

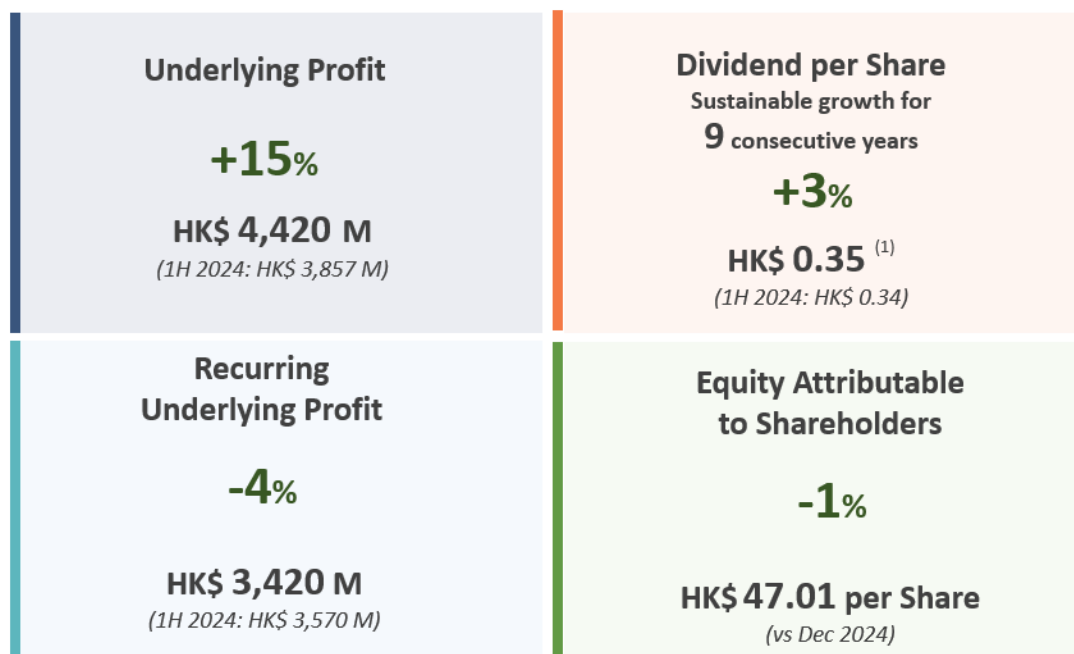
For Immediate Release

**Swire Properties Achieves Strong Performance in First Half of 2025**

*Capital recycling strategy reinforces Company's financial strength and its ability to deliver on HK\$100 billion investment plan*

**Summary of 2025 Interim Results**

- Underlying profit increased by 15% to HK\$4,420 million in the first half of 2025, reflecting the successful execution of Swire Properties' capital recycling strategy and rental resilience.
- A first interim dividend for 2025 of HK\$0.35 per share was declared, representing an increase of 3% year-on-year and a sustained dividend growth for nine consecutive years.
- Hong Kong retail sales began to pick up in the second quarter and outperformed the market. All malls in Hong Kong maintained a 100% occupancy rate.
- Hong Kong office portfolio remains resilient amid a subdued market. It continues to benefit from the flight-to-quality trend, resulting in steady occupancy and strong tenant retention.
- Retail sales in the Chinese Mainland performed well relative to the market, supported by the Government's expanded stimulus package and relaxation of policies.
- Building an exciting and diverse residential pipeline – the Hong Kong market is well placed to capture renewed interest with an improving sentiment and supportive Government policies. There was an exceptional market response for the launch of the Lujiazui Taikoo Yuan residential project in Shanghai. In South East Asia, the Company is expanding its residential trading portfolio with high-quality projects, including in Bangkok and Jakarta.



(1) 1<sup>st</sup> interim dividend per share.

**7 August 2025, Hong Kong** – Swire Properties Limited today announced its Interim Results for 2025. Underlying profit increased by 15% to HK\$4,420 million in the first half of 2025, supported by a successful capital recycling strategy and rental resilience. The result principally reflected the profit arising from the disposal of the Company's interests in the Brickell City Centre retail mall in Miami, U.S.A., along with car parking spaces and certain shared facilities, as well as a parcel of land adjacent to Brickell City Centre.

The recurring underlying profit attributable to shareholders decreased by 4% from HK\$3,570 million in the first half of 2024 to HK\$3,420 million in the first half of 2025, primarily reflecting a reduction in office rental income in Hong Kong.

Guy Bradley, Chairman of Swire Properties, said, "Swire Properties has delivered a strong result despite challenging market conditions. Our strategic approach to capital recycling is helping to reinforce the Company's overall focus on shareholder value while enabling reinvestment into high-growth potential opportunities in our core markets of Hong Kong, the Chinese Mainland and South East Asia."

Swire Properties declared a first interim dividend for 2025 of HK\$0.35 per share. This represents a 3% increase over the first interim dividend for 2024. The Company's policy is to deliver sustainable growth in dividends and pay out approximately half of the underlying profit in ordinary dividends over time. Riding on the progress of its long-term investments and capital recycling strategy, the Company aims to deliver a progressive, mid-single digit annual growth in dividends.

In Hong Kong, the retail market has softened in the face of an increase in outbound travel, shifting consumer behaviour and economic uncertainty resulting from trade tariffs imposed by the U.S.A. Nevertheless, the Company's malls maintained high occupancy, and its retail sales picked up in the second quarter and outperformed the market. The Company will continue to focus on trade mix enhancements, improving its loyalty programmes, and offering a range of experiential activations to attract both local customers and tourists.

The office market in Hong Kong remains challenging, with high vacancy rates and new supply exerting downward pressure on rents. The Company's office portfolio remains resilient, with largely steady occupancy and strong tenant retention. Riding on the current flight-to-quality trend, its premium office assets continue to attract and retain tenants seeking high-quality workplaces.

In the Chinese Mainland, retail sales performed well relative to the market and remained steady in the first half of 2025, helped by an expanded stimulus package from the Government. Overall foot traffic continued to increase, while strong collaborations and close relationships with tenants have given the Company a competitive edge in curating innovative retail experiences across its Chinese Mainland portfolios. A recent highlight is "The Louis", Louis Vuitton's new architectural landmark at HKRI Taikoo Hui that has sparked excitement both locally in Shanghai and nationwide.

### **Focused growth in core markets**

Swire Properties is making good progress with its HK\$100 billion investment plan, of which 67% of the capital has already been deployed. The Company is prioritising the execution of this strategic plan with a focus on expansion in its three core markets of Hong Kong, the Chinese Mainland and South East Asia.

In the Chinese Mainland, 92% of the HK\$50 billion allocated under the investment plan has already been committed. Swire Properties is expanding its presence in Shanghai with large-scale, mixed-use developments at Lujiazui Taikoo Yuan and the expansion of Taikoo Li Qiantan in Pudong.

In Beijing, Swire Properties' signature approach to sustainability, placemaking and community-building will be introduced at the new Taikoo Place Beijing development. The Company is also developing an innovative retail project in Sanya, an important leisure destination, as well as a retail-led project at Taikoo Li Xi'an, a city rich in heritage and with high growth potential.

Swire Properties is also increasing its commitment to the Greater Bay Area with two exciting projects – the expansion of Taikoo Hui, Guangzhou in Tianhe District and the development of Taikoo Li Julong Wan in Liwan District – the first Taikoo Li project in the Greater Bay Area. The investment in these projects marks an important strategic move in a dynamic and fast-expanding market.

On the residential front, in Hong Kong, Swire Properties' current portfolio comprises completed units available for sale at EIGHT STAR STREET and LA MONTAGNE. The Company is preparing to launch sales for two premium residential projects in Hong Kong, including THE HEADLAND RESIDENCES in Chai Wan and two luxury homes at 6 Deep Water Bay Road in Hong Kong.

Meanwhile, sales at the Company's debut residential project in the Chinese Mainland have been very encouraging. Both batches of sales at Lujiazui Taikoo Yuan Residences attracted strong interest, underscoring the sustained demand for high-quality homes in prime locations in the city.

In South East Asia, Swire Properties continues to make steady progress across its four target markets. In Bangkok, ground was broken for the Company's new ultra-luxury residential project on Wireless Road, while sales at the Savyavasa residential development in Jakarta remained steady, supported by growing demand for high-end residences.

"As we look to the second half of 2025 and beyond, we will remain agile, disciplined and focused on executing our strategy. While the external environment is expected to remain challenging, we are confident in the quality of our portfolio, the professionalism of our people and the clarity of our long-term vision," said Mr Bradley.

For more information about Swire Properties' Interim Results for 2025, please refer to the Announcement.

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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.

In Hong Kong its investment portfolio includes 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<sup>^</sup>, Taikoo Li Xi'an, Sanya development project (Phase 3)\*, New Bund Mixed-use Project\* and 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 Indonesia, Vietnam, Singapore, Thailand and Miami, USA.

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](http://www.swireproperties.com)

*^Taikoo Place Beijing will include the existing INDIGO upon completion.*

*\*Project name to be confirmed.*

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## **SWIRE PROPERTIES LIMITED**

(Incorporated in Hong Kong with limited liability)

**(Stock Code: 01972)**

## **2025 Interim Results**

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## FINANCIAL HIGHLIGHTS

		Six months ended 30th June		
		2025	2024	
	Note	HK\$M	HK\$M	Change
Results				
Revenue		8,723	7,279	+20%
Profit/(Loss) attributable to the Company's shareholders				
Underlying	(a), (b)	4,420	3,857	+15%
Recurring underlying	(a), (b)	3,420	3,570	-4%
Reported		(1,202)	1,796	N/A
Cash generated from operations		6,103	3,701	+65%
Net cash inflow before financing		6,683	1,284	+420%
		HK\$	HK\$	
Earnings/(Loss) per share				
Underlying	(c)	0.76	0.66	+15%
Recurring underlying	(c)	0.59	0.61	-3%
Reported	(c)	(0.21)	0.31	N/A
Dividend per share				
First interim		0.35	0.34	+3%
		30th June 2025 HK\$M	31st December 2024 HK\$M	Change
Financial Position				
Total equity (including non-controlling interests)		272,547	278,427	-2%
Net debt		42,853	43,746	-2%
Gearing ratio	(a)	15.7%	15.7%	0%pt.
		HK\$	HK\$	
Equity attributable to the Company's shareholders per share	(a), (d)	47.01	47.35	-1%

### Notes:

- (a) Refer to glossary on page 73 for definition.
- (b) A reconciliation between reported (loss)/profit and underlying profit attributable to the Company's shareholders is provided on page 9.
- (c) Refer to note 11 to the financial statements for the weighted average number of shares.
- (d) Refer to note 25 to the financial statements for the number of shares at the period end.

	Six months ended 30th June	
	2025 HK\$M	2024 HK\$M
<b>Underlying profit/(losses) by segment</b>		
Property investment	<b>3,747</b>	3,693
Property trading	<b>(282)</b>	(61)
Hotels	<b>(45)</b>	(62)
<b>Recurring underlying profit</b>	<b>3,420</b>	3,570
Divestment	<b>1,000</b>	287
<b>Underlying profit</b>	<b>4,420</b>	3,857

## CHAIRMAN'S STATEMENT

Dear Shareholders,

The first half of 2025 has unfolded against a backdrop of global economic uncertainty. Tariffs, geopolitical tension and the economic slowdown have continued to disrupt the operating environment. Despite these challenges, Swire Properties has delivered a strong performance, underpinned by the quality of our portfolios and our long-term commitment to placemaking.

We are making good progress with our HK\$100 billion investment plan. With 67% of the capital already deployed, we are prioritising the execution of this strategic plan with a focus on expansion in our three core markets of Hong Kong, the Chinese Mainland and South East Asia.

