For Immediate Release

Swire Properties Announces 2024 Annual Results

Solid performance and focus on shareholder returns

Summary of 2024 Annual Results

- Recorded solid recurring underlying profit of HKD6,479 million despite unfavourable market conditions.
- Delivered 5% annual growth in dividends and share buyback programme to enhance shareholders' return.
- Healthy balance sheet and strong financial position to drive HKD100 billion strategic investment plan, with 67% already committed. Gearing ratio at low levels of 15.7%.
- Scaling up investments in the Greater Bay Area, with expansion plans at Taikoo Hui Guangzhou and launch of Taikoo Li Julong Wan Guangzhou, the retail portion of a mixed-use development.
- Debuted Lujiazui Taikoo Yuan Residences in Shanghai, the Company's first residential project in the Chinese Mainland, with 98% of units sold in the first presale launch.
- Achieved the number one ranking in the Dow Jones Best-in-Class World Index 2024 (Real Estate Management & Development Industry Category) – six years ahead of the Company's 2030 sustainability vision.

	Note	**2024 HKD'M**	2023 HKD'M	Change
Results				
For the year				
Revenue		**14,428**	14,670	-2%
Profit/(Loss) attributable to the Company's shareholders				
Underlying	(a), (b)	**6,768**	11,570	-42%
Recurring underlying	(a), (b)	**6,479**	7,285	-11%
Reported		**(766)**	2,637	N/A
		HKD	HKD	
Earnings/(Loss) per share				
Underlying	(c)	**1.16**	1.98	-41%
Recurring underlying	(c)	**1.11**	1.25	-11%
Reported	(c)	**(0.13)**	0.45	N/A
Dividend per share				
First interim		**0.34**	0.33	+3%
Second interim		**0.76**	0.72	+6%
		HKD	HKD	
Financial Position				
At 31st December				
Equity attributable to the Company's shareholders per share	(a), (d)	**47.35**	48.73	-3%
Gearing ratio	(a)	**15.7%**	12.7%	+3.0%pt.

Notes:

(a) Refer to glossary on page 66 of the announcement of 2024 Final Result of Swire Properties Limited (the "Results Announcement"), dated 13 March 2025, for definition.

(b) A reconciliation between reported (loss)/profit and underlying profit attributable to the Company's shareholders is provided on page 10 of the Results Announcement.

(c) Refer to note 9 to the financial statements of the Results Announcement for the weighted average number of shares.

(d) Refer to note 18 to the financial statements of the Results Announcement for the number of shares at the year end.

13 March 2025, Hong Kong – Swire Properties Limited today announced its annual results for 2024. Recurring underlying profit attributable to shareholders was HKD6,479 million in 2024, compared to HKD7,285 million in 2023, which principally reflected higher net finance charges and a reduction in office rental income in Hong Kong.

Underlying profit was HKD6,768 million in 2024, compared to HKD11,570 million in 2023, primarily reflecting the substantial profit arising from the disposal of nine office floors of One Island East in Hong Kong in 2023, and a reduction in profit from the sale of car parking spaces in Hong Kong in 2024.

Swire Properties declared a second interim dividend for 2024 of HKD0.76 per share. This, together with the first interim dividend of HKD0.34 per share paid in October 2024, amounts to a full year dividend of HKD1.10 per share, representing a 5% increase over the dividend per share for 2023.

The Company's policy is to deliver sustainable growth in dividends and to pay out approximately half of the underlying profit in ordinary dividends over time. Riding on the benefit of the planned investments, the Company's aim is to deliver mid-single-digit annual growth in dividends.

Last year, the Board approved a share buy-back programme of up to HKD1.5 billion for the period up to the conclusion of the next annual general meeting to be held in May 2025. During 2024, the Company repurchased 47,778,600 shares for an aggregate cash consideration of HKD750 million at an average price of HKD15.7 per share.

Swire Properties' full year result was impacted by the subdued office market in Hong Kong, with a lack of new demand coupled with continuous new supply coming onstream. Despite the headwinds, Swire Properties' office portfolios have continued to demonstrate resilience, due in large part to the Company's strong placemaking attributes, achievements in sustainability, industry-leading amenities and innovative tenant engagement initiatives.

The completion of the latest phase of the Taikoo Place Redevelopment Project marks a significant milestone for the Company, transforming Taikoo Place into a modern Global Business District and providing a competitive, credible alternative for tenants traditionally based in Central.

Retail in Hong Kong was affected by macro-economic uncertainties in 2024. The ongoing trend of outbound travel and changes in tourist spending habits have negatively impacted the market. Despite these challenging conditions, Swire Properties' retail malls in Hong Kong have remained resilient, with all three maintaining full occupancy.

In the Chinese Mainland, factors such as the weak Japanese yen, increased outbound travel, stock market volatility, and changing consumer behaviours have created an increasingly complex operating environment. Some of the Company's malls have also experienced disruption due to upgrading plans and renovations. In spite of these factors and noting the comparison with the high post-pandemic base of the previous year, retail sales growth in the Chinese Mainland has stabilised. The overall number of visitors has increased.

An underlying loss from property trading activities was recorded in 2024 due to sales and marketing expenses incurred for several residential trading projects, which will be launched over the next few years.

"Swire Properties gave a positive performance despite adverse market conditions last year. We remain on track to deliver our long-term investment strategy. Our successful capital recycling efforts have provided us with healthy liquidity and place us in a strong position to deliver on the next stages of our investment plan," said Guy Bradley, Chairman of Swire Properties.

Significant progress in HKD100 billion investment plan

Swire Properties has continued to make significant progress in realising opportunities from its HKD100 billion investment plan, 67% of which has now been committed.

Under the investment plan, HKD30 billion has been allocated for future expansion plans at Taikoo Place and Pacific Place, the Company's core commercial portfolios in Hong Kong.

In the Chinese Mainland, Swire Properties has secured over 90% of the HKD50 billion planned investment in the region. The Company will dedicate the next few years to the completion of new projects. In Shanghai, the Company’s portfolio has expanded to four investments, making it the most important market in the Chinese Mainland to date. The Company unveiled Lujiazui Taikoo Yuan, one of two mixed-use developments in Shanghai’s Pudong New Area. This project marks the debut of Lujiazui Taikoo Yuan Residences, the Company’s first residential project in the Chinese Mainland.

In Beijing, Taikoo Li Sanlitun is being enhanced with new renovations to cater to the growing demand for luxury retail. The North zone is undergoing extensive upgrading, and The Opposite House hotel site is currently being redeveloped as a new retail landmark for global flagship stores. The Company is introducing its Taikoo Place brand to Beijing by renaming the Greater INDIGO development as “Taikoo Place Beijing”. Having increased its stake in August 2024, this project now represents Swire Properties’ single largest investment in the Chinese Mainland.

Taikoo Li Chengdu is undergoing a second wave of trade-mix upgrading, which is now close to completion. Taikoo Li Xi’an will open its sales gallery in 2025, while the Company’s retail development in Sanya is making good progress.

Swire Properties remains focused on expanding its presence in the Greater Bay Area. In Guangzhou, Taikoo Hui Guangzhou will be expanded by the former Cultural Centre at 387 Tianhe Road to meet the growing demand from luxury tenants. Taikoo Li Julong Wan Guangzhou will be launched in phases from the end of 2025.

On the trading front, Swire Properties has spent the past few years building its residential pipeline in Hong Kong, and has five projects in various prime locations on Hong Kong Island. Pre-sale plans are underway for The Headland Residences, the Company’s latest project in Chai Wan.

In Shanghai, Lujiazui Taikoo Yuan Residences saw a positive response to the initial sales launch. In South East Asia, the Company remains focused on Jakarta, Singapore, Ho Chi Minh City and Bangkok as its core markets.

Sustainability leadership

Swire Properties continues to demonstrate its global leadership in sustainability, achieving the top ranking globally in the Dow Jones Best-in-Class World Index 2024 in the Real Estate Management & Development Industry category.

The Company’s journey towards net-zero emissions is on track, driven by digital innovation and the adoption of new technologies. In 2024, the Company increased off-site renewable electricity procurement for its Beijing portfolio to nearly 100%. Consequently, over 60% of electricity consumption in our Chinese Mainland portfolio now comes from renewable energy. In Hong Kong, the opening of Taikoo Square in 2024 marked a major milestone in realising the Company’s vision for urban biodiversity, showcasing its ambitious work in biophilic design and nature-based placemaking at Taikoo Place.

Business prospects

The Hong Kong office market is expected to remain subdued in 2025, with weak demand and oversupply maintaining downward pressure on rents. Despite signs of a modest recovery in Hong Kong's financial markets, the uncertain economic environment continues to contain new demand for office space. However, the 'flight-to-quality' trend remains strong. As a result, the Company's office portfolios in Pacific Place and Taikoo Place are well-positioned as the preferred choice for office relocations when the market rebounds.

Footfall and retail sales in Hong Kong are expected to continue to face challenges due to outbound travel and changing tourist spending habits. However, the Company remains positive about the resilience of its shopping malls, due to the continued refinement of its trade mix, robust marketing campaigns and innovative loyalty programmes.

In the Chinese Mainland, retail sales growth is expected to pick up, driven by increased domestic demand and the progressive completion of renovation work in several malls. Demand for retail space in 2025 is expected to remain selective. Luxury retailers will adopt a prudent approach to expanding in Beijing, Chengdu, and Shanghai, seeking high-potential, experiential locations. In Guangzhou, demand for suitable locations for luxury brands is expected to be sustained.

On the residential front, although sales in Hong Kong have increased due to interest rate cuts and relaxed mortgage measures, rebuilding confidence and restoring market sentiment will take time. Medium to long-term demand is expected to improve, supported by local buyers and increasing interest from Chinese Mainland buyers. The residential market for high-quality developments in prime locations in Tier-1 cities in the Chinese Mainland is expected to remain strong in the short term. Residential markets are expected to improve in Jakarta, Ho Chi Minh City and Bangkok, thanks to several key factors including urbanisation, a growing middle class and the limited supply of luxury properties.

"We have every confidence that investing in Hong Kong, the Greater Bay Area and the wider Chinese Mainland, as well as South East Asia, continues to be the right thing to do. We remain committed to our key markets and believe we are well-positioned for when conditions improve in the future. Our priority will be executing our growth plans and enhancing the resilience of our existing portfolios for the rest of 2025," said Mr Bradley.

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About Swire Properties

Swire Properties develops and manages commercial, retail, hotel, and residential properties, with a particular focus on mixed-use developments in prime locations at major mass transportation intersections. Swire Properties is listed on the Main Board of the Stock Exchange of Hong Kong and its investment portfolio in Hong Kong comprises Taikoo Place, Pacific Place, Cityplaza and Citygate. The Company's completed portfolio in Hong Kong comprises approximately 1.54 million sqm (approximately 16.5 million sq ft) of space.

In the Chinese Mainland, Swire Properties has six completed mixed-use developments. They include Taikoo Li Sanlitun and INDIGO Phase One^ in Beijing, HKRI Taikoo Hui and Taikoo Li Qiantan in Shanghai, Taikoo Hui Guangzhou and Taikoo Li Chengdu. Taikoo Place Beijing^, Taikoo Li Xi'an, Taikoo Li Sanya*, New Bund Mixed-use Project, Lujiazui Taikoo Yuan in Shanghai and Taikoo Li Julong Wan Guangzhou are currently under development. The Company's completed portfolio in the Chinese Mainland comprises approximately 1.3 million sqm (14 million sq ft) of space.

In addition to Hong Kong and the Chinese Mainland, the Company has a presence in the United States, Indonesia, Vietnam, Singapore and Thailand.

Swire Properties has achieved global leadership in sustainable development with its No. 1 ranking in the Dow Jones Best-in-Class World Index 2024 (formerly known as Dow Jones Sustainability World Index), in the Real Estate Management & Development Industry category.

Visit Swire Properties' website at www.swireproperties.com

^Comprising INDIGO Phases One & Two, the project will be renamed "Taikoo Place Beijing" upon completion of the Phase Two extension.
**Project name to be confirmed.*

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SWIRE PROPERTIES

SWIRE PROPERTIES LIMITED

(Incorporated in Hong Kong with limited liability)

(Stock Code: 01972)

2024 Annual Results

CONTENTS

FINANCIAL HIGHLIGHTS

	Note	**2024 HK$M**	2023 HK$M	Change
Results				
For the year				
Revenue		**14,428**	14,670	-2%
Profit/(Loss) attributable to the Company's shareholders				
Underlying	(a), (b)	**6,768**	11,570	-42%
Recurring underlying	(a), (b)	**6,479**	7,285	-11%
Reported		**(766)**	2,637	N/A
Cash generated from operations		**6,489**	7,492	-13%
Net cash outflow before financing		**(2,515)**	(8,416)	-70%
		HK$	HK$	
Earnings/(Loss) per share				
Underlying	(c)	**1.16**	1.98	-41%
Recurring underlying	(c)	**1.11**	1.25	-11%
Reported	(c)	**(0.13)**	0.45	N/A
Dividend per share				
First interim		**0.34**	0.33	+3%
Second interim		**0.76**	0.72	+6%
		HK$M	HK$M	
Financial Position				
At 31st December				
Total equity (including non-controlling interests)		**278,427**	288,149	-3%
Net debt		**43,746**	36,679	+19%
Gearing ratio	(a)	**15.7%**	12.7%	+3.0%pt.
		HK$	HK$	
Equity attributable to the Company's shareholders per share	(a), (d)	**47.35**	48.73	-3%

Notes:
(a) Refer to glossary on page 66 for definition.
(b) A reconciliation between reported (loss)/profit and underlying profit attributable to the Company's shareholders is provided on page 10.
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(d) Refer to note 18 to the financial statements for the number of shares at the year end.

Underlying profit/(loss) by segment	**2024 HK$M**	2023 HK$M
Property investment	**6,900**	7,525
Property trading	**(219)**	(140)
Hotels	**(202)**	(100)
Recurring underlying profit	**6,479**	7,285
Divestment	**289**	4,285
Underlying profit	**6,768**	11,570

CHAIRMAN'S STATEMENT

Dear Shareholders,

I am pleased to report that in 2024, Swire Properties gave a positive performance despite adverse market conditions. We remain on track to deliver our long-term investment strategy, and have made significant progress in executing our HK$100 billion strategic investment plan, with 67% already committed. This serves as a clear roadmap for Swire Properties' growth, setting out our strategic expansion plans across our key markets of Hong Kong, the Chinese Mainland and South East Asia. Our successful capital recycling efforts have provided us with healthy liquidity and place us in a strong position to deliver on the next stages of our investment plan.

Last year was also notable for our sustainability achievements. The highlight was achieving the top ranking in the global Dow Jones Best-in-Class World Index 2024 in the 'Real Estate Management & Development Industry' category. This recognition reinforces our commitment to advancing our sustainability leadership, innovating and integrating sustainability across all our businesses.

Our results reflect the support given by our stakeholders and communities, as well as the team at Swire Properties, and I offer them my thanks. Hong Kong remains our home, and we are committed to playing our part in its ongoing economic recovery. We also anticipate a bright future in the Chinese Mainland, with our investments demonstrating our confidence in the long-term potential in the region.

Summary of Financial Results

Our recurring underlying profit attributable to shareholders decreased by HK$806 million from HK$7,285 million in 2023 to HK$6,479 million in 2024, which principally reflected higher net finance charges and a reduction in office rental income in Hong Kong. Our underlying profit was HK$6,768 million in 2024, compared to HK$11,570 million in 2023, primarily reflecting the substantial profit arising from the disposal of nine office floors of One Island East in Hong Kong in 2023, and a reduction in profit from the sale of car parking spaces in Hong Kong in 2024.

Our reported loss attributable to shareholders in 2024 was HK$766 million, compared to a profit of HK$2,637 million in 2023, mainly due to a fair value loss on investment properties of HK$6,299 million in 2024 compared to HK$4,401 million in 2023. A change in the fair value of investment properties is non-cash in nature and has no impact on our operating cash flows nor on underlying profit attributable to shareholders. Our balance sheet remains healthy. The overall financial position of the Company remains strong and the change in fair value is not expected to have any impact on our investment strategy.

Progressive Dividends and Share Buy-Back

We declared a second interim dividend for 2024 of HK$0.76 per share. This, together with the first interim dividend of HK$0.34 per share paid in October 2024, amounts to a full year dividend of HK$1.10 per share, representing a 5% increase over the dividend per share for 2023. The second interim dividend for 2024 will be paid on Thursday, 8th May 2025 to shareholders registered at the close of business on the record date, being Thursday, 3rd April 2025. Shares of the Company will be traded ex-dividend from Tuesday, 1st April 2025.

Our policy is to deliver sustainable growth in dividends and to pay out approximately half of our underlying profit in ordinary dividends over time. Riding on the benefit of our planned investments, our aim is to deliver mid-single digit annual growth in dividends.

Last year, the Board approved a share buy-back programme of up to HK$1.5 billion for the period up to the conclusion of the next annual general meeting to be held in May 2025. During 2024, the Company repurchased 47,778,600 shares for an aggregate cash consideration of HK$750 million at an average price of HK$15.7 per share.

Hong Kong Office Portfolio

Despite the subdued office market conditions in 2024, the 'flight-to-quality' trend remains strong, with prospective tenants favouring new, triple grade-A office buildings like One and Two Taikoo Place and Six Pacific Place. The completion of the latest phase of the Taikoo Place Redevelopment Project marks a significant milestone for the Company, transforming Taikoo Place into a modern Global Business District and providing a very competitive, credible alternative for tenants traditionally based in Central.

Pacific Place continues to attract top-tier tenants despite the challenging operating climate. In the first half of 2025, we will be opening a new bridge connecting Pacific Place to Harcourt Garden, which will significantly improve connectivity to the Admiralty MTR interchange and enhance accessibility in the district.

Growth in the Chinese Mainland

Recent economic headwinds aside, we remain bullish about our investments and have now secured over 90% of our HK$50 billion planned investment in the Chinese Mainland. The next few years will be dedicated to the completion of our new projects.

In Shanghai, our portfolio has expanded to four investments, making it our largest, most important market in the Chinese Mainland to date. In 2024, we unveiled Lujiazui Taikoo Yuan, one of the two mixed-use developments in Shanghai's Pudong New Area. This project marks the debut of Lujiazui Taikoo Yuan Residences, our first residential project in the Chinese Mainland and which saw a positive response to the initial sales launch. The Shanghai New Bund mixed-use project is also making good progress, having achieved an encouraging sales performance for the four residential towers.

In Beijing, we are enhancing our Taikoo Li Sanlitun development with the latest renovations catering to the growing demand for luxury retail, as well as supporting the Beijing Government's initiative to establish the capital as an international consumption centre. The North zone is undergoing extensive upgrading, and The Opposite House hotel site is currently being redeveloped as a new retail landmark for global flagship stores. We are introducing our Taikoo Place brand to Beijing by renaming the Greater INDIGO development as "Taikoo Place Beijing". Having increased our stake in August 2024, this project now represents our single largest investment in the Chinese Mainland.

Taikoo Li Chengdu is undergoing a second wave of trade-mix upgrading, which is now close to completion. Taikoo Li Xi'an will open its sales gallery in 2025, while our retail development in Sanya is also making good progress. We also remain focused on expanding our presence in the Greater Bay Area, given its strategic significance. In Guangzhou, Taikoo Hui Guangzhou, the city's leading luxury mall, will be expanded by the former Cultural Centre at 387 Tianhe Road, to meet the growing demand from luxury tenants. Taikoo Li Julong Wan Guangzhou, our investment in the retail portion of the transformational mixed-use development, will be launched in phases from the end of 2025.

