SWIRE PROPERTIES

PRESS RELEASE

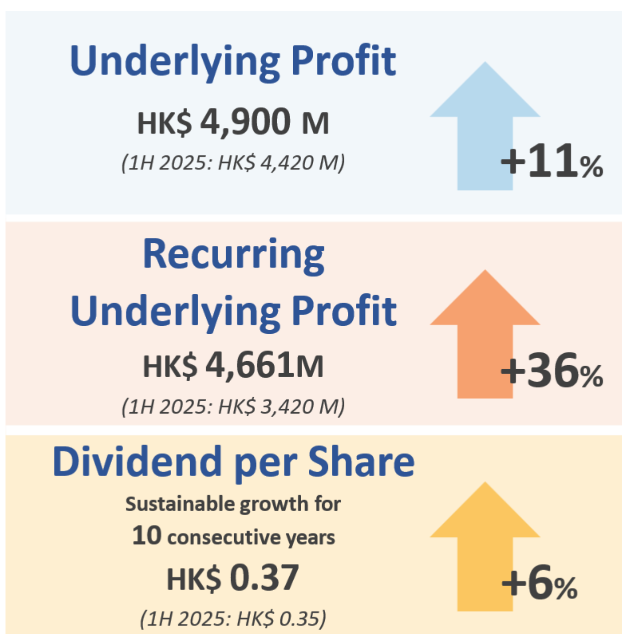
For Immediate Release

Swire Properties Delivers Strong Performance in First Half of 2026

Positive momentum across the business supports sustainable growth

Summary of 2026 Interim Results

- Underlying profit attributable to shareholders increased by 11% to HK$4,900 million in the first half of 2026, driven primarily by the sale of two residential properties at 6 Deep Water Bay Road and higher rental income from the Company's retail portfolio.
- A first interim dividend for 2026 of HK$0.37 per share was declared, representing an increase of 6% year-on-year, which puts the Company on track to achieve ten consecutive years of dividend growth.
- HK$100 billion investment plan is progressing well, with approximately 70% now committed, including more than 90% of the capital allocated for the Chinese Mainland. In Hong Kong, the Company continues to invest in its flagship portfolios at Taikoo Place and Pacific Place.
- Hong Kong retail portfolio recorded strong sales performance. All malls maintain 100% occupancy.
- Chinese Mainland retail portfolio outperformed the market, with growth in both footfall and retail sales, supported by upgraded retail offerings, new brand concepts and active tenant curation.
- Residential trading delivered a strong contribution to the interim results. Sales momentum remained robust in Hong Kong and Shanghai, reflecting solid demand and continued progress across the Company's key projects.
- Hong Kong office portfolio remained resilient with high occupancy. Leasing activity improved in recent months, supported by stronger capital market sentiment and the continued flight-to-quality trend.



6 August 2026, Hong Kong – Swire Properties Limited today announced its Interim Results for 2026. Underlying profit attributable to shareholders increased by 11% to HK$4,900 million in the first half of 2026, principally reflecting the profit on the sales of residential properties at 6 Deep Water Bay Road.

The recurring underlying profit attributable to shareholders increased by 36% from HK$3,420 million in the first half of 2025 to HK$4,661 million in the first half of 2026, primarily reflecting increased rental income from the Company's retail portfolio, in addition to the sale of the two residential properties.

Swire Properties declared a first interim dividend for 2026 of HK$0.37 per share, representing a 6% increase over the first interim dividend for 2025. The Company's policy is to deliver sustainable growth in dividends and pay out approximately half of the underlying profit in ordinary dividends over time. Riding on the progress of its planned investments and capital recycling strategy, the Company aims to deliver a progressive, mid-single digit annual growth in dividends.

Guy Bradley, Chairman of Swire Properties, said, "Swire Properties has delivered a strong performance, with a number of encouraging trends emerging across the business. Despite market uncertainties, the underlying strength of our business is evident. Supported by high-quality assets, placemaking expertise and consistent execution, we remain confident in the resilience of our portfolios and our long-term growth prospects."

Positive Momentum Across Core Businesses

Swire Properties' retail portfolio in Hong Kong and the Chinese Mainland delivered a strong performance, underpinned by high-quality assets, carefully curated tenant mixes, sustained customer engagement and the Company's long-standing commitment to placemaking.

In Hong Kong, the Company's malls maintained 100% occupancy and sales performance was encouraging across the retail portfolio. The Mall at Pacific Place showed a strong recovery — including recording its highest-ever May sales — while Cityplaza and Citygate Outlets continued to perform well, supported by targeted marketing initiatives and promotional campaigns.

In the Chinese Mainland, the Company's retail portfolio continued to perform strongly, outperforming the market with steady growth in both footfall and retail sales. Taikoo Li Sanlitun continued to benefit from its recent upgrade reinforced by the opening of the Hermès global flagship this year, and achieved a year-on-year sales growth of 63%. Sales increased by 82% at HKRI Taikoo Hui after it strengthened its market position through the introduction of new retail concepts and brand launches, including "The Louis" and Rolex Prestige.

Amid a challenging Hong Kong office market characterised by elevated vacancy levels and ongoing new supply, the Company's office portfolio maintained high occupancy and continued to attract strong demand from premium tenants. Leasing activity has improved in recent months, supported by stronger capital markets sentiment and an active IPO pipeline. Demand continues to be driven by the flight-to-quality trend, as occupiers take advantage of market conditions to upgrade to better located, more sustainable and amenity-rich office space within the Company's portfolio.

