

Next Day Disclosure Return
(Equity issuer - changes in issued shares or treasury shares, share buybacks and/or on-market sales of treasury shares)

Instrument: Equity issuer Status: New Submission

Name of Issuer: Swire Properties Limited 太古地產有限公司

Date Submitted: 12 May 2025

Section I must be completed by a listed issuer where there has been a change in its issued shares or treasury shares which is discloseable pursuant to rule 13.25A of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “Exchange”) (the “Main Board Rules”) or rule 17.27A of the Rules Governing the Listing of Securities on GEM of the Exchange (the “GEM Rules”).

Section I					
1. Class of shares	Ordinary shares	Type of shares	Not applicable	Listed on the Exchange	Yes
Stock code (if listed)	01972	Description			
A. Changes in issued shares or treasury shares					
Events		Changes in issued shares (excluding treasury shares)		Changes in treasury shares	Total number of issued shares
		Number of issued shares (excluding treasury shares)	As a % of existing number of issued shares (excluding treasury shares) before the relevant event (Note 3)	Number of treasury shares	Issue/ selling price per share (Note 4)
Opening balance as at (Note 1) 09 May 2025		5,771,500,400		0	
1). Other (please specify) See Part B Date of changes 12 May 2025			%		
Closing balance as at (Notes 5 and 6) 12 May 2025		5,771,500,400		0	

B. Shares redeemed or repurchased for cancellation but not yet cancelled as at the closing balance date (Notes 5 and 6)					
1). Shares repurchased for cancellation but not yet cancelled Date of changes 01 April 2025	600,000	%		HKD 16.5895	
2). Shares repurchased for cancellation but not yet cancelled Date of changes 02 April 2025	600,000	%		HKD 16.6849	
3). Shares repurchased for cancellation but not yet cancelled Date of changes 03 April 2025	600,000	%		HKD 16.977	
4). Shares repurchased for cancellation but not yet cancelled Date of changes 07 April 2025	600,000	%		HKD 15.8172	
5). Shares repurchased for cancellation but not yet cancelled Date of changes 08 April 2025	600,000	%		HKD 15.3737	
6). Shares repurchased for cancellation but not yet cancelled Date of changes 09 April 2025	600,000	%		HKD 14.9324	
7). Shares repurchased for cancellation but not yet cancelled Date of changes 10 April 2025	600,000	%		HKD 15.5474	
8). Shares repurchased for cancellation but not yet cancelled Date of changes 11 April 2025	600,000	%		HKD 15.5838	
9). Shares repurchased for cancellation but not yet cancelled Date of changes 14 April 2025	600,000	%		HKD 15.9169	
10). Shares repurchased for cancellation but not yet cancelled Date of changes 15 April 2025	600,000	%		HKD 15.9196	
11). Shares repurchased for cancellation but not yet cancelled Date of changes 16 April 2025	600,000	%		HKD 15.9907	

12).	Shares repurchased for cancellation but not yet cancelled Date of changes 17 April 2025	600,000	%		HKD 16.1076	
13).	Shares repurchased for cancellation but not yet cancelled Date of changes 22 April 2025	600,000	%		HKD 16.1613	
14).	Shares repurchased for cancellation but not yet cancelled Date of changes 23 April 2025	600,000	%		HKD 16.3682	
15).	Shares repurchased for cancellation but not yet cancelled Date of changes 24 April 2025	600,000	%		HKD 16.3267	
16).	Shares repurchased for cancellation but not yet cancelled Date of changes 25 April 2025	600,000	%		HKD 16.6568	
17).	Shares repurchased for cancellation but not yet cancelled Date of changes 28 April 2025	600,000	%		HKD 16.7844	
18).	Shares repurchased for cancellation but not yet cancelled Date of changes 29 April 2025	600,000	%		HKD 16.8451	
19).	Shares repurchased for cancellation but not yet cancelled Date of changes 30 April 2025	208,600	%		HKD 16.9463	
20).	Shares repurchased for cancellation but not yet cancelled Date of changes 02 May 2025	7,000	%		HKD 17	
21).	Shares repurchased for cancellation but not yet cancelled Date of changes 06 May 2025	600,000	%		HKD 16.5864	
22).	Shares repurchased for cancellation but not yet cancelled Date of changes 07 May 2025	600,000	%		HKD 16.8069	
23).	Shares repurchased for cancellation but not yet cancelled Date of changes 08 May 2025	600,000	%		HKD 16.6749	

24).	Shares repurchased for cancellation but not yet cancelled	600,000	%		HKD	16.9472	
	Date of changes 09 May 2025						
25).	Shares repurchased for cancellation but not yet cancelled	600,000	0.0104 %		HKD	16.887	
	Date of changes 12 May 2025						

Confirmation

Not applicable

Notes to Section I:

1. *Please insert the closing balance date of the last Next Day Disclosure Return published pursuant to Main Board Rule 13.25A / GEM Rule 17.27A or Monthly Return pursuant to Main Board Rule 13.25B / GEM Rule 17.27B, whichever is the later.*
2. *Please set out all changes in issued shares or treasury shares requiring disclosure pursuant to Main Board Rule 13.25A / GEM Rule 17.27A together with the relevant dates of changes. Each category will need to be disclosed individually with sufficient information to enable the user to identify the relevant category in the listed issuer's Monthly Return. For example, multiple issues of shares as a result of multiple exercises of share options under the same share option scheme or of multiple conversions under the same convertible note must be aggregated and disclosed as one category. However, if the issues resulted from exercises of share options under 2 share option schemes or conversions of 2 convertible notes, these must be disclosed as 2 separate categories.*
3. *The percentage change in the number of issued shares (excluding treasury shares) of the listed issuer is to be calculated by reference to the opening balance of the number of issued shares (excluding treasury shares) being disclosed in this Next Day Disclosure Return.*
4. *In the case of a share repurchase or redemption, the "issue/ selling price per share" shall be construed as "repurchase price per share" or "redemption price per share".*

Where shares have been issued/ sold/ repurchased/ redeemed at more than one price per share, a volume-weighted average price per share should be given.
5. *The closing balance date is the date of the last relevant event being disclosed.*
6. *For repurchase or redemption of shares, disclosure is required when the relevant event has occurred (subject to the provisions of Main Board Rules 10.06(4)(a), 13.25A and 13.31 / GEM Rules 13.13(1), 17.27A and 17.35), even if the repurchased or redeemed shares have not yet been cancelled.*

If repurchased or redeemed shares are to be cancelled upon settlement of such repurchase or redemption after the closing balance date, they shall remain part of the issued shares as at the closing balance date in Part A. Details of these repurchased or redeemed shares shall be disclosed in Part B.
7. *Items (i) to (viii) are suggested forms of confirmation. The listed issuer may amend the item(s) that is/are not applicable to meet individual cases.*
8. *"Identical" means in this context:*
 - *the securities are of the same nominal value with the same amount called up or paid up;*
 - *they are entitled to dividend/interest at the same rate and for the same period, so that at the next ensuing distribution, the dividend/interest payable per unit will amount to exactly the same sum (gross and net); and*
 - *they carry the same rights as to unrestricted transfer, attendance and voting at meetings and rank pari passu in all other respects.*

Section II must also be completed by a listed issuer where it has made a repurchase of shares which is discloseable under Main Board Rule 10.06(4)(a) / GEM Rule 13.13(1).

Repurchase report

Section II					
1. Class of shares	Ordinary shares	Type of shares	Not applicable	Listed on the Exchange	Yes
Stock code (if listed)	01972	Description			
A. Repurchase report					
Trading date	Number of shares repurchased	Method of repurchase (Note 1)	Repurchase price per share or highest repurchase price per share \$	Lowest repurchase price per share \$	Aggregate price paid \$
1). 12 May 2025	600,000	On the Exchange	HKD 17	HKD 16.78	HKD 10,132,200
Total number of shares repurchased	600,000	Aggregate price paid \$ HKD			10,132,200
Number of shares repurchased for cancellation	600,000				
Number of shares repurchased for holding as treasury shares	0				
B. Additional information for issuer who has a primary listing on the Exchange					
1). Date of the resolution granting the repurchase mandate	07 May 2024				
2). Total number of shares which the issuer is authorised to repurchase under the repurchase mandate	585,000,000				
3). Number of shares repurchased on the Exchange or another stock exchange under the repurchase mandate	(a) 92,515,200				
4). As a % of number of issued shares (excluding treasury shares) as at the date of the resolution granting the repurchase mandate (a) x 100 / number of issued shares (excluding treasury shares) as at the date of the resolution granting the repurchase mandate	1.5815 %				
5). Moratorium period for any issue of new shares, or sale or transfer of treasury shares after the share repurchase(s) set out in Part A (Note 2)	Up to 11 June 2025				

We hereby confirm that the repurchases made on the Exchange set out in Part A above were made in accordance with the Main Board Rules and that there have been no material changes to the particulars contained in the Explanatory Statement dated 5 April 2024 which has been filed with the Exchange.

Notes to Section II:

1. *Please state whether the repurchase was made on the Exchange, on another stock exchange (stating the name of the exchange), by private arrangement or by general offer.*
2. *Subject to the carve-out set out in Main Board Rule 10.06(3)(a)/ GEM Rule 13.12, an issuer may not (i) make a new issue of shares, or a sale or transfer of any treasury shares; or (ii) announce a proposed new issue of shares, or a sale or transfer of any treasury shares, for a period of 30 days after any purchase by it of shares, whether on the Exchange or otherwise, without the prior approval of the Exchange.*

Section III must also be completed by a listed issuer where it has made a sale of treasury shares on the Exchange or any other stock exchange on which the issuer is listed which is discloseable under Main Board Rule 10.06B / GEM Rule 13.14B.

Report of on-market sale of treasury shares

Not applicable

Submitted by: Bernadette Lomas
(Name)

Title: Company Secretary
(Director, Secretary or other Duly Authorised Officer)