

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

太古股份有限公司

(Incorporated in Hong Kong with limited liability)
(Stock Codes: 00019 and 00087)

SWIRE PROPERTIES LIMITED

太古地產有限公司

(Incorporated in Hong Kong with limited liability)
(Stock Code: 1972)

Announcement

Quarterly Operating Statement of Swire Properties Limited Second Quarter 2014

This statement contains certain operating information about Swire Properties Limited in relation to the second quarter of 2014. 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		Area Let (New and renewed tenancies) (For the six months ended 30 Jun 2014)	Reversion ⁽¹⁾ (For the six months ended 30 Jun 2014) (including rent reviews)	Latest Rentals (Headline)
	(As at 31 Dec 2013)	(As at 30 Jun 2014)			
Hong Kong			(sq ft)		(HK\$ psf)
Pacific Place	91%	93%	141,574	+5%	1PP / 2PP: 95 – 110 3PP: 90 – 95
Cityplaza	97%	98%	235,656	+24%	low 40s – mid 40s
TaiKoo Place ⁽²⁾	99%	99%	508,121	+27%	low 40s – high 40s
One Island East	100%	100%	171,117	+14%	mid 50s – high 60s
Techno-centres ⁽³⁾	100%	97%	61,061	+13%	mid 20s
Overall HK Office	96%	97%	N/A	N/A	N/A
Mainland China			(sq m)		(RMB psm)
TaiKoo Hui Offices	89% ⁽⁴⁾	99% ⁽⁴⁾	14,900	N/A	mid 100s – high 100s
ONE INDIGO	97% ⁽⁴⁾	96% ⁽⁴⁾	10,027	N/A	mid 200s – high 200s

Retail

Principal Properties	Occupancy		Retail Sales Growth
	(As at 31 Dec 2013)	(As at 30 Jun 2014)	(For the six months ended 30 Jun 2014)
Hong Kong			
Pacific Place Mall	100%	100%	+ 0.8%
Cityplaza Mall	100%	100%	- 5.6% ⁽⁵⁾
Citygate Outlets	100%	100%	+ 5.3%
Mainland China			
Taikoo Li Sanlitun	94% ⁽⁴⁾	97% ⁽⁴⁾	+ 22.8%
TaiKoo Hui Mall	99% ⁽⁴⁾	99% ⁽⁴⁾	+ 13.0%
INDIGO Mall	96% ⁽⁴⁾	95% ⁽⁴⁾	+ 94.4%

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.
- (5) Cityplaza Mall is undergoing renovation and no adjustment has been made to the retail sales figures to reflect sales lost as a result of shop closures during renovation.

2. Investment Properties and Hotels Under Development

Principal Properties	GFA (100% basis)	Expected Completion	Development Status
Hong Kong			
TAIKOO PLACE APARTMENTS (formerly known as 23 Tong Chong Street)	75,063 (sq ft)	2014	- Superstructure work in progress.
Somerset House Redevelopment	~1,000,000	2018	- Demolition in progress.
Tung Chung Town Lot No. 11	~460,000 ⁽⁶⁾	2017	- Design in progress.
New Kowloon Inland Lot No. 6312	~555,000	2017	- Design in progress.
8 – 10 Wong Chuk Hang Road	~382,500	2018	- Design in progress.
Mainland China			
Daci Temple Project, Chengdu ⁽⁷⁾	255,449 (sq m)	From 2014 ⁽⁸⁾	- Facade engineering, interior decoration, mechanical and electrical installation works in progress.
Dazhongli Project, Shanghai	321,198	From 2016 ⁽⁹⁾	- Foundations and basement work in progress. - Above ground construction of the office towers and shopping mall in progress.
Miami, Florida, USA			
Brickell City Centre ⁽¹⁰⁾	2,751,000 (sq ft)	2015 ⁽¹¹⁾	- Phase I construction work in progress.
	1,300,000 (Phase I)	2019	- Phase II development is under planning.
	(Phase II)		

Notes:

- (6) Excluding public transport terminus of approximately 74,000 sq ft to be built and handed over to the Government upon completion.
- (7) Including the office portion intended to be developed for trading purposes.
- (8) The development is expected to open in phases commencing from 2014.
- (9) The development is expected to open in phases commencing from 2016.
- (10) Including the residential portion intended to be developed for trading purposes.
- (11) The development is expected to open in phases commencing from 2015.

3. Trading Properties

Trading Properties	GFA (100% basis)	Expected Completion	Expected Handover	Development Status
Hong Kong	(sq ft)			
AREZZO	165,792	2014	2015	- Superstructure work in progress.
2 Castle Road	195,533	2016	2017	- Superstructure work in progress.
160 South Lantau Road, Cheung Sha	64,410	2015	2015	- Superstructure work in progress.

Trading Properties Being Sold or Pre-sold (As at 29 Jul 2014)	Saleable Area ⁽¹²⁾ (100% basis)	Total Units	Units Sold / Pre-sold	Average Sale Price ⁽¹³⁾ (based on saleable area)
Hong Kong	(sq ft)			(HK\$ psf)
AZURA	6,923	126	122 ⁽¹⁴⁾	30,787
ARGENTA	18,831	30	22 ⁽¹⁵⁾	32,837
DUNBAR PLACE	8,114	53	48 ⁽¹⁶⁾	21,829
MOUNT PARKER RESIDENCES	34,341	92	71 ⁽¹⁷⁾	24,285
Miami, Florida, USA	(sq ft)			(US\$ psf)
REACH, Brickell City Centre	334,000	390	184 ⁽¹⁸⁾	623

Notes:

- (12) Represents the saleable area of the remaining unsold units.
- (13) Excluding carpark.
- (14) The profit from the sale of 119 units was recognised before 2014. The profit from the sale of 3 units was recognised in the first half of 2014.
- (15) The profit from the sale of 12 units was recognised in 2013. The profit from the sale of 9 units was recognised in the first half of 2014 and the profit from the sale of the remaining one unit is expected to be recognised by the end of 2014.
- (16) The profit from the sale of 45 units was recognised in the first half of 2014 and the profit from the sale of the remaining 3 units is expected to be recognised by the end of 2014.
- (17) The profit from the sale of 57 units was recognised in the first half of 2014 and the profit from the sale of the remaining 14 units is expected to be recognised by the end of 2014.
- (18) The profit from the sale of 184 units, of which 9 units are still subject to the statutory rescission period, is expected to be recognised in 2015 or 2016.

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: J.R. Slosar (Chairman), I.K.L. Chu, M. Cubbon, P.A. Kilgour, J.B. Rae-Smith, I.S.C. Shiu, 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: J.R. Slosar (Chairman), M. Cubbon, M.M.S. Low, G.M.C. Bradley, D.C.Y. Ho and G.J. Ongley;

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

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
太古股份有限公司
David Fu
Company Secretary

Hong Kong, 31st July 2014

By Order of the Board
SWIRE PROPERTIES LIMITED
太古地產有限公司
David Fu
Company Secretary

Hong Kong, 31st July 2014