



**JUN 2020**

## 市況分析

本地肺炎疫情正逐漸減退，商業活動亦正有限度地恢復，但疫情帶來的影響卻難以在短期內消除。雖然政府嘗試推出一些紓困措施，意圖刺激經濟，但市民消費意欲低下，整體經濟復甦事倍功半。月中寫字樓市場曾一度變得活躍，短暫出現數宗大手買賣成交，相信是投資者趁疫情放緩，趁低吸納。不過，5月下旬，中國政府突然宣布將在十三屆中國全國人大會議提出「港版國安法」表決議程，引發香港與西方社會關注，甚至上升到中美角力層面。消息傳出後，恆生指數隨即急瀉近1,500點，可見市場對香港作為國際金融中心的競爭優勢是否會被沖淡存在憂慮。若然歐美落實對中港採取制裁，短期內將削弱本土投資市場的資本供應和流動性，但就目前而言，相關消息對寫字樓交投暫時未造成很嚴重的影響，相信要待中美雙方落實進一步行動後，前景才會變得明朗。

## 港島區

- 疫情放緩，在本地寫字樓市場交投逐步恢復的時間，「國安法」等議題又令社會運動復燃，難免會對核心商業區帶來負面影響。中美關係緊張，香港成雙方角力的籌碼，令經濟復甦遙遙無期。現時香港已成驚弓之鳥，一些風吹草動都會令股市大起大落，對投資者而言是一個非常艱難的時期。
- 港島區寫字樓買賣成交量持續上升，月內共錄得約23宗買賣個案，是自去年8月以來新高。國安法通過之前，上環區錄得多宗大手成交，其中干諾道中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。金鐘方面，力寶中心2座高層05至06室以約1.02億元連租約易手，面積約3,652平方呎，平均呎價約27,930元。
- 港島區整體租賃成交量較上月上升約24%，分層寫字樓平均租金維持在約40元水平。核心區方面，中環美國銀行中心低層04室獲一家金融投資公司以呎租約63元承租，面積約1,837平方呎。金鐘海富中心一期中層01B室獲一家旅遊服務公司以呎租約51元承租，面積約1,179平方呎。上環方面，信德中心西翼高層05室以呎租約50元租出，涉及樓面約2,481平方呎。

## 九龍區

- 由於區內空置樓面較多，九龍東寫字樓在疫情下承受的壓力比其他地區更大。自年初以來，隨著成交量減少，不少港島傳統商業區紛紛減租，大部分銅鑼灣及灣仔商廈的平均呎租回落至30元水平，正逐步逼近九龍東平均值，對新興商業區而言是相當大的挑戰。
- 九龍區寫字樓買賣成交量與上月相若，呎價則下跌約10%。尖沙咀方面，永安廣場高層08至10室以約4,700萬元成交，涉及樓面約4,052平方呎，平均呎價約11,600元。九龍東方面，企業廣場一期三座低層02室，獲精英匯集團(1775)以約1,723萬元收購，面積約2,650平方呎，平均呎價約6,500元，集團表示物業將用作永久資訊科技基地。觀塘絲寶國際大廈中層全層連三個車位以約1.76億元易手，面積約16,844平方呎，平均呎價約10,500元。
- 近年新興商業區發展蓬勃，樓面供應不斷增加。雖然近期九龍東租賃成交量回穩，但面對龐大的空置量，要解決供求失衡的情況，相信仍然有一段很長的路。觀塘宏基資本大廈高層02室獲一家化驗所以呎租約20元承租，面積約1,801平方呎。尖沙咀方面，新港中心第二座中層10A室以呎租約41元租出，面積約1,350平方呎，新租客為一家金融投資公司。

所示物業之樓面面積均未經核實(標「^」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.如物業有閣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

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

### 金鐘統一中心第一分行

香港金鐘金鐘道95號  
統一中心16樓C01室  
電話：2577 2727

### 金鐘統一中心第二分行

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：(一區)2388 1822 (二區)2760 1283

