

Adaptive Spaces

Recovery Time: How Financial Sector Demand is Reviving Hong Kong's Grade A Office Market

VIEWPOINT

HONG KONG

CBRE RESEARCH
APRIL 2026



Executive Summary

Strong capital market performance, increasing wealth inflows, and supportive government policies aligned with China's medium-term development agenda are reinforcing Hong Kong's status as a leading global financial hub. These factors are underpinning a clear rebound in office leasing demand, predominately in the Central CBD, where financial firms continue to drive leasing activity.

CBRE believes this recovery is different from previous cycles as non-bank financial services firms are emerging as the primary drivers of office demand. While traditional banks are focusing on streamlining operations through digitalisation, emerging financial firms are expanding and upgrading. This is driving demand for premium, high-specification, and ESG-compliant Grade A office space.

Key structural trends shaping Grade A office demand in Hong Kong in 2026 include:

- Non-bank financial services firms increasing their share of leasing demand.
- Pronounced flight to quality featuring leading occupiers to strategically choose Grade A1 buildings.
- Central remaining the dominant submarket but Tsim Sha Tsui West emerging as a new hub.
- Sustained headwinds for decentralised submarkets resulting from weak demand from non-financial sectors.

CBRE expects financial services sector growth to continue to drive demand for office space, with business expansion indicating a need for additional Grade A office space through 2030. As financial firms redefine the role of offices and place greater emphasis on branding, client interactions, and technology, market polarisation is expected to intensify.

Prime assets in core locations will be well-positioned to benefit from increasing demand from financial firms, resulting in high occupancy rates and rental growth. Landlords of older properties will need to reinvest, renovate and reposition their assets to remain competitive.



Financial Sector Growth Fuels Recovery in Office Demand

Hong Kong's office market has been exhibiting signs of a revival in recent quarters, marked by a significant increase in leasing activity, especially among financial sector firms. Aside from the traditionally slow fourth quarter, leasing activity accelerated from Q1 2025 through Q3 2025. This growth was largely driven by strong investor demand for the city's capital-raising services, which exceeded HKD 285 billion, making Hong Kong the leading market for IPOs globally in 2025. Other supporting factors include the influx of skilled professionals and high-net-worth families, which contributed to a robust 15% y-o-y increase in assets under management (AUM), prompting various financial firms to expand their operations in the city.

Figure 1: IPO and Grade A Office Leasing Volume

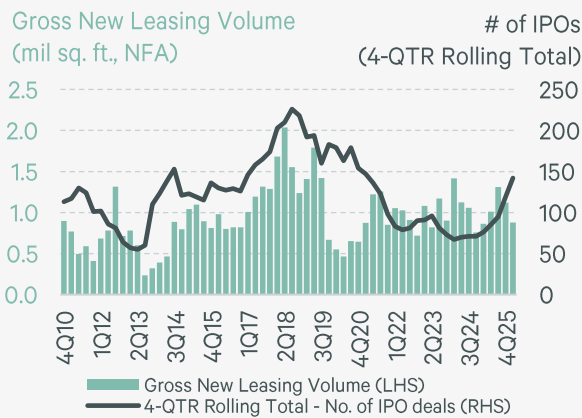
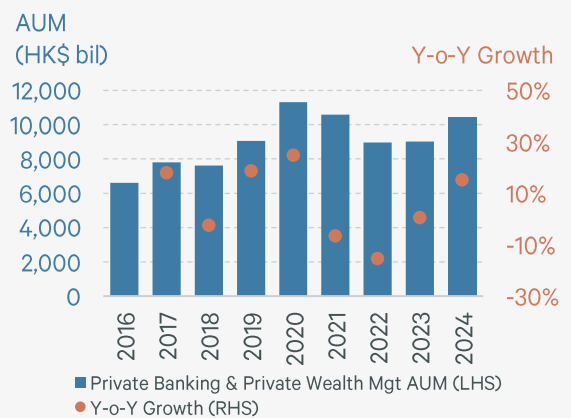


Figure 2: Wealth-related Business



While citywide new leasing volume for 2025 was largely in line with that of 2024, ending the year at 4.3 million sq. ft. (NFA), Central reported a record high 1.2 million sq. ft. of new leasing activity. Tsim Sha Tsui Core and Tsim Sha Tsui West registered an additional combined 563,000 sq. ft. of leasing activity. This surge in leasing volume is being primarily supported by firms in the financial sector and related industries.

Figure 3: Office Leasing in Central & TST

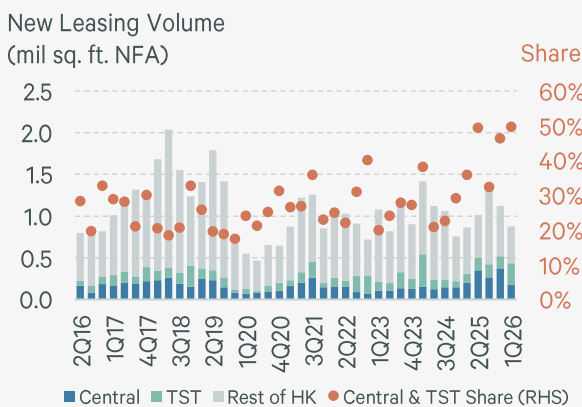
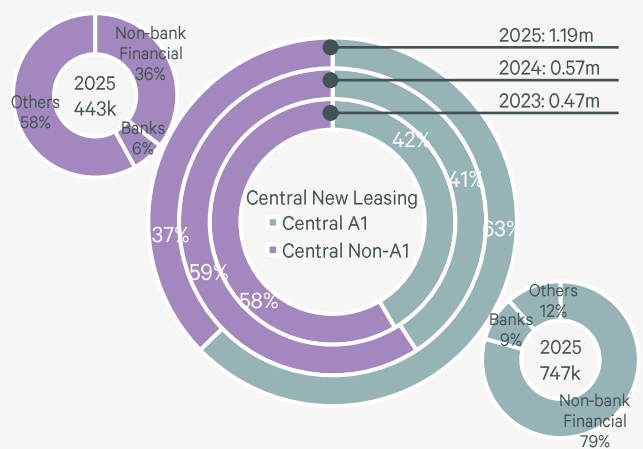


Figure 4: New Leasing by Financial Firms in Central



With this activity continuing into Q1 2026, CBRE believes that Hong Kong's Grade A office market will experience a sustained recovery in demand in the coming years. This view is supported by improving market fundamentals and favourable government policies, as well as indirect benefits from ongoing geopolitical volatility that is strengthening Hong Kong's position as an ideal hub for global wealth management.