Residential trading delivered a strong and increasingly significant contribution during the period. In Hong Kong, in addition to the sale of two houses at 6 Deep Water Bay Road, pre-sales at THE HEADLAND RESIDENCES in Chai

Wan have picked up. Lujiazui Taikoo Yuan Residences in the Pudong district of Shanghai also performed strongly, with a robust market response to the launches of the fourth, fifth and final batches.

Swire Properties also maintained positive momentum across its residential portfolio in South East Asia. In Jakarta, the first tower of Savyavasa has entered the handover and moving-in stage, while the Company's first residential project in Bangkok, also the world's first Upper House branded residences, has attracted strong market interest, reflecting sustained demand for high-quality residential developments in the region.

In the U.S.A., pre-sales at The Residences at Mandarin Oriental, Miami have been encouraging, reflecting strong buyer demand for this exceptional waterfront development. Following the demolition of the existing hotel in the second quarter of 2026, construction of the new two-tower development has commenced, with groundbreaking planned for October 2026 and completion targeted for 2030.

HK$100 Billion Investment Plan Advancing

Swire Properties' HK$100 billion investment plan is progressing well, with approximately 70% now committed to deliver the Company's long-term growth targets, supported by approximately HK$60 billion in cumulative divestment proceeds from its active capital recycling strategy. The plan provides a strong foundation for future growth, with investment focused on opportunities where the Company can create sustainable, long-term value through the development and management of high-quality projects.

In Hong Kong, the Company continues to invest in and enhance its flagship developments at Taikoo Place and Pacific Place to support long-term growth. At Taikoo Place, this includes the addition of a new site secured through a compulsory sale, further strengthening Taikoo Place's position as a leading global business hub. The Company's residential pipeline in Hong Kong is also progressing at pace, including a joint venture development at King's Road and Pan Hoi Street in Quarry Bay, and the residential development at 269 Queen's Road East in Wan Chai.

In the Chinese Mainland, seven projects are currently under development, including Taikoo Li Julong Wan Guangzhou, the extension of Taikoo Hui Guangzhou, the expansion of Taikoo Li Qiantan, Taikoo Place Beijing, Lujiazui Taikoo Yuan, Taikoo Li Sanya [1]and Taikoo Li Xi'an.

Taikoo Li Julong Wan Guangzhou represents a key milestone as the Company's first riverside Taikoo Li development and its first Taikoo Li project in the Greater Bay Area. In Shanghai, the expansion of Taikoo Li Qiantan will more than double the development's retail footprint, while Qiantan Place will add two premium Grade-A office towers to the precinct, further strengthening the mixed-use offering of the broader Qiantan development. Taikoo Place Beijing is expected to open in phases from late 2026. Taikoo Li Sanya, the Company's first resort-style premium retail development, is expected to complete in phases from the end of 2026. Together with Taikoo Li Xi'an, these projects reinforce the Company's commitment to creating integrated, retail-led, mixed-use destinations in prime locations.

"The overall direction of the business is most encouraging. We will continue to allocate capital with discipline, balancing near-term requirements and financial performance with long-term value creation. With a clear strategy, a strong balance sheet and a high-quality growth pipeline, we are confident in our ability to deliver sustainable growth," said **Mr Bradley**.

[1] *Project name has yet to be confirmed.*

For more information about Swire Properties' Interim Results for 2026, please refer to the Announcement.

###

About Swire Properties

Swire Properties develops and manages commercial, retail, hotel, and residential properties, with a particular focus on mixed-use developments in prime locations at major mass transportation intersections. Swire Properties is listed on the Main Board of the Stock Exchange of Hong Kong and its investment portfolio in Hong Kong comprises Taikoo Place, Pacific Place, Cityplaza and Citygate. The Company's completed portfolio in Hong Kong comprises approximately 1.51 million sqm (approximately 16.3 million sq ft) of space.

In the Chinese Mainland, Swire Properties has six completed mixed-use developments. They include Taikoo Li Sanlitun and INDIGO^ in Beijing, HKRI Taikoo Hui and Taikoo Li Qiantan in Shanghai, Taikoo Hui Guangzhou and Taikoo Li Chengdu. Taikoo Place Beijing^, Taikoo Li Xi'an, Taikoo Li Sanya*, the expansion of Taikoo Li Qiantan, Lujiazui Taikoo Yuan in Shanghai and Taikoo Li Julong Wan Guangzhou are currently under development. The Company's completed portfolio in the Chinese Mainland comprises approximately 1.3 million sqm (14.4 million sq ft) of space.

In addition to Hong Kong and the Chinese Mainland, the Company has a presence in Indonesia, Vietnam, Singapore, Thailand and Miami, U.S.A.

Visit Swire Properties' website at www.swireproperties.com

^Taikoo Place Beijing will include the existing INDIGO upon completion.
**Project name has yet to be confirmed.*

For media enquiries, please contact:

Swire Properties Limited

Jeff Tam
Senior Manager, Public Affairs
Tel: (852) 2844 3948 / 9121 4115
Email: Jefftam@swireproperties.com

Tracy Ko
Manager, Public Affairs
Tel: (852) 2844 3036 / 6644 6390
Email: Tracyko@swireproperties.com