HONG KONG

OFFICE, RETAIL, RESIDENTIAL & CAPITAL MARKETS

1H 2026 REVIEW & 2H 2026 OUTLOOK

July 2026

Better never settles

01

OFFICE MARKET

A TWO-TIER MARKET PERSISTS BETWEEN CORE AND NON-CORE AREAS

Greater Central rents picking up, spillover effects observed in Wanchai / Causeway Bay

Submarkets	Jan 19 (Peak)	Q2 25	Q3 25	Q4 25	Q1 26	Q2 26	Q-o-Q	YTD	2026 Forecast
Prime Central	$166.1	89.3	89.8	92.7	98.8	103.7	5.0%	12.2%	+13% ~ +15%
Greater Central	$139.0	76.5	76.4	77.9	82.1	85.5	4.1%	9.7%	+10% ~ +12%
Wanchai / Causeway Bay	$79.2	45.3	45.2	44.8	45.3	46.6	2.9%	4.0%	+2% ~ +4%
Hong Kong East	$55.3	32.6	31.7	31.1	30.8	30.8	0.0%	-1.0%	-4% ~ -6%
Hong Kong South	$36.1	22.5	21.7	21.5	21.5	21.2	-1.4%	-1.2%	-2% ~ -4%
Greater Tsimshatsui	$68.0	42.2	42.1	43.5	43.7	44.2	0.9%	1.4%	+2% ~ +4%
Kowloon East	$36.8	23.6	23.0	22.6	22.5	22.1	-1.6%	-2.2%	-4% ~ -6%
Kowloon West	$44.0	28.6	28.4	28.4	28.5	28.1	-1.3%	-0.9%	-1% ~ -3%
All Districts Average	**$76.0**	**43.5**	**43.1**	**43.3**	**44.3**	**45.2**	**1.9%**	**4.3%**	**+4% ~ +6%**

Unit: Net effective rent, HK$ / sf / month

Prime Central: 14 prime office buildings in Greater Central

***Greater Central**: Admiralty, Central and Sheung Wan including Prime Central*

***Hong Kong East**: North Point, Quarry Bay and Tai Koo Shing*

***Hong Kong South**: Wong Chuk Hang and Pok Fu Lam*

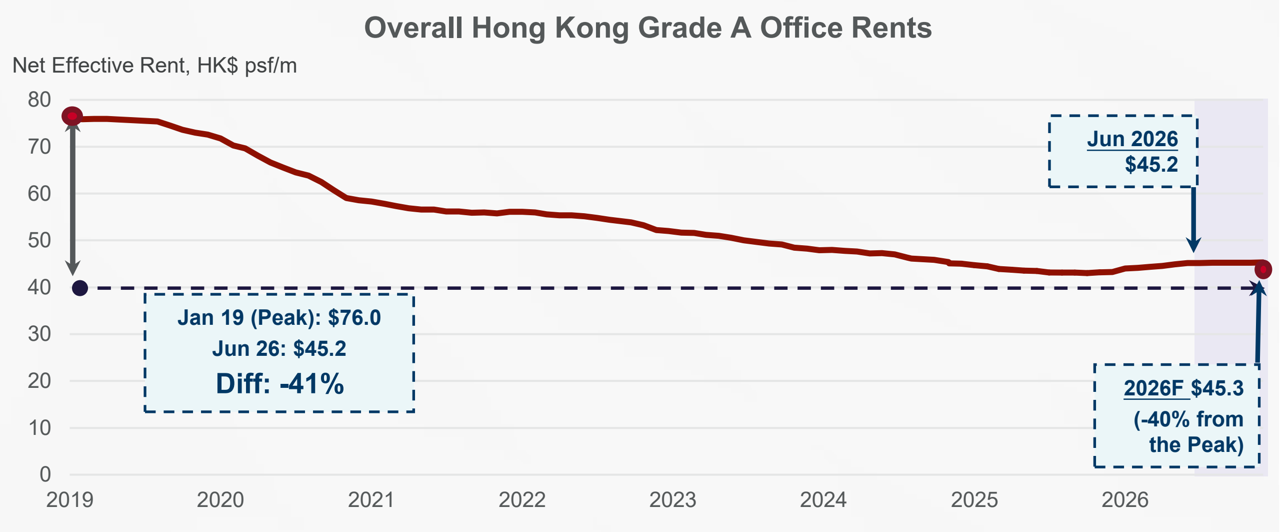
***Greater Tsimshatsui**: Tsimshatsui, Tsimshatsui East, Hung Hom and Kowloon Station*

***Kowloon East**: Kwun Tong, Ngau Tau Kok, Kowloon Bay and Kai Tak*

***Kowloon West**: Kowloon Tong, Mongkok, Cheung Sha Wan, Kwai Chung and Tsuen Wan*

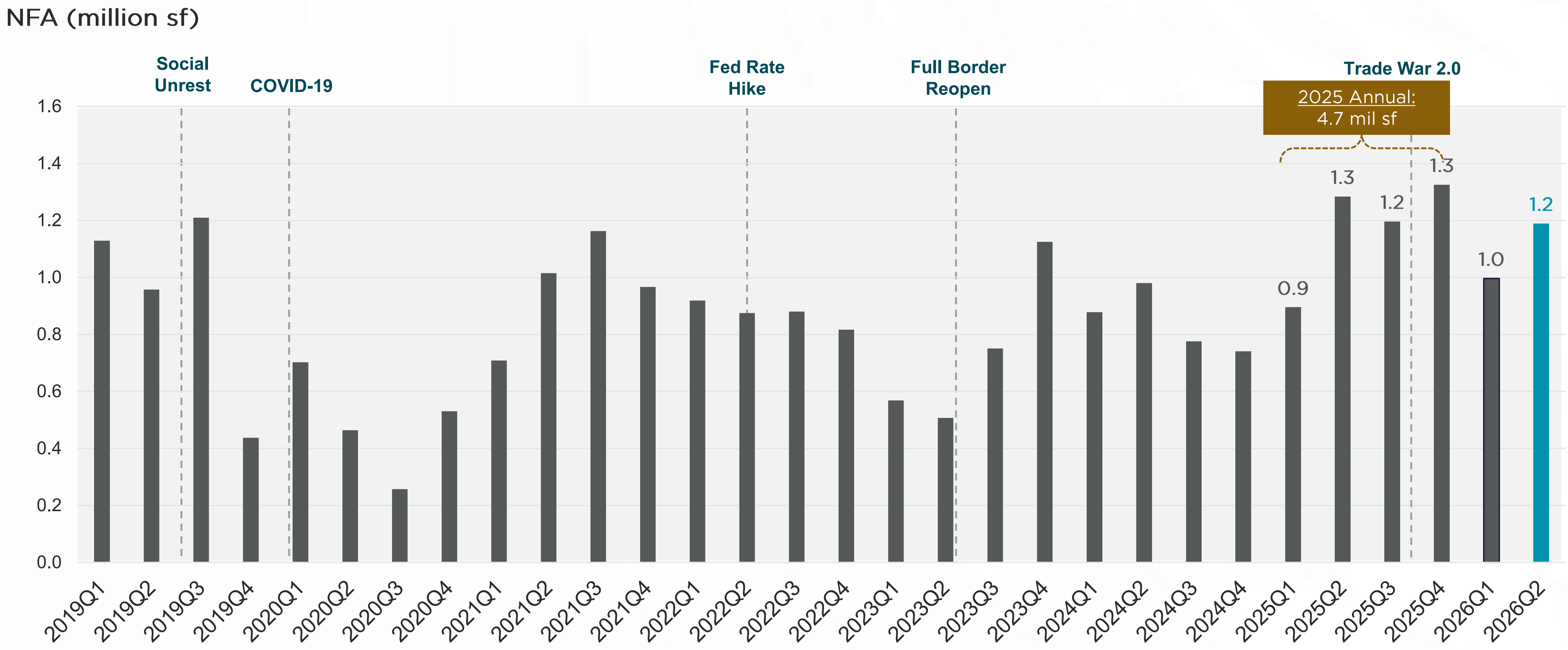
Note: Rents are based on NFA, exclusive of air conditioning & management fees, and gov. rates

Source: Cushman & Wakefield Research



NEW LEASE MOMENTUM REMAINED ACTIVE IN Q2 2026

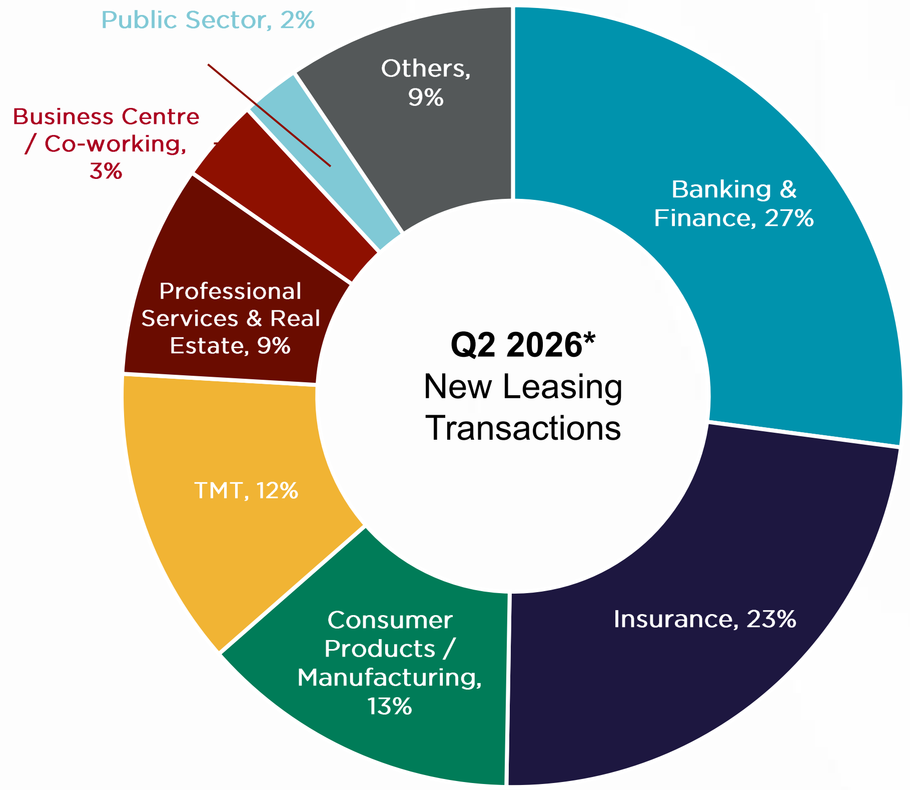
Underpinned by banking & finance and insurance sector activities



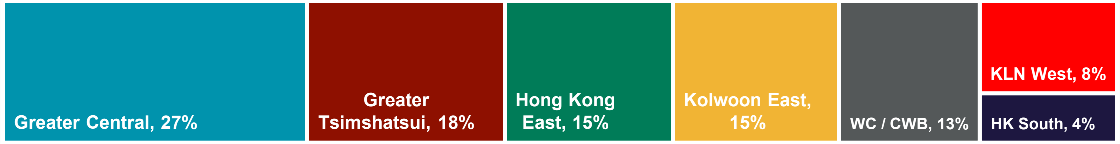
Source: Cushman & Wakefield Research, data as of mid-June 2026

BANKING & FINANCE AND INSURANCE SHARED AROUND 50% OF NEW LETTINGS

Greater Central and Greater Tsimshatsui remained sought-after by occupiers



*Data as of mid-June 2026, the above chart only covers deals with tenant background identified