Current State: Hong Kong as a Top Global Financial Market

Hong Kong has long been one of the world's most competitive financial markets. Recent international benchmarks validate its position as a dynamic financial hub, showcasing both its capital-market strength and structural efficiency.

According to the Global Financial Centres Index (GFCI 39), Hong Kong ranks 3rd globally and 1st in Asia Pacific, behind only New York and London, and ahead of other major international hubs such as Singapore. The city has also achieved multiple No. 1 global rankings across key financial industry segments, underscoring the depth and diversity of its financial ecosystem.

This strong standing is further emphasised by Hong Kong's role as the leading market for IPO fundraising globally. In 2025, Hong Kong ranked No. 1 worldwide for IPO proceeds, boosted by a surge in large-scale and A-plus-H listings that raised over HKD 285 billion. This marked the first time since 2019 that Hong Kong achieved top spot, reaffirming its position as a premier platform for international capital raising.

Hong Kong's structural competitiveness is also acknowledged by the IMD World Competitiveness Yearbook 2025, where it ranks 3rd globally among 69 economies, re-entering the global top three for the first time since 2019. Key rankings of note for the financial markets in Hong Kong include:

- 2nd globally in Finance, highlighting the openness, efficiency, and sophistication of its financial system
- 2nd globally in International Investment, emphasising its role as a major hub for cross-border capital flows
- 2nd globally in both Business Efficiency and Government Efficiency, which support regulatory clarity and institutional credibility
- 1st globally in Tax Policy and Business Legislation, which enhance Hong Kong's appeal as a low-tax, rules-based financial market.

These rankings illustrate the fact that Hong Kong's competitiveness stems not from a single cycle or sector, but from a robust combination of capital-market leadership, institutional quality, regulatory efficiency, and global connectivity. In an era of rising geopolitical volatility and shifting capital allocations, these attributes will continue to support Hong Kong's role as a leading global centre for financial intermediation, wealth management, and capital formation.

Figure 5: GFCI Index Rankings

Financial Centre	GFCI 39	GFCI 38
New York	1	1
London	2	2
Hong Kong	3	3
Singapore	4	4
San Francisco	5	5

Source: The Global Financial Centres Index 39, April 2026

Figure 6: 2025 Global IPO Rankings

Stock Market	2025 Fund Raised (HK\$ equivalent)	Ranking FY2025	Ranking FY2024	Change in Rank
HKEX	286 bil	1	4	▲ 3
NYSE	157 bil	2	3	▲ 1
NASDAQ	149 bil	3	2	▼ 1
National Stock (India)	143 bil	4	1	▼ 3
SSE (Shanghai)	102 bil	5	5	Unchanged

Source: KPMG, Deloitte, EY, April 2026

Future State: Reshaping Hong Kong's Financial Sector

Hong Kong is undergoing a financial evolution, fuelled by alignment with China's 15th Five-Year Plan. As China pivots towards high-quality growth, capital market development, and global financial integration, Hong Kong will serve as the premier offshore platform to facilitate these objectives, solidifying its role in cross-border capital flows and financial intermediation.

China's 15th Five-Year Plan emphasises supporting the outbound expansion of Chinese enterprises, diversifying funding channels, and enhancing global treasury and risk management capabilities. This focus will generate sustained demand for Hong Kong's financial services, ranging from offshore fundraising and asset management to banking, insurance and other relevant professional services. The ongoing development of connectivity schemes across equities, fixed income, and derivatives will amplify Hong Kong's role as a critical bridge between domestic and international markets.

The Hong Kong government's policy agenda is complementing these national goals with targeted measures to foster growth. Tax incentives for funds and family offices, initiatives expanding capital market products, and strategies to attract global financial institutions and talent are enriching the city's financial ecosystem. Collectively, these initiatives will enhance market liquidity, promote RMB internationalisation, and ensure Hong Kong remains a competitive global financial hub.

Mounting geopolitical volatility, primarily the ongoing Middle East conflict, is underscoring Hong Kong's innate strengths. Investors are increasingly drawn to regions that offer political stability and financial security, and Hong Kong's open financial system, fully convertible currency, and unrestricted capital mobility can provide the trusted environment that global capital seeks. These attributes make Hong Kong both a safe haven and an active centre for portfolio management and cross-border investment.

The city's role as the primary offshore gateway to China further boosts its appeal during turbulent times. For international investors navigating a complex landscape of developed and emerging markets, Hong Kong offers efficient access to onshore opportunities within a familiar regulatory framework, making it an attractive option for global fund managers and private banks.

As international fund managers and family offices relocate to Hong Kong, demand for sophisticated capital and wealth management services will increase. The city's comprehensive ecosystem—encompassing asset and fund management, private banking, and advisory services—aligns well with the evolving needs of mobile private capital, especially in a fragmented geopolitical environment. With supportive policies to attract financial talent, Hong Kong is set to solidify its status as a leading global centre for capital management.

Financial Services Growth

With geopolitical volatility and China's opening agenda driving more global capital into Hong Kong, there is a growing need to manage wealth safely, efficiently and across borders. This is supporting the expansion of financial services firms, not only in traditional banking, but also in newer fields such as digital assets and offshore RMB services; areas in which Hong Kong is strengthening its capabilities.

