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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: 01972)

Announcement

Quarterly Operating Statement of Swire Properties Limited Fourth Quarter 2022

This statement contains certain operating information about Swire Properties Limited in relation to the fourth quarter of 2022. 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 year ended 31 Dec 2022)	Reversion ⁽¹⁾ (For the year ended 31 Dec 2022) (including rent reviews)	Latest Rentals (Headline)
	(As at 31 Dec 2021)	(As at 31 Dec 2022)			
Hong Kong			(sq ft)		(HK\$ psf)
Pacific Place	98%	97%	412,513	- 18%	1PP / 2PP: 100 – 120 3PP: 95
Taikoo Place (Overall) ⁽²⁾	97%	96%	628,855	- 2%	N/A
One Island East & One Taikoo Place	99%	97%	115,596	+ 2%	mid 50s – low 70s
Two Taikoo Place	N/A	53% ⁽³⁾	N/A	N/A	mid 50s – high 60s
Other Taikoo Place Office Towers ⁽⁴⁾	96%	95%	513,259	- 4%	mid 40s – low 50s
Overall HK Office ⁽²⁾	97%	96% ⁽⁵⁾	N/A	N/A	N/A
Chinese Mainland			(sq m)		(RMB psm)
Taikoo Hui Offices	95%	94%	20,789	N/A	mid 100s – low 200s
ONE INDIGO	93%	94%	6,502	N/A	mid 200s – mid 300s
HKRI Centre 1 & Centre 2	100%	99%	55,711	N/A	mid 300s – mid 400s

Retail

Principal Properties	Occupancy		Retail Sales Growth <i>(For the year ended 31 Dec 2022)</i>
	<i>(As at 31 Dec 2021)</i>	<i>(As at 31 Dec 2022)</i>	
<u>Hong Kong</u>			
The Mall, Pacific Place	96%	96%	+ 1.9%
Cityplaza	100%	100%	- 5.3%
Citygate Outlets	100%	100%	+ 3.8%
<u>Chinese Mainland</u>			
Taikoo Li Sanlitun, Beijing	97%	94%	- 25.7%
Taikoo Hui, Guangzhou	99%	99%	- 10.5%
INDIGO, Beijing	100%	100%	- 26.0%
Sino-Ocean Taikoo Li Chengdu	96%	95%	- 15.4%
HKRI Taikoo Hui, Shanghai	97%	97%	- 35.7%
Taikoo Li Qiantan, Shanghai	90% ⁽³⁾	93% ⁽³⁾	N/A
<u>Miami, Florida, USA</u>			
Brickell City Centre	98% ⁽³⁾	89% ⁽³⁾	+ 24.0%

Notes:

- (1) Reversion is the percentage change in rent on lease renewals, entry into new leases and rent reviews.
- (2) Excluding Two Taikoo Place, which was completed in September 2022.
- (3) Including space allocated to prospective tenants who have signed letters of intent.
- (4) Including Cambridge House, Devon House, Dorset House, Lincoln House, Oxford House and PCCW Tower.
- (5) Including Two Taikoo Place, the occupancy rate was 91% at 31 December 2022.

2. Investment Properties and Hotels under Development

Principal Properties	GFA <i>(100% basis)</i>	Expected Completion	Development Status
<u>Hong Kong</u>			
Six Pacific Place <i>(formerly known as "46-56 Queen's Road East")</i>	223,303 ⁽⁶⁾ <i>(sq ft)</i>	2023	- Superstructure works in progress.
<u>Chinese Mainland</u>			
INDIGO Phase Two	375,837 <i>(sq m)</i>	From mid-2025	- Basement works in progress.
Taikoo Li Xi'an	276,069	Q4 2025	- Site handover in progress.
Sanya Retail Project	199,130	From late 2024	- Excavation works in progress.
<u>Miami, Florida, USA</u>			
One Brickell City Centre	1,510,000 ⁽⁷⁾ <i>(sq ft)</i>	To be determined	- Future development under planning.

Notes:

- (6) Including GFA of approximately 5,000 sq ft which is subject to approval from government departments.
- (7) Represents leasable area.

3. Trading Properties

Trading Properties	GFA (100% basis)	Expected Completion	Expected Handover	Development Status
<u>Hong Kong</u>				
Wong Chuk Hang Station Package Four Property Development	638,305 (sq ft)	2024	2025	- Superstructure works in progress.
Chai Wan Inland Lot No. 178	694,278	2025	2027	- Foundation works in progress.
269 Queen's Road East	102,990 ⁽⁸⁾	2025	2026	- Works preparatory to demolition in progress.
<u>Jakarta, Indonesia</u>				
Savyavasa	1,122,728	2024	2025	- Superstructure works in progress.

Trading Properties (As at 31 January 2023)	Saleable Area ⁽⁹⁾ (100% basis)	Total Units	Units Sold/ Pre-sold	Average Sale Price (based on saleable area)
<u>Hong Kong</u>				
EIGHT STAR STREET	5,427 (sq ft)	37	30 ⁽¹⁰⁾	38,781 (HK\$ psf)
<u>Jakarta, Indonesia</u>				
Savyavasa	873,563	433	48 ⁽¹¹⁾	6,177,330 (IDR psf)

Notes:

(8) Excluding a retail podium of approximately 13,197 sq ft.

(9) Represents the saleable area of the remaining unsold units.

(10) Sales of 27 units were recognised in 2022. Sales of three units are expected to be recognised in 2023.

(11) Sales of 48 units are expected to be recognised in 2025.

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: G.M.C. Bradley (Chairman), D.P. Cogman, P. Healy, M.J. Murray, Z.P. Zhang;

Non-Executive Directors: G.D. McCallum, M.B. Swire; and

Independent Non-Executive Directors: P.K. Etchells, C. Lee, R.W.M. Lee, E.M. Ngan, G.R.H. Orr, Y. Xu and B.Y. Zhang.

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

Executive Directors: G.M.C. Bradley (Chairman), T.J. Blackburn, F.N.Y. Lung, M.S.C. Ma;

Non-Executive Directors: N.A.H. Fenwick, R.S.K. Lim, M.J. Murray, M.B. Swire; and

Independent Non-Executive Directors: L.K.L. Cheng, T.T.K. Choi, S.T. Fung, J.L. Wang and M.Y. Wu.



By Order of the Board
SWIRE PACIFIC LIMITED
太古股份有限公司
Bernadette M. Lomas
Company Secretary

Hong Kong, 9th February 2023



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Hong Kong, 9th February 2023