



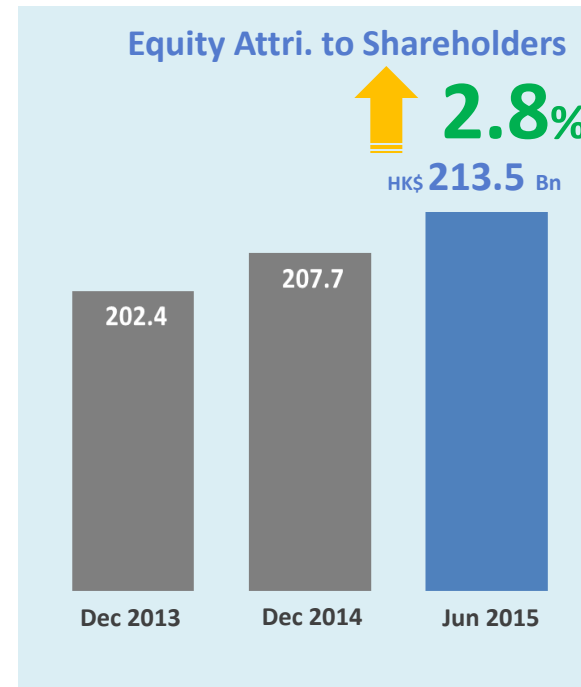
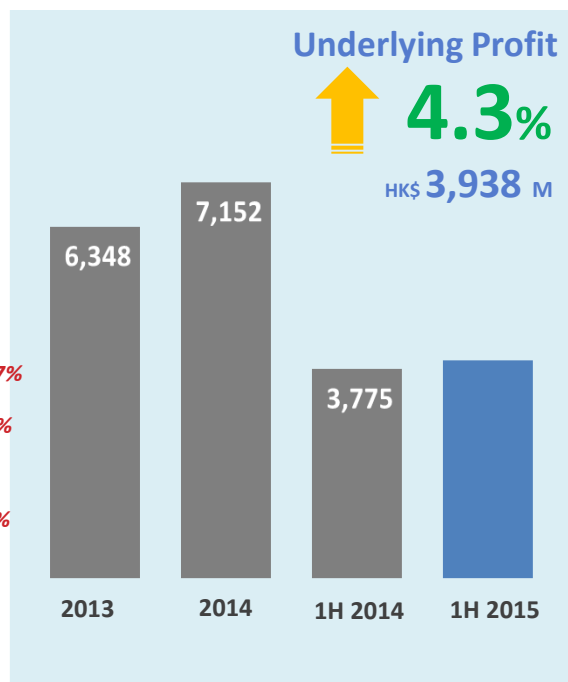
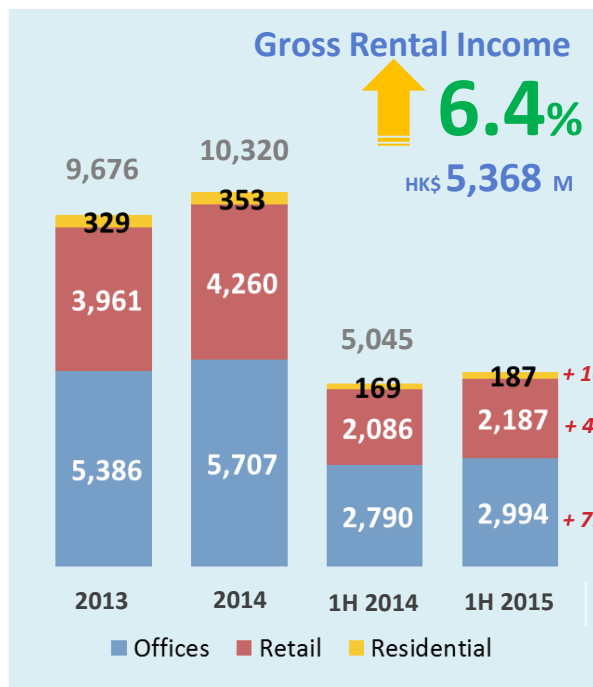
2015 Interim Results | Analyst Briefing

20th August 2015



Financial Summary

Result Highlights



- Gross rental income **up 6.4%** to **HK\$5,368M** reflecting higher rents from Hong Kong office properties and Mainland China retail properties.
- Underlying profit **up 4.3%** to **HK\$3,938M** principally due to increased income from retail and office investment properties, and higher trading profits from the sale of luxury residential properties in Hong Kong.
- Reported profit **up 31.5%** to **HK\$8,493M** mainly on higher valuation gains.
- 1st interim dividend per share: **HK\$ 0.23**.

Equity Attri. to Shareholders

HK\$ **36.50**
Per Share

Dec 2014: HK\$ 35.50

1st Interim Dividend

HK\$ **0.23**
Per Share

2014 1st Interim: HK\$ 0.22

Key Developments



Apr
2015

Sino-Ocean Taikoo Li Chengdu

- 50:50 JV with Sino-Ocean Land ~ **1.3M** sf GFA
- Formally opened in Apr 2015 with 87% occupancy



Apr
2015

Taikoo Place Apartments

- 111 serviced apartments ~ **63,000** sf GFA
- Pre-leasing in progress with opening in Aug 2015



Apr
2015

Brickell City Centre - Retail

- 61.5% Swire Properties ~ **0.5M** sf LFA
- 25.0% Simon Property Group
- 13.5% Bal Harbour Shops



May
2015

Chai Wan Bus Depot

- 80:20 JV (Swire : CMB) ~ **0.7M** sf GFA
- Residential & Commercial
- Subject to land premium agreement with Government











Jul
2015

Qiantan Project, Shanghai

- Framework Agreement ~ **1.3M** sf GFA
- 50:50 JV with Lujiazui Group
- Retail development
- Subject to conditions precedent

Financial Summary

HK\$M	1H 2014	1H 2015	Change
Revenue	8,338	9,386	 12.6%
Valuation gains on investment properties	2,357	4,458	 89.1%
Operating profit	7,103	9,605	 35.2%
Underlying profit	3,775	3,938	 4.3%
Reported profit	6,461	8,493	 31.5%
Underlying earnings per share (HK\$ per share)	0.65	0.67	 3.1%
Reported earnings per share (HK\$ per share)	1.10	1.45	 31.8%
First interim dividend per share (HK\$ per share) ⁽¹⁾	0.22	0.23	 4.5%

HK\$M	Dec 2014	Jun 2015	Change
NAV attributable to the Company's shareholders ⁽²⁾	207,691	213,533	 2.8%
Net debt	34,071	33,773	 0.9%
Gearing ratio	16.3%	15.7%	 0.6%pts
NAV per share (HK\$ per share)	35.50	36.50	 2.8%

5 (1) First interim dividend for 2015 was declared on 20th Aug 2015 and will be paid on 5th Oct 2015.

(2) NAV refers to total equity attributable to the Company's shareholders.

Earnings Reconciliation

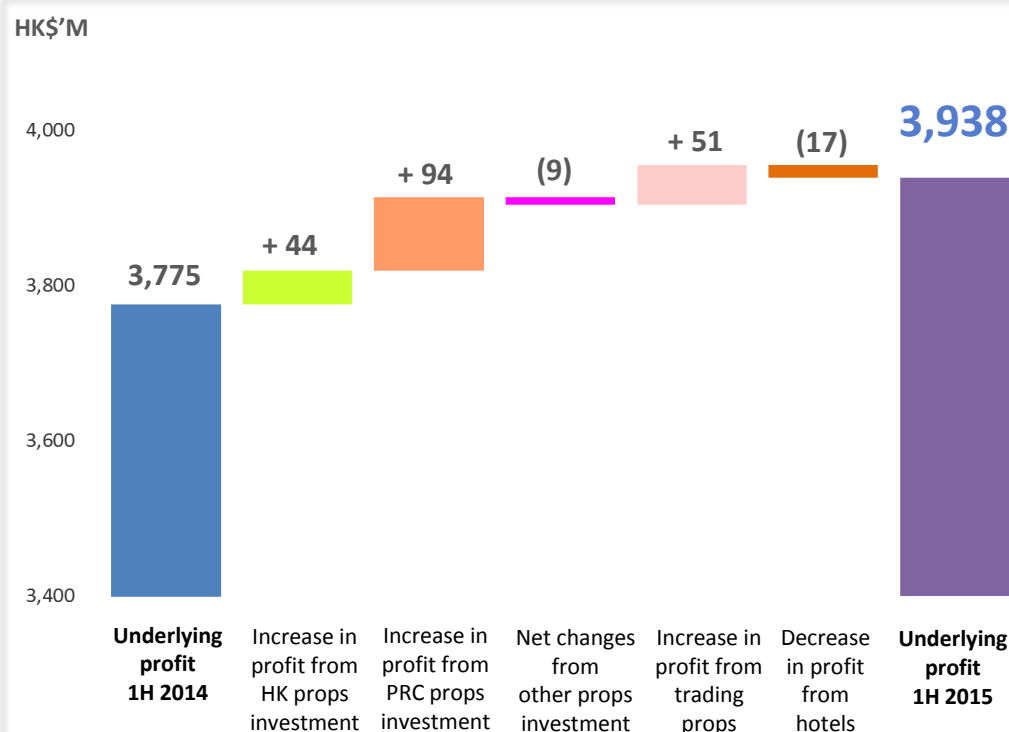
Earnings Reconciliation

HK\$M	1H 2014	1H 2015
Attributable profit	6,461	8,493
Revaluation of investment props	(3,265)	(5,202)
Deferred tax on investment props	505	565
Realised profit on sale of properties	19	19
Dep. of owner-occupied inv. props	7	10
Non-controlling interests' share of revaluation movements less deferred tax	3	27
Movements in the fair value of put options liabilities in favour of non-controlling interests	45	26
Underlying profit	3,775	3,938

Underlying Profit by Segment

	1H 2014	1H 2015	Change
Property investment	3,004	3,133	+ 4.3%
Property trading	745	796	+ 6.8%
Hotels	26	9	N/A
Total	3,775	3,938	+ 4.3%