Traditional Banks

Banks are expected to expand as individuals and companies look for stability, trusted institutions and support for cross-border activity. Key areas of demand will include:

- **Wealth management services:** helping affluent individuals manage, protect and diversify their assets
- **Corporate banking:** supporting Chinese and international companies as they raise funds and expand overseas
- **Investment banking:** increasingly important as more Chinese enterprises 'go global' and enhance the need for capital-raising services
- **Offshore RMB services:** including deposits, financing and investment products linked to China

Traditional banks are expected to evolve from primarily providing transactional services to focusing more on wealth growth and succession advisory roles. Additionally, as Chinese enterprises expand internationally, there will be increased cross-border fund flows and a greater demand for capital. This shift presents significant business growth opportunities for both traditional commercial and investment banks.

Non-Bank Financial Firms

Hong Kong is a leading global centre for private wealth, ranking 4th worldwide and 1st in Asia for median wealth per adult at approximately US\$222,000, which is double that of Singapore¹. The city has around 650,000 millionaires, comprising more than 10% of its adult population¹. This highlights the city's high concentration of wealth and strong private wealth ecosystem.

This substantial level of wealth reinforces Hong Kong's position as both a regional and global hub for wealth management. As a result, growth is expected to accelerate among non-bank financial firms, as investors increasingly seek specialised and flexible solutions. Key players in this sector include:

- **Investment and asset management firms:** managing money across global markets and various asset types
- **Family offices:** established to manage investments, long-term planning, and succession for wealthy families
- **Trust, insurance, and advisory firms:** focus on wealth protection and intergenerational planning

These financial services firms are playing an increasingly important role as wealth management becomes more agile, international, and complex.

1. UBS Global Wealth Report 2025

Digital Assets and RMB internationalisation: Expanding New Wealth-Management Needs

Digital assets are becoming a significant component of global wealth, creating new opportunities while also complicating wealth management. These assets include:

- **Cryptocurrencies:** the likes of Bitcoin are viewed as popular alternative investments
- **Stablecoins:** linked to major currencies and can potentially be used for payments and money transfers
- **Tokenised assets:** bonds, funds, or even real estate, issued in digital form

As more investors acquire digital assets, this will drive a need for professional support to manage and integrate these holdings with traditional investments. This will generate demand for advanced wealth management services, including but not limited to compliance, cybersecurity, and cross-border coordination.

Digital assets are closely tied to the internationalisation of the RMB. As China encourages the global use of its currency, Hong Kong is serving as a vital offshore centre for RMB deposits, investment products, and financing. The integration of offshore RMB services with digital innovation will create new opportunities for managing and transferring capital across borders.

The combination of capital inflows, rising wealth-management needs, RMB-related activity and digital asset innovation is broadening Hong Kong's financial services landscape. This is supporting growth in both the number and type of financial services firms, reinforcing Hong Kong's position as a leading centre for managing global and China-related capital.



Expansion of Financial Sector Office Footprint

The positive outlook for the financial sector is set to drive strong expansionary demand for office space in Hong Kong.

The financial sector has consistently been a core source of demand in Hong Kong's Grade A office market. Due to their high rental affordability, tenants in this sector have established a substantial presence in the Central CBD, the city's most expensive office submarket.

In recent decades, particularly the 1990s and 2000s, global banks significantly expanded their presence in Hong Kong. Leading investment banks typically occupy over 300,000 sq. ft. of office space, while some well-established local commercial banks manage portfolios spanning up to 1 million sq. ft.

Growth of Non-Bank Financial Services Firms

Despite the adoption of agile working and technology-driven workplace strategies leading many corporations to downsize their office space, the more positive business outlook has encouraged some non-bank financial firms to expand significantly.

This is highlighted by the increase in the number of non-bank financial services firms in Hong Kong, which grew from around 8,500 in 2018 to over 10,000 in 2024. In contrast, the number of banks declined from about 230 to about 200 during the same period.

Employment in non-bank financial firms edged up from approximately 89,000 to 96,000, while the number of banking staff decreased from about 107,000 to 98,000 over this timeframe.

This has resulted in an 7% (558,300 sq. ft.) increase in the total occupied space by non-bank financial services companies compared to the period before the market downturn that began in mid-2019. Investment funds, asset and wealth management, as well as fintech companies, were among the sectors leading growth in total occupied space. In contrast, traditional banks reduced their total office footprint by 1.0 million sq. ft. during the same timeframe.

Financial Sector-led Recovery in the Central CBD

Recent quarters have seen strong Grade A office leasing activity by financial firms. Over the rolling six quarters leading up to Q1 2026, firms in the sector leased a total of 2.0 million sq. ft. of Grade A office space, representing 33% of overall leasing volume in the city during this period. This is the highest such percentage since the peak years of 2008 and 2009, when it reached 46%. Two-thirds of this demand, amounting to 1.3 million sq. ft., originated from non-bank financial firms.

Since 2025, expansionary activity by financial services firms has driven leasing volume and positive net absorption in the Central CBD. In the 15 months leading up to March 2026, there was a total of 1.4 million sq. ft. of new leasing activity in Central. Of this, 63% (or 858,300 sq. ft.) occurred in Grade A1 buildings, primarily involving global investment companies. As a result, these buildings have reported a nearly 20% rental recovery since reaching their lowest point in Q3 2025.

This stands in contrast to other office submarkets where financial sector firms have a more limited presence. Vacancy rates in most submarkets outside of Central, and to a lesser extent Tsim Sha Tsui, remain high, causing rents to continue their downward trend.