Total leased floor area: 1,189,000 sf

Source: Cushman & Wakefield Research

Banking & Finance

ZA Bank — Lee Garden Eight, 39,100 sf

UBS — Three IGC, 24,500 sf

NCB 南洋商業銀行 — 83 King Lam Street, 12,600 sf

Insurance

Prudential — One Taikoo Place, 55,500 sf

RGA — Two Taikoo Place, 21,300 sf

Allianz — Two Taikoo Place, 21,100 sf

Consumer Products / Manufacturing

Giordano — 83 King Lam Street, 15,000 sf

DanDee | Animal Adventure — Tsim Sha Tsui Centre, 13,800 sf

TMT

odoo — One Island South, 39,400 sf

NEC — The Bay Hub, 13,000 sf

Professional Services & Real Estate

Ropes & Gray — Two Exchange Square, 13,000 sf

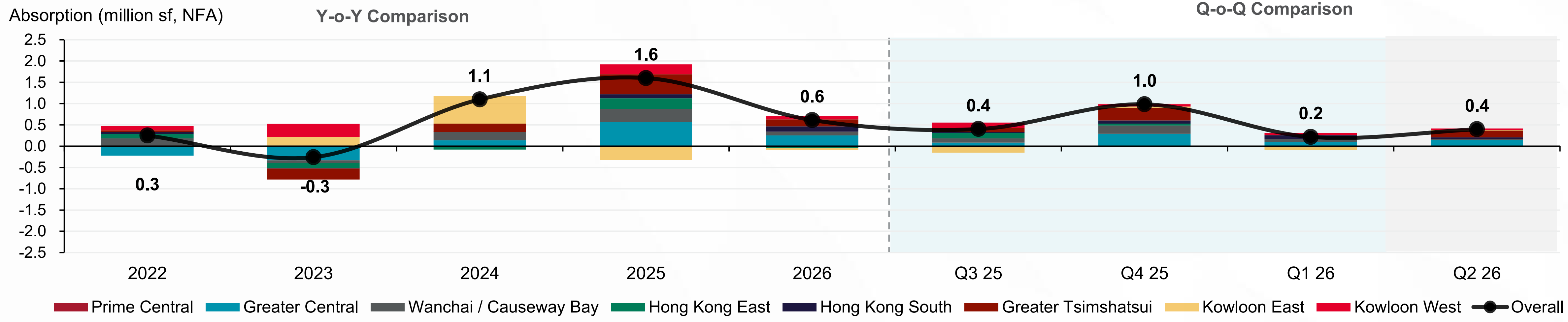
Sino-Ocean 远洋地产 — Great Eagle Centre, 11,900 sf

POSITIVE NET ABSORPTION DRIVEN BY NEWLY COMMENCED OFFICES

Mainly contributed by Greater Central and Greater Tsimshatsui submarkets

Submarkets	2022	2023	2024	2025	2026	Q2 25	Q3 25	Q4 25	Q1 26	Q2 26
Greater Central	-224,400	-330,500	138,200	564,900	252,400	84,200	83,400	293,400	105,600	146,800
Wanchai / Causeway Bay	181,300	-59,800	196,200	309,800	88,900	-14,900	99,200	193,000	66,200	22,800
Hong Kong East	105,400	-118,400	-79,300	248,100	-38,800	81,400	128,400	44,700	-20,600	-18,100
Hong Kong South	46,900	-17,300	4,100	94,000	124,600	5,400	25,900	73,900	84,800	39,800
Greater Tsimshatsui	37,400	-259,400	192,300	471,700	164,900	23,100	90,300	297,200	7,700	157,200
Kowloon East	1,500	216,800	642,300	-323,800	-52,600	-77,400	-154,800	28,300	-68,900	16,400
Kowloon West	102,400	309,800	3,900	235,000	73,700	-30,500	128,700	53,100	42,400	31,300
Overall	**250,600**	**-258,800**	**1,097,600**	**1,599,700**	**613,200**	**71,400**	**401,000**	**983,600**	**217,100**	**396,100**

Note: Data as of mid-June 2026



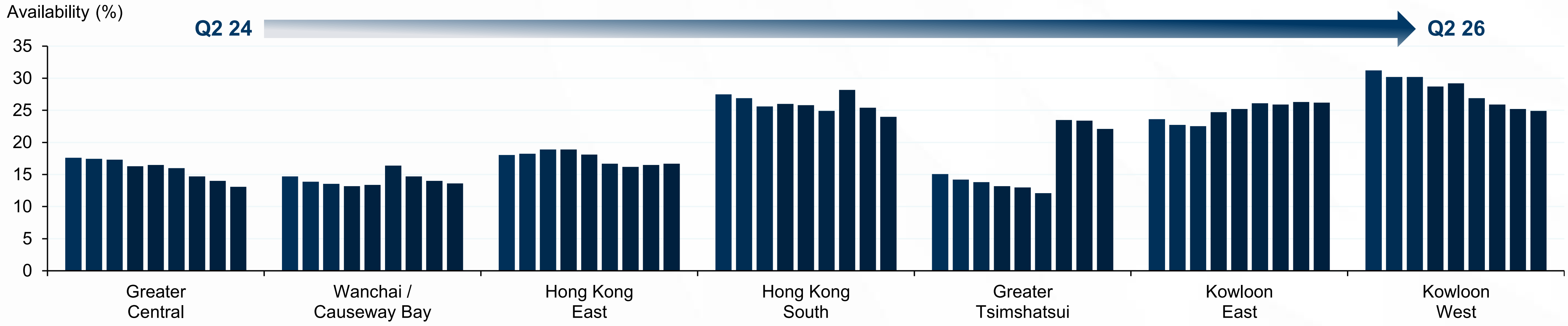
Source: Cushman & Wakefield Research

CITYWIDE AVAILABILITY FELL IN ABSENCE OF NEW COMPLETIONS

Core districts on Hong Kong Island outperformed

Submarkets	Q2 24	Q3 24	Q4 24	Q1 25	Q2 25	Q3 25	Q4 25	Q1 26	Q2 26
Greater Central	17.6%	17.5%	17.3%	16.3%	16.5%	16.0%	14.7%	14.0%	13.1%
Wanchai / Causeway Bay	14.1%	13.9%	13.6%	13.2%	13.4%	16.4%	14.5%	13.8%	13.6%
Hong Kong East	18.1%	18.3%	18.9%	18.9%	18.1%	16.7%	16.2%	16.5%	16.7%
Hong Kong South	27.5%	26.9%	25.6%	26.0%	25.8%	24.9%	28.2%	25.4%	24.0%
Greater Tsimshatsui	15.1%	14.2%	13.8%	13.2%	13.0%	12.1%	23.5%	23.4%	22.1%
Kowloon East	23.5%	22.7%	22.5%	24.7%	25.2%	26.1%	25.9%	26.3%	26,2%
Kowloon West	31.2%	30.2%	30.2%	28.7%	29.2%	26.9%	25.9%	25.2%	24.9%
Overall Availability*	**19.7%**	**19.3%**	**19.1%**	**19.2%**	**19.3%**	**19.2%**	**20.3%**	**20.0%**	**19.5%**

Note: Availability includes confirmed leasing stock that is currently vacant or becoming vacant over the next 12 months. Numbers highlighted in red indicates a q-o-q decline of availability rate
Note: Data as of mid-June 2026



Source: Cushman & Wakefield Research

MOMENTUM OF BANKING & FINANCE AND INSURANCE SECTORS IS ACCELERATING

Both new letting space and proportion of Grade A office new leases witnessed the growth between 2024 and 1H 2026

Grade A Office Leasing (2024 – 1H 2026)

