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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 Second Quarter 2013

This statement contains certain operating information about Swire Properties Limited in relation to the second 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 June 2013)</i>	Area Let (New and renewed tenancies) <i>(For the six months ended 30 June 2013)</i>	Reversion⁽¹⁾ <i>(For the six months ended 30 June 2013)</i> <i>(including rent reviews)</i>	Latest Rentals <i>(Headline)</i>
Hong Kong		<i>(sq ft)</i>		<i>(HK\$ psf)</i>
Pacific Place	97%	418,676	+29%	1PP / 2PP: 95 – 110 3PP: 90 – 95
Cityplaza	99%	256,854	+51%	low 40s – mid 40s
TaiKoo Place ⁽²⁾	99%	325,447	+51%	low 40s – mid 40s
One Island East	100%	63,872	+85%	mid 50s – high 60s
Techno-centres ⁽³⁾	100%	204,981	+25%	low 20s – mid 20s
Mainland China		<i>(sq m)</i>		<i>(RMB psm)</i>
TaiKoo Hui Offices	85% ⁽⁴⁾	9,890	N/A	mid 100s – high 100s
ONE INDIGO	95% ⁽⁴⁾	2,800	N/A	low 200s – mid 200s

Retail

Principal Properties	Occupancy <i>(As at 30 June 2013)</i>	Retail Sales Growth <i>(For the six months ended 30 June 2013)</i>
<u>Hong Kong</u>		
Pacific Place Mall	100%	+ 1.9%
Cityplaza Mall	100%	+ 2.9%
Citygate Outlets	100%	+ 19.2%
<u>Mainland China</u>		
Taikoo Li Sanlitun	92% ⁽⁴⁾	+ 15.5 %
TaiKoo Hui Mall	99% ⁽⁴⁾	+ 28.8%
INDIGO Mall	88% ⁽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>			
8 Queen's Road East	81,346 <i>(sq ft)</i>	N/A	- Refurbishment works have been completed. - The whole building has been leased and handed over to the tenant.
23 Tong Chong Street	75,129	2014	- Superstructure and pile cap works in progress.
Somerset House	~1,000,000	2017	- Design in progress. - Vacant possession is expected to be obtained in August 2013.
Tung Chung Town Lot No. 11	~460,000 ⁽⁵⁾	To be confirmed	- Under planning.
<u>Mainland China</u>			
Daci Temple Project, Chengdu ⁽⁶⁾	249,664 <i>(sq m)</i>	From 2013 ⁽⁷⁾	- Superstructure works in progress.
Dazhongli Project, Shanghai	322,315	From 2016	- Site clearance has been completed. - Above ground works in progress.

Principal Properties	GFA (100% basis)	Expected Completion	Development Status
Miami, Florida, USA	(sq ft)		
Brickell CityCentre ⁽⁸⁾ (Phase I & II)	2,935,000	2015 - 2018	- Construction works in progress.

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 early 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
Hong Kong	(sq ft)			
ARGENTA	75,805	2013	2013	- Occupation permit obtained in June 2013.
DUNBAR PLACE	88,555	2013	2014	- Superstructure works in progress.
MOUNT PARKER RESIDENCES	151,954	2013	2014	- Superstructure works in progress.
33 Seymour Road (Phase I)	165,792	2014	2015	- Superstructure works in progress.
33 Seymour Road (Phase II)	195,531	2016	2017	- Foundation works in progress.
Cheung Sha, South Lantau	64,412	2015	2015	- Site formation works in progress.

Trading Properties Being Sold or Pre-sold (As at 29 July 2013)	Saleable Area (100% basis)	Total Units	Units Sold / Pre-sold	Average Sale Price (based on saleable area)
Hong Kong	(sq ft)			(HK\$ psf)
AZURA	24,480 ⁽⁹⁾	126	111 ⁽¹⁰⁾	29,364
ARGENTA	66,765	30	7	35,177 (excl. carpark) 36,190 (incl. carpark)
DUNBAR PLACE	76,432	53	21	21,237
Miami, Florida, USA	(sq ft)			(US\$ psf)
ASIA	26,743 ⁽⁹⁾	123	112 ⁽¹¹⁾	622

Notes:

- (9) Represents the saleable area of remaining unsold units.
- (10) The sales of 98 units were completed in 2012. The sales of the remaining 13 units were completed in 2013.
- (11) The sales of 109 units were completed before 2013. The sales of the remaining 3 units were 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

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

Hong Kong, 30th July 2013

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