Movement in Underlying Profit



1H 2015 Underlying Profit

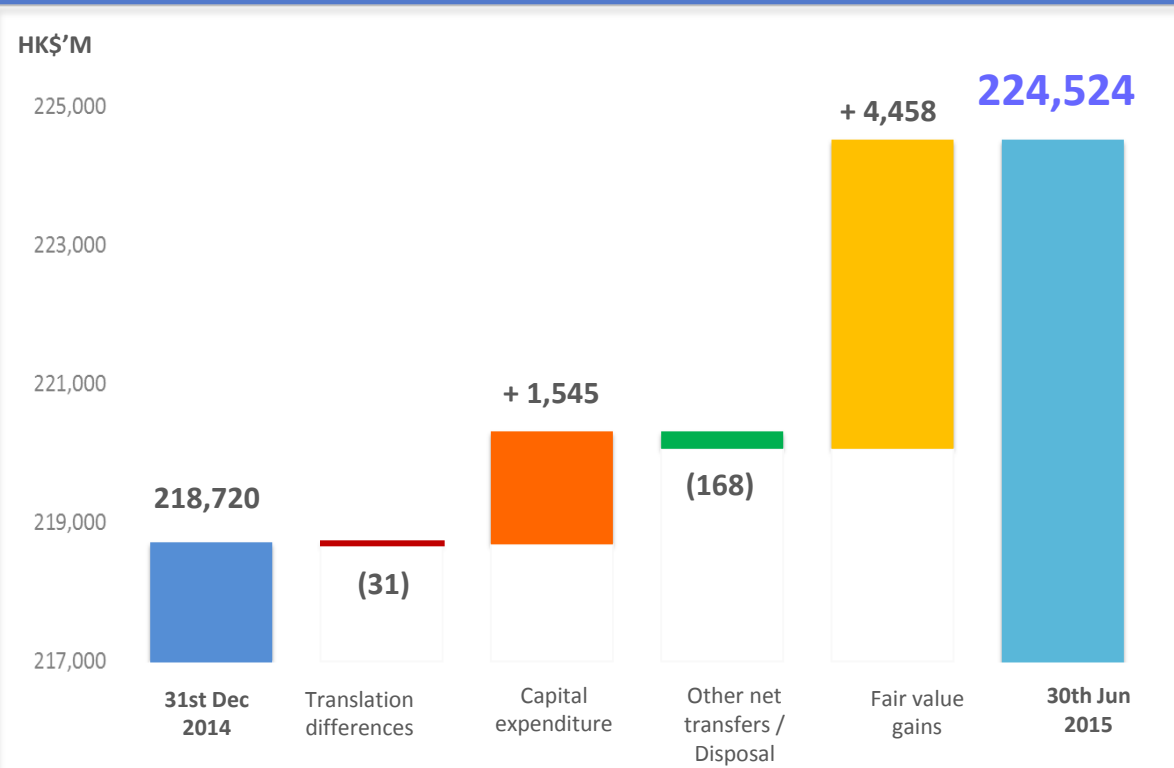
HK\$ **3,938** M

↑ 4.3%

Movement in Investment Properties

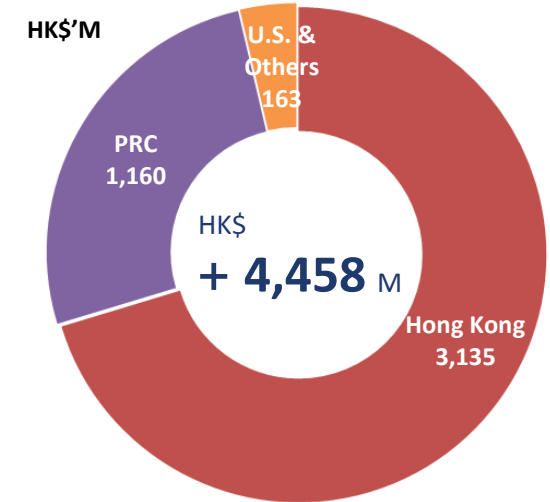
Movement in Investment Properties

(excl. Hotels & Investment Properties held under JVC)



□ The modest increase in the valuation of the investment property portfolio is mainly due to higher rental income at Taikoo Place and Cityplaza in Hong Kong and at TaiKoo Hui in Guangzhou in Mainland China.

Fair Value Gains Breakdown



Notes: Others include U.S. properties and adjustments related to owner occupied properties.

Jun 2015 Investment Props Valuation

HK\$ **224,524** M

↑ **2.7%**



Investment Portfolio

Gross Rental Income

HK Office

↑ 6.5%

- Positive rental reversions at Taikoo Place and Cityplaza, and high occupancy levels at Pacific Place.
- Demand for office space improved.
- Mainland Chinese companies and existing tenants are taking more space.

HK Retail

↑ 1.4%

- Occupancy levels at 100%.
- The fall in retail sales in Hong Kong has made retailers more cautious.

PRC Props

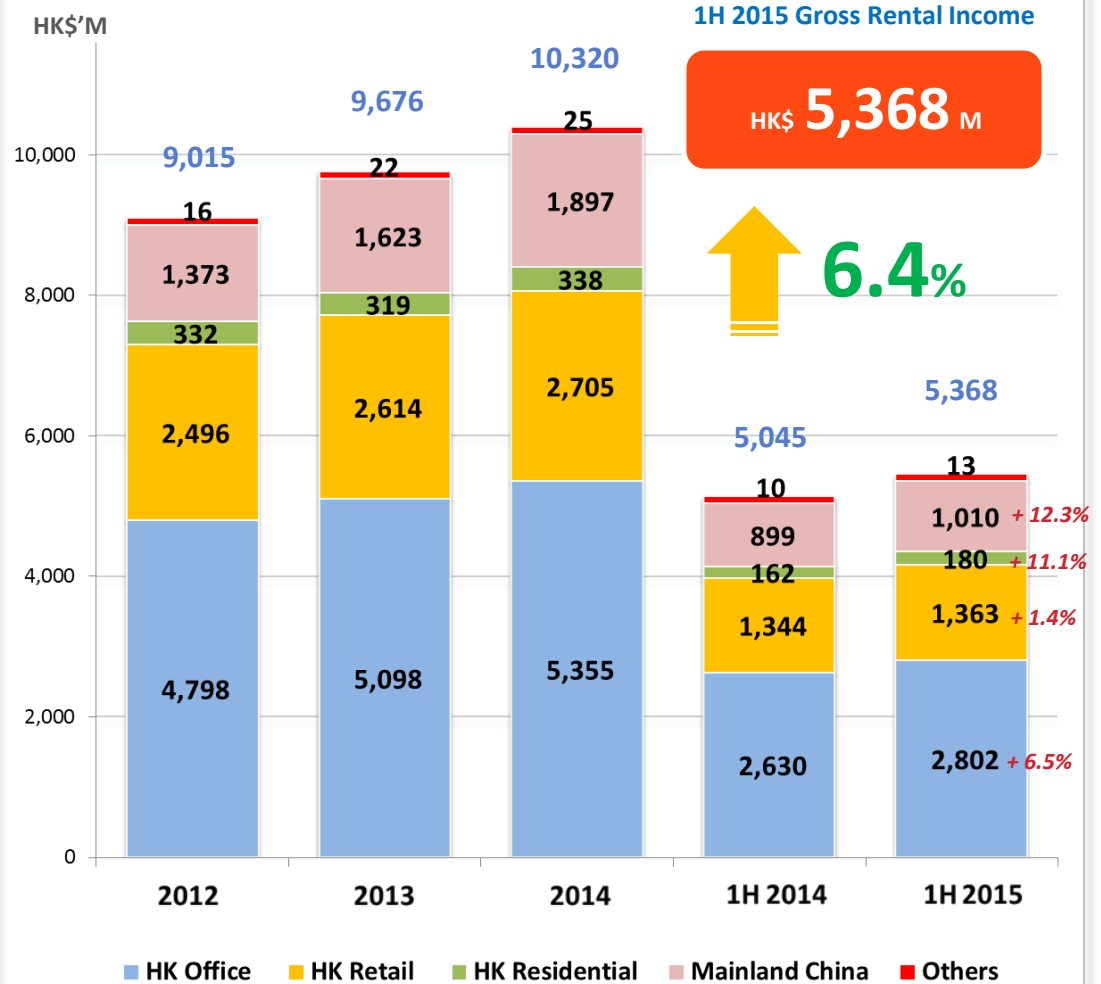
↑ 12.3%

- Positive rental reversions and higher retail sales.
- Demand for luxury goods has weakened.

PRC Props Rental Breakdown

	1H 2014	1H 2015	Change
Retail	742	824	+11.1%
Office	152	180	+18.4%
Serviced Apmt	5	6	+20.0%
Total	899	1,010	+12.3%

Gross Rental Income



9 * Rental contributions from INDIGO and Sino-Ocean Taikoo Li Chengdu were not reflected in gross rental income as accounting for under joint venture companies. On attributable basis, gross rental income from PRC increased by 25.7% from HK\$974M in 1H 2014 to HK\$1,224M in 1H 2015.

HK Office Occupancy

Completed HK Office Properties	GFA (sq ft) (100% basis)	Occupancy (30th Jun 2015)	Area Let (sq ft) (New and Renewed Tenancies)	Reversion ⁽⁵⁾ (incl. Rent Reviews)	Attri. Interest
Pacific Place	2,186,433	98%	189,028	-4%	100%
Cityplaza	1,632,930	98%	207,525	+17%	100%
TKP Office Towers ⁽¹⁾	3,136,717	100%	181,487	+11%	50% / 100%
One Island East	1,537,011	99%	238,536	+8%	100%
Techno Centres ⁽²⁾	893,516	100%	56,049	+6%	100%
Others ⁽³⁾	1,077,161	98%	N/A	N/A	20% / 50% / 100%
Total (100% basis)	10,463,768				



Latest rentals	HK\$ per sq ft
One / Two Pacific Place	100 – 115
Three Pacific Place	90 – 95
Taikoo Place	mid 40s to high 40s
Techno Centres	mid 20s
One Island East	mid 50s to high 60s



Berkshire House

- Previously known as DCH Commercial Centre
- GFA~ 389,000 sq ft
- Acquired in Jan 2014
- 50% interest

Attributable Valuation
HK\$ **124.3** bn

Completed GFA
10.5 M sq ft

Occupancy
(30th Jun 2015)
~ 99%

Attri' Gross Rental ⁽⁴⁾
HK\$ **2,950** M
(1H 2014: HK\$2,764M)

- (1) Including PCCW Tower (50% owned), managed by Swire Properties.
- (2) Excluding Somerset House (the redevelopment of which into a Grade-A office building commenced in 2014) and approximately 187,000 sq ft in Cornwall House owned by the Hong Kong Government.
- (3) Others comprise One Citygate (20% owned), 625 King's Road (50% owned), Berkshire House (50% owned), 28 Hennessy Road (100% owned) and Generali Tower (100% owned).
- (4) Reported gross rental income (excluding rental contributions from JVC and associates) was HK\$2,802M.
- (5) Reversion is the percentage change in rent on lease renewals, entry into new leases and rent reviews.

HK Retail Occupancy

Completed HK Retail Properties	GFA (sq ft) (100% basis)	Occupancy (30th Jun 2015)	Retail Sales Growth (1H 2015)	Attri. Interest
The Mall, Pacific Place	711,182	100%	-12.7%	100%
Cityplaza	1,105,227	100%	+10.9%	100%
Citygate Outlets	462,428	100%	-5.3%	20%
Others ⁽¹⁾	556,818	100%	N/A	20% / 60% / 100%
Total (100% Basis)	2,835,655			



Cityplaza Enhancement Project

- ☐ Sales grew at Cityplaza by 10.9%, following the completion of an enhancement project and changes in the tenant mix.

