

# Comparable Property Listings Report

Prepared by [MyPropty.com](http://MyPropty.com)

**Date:** 11/03/2021  
**Address:** Unit 805, 8/F,  
 Lippo Sun Plaza, 28 Canton Road,  
 Tsim Sha Tsui, Kowloon

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## Prime Office

Building Name	Rental Price	Gross Sq. Ft.	Net Sq. Ft.	Price/sqft (gross)	Price/sqft (Net)	Description	Website Link
Lippo Sun Plaza Low Floor	HKD \$45,360	1260 /		HKD \$36 /		Office building, 8 passenger lifts, 1 cargo lift, w	<a href="http://www.primeoffice.com.hk/result.asp?frpge=1&amp;lang=en&amp;keyword=lippo+sun+plaza">http://www.primeoffice.com.hk/result.asp?frpge=1&amp;lang=en&amp;keyword=lippo+sun+plaza</a>
Lippo Sun Plaza Low Floor	HKD \$113,490	2910 /		HKD \$39 /		Office building, 8 passenger lifts, 1 cargo lift, w	<a href="http://www.primeoffice.com.hk/result.asp?frpge=1&amp;lang=en&amp;keyword=lippo+sun+plaza">http://www.primeoffice.com.hk/result.asp?frpge=1&amp;lang=en&amp;keyword=lippo+sun+plaza</a>
Lippo Sun Plaza Low Floor	HKD \$47,751	1447 /		HKD \$33 /		Office building, 8 passenger lifts, 1 cargo lift, w	<a href="http://www.primeoffice.com.hk/result.asp?frpge=1&amp;lang=en&amp;keyword=lippo+sun+plaza">http://www.primeoffice.com.hk/result.asp?frpge=1&amp;lang=en&amp;keyword=lippo+sun+plaza</a>
Lippo Sun Plaza Low Floor	HKD \$84,320	2480 /		HKD \$34 /		Office building, 8 passenger lifts, 1 cargo lift, w	<a href="http://www.primeoffice.com.hk/result.asp?frpge=2&amp;lang=en&amp;keyword=lippo-sun-plaza">http://www.primeoffice.com.hk/result.asp?frpge=2&amp;lang=en&amp;keyword=lippo-sun-plaza</a>
Lippo Sun Plaza Low Floor	HKD \$55,968	1696 /		HKD \$33 /		Office building, 8 passenger lifts, 1 cargo lift, w	<a href="http://www.primeoffice.com.hk/result.asp?frpge=1&amp;lang=en&amp;keyword=lippo+sun+plaza">http://www.primeoffice.com.hk/result.asp?frpge=1&amp;lang=en&amp;keyword=lippo+sun+plaza</a>
Lippo Sun Plaza Low Floor	HKD \$42,240	1280 /		HKD \$33 /		Office building, 8 passenger lifts, 1 cargo lift, w	<a href="http://www.primeoffice.com.hk/result.asp?frpge=1&amp;lang=en&amp;keyword=lippo+sun+plaza">http://www.primeoffice.com.hk/result.asp?frpge=1&amp;lang=en&amp;keyword=lippo+sun+plaza</a>
Lippo Sun Plaza Low Floor	HKD \$76,923	2331 /		HKD \$33 /		Office building, 8 passenger lifts, 1 cargo lift, w	<a href="http://www.primeoffice.com.hk/result.asp?frpge=1&amp;lang=en&amp;keyword=lippo+sun+plaza">http://www.primeoffice.com.hk/result.asp?frpge=1&amp;lang=en&amp;keyword=lippo+sun+plaza</a>
Lippo Sun Plaza Mid Floor	HKD \$80,000	2,556 /		HKD \$31 /		Office building, 8 passenger lifts, 1 cargo lift, w	<a href="http://www.primeoffice.com.hk/result.asp?frpge=1&amp;lang=en&amp;keyword=lippo+sun+plaza">http://www.primeoffice.com.hk/result.asp?frpge=1&amp;lang=en&amp;keyword=lippo+sun+plaza</a>
Lippo Sun Plaza Mid Floor	HKD \$57,672	1602 /		HKD \$36 /		Office building, 8 passenger lifts, 1 cargo lift, w	<a href="http://www.primeoffice.com.hk/result.asp?frpge=1&amp;lang=en&amp;keyword=lippo+sun+plaza">http://www.primeoffice.com.hk/result.asp?frpge=1&amp;lang=en&amp;keyword=lippo+sun+plaza</a>
Lippo Sun Plaza Mid Floor	HKD \$108,490	2855 /		HKD \$38 /		Office building, 8 passenger lifts, 1 cargo lift, w	<a href="http://www.primeoffice.com.hk/result.asp?frpge=1&amp;lang=en&amp;keyword=lippo+sun+plaza">http://www.primeoffice.com.hk/result.asp?frpge=1&amp;lang=en&amp;keyword=lippo+sun+plaza</a>
Lippo Sun Plaza Mid Floor	HKD \$98,250	3275 /		HKD \$30 /		Office building, 8 passenger lifts, 1 cargo lift, w	<a href="http://www.primeoffice.com.hk/result.asp?frpge=1&amp;lang=en&amp;keyword=lippo+sun+plaza">http://www.primeoffice.com.hk/result.asp?frpge=1&amp;lang=en&amp;keyword=lippo+sun+plaza</a>
Lippo Sun Plaza Mid Floor	HKD \$44,604	1239 /		HKD \$36 /		Office building, 8 passenger lifts, 1 cargo lift, w	<a href="http://www.primeoffice.com.hk/result.asp?frpge=1&amp;lang=en&amp;keyword=lippo+sun+plaza">http://www.primeoffice.com.hk/result.asp?frpge=1&amp;lang=en&amp;keyword=lippo+sun+plaza</a>

