



**AUG  
2020**

## 市況分析

香港迎來第三輪疫情爆發，而且比之前更為嚴峻，病毒傳染性亦較初時更高。隨著政府再度實施禁令，減少人流聚集，同時各區商業活動大致停頓，投資者和租客減少外出睇樓次數，對整個物業市場帶來嚴重打擊。業主方面，由於寫字樓呎價自年初以來多番向下調整，大多業主不願低價出售物業，在叫價方面表現強硬，令買賣市場交投進一步減少。再者，中美關係仍舊緊張，一些國家也相繼加入制裁，令環球經濟陷入低潮，香港營商環境每況越下，但亦無阻中資企業來港發展業務的信心。另一方面，全球多國實行量化寬鬆，加上長期以來累積的購買力，市場資金著實充裕。目前預定來港上市的公司中，不少是具中資背景的知名企業，相信疫情緩和後，內地資金會陸續流入香港，對寫字樓市場會帶來支持，寫字樓呎價的跌勢並不會一直持續。

## 港島區

在疫情影响下，港島區寫字樓成交量明顯回落，平均呎價亦跟隨下調。不過，雖然香港目前的營商環境並不理想，但截至今年6月30日，港交所年內共收到117宗上市申請，當中73宗已獲原則上批准，可見不少企業仍對香港的前景充滿信心。隨著這些企業來港發展業務，未來市場對寫字樓的需求會保持平穩，相信會為各區寫字樓的呎價帶來支持。

港島區寫字樓買賣成交量交上月下跌約17%，平均呎價則下調約11%。月內錄得數宗較大樓面的成交個案，其中美國銀行中心低層06至09室以約8,397萬元成交，面積約3,110平方呎，平均呎價約27,000元，呎價回落至2014年水平。上環方面，信德中心招商局大廈低層10至11室以平均呎價約20,562元成交，涉及樓面約2,918平方呎，回落至2016年水平。北角方面，聯合出版大廈中層全層獲一買家以呎價約12,988元購入作自用，總樓面約5,605平方呎。

港島區寫字樓平均租金輕微回升約5%，成交量則較上月下跌約9%。中環方面，美國銀行中心高層07室獲租客以呎租約70元續租，面積約1,303平方呎，租金較2018年下調約26%。皇后大道中九號高層02室獲一家投資公司以呎租約70元承租，面積約1,224平方呎。上環方面，信德中心西翼低層06A室以呎租約47元租出，新租客經營一家建設公司。

## 九龍區

7月份九龍區寫字樓買賣成交量回落，九龍東成肺炎疫情的重災區，未知是否因為這個原因，令區內寫字樓買賣近乎停頓；反觀尖沙咀區則錄得多宗買賣個案，形成鮮明的對比。另一方面，月內更罕有地錄得一宗全幢寫字樓買賣成交，位於佐敦的同昌商業大廈全幢以約5.1億元易手，涉及樓面約34,177平方呎，平均呎價約14,922元。

尖沙咀新港中心第一座中層08至09室以約4,416萬元易手，面積約2,886平方呎，平均呎價約15,300元，呎價重回4年前水平。麥仕維中心中層全層以約2,950萬元成交，面積約3,203平方呎，平均呎價約9,210元。九龍東僅錄得一宗買賣成交，南豐商業中心低層09室以約640萬元成交，面積約1,020平方呎，平均呎價約6,275元。

租賃方面，月內寫字樓成交量較6月下跌約34%，平均呎租則維持在相若水平。尖沙咀方面，星光行高層14至15室以呎租約43元租出，面積約1,756平方呎。好時中心低層05室獲一家保安工程公司以呎租約26元承租，涉及樓面約1,238平方呎。九龍灣方面，德福大廈中層03室一家貿易公司以呎租約27元承租，面積約1,277平方呎。觀塘寧晉中心高層D室以呎租約24元租出，面積約2,777平方呎，新租客為一家項目管理顧問公司。