Our strategic approach to capital recycling is reinforcing our financial strength while enabling us to advance our growth ambitions. The recent divestment of Brickell City Centre in Miami marks a key milestone in realising asset values and enabling reinvestment into long-term opportunities in our core markets with higher growth potential.

### Summary of Financial Results

Our underlying profit increased by 15% to HK\$4,420 million in the first half of 2025, which principally reflected the profit arising from the disposal of our interests in the Brickell City Centre retail mall and its car parking spaces and certain shared facilities, as well as the adjacent Brickell City Centre land. Our recurring underlying profit attributable to shareholders decreased by 4% from HK\$3,570 million in the first half of 2024 to HK\$3,420 million in the first half of 2025, primarily reflecting a reduction in office rental income in Hong Kong and higher sales and marketing expenses incurred for several residential trading projects due to launch over the next few years.

Our reported loss attributable to shareholders in the first half of 2025 was HK\$1,202 million, compared to a profit of HK\$1,796 million in the same period of 2024. There was a fair value loss on investment properties of HK\$4,680 million in the first half of 2025 compared to HK\$879 million in the same period in 2024. 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 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 first interim dividend for 2025 of HK\$0.35 per share. This represents a 3% increase over the first interim dividend for 2024. The first interim dividend for 2025 will be paid on Thursday, 9th October 2025 to shareholders registered at the close of business on the record date, being Friday, 5th September 2025. Shares of the Company will be traded ex-dividend from Wednesday, 3rd September 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 progress of our planned investments and capital recycling strategy, our aim is to deliver a progressive, 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 Annual General Meeting held in May 2025. During the first five months up to the Annual General Meeting in May 2025, the Company repurchased 44,736,600 shares for an aggregate cash consideration of HK\$707 million at an average price of HK\$15.8 per share.



**Focused Growth in Core Markets**

Despite ongoing macro-economic uncertainties, we remain committed to our investment plan. Our confidence in our core markets is based on long-term fundamentals. In the Chinese Mainland, we continue to see opportunities in urban regeneration, greater affluence and the evolution of consumer preferences.

We are expanding our presence in Shanghai with two new, large-scale, mixed-use developments at Lujiazui Taikoo Yuan and the expansion of Taikoo Li Qiantan in Pudong. Our ongoing investment in Shanghai has established the city as our largest market in the Chinese Mainland, allowing us to contribute meaningfully to the city's status as an international finance, trade and consumption centre.

In Beijing, Taikoo Place Beijing will introduce our signature approach to sustainability, placemaking and community-building to the city. We are currently developing an innovative retail project in Sanya, a key leisure destination, as well as a retail-led project at Taikoo Li Xi'an, a city rich in heritage with high growth potential. We are increasing our investment in the Greater Bay Area with the expansion of Taikoo Hui in Tianhe District and at Taikoo Li Julong Wan in Liwan District, our first Taikoo Li project in Guangzhou. This marks an important, strategic move in a dynamic and fast-expanding market. Together, this robust pipeline reflects our confidence in the Chinese Mainland's long-term prospects and its pivotal role in our long-term growth strategy. In Hong Kong, our office portfolio remains resilient, supported by a "flight-to-quality" trend favouring premium, well-managed assets with top-tier amenities and strong sustainability credentials. Our retail business has also delivered an encouraging performance, with steady footfall and high occupancy.

We are encouraged by the improving market sentiment in the residential sector, and we are well-positioned to capture demand as confidence returns. We remain deeply committed to our home city and we will continue to invest in Hong Kong with confidence.

We continue to make steady progress in the four key markets in South East Asia. In Bangkok, we broke ground on our new ultra-luxury residential project on Wireless Road, a prime location that reflects our selective and strategic approach to expansion in the region. In Jakarta, sales at Savyavasa remain steady, supported by growing demand for high-end residences.

We are also preparing for the next stage of our sustainability journey. Having met our 2030 target of becoming a global leader in sustainability performance in our industry six years ahead of schedule, we are now focused on setting our 2050 goals. Our mission to create the world's most sustainable communities remains central to all our efforts.

**Outlook**

As we look to the second half of 2025 and beyond, we will remain agile, disciplined and focused on executing our strategy. While external conditions are expected to be challenging, we remain confident in the quality of our portfolio, the professionalism of our people and the clarity of our long-term vision.

I would like to express my sincere thanks to the team at Swire Properties for their dedication and to all our stakeholders for their continued trust and support.

**Guy Bradley**

Chairman

Hong Kong, 7th August 2025

## CHIEF EXECUTIVE'S STATEMENT

Dear Shareholders,

The first half of 2025 has presented a challenging operating environment. Swire Properties has continued to demonstrate resilience, maintaining momentum thanks to a focus on quality, innovation, consistent execution and long-term planning.

Our progress is based on the strength of our core markets and our ability to remain agile while realising our strategy and delivering our vision. We are delivering results with our HK\$100 billion investment plan, transforming our portfolios and reinforcing our presence in key cities in our core markets. With over two-thirds of the plan now deployed, we are making good headway across Hong Kong, the Chinese Mainland and South East Asia.

As we look ahead to the second half of the year, we are focused on execution. With a strong pipeline of projects and a clear strategic direction, Swire Properties is well-positioned to navigate the challenges ahead and continue delivering on our investment plan.

### Business Performance

Recurring underlying profit before taxation from property investment decreased in the first half of 2025, primarily due to lower office rental income in Hong Kong. The office market has remained challenging, with high vacancy rates and new supply exerting downward pressure on rents. Despite these headwinds, the performance of our office portfolio remains resilient, with largely steady occupancy and strong tenant retention. Leasing for Two Taikoo Place and Six Pacific Place is progressing well, reflecting continued demand for premium workspaces.

The retail market in Hong Kong has softened amid outbound travel, shifting consumer behaviour and economic uncertainty posed by the US trade tariffs. Nevertheless, our malls maintained high occupancy and footfall, supported by targeted trade mix enhancements, loyalty programmes, and a

range of experiential activations to attract local customers and tourists.

In the Chinese Mainland, retail sales have stabilised and remained steady in the first half of 2025, due to an expanded stimulus package issued by the government. Relaxation of government policies, including visa-free entry to the Chinese Mainland and a value-added tax refund scheme have helped boost consumer confidence. Despite the disruption caused by upgrading works in some of our malls, overall foot traffic continued to increase, underscoring the appeal of our malls as preferred destinations for visitors.

Collaboration and our close relationships with tenants gives us a competitive edge in curating distinctive retail experiences across our portfolios. A recent highlight is "The Louis", Louis Vuitton's new, architectural landmark at HKRI Taikoo Hui, which has sparked excitement both locally in Shanghai and nationwide. To cater for the growing demand for luxury retail, we are unveiling a refreshed look at Taikoo Li Sanlitun North in Beijing, where several luxury brands have already opened new boutiques. More openings are slated for the second half of the year, with additional retail concepts to be revealed ahead of the full upgrade by 2027.

In Hong Kong, the velocity of residential sales has gradually increased following interest rate cuts and the gradual relaxation of mortgage measures. However, market confidence and buyer sentiment may still take some time to improve. Meanwhile residential sales at our debut project in the Chinese Mainland have been very encouraging. Lujiazui Taikoo Yuan Residences in Shanghai has attracted strong interest across both batches, underscoring the sustained demand for high-quality homes in prime locations.

In South East Asia, Savyavasa in Jakarta has now exceeded 40% pre-sales by saleable area, reflecting a growing appetite for luxury living. Our residential trading pipeline in this region continues to gain momentum. The recovery of the hotel market in Hong Kong has been slower

than expected, while the performance of our hotel business in the Chinese Mainland has been mixed. East Miami, our managed hotel in the U.S.A., continues to perform well. The Mandarin Oriental Miami was closed for redevelopment in May.

### **Strengthening the Portfolio Through Divestment**

The success of our capital recycling strategy continues to support our long-term growth ambitions. In the second quarter of 2025 we completed the sale of our interest in the Brickell City Centre retail mall, car parking spaces and the vacant site adjacent to the mall in Miami for approximately US\$760 million. These proceeds will be reinvested into our HK\$100 billion investment plan, including residential trading opportunities such as The Residences at Mandarin Oriental, Miami, which is currently under planning.

### **Future Prospects**

Looking ahead, we remain focused on executing our HK\$100 billion investment plan across our core markets. While external conditions remain uncertain, we are encouraged by positive signs of recovery and resilience in key sectors.

In Hong Kong, overall office demand is expected to remain subdued. However, we have received increased leasing enquiries due to a more active initial public offering market. Pacific Place and Taikoo Place are well-positioned to benefit from the ongoing “flight-to-quality” trend, as occupiers are increasingly prioritising high-specification buildings with strong sustainability credentials and integrated amenities. We anticipate that this demand will support leasing momentum, particularly as capital markets stabilise and business sentiment improves.

Retail sentiment in Hong Kong remains cautious, impacted by outbound travel and shifting consumer behaviour. Nevertheless, our malls continue to attract footfall thanks to curated trade mixes, targeted marketing campaigns and loyalty initiatives. As part of our

ongoing efforts to strengthen our core portfolios, the opening of Two Queensway Bridge in May 2025 has enhanced connectivity at Pacific Place and across Greater Admiralty.

In the Chinese Mainland, retail sales have demonstrated resilience, supported by expanded government stimulus measures and improving consumer confidence. The luxury segment remains a key driver, with new commitments from top brands reinforcing our position as a destination for premium retail experiences.

We expect the market to improve gradually, with retailers maintaining a cautiously optimistic outlook in the medium to long term. Demand for high-quality retail space is growing, particularly among lifestyle, leisure, and sports brands seeking to expand and offer unique experiences and special concepts. While luxury retailers will remain highly selective in cities like Beijing, Chengdu and Shanghai, demand in Guangzhou is expected to stay firm. Our diverse brand mix and curated tenant strategies position us well to capture this evolving demand and to sustain long-term growth.

Our HK\$100 billion investment plan includes a strong pipeline of major developments in the Chinese Mainland. These include Lujiazui Taikoo Yuan and the expansion of Taikoo Li Qiantan in Shanghai, Taikoo Li Xi'an, Taikoo Li Julong Wan in Guangzhou, and a resort-style, retail development in Haitang Bay, Sanya. Each reflects our commitment to creating vibrant, high-quality urban environments, and reinforces our confidence in the long-term fundamentals of the region.

Looking at our residential trading portfolio in Hong Kong, improving sentiment and supportive policies are expected to drive renewed interest in our upcoming residential launches, including two luxury homes at 6 Deep Water Bay Road and THE HEADLAND RESIDENCES in Chai Wan. Demand and prices are expected to strengthen over the medium to long term, supported by local buyers in Hong Kong and an increase in demand from buyers in the Chinese Mainland.

Demand for high-quality residential developments in Tier-1 cities in the Chinese Mainland is expected to remain strong in the near term. Strong sales results for Lujiazui Taikoo Yuan Residences in Shanghai reflect the continued appetite for premium homes in prime locations. The outlook for Beijing and Shanghai's luxury residential market is anticipated to be steady in the long run.

Urbanisation, a rising middle class and limited supply continue to support luxury residential demand in South East Asia. Markets such as Jakarta, Ho Chi Minh City and Bangkok are expected to improve. Our selective expansion in South East Asia continues to gain traction, and our new ultra-luxury project on Wireless Road in Bangkok reflects our confidence in the region's long-term potential.

In Miami, despite recent market uncertainty, the outlook for the residential market remains robust thanks to Florida's attractive climate, favourable tax regime, and its role as a gateway city to and from Latin America.

