



2017 Interim Results | Analyst Briefing

17th August 2017

Agenda

Speakers : Guy Bradley, Chief Executive and Michelle Low, Finance Director

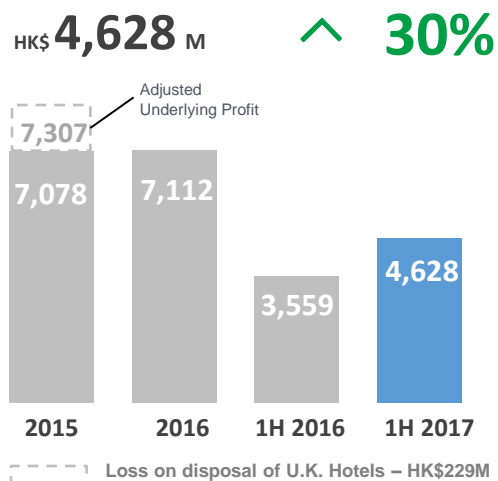
1. Financial Highlights
2. Investment Portfolio
3. Trading Portfolio
4. Financing
5. Prospects
6. Q&A



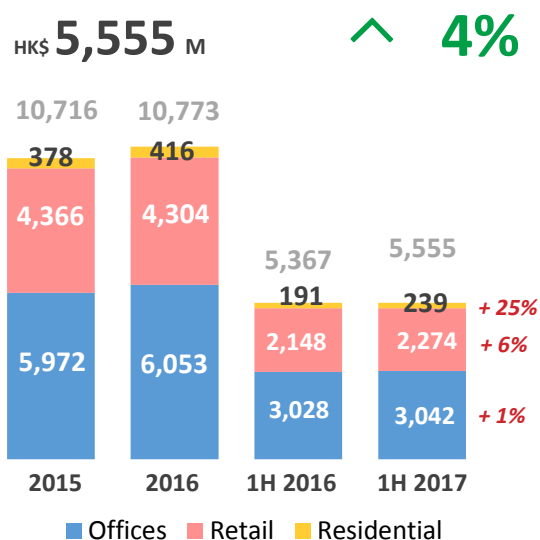
Financial Highlights

Financial Highlights

Underlying Profit



Gross Rental Income



Key Figures

HK\$ **40.71** per share
(2016 Dec: HK\$ 38.52 per share)

Equity Attributable
to Shareholders

 **6% h-h**

HK\$ **14,763 M**
(1H 2016: HK\$ 5,334 M)

Reported Profit

 **177% y-y**

HK\$ **0.25**

(2016 1st interim : HK\$ 0.23)

2017 1st Interim
Dividend Per Share

 **9% y-y**

Highlights

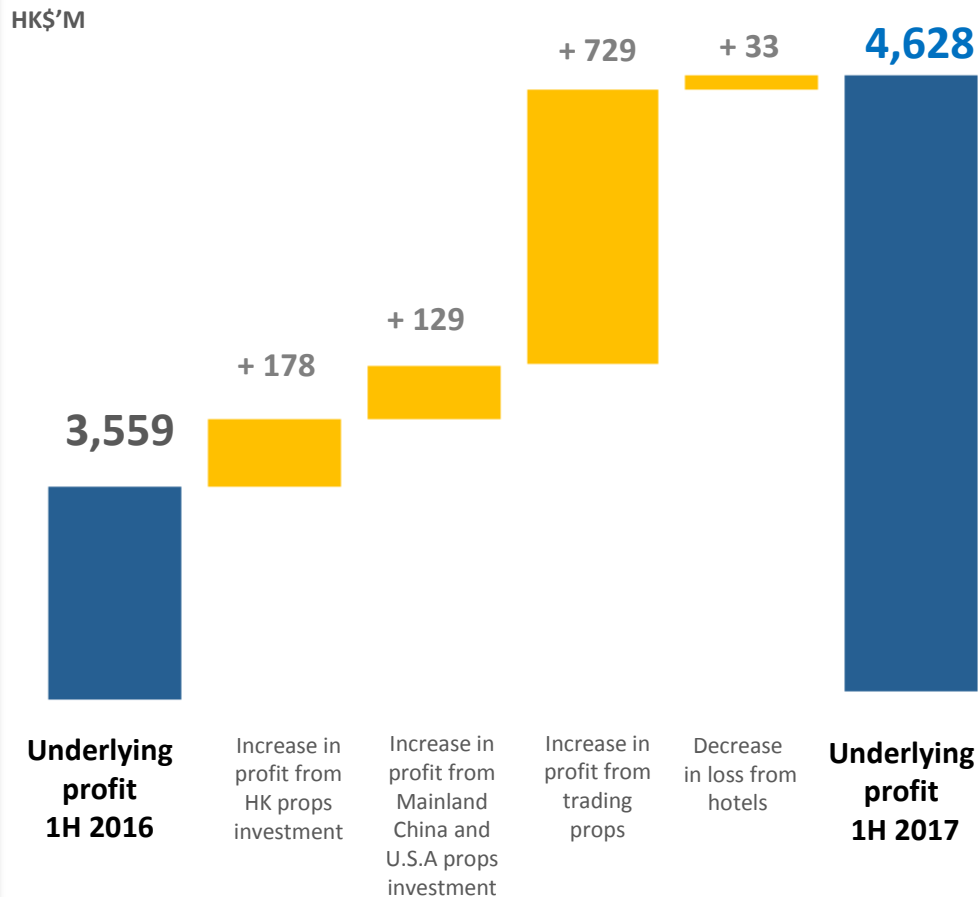
- **Underlying profit**  **30%** principally reflected higher trading profits from the sale of luxury residential properties in Hong Kong.
- **Gross rental income**  **4%** with increased contributions from properties in the U.S.A. and from retail properties in Mainland China while contributions from office and retail properties in Hong Kong remained steady.
- **Operating profit from property trading**  **176%** mainly from the handover of pre-sold units at the ALASSIO development in Hong Kong.
- **HKRI Taikoo Hui**, a joint venture development in Shanghai, open and starting to contribute to rental income.

Financial Summary

HK\$M	1H 2016	1H 2017	Change
Revenue	7,886	11,525	↗ 46%
Valuation gains on investment properties	2,307	9,946	↗ 331%
Operating profit	6,730	15,537	↗ 131%
Underlying profit	3,559	4,628	↗ 30%
Reported profit	5,334	14,763	↗ 177%
Underlying earnings per share (HK\$ per share)	0.61	0.79	↗ 30%
Reported earnings per share (HK\$ per share)	0.91	2.52	↗ 177%
First interim dividend per share (HK\$ per share)	0.23	0.25	↗ 9%
HK\$M	Dec 2016	Jun 2017	Change
NAV attributable to the Company's shareholders ⁽²⁾	225,369	238,175	↗ 6%
Net debt	35,377	33,841	↘ 4%
Gearing ratio	15.6%	14.1%	↘ 1.5%pt.
NAV per share (HK\$ per share)	38.52	40.71	↗ 6%

Movement in Underlying Profit

Movement in Underlying Profit



Underlying Profit by Segment

	1H 2016	1H 2017	Change
Property investment	3,111	3,418	↑ 10%
Property trading	492	1,221	↑ 148%
Hotels	(44)	(11)	N/A
Total	3,559	4,628	↑ 30%

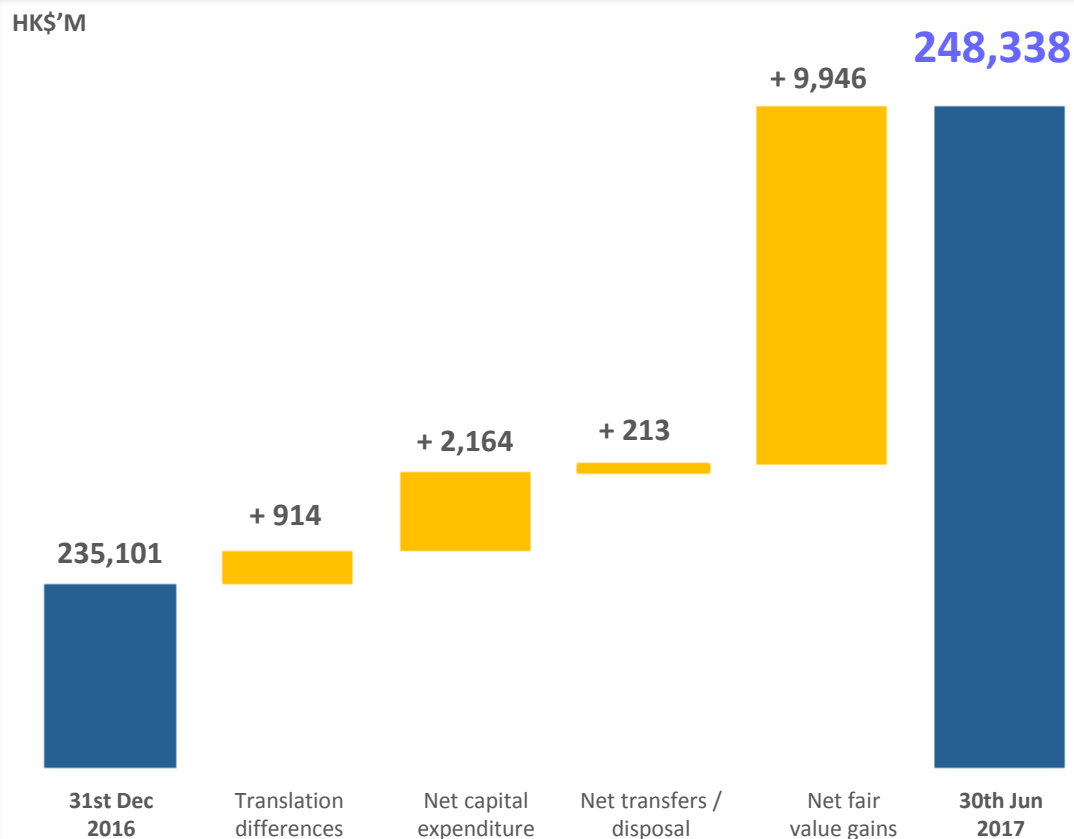
HK\$ **4,628** M, ↑ 30%

Underlying Profit
(1H 2017)

Movement in Investment Properties

Movement in Investment Properties

(excl. Hotels & Investment Properties held under JVCs)



The increase in the valuation of the investment property portfolio is mainly due to an increase in the valuation of the office properties in Hong Kong following rental increases and a reduction of 12.5 basis points in the capitalisation rate.

