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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 Fourth Quarter 2018

This statement contains certain operating information about Swire Properties Limited in relation to the fourth 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) (For the year ended 31 Dec 2018)	Reversion ⁽¹⁾ <i>(For the year ended 31 Dec 2018)</i> <i>(including rent reviews)</i>	Latest Rentals <i>(Headline)</i>
	<i>(As at 31 Dec 2017)</i>	<i>(As at 31 Dec 2018)</i>			
<u>Hong Kong</u>			<i>(sq ft)</i>		<i>(HK\$ psf)</i>
Pacific Place	100%	100%	182,400	+ 26%	1PP / 2PP: 130 – 165 3PP: 115 – 125
Cityplaza ⁽²⁾	98%	99%	151,930	+ 6%	mid 40s – high 40s
Taikoo Place ⁽³⁾	99%	99%	839,715	+ 6%	high 40s – mid 50s
One Island East & One Taikoo Place	100% ⁽⁴⁾	99%	59,811 ⁽⁴⁾	+ 7% ⁽⁴⁾	mid 50s – low 70s
Overall HK Office	99%	99% ⁽⁵⁾	N/A	N/A	N/A
<u>Mainland China</u>			<i>(sq m)</i>		<i>(RMB psm)</i>
TaiKoo Hui Offices	99%	99%	20,916	N/A	mid 100s – low 200s
ONE INDIGO	98%	97%	18,083	N/A	high 200s – low 300s
HKRI Centre 1 & Centre 2	82% ⁽⁵⁾	98% ⁽⁵⁾	27,162	N/A	mid 300s – mid 400s

Retail

Principal Properties	Occupancy		Retail Sales Growth
	(As at 31 Dec 2017)	(As at 31 Dec 2018)	(For the year ended 31 Dec 2018)
<u>Hong Kong</u>			
The Mall, Pacific Place	100%	100%	+ 11.8%
Cityplaza	100%	100%	+ 5.6%
Citygate Outlets	100%	100%	+ 4.3% ⁽⁶⁾
<u>Mainland China</u>			
Taikoo Li Sanlitun	99%	100%	+ 10.8%
TaiKoo Hui, Guangzhou	99%	100%	+ 11.4%
INDIGO	99%	99%	+ 0.3%
Sino-Ocean Taikoo Li Chengdu	95%	99%	+ 21.5%
HKRI Taikoo Hui, Shanghai	96% ⁽⁵⁾	97% ⁽⁵⁾	N/A
<u>Miami, Florida, USA</u>			
Brickell City Centre	88% ⁽⁵⁾	89% ⁽⁵⁾	+ 153.4%

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) Excluding One Taikoo Place, which was completed in September 2018.
- (5) Including space allocated to prospective tenants who have signed letters of intent.
- (6) Excluding area closed for renovation and upgrading works during the year.

2. **Investment Properties and Hotels under Development**

Principal Properties	GFA (100% basis)	Expected Completion	Development Status
<u>Hong Kong</u>			
Tung Chung Town Lot No. 11	(sq ft) ~474,000 ⁽⁷⁾	2019	- Fitting out works in progress.
Two Taikoo Place	~1,000,000	2021 / 2022	- Foundation works in progress.
Po Wah Building, 1-11 Landale Street and 2-12 Anton Street	~218,000	2023	- Office redevelopment under planning.
<u>Mainland China</u>			
Taikoo Li Qiantan, Shanghai	(sq m) 115,841	2020	- Construction of basement and superstructure in progress.

Principal Properties	GFA (100% basis)	Expected Completion	Development Status
<u>Miami, Florida, USA</u>	(sq ft)		
One Brickell City Centre	1,967,000 ^{(8) (9)}	To be determined	- Future development under planning.

Notes:

- (7) 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.
- (8) Represents leasable or saleable area.
- (9) Including residential portion.

3. **Trading Properties**

Trading Properties	GFA (100% basis)	Expected Completion	Expected Handover	Development Status
<u>Hong Kong</u>	(sq ft)			
21-31 Wing Fung Street	30,511 ⁽¹⁰⁾	2022	2022	- Foundation works in progress.

Trading Properties (As at 25 January 2019)	Saleable Area ⁽¹¹⁾ (100% basis)	Total Houses/ Units	Houses/ Units Sold	Average Sale Price (based on saleable area)
<u>Hong Kong</u>	(sq ft)			(HK\$ psf)
WHITESANDS	-	28	28 ⁽¹²⁾	20,610
<u>Miami, Florida, USA</u>	(sq ft)			(US\$ psf)
Reach, Brickell City Centre	51,042	390	363 ⁽¹³⁾	mid 600s
Rise, Brickell City Centre	209,114	390	248 ⁽¹⁴⁾	high 600s

Notes:

- (10) Excluding a retail podium of approximately 3,281 sq ft which will be retained by the Company for investment purposes.
- (11) Represents the saleable area of the remaining unsold units.
- (12) The profit from the sale of 16 houses was recognised before 2018. The profit from the sale of 12 houses was recognised in 2018.
- (13) The profit from the sale of 359 units was recognised before 2018. The profit from the sale of two units was recognised in 2018 and the profit from the sale of two units is expected to be recognised in 2019.
- (14) The profit from the sale of 199 units was recognised before 2018. The profit from the sale of 35 units was recognised in 2018 and the profit from the sale of 14 units is expected to be recognised in 2019.

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

By Order of the Board
SWIRE PROPERTIES LIMITED
太古地產有限公司
David Fu
Company Secretary

Hong Kong, 1st February 2019

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