

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.

SWIRE PACIFIC LIMITED

(Incorporated in Hong Kong with limited liability)

(Stock Codes: 00019 and 00087)

SWIRE PROPERTIES LIMITED

(Incorporated in Hong Kong with limited liability)

(Stock Code: 1972)

Announcement

Quarterly Operating Statement of Swire Properties Limited Third Quarter 2013

This statement contains certain operating information about Swire Properties Limited in relation to the third quarter of 2013. The information has been prepared on the basis of internal management records. It has not been audited or reviewed by external auditors.

1. Completed Investment Properties

Office

Principal Properties	Occupancy <i>(As at 30 September 2013)</i>	Area Let (New and renewed tenancies) <i>(For the nine months ended 30 September 2013)</i>	Reversion⁽¹⁾ <i>(For the nine months ended 30 September 2013) (including rent reviews)</i>	Latest Rentals <i>(Headline)</i>
<u>Hong Kong</u>		<i>(sq ft)</i>		<i>(HK\$ psf)</i>
Pacific Place	97%	441,523	+27%	1PP / 2PP: 95 – 110 3PP: 90 – 95
Cityplaza	98%	284,184	+52%	low 40s – mid 40s
TaiKoo Place ⁽²⁾	99%	413,090	+48%	low 40s – mid 40s
One Island East	100%	67,415	+85%	mid 50s – high 60s
Techno-centres ⁽³⁾	100%	237,911	+25%	low 20s – mid 20s
<u>Mainland China</u>		<i>(sq m)</i>		<i>(RMB psm)</i>
TaiKoo Hui Offices	86% ⁽⁴⁾	11,413	N/A	mid 100s – high 100s
ONE INDIGO	97% ⁽⁴⁾	3,409	N/A	low 200s – mid 200s

Retail

Principal Properties	Occupancy <i>(As at 30 September 2013)</i>	Retail Sales Growth <i>(For the nine months ended 30 September 2013)</i>
<u>Hong Kong</u>		
Pacific Place Mall	100%	+ 2.1%
Cityplaza Mall	100%	+ 2.7%
Citygate Outlets	100%	+ 16.5%
<u>Mainland China</u>		
Taikoo Li Sanlitun	94% ⁽⁴⁾	+ 16.0%
TaiKoo Hui Mall	99% ⁽⁴⁾	+ 25.6%
INDIGO Mall	95% ⁽⁴⁾	N/A

Notes:

- (1) Reversion is the percentage increase in rent on lease renewals, entry into new leases and rent reviews.
- (2) Including PCCW Tower.
- (3) Excluding Somerset House.
- (4) Including space allocated to prospective tenants who have signed letters of intent.

2. Investment Properties and Hotels Under Development

Principal Properties	GFA <i>(100% basis)</i>	Expected Completion	Development Status
<u>Hong Kong</u>			
	<i>(sq ft)</i>		
23 Tong Chong Street	75,090	2014	- Superstructure works in progress.
Somerset House	~1,000,000	2017	- Design in progress. - Vacant possession obtained.
Tung Chung Town Lot No. 11	~460,000 ⁽⁵⁾	To be confirmed	- Under planning.
<u>Mainland China</u>			
	<i>(sq m)</i>		
Daci Temple Project, Chengdu ⁽⁶⁾	249,664	From 2013 ⁽⁷⁾	- Superstructure works in progress.
Dazhongli Project, Shanghai	322,315	From 2016	- Site clearance has been completed. - Above ground and underground works in progress.

Principal Properties	GFA (100% basis)	Expected Completion	Development Status
<u>Miami, Florida, USA</u>	(sq ft)		
Brickell CityCentre ⁽⁸⁾ (Phase I & II)	2,935,000	2015 - 2018	- Construction works in progress. - The expansion plan for Phase II development is now under review following the acquisition of 700 Brickell Avenue.

Notes:

- (5) Excluding public transport terminus of approximately 74,000 sq ft to be built and handed over to the Government upon completion.
- (6) Including the office portion intended to be developed for trading purposes.
- (7) The development is expected to open in phases commencing from 2014.
- (8) Including the residential portion intended to be developed for trading purposes.

3. Trading Properties

Trading Properties	GFA (100% basis)	Expected Completion	Expected Handover	Development Status
<u>Hong Kong</u>	(sq ft)			
DUNBAR PLACE	88,555	2013	2014	- Occupation permit obtained in August 2013.
MOUNT PARKER RESIDENCES	151,954	2013	2014	- Superstructure works in progress.
AREZZO (formerly known as 33 Seymour Road (Phase I))	165,792	2014	2015	- Superstructure works in progress.
33 Seymour Road (Phase II)	195,399	2016	2017	- Foundation works in progress.
Cheung Sha, South Lantau	64,407	2015	2015	- Site formation works in progress.

Trading Properties Being Sold or Pre-sold (As at 27 October 2013)	Saleable Area (100% basis)	Total Units	Units Sold / Pre-sold	Average Sale Price (based on saleable area)
<u>Hong Kong</u>	(sq ft)			(HK\$ psf)
AZURA	12,679 ⁽⁹⁾	126	118 ⁽¹⁰⁾	30,554
ARGENTA	45,015 ⁽⁹⁾	30	10 ⁽¹¹⁾	33,982 (excl. carpark) 34,874 (incl. carpark)
DUNBAR PLACE	76,432	53	24	21,110
<u>Miami, Florida, USA</u>	(sq ft)			(US\$ psf)
ASIA	5,359 ⁽⁹⁾	123	122 ⁽¹²⁾	633

Notes:

- (9) Represents the saleable area of the remaining unsold units.
- (10) The sales of 98 units were completed in 2012. Among the sales of the remaining 20 units, 19 units have already been completed, or are due to be completed, in 2013 and 1 unit is due to be completed in 2014.
- (11) Among the sales of 10 units, 8 units have already been completed, or are due to be completed, in 2013 and 2 units are due to be completed in 2014.
- (12) The sales of 109 units were completed before 2013. The sales of the remaining 13 units have already been completed, or are due to be completed, in 2013.

Investors are advised to exercise caution in dealing in shares of Swire Pacific Limited and Swire Properties Limited.

As at the date of this announcement, the Directors of Swire Pacific Limited are:

Executive Directors: C.D. Pratt (Chairman), M. Cubbon, P.A. Kilgour, J.B. Rae-Smith, I.S.C. Shiu, J.R. Slosar, A.K.W. Tang;

Non-Executive Directors: Baroness Dunn, J.W.J. Hughes-Hallett, P.A. Johansen, M.B. Swire; and

Independent Non-Executive Directors: T.G. Freshwater, C.K.M. Kwok, C. Lee, R.W.M. Lee, M.C.C. Sze and M.M.T. Yang.

As at the date of this announcement, the Directors of Swire Properties Limited are:

Executive Directors: C.D. Pratt (Chairman), M. Cubbon, M.M.S. Low, G.M.C. Bradley, D.C.Y. Ho, G.J. Ongley;

Non-Executive Directors: J.W.J. Hughes-Hallett, P.A. Kilgour, R.S.K. Lim, M.B. Swire; and

Independent Non-Executive Directors: S.E. Bradley, J.C.C. Chan, P.K. Etchells, S.T. Fung and S.C. Liu.

By Order of the Board
SWIRE PACIFIC LIMITED
David Fu
Company Secretary

Hong Kong, 29th October 2013

By Order of the Board
SWIRE PROPERTIES LIMITED
David Fu
Company Secretary

Hong Kong, 29th October 2013