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。

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7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	銅鑼灣	銅鑼灣商業大廈	低層	1,100(G)	\$10,888,000	@9,898
	中環	美國銀行中心	低層	3,110(G)	\$83,970,000	@27,000
	北角	聯合出版大廈	中層	5,605(G)	\$72,800,000	@12,988
	筲箕灣	海景廣場	高層	2,114(G)	\$12,688,000	@6,002
	上環	信德中心招商局大廈	中層	2,918(G)	\$60,000,000	@20,562
九龍	佐敦	忠和商業中心	中層	1,118(G)	\$8,430,000	@7,540
	旺角	皆旺商業大廈	高層	582(G)	\$5,499,900	@9,450
	太子	華邦商業中心	低層	542(G)	\$5,818,000	@10,734
	尖沙咀西部	麥仕維中心	中層	3,203(G)	\$29,500,000	@9,210
	尖沙咀西部	新港中心第一座	中層	2,886(G)	\$44,155,800	@15,300

## 2020年7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	東昌大廈	低層	1,000(G)	\$65,000	@65
	中環	美國銀行中心	高層	1,303(G)	\$91,210	@70
	中環	中環中心	中層	2,012(G)	\$150,900	@75
	上環	中遠大廈	低層	1,547(G)	\$85,085	@55
	灣仔	會展廣場辦公大樓	高層	1,538(G)	\$92,280	@60
九龍	九龍灣	南豐商業中心	高層	7,774(G)	\$112,723	@15
	觀塘	電訊一代廣場	低層	936(G)^	\$28,800	@31
	太子	中興商業大廈	低層	1,028(G)	\$40,000	@39
	尖沙咀東部	康宏廣場	高層	1,921(G)	\$69,156	@36
	尖沙咀西部	星光行	高層	1,756(G)	\$75,508	@43

## 2020年7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	美國銀行中心	低層	5,139	行健資產管理有限公司
	中環	國際金融中心二期	中層	6,740	富德資產管理(香港)有限公司
	魚涌	泓富產業千禧廣場	低層	8,414	基利民保險控股有限公司
九龍	觀塘	花旗大樓	低層	27,000	施華洛世奇股份公司

## 2020年7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
同昌商業大廈	34,177	\$510,000,000/14,922	物業位處佐敦彌敦道，為一幢樓高15層之商業大廈，另設一層地庫。大廈地庫及地下為商舖；1樓至14樓為寫字樓樓層。周遭繁榮非常，商業大廈、商舖林立，人流極旺。交通亦十分便捷，港鐵佐敦站近在咫尺，彌敦道沿路設置多條巴士線，往返各區皆稱心方便。加上佐敦區為最接近未來港深高速鐵路站的商業區之一，乘坐高鐵可於半小時內直達深圳，區內地位將會日益重要。

所示物業之樓面面積均未經核實(標示「^」者除外)。「^」為已經核實的樓面面積。





## 主要商廈之價格指標

地區		物業	2020年第三季 平均叫價	2019全年 平均成交價	2018年全年 平均成交價	2017年全年 平均成交價	2016年全年 平均成交價
			每平方呎 (約港幣\$)				
港島	上環	中遠大廈	\$32,769	\$28,339	\$37,000	\$30,448	\$27,401
	上環	信德中心	\$36,276	\$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	\$35,100	\$34,556	\$38,631	\$29,178	\$22,955
	金鐘	美國銀行中心	\$50,011	\$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
九龍	北角	港運大廈	\$20,188	\$19,912	-	\$14,562	-
	尖東	康宏廣場	\$19,017	\$15,418	\$15,663	\$14,971	\$13,195
	尖西	星光行 (海景單位)	\$22,395	\$21,185	\$19,771	\$15,276	\$12,140
	尖西	力寶太陽廣場	\$21,211	\$18,995	\$20,249	\$15,930	\$13,496
	旺角	旺角中心	\$27,157	\$27,725	\$28,715	\$20,296	-
	九龍灣	企業廣場三期	\$13,554	-	\$16,734	\$11,944	\$9,107
	九龍灣	億京中心	\$14,559	\$13,279	\$12,246	\$11,830	\$10,880
	觀塘	萬兆豐中心	\$14,069	\$14,325	\$12,990	\$10,308	\$11,019
	觀塘	皇廷廣場	\$12,161	\$11,083	\$12,644	\$9,724	\$7,959
	觀塘	東瀛遊廣場	\$11,201	\$9,150	-	\$9,890	\$7,500