HK\$ **248,338**_M ^ 6%

Investment Props Valuation
(1H 2017)



Investment Portfolio

Rental Income – Continued to Rise

HK Office

Stable

- ❑ Firm rental income despite Taikoo Place redevelopment.
- ❑ Positive rental reversions supported by strong demand for office space.
- ❑ High occupancy at 99%.

HK Retail

- ❑ Stable rental income with 100% occupancy.
- ❑ Retail sales at the Pacific Place Mall start to recover.

PRC Props

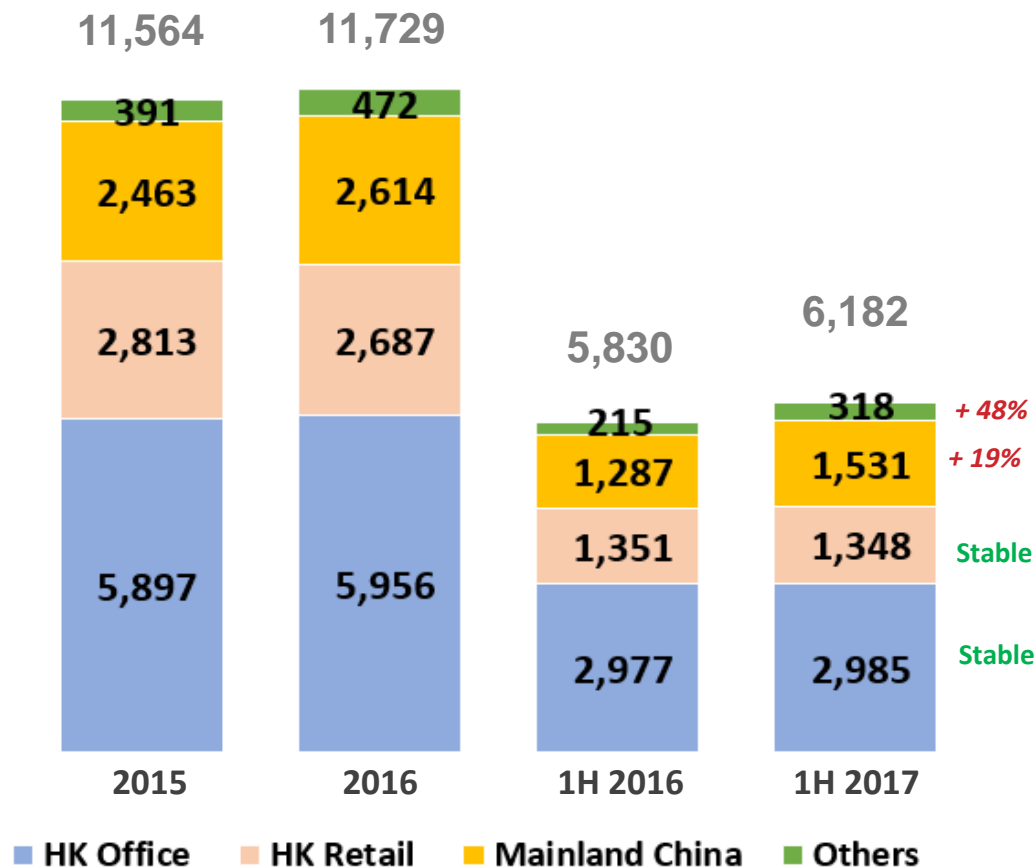
^ 19%

- ❑ Positive rental reversions and higher retail sales.
- ❑ HKRI Taikoo Hui open and starting to contribute to rental income.
- ❑ In RMB terms, this represents a rental growth of 24%.

Attributable Gross Rental Income

HK\$'M

HK\$ **6,182** M, **^ 6%**



HK Office – Robust Operations



Latest Rental	1PP/2PP : 110-135 3PP : 95-110	low 40s to high 40s	mid 50s to high 60s	mid 40s to high 40s
Occupancy	100%	100%	98%	99%
Rental Reversion ⁽¹⁾	+ 15%	+ 2%	+ 10%	+ 8%

Highlights

HK\$ **137.7** bn

Attributable
Valuation

9.3 M sq ft

Completed GFA

HK\$ **2,985** M

Attributable
Gross Rental ⁽²⁾

99 %

Occupancy
(30th Jun 2017)

HK Retail – Some Recovery in Retail Sales



Occupancy	100%	100%	100%
Retail Sales Growth	+1.5%	-7.3%	+0.9% ⁽¹⁾

Highlights

HK\$ **46.5** bn

Attributable
Valuation

2.8 M sq ft

Completed GFA

HK\$ **1,348** M

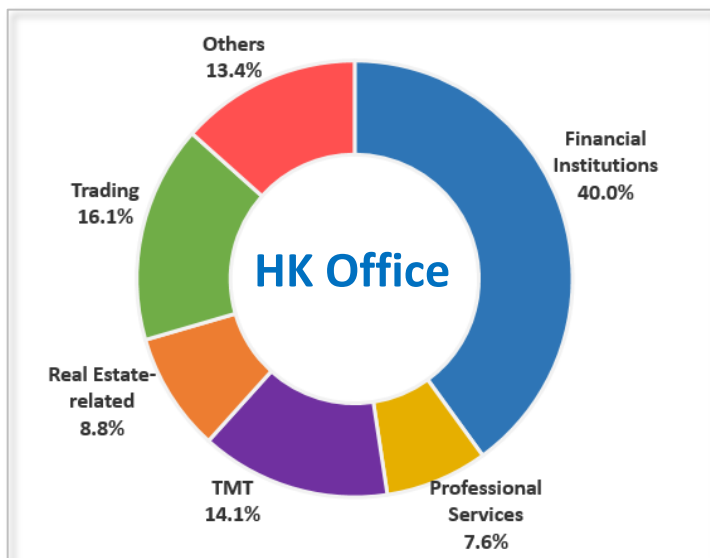
Attributable
Gross Rental⁽²⁾

100 %

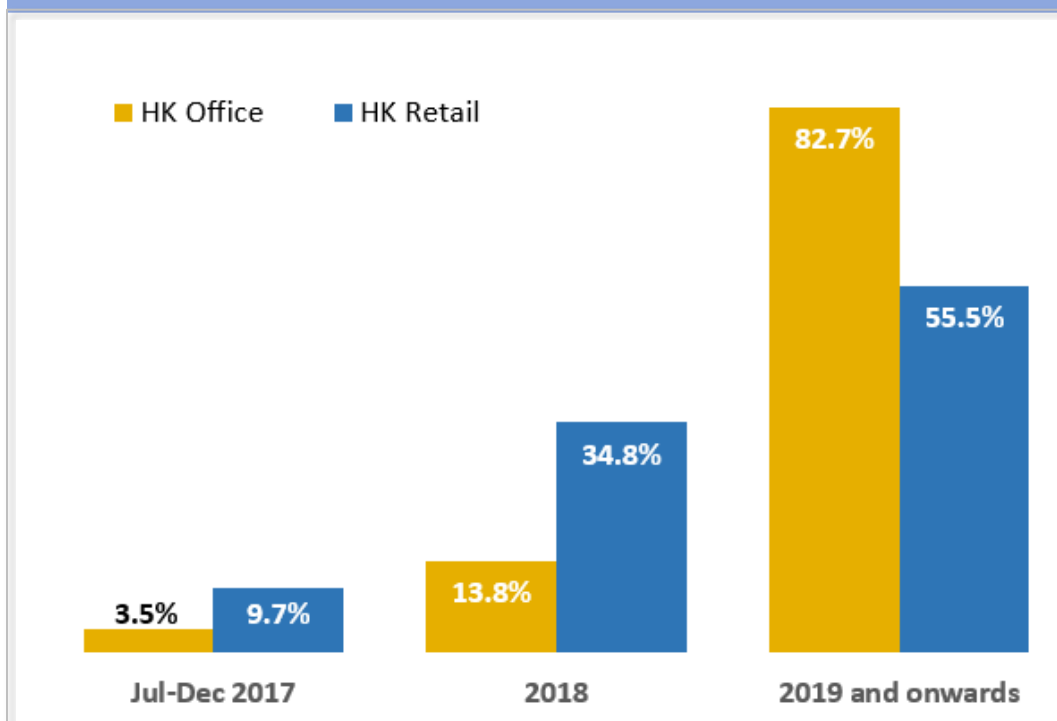
Occupancy
(30th Jun 2017)

11 (1) Excluding area closed for renovation and upgrading works during the first two quarters.
(2) Reported gross rental income (excluding rental contributions from JVCs and associates) was HK\$1,314M.