## Midland

Building Name	Rental Price	Gross Sq. Ft.	Net Sq. Ft.	Price/sqft (gross)	Price/sqft (Net)	Description	Website Link
Lippo Sun Plaza Low Floor	HKD \$50,000	1409 /		HKD \$35 /		City View, Fully Fitted	<a href="https://www.midlandici.com/hk/ics/property/details/office/Tsim-Sha%20Tsui%20West/Lippo-Sun-Plaza-Low-Floor/3610">https://www.midlandici.com/hk/ics/property/details/office/Tsim-Sha%20Tsui%20West/Lippo-Sun-Plaza-Low-Floor/3610</a>
Lippo Sun Plaza Low Floor	HKD \$76,923	2331 /		HKD \$33 /		City View, Ceiling	<a href="https://www.midlandici.com/hk/ics/property/details/office/Tsim-Sha%20Tsui%20West/Lippo-Sun-Plaza-Low-Floor/44179">https://www.midlandici.com/hk/ics/property/details/office/Tsim-Sha%20Tsui%20West/Lippo-Sun-Plaza-Low-Floor/44179</a>
Lippo Sun Plaza Low Floor	HKD \$103,250	2950 /		HKD \$35 /		City View, Fully Fitted	<a href="https://www.midlandici.com/hk/ics/property/details/office/Tsim-Sha%20Tsui%20West/Lippo-Sun-Plaza-Low-Floor/3633">https://www.midlandici.com/hk/ics/property/details/office/Tsim-Sha%20Tsui%20West/Lippo-Sun-Plaza-Low-Floor/3633</a>
Lippo Sun Plaza Low Floor	HKD \$45,360	1260 /		HKD \$36 /		Building View, Fully Fitted	<a href="https://www.midlandici.com/hk/ics/property/details/office/Tsim-Sha%20Tsui%20West/Lippo-Sun-Plaza-Low-Floor/10061">https://www.midlandici.com/hk/ics/property/details/office/Tsim-Sha%20Tsui%20West/Lippo-Sun-Plaza-Low-Floor/10061</a>
Lippo Sun Plaza Low Floor	HKD \$42,240	1280 /		HKD \$33 /		Partial Sea View & City View, Ceiling	<a href="https://www.midlandici.com/hk/ics/property/details/office/Tsim-Sha%20Tsui%20West/Lippo-Sun-Plaza-Low-Floor/207999">https://www.midlandici.com/hk/ics/property/details/office/Tsim-Sha%20Tsui%20West/Lippo-Sun-Plaza-Low-Floor/207999</a>
Lippo Sun Plaza Mid Floor	HKD \$84,320	2480 /		HKD \$34 /		Building View, Ceiling, Carpet, Lighting Panel	<a href="https://www.midlandici.com/hk/ics/property/details/office/Tsim-Sha%20Tsui%20West/Lippo-Sun-Plaza-Low-Floor/207999">https://www.midlandici.com/hk/ics/property/details/office/Tsim-Sha%20Tsui%20West/Lippo-Sun-Plaza-Low-Floor/207999</a>
