

工商舖焦點 Market Highlight

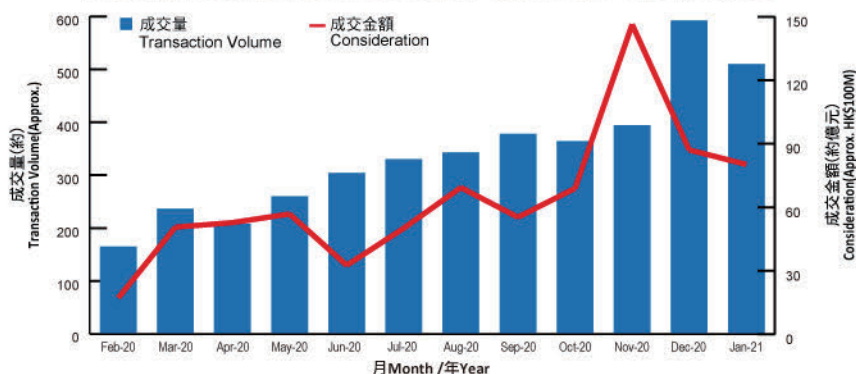
2020年在新冠疫情陰霾下，中原(工商舖)一眾前線後勤合作無間，逆市創出約HK\$3.79億營業額佳績。Under haze of COVID-19, Centaline Commercial front-line and back office teams had cooperated seamlessly, bucking the market and hitting a turnover of approx. HK\$379 million.

工商舖營業員總冠軍由工商部客戶經理劉鈺明(Elison)奪得，去年他促成一宗約HK\$8億全幢工廈成交，為他帶來全年逾HK\$1,110萬佣金收入；而寫字樓部冠軍則為高級聯席營業董事馬慧珊(Ruby)，她疫市下「華麗轉身」轉攻住宅物業，去年創造佣金收入逾HK\$680萬。受壓最大的商舖部冠軍由聯席董事張慧琪(Pinky)摘下，個人業績逾HK\$610萬，她突圍而出的秘訣為著重客戶關係，重視售後服務。The overall champion of Centaline Commercial salesperson was won by Mr. Elison Lau who is Account Manager from I/O department. Last year, he facilitated a transaction of a whole block industrial building related approx. HK\$800 million, which brought him over HK\$11 million commission for the year. While the champion from office department is Ms. Ruby Ma, Senior Associate Sales Director, she turned into residential properties market during the epidemic and created more than HK\$6.8 million commission last year. The champion from the most under pressure retail department was Ms. Pinky Cheung Associate Director, with personal performance of more than HK\$6.1 million. Her secret in breakthrough was focus on customer relations and after-sales service.

營業員出色表現背後亦有賴一眾分行經理支持，工商舖冠軍人馬及寫字樓部冠軍則由女將—首席分區營業董事唐苑雯(Eunice)旗下的尖沙咀東海分行B組奪得，全年業績逾HK\$1,460萬。工商部冠軍則為分區營業董事葉宇政(Jason)旗下石門京瑞廣場二期分行，團隊共創逾HK\$1,390萬；而商舖部冠軍則由市務經理黃少康(Paul)旗下銅鑼灣廣場1區B組勇奪，團隊業績逾HK\$1,140萬。The outstanding performance of salesperson is also supported by the branch managers. Champion of Centaline Commercial and office department are both won by Chief District Sales Manager, Ms. Eunice Tong's Tsim Sha Tsui East Sea Branch Group B with annual performance exceeds HK\$14.6 million. Champion of the I/O department is Chief District Sales Manager, Mr. Jason Yip's Kings Wing Plaza 2 Branch. The team created commission of more than HK\$13.9 million; and the champion of retail department is Marketing Manager, Mr. Paul Wong's Team B in Causeway Bay Plaza District 1 which team performance exceeds HK\$11.4 million.

工商舖買賣成交量及金額走勢圖

Transaction Volume and Consideration of Commercial Property Market



1月成交量/金額 Transactions Volume / Consideration, Jan

OFFICE 寫字樓	約 57 宗 cases	約 \$9.01 億 Hundred Million
	Approx. 按月 By Month ▼ 59.57%	Approx. 按月 By Month ▼ 68.35%
INDUSTRIAL 工業	約 326 宗 cases	約 \$40.13 億 Hundred Million
	Approx. 按月 By Month ▲ 6.54%	Approx. 按月 By Month ▲ 41.70%
RETAIL 商舖	約 125 宗 cases	約 \$31.07 億 Hundred Million
	Approx. 按月 By Month ▼ 12.59%	Approx. 按月 By Month ▲ 2.54%

2020年香港統計數據 Statistics of 2020

12月訪港旅客人次(約) No. of Visitor Arrival to HK in Dec(Approx.)	12月內地訪港旅客人次(約) No. of Mainland Visitor Arrival to HK in Dec(Approx.)	12月零售業銷貨額(約港元) Retail Sales Volume in Dec(Approx. HK\$100Million)	12月註冊公司登記數字(約) No. of Registered Company in Dec(Approx.)	10月-12月失業率(約) Unemployment Rate in Oct to Dec(Approx.)
4,867 人 按月 By Month ▼ 18.36%	2,433 人 按月 By Month ▼ 31.86%	314 億 按月 By Month ▲ 9.40%	8,240 間 按月 By Month ▼ 8.16%	6.6% 按年 By Year ▲ 3.3%

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.

01 疫情持續影響香港接近一年，「限聚令」短期內仍然無法解除，本地經濟復甦進度緩慢。1月份市場氣氛比較冷淡，由於沒有一手項目開售，所以整體表現與上月比較有明顯落差。不過，自政府落實撤銷非住宅物業的雙倍印花稅後，加上發展商趁機積極推出新盤，寫字樓市場氣氛明顯好轉，其中細銀碼物業成交明顯增加，反映市場具有一定的承接力。

02 2021年有不少新商廈供應，主要集中在長沙灣、黃竹坑和港島東等新興商業區。然而，在疫情的影響下，去年港九各區的甲級寫字樓空置率屢創新高，相信發展商在推出新盤前需要作更詳盡的考量。話雖如此，投資者累積接近一年的購買力不容忽視，相信荔枝角道888號開售時的盛況，今年內會不斷重現。

03 臨近農曆新年，市場如往年一般，並沒有太大波瀾。1月份僅錄得約57宗寫字樓買賣成交，整體平均呎價較上月下調約6%，屬預期內水平。中環方面，中保集團大廈低層02至04室以約HK\$1.43億成交，涉及樓面約9,067平方呎，平均呎價約HK\$15,759，是區內罕見的大樓面買賣個案。

04 月內整體租賃成交量增加約36%，平均呎租亦上升約11%。月內租賃成交主要出現在上環和尖沙咀。尖沙咀區整體寫字樓租金更較上月回升約48%，表現非常突出。其中，星光行高層28A室以呎租約HK\$48租出，是該廈自去年以來錄得的最高租金紀錄。

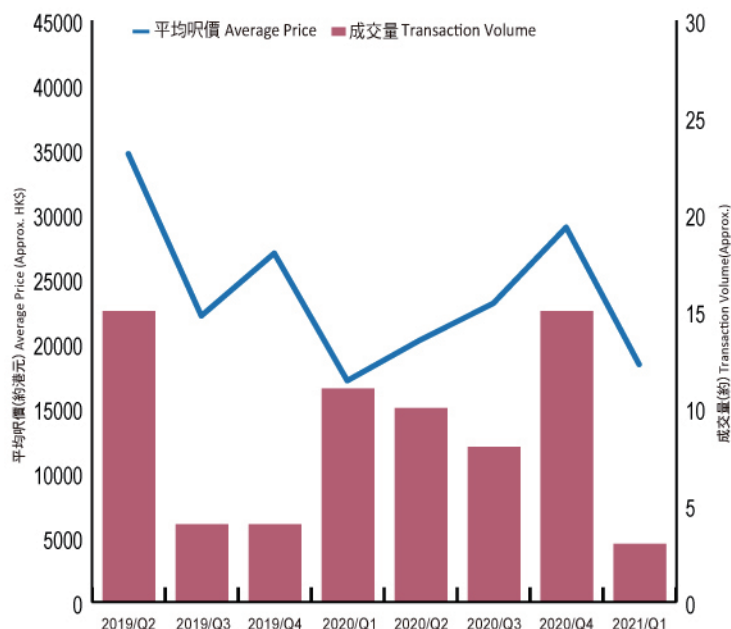
01 The epidemic has continued to interfere Hong Kong for nearly a year. The restriction on gatherings still cannot be lifted in short term, hold off the recovery of local economy. Market sentiment in January was relatively desolate. As there was no first-hand project on sale, overall performance was significantly lower than previous month. However, since the government implemented abolition of double stamp duty on non-residential properties, and developers took this opportunity to actively launch new projects, office market sentiment has improved appreciably. Among them, transaction of small amount properties has increased, reflecting market has ability to accept.

