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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 2026

This statement contains certain operating information about Swire Properties Limited in relation to the third 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 nine months ended 30 Sep 2026)*	Reversion [1] *(For the nine months ended 30 Sep 2026)*	Latest Rentals *(Headline)*
	(As at 31 Dec 2025)	*(As at 30 Sep 2026)*			
Hong Kong			*(sq ft)*		*(HK$ psf)*
Pacific Place [2]	96%	97%	470,739	- 12%	1PP / 2PP: 90 – 105 3PP: 85 – 95
Taikoo Place (Overall) [3]	89%	90%	934,991	- 14%	N/A
One Island East & One Taikoo Place	91%	92%	99,850	- 13%	low 50s – mid 60s
Two Taikoo Place	73%	80%	N/A	N/A	low 50s – high 50s
Other Taikoo Place Office Towers [4]	88%	89%	835,141	- 14%	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%	92%	13,036	N/A	mid 100s – high 100s
One Taikoo Place *(formerly known as "ONE INDIGO")*	93%	98%	13,585	N/A	mid 100s – mid 200s
HKRI Centre 1 & Centre 2	93%	95%	32,285	N/A	low 300s – low 400s

Retail

Principal Properties	Occupancy		Retail Sales [7] (For the nine months ended 30 Sep 2026)
	(As at 31 Dec 2025)	(As at 30 Sep 2026)	
Hong Kong			
The Mall, Pacific Place	100%	100%	+ 14.8%
Cityplaza	100%	100%	+ 2.3%
Citygate Outlets	100%	100%	+ 14.0%
Chinese Mainland [8]			
Taikoo Li Sanlitun, Beijing	99%	100%	+ 59.8%
Taikoo Hui, Guangzhou	100%	100%	+ 3.8%
Taikoo Place West, Beijing *(formerly known as "INDIGO, Beijing")*	99%	97%	+ 1.1%
Taikoo Li Chengdu	97%	98%	+ 11.3%
HKRI Taikoo Hui, Shanghai	96%	97%	+ 52.6%
Taikoo Li Qiantan, Shanghai	98%	98%	+ 10.2%

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 91% at 30 September 2026 respectively.
(7) Excluding sales by vehicle retailers and representing year-on-year change.
(8) Phase 1 of the retail portion of Taikoo Li Julong Wan Guangzhou opened progressively from December 2025. The occupancy rate was 81% as at 30 September 2026.

2. Investment Properties and Hotels under Development

Principal Properties	GFA (100% basis)	Expected Completion	Development Status
Hong Kong	*(sq ft)*		
1, 9-43 Hoi Wan Street and 29-41 Tong Chong Street	~500,000	2032	- Design development in progress.
Chinese Mainland	*(sq m)*		
Taikoo Li Qiantan (New Retail Phase) and Qiantan Place	273,484	2026	- Office towers and retail portion topped out. - Façade and interior fit-out works in progress.
Lujiazui Taikoo Yuan, Shanghai	268,158 [9]	From 2026	- Office towers topped out. Superstructure works of retail portion completed. - Façade and interior fit-out works in progress.
CDF Taikoo Li Sanya *(formerly known as "Taikoo Li Sanya")*	231,038 [9]	From 2026	- Occupation permit for Phase A obtained in August 2026. - Superstructure, façade, mechanical and electrical installation and interior fit-out works in progress for Phase B.
Taikoo Place Beijing	375,837	From 2026	- Occupation permit for west parcel obtained in September 2026. - Façade, mechanical and electrical installation and interior fit-out works in progress for east parcel.
Taikoo Li Xi'an	269,056 [9]	From 2027	- Phase 1 topped out. Basement and superstructure works in progress in the remaining areas.
Taikoo Li Julong Wan Guangzhou	77,528 [10]	From 2027 [8]	- Basement and superstructure works in progress.
Phase 3 of Taikoo Hui, Guangzhou	60,831	From 2028	- Structure and façade works in progress.

Notes:
(9) The total GFA is subject to change.
(10) Representing GFA of the sites as at 30 September 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 Completion	Expected Handover	Development Status
Hong Kong	*(sq ft)*			
269 Queen's Road East	102,990 (11)	2027	2027	- Superstructure works in progress.
983-987A King's Road and 16-94 Pan Hoi Street	405,443 (9) (12)	2029	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 completed.
Century Heights, Shanghai	39,186	2026	By the end of 2026	- Façade and interior fit-out works completed.
Lujiazui Taikoo Yuan Residences, Shanghai	113,596 (9) (13)	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 (9)	From 2030	From 2030	- Substructure works in progress.
Miami, Florida, U.S.A.	*(sq ft)*			
The Residences at Mandarin Oriental, Miami	2,651,933 (14)	2030	2030	- Foundation works in progress.

Trading Properties *(As at 25 Oct 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)*
LA MONTAGNE Phase 4A	38,305	432	361 (15)	26,538
LA MONTAGNE Phase 4B	202,034	368	110 (16)	39,249
THE HEADLAND RESIDENCES Phase 1	153,886	592	406 (17)	17,553
THE HEADLAND RESIDENCES Phase 2	213,838	258	11 (18)	19,466
Jakarta, Indonesia	*(sq ft)*			*(IDR psf)*
Savyavasa	415,081	402	206 (19)	5,988,601
Bangkok, Thailand	*(sq ft)*			*(HK$ psf)*
Upper House Residences Bangkok and The Wireless Residences by Upper House	687,914	395	~100 (20)	~12,000
Miami, Florida, U.S.A.	*(sq ft)*			*(US$ psf)*
The Residences at Mandarin Oriental, Miami (Residential portion)	326,886	326	208 (21)	~2,600

Trading Properties *(100% basis) (As at 30 Sep 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 (22)	129,800
Century Heights, Shanghai	1,318	39,404	38,086 (23)	132,000
Lujiazui Taikoo Yuan Residences, Shanghai	11,577	110,224	98,647 (24)	178,407

Notes:

(11) Excluding a retail podium of approximately 13,197 sq ft.
(12) Excluding a retail podium of approximately 50,004 sq ft.
(13) Excluding the public rental housing of approximately 6,682 sq m to be handed over to the Government upon completion.
(14) Construction floor area of the project including hotel portion and subject to change.
(15) Sales of 289 units were recognised in 2025. Sales of 56 units were recognised in the first half of 2026. Sales of 16 units are expected to be recognised in the second half of 2026.
(16) Sales of 100 units are expected to be recognised in the second half of 2026. Sales of 10 units are expected to be recognised in 2027.
(17) Sales of 399 units are expected to be recognised in the second half of 2026. Sales of seven units are expected to be recognised in 2027.
(18) Sales of 11 units are expected to be recognised in 2027.
(19) Sales of 64 units were recognised in the first half of 2026. Sales of 142 units are expected to be recognised in the second half of 2026.
(20) Sales of ~100 units are expected to be recognised from 2030.
(21) Sales of 208 units are expected to be recognised in 2030, one of which is still in rescission period.
(22) Sales of saleable area of 67,983 sq m are expected to be recognised from the end of 2026.
(23) Sales of saleable area of 38,086 sq m are expected to be recognised from the end of 2026.
(24) Sales of saleable area of 17,088 sq m are expected to be recognised from the end of 2026. Sales of saleable area of 81,559 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, 5th November 2026

By Order of the Board
SWIRE PROPERTIES LIMITED
太古地產有限公司
Bernadette Lomas
Company Secretary

Hong Kong, 5th November 2026