



2023 INTERIM RESULTS | ANALYST BRIEFING

10TH AUGUST 2023

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AGENDA

1. Strategy and Results Highlights
2. Investment Portfolio
3. Trading Portfolio
4. Hotel Portfolio
5. Financial Highlights
6. ESG Updates
7. Digital
8. Outlook
9. Q&A

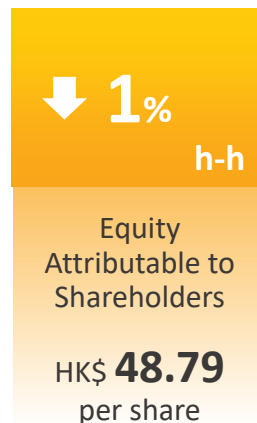
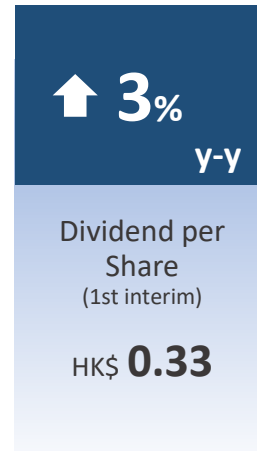
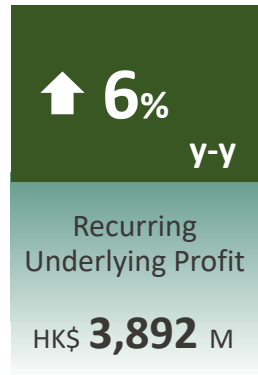
Tim Blackburn,
Chief Executive

Fanny Lung,
Finance Director



2023 INTERIM RESULTS HIGHLIGHTS

DELIVER SUSTAINABLE GROWTH



- Strong recovery in Hong Kong and the Chinese Mainland retail and hotels
- Hong Kong office resilient despite weak market conditions
- HK\$100 billion investment plan on track
- Aim to deliver mid-single-digit annual growth in dividends

INVESTING IN LONG-TERM GROWTH

GOOD PROGRESS ON HK\$100BN INVESTMENT PLAN



> HK\$ 50 Bn Chinese Mainland

> HK\$ 30 Bn Hong Kong

> HK\$ 20 Bn Trading / South East Asia

- Taikoo Li Xi'an
- Sanya Retail Project
- Increased stake at Taikoo Li Chengdu ⁽¹⁾

Chinese Mainland

HK\$ 17 Bn

- Increased stake at Citygate
- 100% ownership at Zung Fu and Wah Ha
- Compulsory sale applications at Quarry Bay

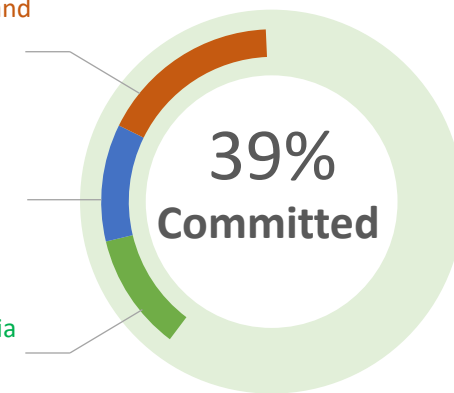
Hong Kong

HK\$ 11 Bn

- Chai Wan Lot 178, Hong Kong
- 269 Queen's Road East, Hong Kong
- Quarry Bay residential, Hong Kong
- Bangkok residential, Thailand

Trading / South East Asia

HK\$ 11 Bn



- **Chinese Mainland** - Retail-led mixed-use projects

Doubling GFA

Julong Wan project ⁽²⁾

太古汇
TAIKOO HUI

GBA / Tier-1 / emerging Tier-1 cities

太古里
TAIKOO LI

BPTC depot transformation ⁽²⁾

Pudong project ⁽²⁾

- **Hong Kong** - Acquisition/bidding, site amalgamation and JV opportunities.

Greater Pacific Place

PACIFIC PLACE

Taikoo Place expansion

TAIKOO PLACE

- **Trading** - Residential opportunities in Hong Kong, the Chinese Mainland and Miami.
- **South East Asia** - Building presence in Vietnam, Indonesia, Singapore and Thailand.

(1) To be renamed from Sino-Ocean Taikoo Li Chengdu with effect from 23rd August 2023.

(2) Under letter of intent or framework agreement.

MAKING GOOD PROGRESS IN ALL STRATEGIC AREAS

Hong Kong



◀ Wah Ha Factory Building and Zung Fu Industrial Building

Obtained 100% ownership for potential office redevelopment.

EIGHT STAR STREET ▶

33 out of 37 units sold ⁽¹⁾.



◀ LA MONTAGNE ⁽²⁾

48 out of 432 units pre-sold of Phase 4A ⁽¹⁾.



Divestment

▲ Taikoo Shing car parks, HK

Sales of 8 car parking spaces at Taikoo Shing in HK recognised in 1H 2023. Sales of 654 car parking spaces are expected to be recognised in 2H 2023.

(1) As of 4th August 2023.

(2) Formerly known as Wong Chuk Hang Station Package Four Property Development. Comprise two residential towers (Phases 4A and 4B) with about 800 residential units.

(3) To be renamed from Sino-Ocean Taikoo Li Chengdu with effect from 23rd August 2023.

Chinese Mainland



▲ Taikoo Li Chengdu ⁽³⁾

Completed acquisition of remaining 35% interest.

South East Asia

Wireless Road, Bangkok ▶

Acquired 40% interest of a residential site.

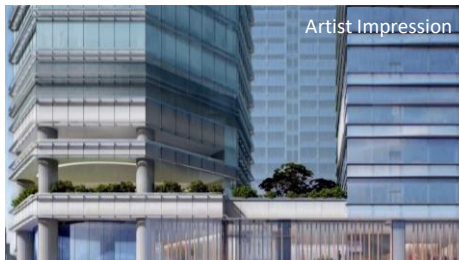


UPCOMING PROJECTS

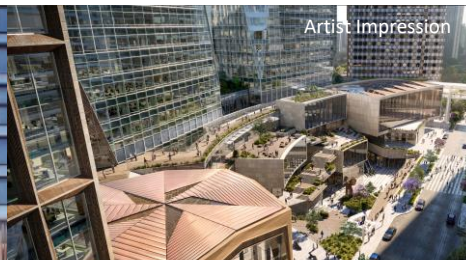
STRONG PIPELINES SUPPORTING CONTINUOUS GROWTH

↑ 8.2 M sq ft
Expected Attri. GFA to be
Completed from 2023

	2023	2024	2025	2026 onwards	Attri. GFA sq ft ⁽⁷⁾
HK	<ul style="list-style-type: none"> Six Pacific Place 	<ul style="list-style-type: none"> LA MONTAGNE ⁽¹⁾ 	<ul style="list-style-type: none"> Residential projects in Chai Wan and Wan Chai ⁽²⁾ 	<ul style="list-style-type: none"> Residential and office developments in Quarry Bay ⁽³⁾ 	+ 2.1 M Hong Kong
CM			<ul style="list-style-type: none"> Sanya Retail Project ⁽⁴⁾ INDIGO Phase Two ⁽⁴⁾ Taikoo Li Xi'an ⁽⁴⁾ 		+ 4.2 M Chinese Mainland
SEA		<ul style="list-style-type: none"> Savyavasa, Jakarta 		<ul style="list-style-type: none"> Empire City, Ho Chi Minh City ⁽⁵⁾ Wireless Road, Bangkok ⁽⁶⁾ 	+ 1.9 M South East Asia



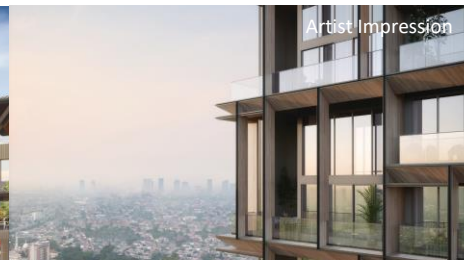
Six Pacific Place, Hong Kong



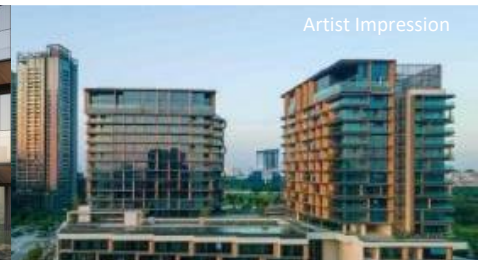
INDIGO Phase Two, Beijing



Taikoo Li Xi'an



Savyavasa, Jakarta



Empire City, Ho Chi Minh City

(1) Formerly known as Wong Chuk Hang Station Package Four Property Development.

(2) Representing Chai Wan Inland Lot No. 178 and 269 Queen's Road East.

(3) Representing 983-987A King's Road and 16-94 Pan Hoi Street, 9-39 Hoi Wan Street and 33-41 Tong Chong Street, and Wah Ha Factory Building and Zung Fu Industrial Building.

(4) Open in phases.

(5) To be completed in phases up to 2028.

(6) Completion date to be determined.

(7) Excluding 9-39 Hoi Wan Street and 33-41 Tong Chong Street in Quarry Bay.

(8) Expected years of completion are shown above.

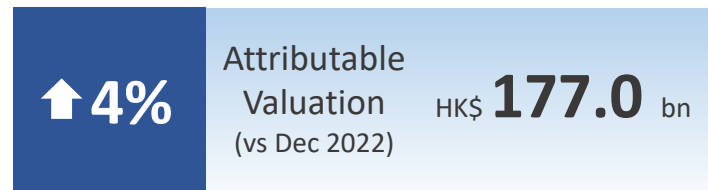
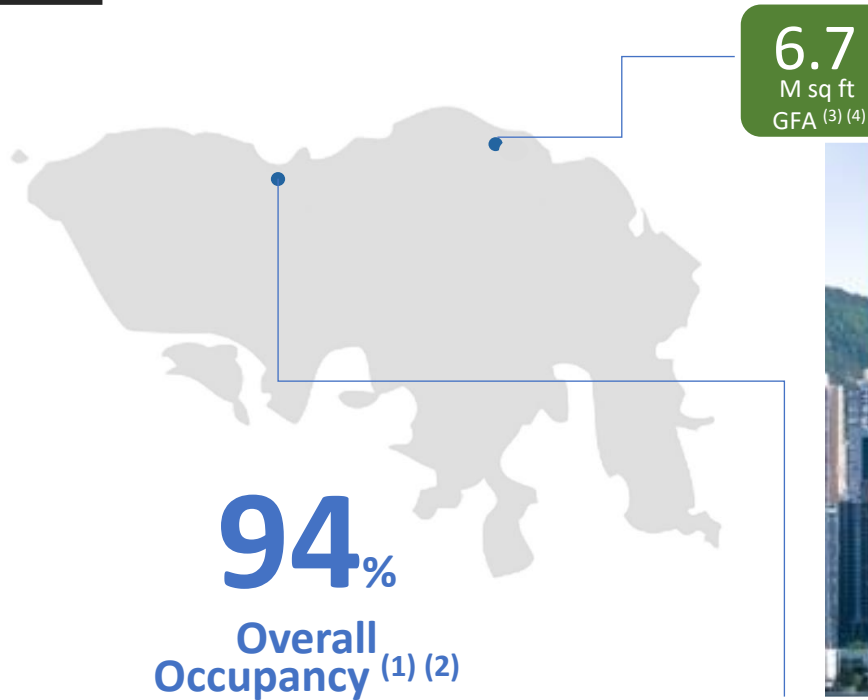


INVESTMENT
PORTFOLIO

Taikoo Li Qiantan, Shanghai

HONG KONG OFFICE

STAYING RESILIENT WITH SOLID OCCUPANCY



2.2
M sq ft
GFA

One Island East & One Taikoo Place	
Occupancy ⁽¹⁾	97%
Rental Reversion ⁽⁵⁾	-3%
Latest Rentals (HK\$ psf)	mid 50s – low 70s
Two Taikoo Place	
Occupancy ⁽¹⁾	56%
Rental Reversion ⁽⁵⁾	n.a.
Latest Rentals (HK\$ psf)	mid 50s – high 60s
Other Taikoo Place Office Towers ⁽⁶⁾	
Occupancy ⁽¹⁾	93%
Rental Reversion ⁽⁵⁾	-13%
Latest Rentals (HK\$ psf)	mid 40s – low 50s
Pacific Place	
Occupancy ⁽¹⁾	97%
Rental Reversion ⁽⁵⁾	-12%
Latest Rentals (HK\$ psf)	One/Two PP : 100 – 110 Three PP : 90 – 100

(1) Occupancy as at 30th June 2023.

(2) Excluding Two Taikoo Place. Overall occupancy including Two Taikoo Place was 90% as at 30th June 2023.