02 In 2021, many new commercial buildings will be introduced and mainly located in new emerging commercial districts such as Cheung Sha Wan, Wong Chuk Hang and Hong Kong Island East. However, under the influence of COVID-19, vacancy rate of Grade A office buildings in various districts repeatedly hit record highs last year, developers may need to make more detailed considerations before launching new projects. On the other hand, purchasing power accumulated by investors in a year cannot be underrated. It is expected that the grand occasion when 888 Lai Chi Kok Road opened for sale will continue this year.

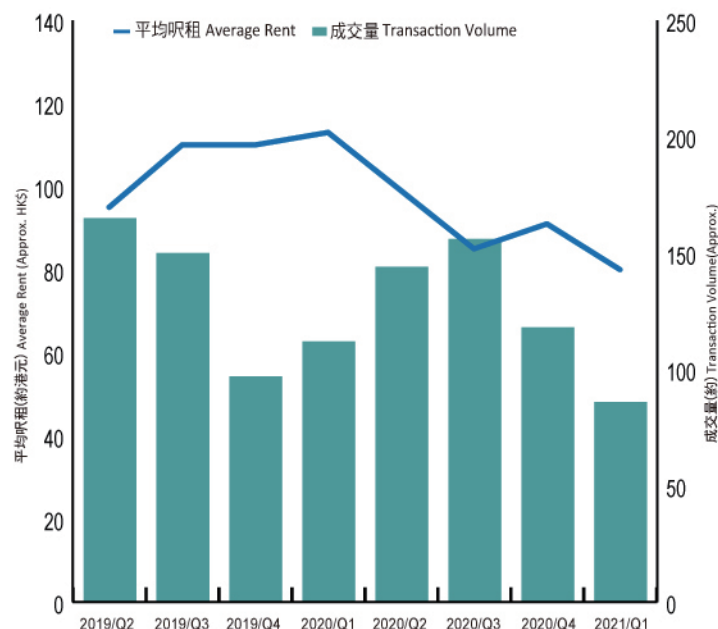
03 As the Lunar New Year approaches, market acted as usual without much turmoil. 57 transactions were recorded in January, and the overall average price was down about 6% from previous month, which was within expectations. In Central, Flats 02-04 on low floor of China Insurance Group Building were sold at approx. HK\$143 million or HK\$15,759 psf, involving about 9,067 sq ft, which is a rare large floor area case in the district.

04 Overall leasing transaction volume increased by about 36% during the month while average rent enhanced by about 11%. During the month, leasing transactions mainly occurred in Sheung Wan and Tsim Sha Tsui. The overall rent level in Tsim Sha Tsui had rebounded by about 48% from previous month, which was a very outstanding performance. Among them, Flat 28A on high floor of Star House was rented at approx. HK\$48 psf, which is the highest rent recorded in the building since last year.

中環區寫字樓買賣走勢
Trend of Office Sales Market in Central



中環區寫字樓租賃走勢
Trend of Office Leasing Market in Central



2021年1月份主要買賣成交 Significant Sales Transactions, Jan 2021

地區 District	物業 Property	樓層 Floor	面積(約平方呎) Area (Approx. sq ft)	金額(約港元) Consideration (Approx. HK\$)	呎價(約港元) Average Price (Approx. HK\$)
香港島 Hong Kong Island					
中環 Central	美國銀行中心 Bank of America Tower	中層 Mid	1,375 (G)	\$50,600,000	@36,800
上環 Sheung Wan	高富大廈 Goldfield Building	高層 High	2,500 (G)	\$24,585,000	@9,834
灣仔 Wan Chai	金星大廈 Golden Star Building	低層 Low	2,142 (G)	\$26,800,000	@12,512
黃竹坑 Wong Chuk Hang	南匯廣場A座 Southmark Pacific Link Tower (Tower A)	低層 Low	6,869 (G)	\$55,152,000	@8,029

九龍 Kowloon

長沙灣 Cheung Sha Wan	荔枝角道888號 888 Lai Chi Kok Road	低層 Low	1,448 (G)	\$18,554,000	@12,814
九龍灣 Kowloon Bay	億京中心A座 Billion Centre - Tower A	低層 Low	3,652 (G)^	\$56,090,000	@15,359
新蒲崗 San Po Kong	匯達商業中心 Win Plaza	高層 High	6,487 (G)	\$48,000,000	@7,399
尖沙咀東部 TST East	新東海商業中心 New East Ocean Centre	低層 Low	3,567 (G)	\$35,670,000	@10,000

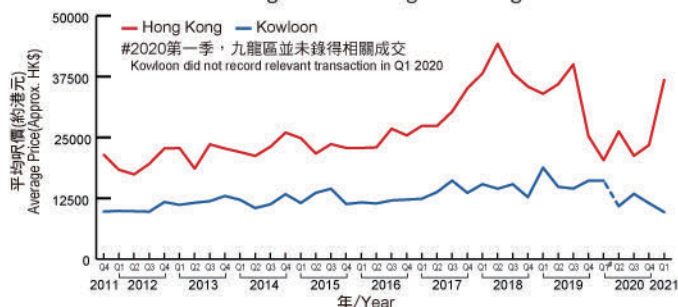
2021年1月份主要租務成交 Significant Lease Transactions, Jan 2021

地區 District	物業 Property	樓層 Floor	面積(約平方呎) Area (Approx. sq ft)	金額(約港元) Consideration (Approx. HK\$)	呎租(約港元) Average Price (Approx. HK\$)
香港島 Hong Kong Island					
金鐘 Admiralty	力寶中心2座 Lippo Centre, Tower 2	高層 High	2,700 (G)	\$129,600	@48
中環 Central	皇后大道中九號 Nine Queen's Road Central	高層 High	9,400 (G)	\$658,000	@70
上環 Sheung Wan	中遠大廈 Cosco Tower	中層 Mid	1,260 (G)	\$78,120	@62
灣仔 Wan Chai	鷹君中心 Great Eagle Centre	中層 Mid	2,350 (G)	\$173,900	@74

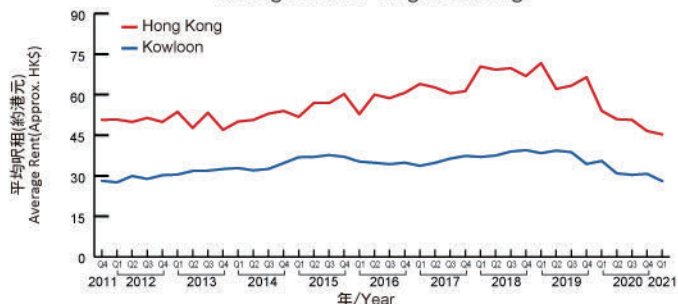
九龍 Kowloon

長沙灣 Cheung Sha Wan	億京廣場 Billion Plaza	高層 Low	1,400 (G)	\$29,400	@21
九龍灣 Kowloon Bay	億京中心B座 Billion Centre - Tower B	中層 Mid	1,654 (G)	\$23,500	@14
觀塘 Kwun Tong	電訊一代廣場 TG Place	中層 Mid	901 (G)^	\$27,030	@30
尖沙咀東部 TST East	康宏廣場 Concordia Plaza	高層 High	1,091 (G)	\$32,730	@30