Lippo Sun Plaza Mid Floor	HKD \$42,464	1327 /		HKD \$32 /		City View, Carpet, Ceiling	<a href="https://www.midlandici.com/hk/ics/property/details/office/Tsim-Sha%20Tsui%20West/Lippo-Sun-Plaza-Low-Floor/207999">https://www.midlandici.com/hk/ics/property/details/office/Tsim-Sha%20Tsui%20West/Lippo-Sun-Plaza-Low-Floor/207999</a>
Lippo Sun Plaza Mid Floor	HKD \$37,024	1157 /		HKD \$32 /		City View, Fully Fitted	<a href="https://www.midlandici.com/hk/ics/property/details/office/Tsim-Sha%20Tsui%20West/Lippo-Sun-Plaza-Low-Floor/207999">https://www.midlandici.com/hk/ics/property/details/office/Tsim-Sha%20Tsui%20West/Lippo-Sun-Plaza-Low-Floor/207999</a>
Lippo Sun Plaza Mid Floor	HKD \$50,358	1526 /		HKD \$33 /		Building View, Fully Fitted	<a href="https://www.midlandici.com/hk/ics/property/details/office/Tsim-Sha%20Tsui%20West/Lippo-Sun-Plaza-Low-Floor/207999">https://www.midlandici.com/hk/ics/property/details/office/Tsim-Sha%20Tsui%20West/Lippo-Sun-Plaza-Low-Floor/207999</a>
Lippo Sun Plaza High Floor	HKD \$108,490	2855 /		HKD \$38 /		City View & Sea View, Fully Fitted	<a href="https://www.midlandici.com/hk/ics/property/details/office/Tsim-Sha%20Tsui%20West/Lippo-Sun-Plaza-Low-Floor/207999">https://www.midlandici.com/hk/ics/property/details/office/Tsim-Sha%20Tsui%20West/Lippo-Sun-Plaza-Low-Floor/207999</a>
Lippo Sun Plaza High Floor	HKD \$44,604	1239 /		HKD \$36 /		City View, Fully fitted & furnished	<a href="https://www.midlandici.com/hk/ics/property/details/office/Tsim-Sha%20Tsui%20West/Lippo-Sun-Plaza-Low-Floor/207999">https://www.midlandici.com/hk/ics/property/details/office/Tsim-Sha%20Tsui%20West/Lippo-Sun-Plaza-Low-Floor/207999</a>
Lippo Sun Plaza High Floor	HKD \$57,672	1602 /		HKD \$36 /		Building View, Fully fitted & furnished	<a href="https://www.midlandici.com/hk/ics/property/details/office/Tsim-Sha%20Tsui%20West/Lippo-Sun-Plaza-Low-Floor/207999">https://www.midlandici.com/hk/ics/property/details/office/Tsim-Sha%20Tsui%20West/Lippo-Sun-Plaza-Low-Floor/207999</a>