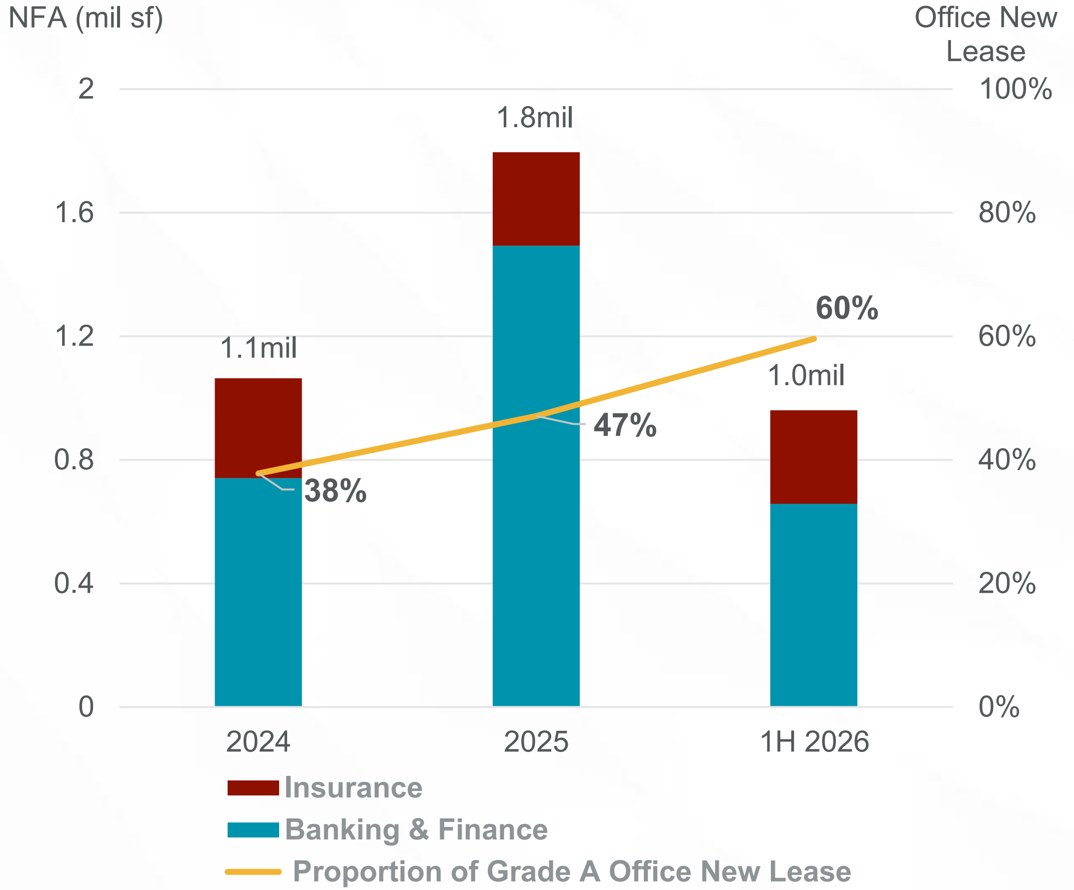
46%

Proportion of Grade A office new leases

3.8 million sf

Grade A office space leased (NFA) by banking & finance and insurance sector

Banking & Finance and Insurance Sectors – Grade A Office Leasing



Source: Cushman & Wakefield Research

BANKING & FINANCE AND INSURANCE SECTORS HAVE BEEN ACTIVE IN OFFICE MARKET SINCE 2024

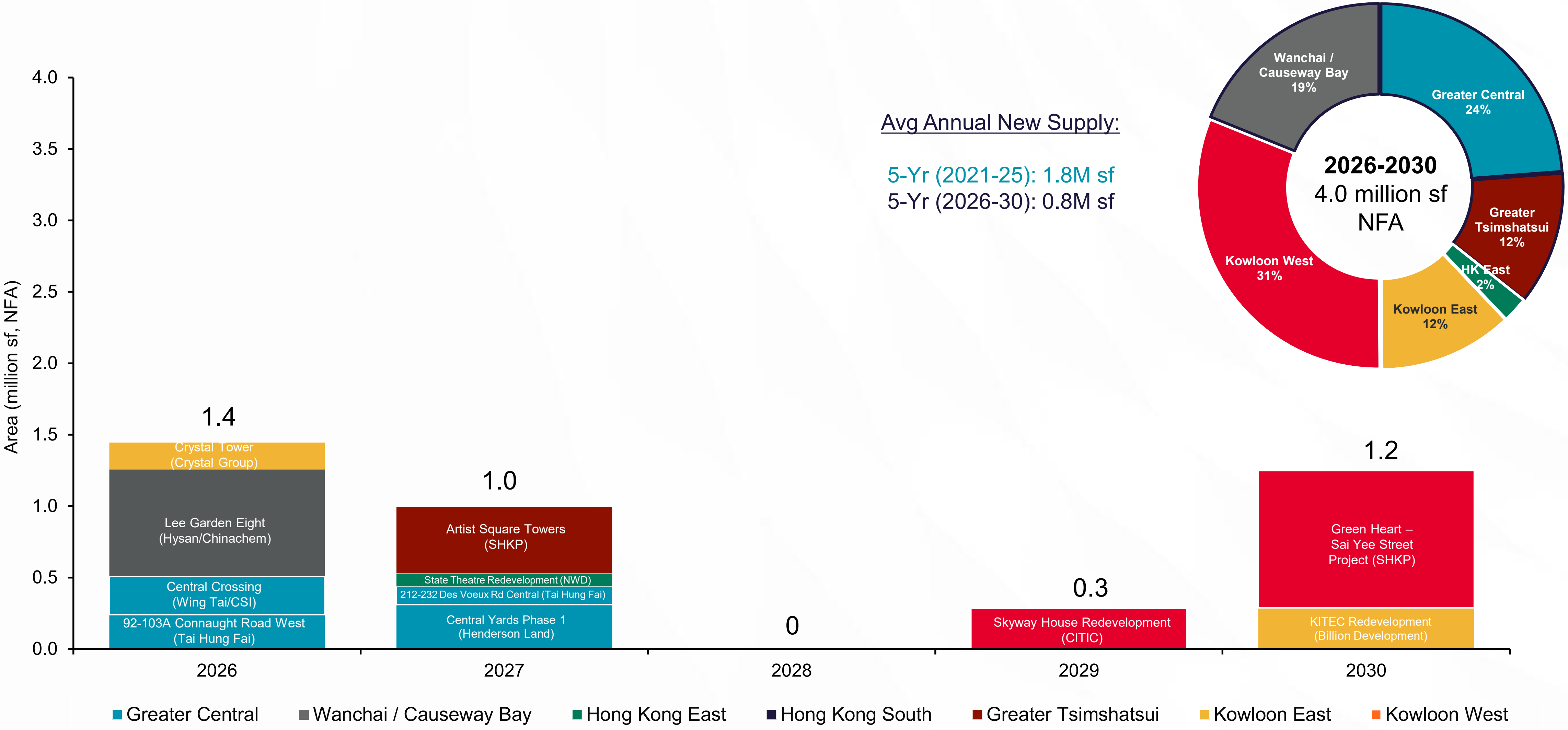
Diverse real estate strategies driven by business needs and growth trajectories

	Banks		Hedge Funds		Insurance	
Demand Driver	Wealth management expansion and long-term operational needs		Expansion underpinned by active capital markets		Growth driven by insurance and wealth management business	
Examples	J.P.Morgan	Artist Square Towers 186,100 sf	Jane Street	Central Yards 205,900 sf	AIA	AIRSIDE 133,800 sf
	ICBC	One Harbourfront 121,500 sf	QRT	Two IFC 134,400 sf	FWD	Devon House (FWD Tower) 107,200 sf
	بنك أبوظبي الوطني NATIONAL BANK OF ABU DHABI	Cheung Kong Center II 13,100 sf	Point72	The Henderson 49,600 sf	AXA	One IGC 73,600 sf

Source: Cushman & Wakefield Research

FUTURE SUPPLY PIPELINE

New completions gradually taper off from 2026 onwards, but will edge up again in 2030



Source: Cushman & Wakefield Research

Office Market 1H 26 Review & 2H Outlook

Key Takeaways

1. Driven by the take-up at newly completed offices, citywide net absorption reached 396,100 sq ft in Q2, mainly led by Greater Central and Greater Tsimshatsui.

2. Overall office rent edged up by 1.9% q-o-q in Q2, bringing the YTD increase to 4.3%. However, the divergence between core districts and non-core areas has widened.

3. Leasing demand from banking & finance is expected to remain resilient, with diverse leasing strategies shaped by wealth management expansion, active IPO pipeline, and long-term operational needs from financial institutions.

4. Around 1.4 million sq ft of new supply is expected in 2026, most of them will commence in Q4, suggesting that availability is likely to remain stable in the coming quarter.

5. Further rental upwards momentum is expected to moderate in 2H. Full-year rental growth of Greater Central is projected to be +10% to +12%, this will help support overall Grade A office rent to rise by 4% to 6% in 2026.

02

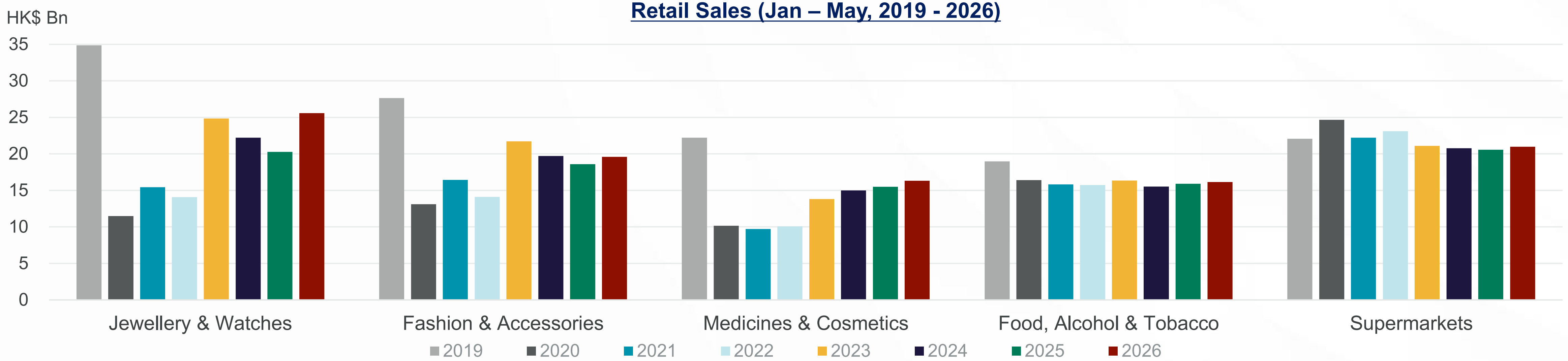
RETAIL MARKET

RETAIL SALES CONTINUED TO TREND SLIGHTLY UPWARD

With growth witnessed across major types of retail categories

Retail Sales (HK$ Bn)	Jan – May								
	2019	2020	2021	2022	2023	2024	2025	2026	Y-o-Y ∆
Jewellery & Watches	34.87	11.50	15.43	14.07	24.85	22.23	20.27	25.57	**+26.2%**
Fashion & Accessories	27.66	13.10	16.45	14.11	21.72	19.71	18.59	19.60	**+5.4%**
Medicines & Cosmetics	22.22	10.16	9.73	10.06	13.82	15.00	15.51	16.32	**+5.2%**
Food, Alcohol & Tobacco	18.99	16.40	15.81	15.72	16.34	15.51	15.92	16.14	**+1.4%**
Supermarkets	22.07	24.68	22.22	23.10	21.11	20.79	20.57	20.99	**+2.0%**
Total	**206.06**	**134.33**	**146.29**	**142.14**	**171.96**	**161.59**	**155.05**	**171.51**	**+10.6%**

Retail Sales (Jan – May, 2019 - 2026)

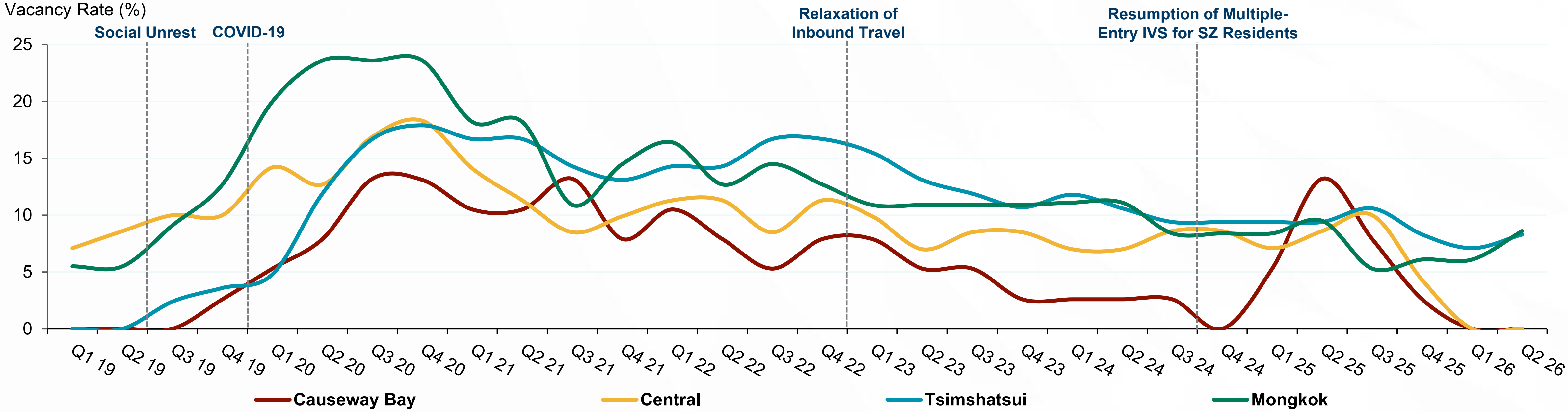


Source: Hong Kong Census & Statistics Department; Cushman & Wakefield Research

CAUSEWAY BAY AND CENTRAL CONTINUED TO RECORD ZERO VACANCIES

Hong Kong Island side has been outperforming Kowloon side

Districts	2019	2020	2021	2022	2023	2024	2025	Q1 2026	Q2 2026
Causeway Bay	2.6%	13.1%	7.9%	7.9%	2.6%	0.0%	2.6%	0.0%	0.0%
Central	10.0%	18.3%	9.9%	11.3%	8.5%	8.6%	4.3%	0.0%	0.0%
Tsimshatsui	3.6%	17.9%	13.1%	16.7%	10.7%	9.4%	8.3%	7.1%	8.3%
Mongkok	12.7%	23.6%	14.5%	12.7%	10.9%	8.4%	6.1%	6.1%	8.6%
Overall	**7.3%**	**18.5%**	**11.7%**	**12.9%**	**8.9%**	**7.6%**	**5.9%**	**4.2%**	**5.4%**

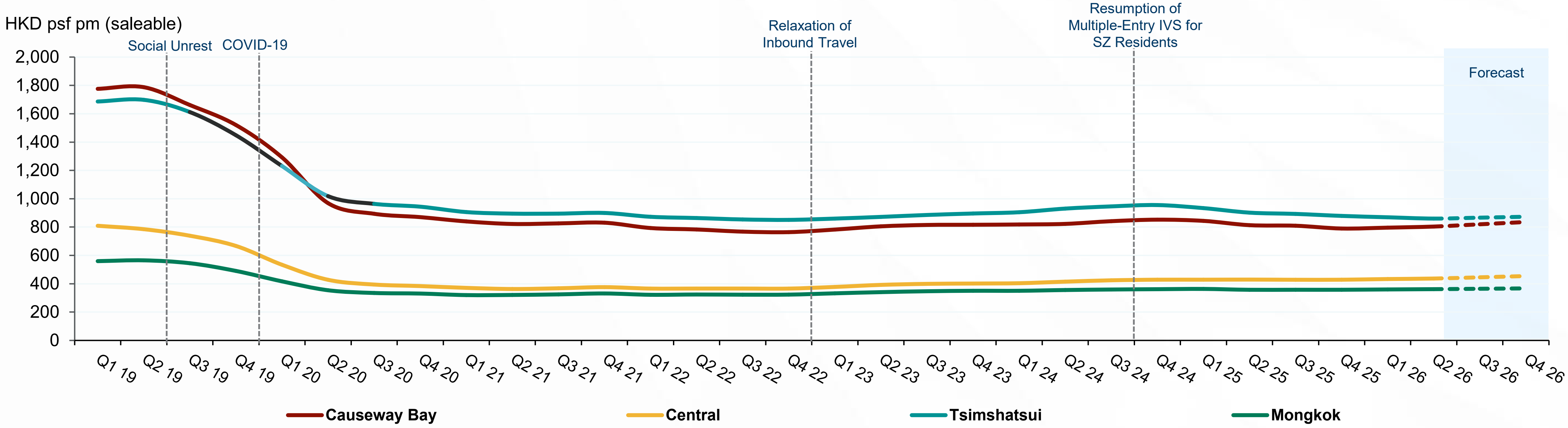


** Causeway Bay: Russell Street, Kai Chiu Road; Tsimshatsui: Canton Road, Haiphong Road; Central: Queen's Road Central, Pedder Street; Mongkok: Sai Yeung Choi Street South, Argyle Street*
Source: The Land Registry; Market Info; Cushman & Wakefield Research