- (1) Others largely comprise Taikoo Shing neighbourhood shops and StarCrest retail premises (which are wholly-owned), Island Place retail premises (60% owned) and Tung Chung Crescent neighbourhood shops (20% owned).
- (2) Reported gross rental income (excluding rental contributions from JVC and associates) was HK\$1,363M.

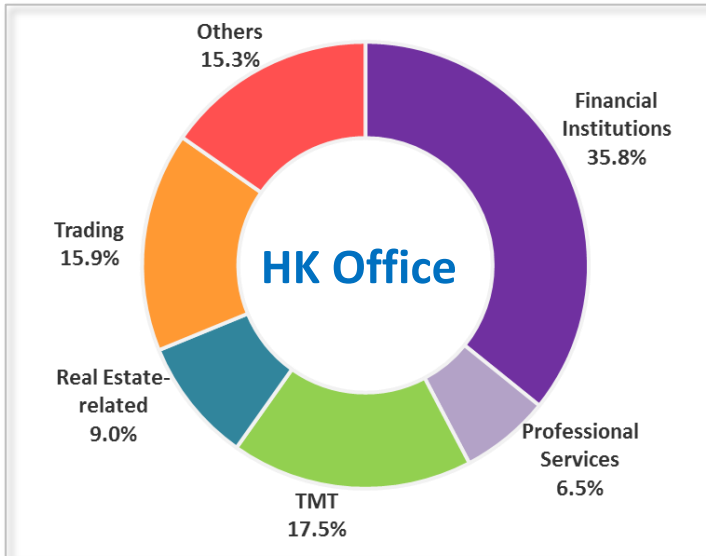
Attributable
Valuation
HK\$ **48.5** bn

Completed
GFA
2.8 M sq ft

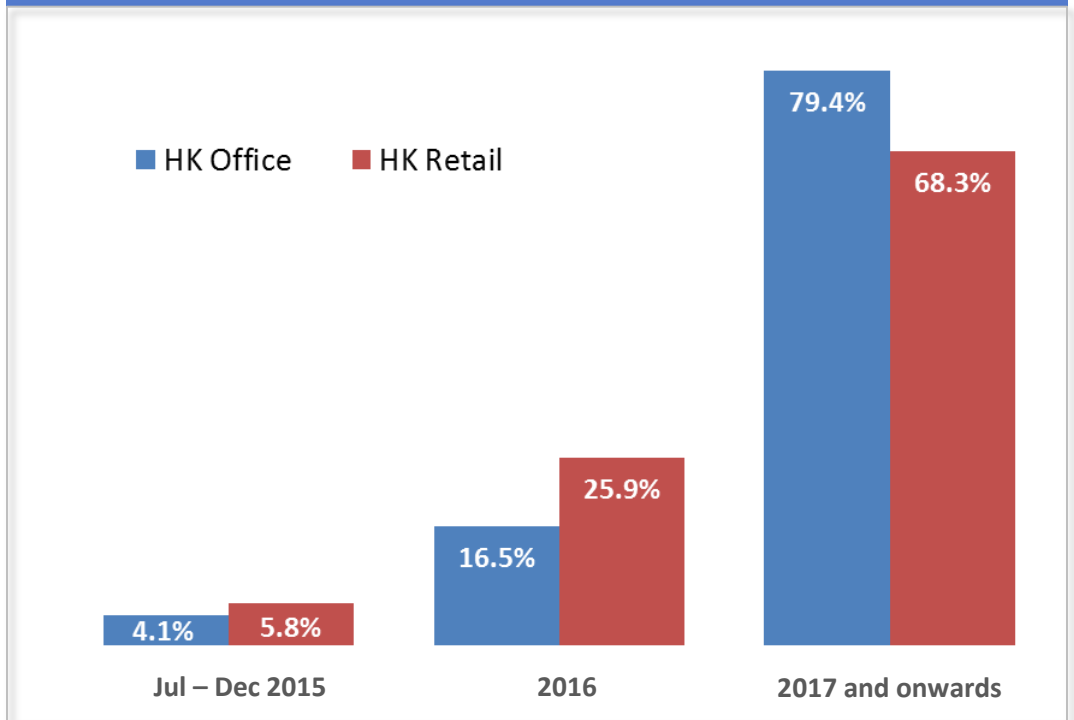
Occupancy
(30th Jun 2015)
100%

Attri' Gross
Rental ⁽²⁾
HK\$ **1,406** M
(1H 2014: HK\$1,389M)

HK Portfolio – Tenant Mix and Lease



Lease Expiry Profile ⁽¹⁾⁽²⁾

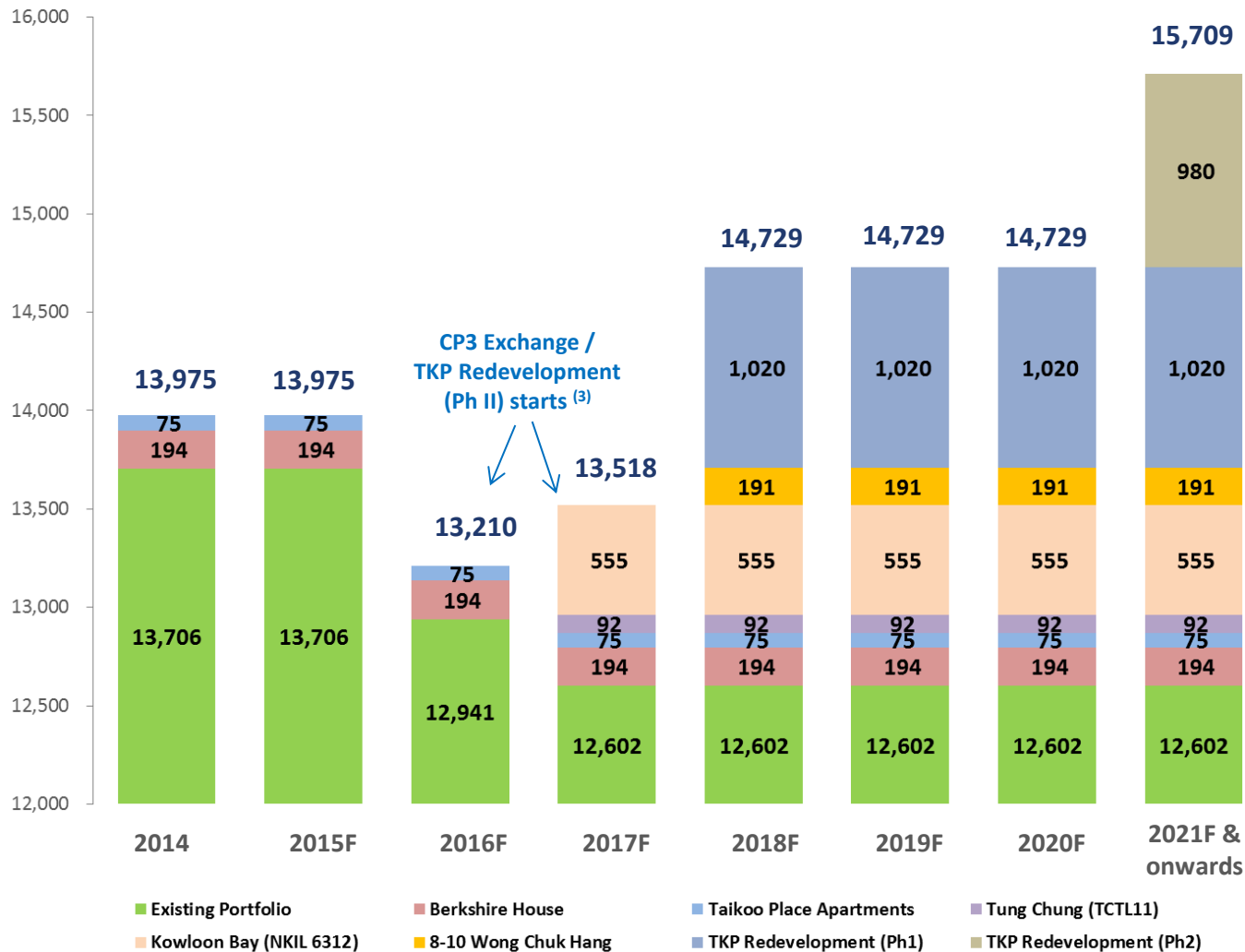


- ❑ Strong and diverse tenant base.
- ❑ Well-balanced lease expiry profile.
- ❑ Top 10 office tenants occupied approx. **21%** of office area in HK.
- ❑ Top 10 retail tenants occupied approx. **27%** of retail area in HK.

Property Portfolio – Hong Kong

Expected Attributable GFA of Completed Property Portfolio in Hong Kong ⁽¹⁾⁽²⁾

GFA ('000 sq ft)



Exp. Attributable Completed GFA ⁽¹⁾
(Investment Props)

15.7 M sq ft



(1) Includes GFA of the hotel.
 (2) At 30th Jun 2015.
 (3) Redevelopment under planning, subject to further review.

Hong Kong Investment Properties Update

2017

Tung Chung Town Lot 11

- ❑ 20% owned, a site in Tung Chung (adjacent to Citygate) acquired by tender in Mar 2013.
- ❑ Plans for a multi-storey commercial building (~GFA 460,000 sf).
- ❑ Excavation and foundation works in progress.



2017

New Kowloon Inland Lot 6312

- ❑ 100% owned, a site in Kowloon Bay acquired by tender in Nov 2013.
- ❑ Plans for an office building (~GFA 555,000 sf).
- ❑ Excavation and foundation works in progress.



2018 +

TaiKoo Place Redevelopment

- ❑ Unification of ownership in Cornwall House.
- ❑ Redevelopment of Somerset House into a 50-storey office building (~ GFA 1M sf), which is expected to be completed by 2018. Excavation and foundation works in progress.
- ❑ Phase II (redevelopment of Cornwall House / Warwick House) is being planned.

The New Territories

2018

8-10 Wong Chuk Hang Road

- ❑ 50% owned, a site in Aberdeen.
- ❑ Lease modification completed and plans for an office building (~ GFA 382,500 sf).
- ❑ Excavation and foundation works in progress.



Kowloon



2014

TAIKOO PLACE APARTMENTS

- ❑ 100% owned, a 28-storey building with 111 serviced apartments (~GFA 63,000 sf).
- ❑ Opening in Aug 2015.