## Centaline

Building Name	Rental Price	Gross Sq. Ft.	Net Sq. Ft.	Price/sqft (gross)	Price/sqft (Net)	Description	Website Link
Lippo Sun Plaza Low Floor	HKD \$103,250	2950 /		HKD \$35 /		Whole floor, city view, fitted	<a href="https://oir.centaline.com/en/listing-detail/LIPPO-SUN-PLAZA/793MYU?id=5016b45c-2156-45ed-82dc-aeee4fc041d7&amp;centabldg=2110400010">https://oir.centaline.com/en/listing-detail/LIPPO-SUN-PLAZA/793MYU?id=5016b45c-2156-45ed-82dc-aeee4fc041d7&amp;centabldg=2110400010</a>
Lippo Sun Plaza Low Floor	HKD \$42,240	1280 /		HKD \$33 /		Ceiling, Carpet, Sea view	<a href="https://oir.centaline.com/en/listing-detail/LIPPO-SUN-PLAZA/588VYY?id=aeb6f673-8721-4530-ab92-4ad43b4a3f05&amp;centabldg=2110400010aeee4fc041d7&amp;centabldg=2110400010">https://oir.centaline.com/en/listing-detail/LIPPO-SUN-PLAZA/588VYY?id=aeb6f673-8721-4530-ab92-4ad43b4a3f05&amp;centabldg=2110400010aeee4fc041d7&amp;centabldg=2110400010</a>
Lippo Sun Plaza Low Floor	HKD \$45,540	1265 /		HKD \$36 /		City View, Fitted	<a href="https://oir.centaline.com/en/listing-detail/LIPPO-SUN-PLAZA/956OKR?id=5d884037-36b0-4f47-87f1-5d1f4cff65c5&amp;centabldg=21104000104ad43b4a3f05&amp;centabldg=2110400010aeee4fc041d7&amp;centabldg=2110400010">https://oir.centaline.com/en/listing-detail/LIPPO-SUN-PLAZA/956OKR?id=5d884037-36b0-4f47-87f1-5d1f4cff65c5&amp;centabldg=21104000104ad43b4a3f05&amp;centabldg=2110400010aeee4fc041d7&amp;centabldg=2110400010</a>
Lippo Sun Plaza Low Floor	HKD \$76,920	2331 /		HKD \$33 /		City View, Ceiling	<a href="https://oir.centaline.com/en/listing-detail/LIPPO-SUN-PLAZA/588VYY?id=074f3ede-61b9-457a-8d52-fe36b66b5da&amp;centabldg=2110400010">https://oir.centaline.com/en/listing-detail/LIPPO-SUN-PLAZA/588VYY?id=074f3ede-61b9-457a-8d52-fe36b66b5da&amp;centabldg=2110400010</a>
Lippo Sun Plaza Low Floor	HKD \$47,770	1327 /		HKD \$36 /		Open View	<a href="https://oir.centaline.com/en/listing-detail/LIPPO-SUN-PLAZA/744DDC?id=0d389778-a50c-48c6-af5c-ee2e5021bcfb&amp;centabldg=2110400010fe36b66b5da&amp;centabldg=2110400010">https://oir.centaline.com/en/listing-detail/LIPPO-SUN-PLAZA/744DDC?id=0d389778-a50c-48c6-af5c-ee2e5021bcfb&amp;centabldg=2110400010fe36b66b5da&amp;centabldg=2110400010</a>
