SWIRE PACIFIC   SWIRE PROPERTIES

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 Second Quarter 2026

This statement contains certain operating information about Swire Properties Limited in relation to the second quarter of 2026. 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 six months ended 30 Jun 2026)*	Reversion [1] *(For the six months ended 30 Jun 2026)*	Latest Rentals *(Headline)*
	(As at 31 Dec 2025)	*(As at 30 Jun 2026)*			
Hong Kong			*(sq ft)*		*(HK$ psf)*
Pacific Place [2]	96%	98%	452,466	- 14%	1PP / 2PP: 90 – 100 3PP: 80 – 90
Taikoo Place (Overall) [3]	89%	90%	874,043	- 16%	N/A
One Island East & One Taikoo Place	91%	91%	99,850	- 14%	low 50s – mid 60s
Two Taikoo Place	73%	80%	N/A	N/A	low 50s – high 50s
Other Taikoo Place Office Towers [4]	88%	88%	774,193	- 17%	mid 30s – high 40s
Overall HK Office [3] [5]	91% [6]	92% [6]	N/A	N/A	N/A
Chinese Mainland			*(sq m)*		*(RMB psm)*
Taikoo Hui Offices	90%	90%	7,403	N/A	mid 100s – high 100s
ONE INDIGO [7]	93%	96%	11,230	N/A	mid 100s – mid 200s
HKRI Centre 1 & Centre 2	93%	96%	33,010	N/A	low 300s – low 400s

Retail

Principal Properties	Occupancy		Retail Sales [8] *(For the six months ended 30 Jun 2026)*
	(As at 31 Dec 2025)	*(As at 30 Jun 2026)*	
Hong Kong			
The Mall, Pacific Place	100%	100%	+ 14.9%
Cityplaza	100%	100%	+ 3.3%
Citygate Outlets	100%	100%	+ 16.3%
Chinese Mainland [9]			
Taikoo Li Sanlitun, Beijing	99%	100%	+ 63.2%
Taikoo Hui, Guangzhou	100%	100%	+ 9.3%
INDIGO, Beijing [7]	99%	98%	+ 3.2%
Taikoo Li Chengdu	97%	98%	+ 13.8%
HKRI Taikoo Hui, Shanghai	96%	98%	+ 82.2%
Taikoo Li Qiantan, Shanghai	98%	98%	+ 13.9%

Notes:

(1) Reversion is the percentage change in rent on office lease renewals, new leases and rent reviews, but excluding certain long-term leases.
(2) Including One Pacific Place, Two Pacific Place and Three Pacific Place.
(3) Excluding Two Taikoo Place, which was completed in September 2022.
(4) Including Cambridge House, Dorset House, FWD Tower, Lincoln House, Oxford House and PCCW Tower.
(5) Excluding Six Pacific Place, which was completed in February 2024.
(6) Including Two Taikoo Place and Six Pacific Place, the occupancy rate was 89% at 31 December 2025 and 90% at 30 June 2026 respectively.
(7) Part of Taikoo Place Beijing.
(8) Excluding sales by vehicle retailers and representing year-on-year change.
(9) Phase 1 of the retail portion of Taikoo Li Julong Wan Guangzhou opened progressively from December 2025. The occupancy rate was 76% as of 30 June 2026.

2. Investment Properties and Hotels under Development

Principal Properties	GFA *(100% basis)*	Expected Completion	Development Status
Chinese Mainland	*(sq m)*		
Taikoo Li Qiantan (New Retail Phase) and Qiantan Place *(formerly known as "Shanghai New Bund Mixed-use Project")*	273,484	2026	- Office towers and retail portion topped out. - Façade and interior fit-out works in progress.
Lujiazui Taikoo Yuan, Shanghai	268,158 [10]	From 2026	- Office towers topped out. Superstructure works of retail portion completed. - Façade and interior fit-out works in progress.
Taikoo Li Sanya [11]	231,038 [10]	From 2026	- Superstructure, façade, mechanical and electrical installation and interior fit-out works in progress.
Taikoo Place Beijing	375,837	From 2026	- Superstructure topped out. Façade, mechanical and electrical installation works in progress.
Taikoo Li Xi'an	269,056 [10]	From 2027	- Basement and superstructure works in progress.
Taikoo Li Julong Wan Guangzhou	77,528 [12]	From 2027 [9]	- Basement and superstructure works in progress.
Phase 3 of Taikoo Hui, Guangzhou	60,831	From 2028	- Design development in progress.

Notes:
(10) The total GFA is subject to change.
(11) Project name to be confirmed.
(12) Representing GFA of the sites as at 30 June 2026. The GFA will increase to approximately 150,000 sq m, subject to further relevant transaction agreements.

