錄得約19%升幅，前景樂觀。九龍灣方面，南豐商業中心高層08至09室以呎租約15元租出，涉及樓面約4,324平方呎，屬月內較大面積的租賃個案。觀塘萬兆豐中心高層A01獲一家科技公司以呎租約23元承租，面積約3,722平方呎。尖沙咀方面，星光行低層16A室以呎租約29元租予一家投資公司，涉及樓面約1,295平方呎。

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，該等資料只關乎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：2388 1822

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2021年1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	中環	美國銀行中心	中層	1,375(G)	\$50,600,000	@36,800
	中環	中保集團大廈	低層	9,067(G)	\$142,888,888	@15,759
	上環	高富大廈	高層	2,500(G)	\$24,585,000	@9,834
	灣仔	金星大廈	低層	2,142(G)	\$26,800,000	@12,512
	黃竹坑	南匯廣場A座	低層	6,869(G)	\$55,152,000	@8,029
九龍	長沙灣	荔枝角道888號	低層	1,448(G)	\$18,554,000	@12,814
	九龍灣	富臨中心A座	低層	3,652(G)^	\$56,090,000	@15,359
	觀塘	寧晉中心	低層	917(G)	\$10,000,000	@10,905
	新蒲崗	匯達商業中心	高層	6,487(G)	\$48,000,000	@7,399
	尖沙咀東部	新東海商業中心	低層	3,567(G)	\$35,670,000	@10,000

2021年1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	力寶中心2座	高層	2,700(G)	\$129,600	@48
	中環	皇后大道中九號	高層	9,400(G)	\$658,000	@70
	上環	中遠大廈	中層	1,260(G)	\$78,120	@62
	灣仔	鷹君中心	中層	2,350(G)	\$173,900	@74
	黃竹坑	南匯廣場A座	低層	5,167(G)	\$87,839	@17
九龍	長沙灣	億京廣場	高層	1,400(G)	\$29,400	@21
	九龍灣	億京中心B座	中層	1,654(G)	\$23,500	@14
	觀塘	電訊一代廣場	中層	901(G)^	\$27,030	@30
	尖沙咀東部	康宏廣場	高層	1,091(G)	\$32,730	@30
	尖沙咀西部	力寶太陽廣場	低層	924(G)	\$35,112	@38

2021年1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	國際金融中心一期	多層	41,560	資本集團
	北角	友邦廣場	高層	7,016	Seaspan Corporation
	灣仔	三湘大廈	中層	4,764	嘉信集團控股有限公司
九龍	觀塘	國際貿易中心	多層	100,000	DHL
	觀塘	安盛金融大樓	多層	41,322	晶苑國際集團有限公司

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。



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	\$32,942	\$28,578	\$28,339	\$37,000	\$30,448
	上環	信德中心	\$35,091	\$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	\$34,232	\$24,146	\$34,556	\$38,631	\$29,178
	金鐘	美國銀行中心	\$46,750	\$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	\$19,604	-	\$19,912	-	\$14,562
	尖東	康宏廣場	\$19,302	\$13,695	\$15,418	\$15,663	\$14,971
	尖西	星光行 (海景單位)	\$21,778	\$21,000	\$21,185	\$19,771	\$15,276
	尖西	力寶太陽廣場	\$21,275	-	\$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	\$14,168	\$11,811	\$13,279	\$12,246	\$11,830
	觀塘	萬兆豐中心	\$13,555	\$11,268	\$14,325	\$12,990	\$10,308
	觀塘	皇廷廣場	\$12,212	\$10,713	\$11,083	\$12,644	\$9,724
	觀塘	東瀛遊廣場	\$11,574	-	\$9,150	-	\$9,890

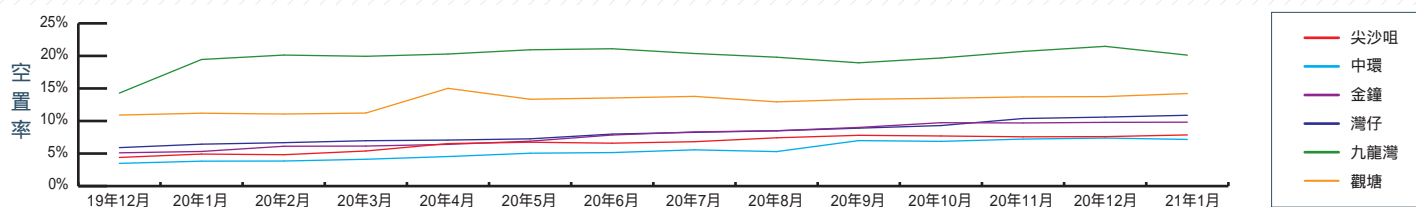
主要商廈之租金指標

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	\$175	\$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	\$162	\$143	\$193	\$156	\$143
	金鐘	太古廣場	\$115	\$118	\$136	\$133	\$121
	灣仔	新鴻基中心	\$58	\$64	\$74	\$75	\$71
	灣仔	鷹君中心	\$64	\$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	\$74	\$79	\$89	\$72	\$75
	尖西	中港城	\$38	\$36	\$37	\$36	\$33
	尖西	海洋中心	\$41	\$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	\$42	\$44	\$46	\$46	\$41
	尖東	尖沙咀中心	\$42	\$44	\$48	\$47	\$43
	旺角	朗豪坊	\$55	\$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1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 Enquiries | 2810 0099 2810 4999 2845 3118