Lippo Sun Plaza Low Floor	HKD \$146,580	4188 /		HKD \$35 /		Fitted	<a href="https://oir.centaline.com/en/listing-detail/LIPPO-SUN-PLAZA/744DDC?id=0d389778-a50c-48c6-af5c-ee2e5021bcfb&amp;centabldg=2110400010fe36b66b5da&amp;centabldg=2110400010">https://oir.centaline.com/en/listing-detail/LIPPO-SUN-PLAZA/744DDC?id=0d389778-a50c-48c6-af5c-ee2e5021bcfb&amp;centabldg=2110400010fe36b66b5da&amp;centabldg=2110400010</a>
Lippo Sun Plaza Low Floor	HKD \$55,970	1696 /		HKD \$33 /		/	<a href="https://oir.centaline.com/en/listing-detail/LIPPO-SUN-PLAZA/744DDC?id=0d389778-a50c-48c6-af5c-ee2e5021bcfb&amp;centabldg=2110400010fe36b66b5da&amp;centabldg=2110400010">https://oir.centaline.com/en/listing-detail/LIPPO-SUN-PLAZA/744DDC?id=0d389778-a50c-48c6-af5c-ee2e5021bcfb&amp;centabldg=2110400010fe36b66b5da&amp;centabldg=2110400010</a>
Lippo Sun Plaza Low Floor	HKD \$108,070	2771 /		HKD \$39 /		City View, Fitted, Sea View	<a href="https://oir.centaline.com/en/listing-detail/LIPPO-SUN-PLAZA/744DDC?id=0d389778-a50c-48c6-af5c-ee2e5021bcfb&amp;centabldg=2110400010fe36b66b5da&amp;centabldg=2110400010">https://oir.centaline.com/en/listing-detail/LIPPO-SUN-PLAZA/744DDC?id=0d389778-a50c-48c6-af5c-ee2e5021bcfb&amp;centabldg=2110400010fe36b66b5da&amp;centabldg=2110400010</a>
Lippo Sun Plaza Low Floor	HKD \$38,990	1114 /		HKD \$35 /		Ceiling	<a href="https://oir.centaline.com/en/listing-detail/LIPPO-SUN-PLAZA/744DDC?id=0d389778-a50c-48c6-af5c-ee2e5021bcfb&amp;centabldg=2110400010fe36b66b5da&amp;centabldg=2110400010">https://oir.centaline.com/en/listing-detail/LIPPO-SUN-PLAZA/744DDC?id=0d389778-a50c-48c6-af5c-ee2e5021bcfb&amp;centabldg=2110400010fe36b66b5da&amp;centabldg=2110400010</a>
Lippo Sun Plaza Low Floor	HKD \$38,710	1106 /		HKD \$35 /		/	<a href="https://oir.centaline.com/en/listing-detail/LIPPO-SUN-PLAZA/744DDC?id=0d389778-a50c-48c6-af5c-ee2e5021bcfb&amp;centabldg=2110400010fe36b66b5da&amp;centabldg=2110400010">https://oir.centaline.com/en/listing-detail/LIPPO-SUN-PLAZA/744DDC?id=0d389778-a50c-48c6-af5c-ee2e5021bcfb&amp;centabldg=2110400010fe36b66b5da&amp;centabldg=2110400010</a>