Our owned and managed hotel portfolio is expanding, with five new developments confirmed in Tokyo, Beijing, Shenzhen, Shanghai, and Xi'an under third-party management agreements. These additions will strengthen our hospitality footprint and reinforce our commitment to delivering distinctive guest experiences.

With a strong pipeline, strategic capital allocation and a clear focus on operational excellence, we are well-positioned to navigate the competitive landscape and to deliver long-term value to shareholders.

### **Sustainability, Innovation and Social Engagement**

Having achieved our SD2030 goal of becoming a global leader in our industry ahead of schedule, we are now shaping our SD2050 vision which will focus on integrating business, people and nature through placemaking, innovation, and strategic partnerships. Our commitment to community engagement remains strong.

The Swire Properties Community Ambassador programme, our corporate volunteer initiative, is expanding its reach by engaging both our office and retail tenants. Together, we continue to make a positive impact on our community. In 2025 the programme's annual charity book sale "Books for Love @ \$10", mobilised over 7,000 Community Ambassadors and raised more than HK\$1.37 million for local causes.

Youth empowerment continues to be a cornerstone of our placemaking strategy. The Swire Properties Placemaking Academy ("SPPA") has grown into a flagship programme, offering university and secondary school students hands-on experience in designing and executing the White Christmas Street Fair, which is widely recognised as Swire Properties' annual community celebration. Planning is already underway for the 2025 edition, with an expanded outreach and new masterclasses for SPPA members focused on social impact.

We are also committed to accelerating digital transformation and to promoting innovation across our business. Through initiatives such as the Innovation Accelerator Programme and a digital training curriculum, we are equipping our teams to ideate and implement change. We also have several generative AI initiatives in various stages of pilot and scale. These innovations reflect our commitment to building smarter, more responsive environments that enhance our operational agility and customer experience.

### **Looking Ahead**

Despite a challenging external environment in the first half of 2025, our dedicated team has delivered a resilient performance across our core markets, advanced key developments under our HK\$100 billion investment plan and strengthened our commitment to placemaking and sustainable development.

As we look ahead to the second half of the year, we remain confident in the quality of our portfolios and in our ability to realise future opportunities to continue to deliver long-term value to our stakeholders.

Thank you to all our shareholders and our partners for your continued support. I would also like to extend my appreciation to our colleagues at Swire Properties for their dedication, commitment and professionalism. Their contribution remains at the heart of all our achievements.

**Tim Blackburn**

Chief Executive

Hong Kong, 7th August 2025

## REVIEW OF OPERATIONS

	Six months ended		Year ended
	30th June		31st December
	2025	2024	2024
	HK\$M	HK\$M	HK\$M
<b>Revenue</b>			
<b>Gross Rental Income derived from</b>			
Office	2,636	2,765	5,488
Retail	3,652	3,682	7,388
Residential	221	218	440
<b>Other Revenue <sup>(1)</sup></b>	<b>67</b>	<b>62</b>	<b>136</b>
<b>Property Investment</b>	<b>6,576</b>	<b>6,727</b>	<b>13,452</b>
<b>Property Trading</b>	<b>1,706</b>	<b>88</b>	<b>88</b>
<b>Hotels</b>	<b>441</b>	<b>464</b>	<b>888</b>
<b>Total Revenue</b>	<b>8,723</b>	<b>7,279</b>	<b>14,428</b>
<b>Operating Profit/(Losses) derived from</b>			
Property investment			
From operations	3,918	4,389	8,250
Sale of interests in investment properties	(121)	(219)	(220)
Fair value losses in respect of investment properties	(3,900)	(842)	(5,996)
Property trading	511	(54)	(178)
Hotels	(53)	(57)	(154)
<b>Total Operating Profit</b>	<b>355</b>	<b>3,217</b>	<b>1,702</b>
<b>Share of Post-tax (Losses)/Profit from Joint Venture and Associated Companies</b>	<b>(539)</b>	<b>350</b>	<b>826</b>
<b>(Loss)/Profit Attributable to the Company's Shareholders</b>	<b>(1,202)</b>	<b>1,796</b>	<b>(766)</b>

(1) Other revenue is mainly estate management fees.

Additional information is provided in the following section to reconcile reported and underlying profit/(loss) 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 the first half of 2025, the Group's investment properties recorded fair value losses in Hong Kong and the Chinese Mainland of HK\$4,382 million and HK\$308 million, respectively. Further adjustments were also made 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 and a bargain purchase gain arising from the acquisition of an additional interest in a joint venture company in 2024. Amortisation of right-of-use assets classified as investment properties is charged to underlying profit.

	<i>Note</i>	Six months ended 30th June		Year ended 31st December
		2025 HK\$M	2024 HK\$M	2024 HK\$M
<b>Underlying Profit Reconciliation</b>				
<b>(Loss)/Profit Attributable to the Company's Shareholders per Financial Statements</b>		<b>(1,202)</b>	1,796	(766)
Adjustments in respect of investment properties:				
Fair value losses in respect of investment properties	(a)	4,690	831	6,219
Deferred tax on investment properties	(b)	(44)	660	1,283
Fair value gains realised on sale of interests in investment properties	(c)	1,001	527	534
Depreciation of investment properties occupied by the Group	(d)	12	10	22
Non-controlling interests' share of fair value movements less deferred tax		(11)	47	76
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)	14	36	55
Reversal of impairment loss on a hotel held as part of a mixed-use development	(f)	-	(11)	(11)
Bargain purchase gain arising from the acquisition of an additional interest in a joint venture company	(g)	-	-	(566)
Less amortisation of right-of-use assets reported under investment properties	(h)	(40)	(39)	(78)
<b>Underlying Profit Attributable to the Company's Shareholders</b>		<b>4,420</b>	3,857	6,768
Profit from divestment		(1,000)	(287)	(289)
<b>Recurring Underlying Profit Attributable to the Company's Shareholders</b>		<b>3,420</b>	3,570	6,479

**Notes:**

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

<b>Movement in Underlying Profit</b>	<b>HK\$M</b>
Underlying profit in the first half of 2024	3,857
Increase in profit from divestment	713
Increase in profit from property investment	54
Increase in losses from property trading	(221)
Decrease in losses from hotels	17
<b>Underlying profit in the first half of 2025</b>	<b>4,420</b>

Our reported loss attributable to shareholders in the first half of 2025 was HK\$1,202 million, compared to a profit of HK\$1,796 million in the first half of 2024. There was a fair value loss on investment properties (after deducting non-controlling interests) of HK\$4,680 million in the first half of 2025, compared to HK\$879 million in the first half of 2024, mainly arising from the Hong Kong office portfolios for both periods. In the first half of 2024, there was a fair value gain on certain retail investment properties in the Chinese Mainland (reflecting a reduction of the capitalisation rates) which substantially offset the fair value loss from the Hong Kong offices.

Underlying profit attributable to shareholders (which principally adjusts for changes in fair value of investment properties) increased by HK\$563 million from HK\$3,857 million in the first half of 2024 to HK\$4,420 million in the first half of 2025. The increase primarily reflected the profit arising from the disposals of our interests in the Brickell City Centre shopping centre, and its car parking spaces and certain shared facilities, as well as a parcel of land adjacent to the shopping centre (“Brickell City Centre land”) in the U.S.A. in the first half of 2025, partly offset by a reduction in rental income from Hong Kong office portfolios and higher sales and marketing expenses incurred for several residential trading projects.

Recurring underlying profit (which excludes profit from divestments) was HK\$3,420 million in the first half of 2025, compared to HK\$3,570 million in the first half of 2024.

Recurring underlying profit before taxation from property investment decreased in the first half of 2025. This principally reflected lower office rental income from Hong Kong.

In Hong Kong, the office market remained challenging. High vacancy rates and new supplies continued to exert downward pressure on office rent. Despite these challenges, occupancy of our office portfolio remained largely steady. The performance of retail portfolio was soft. Trade mix improvement, diverse 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, changing customer spending behaviour and the economic uncertainty posed by the US trade tariffs.

In the Chinese Mainland, performance of our retail portfolio was stable. Retail sales remained resilient in the first half of 2025 due to an expanded stimulus package issued by the government and improved consumer confidence. Despite disruption caused by upgrading works in some of our malls, the overall foot traffic continued to increase.

In the U.S.A., retail sales and gross rental income, up to the date of disposal of the shopping centre in late June 2025, grew compared to the same period in 2024, reflecting an improved tenant mix and higher opening rate.

The underlying loss from property trading in the first half of 2025 was primarily a result of sales and marketing expenses incurred for several residential trading projects, particularly in Hong Kong and the U.S.A., which are planned to launch in the coming few years. Additionally, there was a loss on the sale of some residential units in Hong Kong.



The speed of recovery of the hotel businesses in Hong Kong was slower than expected, while the performance of our hotels in the Chinese Mainland was mixed. Performance of the managed hotel in the U.S.A. has improved.

## **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 1st August 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 residential developments at THE HEADLAND RESIDENCES, 269 Queen's Road East, 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 Taikoo Li Xi'an; a retail-led development in Sanya; mixed-use developments in Lujiazui Taikoo Yuan and the New Bund in Shanghai; Taikoo Li Julong Wan Guangzhou; the extension of Taikoo Hui to No. 387 Tianhe Road in Guangzhou; as well as 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 and Shenzhen, 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 April 2025, the Group acquired the 12.07% interest in the Brickell City Centre shopping centre (with an approximate leasable area of 500,000 square feet) in Miami, Florida, U.S.A. from Bal Harbour Shops (“BHS”), for a consideration of US\$73.5 million. Following the acquisition, the Group’s interest in the Brickell City Centre shopping centre increased to 75%, with Simon Property Group (“SPG”) holding a 25% interest.

In May 2025, an associated company in which the Group holds a 40% interest launched the sales of the second batch of Lujiazui Taikoo Yuan Residences, a luxury residential development in Shanghai, following a successful first launch in December 2024. 55 out of 57 units of the second batch were pre-sold up to 1st August 2025, bringing in total proceeds of RMB5.93 billion from both launches.

In May 2025, the Group completed the sale of the Brickell City Centre land which is adjacent to the Brickell City Centre shopping centre, with an approximate GFA of 1.5 million square feet, for a consideration of approximately US\$211.5 million. The land had previously been held for development.

In June 2025, the Group completed the disposal of its 75% interest in the Brickell City Centre shopping centre, and its entire interests in the Brickell City Centre car parking spaces and certain shared facilities to SPG for a total consideration of up to US\$548.7 million, of which up to US\$36.1 million will be payable as a contingent consideration at a later date. The amount of contingent consideration is subject to the satisfaction of certain conditions.

In June 2025, the Group acquired a 25% interest in the joint venture company which owns the Mandarin Oriental, Miami from the Mandarin Oriental Hotel Group for a consideration of US\$37 million, increasing the Group’s ownership to 100%. The hotel ceased operations in May 2025 and is scheduled for demolition in early 2026 to allow for the construction of The Residences at The Mandarin Oriental, Miami, which is currently under planning.

In June 2025, pursuant to the sale and purchase agreement entered into in November 2023, the Group provided written notice to the Securities and Futures Commission (“SFC”) in respect of the completion of the sale of the 43rd floor at One Island East in Quarry Bay which is expected to take place on 31st December 2025.

In July 2025, the Group completed the sale of the North Squared site in Miami, Florida with an approximate GFA of 523,000 square feet for a consideration of US\$45 million.

## Portfolio Overview

The aggregate gross floor area (“GFA”) attributable to the Group at 30th June 2025 was approximately 39.0 million square feet.

Of the aggregate GFA attributable to the Group, approximately 33.4 million square feet are investment properties and hotels, comprising completed investment properties and hotels of approximately 23.8 million square feet, and investment properties under development or held for future development of approximately 9.6 million square feet. In Hong Kong, the investment property and hotel portfolio comprise approximately 14.5 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 comprised the shopping centre and car parking spaces at the Brickell City Centre development in Miami, U.S.A., until their disposals in June 2025.

