

March 2012

**CORPORATE
LOCATIONS**

The Office

A review of the Hong Kong office market

Inside

**District by District
Rental Guide**

**Recommended Leasing
Options –
For All Sizes & Budgets**

**Zone by Zone
Supply & Demand
Analysis**

Visit our website for:

Size Requirement Calculator/
Space Planning Guide

Customised Listing to suit precise needs

All Recommended Leasing Options

Summary of Fitting Out Costs

Useful Contacts (Designers, Contractors etc.)

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The information in this publication should be regarded as a general guide only. Whilst every effort has been taken to take care in its preparation, no representation is made or responsibility accepted for its accuracy.

OVERVIEW

Prime market peaked end of Q3 2011

The office market began to slow down in Q2 2011, and Hong Kong's economy narrowly escaped a technical recession in Q3, by posting a minimal 0.1% quarter on quarter growth after a 0.4% contraction the previous quarter. The market peaked in September 2011 and prime rates declined in Q4 by around 5.5%. This limited the overall growth for last year to 7%, as the bull-run of 2010 was tailing off going into 2011. Demand in Q4 in 2011 was weaker with fewer leasing transactions taking place as tenants became more cautious, but the absorption was still around 600,000 sq ft (around 415,000 sq ft in Kowloon and 190,000 sq ft in Hong Kong Island), with most of the activity being in the small to medium bracket and very little in terms of new supply.

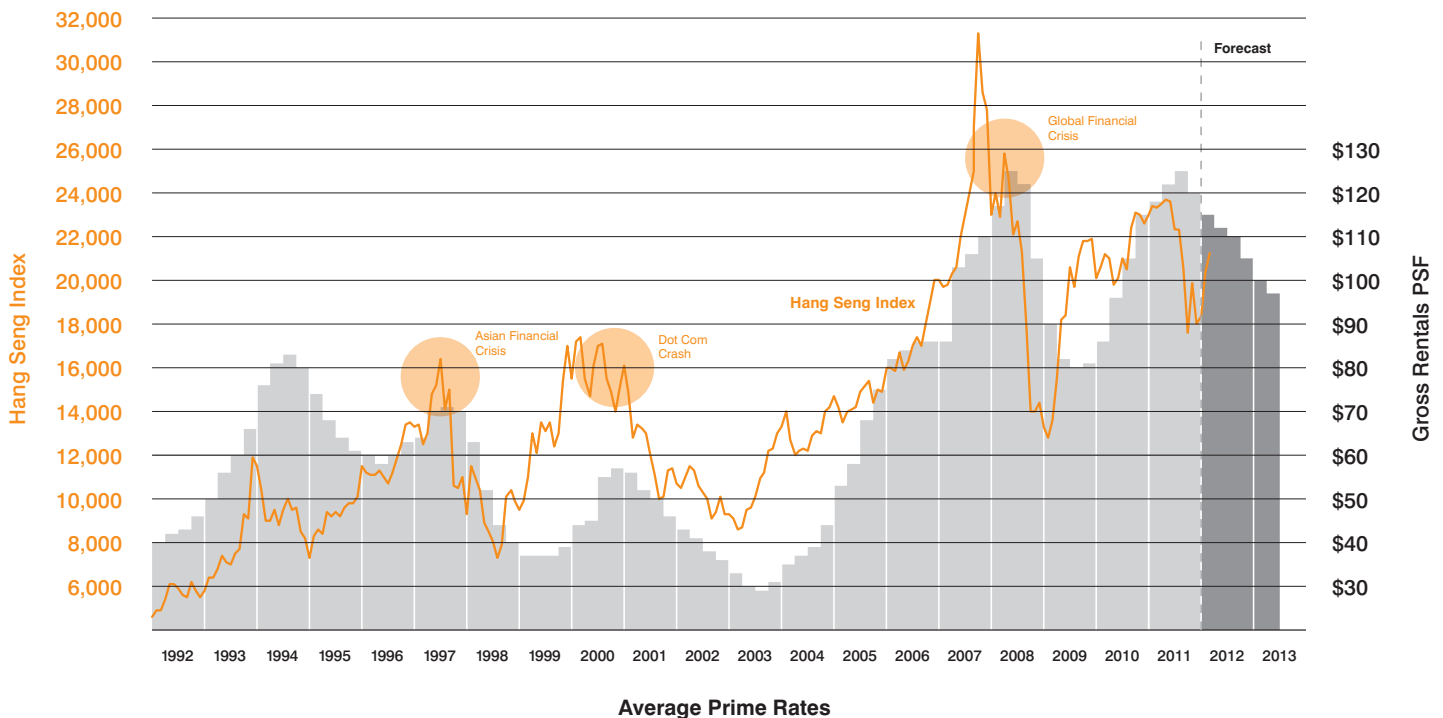
This led to a reduction in the vacancy rate to around 3.6%, but with wide variations in the sub markets.

