

About Swire Properties

Swire Properties is a leading developer, owner and operator of mixed-use, principally commercial properties in Hong Kong and Mainland China, with a well-established record of creating long-term value by transforming urban areas. Founded in Hong Kong in 1972, Swire Properties is listed on the Stock Exchange of Hong Kong Limited and, with its subsidiaries, employs around 4,500 people.

Our business comprises three main areas: (i) property investment, namely the development, leasing and management of commercial, retail and residential properties as a long term investment; (ii) property trading, that is the development and construction of properties, principally luxury residential apartments, for sale; and (iii) hotel investment.

Our key competitive strength lies in our ability to conceive, design, develop and manage commercial projects that are transformational in terms of scale and impact. We have developed and refined our strengths and capabilities for over 40 years. (www.swireproperties.com)

A. Investment portfolio

Swire Properties' investment portfolio comprises office and retail properties, serviced apartments, hotels and luxury residential projects. Our Hong Kong investment property attributable portfolio totals approximately 15.9 million sq ft (over 1.48 million sqm) of gross floor area (GFA), with Taikoo Place, Cityplaza and Pacific Place as core holdings, reflecting Swire Properties' strength in building communities.

▪ Taikoo Place

Taikoo Place is a leading decentralised office area in Hong Kong with a thriving hub of 10 inter-connected office towers with a total gross floor area of over 6.64 million sq ft (approximately 617,000 sqm)*. Each office building boasts cutting-edge, flexible design and top-notch facilities, combining the value of style with business needs. The office towers at Taikoo Place are known for their energy efficiency and sustainable design, with our fully-owned Grade-A offices rated "Platinum" by BEAM (Building Environment Assessment Method).

Tong Chong Street, located at Taikoo Place, offers an excellent open-air plaza for hosting cultural and entertainment events, streetside performances and charitable fundraising, adding value and lifestyle benefits to the business community. A multi-purpose venue ArtisTree in Cornwall House, Taikoo Place offers 20,000 sq ft of space for large-scale cultural events and exhibitions.

A co-working space and tech startup accelerator "blueprint" was launched in early 2015 to support entrepreneurship in Hong Kong and nurture a culture of innovation and creativity at the Taikoo Place business district. (www.taikooplace.com)

▪ Cityplaza

Cityplaza features Hong Kong Island's biggest shopping mall by gross floor area which provides a host of retail, dining and entertainment outlets, as well as three Grade-A office towers with a total GFA of 3.27 million sq ft (approximately 304,000 sqm). The lifestyle business hotel run by Swire Hotels, EAST, was opened in January 2010 to provide premium dining and accommodation to the growing Cityplaza community. Cityplaza sits atop Tai Koo MTR station, offering great accessibility for its retail and office tenants, shoppers and residents alike. (www.cityplaza.com)

- **Pacific Place**

Located in the Central Business District of Hong Kong, Pacific Place is a premier mixed-use development comprising a shopping mall, three office towers, luxury serviced apartments and four high-end hotels. Offering over 711,000 sq ft (over 66,000 sqm) GFA of retail space, The Mall, Pacific Place is Hong Kong's premier shopping and social destination. It houses approximately 140 retail and catering outlets, including a full collection of international luxury brands. The mall seamlessly linked to four five-star hotels and a premium business community of approximately 2.19 million sq ft (over 203,000 sqm) of Grade-A office space, and incorporating serviced apartments. The Upper House, the luxury hotel managed by Swire Hotels has won several critical acclaims. Pacific Place is directly connected to MTR station. (www.pacificplace.com.hk)

- **Citygate**

Located in Tung Chung near the Hong Kong International Airport on Lantau Island, the core of Citygate complex is Citygate Outlets, a premier outlet shopping mall with a GFA of over 462,000 sq ft (approximately 43,000 sqm)* consisting of six levels of shops, a majority of which are outlets selling clothing and sportswear. The rest of Citygate complex is made up of a nine-storey office building (One Citygate) with a total GFA of approximately 161,000 sq ft,(approximately 15,000 sqm)* and Novotel Citygate Hong Kong, a 440-room hotel managed by Novotel. The Company has a 20% interest in and manages Citygate. (www.citygateoutlets.com.hk)