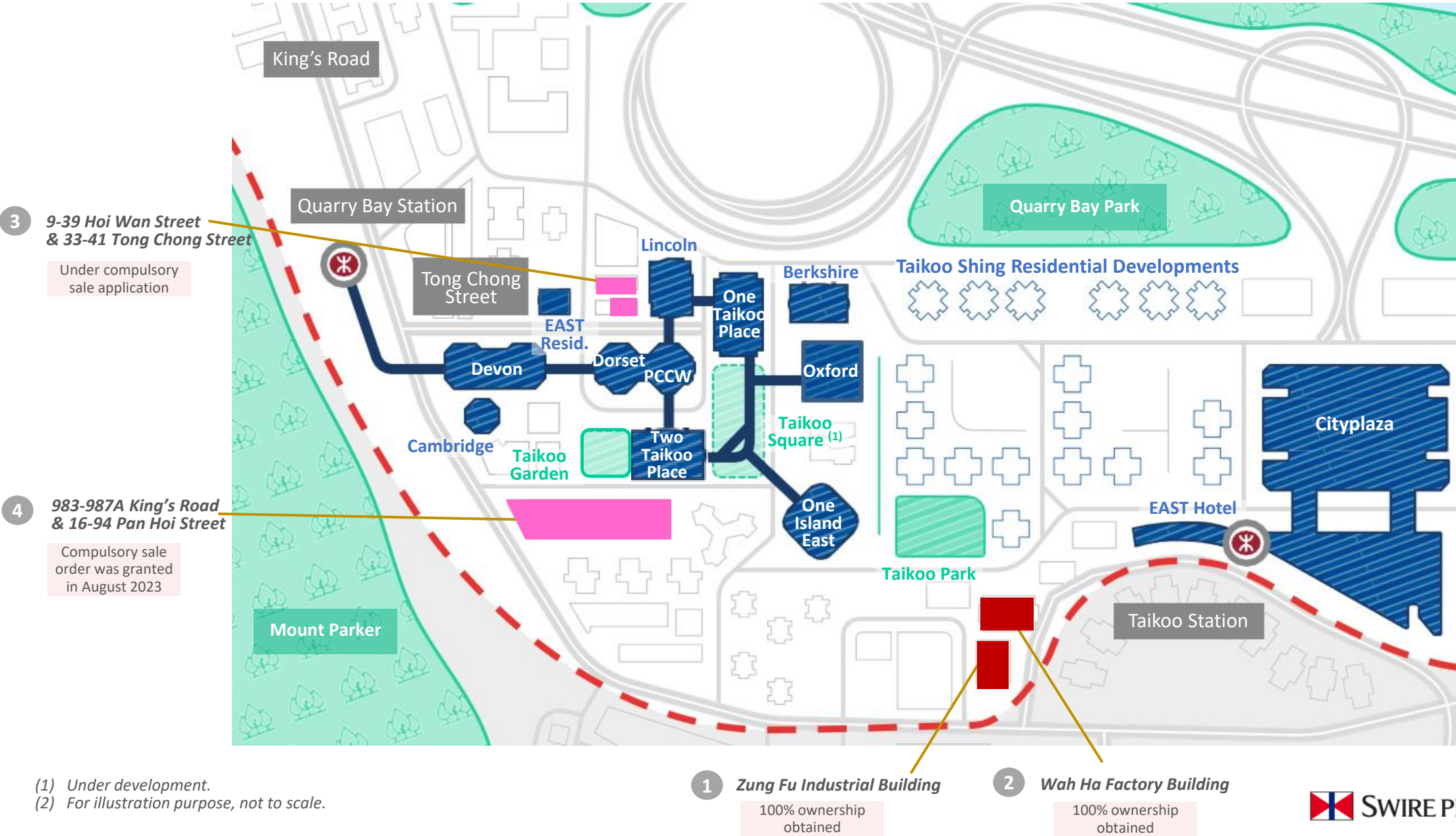
(3) GFA based on 100% basis.

(4) Total GFA of One Island East, One Taikoo Place, Two Taikoo Place and other Taikoo Place office towers.

(5) Reversion is the percentage change in rent on lease renewals, entry into new leases and rent reviews.

(6) Including Cambridge House, Devon House, Dorset House, Lincoln House, Oxford House and PCCW Tower.

PLACEMAKING AT TAIKOO PLACE – “GLOBAL BUSINESS DISTRICT”



HONG KONG RETAIL

STRONG REBOUND IN 1H 2023

0.7

M sq ft
GFA



1.1

M sq ft
GFA



0.8

M sq ft
GFA ⁽³⁾



The Mall, Pacific Place

Cityplaza

Citygate Outlets

Occupancy ⁽¹⁾

97%

100%

100%

Retail Sales ⁽²⁾

↑ 60%

↑ 12%

↑ 62%

↑ 1%

Attributable
Valuation
(vs Dec 2022)

HK\$ **45.9** bn

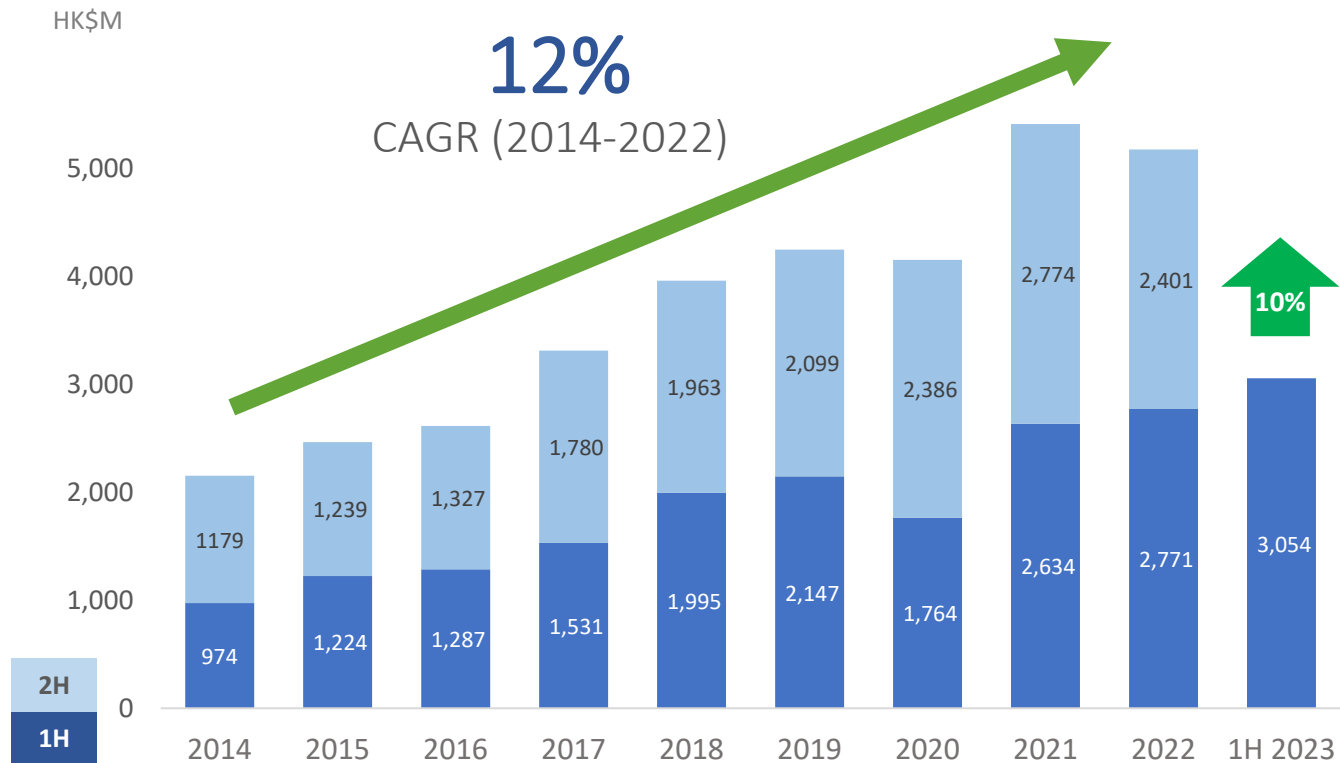
- (1) Occupancy as at 30th June 2023.
(2) Retail sales year-on-year growth.
(3) GFA based on 100% basis.

CHINESE MAINLAND PORTFOLIO

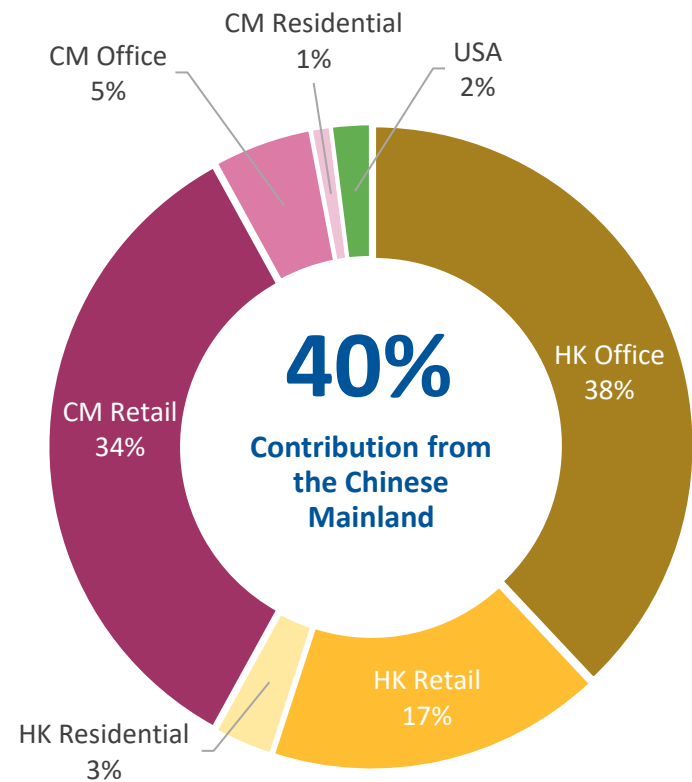
KEY CONTRIBUTOR TO REVENUE GROWTH

- Chinese Mainland overall portfolio contributed **40%** attributable gross rental income in 1H 2023. ⁽¹⁾
- Chinese Mainland **retail** is the **second largest** rental contributor.
- Chinese Mainland retail is further enlarged after **100% ownership** of Taikoo Li Chengdu ⁽³⁾.

Attributable Gross Rental Income ^{(1) (2)}



Attributable Gross Rental Income by Region ⁽¹⁾



(1) After deducting rental concessions.
(2) 2020, 2021 and 1H 2022 comparative figures restated due to a change in accounting policy.
(3) To be renamed from Sino-Ocean Taikoo Li Chengdu with effect from 23rd August 2023.

CHINESE MAINLAND RETAIL

STRONG RETAIL SALES EXCEEDED PRE-PANDEMIC LEVELS FOR MANY OF OUR MALLS



(1) Occupancy as at 30th June 2023.

(2) Retail sales (excluding sales by vehicle retailers) year-on-year growth.

(3) GFA based on 100% basis.

(4) To be renamed from Sino-Ocean Taikoo Li Chengdu with effect from 23rd August 2023.

CHINESE MAINLAND OFFICE

STABLE PERFORMANCE

1.7
M sq ft
GFA ⁽²⁾



Taikoo Hui, Guangzhou

0.6
M sq ft
GFA ⁽²⁾



INDIGO, Beijing

1.9
M sq ft
GFA ⁽²⁾



HKRI Taikoo Hui, Shanghai

Occupancy ⁽¹⁾

90%

92%

98%

Latest Rentals (RMB psm)

mid 100s – low 200s

mid 200s – mid 300s

mid 300s – mid 400s

⁽¹⁾ Occupancy as at 30th June 2023.

⁽²⁾ GFA based on 100% basis.