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## 2020年5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2座	高層	3,652(G)	\$102,000,000	@27,930
	銅鑼灣	怡和街22號	高層	1,387(G)	\$21,500,000	@15,501
	中環	荊威廣場	低層	1,699(G)	\$32,000,000	@18,835
	上環	廣發行大廈	中層	1,532(G)	\$19,916,000	@13,000
	黃竹坑	W50	低層	1,155(G)	\$15,000,000	@12,987
九龍	長沙灣	擎天廣場	中層	1,662(G)	\$11,500,000	@6,919
	佐敦	嘉賓商業大廈	高層	915(G)	\$13,880,000	@15,169
	九龍灣	企業廣場一期三座	高層	9,258(G)	\$59,001,234	@6,373
	尖沙咀中部	嘉芙中心	中層	2,832(G)	\$22,300,000	@7,874
	尖沙咀東部	永安廣場	高層	4,052(G)	\$47,003,200	@11,600

## 2020年5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	低層	1,253(G)	\$90,216	@72
	中環	皇后大道中九號	低層	1,270(G)	\$81,280	@64
	中環	中環中心	高層	2,224(G)	\$177,920	@80
	上環	中遠大廈	高層	1,965(G)	\$149,340	@76
	灣仔	東亞銀行港灣中心	中層	1,670(G)	\$71,810	@43
九龍	長沙灣	創匯國際中心	低層	1,372(G)	\$34,300	@25
	九龍灣	企業廣場3期	低層	2,200(G)^	\$55,000	@25
	觀塘	寧晉中心	中層	2,714(G)	\$73,278	@27
	尖沙咀東部	永安廣場	中層	2,340(G)	\$107,640	@46
	尖沙咀西部	新港中心第二座	中層	1,450(G)	\$65,250	@45

## 2020年5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	國際金融中心二期	高層	10,000	弘毅投資
九龍	觀塘	鯉魚恤中心	高層	11,080	美納里尼集團
	觀塘	創紀之城3期	高層	8,140	Varmeege Limited

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年第二季 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	\$32,500	\$28,339	\$37,000	\$30,448	\$27,401
	上環	信德中心	\$36,557	\$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	\$36,382	\$34,556	\$38,631	\$29,178	\$22,955
	金鐘	美國銀行中心	\$49,279	\$50,541	\$48,062	\$33,963	\$30,062
	灣仔	會展廣場辦公大樓	\$44,823	\$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	\$20,188	\$19,912	-	\$14,562	-
九龍	尖東	康宏廣場	\$19,620	\$15,418	\$15,663	\$14,971	\$13,195
	尖西	星光行 (海景單位)	\$22,441	\$21,185	\$19,771	\$15,276	\$12,140
	尖西	力寶太陽廣場	\$22,750	\$18,995	\$20,249	\$15,930	\$13,496
	旺角	旺角中心	\$29,430	\$27,725	\$28,715	\$20,296	-
	九龍灣	企業廣場三期	\$14,456	-	\$16,734	\$11,944	\$9,107
	九龍灣	億京中心	\$14,427	\$13,279	\$12,246	\$11,830	\$10,880
	觀塘	萬兆豐中心	\$14,651	\$14,325	\$12,990	\$10,308	\$11,019
	觀塘	皇廷廣場	\$11,970	\$11,083	\$12,644	\$9,724	\$7,959
	觀塘	東瀛遊廣場	\$11,605	\$9,150	-	\$9,890	\$7,500