Market dominated by tenants looking to save costs

Average prime rates in Central, as of February 2012, dropped to around \$115 per sq ft from the peak of \$125 per sq ft in Q3 2011, a fall of around 8%. Top prime rates are in the region of \$140 - \$170 per sq ft, with some landlords still asking \$200 per sq ft. Admiralty has a wide spread from \$45 - \$100 per sq ft. Wan Chai also has a wide variety of buildings ranging from \$30 - \$70 per sq ft with the average being around \$30 - \$55 per sq ft.

The market is now being dominated by tenants looking to save costs, and searching for the most efficient space to suit their needs. This has led to a shift in demand from top quality prime office space to practical cost efficient space in nearby districts. As a result, the rental gap between prime Central and sub markets narrowed, but only marginally. There is still a significant difference between rates in core Central and quality buildings in Wan Chai or Sheung Wan. The problem is that space in those locations is becoming more limited. The same story is true in Kowloon, with rates in Tsim Sha Tsui and Kowloon East actively firming. Landlords are taking note of the change in sentiment and demand, and many have become far more flexible in their negotiations.

A History of Hong Kong Office Rental Rates



FORECAST

Supply in Central to increase, but supply will reduce in sub markets

Demand is expected to soften further in 2012 but supply will still be tight, with only 600,000 sq ft coming on stream in Hong Kong Island, with a significant part of this already pre-leased. Hence, overall vacancy rates are unlikely to see any dramatic increase even though there are quite a few large tranches of space coming onto the market in Central as a result of some major relocations. These are most notably in Chater House (SFC moving), The Centre (Mediterranean Shipping), Three Exchange Square (Samsung Securities) and Two IFC

(Ernst & Young). There is also further space coming up in Citibank Plaza with HSBC downsizing.

Prime rates to soften by 15% in 2012 but sub markets will be firm / stable

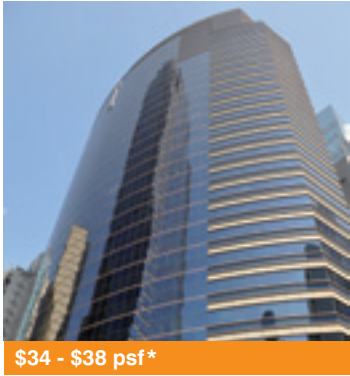
Hong Kong remains the most expensive location for office space in the world at US\$244 per sq ft per annum, followed by London at US\$239 per sq ft. We foresee rates in prime Central softening by around 15% over the next

12 months, factoring in the added extra supply from secondhand space. But decentralized locations from Wan Chai to Quarry Bay are likely to see stable rates and there may be a slight firming of rents, due to limited supply and higher demand from companies looking to save costs. Kowloon should also see stable rates as more supply is expected in the area and still offers attractive alternatives for companies looking to make cost savings.

Sheung Wan / Central West

Forecast

Rental +3% ↗	Vacancy Rate 3.5%	Supply -7% ↘	Demand Firm
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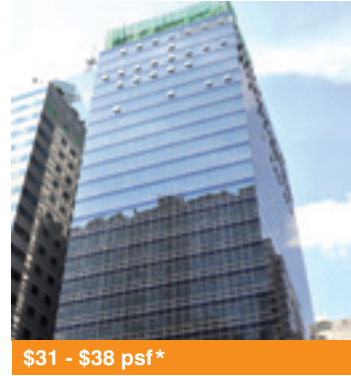
\$34 - \$38 psf*

181 Queen's Road Central
Grand Millennium Plaza
Units from 2,400 - 5,500 sq ft



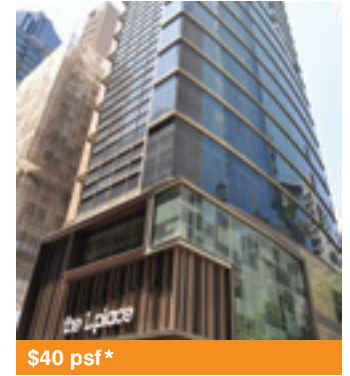
\$33 - \$45 psf*

Infinitus Plaza
199 Des Voeux Road Central
Units from 2,000 - 12,000 sq ft



\$31 - \$38 psf*

Nan Fung Tower
173 Des Voeux Road Central
Units from 1,000 - 9,135 sq ft



\$40 psf*

The L Place
Queen's Road Central
Units from 4,000 - 8,000 sq ft

Supply / Demand

Central West has been reasonably active with **The Center** being the most prominent building in this location, which has seen the most movement. Equity Trust relocated from here to move to Times Square, but their floor was snapped up by Goldman Sachs who is looking to expand with current floors above and below. Sungard have taken additional space here and other new tenants include Kingstone Group and Jin Sheng Group. Mediterranean Shipping is planning to give up a floor later this year, as are Bayer Healthcare, which should improve supply.