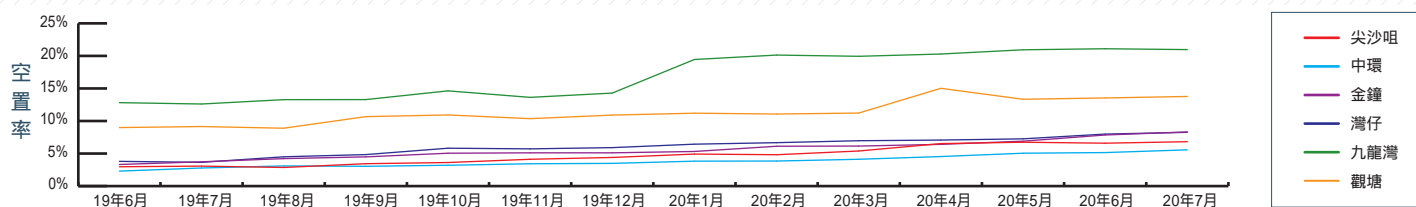
## 主要商廈之租金指標

地區		物業	2020年第三季 平均叫租	2019全年 平均租金	2018年全年 平均租金	2017年全年 平均租金	2016年全年 平均租金
			每平方呎 (約港幣\$)				
港島	中環	國際金融中心	\$182	\$200	\$194	\$176	\$143
	中環	交易廣場	\$174	\$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	\$160	\$193	\$156	\$143	\$154
	金鐘	太古廣場	\$125	\$136	\$133	\$121	\$118
	灣仔	新鴻基中心	\$64	\$74	\$75	\$71	\$66
	灣仔	鷹君中心	\$64	\$77	\$68	\$72	\$68
	銅鑼灣	時代廣場	\$65	\$75	\$79	\$60	\$59
九龍	銅鑼灣	利園一期	\$78	\$89	\$72	\$75	\$73
	尖西	中港城	\$39	\$37	\$36	\$33	\$33
	尖西	海洋中心	\$41	\$44	\$45	\$44	\$44
	尖西	港威大廈	\$59	\$61	\$57	\$56	\$52
	尖西	北京道一號	\$75	\$82	\$73	\$68	\$71
	尖中	美麗華廣場A座	\$53	\$62	\$56	\$50	\$48
	尖東	帝國中心	\$44	\$46	\$46	\$41	\$41
	尖東	尖沙咀中心	\$46	\$48	\$47	\$43	\$42
	旺角	朗豪坊	\$54	\$57	\$52	\$47	\$46
	九龍灣	國際交易中心	\$28	\$30	\$29	\$30	\$27
	九龍灣	企業廣場三期	\$25	\$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7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6,135呎  
Approx. 6,135 sq. ft.  
金鐘名廈 港鐵上蓋 裝修  
Atop MTR, High Floor, Fully Fitted

租Lease@40餘up

N:331AIV



中環 Central

### 美國銀行中心 Bank of America Tower

約1,398呎  
Approx. 1,398 sq. ft.  
中環甲廈 罕有價格  
Quality Grade A Building, Rare Price

租Lease@50

N:941FRC



中環 Central

### 皇后大道中九號 Nine Queen's Road Central

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

售Sale@48,000  
租Lease@50餘up

N:733ZSK



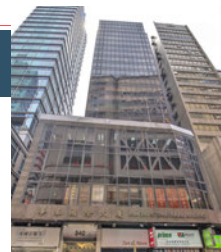
上環 Sheung Wan

### 皇后大道中181號 181 Queen's Road Central

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

租Lease@40餘起up

N:045LAH



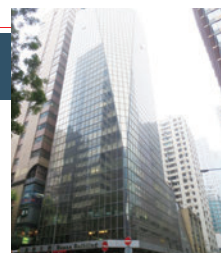
上環 Sheung Wan

### 華泰國際大廈 Hua Qin International Building

約3,798呎  
Approx. 3,798 sq. ft.  
高層開揚 全層租售均可  
High Floor, Open View

售Sale@11,000餘up  
租Lease@30餘up

N:983HIA



灣仔 Wan Chai

### 豫港大廈 Henan Building

約3,470呎  
Approx. 3,470 sq. ft.  
翻新大堂 全層自用首選 可公司股權轉讓  
Newly Renovated Main Lobby, Company Share Transfer