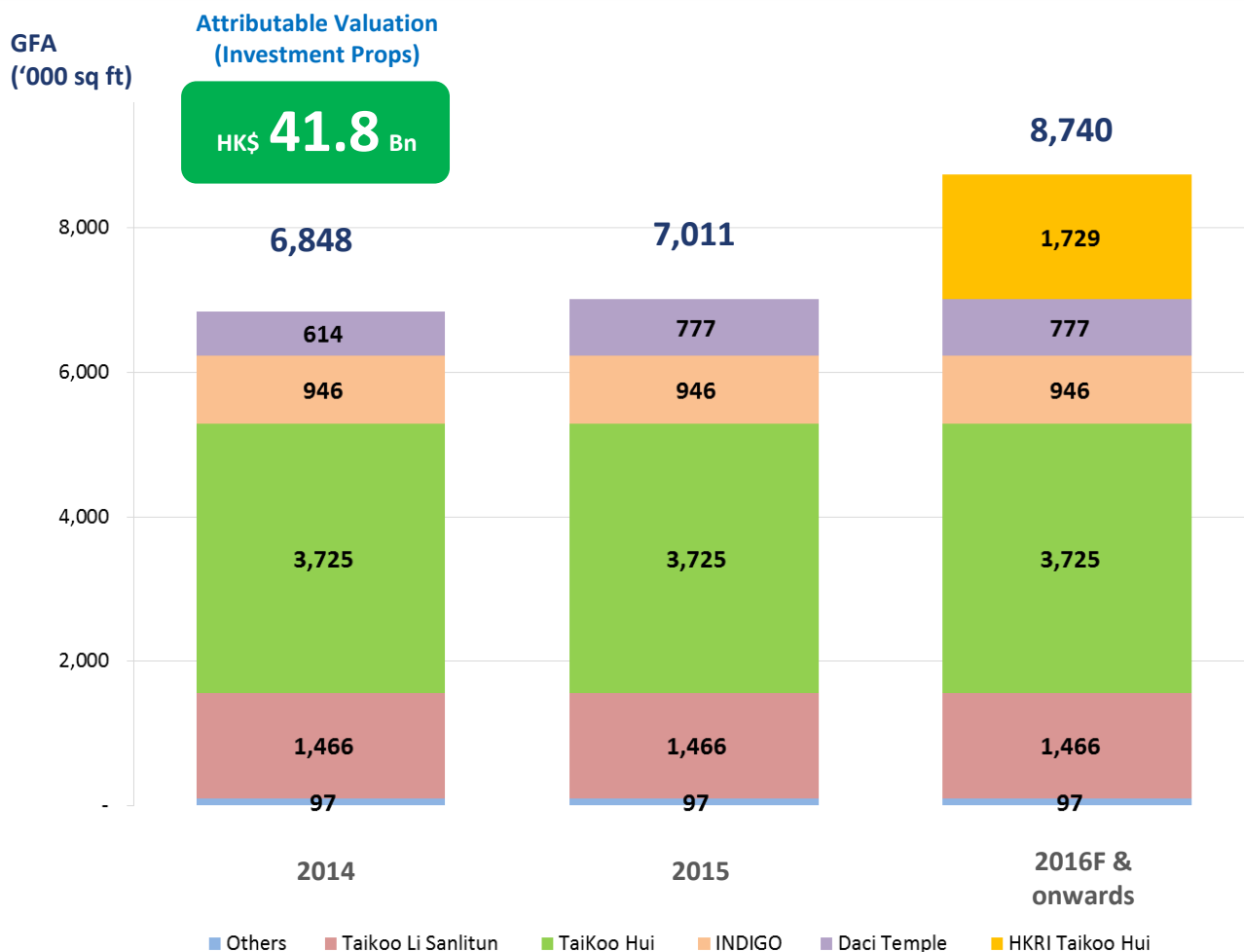
Lantau Island

Hong Kong Island



Property Portfolio – Mainland China

Attributable GFA of Completed Property Portfolio in Mainland China ⁽¹⁾⁽²⁾



Exp. Attributable Completed GFA ⁽¹⁾
(Investment Props)

8.7 M sq ft

HKRI Taikoo Hui
(Shanghai) ⁽³⁾

Daci Temple Project
(Chengdu) ⁽⁴⁾⁽⁵⁾

INDIGO
(Beijing)

TaiKoo Hui
(Guangzhou)

Taikoo Li Sanlitun
(Beijing)

Others

(1) Includes GFA of the hotel but excludes GFA of car parks of these projects.

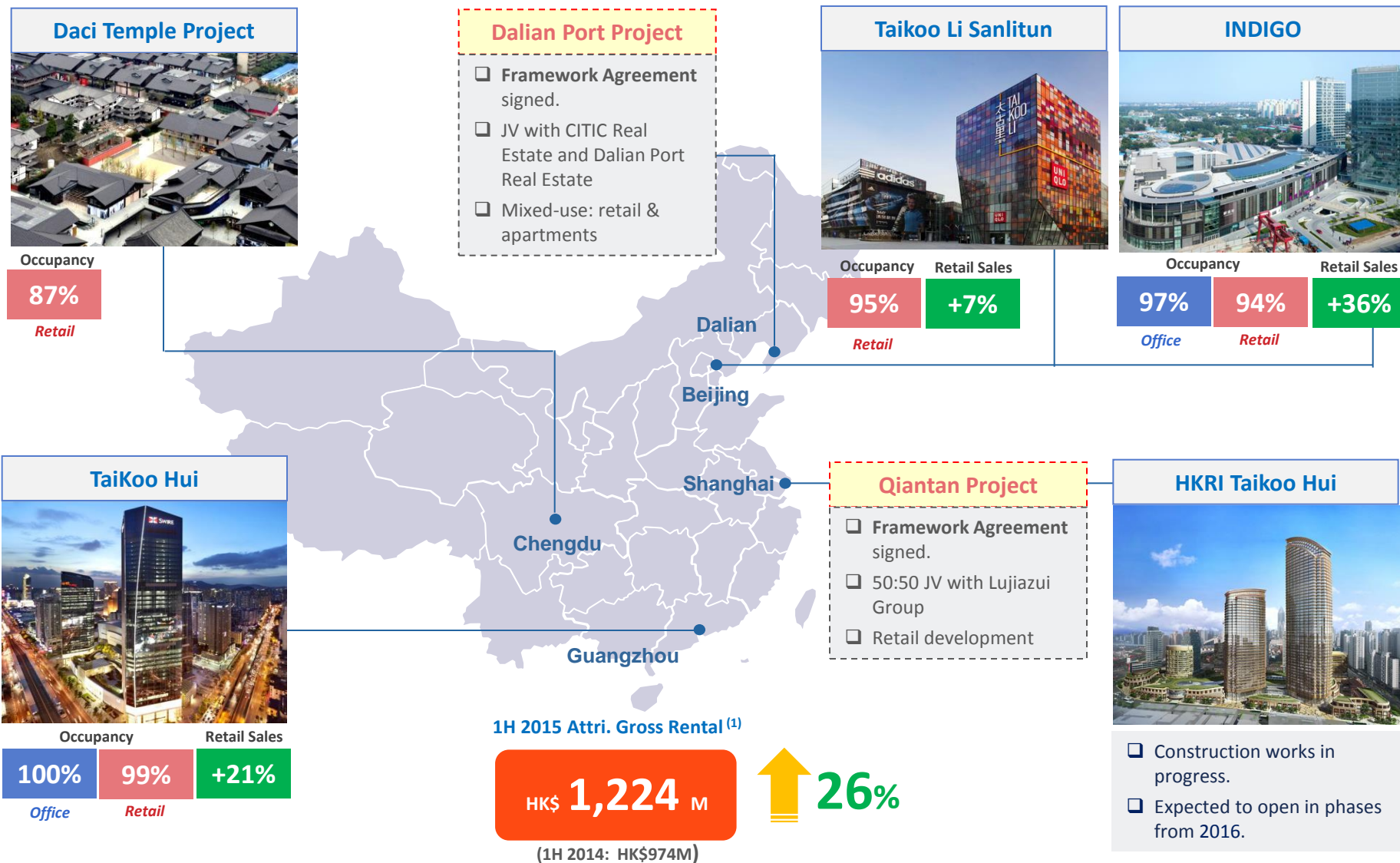
(2) At 30th Jun 2015.

(3) HKRI Taikoo Hui (formerly known as the Dazhongli project) is expected to open in phases from 2016.

(4) The Temple House (which is the hotel portion of the Daci Temple project) started to open in Jul 2015.

(5) The office portion of the Daci Temple Project, Pinnacle One, with a total GFA of approx. 1.3M sq ft is not included above as it is developed for trading purposes. 89% of the office's total GFA (approx. 1.15M sq ft) and 350 car parking spaces were pre-sold in Aug 2013.

Property Portfolio – Mainland China



16 (1) Reported gross rental income (excluding rental contributions from JVC and associates) was HK\$ 1,010 M.
 (2) Retail sales growth quoted in RMB for period from Jan - Jun.
 (3) Occupancy at 30th Jun 2015

Sino-Ocean Taikoo Li Chengdu



The Temple House, Chengdu



Brickell City Centre, Miami - Investment



- ❑ Located in the centre of the Brickell financial district of Miami, with a light rail system station within the site.
- ❑ Phase I construction works commenced in 2012 with completion scheduled by end of 2015.
- ❑ Phase II is planned to be a 80-storey mixed-use tower “One Brickell City Centre” comprising retail, office, hotel and residential space, incorporating the site at 700 Brickell Avenue acquired in Jul 2013.
- ❑ Joint venture with Bal Harbour Shops (13.5%) and Simon Property Group (25%) to develop the retail component of BCC. Swire Props hold 61.5% of BCC retail.

Project Summary (100% Basis)

GFA	2.21 M sq ft (Phase I) 1.82 M sq ft (Phase II)
Components	Retail 2 Office Buildings EAST Miami (w SA) 2 Condos (REACH / RISE) One BCC and 1 Condo
Interest	Retail: 61.5% Others: 100%
Yr of Opening	2015 (Ph I); TBC (Ph II)

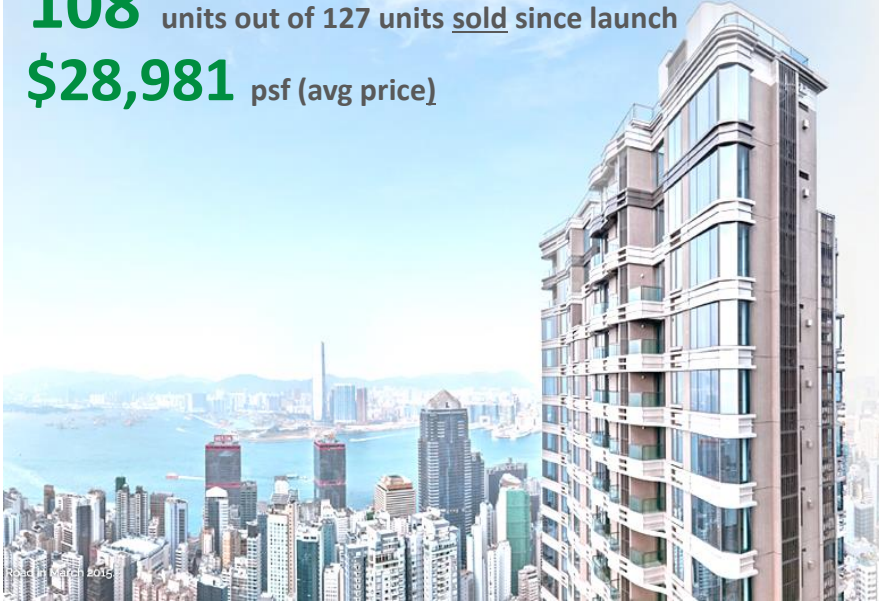


Trading Portfolio

HK Trading Portfolio

AREZZO

108 units out of 127 units sold since launch
\$28,981 psf (avg price)



WHITESANDS

28 Modern Detached Two-Storey Houses

official launch soon...