HK Portfolio – Well-balanced Tenant Mix and Lease Expiries



Lease Expiry Profile ⁽¹⁾⁽²⁾

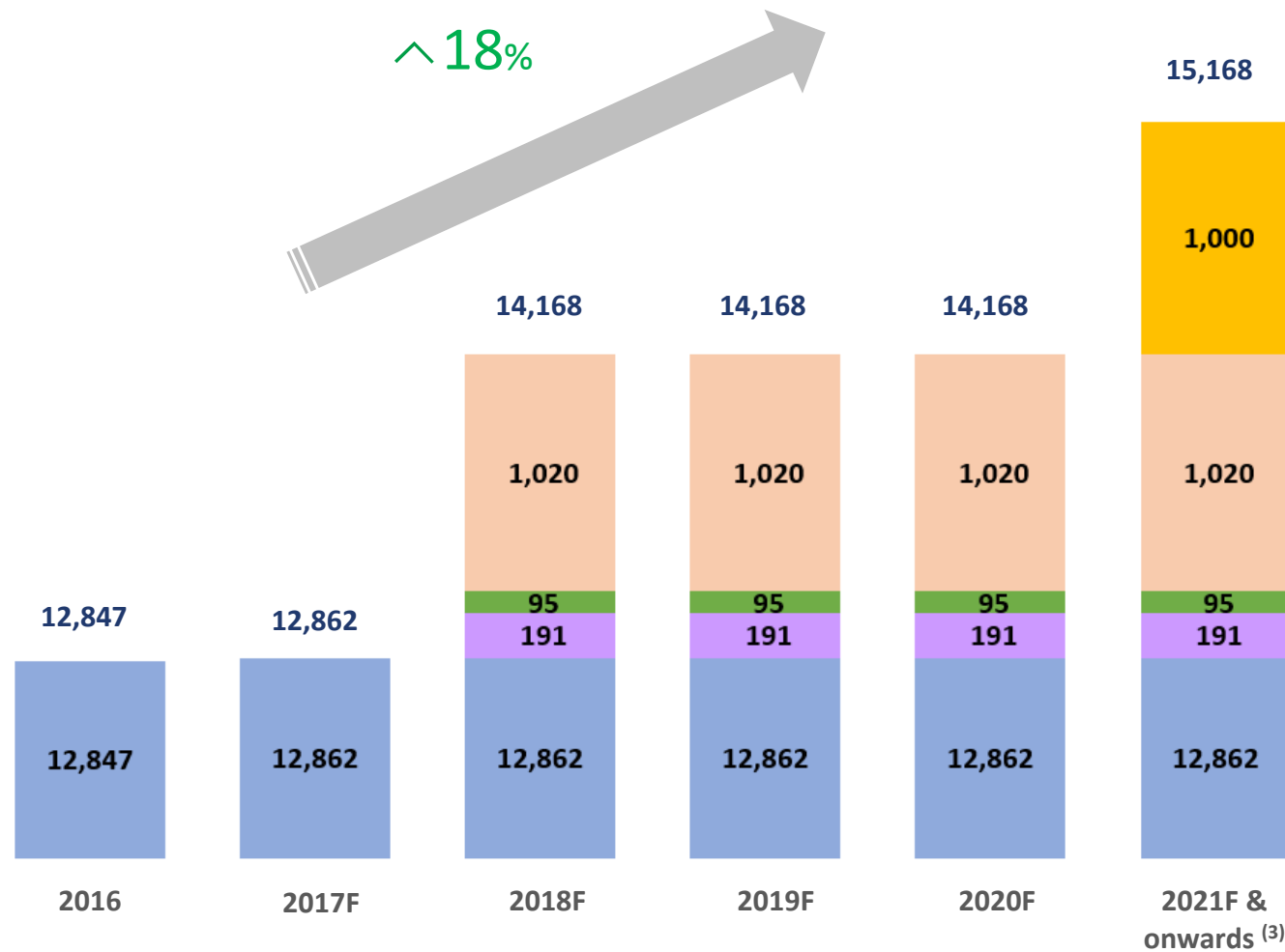


- ❑ Strong and diverse tenant base.
- ❑ Well-spread lease expiry profile.
- ❑ Top 10 office tenants occupied approx. **21%** of office area in HK.
- ❑ Top 10 retail tenants occupied approx. **26%** of retail area in HK.

Hong Kong Portfolio – A Strong Development Pipeline

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

GFA ('000 sq ft)



15.1 M sq ft

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

Two Taikoo Place ⁽³⁾

One Taikoo Place

Tung Chung (TCTL 11)

8-10 Wong Chuk Hang

Existing Portfolio

Taikoo Place Redevelopment in Progress



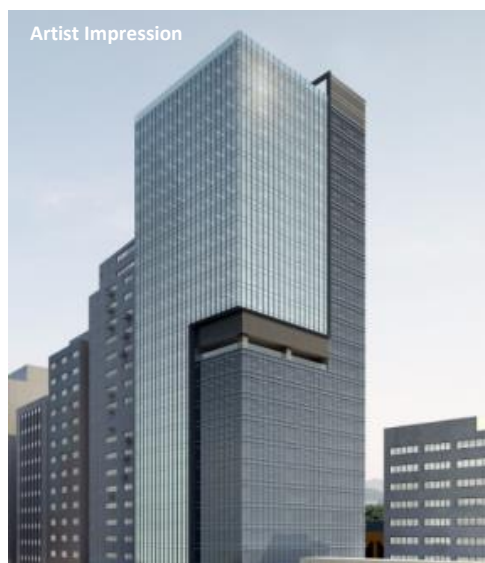
To transform the Taikoo Place into a more connected, people-friendly commercial centre with 69,000 sq ft of new open public spaces and 2 million sqft of new Grade A office space.

Taikoo Place Redevelopment

Location	Quarry Bay
Interest	100%
GFA	~2M sq ft
Status	<p>One Taikoo Place:</p> <ul style="list-style-type: none"> - A 48-storey Grade-A office building. - Superstructure works in progress. <p>Two Taikoo Place:</p> <ul style="list-style-type: none"> - Demolition of Warwick House in progress. - Works preparatory to demolition of Cornwall House in progress.
Expected Completion	<p>One Taikoo Place: 2018</p> <p>Two Taikoo Place: 2021/2022</p>



Other Hong Kong Projects Scheduled for Completion in 2018



8-10 Wong Chuk Hang Road



Tung Chung Town Lot 11



New Kowloon Inland Lot 6312

Location	Aberdeen	Tung Chung	Kowloon Bay
Interest	50%	20%	Conditionally agreed to sell the company which owns the investment property.*
GFA (100% basis)	~382,500 sq ft	~475,000 sq ft	~555,000 sq ft
Components	Office	Retail and Hotel	Office
Status	Superstructure works in progress.	Superstructure works in progress.	Superstructure works in progress.
Expected Completion	2018	2018	2018*

* Completion of the sale is conditional upon the relevant occupation permit and certificate of compliance being obtained on or before 31st Dec 2018.

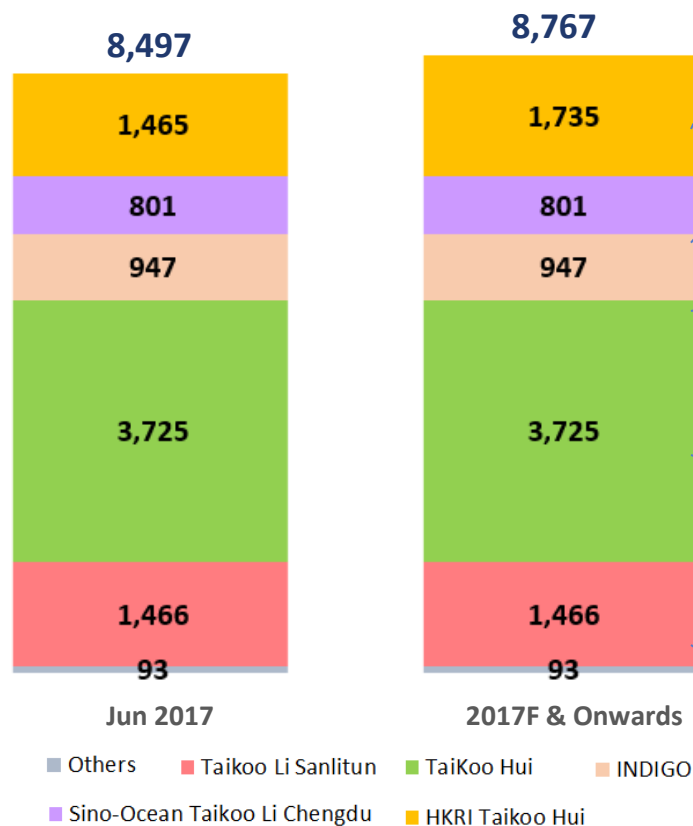
Mainland China Portfolio – Strong Growth in Retail Sales

Attributable GFA of Completed Property Portfolio in Mainland China ⁽¹⁾⁽²⁾⁽³⁾

GFA
(‘000 sq ft)

HK\$ **45.1** bn
Attributable Valuation
(Investment Props)

8.8 M sq ft
Exp. Attributable
Completed GFA ⁽¹⁾
(Investment Props)



HKRI Taikoo Hui



Sino-Ocean Taikoo Li



Indigo



TaiKoo Hui



Taikoo Li Sanlitun



- Completed – Shopping mall and offices.
- Works in progress – Hotels and serviced apartments.