GENTLE RENTAL RECOVERY RECORDED IN MOST DISTRICTS EXCEPT TSIMSHATSUI

Rents on Causeway Bay and Central are expected to grow by 3-5% in 2H 2026

Districts	2019	2020	2021	2022	2023	2024	2025	Q1 2026	Q2 2026	Q-o-Q ∆	YTD ∆	Y-o-Y ∆	2H 2026F	2026F
Causeway Bay	$1,520	$870	$831	$764	$816	$852	$790	$797	$804	+1.0%	+1.8%	-1.2%	**+3% ~ +5%**	**+5% ~ +7%**
Central	$667	$384	$376	$366	$402	$429	$429	$433	$437	+0.8%	+1.9%	+1.7%		
Tsimshatsui	$1,448	$944	$900	$851	$896	$956	$879	$869	$860	-1.1%	-2.1%	-4.6%	**+1% ~ + 2%**	**+1% ~ + 2%**
Mongkok	$491	$331	$332	$323	$350	$362	$358	$360	$362	+0.5%	+1.2%	+1.2%		



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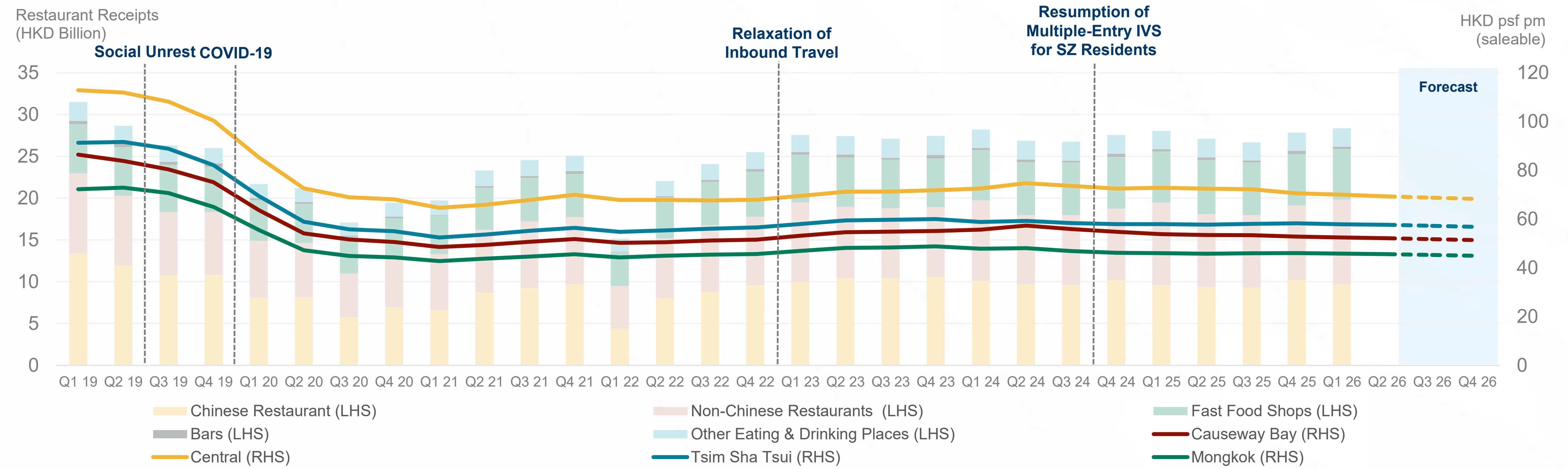
Source: The Land Registry; Market Info; Cushman & Wakefield Research

F&B RENTS ACROSS DISTRICTS REMAINED UNDER PRESSURE

More landlords are willing to offer competitive packages to attract tenants

Districts	2019	2020	2021	2022	2023	2024	2025	Q1 2026	Q2 2026	Q-o-Q ∆	YTD ∆	Y-o-Y ∆	2H 2026F	2026F
Causeway Bay	$75.1	$50.6	$51.8	$51.5	$55.1	$54.8	$52.8	$52.4	$52.1	-0.6%	-1.3%	-2.5%	-1% ~ -2%	-2% ~ -4%
Central	$100.3	$68.1	$69.9	$67.9	$71.8	$72.5	$70.5	$70.0	$69.3	-1.0%	-1.8%	-4.4%		
Tsimshatsui	$82.1	$55.0	$56.4	$56.5	$60.0	$57.9	$58.3	$57.8	$57.7	-0.3%	-1.0%	-0.1%		
Mongkok	$65.0	$44.3	$45.5	$45.6	$48.8	$46.2	$46.1	$45.8	$45.6	-0.5%	-0.9%	-0.4%		



Source: The Land Registry; Market Info; Cushman & Wakefield Research

OVERSEAS BRANDS AS THE KEY DEMAND DRIVER IN MAJOR SHOPPING AREAS

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LEEKAJA x AMONG
D'Aguilar Street @Central

OSOI
Percival Street @Causeway Bay

Stanley Street @Central

PAÑPURI
ifc mall @Central

BLENDIES
K11 Art Mall @Tsimshatsui

Spring Garden Lane @Wanchai

SHIRO
K11 Musea @Tsimshatsui

RAGTAG GLOBAL
Hysan Place @Causeway Bay

Sugar Street @Causeway Bay

USAGI ONLINE STORE
Harbour City @Tsimshatsui

TRUFFLE DONUT
Harbour City @Tsimshatsui

CONZ KEY TIMEZ
1881 Heritage @Tsimshatsui

comcoca
Mira Place @Tsimshatsui

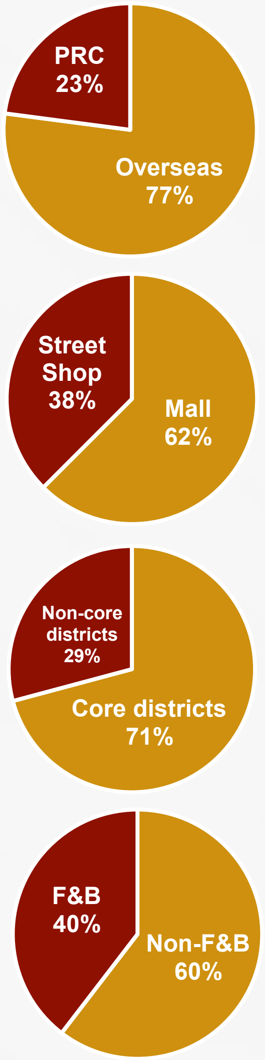
alo
Lee Garden @Causeway Bay

SKIMS
Times Square @Causeway Bay

HASSELBLAD
Yun Ping Road @Causeway Bay

Vincenzo Capuano
vivere di pizza è meraviglioso
Lee Tung Avenue @Wanchai

Analysis on First-Stores (1H 2026)



Retail Market 1H 26 Review & 2H Outlook

Key Takeaways

1. The sustained growth in inbound visitors and the more resilient local consumption expenditure continued to support retail market recovery

2. Causeway Bay and Central continued to record zero vacancies, while vacancy rates on Kowloon side trended slightly upward

3. High availability continued to weigh on F&B rental performance, inducing more landlords to offer attractive packages

4. We forecast high street retail rents in Causeway Bay and Central to rise by 3%-5% in 2H 2026, while Tsimshatsui and Mongkok to pick up by 1%-2%; F&B rents to record 1%-2% gentle decline in 2H 2026

5. International brands are likely to remain the major demand drivers in 2H 2026, with preference on Hong Kong Island

03

RESIDENTIAL MARKET

RESIDENTIAL MARKET MAINTAINED UPWARD MOMENTUM

Monthly transactions reached >5,000 units for 16 consecutive months since March 2025

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戴德梁行

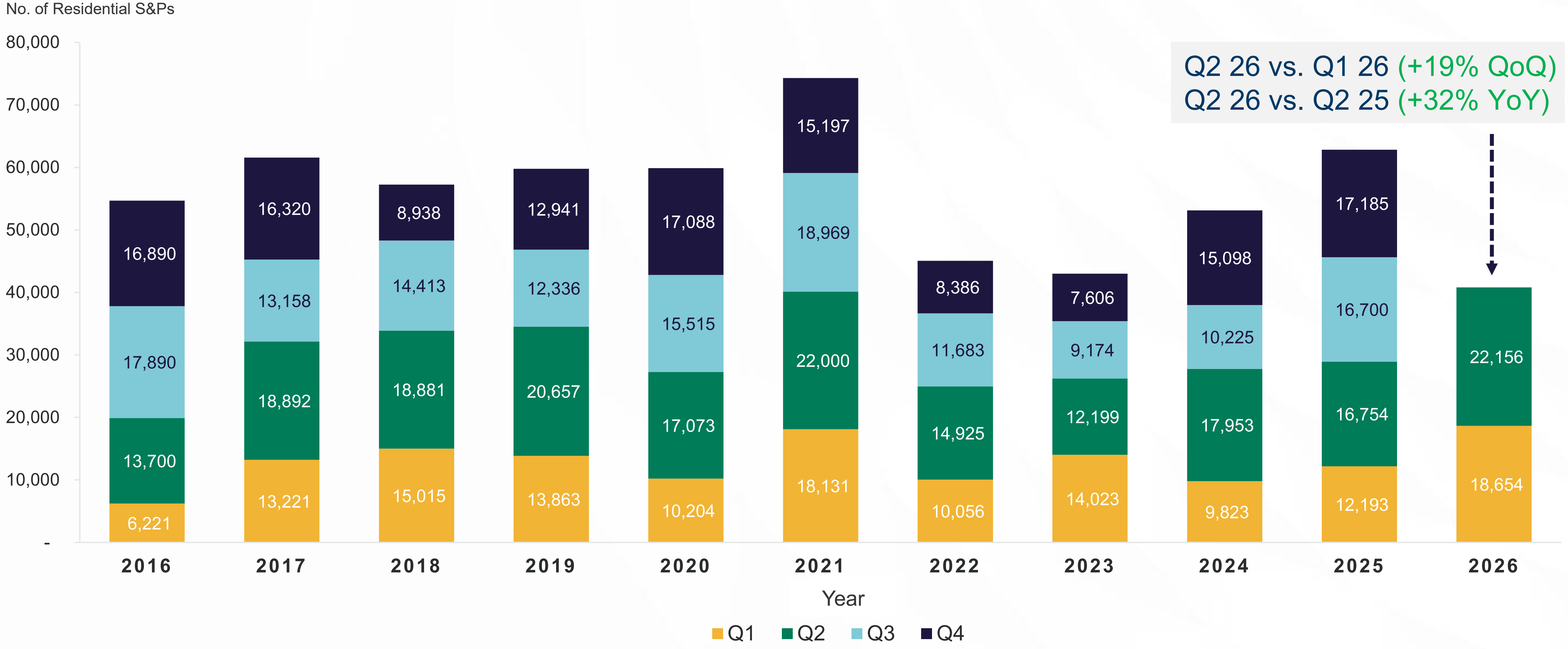
Month	2012	…	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Y-o-Y Change
Jan	3,507	…	2,045	3,286	5,270	4,543	2,762	4,562	4,275	3,051	3,477	3,626	5,669	+56%
Feb	3,884	…	1,807	4,079	5,482	4,089	3,572	6,125	2,912	4,282	2,375	3,200	6,669	+108%
Mar	11,358	…	2,369	5,856	4,263	5,231	3,870	7,444	2,869	6,690	3,971	5,367	6,316	+18%
Apr	8,217	…	4,494	7,060	6,646	7,822	4,102	7,325	3,897	4,583	8,551	5,694	7,368	+29%
May	8,349	…	4,586	5,732	5,522	8,208	5,984	7,084	6,202	4,003	5,546	5,105	7,138	+40%
Jun	5,886	…	4,620	6,100	6,713	4,627	6,987	7,591	4,826	3,613	3,856	5,955	7,650	+28%
Jul	5,709	…	4,243	3,515	6,091	4,805	6,133	7,579	3,671	3,065	3,723	5,766		
Aug	8,087	…	5,821	4,014	4,822	4,084	4,358	5,546	4,137	3,247	3,654	5,291		
Sep	7,301	…	7,826	5,629	3,500	3,447	5,024	5,844	3,875	2,862	2,848	5,643		
Oct	8,714	…	6,601	5,289	4,243	4,001	4,951	4,643	3,148	2,123	4,697	5,714		
Nov	7,035	…	6,739	5,694	2,635	5,756	6,070	5,409	2,731	2,554	6,298	5,588		
Dec	3,286	…	3,550	5,337	2,060	3,184	6,067	5,145	2,507	2,929	4,103	5,883		
Total	**81,333**	**…**	**54,701**	**61,591**	**57,247**	**59,797**	**59,880**	**74,297**	**45,050**	**43,002**	**53,099**	**62,832**	**-**	**-**
Jan - Jun	**41,201**	**…**	**19,921**	**32,113**	**33,896**	**34,520**	**27,277**	**40,131**	**24,981**	**26,222**	**27,776**	**28,947**	**40,810**	**+41%**