Cosco Tower has secured a number of large space users including China Galaxy International (12,000 sq ft) and a whole floor has been leased to The Hong Kong Mortgage Corporation. Nearby at **181 Queens Road Central** recent movers to arrive here include Drake International (from V Huen Building), Junglerock and Redpath Partners. **Infinitus Plaza** has attracted new tenants such as LKK Health Products and

* Estimated Effective Rates – Subject to Negotiations

Orangefield Management. **Shun Tak Centre** has attracted Scarborough Holdings and Sun International as significant new occupiers.

Asking Rates per sq ft

181 Queen's Road Central	\$36-44	Li Po Chun Chambers	\$65-84
Beautiful Group Tower	\$37	Nan Fung Tower	\$38-45
BOCG Insurance Building	\$35	Shun Tak Ctre Ch M Twr	\$45-50
China Insurance Grp Building	\$32	Shun Tak Ctre West Twr	\$45-50
Cosco Tower	\$55-60	Sun House	\$32
Golden Centre	\$37-42	The Center	\$62-85
Guandong Invest. Building	Full	Unicorn Trade Centre	\$34
Infinitus Plaza (Vicwood)	\$38-57	V. Heun Building	TBC
ING Tower	\$38	Wing On Centre	\$52
The L Place	\$45	Yardley Commercial Bldg	\$26

Admiralty

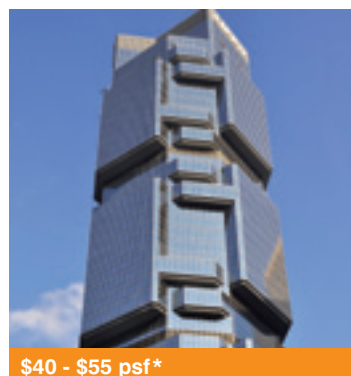
Forecast

Rental -8% ↘	Vacancy Rate 4%	Supply -10% ↘	Demand Stable/Weak
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\$40 - \$45 psf*

Admiralty Centre Tower 1
18 Harcourt Road
Units from 1,340 - 11,644 sq ft



\$40 - \$55 psf*

Lippo Centre Towers 1 & 2
89 Queensway
Units from 1,000 - 17,000 sq ft



\$75 - \$78 psf*

Citic Tower
1 Tim Mei Avenue
Units from 6,710 - 18,071 sq ft

Asking Rates per sq ft

Admiralty Centre T1 & T2	\$44-55
Bank of America Tower	\$50-70
Citic Tower	\$85
Far East Finance Centre	\$70-75
Fairmount House	\$50
Hutchison House	\$80-85
Lippo Centre T1 & 2	\$44-60
One & Two Pacific Place	\$120
Three Pacific Place	\$100
United Centre	\$36-45

* Estimated Effective Rates – Subject to Negotiations

Supply / Demand

The picture in Admiralty is rather mixed with some buildings close to full occupancy such as Admiralty Centre Tower 2 and Fairmont House, whereas some buildings have large floors coming available. For example in **Pacific Place** there will be a significant amount of space coming available when Intel Semiconductors, Natixis Bank and China Sonangal move out later this year. There are also several low rise floors in **Lippo Centre Tower 1** lying vacant, but some have been empty for a while as they are only available for sale at historic high prices.

Movement in this district has not been spectacular, but the completion of Ernst & Young's move to **Citic Tower** is one of the most noteworthy events. One of the largest office transactions in this district recently involved China Sonangal who have taken the top two floors in Lippo Centre Tower 1 (28,000 sq ft), moving from Pacific Place. Otherwise movement in Lippo Centre has mainly involved smaller space users between 1,200 and 3,000 sq ft. Harvey Nichols moved into **Admiralty Tower 1** and several law firms have moved into United Centre.

Central

Forecast

Rental

-15% ↘

Vacancy Rate

6.0%

Supply

+4% ↗

Demand

Weak

Asking Rates per sq ft

8 Queen's Road Central	\$75-80	Kinwick Centre	\$40
8 Wyndham Street	\$65-75	LHT Tower	\$88-108
9 Queen's Road Central	\$70	Lyndhurst Tower	Full
50 Connaught Rd Central	\$95-135	Man Yee Building	\$85-110
100 Queen's Road Central	\$72	Nexus Building	\$85
AIA Central	\$190	New World Tower 1	\$78-72
Alexandra House	Full	One Exchange Square	\$160
Aon China Building	\$80	Two Exchange Square	\$175
Bank of China Tower	\$130-140	Three Exchange Square	Full
Baskerville House	\$70	One IFC	\$170
Chater House	\$200	Two IFC	\$180-200
Central Building	\$70	Onfem Tower	Full
Central Tower	\$110	On Hing Building	\$35
Cheung Kong Center	\$150	Prince's Building	\$120
Chuang's Tower	\$48	Printing House	\$55-65
Citibank Twr/ICBC Twr	\$115-120	Prosperity Tower	\$55-68
Club Lusitano Building	Full	Shun Ho Tower	Full
Dina House/Ruttonjee Ctr	\$54-58	St George's Building	\$120
Edinburgh Tower	\$150	St John's Building	\$55
Entertainment Building	\$82-95	The Centrium	\$45-52
Euro Trade Centre	Full	The HK Club Bldg	Full
Fung House	Full	Universal Trade Centre	\$32-36
Gloucester Tower	Full	World Wide House	\$80
Henley Building	\$95	Wheelock House	\$96-102
Hip Shing Hong Centre	\$38-42	Wing On House	\$48
HK Diamond Exch. Centre	Full	Wyndham Place	Full
Jardine House	Full	York House	\$180