↓ 4%

Attributable
Valuation
(vs Dec 2022)

HK\$ **12.6** bn

(Flattish disregarding changes in value of RMB)


DUAL GROWTH ENGINES

BALANCED PORTFOLIO


Expected Attributable GFA of Completed Commercial Property Portfolio (incl. Hotels)

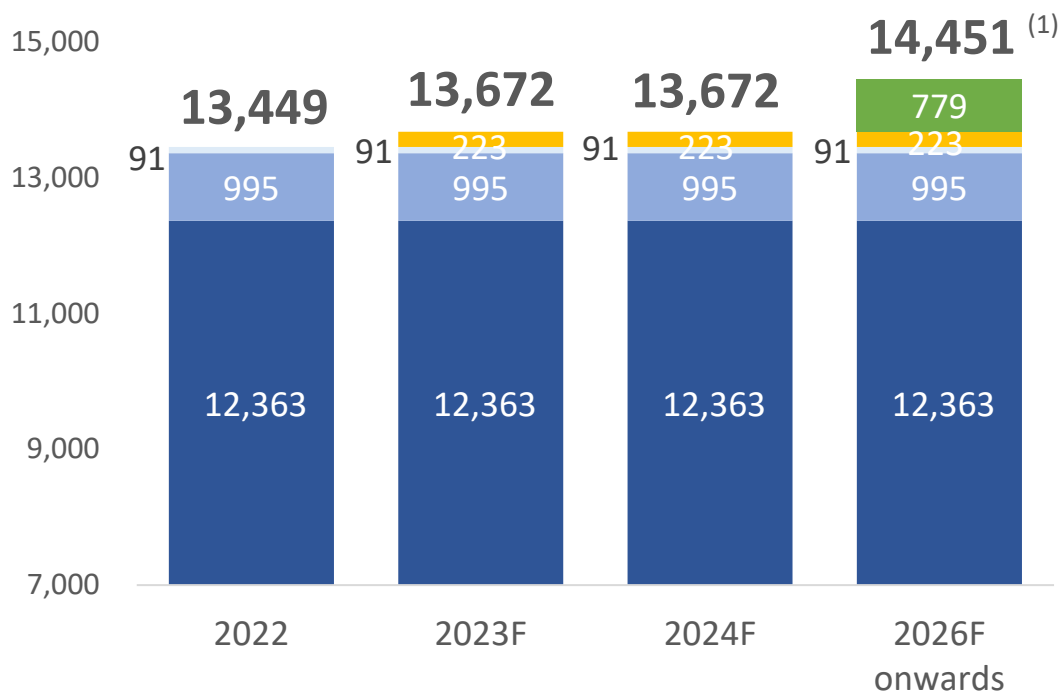
('000 sq ft)

Hong Kong Portfolio

 **7%**
(vs 2022)

Chinese Mainland Portfolio

 **48%**
(vs 2022)



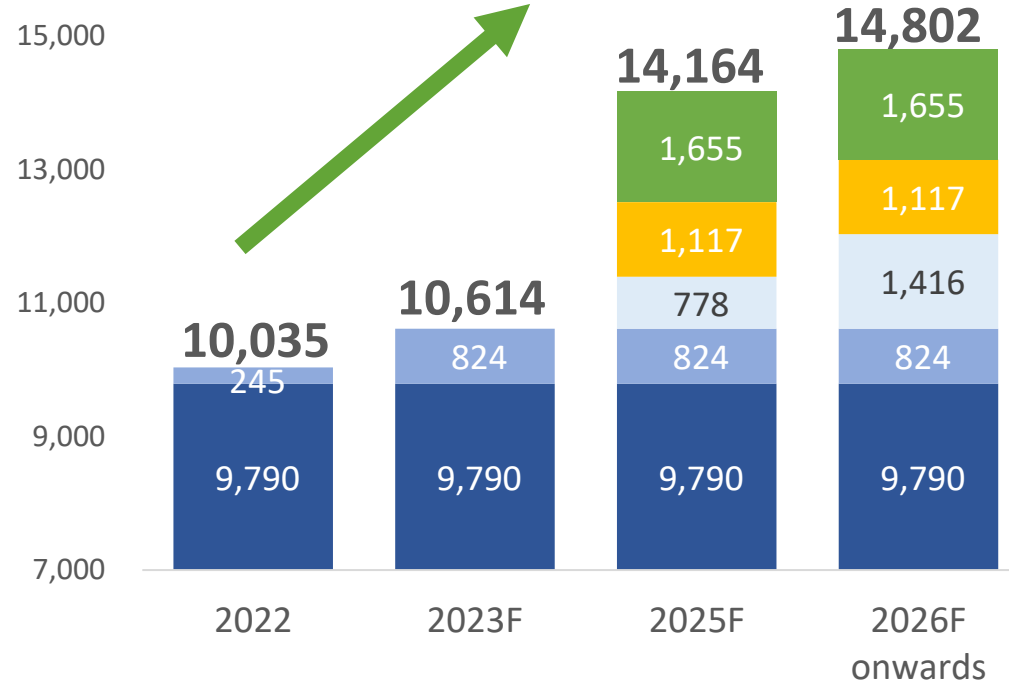
Existing Portfolio

Two Taikoo Place

Citygate (increased stake)

Six Pacific Place

Wah Ha / Zung Fu



Existing Portfolio

Taikoo Li Chengdu⁽²⁾
(increased stake)

INDIGO Phase Two

Sanya Retail Project

Taikoo Li Xi'an⁽³⁾

(1) Excluding a site on Tong Chong Street for which a compulsory sale application was submitted in June 2022.

(2) To be renamed from Sino-Ocean Taikoo Li Chengdu with effect from 23rd August 2023.

(3) Estimated GFA on an attributable basis for illustrative purposes. Referring to the investment portion, subject to further planning.

MIAMI RETAIL

GROWING RETAIL SALES

90%

Occupancy ^{(1) (2)}

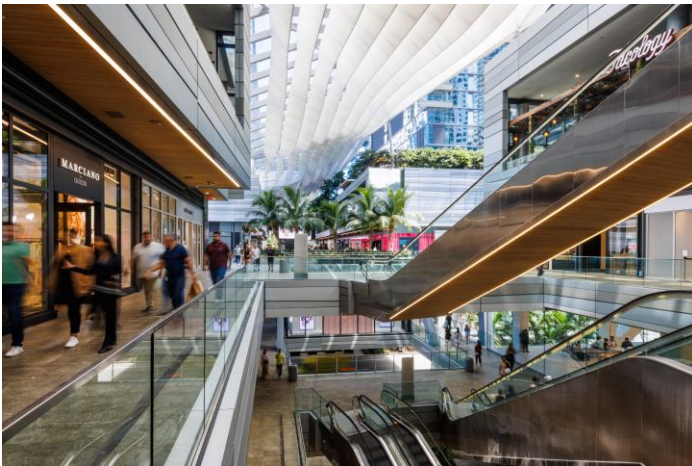


7%

Retail sales ⁽³⁾

0.5

M sq ft
GFA ⁽⁴⁾



(1) Occupancy as at 30th June 2023.

(2) Including space allocated to prospective tenants who have signed letters of intent.

(3) Retail sales (excluding sales by vehicle retailers) year-on-year growth.

(4) GFA based on 100% basis.



TRADING
PORTFOLIO

HONG KONG TRADING PORTFOLIO

STRONG PIPELINE



1 EIGHT STAR STREET

37 Residential units 33 Sold ⁽¹⁾

Completed (2022)

~ HK\$39,000 psf ⁽¹⁾ Average selling price

2 LA MONTAGNE ⁽²⁾

25% Interest

Exp. Completion (2024)

Superstructure works in progress

~800 Residential units ⁽²⁾ 48 Pre-sold ⁽¹⁾

4 269 Queen's Road East

100% Interest

Acquisition via land tender

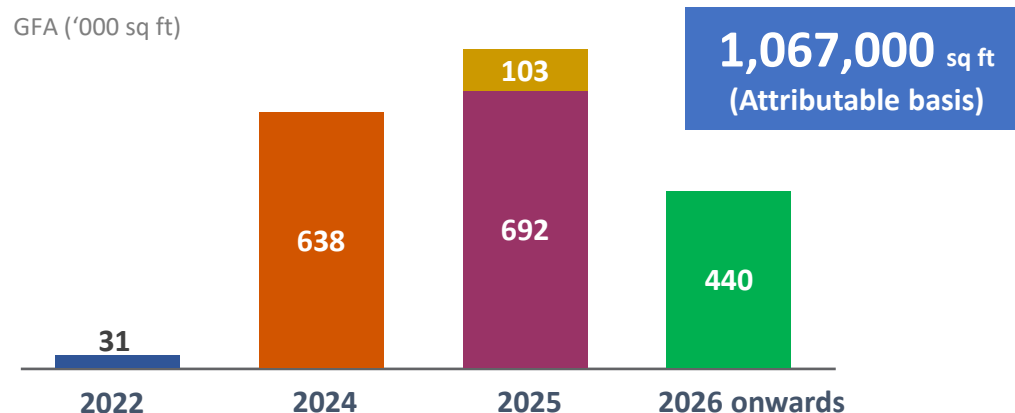
Exp. Completion (2025)

Demolition in progress



Completed / Expected Residential GFA Completions in Hong Kong (100% Basis)

GFA ('000 sq ft)



3 Chai Wan Inland Lot No. 178

80% Interest

Exp. Completion (2025)

Phase 1 superstructure works in progress

Phase 2 foundation works in progress

5 983-987A King's Road / 16-94 Pan Hoi Street, Quarry Bay

50% Interest

Compulsory sale order granted in August 2023

⁽¹⁾ As at 4th August 2023.

⁽²⁾ Formerly known as Wong Chuk Hang Station Package Four Property Development. Comprise two residential towers (Phases 4A and 4B) with about 800 residential units. 432 units of Phase 4A were launched in July 2023.

SOUTH EAST ASIA TRADING PORTFOLIO

EXPANDING WITH FIRST PROJECT IN BANGKOK ADDED



Ho Chi Minh City, Vietnam

The River

20% Interest

525 Luxury apartments

Handover in progress

~ 94% Sold ⁽¹⁾

0.8 M sq ft
(100% basis)



Ho Chi Minh City, Vietnam

Empire City

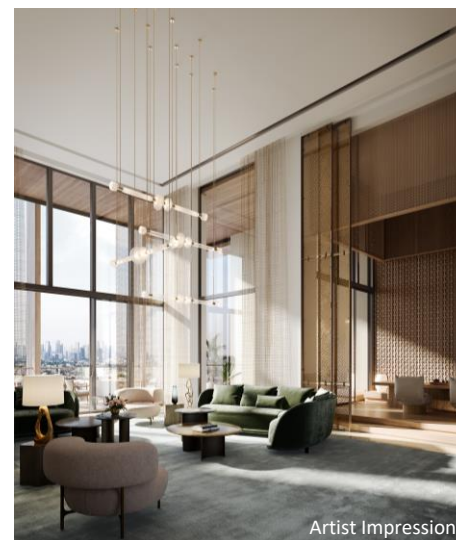
15.73% Minority interest

Mixed-use (Residential-led)

Exp. Completion
in phases (up to 2028)

~ 53% Pre-sold ⁽¹⁾

7.1 M sq ft ⁽²⁾
(100% basis)



Jakarta, Indonesia

Savyavasa

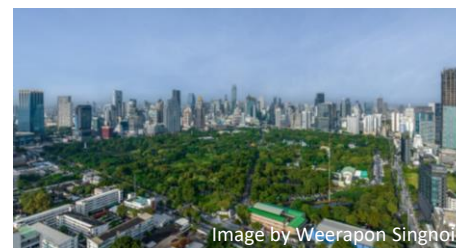
50% Interest

~ 400 Residential units

Launch for pre-sale in March 2022

Exp. Completion (2024)

1.1 M sq ft
(100% basis)



Bangkok, Thailand

40% interest in a luxury residential
site acquired in February 2023

1.4 M sq ft
(100% basis)

**Completed / Expected Residential GFA
Completions in South East Asia**

2.4 M sq ft ⁽²⁾
(Attributable basis)

⁽¹⁾ As at 4th August 2023.

⁽²⁾ Including 1.7m sq ft already completed and handed over.



HOTEL PORTFOLIO

HOTEL PORTFOLIO

GOOD RECOVERY IN THE 1H 2023

- Recorded EBITDA profit ⁽¹⁾ of HK\$59M at managed hotels in 1H 2023 (vs EBITDA loss ⁽¹⁾ of HK\$74M in 1H 2022).
- Businesses in Hong Kong and the Chinese Mainland recovered strongly following the lifting of COVID-19 measures and reopening of the border.
- Hotels in the U.S.A. performed well.
- The House Collective properties under construction in Shenzhen and Tokyo; a number of new hotels in the pipeline to expand both The House Collective and EAST brands.
- Committed to developing our two distinctive brands and expanding into new markets through hotel management agreements.



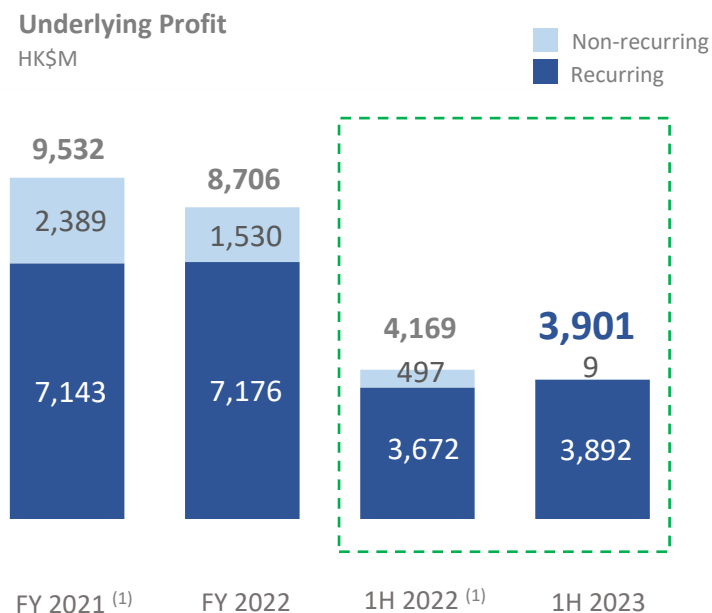
(1) For managed hotels – including restaurants and taking into account hotel management office.