Q2 26 vs. Q1 26 (+19% QoQ)
Q2 26 vs. Q2 25 (+32% YoY)

Note: S&Ps: Sales & Purchase Agreements
Source: Land Registry; Cushman & Wakefield Research

TOTAL RESIDENTIAL S&PS – HISTORICAL COMPARISON

No. of transactions reached 22,156 cases in Q2 2026, up 32% y-o-y



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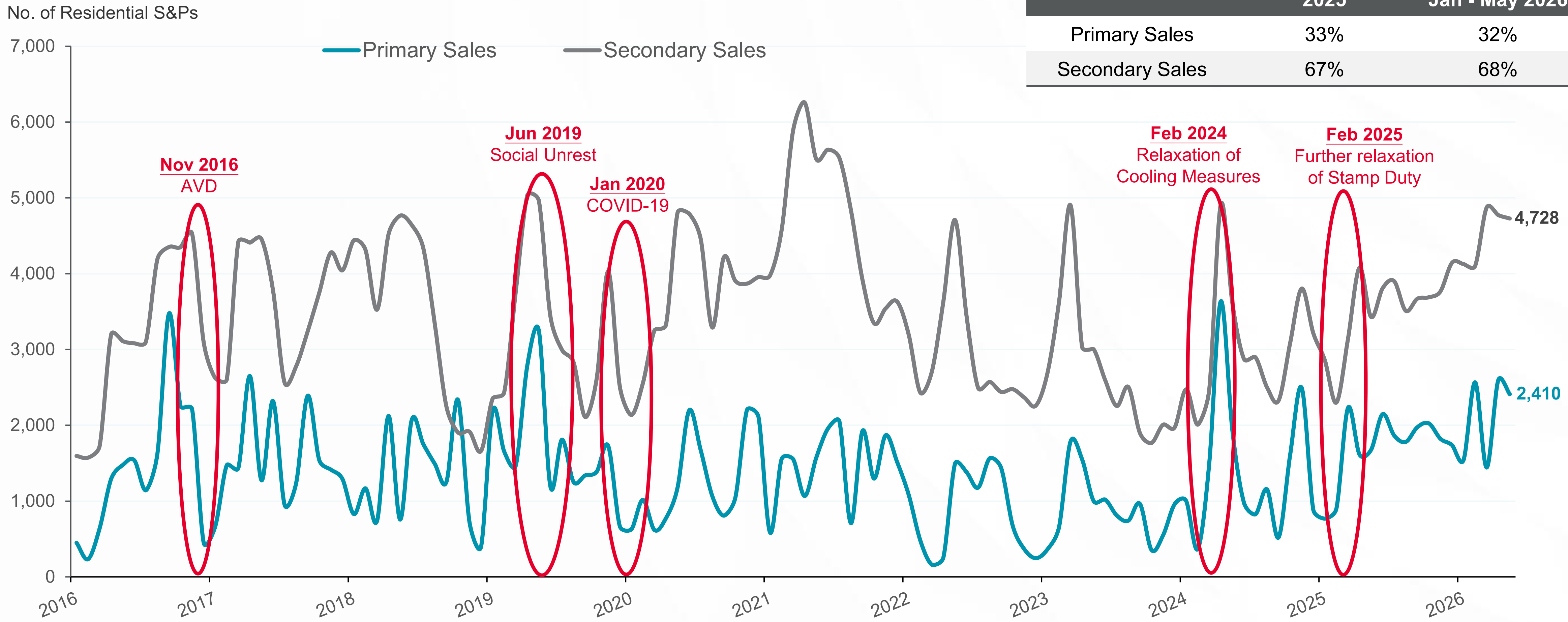
PRIMARY AND SECONDARY SALES

Buying sentiment stayed firm, with strong demand across new launches



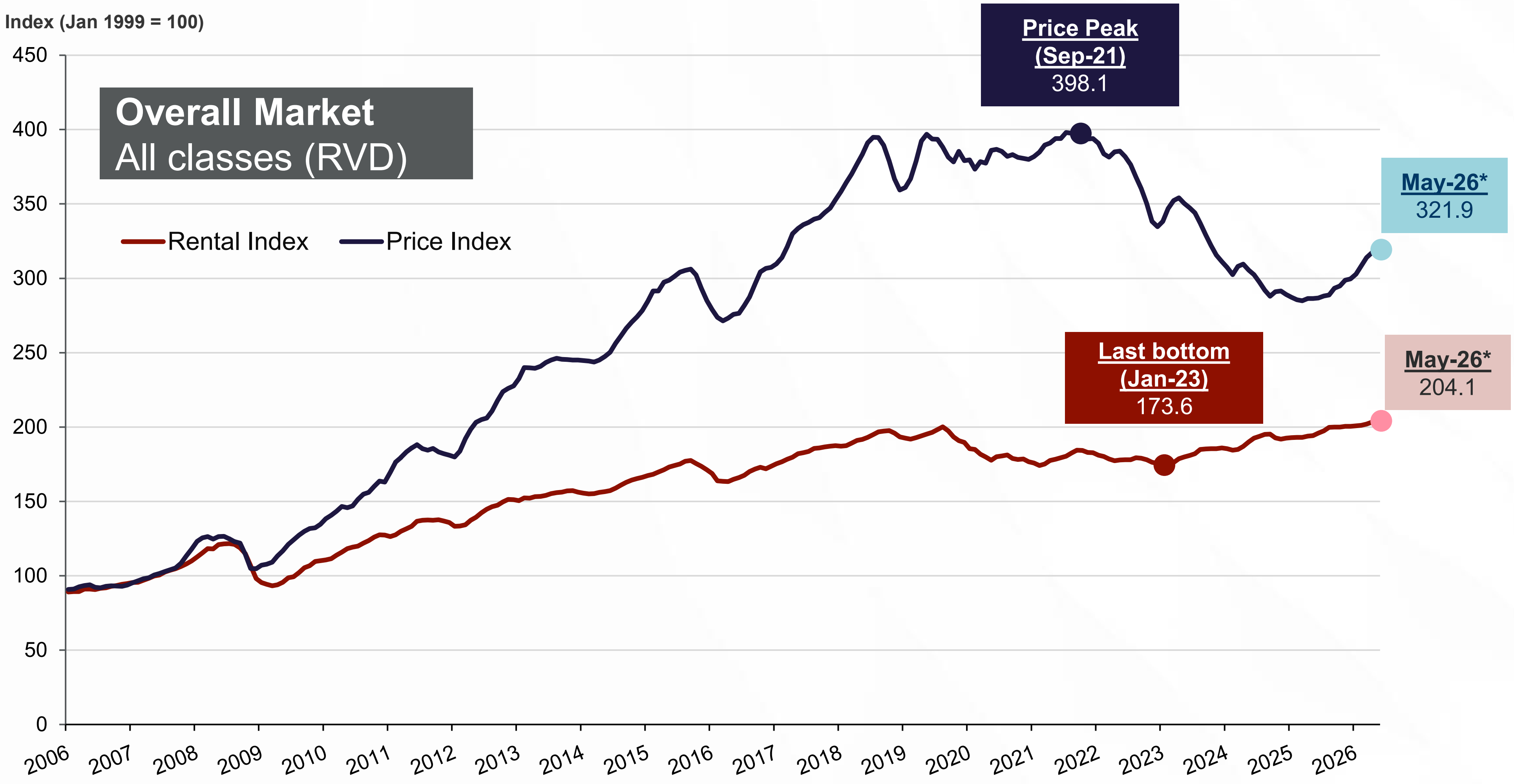
Breakdown of Residential Sales (%)

	2025	Jan - May 2026
Primary Sales	33%	32%
Secondary Sales	67%	68%

Notes: AVD is short for Ad Valorem Stamp Duty
Source: Land Registry; Cushman & Wakefield Research

HOME PRICES ROSE FOR TWELVE CONSECUTIVE MONTHS IN MAY

The solid rental level continues to draw some investors and renters to housing market



Price Changes (%) May 2026*	
YTD	+7.4%
Y-o-Y	+12.4%
From Sep-21 (Historical Peak)	-19.1%

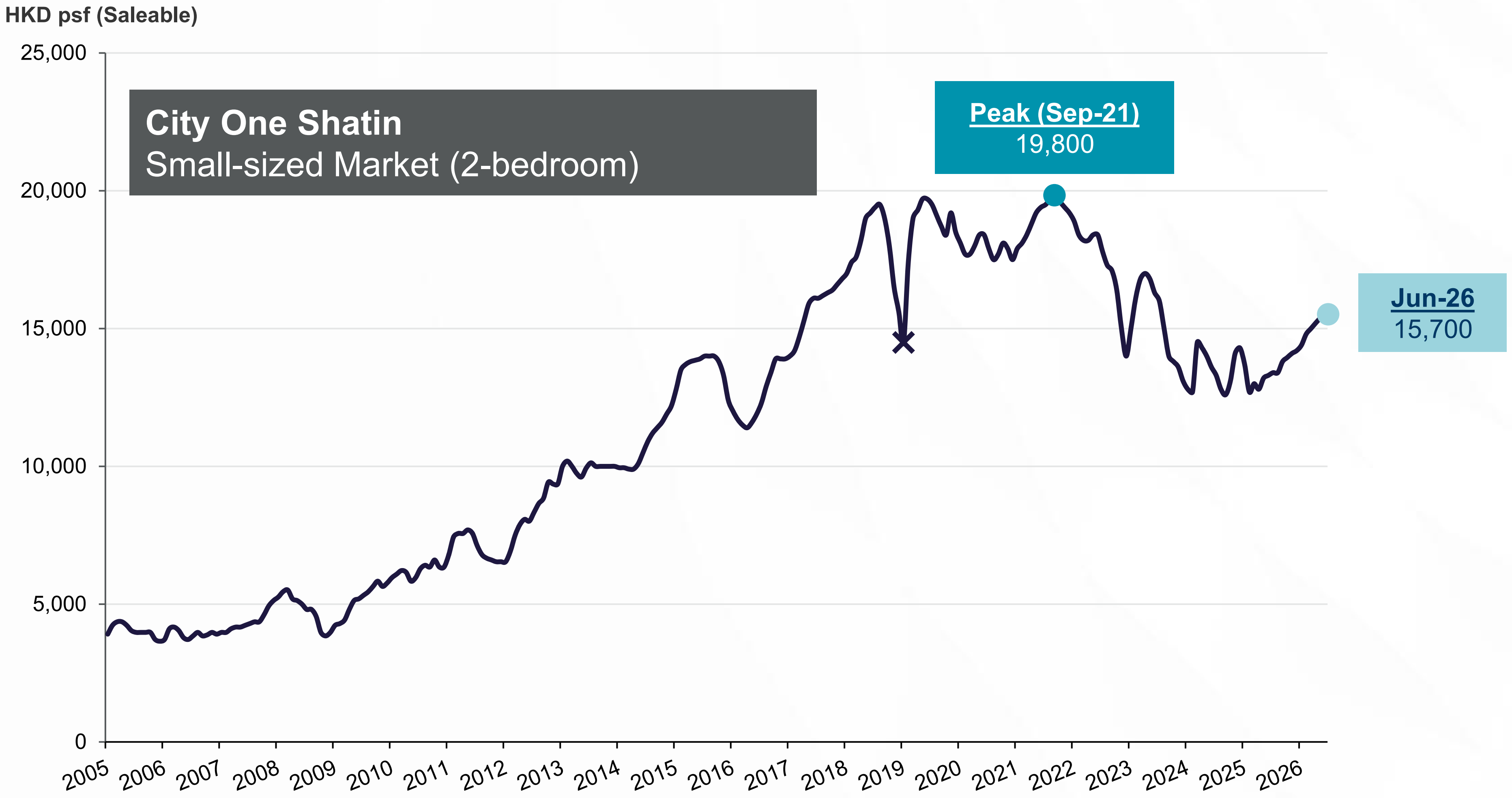
Rental Changes (%) May 2026*	
YTD	+1.8%
Y-o-Y	+5.1%
From Jan-23 (Last bottom)	+17.6%

