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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: 01972)

**Announcement**
**Quarterly Operating Statement of Swire Properties Limited  
Third Quarter 2021**

This statement contains certain operating information about Swire Properties Limited in relation to the third quarter of 2021. 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 2021)</i>	Reversion <sup>(1)</sup> <i>(For the nine months ended 30 Sep 2021)</i> <i>(including rent reviews)</i>	Latest Rentals <i>(Headline)</i>
	<i>(As at 31 Dec 2020)</i>	<i>(As at 30 Sep 2021)</i>			
<b>Hong Kong</b>			<i>(sq ft)</i>		<i>(HK\$ psf)</i>
Pacific Place	95%	97%	416,741	- 4%	1PP / 2PP: 100 – 120 3PP: 90
Taikoo Place (Overall)	99%	98%	546,307	+ 3%	N/A
One Island East & One Taikoo Place	100%	100%	148,859	+ 8%	mid 50s – low 70s
Other Taikoo Place Office Towers <sup>(2)</sup>	98%	96%	397,448	+ 1%	mid 40s – mid 50s
Overall HK Office	96%	96%	N/A	N/A	N/A
<b>Chinese Mainland</b>			<i>(sq m)</i>		<i>(RMB psm)</i>
Taikoo Hui Offices	95%	95%	24,856	N/A	mid 100s – low 200s
ONE INDIGO	70%	95%	24,621	N/A	low 200s – high 200s
HKRI Centre 1 & Centre 2	97%	100%	30,802	N/A	mid 300s – mid 400s

**Retail**

Principal Properties	Occupancy		Retail Sales Growth <i>(For the nine months ended 30 Sep 2021)</i>
	<i>(As at 31 Dec 2020)</i>	<i>(As at 30 Sep 2021)</i>	
<b><u>Hong Kong</u></b>			
The Mall, Pacific Place	96%	96%	+ 32.2%
Cityplaza	100%	100%	+ 7.1%
Citygate Outlets	99%	99%	+ 21.9%
<b><u>Chinese Mainland</u></b>			
Taikoo Li Sanlitun, Beijing	99%	100%	+ 58.4%
Taikoo Hui, Guangzhou	100%	99%	+ 48.3%
INDIGO, Beijing	98%	98%	+ 10.6%
Sino-Ocean Taikoo Li Chengdu	95%	96%	+ 30.7%
HKRI Taikoo Hui, Shanghai	95%	97%	+ 51.0%
Taikoo Li Qiantan, Shanghai	N/A	85% <sup>(3)</sup>	N/A
<b><u>Miami, Florida, USA</u></b>			
Brickell City Centre	95% <sup>(3)</sup>	98% <sup>(3)</sup>	+ 101.8%

**Notes:**

- (1) Reversion is the percentage change in rent on lease renewals, entry into new leases and rent reviews.
- (2) Including Cambridge House, Devon House, Dorset House, Lincoln House, Oxford House and PCCW Tower.
- (3) 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
<b><u>Hong Kong</u></b>			
Two Taikoo Place	<i>(sq ft)</i> ~1,000,000	2022	- Superstructure topped out. - Curtain wall installation and interior fit out works in progress.
46-56 Queen's Road East	223,303	2023	- Basement works in progress.
<b><u>Chinese Mainland</u></b>			
INDIGO Phase Two	<i>(sq m)</i> 379,388 <sup>(4)</sup>	From late 2025	- Piling works in progress.
<b><u>Miami, Florida, USA</u></b>			
One Brickell City Centre	<i>(sq ft)</i> 1,967,000 <sup>(5) (6)</sup>	To be determined	- Future development under planning.

**Notes:**

- (4) The total GFA is subject to change.
- (5) Represents leasable or saleable area.
- (6) Including residential portion.

### 3. Trading Properties

Trading Properties	GFA (100% basis)	Expected Completion	Expected Handover	Development Status
<b><u>Hong Kong</u></b>				
EIGHT STAR STREET	(sq ft) 30,855 <sup>(7)</sup>	2022	2022	- Interior fitting out works in progress.
Wong Chuk Hang Station Package Four Property Development	638,305	2024	2025	- Superstructure works in progress.
Chai Wan Inland Lot No. 178	694,278	2025	2026	- Land exchange offer accepted in September 2021. - Site formation works in progress.
<b><u>Jakarta, Indonesia</u></b>				
South Jakarta Project	1,122,728	2024	2025	- Foundation works completed.

Trading Properties (As at 2 November 2021)	Saleable Area <sup>(8)</sup> (100% basis)	Total Units	Units Pre-sold/ Sold	Average Sale Price (based on saleable area)
<b><u>Hong Kong</u></b>				
EIGHT STAR STREET	(sq ft) 6,824	37	27 <sup>(9)</sup>	(HK\$ psf) 38,969
<b><u>Singapore</u></b>				
EDEN	0	20	20 <sup>(10)</sup>	(SG\$ psf) 4,827
<b><u>Miami, Florida, USA</u></b>				
Reach, Brickell City Centre	0	390	390 <sup>(11)</sup>	(US\$ psf) mid 600s
Rise, Brickell City Centre	5,431	390	388 <sup>(12)</sup>	mid 600s

**Notes:**

- (7) Excluding a retail podium of approximately 2,851 sq ft which will be retained by the Company for investment purposes.
- (8) Represents the saleable area of the remaining unsold units.
- (9) Sales of 27 units are expected to be recognised in 2022.
- (10) Sales of all 20 units were recognised in the first half of 2021.
- (11) Sales of 365 units were recognised before 2021. Sales of 25 units were recognised in the first half of 2021.
- (12) Sales of 301 units were recognised before 2021. Sales of 86 units were recognised in the first half of 2021 and the sale of one unit is expected to be recognised in the second half of 2021.

**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: G.M.C. Bradley (Chairman), D.P. Cogman, P. Healy, M.J. Murray, Z.P. Zhang;

Non-Executive Directors: M. Cubbon, M.B. Swire, S.C. Swire; and

Independent Non-Executive Directors: P.K. Etchells, T.G. Freshwater, C. Lee, R.W.M. Lee, G.R.H. Orr and Y. Xu.



As at the date of this announcement, the Directors of Swire Properties Limited are:

Executive Directors: G.M.C. Bradley (Chairman), T.J. Blackburn, F.N.Y. Lung, M.S.C. Ma;  
Non-Executive Directors: N.A.H. Fenwick, R.S.K. Lim, M.J. Murray, M.B. Swire; and  
Independent Non-Executive Directors: L.K.L. Cheng, T.T.K. Choi, S.T. Fung, J.L. Wang and  
M.Y. Wu.

By Order of the Board  
**SWIRE PACIFIC LIMITED**  
太古股份有限公司  
St.John Flaherty  
Company Secretary

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**SWIRE PROPERTIES LIMITED**  
太古地產有限公司  
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Hong Kong, 5th November 2021

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