Figure 7: Change in Financial Sector Footprint

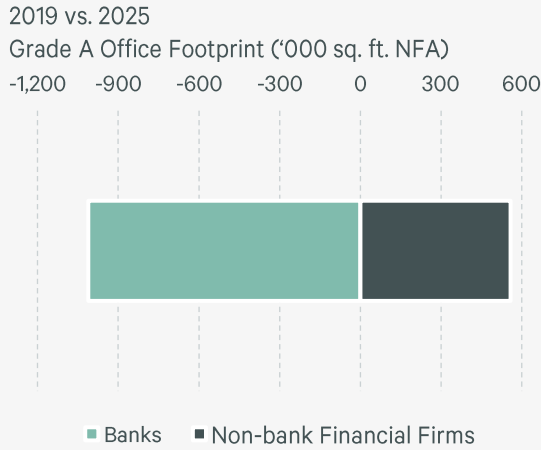


Figure 8: Share of Financial Sector Footprint

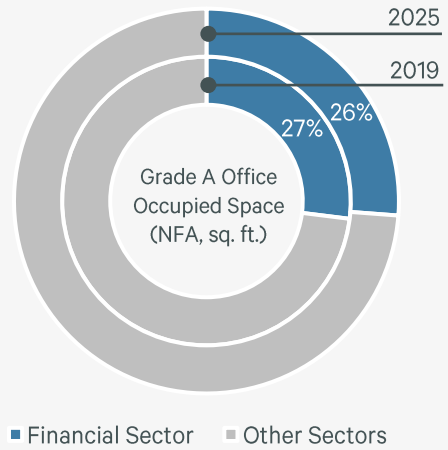


Figure 9: Change in Occupied Space of Financial Firms ('000 sq. ft. NFA)

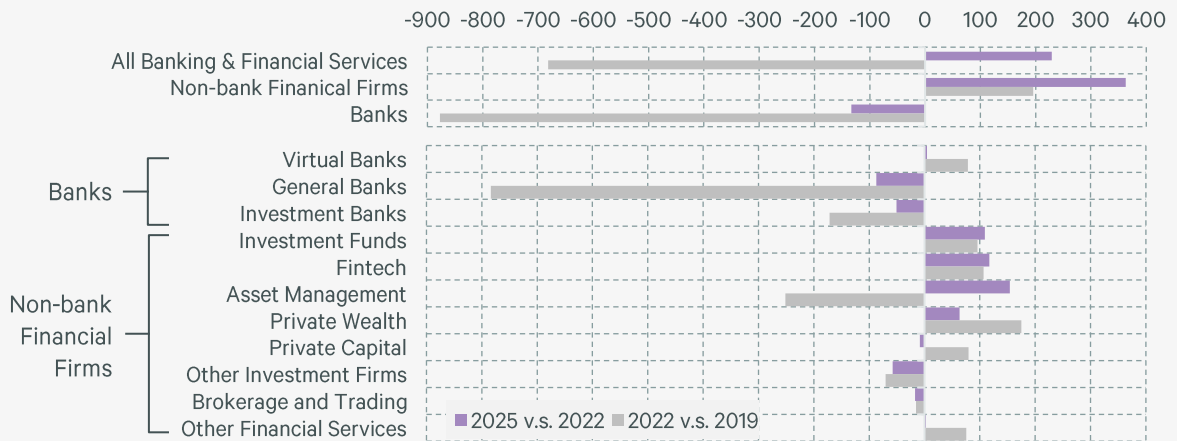


Figure 10: Financial Sector Office Leasing Demand

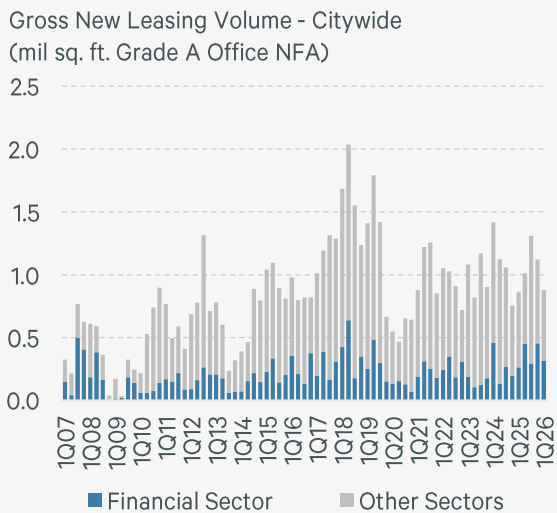
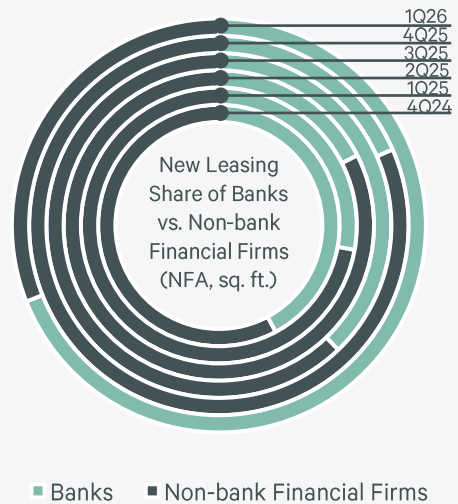


Figure 11: Leasing Share within the Financial Sector



Source: CBRE Research, April 2026

Gauging the Strength and Sustainability of Banking and Finance Sector Office Demand