Retail Sales

+47%

Occupancy

94%

Retail

Retail Sales

+69%

Occupancy

99%

Office

Retail

Retail Sales

+30%

Occupancy

99%

Office

Retail

Retail Sales

+7%

Occupancy

95%

Retail

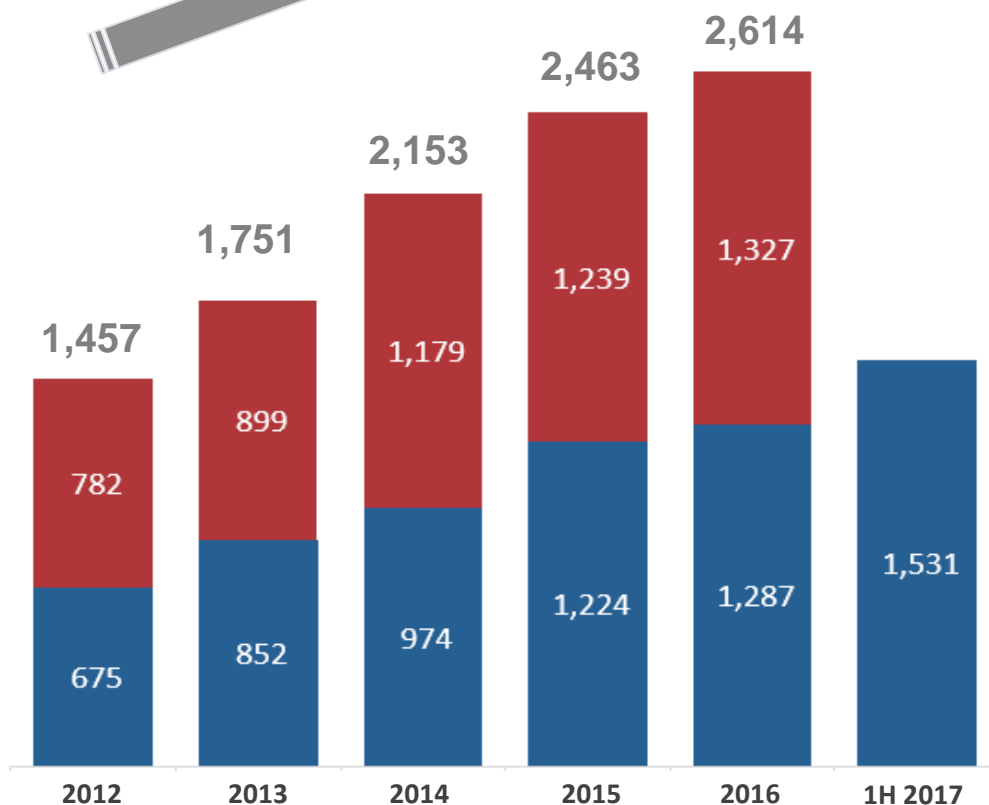


Mainland China Portfolio – Growing Rental Contributions

Attributable Gross Rental Income

HK\$'M

Attributable Gross Rental Income
almost doubled since 2012



Potential Pipeline

Qiantan Project, Shanghai

- ☐ Framework Agreement signed.
- ☐ Retail development

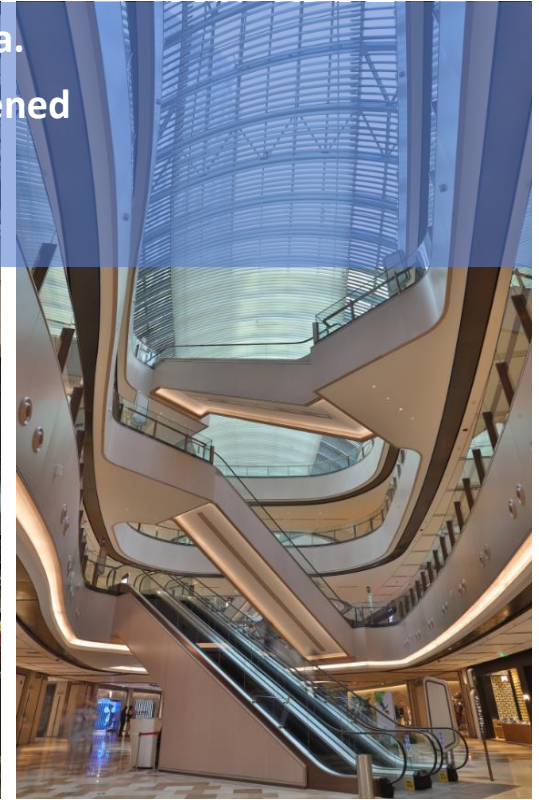
HK\$ 1,531_M, ^19%

RMB 1,349_M, ^24%

Attributable Gross Rental ⁽¹⁾
(1H 2017)

HKRI Taikoo Hui, Shanghai – Open

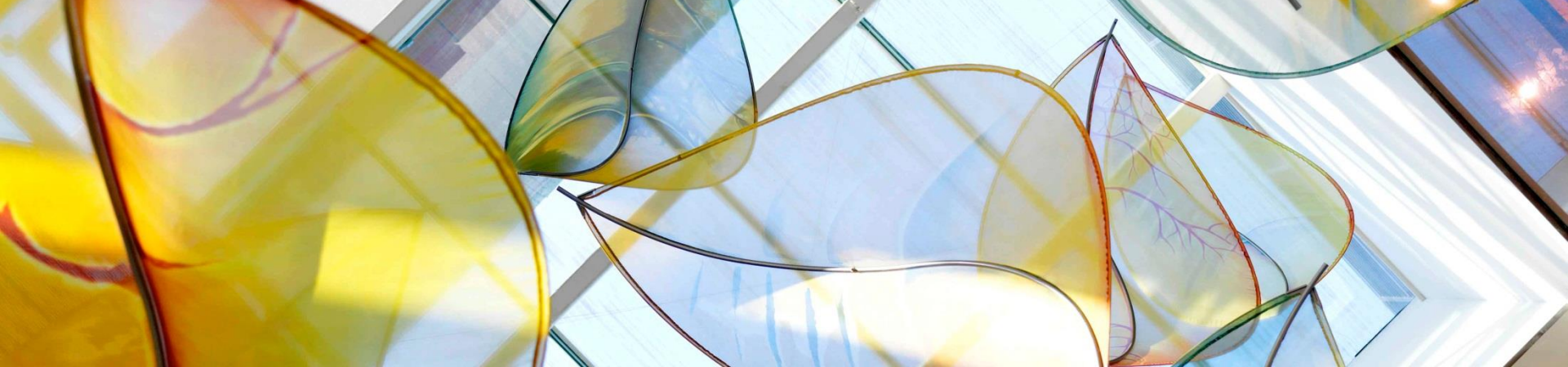
- ❑ The latest joint venture development opening in Mainland China.
- ❑ Shopping Mall (Opened in May 17) : **91% leased⁽¹⁾, 40% Shops opened**
- ❑ Offices (Opened in phases from 2H 2016) : **75% leased⁽¹⁾**
- ❑ Hotels expected to open by the end of 2017.



Brickell City Centre, Miami – Ramping up

- ❑ Shopping Centre: **88%** occupancy, opened in Nov 2016.
- ❑ Three BCC office: **100%** occupancy, opened in Mar 2016.
- ❑ Two BCC office: **75%** occupancy, opened in Feb 2017.





Trading Portfolio

Trading Portfolio

Hong Kong

ALASSIO



All Sold

(197 units pre-sold)
Profit Recognised in
1H 2017.

WHITESANDS



~ **32%** or **9** units sold ⁽¹⁾

HK\$ 20,397 psf
(avg price) ⁽²⁾

Brickell City Centre, Miami

REACH



~ **92%** or **360** units sold ⁽¹⁾

mid US\$ 600s psf
(avg price) ⁽²⁾

RISE



~ **51%** or **197** units sold ⁽¹⁾

high US\$ 600s psf
(avg price) ⁽²⁾



Financing

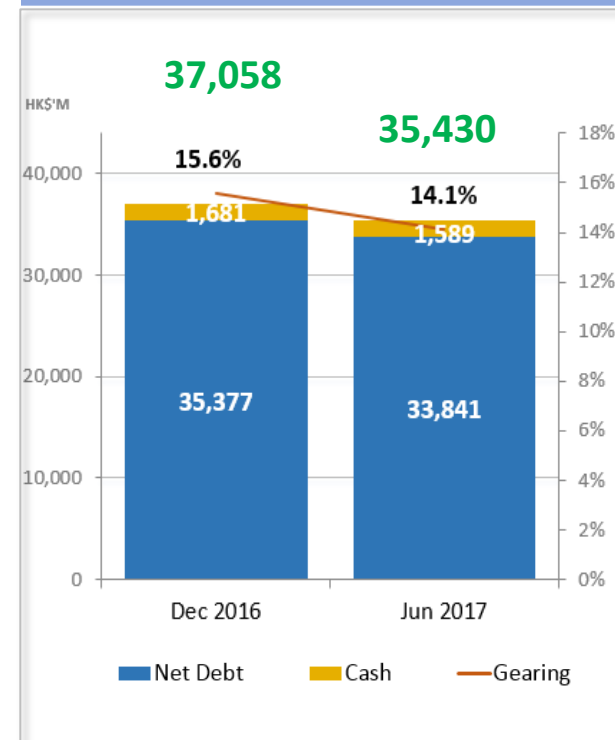
Net Debt and Gearing

Net Debt Reconciliation (HK\$M)

Net debt at 31st Dec 2016	(35,377)
Net rental and fees receipts	4,591
Proceeds from property trading / development	4,539
Capex- PP&E and property investment	(3,289)
Development costs – property trading	(340)
Net investments in JVCs / Associates	(82)
Net interest paid	(568)
Tax paid	(352)
Dividends paid to the Company's shareholders	(2,808)
Other operating items	(155)
Net debt at 30th Jun 2017	(33,841)

Financial Ratios	2013	2014	2015	2016	Jun 2017
Total Equity (HK\$ M)	203,150	208,547	217,949	227,225	240,260
Net Debt (HK\$ M)	32,014	34,071	33,348	35,377	33,841
Gearing	15.8%	16.3%	15.3%	15.6%	14.1%
Underlying Interest Cover	6.4	7.6	7.8	8.9	11.9
Underlying Cash Interest Cover	5.1	5.6	5.9	6.3	8.6

Gearing



Highlights

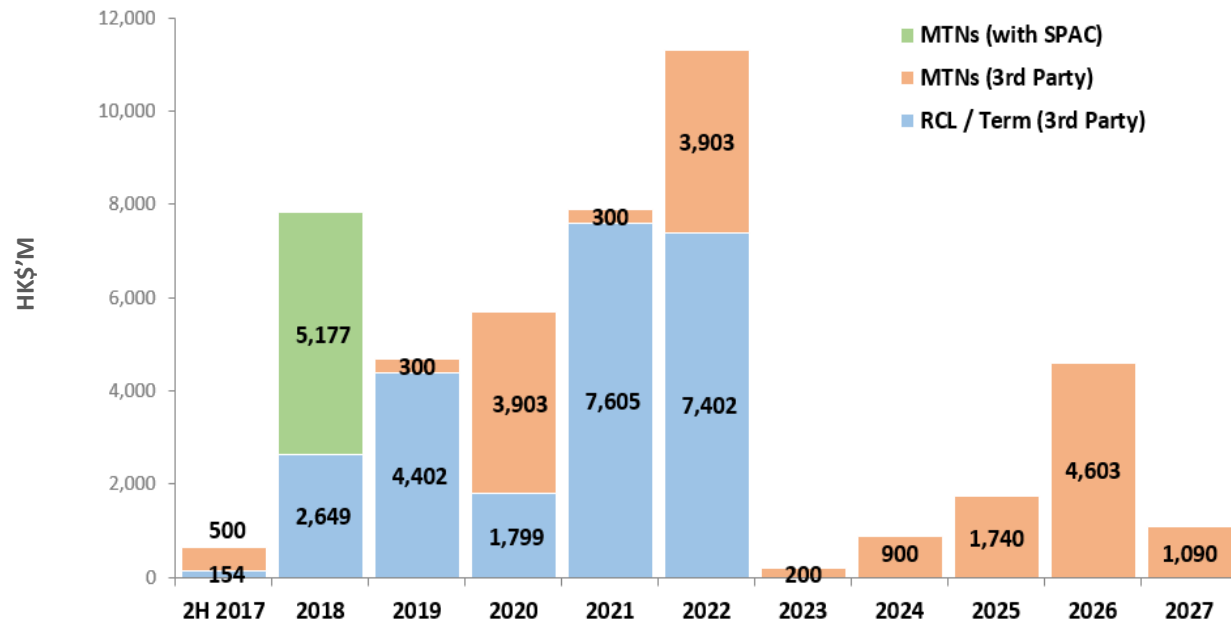
HK\$ **33,841** M
Net Debt

14.1%
Gearing

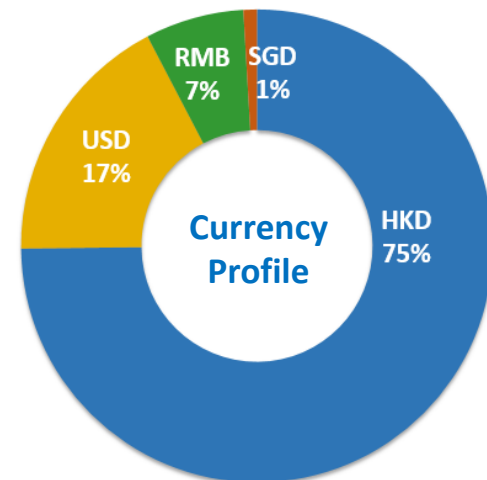
Maturity Profile & Liquidity

Maturity Profile of Available Committed Facilities (at 30th Jun 2017)

Total	46,627	654	7,826	4,702	5,702	7,905	11,305	200	900	1,740	4,603	1,090
Drawn	35,138	654	7,826	2,388	4,902	2,980	7,855	200	900	1,740	4,603	1,090



HK\$M	Dec 2016	Jun 2017
Cash	1,681	1,589
Undrawn - committed	8,497	11,489
	10,178	13,078
Undrawn - uncommitted	1,149	865
	11,327	13,943



- Major financing activities in 1H 2017:
 - Arranged three 5-yr term and revolving loan facilities aggregating HK\$3,500M.
 - Issued medium-term notes of HK\$1,390M.
 - Refinancing of a term loan facility of US\$500M.
- Subsequent to 30th Jun 2017:
 - Issued medium-term notes of HK\$200M.