FINANCIAL HIGHLIGHTS

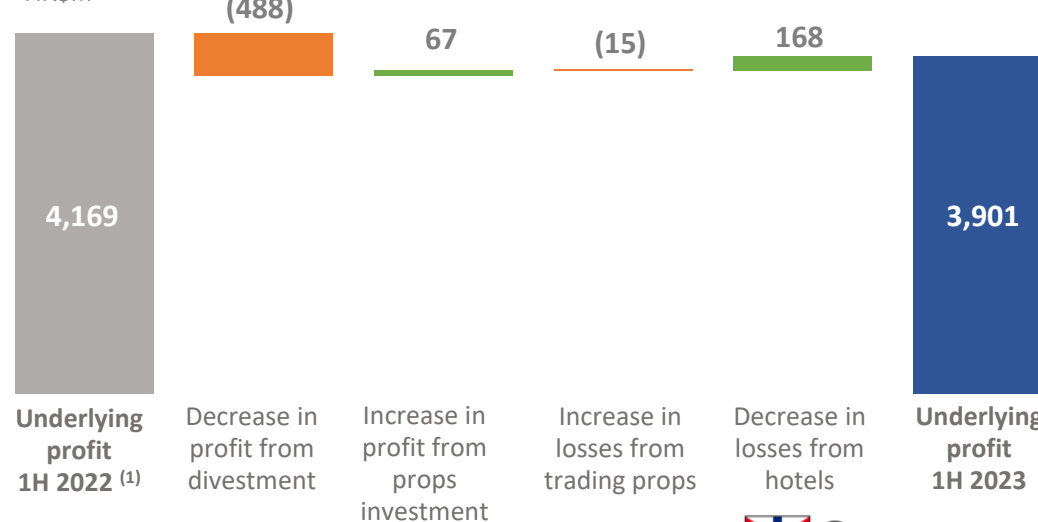
UNDERLYING PROFIT

GOOD PERFORMANCE DRIVEN BY RECOVERY IN RETAIL AND HOTELS



- Recurring underlying profit from property investment increased in 1H 2023. This mainly reflected higher retail rental income from Hong Kong and the Chinese Mainland, partly offset by lower office rental income from Hong Kong.
- The hotel businesses in Hong Kong and the Chinese Mainland recovered strongly following the lifting of COVID-19 measures and the reopening of the border.
- Underlying profit decreased by 6%, primarily due to lower disposal gains from the sale of car parking spaces at Taikoo Shing.

Movement in Underlying Profit
HK\$M



By Segment (HK\$M)	1H 2022 ⁽¹⁾	1H 2023	Change
Property investment	3,872	3,939	↑ 2%
Property trading	(22)	(37)	n.a.
Hotels	(178)	(10)	n.a.
Recurring Underlying Profit	3,672	3,892	↑ 6%
Profit from divestments	497	9	↓ 98%
Underlying Profit	4,169	3,901	↓ 6%

(1) Comparative figures restated due to a change in accounting policy.

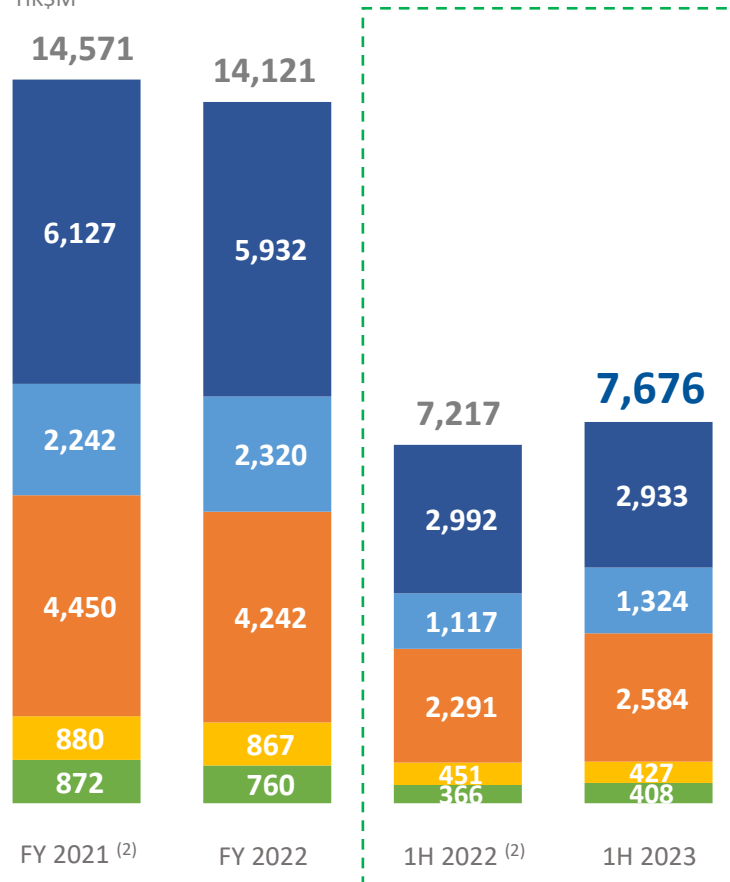
(2) 2023 Interim Results summary is included in the Appendix.

RENTAL INCOME

BALANCED PORTFOLIO WITH STRONG RETAIL RECOVERY

Attributable Gross Rental Income ⁽¹⁾

HK\$M



HK Office
↓ 2%

- Generally resilient despite increased availability in the market.
- Demand was weak, reflecting continued economic uncertainty.

HK Retail
↑ 19%

- Recovered remarkably due to lifting of all travel restrictions and COVID-19 measures.
- Sales have returned to pre-pandemic levels in some of our malls, generated higher turnover rent.
- Investment in marketing and loyalty initiatives drove significant business recovery.

CM Retail
↑ 13%

- Foot traffic improved significantly and retail sales strongly exceeded pre-pandemic levels for many of our malls.
- Disregarding rental concessions and Renminbi depreciation, attributable gross rental income increased by 19%.

CM Office
↓ 5%

- Disregarding Renminbi depreciation, attributable gross rental income increased by 1%.
- Demand in Shanghai recovered and rent in core areas remained stable.
- Demand in Guangzhou and Beijing was weak.

Others
↑ 11%

- Solid performance in Brickell City Centre in Miami.
- Performance of serviced apartments in HK and CM recovered gradually following the lifting of COVID-19 associated restrictions.

↑ 6%
vs 1H 2022

HK\$ 7,676M
Attributable
Gross Rental Income ⁽¹⁾

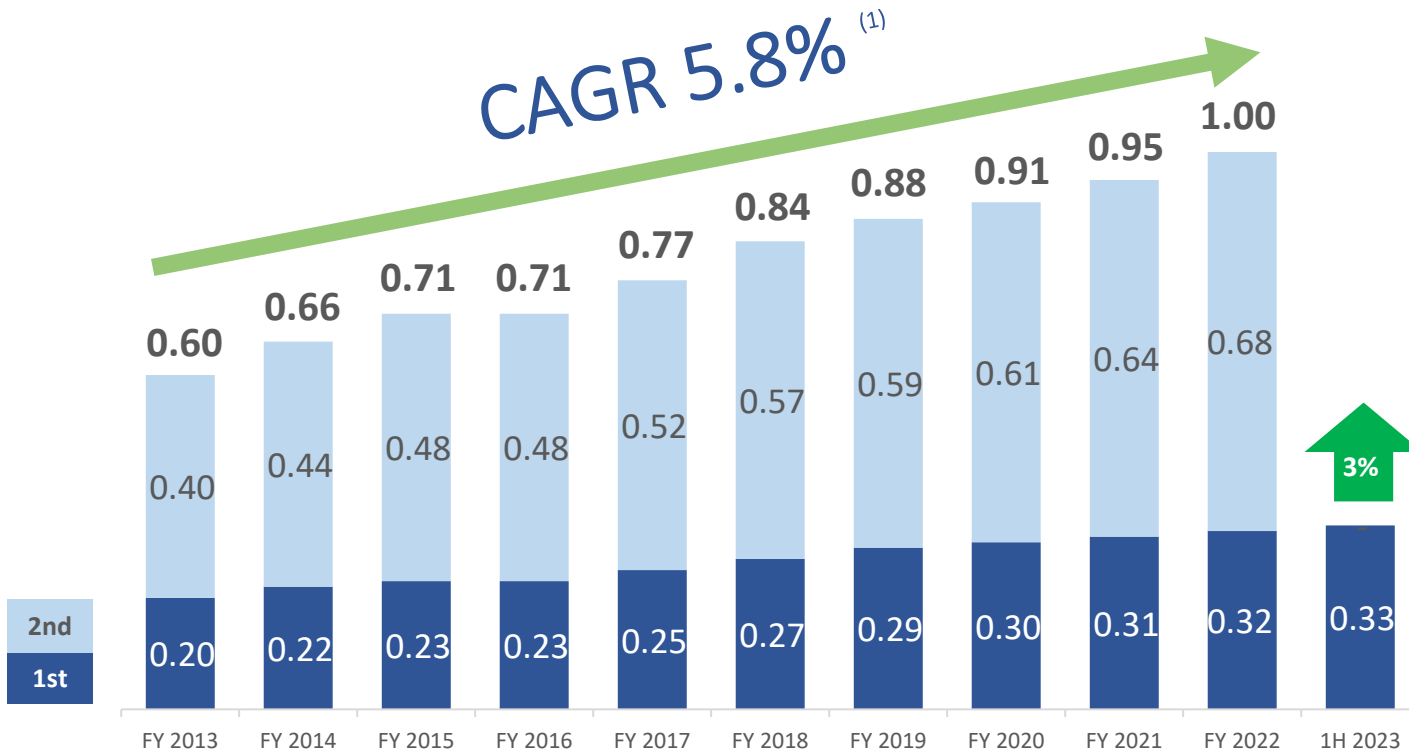
⁽¹⁾ After deducting rental concessions.

⁽²⁾ Comparative figures restated due to a change in accounting policy.

DIVIDEND RETURN

AIM TO DELIVER MID-SINGLE-DIGIT ANNUAL GROWTH

Dividend Per Share
HK\$ / Share



(1) CAGR from 2013 to 2022.

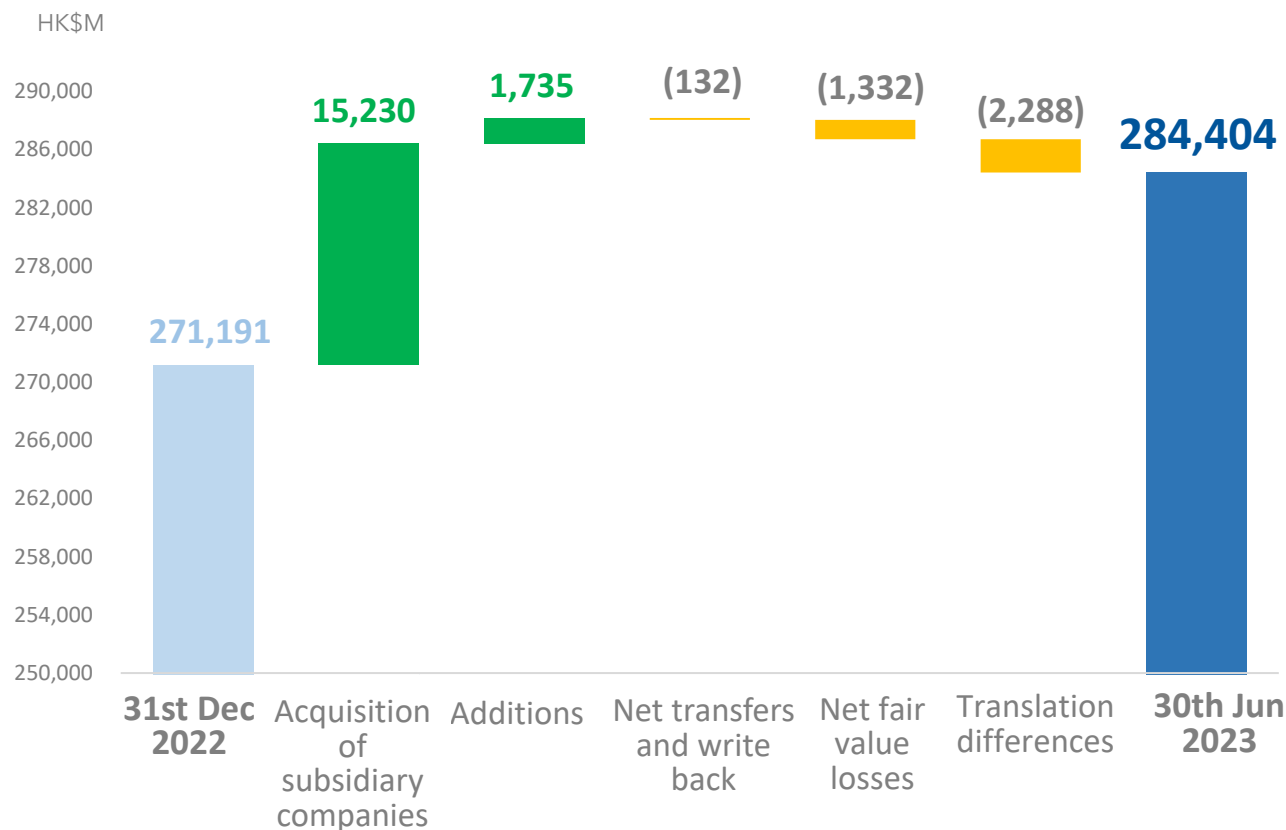
- Aiming to deliver mid-single-digit annual growth in dividends and to pay out approximately half of our underlying profit in ordinary dividends over time, with the benefit of our planned investments.
- 1st interim dividend per share in 2023 was HK\$ 0.33, comparing to HK\$ 0.32 in 1H 2022.
- Good track record in dividend growth.



