

For the month ended (dd/mm/yyyy):

Monthly Return of Equity Issuer on Movements in Securities

To: Hong Kong Exchanges and Clearing	ng Limited		
Name of Issuer Swire P	roperties Limited		
Date Submitted 01/03/2	013		
I. Movements in Authorised Share Capi	ital		
1. Ordinary Shares			
(1) Stock code : <u>01972</u> Descri	ption:	Ordinary	Shares
	No. of ordinary shares	Par value (State currency)	Authorised share capital (State currency)
Balance at close of preceding month	30,000,000,000	HK\$1.00	HK\$30,000,000,000
Increase/(decrease)			
Balance at close of the month	30,000,000,000	HK\$1.00	HK\$30,000,000,000
(2) Stock code : N/A Descri	ption :		_
	No. of ordinary shares	Par value (State currency)	Authorised share capital (State currency)
Balance at close of preceding month			
Increase/(decrease)			
Balance at close of the month			

28/02/2013

HK\$30,000,000,000

iption :		
No. of preference shares	Par value (State currency)	Authorised share capital (State currency)
	/	
iption:		
No. of other classes of shares	Par value (State currency)	Authorised share capital (State currency)
	iption : No. of other	No. of preference shares Par value (State currency) iption: Par value (State currency)

currency):

II. Movements in Issued Share Capital

	No. of ordina	ary shares	No of preference	No. of other classes	
	(1)	(2)	shares	of shares	
Balance at close of preceding month	5,850,000,000	N/A	N/A	N/A	
Increase/ (decrease) during the month		N/A	N/A	N/A	
Balance at close of the month	5,850,000,000	N/A	N/A	N/A	

III. Details of Movements in Issued Share Capital

Share Options (under Share Option Schemes of the Issuer) Particulars of share No. of new shares of No. of new shares of option scheme issuer issued during issuer which may be including EGM the month pursuant issued pursuant thereto as at close of the month approval date thereto Movement during the month (dd/mm/yyyy) and class of shares issuable Lapsed Granted Exercised Cancelled (/ /)shares (*Note 1*)) shares (*Note 1*) shares (*Note 1*) Total A. (Ordinary shares) (Preference shares) (Other class) Total funds raised during the month from exercise of options (State currency)

Warrants to Issue Shares of the Issuer which are to be Listed

Description of warrants	such which are to be histed			No. of new	No. of new/
(Date of expiry - dd/mm/yyyy)	Currency of Nominal value at nominal close of value preceding month	during the	Nominal value at close of the month	shares of issuer issued during the month pursuant thereto	shares of issuer which may be issued pursuant thereto as at close of the month
1.					
Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable)		- - -			
(dd/mm/yyyy) 2.	(/ /)	-			
					
Stock code (if listed) Class of shares issuable (Note 1)		-			
Subscription price EGM approval date (if applicable) (dd/mm/yyyy)	(/ /)	_			
3.					
(/ /) Stock code (if listed) Class of shares issuable (Note 1)					
Subscription price EGM approval date (if applicable) (dd/mm/yyyy)	(/ /)	-			
4.		-			
Stock code (if listed) Class of shares issuable (Note 1) Subscription price		-			
EGM approval date (if applicable) (dd/mm/yyyy)	(/ /)	-			
	Tota	al B. (Ordin (Prefere	nary shares)ence shares)		
		(Other class)		-

Convertibles (i.e. Convertible into Shares of the Issuer which are to be Listed)

Class and description	no shares of the is	suel willell are to	be Listed)		No. of new	No. of new/
Class and description	Currency of amount outstanding	Amount at close of preceding month	Converted during the month	Amount at close of the month	shares of issuer issued during the month pursuant thereto	shares of issuer which may be issued pursuant thereto as at close of the month
1.	_					
	<u> </u>					
Stock code (if listed)						
Class of shares				/	•	
issuable (Note 1)						
Subscription price						
EGM approval date						
(if applicable) (dd/mm/yyyy))	(/ /)					
2.	(/ /)					
<u> </u>	<u>—</u>		/	,		
	<u>—</u>					
	_					
Stock code (if listed)	<u> </u>					-
Class of shares						
issuable (Note 1)						
Subscription price		— /				
EGM approval date (if applicable)						
(dd/mm/yyyy)	(/ /)					
3.	,	 /				
						