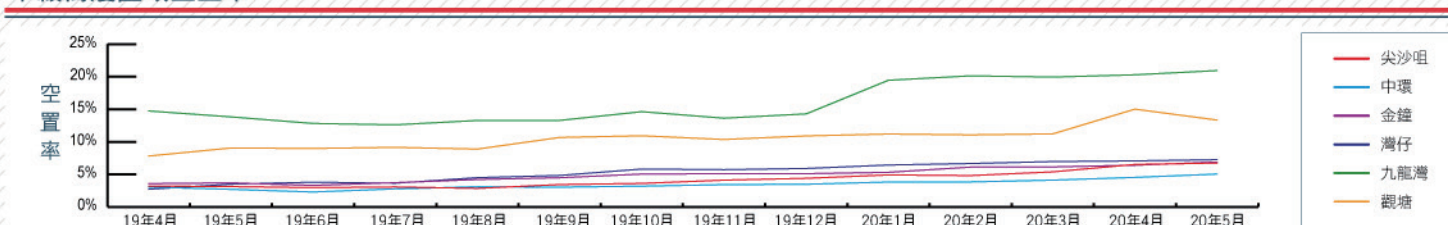
## 主要商廈之租金指標

地區		物業	2020年第二季 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	\$180	\$200	\$194	\$176	\$143
	中環	交易廣場	\$184	\$174	\$160	\$158	\$148
	中環	告羅士打大廈	\$150	\$151	\$148	\$137	\$138
	中環	公爵大廈	\$155	\$120	\$152	\$144	-
	中環	太子大廈	\$140	\$140	\$136	\$134	\$118
	中環	長江集團中心	\$162	\$193	\$156	\$143	\$154
	金鐘	太古廣場	\$142	\$136	\$133	\$121	\$118
	灣仔	新鴻基中心	\$64	\$74	\$75	\$71	\$66
	灣仔	鷹君中心	\$65	\$77	\$68	\$72	\$68
	銅鑼灣	時代廣場	\$66	\$75	\$79	\$60	\$59
銅鑼灣	利園一期	\$79	\$89	\$72	\$75	\$73	
九龍	尖西	中港城	\$39	\$37	\$36	\$33	\$33
	尖西	海洋中心	\$47	\$44	\$45	\$44	\$44
	尖西	港威大廈	\$60	\$61	\$57	\$56	\$52
	尖西	北京道一號	\$90	\$82	\$73	\$68	\$71
	尖中	美麗華廣場A座	\$54	\$62	\$56	\$50	\$48
	尖東	帝國中心	\$47	\$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	\$28	\$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	\$33	\$28	\$31	\$32	\$30	

\* 價格/租金指標以截至5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 • 2577 2727



金鐘 • Admiralty

### 海富中心一期 Admiralty Centre Tower 1

約1,888呎

Approx. 1,888 sq. ft.

金鐘大廈 港鐵上蓋 高層開揚 傢俬裝修  
Atop MTR, High Floor, Open View, Fully Fitted

**售Sale@25,000餘up**

N:280RMZ



中環 • Central

### 中環中心 The Center

約3,184呎

Approx. 3,184 sq. ft.

著名甲廈 氣派不凡  
Core Business District, Prime Location

**售Sale@39,000**

**租Lease@50餘up**

N:988JEE



北角 • North Point

### 聯合出版大廈 Sup Tower

約5,605呎

Approx. 5,605 sq. ft.

全層 高實用 連雙車位  
Whole Floor, High Efficiency with 2 Car Parks

**售Sale@14,000餘up**

**租Lease@28**

N:947VCY



上環 • Sheung Wan

### 中遠大廈 Cosco Tower

約1,225呎

Approx. 1,225 sq. ft.

港島地標 中資至愛 可公司股權轉讓  
Company Share Transfer

**售Sale@28,000**

N:117GJQ



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.

港澳聞名 交通方便 集團匯聚 入市首選  
Convenient Transportation, Suitable for All Corporate

**售Sale@26,000**

N:029DDP



灣仔 • Wan Chai

### 天樂廣場 Morrison Plaza

約3,496呎

Approx. 3,496 sq. ft.

商旅旺地 高層開揚  
High Floor with Open View

**售Sale@12,000餘up**

**租Lease@28**

N:397DOK

## 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

### 企業廣場一期一座 Enterprise Square Tower 1

約2,502 / 4,945 / 7,447呎

Approx. 2,502 / 4,945 / 7,447 sq. ft.