Retail and Residential Overview

Our retail malls in Hong Kong have remained resilient despite the challenging market conditions, with all three maintaining full occupancy. Our shopping malls in the Chinese Mainland continue to perform well, with high foot traffic underscoring their appeal as preferred destinations.

In Hong Kong, we have spent the past few years building our residential pipeline in the city, and have five projects in various prime locations on Hong Kong Island. In South East Asia, we remain focused on Jakarta, Singapore, Ho Chi Minh City and Bangkok as our core markets. In the Chinese Mainland, we have been delighted by the sales performance of the Shanghai New Bund mixed-use project in Qiantan, and by the positive response to the pre-sales of Lujiazui Taikoo Yuan Residences.

Outlook

Over the short term, the office market in Hong Kong will likely remain subdued, while retail sales growth in the Chinese Mainland is expected to improve. For the rest of 2025, our priority will be executing our growth plans and enhancing the resilience of our existing portfolios.

Despite the ongoing economic uncertainty, we have every confidence that investing in Hong Kong, the Greater Bay Area and the wider Chinese Mainland, as well as South East Asia, continues to be the right thing to do. We remain committed to our key markets and believe we are well-positioned for when conditions improve in the future.

Guy Bradley
Chairman
Hong Kong, 13th March 2025

CHIEF EXECUTIVE'S STATEMENT

Dear Shareholders,

As the Chairman has outlined, we have made substantial progress with our HK$100 billion investment plan since 2022. Our focus is now on execution and operational excellence to achieve our growth plans, to enhance profitability and to deliver long-term shareholder returns.

Despite significant headwinds in both the office and retail sectors in Hong Kong and the Chinese Mainland, we achieved solid results in 2024. Our business remains resilient and we are well prepared for long-term growth. The latest phase of the Taikoo Place Redevelopment Project is now complete and we have set a new benchmark for the office sector in Hong Kong, alongside our flagship, mixed-use development, Pacific Place. In the Chinese Mainland, the past three years have been marked by high levels of investment activity.

Our strong and diverse pipeline of residential, mixed-use and retail-led developments will extend over the next five years, as we continue to increase our gross floor area ("GFA") in our core markets. In addition, our placemaking strategy has enabled us to support our established projects by acquiring adjacent land or buildings, enabling us to reinforce and enhance each location.

Notwithstanding the current weak market conditions, our Company continues to set new standards for the industry and we are well-positioned to face the challenges that lie ahead. We remain committed to accelerating our digital transformation plans and adopting emerging technologies to promote innovation and increase efficiency.

2024 Financial Results at a Glance

Our full year result was impacted by the subdued office market in Hong Kong, with a lack of new demand coupled with continuous new supply coming onstream. Our portfolios have continued to demonstrate their resilience, thanks to our strong placemaking attributes, achievements in sustainability, industry-leading amenities and innovative tenant engagement initiatives.

Whilst our retail portfolio in Hong Kong experienced a solid recovery in 2023, the performance in 2024 was affected by macro-economic uncertainties. The ongoing trend of outbound travel and changes in tourist spending habits have negatively impacted the retail market. Nevertheless, our shopping malls are in high demand for our major retail tenants, and have achieved full occupancy. We continue to work on enhancing our retail trade mix to adapt to market changes. Our innovative marketing campaigns and loyalty programme initiatives are successfully attracting local shoppers and tourists to our malls.

In 2023, we reached an all-time high in terms of retail sales in the Chinese Mainland, following the easing of pandemic restrictions. Factors such as the weak Japanese yen, increased outbound travel, stock market volatility, and changing consumer behaviours have created an increasingly complex operating environment. Some of our malls have also experienced disruption due to upgrading plans and renovations. Despite these factors and noting the comparison with the high post-pandemic base of the previous year, retail sales growth in the Chinese Mainland has stabilised. At the same time the overall number of visitors to our malls has increased.

We recorded an underlying loss from our property trading activities in 2024 due to sales and marketing expenses incurred for several residential trading projects which will be launched over the next few years.

Our Future Prospects

Office

The Hong Kong office market is expected to remain subdued in 2025, with weak demand and oversupply maintaining downward pressure on rents. Despite signs of a modest recovery in Hong Kong's financial markets, the uncertain economic environment continues to contain new demand for office space.

However, the 'flight-to-quality' trend remains strong, and our successful placemaking strategy, along with our focus on sustainability, health and safety, and the well-being of tenants' employees, is highly valued by both existing and prospective tenants. As a result, our office portfolios in Pacific Place and Taikoo Place are well-positioned as the preferred choice for office relocations when the market rebounds.

The successful completion of the latest phase of the Taikoo Place Redevelopment Project marks a significant achievement in our Company's recent history, transforming the district from a former industrial area into a thriving, decentralised office hub and showcasing our commitment to long-term investment in our communities. Our focus on placemaking has been integral to this transformation, providing more open space and landscaped areas, including Taikoo Square, Taikoo Garden, and Taikoo Park, all interconnected with the ten office buildings.

The activation of these spaces through ground-floor retail, restaurants, and year-round community events has created a sense of wellbeing and vibrancy for tenants and visitors, redefining work-life balance. Our integrated planning approach and ongoing efforts in placemaking and placekeeping are key advantages, and have been fundamental in realising our vision for Taikoo Place as a Global Business District.

Looking ahead, we remain committed to upgrading and offering new products to maintain our competitive advantage. While the market is currently oversupplied, we are reviewing the timing for redevelopment of the Wah Ha Factory Building and Zung Fu Industrial Building to reflect market conditions.

Retail

Footfall and retail sales in Hong Kong are expected to continue to face challenges due to outbound travel and changing tourist spending habits. However, we are optimistic about the resilience of our shopping malls, thanks to the continued refinement of our trade mix, robust marketing campaigns and innovative loyalty programmes.

Our malls have benefitted from clear market positioning, attracting both local and international customers. We are committed to maintaining a vibrant and diverse trade mix and elevating the retail experience to capture the full market potential. The Christmas campaign at Pacific Place attracted record-breaking numbers of visitors, particularly from the Chinese Mainland. We are confident that the Government's multi-entry visa policy will benefit the market.

Footfall in our Chinese Mainland malls has continued to increase, highlighting their appeal as desirable retail landmarks. Retail sales stabilised in Q4 2024, reflecting improved consumer sentiment following the Government's stimulus measures which were announced in September 2024.

In 2025, retail sales growth is expected to pick up in the Chinese Mainland, driven by increased domestic demand and the progressive completion of renovation work in several malls. Inbound and outbound travel activity is expected to increase, together with a shift in spending behaviour compared to pre-pandemic patterns. In the long-term, onshore consumption is expected to dominate the retail market in the Chinese Mainland, with the number of luxury customers continuing to grow, thereby establishing the Chinese Mainland as one of the largest luxury markets globally.

Demand for retail space in 2025 is expected to remain selective. Luxury retailers will adopt a prudent approach to expanding in Beijing, Chengdu, and Shanghai, seeking high-potential, experiential locations. In Guangzhou, demand for suitable locations for luxury brands is expected to be sustained while overall demand for sports and leisure brands is increasing.

Structural and reconfiguration works are ongoing at Taikoo Li Sanlitun North in Beijing and at HKRI Taikoo Hui in Shanghai as a key part of our asset reinforcement strategy. We are also making good progress with our pipeline of new, mixed-use projects in Sanya, Xi'an, two projects in Shanghai and our two newest projects, the former Cultural Centre adjacent to Taikoo Hui Guangzhou and Taikoo Li Julong Wan Guangzhou, our latest retail project located in Liwan district. We are also introducing our flagship Taikoo Place brand to Beijing, repositioning Greater INDIGO as "Taikoo Place Beijing", to be rolled out in phases from mid-2026.

Residential

In Hong Kong, residential sales have increased due to interest rate cuts and relaxed mortgage measures. However, rebuilding confidence and restoring market sentiment will take time. Medium to long-term demand is expected to improve, supported by local buyers and increasing interest from Chinese Mainland buyers. We have a balanced trading pipeline in Hong Kong, and pre-sale plans are underway for our latest project, The Headland Residences, in Chai Wan.

The residential market for high-quality developments in prime locations in Tier-1 cities in the Chinese Mainland is expected to remain strong in the short term, as evidenced by the successful sales of Lujiazui Taikoo Yuan Residences in Shanghai in Q4 2024. The long-term outlook for Shanghai's luxury residential market is positive.

Thanks to several key factors including urbanisation, a growing middle class and the limited supply of luxury properties, residential markets are expected to improve in Jakarta, Ho Chi Minh City, and Bangkok. In Miami the luxury residential market remains robust, with South Florida attracting homebuyers due to its favourable climate, tax regime and strategic location as the gateway to Latin America.

Hotels

The speed of recovery for our hotels in Hong Kong has been slower than expected. In contrast, our hotels in the Chinese Mainland remained relatively stable while our managed hotel in Miami performed well.

The outlook for our hotel business in Hong Kong is cautiously optimistic, depending on the rate of recovery of international tourists and business travellers. In the Chinese Mainland, our hotel business is expected to improve steadily in 2025.

In accordance with our strategy to expand the hotel business through Hotel Management Agreements, we have several new hotels coming onstream over the next few years, including in Beijing, Shenzhen, Shanghai, Xi'an and Tokyo.

Sustainability Leadership

We have demonstrated global leadership in sustainable development, earning the highest ranking in the Dow Jones Best-in-Class World Index 2024. Our efforts have been further recognised with top positions in other indices and benchmarks, including the Global Real Estate Sustainability Benchmark ("GRESB") and the Hang Seng Corporate Sustainability Index. We have been named Global Sector Leader – Listed (Mixed Use) in GRESB for the eighth consecutive year and ranked No.1 in the Hang Seng Corporate Sustainability Index for the seventh year in a row, maintaining the highest "AAA" rating.

Our journey towards net-zero emissions is on track, driven by digital innovation and the adoption of new technologies. In 2024, we increased our off-site renewable electricity procurement for our Beijing portfolio to nearly

100%. Consequently, over 60% of electricity consumption in our Chinese Mainland portfolio now comes from renewable energy.

We continue to engage our tenants and suppliers through impactful initiatives like the Green Performance Pledge ("GPP") programme and Green Kitchen Initiative ("GKI"). In 2024 we launched the Green Retail Partnership ("GRP") Framework to focus on sustainable shop design and performance improvements. In November, we entered into a partnership with LVMH under the GRP to elevate sustainability performance across their stores, offices and F&B locations in the Chinese Mainland and Hong Kong.

The opening of Taikoo Square in 2024 marked a major milestone in realising our vision for urban biodiversity, showcasing our ambitious work in biophilic design and nature-based placemaking at Taikoo Place in Hong Kong.

In 2024, our community investment initiatives made a significant contribution. Through our Community Ambassador Programme, over 3,000 ambassadors dedicated their time to various community projects. In particular, our signature "Books for Love" campaign raised over HK$1.3 million for charity, whilst promoting literacy and reducing waste in the city.

We also held the "LITTLE FASHION FOR LOVE" event at the Quarryside community centre, in partnership with St. James' Settlement's Green Little, raising awareness amongst the younger generation about sustainable fashion.

We continue to empower youth through diverse programmes that foster creativity, leadership, and community engagement, preparing them to shape a sustainable future. In 2024, the Swire Properties Placemaking Academy organised our largest ever White Christmas Street Fair in numerous locations around Taikoo Place, attracting more than 80,000 visitors over five days and supporting local businesses and district tourism. Additionally, the Bi-city Youth Cultural Leadership Programme, now in its third edition, engaged 130 university students from Beijing and Hong Kong, fostering cultural exchange and nurturing future leaders.

Outlook

Despite the challenging market conditions, we are making good progress on many fronts. Our HK$100 billion investment plan underscores our commitment to responsible, long-term investments, and we have now been recognised as a global sustainability leader in our field.

We greatly appreciate the continued support of our shareholders and all our partners. I would also like to express my sincere gratitude to the team at Swire Properties for their collective efforts which have contributed so significantly to our achievements this year.

Tim Blackburn
Chief Executive
Hong Kong, 13th March 2025

REVIEW OF OPERATIONS

	2024	2023
	HK$M	HK$M
Revenue		
Gross Rental Income derived from		
Office	**5,488**	5,835
Retail	**7,388**	7,143
Residential	**440**	430
Other Revenue (1)	**136**	117
Property Investment	**13,452**	13,525
Property Trading	**88**	166
Hotels	**888**	979
Total Revenue	**14,428**	14,670
Operating Profit/(Losses) derived from		
Property investment		
From operations	**8,250**	8,261
Sale of interests in investment properties	**(220)**	(60)
Fair value losses in respect of investment properties	**(5,996)**	(2,829)
Property trading	**(178)**	(89)
Hotels	**(154)**	(103)
Total Operating Profit	**1,702**	5,180
Share of Post-tax Profit/(Losses) from Joint Venture and Associated Companies	**826**	(292)
(Loss)/Profit Attributable to the Company's Shareholders	**(766)**	2,637

(1) Other revenue is mainly estate management fees.

Additional information is provided in the following section to reconcile reported and underlying profit attributable to the Company's shareholders. These reconciling items principally adjust for the fair value movements on investment properties and the associated deferred tax in the Chinese Mainland and the U.S.A., and for other deferred tax provisions in relation to investment properties. In Hong Kong, the Group's investment properties recorded fair value losses of HK$9,207 million in 2024. In the Chinese Mainland and the U.S.A., investment properties recorded fair value gains of HK$2,647 million and HK$341 million respectively. There are further adjustments to remove the effect of the movement in the fair value of the liability in respect of a put option in favour of the owner of a non-controlling interest, remeasurement gains on interests in joint venture companies which became subsidiary companies after completion of acquisition and a bargain purchase gain arising from the acquisition of an additional interest in a joint venture company. Amortisation of right-of-use assets classified as investment properties is charged to underlying profit.

Underlying Profit Reconciliation	Note	**2024** HK$M	2023 HK$M
(Loss)/Profit Attributable to the Company's Shareholders per Financial Statements		**(766)**	2,637
Adjustments in respect of investment properties:			
Fair value losses in respect of investment properties	(a)	**6,219**	4,392
Deferred tax on investment properties	(b)	**1,283**	461
Fair value gains realised on sale of interests in investment properties	(c)	**534**	4,398
Depreciation of investment properties occupied by the Group	(d)	**22**	22
Non-controlling interests' share of fair value movements less deferred tax		**76**	8
Movement in the fair value of the liability in respect of a put option in favour of the owner of a non-controlling interest	(e)	**55**	39
Remeasurement gains on interests in joint venture companies which became subsidiary companies after completion of acquisition	(f)	**-**	(306)
Reversal of impairment loss on a hotel held as part of a mixed-use development	(g)	**(11)**	-
Bargain purchase gain arising from the acquisition of an additional interest in a joint venture company	(h)	**(566)**	-
Less amortisation of right-of-use assets reported under investment properties	(i)	**(78)**	(81)
Underlying Profit Attributable to the Company's Shareholders		**6,768**	11,570
Profit from divestment		**(289)**	(4,285)
Recurring Underlying Profit Attributable to the Company's Shareholders		**6,479**	7,285

Notes:

(a) This represents the fair value movements as shown in the Group's consolidated statement of profit or loss and the Group's share of fair value movements of joint venture and associated companies.

(b) This represents deferred tax movements on the Group's investment properties, plus the Group's share of deferred tax movements on investment properties held by joint venture and associated companies. These comprise deferred tax on fair value movements on investment properties in the Chinese Mainland and the U.S.A., and deferred tax provisions made in respect of investment properties held for the long-term where it is considered that the liability will not reverse for some considerable time. It also includes certain tax adjustments arising from transfers of investment properties within the Group.

(c) Prior to the implementation of HKAS 40, changes in the fair value of investment properties were recorded in the revaluation reserve rather than the consolidated statement of profit or loss. On sale, fair value gains/(losses) were transferred from the revaluation reserve to the consolidated statement of profit or loss.

(d) Prior to the implementation of HKAS 40, no depreciation was charged on investment properties occupied by the Group.

(e) The value of the put option in favour of the owner of a non-controlling interest is calculated principally by reference to the estimated fair value of the portion of the underlying investment property in which the owner of the non-controlling interest is interested.

(f) The remeasurement gains on interests in joint venture companies were calculated principally by reference to the estimated market value of the underlying properties portfolio of the joint venture companies, netting off with all related cumulative exchange difference.

(g) Under HKAS 40, hotel properties are stated in the accounts at cost less accumulated depreciation and any provision for impairment losses, rather than at fair value. If HKAS 40 did not apply, wholly-owned and joint venture hotel properties held for the long-term as part of mixed-use property developments would be accounted for as investment properties. Accordingly, any increase or decrease in their values would be recorded in the revaluation reserve rather than in the consolidated statement of profit or loss.

(h) Bargain purchase gain arising from the acquisition of an additional interest in a joint venture company was calculated principally by reference to the market value of the underlying properties portfolio of the joint venture company in comparison with the consideration paid.

(i) HKFRS 16 amends the definition of investment property under HKAS 40 to include properties held by lessees as right-of-use assets to earn rentals or for capital appreciation or both, and requires the Group to account for such right-of-use assets at their fair value. The amortisation of such right-of-use assets is charged to underlying profit.

Underlying Profit

Movement in Underlying Profit

	HK$M
Underlying profit in 2023	11,570
Decrease in profit from divestment	(3,996)
Decrease in profit from property investment	(625)
Increase in loss from property trading	(79)
Increase in loss from hotels	(102)
Underlying Profit in 2024	**6,768**

Our reported loss attributable to shareholders in 2024 was HK$766 million, compared to a profit of HK$2,637 million in 2023. There was a fair value loss on investment properties (after deducting non-controlling interests) of HK$6,299 million in 2024, compared to HK$4,401 million in 2023, mainly arising from the Hong Kong office portfolios for both years.

Underlying profit attributable to shareholders (which principally adjusts for changes in fair value of investment properties) decreased by HK$4,802 million from HK$11,570 million in 2023 to HK$6,768 million in 2024. The decrease primarily reflected the substantial profit arising from the disposal of certain office floors in Hong Kong in 2023, and a reduction in profit from the sale of car parking spaces in Hong Kong in 2024. Also, there were higher net finance charges (due to higher borrowings) and a reduction in rental income from Hong Kong office portfolios.

Recurring underlying profit (which excludes profit from divestment) was HK$6,479 million in 2024, compared to HK$7,285 million in 2023.

Recurring underlying profit from property investment decreased in 2024. This principally reflected lower office rental income from Hong Kong (partly due to the loss of revenue arising from the disposal of nine floors of One Island East in December 2023).

In Hong Kong, office market remained difficult. Weak demand, high vacancy rates and new supplies continued to exert downward pressure on office rent. Despite these challenges, the occupancy of the office portfolio remained steady and outperformed the relevant submarkets. The performance of retail portfolio was soft. Trade mix improvement, marketing campaigns and loyalty programme initiatives were continuously and actively carried out to attract local customers and tourists, so as to offset the negative impact of outbound travel and the changing tourist spending behaviour.

In the Chinese Mainland, the performance of our retail portfolio was stable. Retail sales declined in 2024 (compared with a strong rebound in 2023 following the lifting of pandemic-related restrictions) but the overall foot traffic increased notwithstanding the increase in outbound travel.

In the U.S.A., retail sales and gross rental income increased compared to 2023, primarily due to an improved tenant mix and higher opening rate.

The underlying loss from property trading in 2024 was primarily a result of sales and marketing expenses incurred for several residential trading projects which will be launched in the next few years.