金鐘 Admiralty

海富中心 Admiralty Centre

約1,888呎
Approx. 1,888 sq. ft.
港鐵上蓋 靚裝連約
Atop MTR, Fully Fitted, Sale with TA

售Sale@26,000餘up

N:280RMZ



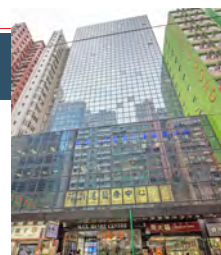
金鐘 Admiralty

統一中心 United Centre

約8,245呎
Approx. 8,245 sq. ft.
高層全海 港鐵上蓋 四正實用 隨時約看
Full Sea View, High Floor, Flexible Usage

租Lease@30餘up

N:885TJI



北角 North Point

上潤中心 Max Share Centre

約2,688呎
Approx. 2,688 sq. ft.
核心地段 交通方便 連約出售
Convenient Transportation, Sale with TA

售Sale@11,000

N:744BSP



上環 Sheung Wan

中遠大廈 Cosco Tower

約3,212呎
Approx. 3,212 sq. ft.
全寫字樓裝修 部份海景 即租即用
Partial Sea View, Move-In Condition

租Lease@50餘up

N:596DLV



上環 Sheung Wan

泰達大廈 Teda Building

約1,052呎
Approx. 1,052 sq. ft.
鄰近港鐵站 內置洗手間
Proximity to MTR Station, Internal Toilet

售Sale@10,000餘up

N:572SCO



灣仔 Wan Chai

合和中心 Hopewell Centre

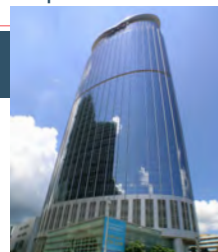
約15,450呎
Approx. 15,450 sq. ft.
甲級商廈 全裝即用
Grade A Building, Fully Fitted

租Lease@50

N:449WFJ

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



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 交吉或連租約
Grade A Office with Seaview, Vacant or with TA

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



觀塘 Kwun Tong

宏基資本大廈 Rykadan Capital Tower

約12,195呎
Approx. 12,195 sq. ft.
郵輪碼頭全海景
Cruise Terminal Full Sea view

售Sale@10,000餘up
租Lease@20餘up

N:511ROF



尖沙咀東部 TSTE

新東海商業中心 New East Ocean Centre

約10,973呎
Approx. 10,973 sq. ft.
部份海景 連接港鐵線
Partial Sea view, Nearby MTR Station

售Sale@11,000餘up

N:171PQK



尖沙咀東部 TSTE

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 : 09/02/2021
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



專頁介紹
Introduction web page

Ms. Louise Ho (E-034589)

Ms. Salome Mak (E-144769)

何小姐 9018 3008 麥小姐 9226 0236

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

蔡先生 Mr. Lewis Choy
(E-148217)

9492 8322

黃先生 Mr. Patrick Wong
(E-053344)

9495 9716

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



專頁介紹
Introduction web page

Ms. Louise Ho (E-034589)

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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	\$32,942	\$28,578	\$28,339	\$37,000	\$30,448
	Sheung Wan	Shun Tak Centre	\$35,091	\$24,023	\$33,647	\$32,849	\$28,817
	Central	Nine Queen's Road Central	\$51,998	-	-	\$53,591	\$35,852
	Admiralty	Lippo Centre	\$34,232	\$24,146	\$34,556	\$38,631	\$29,178
	Admiralty	Bank of America Tower	\$46,750	\$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	\$19,604	-	\$19,912	-	\$14,562
Kowloon	TSTE	Concordia Plaza	\$19,302	\$13,695	\$15,418	\$15,663	\$14,971
	TSTW	Star House (Sea View)	\$21,778	\$21,000	\$21,185	\$19,771	\$15,276
	TSTW	Lippo Sun Plaza	\$21,275	-	\$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	\$14,168	\$11,811	\$13,279	\$12,246	\$11,830
	Kwun Tong	MG Tower	\$13,555	\$11,268	\$14,325	\$12,990	\$10,308
	Kwun Tong	King Palace Plaza	\$12,212	\$10,713	\$11,083	\$12,644	\$9,724
	Kwun Tong	EGL Tower	\$11,574	-	\$9,150	-	\$9,890