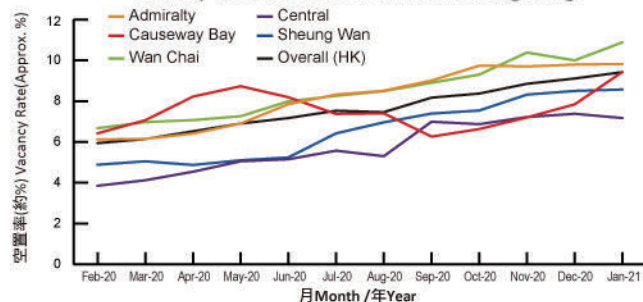
指標商廈平均呎價走勢圖
Average Price of Target Buildings



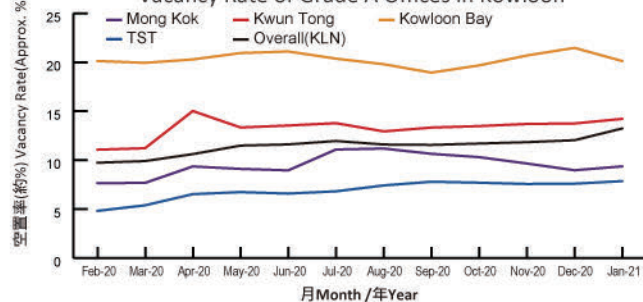
指標商廈平均呎租走勢圖
Average Rent of Target Buildings



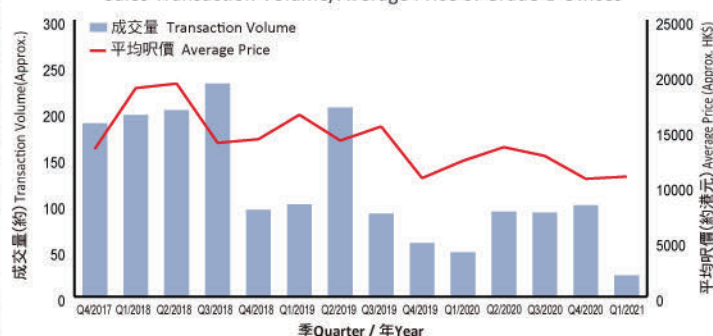
香港區甲廈空置率
Vacancy Rate of Grade A Offices in Hong Kong



九龍區甲廈空置率
Vacancy Rate of Grade A Offices in Kowloon



乙級寫字樓買賣成交量及平均呎價走勢圖
Sales Transaction Volume/Average Price of Grade-B Offices



01 去年全球經濟活動受新冠肺炎疫情持續影響，本港疫情亦見反覆，工業物業市場受牽連。根據統計資料，2020年工業物業買賣成交共錄得約2,401宗，對比2019年下跌約20.68%。金額方面，全年共錄得總成交金額約HK\$230.34億，按年更大幅下降約37.82%。

02 供應較罕有的工業地盤一向頗受市場歡迎。地政總署公布，政府於12月截標的粉嶺工業地結果由新加坡基金豐樹產業以約HK\$8.1294億奪得，以最高可建樓面約216,786平方呎計算，每呎樓面地價約HK\$3,750，較2018年同區地價高約4%，再創區內工業地價新高。地盤位於粉嶺安樂門街、安全街與安居街交界，據賣地章程顯示，該地盤可作多種用途發展，包括工業、倉庫、資訊科技及電訊業、數據中心等。

03 長沙灣區商業氣氛濃厚，政府活化政策支持加上撤銷非住宅物業雙倍印花稅後，刺激區內全幢工廈物業交投。根據土地註冊處資料，位於青山道550至556號恆發工業大廈全幢，以約HK\$9.65億沽出。資料顯示，新買家為峰顯有限公司(PROSPER WAY LIMITED)，總樓面面積約156,088平方呎，平均呎價約HK\$6,182。

04 近期香港浸信會醫院接連沽出旗下物業，根據土地註冊處資料，葵涌禾塘咀街31至39號香港毛紡工業大廈8樓4室及5室，以約HK\$3,128萬易手，面積約10,156平方呎，平均呎價約HK\$3,080。院方於2004年以約HK\$290萬買入，持貨16年，帳面獲利約HK\$2,838萬。

01 Last year, global economic activities were continuously affected by COVID-19, and epidemic in Hong Kong was unstable, thus industrial property market was affected. According to data, total industrial transaction in 2020 recorded about 2,401, a decrease of about 20.68% compared to 2019. Total consideration during the year was approx. HK\$230.34 billion, a significant decrease of about 37.82% year-on-year.

02 Industrial sites are often rare in supply which make them quite popular in market. The Lands Department announced that tender for Fanling Industrial Site due in December was won by a Singapore Fund, Mapletree Investments Pte Ltd at approx. HK\$812.94 million or HK\$3,750 psf, based on calculating the maximum floor area of about 216,786 sq ft. Comparing the land price from same district in 2018, the new record increased about 4% and break a new high for industrial land in Fanling. The site is located at the junction of On Lok Mun Street, On Chuen Street and On Kui Street in Fanling. According to Condition of Sale, the site is allowed for various developments, including industrial, godown, information technology and telecommunications industries, and data centers.

03 Cheung Sha Wan is mature with commercial atmosphere. The government's revitalization policy coupled with the abolition of double stamp duty on non-residential properties stimulated trading of all industrial properties in district. According to the Land Registry, whole block of Hang Fat Industrial Building at Nos.550-556 Castle Peak Road was sold at approx. HK\$965 million or HK\$6,182 psf. New buyer is PROSPER WAY LIMITED. The property provides a total floor area of about 156,088 sq ft.

04 Hong Kong Baptist Hospital has sold its properties one after another recently. According to the Land Registry, Flats 4 & 5 on 8/F of Hong Kong Worsted Mills Industrial Building at Nos. 31-39 Wo Tong Tsui Street in Kwai Chung, changed hands at approx. HK\$31.28 million or HK\$3,080 psf, covering an area about 10,156 sq ft. The hospital bought at approx. HK\$2.9 million in 2004. After holding for 16 years, book profit gained approx. HK\$28.38 million.