交吉或連租約均可  
Vacant Possession or Sale with Tenancy

**售Sale@8,000餘up**

**租Lease@20**

N:799LSC



觀塘 • Kwun Tong

### 絲寶國際大廈 C-Bons International Center

約16,844呎

Approx. 16,844 sq. ft.

開揚郵輪碼頭海景  
KTCT Full Seaview

**租Lease@30餘up**

N:836UUQ



尖沙咀東部 • TST E

### 康宏廣場 Concordia Plaza

約16,605呎

Approx. 16,605 sq. ft.

高層海景 可轉讓公司股權  
High Floor Seaview, Company Share Transfer

**售Sale@19,000**

N:971DMX



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@11,000餘up**

N: 708MTO



尖沙咀東部 • TST E

### 新文華中心A座 New Mandarin Plaza Tower A

約5,972呎

Approx. 5,972 sq. ft.

正粒 實用  
Facing Lift Lobby, High Practical

**售Sale@11,000**

N:629PLX



尖沙咀東部 • TST E

### 南洋中心二座 South Seas Centre Tower II

約6,647呎

Approx. 6,647 sq. ft.

開揚景觀  
Open View

**售Sale@12,000**

N:405YQP

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: 15/6/2020





## 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**  
張先生 Mr. Alfred Cheung (E-047275) **9338 8338**  
麥小姐 Ms. Salome Mak (E-144769) **9226 0236**  
何小姐 Ms. Louise Ho (E-034589) **9018 3008**

聯合獨家銷售代理 Joint Sole Agent for Sale

九龍灣常悅道9號 9 Sheung Yue Road, Kowloon Bay

## 企業廣場一期一座

20樓全層  
THE WHOLE 20/F,

Enterprise Square Tower 1

建築面積約 GFA  
12,309 平方呎  
sq ft approx.

用家喜訊可交吉或連約

Can be sold on vacant possession  
or with existing tenancy

Mr. Bricco Fung (E-065873)

Mr. Ray Ng (S-456199)

馮先生 9233 9864 吳先生 6226 7244

獨家銷售代理 Sole Agent for Sale



N:410ELJ

每層建築面積約 Each Floor GFA  
1,582 平方呎  
sq ft approx.

Mr. Albert Au (E-319468)

區先生 6229 1098

佐敦吳松街62-64號  
62-64 Woosung Street, Jordan

幸福商業大廈  
1樓至3樓全層  
Whole Floor, 1/F-3/F,  
Gofuku Tower

售 @11,000 餘  
Sale up

總建築面積約 Total GFA  
4,746 平方呎  
sq ft approx.

Mr. Samuel Chan (E-065026)

陳先生 9492 7137

尖沙咀厚福街12-12A號

## 藍馬商業大廈全幢

Whole Block of The Lamma Tower

12-12A Hau Fook Street, Tsim Sha Tsui

地盤面積約 2,146 平方呎  
Site Area sq ft approx.

總建築面積約 26,184 平方呎  
Total GFA sq ft approx.



圖片只供參考

Photo for reference only

N: 317LPQ

李小姐 Ms. Joanne Lee (E-002106)

郎小姐 Ms. Kori Long (E-024672)

李小姐 Ms. Cassandra Li (E-034602)

9655 0498 9016 7968 9231 1828

## 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**



## 富臨中心 CAPITAL TOWER

九龍灣偉業街38號 38 Wai Yip Street, Kowloon Bay

商舖 建築面積約 272 平方呎起  
Shop GFA up sq ft approx.

寫字樓 建築面積約 772 至全層 22,369 平方呎  
Office GFA to W/F sq ft approx.

售 @13,000 餘  
Sale up



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

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

所示物業之樓面面積均未經核實(標示「A」者除外)。「A」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.