The tables below illustrate the GFA (or expected GFA) attributable to the Group of the investment property and hotel portfolio at 30th June 2025.

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

	Office	Retail	Hotels <sup>(1)</sup>	Residential/ Serviced Apartments	Under Planning	Total
Hong Kong	9.4	2.6	0.8	0.6	-	<b>13.4</b>
Chinese Mainland	2.9	6.2	1.1	0.2	-	<b>10.4</b>
U.S.A. <sup>(2)</sup>	-	-	-	-	-	-
<b>Total</b>	<b>12.3</b>	<b>8.8</b>	<b>1.9</b>	<b>0.8</b>	<b>-</b>	<b>23.8</b>

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

	Office	Retail	Hotels <sup>(1)</sup>	Residential/ Serviced Apartments	Under Planning	Total
Hong Kong	-	-	-	-	1.1	<b>1.1</b>
Chinese Mainland	2.2	3.5	0.2	0.1	2.5	<b>8.5</b>
U.S.A.	-	-	-	-	- <sup>(3)</sup>	-
<b>Total</b>	<b>2.2</b>	<b>3.5</b>	<b>0.2</b>	<b>0.1</b>	<b>3.6</b>	<b>9.6</b>

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

	Office	Retail	Hotels <sup>(1)</sup>	Residential/ Serviced Apartments	Under Planning	Total
<b>Total</b>	<b>14.5</b>	<b>12.3</b>	<b>2.1</b>	<b>0.9</b>	<b>3.6</b>	<b>33.4</b>

(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) The Brickell City Centre retail development was sold in June 2025.

(3) This property previously accounted for under properties held for development in the financial statements with GFA of 1.5 million square feet was sold in May 2025.

The trading portfolio comprises completed units available for sale at EIGHT STAR STREET, LA MONTAGNE and 6 Deep Water Bay Road in Hong Kong. There are eight residential projects under development, three 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 Brickell Key in Miami, U.S.A.

The table below illustrates the GFA (or expected GFA) attributable to the Group of the trading property portfolio at 30th June 2025.

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

	Completed Development <sup>(1)</sup>	Under Development or Held for Development	Total
Hong Kong	0.1	1.0	<b>1.1</b>
Chinese Mainland	-	1.0	<b>1.0</b>
U.S.A. and elsewhere	-	3.5	<b>3.5</b>
<b>Total</b>	<b>0.1</b>	<b>5.5</b>	<b>5.6</b>

(1) Completed development in Hong Kong comprises EIGHT STAR STREET, LA MONTAGNE and 6 Deep Water Bay Road.

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	
	30th June	31st December	Six months ended	Year ended	30th June	31st December
	2025	2024	30th June	31st December	2025	2024
Hong Kong	58%	56%	55%	56%	73%	73%
Chinese Mainland	42%	42%	42%	41%	26%	24%
U.S.A. and elsewhere	-	2%	3%	3%	1%	3%
<b>Total</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

## 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\$2,600 million in the first half of 2025. At 30th June 2025, our office properties, completed and under development, in Hong Kong were valued at HK\$172,845 million. Of this amount, the Group's attributable interest was HK\$164,477 million.

#### Hong Kong Office Portfolio

	GFA (sq. ft.) (100% Basis)	Occupancy (at 30th June 2025)	Attributable Interest
Pacific Place	2,186,433	94%	100%
Taikoo Place – One Island East <sup>(1)</sup> and One Taikoo Place	2,322,772	91%	100%
Taikoo Place – Two Taikoo Place	994,973	68%	100%
Taikoo Place – Other Office Towers <sup>(2)</sup>	3,122,431	89%	50%/100%
Others <sup>(3)</sup>	1,382,417	83%	26.67%/50%/100%
<b>Total</b>	<b>10,009,026</b>		

(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 the first half of 2025 was HK\$2,455 million, representing a 5% decrease from the same period in 2024. High vacancy rates, coupled with new supply, continue to exert downward pressure on office rents across the Hong Kong market. Despite these headwinds, our office portfolio continues to remain resilient. At 30th June 2025, the office portfolio was 88% let. The two latest buildings, Two Taikoo Place and Six Pacific Place (which were completed in September 2022 and February 2024, respectively), were 68% and 56% let, respectively. Excluding Two Taikoo Place and Six Pacific Place, the rest of the office portfolio was 91% 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 30th June 2025.

#### Office Area by Tenants' Businesses (At 30th June 2025)

Banking/Finance/Securities/Investment	27.8%
Trading	19.1%
Professional services (Accounting/Legal/Management consulting/Corporate secretarial)	14.9%
Insurance	11.6%
Technology/Media/Telecoms	8.2%
Real estate/Construction/Property development/Architecture	7.4%
Advertising and public relations	0.6%
Others	10.4%

At 30th June 2025, the top ten office tenants (based on attributable gross rental income in the six months ended 30th June 2025) together occupied approximately 25% of the Group's total attributable office area in Hong Kong.

**Hong Kong Office Market Outlook**

Amid ongoing macroeconomic uncertainties, office demand is expected to remain relatively subdued but we have seen an increase in enquiries from prospective and existing tenants. An improved outlook for capital markets could be a catalyst for an increase in office demand. Given the continuing 'flight-to-quality' trend, the mixed-use nature of the office portfolios at both Pacific Place and Taikoo Place are well-positioned to capture the recovery in demand from premium occupiers who continue to prioritise high-specification office buildings with an accredited environmental and sustainability performance.

The following table shows the percentage of attributable gross rental income from the office properties in Hong Kong, for the month ended 30th June 2025, derived from leases expiring in the periods with no committed renewals or new lettings. Tenancies accounting for approximately 3.6% of the attributable gross rental income in the month of June 2025 are due to expire in the second half of 2025, with tenancies accounting for a further 11.9% of such rental income due to expire in 2026.

**Office Lease Expiry Profile (At 30th June 2025)**

July – December 2025	3.6%
2026	11.9%
2027 and later	84.5%

## 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 2%, to HK\$1,263 million in the first half of 2025. At 30th June 2025, our retail properties in Hong Kong were valued at HK\$52,451 million. Of this amount, the Group's attributable interest was HK\$43,261 million.

The retail 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 30th June 2025)	Attributable Interest
The Mall, Pacific Place	711,182	100%	100%
Cityplaza	1,096,898	100%	100%
Citygate Outlets	803,845	100%	26.67%
Others <sup>(1)</sup>	549,521	100%	26.67%/60%/100%
<b>Total</b>	<b>3,161,446</b>		

(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\$1,169 million in the first half of 2025, a 2% decrease from the same period in 2024, reflecting lower turnover rents. Diverse marketing campaigns and intensive activations were launched to attract both local customers and tourists to our malls. However, economic uncertainty, persistent outbound travel trend and changes in customer spending behaviour continue to adversely affect the retail market. Retail sales increased by 1% and 2%, respectively, at The Mall at Pacific Place and Cityplaza, and decreased by 3% at Citygate Outlets in the first half of 2025. The provisional estimate of the retail sales in the Hong Kong market as a whole decreased by 3% in the first half of 2025.

The malls were almost fully let throughout the period.

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 30th June 2025.

**Retail Area by Tenants' Businesses  
(At 30th June 2025)**

Fashion and accessories	27.7%
Food and beverages	20.1%
Department stores	15.2%
Supermarkets	6.2%
Cinemas	4.2%
Jewellery and watches	1.8%
Ice rink	0.9%
Others	23.9%

At 30th June 2025, the top ten retail tenants (based on attributable gross rental income in the six months ended 30th June 2025) together occupied approximately 25% of the Group's total attributable retail area in Hong Kong.

### 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, changes in customer spending pattern and economic uncertainties posed by the US trade tariffs. 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 retail properties in Hong Kong, for the month ended 30th June 2025, derived from leases expiring in the periods with no committed renewals or new lettings. Tenancies accounting for approximately 8.5% of the attributable gross rental income in the month of June 2025 are due to expire in the second half of 2025, with tenancies accounting for a further 27.8% of such rental income due to expire in 2026.

**Retail Lease Expiry Profile (At 30th June 2025)**

July – December 2025	8.5%
2026	27.8%
2027 and later	63.7%

### 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 approximately 73% let at 30th June 2025. Demand for our residential investment properties remains steady and is primarily driven by local residents and increasing interests from the Chinese Mainland and overseas markets.



**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.

**9-43 Hoi Wan Street and 29-41 Tong Chong Street**

In June 2022, the Group submitted a compulsory sale application for the majority portion of the site in Quarry Bay. The gross site area is approximately 24,800 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****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 SFC. Completion of the sale of the nine floors (45th to 54th floors excluding the 49th floor) currently occupied by the SFC took effect in December 2023. Completion for the 43rd floor will take place not earlier than 31st December 2025 and not later than 31st December 2026, while completion for the 44th floor will take place not earlier than 31st December 2026 and not later than 31st December 2027, and 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. In June 2025, the Group provided written notice to the SFC in respect of the completion of the sale of the 43rd floor which is expected to take place on 31st December 2025.

## 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\$3,073 million in the first half of 2025, similar to that in the first half of 2024. At 30th June 2025, the investment properties in the Chinese Mainland were valued at HK\$129,686 million. Of this amount, the Group's attributable interest was HK\$92,517 million.

#### Chinese Mainland Property Portfolio <sup>(1)</sup>

	GFA (sq. ft.) (100% Basis)				Attributable Interest
	Total	Investment Properties	Hotels	Under Planning	
<u>Completed</u>					
Taikoo Li Sanlitun, Beijing <sup>(2)</sup>	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 <sup>(3)</sup>	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%
<b>Sub-Total</b>	<b>13,964,289</b>	<b>12,326,834</b>	<b>1,637,455</b>	<b>-</b>	
<u>Under Development</u>					
Taikoo Li Sanlitun, Beijing <sup>(2)</sup>	145,258	145,258	-	-	100%
Taikoo Place Beijing <sup>(4)</sup>	4,045,514	3,698,711	346,803	-	49.895%
Taikoo Li Xi'an <sup>(5)</sup>	2,896,119	-	-	2,896,119	70%
Taikoo Li Sanya <sup>(6)</sup>	2,294,474	2,294,474	-	-	50%
Shanghai New Bund Mixed-use Project <sup>(7)</sup>	2,943,782	2,943,782	-	-	40%
Lujiazui Taikoo Yuan, Shanghai <sup>(8)</sup>	2,886,453	1,347,201	-	1,539,252	40%
Taikoo Li Julong Wan Guangzhou <sup>(9)</sup>	351,746	351,746	-	-	50%
No. 387 Tianhe Road, Guangzhou <sup>(10)</sup>	654,782	654,782	-	-	97%
<b>Sub-Total</b>	<b>16,218,128</b>	<b>11,435,954</b>	<b>346,803</b>	<b>4,435,371</b>	
<b>Total</b>	<b>30,182,417</b>	<b>23,762,788</b>	<b>1,984,258</b>	<b>4,435,371</b>	

(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.

(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 30th June 2025. 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) As an extension to the shopping mall of Taikoo Hui in Guangzhou, 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\$2,472 million in the first half of 2025, 1% higher than in the same period in 2024, reflecting the improvement to tenant mix in the cities where our malls operate, partly offset by lower turnover rents in the first half of 2025.