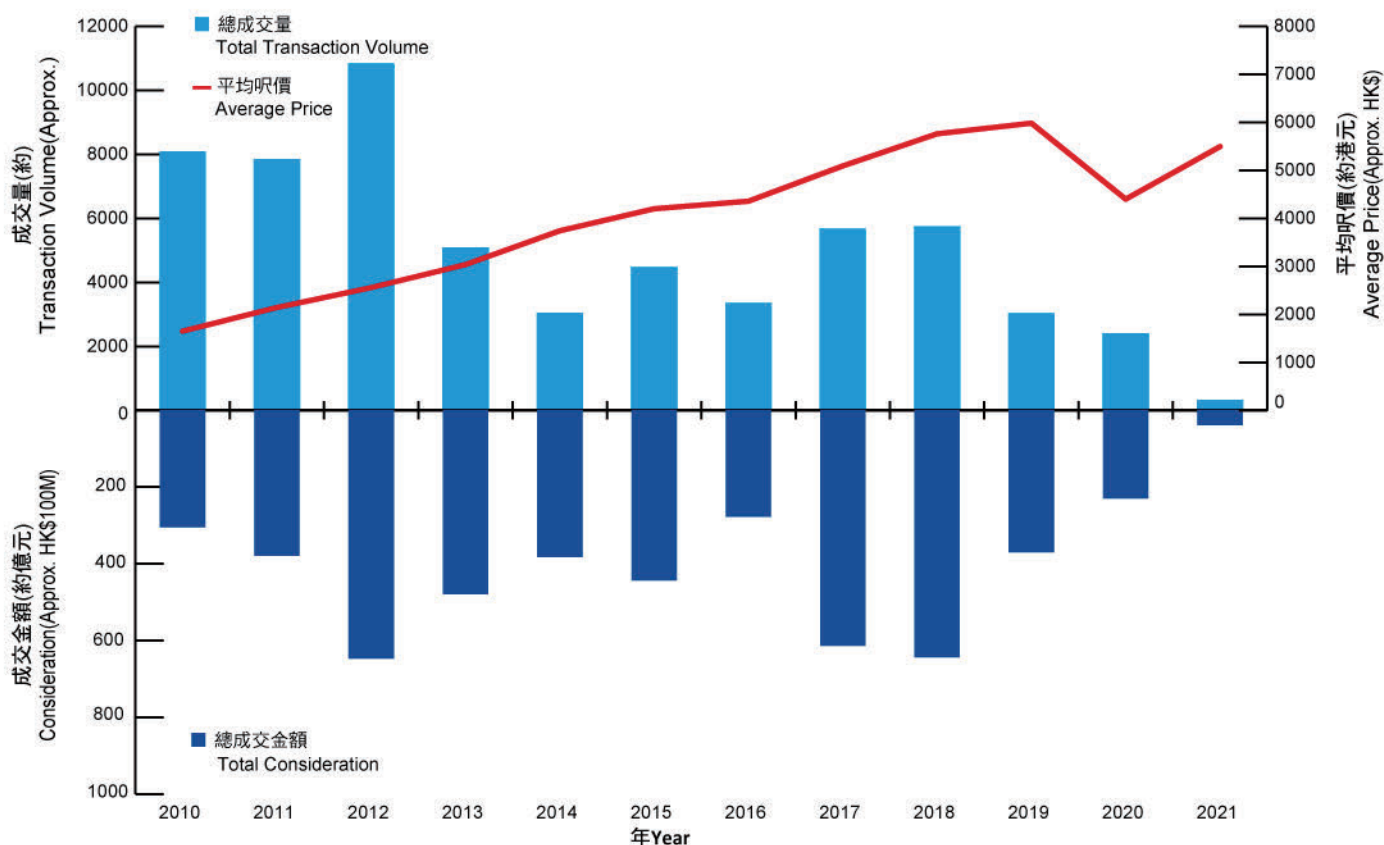
各區工廈買賣成交按月表現 Regional Sales Transaction Report of Industrial Properties by Month

黃竹坑 Wong Chuk Hang		柴灣 Chai Wan	
總成交量(約) Total Transaction Volume(Approx.)	Jan 10 按月 ▲ 100.00% Dec 5 Nov 4	總成交金額(約億元) Total Consideration(Approx. HK\$100M)	Jan \$0.74 按月 ▲ 89.74% Dec \$0.39 Nov \$0.51
觀塘 Kwun Tong		九龍灣 Kowloon Bay	
總成交量(約) Total Transaction Volume(Approx.)	Jan 84 按月 ▲ 40.00% Dec 60 Nov 25	總成交金額(約億元) Total Consideration(Approx. HK\$100M)	Jan \$2.22 按月 ▲ 117.65% Dec \$1.02 Nov \$0.63
葵涌 Kwai Chung		荃灣 Tsuen Wan	
總成交量(約) Total Transaction Volume(Approx.)	Jan 50 按月 ▼ 26.47% Dec 68 Nov 46	總成交金額(約億元) Total Consideration(Approx. HK\$100M)	Jan \$2.35 按月 ▼ 6.37% Dec \$2.51 Nov \$5.39
火炭 Fo Tan		屯門 Tuen Mun	
總成交量(約) Total Transaction Volume(Approx.)	Jan 17 按月 ▼ 10.53% Dec 19 Nov 19	總成交金額(約億元) Total Consideration(Approx. HK\$100M)	Jan \$0.79 按月 ▼ 10.23% Dec \$0.88 Nov \$0.69

2021年1月粉嶺區工業大廈買賣成交紀錄 The industrial property transactions in Fanling district recorded in January 2021

	物業 Property	樓層 Floor	單位 Unit	總樓面面積(約平方呎) Total GFA (Approx. sq ft)	金額(約港元) Consideration (Approx. HK\$)	平均呎價(約港元) Average Price (Approx. HK\$)
1	安樂門街17號基力工業大廈 Cardinal Industrial Building, 17 On Lok Mun Street	01	08	1,840	\$7,500,000	@4,076
2	安樂門街17號基力工業大廈 Cardinal Industrial Building, 17 On Lok Mun Street	02	08	1,840	\$7,400,000	@4,022
3	業豐街15號寶利中心 Poly Centre, 15 Yip Fung Street	02	16	1,023	\$3,650,000	@3,567
4	業豐街20號利亨中心 Lincoln Plaza, 20 Yip Fung Street	05	23	1,050	\$3,900,000	@3,714

工廈市場買賣成交走勢圖 Sales Transaction Report of Industrial Property Market

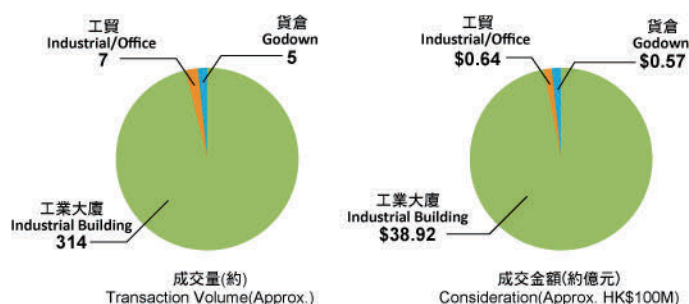


工廈買賣成交平均呎價(約港元) Average Price of Industrial Property Sales Transaction (Approx. HK\$)

	11/2020	12/2020	1/2021
全港整體 Overall	@4,283	@4,396	@4,798
柴灣 Chai Wan	@3,771	@3,375	@5,123
觀塘 Kwun Tong	@5,605	@6,886	@7,543
葵涌 Kwai Chung	@2,853	@3,744	@3,023
火炭 Fotan	@3,945	@3,492	@3,609

只計工業大廈及貨倉大廈，不包地庫，高層地下，地庫及全幢
Transaction of Industrial Building and Godown are counted, but G/F Workshop, U/G, Basement and Whole Block transactions are excluded