Fixed : Floating
68% : 32%

Available Committed Facilities
HK\$ 46,627 M

Credit Rating
Fitch "A"
Moody's "A2"
S&P "A-"

Cash & Undrawn
Committed Facilities
HK\$ 13,078 M

Capital Commitments

Profile of Capital Commitments for Investment Properties and Hotels– at 30th Jun 2017

HK\$'M	Expenditure	Forecast Year of Expenditure				Commitments*
	<u>Six months ended 30th Jun 2017</u>	<u>Six months ended 31st Dec 2017</u>	<u>2018</u>	<u>2019</u>	<u>2020 & later</u>	<u>At 30th Jun 2017</u>
Hong Kong	2,060	2,978	3,558	1,000	5,889	14,125
Mainland China	331	658	960	36	-	1,654
U.S.A. and elsewhere	725	139	182	67	134	522
Total	3,116	3,775	4,700	1,803	6,023	16,301

* The capital commitments represent the Group's capital commitments of HK\$14,171 million plus the Group's share of the capital commitments of joint venture companies of HK\$2,130 million. The Group is committed to funding HK\$633 million of the capital commitments of joint venture companies.



Prospects

Prospects

Hong Kong Office

- ❑ In the central district of Hong Kong, high occupancy and limited supply will continue to exert upward pressure on office rents.
- ❑ High occupancy is expected to result in office rents in our Taikoo Place and Cityplaza developments being resilient despite increased supply in Kowloon East and other districts.

Mainland China

- ❑ In Mainland China, retail sales are expected to grow satisfactorily in 2H 2017 in cities where the Group has shopping malls. Demand for retail space in our malls is expected to be solid.
- ❑ Office rents in Guangzhou and Shanghai are expected to be stable in 2H 2017, reflecting stable demand for Grade-A office space in Guangzhou and in the Jing'an District of Shanghai. Office rents in Beijing are expected to be weak in 2H 2017, with reduced demand and increased supply.

Hotels

- ❑ Trading conditions for our existing hotels are expected to be stable in 2H 2017. Our hotels in Shanghai are expected to open by the end of 2017.

Hong Kong Retail

- ❑ Retail sales started to improve in Hong Kong in 1H 2017. This has benefited our malls. We will continue to adjust the tenant mix in order to attract more shoppers.
- ❑ Retail rental income in 2H 2017 is expected to be affected by continued adjustments to the tenant mix intended to attract more shoppers.

Miami, U.S.A.

- ❑ Retail sales of apparel continue to be weak and have made fashion retailers cautious about expansion.
- ❑ There is limited new supply of Grade-A office space and office rents are expected to be stable.

Property Trading

- ❑ In Hong Kong, notwithstanding government measures to cool the market and the expectation of a gradual increase in interest rates, demand for residential property remains resilient.
- ❑ In Miami, the strength of the US dollar against other major currencies has adversely affected demand, in particular from South America.

Sustainable Development



Places **LEED Platinum** certification for Existing Buildings: Operations and Maintenance (TaiKoo Hui, Guangzhou)- Global 1st enclosed shopping mall recognized

The Loop and new **ArtisTree** debuts at Taikoo Place

China CSR Awards 2017 Sichuan Community Centre



Performance (Environment) **UK CIBSE Building Performance Awards 2017** Energy Management Initiative Award

“Organisation with the **most BEAM Plus FINAL PLATINUM** Projects” Award &

“**Highest Score** for Residential Projects of BEAM Plus New Buildings” at World Sustainable Built Environment Conference 2017

People



Randstad Employer Brand Awards 2017 2nd Most Attractive Employer in HK

Making Swire Places engaged >300 employees to create sustainable communities

ZERO workplace fatalities

37% decrease in lost day rate (2017 Q1 compared to 2016 Q1)

Partners



GREEN SHOP ALLIANCE 66 retail tenants implementing green measures

FREE energy audits for tenants

~ **6.3 M kWh** potential energy savings p.a.

GREEN PLEDGE with tenants

HK\$ 34M green procurement

Performance (Economic)



Top 15% RobecoSAM's Sustainability Yearbook 2017

5 leading SD indices / rankings

MEMBER OF
Dow Jones Sustainability Indices
In Collaboration with RobecoSAM


FTSE4Good

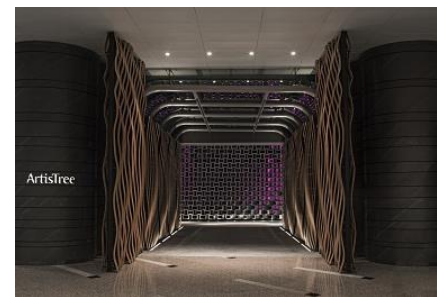

Hang Seng Corporate Sustainability Index
Series Member 2016-2017

MSCI Global Sustainability Indexes


SUSTAINABILITY RANKING



The Loop Sustainable Development Exhibition Centre



All-New ArtisTree

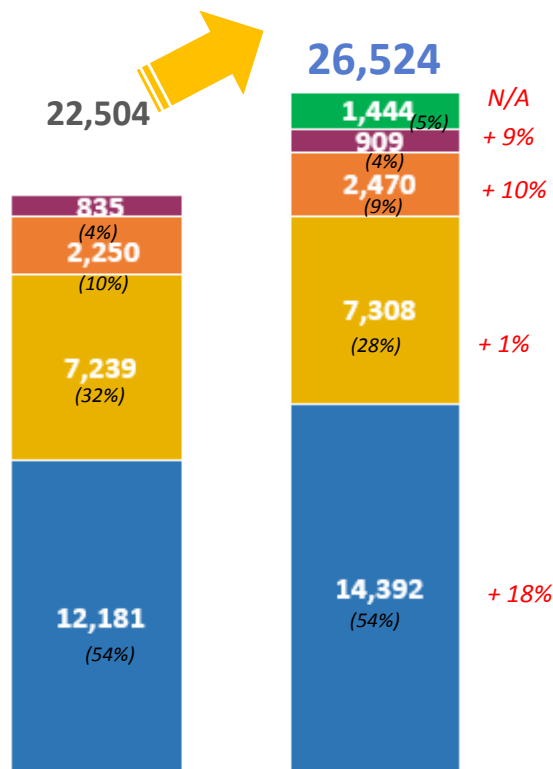
 **SWIRE PROPERTIES**

Swire Properties in Five Years

Expected Attributable GFA by Segment

GFA ('000 sq ft)

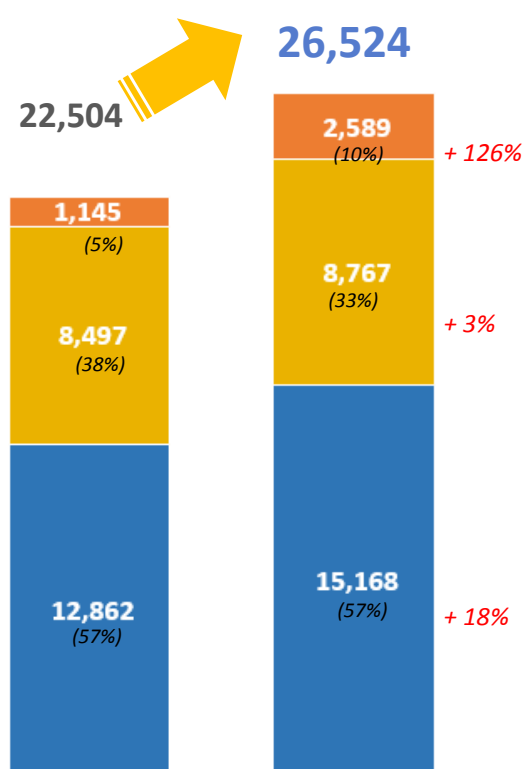
^ **18%**



Expected Attributable GFA by Region

GFA ('000 sq ft)

^ **18%**



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

4.0 M sq ft

Total Exp. Attri. GFA
(Trading Props)
to Complete

0.5 M sq ft

■ Office ■ Retail ■ U.S.A. and elsewhere ■ Mainland China ■ HK
■ Hotels ■ Resid. & Serviced apartments



Q & A



Appendix

Property Portfolio

Investment Props / Hotels Attributable GFA (M sq ft) ⁽¹⁾	Office	Retail	Hotels ⁽²⁾	Resid./Serviced apartment	Under- Planning	Total
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Completed

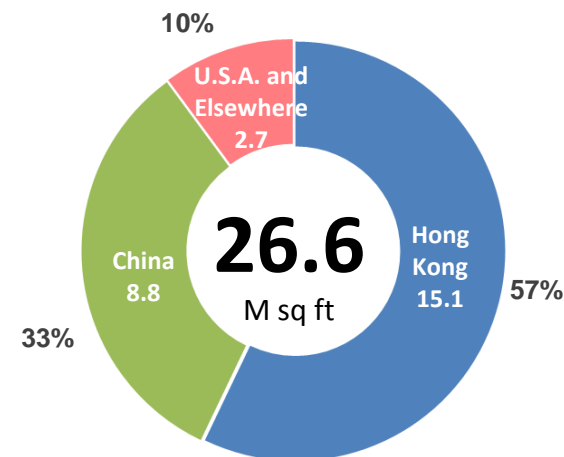
Hong Kong	9.0	2.5	0.7	0.6	-	12.8
Mainland China	2.9	4.5	1.0	0.1	-	8.5
U.S.A.	0.3	0.3	0.5	0.1	-	1.2
Sub-Total (A)	12.2	7.3	2.2	0.8	-	22.5