** Preliminary figure from Rating & Valuation Department as of May 2026*

Source: Rating & Valuation Department; Cushman & Wakefield Research

MASS MARKET RESIDENTIAL PRICE

Prices at City One Shatin continued to rise by 4.7% q-o-q in Q2

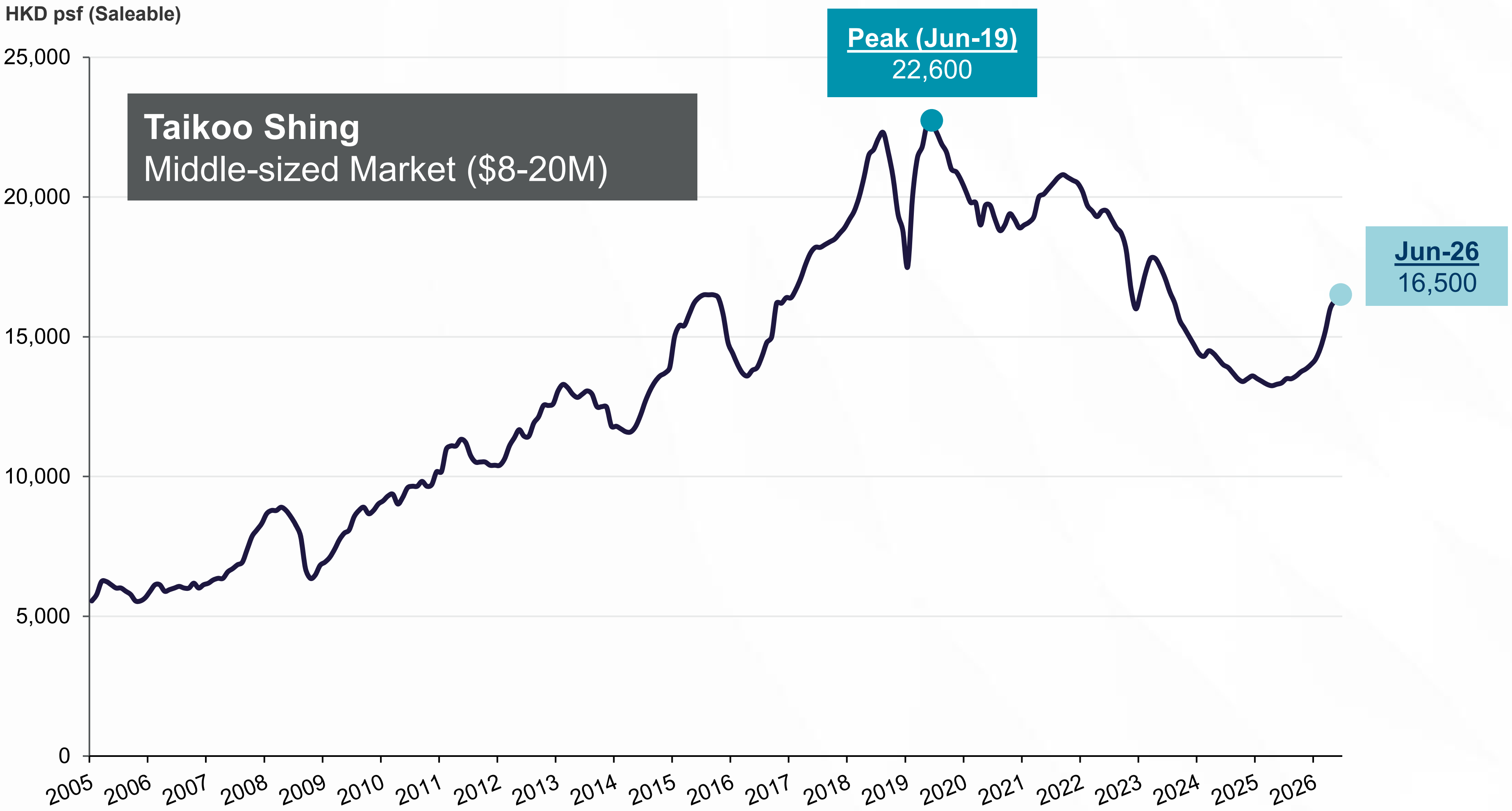


Residential Price Changes (%) Jun 2026	
Q-o-Q	+4.7%
YTD	+10.6%
Y-o-Y	+18.0%
From Sep-21 (Historical Peak)	-20.7%

Source: Cushman & Wakefield Research

MIDDLE MARKET RESIDENTIAL PRICE

Prices at Taikoo Shing (Kao Shan Terrace) rebounded by 8.6% q-o-q

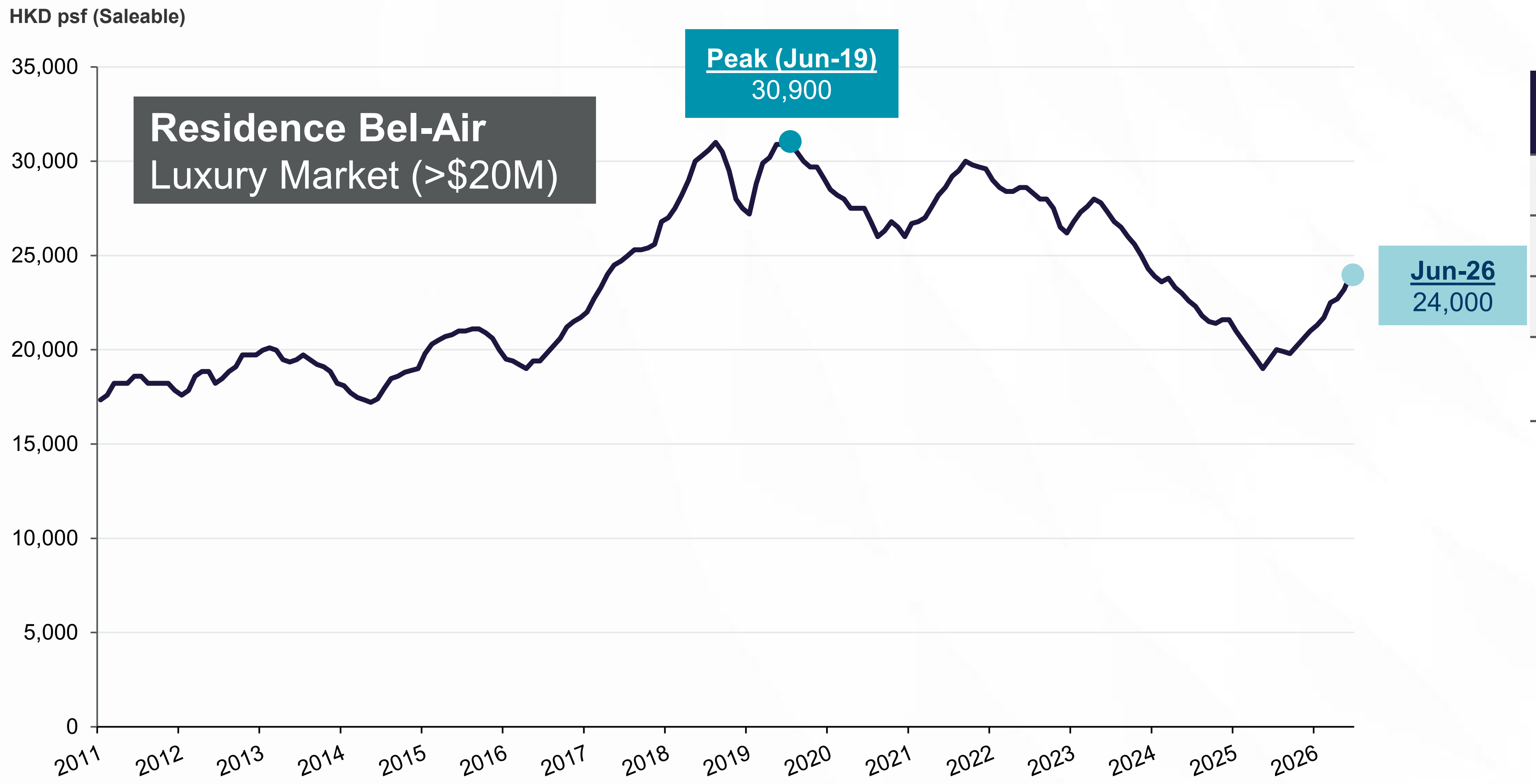


Residential Price Changes (%) Jun 2026	
Q-o-Q	+8.6%
YTD	+17.9%
Y-o-Y	+23.6%
From Jun-19 (Historical Peak)	-27.0%

Source: Cushman & Wakefield Research

LUXURY MARKET RESIDENTIAL PRICE

Prices at Residence Bel-Air (Phase 2) recorded a 6.7% q-o-q growth in Q2

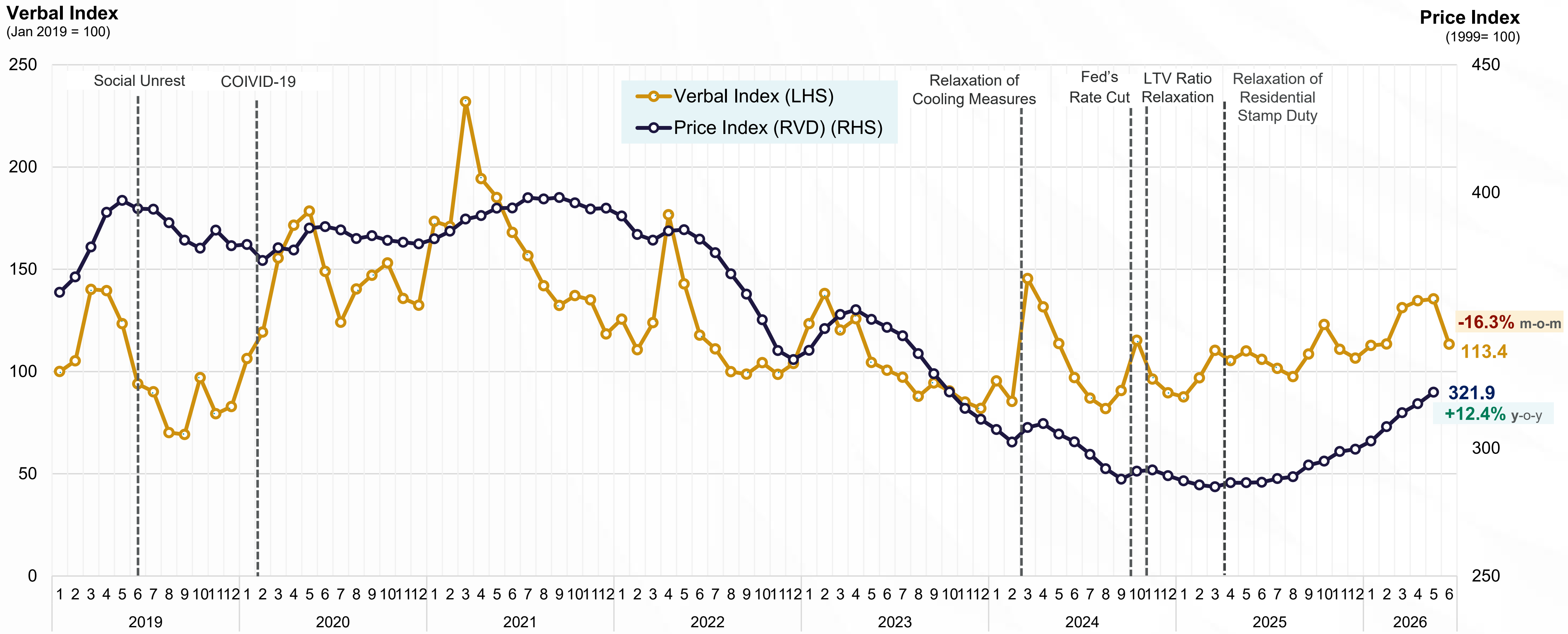


Residential Price Changes (%) Jun 2026	
Q-o-Q	+6.7%
YTD	+14.3%
Y-o-Y	+23.1%
From Jun-19 (Historical Peak)	-22.3%