## 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 slightly to HK\$2,622 million, in the first half of 2025. Disregarding changes in the value of the Renminbi, total attributable gross rental income increased by 1%. At 30th June 2025, our completed retail properties in the Chinese Mainland were valued at HK\$71,721 million. Of this amount, the Group's attributable interest was HK\$60,178 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 30th June 2025)	Attributable Interest
Taikoo Li Sanlitun, Beijing	1,618,801	99%	100%
Taikoo Li Chengdu	1,354,624	97%	100%
Taikoo Hui, Guangzhou	1,529,392	100%	97%
INDIGO, Beijing	946,769	100%	50%
HKRI Taikoo Hui, Shanghai <sup>(1)</sup>	1,107,220	94%	50%
Taikoo Li Qiantan, Shanghai	1,188,727	98%	50%
Hui Fang, Guangzhou <sup>(2)</sup>	90,847	N/A	100%
<b>Total</b>	<b>7,836,380</b>		

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

(2) Under renovation.

Retail sales in the Chinese Mainland stabilised and remained resilient in the first half of 2025 due to an expanded stimulus package issued by the government, and technological advancement that attracts investments and improves consumer confidence, despite disruption caused by upgrading works in some of our malls. Overall foot traffic continued to increase, underscoring the appeal of our malls as the preferred destinations for visitors. Relaxation of the government policies including visa-free entry to the Chinese Mainland and valued-added tax refund scheme, as well as the further announcement by the government of the economic stimulus measures, boosted consumer confidence. Tenant mix improvement and fit-out works in Taikoo Li Sanlitun North in Beijing and HKRI Taikoo Hui in Shanghai are in progress. Our retail sales (excluding sales by vehicle retailers) on an attributable basis in the Chinese Mainland increased by 1% in the first half of 2025, yet outperforming the market, and 70% higher than the same period in 2019 (pre-pandemic). Retail sales in Taikoo Li Sanlitun in Beijing, HKRI Taikoo Hui and Taikoo Li Qiantan in Shanghai increased by 7%, 14% and 4%, respectively, while Taikoo Hui in Guangzhou decreased by 2% in the first half of 2025, and Taikoo Li Chengdu and INDIGO in Beijing were largely in line with the same period in 2024. By comparing the first half of 2025 with that of 2019, retail sales at Taikoo Li Sanlitun, Taikoo Li Chengdu and Taikoo Hui increased by 11%, 31% and 87%, respectively, whereas INDIGO was in line with the same period in 2019 and HKRI Taikoo Hui had a decrease of 2% 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 2%, to HK\$2,272 million, in the first half of 2025. Disregarding the impact arising from the changes in the value of the Renminbi, gross rental income also increased by 2%.

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 30th June 2025.

**Retail Area by Tenants' Businesses**  
**(At 30th June 2025)**

Fashion and accessories	45.4%
Food and beverages	21.4%
Supermarkets	6.8%
Cinemas	5.3%
Jewellery and watches	3.8%
Others	17.3%

At 30th June 2025, the top ten retail tenants (based on attributable gross rental income in the six months ended 30th June 2025) together occupied approximately 24% of the Group's total attributable retail area in the Chinese Mainland.

Retail sales and gross rental income at Taikoo Li Sanlitun in Beijing increased by 7% and 5%, respectively, in the first half of 2025, reflecting the strong footfall in Taikoo Li Sanlitun South and West benefitting from the successful upgrade of brand positioning and the newly opened flagship and pop-up stores. Additionally, relaxation of the policies in relation to the visa-free entry to the Chinese Mainland and value-added tax refund scheme, the recently opened landmarks nearby including Workers' Stadium, Sanlitun Bar Street as well as the metro lines, have sustained the positive growth. 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, tenant mix improvement and fit-out works at Taikoo Li Sanlitun North are in progress, with expected completion from late 2025. The Opposite House, adjacent to Taikoo Li Sanlitun North and closed in 2024, is under redevelopment for conversion into a new retail landmark for global flagship stores. The development was 99% let at 30th June 2025.

Retail sales at Taikoo Li Chengdu were largely in line with the same period in 2024 while gross rental income increased by 3% in the first half of 2025, reflecting ongoing renovation and upgrade of anchor flagship stores. The Group continues to reinforce the development as a premium shopping and leisure destination. The development was 97% let at 30th June 2025.

Retail sales and gross rental income at Taikoo Hui in Guangzhou decreased by 2% and 1%, respectively, in the first half of 2025, reflecting the increased outbound travel. There were continuous improvements in the tenant mix. The mall was 100% let at 30th June 2025. Design development of No. 387 Tianhe Road, which is connected to Taikoo Hui shopping mall and were acquired in August 2024, is in progress. This property will be renovated as a luxury retail addition to Taikoo Hui and the refurbishment is expected to be completed from 2027.

Retail sales at INDIGO in Beijing, part of Taikoo Place Beijing, were largely in line with the same period in 2024 while gross rental income increased by 1% in the first half of 2025. The mall was 100% let at 30th June 2025.

Retail sales at HKRI Taikoo Hui in Shanghai increased by 14% while gross rental income decreased by 6% in the first half of 2025, reflecting continued tenant mix improvement despite disruption caused by the major structural and reconfiguration works. The mall was 94% let at 30th June 2025 including spaces allocated to prospective tenants who have signed letters of intent.

Retail sales at Taikoo Li Qiantan in Shanghai grew steadily by 4% while gross rental income decreased by 10% in the first half of 2025. The development was 98% let at 30th June 2025.

### Chinese Mainland Retail Market Outlook

With an improvement in consumer sentiment in early 2025 driven by a series of expanded stimulus packages issued by the government and technological advancement that attracts investments, retail market in the Chinese Mainland is expected to gradually gain pace with further developments, whilst retailers maintain a cautiously positive outlook in the medium to long-term. Several segments, including lifestyle, leisure and sports, have gained traction, demonstrating the potential to drive new consumer demand and highlighting the importance in maintaining a diverse range of high-quality brands across our portfolios. Retailers, although more selective, are actively searching for high-quality retail spaces to expand and focus on offering unique experiences, special concepts and customer engagement, emphasising the importance of the unique positioning, brand mix and premium services across our portfolios. Meanwhile, the number of Chinese luxury customers is expected to keep increasing, underscoring the Chinese Mainland as one of the largest luxury retail markets globally.

Market demand on retail space is expected to be prudent in the second half of 2025. While retailers of luxury brands will remain cautious on expansions, demand for high-quality retail space in key locations with high potentials and experiential offerings such as Beijing, Chengdu and Shanghai where the Group operates, is expected to continue. In Guangzhou, demand for space from luxury brands is expected to sustain. 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 30th June 2025, derived from leases expiring in the periods with no committed renewals or new lettings. Tenancies accounting for approximately 15.3% of the attributable gross rental income in the month of June 2025 are due to expire in the second half of 2025, with tenancies accounting for a further 30.1% of such rental income due to expire in 2026.

<b>Retail Lease Expiry Profile (At 30th June 2025)</b>	
July – December 2025	15.3%
2026	30.1%
2027 and later	54.6%

## 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 3% to HK\$412 million in the first half of 2025. Disregarding changes in the value of the Renminbi, total attributable gross rental income also decreased by 3%. At 30th June 2025, our completed office properties in the Chinese Mainland were valued at HK\$19,275 million. Of this amount, the Group's attributable interest was HK\$11,922 million.

The portfolio comprises Taikoo Hui in Guangzhou, which is 97% owned, and INDIGO in Beijing (part of Taikoo Place 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 30th June 2025)	Attributable Interest
Taikoo Hui, Guangzhou	1,693,125	91%	97%
INDIGO, Beijing	589,071	86%	50%
HKRI Taikoo Hui, Shanghai	1,900,838	95%	50%
<b>Total</b>	<b>4,183,034</b>		

Demand for office space in Beijing, Shanghai and Guangzhou remained subdued amid ongoing economic uncertainty. In Guangzhou and Shanghai, new supply has led to increased vacancy rates. In Beijing, demand for office space was weak but new supply remained limited.

The Group's gross rental income from office properties in the Chinese Mainland decreased by 4% to HK\$181 million in the first half of 2025. Disregarding changes in the value of the Renminbi, gross rental income decreased by 3%.

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 30th June 2025.

### Office Area by Tenants' Businesses (At 30th June 2025)

Banking/Finance/Securities/Investment	27.7%
Trading	23.0%
Technology/Media/Telecoms	16.5%
Professional services	16.4%
Real estate/Construction/Property development/Architecture	7.0%
Pharmaceutical manufacturing	6.6%
Others	2.8%

At 30th June 2025, the top ten office tenants (based on attributable gross rental income in the six months ended 30th June 2025) together occupied approximately 43% of the Group's total attributable office area in the Chinese Mainland.

The office towers of Taikoo Hui in Guangzhou, ONE INDIGO in Beijing and the office towers of HKRI Taikoo Hui in Shanghai were 91%, 86% and 95% let, respectively, at 30th June 2025.

**Chinese Mainland Office Market Outlook**

In Guangzhou and Shanghai, new supply and soft demand are expected to result in increased office vacancy. In Beijing, weak demand will be offset by limited new supply. Our office portfolio in the Chinese Mainland remains well positioned to capture the ‘flight-to-quality’ trend given the quality of the buildings and property management.

The following table shows the percentage of attributable gross rental income from the office properties in the Chinese Mainland, for the month ended 30th June 2025, derived from leases expiring in the periods with no committed renewals or new lettings. Tenancies accounting for approximately 6.2% of the attributable gross rental income in the month of June 2025 are due to expire in the second half of 2025, with tenancies accounting for a further 18.4% of such rental income due to expire in 2026.

**Office Lease Expiry Profile (At 30th June 2025)**

July – December 2025	6.2%
2026	18.4%
2027 and later	75.4%

**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 the first half of 2025 was mixed. Occupancy at the Mandarin Oriental in Guangzhou, The Temple House in Chengdu and The Middle House Residences in Shanghai was 79%, 43% and 82% respectively at 30th June 2025.

**Chinese Mainland Serviced Apartments Market Outlook**

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

## **Investment Properties Under Development**

### **Taikoo Place 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, façade, mechanical and electrical installation works are in progress. The development is being conducted in collaboration with China Life Insurance Company Limited. The Group has a 49.895% interest in this development.

### **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, piling and basement construction 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 this development.

### **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 97% of the total saleable area of the residential towers (Century Summit and Century Heights) was pre-sold at 1st August 2025. The Group has a 40% interest in this development.

### **Lujiazui Taikoo Yuan, 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 and second batches of the residential units was launched in December 2024 and May 2025, respectively, with 105 out of 107 units pre-sold up to 1st August 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 30th June 2025. The GFA will increase to approximately 1,615,000 square feet, subject to further relevant transaction agreements. Basement and superstructure works are in progress. The overall development is planned to be completed in phases beginning from the first half of 2027. A range of retail, food and beverages and lifestyle shops as well as exhibitions and events will be launched to activate the area starting from late 2025. The Group has a 50% interest in the retail portion of this development.

**No. 387 Tianhe Road, Guangzhou**

Acquired by Taikoo Hui Guangzhou in August 2024, No. 387 Tianhe Road, which is connected to Taikoo Hui shopping mall with an approximate GFA of 655,000 square feet, will be renovated as a luxury retail addition to the development. Design development is in progress and 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 30th June 2025.