INVESTMENT PROPERTIES VALUATION

REFLECTING CONSOLIDATION OF TAIKOO LI CHENGDU ⁽¹⁾

Movement in Investment Properties Valuation ⁽²⁾
(excl. hotels and investment properties held under JVCs)



- The increase in valuation of investment property primarily reflecting the acquisition of subsidiary companies.
- Net additions primarily due to Taikoo Place redevelopment.
- Fair value losses mainly from office investment properties in Hong Kong.
- Exchange losses in respect of the investment properties in the Chinese Mainland.
- No change in the capitalisation rate for properties in Hong Kong and the Chinese Mainland.

↑ 5%
vs Dec 2022

HK\$ 284,404 M
Investment Props Valuation
(Jun 2023)

(1) To be renamed from Sino-Ocean Taikoo Li Chengdu with effect from 23rd August 2023.

(2) Valuation before initial leasing costs.

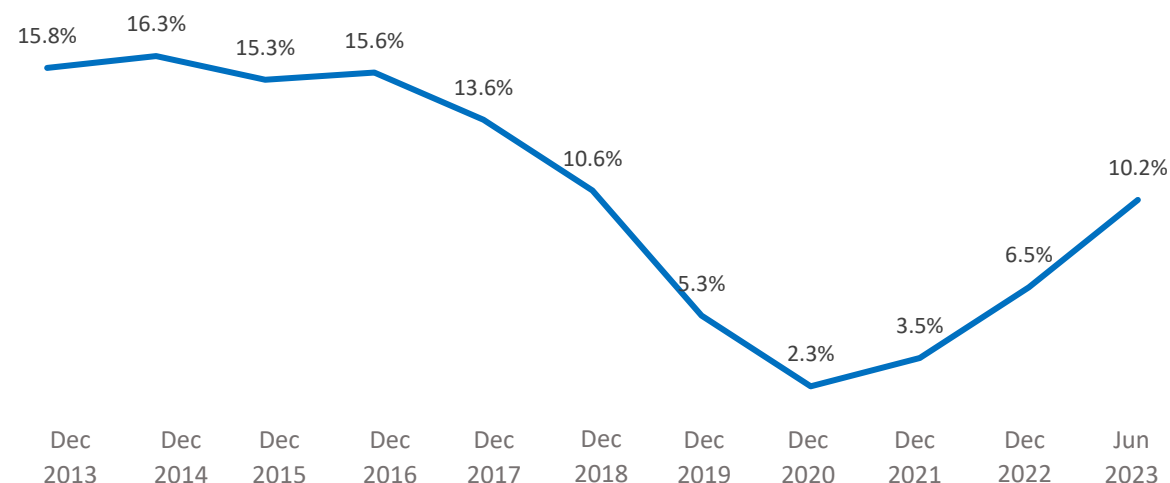
NET DEBT AND GEARING

HEALTHY BALANCE SHEET

Net Debt Reconciliation (HK\$M)			
Net debt at 31st December 2022			(18,947)
Net rental, fee receipts and proceeds from property trading / development	5,266		
Net proceeds from disposals of investment props	65		
Capex – PP&E and props investment and development cost for props trading		(1,676)	
Cashflow from JVCs, associates and other investments		(1,295)	
Dividends paid to the Company's shareholders		(3,978)	
Tax paid		(370)	
Other net cash paid		(1,240)	
Payment for acquisition of subsidiary and JV companies		(4,834)	
Net debt acquired through acquisition of subsidiary companies		(2,466)	
Total cash movements in 1H 2023			(10,528)
Change in lease liabilities			(39)
Net debt at 30th June 2023			(29,514)

Financial Ratios ⁽¹⁾	2019	2020 ⁽²⁾	2021 ⁽²⁾	2022	Jun 2023
Total equity (HK\$M)	288,911	290,144	293,610	292,258	288,399
Net debt (HK\$M)	15,292	6,605	10,334	18,947	29,514
Gearing	5.3%	2.3%	3.5%	6.5%	10.2%
Underlying interest cover (x)	48.2	32.1	33.0	74.7	24.8
Underlying cash interest cover (x)	31.5	19.2	15.8	13.4	8.4
Weighted average cost of debt (on a gross debt basis)	3.4%	3.1%	3.0%	3.2%	3.9%

Gearing Ratio



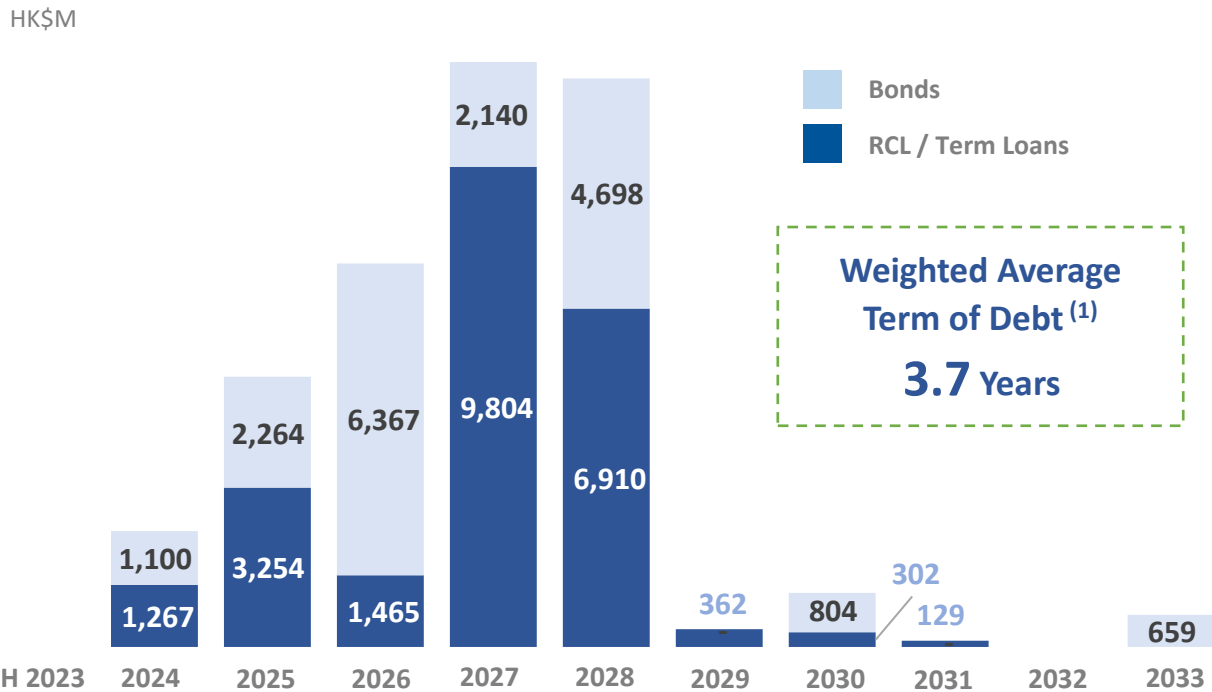
(1) Financial ratios as at Dec year-ends except for June 2023.

(2) 2020 and 2021 comparative figures restated due to a change in accounting policy.

MATURITY PROFILE AND LIQUIDITY

MATURITY PROFILE WELL SPREAD AND SUFFICIENT LIQUIDITY HEADROOM

Maturity Profile of Available Committed Facilities (at 30th Jun 2023)

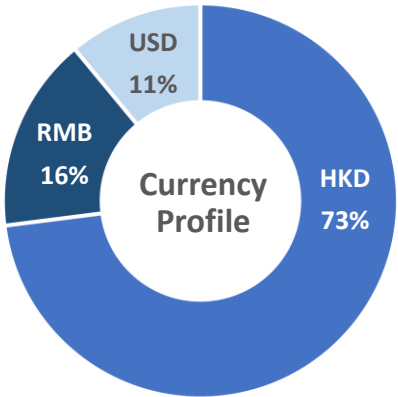


- Loan facilities of HK\$3,500m were raised and medium term notes of HK\$3,251m were issued.
- Loan facilities of HK\$830m and medium term notes of HK\$200m were repaid and prepaid.



(1) Excluding lease liabilities.

HK\$M	Dec 2022	Jun 2023
Available committed facilities	32,870	41,525
Drawn - committed	(22,980)	(33,275)
Undrawn - committed	9,890	8,250
Cash	4,502	4,247
	14,392	12,497
Undrawn - uncommitted	400	400
	14,792	12,897



HK\$ 12,497 M
Cash & Undrawn
Committed Facilities

CAPITAL COMMITMENTS

Profile of Capital Commitments for Investment Properties and Hotels – at 30th Jun 2023

HK\$M	Expenditure	Forecast Expenditure				Total Commitments ⁽¹⁾	Commitments relating to JVCs ⁽²⁾
	Six months ended 30th Jun 2023	Six months ending 31st Dec 2023	2024	2025	2026 & later	At 30th Jun 2023	At 30th Jun 2023
Hong Kong	1,298	1,733	971	1,387	5,522	9,613	50
Chinese Mainland	353	1,592	4,215	3,765	5,663	15,235	6,798
Miami	16	24	3	-	-	27	-
Total	1,667	3,349	5,189	5,152	11,185	24,875	6,848

(1) The capital commitments represent the Group's capital commitments of HK\$18,027M plus the Group's share of the capital commitments of joint venture companies of HK\$6,848M.

(2) The Group was committed to funding HK\$982M of the capital commitments of joint venture companies.

ACTIVE CAPITAL RECYCLING

Disposal Proceeds (Investment Properties & Hotels)

Asset Disposal HK\$ Bn	Disposal Proceeds						Total
	Before 2019	2019	2020	2021	2022	2023	
Cityplaza One	-	-	8.2	0.8	-	0.5 ⁽¹⁾	9.5
Cityplaza Three & Four ⁽²⁾	3.0	12.0	-	-	-	-	15.0
625 King's Road Office Building (50% basis)	-	2.4	-	-	-	-	2.4
Kowloon Bay Office Building	6.5	-	-	-	-	-	6.5
Other non-core properties in Hong Kong and Miami	2.0	2.0	1.4	3.9 ⁽³⁾	2.0 ⁽⁴⁾	1.3 ⁽⁵⁾	12.6
Total	11.5	16.4	9.6	4.7	2.0	1.8	46.0

- Underlying profit on sale of interest in investment properties of **HK\$9M** was recognised in 1H 2023 (1H 2022: HK\$497M).

(1) Sale proceeds of HK\$0.5Bn to be received in 2H 2023.

(2) Cityplaza Three / Cityplaza Four is currently known as 14 Taikoo Wan Road / 12 Taikoo Wan Road respectively.

(3) Sale proceeds from Taikoo Shing carparks and EAST Miami.

(4) Sale proceeds from Taikoo Shing carparks, a site at Fort Lauderdale in Florida and a property in Tsing Yi.

(5) Sale proceeds from Taikoo Shing carparks.

Fighting Climate Change, Together We Can!

Your actions matter. Join Team 1.5°C and do more.