售Sale@12,000餘up

N:349SPA

## 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



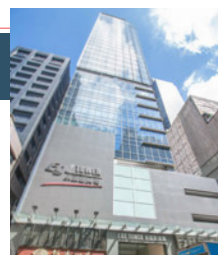
九龍灣 Kowloon Bay

### 企業廣場一期二座 Enterprise Square Tower 2

約14,153呎  
Approx. 14,153 sq. ft.  
全層交吉  
Whole Floor, Vacant Possession

售Sale@7,000餘up  
租Lease@20

N:971ZOK



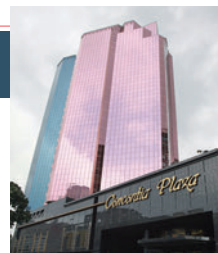
觀塘 Kwun Tong

### 東瀛遊廣場 EGL Tower

約10,875呎  
Approx. 10,875 sq. ft.  
極高層 開揚海景  
High Floor, Seaview

售Sale@10,000

N:691HIM



尖沙咀東部 TST East

### 康宏廣場 Concordia Plaza

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

售Sale@16,000

N:482KKZ



尖沙咀東部 TST East

### 新東海商業中心 New East Ocean Centre

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

售Sale@10,500

N:708MTO



尖沙咀 TST

### 嘉芙中心 Katherine House

約2,832呎  
Approx. 2,832 sq. ft.  
全層連約售  
Whole Floor, Sale with Tenancy

售Sale@9,000餘up

N:961RJR



尖沙咀東部 TST East

### 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@10,000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 : 11/8/2020  
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.





## 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**  
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**

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

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

## 中僑商業大廈 8樓全層

The Whole of 8/F,  
Chung Kiu Commercial Building

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



影片介紹  
Introduction Video

建築面積約 GFA  
**6,254** 平方呎  
sq ft approx.

Ms. Karen Chan (S-392243)

陳小姐 **9509 5014**

Mr. Ray Chau (E-057144)

周先生 **9276 7076**

獨家銷售代理 Sole Agent for Sale



N:410ELJ

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

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**

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**

獨家銷售代理 Sole Agent for Sale

尖沙咀加拿分道25-31號  
25-31 Camarvon Road, Tsim Sha Tsui

**BCC BUILDING**

國際商業信貸銀行大廈

12樓全層 Whole Floor of 12/F

建築面積約 GFA **5,047** 平方呎  
sq ft approx.

售 @13,000 餘  
Sale Up

Ms. Karen Chan (S-392243)

陳小姐 **9509 5014**

Mr. Ray Chau (E-057144)

周先生 **9276 7076**

疫市慳租全攻略

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

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



N:TheDesk

圖片為現場實景  
Photo is actual view



介紹影片  
Introduction Video

中原專享會員優惠  
Centaline Exclusive Member Benefits

**2810 4999**

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.

**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.

N:CirclePlaza

N:CircleTower

謝先生 Mr. Ernest Tse (E-143069)