The speed of recovery of hotel businesses in Hong Kong was slower than anticipated, while the performance of the hotels in the Chinese Mainland was relatively stable. Performance of the managed hotel in the U.S.A. was strong.

HK$100 Billion Investment Plan

In March 2022, the Company announced a plan to invest HK$100 billion over ten years in development projects in Hong Kong and the Chinese Mainland, and in residential trading projects (including in South East Asia). The target allocation is HK$30 billion to Hong Kong, HK$50 billion to the Chinese Mainland and HK$20 billion to residential trading projects (including in South East Asia). At 7th March 2025, approximately HK$67 billion of the planned investments had been committed (HK$11 billion to Hong Kong, HK$46 billion to the Chinese Mainland and HK$10 billion to residential trading projects). Major committed projects include the residential developments at The Headland Residences (formerly known as Chai Wan Inland Lot No. 178), at 269 Queen's Road East, at 983-987A King's Road and 16-94 Pan Hoi Street in Hong Kong, and at Wireless Road in Bangkok, a retail-led mixed-use development in Xi'an, a retail-led development in Sanya, mixed-use developments in Lujiazui Taikoo Yuan (formerly known as the Yangjing Mixed-use Project) and the New Bund in Shanghai, the retail portion of a mixed-use development in Guangzhou (Taikoo Li Julong Wan Guangzhou), the extension of Taikoo Hui to No. 387 Tianhe Road in Guangzhou, office and other commercial use developments at 8 Shipyard Lane and at 1067 King's Road in Hong Kong. Uncommitted projects include further retail-led mixed-use projects in Tier-1 and emerging Tier-1 cities in the Chinese Mainland, including Beijing, with a plan to double our gross floor area in the Chinese Mainland, further expansion at Pacific Place and Taikoo Place in Hong Kong as well as further residential trading projects in Hong Kong, the Chinese Mainland, Miami and South East Asia.

Key Developments

In February 2024, the Group obtained the occupation permit for Six Pacific Place, it being the newest addition to Pacific Place, an office tower with an aggregate GFA of approximately 223,000 square feet. At 31st December 2024, the office tower was 53% let. Handover of the office floors to tenants is in progress.

As part of a mixed-use development with an approximate GFA of 5.7 million square feet located in Liwan district of Guangzhou, the centre of the Guangzhou-Foshan metropolis circle, the Group is collaborating with the Guangzhou Pearl River Enterprises Group to develop the retail portion ("Taikoo Li Julong Wan Guangzhou") of this mixed-use development. The site with a GFA of approximately 352,000 square feet was acquired as of 31st December 2024. The GFA will increase to approximately 1,615,000 square feet, subject to further relevant transaction agreements. Basement works are in progress. The overall development is planned to be completed in phases beginning from the first half of 2027. Prior to the first phase's completion, exhibitions, events, pop-up shops and activities will be conducted to activate the area starting from late 2025. The Group has a 50% interest in the retail portion of the development.

In June 2024, the Group entered into an equity and debt transfer agreement with the China Life Insurance Company Limited ("China Life") group and the Sino-Ocean Group Holding Limited ("Sino-Ocean") group, pursuant to which the Group and the China Life group have conditionally agreed to acquire a 14.895% and a 49.895% equity interest in the project company of Taikoo Place Beijing (formerly known as INDIGO Phase Two), respectively, from the Sino-Ocean group for a consideration of approximately RMB891 million and RMB2,984 million, respectively. The acquisitions were completed in early August. Following completion of the acquisitions, the Group's interest in Taikoo Place Beijing has increased from 35% to 49.895% and the China Life group owns a 49.895% interest in Taikoo Place Beijing. Taikoo Place Beijing has been renamed from INDIGO Phase Two since November 2024.

In August 2024, Taikoo Hui in Guangzhou successfully bid for No. 387 Tianhe Road in a public auction, which is connected to its shopping mall. With approximate GFA of 655,000 square feet, No. 387 Tianhe Road will be refurbished as a luxury retail addition to Taikoo Hui, which is expected to complete from 2027. The Group has a 97% interest in this property.

In December 2024, an associated company in which the Group holds a 40% interest started the pre-sales of the first batch of Lujiazui Taikoo Yuan Residences, a residential development in Shanghai, with 49 out of 50 units pre-sold up to 7th March 2025.

Portfolio Overview

The aggregate gross floor area ("GFA") attributable to the Group at 31st December 2024 was approximately 40.4 million square feet.

Of the aggregate GFA attributable to the Group, approximately 35.2 million square feet are investment properties and hotels, comprising completed investment properties and hotels of approximately 24.4 million square feet, and investment properties under development or held for future development of approximately 10.8 million square feet. In Hong Kong, the investment property and hotel portfolio comprise approximately 14.2 million square feet attributable to the Group of primarily Grade-A office and retail premises, hotels, serviced apartments and other luxury residential accommodation. In the Chinese Mainland, the Group has interests in eleven major commercial developments in prime locations in Beijing, Guangzhou, Chengdu, Shanghai, Xi'an and Sanya. These developments are expected to comprise approximately 18.9 million square feet of attributable GFA when they are all completed. Of this, 10.4 million square feet has already been completed. Outside of Hong Kong and the Chinese Mainland, the investment property portfolio comprises the Brickell City Centre development in Miami, U.S.A.

The tables below illustrate the GFA (or expected GFA) attributable to the Group of the investment property and hotel portfolio at 31st December 2024.

Completed Investment Properties and Hotels
(GFA attributable to the Group in million square feet)

	Office	Retail	Hotels (1)	Residential/ Serviced Apartments	Under Planning	**Total**
Hong Kong	9.4	2.6	0.8	0.6	-	**13.4**
Chinese Mainland	2.9	6.2	1.1	0.2	-	**10.4**
U.S.A.	-	0.3	0.3	-	-	**0.6**
Total	**12.3**	**9.1**	**2.2**	**0.8**	**-**	**24.4**

Investment Properties and Hotels Under Development or Held for Future Development
(expected GFA attributable to the Group in million square feet)

	Office	Retail	Hotels (1)	Residential/ Serviced Apartments	Under Planning	**Total**
Hong Kong	-	-	-	-	0.8	**0.8**
Chinese Mainland	2.2	3.5	0.2	0.1	2.5	**8.5**
U.S.A.	-	-	-	-	1.5 (2)	**1.5**
Total	**2.2**	**3.5**	**0.2**	**0.1**	**4.8**	**10.8**

Total Investment Properties and Hotels
(GFA (or expected GFA) attributable to the Group in million square feet)

	Office	Retail	Hotels (1)	Residential/ Serviced Apartments	Under Planning	**Total**
Total	**14.5**	**12.6**	**2.4**	**0.9**	**4.8**	**35.2**

(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.

The trading portfolio comprises completed units available for sale at EIGHT STAR STREET and LA MONTAGNE in Hong Kong. There are nine residential projects under development, four in Hong Kong, two in the Chinese Mainland, one in Indonesia, one in Vietnam and one in Thailand. There is also a plan to develop a luxury residential and hospitality project on part of our land banks in Miami, U.S.A.

The table below illustrates the GFA (or expected GFA) attributable to the Group of the trading property portfolio at 31st December 2024.

Trading Properties
(GFA (or expected GFA) attributable to the Group in million square feet)

	Completed Development [1]	Under Development or Held for Development	**Total**
Hong Kong	0.1	1.0	**1.1**
Chinese Mainland	-	1.0	**1.0**
U.S.A. and elsewhere	-	3.1	**3.1**
Total	**0.1**	**5.1**	**5.2**

(1) Completed development in Hong Kong comprises EIGHT STAR STREET and LA MONTAGNE.

The table below shows the analysis of the Group's completed investment properties GFA (excluding hotels), gross rental income and net assets employed by region on an attributable basis.

	Completed Investment Properties GFA (excl. Hotels)		**Attributable Gross Rental Income**		**Net Assets Employed**	
	31st December 2024	31st December 2023	**Year ended 31st December 2024**	Year ended 31st December 2023	**31st December 2024**	31st December 2023
Hong Kong	**56%**	54%	**56%**	58%	**73%**	74%
Chinese Mainland	**42%**	43%	**41%**	40%	**24%**	23%
U.S.A. and elsewhere	**2%**	3%	**3%**	2%	**3%**	3%
Total	**100%**	100%	**100%**	100%	**100%**	100%

Investment Properties – Hong Kong

Offices

Overview

The completed office portfolio in Hong Kong comprises an aggregate of 10.0 million square feet of space on a 100% basis. Total attributable gross rental income from our office properties in Hong Kong was HK$5,415 million in 2024. At 31st December 2024, our office properties, completed and under development, in Hong Kong were valued at HK$173,684 million. Of this amount, the Group's attributable interest was HK$164,895 million.

Hong Kong Office Portfolio

	GFA (sq. ft.) (100% Basis)	Occupancy (at 31st December 2024)	Attributable Interest
Pacific Place	2,186,433	95%	100%
Taikoo Place – One Island East [(1)] and One Taikoo Place	2,322,772	94%	100%
Taikoo Place – Two Taikoo Place	994,973	69%	100%
Taikoo Place – Other Office Towers [(2)]	3,122,431	91%	50%/100%
Others [(3)]	1,382,061	82%	26.67%/50%/100%
Total	**10,008,670**		

(1) Excluding the 45th to 54th floors (except for the 49th floor) which have been disposed of.
(2) Including PCCW Tower, of which the Group owns 50%.
(3) Others comprise One Citygate (26.67% owned), Berkshire House (50% owned), SPACES.8QRE (wholly-owned), Five Pacific Place (wholly-owned), Six Pacific Place (wholly-owned) and South Island Place (50% owned).

Gross rental income from the Hong Kong office portfolio in 2024 was HK$5,109 million, representing a 7% decrease from 2023. Disregarding the revenue loss arising from the disposal of nine floors of One Island East, gross rental income decreased by 4%. Weak demand, high vacancy rate and new supplies continue to exert downward pressure on office rent. Despite these challenges, our office portfolio has remained resilient. Our commitments to enhancing our placemaking attributes, including tenant engagement programmes, amenity provision and progressive ESG initiatives, remain the key differentiation from other office landlords. At 31st December 2024, the office portfolio was 89% let. The two latest buildings, Two Taikoo Place and Six Pacific Place (which were completed in September 2022 and February 2024, respectively), were 69% and 53% let, respectively. Excluding Two Taikoo Place and Six Pacific Place, the rest of the office portfolio was 93% let.

The table below shows the mix of tenants of the office properties by the principal nature of their businesses (based on internal classifications) as a percentage of the office area at 31st December 2024.

Office Area by Tenants' Businesses
(At 31st December 2024)

Banking/Finance/Securities/Investment	27.2%
Trading	20.6%
Professional services (Accounting/Legal/Management consulting/Corporate secretarial)	15.4%
Insurance	10.0%
Technology/Media/Telecoms	8.5%
Real estate/Construction/Property development/Architecture	7.2%
Advertising and public relations	0.6%
Others	10.5%

At 31st December 2024, the top ten office tenants (based on attributable gross rental income in the twelve months ended 31st December 2024) together occupied approximately 23% of the Group's total attributable office area in Hong Kong.

Pacific Place

The offices at One, Two, and Three Pacific Place showed resilience in 2024. These offices were 95% let at 31st December 2024.

New tenants included Hongkong Tianyi, VC Asset Management, Hemin Asset Management, Wellington Legal, Progeny, Arquitectonica, Three Capital Partners, Shikhara Capital, Cook Asia Limited, Emirates Shipping, and Carret Private Capital. Existing tenants including FWD Life Insurance, Moelis, Charles Russell, Willsun Fertility Hong Kong, and Richard Mille expanded their spaces. Renewals were notable among tenants such as Bank of Japan, Innova Strategies, Orient Wealth, China Huarong Overseas, CPE Advisors, Sculptor Capital, Moody's, Schroders, Neo Derm, Interactive Brokers, Woori Bank, Visa, Alpine Investment Management, Wells Fargo Bank, Tencent, Goodman, Old Peak, KVB Trading, and Richard Mille. John Swire & Sons, Centurium Capital, Cabral Investment, Mackenzie Investments, Eight Roads, and Northern Trust confirmed relocations within the portfolio upon lease expiry. KGI committed to a consolidation of its group companies in the portfolio alongside decade-long lease renewals from the anchor tenants of Deloitte and PAG.

At Six Pacific Place, the occupation permit was obtained in February 2024, and the building was 53% let at 31st December 2024, with commitments from Sotheby's, Bonhams, British American Tobacco, PineBridge Investments, Dun & Bradstreet, Arrowpoint Investment Partners, and Hugill & Ip.

Taikoo Place

The performance of One Taikoo Place and One Island East (excluding the nine floors disposed of) at Taikoo Place was steady. These two offices towers were 97% and 92% let, respectively, at 31st December 2024. In One Taikoo Place, AXA Investment Managers and MetLife Asia renewed their leases. In One Island East, CHANEL and Squarepoint Capital leased more space. Accenture, AllianceBernstein, Aon Hong Kong Limited, Capgemini, Covestro, Cushman & Wakefield, H&H Group and Swift renewed their leases.

Two Taikoo Place was 69% leased at 31st December 2024. Appleby, La Prairie and LVMH became tenants.

There are six other office towers at Taikoo Place (including PCCW Tower, in which we have a 50% interest). These offices were 91% let at 31st December 2024. Colt and F&F became tenants. AXA XL Insurance, LVMH and Quality Healthcare leased more space, while Ince & Co. relocated within the same portfolio. Amway Hong Kong, Baroque HK, BSI, CTBAT, Currenxie, GODIVA, Heng An Standard Life, HKEX, H-Kore, Joint Dynamics, Lenovo, LyondellBasell, Nikoyo (HK), OnTheList, Oreana Financial Services, RDM Asia, RELX (Greater China), Suntory Trading Hong Kong, The Walt Disney Company and Triton Limited renewed their leases.

South Island Place

The offices were 96% let at 31st December 2024. Tenants include KPMG, Fleet Management Limited, the Competition Commission and SCMP. The Group has a 50% interest in the development.

Hong Kong Office Market Outlook

Although there are signs of slight recovery of Hong Kong's financial market due to interest rate cuts and gentle increase in IPO activities, the office market in Hong Kong is expected to remain subdued in 2025 as a result of the uncertainty of economic environment and corporate cost-cutting measures that hinder the growth of demand for office space. Weak demand and huge supply will continue to exert downward pressure on rents. Nevertheless, the 'flight-to-quality' trend continues to be prevalent and remains a critical office selection criterion by prospective tenants who favour new office buildings such as Two Taikoo Place and Six Pacific Place. Our successful placemaking strategy (which continues to offer thriving office community) and prioritisation on sustainability, health and safety, and the well-being of tenants' employees, are highly valued by existing and potential tenants. The office portfolios in Pacific Place and Taikoo Place are well-positioned to continue to be the preferred choices of office locations when the market picks up.

The following table shows the percentage of attributable gross rental income from the office properties in Hong Kong, for the month ended 31st December 2024, derived from leases expiring in the periods with no committed renewals or new lettings. Tenancies accounting for approximately 14.6% of the attributable gross rental income in the month of December 2024 are due to expire in 2025, with tenancies accounting for a further 13.1% of such rental income due to expire in 2026.

Office Lease Expiry Profile (At 31st December 2024)	
2025	14.6%
2026	13.1%
2027 and later	72.3%

Retail

Overview

The completed retail portfolio in Hong Kong comprises an aggregate of 3.2 million square feet of space on a 100% basis. Total attributable gross rental income from our retail properties in Hong Kong decreased by 3%, to HK$2,556 million in 2024. At 31st December 2024, our retail properties in Hong Kong were valued at HK$52,874 million. Of this amount, the Group's attributable interest was HK$43,662 million.

The portfolio principally consists of The Mall at Pacific Place, Cityplaza at Taikoo Shing and Citygate Outlets at Tung Chung. The Group wholly owns The Mall and Cityplaza, and has a 26.67% interest in the Citygate development (comprising Citygate Outlets). The malls are managed by the Group.

Hong Kong Retail Portfolio

	GFA (sq. ft.) (100% Basis)	Occupancy (at 31st December 2024)	Attributable Interest
The Mall, Pacific Place	711,182	100%	100%
Cityplaza	1,096,898	100%	100%
Citygate Outlets	803,582	100%	26.67%
Others [(1)]	549,525	100%	26.67%/60%/100%
Total	**3,161,187**		

(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 (26.67% owned).

Gross rental income from the retail portfolio in Hong Kong was HK$2,369 million in 2024, representing a 3% decrease from 2023. Intensive marketing activities and activations were launched to attract both local customers and tourists to our malls. However, economic uncertainty, a strong US currency, continuous outbound travel trend, high interest rate environment and the changing tourist spending behaviour continue to adversely affect the retail market. Retail sales decreased by 11%, 2% and 4%, respectively, at The Mall at Pacific Place, Cityplaza, and Citygate Outlets in 2024. Retail sales in Hong Kong market as a whole decreased by 7% in 2024.

The malls were almost fully let throughout the year.

The table below shows the mix of the tenants of the retail properties by the principal nature of their businesses (based on internal classifications) as a percentage of the retail area at 31st December 2024.

Retail Area by Tenants' Businesses (At 31st December 2024)	
Fashion and accessories	27.6%
Food and beverages	20.1%
Department stores	16.2%
Supermarkets	5.2%
Cinemas	4.2%
Jewellery and watches	1.8%
Ice rink	0.9%
Others	24.0%

At 31st December 2024, the top ten retail tenants (based on attributable gross rental income in the twelve months ended 31st December 2024) together occupied approximately 26% of the Group's total attributable retail area in Hong Kong.

The Mall at Pacific Place

The Mall at Pacific Place is in the mixed-use Pacific Place development. The offices and the four hotels at Pacific Place provide a flow of shoppers for The Mall.

The Mall was fully let. Despite a more competitive retail environment, tenant mix refinement and store upgrade to improve customer experience remain the key strategies. New retail and F&B brands were introduced. Anteprima Wirebag, Arc'teryx, Billionaire Boys Clubs/ICECREAM, Chicha San Chen, Descente, Jacadi, Little Cove Expresso, Maison Margiela, Manolo Blahnik, Messika, Open Dialogue, On, and Polo Ralph Lauren & Ralph's Coffee became tenants. CHANEL, COS, Goyard, Jaeger-LeCoultre, lululemon, MUJI and Watsons have expanded, while André Fu Living, Kelly & Walsh, Moynat, O.N.S, Puyi Optical and Tumi have relocated. The premises occupied by Aigle, American Vintage, BEYØRG®| ORGANIC SPA and Repetto were refitted.

Cityplaza

Cityplaza is the largest shopping mall on Hong Kong Island, with a total floor area of approximately 1.1 million square feet. The six-level mall has more than 170 shops and restaurants, a cinema, an indoor ice rink and over 800 indoor parking spaces. Continued improvements to the tenant mix, promotions and activities in the mall make it a one-stop lifestyle hub for shopping, dining and entertainment.

Cityplaza maintained full occupancy at 31st December 2024 despite the competitive retail landscape due to increasing outbound travels and online shopping trend. The mall welcomed various new tenants, including APM Monaco, Kometaki, Meet Fresh, MOISELLE, MORE YOGURT, OWNDAYS, Prince Bakery, RAINS, Rituals, Sam Edelman, Samsung, Skin Laundry, SNIDEL, Spicy Noodle and Tian Tian Authentic. lululemon has established a presence in the mall, offering shoppers a mix of athletic and casual styles. Decathlon has debuted at the mall as its largest store on Hong Kong Island, while MUJI has expanded to a new location featuring a food tasting area, coffee stand and water refill station. UNIQLO has also relocated to a new space, unveiling the first UNIQLO Coffee section, kids corner and sustainability embroidery service in Hong Kong.