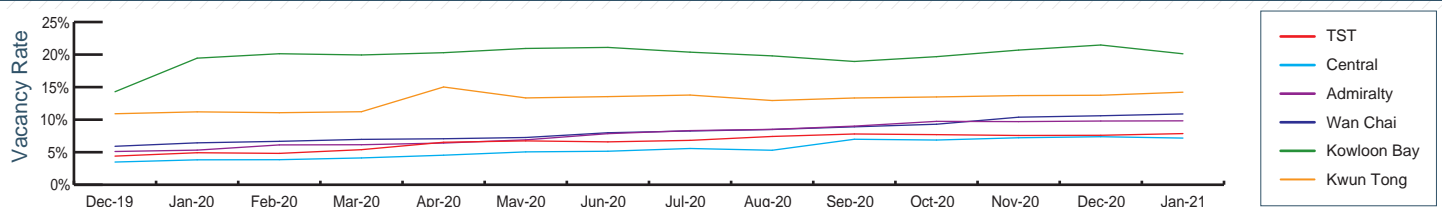
Rental Indicators of Target Buildings

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	\$175	\$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	\$162	\$143	\$193	\$156	\$143
	Admiralty	Pacific Place	\$115	\$118	\$136	\$133	\$121
	Wan Chai	Sun Hung Kai Centre	\$58	\$64	\$74	\$75	\$71
	Wan Chai	Great Eagle Centre	\$64	\$52	\$77	\$68	\$72
	Causeway Bay	Times Square	\$64	\$62	\$75	\$79	\$60
Causeway Bay	Lee Garden One	\$74	\$79	\$89	\$72	\$75	
Kowloon	TSTW	China HK City	\$38	\$36	\$37	\$36	\$33
	TSTW	Ocean Centre	\$44	\$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	\$42	\$44	\$46	\$46	\$41
	TSTE	Tsim Sha Tsui Centre	\$42	\$44	\$48	\$47	\$43
	Mong Kok	Langham Place	\$55	\$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 Jan 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, Jan 2021

	District	Property	Floor	Area (Approx. sq. ft.)	Consideration (Approx. HK\$)	Unit Rate (Approx. HK\$)
Hong Kong Island	Central	Bank of America Tower	Mid	1,375(G)	\$50,600,000	@36,800
	Central	China Insurance Group Building	Low	9,067(G)	\$142,888,888	@15,759
	Sheung Wan	Goldfield Building	High	2,500(G)	\$24,585,000	@9,834
	Wan Chai	Golden Star Building	Low	2,142(G)	\$26,800,000	@12,512
	Wong Chuk Hang	Southmark Pacific Link Tower (Tower A)	Low	6,869(G)	\$55,152,000	@8,029
Kowloon	Cheung Sha Wan	888 Lai Chi Kok Road	Low	1,448(G)	\$18,554,000	@12,814
	Kowloon Bay	Capital Tower Tower A	Low	3,652(G)^	\$56,090,000	@15,359
	Kwun Tong	Legend Tower	Low	917(G)	\$10,000,000	@10,905
	San Po Kong	Win Plaza	High	6,487(G)	\$48,000,000	@7,399
	TST East	New East Ocean Centre	Low	3,567(G)	\$35,670,000	@10,000

Significant Leasing Transactions, Jan 2021

	District	Property	Floor	Area (Approx. sq. ft.)	Monthly Rental (Approx. HK\$)	Unit Rate (Approx. HK\$)
Hong Kong Island	Admiralty	Lippo Centre, Tower 2	High	2,700(G)	\$129,600	@48
	Central	Nine Queen's Road Central	High	9,400(G)	\$658,000	@70
	Sheung Wan	Cosco Tower	Mid	1,260(G)	\$78,120	@62
	Wan Chai	Great Eagle Centre	Mid	2,350(G)	\$173,900	@74
	Wong Chuk Hang	Southmark Pacific Link Tower (Tower A)	Low	5,167(G)	\$87,839	@17
Kowloon	Cheung Sha Wan	Billion Plaza	High	1,400(G)	\$29,400	@21
	Kowloon Bay	Billion Centre - Tower B	Mid	1,654(G)	\$23,500	@14
	Kwun Tong	TG Place	Mid	901(G)^	\$27,030	@30
	TST East	Concordia Plaza	High	1,091(G)	\$32,730	@30
	TST West	Lippo Sun Plaza	Low	924(G)	\$35,112	@38