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 Q2	2019	2018	2017	2016
		Asking Price (Approx. HK\$ psf.)	Average Price (Approx. HK\$ psf.)			
Hong Kong Island	Sheung Wan Cosco Tower	\$32,500	\$28,339	\$37,000	\$30,448	\$27,401
	Sheung Wan Shun Tak Centre	\$36,557	\$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	\$36,382	\$34,556	\$38,631	\$29,178	\$22,955
	Admiralty Bank of America Tower	\$49,279	\$50,541	\$48,062	\$33,963	\$30,062
	Wan Chai Office Tower - Convention Plaza	\$44,823	\$36,324	\$44,829	\$31,847	\$28,240
	Causeway Bay East Point Centre	-	-	\$21,362	\$20,144	\$19,300
	North Point Island Place Tower	\$20,188	\$19,912	-	\$14,562	-
Kowloon	TSTE Concordia Plaza	\$19,620	\$15,418	\$15,663	\$14,971	\$13,195
	TSTW Star House (Sea View)	\$22,441	\$21,185	\$19,771	\$15,276	\$12,140
	TSTW Lippo Sun Plaza	\$22,750	\$18,995	\$20,249	\$15,930	\$13,496
	Mong Kok Argyle Centre	\$29,430	\$27,725	\$28,715	\$20,296	-
	Kowloon Bay Enterprise Square Three	\$14,456	-	\$16,734	\$11,944	\$9,107
	Kowloon Bay Billion Centre	\$14,327	\$13,279	\$12,246	\$11,830	\$10,880
	Kwun Tong MG Tower	\$14,651	\$14,325	\$12,990	\$10,308	\$11,019
	Kwun Tong King Palace Plaza	\$11,970	\$11,083	\$12,644	\$9,724	\$7,959
	Kwun Tong EGL Tower	\$11,605	\$9,150	-	\$9,890	\$7,500

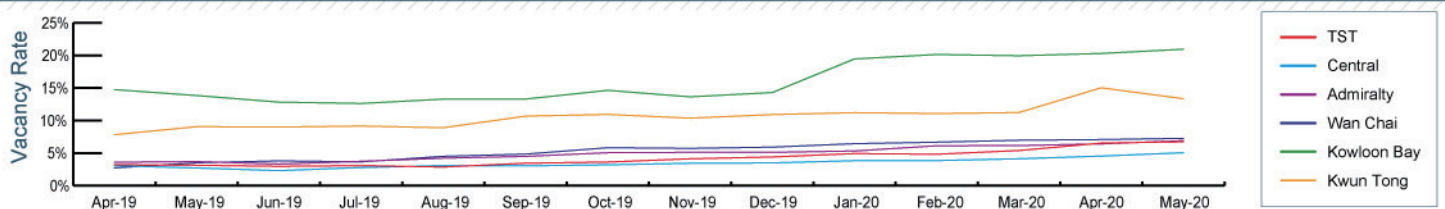
## Rental Indicators of Target Buildings

District	Property	2020 Q2	2019	2018	2017	2016
		Asking Rent (Approx. HK\$ psf.)	Average Rent (Approx. HK\$ psf.)			
Hong Kong Island	Central International Finance Centre	\$180	\$200	\$194	\$176	\$143
	Central Exchange Square	\$184	\$174	\$160	\$158	\$148
	Central Gloucester Tower	\$150	\$151	\$148	\$137	\$138
	Central Edinburgh Tower	\$155	\$120	\$152	\$144	-
	Central Prince's Building	\$140	\$140	\$136	\$134	\$118
	Central Cheung Kong Centre	\$162	\$193	\$156	\$143	\$154
	Admiralty Pacific Place	\$142	\$136	\$133	\$121	\$118
	Wan Chai Sun Hung Kai Centre	\$64	\$74	\$75	\$71	\$66
	Wan Chai Great Eagle Centre	\$65	\$77	\$68	\$72	\$68
	Causeway Bay Times Square	\$66	\$75	\$79	\$60	\$59
Kowloon	Causeway Bay Lee Garden One	\$79	\$89	\$72	\$75	\$73
	TSTW China HK City	\$39	\$37	\$36	\$33	\$33
	TSTW Ocean Centre	\$47	\$44	\$45	\$44	\$44
	TSTW The Gateway	\$60	\$61	\$57	\$56	\$52
	TSTW One Peking	\$90	\$82	\$73	\$68	\$71
	TSTC Mira Place Tower A	\$54	\$62	\$56	\$50	\$48
	TSTE Empire Centre	\$47	\$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	\$28	\$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	\$33	\$28	\$31	\$32	\$30