**9040 0911**

特惠租金 優惠條款  
Concessionary Rent  
Preferential Clauses

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 Q3	2019	2018	2017	2016
			Asking Price (Approx. HK\$ psf.)	Average Price (Approx. HK\$ psf.)			
Hong Kong Island	Sheung Wan	Cosco Tower	\$32,769	\$28,339	\$37,000	\$30,448	\$27,401
	Sheung Wan	Shun Tak Centre	\$36,276	\$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	\$35,100	\$34,556	\$38,631	\$29,178	\$22,955
	Admiralty	Bank of America Tower	\$50,011	\$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	\$19,017	\$15,418	\$15,663	\$14,971	\$13,195
	TSTW	Star House (Sea View)	\$22,395	\$21,185	\$19,771	\$15,276	\$12,140
	TSTW	Lippo Sun Plaza	\$21,211	\$18,995	\$20,249	\$15,930	\$13,496
	Mong Kok	Argyle Centre	\$27,157	\$27,725	\$28,715	\$20,296	-
	Kowloon Bay	Enterprise Square Three	\$13,554	-	\$16,734	\$11,944	\$9,107
	Kowloon Bay	Billion Centre	\$14,559	\$13,279	\$12,246	\$11,830	\$10,880
	Kwun Tong	MG Tower	\$14,069	\$14,325	\$12,990	\$10,308	\$11,019
	Kwun Tong	King Palace Plaza	\$12,161	\$11,083	\$12,644	\$9,724	\$7,959
	Kwun Tong	EGL Tower	\$11,201	\$9,150	-	\$9,890	\$7,500

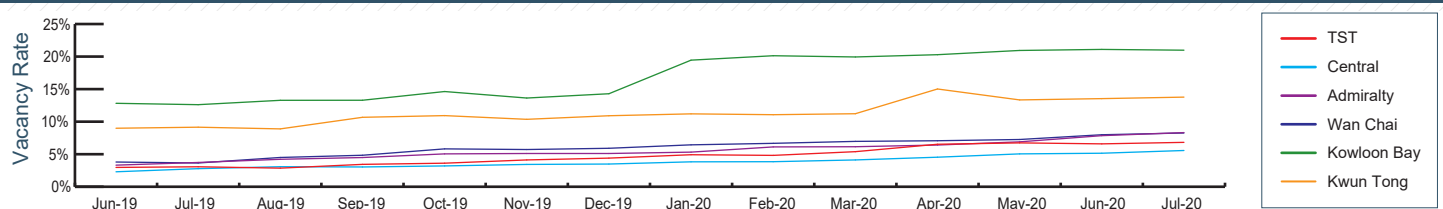
## Rental Indicators of Target Buildings

District		Property	2020 Q3	2019	2018	2017	2016
			Asking Rent (Approx. HK\$ psf.)	Average Rent (Approx. HK\$ psf.)			
Hong Kong Island	Central	International Finance Centre	\$182	\$200	\$194	\$176	\$143
	Central	Exchange Square	\$174	\$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	\$160	\$193	\$156	\$143	\$154
	Admiralty	Pacific Place	\$125	\$136	\$133	\$121	\$118
	Wan Chai	Sun Hung Kai Centre	\$64	\$74	\$75	\$71	\$66
	Wan Chai	Great Eagle Centre	\$64	\$77	\$68	\$72	\$68
	Causeway Bay	Times Square	\$65	\$75	\$79	\$60	\$59
Causeway Bay	Lee Garden One	\$78	\$89	\$72	\$75	\$73	
Kowloon	TSTW	China HK City	\$39	\$37	\$36	\$33	\$33
	TSTW	Ocean Centre	\$41	\$44	\$45	\$44	\$44
	TSTW	The Gateway	\$59	\$61	\$57	\$56	\$52
	TSTW	One Peking	\$75	\$82	\$73	\$68	\$71
	TSTC	Mira Place Tower A	\$53	\$62	\$56	\$50	\$48
	TSTE	Empire Centre	\$44	\$46	\$46	\$41	\$41
	TSTE	Tsim Sha Tsui Centre	\$46	\$48	\$47	\$43	\$42
	Mong Kok	Langham Place	\$54	\$57	\$52	\$47	\$46
	Kowloon Bay	Exchange Tower	\$28	\$30	\$29	\$30	\$27
	Kowloon Bay	Enterprise Square Three	\$25	\$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 Jul 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, Jul 2020