1月份工廈買賣成交分佈 Classification of Industrial Property Transaction in January



- 01** 2021年1月商舖買賣市場表現不俗，全月共錄得約125宗成交，總成交金額約HK\$31.07億。商舖市場過去兩年不斷受外圍環境衝擊，以致交投量持續下跌。自政府「撤辣」後，投資者入市態度轉趨積極，頻頻錄得買賣成交，當中也不乏大額個案。
- 01** Retail market performed well in January 2021, with about 125 transactions recorded throughout the month, a total consideration about HK\$31.07 billion. The retail market has been continuously hit by external environment over past two years, resulting in prolonged decline in trading volume. Since the government removed the harsh measurement, investors' attitudes towards entering market have become more active, and transactions have been frequently recorded, including large-amount cases.
- 02** 如西貢親民街16號西貢花園地下入口連一樓，面積合共約29,119平方呎，以約HK\$4億成交，該舖現租客為超級市場，每月租金約HK\$176萬，新買家可享回報約5.28%，相當吸引。另外，灣仔灣仔道177-179號地下15號舖連一樓全層，面積合共約11,988平方呎，以約HK\$1.15億成交，該舖現租客為護老院，每月租金約HK\$40萬，租金回報約4.17%。
- 02** For instance, G/F entrance & 1/F of Sai Kung Garden at No. 16 Chan Man Street in Sai Kung with total area about 29,119 sq ft were sold at approx. HK\$400 million. Current tenant is a supermarket with monthly rent approx. HK\$ 1.76 million, new buyer can enjoy a return about 5.28%, which is quite attractive. In addition, Shop 15 on G/F together with entire 1/F in Nos. 177-179 Wan Chai Road, Wan Chai which covers an area about 11,988 sq ft was sold at approx. HK\$115 million. Current tenant is a elderly home, and monthly rent is approx. HK\$400,000. The rental return is about 4.17%.
- 03** 過去一段長時間，四大核心區舖位受到嚴重打擊，除了租金下跌外，商舖交投更是寥寥無幾，不過最近核心舖位開始漸見起色。近日，尖沙咀棉登徑13-15號棉登大廈地下A舖，面積約900平方呎，以約HK\$3,980萬成交。另外，同區金馬倫道19-21號地下D舖，面積約850平方呎，以約HK\$4,500萬成交。
- 03** Shops in four core areas have been severely hit quite a long time. Apart from drop in rental level, transaction in retail market also stayed at a low level. But recently, situation has begun to improve. Shop A on G/F of Minden House at Nos.13-15 Minden Avenue in Tsim Sha Tsui, with an area about 900 sq ft was sold at approx. HK\$39.8 million. In addition, Shop D on G/F at Nos. 19-21 Cameron Road with an area about 850 sq ft was sold at approx. HK\$45 million.
- 04** 由於疫情令零售市道慘淡，因此大品牌紛紛撤出核心街道，而近月核心區吉舖也略為改善，主要原因是短租客進駐。最新短租個案為旺角彌敦道688號旺角中心地下G24A及G62A舖，總面積約1,000平方呎，剛由手機店承租，租金約HK\$70,000，平均呎租約HK\$70。
- 04** Due to the epidemic, retail market has been experiencing bleakness and well-known brands have withdrawn from core streets. In recent months, core areas' shop vacancy has improved slightly, mainly thanks to the presence of short-term tenants. The latest short-term rental case is Shop G24A & G62A on G/F of Argyle Centre at No.688 Nathan Road in Mong Kok, with a total area about 1,000 sq ft, which was rented by a mobile phone shop. The rent is approx. HK\$70,000 and the average rent is approx. HK\$70.

1月份部份短租成交
Some short term leasing transactions recorded in January

物業 Property	面積(約平方呎) Area(Approx. sq ft)	租金(約港元) Monthly Rental(Approx. HK\$)	租客 Tenant
銅鑼灣羅素街28號地下 G/F, No. 28 Russell Street, Causeway Bay	800	\$150,000	市場推廣公司 Marketing Company
銅鑼灣羅素街60號地下 G/F, No. 60 Russell Street, Causeway Bay	500	\$120,000	利是封+口罩 Red Pocket+ Mask
旺角西洋菜南街138-144號地下2號舖 Shop 2 on G/F, Nos. 138-144 Sai Yeung Choi Street South, Mong Kok	1,532	\$100,000	口罩 Mask
旺角彌街60號地下B舖 Shop B on G/F, No. 60 Bute Street, Mong Kok	250	\$50,000	利是封 Red Pocket

2021年1月份矚目商舖成交 Notable Transactions in January 2021

買賣成交 Sales Transactions

香港灣仔灣仔道177-179號地下15號舖及一樓全層
Shop 15 on G/F, together with 1/F, Nos. 177-179 Wan Chai Road,
Wan Chai, HK



面積(約平方呎) Area(Approx. sq ft)
地下G/F: 988 1樓1/F: 11,000
金額(約港元) Consideration(Approx. HK\$)
\$115M
現租客 Existing Tenant
護老院 / Elderly Home

新界荃灣沙咀道297-313號眾安大廈地下4號舖
Shop 4 on G/F, Chung On Building, Nos. 297-313 Sha Tsui Road,
Tsuen Wan, NT



面積(約平方呎) Area(Approx. sq ft)
3,500
金額(約港元) Consideration(Approx. HK\$)
\$84M
現租客 Existing Tenant
銀行 / Bank

九龍旺角弼街62號地下連閣樓
G/F, together with M/F, No. 62 Bute Street, Mong Kok, KLN



面積(約平方呎) Area(Approx. sq ft)
地下G/F: 1,042 閣樓M/F: 800
金額(約港元) Consideration(Approx. HK\$)
\$80M
現租客 Existing Tenant
餐廳及便利店 / Restaurant & Convenient Store

租賃成交 Leasing Transactions

新界元朗裕景坊15-25號玉成大廈地下A舖連一樓至三樓
Shop A on G/F, together with 1/F-3/F, Yuk Sing Building,
Nos. 15-25 Yu King Square, Yuen Long, NT



面積(約平方呎) Area(Approx. sq ft)
15,212
月租(約港元) Monthly Rental(Approx. HK\$)
\$420K
準租客 Prospective Tenant
健身中心 / Fitness Center

香港中環皇后大道中152號皇后大道中心地下
G/F, Queen's Road Centre, No. 152 Queen's Road Central, Central, HK



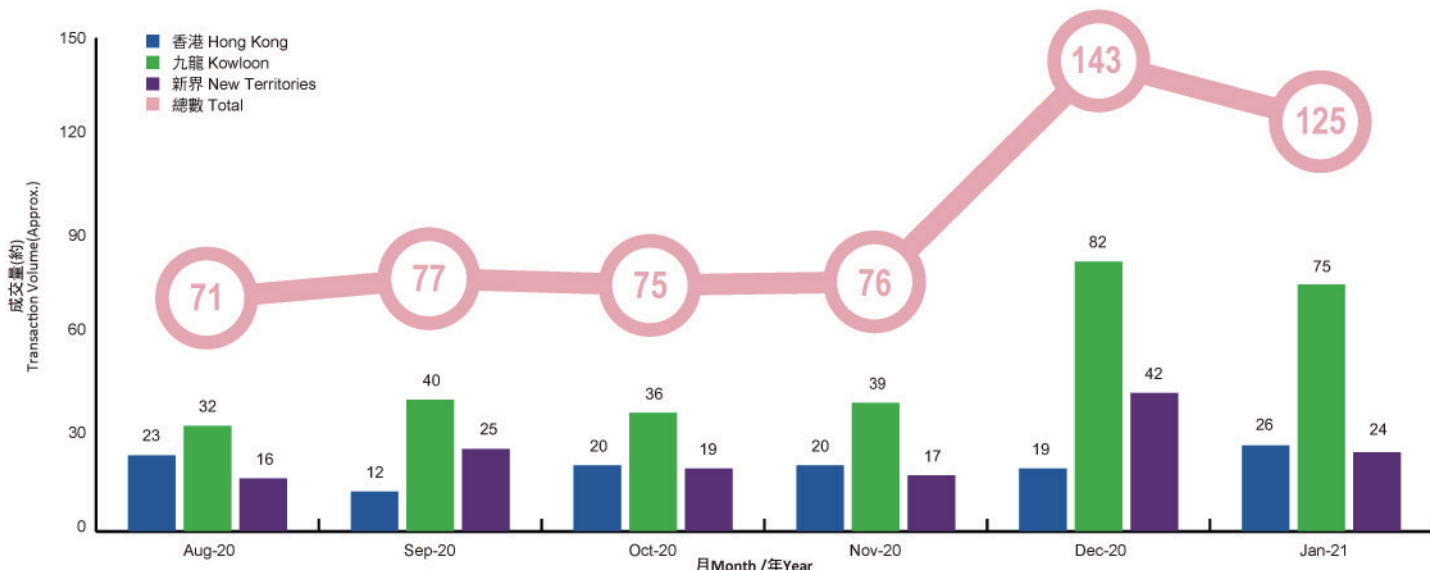
面積(約平方呎) Area(Approx. sq ft)
3,622
月租(約港元) Monthly Rental(Approx. HK\$)
\$420K
準租客 Prospective Tenant
西餐廳 / Restaurant

香港中環皇后大道中30號娛樂行地下D舖
Shop D on G/F, Entertainment Building, No. 30 Queen's Road Central,
Central, HK



面積(約平方呎) Area(Approx. sq ft)
2,397
月租(約港元) Monthly Rental(Approx. HK\$)
\$400K
準租客 Prospective Tenant
糖果店 / Sweet shop

各區商舖成交量走勢圖 Regional Sales Transaction Volume of Retail Properties



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

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

888

LAI CHI KOK ROAD

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.