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

	District	Property	Floor	Area (Approx. sq. ft.)	Consideration (Approx. HK\$)	Unit Rate (Approx. HK\$)
Hong Kong Island	Admiralty	Lippo Centre, Tower 2	High	3,652(G)	\$102,000,000	@27,930
	Causeway Bay	22 Yee Wo Street	High	1,387(G)	\$21,500,000	@15,501
	Central	Silver Fortune Plaza	Low	1,699(G)	\$32,000,000	@18,835
	Sheung Wan	Kwong Fat Hong Building	Mid	1,532(G)	\$19,916,000	@13,000
	Wong Chuk Hang	W50	Low	1,155(G)	\$15,000,000	@12,987
Kowloon	Cheung Sha Wan	Kings Tower	Mid	1,662(G)	\$11,500,000	@6,919
	Jordan	Champion Building	High	915(G)	\$13,880,000	@15,169
	Kowloon Bay	Enterprise Square Tower 3	High	9,258(G)	\$59,001,234	@6,373
	TST Central	Katherine House	Mid	2,832(G)	\$22,300,000	@7,874
	TST East	Wing On Plaza	High	4,052(G)	\$47,003,200	@11,600

### Significant Leasing Transactions, May 2020

	District	Property	Floor	Area (Approx. sq. ft.)	Monthly Rental (Approx. HK\$)	Unit Rate (Approx. HK\$)
Hong Kong Island	Admiralty	Lippo Centre, Tower 2	Low	1,253(G)	\$90,216	@72
	Central	Nine Queen's Road Central	Low	1,270(G)	\$81,280	@64
	Central	The Center	High	2,224(G)	\$177,920	@80
	Sheung Wan	Cosco Tower	High	1,965(G)	\$149,340	@76
	Wan Chai	Bank Of East Asia Harbour View Centre	Mid	1,670(G)	\$71,810	@43
Kowloon	Cheung Sha Wan	The Globe	Low	1,372(G)	\$34,300	@25
	Kowloon Bay	Enterprise Square Three	Low	2,200(G)^	\$55,000	@25
	Kwun Tong	Legend Tower	Mid	2,714(G)	\$73,278	@27
	TST East	Wing On Plaza	Mid	2,340(G)	\$107,640	@46
	TST West	Silvercord Tower 2	Mid	1,450(G)	\$65,250	@45

### Notable Leasing Cases, May 2020

	District	Property	Floor	Area (Approx. sq. ft.)	Tenant / Institutions
Hong Kong Island	Central	Two International Finance Centre	High	10,000	Hony Capital
Kowloon	Kwun Tong	Crocodile Center	High	11,080	A. Menarini Hong Kong Limited
	Kwun Tong	Millennium City 3	Mid	8,140	Varmeegeo Limited

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**JUN**  
**2020**

## MARKET ANALYSIS

The local pneumonia epidemic is gradually declining, and business activities are also recovering to a limited extent, but impact brought by the epidemic is difficult to eliminate in short term. Although HK government tried to introduce some measures for stimulating the economy, the low consumer sentiment have made the overall economic recovery less efficient. In mid-May, the office market has once become active. Investors took advantage of the bargain and several remarkable transactions have been recorded. However, the third session of the thirteenth National People's Congress has adopted a decision to promulgate a national security law in Hong Kong, which aroused the concern of Hong Kong and Western society. After the news came out, Hang Seng Index plummeted nearly 1500 points, which shows that the market is worried about whether Hong Kong's competitive advantage as an international financial center will be diluted. If Europe and United States implement economic sanctions against China and Hong Kong, the measures will further weaken capital supply and liquidity in local market. Recently, the news has not yet affected the quantity of transactions in office market. It is believed that prospect of local investment market will be clear after both China and US government implement further actions.