100 Caine Road (GFA: 195,533 sf) to be completed by 2016

DUNBAR PLACE

All Sold (53 units sold)



\$22,197 psf (avg price)

AZURA

All Sold (126 units sold)



\$31,309 psf (avg price)

ARGENTA

1 unit left (**29** units sold)



\$31,959 psf (avg price)

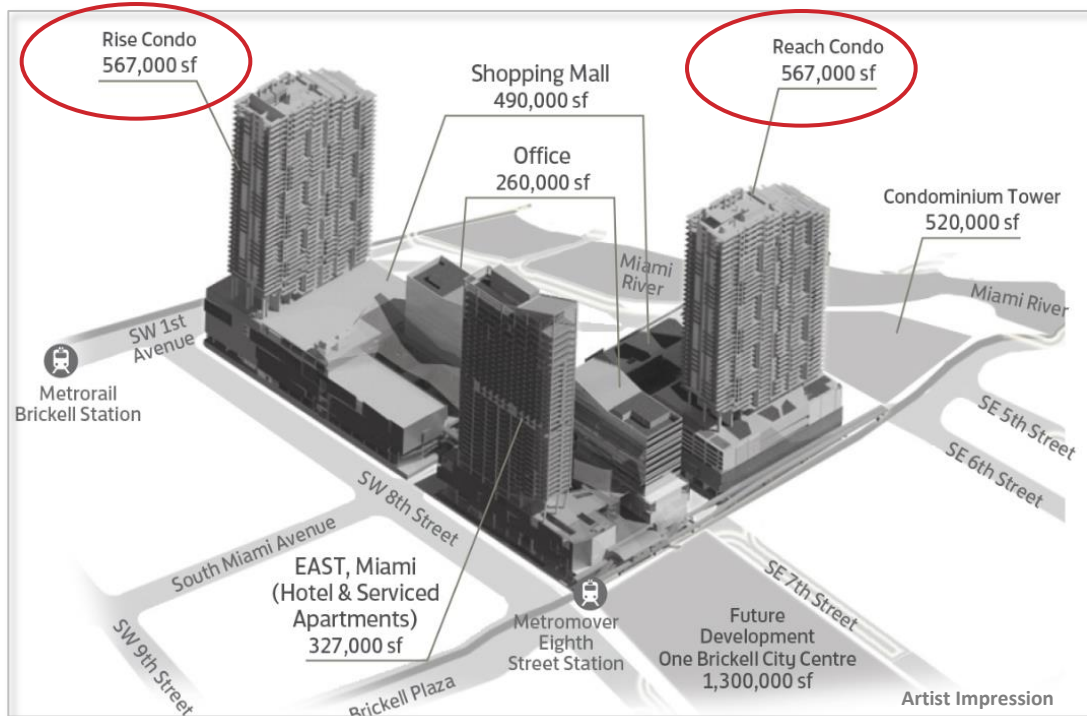
MOUNT PARKER RESIDENCES

1 unit left (**91** units sold)

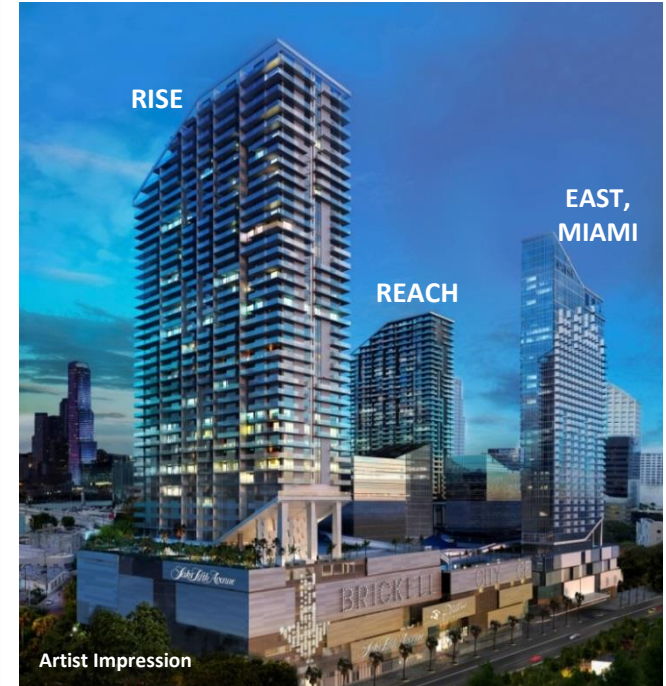


\$24,833 psf (avg price)

Brickell City Centre, Miami - Trading



Condominiums – REACH and RISE



REACH

317 out of 390 units sold since launch ⁽¹⁾

mid-600s psf (avg price) ⁽²⁾

RISE

129 out of 390 units sold since launch ⁽¹⁾

high-600s psf (avg price) ⁽²⁾

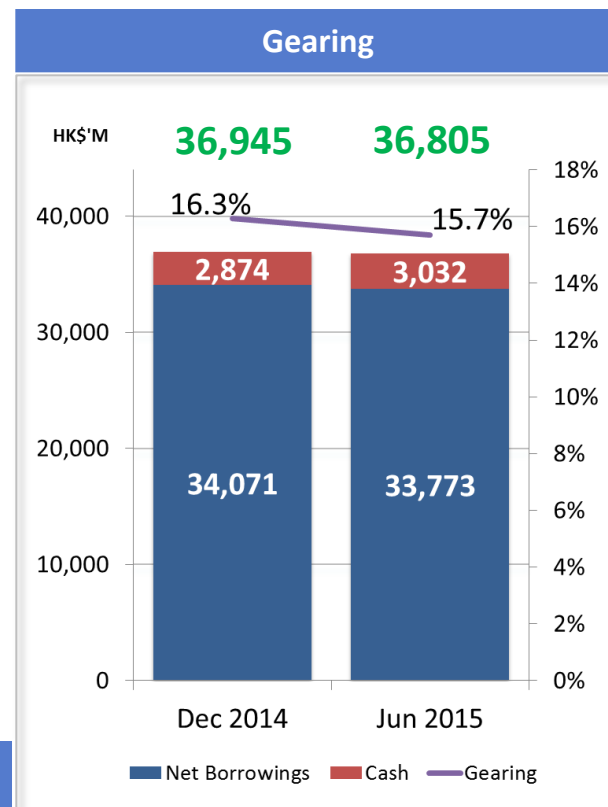
22 (1) At 18th Aug 2015.
 (2) Average selling price is based on saleable area.
 (3) The above simplified diagram is not to scale and is for illustration purpose only.



Financing

Net Debt and Gearing

Net Debt Reconciliation (HK\$M)	
Net debt at 31st Dec 2014	(34,071)
Net rental and fees receipts	4,571
Proceeds from property trading / development	3,031
Capex- PP&E and property investment	(1,770)
Development costs – property trading	(1,594)
Net investments in jointly controlled entities	(401)
Net interest paid	(713)
Profit tax paid	(412)
Dividends paid to the Company's shareholders	(2,574)
Other operating items	160
Net debt at 30th Jun 2015	(33,773)



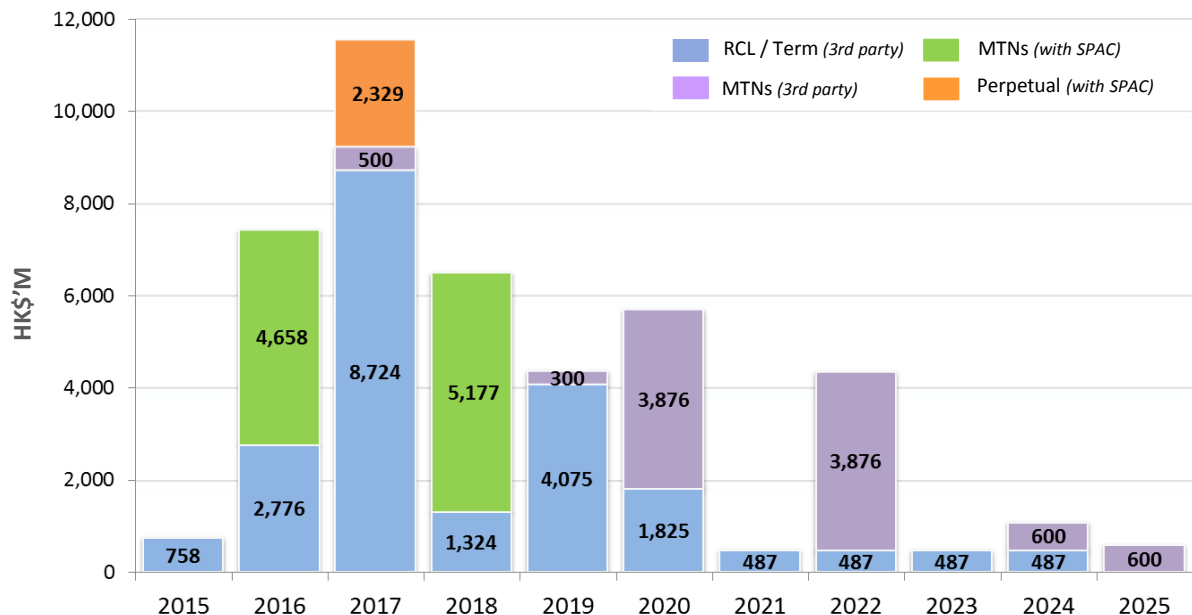
Financial Ratios	2011 (Restated)	2012 (Restated)	2013	2014	Jun 2015
Total Equity (HK\$ M)	176,418	193,076	203,150	208,547	215,108
Net Debt (HK\$ M)	27,700	28,921	32,014	34,071	33,773
Gearing	15.7%	15.0%	15.8%	16.3%	15.7%
Underlying Interest Cover	12.0	7.9	6.4	7.6	8.6
Underlying Cash Interest Cover	9.2	6.0	5.1	5.6	6.7



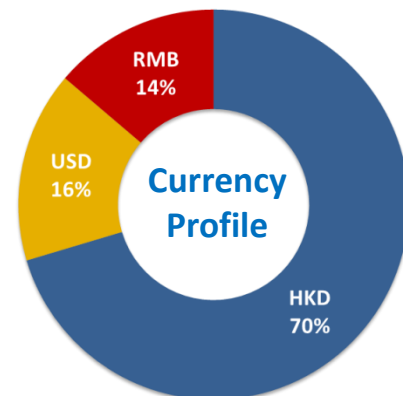
Maturity Profile & Liquidity

Maturity Profile of Available Committed Facilities (at 30th Jun 2015)

Total	43,346	758	7,434	11,553	6,501	4,375	5,701	487	4,363	487	1,087	600
Drawn	36,332	258	6,684	9,464	6,001	2,000	4,901	487	4,363	487	1,087	600



HK\$M	Dec 2014	Jun 2015
Cash	2,874	3,032
Undrawn - committed	6,748	7,014
	9,622	10,046
Undrawn - uncommitted	1,665	1,598
	11,287	11,644



Major financing activities in 1H 2015:

- Arranged two 5-yr term and revolving loan facilities aggregating HK\$1,500M;
- Arranged medium-term notes of HK\$600M;
- An increase of US\$250M in a revolving loan facility.