**Expected Attributable Area of Completed Property Portfolio in the Chinese Mainland anticipated at 30th June 2025**

	December	December	December	June and	December	December	
GFA (sq. ft.)	2022	2023	2024	December	2026	2027	Beyond 2027
Taikoo Li Sanlitun, Beijing	1,789,000	1,792,309	1,618,801	1,618,801	1,764,059	1,764,059	1,764,059
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 <sup>(1)</sup>	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 <sup>(2)</sup>	-	-	-	-	1,109,818	2,018,509	2,018,509
Taikoo Li Xi'an <sup>(3)</sup>	-	-	-	-	-	1,269,621	2,027,283
Taikoo Li Sanya <sup>(4)</sup>	-	-	-	-	291,832	1,147,237	1,147,237
Shanghai New Bund Mixed-use Project <sup>(5)</sup>	-	-	-	-	1,177,513	1,177,513	1,177,513
Lujiazui Taikoo Yuan, Shanghai <sup>(6)</sup>	-	-	-	-	93,229	1,154,581	1,154,581
Taikoo Li Julong Wan Guangzhou <sup>(7)</sup>	-	-	-	-	-	58,928	175,873
No. 387 Tianhe Road, Guangzhou <sup>(8)</sup>	-	-	-	-	-	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
<b>Total</b>	<b>9,936,836</b>	<b>10,616,915</b>	<b>10,443,407</b>	<b>10,443,407</b>	<b>13,261,057</b>	<b>18,050,193</b>	<b>18,924,800</b>

(1) INDIGO forms part of Taikoo Place Beijing.

(2) The development is expected to be completed in phases from mid-2026.

(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) 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 30th June 2025. 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, forming 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. which comprises a shopping centre and car parking spaces, 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 owned 62.93% of the shopping centre at the Brickell City Centre development, with a leasable area of approximately 500,000 square feet, at 1st January 2025. In January 2025, Bal Harbour Shops (“BHS”) exercised its option to sell its 12.07% interest of the shopping centre to the Group, which was completed in April 2025, for a consideration of US\$73.5 million. A gain was recorded on the derecognition of the corresponding put option liability. Following the acquisition, the Group’s interest in the Brickell City Centre shopping centre increased to 75%, with Simon Property Group (“SPG”) holding a 25% interest.

In June 2025, the Group completed the disposal of its 75% interest in the shopping centre, and its entire interest in the car parking spaces and certain shared facilities to SPG for a total consideration of up to US\$548.7 million, of which up to US\$36.1 million will be payable as a contingent consideration at a later date. The amount of the contingent consideration is subject to the satisfaction of certain conditions.

Retail sales and gross rental income, up to the date of disposal of the shopping centre in late June 2025, increased by 4% and 7% respectively, compared to the same period in 2024, reflecting an improved tenant mix and higher opening rate.

Additionally, the Group completed the sale of the Brickell City Centre land which is adjacent to the shopping centre, with an approximate GFA of 1.5 million square feet, for a consideration of approximately US\$211.5 million in May 2025. The land had previously been held for development.

**Valuation of Investment Properties**

The portfolio of investment properties was valued at 30th June 2025 on the basis of market value, with 99% by value having been valued by Cushman & Wakefield Limited. The amount of this valuation was HK\$269,418 million, compared to HK\$271,502 million at 31st December 2024.

The decrease in the valuation of the investment property portfolio primarily reflected a reduction in the fair value of the office investment properties in Hong Kong, disposal of investment properties, and transfer of investment property to assets classified as held for sale, partly offset by the additions in the first half of 2025 and foreign exchange translation gain in respect of the investment properties in the Chinese Mainland. The reduction of 12.5 basis points in the capitalisation rates of certain office investment properties in Hong Kong lessened the fair value loss.

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, LA MONTAGNE and 6 Deep Water Bay Road in Hong Kong. There are eight residential projects under development, three 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 Brickell Key in Miami, U.S.A.

#### Property Trading Portfolio (At 30th June 2025)

	GFA (sq. ft.) (100% Basis)	Actual/Expected Construction Completion Date	Attributable Interest
<u>Completed</u>			
Hong Kong			
- EIGHT STAR STREET, Wan Chai	2,178 <sup>(1)</sup>	2022	100%
- LA MONTAGNE, Wong Chuk Hang	391,773 <sup>(1)</sup>	2024	25%
- 6 Deep Water Bay Road	14,973 <sup>(1)</sup>	2025	100%
<u>Under Development</u>			
Hong Kong			
- THE HEADLAND RESIDENCES, Chai Wan	692,276 <sup>(2)</sup>	from 2025	80%
- 269 Queen's Road East, Wan Chai	102,990 <sup>(3)</sup>	2026	100%
- 983-987A King's Road and 16-94 Pan Hoi Street, Quarry Bay	436,541 <sup>(4)</sup>	2028	50%
Chinese Mainland			
- Century Summit and Century Heights, Shanghai	1,159,057 <sup>(5)</sup>	2026	40%
- Lujiazui Taikoo Yuan Residences, Shanghai	1,222,751 <sup>(4) (6)</sup>	from 2026	40%
Indonesia			
- Savyavasa, South Jakarta	1,122,728	2025	50%
Vietnam			
- Empire City, Ho Chi Minh City	5,357,318	2031	15.73%
Thailand			
- Wireless Road Project, Bangkok	1,632,067 <sup>(4)</sup>	2029	40%
<u>Held for Development or sale</u>			
U.S.A.			
- South Brickell Key, Miami, Florida	550,000	under planning	100%
- Brickell, Miami, Florida – North Squared site	523,000 <sup>(7)</sup>	sold in July 2025	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 and part of Shanghai New Bund Mixed-use Project.

(6) Excluding the public rental housing of approximately 71,925 sq. ft. to be handed over to the Government upon completion.

(7) Disposed in July 2025.

**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 1st August 2025. Sales of 35 units had been recognised up to 30th June 2025.

**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 comprises two residential towers (Phases 4A and 4B) with an aggregate GFA of approximately 638,000 square feet and 800 residential units. The occupation permit and consent to assign were obtained in November 2024 and May 2025, respectively. Pre-sales of Phase 4A started in July 2023. 278 out of 432 units had been sold at 1st August 2025. Sales of 184 units had been recognised in the first half of 2025. Handover of units to purchasers commenced in June 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 has been redeveloped into two houses with an aggregate GFA of approximately 15,000 square feet. The occupation permit was obtained in April 2025.

**THE HEADLAND RESIDENCES, 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. Façade and hard landscape works are in progress at Phase 1 site while superstructure works are in progress at Phase 2 site. 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. The sites will 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 gradually 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 increase in demand from the Chinese Mainland buyers.

**Chinese Mainland**

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 developments include residential components namely Century Summit and Century Heights, and Lujiazui Taikoo Yuan Residences respectively.

**Century Summit and Century Heights, Shanghai**

Residential towers have been topped out and façade works are in progress at the Century Summit and Century Heights. Around 97% of the total saleable area has been pre-sold at 1st August 2025, with an expected completion date in 2026.

**Lujiazui Taikoo Yuan Residences, Shanghai**

Lujiazui Taikoo Yuan Residences is the Company's flagship residential project in the Chinese Mainland, situated along the Huangpu River and within the inner-ring road in Pudong district of Shanghai. The pre-sales of the first and the second batches of 50 and 57 residential units in Lujiazui Taikoo Yuan Residences started in December 2024 and May 2025 respectively. 105 out of the total 107 units of both batches had been pre-sold up to 1st August 2025. Basement construction and superstructure works are in progress, 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 in the Chinese Mainland is expected to remain strong in the near term. Strong sales results were achieved for premium projects launched in Shanghai in 2024 and the first half of 2025, as evidenced by the successful sales of Lujiazui Taikoo Yuan Residences for the first batch in the fourth quarter of 2024 and the second batch in the second quarter of 2025. The outlook for Beijing and Shanghai's luxury residential market is anticipated to be steady 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 by the end of 2025. The Group has a 50% interest in the joint venture company. Pre-sales are in progress. 156 units had been pre-sold at 1st August 2025.

**Vietnam**

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 2031. The Group invested in the development through an agreement with Gaw Capital Partners, an existing participant in the development. Approximately 53% of the residential units had been pre-sold or sold at 1st August 2025.

**Thailand**

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

**U.S.A.**

Pre-sales for The Residences at The Mandarin Oriental, Miami, a luxury residential and hospitality project (which is currently under planning), were launched in 2024 and have exceeded expectations. 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 existing Mandarin Oriental hotel closed in May 2025 and is scheduled for demolition in early 2026 to allow for construction of the new development to begin.

In July 2025, the Group completed the sale of the North Squared site in Brickell, Miami with an approximate GFA of 523,000 square feet.

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

Urbanisation, a rising middle class and a limited supply continue to support luxury residential demand in South East Asia. Markets such as Jakarta, Ho Chi Minh City and Bangkok are expected to improve. Despite recent market uncertainty, outlook for the luxury residential market in Miami remains robust. Florida remains an attractive destination for U.S. and international homebuyers due to its favourable climate and tax regime, as well as its location as a gateway city to and from Latin America.

**Residential Property 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

### 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. 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, 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 and Shanghai. The non-managed hotel in Miami ceased operations in May 2025.

The managed hotels in Hong Kong faced challenges with slower recovery of hotel guests. Food and beverage businesses were also soft. The performance of hotels in the Chinese Mainland was mixed, while the operating result 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\$25 million in the first half of 2025, in line with the first half of 2024.

#### Hotel Portfolio (managed by Swire Hotels)

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

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

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

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

**Hong Kong**

The Group wholly-owns and manages (through Swire Hotels) two hotels in Hong Kong, The Upper House, a 117-room luxury hotel at Pacific Place, and EAST Hong Kong, a 331-room hotel in Taikoo Shing.

The Group has a 20% interest in each of the JW Marriott, Conrad Hong Kong and Island Shangri-La hotels at Pacific Place and a 26.67% interest in each of the Novotel Citygate and The Silveri Hong Kong - MGallery in Tung Chung.

The managed hotels in Hong Kong experienced difficulties due to slower than expected recovery of hotel guests. The restaurant and beverage market in Hong Kong remained soft.

**Chinese Mainland**

Swire Hotels manages three hotels in the Chinese Mainland, EAST Beijing, a 365-room hotel at INDIGO in Beijing, The Temple House, luxury properties with 100 hotel rooms and 42 serviced apartments at Taikoo Li Chengdu, and The Middle House, luxury properties consisting of 111 hotel rooms and 102 serviced apartments at HKRI Taikoo Hui, Shanghai. The Group owns a 100% interest in The Temple House and a 50% interest in each of the EAST Beijing and The Middle House. The Group owns a 97% interest in, but does not manage, the Mandarin Oriental at Taikoo Hui in Guangzhou, which has 263 rooms and 24 serviced apartments. The Group owns a 50% interest in another non-managed hotel, The Sukhothai, at HKRI Taikoo Hui in Shanghai, which has 201 rooms.

The performance of the managed and non-managed hotels in the Chinese Mainland showed mixed results. Revenue per available room varied during the first half of 2025, with The Temple House demonstrating improvement, while other hotels experienced challenges.

**U.S.A.**

EAST Miami at the Brickell City Centre development in Miami was sold to a third party in October 2021. It continues to be managed by Swire Hotels.

The two hotels in the U.S.A. had mixed results in the first half of 2025. Revenue per available room at EAST Miami improved due to higher room rates while the Mandarin Oriental, Miami (a non-managed hotel) experienced lower room rates ahead of its closure at the end of May 2025.

In June 2025, the Group acquired a 25% interest in the joint venture company which owns the Mandarin Oriental, Miami from the Mandarin Oriental Hotel Group, increasing the Group's ownership to 100%. The hotel ceased operations in May 2025 and is scheduled for demolition in early 2026 to allow for the construction of The Residences at The Mandarin Oriental, Miami, which is currently under planning.

**Hotels Market Outlook**

The hotel business in Hong Kong is expected to continue to face challenges, contingent upon the recovery of hotel guests from international tourists and business travellers. Hotel business in the Chinese Mainland is expected to remain stable in the second half of 2025. The managed hotel in the U.S.A. is expected to perform well in the second half of 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 the first half of 2025 on Hong Kong investment properties and hotels, including the Group's share of the capital expenditure of joint venture companies, amounted to HK\$766 million (first half of 2024: HK\$612 million). Outstanding capital commitments at 30th June 2025 were HK\$11,047 million (31st December 2024: HK\$11,548 million), including the Group's share of the capital commitments of joint venture companies of HK\$38 million (31st December 2024: HK\$28 million).