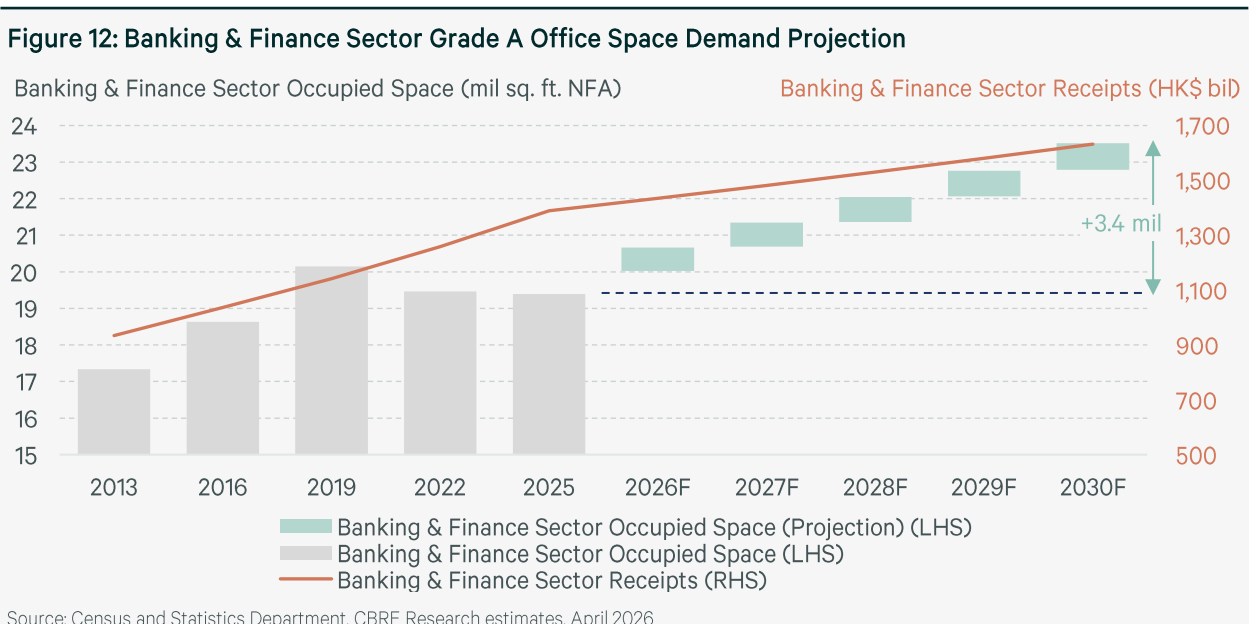
CBRE anticipates that improving business prospects will lead to continued growth in Hong Kong's banking and finance sector in the coming years. This growth is expected to drive increasing demand for prime office space. Expansion will be particularly evident among non-bank financial services firms for several reasons:

- More new firms are expected to be set up to capture growing demand for wealth management, investment and digital finance services.
- Established companies are likely to experience growth and require office upgrades as they expand their workforce to increase revenue. In particular, newer and smaller firms that have been operating in serviced offices may prefer to move to their own dedicated offices as their businesses develop and mature.
- Traditional banks are transitioning from having excessive manpower to implementing AI-assisted operations, reducing their need for additional office space, even as they explore growth opportunities in their succession advisory and capital-raising businesses.

Additionally, retail banks and newly established trading firms may require more retail space as they strive to enhance their market visibility. Retail banks' branches are expected to be located primarily in strategic areas that cater to the needs of high-net-worth customers. These branches will likely take the form of "sky branches" in office buildings or prominent high-street shops, providing convenience for affluent clientele.

Government and CBRE data show that since the post-pandemic period began in 2023, the banking and finance sector has generated around HK\$70,000 in total receipts for every sq. ft. of Grade A office space it occupies.

Should this ratio remain consistent, and assuming the sector's total receipts are projected to grow at the same CAGR of 3.3% registered over the past 10 years, the banking and finance sector is expected to require an additional 3.4 million sq. ft. of Grade A office space in the five years leading up to 2030. This would represent a 18% increase from 2025.



Understanding Financial Firms' Real Estate Requirements

Thanks to their strong profit margins and stable cash flows, financial sector firms typically possess the highest rental affordability of any office occupying industry in Hong Kong. This naturally makes them very selective in terms of their requirements for location and building specifications.

Financial firms prioritise prime, well-connected office buildings with advanced specifications such as minimum ceiling heights and robust infrastructure that can enhance client engagement and boost operational resilience. Many firms require office space with high ESG standards, which encompasses energy efficiency, wellness features, and sustainability credentials. Quality building management and on-site amenities are also important as they can play a key role in helping firms attract and retain talent. Financial firms remain some of the most discerning and influential drivers of demand for Hong Kong's top-tier office buildings.

Location

50% of office space occupied by the financial sector in Hong Kong is located in the Greater Central CBD, which includes 9.9 million sq. ft. of net floor area (NFA). The Core Central area is the most preferred location, accommodating 38% of the financial sector's footprint, while the remainder is distributed between Admiralty (7%) and Sheung Wan (5%). Additionally, another 13% (2.6 million sq. ft. NFA) of the sector's office occupancy is situated in Greater Tsim Sha Tsui, primarily in the western cluster of this submarket, where the International Commerce Centre (ICC) and the recently completed International Gateway Centre (IGC) are located. This area is home to several global investment banks.

Many larger banks have established a presence in key decentralised submarkets in the eastern part of the city, where they manage some of their middle and back offices. However, this pattern may be changing, with selected banks exploring the possibility of relocating to emerging areas where new, high-specification office spaces is coming on stream.