Supply / Demand

The market in Central has been challenging for most tenants over the last 6 months and the new developments have had mixed fortunes. **50 Connaught Road Central** has been particularly successful with new whole floor tenants including China Infrastructure Investment (from Shun Tak Centre), Myriad Asset Management, Randstad (from Wheelock House), and Jynwel Capital. Other notable movers to this scheme include Saxo Capital Markets (from Exchange Square), Partner Fund Management, Gulfstream International Corporation, and Getco Asia.

By contrast **Prosperity Tower** has had only one new tenant move in at this stage, namely Kelly Services, but in fairness the project has only just been completed. The scheme is competitively priced and we expect interest to improve. **LHT Tower** was completed earlier last year and tenants here include Nine Masts Capital, Grand Cathay Securities, New Vision Asset Management and Seimens AG.

In the prime sector Nissan have leased interconnecting floors (36,000 sq ft) in **Citibank Plaza**, Korea Development Bank Asia has leased 11,500 sq ft in **Two International Finance Centre**. Also moving into 2 IFC is a satellite office for Apple, Logan Property Holdings and Charoen Pokphand. New law firm Howse William Bowers has leased space in Two Exchange Square and another law firm Spencer Stuart & Associates has moved from Jardine House to lease a floor in **Central Tower**. Unitas Capital has moved from One International Finance Centre to lease a whole floor at St Georges Building. Moving the other way into 1 IFC are LFM Global Investment Management and EVO Capital.

Central / Lower Mid Range

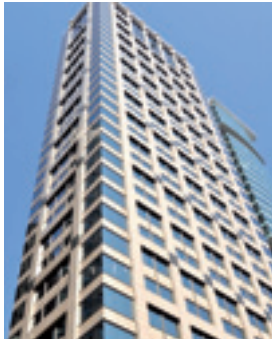
* Estimated Effective Rates - Subject to Negotiations



\$40 - \$48 psf*

The Centrium

60 Wyndham Street
Units from 1,000 - 3,500 sq ft



\$65 psf*

9 Queen's Road Central

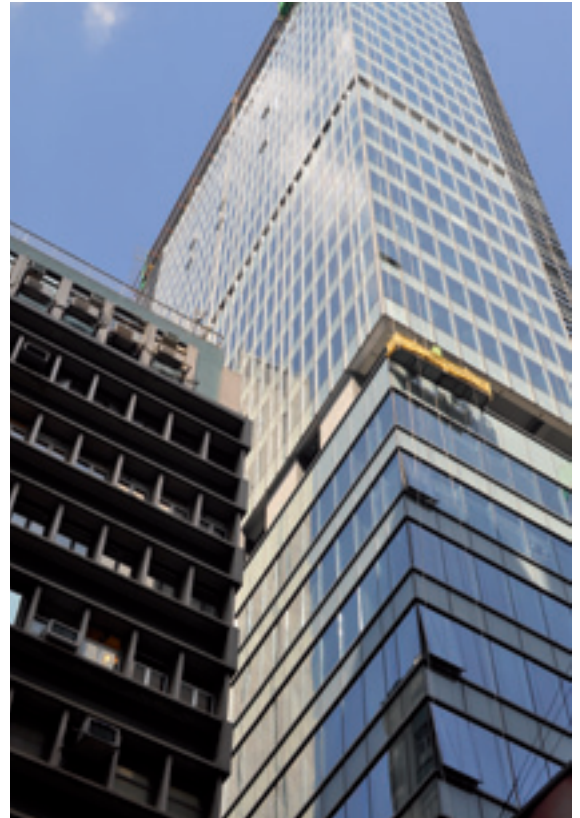
Units from 3,000 sq ft



\$35 psf*

Kinwick Centre

19 Des Voeux Road Central
Units from 1,000 - 6,128 sq ft



\$52 - \$68 psf*

Prosperity Tower

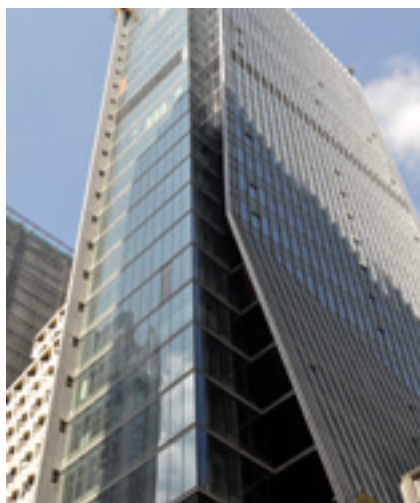
39 Queen's Road Central
Units from 2,500 - 10,000 sq ft

