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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 First Quarter 2018

This statement contains certain operating information about Swire Properties Limited in relation to the first 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 three months ended 31 Mar 2018)	Reversion ⁽¹⁾ (For the three months ended 31 Mar 2018) (including rent reviews)	Latest Rentals (Headline)
	(As at 31 Dec 2017)	(As at 31 Mar 2018)			
<u>Hong Kong</u>			(sq ft)		(HK\$ psf)
Pacific Place	100%	100%	132,934	+ 21%	1PP / 2PP: 125 – 150 3PP: 110 – 115
Cityplaza	97%	97%	122,989	+ 10%	mid 40s – high 40s
Taikoo Place ⁽²⁾	99%	99%	653,067	+ 1%	low 40s – low 50s
One Island East	100%	98%	46,842	+ 6%	mid 50s – high 60s
Overall HK Office	99%	99%	N/A	N/A	N/A
<u>Mainland China</u>			(sq m)		(RMB psm)
TaiKoo Hui Offices	99%	100%	11,198	N/A	mid 100s – low 200s
ONE INDIGO	98%	100%	5,966	N/A	high 200s – low 300s
HKRI Centre 1 & Centre 2	82% ⁽³⁾	87% ⁽³⁾	9,543	N/A	mid 300s – mid 400s

Retail

Principal Properties	Occupancy		Retail Sales Growth
	(As at 31 Dec 2017)	(As at 31 Mar 2018)	(For the three months ended 31 Mar 2018)
<u>Hong Kong</u>			
The Mall, Pacific Place	100%	100%	+ 25.9%
Cityplaza	100%	100%	+ 7.7%
Citygate Outlets	100%	100%	+ 11.7% ⁽⁴⁾
<u>Mainland China</u>			
Taikoo Li Sanlitun	99%	99%	+ 14.7%
TaiKoo Hui, Guangzhou	99%	99%	+ 14.3%
INDIGO	99%	100%	+ 6.4%
Sino-Ocean Taikoo Li Chengdu	95%	96%	+ 31.0%
HKRI Taikoo Hui, Shanghai	96% ⁽³⁾	96% ⁽³⁾	N/A
<u>Miami, Florida, USA</u>			
Brickell City Centre	88% ⁽³⁾	89% ⁽³⁾	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) Including space allocated to prospective tenants who have signed letters of intent.
- (4) Excluding area closed for renovation and upgrading works during the first quarter.

2. Investment Properties and Hotels under Development

Principal Properties	GFA (100% basis)	Expected/ Actual Completion	Development Status
<u>Hong Kong</u>			
One Taikoo Place	(sq ft) ~1,020,000	2018	- The building was topped out in January 2018. - The facade and finishing works are in progress.
Tung Chung Town Lot No. 11	~474,000 ⁽⁵⁾	2018	- Superstructure works in progress.
New Kowloon Inland Lot No. 6312 ⁽⁶⁾	~555,000	2017	- Certificate of Compliance was obtained in April 2018.
South Island Place	~382,500	2018	- Superstructure works in progress.
Two Taikoo Place	~1,000,000	2021 / 2022	- Demolition of Cornwall House in progress. - Foundation works in progress.
Po Wah Building, 1-11 Landale Street and 2-12 Anton Street	To be determined	To be determined	- Redevelopment under planning.

Principal Properties	GFA (100% basis)	Expected/ Actual Completion	Development Status
<u>Mainland China</u>			
HKRI Taikoo Hui, Shanghai	(sq m) 322,078	From 2016	- Shopping mall officially opened in November 2017. - Tenants moving into the HKRI Centre 1 and HKRI Centre 2 progressively. - Hotels and serviced apartments started to open in April 2018.
Qiantan Project, Shanghai	115,854	To be determined	- Construction of underground structure in progress.
<u>Miami, Florida, USA</u>			
Brickell City Centre	(sq ft) 1,967,000 ⁽⁷⁾ ⁽⁸⁾	To be determined	- Future development under planning.

Notes:

- (5) Excluding a public transport terminus of approximately 65,000 sq ft to be built and handed over to the Hong Kong Government upon completion.
- (6) Swire Properties Limited entered into a conditional sale and purchase agreement on 28th October 2016 for the sale of Swire Properties Limited's 100% interest in the company which owns the investment property situated at New Kowloon Inland Lot No. 6312. Completion of the sale is expected in the second quarter of 2018.
- (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⁾	2021	2022	- Redevelopment under planning.

Trading Properties (As at 3 May 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) 9,795	28	24 ⁽¹¹⁾	(HK\$ psf) 20,363
<u>Miami, Florida, USA</u>				
Reach, Brickell City Centre	(sq ft) 51,053	390	363 ⁽¹²⁾	(US\$ psf) mid 600s
Rise, Brickell City Centre	260,666	390	215 ⁽¹³⁾	high 600s

Notes:

- (9) Excluding a retail podium of approximately 4,200 sq ft which will be retained by the Company for investment purpose.
- (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 eight houses is expected to be recognised in 2018.
- (12) The profit from the sale of 359 units was recognised before 2018. The profit from the sale of four units is expected to be recognised in 2018.
- (13) The profit from the sale of 199 units was recognised before 2018. The profit from the sale of 16 units is expected to be recognised in 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: J.R. Slosar (Chairman), I.K.L. Chu, D.P. Cogman, M.M.S. Low;
Non-Executive Directors: M.B. Swire, 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: J.R. Slosar (Chairman), G.M.C. Bradley, F.N.Y. Lung;
Non-Executive Directors: P. Healy, R.S.K. Lim, M.M.S. Low, M.B. Swire; and
Independent Non-Executive Directors: S.E. Bradley, 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, 4th May 2018

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太古地產有限公司
David Fu
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Hong Kong, 4th May 2018