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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 First Quarter 2023

This statement contains certain operating information about Swire Properties Limited in relation to the first quarter of 2023. 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 2023)	Reversion <sup>(1)</sup>  (For the three months ended 31 Mar 2023) (including rent reviews)	Latest Rentals  (Headline)
	(As at 31 Dec 2022)	(As at 31 Mar 2023)			
<b>Hong Kong</b>			(sq ft)		(HK\$ psf)
Pacific Place	97%	96%	193,869	- 11%	1PP / 2PP: 100 – 115 3PP: 95
Taikoo Place (Overall) <sup>(2)</sup>	96%	95%	384,073	- 9%	N/A
One Island East & One Taikoo Place	97%	97%	108,220	- 7%	mid 50s – low 70s
Two Taikoo Place	53% <sup>(3)</sup>	56% <sup>(3)</sup>	N/A	N/A	low 50s – high 60s
Other Taikoo Place Office Towers <sup>(4)</sup>	95%	93%	275,853	- 10%	low 40s – low 50s
Overall HK Office <sup>(2)</sup>	96% <sup>(5)</sup>	94% <sup>(5)</sup>	N/A	N/A	N/A
<b>Chinese Mainland</b>			(sq m)		(RMB psm)
Taikoo Hui Offices	94%	93%	71,812	N/A	mid 100s – low 200s
ONE INDIGO	94%	92%	2,098	N/A	mid 200s – mid 300s
HKRI Centre 1 & Centre 2	99%	99%	41,497	N/A	mid 300s – mid 400s

**Retail**

Principal Properties	Occupancy		Retail Sales Growth <sup>(6)</sup>
	(As at 31 Dec 2022)	(As at 31 Mar 2023)	(For the three months ended 31 Mar 2023)
<b><u>Hong Kong</u></b>			
The Mall, Pacific Place	96%	96%	+ 68.6%
Cityplaza	100%	100%	+ 20.2%
Citygate Outlets	100%	100%	+ 96.1%
<b><u>Chinese Mainland</u></b>			
Taikoo Li Sanlitun, Beijing	94%	96%	Unchanged
Taikoo Hui, Guangzhou	99%	100%	+ 13.3%
INDIGO, Beijing	100%	100%	+ 4.0%
Sino-Ocean Taikoo Li Chengdu	95%	95%	+ 21.2%
HKRI Taikoo Hui, Shanghai	97%	97%	+ 9.2%
Taikoo Li Qiantan, Shanghai	93% <sup>(3)</sup>	94% <sup>(3)</sup>	+ 107.3%
<b><u>Miami, Florida, USA</u></b>			
Brickell City Centre	89% <sup>(3)</sup>	90% <sup>(3)</sup>	+ 14.3%

**Notes:**

- (1) Reversion is the percentage change in rent on lease renewals, entry into new leases and rent reviews.
- (2) Excluding Two Taikoo Place, which was completed in September 2022.
- (3) Including space allocated to prospective tenants who have signed letters of intent.
- (4) Including Cambridge House, Devon House, Dorset House, Lincoln House, Oxford House and PCCW Tower.
- (5) Including Two Taikoo Place, the occupancy rate was 91% at 31 December 2022 and 90% at 31 March 2023.
- (6) Excluding sales by vehicle retailers.

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

Principal Properties	GFA (100% basis)	Expected Completion	Development Status
<b><u>Hong Kong</u></b>			
Six Pacific Place	(sq ft) 223,303 <sup>(7)</sup>	2023	- Superstructure topped out. - Interior fit out works in progress.
<b><u>Chinese Mainland</u></b>			
INDIGO Phase Two	(sq m) 375,837	From mid-2025	- Basement and superstructure works in progress.
Taikoo Li Xi'an	276,069	Q4 2025	- Site handover in progress.
Sanya Retail Project	199,130	From late 2024	- Excavation works in progress.
<b><u>Miami, Florida, USA</u></b>			
One Brickell City Centre	(sq ft) 1,510,000 <sup>(8)</sup>	To be determined	- Future development under planning.

**Notes:**

- (7) Including GFA of approximately 5,000 sq ft which is subject to approval from government departments.
- (8) Represents leasable area.

### 3. Trading Properties

Trading Properties	GFA (100% basis)	Expected Completion	Expected Handover	Development Status
<b><u>Hong Kong</u></b>				
Wong Chuk Hang Station Package Four Property Development	(sq ft) 638,305	2024	2025	- Superstructure works in progress.
Chai Wan Inland Lot No. 178	692,276 <sup>(9)</sup>	2025	2027	- Superstructure works and foundation works in progress at relevant sites.
269 Queen's Road East	102,990 <sup>(10)</sup>	2025	2026	- Works preparatory to demolition in progress.
<b><u>Jakarta, Indonesia</u></b>				
Savyavasa	1,122,728	2024	2025	- Superstructure works in progress.
<b><u>Bangkok, Thailand</u></b>				
Wireless Road Site	1,352,012 <sup>(11)</sup>	To be determined	To be determined	- Development scheme under planning.

Trading Properties (As at 27 April 2023)	Saleable Area <sup>(12)</sup> (100% basis)	Total Units	Units Sold/ Pre-sold	Average Sale Price (based on saleable area)
<b><u>Hong Kong</u></b>				
EIGHT STAR STREET	(sq ft) 5,785	37	30 <sup>(13)</sup>	(HK\$ psf) 38,518
<b><u>Jakarta, Indonesia</u></b>				
Savyavasa	846,115	402	55 <sup>(14)</sup>	(IDR psf) 6,184,966

**Notes:**

- (9) Excluding a retail podium of approximately 2,002 sq ft.  
(10) Excluding a retail podium of approximately 13,197 sq ft.  
(11) The total GFA is subject to change.  
(12) Represents the saleable area of the remaining unsold units.  
(13) Sales of 27 units were recognised in 2022. Sales of three units are expected to be recognised in 2023.  
(14) Sales of 55 units are expected to be recognised in 2025.

**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: G.D. McCallum, M.B. Swire; and  
Independent Non-Executive Directors: P.K. Etchells, C. Lee, R.W.M. Lee, E.M. Ngan, G.R.H. Orr, Y. Xu and B.Y. Zhang.

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  
Bernadette M. Lomas  
Company Secretary

Hong Kong, 5th May 2023



By Order of the Board  
**SWIRE PROPERTIES LIMITED**  
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Hong Kong, 5th May 2023