New Developments 2012

Development Name / Location	Size sq ft	Q
Prosperity Tower / Central	132,000	Q1
Hysan Place / Causeway Bay	237,000	Q1
55 King Yip Street / Kowloon East	216,000	Q2
Elite Centre / Kowloon East	166,000	Q2
28 Hennessy Road / Wan Chai	106,000	Q3
3 Connaught Road Central / Central	191,000	Q3
8 Queen's Road East / Wan Chai	TBC	Q4
Kowloon Commercial Centre Tower 2 / Kowloon	442,000	Q4
TOTAL	1,490,000	

Central / Mid Range

* Estimated Effective Rates - Subject to Negotiations



\$72 - \$85 psf*

LHT Tower

31 Queen's Road Central
Units from 2,000 - 10,000 sq ft



\$70 - \$75 psf*

Aon China Building

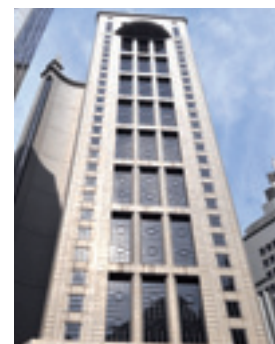
29 Queen's Road Central
Units from 1,878 - 40,000 sq ft



\$80 psf*

Nexus Building

77 Des Voeux Road Central
Units from 4,000 - 6,512 sq ft



\$77 - \$83 psf*

Entertainment Building

30 Queen's Road Central
Units from 1,200 - 4,858 sq ft

Central / Upper Range



\$105 - \$115 psf*

Citibank Plaza

3 Garden Road
Units from 1,700 - 32,500 sq ft



\$129 psf*

Bank of China Tower

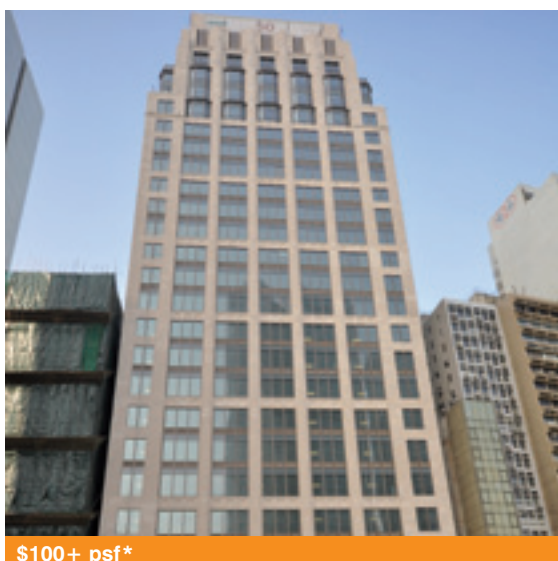
1 Garden Road
Units from 2,400 - 6,400 sq ft



\$98 psf*

Central Tower

28 Queen's Road Central
Units from 2,562 - 15,000 sq ft



\$100+ psf*

50 Connaught Road Central

Grand Millennium Plaza
Units from 5,500 - 17,000 sq ft

Wan Chai

Asking Rates per sq ft

80 Gloucester Road	\$33-37	Harcourt House	\$40
88 Gloucester Road	\$35	Hopewell Centre	\$39-41
248 Queen's Road East	\$29-38	Jubilee Centre	\$38-44
Allied Kajima Building	\$40	Luk Kwok Centre	Full
Asia Orient Tower	\$31-33	Mass Mutual Tower	Full
AXA Centre	Full	Neich Tower	\$27-29
BEA Harbour View Centre	TBC	Overseas Trust Bank Bldg	\$23
CC Wu Building	Full	Shanghai Inds. Invmt. Bldg	\$24
Central Plaza	\$60-75	Shui On Centre	\$45-55
China Hong Kong Tower	\$26-32	Siu On Centre	\$27
China Online Centre	\$30	Sun Hung Kai Centre	\$65-70
China Overseas Building	\$35-37	Sunshine Plaza	\$25-27
China Resources Building	\$55-62	Tai Tung Building	\$40-42
Chinachem Century Tower	Full	Tai Yau Building	\$33-36
Convention Plaza Off. Twr	\$56-60	Tesbury Centre	\$31-35
Dah Sing Financial Ctr	\$60-66	The Hennessy	\$32-38
Fortis Tower	\$35	The Sun Group's Centre	TBC
Great Eagle Centre	\$65-80	W Square	\$34
Harbour Centre	\$68	Wu Chung House	\$30

Forecast

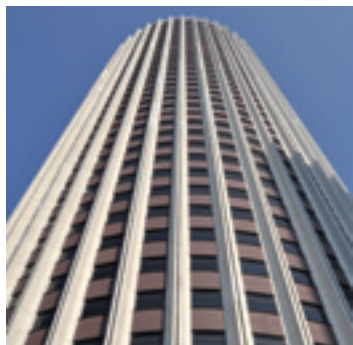
Rental	Vacancy Rate	Supply	Demand
+5%	2.4%	-7%	Firm

Supply / Demand

Wan Chai has been a popular choice for businesses relocating to save costs. **Hopewell Centre** in particular has been active and new whole floor tenants here include Tricor (expanding from Three Pacific Place) and Principal Insurance (Island Place Tower). Another noteworthy tenant who will be taking up two whole floors here (32,000 sq ft) is Bayer Healthcare, who is moving from The Center.