ESG
UPDATES

**Sustainability
We All Count**



Sustainable
Development
Report 2022

Find out more about **SD2030**



Swire Properties



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GLOBAL LEADERSHIP IN SUSTAINABILITY

ADVANCING TO NET ZERO THROUGH CONTINUED PARTNERSHIP AND INNOVATION



Sustainability Indices & Benchmarks

太古地产有限公司
房地产行业

《可持续发展年鉴（中国版）》
入选企业

最佳 1%

中国企业标普全球 ESG 评分 2022

截至2023年6月26日。
以上评分及排位均为行业特定且依据相关筛选标准。
请前往 [spglobal.com/esg/yearbook](https://www.spglobal.com/esg/yearbook) 了解更多信息。

S&P Global



Member of
**Dow Jones
Sustainability Indices**
Powered by the S&P Global CSA



FTSE4Good



Tsinghua University – Swire Properties Joint Research Centre for Building Energy Efficiency and Sustainability



Third Contract Renewal Ceremony

ACCELERATING ACTIONS TO ACHIEVE NET ZERO

MAKING STEADY PROGRESS TOWARDS 1.5°C-ALIGNED SBT

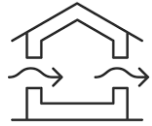
Performance
(Environment)



Advancing Net Zero Design Initiatives for New Developments



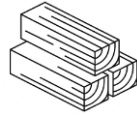
Geothermal energy
providing 60% of heating
requirement (17.5GWh) in
winter period annually



**Hybrid
ventilation**



Integrated PEDF
where onsite PV contributes
10% of landlord energy use
(~2M kWh) for retail portion



**Timber /
Bamboo
structure**



Taikoo Li Xi'an

Artist Impression

Energy / Carbon Reduction Initiatives



Continual Rollout of Energy Saving Measures

TLS AC Renovation

~2,100,000 kWh

estimated energy saving
(to be completed in 2024)

**Cloud-Based Smart Energy
Management Platform**

~1,100,000 kWh

saved since implementation



The Red, Taikoo Li Sanlitun, Beijing
Launched in Jun 2023



Going
Forward

Taikoo Hui, Guangzhou

Pilot of Integrated Photovoltaic, Energy Storage, Direct Current, Flexible Power Distribution System (PEDF)

-10%

estimated carbon emissions
compared to conventional power
distribution systems

Taikoo Li Sanlitun, Beijing ⁽¹⁾

- **First commercial building** applying PEDF in Chinese Mainland
- **First three-star rating for commercial building** under PEDF Standard in Chinese Mainland

(1) Include The Red and Building No.15 only.

BESPOKE TENANT ENGAGEMENT PROGRAMMES

ADVANCING ENVIRONMENTAL PERFORMANCE THROUGH COLLECTIVE EFFORTS

Partners



Green Performance Pledge (GPP)



Commit
to collaborate
on sustainability



Share data and
review baseline
performance



Take action
to meet agreed
SD goals



Recognise
tenants' good
performance

Latest Progress ⁽¹⁾

76

tenants participating

>3.3M sq ft / ~40%

of our HK & CM office occupied LFA

2025 Target

50% of office tenants in wholly-owned portfolios ⁽²⁾ sign a GPP

⁽¹⁾ As of 4th August 2023.

⁽²⁾ Measured by occupied lettable floor area ("LFA") of office portfolios at 100% basis comprising of Taikoo Place and Pacific Place in Hong Kong and Taikoo Hui Guangzhou.

GPP Award Ceremony 2023

Results Highlights



10%+

Energy saving potential
identified from energy
audits for **410,000 sq ft**
tenanted area



22%

Water reduction
between 2H 2022 and
Q1 2023 ⁽³⁾



33%

Overall Waste
Diversion Rate
Achieved ⁽⁴⁾

GPP Programme Enhancement

- **Launch of "GPP Academy"**: Featuring quarterly activities and workshops to hone tenants' skills in sustainability and raise awareness for better performance.
- **Digitalisation**: Enhanced data collection through a series of digital means (e.g. smart energy and water meters, smart waste mobile scale etc.) and upgraded tenant portal.

⁽³⁾ Refer to tenants in Taikoo Place only.

⁽⁴⁾ Refer to the overall waste diversion rate in the Smart Waste Reduction Challenge 2022.

SECURING NEW SUSTAINABILITY-LINKED LOAN FACILITIES AND GREEN BONDS INCREASING GENDER BALANCE ON BOARD

Green Financing

~65%

(as at 10th August 2023)

of our current bond and loan facilities come from green financing

1H 2023

secured sustainability-linked loan facilities totalling
HK\$3.5 billion

secured green bonds of approximately
HK\$2.5 billion

**RMB 3.2 billion
Green dim sum bonds**

Issued on 25th July 2023

- The first Hong Kong corporate to issues a RMB-denominated public green bond
- The largest-ever corporate green dim sum bonds issuance in Hong Kong

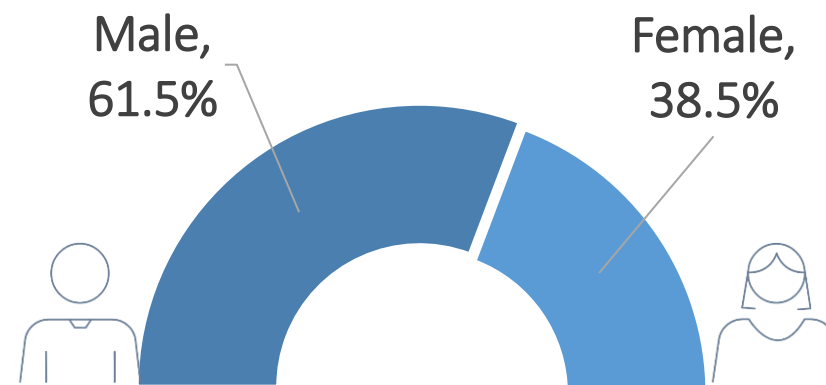
NEW

Board Diversity

38.5%

(as at 30th June 2023)

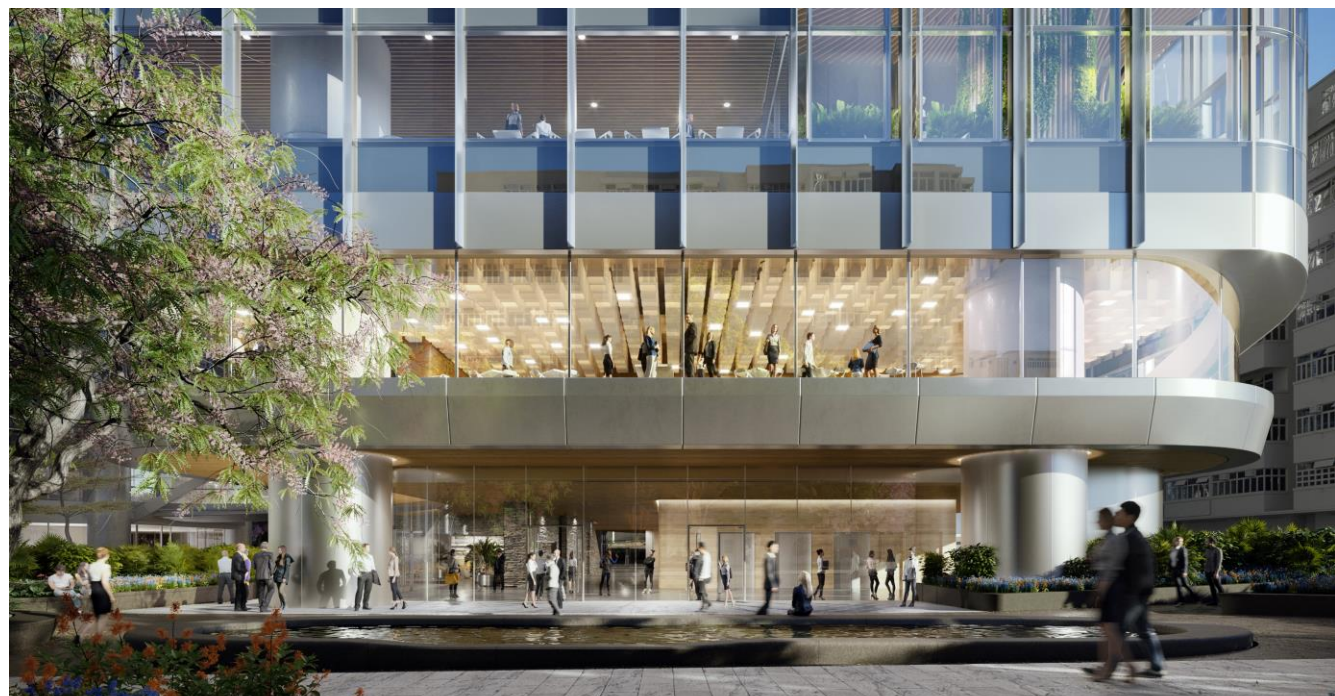
female representation on Board
+7.7% compared to 2022





DIGITAL

Two Taikoo Place, Hong Kong
Artist Impression



DIGITAL HIGHLIGHTS

MARKET-LEADING SOLUTIONS FOR OUR CUSTOMERS & PARTNERS

Empowering our tenants

Launch of Tenant Portal sustainability features in 2022/23 to digitise consumption data and green performance awards



Roll out of Chinese Mainland Tenant Portal to support tenants across our different centres and simplify their property management needs

Enabling our staff

A frontline workplace APP launched in Q4 2022 to streamline and augment the work of our Hong Kong staff



Leveraging third-party construction management platforms incl. Puhua and MingYuanYun to enhance productivity in the Chinese Mainland

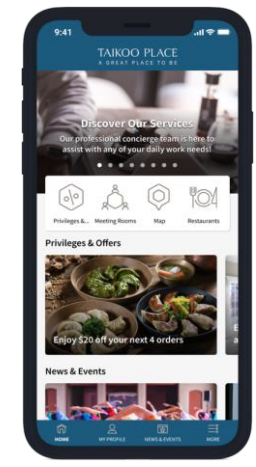


Engaging our Customers

Launch of WeChat Mini-programs for Citygate Outlets in Oct 2022 & Pacific Place in Sep 2023 to enable the Chinese Mainland shoppers to access our full suite of loyalty features



Launch of our market leading office experience platform in Pacific Place in Q3 2023, following a successful launch in Taikoo Place in Q1 this year



LEADING IN DIGITAL

INVESTING IN AND ADOPTING NEW TECHNOLOGIES

Corporate Venture Capital Fund

US\$50M venture capital fund

76% capital committed

14 start-ups & funds



Investment & Adoption



Venture capital arm of US-based general contractor



China-based co-creation retail consumer fund

Strategically invested in world-leading technology funds, enabling Swire Properties to understand and access emerging construction and retail tech



OUTLOOK

OUTLOOK

RECOVERING POST COVID-19 AND COMPELLING GROWTH STRATEGY

Hong Kong office

Hong Kong retail

Chinese Mainland retail

South East Asia

Resilient

Improving

Steady growth

Opportunistic

- **A balanced and diversified portfolio with strong fundamentals**
- **Actively implementing HK\$100 billion investment plan**
- **Commitment to mid-single-digit annual dividend growth**



END OF PRESENTATION



2023 INTERIM RESULTS SUMMARY

SOLID FINANCIAL RESULTS

HK\$M	1H 2022 ⁽¹⁾	1H 2023	Change
Revenue	6,910	7,297	↑ 6%
Valuation gains/(losses) on investment properties	701	(1,332)	n.a.
Operating profit	4,894	2,873	↓ 41%
Underlying profit	4,169	3,901	↓ 6%
Recurring underlying profit	3,672	3,892	↑ 6%
Reported profit	4,348	2,223	↓ 49%
Underlying earnings per share (HK\$)	0.71	0.67	↓ 6%
Recurring underlying earnings per share (HK\$)	0.63	0.67	↑ 6%
Reported earnings per share (HK\$)	0.74	0.38	↓ 49%
First interim dividend per share (HK\$) ⁽²⁾	0.32	0.33	↑ 3%
HK\$M	Dec 2022	Jun 2023	Change
NAV attributable to the Company's shareholders ⁽³⁾	289,211	285,408	↓ 1%
Net debt	18,947	29,514	↑ 56%
Gearing ratio	6.5%	10.2%	↑ 3.7%pt
NAV per share (HK\$)	49.44	48.79	↓ 1%

(1) 1H 2022 comparative figures restated due to a change in accounting policy.

(2) First interim dividend for 2023 was declared on 10th August 2023 and will be paid on 12th October 2023.