Citygate Outlets

Citygate Outlets is the largest premium outlet mall in Hong Kong with approximately 200 shops and restaurants, and with two hotels. It is near tourist attractions and transportation links (Hong Kong International Airport and the Hong Kong-Zhuhai-Macao Bridge) which appeals to both local shoppers and tourists.

Citygate has maintained 100% occupancy throughout 2024 with ongoing trade mix refinement. New tenants included Bakehouse, Blue Bottle Coffee, CASETiFY OUTLET, FILA Shoe Space, M&S Food, Tory Burch and Vivienne Westwood.

Hong Kong Retail Market Outlook

It is expected that footfall and tenants' sales in Hong Kong will continue to face a number of challenges particularly from the outbound travel trend and the changing tourist spending pattern. With our continuous trade mix refinement, strong marketing and promotion campaigns, and loyalty programme initiatives, it is anticipated that the footfall and sales performance of our malls will remain resilient.

The following table shows the percentage of attributable gross rental income from the retail properties in Hong Kong, for the month ended 31st December 2024, derived from leases expiring in the periods with no committed renewals or new lettings. Tenancies accounting for approximately 20.1% of the attributable gross rental income in the month of December 2024 are due to expire in 2025, with tenancies accounting for a further 26.2% of such rental income due to expire in 2026.

Retail Lease Expiry Profile (At 31st December 2024)	
2025	20.1%
2026	26.2%
2027 and later	53.7%

Residential

The completed residential portfolio comprises Pacific Place Apartments at Pacific Place, EAST Apartments in Quarry Bay, STAR STUDIOS in Wan Chai and a number of luxury houses on Hong Kong Island and Lantau Island, with an aggregate GFA of approximately 0.6 million square feet. The residential portfolio was 76% let at 31st December 2024. Demand for our residential investment properties remains steady and is predominantly driven by local residents and growing interests from the Chinese Mainland and overseas.

Investment Properties Under Development

Wah Ha Factory Building, 8 Shipyard Lane and Zung Fu Industrial Building, 1067 King's Road

In 2018, the Group submitted compulsory sale applications in respect of these two sites in Quarry Bay. The Group obtained full ownership of Zung Fu Industrial Building and Wah Ha Factory Building in March 2022 and July 2023, respectively. The two sites are intended to be redeveloped for office and other commercial uses with an aggregate GFA of approximately 779,000 square feet.

9-39 Hoi Wan Street and 33-41 Tong Chong Street

In June 2022, the Group submitted a compulsory sale application in respect of this site in Quarry Bay. The gross site area is approximately 20,060 square feet. Proceeding with the development (the planning of which is being reviewed) is subject to the Group having successfully bid in the compulsory sale.

Others

Taikoo Shing Car Parking Spaces

Since November 2020, the Group has offered 2,530 car parking spaces in the Taikoo Shing residential development in Hong Kong for sale. All of the car parking spaces had been sold and recognised up to 31st December 2024, with 384 of them in 2024.

One Island East, 18 Westlands Road

In November 2023, the Group entered into agreements for the sale of twelve office floors (42nd to 54th floors excluding the 49th floor) at One Island East in Quarry Bay to the Securities and Futures Commission ("SFC"). The completion of the sale of the nine floors (45th to 54th floors excluding the 49th floor) currently occupied by SFC took effect in December 2023. The completion for the 43rd floor will take place not earlier than 31st December 2025 and not later than 31st December 2026 while the completion for the 44th floor will take place not earlier than 31st December 2026 and not later than 31st December 2027, and the completion for the 42nd floor will take place not earlier than 31st December 2027 and not later than 31st December 2028. The total GFA of the twelve floors is approximately 300,000 square feet.

Investment Properties – Chinese Mainland

Overview

The property portfolio in the Chinese Mainland comprises an aggregate of 30.2 million square feet of space, 18.9 million square feet of which is attributable to the Group. Completed properties amount to 14.0 million square feet, with 16.2 million square feet under development. Total attributable gross rental income from investment properties in the Chinese Mainland was HK$6,154 million in 2024. At 31st December 2024, the investment properties in the Chinese Mainland were valued at HK$124,538 million. Of this amount, the Group's attributable interest was HK$89,007 million.

Chinese Mainland Property Portfolio [(1)]

	GFA (sq. ft.) (100% Basis)				
	Total	Investment Properties	Hotels	Under Planning	Attributable Interest
Completed					
Taikoo Li Sanlitun, Beijing [(2)]	1,618,801	1,618,801	-	-	100%
Taikoo Li Chengdu	1,654,565	1,461,428	193,137	-	100%
Taikoo Hui, Guangzhou	3,782,327	3,272,893	509,434	-	97%
INDIGO, Beijing [(3)]	1,894,141	1,535,840	358,301	-	50%
HKRI Taikoo Hui, Shanghai	3,731,964	3,155,381	576,583	-	50%
Taikoo Li Qiantan, Shanghai	1,188,727	1,188,727	-	-	50%
Hui Fang, Guangzhou	90,847	90,847	-	-	100%
Others	2,917	2,917	-	-	100%
Sub-Total	**13,964,289**	**12,326,834**	**1,637,455**	**-**	
Under Development					
Taikoo Li Sanlitun, Beijing [(2)]	169,463	169,463	-	-	100%
Taikoo Place Beijing (formerly known as INDIGO Phase Two, Beijing) [(4)]	4,045,514	3,698,711	346,803	-	49.895%
Taikoo Li Xi'an [(5)]	2,896,119	-	-	2,896,119	70%
Taikoo Li Sanya [(6)]	2,294,474	2,294,474	-	-	50%
Shanghai New Bund Mixed-use Project [(7)]	2,943,782	2,943,782	-	-	40%
Lujiazui Taikoo Yuan (formerly known as Shanghai Yangjing Mixed-use Project), Shanghai [(8)]	2,886,453	1,347,201	-	1,539,252	40%
Taikoo Li Julong Wan Guangzhou [(9)]	351,746	351,746	-	-	50%
No. 387 Tianhe Road, Guangzhou [(10)]	654,782	654,782	-	-	97%
Sub-Total	**16,242,333**	**11,460,159**	**346,803**	**4,435,371**	
Total	**30,206,622**	**23,786,993**	**1,984,258**	**4,435,371**	

(1) Including hotels and properties leased for investment.
(2) The Opposite House hotel was closed in June 2024 and is under redevelopment for retail use.
(3) INDIGO forms part of Taikoo Place Beijing.
(4) This is an office-led mixed-use development. The development is planned to be completed in two phases from mid-2026. The Group acquired a 14.895% equity interest of this development in August 2024. As a result, the Group's interest increased from 35% to 49.895%. Taikoo Place Beijing has been renamed from INDIGO Phase Two since November 2024.
(5) This is a retail-led mixed-use development. The total GFA is subject to change. The development is planned to be completed in phases from 2027.
(6) This is a retail-led development. The development is planned to be completed in phases from 2026. Project name has yet to be confirmed.
(7) This is a mixed-use development. The development is planned to be completed in 2026.
(8) This is a mixed-use development. The development scheme is being planned. The development is expected to be completed in phases from 2026.
(9) This is the retail portion of a mixed-use development in Liwan district of Guangzhou. GFA as shown above represented the sites acquired as of 31st December 2024. The GFA will increase to approximately 1,615,000 square feet, subject to further relevant transaction agreements. The Group has a 50% interest in the retail portion of the development. The development scheme is being planned. The overall development is planned to be completed in phases from the first half of 2027.
(10) This property, as an extension to the shopping mall of Taikoo Hui in Guangzhou, was acquired in August 2024. The refurbishment of the property is expected to be completed from 2027.

Gross rental income from the Group's investment property portfolio in the Chinese Mainland was HK$4,907 million in 2024, 7% higher than in 2023, reflecting the improvement to tenant mix in the cities where our malls operate and share of incremental rental income arising from the acquisitions of additional interests in Taikoo Li Chengdu during 2023, partly offset by lower turnover rents in 2024.

Retail

The completed retail portfolio in the Chinese Mainland comprises an aggregate of 7.8 million square feet of space, 6.2 million square feet of which is attributable to the Group. Total attributable gross rental income from our retail properties in the Chinese Mainland increased by 2%, to HK$5,225 million, in 2024. Disregarding changes in the value of the Renminbi, total attributable gross rental income increased by 4%. At 31st December 2024, our completed retail properties in the Chinese Mainland were valued at HK$68,966 million. Of this amount, the Group's attributable interest was HK$57,953 million.

The portfolio consists of Taikoo Li Sanlitun in Beijing, Taikoo Li Chengdu and Hui Fang in Guangzhou, which are wholly-owned by the Group, Taikoo Hui in Guangzhou, which is 97% owned, INDIGO in Beijing, HKRI Taikoo Hui and Taikoo Li Qiantan in Shanghai, each of which is 50% owned.

Chinese Mainland Completed Retail Portfolio

	GFA (sq. ft.) (100% Basis)	Occupancy (at 31st December 2024)	Attributable Interest
Taikoo Li Sanlitun, Beijing	1,618,801	98%	100%
Taikoo Li Chengdu	1,354,624	96%	100%
Taikoo Hui, Guangzhou	1,529,392	100%	97%
INDIGO, Beijing	946,769	98%	50%
HKRI Taikoo Hui, Shanghai (1)	1,107,220	93%	50%
Taikoo Li Qiantan, Shanghai	1,188,727	98%	50%
Hui Fang, Guangzhou	90,847	78%	100%
Total	**7,836,380**		

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

In the Chinese Mainland, record-high retail sales were achieved in 2023, following the lifting of pandemic-related restrictions. However, retail sales in the Chinese Mainland dropped in 2024 due to an increase in outbound travel, depreciation in certain foreign currencies and disruption caused by upgrading works in some malls. Despite this, overall foot traffic continued to increase, underscoring the appeal of our malls as the preferred destinations for visitors. Retail sales started to stabilise in the last quarter of 2024 reflecting improved consumer confidence following the announcement by the government of economic stimulus measures at the end of September 2024. Structural and reconfiguration works in Taikoo Li Sanlitun North in Beijing and HKRI Taikoo Hui in Shanghai for tenant mix enhancement are in progress. Our retail sales (excluding sales by vehicle retailers) on an attributable basis in the Chinese Mainland decreased by 7% in 2024, yet outperforming the market, and 55% higher than the same period in 2019 (pre-pandemic). Retail sales in Taikoo Li Sanlitun in Beijing decreased slightly by less than 1%, and Taikoo Li Chengdu, Taikoo Hui in Guangzhou, INDIGO in Beijing and HKRI Taikoo Hui in Shanghai decreased by 14%, 11%, 4% and 14%, respectively, while Taikoo Li Qiantan in Shanghai increased by 3% in 2024. By comparing 2024 with that of 2019, retail sales at Taikoo Li Sanlitun, Taikoo Li Chengdu and Taikoo Hui increased by 1%, 24% and 67%, respectively, whereas INDIGO decreased by 1% and HKRI Taikoo Hui was a decrease of 15% due to the disruption caused by the major structural and reconfiguration works, while Taikoo Li Qiantan had not yet commenced business in 2019.

The Group's gross rental income from retail properties in the Chinese Mainland increased by 7%, to HK$4,489 million, in 2024. Disregarding the impact arising from the incremental shareholding acquired at Taikoo Li Chengdu in February 2023 and changes in the value of the Renminbi, gross rental income increased by 4%.

The table below shows the mix of the tenants of the retail properties by the principal nature of their businesses (based on internal classifications) as a percentage of the retail area at 31st December 2024.

Retail Area by Tenants' Businesses (At 31st December 2024)	
Fashion and accessories	44.6%
Food and beverages	23.1%
Cinemas	5.3%
Supermarkets	5.0%
Jewellery and watches	3.8%
Others	18.2%

At 31st December 2024, the top ten retail tenants (based on attributable gross rental income in the twelve months ended 31st December 2024) together occupied approximately 24% of the Group's total attributable retail area in the Chinese Mainland.

Taikoo Li Sanlitun, Beijing

Taikoo Li Sanlitun is in the Sanlitun area of the Chaoyang district of Beijing. It was our first retail development in the Chinese Mainland. It comprises three neighbouring retail sites, South, North and West. There are approximately 282 retail outlets.

Taikoo Li Sanlitun South concentrates on contemporary fashion and designer brands. Apple, ARC'TERYX, ISSEY MIYAKE flagship store, i.t blue block, Maison Margiela flagship store, SEPHORA and World of Ralph Lauren are tenants. Improvement to tenant mix continued. In 2024, LOUIS VUITTON pop-up store, Acne Studios, Aesop, lululemon, Vivienne Westwood and EMPEROR CINEMAS have been opened. Tenants in Taikoo Li Sanlitun North are principally retailers of luxury, designer fashion and lifestyle brands. Alexander McQueen, BALENCIAGA, Bape, CANADA GOOSE, CELINE, Gucci, I.T, LOEWE and Moncler are tenants. BOTTEGA VENETA, Burberry and Jordan World of Flight opened stores in 2024. The Opposite House, adjacent to Taikoo Li Sanlitun North, was closed in 2024 and is under structural renovations for conversion into a new retail landmark for global flagship stores.

As an extension to Taikoo Li Sanlitun South, tenants in Taikoo Li Sanlitun West include DESCENTE Kinetic Lab Global Experience Centre, Nike Rise and UNIQLO Global Sanlitun Flagship Store.

Gross rental income at Taikoo Li Sanlitun increased by 12% in 2024 and reached a record high, reflecting the strong footfall in Taikoo Li Sanlitun South and West benefitting from the successful upgrade of brand positioning and the newly opened flagship stores as well as the introduction of visa-free policy, the reopening of Workers' Stadium and the opening of metro lines nearby. Demand for retail space at Taikoo Li Sanlitun is strong as its position as a fashionable retail destination is being reinforced. To enhance the leading luxury positioning in the Beijing market, structural and reconfiguration works to facilitate the tenant mix improvement at Taikoo Li Sanlitun North are in progress. Retail sales decreased slightly by less than 1% as a result. The development was 98% let at 31st December 2024.

Taikoo Li Chengdu

Taikoo Li Chengdu is in the Jinjiang district of Chengdu and is part of the Chunxi Road/Daci Temple shopping district. It is our second Taikoo Li project in the Chinese Mainland. Apple, BALENCIAGA, Boucheron, Cartier Maison, DIOR, Gucci, Harry Winston, Hermès, I.T, LOUIS VUITTON Maison and The Hall by LOUIS VUITTON, Moncler, MUJI, World of Ralph Lauren, Fangsuo, Olé Supermarket and a 1,720-seat Palace-j'aime cinema are tenants. In 2024, over 60 brands opened new stores or upgraded to their latest concept stores including Aesop, Abercrombie & Fitch, Birkenstock, DIOR, Falconeri, Goldwin, Goyard, Huawei, Lemaire, LE LABO, LOEWE flagship store, Montblanc flagship store, RIMOWA, Tiffany & Co. flagship store, and Song Restaurant and Café.

Disregarding the impact arising from the incremental shareholding acquired at Taikoo Li Chengdu in February 2023, retail sales decreased by 14% in 2024 while gross rental income was on par with 2023, reflecting disruption caused by the reconfiguration works to facilitate tenant mix upgrade. The Group continues to reinforce the development as a premium shopping and leisure destination. The development was 96% let at 31st December 2024.

Taikoo Hui, Guangzhou

Taikoo Hui is in the Tianhe district of Guangzhou. Its mall is a popular shopping centre in Guangzhou. BOTTEGA VENETA, Cartier, CELINE, CHANEL, DIOR, FERRAGAMO, Gucci, Hermès, I.T, LAOPU GOLD, LOUIS VUITTON, Saint Laurent, Van Cleef & Arpels, UNIQLO, Victoria's Secret, Fangsuo and Olé Supermarket are tenants. Aesop, American Vintage, BREGUET, BYREDO, CONSOMMÉ, CREED, CURIEL, Dim bar, Diptyque, glance, HEFANG Jewelry, IRO, L'Artisan Parfumeur, LADERACH, LE LABO, LOEWE, MOODY TIGER, MIKIMOTO, NARS, Penhaligon's, RUXU, SALOMON, The North Face, UNDERBOBO, and Vivienne Westwood became tenants in 2024.

Retail sales and gross rental income at Taikoo Hui decreased by 11% and 6%, respectively, in 2024, reflecting the increased outbound travel. There were improvements in the tenant mix. The mall was 100% let at 31st December 2024.

In August 2024, Taikoo Hui successfully bid for No. 387 Tianhe Road in a public auction, with an approximate GFA of 655,000 square feet, which is connected to its shopping mall. The property will be renovated as a luxury retail addition to Taikoo Hui and the refurbishment is expected to be completed from 2027.

INDIGO, Beijing

INDIGO mall, part of Taikoo Place Beijing, is in the Jiangtai area in the Chaoyang district of Beijing. It is directly linked to the Beijing Metro Line 14 and is near the airport expressway. ARMANI EXCHANGE, Calvin Klein, DESCENTE, i.t, JEWELRIA CHOW TAI FOOK, KAILAS, Massimo Dutti, Max & Co., MUJI, NEIWAI Active, UNIQLO, SiSYPHE bookstore, sundan, BHG Market Place and a seven-house with 1,000-seat CGV cinema are tenants. AFU, AIMER, AIMER KIDS, AW Project, Barbour, CALL ME PANDA, CALZEDONIA, Erdos 1980, HAZZYS, icebreaker, jnby by JNBY, LACOSTE, LeSportsac, lululemon Men, RAPIDO GOLF, Samsonite, ZUCZUG Flat, Chao Jia Xiang, gaga, LADERACH, MANNER COFFEE and Qing Shui Ting became tenants in 2024. The mall has strengthened its market position in the northeast Beijing through its continuous tenant mix improvement.

Retail sales and gross rental income at INDIGO decreased by 4% and 2% respectively in 2024. The mall was 98% let at 31st December 2024.

HKRI Taikoo Hui, Shanghai

HKRI Taikoo Hui is on Nanjing West Road in the Jing'an district of Puxi, Shanghai. It has excellent transport connections, being next to the Nanjing West Road metro station (which serves three metro lines) and near the Yan'an Expressway.

HKRI Taikoo Hui is our second Taikoo Hui development in the Chinese Mainland. Starbucks Reserve Roastery, CANADA GOOSE, COS, Diptyque, drivepro lab, Ermenegildo Zegna, Fred, Guerlain, Golden Goose, IWC, lululemon, LOEWE, Max Mara, Nio, RIMOWA, self-portrait, SPACE, Tesla, Ho Hung Kee, KANPAI CLASSIC, Shanghai Club, The Cheesecake Factory, Venchi and a city'super supermarket are tenants. Ahma Handmade, BALENCIAGA, BEIGEL TREE, Joyce Beauty, L'Artisan Parfumeur, Moncler, Penhaligon's and Rolex became tenants in 2024.

Retail sales and gross rental income at HKRI Taikoo Hui decreased by 14% and 17%, respectively, in 2024, reflecting disruption caused by the major structural and reconfiguration works to cater for tenant mix improvement. The mall was 93% let at 31st December 2024 including spaces allocated to prospective tenants who have signed letters of intent.