Intel Semiconductors leased one whole floor in **Central Plaza** (moving from Pacific Place). Lloyds Register Asia has relocated from Shun Tak Centre to lease a whole floor in **Dah Sing Financial Centre** and The Consulate of Sweden has taken a floor at **BEA Harbour View Centre**. Sprint Capital and Crosby Capital have taken a floor in AXA Centre and engineering consultants Evans & Peck have leased half a floor at **248 Queen's Road East**. Generally, supply is becoming limited in Wan Chai as a result of so many relocations and supply for the most part is restricted to the smaller units between 2,000 and 6,000 sq ft.

Wan Chai



\$34 - \$37 psf*

Hopewell Centre

183 Queen's Road East

Units from 1,589 - 6,188 sq ft



\$35 psf*

Allied Khajima Building

134 - 143 Gloucester Road

Units from 4,000 - 9,000 sq ft

* Estimated Effective Rates – Subject to Negotiations



\$30 - \$40 psf*

Jubilee Centre

Fenwick St / Gloucester Road

Units from 1,914 - 13,000 sq ft



\$39 - \$50 psf*

Shui On Centre

6-8 Harbour Road

Units from 2,519 - 12,500 sq ft

Causeway Bay

Asking Rates per sq ft

18 Hysan Avenue	Full	Hang Lung Centre	\$45
68 Yee Wo Street	\$35-38	Hysan Place	\$78
111 Leighton Road	\$38-48	Lee Gardens Manulife Plaza	\$79
ACE Tower/ Windsor Hse	\$32-48	Leighton Centre	\$36
China Taiping Tower	\$33	Lippo Leighton Tower	Full
Caroline Centre	\$55	One Hysan Avenue	\$46

Forecast

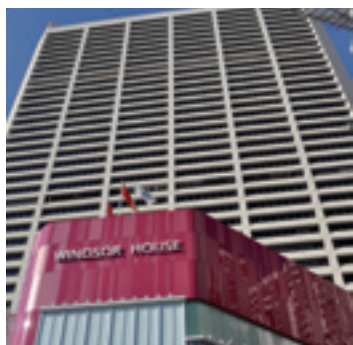
Rental	Vacancy Rate	Supply	Demand
+2% ↗	2.4%	+5% ↗	Firm

Causeway Bay Plaza 1 & 2	\$38	Sino Plaza	Full
Chinchem Leighton Plaza	Full	Sunning Plaza	\$50
Cigna Tower	\$44	Times Square Tower 1 & 2	\$56
East Exchange Tower	\$35	Top Glory Tower	\$40-48
		World Trade Centre	\$56

Supply / Demand

Demand in this location is usually healthy and it continues to receive strong interest. Within the last 12 months **Times Square** has attracted some major tenants such as Alibaba Group, Aon Insurance and TMF Group (previously Equity Trust). The latest new development in this district is the top quality scheme **Hysan Place**, which is hoping to entice high end financial institutions from Central. The specification is as good as any project that you can find in Hong Kong, but comes at a price - quoting \$78.00 per sq ft with the top two floors seeking a three digit rent. Already KPMG has been secured as a major anchor tenant (50,000 sq ft), but it is only those moving from prime Central that are likely to be able to support such a premium rate.

Elsewhere in Causeway Bay, Marriott Hotels leased a whole floor at **World Trade Centre** for their Vacation Club division, and The Institute of Financial Planners relocated from BEA Harbour View Building to lease a whole floor in **Causeway Bay Plaza 2**. Rexcapital downsized from a whole floor in Cosco Tower to take one floor in **Sino Plaza**, and 6 Waves Limited is a new tenant in Caroline Centre.