	District	Property	Floor	Area (Approx. sq. ft.)	Consideration (Approx. HK\$)	Unit Rate (Approx. HK\$)
Hong Kong Island	Causeway Bay	Causeway Bay Commercial Building	Low	1,100(G)	\$10,888,000	@9,898
	Central	Bank of America Tower	Low	3,110(G)	\$83,970,000	@27,000
	North Point	Sup Tower	Mid	5,605(G)	\$72,800,000	@12,988
	Shau Kei Wan	Seaview Plaza	High	2,114(G)	\$12,688,000	@6,002
	Sheung Wan	Shun Tak Centre, China Merchants Tower	Mid	2,918(G)	\$60,000,000	@20,562
Kowloon	Jordan	Chung Wo Commercial Centre	Mid	1,118(G)	\$8,430,000	@7,540
	Mong Kok	Richmond Commercial Building	High	582(G)	\$5,499,900	@9,450
	Prince Edward	Workingbond Commercial Centre	Low	542(G)	\$5,818,000	@10,734
	TST West	Maxwell Centre	Mid	3,203(G)	\$29,500,000	@9,210
	TST West	Silvercord Tower 1	Mid	2,886(G)	\$44,155,800	@15,300

## Significant Leasing Transactions, Jul 2020

	District	Property	Floor	Area (Approx. sq. ft.)	Monthly Rental (Approx. HK\$)	Unit Rate (Approx. HK\$)
Hong Kong Island	Admiralty	Fairmont House	Low	1,000(G)	\$65,000	@65
	Central	Bank of America Tower	High	1,303(G)	\$91,210	@70
	Central	The Center	Mid	2,012(G)	\$150,900	@75
	Sheung Wan	Cosco Tower	Low	1,547(G)	\$85,085	@55
	Wan Chai	Office Tower - Convention Plaza	High	1,538(G)	\$92,280	@60
Kowloon	Kowloon Bay	Nan Fung Commercial Centre	High	7,774(G)	\$112,723	@15
	Kwun Tong	TG Place	Low	936(G)^	\$28,800	@31
	Prince Edward	Prosperity Commercial Building	Low	1,028(G)	\$40,000	@39
	TST East	Concordia Plaza	High	1,921(G)	\$69,156	@36
	TST West	Star House	High	1,756(G)	\$75,508	@43

## Notable Leasing Cases, Jul 2020

	District	Property	Floor	Area (Approx. sq. ft.)	Tenant / Institutions
Hong Kong Island	Central	Bank of America Tower	Low	5,139	Zeal Asset Management Limited
	Central	Two International Finance Centre	Mid	6,740	Fund Asset Management (Hong Kong) Company Limited
	Quarry Bay	Prosperity Millennia Plaza	Low	8,414	Charter Gilman Insurance Holdings Limited
Kowloon	Kwun Tong	Citi Tower, One Bay East - East Wing	Low	27,000	Swarovski

## Sales transaction of WB Property, Jul 2020

The Property	Gross Floor Area (sq. ft. approx.)	Consideration/ Unit Rate (HK\$ approx.)	Remarks
Tung Chiong Commercial Building	34,177	\$510,000,000/14,922	The Property is located at Nathan Road, which is a 15-storey commercial building, with additional one level basement. B/F and G/F are designated for shop; 1/F to 14/F are for office uses. Surrounded by commercial buildings and shops, there is a hive of activity in the district. Nearby is MTR Jordan Station and several bus routes at Nathan Road so it is very convenient to travel every district among the territory. On the other hand, Jordan is commercial hub located closest to future Guangzhou-Shenzhen-Hong Kong Express Rail Link, which could travel to Shenzhen within 30 minutes. Thus, growing importance of the district can be foreseen.

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**AUG  
2020**

## MARKET ANALYSIS

The epidemic has become worse, and the virus is more serious and becoming highly infectious than the beginning. The government has raised the level of "prohibition order" in order to reduce the flow of citizens and gathering. As a result, commercial activities have generally stopped. Investors and tenants have reduced the frequency of visiting properties, which has dealt a serious blow to the entire property market. As for landlords, since there is a long term downward adjustments in price, most of them are unwilling to sell their property at price lower than the purchasing price. Thus, they remained a strong attitude in asking price, and this has further reduced the volume of sale transactions. Moreover, relationship among China and US are still tense, and some foreign countries joined the sanctions, which has plunged the global economy into valley. The business environment in Hong Kong has deteriorated, but it has not hindered the confidence of China-based enterprises to develop their businesses in Hong Kong. On the other hand, the implementation of quantitative easing in many countries around the world, coupled with the long-term accumulated purchasing power, which has provided sufficient capital in the market. At this moment, most of the companies scheduled to list in Hong Kong are well-known companies with China-funded backgrounds. It is believed that when the epidemic eases, capital from China will gradually flow into Hong Kong, which will encourage the office market. Therefore, the decline in office prices will not continue for too long.