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

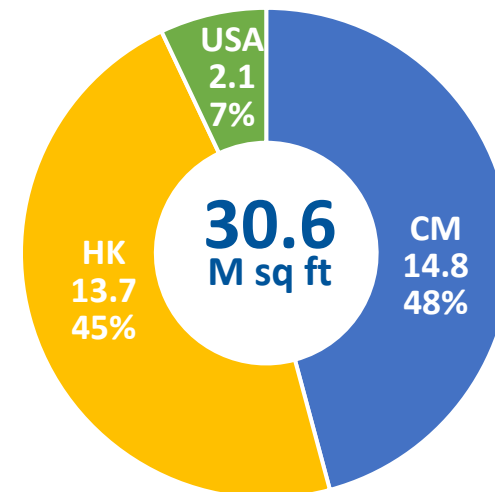
PROPERTY PORTFOLIO AT A GLANCE

A LEADING PROPERTY DEVELOPER, OWNER AND OPERATOR

Investment Props / Hotels Attributable GFA (M sq ft)	Office	Retail	Hotels ⁽¹⁾	Residential / Serv. Apts	Under Planning	Total
Completed						
<i>Hong Kong</i>	9.5	2.6	0.8	0.6	-	13.5
<i>Chinese Mainland</i>	2.9	6.2	1.3	0.2	-	10.6
<i>Miami</i>	-	0.3	0.3	-	-	0.6
Sub-Total (A)	12.4	9.1	2.4	0.8	-	24.7
Under Development or Held for Future Development						
<i>Hong Kong</i>	0.2	-	-	-	-	0.2
<i>Chinese Mainland</i>	-	1.2	-	-	3.0	4.2
<i>Miami</i>	-	-	-	-	1.5 ⁽²⁾	1.5
Sub-Total (B)	0.2	1.2	-	-	4.5	5.9
TOTAL = (A) + (B)	12.6	10.3	2.4	0.8	4.5	30.6

Trading Props Attributable GFA (M sq ft)	Completed Props ⁽³⁾	Under Development / Held for Development	Total
<i>Hong Kong</i>	0.0	0.8	0.8
<i>Miami and elsewhere</i>	0.0	3.1	3.1
Total	0.0	3.9	3.9

Attributable Investment Props / Hotels by Region (GFA M sq ft)



Attributable
Investment Portfolio
30.6 M sq ft

Attributable
Trading Portfolio
3.9 M sq ft

Total Attributable Property Portfolio

34.5 M sq ft

As at 30th June 2023

- (1) Hotels are accounted for in the financial statements under property, plant and equipment and, where applicable, the leasehold land portion is accounted for under right-of-use assets.
- (2) This property is accounted for under properties held for development in the financial statements.
- (3) Completed development in Hong Kong comprises EIGHT STAR STREET and completed development in U.S.A and elsewhere comprises The River in Vietnam.

KEY BUSINESS STRATEGIES

SUSTAINABLE GROWTH IN SHAREHOLDER VALUE IN THE LONG-TERM

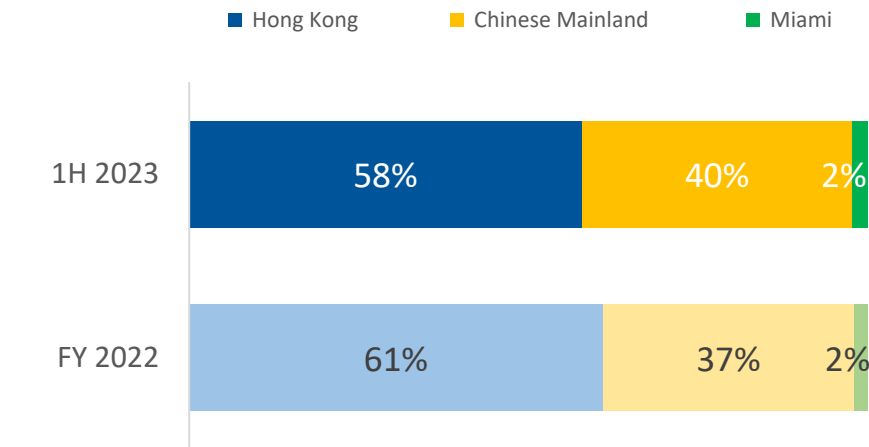
- Continue to create long-term value by conceiving, designing, developing, owning and managing transformational mixed-use and other projects in urban areas.
- Maximise the earnings and value of our completed properties through active asset management and by reinforcing our assets through enhancement, redevelopment and new additions.
- Continue with our luxury and high-quality residential property activities.
- Remain focused principally on Hong Kong and the Chinese Mainland.
- Manage our capital base conservatively.



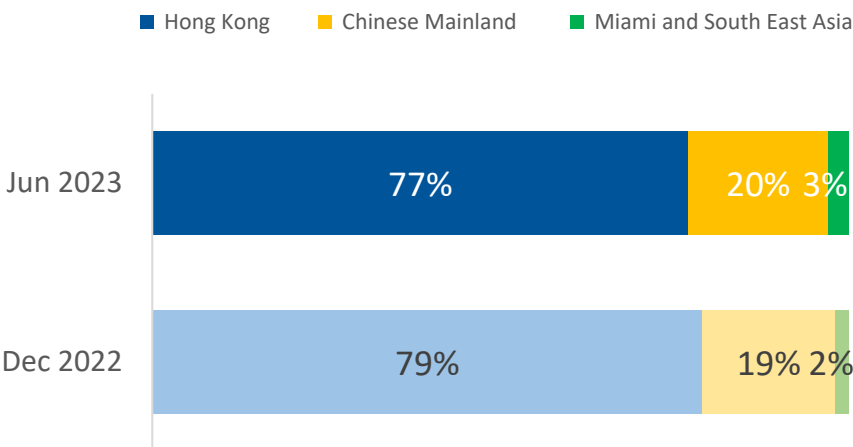
GEOGRAPHICAL ANALYSIS

TOWARDS A MORE BALANCED PORTFOLIO

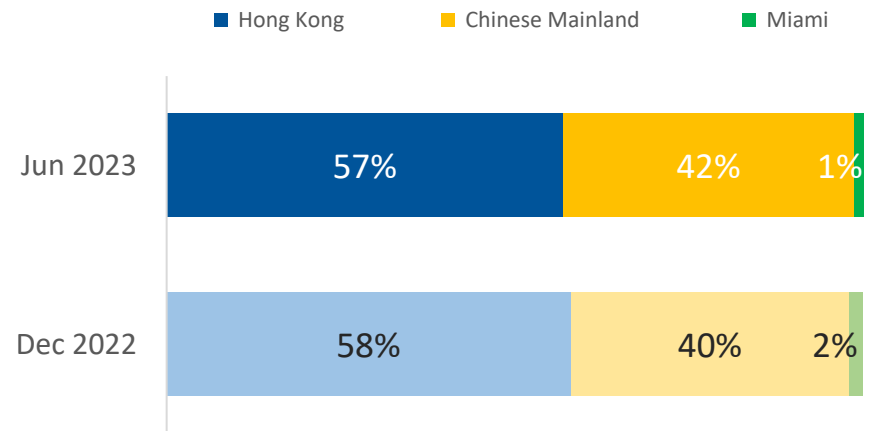
Attributable Gross Rental Income by Region ⁽¹⁾



Net Assets Employed



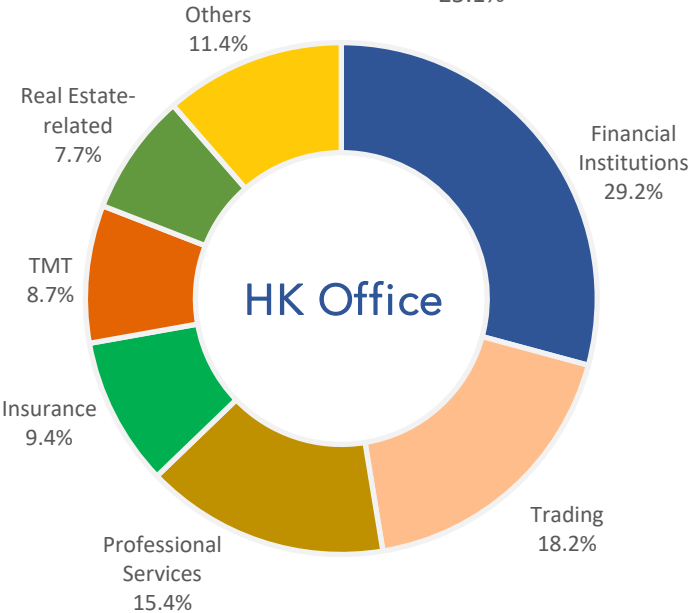
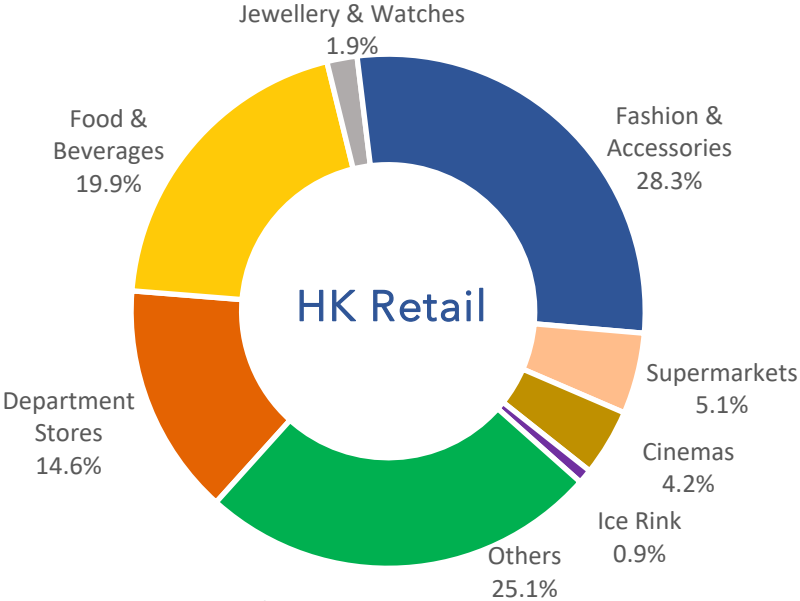
Completed Investment Properties GFA (excl. Hotels)



(1) After deducting rental concessions.

TENANT MIX

A BALANCED TENANT PROFILE

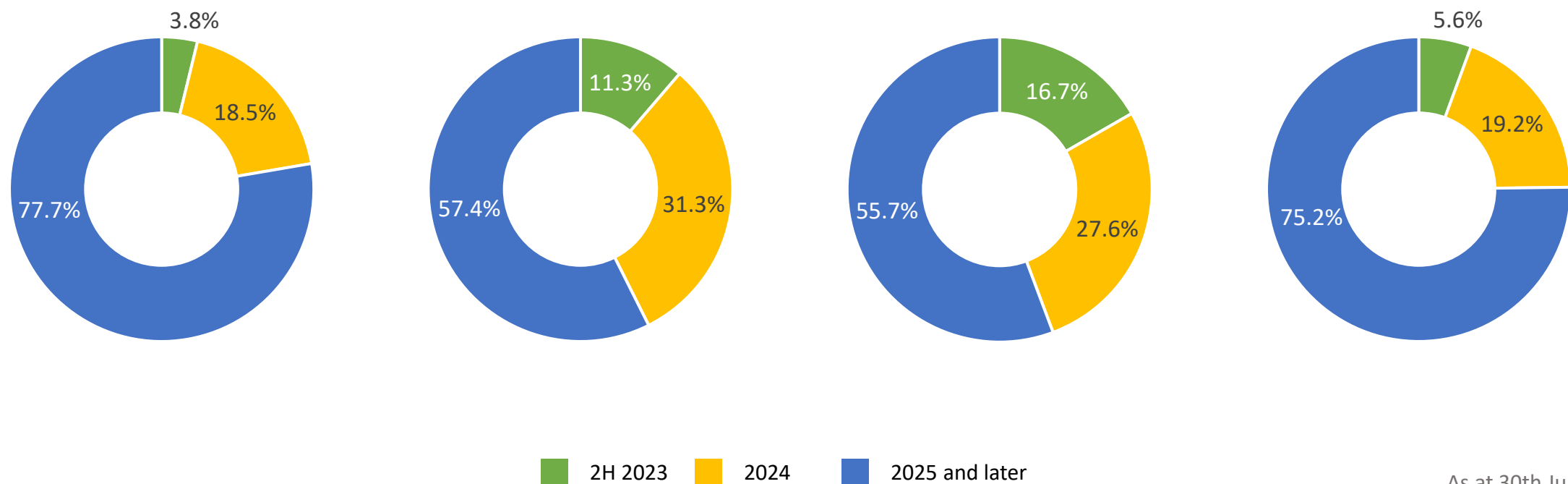


As at 30th June 2023

LEASE EXPIRY PROFILE

OPTIMISING LEASE RENEWALS AND NEGOTIATIONS FOR LONG-TERM STABILITY

- **Hong Kong Office**
Top ten office tenants occupied approx. **21%** office area in Hong Kong.
- **Hong Kong Retail**
Top ten retail tenants occupied approx. **26%** retail area in Hong Kong.
- **Chinese Mainland Retail**
Top ten retail tenants occupied approx. **21%** retail area in the Chinese Mainland.
- **Chinese Mainland Office**
Top ten office tenants occupied approx. **44%** office area in the Chinese Mainland.



