

# Institutional End Users acquiring self use premises since 2023



Address	12 Floors of One Island East	218 Electric Road	105 Wai Yip Street	Sunbeam Theatre, North Point	10% Of AIA Central	28-29/F Elite Center
Date	Nov 2023	Dec 2023	Jan 2024	March 2024	April 2024	June 2024
Total Area	~296,000sf	~144,000sf	~20,772 sf	~96,000sf	10%: 42,896 sf	~21,500 sf
Consideration	HKD\$5.4B	HKD\$2.208B	HKD \$137M	HKD\$797M	HKD\$1.775B	HKD\$135M
Unit Price	\$18,242psf	\$15,300psf	\$6,595psf	\$8,300psf	\$41,380psf	\$6,287psf
Buyer	SFC	Li Ning	Hong Kong Baptist Hospital	Island ECC Church	AIA	Sino United Publishing

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Address	2 floors in the Center	Cheung Kei Center, Hung Hom	Toyomall, TST	2605, Bank of America Tower	9 floors of office (42/F-50/F) together with retail spaces on 1/F and 2/F . One Exchange Square	4/F United Center	6 floors in First Group Center, Kowloon Bay
Date	Oct 2024	Nov 2024	Nov 2024	Jan 2025	April 2025	July 2025	July 2025
Total Area	~50,000 sf	~280,000 sf	~96,000 sf	~1,664 sf	Net Area : 147,025 sf	~30,000 sf	~85,212 sf
Consideration	HKD \$1350M	HKD \$2650M	HKD \$880M	HKD \$31,283,200	HKD \$6.3 Billion	HKD\$354M	Hearsay HKD\$510M
Unit Price	\$26,300 psf	\$9,500 psf	\$9,000 psf	\$18,800psf	\$42,850 psf on Net Area	\$11800 psf	\$5,985 psf
Buyer	DBS Bank	HKMU	City University of Hong Kong	ASSOCIATION OF CHINA-APPOINTED ATTESTING OFFICERS LTD	Hong Kong Stock Exchange	University of Technology and Science	Employees Retraining Board



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Address	Top 13 Floors in One Causeway Bay	50% of CCB Tower	Office Tower of Festival Walk
Date	October 2025	Dec 2024	Dec 2025
Total Area	~270,000 sf	~229,800 sf / 2 =114,900sf	~213,982 sf
Consideration	HKD \$7200M	HKD \$3480M	HKD\$1960M
Unit Price	\$23,800 psf	\$30,360 psf	\$9,160 psf
Buyer	Alibaba	JD.com	City University of Hong Kong