- 長沙灣區企業發源地，國際知名企業匯聚
World famous brands converge in Cheung Sha Wan
- 多間發展商攜手積極，打造全新核心商業區
New CBD build by joint developers
- 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
- 區內唯一可供出售最大樓面，每層面積逾20,000平方呎
Largest whole floor office available for sale in the district
- 迎合不同用家，單位面積由502平方呎起
Flexible floor area from 502sqft to >20,000sqft
- 部份單位更可享維多利亞海景
Some units enjoys sea view of Victoria Harbour
- 大廈頂層特色戶附設平台及LED廣告位置
Unique design rooftop platform and LED advertising space

以上資料只供參考，一切以發展商公布為準。
For reference only. Subject to Developer's final announcement.



影片介紹
Video Introduction

N : LCK888

以上圖片均為畫家構想圖
Above photos are artist's impression

寫字樓部 Office Department

何小姐 Ms. Louise Ho
(E-034589)
9018 3008
麥小姐 Ms. Salome Mak
(E-144769)
9226 0236

工商部 Industrial / Office Department

盧先生 Mr. Dick Lo
(E-138232)
9315 9801
何小姐 Ms. Winnie Ho
(E-410043)
6602 2367
劉先生 Mr. Stephen Lau
(E-033995)
9038 3373
梁先生 Mr. Winson Leung
(E-096310)
9486 5822

商舖部 Retail Department

梁先生 Mr. Andrew Leung
(E-371314)
9230 0856
黃先生 Mr. Sundry Wong
(E-137013)
9070 2513

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、量度及查證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。如物業內有連例建築工程，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。6.本廣告/宣傳資料內載列的相片、圖像、繪圖或素描顯示純屬畫家對有關物業之想像。有關相片、圖像、繪圖或素描並非按照比例繪畫及/或可能經過電腦修飾處理。7.本公司建議有興趣者在作出購買決定前，先參閱最新版本樓說明書/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。

廣告日期：2021年01月06日 N：物業編號

市況雖困難，中原(工商舖)前線精英仍然發揮穩紮實力，成功於去年第四季為第一集團促成荃灣國際企業中心三期IEC3地下4個地舖買賣成交，涉及總額近HK\$9,000萬，獲發展商高度讚賞。第一集團特意於1月下旬為中原舉辦小型慶功宴，並進行簡單而隆重的祝酒儀式。Despite the difficult market conditions, Centaline Commercial frontline elites still exerted their steady ability and successfully facilitated the transaction of 4 shops on G/F of International Enterprise Center 3 (IEC3) in Tsuen Wan, developed by First Group, involving a total of nearly HK\$90 million. First Group highly appreciated Centaline Commercial by deliberately holding a small celebration banquet in late January and conducted a simple and grand toasting ceremony.

活動上第一集團營業及市場部助理總經理郭照華先生(Tommy)致辭，感謝中原精英逆市為集團一口氣售出項目4個地舖，為IEC3銷售打響頭炮，期望項目寫字樓部份的銷售工作仍獲得中原全力支持，再錄成交。Mr. Tommy Kwok, Assistant General Manager of Sales and Marketing department of First Group said thank you to the Centaline Commercial elites for selling 4 shops for the group and made a good start of the sales of IEC3. He is also looking forward to the sales of IEC3's office section, and hope to receive full support from Centaline Commercial.

中原(工商舖)董事總經理潘志明先生會上表示，近月工商舖市場氣氛已明顯轉活，配合「減辣」措施，預計投資氣氛會陸續暢旺，祝中原同事們繼續把握時勢，再創佳績。Mr. Stanley Poon, Managing Director of Centaline Commercial said the market sentiment of OIR properties has clearly revitalized, coupled with withdrawn of harsh measures, investment atmosphere will continue to flourish, hope Centaline Commercial colleagues will continue to grasp current situation and achieve new success.



香港工商舖分行 Branch List in Hong Kong

OFFICE

金鐘海富分行 Queensway Admiralty Branch

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

金鐘統一中心分行 Admiralty United Centre Branch

香港金鐘金鐘道95號統一中心2樓2038號舖 T: 2845 3118

尖沙咀東海分行 Tsimshatsui East Ocean Branch

九龍尖沙咀加連威老道98號東海商業中心3樓302室 T: 2721 8068

金鐘力寶分行 Admiralty Lippo Branch

香港金鐘金鐘道89號力寶中心1座41樓4101室 T: 2810 4999

尖沙咀中心分行 Tsim Sha Tsui Centre Branch

九龍尖沙咀麼地路66號尖沙咀中心東翼7樓708-711及714B室 T: 2721 8788

觀塘創紀之城分行 Kwun Tong Millennium Branch

九龍觀塘觀塘道418號創紀之城5期東亞銀行中心19樓1及16室 T: 2388 1822

INDUSTRIAL / OFFICE

柴灣祥達分行 Chai Wan Cheung Tat Branch

香港柴灣利眾街25號祥達中心地下2C&2D舖 T: 2562 2212

觀塘皇廷廣場分行 Kwun Tong King Palace Plaza Branch

九龍觀塘敬業街55號皇廷廣場地下2號舖 T: 2305 0055 / 2968 1180 / 2790 2728

九龍灣國際交易中心分行 Kowloon Bay Exchange Tower Branch

九龍九龍灣宏照道33號國際交易中心1樓125號舖 T: 2707 9000

長沙灣廣場分行 Cheung Sha Wan Plaza Branch

九龍長沙灣道833號長沙灣廣場2期8樓812室 T: 2959 1368 / 2427 8884

長沙灣九龍廣場第二分行 Cheung Sha Wan Kowloon Plaza Branch No. 2

九龍長沙灣青山道485號九龍廣場6樓601室 T: 2777 2273

石門京瑞廣場1期分行 Shek Mun Kings Wing Plaza 1 Branch

新界沙田石門安群街3號京瑞廣場1期地下G39B舖 T: 2481 8911

觀塘開源道分行 Kwun Tong Hoi Yuen Road Branch

九龍觀塘開源道60號駱駝漆大廈3座地下1B舖 T: 2950 0848

觀塘王子分行 Kwun Tong Wong Tze Branch

九龍觀塘開源道71號王子大廈9樓B及C室 T: 2389 3931 / 2760 1233 / 2320 8600 / 2318 1183

長沙灣嘉名分行 Cheung Sha Wan Ka Ming Branch

九龍長沙灣青山道688至690號嘉名工廠大廈地下A1舖 T: 2720 3228

長沙灣九龍廣場分行 Cheung Sha Wan Kowloon Plaza Branch

九龍長沙灣青山道485號九龍廣場地下5號舖 T: 2744 3302

火炭沙田商業中心分行 Fo Tan Shatin Galleria Branch

新界沙田火炭山尾街18至24號沙田商業中心地下15A及16A舖 T: 2687 0164

石門京瑞廣場2期分行 Shek Mun Kings Wing Plaza 2 Branch

新界沙田石門安群街1號京瑞廣場2期地下G47號舖 T: 2430 3988

RETAIL

灣仔中國海外大廈分行 (租賃部) Wanchai China Overseas Building Branch (Shop Leasing Dept)

香港灣仔軒尼詩道139號中國海外大廈6樓A-C室 T: 2576 8081

銅鑼灣廣場分行二區 Causeway Bay Plaza Branch District 2

香港銅鑼灣軒尼詩道489號銅鑼灣廣場1期12樓1202-1205室 T: 2813 2811

尖沙咀金馬倫道分行 Tsim Sha Tsui Cameron Road Branch

九龍尖沙咀金馬倫道33號27樓 T: 2838 9188

銅鑼灣廣場分行一區 Causeway Bay Plaza Branch District 1

香港銅鑼灣軒尼詩道489號銅鑼灣廣場1期12樓1202-1205室 T: 2810 9900

旺角惠豐中心分行 Mongkok Wai Fung Plaza Branch

九龍旺角彌敦道664號惠豐中心14樓 T: 2810 6066

荃灣眾安街分行 Tsuen Wan Chung On Street Branch

新界荃灣眾安街55號大鴻輝(荃灣)中心21樓A室 T: 2409 0188

澳門 菜園路489號地下
Macau G/F, Rua dos Hortelaos No. 489

面積(約平方呎) Area(Approx.sq ft)	金額(約港元) Consideration(Approx.HK\$)	平均呎價(約港元) Average price(Approx.HK\$)
604	\$11M	@18,211