Fixed : Floating

59% : 41%

Credit Rating

Fitch "A"
Moody's "(P)A2"
S&P "A-"

Available Committed Facilities

HK\$ **43,346** M

Cash & Undrawn
Committed Facilities

HK\$ **10,046** M

Capital Commitments

Profile of Capital Commitments – at 30th Jun 2015

HK\$'M	Expenditure	Forecast Year of Expenditure				Commitments*
		<u>6 mths ended 30th Jun 2015</u>	<u>6 mths ended 31st Dec 2015</u>	<u>2016</u>	<u>2017</u>	
Hong Kong	843	869	4,089	3,900	7,966	16,824
Mainland China	395	521	2,096	868	770	4,255
U.S.A. and others	950	1,069	531	-	-	1,600
Total	2,188	2,459	6,716	4,768	8,736	22,679

* The capital commitments represent the Group's capital commitments of HK\$17,613 million plus the Group's share of the capital commitments of joint venture companies of HK\$5,066 million. The Group is committed to funding HK\$1,777 million of the capital commitments of joint venture companies.



Prospects

Prospects

Hong Kong Office

- ❑ The pick-up in demand for office space in Hong Kong experienced in 1H 2015 is expected to continue.
- ❑ There is demand for space in the central district.
- ❑ Rents are being renewed at higher rates at Taikoo Place.

Mainland China Office

- ❑ In Guangzhou, demand for Grade-A office space in the Tianhe business district is expected to be robust despite the substantial supply of new office space in the city expected in the coming years.
- ❑ Office rents in Beijing are expected to weaken against a background of reduced demand and increased supply.

Property Trading

- ❑ In 2H 2015, property trading profits are expected to be recognised on the sales of residential units at the AREZZO, ARGENTA, AZURA, MOUNT PARKER RESIDENCES and WHITESANDS developments in Hong Kong.
- ❑ Profits are also expected to be recognised on the sale of Pinnacle One in Chengdu, Mainland China.
- ❑ Profits from property trading in Miami are expected to be recognised commencing from late 2015, when some pre-sold units will start to be handed over to purchasers.

Hong Kong Retail

- ❑ The fall in retail sales in Hong Kong has made retailers more cautious.
- ❑ However, Swire Properties' retail properties in Hong Kong remain fully let.

Mainland China Retail

- ❑ In 2H 2015, retail sales are expected to continue to grow at rates above the national average in Guangzhou, Beijing and Chengdu despite the fact that demand for luxury goods has weakened in those cities.

Hotels

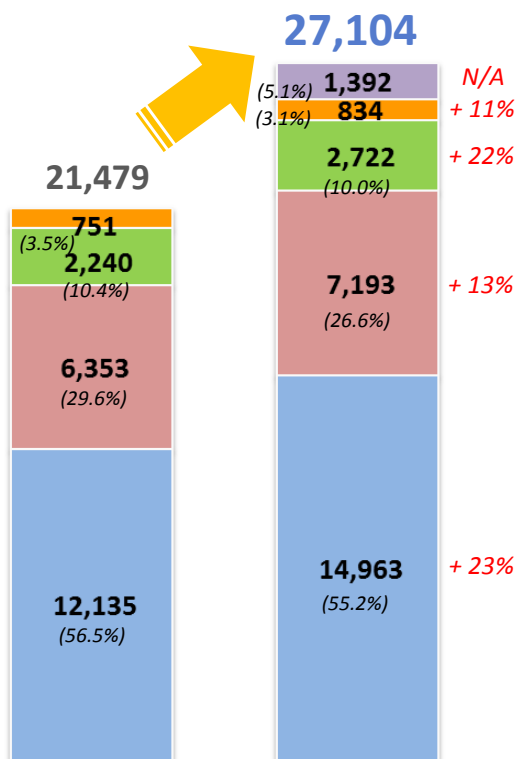
- ❑ The performance of the hotels in Hong Kong and in Beijing is expected to remain weak in 2H 2015.
- ❑ The results of the hotels in Guangzhou and Miami are expected to improve despite difficult trading conditions.

Swire Properties in Five Years

Expected Attributable GFA by Segment

GFA ('000 sq ft)

+ 26%

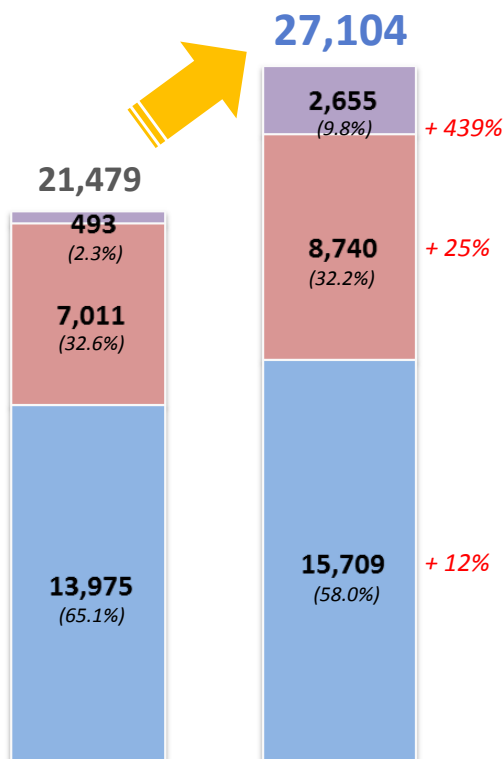


Office Retail Hotels
Resid. & SA Under planning

Expected Attributable GFA by Region

GFA ('000 sq ft)

+ 26%



HK Mainland China U.S.A. & Others

Expected Attri. Trading GFA Sales to Complete

	Exp. Units
HK Residential 195,533 sq ft	197
US Residential 1,134,000 sq ft (BCC Phase 1)	780
520,000 sq ft (Potential Development)	N/A

Total Exp. Attri. GFA (Trading) to Complete

1.8 M sq ft

Total Exp. Attri. GFA (Investment Props) to Complete (by 2021)

5.6 M sq ft

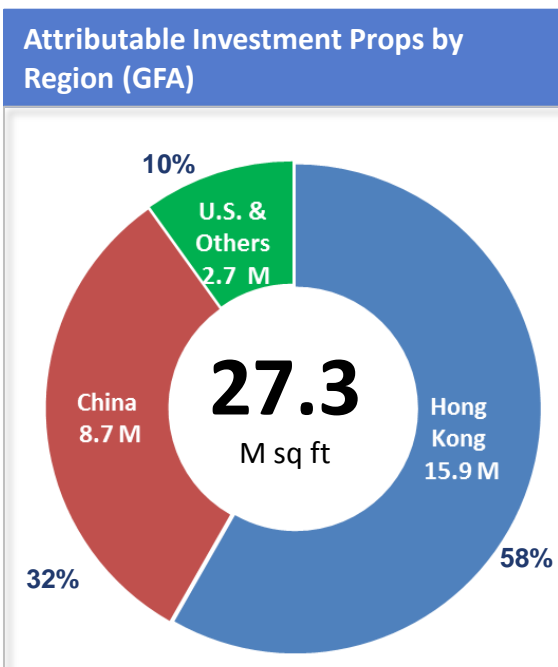


Appendix

Property Portfolio

Investment Props / Hotels Attributable GFA (M sq ft) ⁽¹⁾	Office	Retail	Hotels ⁽²⁾	Resid.	Under- Planning	Total
Completed						
Hong Kong	10.2	2.5	0.7	0.6	-	14.0
Mainland China	2.0	3.8	1.1	0.1	-	7.0
U.S.A. and others	-	-	0.5	-	-	0.5
Sub-Total (A)	12.2	6.3	2.3	0.7	-	21.5
Under Development or Held for Future Development						
Hong Kong	1.8	-	-	-	0.1	1.9
Mainland China	0.9	0.5	0.3	-	-	1.7
U.S.A. and others	0.3	0.3	0.2	0.1	1.3 ⁽³⁾	2.2
Sub-Total (B)	3.0	0.8	0.5	0.1	1.4	5.8
TOTAL = (A) + (B)	15.2	7.1	2.8	0.8	1.4	27.3

Trading Props Attributable GFA (M sq ft)	Completed Prop Held for Sale	Under Development / Held for Development	Total
Hong Kong	0.1	0.2	0.3
Mainland China	0.7	-	0.7
U.S.A.	-	3.0	3.0
Total	0.8	3.2	4.0



Attri. Investment Portfolio 27.3 M sq ft	Attri. Trading Portfolio 4.0 M sq ft
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**Total Attri. Property Portfolio
31.3 M sq ft**