## HONG KONG ISLAND

- Office market is originally under recovery due to the slowing down epidemic. However, issue of national security law in Hong Kong has revived the social movement, and inevitably caused a negative impact on the CBD. Relationship among China and US has been more intense, and Hong Kong has become a bargaining chip for both sides, which slowed down the economic recovery. At this moment, Hong Kong has become a startling bird, and any turbulence will cause the stock market to fluctuate, which is a harsh time for investors.
- Volume of sale transactions on Hong Kong Island increased in successive months. There were approx. 23 cases being recorded in May, which is the highest since August 2019. Before the discussion of national security law, there were numerous of remarkable cases appeared in Sheung Wan, for instance, 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. In Admiralty, units 05 to 06 on high floor of Lippo Centre, Tower 2 was sold at HK\$102Million or HK\$27,930/sf, with area approx. 3,652sf.
- Quantity of leasing increased by approx. 24%, while average rental of strata-title offices remained at level of HK\$40/sf. In Central, unit 04 on low floor of Bank of America Tower was leased by a financial investment company at approx. HK\$63/sf, involving area approx. 1,837sf. In Admiralty, unit 01B on mid floor of Admiralty Centre Tower 1 was leased by a tourism related company at approx. HK\$51/sf, with floor area approx. 1,179sf. In Sheung Wan, unit 05 on high floor of Shun Tak Centre, West Tower was rented at approx. HK\$50/sf, involving area approx. 2,481sf.

## KOWLOON

- Due to the high vacancy rate, offices in Kowloon East are under greater pressure comparing with other districts. Since January, overall transaction volume dropped, some vendors of office on Hong Kong Island have intention to reduce rental. Recently, the average rental of majority offices in Causeway Bay and Wan Chai has reduced to HK\$30/sf level, which is close to the standard of Kowloon East. This is a huge challenge to the emerging business district.
- Volume of office sale transaction in Kowloon remained stable, while average price dropped by approx. 10%. In Tsim Sha Tsui, units 08 to 10 on high floor of Wing On Plaza was sold at approx. HK\$47Million or HK\$11,600/sf, with floor area approx. 4,052sf. For Kowloon East, unit 02 on low floor of Enterprise Square Tower 3 was sold to BExcellent Group (1775) at approx. HK\$17.23Million or HK\$6,500/sf, with area approx. 2,650sf, which claimed to be used as a permanent IT back office. In Kwun Tong, whole floor on mid floor of C-Bons International Center with 3 car parking spaces was sold at approx. HK\$176Million or HK\$10,500/sf, involving area approx. 16,844sf.
- In recent years, emerging business districts have developed vigorously, office supplies keep increasing. Although volume of leasing transaction in Kowloon East has stabilized, it is believed that there is still a long way to go to resolve the imbalance between demand and supply under the high vacancy rate. In Kwun Tong, unit 02 on high floor of Rykadan Capital Tower was leased by a laboratory at approx. HK\$20/sf, with floor area approx. 1,801sf. In Tsim Sha Tsui, unit 10A on mid floor of Silvercord Tower 2 was rented by a financial investment company at approx. HK\$41/sf, involving area approx. 1,350sf.

**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.

### Executive Summary

#### 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 No. 1

Unit C01, 16/F, United Centre,  
No. 95 Queensway, Admiralty, Hong Kong  
Phone: 2577 2727

#### Admiralty United Centre Branch No. 2

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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