Source: Cushman & Wakefield Research

C&W VERBAL ENQUIRY INDEX: A LEADING INDICATOR TO HOUSING SENTIMENT

June Verbal Enquiry index indicates that buyer enquiries moderated towards the end of the quarter



Source: Rating & Valuation Department; Cushman & Wakefield Research

OUTLOOK – FACTORS IMPACTING 2026 RESIDENTIAL PRICES

Home price forecasted to rise by around 10% in 2026

Interest Rate Influence

- Interest rate changes affect mortgage affordability due to HK's USD currency peg

Geopolitical Tensions

- Global uncertainties may influence market confidence and investment behavior

Stock Market and IPOs

- Equity markets and IPOs impact on wealth effect and buying sentiment

Housing Supply Dynamics

- New home launches affect transaction volume and pricing in the nearby market

Policy Impact on Mainland Buyers

- Tightened capital controls may slow mainland Chinese buyers' participation

Residential Market 1H 26 Review & 2H Outlook

Key Takeaways

1. Residential market momentum sustained with demand from incoming talent, mainland buyers and rising rents
2. Home sales continued to pick up, with Q2 2026 residential S&Ps recorded a 32% y-o-y increase
3. According to C&W data, overall mass market home prices in Q2 increased by around 9% year-to-date
4. Full-year residential transaction volume is expected to reach around 75,000 units
5. 2026 full-year home prices are anticipated to rise by close to 10%

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INVESTMENT MARKET

INVESTMENT MOMENTUM FROM 2H 2025 SUSTAINED IN 2026

Largely supported by self-use demand and investment for conversions into alternative assets

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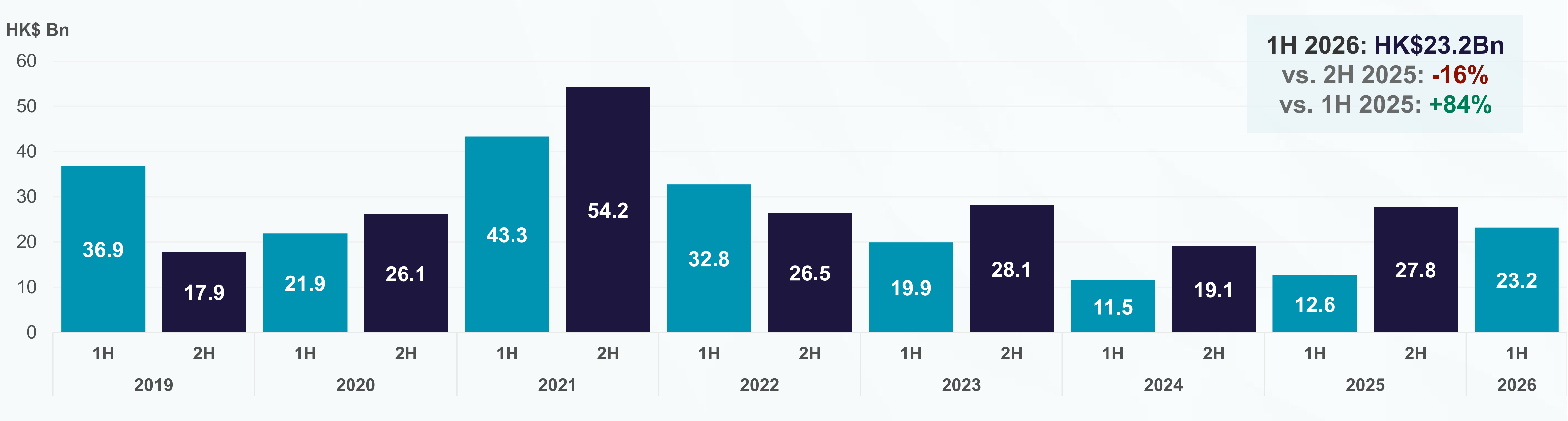
	2019	2020	2021	2022	2023	2024	2025	1H 2026
Deal count	89	78	187	96	74	70	70	50
Consideration (HK$ Bn)	54.7	48.0	97.5	59.3	48.0	30.6	40.4	23.2
Avg deal size (HK$ Mn)	615	615	522	617	649	437	578	465

Note: Transactions with deal size ≥HK$100M were recorded, covering office, retail, industrial, hotel, mixed-used, car parks and private site transactions

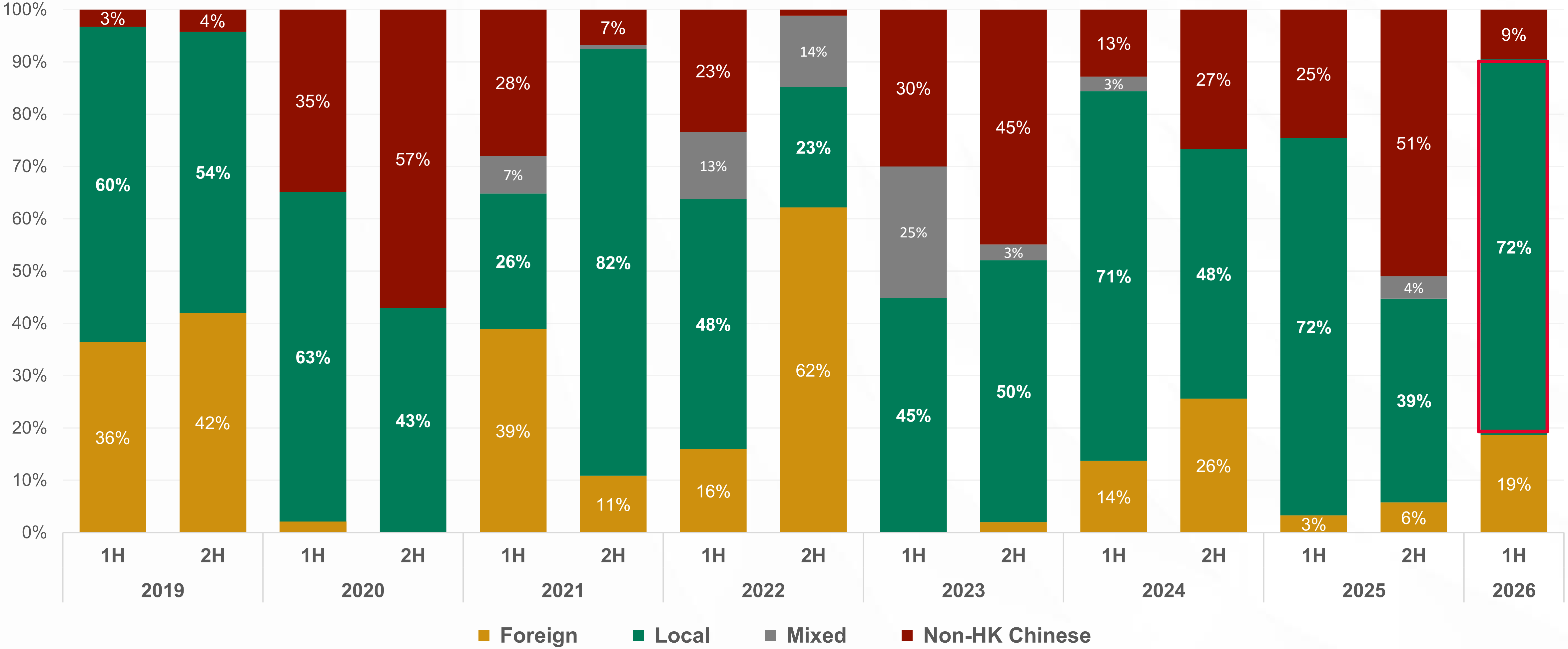


Source: Cushman & Wakefield Research

LOCAL BUYERS REMAINED AS THE MAJOR DRIVING FORCE

Including end-users and cash-rich long-term investors

Investment Transactions by Investor Type (by Consideration, %)