Notable Leasing Cases, Jan 2021

	District	Property	Floor	Area (Approx. sq. ft.)	Tenant / Institutions
Hong Kong Island	Central	One International Finance Centre	Lot	41,560	Capital International Incorporation
	North Point	AIA Tower	High	7,016	Seaspan Corporation
	Wan Chai	Sunshine Plaza	Mid	4,764	Kingsway Holdings Group Limited
Kowloon	Kwun Tong	International Trade Tower	Lot	100,000	DHL
	Kwun Tong	Landmark East - AXA Tower(Twr1)	Lot	41,322	Crystal International Group Limited

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FEB
2021

MARKET ANALYSIS

Stepping in 2021, office market did not show any obvious changes in January. Since there was no large scale project launched, the overall volume of office sales transactions being recorded was much inferior to the previous month. On the other hand, it is also uncommon for companies to relocate during the period before Lunar New Year, as a result, performance of leasing market also facing a downturn. Under the influence of epidemic and the impressive performance of stock market, investors have actually accumulated an appreciable amount of capitals. They may consider investing part of the profits into property market, and the price of those units with size around 1,000sf is expected to be boosted. Moreover, due to the poor relationship among China and the United States, there were numerous of China-based companies decided to list in Hong Kong since last year, and some already did. These actions have not only funded the market, but also stimulated the demand of offices, which will significantly improve both sales and lease market. In addition, with the implementation of vaccination plan, it is believed that the epidemic can be controlled soon if the public reacts positively. Accordingly, when conditions for customs clearance met, more Chinese companies will be attracted to expand business in Hong Kong, which will further stimulate the increases in average price, and it is expected that the loss in last year will be made up.

HONG KONG ISLAND

- Numerous of commercial buildings will be completed on Hong Kong Island within 2021, which mainly concentrated in Wong Chuk Hang and Island East districts, providing 2.05 million square feet of commercial area. In recent years, government has accelerated the development of Southern District. Wong Chuk Hang has gradually attracted more investors' attention. The tender of "THE SOUTHSIDE" Phase 5 was closed within the month, and it has drawn the attention of many developers, which also reflecting a high confidence of investors on the development potential of the district. With the future population growth, business activities are expected to become more active, which will further stimulate the desire of enterprises to settle in Wong Chuk Hang.
- Offices on Hong Kong Island have shown a poor performance in January. Apart from the quantity of sales transactions decreased by approx. 42%, average price also dropped, which is 28% lower than the peak appeared in November. Unit 02 to 04 on low floor of China Insurance Group Building was sold at approx. HK\$143Million or HK\$15,759/sf, involving area approx. 9,067sf, which the average price is 9% lower than the transaction of similar floor recorded in last year.
- Although overall volume of leasing increased by approx. 42%, while average rental keep decreasing to approx. HK\$50/sf level, which dropped by approx. 12% YOY. There were several remarkable cases being recorded in CBD, for instance, whole floor on high floor of Nine Queen's Road Central was leased by a medical related company at approx. HK\$70/sf, with floor area approx. 4,400sf. Unit 05 to 08 on low floor of Bank of America Tower was rented at approx. HK\$40/sf, involving area approx. 5,500sf, which is the lowest rental of the building since 2020.

KOWLOON

- Under the impact of epidemic, local business environment has been affected intensely. There was even a trend of tenants quitting Central during last year. Although offices in Kowloon have absorbed a large amount of high-quality tenants in that period, overall vacancy rate of Grade-A office still remained at a relatively high level. If the epidemic cannot be resolved in short term, demand for Grade-A offices may further shrink. It is expected that the average rental of offices in Kowloon may keep decreasing within 2021, and tenants can have more choice under the same rental level.
- Volume of office sales transactions in Kowloon decreased comparing with last month. Since there was no large scale project launched, the average price thus reduced by approx. 12%. In Kowloon Bay, unit A on low floor of Capital Tower Tower A was sold at approx. HK\$56.09Million or HK\$15,359/sf, involving area approx. 3,652sf. Moreover, there were several cases being recorded in 888 Lai Chi Kok Road, for instance, unit B03 on mid floor was transacted at approx. HK\$14,626/sf, with floor area approx. 722sf. In San Po Kong, whole floor on high floor of Win Plaza was transacted at approx. HK\$7,399/sf, with floor area approx. 6,487sf, which is a case relatively large in size.
- There were total about 205 leasing transactions being recorded in Kowloon, which shown an increases of approx. 19%, while average rental also raised by approx. 15%. In Kowloon Bay, unit 08 to 09 on high floor of Nan Fung Commercial Centre was leased at approx. HK\$15/sf, involving area approx. 4,324sf, which is relatively large in size. In Kwun Tong, unit A01 on high floor of MG Tower was leased by an IoT solution company at approx. HK\$23/sf, with floor area approx. 3,722sf. In Tsim Sha Tsui, unit 16A on low floor of Star House was rented to an investment company at approx. HK\$29/sf, with floor area approx. 1,295sf.

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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.

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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