Figure 13: Financial Sector Office Footprint - Citywide

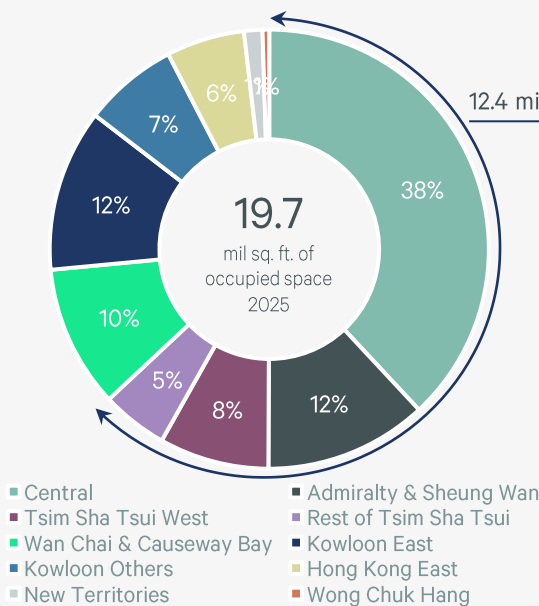
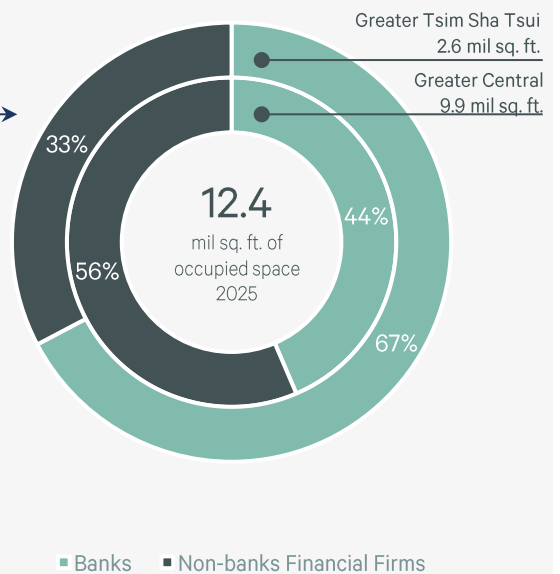
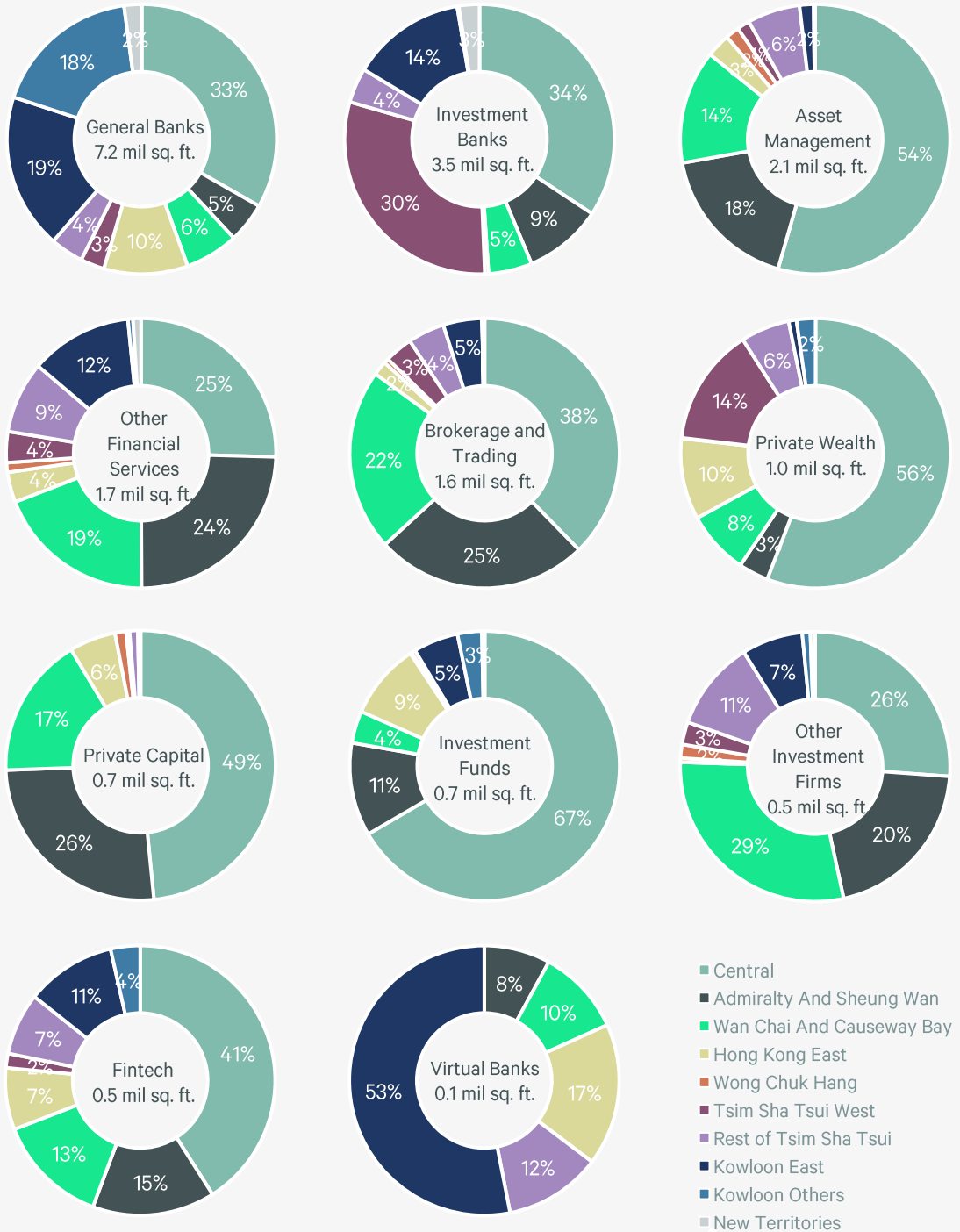


Figure 14: Financial Sector Office Footprint – Greater Central & Greater TST



Source: CBRE Research, April 2026

Figure 15: Geographical Distribution of Different Types of Financial Firms - 2025