\$30 - \$48 psf*

ACE Tower - Windsor House

311 Gloucester Road

Units from 2,000 - 13,000 sq ft



\$50 - \$60 psf*

Times Square

1 Matheson Street

Units from 1,300 - 19,500 sq ft



\$35 - \$40 psf*

Top Glory Tower

262 Gloucester Road

Units from 1,600 - 6,352 sq ft



\$45 psf*

Sunning Plaza

10 Hysan Avenue

Units from 7,900 - 15,905 sq ft

Contact our
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North Point / Quarry Bay

Forecast

Rental

3% 

Vacancy Rate

2.5%

Supply

-5% 

Demand

Strong

Asking Rates per sq ft

Fortress Hill / North Point

101 King's Road	\$20-23	Citicorp Centre	\$20-22
148 Electric Road	\$25	Island Place Tower	\$28
169 Electric Road	\$30-32	K. Wah Centre	\$28
AIA Tower	\$35-41	Olympia Plaza	\$21-24
China United Centre	\$22	Two Chinachem Ex. Sq.	\$18-20

Quarry Bay

625 King's Road	\$28	1063 King's Road	\$38
633 King's Road	Full	Kerry Centre	\$35-45
Cambridge House	\$45	Lincoln House	Full
Chinachem Exchange Sq.	\$30	One Island East	Full
Cityplaza 1	\$46	Oxford House	\$45
Cityplaza 3	\$46	PCCW Tower	Full
Cityplaza 4	\$46	Prosperity Millennium Plaza	\$30
Cornwall House	Full	Somerset House	\$22-25
DCH Commercial Centre	\$36-39	Stanhope House	\$25
Devon House	\$42-45	Warwick House	\$25
Dorset House	\$45		

Supply / Demand

North Point and Quarry Bay have always been one of the most competitive locations on Hong Kong Island and this remains the case, so much so that the rental difference between this area and Kowloon East is now only marginal. North Point has seen much activity with **148 Electric Road** attracting strong interest and new tenants here include Guru Online and Aumund Asia, moving from Oxford House.

Quantity surveyors Widnell Sweett have just leased one whole floor (20,000 sq ft) at **Island Place Tower**. **Kerry Centre** in Quarry Bay offers some of the highest quality space in the district at reasonable rates and Imperial Tobacco has become the latest tenant there, moving from China Insurance Group Building in Central.

Other tenants at Kerry Centre include Liang O'Rourke and AIA. **DCH Commercial Centre** and **Oxford House** are two other buildings that offer a wide choice of good office space, with Prudential Assurance relocating from several floors in the former.

* Estimated Effective Rates - Subject to Negotiations



\$38 - \$40 psf*

Oxford House

979 King's Road, Taikoo Place
Units from 3,387 - 22,628 sq ft



\$26 psf*

Island Place Tower

510 King's Road, North Point
Units from 3,888 - 8,464 sq ft



\$32 - \$36 psf*

DCH Commercial Centre

25 Westlands Road, Quarry Bay
Units from 2,000 - 41,000 sq ft



\$20 - \$22 psf*

Olympia Plaza

243 - 255 King's Road, North Point
Units from 1,426 - 20,000 sq ft TBC



\$30 - \$40 psf*

Kerry Centre

683 King's Road, Quarry Bay
Units from 6,748 - 33,380 sq ft



\$24 psf*

K Wah Centre

191 Java Road, North Point
Units from 5,000 - 13,498 sq ft



\$17 psf*

Two Chinachem Exchange Square

338 King's Road, North Point
Units from 2,202 - 9,432 sq ft

Kowloon

Forecast

Rental

+3% ↗

Vacancy Rate

3.5%

Supply

-3% ↘

Demand

Firm

Asking Rates per sq ft

Tsim Sha Tsui

China Hong Kong City	\$26-32	One Peking Road	Full
Concordia Plaza	\$30-35	Railway Plaza	\$23
Empire Centre	\$30-32	Silvercord Tower 1 & 2	TBC
Harbour City	\$33	The Gateway Tower 1	\$37-42
Int'l Commerce Centre	\$85	The Gateway Tower 2	\$42-49
Lippo Sun Plaza	\$36	The Gateway - Sun Life	Full
Miramar Tower	\$38	The Gateway - Pru Tower	\$57
New East Ocean Centre	\$25-30	The Gateway II Tower 6	\$40-50
Ocean Centre	\$33	Tsim Sha Tsui Centre	\$30-35
26 Nathan Road	\$60-65		

Mongkok

113 Argyle Street	\$23-28
Grand Century PI T1 & T2	\$36-38
Langham Place	\$36-42

Hung Hom

One Harbourfront	\$24-26
Two Harbourfront	\$20-24
The Metropolis Tower	\$32-34

Kowloon Bay

18 Kowloon East	TBC
Billion Centre	\$17-22
Enterprise Square T1-3	\$19
Enterprise Square Two	\$19
Enterprise Square Three	\$16-19
Enterprise Square Five	\$30-34
Exchange Tower	\$25-29
Manhattan Place	Full
One Kowloon	Full
OCTA Tower	\$15-21
Skyline Tower	\$16-18

Others

Kowloon Commerce Ctr	\$24-26
Metroplaza Tower 1 & 2	\$25

Kwun Tong

C-Bons In't Centre	TBC
Crocodile Centre	Full
Manulife Financial Centre	\$27
MG Tower	\$17-24
Millennium City 1 - T1	\$24
Millennium City Stan Ch.	\$24
Millennium City 2	\$25-28
Millennium City 3	Full
Millennium City 5 - BEA	\$34-38
Millennium City 6	Full
One / Two Landmark East	\$32-39