B. Trading portfolio

Over the years, the Company has developed and sold residential apartments in many parts of Hong Kong and Kowloon, including 3 Coombe Road, 5 Star Street, AZURA, AREZZO, ARGENTA, DUNBAR PLACE, MOUNT PARKER RESIDENCES, Harbour Heights, Island Place, Island Lodge, Lei King Wan, Les Saisons, OPUS HONG KONG, Ocean Shores, Parkvale, Robinson Place, Sunningdale, Taikoo Shing, The Albany, The Floridian, The Orchards, Tung Chung Crescent & Seaview Crescent, StarCrest, WHITESANDS, and Village Gardens (in alphabetical order).

C. International presence

Outside Hong Kong, Swire Properties has a presence in Mainland China, Singapore and the US.

- **Mainland China**

The company has an attributable portfolio amounting to over 9.4 million sq ft (over 870,000 sqm), including five mixed-use developments in Beijing, Guangzhou, Chengdu and Shanghai.

Taikoo Li Sanlitun, Beijing

Situated in the Chaoyang District of Beijing, Taikoo Li Sanlitun was our first retail development opened in Mainland China. Featuring an open-plan lane-driven design, the development comprises two neighbouring retail sites and a luxury hotel, The Opposite House, which is managed by Swire Hotels. In total, the project has a GFA of approximately 1.47 million sq ft (over 136,000 sqm) and is home to approximately 220 retail outlets, including flagship stores, lifestyle brands, and restaurants serving regional and international cuisines. The development is wholly owned by the Company. (www.taikoolisanlitun.com)

INDIGO, Beijing

Situated in Chaoyang District of Beijing, INDIGO is a retail-led mixed-use project with a total GFA of over 1.89 million sq ft (approximately 176,000 sqm)*. It consists of a shopping mall, a Grade-A office tower (ONE INDIGO), as well as a 369-room lifestyle business hotel, EAST, Beijing. The development officially opened in

September 2012 and linked to the Beijing Metro Line 14, which opened in December 2014. The Company has a 50% stake of this joint venture. (www.indigobeijing.com)

TaiKoo Hui, Guangzhou

With its prime location in the Tianhe Central Business District of Guangzhou, TaiKoo Hui is the Company's largest investment property in Mainland China with a total GFA of approximately 3.84 million sq ft (approximately 357,000 sqm)*. Located at a transportation hub with direct access to Guangzhou's metro system, TaiKoo Hui comprises a premium shopping mall, two Grade-A office towers, the Mandarin Oriental with serviced apartments and a cultural centre owned by a third party. The TaiKoo Hui shopping mall and office towers opened in 2011, while the hotel with serviced apartments opened in January 2013. We have a 97% stake of this project. (www.taikoohui.com)

Daci Temple Project, Chengdu

The Daci Temple Project, in the Jinjiang District of Chengdu near the Chunxi Road shopping district, is a large-scale retail-led development of over 2.86 million sq ft (over 265,000 sqm)*. It consists of an open-plan, lane-driven mall retail complex Sino-Ocean Taikoo Li Chengdu, a boutique hotel The Temple House with 100 guest rooms and 42 serviced apartments, and a Grade-A office tower Pinnacle One. The complex will be conveniently accessible from the Chunxi Road interchange station of Metro Lines 2 and 3. Opened in phases since October 2014, Sino-Ocean Taikoo Li Chengdu is 50% owned by the Company.