Source: CBRE Research, April 2026

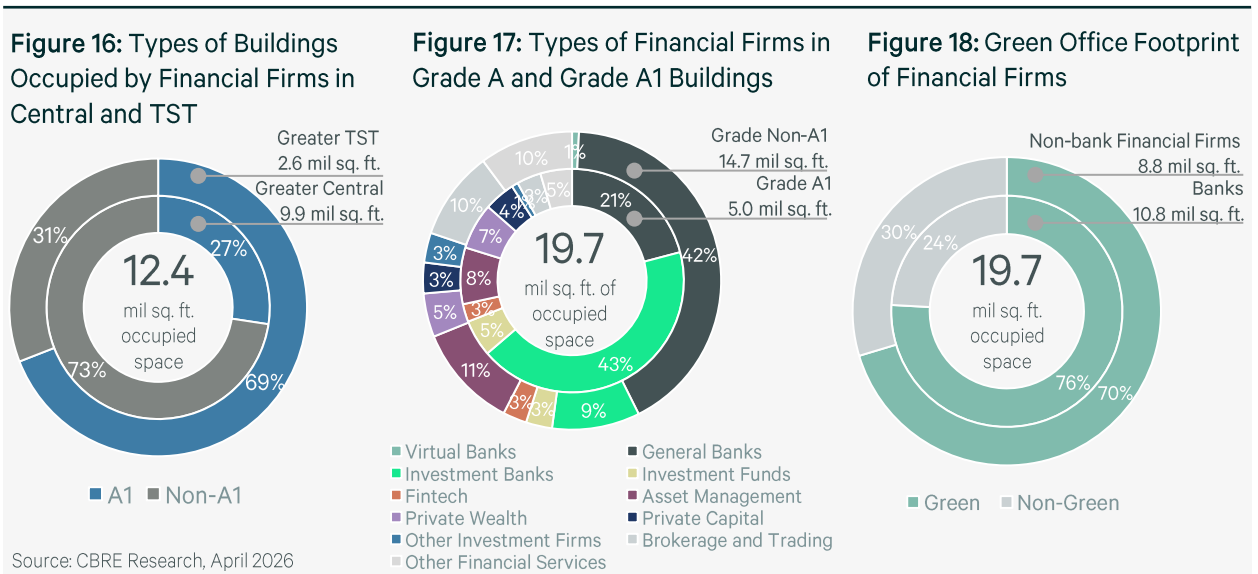
Footprint

Global investment banks, along with prominent local commercial and retail banks, manage Hong Kong office portfolios of several hundred thousand sq. ft.. In contrast, many international investment firms typically occupy spaces of up to 50,000 sq. ft., with some being whole-floor or multi-floor tenants in top-tier Grade A buildings. Most non-bank financial firms tend to have a footprint of less than 5,000 sq. ft..

Building Quality

Financial firms' preference for being located in Central is often weighed against building age, with many of the area's prime office buildings having been built in the 1980s and 1990s. However, most such properties are owned and managed by publicly listed developers, ensuring they are generally well-maintained and undergo regular revitalisation.

Newer buildings on larger plots are generally constructed to Grade A1 standards. These buildings are considered the most desirable and are typically sought after by global banks, as well as prominent hedge funds and asset management companies. Boutique financial services and investment firms are also located in individual buildings with smaller floor plates in the Central CBD. Many of the Grade A1 buildings in Central and Tsim Sha Tsui West were built after the turn of the millennium and feature larger floor plates of over 20,000 sq. ft. NFA per floor. All of these buildings are technically single landlord-owned.



Sustainability

Demand among global financial firms for environmentally friendly office buildings is growing stronger, driven by both regulatory pressure and strategic business priorities. International banks and other financial institutions are increasingly required to fulfil global environmental obligations, meet net-zero targets, and adhere to sustainability reporting standards. As a result, energy-efficient, green-certified buildings have become a practical necessity rather than just a discretionary choice.

Green office space can also aid in attracting and retaining talent, enhance corporate reputation, and mitigate long-term operational risks associated with energy costs and regulatory compliance. As sustainability becomes more deeply integrated into investment strategies, risk management, and governance frameworks, financial institutions are increasingly favouring prime office spaces with strong green credentials, advanced building systems, and wellness-focused amenities.

The financial sector has the largest presence in green office buildings in Hong Kong, particularly in Central, Tsim Sha Tsui West, and the prominent decentralised areas of Hong Kong East and Kowloon East, where green buildings are clustered. By the end of 2025, 76% of Grade A office space occupied by traditional banks were located in buildings that held at least one green certification. The equivalent figure for non-bank financial firms was 70%.

Financial Firms' Future Office Requirements

Evolving Occupier Profiles

As the financial sector evolves to become more diverse, specialised and function-driven, this will reshape how firms in the sector select and use office space. While large global banks will remain anchor tenants, growth in demand is expected to be led by financial services firms, with asset and wealth management companies, family offices, hedge funds, fintech and digital-asset firms taking on a more prominent role as sources of office demand in financial districts. While these companies typically operate with leaner headcount, they have more stringent requirements for space functionality, building infrastructure and management quality.

Emerging financial firms will transition from large, transaction-heavy teams to smaller, highly skilled, and specialised teams. These new teams will focus on client engagement, compliance, cyber trading, risk management, and technology adoption. This shift will lessen the emphasis on scale and increase the focus on branding, property technology (PropTech), space efficiency, and transport efficiency.

Greater Emphasis on Building Infrastructure

The financial services sector's rapid adoption of AI will transform their use of office space. As routine tasks become increasingly automated, the role of offices is shifting towards higher-value and revenue-generating functions. Financial firms are likely to focus more on spaces that facilitate client interaction, support digital business operations, and encourage cross-functional teamwork, rather than on large transactional trading floors.

This shift will drive demand for robust, high-quality office infrastructure, particularly in areas such as digital connectivity, cybersecurity, and power resilience. Buildings emphasising environmental sustainability and occupant wellness will also be keenly sought after by financial firms seeking to attract and retain talent while reducing their carbon footprint.

Offices as Tools for Business Development and Talent Attraction

Financial firms in Hong Kong possess high rental affordability as they typically maintain strong profit margins and generate significant cash flow. This trend is likely to continue, influencing their preference for performance and functionality over headline rental and CapEx costs. These firms will focus on offices that enhance efficiency, boost resilience, and help achieve corporate recruitment and social responsibility goals.

With financial firms increasingly prioritising client engagement and human capital, the workplace is evolving into a strategic asset for business development and talent attraction, moving beyond just being a space in which to work.

The financial sector offices of the future will need to be designed with collaboration, flexibility, and wellbeing in mind, featuring layouts that facilitate client interactions, accommodate digital lifestyles, and promote teamwork, rather than relying on dense desk configurations. High-quality amenities, wellness features, and a strong sense of place will be essential expectations, particularly for younger professionals and internationally mobile employees.