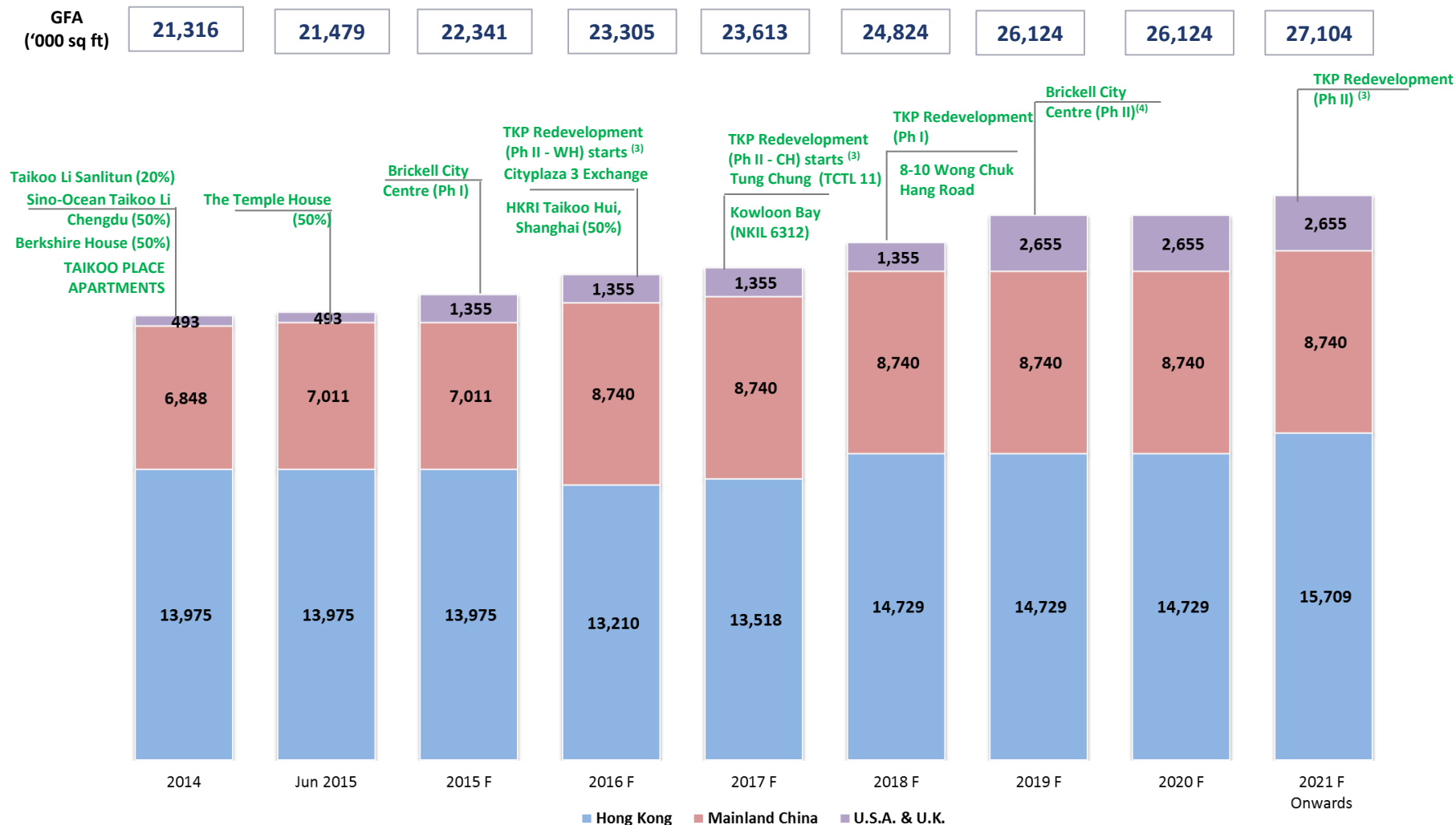
(1) Excludes GFA of car parks.

(2) Hotels are accounted for under property, plant and equipment in the financial statements.

(3) GFA of 558,000 sq ft relating to the site acquired in Jul 2013 are accounted for as properties held for development in the financial statements.

Completed Investment Portfolio

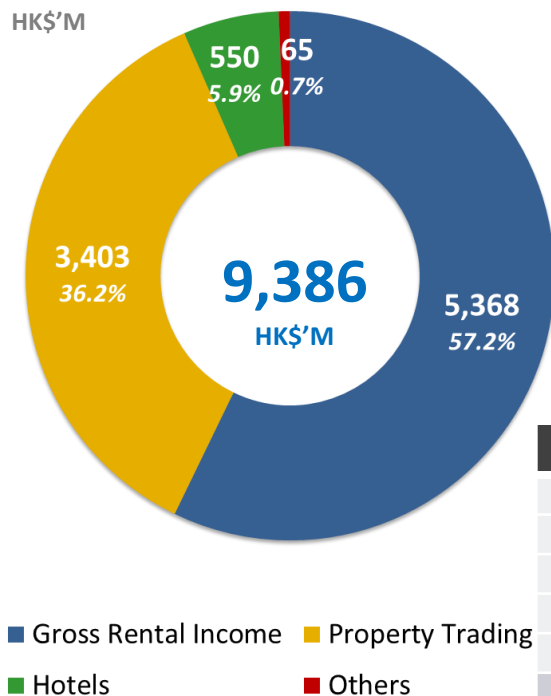
Expected Attributable GFA of Completed Investment Portfolio (incl. Hotels) ⁽¹⁾ ⁽²⁾ ⁽³⁾ ⁽⁴⁾



(1) Hotels are accounted for under property, plant and equipment in the financial statements.
 (2) Excludes GFA of property trading components and car parks but includes GFA of the hotel portion of these projects.
 (3) Redevelopment under planning, subject to further review.
 (4) Development subject to further review.

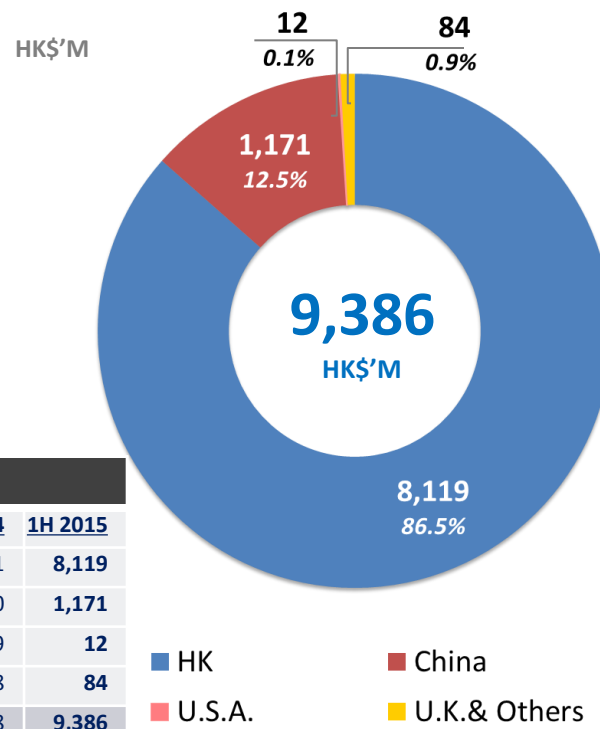
Revenue Analysis

1H 2015 Revenue Breakdown by Segment



Comparison		
	1H 2014	1H 2015
Rental	5,045	5,368
Trading	2,707	3,403
Hotels	522	550
Others	64	65
Total	8,338	9,386

1H 2015 Revenue Breakdown by Region



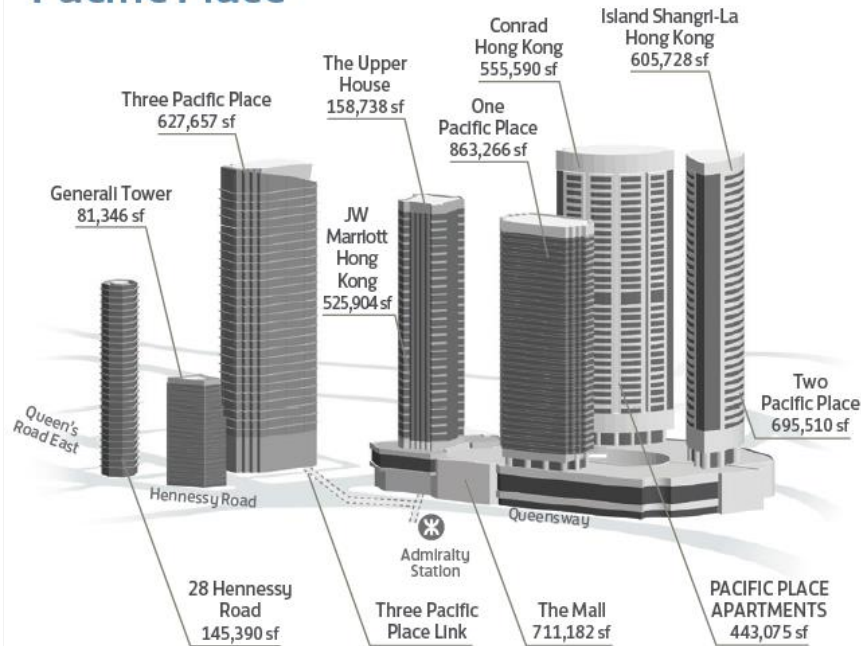
Comparison		
	1H 2014	1H 2015
HK	7,191	8,119
China	1,050	1,171
U.S.A.	9	12
U.K. & Others	88	84
Total	8,338	9,386

- ❑ The turnover increased by 13% principally due to higher sales revenue from property trading, higher rental income from investment properties and higher revenue from hotel operations.
- ❑ Strong and stable revenue stream derived from investment properties, principally from Hong Kong operations with increasing contribution from Mainland China.

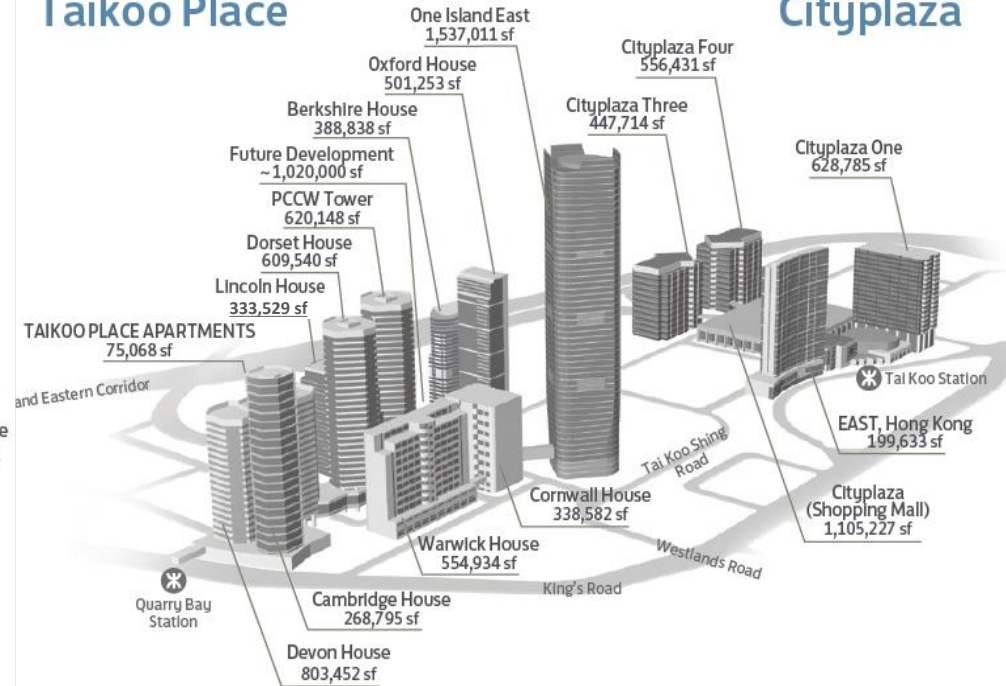
Revenue
+13%

HK Portfolio Map

Pacific Place



Taikoo Place



Taikoo Li Sanlitun, Beijing



- ❑ Gross rental income at Taikoo Li Sanlitun increased in 1H 2015, because of growth in reversionary rents.
- ❑ Overall occupancy at Taikoo Li Sanlitun was **95%** at 30th Jun 2015.
- ❑ Retail sales grew by **7%** in 1H 2015 and are expected to continue to grow.