Capital expenditure in the first half of 2025 on Chinese Mainland investment properties and hotels, including the Group's share of the capital expenditure of joint venture companies, amounted to HK\$1,076 million (first half of 2024: HK\$983 million). Outstanding capital commitments at 30th June 2025 were HK\$19,022 million (31st December 2024: HK\$20,072 million), including the Group's share of the capital commitments of joint venture companies of HK\$10,768 million (31st December 2024: HK\$11,548 million). The Group is committed to funding HK\$925 million (31st December 2024: HK\$845 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\$851 million (31st December 2024: HK\$1,549 million).

Capital expenditure in the first half of 2025 on investment properties and hotels in the U.S.A. amounted to HK\$5 million (first half of 2024: HK\$60 million). There were no outstanding capital commitments at 30th June 2025 (31st December 2024: HK\$37 million).

### Profile of Capital Commitments for Investment Properties and Hotels

	<u>Expenditure</u>	<u>Forecast Expenditure</u>					<u>Total</u>	<u>Commitments</u>
	<u>Six months ended</u>	<u>Six months ending</u>					<u>Commitments</u> <sup>(1)</sup>	<u>relating to</u>
	<u>30th June</u>	<u>31st December</u>					<u>At 30th June</u>	<u>Joint Venture</u>
	<u>2025</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>At 30th June</u>	<u>2025</u>	<u>Companies</u> <sup>(2)</sup>
	<u>HK\$M</u>	<u>HK\$M</u>	<u>HK\$M</u>	<u>HK\$M</u>	<u>and later</u>	<u>2025</u>	<u>2025</u>	
	<u>HK\$M</u>	<u>HK\$M</u>	<u>HK\$M</u>	<u>HK\$M</u>	<u>HK\$M</u>	<u>HK\$M</u>	<u>HK\$M</u>	<u>HK\$M</u>
Hong Kong	766	431	637	926	9,053	11,047	38	
Chinese Mainland	1,076	4,844	6,407	4,553	3,218	19,022	10,768	
U.S.A.	5	-	-	-	-	-	-	
<b>Total</b>	<b>1,847</b>	<b>5,275</b>	<b>7,044</b>	<b>5,479</b>	<b>12,271</b>	<b>30,069</b>	<b>10,806</b>	

(1) The capital commitments represent the Group's capital commitments of HK\$19,263 million plus the Group's share of the capital commitments of joint venture companies of HK\$10,806 million.

(2) The Group is committed to funding HK\$925 million of the capital commitments of joint venture companies.

## FINANCING

### Summary of Cash Flows

	Six months ended 30th June		Year ended 31st December
	2025	2024	2024
	HK\$M	HK\$M	HK\$M
<b>Net cash from/(used in) businesses and investments</b>			
Cash generated from operations	6,103	3,701	6,489
Dividends received	186	80	125
Tax paid	(549)	(530)	(1,276)
Net interest paid	(865)	(806)	(1,576)
Net cash generated from/(used in) investing activities	1,808	(1,161)	(6,277)
	6,683	1,284	(2,515)
<b>Cash paid to shareholders and net funding by/(repayment of) external debt</b>			
Net Increase in borrowings	6,540	1,879	7,777
Capital contribution from a non-controlling interest and advances from associated companies	526	1,657	2,082
Purchase of interest in a subsidiary through the settlement of put option	(570)	-	-
Principal elements of lease payments	(43)	(39)	(83)
Repurchase of the Company's shares	(738)	-	(723)
Dividends paid	(4,491)	(4,262)	(6,296)
	1,224	(765)	2,757
Increase in cash and cash equivalents	7,907	519	242

### Medium Term Note Programme

In 2012, Swire Properties MTN Financing Limited, a wholly-owned subsidiary of the Company, established a US\$3 billion Medium Term Note ("MTN") Programme. The aggregate nominal amount of the MTN Programme was increased to US\$5 billion in 2025. Notes issued under the MTN Programme are unconditionally and irrevocably guaranteed by the Company. At 30th June 2025, the MTN Programme was rated A by Fitch and (P)A2 by Moody's, in each case in respect of notes with a maturity of more than one year.

The MTN Programme enables the Group to raise money directly from the capital markets. Under the MTN Programme, notes may be issued in United States dollars or in other currencies, in various amounts and for various tenors.

## Changes in Financing

### Financial Information Reviewed by Auditors Analysis of Changes in Financing

	Six months ended		Year ended	
	30th June		31st December	
	2025		2024	
	Loans and bonds	Lease liabilities	Loans and bonds	Lease liabilities
	HK\$M	HK\$M	HK\$M	HK\$M
At 1st January	48,347	520	41,169	607
Loans drawn and refinanced	11,002	-	8,408	-
Bonds issued	565	-	6,904	-
Bonds matured	(922)	-	(1,100)	-
Repayment of loans	(4,105)	-	(6,435)	-
New leases arranged during the period	-	5	-	12
Principal elements of lease payments	-	(43)	-	(83)
Currency adjustment	728	13	(661)	(17)
Other non-cash movements	(4)	1	62	1
At 30th June/31st December	55,611	496	48,347	520

## Net Debt

### Financial Information Reviewed by Auditors

Net debt at 30th June 2025 was HK\$42,853 million, compared with HK\$43,746 million at 31st December 2024. The decrease in net debt principally reflected the proceeds from sale of subsidiaries owning Brickell City Centre, partly offset by capital and development expenditure in Hong Kong and the Chinese Mainland.

The Group's borrowings are principally denominated in Hong Kong dollars, Renminbi and United States dollars. Outstanding borrowings at 30th June 2025 and 31st December 2024 were as follows:

	30th June 2025 HK\$M	31st December 2024 HK\$M
<b>Borrowings included in non-current liabilities</b>		
Bank borrowings	26,641	19,596
Bonds	16,014	21,991
<b>Borrowings included in current liabilities</b>		
Bank borrowings	1,941	1,844
Bonds	11,015	4,916
<b>Total borrowings</b>	<b>55,611</b>	<b>48,347</b>
<b>Lease liabilities</b>		
Included in non-current liabilities	416	434
Included in current liabilities	80	86
Less: short-term deposits and bank balances	13,254	5,121
<b>Net debt</b>	<b>42,853</b>	<b>43,746</b>

## Sources of Finance

### Financial Information Reviewed by Auditors

At 30th June 2025, committed loan facilities and debt securities amounted to HK\$66,807 million, of which HK\$11,025 million (17%) remained undrawn. In addition, the Group had undrawn uncommitted facilities totalling HK\$400 million. Sources of funds at 30th June 2025 comprised:

	Available HK\$M	Drawn HK\$M	Undrawn Expiring Within One Year HK\$M	Undrawn Expiring After One Year HK\$M
<b>Facilities from third parties</b>				
Term loans	20,443	14,168	-	6,275
Revolving loans	19,296	14,546	1,400	3,350
Bonds	27,068	27,068	-	-
<b>Total committed facilities</b>	<b>66,807</b>	<b>55,782</b>	<b>1,400</b>	<b>9,625</b>
<b>Uncommitted facilities</b>				
Bank loans and overdrafts	400	-	400	-
<b>Total</b>	<b>67,207</b>	<b>55,782</b>	<b>1,800</b>	<b>9,625</b>

Note: The figures above are stated before unamortised loan fees of HK\$171 million.

## Maturity Profile and Refinancing

At 30th June 2025, bank loans and other borrowings are repayable on various dates up to 2040 (31st December 2024: up to 2033). The weighted average term and cost of the Group's debt are:

	30th June 2025	2024	31st December 2024
Weighted average term of debt	3.2 years	2.5 years	2.5 years
Weighted average cost of debt	3.6%	4.1%	4.0%

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)	2H 2025	2026	2027	2028	2029	2030	2031	2032	2033	2034- 2040	Total
<b>Facilities from third parties</b>											
Term and revolving loans	2,800	2,574	10,366	11,131	1,186	3,823	713	768	823	5,555	39,739
Bonds	4,080	7,441	4,934	6,349	2,218	1,378	-	-	668	-	27,068
<b>Total</b>	<b>6,880</b>	<b>10,015</b>	<b>15,300</b>	<b>17,480</b>	<b>3,404</b>	<b>5,201</b>	<b>713</b>	<b>768</b>	<b>1,491</b>	<b>5,555</b>	<b>66,807</b>

**Financial Information Reviewed by Auditors**

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

	30th June 2025		31st December 2024	
	HK\$M		HK\$M	
<b>Bank borrowings and bonds from third parties due</b>				
Within 1 year	12,956	23%	6,760	14%
1-2 years	8,363	15%	11,090	23%
2-5 years	31,087	56%	28,626	59%
After 5 years	3,205	6%	1,871	4%
<b>Total</b>	<b>55,611</b>	<b>100%</b>	<b>48,347</b>	<b>100%</b>
Less: Amount due within one year included under current liabilities	12,956		6,760	
Amount due after one year included under non-current liabilities	42,655		41,587	

**Currency Profile**
**Financial Information Reviewed by Auditors**

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

	30th June 2025		31st December 2024	
	HK\$M		HK\$M	
<b>Currency</b>				
Hong Kong dollars	30,935	56%	27,531	57%
Renminbi	22,133	40%	17,337	36%
United States dollars	2,543	4%	3,479	7%
<b>Total</b>	<b>55,611</b>	<b>100%</b>	<b>48,347</b>	<b>100%</b>

## Finance Charges

### Financial Information Reviewed by Auditors

At 30th June 2025, 65% of the Group's gross borrowings were on a fixed rate basis and 35% were on a floating rate basis (31st December 2024: 64% and 36% respectively). Interest charged and earned were as follows:

	Six months ended 30th June		Year ended 31st December
	2025	2024	2024
	HK\$M	HK\$M	HK\$M
<b>Interest charged on:</b>			
Bank loans and overdrafts	456	484	952
Bonds	431	356	782
Interest-bearing advances from associated companies	4	2	5
Lease liabilities	9	10	19
Net fair value gains on derivative instruments			
Cash flow hedges – transferred from other comprehensive income	(10)	(31)	(55)
Cross-currency swaps not qualifying as hedges	(1)	(1)	(1)
Other financing costs	84	85	169
	973	905	1,871
(Profit)/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)	48	74
Capitalised on:			
Investment properties	(185)	(216)	(407)
Properties for sale	(171)	(152)	(314)
	543	585	1,224
<b>Interest income on:</b>			
Short-term deposits and bank balances	(37)	(41)	(74)
Loans to joint venture and associated companies	(99)	(75)	(159)
	(136)	(116)	(233)
<b>Net finance charges</b>	<b>407</b>	<b>469</b>	<b>991</b>



## Gearing Ratio and Interest Cover

	30th June		31st December
	2025	2024	2024
<b>Gearing ratio <sup>(1)</sup></b>	<b>15.7%</b>	13.3%	15.7%
	Six months ended 30th June		Year ended 31st December
	2025	2024	2024
<b>Interest cover – times <sup>(1)</sup></b>			
Per financial statements	<b>0.9</b>	6.9	1.7
Underlying	<b>11.5</b>	10.8	8.9
<b>Cash interest cover – times <sup>(1)</sup></b>			
Per financial statements	<b>0.5</b>	3.8	1.0
Underlying	<b>6.6</b>	5.8	5.0

(1) Refer to Glossary on page 73 for definitions.