Under Development or Held for Future Development

Hong Kong	2.2	0.1	-	-	-	2.3
Mainland China	-	-	0.2	0.1	-	0.3
U.S.A. and elsewhere	-	-	-	0.1	1.4	1.5
Sub-Total (B)	2.2	0.1	0.2	0.2	1.4	4.1
TOTAL = (A) + (B)	14.4	7.4	2.4	1.0	1.4	26.6

Trading Props Attributable GFA (M sq ft)	Completed Prop Held for Sale	Under Development / Held for Development	Total
Hong Kong	0.1	-	0.1
Mainland China	0.3	-	0.3
U.S.A.	0.4	1.9	2.3
Total	0.8	1.9	2.7

Attributable Investment Props by Region (GFA)



Attri. Investment
Portfolio
26.6 M sq ft

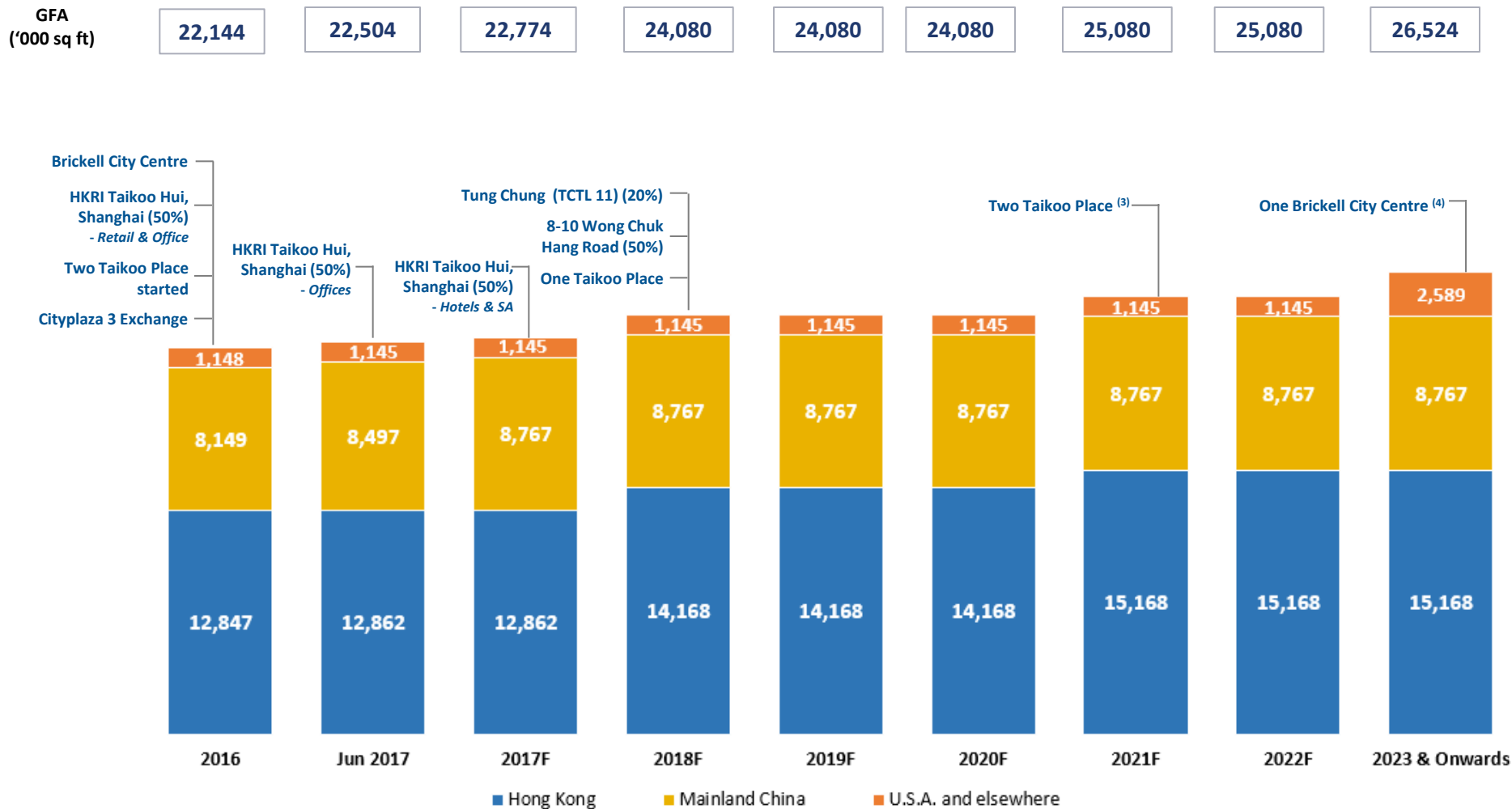
Attri. Trading
Portfolio
2.7 M sq ft

Total Attri. Property Portfolio
29.3 M sq ft

32 (1) Excludes GFA of car parks.
(2) Hotels are accounted for under property, plant and equipment in the financial statements.

Completed Investment Portfolio

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



(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.

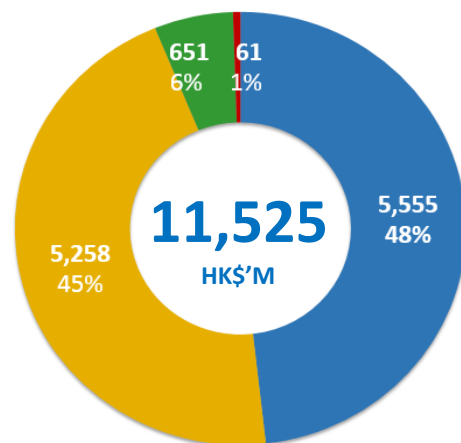
(3) The second phase of the Taikoo Place redevelopment is expected to be completed in 2021 or 2022.

(4) Development under planning.

Revenue Analysis

1H 2017 Revenue Breakdown by Segment

HK\$'M



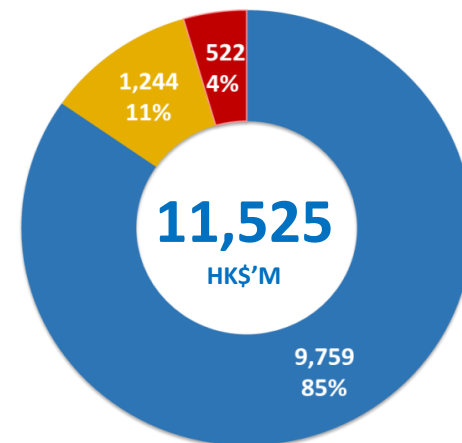
Comparison

	1H 2016	1H 2017
Rental	5,367	5,555
Trading	1,954	5,258
Hotels	504	651
Others	61	61
Total	7,886	11,525

■ Gross Rental Income ■ Property Trading
■ Hotels ■ Others

1H 2017 Revenue Breakdown by Region

HK\$'M



■ Hong Kong ■ China ■ U.S.A.

Comparison

	1H 2016	1H 2017
HK	5,193	9,759
China	1,183	1,244
U.S.A.	1,510	522
Total	7,886	11,525

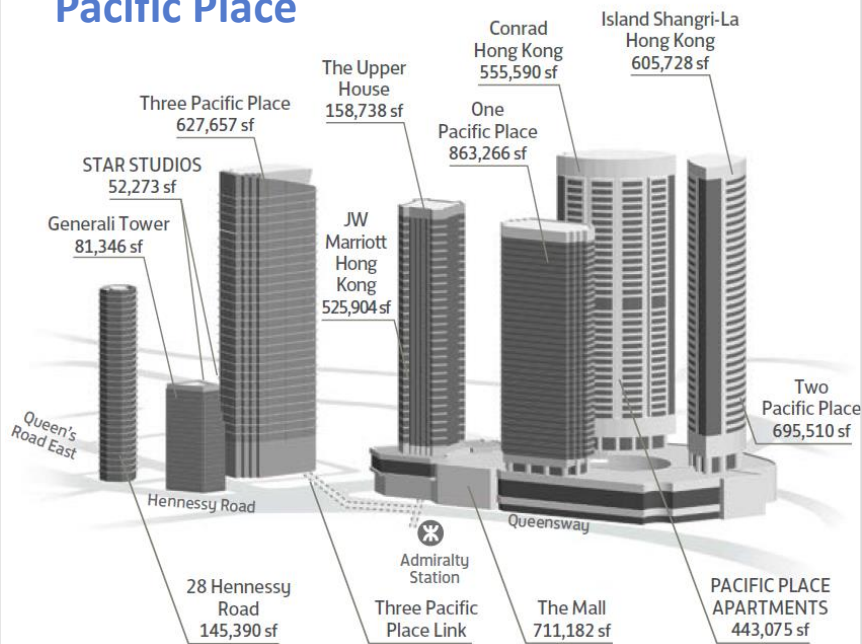
The turnover increased by 46 % principally due to higher revenue from the sale of luxury residential properties in Hong Kong.