Taikoo Li Qiantan, Shanghai

Jointly developed with a subsidiary of Shanghai Lujiazui Finance & Trade Zone Development Co., Ltd., Taikoo Li Qiantan is a retail development in Qiantan, Pudong new district in Shanghai. Connected with three metro lines, it has an aggregate GFA of 1,188,727 square feet and space for around 270 shops. It is our second development in Shanghai and the third Taikoo Li project in the Chinese Mainland.

Taikoo Li Qiantan is a popular mall with both luxury retail and experiential offerings. Audemars Piguet, Bvlgari, DIOR, Cartier, Gucci, Hermès, Huawei, Lotus Nyo, LOUIS VUITTON, Moncler, Tiffany & Co., Van Cleef & Arpels, Tsutaya, Xin Rong Ji, and the 656-seat MOViE MOViE are tenants. 59 new stores were opened in 2024 including "first in China" concept stores such as LOUIS VUITTON's Le Chocolat by Maxime Federic, Frame Denim, and Evidens.

Retail sales and gross rental income at Taikoo Li Qiantan grew steadily by 3% and 7%, respectively, in 2024. The development was 98% let at 31st December 2024.

Chinese Mainland Retail Market Outlook

Retail sales growth in the Chinese Mainland in 2025 is expected to gain pace driven by an improvement in domestic demand on the back of the recent stimulus measures, whilst retailers maintain a positive outlook in the medium to long-term. Retailers are expected to focus on offering unique experiences, exclusive concepts and customer engagement, highlighting the importance of the unique positioning, brand mix and premium services across our portfolios. Inbound and outbound travels are anticipated to increase and a recalibration between onshore and offshore spending behaviour from customers as compared to pre-pandemic pattern is expected. However, in the long-term, it is expected that onshore spending will still account for the majority of the total retail business in the Chinese Mainland. Meanwhile, the number of Chinese luxury customers is anticipated to keep increasing, highlighting the Chinese Mainland as one of the largest luxury retail markets globally.

The market demand on retail space is expected to be prudent in 2025. While retailers of luxury brands will remain cautious on expansions in Beijing, Chengdu and Shanghai where the Group is operating, demand for spaces in key locations with high potentials and experiential offerings is expected to continue. In Guangzhou, demand for space from luxury brands is expected to be sustained. Overall, demand from sports and leisure brands is expected to increase.

The following table shows the percentage of attributable gross rental income from the retail properties in the Chinese Mainland, for the month ended 31st December 2024, derived from leases expiring in the periods with no committed renewals or new lettings. Tenancies accounting for approximately 26.1% of the attributable gross rental income in the month of December 2024 are due to expire in 2025, with tenancies accounting for a further 25% of such rental income due to expire in 2026.

Retail Lease Expiry Profile (At 31st December 2024)	
2025	26.1%
2026	25.0%
2027 and later	48.9%

Offices

The completed office portfolio in the Chinese Mainland comprises an aggregate of 4.2 million square feet of space, 2.9 million square feet of which is attributable to the Group. Total attributable gross rental income from our office properties in the Chinese Mainland decreased by 1% to HK$846 million in 2024. Disregarding changes in the value of the Renminbi, total attributable gross rental income increased by 1%. At 31st December 2024, our completed office properties in the Chinese Mainland were valued at HK$19,455 million. Of this amount, the Group's attributable interest was HK$12,063 million.

The portfolio comprises of Taikoo Hui in Guangzhou, which is 97% owned, and INDIGO in Beijing and HKRI Taikoo Hui in Shanghai, each of which is 50% owned.

Chinese Mainland Completed Office Portfolio

	GFA (sq. ft.) (100% Basis)	Occupancy (at 31st December 2024)	Attributable Interest
Taikoo Hui, Guangzhou	1,693,125	90%	97%
INDIGO, Beijing	589,071	83%	50%
HKRI Taikoo Hui, Shanghai	1,900,838	96%	50%
Total	**4,183,034**		

Demand for office space in Beijing, Shanghai and Guangzhou remained weak amid economic uncertainty. Tenants continue to adopt a cautious approach to their real estate decisions. In Guangzhou, new supply in decentralised areas continued to put downward pressure on rents. In Shanghai, increased availability continued to exert downward pressure on rents. In Beijing, demand was weak putting downward pressure on rents, although new supply in core areas was limited.

The Group's gross rental income from office properties in the Chinese Mainland increased by 4% to HK$379 million in 2024. Disregarding changes in the value of the Renminbi, gross rental income increased by 6%.

The table below shows the mix of the tenants of the office properties by the principal nature of their businesses (based on internal classifications) as a percentage of the office area at 31st December 2024.

Office Area by Tenants' Businesses
(At 31st December 2024)

Banking/Finance/Securities/Investment	27.7%
Trading	23.8%
Professional services	16.5%
Technology/Media/Telecoms	15.8%
Real estate/Construction/Property development/Architecture	6.8%
Pharmaceutical manufacturing	6.6%
Others	2.8%

At 31st December 2024, the top ten office tenants (based on attributable gross rental income in the twelve months ended 31st December 2024) together occupied approximately 45% of the Group's total attributable office area in the Chinese Mainland.

Taikoo Hui, Guangzhou

There are two office towers in Taikoo Hui, Guangzhou. They were 90% let at 31st December 2024. Demand for office space in 2024 was weak. New supply in decentralised areas put downward pressure on rents. Canon, CapitaLand, CHANEL, Everwin Law, FedEx, HSBC, Microsoft, Roche, Samsung, SK, Sumitomo Corporation, TOYOTA and UOB are tenants. Eyugame, SGLA Law Firm and Donoo leased more space in 2024. Hair Code, Harmony Excellence and Vialto Partners became tenants in 2024.

INDIGO, Beijing

ONE INDIGO, part of Taikoo Place Beijing, was 83% let at 31st December 2024. Demand for office space in 2024 was weak. Increased office vacancy rates, particularly in Wangjing area of the Chaoyang district exerted downward pressure on rents. The main tenants are technology, media and telecoms companies. Alcon, CJ Group, Disney, Eli Lilly, Mitsubishi, Rolls Royce, Schlumberger and Western Cloud are tenants. Bell Cloud Technology and Cathay Pacific became tenants in 2024.

HKRI Taikoo Hui, Shanghai

There are two office towers at HKRI Taikoo Hui in Shanghai. They were 96% let at 31st December 2024. Demand for office space in 2024 was weaker than anticipated. New supply and higher vacancy rates in Nanjing West Road put pressure on rents. The main tenants are financial services companies, pharmaceutical companies, law firms, gaming companies and retailers. Abbvie, Advent Capital, Alliance Bernstein, Amore Pacific, Bank of China, Bally, Beautiful Tree, BioNTech, Blackstone, Canali, CITIC Capital, Clifford Chance, Electronic Arts, Eli Lilly, Fangda Partners, Fidelity, H&M, Harry Winston, Jimmy Choo, JLL, JunHe, KKR, Michael Kors, Towers Research Capital, Versace, Warburg Pincus and Warner Brothers are tenants. Electronic Arts and Harry Winston leased more space in 2024. Authentic Brands Group and Ami Paris became tenants in 2024.

Chinese Mainland Office Market Outlook

In Guangzhou, significant new office supply in decentralised areas is expected to put downward pressure on rents. In Beijing, despite there being limited new supply in core areas, rents are expected to remain under pressure given weak demand. However, quality buildings with good ESG credentials are expected to be well-positioned for a recovery once demand improves. In Shanghai, significant new supply and existing vacant stock, coupled with weak demand is expected to put downward pressure on office rents. Overall, all cities continue to experience negative market sentiment due to economic uncertainties which are causing tenants to remain cautious. Office rents are expected to decline in 2025 and have yet to bottom out.

The following table shows the percentage of attributable gross rental income from the office properties in the Chinese Mainland, for the month ended 31st December 2024, derived from leases expiring in the periods with no committed renewals or new lettings. Tenancies accounting for approximately 20.4% of the attributable gross rental income in the month of December 2024 are due to expire in 2025, with tenancies accounting for a further 18% of such rental income due to expire in 2026.

Office Lease Expiry Profile (At 31st December 2024)	
2025	20.4%
2026	18.0%
2027 and later	61.6%

Serviced Apartments

There are 24 serviced apartments at the Mandarin Oriental in Taikoo Hui Guangzhou, 42 serviced apartments at The Temple House in Taikoo Li Chengdu and 102 serviced apartments at The Middle House Residences in HKRI Taikoo Hui Shanghai.

The performance of the serviced apartments in 2024 was mixed. Occupancy at the Mandarin Oriental in Guangzhou, The Temple House in Chengdu and The Middle House Residences in Shanghai was 88%, 52% and 84% respectively at 31st December 2024.

Chinese Mainland Serviced Apartments Market Outlook

The performance of the serviced apartments is expected to remain stable in 2025.

Investment Properties Under Development

Taikoo Place Beijing (formerly known as INDIGO Phase Two, Beijing)

Taikoo Place Beijing is an extension of the existing INDIGO development, with a GFA of approximately 4 million square feet. It will be an office-led mixed-use development and is planned to be completed in two phases from mid-2026. Superstructure works, mechanical and electrical installation works are in progress.

In June 2024, the Group entered into an equity and debt transfer agreement with the China Life group and the Sino-Ocean group, pursuant to which the Group and the China Life group have conditionally agreed to acquire a 14.895% and a 49.895% equity interest in the project company of Taikoo Place Beijing, respectively, from the Sino-Ocean group. The acquisitions were completed in early August. Following the completion of the acquisitions, the Group's interest in Taikoo Place Beijing has increased from 35% to 49.895% and the China Life group owns a 49.895% interest in Taikoo Place Beijing. Taikoo Place Beijing has been renamed from INDIGO Phase Two since November 2024.

Taikoo Li Xi'an

Taikoo Li Xi'an is located at the Small Wild Goose Pagoda historical and cultural zone in the Beilin district of Xi'an and is expected to be developed as a retail-led mixed-use development comprising retail and cultural facilities, a hotel and serviced residences. The estimated GFA is approximately 2.9 million square feet and is subject to change. Excavation and piling works are in progress. The project is expected to be completed in phases from 2027. The development is being conducted in collaboration with Xi'an Cheng Huan Cultural Investment and Development Co., Ltd. The Group has a 70% interest in Taikoo Li Xi'an.

Taikoo Li Sanya

Strategically located in the heart of Haitang Bay National Coastal Recreation Park in Sanya, the development is our first-ever resort-style premium retail development including underground parking and other ancillary facilities, with a GFA of approximately 2.3 million square feet. In collaboration with China Tourism Group Duty Free Corporation Limited, the development will constitute Phase III of the Sanya International Duty-Free Complex. Basement and superstructure works are in progress. The development is expected to be completed in phases from 2026. The Group has a 50% interest in this development.

Shanghai New Bund Mixed-use Project

The New Bund Mixed-use Project is situated within Shanghai's middle-ring road and spans a site area of approximately 686,000 square feet. Located at the intersection of three Shanghai metro lines, the site is adjacent to Taikoo Li Qiantan, our first joint venture development with the Lujiazui group. It is a mixed-use development comprising retail, office and residential components, with an approximate GFA of 4.1 million square feet (including retail floor area below ground). Office and residential towers have been topped out and façade works are in progress. Basement and retail construction works are also in progress. The development is expected to be completed in 2026. Around 95% of the total saleable area of the residential towers was pre-sold at 7th March 2025. The Group has a 40% interest in this development.

Lujiazui Taikoo Yuan (formerly known as Shanghai Yangjing Mixed-use Project), Shanghai

Jointly developed with the Lujiazui group, Lujiazui Taikoo Yuan, situated along the Huangpu River and within the inner-ring road in Pudong district of Shanghai, will be developed into a mixed-use landmark comprising premium residential properties, retail, office and cultural facilities, and a hotel and serviced apartments as well. The estimated GFA is approximately 4.2 million square feet (including retail floor area below ground and residential portion for trading), subject to relevant plan approval. Basement construction and superstructure works are in progress. The development is expected to be completed in phases from 2026. The pre-sale of the first batch of the residential units was launched in December 2024, with 49 out of 50 units pre-sold up to 7th March 2025. The Group has a 40% interest in this development.

Taikoo Li Julong Wan Guangzhou

As part of a mixed-use development with an approximate GFA of 5.7 million square feet located in Liwan district of Guangzhou, the centre of the Guangzhou-Foshan metropolis circle, the Group is collaborating with the Guangzhou Pearl River Enterprises Group to develop the retail portion of this mixed-use development. The site with a GFA of approximately 352,000 square feet was acquired as of 31st December 2024. The GFA will increase to approximately 1,615,000 square feet, subject to further relevant transaction agreements. Basement works are in progress. The overall development is planned to be completed in phases beginning from the first half of 2027. Prior to the first phase's completion, exhibitions, events, pop-up shops and activities will be conducted to activate the area starting from late 2025. The Group has a 50% interest in the retail portion of the development.

No. 387 Tianhe Road, Guangzhou

In August 2024, Taikoo Hui in Guangzhou successfully bid for No. 387 Tianhe Road which is connected to its shopping mall via a public auction. With approximate GFA of 655,000 square feet, No. 387 Tianhe Road will be renovated as a luxury retail addition to Taikoo Hui. The refurbishment is expected to be completed from 2027. The Group has a 97% interest in this property.

The table below illustrates the expected attributable area of the completed property portfolio in the Chinese Mainland anticipated at 31st December 2024.

Expected Attributable Area of Completed Property Portfolio in the Chinese Mainland anticipated at 31st December 2024

GFA (sq. ft.)	2022	2023	2024	2025	2026	2027	Beyond 2027
Taikoo Li Sanlitun, Beijing	1,789,000	1,792,309	1,618,801	1,618,801	1,788,264	1,788,264	1,788,264
Taikoo Li Chengdu	1,075,468	1,654,565	1,654,565	1,654,565	1,654,565	1,654,565	1,654,565
Taikoo Hui, Guangzhou	3,668,857	3,668,857	3,668,857	3,668,857	3,668,857	3,668,857	3,668,857
INDIGO, Beijing (1)	947,072	947,072	947,072	947,072	947,072	947,072	947,072
HKRI Taikoo Hui, Shanghai	1,768,311	1,865,984	1,865,984	1,865,984	1,865,984	1,865,984	1,865,984
Taikoo Li Qiantan, Shanghai	594,364	594,364	594,364	594,364	594,364	594,364	594,364
Taikoo Place Beijing (2)	-	-	-	-	1,109,818	2,018,509	2,018,509
Taikoo Li Xi'an (3)	-	-	-	-	-	1,269,621	2,027,283
Taikoo Li Sanya (4)	-	-	-	-	1,147,237	1,147,237	1,147,237
Shanghai New Bund Mixed-use Project (5)	-	-	-	-	1,177,513	1,177,513	1,177,513
Lujiazui Taikoo Yuan, Shanghai (6)	-	-	-	-	93,229	1,154,581	1,154,581
Taikoo Li Julong Wan Guangzhou (7)	-	-	-	-	-	58,928	175,873
No. 387 Tianhe Road, Guangzhou (8)	-	-	-	-	-	635,139	635,139
Hui Fang, Guangzhou	90,847	90,847	90,847	90,847	90,847	90,847	90,847
Others	2,917	2,917	2,917	2,917	2,917	2,917	2,917
Total	**9,936,836**	**10,616,915**	**10,443,407**	**10,443,407**	**14,140,667**	**18,074,398**	**18,949,005**

(1) INDIGO forms part of Taikoo Place Beijing.
(2) Formerly known as INDIGO Phase Two, Beijing, the development is expected to be completed in phases from mid-2026. The Group acquired a 14.895% interest of this development in August 2024. As a result, the Group's interest increased from 35% to 49.895%. Taikoo Place Beijing has been renamed from INDIGO Phase Two since November 2024.
(3) The development is expected to be completed in phases from 2027.
(4) The development is expected to be completed in phases from 2026. Project name has yet to be confirmed.
(5) The development is expected to be completed in 2026.
(6) Formerly known as Shanghai Yangjing Mixed-use Project, the development is expected to be completed in phases from 2026.
(7) The development is expected to be completed in phases from the first half of 2027. GFA as shown above represented the sites acquired as of 31st December 2024. The GFA will increase to approximately 1,615,000 square feet, subject to further relevant transaction agreements.
(8) The refurbishment of the property is expected to be completed from 2027 and form part of Taikoo Hui, Guangzhou.

Others

ZHANGYUAN, Shanghai

In 2021, the Group formed a joint venture management company with Shanghai Jing'an Real Estate (Group) Co., Ltd. This company, in which the Group has a 60% interest, is engaged in the revitalisation and management of the ZHANGYUAN shikumen compound in the Jing'an district of Shanghai. When the revitalisation is completed, the compound will have a GFA (including car parking spaces) of 673,871 square feet above ground and 956,949 square feet underground. There are over 40 shikumen blocks, with about 170 two or three-storey houses. There are connections to three metro lines and to HKRI Taikoo Hui. The first phase (the West zone) was completed and opened in November 2022. Construction and renovation works for the second phase (the East zone) are in progress. The second phase is planned to be completed and opened in late 2026. The Group does not have an ownership interest in the compound.

Investment Properties – U.S.A.

Overview

Brickell City Centre, Miami

Brickell City Centre is an urban mixed-use development in the Brickell financial district of Miami, U.S.A. It has a site area of 504,017 square feet (approximately 11.6 acres).

The first phase of the Brickell City Centre development comprises a shopping centre, two office towers (Two and Three Brickell City Centre, which were sold in 2020), a hotel with serviced apartments (EAST Miami, which was sold in 2021) managed by Swire Hotels and two residential towers (Reach and Rise) developed for sale. All the residential units at Reach and Rise have been sold.

The Group owns 62.93% of the shopping centre at the Brickell City Centre development. The remaining interest in the shopping centre is owned by Simon Property Group (25%) and Bal Harbour Shops ("BHS") (12.07%). In January 2025, BHS exercised its option to sell its interest to the Group. The Group expects to acquire BHS's interest in the second quarter of 2025.

The shopping centre was 100% leased (including by way of letters of intent) at 31st December 2024. Retail sales and gross rental income in 2024 increased by 3% and 9%, respectively, compared to the same period in 2023, reflecting an improved tenant mix and higher opening rate. The contributions from parking and digital advertising also increased.

Brickell City Centre, Miami

	GFA (sq. ft.) [1] (100% Basis)	Attributable Interest
Completed		
Shopping centre	496,508	62.9%
Held for Development or Sale		
Brickell City Centre land	1,510,000	100%
Total	**2,006,508**	

(1) Represents leasable/saleable area except for the car parking spaces, roof top and circulation areas.

As part of our active capital recycling strategy, we will continue to explore divestment opportunities in the U.S.A.

Miami Market Outlook

In Miami, retail sales at the Brickell City Centre mall are expected to continue to benefit from an improving tenant mix and population growth in central Miami.

Valuation of Investment Properties

The portfolio of investment properties was valued at 31st December 2024 on the basis of market value (97% by value having been valued by Cushman & Wakefield Limited and 1% by value having been valued by another independent valuer). The amount of this valuation was HK$271,502 million, compared to HK$281,271 million at 31st December 2023.

The decrease in the valuation of the investment property portfolio primarily reflected a decrease in the fair value of the office investment properties in Hong Kong, transfer of investment property to assets classified as held for sale and foreign exchange translation losses in respect of the investment properties in the Chinese Mainland, partly offset by the additions in 2024 and an increase in the fair value of the existing retail investment properties in the Chinese Mainland (reflecting a reduction of 25 basis points in the capitalisation rates of certain properties and an increase in rent).

Under HKAS 40, hotel properties are not accounted for as investment properties. The hotel buildings are included within property, plant and equipment. The leasehold land is included within right-of-use assets. Both are recorded at cost less accumulated depreciation or amortisation and any provision for impairment.