HKRI Taikoo Hui, Shanghai

HKRI Taikoo Hui is a large-scale retail-led mixed-use development. It occupies a prime location on Nanjing West Road, one of Shanghai's major shopping thoroughfares, in the Jingan District of Puxi, Shanghai. With excellent transport connections, the development comprises a retail mall, two offices towers and three hotels/serviced apartments of approximately 3.46 million sq ft (over 321,000 sqm)*. HKRI Taikoo Hui is scheduled to open in phases from 2016. The Company owns a 50% stake of the development.

▪ US

Swire Properties Inc., established in Miami since 1979, is one of South Florida's leading international developers of urban office, hotel and condo real estate. The Company is known for its US\$1 billion master-planned development of Brickell Key in Miami, Florida. This island mixed-use community includes two office buildings, commercial retail, eight condominium towers and the Mandarin Oriental, Miami.

Brickell City Centre, Miami

Brickell City Centre is an urban mixed-use development in the Brickell financial district in Miami, Florida. Phase I of the development consists of a shopping centre, EAST Miami hotel and serviced apartments, two office buildings and two residential towers. Phase II of the development is planned to consist of an 80-storey mixed-use tower comprising retail, office, hotel and residential space. The GFA of both phases totals 6.352 million sq ft (approximately 590,000 sqm)*.

With sustainability elements such as the exclusive Climate Ribbon™, an elevated trellis composed of steel, fabric and a continuous surface of glass that will connect all parcels of the development and create a comfortable microclimate for shoppers, Brickell City Centre will become a metropolitan destination. As the largest private-sector project currently under construction in Miami, Brickell City Centre has commenced construction work on Phase I in 2012 with completion scheduled by the end of 2015. The Company owns

100% of the office, hotel and residential portions and 86.5% of the retail portion of the development. (www.brickellcitycentre.com)

▪ Singapore

In December 2012, Swire Properties agreed to acquire eight residential units at Hampton Court, 2 Draycott Park in Singapore as investment properties.

D. Hotel portfolio

Launched in 2008, Swire Hotels owns and manages hotels in Hong Kong, Mainland China and the US. The House Collective, including The Opposite House, The Upper House and The Temple House, is a group of small, individual hotels in Asia providing highly personalised experiences for our guests. We are creating highly distinctive hotels, individually named, that are each uniquely designed by talented architects and designers.

The EAST hotel brand is expanding rapidly. The 345-room EAST, Hong Kong opened in 2010, with Sugar its vibrant rooftop bar becoming a landmark destination in its own right. We have since introduced EAST, Beijing within our INDIGO complex and will launch the EAST, Miami in the US at Brickell City Centre in 2015.

Swire Hotels owns and manages restaurants in Hong Kong. Plat du Jour is a French bistro in Quarry Bay. Ground PUBLIC is a café and PUBLIC is a restaurant at One Island East. The Continental is an all-day grand café at Pacific Place. (www.swirehotels.com)

E. Sustainable Development

Swire Properties incorporates social, economic and environmental risks and benefits into our business decision-making. We take sustainability considerations into account through all phases of a development project: from inception, design, procurement, and construction and occupation to demolition or conversion.

Environment

Swire Properties aims to reduce its environmental impact by minimising and effectively managing its use of natural resources and by reducing or preventing pollution and waste. The Company intends to reduce its annual energy consumption by 52 million kWh by 2020 from its 2008 amount. Free energy audits are provided to tenants in Hong Kong and Mainland China.

Community Ambassador Programme

In May 2001, around 40 employees established a volunteering programme in an effort to make a difference in the community. Since then, the Programme has grown to include over 1,500 who have participated in over 600 activities and contributed a cumulative 70,000 service hours. Led by the employees themselves, the programme is an ever-growing network of employees, their families and friends, business partners, tenants, customers and subsidiary companies of Swire. The programme leverages Swire Properties' wide selection of venues and facilities for its activities, as well as the skills, expertise and time of the corporate volunteers.

(www.swireproperties.com/en/sustainability.aspx)

**Remark: Gross floor areas in respect of 100% of the properties excluding car park areas and not on an attributable basis.*

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