Lippo Sun Plaza Low Floor	HKD \$50,000	1409 /	HKD \$35	/	City View, Ceiling, Carpet	<a href="https://oir.centanet.com/en/listing-detail/LIPPO-SUN-PLAZA/141TBH?id=632303bd-0222-4617-84f6-16fe7d06ab8a&amp;centabldg=2110400010">https://oir.centanet.com/en/listing-detail/LIPPO-SUN-PLAZA/141TBH?id=632303bd-0222-4617-84f6-16fe7d06ab8a&amp;centabldg=2110400010</a>
Lippo Sun Plaza Mid Floor	HKD \$79,360	2480 /	HKD \$32	/	City View	<a href="https://oir.centanet.com/en/listing-detail/LIPPO-SUN-PLAZA/681YHC?id=40ad7968-085d-4b3e-8b0e-ea95f9161ffc&amp;centabldg=2110400010">https://oir.centanet.com/en/listing-detail/LIPPO-SUN-PLAZA/681YHC?id=40ad7968-085d-4b3e-8b0e-ea95f9161ffc&amp;centabldg=2110400010</a>
Lippo Sun Plaza High Floor	HKD \$48,320	1239 /	HKD \$39	/	City View, Fitted, Sea View	

#### House730

Building Name	Rental Price	Gross Sq. Ft.	Net Sq. Ft.	Price/sqft (gross)	Price/sqft (Net)	Description	Website Link
Lippo Sun Plaza Low Floor	HKD \$140,600	4188 /		HKD \$35	/	/	<a href="https://www.house730.com/en-us/rent-property-2673167.html">https://www.house730.com/en-us/rent-property-2673167.html</a>
Lippo Sun Plaza Low Floor	HKD \$45,540	1265 /		HKD \$36	/	/	<a href="https://www.house730.com/rent-property-1183207.html">https://www.house730.com/rent-property-1183207.html</a>
Lippo Sun Plaza Low Floor	HKD \$88,500	2950 /		HKD \$30	/	/	<a href="https://www.house730.com/rent-property-2436692.html">https://www.house730.com/rent-property-2436692.html</a>
Lippo Sun Plaza Low Floor	HKD \$50,000	1409 /		HKD \$35	/	/	<a href="https://www.house730.com/rent-property-2179305.html">https://www.house730.com/rent-property-2179305.html</a>
Lippo Sun Plaza Low Floor	HKD \$38,710	1106 /		HKD \$35	/	/	<a href="https://www.house730.com/rent-property-2545984.html">https://www.house730.com/rent-property-2545984.html</a>
Lippo Sun Plaza Low Floor	HKD \$100,330	2950 /		HKD \$35	/	/	<a href="https://www.house730.com/rent-property-1470328.html">https://www.house730.com/rent-property-1470328.html</a>
Lippo Sun Plaza Mid Floor	HKD \$81,590	2331 /		HKD \$35	/	/	<a href="https://www.house730.com/rent-property-2645914.html">https://www.house730.com/rent-property-2645914.html</a>
Lippo Sun Plaza Mid Floor	HKD \$79,360	2480 /		HKD \$32	/	/	<a href="https://www.house730.com/rent-property-2595578.html">https://www.house730.com/rent-property-2595578.html</a>
Lippo Sun Plaza Mid Floor	HKD \$44,800	1280 /		HKD \$35	/	/	<a href="https://www.house730.com/rent-property-2645908.html">https://www.house730.com/rent-property-2645908.html</a>
Lippo Sun Plaza Mid Floor	HKD \$110,460	2595 /		HKD \$44	/	/	<a href="https://www.house730.com/rent-property-2444678.html">https://www.house730.com/rent-property-2444678.html</a>
Lippo Sun Plaza High Floor	HKD \$100,800	2855 /		HKD \$38	/	/	<a href="https://www.house730.com/rent-property-2072333.html">https://www.house730.com/rent-property-2072333.html</a>
Lippo Sun Plaza High Floor	HKD \$72,000	2556 /		HKD \$28	/	/	<a href="https://www.house730.com/rent-property-2286233.html">https://www.house730.com/rent-property-2286233.html</a>

#### Property.HK

Building Name	Rental Price	Gross Sq. Ft.	Net Sq. Ft.	Price/sqft (gross)	Price/sqft (Net)	Description	Website Link
Lippo Sun Plaza Middle Floor	HKD \$98,000	3000 /		HKD \$32.67	/	/	<a href="https://property.hk/eng/asking_detail/HS0130645C.html">https://property.hk/eng/asking_detail/HS0130645C.html</a>

#### 28Hse.com

Building Name	Rental Price	Gross Sq. Ft.	Net Sq. Ft.	Price/sqft (gross)	Price/sqft (Net)	Description	Website Link
Lippo Sun Plaza	HKD \$108,000	2850 /		HKD \$37.9	/	With decorations, fitted with 5 rooms	<a href="https://www.28hse.com/en/rent/office/property-1586708">https://www.28hse.com/en/rent/office/property-1586708</a>
Lippo Sun Plaza Low Floor	HKD \$81,585	2331 /		HKD \$35	/	Simple decoration	<a href="https://www.28hse.com/en/rent/office/property-1603263">https://www.28hse.com/en/rent/office/property-1603263</a>
Lippo Sun Plaza Low Floor	HKD \$59,400	1696 /		HKD \$35	/	Normal decoration	<a href="https://www.28hse.com/en/rent/office/property-1603253">https://www.28hse.com/en/rent/office/property-1603253</a>
Lippo Sun Plaza Middle Floor	HKD \$97,000	3100 /		HKD \$31.3	/	/	<a href="https://www.28hse.com/en/rent/office/property-1554048">https://www.28hse.com/en/rent/office/property-1554048</a>