Property Trading

Overview

The trading portfolio comprises completed units available for sale at EIGHT STAR STREET and LA MONTAGNE in Hong Kong. There are nine residential projects under development, four in Hong Kong, two in the Chinese Mainland, one in Indonesia, one in Vietnam and one in Thailand. There is also a plan to develop a luxury residential project on part of our land banks in Miami, U.S.A.

Property Trading Portfolio (At 31st December 2024)

	GFA (sq. ft.) (100% Basis)	Actual/Expected Construction Completion Date	Attributable Interest
Completed			
Hong Kong			
- EIGHT STAR STREET, Wan Chai	2,178 (1)	2022	100%
- LA MONTAGNE, Wong Chuk Hang	519,366 (1)	2024	25%
Under Development			
Hong Kong			
- 6 Deep Water Bay Road	15,000	2025	100%
- The Headland Residences (formerly known as Chai Wan Inland Lot No. 178)	692,276 (2)	from 2025	80%
- 269 Queen's Road East, Wan Chai	102,990 (3)	2026	100%
- 983-987A King's Road and 16-94 Pan Hoi Street, Quarry Bay	440,000 (4)	2028	50%
Chinese Mainland			
- Shanghai New Bund Mixed-use Project	1,159,057 (5)	2026	40%
- Lujiazui Taikoo Yuan Residences, Shanghai	1,222,751 (4) (6)	from 2026	40%
Indonesia			
- Savyavasa, South Jakarta	1,122,728	2025	50%
Vietnam			
- Empire City, Ho Chi Minh City	5,357,318	2030	15.73%
Thailand			
- Wireless Road Project, Bangkok	1,632,067 (4)	2029	40%
Held for Development or sale			
U.S.A.			
- South Brickell Key, Miami, Florida	550,000	under planning	100%
- Brickell City Centre, Miami, Florida – North Squared site	523,000 (7)	N/A	100%

(1) Remaining saleable area.
(2) Excluding a retail shop of approximately 2,002 sq. ft.
(3) Excluding a retail podium of approximately 13,197 sq. ft.
(4) Total GFA subject to change.
(5) Residential GFA only.
(6) Excluding the public rental housing of approximately 71,925 sq. ft. to be handed over to the Government upon completion.
(7) Represents saleable area.

Hong Kong

EIGHT STAR STREET, Wan Chai

EIGHT STAR STREET at 8 Star Street, Wan Chai is a residential building (with retail outlets on the lowest two levels) of approximately 34,000 square feet. The occupation permit was obtained in May 2022. 35 out of 37 units had been sold at 7th March 2025. Sales of 35 units had been recognised up to 31st December 2024, with 2 of them in 2024.

LA MONTAGNE, Wong Chuk Hang

A joint venture formed by the Group, Kerry Properties Limited and Sino Land Company Limited is undertaking a residential development in Wong Chuk Hang in Hong Kong. This development will comprise two residential towers (Phases 4A and 4B) with an aggregate GFA of approximately 638,000 square feet and about 800 residential units. Interior fit-out works are in progress. Pre-sales of Phase 4A started in July 2023. 163 out of 432 units had been pre-sold at 7th March 2025. Sales of these units are expected to be recognised in 2025. The occupation permit was obtained in November 2024 and the development is expected to be handed over to the purchasers in 2025. The Group has a 25% interest in the joint venture.

6 Deep Water Bay Road

Originally comprised of six three-storey semi-detached houses, the site is being redeveloped into two houses with an aggregate GFA of approximately 15,000 square feet. Façade works and interior fit out works are in the final stage. The development is expected to be completed in 2025.

The Headland Residences (formerly known as Chai Wan Inland Lot No. 178), Chai Wan

In 2021, a project company held as to 80% by the Group and as to 20% by China Motor Bus Company, Limited completed a land exchange with the HKSAR Government in respect of a plot of land in Chai Wan. The plot of land is being redeveloped into a residential complex (with retail outlet) with an aggregate GFA of approximately 694,000 square feet. Superstructure works are in progress at both Phase 1 and Phase 2 sites. The development is expected to be completed from 2025.

269 Queen's Road East, Wan Chai

In June 2022, the Group acquired (via a government land tender) a plot of land at 269 Queen's Road East in Wan Chai. The plot of land will be developed primarily for residential use with an aggregate GFA of approximately 116,000 square feet. Superstructure works are in progress. The development is expected to be completed in 2026.

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

In 2018, a joint venture company in which the Group holds a 50% interest submitted a compulsory sale application in respect of this site in Quarry Bay. In October 2023, the joint venture company obtained full ownership of the sites. Foundation works are in progress. In accordance with applicable town planning controls, it is expected that the site can be redeveloped for residential and retail uses with a GFA of approximately 440,000 square feet. The development is expected to be completed in 2028.

Hong Kong Residential Market Outlook

In Hong Kong, residential sales have increased in light of the interest rate cuts and relaxation of mortgage measures. However, it is anticipated that market confidence and sentiment might take some time to be rebuilt after the end of interest rate hikes. Demand is expected to improve in the medium to long-term, supported by local buyers and gradual increase in demand from the Chinese Mainland buyers.

Chinese Mainland

New Bund Plot and Lujiazui Taikoo Yuan Residences, Shanghai

In November 2023, the Group completed the acquisition of 40% equity interest in developments from the Lujiazui group to develop two new landmarks (Shanghai New Bund Mixed-use Project and Lujiazui Taikoo Yuan) in Shanghai's Pudong New Area. These two sites will be developed into large-scale, mixed-use projects, including retail, office and premium residential components. Residential towers have been topped out and façade works are in progress at the New Bund plot while basement construction and superstructure works are in progress at Lujiazui Taikoo Yuan Residences. Around 95% of the total saleable area in the New Bund plot residential project has been pre-sold at 7th March 2025, with an expected completion date in 2026. The pre-sale of the first batch of 50 residential units in Lujiazui Taikoo Yuan Residences started in December 2024. 49 out of 50 units of the first batch had been pre-sold up to 7th March 2025, with an expected completion date from 2026 onwards.

Chinese Mainland Residential Market Outlook

The residential market for high-quality developments in prime locations of Tier-1 cities is expected to remain strong in the short run with good sales results achieved for premium projects launched in Shanghai in 2024. The outlook for Shanghai's luxury residential market in prime locations is anticipated to be positive in the long run.

Indonesia

In 2019, a joint venture between the Group and Jakarta Setiabudi Internasional Group completed the acquisition of a plot of land in South Jakarta, Indonesia. The land is being developed for residential purposes with an aggregate GFA of approximately 1,123,000 square feet. Superstructure has been topped out. Façade and interior fit out works are in progress. The development is expected to comprise around 400 residential units to be completed in 2025. The Group has a 50% interest in the joint venture. Pre-sales are in progress. 129 units had been pre-sold at 7th March 2025.

Vietnam

In 2020, the Group agreed with City Garden Joint Stock Company to develop The River, a luxury residential property in Ho Chi Minh City, Vietnam. The development, which was completed in August 2022, comprises 525 luxury apartments in three towers. The Group has an effective 20% interest in the development. Approximately 93% of the units had been sold up to August 2024. The Group disposed of its interest in the remaining units of this project in October 2024. After the disposal, the Group has no more interest in this development.

In 2021, the Group made a minority investment in Empire City, a residential-led mixed-use development (with residential, retail, office, hotel and serviced apartment components) in Ho Chi Minh City, Vietnam. The development is under construction and is expected to be completed in phases up to 2030. The Group invested in the development through an agreement with Gaw Capital Partners, an existing participant in the development. 53% of the residential units had been pre-sold or sold at 7th March 2025.

Thailand

In February 2023, the Group acquired a 40% interest in a site located on Wireless Road in Lumphini sub-district in Pathum Wan district, Bangkok. In partnership with City Realty Co. Ltd., the site, which is under design stage, is expected to be developed for residential purposes with a site area of approximately 136,000 square feet. The Environmental Impact Assessment was approved in February 2025. The development is expected to comprise two towers with approximately 150 and 250 residential units respectively and to be completed in 2029.

U.S.A.

In July 2024, the Group began the pre-sales of apartments at The Residences at The Mandarin Oriental, Miami, a luxury residential and hospitality project which is under planning. The development will consist of two towers on Brickell Key. The first tower will comprise luxury private residences. The second tower will comprise a new Mandarin Oriental hotel as well as private residences and hotel residences. The market response to pre-sales has been strong.

Indonesia, Vietnam, Thailand and U.S.A. Residential Market Outlook

With urbanisation, a growing middle class and a limited supply of luxury residential properties, the residential markets in Jakarta, Indonesia, Ho Chi Minh City, Vietnam and Bangkok, Thailand are expected to improve. The outlook for the luxury residential market in Miami remains robust. Florida is an attractive destination for homebuyers due to its favourable climate and tax regime, as well as its location as a gateway city to and from Latin America.

Estate Management

The Group manages 18 residential estates which it has developed. It also manages OPUS HONG KONG, a residential property in Hong Kong which the Group redeveloped for Swire Pacific Limited. The management services include day to day assistance for residents, management, maintenance, cleaning, security and renovation of common areas and facilities. The Group places great emphasis on maintaining good relationships with residents.

Hotels

Managed Hotels and Restaurants

Overview

The Group owns and manages (through Swire Hotels) hotels in Hong Kong, the Chinese Mainland, and the U.S.A. The House Collective, comprising The Upper House in Hong Kong, The Temple House in Chengdu, and The Middle House in Shanghai, is a group of small and distinctive luxury hotels. The Opposite House in Beijing was closed in June 2024 and is under redevelopment for retail use. There are EAST hotels in Hong Kong, Beijing, and Miami. EAST Miami ceased to be owned by the Group since October 2021 but is managed by the Group under a third-party hotel management agreement. There are confirmed plans to open five new hotels, including in Tokyo in Japan, and Beijing, Shenzhen, Shanghai and Xi'an in the Chinese Mainland. The Group also has interests in non-managed hotels in Hong Kong, Guangzhou, Shanghai, and Miami.

The managed hotels in Hong Kong experienced challenges due to a slower than expected recovery of visitors. Food and beverage businesses were also soft. The performance of hotels in the Chinese Mainland remained relatively stable, while the operating results of the managed hotel in the U.S.A. was strong.

The managed hotels (including restaurants and hotel management office) recorded an operating profit before depreciation of HK$17 million in 2024, compared with HK$88 million in 2023.

Hotel Portfolio (managed by Swire Hotels)

	No. of Rooms (100% Basis)	Attributable Interest
Completed		
Hong Kong		
- The Upper House	117	100%
- EAST Hong Kong	331	100%
- Headland Hotel [1]	501	0%
Chinese Mainland		
- The Opposite House [2]	N/A	N/A
- EAST Beijing	365	50%
- The Temple House [3]	142	100%
- The Middle House [3]	213	50%
U.S.A.		
- EAST Miami [4]	352	0%
Total	**2,021**	

(1) Headland Hotel is owned by Airline Property Limited, a wholly-owned subsidiary of Cathay Pacific Airways Limited.
(2) The Opposite House was closed in June 2024 and is under redevelopment for retail use.
(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.

The Upper House

At The Upper House, a 117-room luxury hotel at Pacific Place in Hong Kong, revenue per available room was stable, while the food and beverage business remained soft. In 2024, the hotel was ranked number five in The World's 50 Best Hotels. It also received awards from Condé Nast Traveler, Travel and Leisure Asia, and World Spa Awards.

EAST Hong Kong

At EAST Hong Kong, a 331-room hotel in Taikoo Shing, revenue per available room was stable, while the food and beverage business was soft.

The Opposite House

The Opposite House was a 99-room luxury hotel at Taikoo Li Sanlitun, Beijing. It was closed in June 2024 and is under redevelopment for retail use.

EAST Beijing

EAST Beijing is a 365-room hotel at INDIGO in Beijing, in which the Company has a 50% interest. Occupancy and revenue per available room improved steadily. The hotel was named as Contemporary Lifestyle Hotel of the Year by That's Beijing.

The Temple House

The Temple House has 100 hotel rooms and 42 serviced apartments at Taikoo Li Chengdu. Revenue per available room dropped in 2024 as compared to a strong performance in 2023. The hotel was ranked by Condé Nast Traveler as the number six of the Best Hotels in China. The Mi Xun Spa was awarded Grand Jury Awards in SpaChina Wellness and Spa Awards 2024, and China's Best Wellness Retreat in the World Spa Awards 2024. The Mi Xun Tea House was awarded with 1-star in the MICHELIN Guide Chengdu 2025.

The Middle House

The Middle House in which the Company has a 50% interest has 111 hotel rooms and 102 serviced apartments at HKRI Taikoo Hui, Shanghai. Revenue per available room was stable. The hotel was ranked by Condé Nast Traveler as number three of the Best Hotels in China. Mi Xun Spa was named as Best Spa Design in China in the Haute Grandeur Global Awards.

EAST Miami

EAST Miami at the Brickell City Centre development in Miami has 263 hotel rooms and 89 serviced apartments. The hotel was sold to a third party in October 2021. It continues to be managed by Swire Hotels. Its revenue per available room was stable in 2024. Its overall performance was strong.

Non-managed Hotels

Overview

The Group has ownership interests in (but does not manage) hotels with 3,125 rooms in aggregate.

Hotel Portfolio (not managed by the Group)

	No. of Rooms (100% Basis)	Attributable Interest
Completed		
Hong Kong		
- Island Shangri-La Hong Kong	544	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 (1)	287	97%
- The Sukhothai Shanghai	201	50%
U.S.A.		
- Mandarin Oriental, Miami	326	75%
Total	**3,125**	

(1) Including serviced apartments in the hotel tower.

The performance of non-managed hotels in Hong Kong and the Chinese Mainland was stable. Operating performance of the non-managed hotel in the U.S.A. was weaker than that in 2023 due to lower room rates and higher operating expenses. The Mandarin Oriental, Guangzhou is a leading luxury hotel in Guangzhou. The Chinese restaurant at the hotel, Jiang by Chef Fei, obtained a 2-star Michelin award for the sixth consecutive year. The Sukhothai Shanghai is a luxury hotel in Shanghai.

Hotels Market Outlook

Outlook for the hotel business in Hong Kong is cautiously optimistic, subject to the speed of recovery of international tourists and business travellers. Hotel business in the Chinese Mainland is anticipated to improve steadily in 2025. The managed hotel in the U.S.A. is expected to perform well in 2025.

We are expanding our hotel management business, with a focus on extending our hotel brands in Asia Pacific through hotel management agreements.

Capital Commitments

Capital Expenditure and Commitments

Capital expenditure in 2024 on Hong Kong investment properties and hotels, including the Group's share of the capital expenditure of joint venture companies, amounted to HK$1,353 million (2023: HK$2,319 million). Outstanding capital commitments at 31st December 2024 were HK$11,548 million (2023: HK$9,919 million), including the Group's share of the capital commitments of joint venture companies of HK$28 million (2023: HK$22 million).

Capital expenditure in 2024 on Chinese Mainland investment properties and hotels, including the Group's share of the capital expenditure of joint venture companies, amounted to HK$4,246 million (2023: HK$935 million). Outstanding capital commitments at 31st December 2024 were HK$20,072 million (2023: HK$15,271 million), including the Group's share of the capital commitments of joint venture companies of HK$11,548 million (2023: HK$7,106 million). The Group is committed to funding HK$845 million (2023: HK$797 million) of the capital commitments of joint venture companies. In addition to this, the Group is committed to make capital injections into joint venture companies of HK$1,549 million (2023: HK$275 million).

Capital expenditure in 2024 on investment properties and hotels in the U.S.A. amounted to HK$147 million (2023: HK$49 million). Outstanding capital commitments at 31st December 2024 were HK$37 million (2023: HK$25 million).

Profile of Capital Commitments for Investment Properties and Hotels

	Expenditure	Forecast Expenditure				Total Commitments (1)	Commitments relating to joint venture Companies (2)
					2028	At 31st December	At 31st December
	2024	2025	2026	2027	and later	2024	2024
	HK$M	HK$M	HK$M	HK$M	HK$M	HK$M	HK$M
Hong Kong	**1,353**	1,473	390	560	9,125	**11,548**	**28**
Chinese Mainland	**4,246**	6,904	6,587	3,568	3,013	**20,072**	**11,548**
U.S.A.	**147**	-	37	-	-	**37**	-
Total	**5,746**	8,377	7,014	4,128	12,138	**31,657**	**11,576**

(1) The capital commitments represent the Group's capital commitments of HK$20,081 million plus the Group's share of the capital commitments of joint venture companies of HK$11,576 million.

(2) The Group is committed to funding HK$845 million of the capital commitments of joint venture companies.

FINANCING

Sources of Finance

Audited Financial Information

At 31st December 2024, committed loan facilities and debt securities amounted to HK$56,643 million, of which HK$8,156 million (14%) remained undrawn. In addition, the Group had undrawn uncommitted facilities totalling HK$400 million. Sources of funds at 31st December 2024 comprised:

	Available HK$M	Drawn HK$M	Undrawn Expiring Within One Year HK$M	Undrawn Expiring After One Year HK$M
Facilities from third parties				
Term loans	**10,173**	**9,617**	**-**	**556**
Revolving loans	**19,514**	**11,914**	**1,400**	**6,200**
Bonds	**26,956**	**26,956**	**-**	**-**
Total committed facilities	**56,643**	**48,487**	**1,400**	**6,756**
Uncommitted facilities				
Bank loans and overdrafts	**400**	**-**	**400**	**-**
Total	**57,043**	**48,487**	**1,800**	**6,756**

Note: The figures above are stated before unamortised loan fees of HK$140 million.

At 31st December 2024, 64% of the Group's gross borrowings were on fixed rate basis and 36% were on floating rate basis (2023: 68% and 32% respectively).

The Group had bank balances and short-term deposits of HK$5,121 million at 31st December 2024, compared to HK$5,097 million at 31st December 2023.

Maturity Profile and Refinancing

Bank loans and other borrowings are repayable on various dates up to 2033 (2023: up to 2033). The weighted average term and cost of the Group's debt are:

	2024	2023
Weighted average term of debt	**2.5 Years**	3.0 Years
Weighted average cost of debt	**4.0%**	4.1%

Note: The weighted average cost of debt above is stated on gross debt basis.

The maturity profile of the Group's available committed facilities is set out below:

		Maturity Profile								
(HK$M)	**Total**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**
Facilities from third parties										
Term and revolving loans	29,687	3,247	3,792	9,776	11,248	1,200	297	127	-	-
Bonds	26,956	4,918	7,315	4,852	6,257	2,161	804	-	-	649
Total	**56,643**	**8,165**	**11,107**	**14,628**	**17,505**	**3,361**	**1,101**	**127**	**-**	**649**

Audited Financial Information

The table below sets forth the maturity profile of the Group's borrowings:

	2024		2023	
	HK$M		HK$M	
Bank borrowings and bonds from third parties due				
Within 1 year	**6,760**	**14%**	7,563	18%
1 - 2 years	**11,090**	**23%**	6,073	15%
2 - 5 years	**28,626**	**59%**	25,256	61%
After 5 years	**1,871**	**4%**	2,277	6%
Total	**48,347**	**100%**	41,169	100%
Less: Amount due within one year included under current liabilities	**6,760**		7,563	
Amount due after one year included under non-current liabilities	**41,587**		33,606	

Currency Profile

Audited Financial Information

An analysis of the carrying amounts of gross borrowings by currency (after cross-currency swaps) is shown below:

	2024		2023	
	HK$M		HK$M	
Currency				
Hong Kong dollars	**27,531**	**57%**	25,243	61%
Renminbi	**17,337**	**36%**	12,427	30%
United States dollars	**3,479**	**7%**	3,499	9%
Total	**48,347**	**100%**	41,169	100%

Gearing Ratio and Interest Cover

	2024	2023
Gearing ratio (1)	**15.7%**	12.7%
Interest cover – times (1)		
Per financial statements	**1.7**	10.0
Underlying	**8.9**	26.8
Cash interest cover – times (1)		
Per financial statements	**1.0**	4.0
Underlying	**5.0**	10.0

(1) Refer to Glossary on page 66 for definitions.