Nina Tower	Full
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Supply / Demand

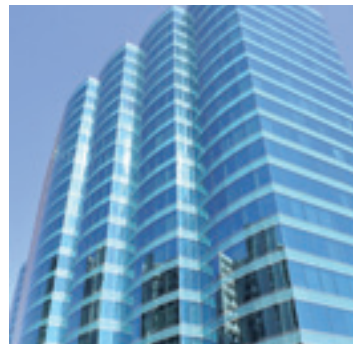
Supply in Kowloon is now quite restricted. Although around 1.2 million sq ft was added to stock in Kowloon East last year, the take up was strong and the vacancy rate remained the same by the end of this period. It is now challenging to find large floor plates for lease as most of the space is in relatively small pockets, around 2,000 to 3,000 sq ft. Tsim Sha Tsui has a vacancy rate of only 2.75%, whereas Kowloon East is around 11%. This has caused rates to firm, but at a slower pace than before. Modest growth of only 1.5% was seen in Tsim Sha Tsui because rates are already quite full, averaging around \$48 per sq ft. Kowloon East saw a rise quarter on quarter of 7% and range from \$20 - \$30 per sq ft.

Major relocations to the area include Hamburg Sud leasing 20,000 sq ft in **Two Landmark East** (moving from 2 IFC), Mitsubishi Electric taking 11,800 sq ft in **Skyline Tower** (moving from 169 Electric Road) and APL Logistics, also leasing around 30,000 sq ft in Skyline Tower. Qi Holdings have purchased 15,000 sq ft in **MG Tower** for owner occupation and will be moving from Bank of China Tower later this year. The supply situation should improve later in 2012, particularly in Kowloon East when it is expected that 18 Kowloon East could come back onto the market as well as more options at MG Tower, 55 King Yip Street and 414 Kwun Tong Road being released.



\$32 - \$36 psf*

The Gateway - Tower 1 & 2
25 Canton Road, Tsim Sha Tsui
Units from 1,111 - 28,663 sq ft



\$20 - \$22 psf*

One Harbourfront
18-22 Tak Fung Street, Hung Hom
Units from 1,492 - 22,950 sq ft



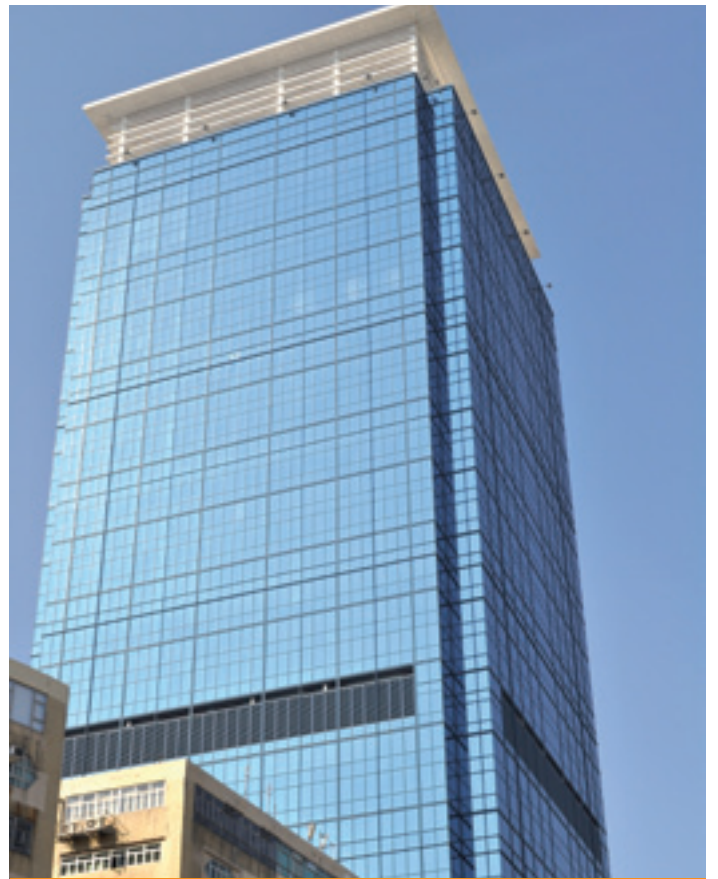
\$14 - \$18 psf*

OCTA Tower
18 Kowloon East, Kowloon Bay
Units from 3,000 - 46,000 sq ft



\$21 - \$25 psf*

Millennium City - Tower 1
388 Kwun Tong Road, Kwun Tong
Units from 1,000 - 9,584 sq ft



\$15 psf*

Skyline Tower
39 Wang Kwang Road, Kowloon Bay
Units from 1,440 - 26,272 sq ft

* Estimated Effective Rates -
Subject to Negotiations