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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: 1972)

Announcement

Quarterly Operating Statement of Swire Properties Limited Third Quarter 2018

This statement contains certain operating information about Swire Properties Limited in relation to the third quarter of 2018. 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) <i>(For the nine months ended 30 Sep 2018)</i>	Reversion ⁽¹⁾ <i>(For the nine months ended 30 Sep 2018)</i> <i>(including rent reviews)</i>	Latest Rentals <i>(Headline)</i>
	<i>(As at 31 Dec 2017)</i>	<i>(As at 30 Sep 2018)</i>			
Hong Kong			<i>(sq ft)</i>		<i>(HK\$ psf)</i>
Pacific Place	100%	100%	169,289	+ 25%	1PP / 2PP: 130 – 160 3PP: 110 – 120
Cityplaza ⁽²⁾	98%	99%	151,930	+ 6%	mid 40s – high 40s
Taikoo Place ⁽³⁾	99%	100%	838,433	+ 6%	high 40s – mid 50s
One Island East	100%	99%	59,811	+ 7%	mid 50s – low 70s
Overall HK Office	99%	99%	N/A	N/A	N/A
Mainland China			<i>(sq m)</i>		<i>(RMB psm)</i>
TaiKoo Hui Offices	99%	100%	19,421	N/A	mid 100s – low 200s
ONE INDIGO	98%	100%	18,083	N/A	high 200s – low 300s
HKRI Centre 1 & Centre 2	82% ⁽⁴⁾	96% ⁽⁴⁾	26,966	N/A	mid 300s – mid 400s

Retail

Principal Properties	Occupancy		Retail Sales Growth
	(As at 31 Dec 2017)	(As at 30 Sep 2018)	(For the nine months ended 30 Sep 2018)
<u>Hong Kong</u>			
The Mall, Pacific Place	100%	100%	+ 16.3%
Cityplaza	100%	100%	+ 6.6%
Citygate Outlets	100%	100%	+ 6.5% ⁽⁵⁾
<u>Mainland China</u>			
Taikoo Li Sanlitun	99%	99%	+ 11.8%
TaiKoo Hui, Guangzhou	99%	100%	+ 10.8%
INDIGO	99%	99%	+ 0.8%
Sino-Ocean Taikoo Li Chengdu	95%	96%	+ 26.2%
HKRI Taikoo Hui, Shanghai	96% ⁽⁴⁾	97% ⁽⁴⁾	N/A
<u>Miami, Florida, USA</u>			
Brickell City Centre	88% ⁽⁴⁾	91% ⁽⁴⁾	N/A

Notes:

- (1) Reversion is the percentage change in rent on lease renewals, entry into new leases and rent reviews.
- (2) Excluding Cityplaza Three and Cityplaza Four. Swire Properties Limited entered into a conditional sale and purchase agreement on 15th June 2018 for the sale of Swire Properties Limited's 100% interest in a subsidiary which owns the Cityplaza Three and Cityplaza Four Properties.
- (3) Including PCCW Tower.
- (4) Including space allocated to prospective tenants who have signed letters of intent.
- (5) Excluding area closed for renovation and upgrading works during the first three quarters.

2. Investment Properties and Hotels under Development

Principal Properties	GFA (100% basis)	Actual/ Expected Completion	Development Status
<u>Hong Kong</u>			
One Taikoo Place	~1,020,000 <i>(sq ft)</i>	2018	- Occupation permit was obtained in September 2018.
Tung Chung Town Lot No. 11	~474,000 ⁽⁶⁾	2019	- Fitting out works in progress.
South Island Place	~382,500	2018	- Occupation permit was obtained in August 2018.
Two Taikoo Place	~1,000,000	2021 / 2022	- Foundation works in progress.
Po Wah Building, 1-11 Landale Street and 2-12 Anton Street	To be determined	After 2022	- Redevelopment under planning.

Principal Properties	GFA (100% basis)	Expected Completion	Development Status
<u>Mainland China</u>			
Qiantan Project, Shanghai	(sq m) 115,841	2020	- Construction of basement and superstructure in progress.
<u>Miami, Florida, USA</u>			
One Brickell City Centre	(sq ft) 1,967,000 ⁽⁷⁾ ⁽⁸⁾	To be determined	- Future development under planning.

Notes:

- (6) Excluding a public transport terminus of approximately 65,000 sq ft being built and to be handed over to the Hong Kong Government upon completion.
- (7) Represents leasable or saleable area.
- (8) Including residential portion.

3. **Trading Properties**

Trading Properties	GFA (100% basis)	Expected Completion	Expected Handover	Development Status
<u>Hong Kong</u>				
21-31 Wing Fung Street	(sq ft) 29,928 ⁽⁹⁾	2022	2022	- Demolition works in progress.

Trading Properties (As at 2 November 2018)	Saleable Area ⁽¹⁰⁾ (100% basis)	Total Houses/ Units	Houses/ Units Sold	Average Sale Price (based on saleable area)
<u>Hong Kong</u>				
WHITESANDS	(sq ft) -	28	28 ⁽¹¹⁾	(HK\$ psf) 20,610
<u>Miami, Florida, USA</u>				
Reach, Brickell City Centre	(sq ft) 51,053	390	363 ⁽¹²⁾	(US\$ psf) mid 600s
Rise, Brickell City Centre	225,064	390	237 ⁽¹³⁾	high 600s

Notes:

- (9) Excluding a retail podium of approximately 4,200 sq ft which will be retained by the Company for investment purposes.
- (10) Represents the saleable area of the remaining unsold units.
- (11) The profit from the sale of 16 houses was recognised before 2018. The profit from the sale of six houses was recognised in the first half of 2018 and the profit from the sale of six houses is expected to be recognised in the second half of 2018.
- (12) The profit from the sale of 359 units was recognised before 2018. The profit from the sale of one unit was recognised in the first half of 2018 and the profit from the sale of three units is expected to be recognised in the second half of 2018.
- (13) The profit from the sale of 199 units was recognised before 2018. The profit from the sale of 14 units was recognised in the first half of 2018 and the profit from the sale of 24 units is expected to be recognised in the second half of 2018.

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: M.B. Swire (Chairman), I.K.L. Chu, D.P. Cogman, M.M.S. Low;
Non-Executive Directors: M. Cubbon, S.C. Swire; and
Independent Non-Executive Directors: P.K. Etchells, T.G. Freshwater, C. Lee, R.W.M. Lee and G.R.H. Orr.

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

Executive Directors: M.B. Swire (Chairman), G.M.C. Bradley, F.N.Y. Lung;
Non-Executive Directors: N.A.H. Fenwick, P. Healy, R.S.K. Lim, M.M.S. Low; and
Independent Non-Executive Directors: L.K.L. Cheng, S.T. Fung, S.C. Liu and M.Y. Wu.

By Order of the Board
SWIRE PACIFIC LIMITED
太古股份有限公司
David Fu
Company Secretary

Hong Kong, 7th November 2018

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太古地產有限公司
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Hong Kong, 7th November 2018