Debt in Joint Venture and Associated Companies

In accordance with Hong Kong Financial Reporting Standards, the net debt of the Group reported in the consolidated statement of financial position does not include the net debt of its joint venture and associated companies. These companies had the following net debt positions at the end of 2024 and 2023:

	Net Debt of Joint Venture and Associated Companies		**Portion of Net Debt Attributable to the Group**		**Debt Guaranteed by the Group**	
	2024	2023	**2024**	2023	**2024**	2023
	HK$M	HK$M	**HK$M**	HK$M	**HK$M**	HK$M
Hong Kong Entities	**8,964**	10,228	**3,231**	3,444	**2,376**	2,408
Chinese Mainland Entities	**9,068**	7,042	**4,754**	3,403	**1,579**	1,449
U.S.A. and other Entities	**223**	86	**109**	64	**190**	139
Total	**18,255**	17,356	**8,094**	6,911	**4,145**	3,996

If the attributable portion of the net debt in joint venture and associated companies were to be added to the Group's net debt, gearing would rise to 18.6%.

CONSOLIDATED FINANCIAL STATEMENTS

Consolidated Statement of Profit or Loss
For the year ended 31st December 2024

	Note	**2024** HK$M	2023 HK$M
Revenue	2	**14,428**	14,670
Cost of sales	3	**(4,258)**	(4,284)
Gross profit		**10,170**	10,386
Administrative and selling expenses		**(2,195)**	(2,058)
Other operating expenses		**(182)**	(205)
Other net losses	4	**(95)**	(114)
Change in fair value of investment properties		**(5,996)**	(2,829)
Operating profit		**1,702**	5,180
Finance charges		**(1,224)**	(738)
Finance income		**233**	218
Net finance charges	6	**(991)**	(520)
Share of profit less losses of joint venture companies		**704**	124
Share of profit less losses of associated companies		**122**	(416)
Profit before taxation		**1,537**	4,368
Taxation	7	**(2,138)**	(1,617)
(Loss)/Profit for the year		**(601)**	2,751
(Loss)/Profit for the year attributable to:			
The Company's shareholders		**(766)**	2,637
Non-controlling interests		**165**	114
		(601)	2,751
		HK$	HK$
(Loss)/Earnings per share from (loss)/profit attributable to the Company's shareholders (basic and diluted)	9	**(0.13)**	0.45

Consolidated Statement of Other Comprehensive Income
For the year ended 31st December 2024

	2024 HK$M	2023 HK$M
(Loss)/Profit for the year	**(601)**	2,751
Other comprehensive income		
Items that will not be reclassified to profit or loss		
Revaluation of properties previously occupied by the Group		
- gains recognised during the year	**1**	46
- deferred tax	**-**	(11)
Defined benefit plans		
- remeasurement gains/(losses) recognised during the year	**132**	(56)
- deferred tax	**(22)**	9
Net translation differences recognised during the year	**(59)**	(25)
	52	(37)
Items that may be reclassified subsequently to profit or loss		
Cash flow hedges		
- gains/(losses) recognised during the year	**120**	(38)
- transferred to net finance charges	**(55)**	(41)
- deferred tax	**(10)**	13
Share of other comprehensive income of joint venture and associated companies		
- recognised during the year	**(856)**	(103)
- reclassified to profit or loss on deemed disposal	**-**	228
Net translation differences recognised during the year	**(1,347)**	(904)
	(2,148)	(845)
Other comprehensive income for the year, net of tax	**(2,096)**	(882)
Total comprehensive income for the year	**(2,697)**	1,869
Total comprehensive income attributable to:		
The Company's shareholders	**(2,803)**	1,780
Non-controlling interests	**106**	89
	(2,697)	1,869

Consolidated Statement of Financial Position
At 31st December 2024

	Note	**2024 HK$M**	2023 HK$M
ASSETS AND LIABILITIES			
Non-current assets			
Property, plant and equipment		**3,404**	3,644
Investment properties	10	**271,617**	281,463
Intangible assets		**1,444**	1,555
Right-of-use assets	11	**2,786**	2,655
Properties held for development	12	**1,201**	1,210
Joint venture companies		**21,167**	19,276
Loans due from joint venture companies		**14,963**	14,781
Associated companies		**10,296**	10,583
Loans due from associated companies		**580**	209
Derivative financial instruments		**65**	57
Deferred tax assets		**108**	88
Financial assets at fair value through profit or loss		**638**	623
Retirement benefit assets		**66**	-
		328,335	336,144
Current assets			
Properties for sale	14	**12,676**	9,121
Stocks		**75**	77
Trade and other receivables	15	**4,205**	3,506
Derivative financial instruments		**2**	-
Cash and cash equivalents		**5,121**	5,097
		22,079	17,801
Assets classified as held for sale	13	**5,012**	543
		27,091	18,344
Current liabilities			
Trade and other payables	16	**11,993**	9,763
Contract liabilities		**637**	5
Taxation payable		**261**	378
Long-term loans and bonds due within one year		**6,760**	7,563
Lease liabilities due within one year	17	**86**	80
		19,737	17,789
Liabilities associated with assets classified as held for sale	13	**43**	-
		19,780	17,789
Net current assets		**7,311**	555
Total assets less current liabilities		**335,646**	336,699
Non-current liabilities			
Long-term loans and bonds		**41,587**	33,606
Long-term lease liabilities	17	**434**	527
Derivative financial instruments		**19**	22
Other payables	16	**403**	268
Deferred tax liabilities		**14,776**	14,082
Retirement benefit liabilities		**-**	45
		57,219	48,550
NET ASSETS		**278,427**	288,149
EQUITY			
Share capital	18	**10,449**	10,449
Reserves	19	**264,877**	274,633
Equity attributable to the Company's shareholders		**275,326**	285,082
Non-controlling interests		**3,101**	3,067
TOTAL EQUITY		**278,427**	288,149

Consolidated Statement of Cash Flows
For the year ended 31st December 2024

	2024 HK$M	2023 HK$M
Operating activities		
Cash generated from operations	**6,489**	7,492
Interest paid	**(1,709)**	(1,222)
Interest received	**133**	104
Tax paid	**(1,276)**	(963)
	3,637	5,411
Dividends received from joint venture companies	**125**	34
Net cash from operating activities	**3,762**	5,445
Investing activities		
Purchase of property, plant and equipment	**(276)**	(217)
Additions of investment properties	**(4,169)**	(2,771)
Purchase of intangible assets	**(46)**	(64)
Proceeds from disposal of investment properties	**454**	5,291
Proceeds from disposal of subsidiary companies, net of cash disposed of	**-**	535
Payment for acquisition of subsidiary companies, net of cash acquired	**-**	(3,699)
Purchase of shares in joint venture companies	**(712)**	(791)
Purchase of shares in associated companies	**-**	(10,397)
Purchase of financial assets at fair value through profit or loss	**(17)**	(161)
Equity to joint venture companies	**(1,032)**	(356)
Loans to joint venture companies	**(779)**	(1,604)
Repayment of loans by joint venture companies	**605**	435
Loans to associated companies	**(298)**	-
Repayment of loans by associated companies	**-**	17
Initial leasing costs incurred	**(7)**	(79)
Net cash used in investing activities	**(6,277)**	(13,861)
Net cash outflow before financing activities	**(2,515)**	(8,416)
Financing activities		
Loans drawn and refinanced	**8,408**	11,523
Bonds issued	**6,904**	6,742
Repayment of loans and bonds	**(7,535)**	(3,130)
Advances from an associated company	**2,049**	-
Principal elements of lease payments	**(83)**	(82)
	9,743	15,053
Capital contribution from non-controlling interests	**33**	16
Repurchase of the Company's shares	**(723)**	-
Dividends paid to the Company's shareholders	**(6,201)**	(5,909)
Dividends paid to non-controlling interests	**(95)**	(95)
Net cash from financing activities	**2,757**	9,065
Increase in cash and cash equivalents	**242**	649
Cash and cash equivalents at 1st January	**5,097**	4,502
Effect of exchange differences	**(127)**	(54)
Cash and cash equivalents at 31st December	**5,212**	5,097
Represented by:		
Bank balances and short-term deposits maturing within three months		
Include in bank balances and short-term deposits	**5,121**	5,097
Include in assets classified as held for sale	**91**	-
	5,212	5,097

1. Segment Information

The Group is organised on a divisional basis: Property investment, Property trading and Hotels. The reportable segments within each of the three divisions are classified according to the nature of the business.

(a) Information about reportable segments

Analysis of Consolidated Statement of Profit or Loss

	External revenue HK$M	Inter-segment revenue HK$M	Operating profit/(losses) after depreciation and amortisation HK$M	Finance charges HK$M	Finance income HK$M	Share of profit less losses of joint venture companies HK$M	Share of profit less losses of associated companies HK$M	Profit/ (Losses) before taxation HK$M	Taxation HK$M	Profit/ (Losses) for the year HK$M	Profit/(Losses) attributable to the Company's shareholders HK$M	Depreciation and amortisation charged to operating profit HK$M
Year ended 31st December 2024												
Property investment	**13,452**	**3**	**8,030**	**(1,213)**	**230**	**1,323**	**(5)**	**8,365**	**(1,039)**	**7,326**	**7,234**	**(304)**
Property trading	**88**	**-**	**(178)**	**-**	**3**	**(21)**	**14**	**(182)**	**(54)**	**(236)**	**(233)**	**(29)**
Hotels	**888**	**5**	**(154)**	**(11)**	**-**	**(69)**	**30**	**(204)**	**13**	**(191)**	**(191)**	**(182)**
Change in fair value of investment properties	**-**	**-**	**(5,996)**	**-**	**-**	**(529)**	**83**	**(6,442)**	**(1,058)**	**(7,500)**	**(7,576)**	**-**
Inter-segment elimination	**-**	**(8)**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
	14,428	**-**	**1,702**	**(1,224)**	**233**	**704**	**122**	**1,537**	**(2,138)**	**(601)**	**(766)**	**(515)**
Year ended 31st December 2023												
Property investment	13,525	3	8,201	(725)	203	866	7	8,552	(1,117)	7,435	7,325	(314)
Property trading	166	-	(89)	-	15	(46)	-	(120)	(52)	(172)	(169)	-
Hotels	979	5	(103)	(13)	-	(29)	31	(114)	13	(101)	(100)	(201)
Change in fair value of investment properties	-	-	(2,829)	-	-	(667)	(454)	(3,950)	(461)	(4,411)	(4,419)	-
Inter-segment elimination	-	(8)	-	-	-	-	-	-	-	-	-	-
	14,670	-	5,180	(738)	218	124	(416)	4,368	(1,617)	2,751	2,637	(515)

Note: Sales between business segments are accounted for at competitive prices charged to unaffiliated customers for similar goods and services.

1. Segment Information (continued)

(a) Information about reportable segments (continued)

Analysis of total assets of the Group

	Segment assets HK$M	Joint venture companies* HK$M	Associated Companies* HK$M	Bank deposits and cash HK$M	Total assets HK$M	Additions to non-current assets (Note) HK$M
At 31st December 2024						
Property investment	**283,907**	**27,660**	**3,316**	**4,940**	**319,823**	**4,880**
Property trading	**15,235**	**6,760**	**6,968**	**51**	**29,014**	**85**
Hotels	**4,157**	**1,710**	**592**	**130**	**6,589**	**68**
	303,299	**36,130**	**10,876**	**5,121**	**355,426**	**5,033**
At 31st December 2023						
Property investment	289,079	25,799	8,366	4,854	328,098	3,206
Property trading	10,869	6,057	2,167	127	19,220	-
Hotels	4,594	2,201	259	116	7,170	67
	304,542	34,057	10,792	5,097	354,488	3,273

* The assets relating to joint venture and associated companies include the loans due from these companies.

Note: In this analysis, additions to non-current assets during the year exclude joint venture and associated companies, financial assets at fair value through profit or loss and other comprehensive income, financial instruments, deferred tax assets and retirement benefit assets.

Analysis of total liabilities and non-controlling interests of the Group

	Segment liabilities HK$M	Current and deferred tax liabilities HK$M	External borrowings HK$M	Lease liabilities HK$M	Total liabilities HK$M	Non-controlling interests HK$M
At 31st December 2024						
Property investment	**10,184**	**14,900**	**26,458**	**516**	**52,058**	**3,055**
Property trading	**2,718**	**137**	**21,329**	**-**	**24,184**	**-**
Hotels	**193**	**-**	**560**	**4**	**757**	**46**
	13,095	**15,037**	**48,347**	**520**	**76,999**	**3,101**
At 31st December 2023						
Property investment	8,196	14,370	25,396	599	48,561	3,025
Property trading	1,670	89	14,422	-	16,181	1
Hotels	237	1	1,351	8	1,597	41
	10,103	14,460	41,169	607	66,339	3,067

1. Segment Information (continued)

(a) Information about reportable segments (continued)

Analysis of external revenue of the Group - Timing of revenue recognition

	At a point in time HK$M	Over time HK$M	Rental income on leases HK$M	Total HK$M
Year ended 31st December 2024				
Property investment	**-**	**136**	**13,316**	**13,452**
Property trading	**88**	**-**	**-**	**88**
Hotels	**395**	**493**	**-**	**888**
	483	**629**	**13,316**	**14,428**
Year ended 31st December 2023				
Property investment	-	117	13,408	13,525
Property trading	166	-	-	166
Hotels	465	514	-	979
	631	631	13,408	14,670

(b) Information about geographical areas

The activities of the Group are principally based in Hong Kong, the Chinese Mainland and the U.S.A.

An analysis of revenue and non-current assets of the Group by principal markets is outlined below:

	Revenue		Non-current assets (Note)	
	2024	2023	**2024**	2023
	HK$M	HK$M	**HK$M**	HK$M
Hong Kong	**8,620**	9,136	**215,660**	224,443
Chinese Mainland	**5,284**	5,034	**62,566**	59,436
U.S.A.	**524**	500	**2,226**	6,648
	14,428	14,670	**280,452**	290,527

Note: In this analysis, the total of non-current assets exclude joint venture and associated companies (and loans advanced to these companies), financial assets at fair value through profit or loss and other comprehensive income, financial instruments, deferred tax assets and retirement benefit assets.

Of the joint venture and associated companies balances, HK$7,105 million (2023: HK$7,635 million) is based in Hong Kong, HK$23,686 million (2023: HK$21,566 million) is based in the Chinese Mainland and HK$672 million (2023: HK$658 million) is based in U.S.A. and elsewhere.

2. Revenue

Revenue represents sales by the Company and its subsidiary companies to external customers which comprises:

	2024	2023
	HK$M	HK$M
Gross rental income from investment properties	**13,316**	13,408
Property trading	**88**	166
Hotels	**888**	979
Rendering of other services	**136**	117
	14,428	14,670

3. Cost of Sales

	2024	2023
	HK$M	HK$M
Direct rental outgoings in respect of investment properties that		
- generated rental income	**3,034**	2,984
- did not generate rental income	**313**	282
	3,347	3,266
Property trading	**62**	119
Hotels	**849**	899
	4,258	4,284

4. Other Net Losses

	2024 **HK$M**	2023 HK$M
Gains arising from the acquisition of interests in joint venture companies	**-**	551
Losses on disposal of investment properties	**-**	(16)
Losses on disposal of property, plant and equipment	**(10)**	(2)
Losses on disposal of assets classified as held for sale	**(220)**	(44)
Change in fair value of assets classified as held for sale	**(2)**	(442)
Reversal on impairment loss on a hotel held as part of a mixed-use development	**15**	-
Net foreign exchange gains/(losses)	**2**	(240)
Others	**120**	79
	(95)	(114)

5. Expenses by Nature

Expenses included in cost of sales, administrative and selling expenses, and other operating expenses are analysed as follows:

	2024 **HK$M**	2023 HK$M
Impairment charged on trade receivables (note (i))	**33**	40
Depreciation of property, plant and equipment	**313**	275
Depreciation of right-of-use assets		
- leasehold land held for own use	**31**	29
- property	**48**	49
Amortisation of		
- intangible assets	**71**	66
- initial leasing costs in respect of investment properties	**52**	96
Staff costs (note (ii))	**2,364**	2,115
Other lease expenses (note (iii))	**33**	31
Auditors' remuneration		
- audit services	**14**	14
- tax services	**1**	2
- other services	**5**	4

Notes:

(i) The amounts include impairment charges relating to expected credit losses on forgiveness of lease payments of operating lease receivables, i.e. rent concessions granted to tenants during the year, under HKFRS 9 of HK$27 million (2023: HK$36 million).

(ii) The staff costs on a divisional basis are: Property investment of HK$1,810 million (2023: HK$1,576 million), Property trading of HK$94 million (2023: HK$90 million) and Hotels of HK$460 million (2023: HK$449 million).

(iii) These expenses relate to short-term leases and leases of low-value assets. They are directly charged to the consolidated statement of profit or loss and are not included in the measurement of lease liabilities under HKFRS 16.

6. Net Finance Charges

	2024	2023
	HK$M	HK$M
Interest charged on:		
Bank loans and overdrafts	**952**	743
Bonds	**782**	614
Interest-bearing advances from joint venture companies and associated companies	**5**	2
Lease liabilities	**19**	21
Net fair value (gains)/losses on derivative instruments		
Cash flow hedges – transferred from other comprehensive income	**(55)**	(41)
Cross-currency swaps not qualifying as hedges	**(1)**	1
Other financing costs	**169**	125
	1,871	1,465
Losses on the movement in the fair value of the liability in respect of a put option in favour of the owner of a non-controlling interest	**74**	53
Capitalised on:		
Investment properties	**(407)**	(510)
Properties for sale	**(314)**	(270)
	1,224	738
Interest income on:		
Short-term deposits and bank balances	**(74)**	(64)
Loans to joint venture and associated companies	**(159)**	(136)
Others	**-**	(18)
	(233)	(218)
Net finance charges	**991**	520

7. Taxation

	2024		2023	
	HK$M	**HK$M**	HK$M	HK$M
Current taxation				
Hong Kong Profits Tax	**421**		494	
Chinese Mainland Enterprise Income Tax (“EIT”)	**643**		650	
Other taxes	**103**		15	
Over-provisions in prior years	**(5)**		(28)	
		1,162		1,131
Deferred taxation				
Change in fair value of investment properties	**629**		106	
Origination and reversal of temporary differences	**347**		380	
		976		486
		2,138		1,617

Hong Kong Profits Tax is calculated at 16.5% (2023: 16.5%) on the estimated assessable profits for the year. Under the Law of the People’s Republic of China on Enterprise Income Tax (the “EIT Law”) and Implementation Regulation of the EIT Law, the Chinese Mainland EIT is calculated at 25% (2023: 25%) on the estimated assessable profits for the year. Other taxes are calculated at tax rates applicable in jurisdictions in which the Group is assessable for tax.