The Evolution of Office Clusters

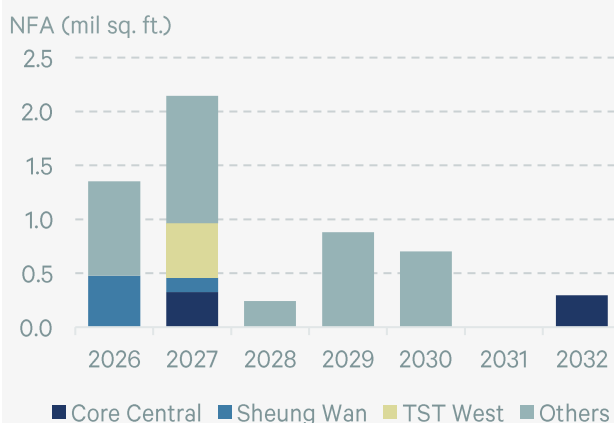
Financial sector firms' high rental affordability, emphasis on convenience, and preference to remain close to the Hong Kong Stock Exchange will likely see most remain in Central. Waterfront-located existing and future Grade A1 buildings with unobstructed sea views, proximity to vibrant event spaces, modern high-end shopping malls, and easy access to the Airport Express, will remain sought after by top-tier banks and investment firms.

Banks and investment firms that recognise the advantages of being near the High-Speed Rail station and opportunities to secure lower rents compared to those in Central may prefer Tsim Sha Tsui West. CBRE expects this submarket will become the second-most-popular location for financial firms, after Central.

Both submarkets will benefit from the addition of new supply to support growing demand for prime quality office space. Core Central is set to see the addition of 621,000 sq. ft. of Grade A office NFA between 2027 and 2032, while Tsim Sha Tsui West will have an additional 504,000 sq. ft. of new Grade A office NFA come on stream by the end of 2027.

The emergence of new options in Tsim Sha Tsui West is likely to encourage financial firms to reduce their presence in the eastern submarkets, spurring the emergence of a flight-to-quality trend between Central and Tsim Sha Tsui West. With the wide adoption of AI, demand for back-office staff may decrease, prompting commercial and retail banks to allocate less office space to back-office operations. For those firms which choose to retain such functions, Kowloon East will remain a preferred choice due to its lower rents within the urban fringe. There is no new supply planned for completion in the eastern submarkets before the end of this decade.

Figure 19: Grade A Office Forecast Supply



Source: CBRE Research, April 2026

Figure 20: Key Future Leasing Projects* in Greater Central and Greater Tsim Sha Tsui

	Submarket	Project	NFA (sq. ft.)
2026	Sheung Wan	Central Crossing	250k
	Central	Central Yards Ph. 1	324k
2027	Sheung Wan	216-232 Des Voeux Road Central	135k
	TST West	Artist Square Towers	504k
2032	Central	Central Yards Ph. 2	297k

* excluding future projects planned for self-use, known to CBRE Research as at April 2026

Implications for Office Leasing

Financial firms are expected to display stronger demand for premium, well-located, and environmentally-friendly buildings in the coming years. This trend may lead them to consolidate or optimise their portfolios, focusing on fewer but higher-quality assets. In contrast, demand for older or lower-specification buildings is likely to remain muted, further reinforcing the market polarisation seen in recent years.

Growing Owner-Occupier demand

In addition to leasing office space, cash-rich financial firms may consider purchasing office floors and buildings for their own use. Since 2023, banks, financial companies, and financial market regulators have collectively invested over HK\$13 billion in various office buildings and strata-title floors in Hong Kong. This trend has been most prevalent among local, mainland Chinese, and Singaporean entities, with the rapid recovery in rents in major financial districts set to further support this trend. These firms are capitalising on the more than 60% discount in capital values from peak levels in 2018.



The Way Forward

Hong Kong's office market is entering a new phase of recovery driven by the financial sector, while also being influenced by different factors than in previous cycles. The strong capital market, robust wealth inflows, and supportive local and national policy environment are reinforcing Hong Kong's status as a global financial hub, leading to renewed leasing momentum in the Central CBD, particularly among financial firms.

Financial sector office demand is evolving, with growth increasingly being concentrated in the non-bank services segment. Companies that specialise in asset management, wealth planning and succession, fintech and digitalised investments are likely to grow the fastest. These firms demand premium, high-specification, and environmentally-compliant office space that enhances branding, boosts client interaction and attracts talent. Traditional banks will continue to prioritise efficiency through digitalisation.

Prime Grade A buildings in Central and Tsim Sha Tsui West will be well-positioned to meet financial sector demand, while older, lower-specification properties may require investment from landlords to remain competitive. While the outlook for Hong Kong's office market is improving, building performance will increasingly depend on quality, location, and sustainability, as financial firms redefine the role of the office to support a more digital, resilient, and experience-driven future.

Contacts

Research

Marcos Chan

Executive Director
Head of Research
Hong Kong

marcos.chan@cbre.com.hk

Office Services

Ada Fung

Chief Operating Officer
Head of Advisory Services
Hong Kong

ada.fung@cbre.com.hk

Alan Lok

Vice Chairman
Office Services
Hong Kong

alan.lok@cbre.com.hk

Ryan Jones

Vice Chairman
Office Services
Hong Kong

ryan.jones@cbre.com.hk

© Copyright 2026. All rights reserved. This report has been prepared in good faith, based on CBRE's current anecdotal and evidence based views of the commercial real estate market. Although CBRE believes its views reflect market conditions on the date of this presentation, they are subject to significant uncertainties and contingencies, many of which are beyond CBRE's control. In addition, many of CBRE's views are opinion and/or projections based on CBRE's subjective analyses of current market circumstances. Other firms may have different opinions, projections and analyses, and actual market conditions in the future may cause CBRE's current views to later be incorrect. CBRE has no obligation to update its views herein if its opinions, projections, analyses or market circumstances later change.

Nothing in this report should be construed as an indicator of the future performance of CBRE's securities or of the performance of any other company's securities. You should not purchase or sell securities—of CBRE or any other company—based on the views herein. CBRE disclaims all liability for securities purchased or sold based on information herein, and by viewing this report, you waive all claims against CBRE as well as against CBRE's affiliates, officers, directors, employees, agents, advisers and representatives arising out of the accuracy, completeness, adequacy or your use of the information herein.