Project Summary (100% Basis)	
GFA	1.47 M sq ft
Components	TKL Sanlitun South TKL Sanlitun North The Opposite House
Interest	Retail : 100% TOH : 100%
Yr of Opening	2008 (TKL South) 2008 (TOH) 2010 (TKL North)

TaiKoo Hui, Guangzhou



- ❑ TaiKoo Hui is our largest investment property in Mainland China.
- ❑ Gross rental income at TaiKoo Hui increased in 1H 2015.
- ❑ Occupancy of the shopping mall was **99%** at 30th Jun 2015.
- ❑ Retail sales increased by **21%** due to changes in tenant mix following lease expiries in 2014, and are expected to continue to grow.
- ❑ Occupancy of the office towers was **100%** at 30th Jun 2015, despite the substantial new supply of office space in Guangzhou over the last 12 months.
- ❑ Demand for Grade-A office space in the Tianhe district is expected to be robust despite the substantial supply of new office space in the city expected in the coming years.

Project Summary (100% Basis)

GFA	3.84 M sq ft
Components	Shopping Mall 2 Office Towers Mandarin Oriental GZ
Interest	97%
Yr of Opening	2011 / 2012 / 2013

INDIGO, Beijing

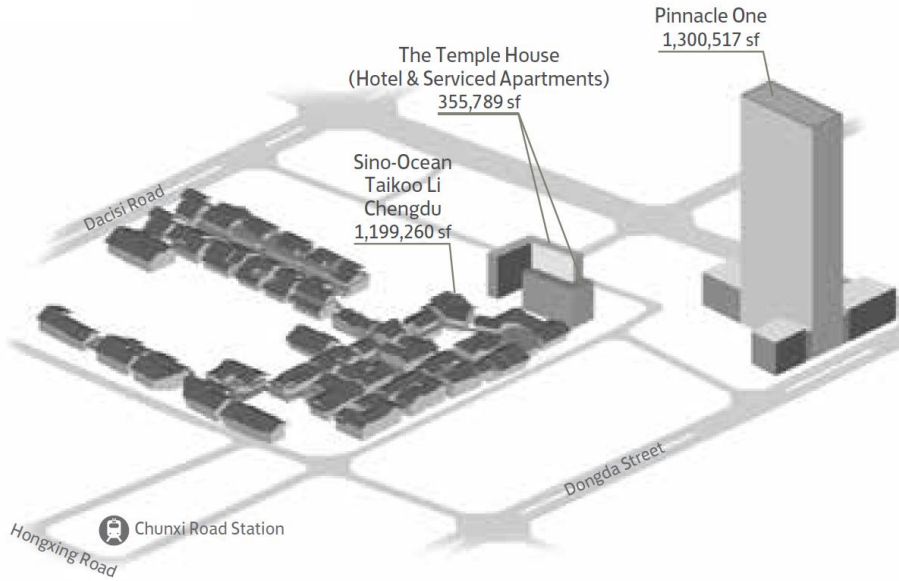


- ❑ Occupancy ⁽¹⁾ at the shopping mall was **94%** at 30th Jun 2015.
- ❑ Retail sales increased by **36%** in 1H 2015, and are expected to continue to grow.
- ❑ More people visited the mall following the opening of Line 14 of the Beijing Metro in Dec 2014. The first significant renewal of leases is taking place.
- ❑ The office tower, ONE INDIGO, was **97%** leased ⁽¹⁾ at 30th Jun 2015.
- ❑ Demand for office space in Beijing was subdued during 1H 2015. Office rents are expected to weaken against a background of reduced demand and increased supply.

Project Summary (100% Basis)

GFA	1.89 M sq ft
Components	Shopping Mall ONE INDIGO EAST, Beijing
Interest	50%
Yr of Opening	2011 / 2012

Daci Temple Project, Chengdu



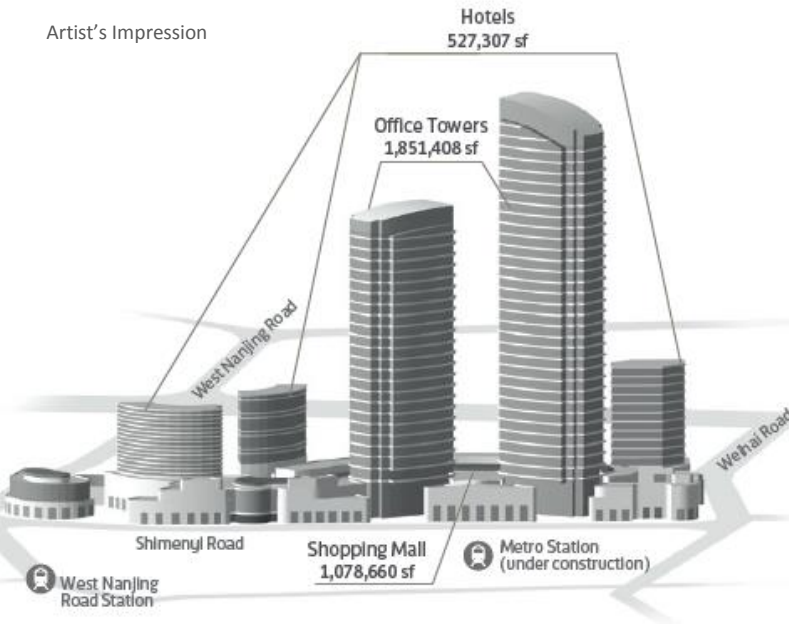
- ❑ A large-scale retail-led development comprising a street-style retail complex (2-3 storey blocks)- Sino-Ocean Taikoo Li Chengdu, a boutique hotel and serviced apartment-the Temple House, and a Grade A office tower, Pinnacle One, served by the metro.
- ❑ Integrates architecturally with the Daci Temple and other neighbouring old buildings.
- ❑ Sino-Ocean Taikoo Li Chengdu was formally opened in Apr 2015. Retail sales and the number of visitors have grown since the soft opening in Oct 2014.
- ❑ At 30th Jun 2015, tenants had committed⁽¹⁾ to lease **87%** of the space and **70%** of the shops in the development were open.
- ❑ The Temple House, hotel and serviced apartments, was completed in Jun 2015. The hotel started to open in Jul 2015.

Project Summary (100% Basis)

GFA	2.86 M sq ft
Components	Retail Office (for trading) The Temple House Serviced Apartments
Interest	50%
Yr of Opening	2014 onwards

HKRI Taikoo Hui, Shanghai

Artist's Impression



- ❑ A large-scale retail-led mixed-use development comprising a retail mall, two office towers and three hotels ⁽¹⁾, and is expected to become a landmark development in Shanghai.
- ❑ Prime location with significant frontage to Nanjing West Road, one of Shanghai's major shopping thoroughfares, being adjacent to an existing metro line and two planned metro stations.
- ❑ Work on the basement sub-structure is near completion. Above ground construction is in progress. The superstructures of one office tower and one hotel have been topped out.
- ❑ The project is expected to open in phases from 2016.

Project Summary (100% Basis)

GFA	3.46 M sq ft
Components	Retail Mall 2 Office Towers 3 Hotels ⁽¹⁾
Interest	50%
Yr of Opening	2016 onwards

HK Trading Portfolio

Trading Properties being Sold (At 18th Aug 2015)	Saleable Area ⁽¹⁾ (sq ft) (100% basis)	Total Units	Unit Sold	Actual Completion	Actual Handover	Units for which Profit Recognised or Expected to be Recognised (Year)	Int.
AZURA, 2A Seymour Road	-	126	126	2012	2012	- 122 (before 2015), 3 (1H 2015) and 1 (Exp. 2H 2015)	87.5%
ARGENTA, 63 Seymour Road	3,557	30	29	2013	2013	- 27 (before 2015), 1 (1H 2015) and 1 (Exp. 2H 2015)	100%
DUNBAR PLACE, 23 Dunbar Road	-	53	53	2013	2014	- 52 (2014) and 1 (1H 2015)	50%
MOUNT PARKER RESIDENCES, 1 Sai Wan Terrace	2,748	92	91	2013	2014	- 82 (2014) and 9 (1H 2015)	80%
AREZZO, 33 Seymour Road	28,527	127	108	2015	2015	- 96 (1H 2015) and 12 (Exp. 2H 2015)	100%
Trading Properties under Development	Total GFA (sq ft) (100% basis)	Total Units	Unit Sold / Pre-sold	Actual / Expected Completion	Expected Handover	Development Status	Int.
WHITESANDS, Cheung Sha	64,410	28	N/A	2015	2015	- Occupation permit issued in Feb 2015. - Interior finishing, exterior finishing and soft landscaping works in progress.	100%
100 Caine Road	195,533	197	N/A	2016	2017	- Superstructure works in progress.	100%

Hotel Portfolio

Managed Hotels		No. of Rooms	Interest
Completed		<i>(100% basis)</i>	
HK	The Upper House	117	100%
HK	EAST, Hong Kong	345	100%
HK	Headland Hotel ⁽¹⁾	501	0%
China	The Opposite House, Beijing	99	100%
China	EAST, Beijing	369	50%
China	The Temple House, Chengdu ⁽²⁾	142	50%
U.K.	The Montpellier Chapter, Cheltenham	61	100%
U.K.	Avon Gorge Hotel, Bristol	75	100%
U.K.	The Magdalen Chapter, Exeter	59	100%
U.K.	Hotel Seattle, Brighton	71	100%
Sub-Total (A)		1,839	
Under Development			
China	Hotels at HKRI Taikoo Hui, Shanghai ⁽²⁾⁽³⁾	275	50%
U.S.A.	EAST, Miami	352	100%
Sub-Total (B)		627	
Total = (A) + (B)		2,466	

Owned but Non-managed Hotels		No. of Rooms	Interest
Completed		<i>(100% basis)</i>	
HK	Island Shangri-La HK	565	20%
HK	JW Marriott Hotel HK	602	20%
HK	Conrad HK	513	20%
HK	Novotel Citygate HK	440	20%
China	Mandarin Oriental, Guangzhou ⁽²⁾	287	97%
U.S.A.	Mandarin Oriental, Miami	326	75%
Sub-Total (C)		2,733	
Under Development			
China	Hotel at HKRI Taikoo Hui, Shanghai ⁽²⁾⁽³⁾	240	50%
Sub-Total (D)		240	
Total = (C) + (D)		2,973	



Expected Total Managed Rooms

2,466

41 (1) Headland Hotel is owned by Airline Hotel Limited, a wholly-owned subsidiary of Cathay Pacific Airways Limited
 (2) Including serviced apartments
 (3) Number of modules

Valuation of Completed Investment Properties

- Consistent value creation through continuous property investment and asset reinforcement.

2004 – Jun 2015 Valuation of Completed Investment Properties (excl. Hotels) *