3. Trading Properties

Trading Properties	GFA *(100% basis)*	Expected/ Actual Completion	Expected Handover	Development Status
Hong Kong	*(sq ft)*			
THE HEADLAND RESIDENCES	692,274 (13)	From 2025	From 2026	- Occupation permit for Phase 1 and Phase 2 obtained in August 2025 and June 2026 respectively.
269 Queen's Road East	102,990 (14)	2027	2027	- Superstructure works in progress.
983-987A King's Road and 16-94 Pan Hoi Street	405,443 (10) (15)	2028	2029	- Foundation works in progress.
Chinese Mainland	*(sq m)*			
Century Summit, Shanghai	68,493	2026	By the end of 2026	- Façade and interior fit-out works in progress.
Century Heights, Shanghai	39,186	2026	By the end of 2026	- Façade and interior fit-out works in progress.
Lujiazui Taikoo Yuan Residences, Shanghai	113,596 (10) (16)	From 2026	From 2026	- Façade and interior fit-out works in progress.
Bangkok, Thailand	*(sq ft)*			
Upper House Residences Bangkok and The Wireless Residences by Upper House	1,632,067 (10)	From 2030	From 2030	- Substructure works in progress.
Miami, Florida, U.S.A.	*(sq ft)*			
The Residences at Mandarin Oriental, Miami	2,685,801 (17)	2030	2030	- Demolition debris removal in progress.

Trading Properties *(As at 24 Jul 2026)*	Remaining Saleable Area *(100% basis)*	Total Units	Units Sold/ Pre-sold	Average Sale Price *(based on transacted saleable area)*
Hong Kong	*(sq ft)*			*(HK$ psf)*
EIGHT STAR STREET	-	37	37 (18)	40,055
LA MONTAGNE Phase 4A	39,158	432	360 (19)	26,481
LA MONTAGNE Phase 4B	223,926	368	86 (20)	38,602
THE HEADLAND RESIDENCES Phase 1	183,476	592	352 (21)	17,273
Jakarta, Indonesia	*(sq ft)*			*(IDR psf)*
Savyavasa	408,537	402	209 (22)	5,968,098
Miami, Florida, U.S.A.	*(sq ft)*			*(US$ psf)*
The Residences at Mandarin Oriental, Miami (Residential portion)	364,842	326	195 (23)	~2,600

Trading Properties *(100% basis)* *(As at 30 Jun 2026)*	Remaining Saleable Area	Total Saleable Area	Saleable Area Sold	Average Sale Price *(based on total saleable area)*
Chinese Mainland	*(sq m)*	*(sq m)*	*(sq m)*	*(RMB psm)*
Century Summit, Shanghai	581	68,564	67,983 (24)	129,800
Century Heights, Shanghai	1,535	39,404	37,869 (25)	132,000
Lujiazui Taikoo Yuan Residences, Shanghai	23,642	110,224	86,582 (26)	178,407

Notes:

(13) Excluding a retail shop of approximately 1,968 sq ft.
(14) Excluding a retail podium of approximately 13,197 sq ft.
(15) Excluding a retail podium of approximately 50,004 sq ft.
(16) Excluding the public rental housing of approximately 6,682 sq m to be handed over to the Government upon completion.
(17) Construction floor area of the project including hotel portion and subject to change.
(18) Sales of 36 units were recognised before 2026. Sale of one unit is expected to be recognised in the second half of 2026.
(19) Sales of 289 units were recognised in 2025. Sales of 56 units were recognised in the first half of 2026. Sales of 15 units are expected to be recognised in the second half of 2026.
(20) Sales of 76 units are expected to be recognised in the second half of 2026. Sales of 10 units are expected to be recognised in 2027.
(21) Sales of 352 units are expected to be recognised in the second half of 2026.
(22) Sales of 64 units were recognised in the first half of 2026. Sales of 145 units are expected to be recognised in the second half of 2026.
(23) Sales of 195 units are expected to be recognised in 2030, three of which are still in rescission period.
(24) Sales of saleable area of 67,983 sq m are expected to be recognised from the end of 2026.
(25) Sales of saleable area of 37,869 sq m are expected to be recognised from the end of 2026.
(26) Sales of saleable area of 17,088 sq m are expected to be recognised from the end of 2026. Sales of saleable area of 69,494 sq m are expected to be recognised from the end of 2027.

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: Guy Bradley (Chairman), David Cogman, Martin Murray;
Non-Executive Directors: Gordon McCallum, Gordon Orr, Merlin Swire; and
Independent Non-Executive Directors: Anna Cheung, Paul Etchells, Clara Ho, Xu Ying and Bonnie Zhang.

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

Executive Directors: Guy Bradley (Chairman), Tim Blackburn, Mabelle Ma, Roy Shearer;
Non-Executive Directors: David Cogman, Adam Fenwick, Raymond Lim, Richard Sell, Merlin Swire; and
Independent Non-Executive Directors: Thomas Choi, Spencer Fung, May Wu, Yan Yan and Angela Zhu.

By Order of the Board
SWIRE PACIFIC LIMITED
太古股份有限公司
Bernadette Lomas
Company Secretary

Hong Kong, 31st July 2026

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太古地產有限公司
Bernadette Lomas
Company Secretary

Hong Kong, 31st July 2026