HK\$ 11,525_M, ^46%

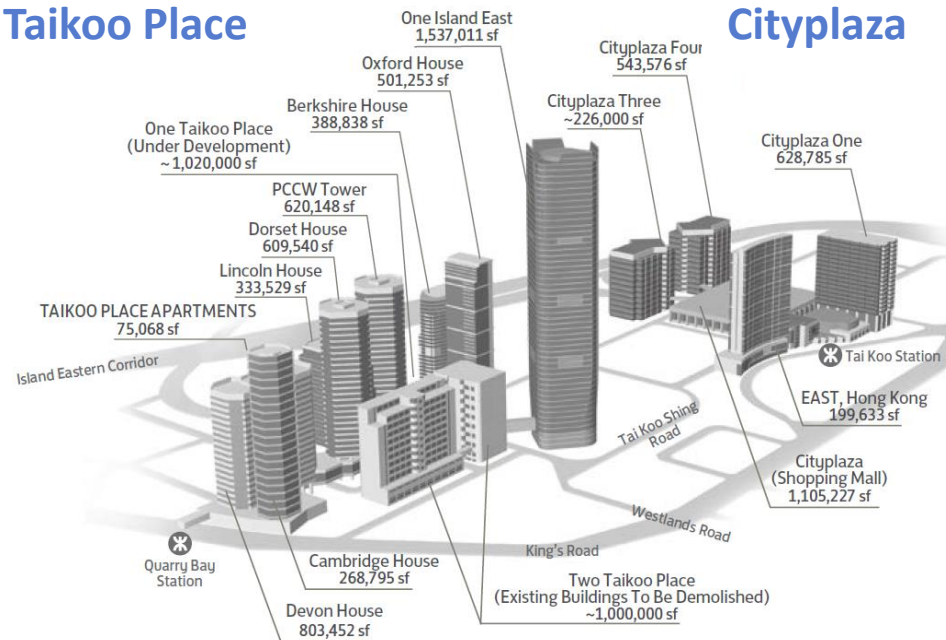
Revenue
(1H 2017)

HK Portfolio Map

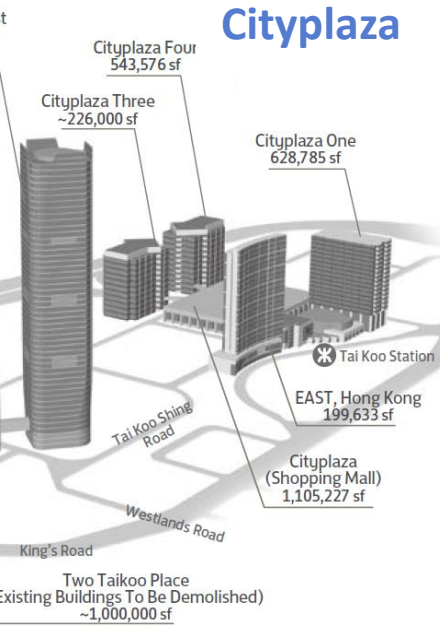
Pacific Place



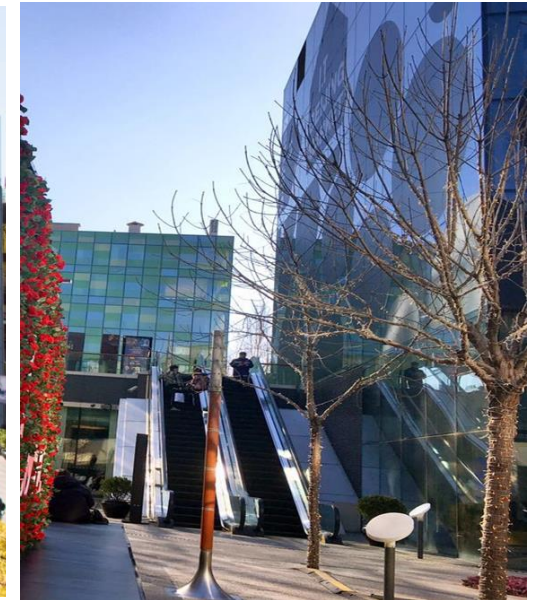
Taikoo Place



Cityplaza



Taikoo Li Sanlitun, Beijing

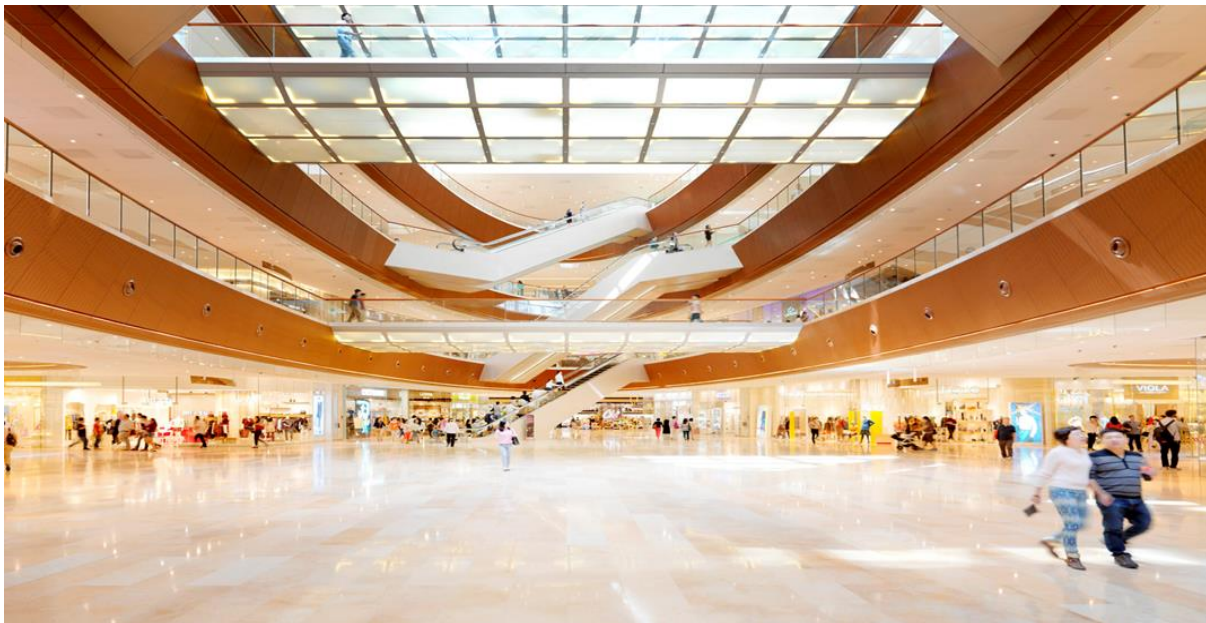


- ❑ Gross rental income at Taikoo Li Sanlitun increased in 1H 2017.
- ❑ Overall occupancy at Taikoo Li Sanlitun was **95%** at 30th Jun 2017.
- ❑ Retail sales grew by **7%** in 1H 2017.
- ❑ Demand for retail space in Taikoo Li Sanlitun remains solid as it reinforces its position as a fashionable retail destination in Beijing. This is expected to continue to have a positive impact on occupancy and rents.

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

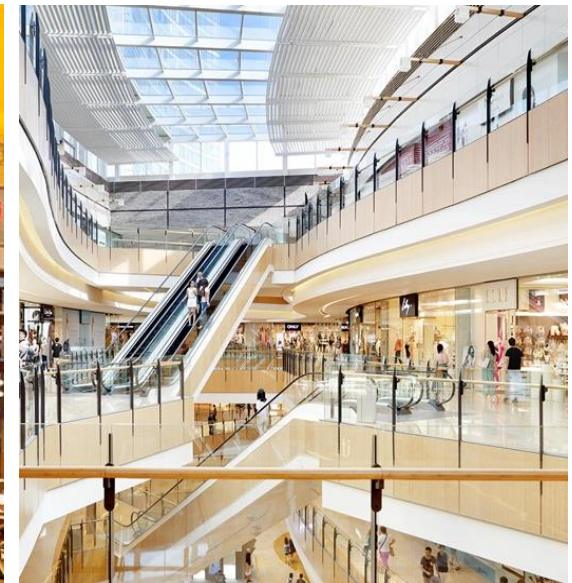


- ❑ TaiKoo Hui is our largest investment property in Mainland China.
- ❑ Gross rental income at TaiKoo Hui in Guangzhou increased in 1H 2017, reflecting in part improvements to the tenant mix and a customer loyalty programme.
- ❑ Occupancy of the shopping mall was **99%** at 30th Jun 2017.
- ❑ Retail sales increased by **30%** in 1H 2017.
- ❑ Occupancy of the office towers was **100%** at 30th Jun 2017.
- ❑ Office rents in Guangzhou are expected to be stable in 2H 2017, reflecting stable demand for Grade-A office space in Guangzhou.

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 at the shopping mall was **99%** at 30th Jun 2017.
- ❑ Retail sales increased by **69%** in 1H 2017.
- ❑ Improvements to the tenant mix were made. The mall is becoming a significant quality family shopping centre in north-east Beijing.
- ❑ The office tower, ONE INDIGO, was **86%** leased at 30th Jun 2017.
- ❑ Office rents in Beijing are expected to be weak in 2H 2017, with 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

Sino-Ocean Taikoo Li Chengdu

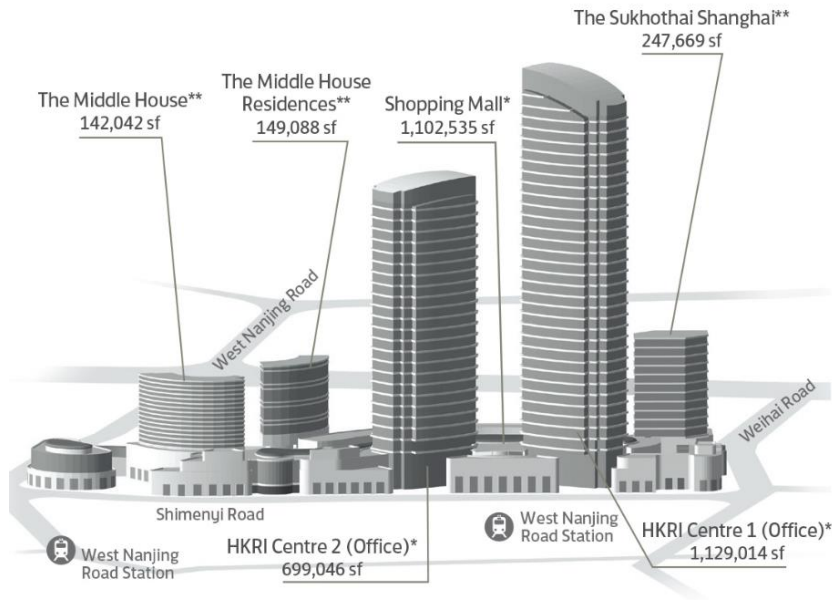


- ❑ Occupancy at the shopping mall was **94%** at 30th Jun 2017.
- ❑ Gross rental income at Sino-Ocean Taikoo Li Chengdu increased in 1H 2017.
- ❑ Retail sales increased by **47%** in 1H 2017.
- ❑ The development is gaining popularity as a downtown shopping destination in Chengdu.

Project Summary (100% Basis)

GFA	2.20 M sq ft
Components	Retail Office (for trading) The Temple House Serviced Apartments
Interest	50%
Yr of Opening	2014 / 2015

HKRI Taikoo Hui, Shanghai



*Shopping mall and Offices were opened in phases from 2016.