## HONG KONG ISLAND

- Under the influence of epidemic, volume of sales transaction of offices on Hong Kong Island dropped significantly, while average price has also been adjusted accordingly. Even though the business environment of Hong Kong is not ideal, Hong Kong Stock Exchange has received 117 listing applications during the year as of 30th June 2020, and 73 cases have been approved in principle. This shows that there were still many companies remained confidence in the prospects of Hong Kong. As a result, the demand on office should remain stable in future, and it is believed that the price of offices in various districts will be under support.
- Volume of office sale transactions has dropped by approx. 17%, while average price decreased by approx. 11% comparing with last month. However, there were several notable cases with relatively large floor area being recorded. For instance, units 06 to 09 on low floor of Bank of America Tower were sold at approx. HK\$83.97Million or HK\$27,000/sf, involving area approx. 3,110sf, which the average price returned to the level of 2014. In Sheng Wan, units 10 to 11 on low floor of Shun Tak Centre, China Merchants Tower were sold at approx. HK\$20,562/sf, with floor area approx. 2,918sf, which the average price returned to the level of 2016. In North Point, whole floor on mid floor of Sup Tower was transacted at approx. HK\$12,988/sf, involving area approx. 5,605sf, which the purchaser claims to be for self-usage.
- Average rental of office on Hong Kong Island slightly increased by approx. 5%, while volume dropped by approx. 9%. In Central, unit 07 on high floor of Bank of America Tower was renewed by current tenant at approx. HK\$70/sf, with floor area approx. 1,303sf, which the rental reduced by approx. 26% comparing with 2018. Unit 02 on high floor of Nine Queen's Road Central was leased by an investment company at approx. HK\$70/sf, with floor area approx. 1,224sf. In Sheung Wan, unit 06A on low floor of Shun Tak Centre, West Tower was rented by a construction company at approx. HK\$47/sf.

## KOWLOON

- In July, volume of office sales transaction in Kowloon decreased. Kowloon East has become the hardest-hit area of epidemic. It is hard to determine whether the epidemic is a major reason that caused the slump in number of sales transactions in the district, but comparing with the quantity of sales being recorded in Tsim Sha Tsui, it shows a sharp contrast. On the other hand, there was a whole block transaction being recorded in Jordan. Whole block of Tung Ching Commercial Building was sold at approx. HK\$510Million or HK\$14,922/sf, involving floor area approx. 34,177sf.
- In Tsim Sha Tsui, units 08 to 09 on mid floor of Silvercord Tower 1 were sold at approx. HK\$44.16Million or HK\$15,300/sf, involving area approx. 2,886sf, which the average price returned to the level of 2016. Moreover, whole floor on mid floor of Maxwell Centre was sold at approx. HK\$29.5Million or HK\$9,210/sf, with floor area approx. 3,203sf. There was only one sale transaction being recorded in Kowloon East. Unit 09 on low floor of Nan Fung Commercial Centre was transacted at approx. HK\$6.4Million or HK\$6,275/sf, involving area approx. 1,020sf.
- Volume of office leasing transactions has decreased by approx. 34%, while average rental remained at similar level comparing with June. In Tsim Sha Tsui, units 14 to 15 on high floor of Star House were leased at approx. HK\$43/sf, with floor area approx. 1,756sf. Unit 05 on low floor of Houston Centre was leased by a security related engineering company at approx. HK\$26/sf, with floor area approx. 1,238sf. In Kowloon Bay, unit 03 on mid floor of Telford House was rented by a trading company at approx. HK\$27/sf, with floor area approx. 1,277sf. In Kwun Tong, unit D on high floor of Legend Tower was rented at approx. HK\$24/sf, with floor area approx. 2,777sf, the new tenant is operating a project management consultancy.

**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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