澳門 建興龍廣場中層G室
Macau Unit G, M/F, Edf. Praca Kin Heng Long

面積(約平方呎) Area(Approx.sq ft)	金額(約港元) Consideration(Approx.HK\$)	平均呎價(約港元) Average price(Approx.HK\$)
1,125	\$8.43M	@7,500

澳門 中心街89-105號地下
Macau G/F, Rua Direita do Hipodromo No. 89-105

面積(約平方呎) Area(Approx.sq ft)	金額(約港元) Consideration(Approx.HK\$)	平均呎價(約港元) Average price(Approx.HK\$)
615	\$6.8M	@11,056

澳門 時代商業中心高層B室
Macau Unit B, H/F, Edf.Comercial Si Toi

面積(約平方呎) Area(Approx.sq ft)	金額(約港元) Consideration(Approx.HK\$)	平均呎價(約港元) Average price(Approx.HK\$)
788	\$6.2M	@7,868

澳門 美潔工業中心低層H室
Macau Unit H, L/F, Centro Industrial Miki

面積(約平方呎) Area(Approx.sq ft)	金額(約港元) Consideration(Approx.HK\$)	平均呎價(約港元) Average price(Approx.HK\$)
1,136	\$5M	@4,401

氹仔 成都街90號地下
Taipa G/F, Rua De Seng Tou No. 90

面積(約平方呎) Area(Approx.sq ft)	月租(約港元) Monthly Rental(Approx.HK\$)	平均呎租(約港元) Average Rental(Approx.HK\$)
1,784	\$150K	@84

澳門 南灣大馬路613號地下
Macau G/F, Avenida Da Praia Grande No. 613

面積(約平方呎) Area(Approx.sq ft)	月租(約港元) Monthly Rental(Approx.HK\$)	平均呎租(約港元) Average Rental(Approx.HK\$)
1,000	\$122K	@123

澳門 友誼大馬路391-D號地下
Macau G/F, Avenida Da Amizade No. 391-D

面積(約平方呎) Area(Approx.sq ft)	月租(約港元) Monthly Rental(Approx.HK\$)	平均呎租(約港元) Average Rental(Approx.HK\$)
418	\$100K	@239

澳門 十月一號前地109號地下
Macau G/F, Praceta De Um De Outubro No. 109

面積(約平方呎) Area(Approx.sq ft)	月租(約港元) Monthly Rental(Approx.HK\$)	平均呎租(約港元) Average Rental(Approx.HK\$)
640	\$100K	@156

澳門 祐漢新村第六街45號地下
Macau G/F, Rua Seis do Bairro Iao Hon No. 45

面積(約平方呎) Area(Approx.sq ft)	月租(約港元) Monthly Rental(Approx.HK\$)	平均呎租(約港元) Average Rental(Approx.HK\$)
833	\$40K	@48

澳門/橫琴分行 Branch List in Macau/Hengqin

M

MACAU

工商舖總部 Commerical Head Office

澳門南灣湖景大馬路810號財神商業中心(FBC) 五樓E-F室 T: (853) 8295 7101
 商舖部 (853) 2832 3100 租賃部 (853) 2871 5828
 工商部 (853) 2871 5808 寫字樓部 (853) 2850 8997

澳門總行 Head Office

澳門殷皇子大馬路43-53號A澳門廣場14樓D至G室 T: (853) 2871 5699

皇朝分行 Dynasty Branch

澳門飛南第街47號獲多利大廈地下AE座 T: (853) 2872 3326

濠珀分行 Nova Park Branch

氹仔埃武拉街247及251號花城利鴻利圖利偉利業地下S座及T座 T: (853) 2882 3892

濠庭都會分行 Nova City Branch

氹仔南京街368號帝庭軒地下E座 T: (853) 2883 0398

花城分行 Flower City Branch

氹仔埃武拉街278-282號花城利厚大廈地下D座 T: (853) 2884 8330 / 2883 6013

粵港澳大灣區展銷廳 Greater Bay Area

澳門南灣大馬路617-619號時代商業中心地下L2-L4座 T: (853) 2871 7172 / 2892 0203

港珠澳大橋分行 HZMB Branch

澳門黑沙環中街寰宇天下地下A及B座 T: (853) 2848 1880 / 2885 5755

海擎天分行 The Praia Branch

澳門海灣南街27號寶翠花園利明閣利耀閣地下F座 T: (853) 2822 0001

濠景花園分行 Nova Taipa Branch

氹仔布拉克薩街208號濠景花園地下B座 T: (853) 2883 6116 / 2850 2339

金光大道分行 Cotai Strip Branch

氹仔布拉克薩街209-213號美景花園地下K座 T: (853) 2883 9022

H

HENGQIN

橫琴總行 HengQin Head Office

中國珠海市九洲大道西2021號富華里中海大廈B座29層03號 T: (0756) 852 8866

橫琴鎮分行 HengQinZhen Branch

中國珠海市橫琴鎮紅旗村東江花園D1棟01廳 T: (0756) 857 5582

橫琴長隆分行 HengQin Chimelong Branch

中國珠海市橫琴新區寶興路83號一層之五 T: (0756) 857 8722

橫琴中央匯分行 HengQin ZhongYangHui Branch

中國珠海市橫琴鎮香江路10號橫琴中央匯一樓B106商舖 T: (0756) 857 5588

位於橫琴金融島橫琴北站旁
直線距離約300米



飽覽澳門三橋景 & 港珠澳大橋景

超266米地標性建築 彰顯身份高度 總價約人民幣160萬起

城軌物業 · 公園頭排 · 遊艇碼頭



金融島CBD核心區域

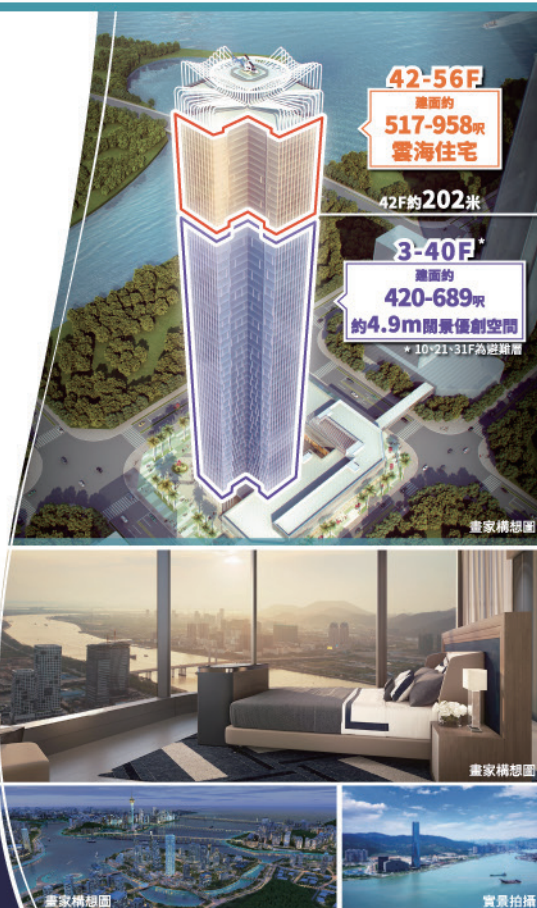
唯一在售約4.9米優創空間 罕有超200米雲海住宅

360度戶戶有景 環幕山海江城景觀

N: A0001

約39-64m²約4.9米優創空間 | 約48-89m²超200米雲海住宅

黃先生 Mr. Hunter Huang 131-2859-6716



首付人民幣85萬起 · 入手墅級挑高空間
約613-947呎 約4.9米高奢華空間 盡享城央墅級自然山水靚景



仁和橫琴國際

中 醫 藥 創 新 中 心

一步盡攬繁華地段矜貴
奢享城市中心的自然山水盛境

橫琴大道累計千億級投資,約百萬m²高端商圈環繞
零距大橫琴山森林公園,擁約2231公頃純天然氧吧
背靠登山徑,肆意享受新鮮空氣帶來的健康生活
約1.62超低容積率,繁華城央難得舒適低密大境