**Hotels & Serviced Apartments are expected to open by the end of 2017.

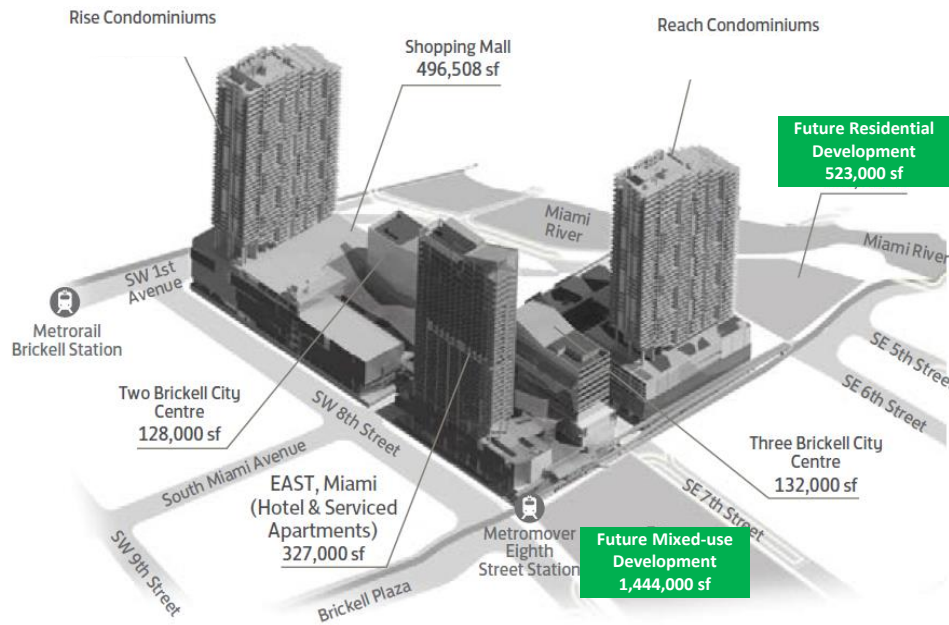


- ❑ A large-scale retail-led mixed-use development comprising a retail mall, two office towers, two hotels and a serviced apartment tower. It is expected to become a landmark development in Shanghai.
- ❑ Prime location with significant frontage to Nanjing West Road, one of Shanghai's major shopping and business thoroughfares, being adjacent to the existing Nanjing West Road metro station (which serves three metro lines) and near the Yan'an Expressway.
- ❑ Shopping mall opened in May 2017. Tenants moving into the HKRI Center 1 and HKRI Center 2 progressively. Construction of hotels and serviced apartments in progress.

Project Summary (100% Basis)

GFA	3.47 M sq ft
Components	Retail Mall 2 Office Towers 2 Hotels Serv Apmt Tower
Interest	50%
Yr of Opening	2016 onwards

Brickell City Centre, Miami



*Rise and Reach Condominiums are developed for trading purpose.
Floor area shown represents the unsold portion.



- ❑ The development was completed in 2016. Three Brickell City Centre, EAST, Miami (including the serviced apartments) and the shopping centre opened in 2016. Two Brickell City Centre opened in February 2017.
- ❑ At 30th June 2017, occupancy rates ⁽¹⁾, at Two Brickell City Centre, Three Brickell City Centre and the shopping centre were 75%, 100% and 88% respectively.
- ❑ Joint venture with Bal Harbour Shops (14.75%) and Simon Property Group (25%) for the shopping centre of BCC. Swire Props holds 60.25% interest.
- ❑ The future mixed-use development is planned to be an 80-storey tower “One Brickell City Centre” comprising retail, office, hotel and residential space, incorporating the site at 700 Brickell Avenue acquired in 2013.

Project Summary (100% Basis)

GFA	1.44 M sq ft (BCC) 1.97 M sq ft (OBCC & Others)
Components	Retail 2 office buildings EAST Miami (w Serv Apmt) 2 Condo Towers (Reach / Rise) One BCC and a Condo Tower
Interest	Retail: 60.3% Others: 100%
Yr of Opening	2016 (BCC) TBC (OBCC & others)

Trading Portfolio

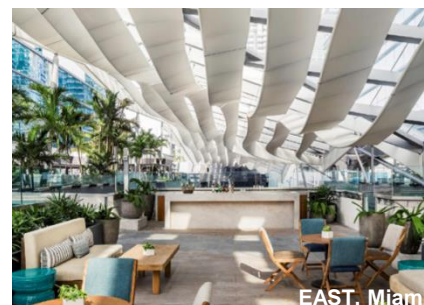
Trading Properties Sold or Being Sold (At 15th August 2017)	Total Units	Unit Sold	Actual Completion	Actual Handover (from)	Units for which Profit Recognised or Expected to be Recognised (Year)	Interest
Hong Kong						
ALASSIO	197	197	2016	2017	- 197 (1H 2017)	100%
WHITESANDS, Lantau	28	9	2015	2015	- 1 (2015) , 1 (2016), 5(1H 2017) and 2(2H 2017)*	100%
Miami, Florida, USA						
REACH, Brickell City Centre	390	360	2016	2016	- 347 (2016), 6(1H 2017) and 7(2H 2017)*	100%
RISE, Brickell City Centre	390	197	2016	2016	- 171 (2016), 15(1H 2017) and 11(2H 2017)*	100%

* The profit from the sale of these units is expected to be recognised in 2H 2017.

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.S.A.	EAST, Miami ⁽²⁾	352	100%
Sub-Total (A)		1,925	
Under Development			
China	The Middle House ⁽³⁾ at HKRI Taikoo Hui, Shanghai	213	50%
Sub-Total (B)		213	
Total = (A) + (B)		2,138	

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	The Sukhothai Shanghai at HKRI Taikoo Hui, Shanghai	201	50%
Sub-Total (D)		201	
Total = (C) + (D)		2,934	



Expected Total Managed Rooms

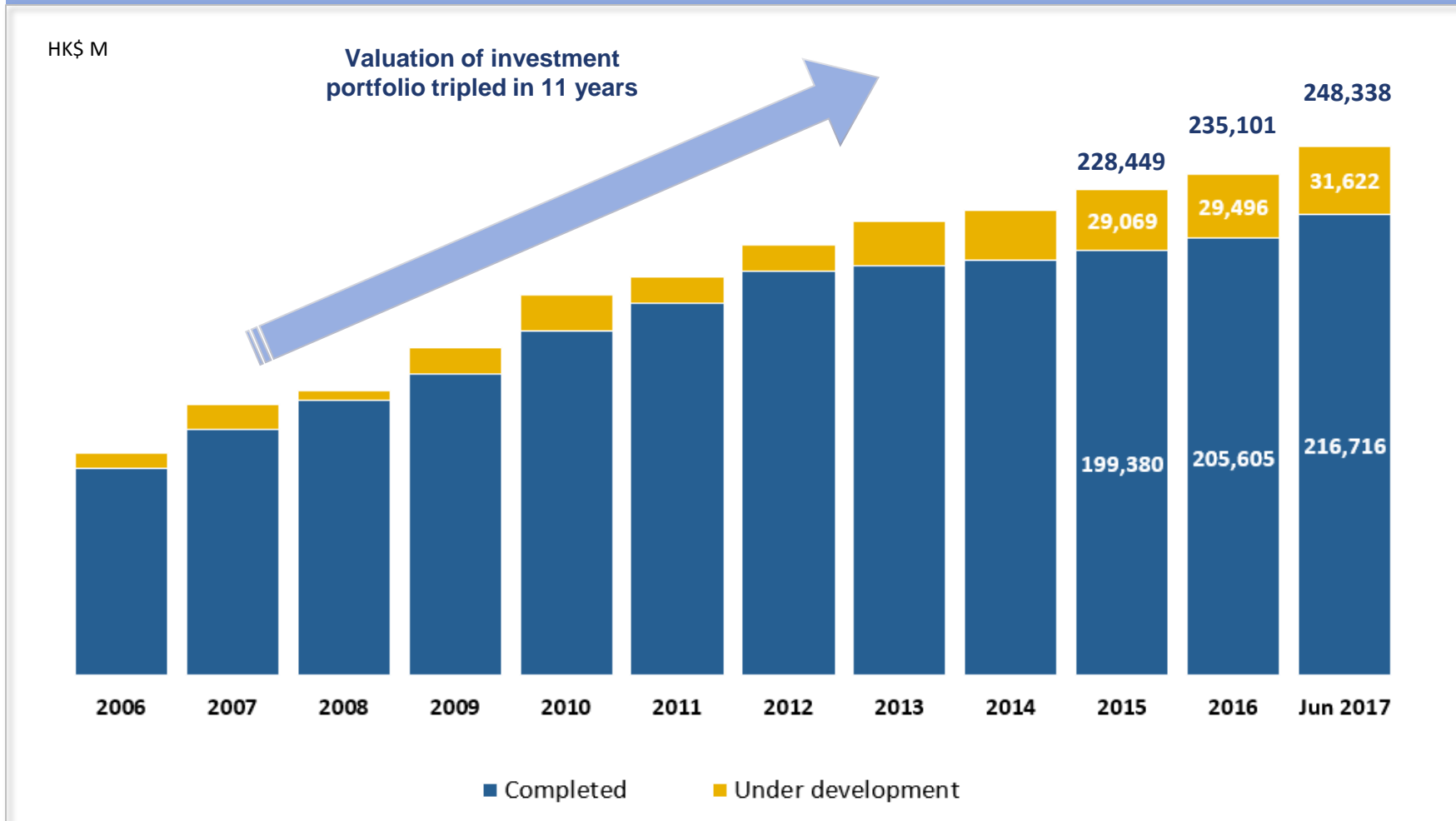
2,138

(1) Headland Hotel is owned by Airline Property Limited, a wholly-owned subsidiary of Cathay Pacific Airways Limited.
 (2) Including serviced apartments in the hotel tower.
 (3) Including one hotel and one serviced apartment tower.

Valuation of Completed Investment Properties

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

2006 – Jun 2017 Valuation of Completed Investment Properties (excl. Hotels) *



* Per Jun 2017 financial statements on accounting basis. Hotels are accounted for under property, plant and equipment in the financial statements.
2011 does not include Festival Walk, which was sold in August 2011 for HK\$ 18.8 bn.

Sustainable Development Strategy

Our new vision is to be the leading sustainable development performer in our industry globally by 2030.

