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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 2015

This statement contains certain operating information about Swire Properties Limited in relation to the third quarter of 2015. 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 2015)</i>	Reversion ⁽¹⁾ <i>(For the nine months ended 30 Sep 2015)</i> <i>(including rent reviews)</i>	Latest Rentals <i>(Headline)</i>
	<i>(As at 31 Dec 2014)</i>	<i>(As at 30 Sep 2015)</i>			
Hong Kong			<i>(sq ft)</i>		<i>(HK\$ psf)</i>
Pacific Place	94%	99%	219,990	- 2%	1PP / 2PP: 105 – 120 3PP: 90 – 100
Cityplaza	100%	99%	212,204	+ 16%	mid 40s – high 40s
Taikoo Place ⁽²⁾	98%	99%	251,129	+ 11%	mid 40s – high 40s
One Island East	98%	99%	243,448	+ 8%	mid 50s – high 60s
Techno-centres ⁽³⁾	100%	100%	125,219	+ 6%	mid 20s
Overall HK Office	97%	99%	N/A	N/A	N/A
Mainland China			<i>(sq m)</i>		<i>(RMB psm)</i>
TaiKoo Hui Offices	100% ⁽⁴⁾	100%	8,338	N/A	mid 100s – high 100s
ONE INDIGO	100% ⁽⁴⁾	94% ⁽⁴⁾	12,330	N/A	mid 200s – high 200s

Retail

Principal Properties	Occupancy		Retail Sales Growth
	(As at 31 Dec 2014)	(As at 30 Sep 2015)	(For the nine months ended 30 Sep 2015)
<u>Hong Kong</u>			
The Mall, Pacific Place	100%	100%	- 13.7%
Cityplaza	100%	100%	+ 6.7%
Citygate Outlets	100%	100%	- 7.9%
<u>Mainland China</u>			
Taikoo Li Sanlitun	95% ⁽⁴⁾	95% ⁽⁴⁾	+ 4.4%
TaiKoo Hui, Guangzhou	99% ⁽⁴⁾	99% ⁽⁴⁾	+ 19.5%
INDIGO	95% ⁽⁴⁾	97% ⁽⁴⁾	+33.6%
Sino-Ocean Taikoo Li Chengdu	N/A	86% ⁽⁴⁾	N/A

Notes:

- (1) Reversion is the percentage change 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 (100% basis)	Expected Completion	Development Status
<u>Hong Kong</u>			
Somerset House Redevelopment	(sq ft) ~1,020,000	2018	- Excavation and foundation works in progress.
Tung Chung Town Lot No. 11	~460,000 ⁽⁵⁾	2017	- Excavation and foundation works in progress.
New Kowloon Inland Lot No. 6312	~555,000	2017	- Excavation and foundation works in progress.
8 – 10 Wong Chuk Hang Road	~382,500	2018	- Excavation and foundation works in progress.
<u>Mainland China</u>			
HKRI Taikoo Hui, Shanghai	(sq m) 321,198	From 2016 ⁽⁶⁾	- Work on the basement sub-structure near completion. - Above ground construction work in progress.
<u>Miami, Florida, USA</u>			
Brickell City Centre ⁽⁷⁾	(sq ft) 2,211,000 (Phase I) 1,820,000 (Phase II)	From 2015 ⁽⁸⁾ To be determined	- Phase I, construction work in progress. - Phase II, development being planned.

Notes:

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

3. Trading Properties

Trading Properties	GFA <i>(100% basis)</i>	Expected Completion	Expected Handover	Development Status
Hong Kong	<i>(sq ft)</i>			
100 Caine Road	195,533	2016	2017	- Superstructure work in progress.

Trading Properties Being Sold or Pre-sold <i>(As at 5 November 2015)</i>	Saleable Area ⁽⁹⁾ <i>(100% basis)</i>	Total Units	Units Sold / Pre-sold	Average Sale Price ⁽¹⁰⁾ <i>(based on saleable area)</i>
Hong Kong	<i>(sq ft)</i>			<i>(HK\$ psf)</i>
AZURA	-	126	126 ⁽¹¹⁾	31,309
ARGENTA	-	30	30 ⁽¹²⁾	33,466
DUNBAR PLACE	-	53	53 ⁽¹³⁾	22,197
MOUNT PARKER RESIDENCES	2,748	92	91 ⁽¹⁴⁾	24,833
AREZZO	24,018	127	111 ⁽¹⁵⁾	29,564
WHITESANDS	62,957	28	1 ⁽¹⁶⁾	25,754
Miami, Florida, USA	<i>(sq ft)</i>			<i>(US\$ psf)</i>
REACH, Brickell City Centre	112,960	390	329 ⁽¹⁷⁾	mid 600s
RISE, Brickell City Centre	365,178	390	141 ⁽¹⁸⁾	high 600s

Notes:

- (9) Represents the saleable area of the remaining unsold units.
- (10) Excluding carparks.
- (11) The profit from the sale of 122 units was recognised before 2015. The profit from the sale of three units was recognised in the first half of 2015 and the profit from the sale of one unit will be recognised in the second half of 2015.
- (12) The profit from the sale of 27 units was recognised before 2015. The profit from the sale of one unit was recognised in the first half of 2015 and the profit from the sale of the other two units will be recognised in the second half of 2015.
- (13) The profit from the sale of 52 units was recognised in 2014. The profit from the sale of one unit was recognised in the first half of 2015.
- (14) The profit from the sale of 82 units was recognised in 2014. The profit from the sale of nine units was recognised in the first half of 2015.
- (15) The profit from the sale of 96 units was recognised in the first half of 2015 and the profit from the sale of the other 15 units will be recognised in the second half of 2015.
- (16) The profit from the sale of one unit will be recognised in the second half of 2015.
- (17) 329 units have been sold and one of the buyers has an unexpired statutory right of rescission. The development is expected to be completed and available for handover to purchasers from late 2015 or early 2016.
- (18) 141 units have been sold and four of the buyers have unexpired statutory rights of rescission. The development is expected to be completed and available for handover to purchasers from late 2015 or early 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), G.M.C. Bradley, I.K.L. Chu, M. Cubbon, J.B. Rae-Smith, I.S.C. Shiu, A.K.W. Tang;

Non-Executive Directors: P.A. Johansen, M.B. Swire, S.C. Swire; and

Independent Non-Executive Directors: T.G. Freshwater, C. Lee, R.W.M. Lee, G.R.H. Orr, 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), G.M.C. Bradley, M.M.S. Low, D.C.Y. Ho and G.J. Ongley;

Non-Executive Directors: M. Cubbon, P. Healy, 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, 6th November 2015

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太古地產有限公司
David Fu
Company Secretary

Hong Kong, 6th November 2015