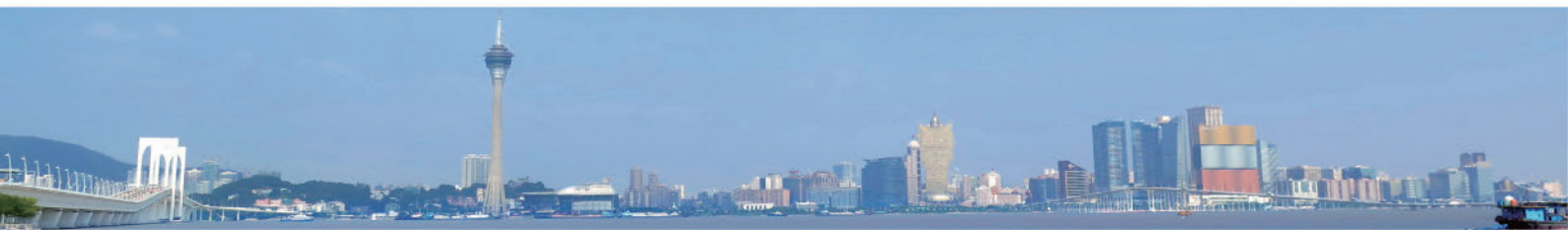
N: A0014

朱先生 Mr. Jason Zhu 6858-1968



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. 物業之許可用途由賣方提供, 本公司無法核實用途。此外, 在政府其他文書可能載有關於限制用途的條文。4. 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、閣下或閣下物業結構的合法性尋求獨立的法律及/或專業意見。6. 本廣告/宣傳資料內載列的相片、圖像、繪圖或素描顯示純屬畫家對有關物業之想像。有關相片、圖像、繪圖或素描並非按照比例繪畫及/或可能經過電腦修飾處理。7. 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。8. 購買境外物業是複雜及有風險的, 在作出購買決定前, 閣下應仔細閱讀所有相關的資料文件, 如有疑問, 請在作出購買決定前尋求獨立專業意見。

廣告日期: 2021年02月17日 N: 物業編號



工商舖焦點 Market Highlight

澳門 Macau

疫下租舖價跌量增 旅遊區谷底回暖

Retail rental price fell but raised in volume under epidemic. Tourist area recovers from bottom

去年在疫情影響下，舖租租賃市場錄跌幅，其中旅遊區為重災區，租金水平下跌了約五成，而民生區租金已回穩並接近疫前。據中原(工商舖)資料顯示，2020年全年商舖租賃成交量按年上升了約24%。主因產業多元化推動年輕人創業，加上消費補貼、百億抗疫援助基金及中小企業銀行貸款利息補貼等計劃推出後，有效降低中小企壓力。此外，舖租下降及選擇增多，不少商戶認為是承租時機，故租賃成交逆市上升。Under the influence of COVID-19 last year, retail rental market recorded a decline. Tourist area was the hardest-hit area, and the rental level dropped by about half, while rents in livelihood area has stabilized and go back to close to pre-epidemic level. According to data from Centaline (Macau) Commercial, the shop lease transaction volume in 2020 increased by about 24% year-on-year. The main reason is that the diversification of industries promotes young people's entrepreneurship, and the introduction of consumer subsidies, ten billions of anti-epidemic aid funds and SMEs bank loan interest subsidies have effectively reduced pressure on SMEs. In addition, with the decline in shop rents and increase in options, many merchants agree that it's an opportunity to rent, so lease transactions have risen despite the market condition.

預計2021年新品牌將加快進駐步伐，始終澳門防疫一仗打得不錯，旅遊業及賭收逐漸回升，估計市場觀望情緒將在年初漸散，踏入第二季整體氣氛將有明顯好轉，屆時旅遊區租金將有承托，料可回升約20%，而民生區走勢將持續平穩，如想尋底入市，相信第一季是較好時機。It is expected that new brands will accelerate their move in 2021, and Macau's epidemic prevention battle resulted well, tourism and gambling revenues are gradually picking up. Market's wait-and-see attitude will gradually dissipate at the beginning of this year, and overall ambience will be significantly improved in Q2. Rentals in tourist areas will be supported and expected to rise by about 20%, while livelihood areas will continue to be stable, therefore investors are advised to enter market in Q1.

珠海 Zhuhai

珠海12月網籤成交約7,660宗 按年上升逾五成

Zhuhai signed about 7,660 net transactions in December. Increased by more than 50% year-on-year

12月珠海樓市交投氣氛熾熱，據中原澳門及橫琴數據庫監控統計，珠海2020年12月共網籤約7,660套，按年上升約51.32%，其中住宅共網籤約5,430套，佔總網籤成交量約70.89%。受珠海一系列利好消息影響，如珠海市政府進一步放寬珠海人才引進及落戶條件、珠海洪鶴大橋金琴快線正式通車等，吸引不少投資者關注珠海項目。此外，臨近年底有部分新項目入市，加上有不少項目推出年末優惠購房活動，因此帶動眾多買家積極入市，令珠海樓市整體交投上升。Trading atmosphere of Zhuhai property market in December was exuberant. According to statistics of Centaline's Macau and Hengqin database, Zhuhai recorded a total of about 7,660 net transactions in December, increased by about 51.32% year-on-year. Among them, there were approx. 5,430 residential net were signed, accounting for about 70.89% of total net signing. Zhuhai is favorable by a series of good news recently. For example, Zhuhai government further relaxed talent introduction and settlement conditions, and official opening of the Honghe Bridge Jin Qin Kuai Xian, many investors have been attracted by Zhuhai projects. Besides, some new projects were launched at the end of the year, and many projects organized year-end preferential purchase activities, which drove buyers actively entering market, resulting an increase of Zhuhai overall transaction.

橫琴 Hengqin

橫琴12月網籤成交約985宗 佔珠海網籤成交逾一成

Hengqin net signing were about 985 sets in December. Accounted for more than 10% of Zhuhai's total

橫琴12月共網籤成交約985套，佔珠海網籤總成交約12.86%，比去年同期微升約2.93%。其中橫琴住宅網籤成交約464套，辦公室網籤成交約407套，商業及其他網籤分別約76套和38套。最近橫琴利好消息眾多，如澳門證券交易所將落戶橫琴、澳門投資者在橫琴申請商事登記可享受高效便捷的服務等，增強了投資者的入市信心並加速其入市步伐，故帶動橫琴樓市整體交投向上。其中，橫琴市場住宅交投活躍，部分優質住宅項目如「中治逸璟公館」等備受買家青睞，另有新住宅項目「華發橫琴灣」、「華發橫琴府」開售即售罄，買家投資熱情十分高漲。In December, a total of around 985 net signings were recorded in Hengqin, accounting for about 12.86% of Zhuhai's total net signed, a slight increase of about 2.93% over same period of last year. Among them, about 464 sets of residential net signed; office net sign were about 407 sets; commercial and other net signings were 76 sets and 38 sets respectively. Hengqin received highly favorable news such as the Macau Stock Exchange will settle in Hengqin. Macau investors can enjoy efficient and convenient services when applying for commercial registration in Hengqin, which has strengthened investors' confidence and facilitated their pace of entering market, thus caused a significant increase in Hengqin market transactions. Residential trading in Hengqin property market is conspicuous. Among them, some high-quality residential projects such as "Sky Villa" are favored by buyers, and new residential projects like "Hengqin Bay" and "Forward Mansion" were immediately sold out once on sale, buyers are very enthusiastic about investing.