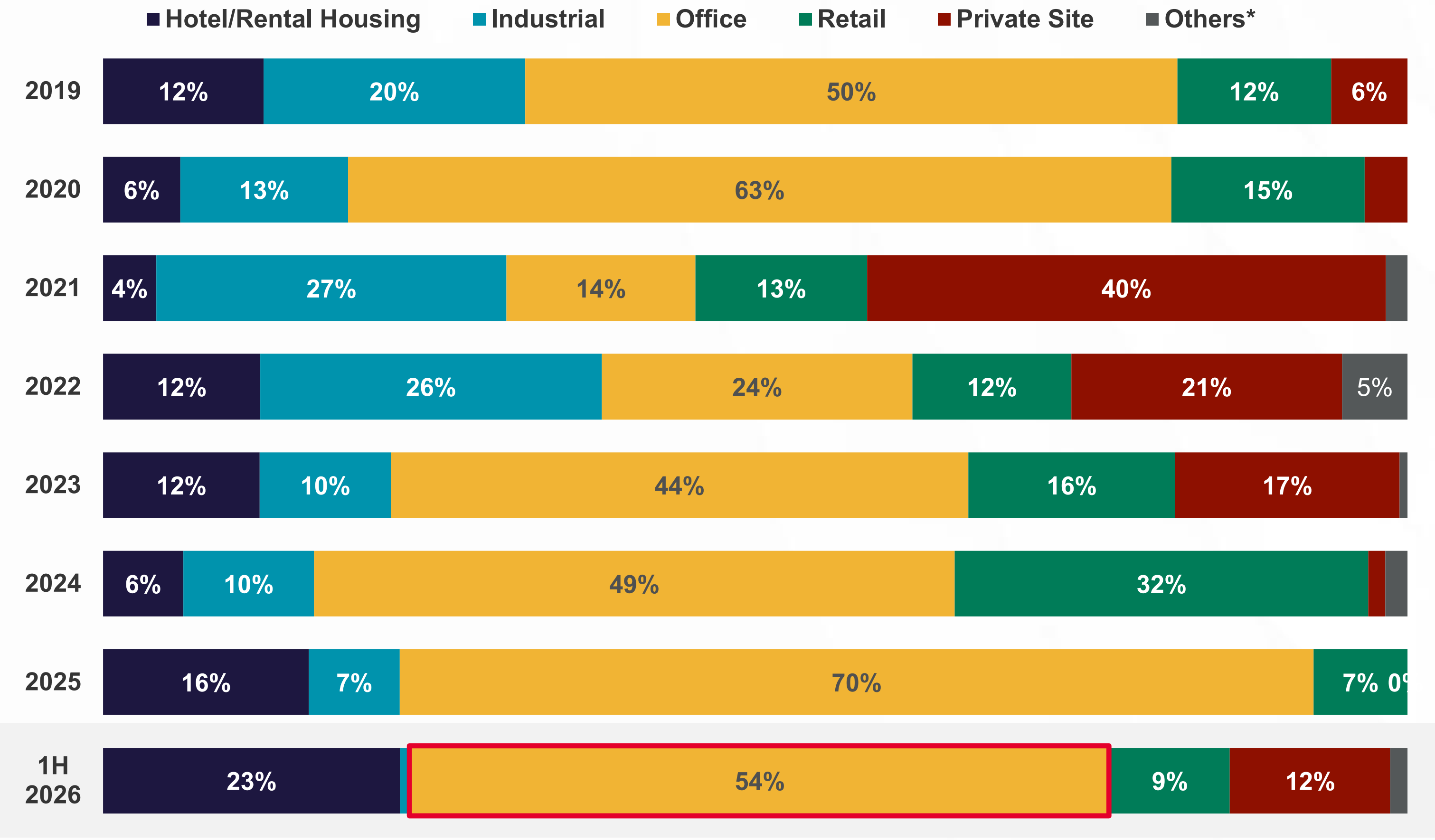


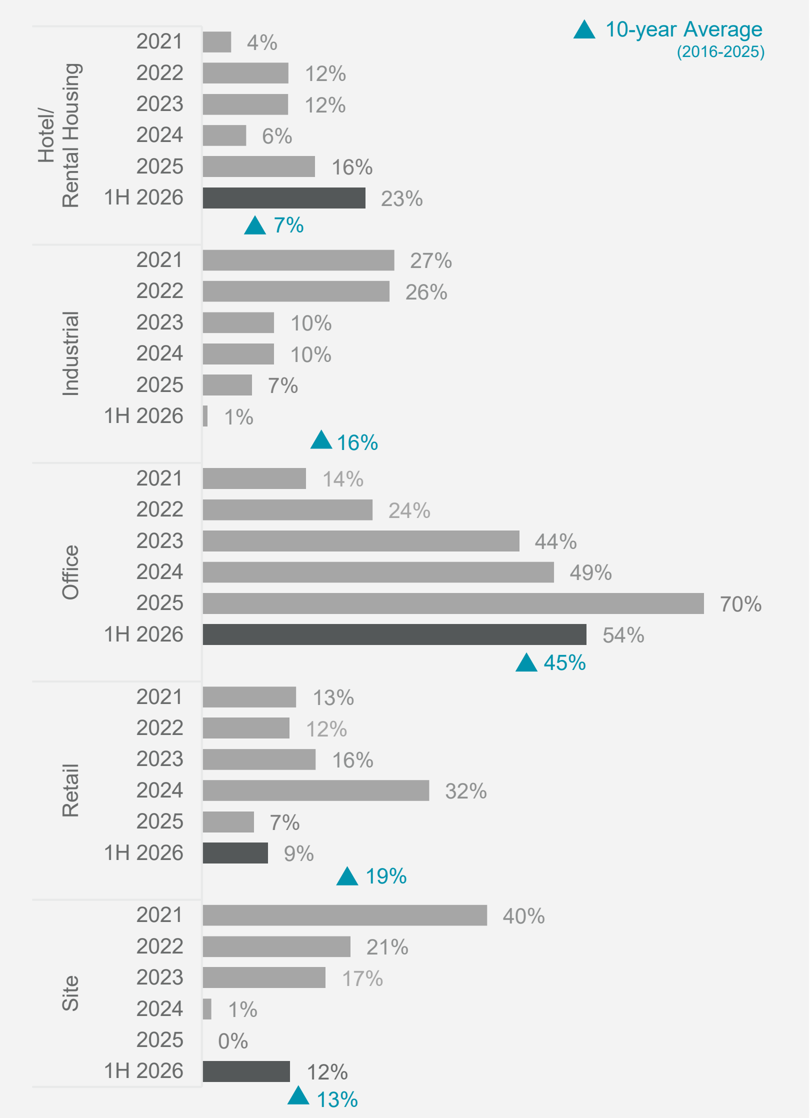
Source: Cushman & Wakefield Research

OFFICE TRANSACTIONS DOMINATED INVESTMENT MARKET (BY VOLUME)

Followed by rental housing sector which accounted for over 20% of 1H 2026 investment volume

CRE Transactions by Sector (in Consideration, %)



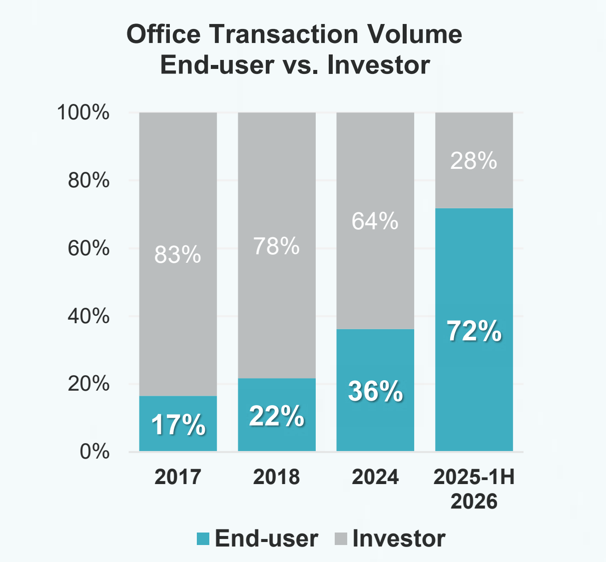


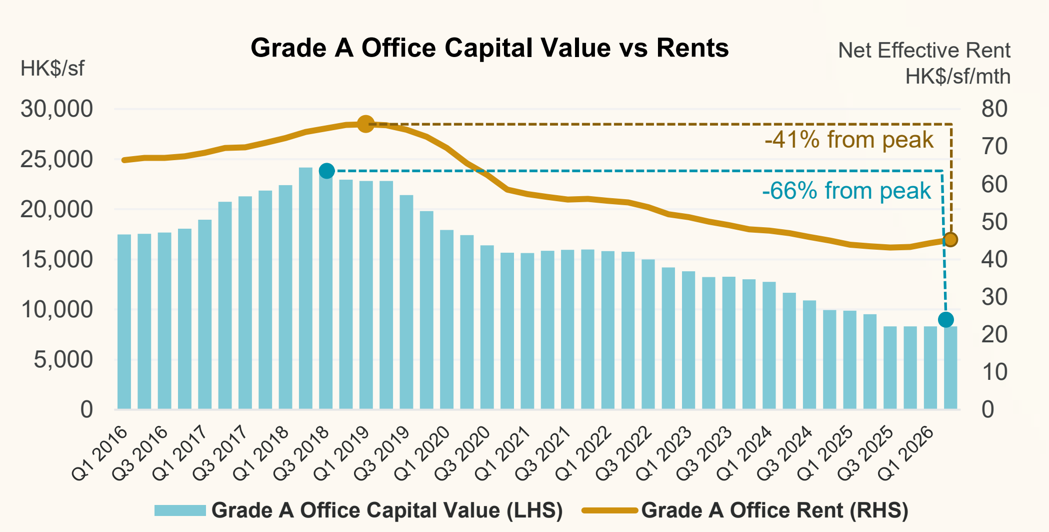
** "Others" includes mixed-use assets and carparks*

Source: Cushman & Wakefield Research

OFFICE ASSETS REGAINED SPOTLIGHT

With more end-user office acquisitions recorded since 2024





Major End-User Office Acquisitions since 2024

Year	Property Name	District	Price (HK$ mil)	GFA (sq ft.)	Buyer
2025	One Causeway Bay (top 13 floors)	Causeway Bay	7,200	302,000	Alibaba, Ant Group
2025	One Exchange Square (top 9 floors + 2 retail levels)	Central	6,300	147,000	HKEX
2026	92-103A Connaught Road West (En-bloc)	Sai Wan	4,000	389,000	The University of Hong Kong
2024	Cheung Kei Center (En-bloc)	Hung Hom	2,650	279,000	Hong Kong Metropolitan University
2026	The Center (6 office floors)	Central	2,619	152,000	DBS Bank
2025	Festival Walk Tower (En-bloc)	Kowloon Tong	1,960	213,000	City University of Hong Kong
2024	The Center (66/F + 75/F)	Central	1,320	51,000	DBS Bank
2025	60 Gloucester Road (En-bloc)	Wanchai	1,160	96,000	OCBC Bank
2025	122-126 Queen's Road Central (En-bloc)	Central	1,000	47,000	Soochow Securities
2026	Viva Place (10 office floors + G/F retail unit)	Wong Chuk Hang	839	118,000	Dah Sing Bank
2025	First Group Centre (6 office floors)	Kowloon Bay	478	85,000	Employees Retraining Board

Legend: Local Buyer | Mainland Buyer | Foreign Buyer

Source: Cushman & Wakefield Research

THE RENTAL HOUSING SECTOR CONTINUED TO CATCH ATTENTION

Living assets with conversion potential have been sought after

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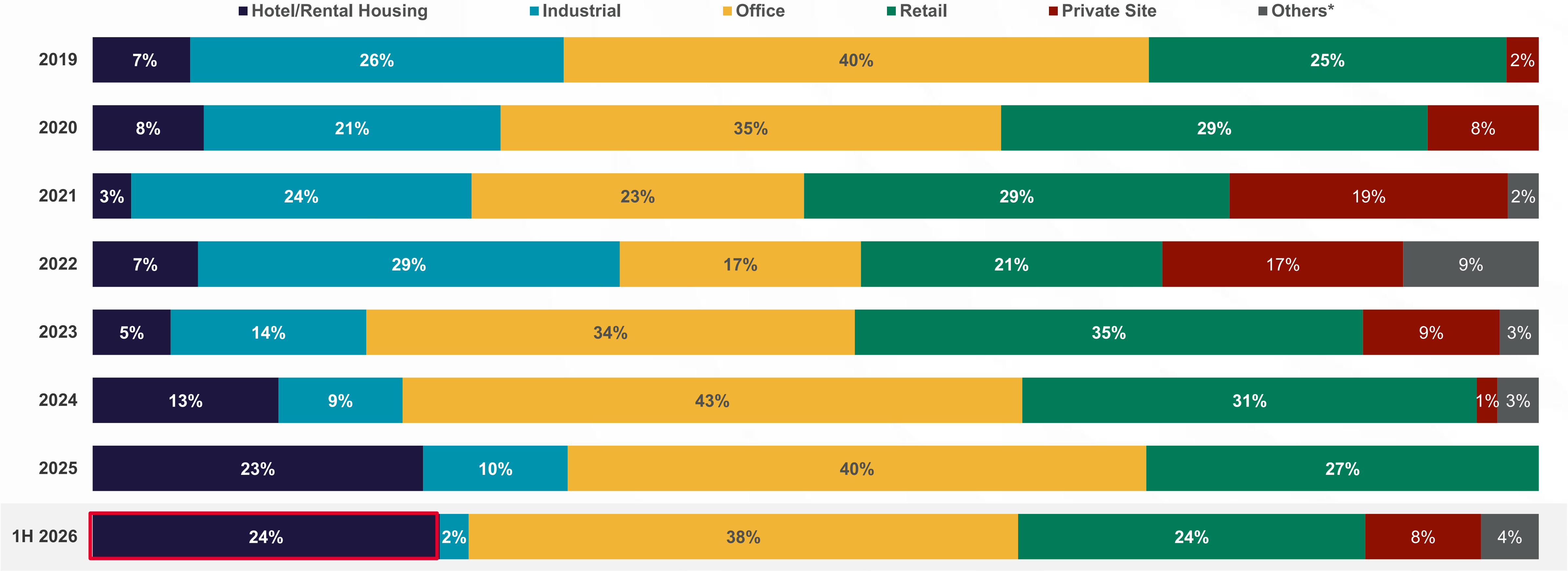
CRE Transactions by Sector (By Number of Deals, %)



*"Others" includes mixed-use assets and carparks

Source: Cushman & Wakefield Research

Investment Market 1H 26 Review & 2H Outlook

Key Takeaways

1. Investment momentum continued from 2H 2025, bringing 1H 2026 total investment consideration to record HK$23.2 billion, up 84% y-o-y
2. Living sector continued to be sought after, attracting local, Chinese mainland and foreign capital
3. End-users continued to bottom fish to lock in long-term occupancy costs, especially for cash-rich Chinese mainland corporates, education institutions and financial institutions
4. The improving residentials sales and home prices will likely bring more private residential site transactions in 2H 2026
5. 2026 full-years investment volume is forecasted to reach over HK$40 billion, mainly driven by local capital and end-users

Q&A SESSION

John Siu
Managing Director
Hong Kong

Tom Ko
Executive Director
Head of Capital Markets,
Hong Kong

Rosanna Tang
Deputy Managing Director
Head of Research,
Hong Kong

Edgar Lai
Senior Director
Valuation and Advisory Services,
Hong Kong