As at 30th June 2023

HONG KONG PROJECTS

REINFORCING THE TWO GLOBAL BUSINESS DISTRICTS

Quarry Bay



Wah Ha / Zung Fu redevelopment

- ~ 779,000 sq ft GFA
- 100% owned
- Full ownership for Zung Fu obtained in March 2022
- Full ownership for Wah Ha obtained in July 2023

Admiralty



Six Pacific Place

- Pacific Place office extension
- ~ 223,000 sq ft GFA
- 100% owned
- Superstructure has been topped out
- Interior fit out works in progress
- Exp. Completion 2023

CHINESE MAINLAND PROJECTS

SCALING UP INVESTMENT AND ASSET REINFORCEMENT

Sanya



Sanya Retail Project

- Premium, resort-style, retail-led development
- ~ 2.2 M sq ft GFA ⁽¹⁾
- 50% owned
- Excavation works in progress
- Phased opening from 2025

Xi'an



Taikoo Li Xi'an

- Seventh development and fourth Taikoo Li in the Chinese Mainland
- ~ 2.4 M sq ft GFA ⁽¹⁾
- 70% owned
- Development scheme under planning
- Phased opening from late 2025

Beijing



INDIGO Phase Two

- INDIGO extension
- ~ 4.0 M sq ft GFA ⁽¹⁾ over 2x current INDIGO
- 35% owned
- Basement and superstructure works in progress
- Phased opening in 2025 and 2026

Shanghai



ZHANGYUAN Revitalisation

- Revitalising historic ZHANGYUAN Shikumen Compound
- Leasing and management
- ~ 1.3M sq ft GFA (*above ground 0.6M sq ft / below ground 0.7M sq ft*) ⁽¹⁾
- JV management company - 60% owned
- Phased opening in 2022 and 2026

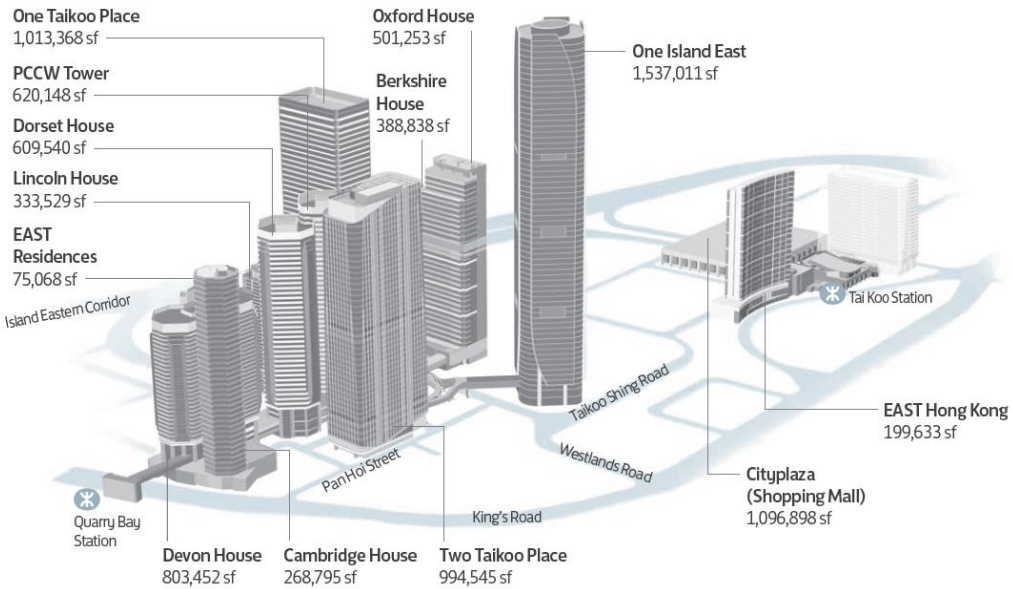
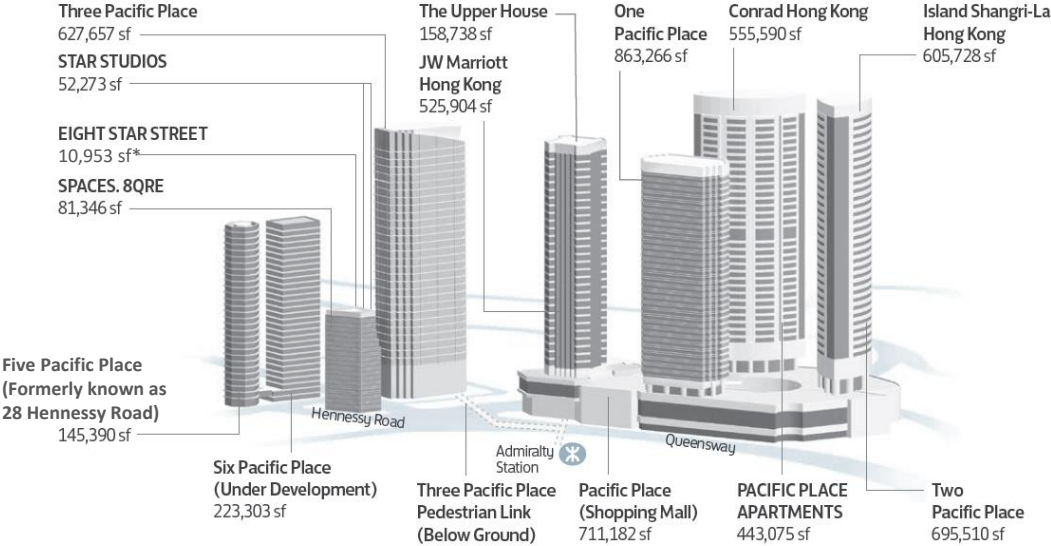
(1) On a 100% basis.

HONG KONG PORTFOLIO MAP

Completed Investment Props (incl. Hotels) (100% basis)



Investment Props under Development (100% basis)



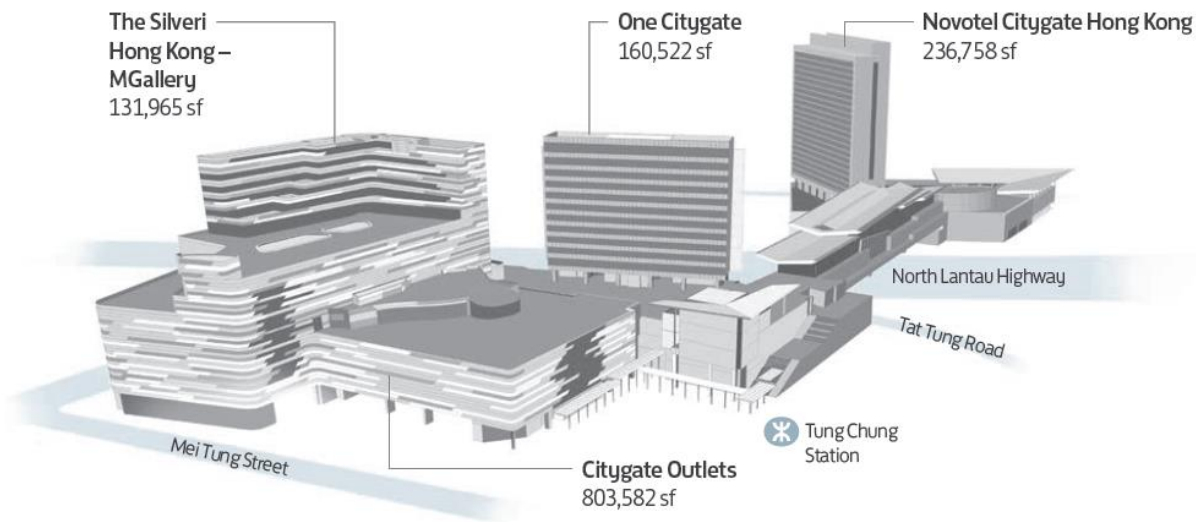
Completed Investment Props (incl. Hotels) (100% basis)



7.9 M (Attri. basis)

* Floor area shown including the gross floor area of remaining residential units of 8,102 sf.

HONG KONG PORTFOLIO MAP



Completed Investment Props (incl.
Hotels) (100% basis)



1.33 M sq ft GFA
Citygate

0.36 M (Attri. basis)

CHINESE MAINLAND – GUANGZHOU & CHENGDU PORTFOLIO

Completed Investment Props (incl. Hotel) (100% basis)

**3.78** M sq ft GFA
Taikoo Hui,
Guangzhou

3.67 M (97% basis)



Taikoo Hui
Taikoo Hui Towers 1&2
Mandarin Oriental Guangzhou

Retail occupancy **100%**
Office occupancy **90%**

Taikoo Li Chengdu ⁽¹⁾
The Temple House

Retail Occupancy **96%**



Completed Investment Props (incl. Hotel) (100% basis)

**1.65** M sq ft GFA
Taikoo Li Chengdu ⁽¹⁾

(1) To be renamed from Sino-Ocean Taikoo Li Chengdu with effect from 23rd August 2023.

CHINESE MAINLAND – BEIJING PORTFOLIO

Completed Investment Props (incl.
Hotel) (100% basis)



1.79 M sq ft GFA
Taikoo Li Sanlitun



TKL Sanlitun South
TKL Sanlitun North
TKL Sanlitun West
The Opposite House

Retail Occupancy **97%**

INDIGO Mall
ONE INDIGO
EAST Beijing
INDIGO Phase Two
(under development)

Retail occupancy **100%**
Office occupancy **92%**



Completed Investment Props (incl.
Hotel) (100% basis)



1.89 M sq ft GFA
INDIGO

0.95 M (50% basis)

Investment Props under Development
(100% basis)



4.05 M sq ft GFA
INDIGO Phase Two

1.42 M (35% basis)



SWIRE PROPERTIES 54

CHINESE MAINLAND – SHANGHAI PORTFOLIO

Completed Investment Props (incl.
Hotels) (100% basis)



3.73 M sq ft GFA
HKRI Taikoo Hui,
Shanghai

1.87 M (50% basis)



HKRI Taikoo Hui Mall
HKRI Centre 1&2
The Middle House
The Sukhothai Shanghai
The Middle House Residences

Retail occupancy **96%**
Office occupancy **98%**

Taikoo Li Qiantan

Retail Occupancy **95%**



Completed Investment Props
(100% basis)



1.19 M sq ft GFA
Taikoo Li Qiantan

0.59 M (50% basis)

MIAMI PORTFOLIO



Completed Investment Props (incl.
Hotels) (100% basis)



0.5 M sq ft GFA
Brickell City Centre

0.31 M (Attri. Basis)

Shopping Mall

Retail occupancy ⁽¹⁾ **90%**

Under planning (100% basis)



1.51 M sq ft GFA
One Brickell City Centre

(1) Including space allocated to prospective tenants who have signed letters of intent.

HOTEL PORTFOLIO

Managed Hotels		No. of Rooms	Interest
		(100% basis)	
Hong Kong	The Upper House	117	100%
	EAST, Hong Kong	331	100%
	Headland Hotel ⁽¹⁾	501	0%
Chinese Mainland	The Opposite House, Beijing	99	100%
	EAST, Beijing	365	50%
	The Temple House, Chengdu ⁽²⁾	142	100%
	The Middle House, Shanghai ⁽³⁾	213	50%
Miami	EAST, Miami ⁽⁴⁾	352	0%
Sub-Total		2,120	

Owned but Non-managed Hotels		No. of Rooms	Interest
		(100% basis)	
Hong Kong	Island Shangri-La Hong Kong	557	20%
	JW Marriott Hotel Hong Kong	608	20%
	Conrad Hong Kong	513	20%
	Novotel Citygate Hong Kong	440	26.67%
	The Silveri Hong Kong - MGallery	206	26.67%
Chinese Mainland	Mandarin Oriental, Guangzhou ⁽⁵⁾	287	97%
	The Sukhothai, Shanghai	201	50%
Miami	Mandarin Oriental, Miami	326	75%
Sub-Total		3,138	

(1) Headland Hotel is owned by Airline Property Limited, a wholly-owned subsidiary of Cathay Pacific Airways Limited.

(2) Comprising one hotel tower and one serviced apartment tower. In February 2023, the Group acquired the remaining 35% interest in Sino-Ocean Taikoo Li Chengdu. The Group's interest in The Temple House increased to 100% after the transaction.

(3) Comprising one hotel tower and one serviced apartment tower.

(4) EAST Miami (including serviced apartments in the hotel tower) is owned by a third party.

(5) Including serviced apartments in the hotel tower.



BUSINESS OUTLOOK

HK Office

- Resilient office portfolio, despite weak market and increased competition from Central and Kowloon East.
- Taikoo Place benefiting from flight-to-quality.
- Continuing to expand Taikoo Place and Pacific Place portfolios and top-tier amenities.
- Anticipate increased demand for Grade-A office with the reopening of the border and continued improvements in markets.

HK Retail

- Footfall and sales continue to improve with border reopening.
- Strengthening brand affinity by refining trade mix, upgrading amenities in malls.
- Investing heavily in loyalty programs to engage growing membership base.

Trading

- Keen to build on our premium residential brand.
- Ambitious pipeline of six projects under development in Hong Kong and South East Asia.

CM Retail

- To double gross floor area in the Chinese Mainland over the next decade.
- Focus on growing Taikoo Li and Taikoo Hui brands in prime cities.
- Expecting moderate to strong demand from retailers.
- Making progress in expanding presence in the GBA region.

CM Office

- Guangzhou and Shanghai office market remain under pressure.
- Office demand and market sentiment are expected to recover in the second half of 2023.

Hotels

- New luxury hotels to debut in Shenzhen and Tokyo.
- Expanding The House Collective and EAST brands.

Capital

- Strategic capital management and HK\$100 billion investment plan to drive future growth.
- Accelerating sustainable leadership and digital transformation of our business.