8. Dividends

	2024	2023
	HK$M	HK$M
First interim dividend paid on 9th October 2024 of HK$0.34 per share (2023: HK$0.33)	**1,989**	1,931
Second interim dividend declared on 13th March 2025 of HK$0.76 per share (2023: HK$0.72)	**4,390**	4,212
	6,379	6,143

The first interim dividend paid for the year ended 31st December 2024 does not include the amount of the dividend in respect of the shares of the Company which were repurchased prior to 4th September 2024.

The second interim dividend is not accounted for in 2024 because it had not been declared or approved at the year-end date. The actual amount payable in respect of 2024 will be accounted for as an appropriation of the revenue reserve in the year ending 31st December 2025 when declared. The amount payable in respect of the second interim dividend for 2024 is calculated based on the number of shares in issue at 7th March 2025. In determining the number of shares in issue, shares repurchased by the Company but not yet cancelled are excluded, as none of the shares repurchased but not yet cancelled by the Company would receive the aforesaid dividend. At 7th March 2025, the number of repurchased shares pending cancellation were 15,000,000 shares. The Company would not hold any repurchased shares as treasury shares.

The Directors have declared a second interim dividend of HK$0.76 per share which, together with the first interim dividend of HK$0.34 per share paid in October 2024, amount to full year dividend of HK$1.10 (2023: HK$1.05) per share. The second interim dividend will be paid on Thursday, 8th May 2025 to shareholders registered at the close of business on the record date, being Thursday, 3rd April 2025. Shares of the Company will be traded ex-dividend as from Tuesday, 1st April 2025.

The register of members will be closed on Thursday, 3rd April 2025, during which day no transfer of shares will be effected. In order to qualify for entitlement to the second interim dividend, all transfer forms accompanied by the relevant share certificates must be lodged with the Company's share registrars, Computershare Hong Kong Investor Services Limited, 17th Floor, Hopewell Centre, 183 Queen's Road East, Hong Kong, for registration not later than 4:30 p.m. on Wednesday, 2nd April 2025.

To facilitate the processing of proxy voting for the annual general meeting to be held on 13th May 2025, the register of members will be closed from 8th May 2025 to 13th May 2025, both days inclusive, during which period no transfer of shares will be effected. In order to be entitled to attend and vote at the annual general meeting, all transfer forms accompanied by the relevant share certificates must be lodged with the Company's share registrars, Computershare Hong Kong Investor Services Limited, 17th Floor, Hopewell Centre, 183 Queen's Road East, Hong Kong, for registration not later than 4:30 p.m. on Wednesday, 7th May 2025.

9. (Loss)/Earnings Per Share (Basic and Diluted)

Basic loss (2023: earnings) per share is calculated by dividing the loss attributable to the Company's shareholders of HK$766 million (2023: profit of HK$2,637 million) by the daily weighted average number of 5,845,544,241 ordinary shares in issue during the year (2023: 5,850,000,000 ordinary shares).

Diluted (loss)/earnings per share is equal to basic (loss)/earnings per share as there was no dilutive potential share outstanding for the year ended 31st December 2024 (2023: same).

10. Investment Properties

	Completed HK$M	Under Development HK$M	Total HK$M
At 1st January 2024	**256,786**	**24,485**	**281,271**
Translation differences	**(1,866)**	**(145)**	**(2,011)**
Additions	**924**	**3,742**	**4,666**
Cost written back	**(21)**	**-**	**(21)**
Transfer between categories	**4,283**	**(4,283)**	**-**
Net transfers (to)/from property, plant and equipment	**(51)**	**283**	**232**
Net transfers (to)/from right-of-use assets	**(211)**	**9**	**(202)**
Transfer to properties for sale	**-**	**(1,682)**	**(1,682)**
Transfer to assets classified as held for sale	**(4,755)**	**-**	**(4,755)**
Net fair value losses	**(4,977)**	**(1,019)**	**(5,996)**
	250,112	**21,390**	**271,502**
Add: Initial leasing costs	**115**	**-**	**115**
At 31st December 2024	**250,227**	**21,390**	**271,617**
At 1st January 2023	248,114	23,077	271,191
Translation differences	(1,144)	(56)	(1,200)
Acquisition of subsidiary companies	15,230	-	15,230
Additions	975	1,957	2,932
Cost written back	(55)	-	(55)
Disposals	(4,006)	-	(4,006)
Net transfers from property, plant and equipment	96	-	96
Net transfers to right-of-use assets	(80)	(8)	(88)
Net fair value losses	(2,344)	(485)	(2,829)
	256,786	24,485	281,271
Add: Initial leasing costs	192	-	192
At 31st December 2023	256,978	24,485	281,463

Geographical Analysis of Investment Properties

	2024 HK$M	2023 HK$M
Held in Hong Kong		
On medium-term leases (10 to 50 years)	**29,801**	30,994
On long-term leases (over 50 years)	**181,275**	189,043
	211,076	220,037
Held in the Chinese Mainland		
On short-term leases (less than 10 years)	**858**	975
On medium-term leases (10 to 50 years)	**58,684**	54,989
	59,542	55,964
Held in the U.S.A.		
Freehold	**884**	5,270
	271,502	281,271

11. Right-of-use Assets

The recognised right-of-use assets relate to the following types of assets:

	2024	2023
	HK$M	HK$M
Leasehold land held for own use	**2,671**	2,502
Property	**115**	153
	2,786	2,655

Additions to right-of-use assets during the year ended 31st December 2024 were HK$12 million (2023: HK$62 million).

During the year ended 31st December 2024, cash outflows for leases were included in the consolidated statement of cash flows as (a) interest paid of HK$19 million (2023: HK$21 million) under "operating activities", (b) payment for short-term and low-value assets leases of HK$33 million (2023: HK$31 million) recorded in cash generated from operations under "operating activities" and (c) principal elements of lease payments of HK$83 million (2023: HK$82 million) under "financing activities".

12. Properties Held for Development

	2024	2023
	HK$M	HK$M
Freehold land	**982**	989
Development cost	**219**	221
	1,201	1,210

13. Assets Classified as Held for Sale/Liabilities Associated with Assets Classified as Held for Sale

As at 31st December 2024, assets classified as held for sale and liabilities associated with assets classified as held for sale represent the Group's interests in certain investment properties in the U.S.A. Management believes that the disposal is highly probable within one year and the carrying value of these assets will be recovered principally through sale rather than through continuing use. Accordingly, the assets and liabilities in relation to the operations of these assets were reclassified as held for sale and were measured at the lower of carrying amount and fair value less costs to sell, except for investment properties which are carried at fair value.

As at 31st December 2023, assets classified as held for sale represented the Group's 100% interest in investment properties comprising 384 car parking spaces at stages I to IX of the Taikoo Shing residential development in Hong Kong. All these car parking spaces were sold during the year.

14. Properties for Sale

	2024	2023
	HK$M	HK$M
Properties under development		
- development costs	**3,837**	1,586
- leasehold land	**8,751**	7,389
Completed properties		
- development costs	**54**	84
- leasehold land	**34**	62
	12,676	9,121

15. Trade and Other Receivables

	2024	2023
	HK$M	HK$M
Trade debtors	**448**	500
Prepayments and accrued income	**115**	116
Amounts due from an intermediate holding company	**-**	1
Other receivables	**3,642**	2,889
	4,205	3,506

The analysis of the age of trade debtors at the year end (based on their invoice dates) is as follows:

	2024	2023
	HK$M	HK$M
Up to 3 months	**413**	468
Between 3 and 6 months	**16**	14
Over 6 months	**19**	18
	448	500

The Group does not grant any credit terms to its customers, except to corporate customers in the hotel division where commercial trade credit terms are given. The Group also holds non-interest-bearing rental deposits as security against trade debtors.

16. Trade and Other Payables

	2024	2023
	HK$M	HK$M
Trade creditors	**933**	1,046
Rental deposits from tenants	**2,942**	2,965
Deposits received on sale of investment properties	**403**	269
Put option in respect of a non-controlling interest	**653**	613
Other payables		
Accrued capital expenditure	**1,233**	1,155
Amounts due to an intermediate holding company	**92**	112
Amounts due to an associated company	**37**	13
Advances from a non-controlling interest	**1,476**	1,236
Interest-bearing advances from an associated company at 0.35% per annum	**2,021**	-
Others	**2,606**	2,622
	7,465	5,138
	12,396	10,031
Amounts due after one year included under non-current liabilities	**(403)**	(268)
	11,993	9,763

The analysis of the age of trade creditors at the year end (based on their invoice dates) is as follows:

	2024	2023
	HK$M	HK$M
Up to 3 months	**933**	1,046

17. Lease Liabilities

	2024 HK$M	2023 HK$M
Maturity profile at the year end is as follows:		
Within 1 year	**86**	80
Between 1 and 2 years	**71**	84
Between 2 and 5 years	**162**	180
Over 5 years	**201**	263
	520	607
Amount due within one year included under current liabilities	**(86)**	(80)
	434	527

At 31st December 2024, the weighted average incremental borrowing rate applied in measuring the lease liabilities was 3.4% per annum (2023: 3.4% per annum).

18. Share Capital

	Ordinary shares	HK$M
Issued and fully paid with no par value:		
At 1st January 2024	5,850,000,000	10,449
Repurchased and cancelled during the year	(35,778,600)	-
At 31st December 2024	**5,814,221,400**	**10,449**
At 1st January 2023 and 31st December 2023	5,850,000,000	10,449

During the year ended 31st December 2024, the Company repurchased 47,778,600 ordinary shares on The Stock Exchange of Hong Kong Limited for a total aggregate price of HK$750 million (excluding transaction fees). The repurchase was governed by section 257 of the Hong Kong Companies Ordinance. The total amount paid for the repurchased ordinary shares was paid wholly out of the distributable profits of the Company included in its revenue reserve.

There was no purchase, sale or redemption by the Company of its shares during the year ended 31st December 2023.

19. Reserves

	Revenue reserve HK$M	Merger reserve HK$M	Property revaluation reserve HK$M	Cash flow hedge reserve HK$M	Translation reserve HK$M	Total HK$M
At 1st January 2024	**276,689**	**(1,108)**	**2,042**	**(57)**	**(2,933)**	**274,633**
Loss for the year	(766)	-	-	-	-	(766)
Other comprehensive income						
Revaluation of properties previously occupied by the Group						
- gains recognised during the year	-	-	1	-	-	1
Defined benefit plans						
- remeasurement gains recognised during the year	132	-	-	-	-	132
- deferred tax	(22)	-	-	-	-	(22)
Cash flow hedges						
- gains recognised during the year	-	-	-	120	-	120
- transferred to net finance charges	-	-	-	(55)	-	(55)
- deferred tax	-	-	-	(10)	-	(10)
Share of other comprehensive income of joint venture and associated companies						
- recognised during the year	-	-	-	-	(856)	(856)
Net translation differences recognised during the year	-	-	-	-	(1,347)	(1,347)
Total comprehensive income for the year	(656)	-	1	55	(2,203)	(2,803)
Repurchase of the Company's shares	(752)	-	-	-	-	(752)
2023 second interim dividend (note 8)	(4,212)	-	-	-	-	(4,212)
2024 first interim dividend (note 8)	(1,989)	-	-	-	-	(1,989)
At 31st December 2024	**269,080**	**(1,108)**	**2,043**	**(2)**	**(5,136)**	**264,877**

19. Reserves (continued)

	Revenue reserve HK$M	Merger reserve HK$M	Property revaluation reserve HK$M	Cash flow hedge reserve HK$M	Translation reserve HK$M	Total HK$M
At 1st January 2023	280,008	(1,108)	2,007	9	(2,154)	278,762
Profit for the year	2,637	-	-	-	-	2,637
Other comprehensive income						
Revaluation of properties previously occupied by the Group						
- gains recognised during the year	-	-	46	-	-	46
- deferred tax	-	-	(11)	-	-	(11)
Defined benefit plans						
- remeasurement losses recognised during the year	(56)	-	-	-	-	(56)
- deferred tax	9	-	-	-	-	9
Cash flow hedges						
- losses recognised during the year	-	-	-	(38)	-	(38)
- transferred to net finance charges	-	-	-	(41)	-	(41)
- deferred tax	-	-	-	13	-	13
Share of other comprehensive income of joint venture and associated companies						
- recognised during the year	-	-	-	-	(103)	(103)
- reclassified to profit or loss on deemed disposal	-	-	-	-	228	228
Net translation differences recognised during the year	-	-	-	-	(904)	(904)
Total comprehensive income for the year	2,590	-	35	(66)	(779)	1,780
2022 second interim dividend	(3,978)	-	-	-	-	(3,978)
2023 first interim dividend (note 8)	(1,931)	-	-	-	-	(1,931)
At 31st December 2023	276,689	(1,108)	2,042	(57)	(2,933)	274,633

20. Changes in Accounting Policies and Disclosures

The following revised standards and interpretation were required to be adopted by the Group effective from 1st January 2024:

Amendments to HKAS 1	Classification of Liabilities as Current or Non-current
Amendments to HKAS 1	Non-current Liabilities with Covenants
Amendments to HKFRS 16	Lease Liability in a Sale and Leaseback
HK-Interpretation 5 (Revised)	Presentation of Financial Statements – Classification by the Borrower of a Term Loan that Contains a Repayment on Demand Clause
Amendments to HKAS 7 and HKFRS 7	Supplier Finance Arrangements

None of the revised standards and interpretation had a significant effect on the Group's consolidated financial statements or accounting policies.

21. Requirement in Connection with Publication of "Non-statutory Accounts" under Section 436 of the Hong Kong Companies Ordinance Cap. 622

The financial information relating to the years ended 31st December 2023 and 2024 that is included in this document does not constitute the Company's statutory annual consolidated financial statements for those years but is derived from those financial statements.

The non-statutory accounts (within the meaning of section 436 of the Companies Ordinance (Cap. 622) (the "Ordinance")) in this document are not specified financial statements (within such meaning). The specified financial statements for the year ended 31st December 2023 have been delivered to the Registrar of Companies in Hong Kong in accordance with section 664 of the Ordinance. The specified financial statements for the year ended 31st December 2024 have not been but will be delivered to the Registrar of Companies in Hong Kong in accordance with section 664 of the Ordinance. Auditor's reports have been prepared on the specified financial statements for the years ended 31st December 2023 and 2024. Those reports were not qualified or otherwise modified, did not refer to any matters to which the auditor drew attention by way of emphasis without qualifying the reports and did not contain statements under section 406(2) or 407(2) or (3) of the Ordinance.

ADDITIONAL INFORMATION

Corporate Governance

The Company complied with all the code provisions set out in the Corporate Governance Code (the "CG Code") contained in Part 2 of Appendix C1 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules") throughout the year covered by the annual report.

The Company has adopted a code of conduct (the "Securities Code") regarding securities transactions by Directors on terms no less exacting than the required standard set out in the Model Code for Securities Transactions by Directors of Listed Issuers (the "Model Code") contained in Appendix C3 to the Listing Rules. These rules are available on the Company's website.

On specific enquiries made, all the Directors of the Company have confirmed that, in respect of the accounting period covered by the annual report, they have complied with the required standard set out in the Model Code and the Securities Code.

Details of the Company's corporate governance practices will be available in the 2024 annual report.

The annual results have been reviewed by the Audit Committee of the Company.

Annual Report

The 2024 Annual Report containing all the information required by the Listing Rules will be published on the website of Hong Kong Exchanges and Clearing Limited and the Company website www.swireproperties.com. Printed copies will be sent to shareholders who have elected to receive printed copies on 9th April 2025.

List of Directors

At the date of this announcement, the Directors of the Company are:

Executive Directors: Guy Bradley (Chairman), Tim Blackburn, Fanny Lung, Mabelle Ma;
Non-Executive Directors: Adam Fenwick, Raymond Lim, Martin Murray, Richard Sell, Merlin Swire; and
Independent Non-Executive Directors: Thomas Choi, Spencer Fung, May Wu, Yan Yan and Angela Zhu.

By Order of the Board
Swire Properties Limited
Guy Bradley
Chairman
Hong Kong, 13th March 2025

GLOSSARY

References in this document to Hong Kong are to Hong Kong SAR.

Attributable gross rental income Gross rental income less amount shared by non-controlling interests plus the Group's share of gross rental income of joint venture and associated companies, and adjusted with related rental concession recognised in the consolidated statement of profit or loss.

Equity attributable to the Company's shareholders Equity before non-controlling interests.

Gross borrowings Total of loans, bonds and overdrafts.

Net assets employed Total equity plus net debt.

Net debt Total borrowings and lease liabilities less short-term deposits and bank balances.

Underlying profit Reported profit adjusted principally for the impact of (i) changes in the fair value of investment properties, (ii) deferred tax on investment properties and (iii) amortisation of right-of-use assets reported under investment properties.

Recurring underlying profit Underlying profit adjusted for significant credits and charges of a non-recurring nature, including gains or losses on the sale of interests in investment properties.

Ratios

$$\text{(Loss)/Earnings per share} = \frac{\text{(Loss)/Profit attributable to the Company's shareholders}}{\text{Weighted average number of shares in issue during the year}}$$

$$\text{Return on average equity attributable to the Company's shareholders} = \frac{\text{(Loss)/Profit attributable to the Company's shareholders}}{\text{Average equity during the year attributable to the Company's shareholders}}$$

$$\text{Equity attributable to the Company's shareholders per share} = \frac{\text{Equity before non-controlling interests}}{\text{Number of shares in issue at the end of year}}$$

$$\text{Gearing ratio} = \frac{\text{Net debt}}{\text{Total equity}}$$

$$\text{Interest cover} = \frac{\text{Operating profit}}{\text{Net finance charges}}$$

$$\text{Cash interest cover} = \frac{\text{Operating profit}}{\text{Total of net finance charges and capitalised interest}}$$

$$\text{Dividend payout ratio} = \frac{\text{Dividends paid and declared}}{\text{(Loss)/Profit attributable to the Company's shareholders}}$$

FINANCIAL CALENDAR AND INFORMATION FOR INVESTORS

Financial Calendar 2025

Shares traded ex-dividend	1st April
Share register closed for 2024 second interim dividend entitlement	3rd April
Annual Report available to shareholders	9th April
Payment of 2024 second interim dividend	8th May
Share register closed for attending and voting at Annual General Meeting	8th – 13th May
Annual General Meeting	13th May
Interim results announcement	August
2025 first interim dividend payable	October

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Hong Kong

Registrars

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Hong Kong

Website: www.computershare.com

Stock Code

Hong Kong Stock Exchange 01972

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PricewaterhouseCoopers
Certified Public Accountants
and Registered Public Interest Entity Auditor

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Public Affairs

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Request for Feedback

In order that we may improve our reporting, we would be grateful to receive your comments on our public announcements and disclosures via e-mail to ir@swireproperties.com.

Disclaimer

This document may contain forward-looking statements that reflect the Company's beliefs, plans or expectations about the future or future events. These forward-looking statements are based on a number of assumptions, estimates and projections, and are therefore subject to inherent risks, uncertainties and other factors beyond the Company's control. The actual results or outcomes of events may differ materially and/or adversely due to a number of factors, including changes in the economies and industries in which the Group operates (in particular in Hong Kong and the Chinese Mainland), macro-economic and geopolitical uncertainties, changes in the competitive environment, data quality, foreign exchange rates, interest rates and commodity prices, and the Group's ability to identify and manage risks to which it is subject. Nothing contained in these forward-looking statements is, or shall be, relied upon as any assurance or representation as to the future or as a representation or warranty otherwise. Neither the Company nor its directors, officers, employees, agents, affiliates, advisers or representatives assume any responsibility to update these forward-looking statements or to adapt them to future events or developments or to provide supplemental information in relation thereto or to correct any inaccuracies.