	/					
Stock code (if listed)						
Class of shares issuable (<i>Note 1</i>)						
Subscription price						
EGM approval date						
(if applicable)						
(dd/mm/yyyy)	/(/ /)					
4.	_					
	<u>—</u>					
Stock code (if lixted)	<u> </u>					
Class of shares						
issuable (Note 1)						
Subscription price						
EGM approval date						
(if applicable) (dd/mm/yyyy)	(/ /)					
	(/ /)		Total C. (Ordin	nary shares)		
			(Prefere	ence shares)		<u> </u>
			(0	Other class)		_
<u>/</u>						

For Main Board and GEM listed issuers
Any other Agreements or Arrangements to Issue Shares of the Issuer which are to be Listed, including Options (other than under Share Option Schemes)

than under Share Option Schemes)		
Full particulars including EGM approval date (dd/mm/yyyy),	No. of new shares of	No. of new shares of
if applicable, and class of shares issuable:	issuer issued during	issuer which may be
in applicable, and class of shares issuable.	the month pursuant	
		issued pursuant thereto
	thereto	as at close of the month
1.		/
-		
shares (Note 1)		
2.		
shares (Note 1)		
3.		
shares (Note 1)		
Total D. (Ordinary shares)		
(Preference shares)		
(Other class)		
(Other class)		

Oti	ner Movements in Issu	ed Share Capital				No. of new shares of issuer issued during the month pursuant thereto	No. of new shares of issuer which may be issued pursuant thereto as at close of the month
	Type of Issue						month
			Class of shares issuable (Note 1)				
1.	Rights issue	At price : State currency	Issue and allotment date : (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /	/)		
			,				
			Class of shares issuable (Note 1)				
2.	Open offer	At price : State currency	Issue and allorment date: (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)		
			Class of shares issuable (Note 1)				
3.	Placing	At price : State currency	Issue and allotment date : (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)		
	/		Class of shares issuable (Note 1)				
4.	Bonus issue		Issue and allotment date: (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)		

For Main Board and GEM listed issuers

	Type of Issue				No. of new shares of issuer issued during the month pursuant thereto	No. of new shares of issuer which may be issued pursuant thereto as at close of the month
5.	Scrip dividend A	At price: State	Class of shares issuable (Note 1) Issue and allotment date: (dd/mm/yyyy)			
		·	EGM approval date: (dd/mm/yyyy)			
			Class of shares repurchased (<i>Note 1</i>)		-	
6.	Repurchase of shares		Cancellation date : (dd/mm/yyyy)	(/ /)	
			EGM approval date: (dd/mm/yyyy)	(/ /)	
			Class of shares redeemed (<i>Note 1</i>)		-	
7.	Redemption of shares		Redemption date : (dd/mm/yyyy)	(/ /)	
			EGM approval date: (dd/mm/yyyy)	(/ /		
			Class of shares issuable (Note 1)			
8.	Consideration issue A	At price : State currency	Issue and allotment date : (dd/mm/yyyy)	(/ /)	
			EGM approval date: (dd/mm/yyyy)	(/ /)	

For Main Board and GEM listed issuers No. of new No. of new shares of shares of issuer which may be issuer issued during the issued month pursuant pursuant thereto as at thereto close of the month Type of Issue Capital reorganisation Class of shares issuable (*Note 1*) (/ / Issue and allotment date: (dd/mm/yyyy) EGM approval date: (dd/mm/yyyy) (/ / Class of shares issuable (*Note 1*) 10. Other State (/ /) At price Issue and allotment (Please specify) currency date: (dd/mm/yyyy) (/ /) EGM approval date: (dd/mm/yyyy)

Total increase / (decrease) in ordinary shares during the month (i.e. Total of A to E):	(1)	N/A
	(2)	N/A
Total increase / (decrease) in preference shares during the month (i.e. Total of A to E):		N/A
Total increase / (decrease) in other classes of shares during the month (i.e. Total of A to E):		N/A
(These figures should be the same as the relevant figures under II above ("Movements in Is	sued Sho	are Capital").)

Total E.

(Ordinary shares) (Preference shares) (Other class)

Remarks (if any):				
Submitted by: FU Yat Hung David Title: Company Secretary (Director, Secretary or other duly authorised officer)				

Notes:

- 1. State the class of shares (e.g. ordinary, preference or other).
- 2. If there is insufficient space, please append the prescribed continuation sheet.