## Debt in Joint Venture and Associated Companies

In accordance with HKFRS Accounting 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 30th June 2025 and 31st December 2024:

	Net Debt of Joint Venture and Associated Companies		Portion of Net Debt Attributable to the Group		Debt Guaranteed by the Group	
	30th June 2025	31st December 2024	30th June 2025	31st December 2024	30th June 2025	31st December 2024
	HK\$M	HK\$M	HK\$M	HK\$M	HK\$M	HK\$M
Hong Kong Entities	<b>8,028</b>	8,964	<b>3,002</b>	3,231	<b>2,276</b>	2,376
Chinese Mainland Entities	<b>7,946</b>	9,068	<b>4,393</b>	4,754	-	1,579
U.S.A. and other Entities	<b>335</b>	223	<b>155</b>	109	<b>202</b>	190
<b>Total</b>	<b>16,309</b>	18,255	<b>7,550</b>	8,094	<b>2,478</b>	4,145

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 18.5%.



羅兵咸永道

## REPORT ON REVIEW OF CONDENSED INTERIM FINANCIAL STATEMENTS

To the Board of Directors of Swire Properties Limited  
(incorporated in Hong Kong with limited liability)

### Introduction

We have reviewed the condensed interim financial statements set out on pages 45 to 69, which comprise the consolidated statement of financial position of Swire Properties Limited (the “Company”) and its subsidiaries (together, the “Group”) as at 30th June 2025 and the consolidated statement of profit or loss, consolidated statement of other comprehensive income, consolidated statement of cash flows and consolidated statement of changes in equity for the six-month period then ended, and selected explanatory notes. The Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited require the preparation of a report on condensed interim financial statements to be in compliance with the relevant provisions thereof and Hong Kong Accounting Standard 34 “Interim Financial Reporting” as issued by the Hong Kong Institute of Certified Public Accountants (the “HKICPA”). The Directors of the Company are responsible for the preparation and presentation of these condensed interim financial statements in accordance with Hong Kong Accounting Standard 34 “Interim Financial Reporting” as issued by the HKICPA. Our responsibility is to express a conclusion on these condensed interim financial statements based on our review and to report our conclusion solely to you, as a body, in accordance with our agreed terms of engagement and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report.

### Scope of Review

We conducted our review in accordance with Hong Kong Standard on Review Engagements 2410, “Review of Interim Financial Information Performed by the Independent Auditor of the Entity” as issued by the HKICPA. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Hong Kong Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

### Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the condensed interim financial statements of the Group are not prepared, in all material respects, in accordance with Hong Kong Accounting Standard 34 “Interim Financial Reporting” as issued by the HKICPA.

### PricewaterhouseCoopers

Certified Public Accountants

Hong Kong, 7th August 2025

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## CONDENSED INTERIM FINANCIAL STATEMENTS

### Consolidated Statement of Profit or Loss

For the six months ended 30th June 2025 – unaudited

		Unaudited Six months ended 30th June		Audited Year ended 31st December
		2025 HK\$M	2024 HK\$M	2024 HK\$M
	Note			
Revenue	4	8,723	7,279	14,428
Cost of sales	5	(3,008)	(2,004)	(4,258)
Gross profit		5,715	5,275	10,170
Administrative and selling expenses		(1,136)	(1,014)	(2,195)
Other operating expenses		(110)	(99)	(182)
Other net losses	6	(93)	(103)	(95)
Losses on disposal of subsidiary companies	31	(121)	-	-
Change in fair value of investment properties	13	(3,900)	(842)	(5,996)
Operating profit		355	3,217	1,702
Finance charges		(543)	(585)	(1,224)
Finance income		136	116	233
Net finance charges	8	(407)	(469)	(991)
Share of profit less losses of joint venture companies		(588)	311	704
Share of profit less losses of associated companies		49	39	122
(Loss)/Profit before taxation		(591)	3,098	1,537
Taxation	9	(610)	(1,208)	(2,138)
(Loss)/Profit for the period		(1,201)	1,890	(601)
(Loss)/Profit for the period attributable to:				
The Company's shareholders		(1,202)	1,796	(766)
Non-controlling interests		1	94	165
		(1,201)	1,890	(601)
		HK\$	HK\$	HK\$
(Loss)/Earnings per share from (loss)/profit attributable to the Company's shareholders (basic and diluted)	11	(0.21)	0.31	(0.13)

The above consolidated statement of profit or loss should be read in conjunction with the accompanying notes.

**Consolidated Statement of Other Comprehensive Income  
For the six months ended 30th June 2025 – unaudited**

	Unaudited Six months ended 30th June		Audited Year ended 31st December
	2025	2024	2024
	HK\$M	HK\$M	HK\$M
<b>(Loss)/Profit for the period</b>	<b>(1,201)</b>	1,890	(601)
<b>Other comprehensive income</b>			
<b>Items that will not be reclassified to profit or loss</b>			
Revaluation of properties previously occupied by the Group			
- gains recognised during the period	-	1	1
Defined benefit plans			
- remeasurement gains recognised during the period	-	-	132
- deferred tax	-	-	(22)
Net translation differences recognised during the period	57	(37)	(59)
	57	(36)	52
<b>Items that may be reclassified subsequently to profit or loss</b>			
Cash flow hedges			
- (losses)/gains recognised during the period	(178)	90	120
- transferred to net finance charges	(10)	(31)	(55)
- deferred tax	31	(10)	(10)
Share of other comprehensive income of joint venture and associated companies recognised during the period	767	(652)	(856)
Net translation differences recognised during the period	1,031	(989)	(1,347)
	1,641	(1,592)	(2,148)
<b>Other comprehensive income for the period, net of tax</b>	<b>1,698</b>	(1,628)	(2,096)
<b>Total comprehensive income for the period</b>	<b>497</b>	262	(2,697)
<b>Total comprehensive income attributable to:</b>			
The Company's shareholders	439	205	(2,803)
Non-controlling interests	58	57	106
	497	262	(2,697)

The above consolidated statement of other comprehensive income should be read in conjunction with the accompanying notes.

**Consolidated Statement of Financial Position**  
**At 30th June 2025 – unaudited**

	Note	Unaudited 30th June 2025 HK\$M	Audited 31st December 2024 HK\$M
<b>ASSETS AND LIABILITIES</b>			
<b>Non-current assets</b>			
Property, plant and equipment	12	3,326	3,404
Investment properties	13	269,520	271,617
Intangible assets	14	1,461	1,444
Right-of-use assets	15	2,791	2,786
Properties held for development		61	1,201
Joint venture companies	16	21,859	21,167
Loans due from joint venture companies	16	14,435	14,963
Associated companies	17	10,628	10,296
Loans due from associated companies	17	592	580
Derivative financial instruments	19	-	65
Deferred tax assets	24	378	108
Financial assets at fair value through profit or loss	18	644	638
Other non-current assets	20	283	-
Retirement benefit assets		65	66
		<b>326,043</b>	<b>328,335</b>
<b>Current assets</b>			
Properties for sale		14,432	12,676
Stocks		85	75
Trade and other receivables	20	3,462	4,205
Derivative financial instruments	19	44	2
Cash and cash equivalents		13,254	5,121
		<b>31,277</b>	<b>22,079</b>
Assets classified as held for sale	21	451	5,012
		<b>31,728</b>	<b>27,091</b>
<b>Current liabilities</b>			
Trade and other payables	22	11,785	11,993
Contract liabilities		1,325	637
Taxation payable		452	261
Derivative financial instruments	19	1	-
Long-term loans and bonds due within one year		12,956	6,760
Lease liabilities due within one year	23	80	86
		<b>26,599</b>	<b>19,737</b>
Liabilities associated with assets classified as held for sale	21	-	43
		<b>26,599</b>	<b>19,780</b>
<b>Net current assets</b>		<b>5,129</b>	<b>7,311</b>
<b>Total assets less current liabilities</b>		<b>331,172</b>	<b>335,646</b>
<b>Non-current liabilities</b>			
Long-term loans and bonds		42,655	41,587
Long-term lease liabilities	23	416	434
Derivative financial instruments	19	95	19
Other payables	22	268	403
Deferred tax liabilities	24	15,191	14,776
		<b>58,625</b>	<b>57,219</b>
<b>NET ASSETS</b>		<b>272,547</b>	<b>278,427</b>
<b>EQUITY</b>			
Share capital	25	10,449	10,449
Reserves	26	260,221	264,877
<b>Equity attributable to the Company's shareholders</b>		<b>270,670</b>	<b>275,326</b>
<b>Non-controlling interests</b>	27	<b>1,877</b>	<b>3,101</b>
<b>TOTAL EQUITY</b>		<b>272,547</b>	<b>278,427</b>

The above consolidated statement of financial position should be read in conjunction with the accompanying notes.

**Consolidated Statement of Cash Flows**  
**For the six months ended 30th June 2025 – unaudited**

		Unaudited Six months ended 30th June		Audited Year ended 31st December
		2025	2024	2024
	Note	HK\$M	HK\$M	HK\$M
<b>Operating activities</b>				
Cash generated from operations		6,103	3,701	6,489
Interest paid		(918)	(885)	(1,709)
Interest received		53	79	133
Tax paid		(549)	(530)	(1,276)
		4,689	2,365	3,637
Dividends received from joint venture companies and financial assets at fair value through profit or loss		186	80	125
<b>Net cash from operating activities</b>		<b>4,875</b>	<b>2,445</b>	<b>3,762</b>
<b>Investing activities</b>				
Purchase of property, plant and equipment		(92)	(117)	(276)
Additions of investment properties		(1,080)	(846)	(4,169)
Purchase of intangible assets		(4)	(11)	(46)
Proceeds from disposal of investment properties		-	311	454
Proceeds from disposal of subsidiary companies, net of cash disposed of	31	3,908	-	-
Payment for acquisition of a subsidiary company, net of cash acquired	32	(272)	-	-
Purchase of shares in joint venture companies		-	-	(712)
Purchase of financial assets at fair value through profit or loss		(6)	(8)	(17)
Equity to joint venture companies		(763)	(732)	(1,032)
Loans to joint venture companies		(84)	(156)	(779)
Repayment of loans by joint venture companies		205	403	605
Loans to associated companies		-	-	(298)
Initial leasing costs incurred		(4)	(5)	(7)
<b>Net cash from/(used in) investing activities</b>		<b>1,808</b>	<b>(1,161)</b>	<b>(6,277)</b>
<b>Net cash inflow/(outflow) before financing activities</b>		<b>6,683</b>	<b>1,284</b>	<b>(2,515)</b>
<b>Financing activities</b>				
Loans drawn and refinanced		11,002	2,650	8,408
Bonds issued		565	1,879	6,904
Repayment of loans and bonds		(5,027)	(2,650)	(7,535)
Advances from an associated company		526	1,624	2,049
Principal elements of lease payments		(43)	(39)	(83)
		7,023	3,464	9,743
Capital contribution from non-controlling interests		-	33	33
Purchase of interest in a subsidiary through the settlement of put option		(570)	-	-
Repurchase of the Company's shares		(738)	-	(723)
Dividends paid to the Company's shareholders		(4,386)	(4,212)	(6,201)
Dividends paid to non-controlling interests		(105)	(50)	(95)
<b>Net cash from/(used in) financing activities</b>		<b>1,224</b>	<b>(765)</b>	<b>2,757</b>
<b>Increase in cash and cash equivalents</b>		<b>7,907</b>	<b>519</b>	<b>242</b>
Cash and cash equivalents at 1st January		5,212	5,097	5,097
Effect of exchange differences		135	(88)	(127)
<b>Cash and cash equivalents at end of the period</b>		<b>13,254</b>	<b>5,528</b>	<b>5,212</b>
<b>Represented by:</b>				
Bank balances and short-term deposits maturing within three months				
- Include in bank balances and short-term deposits		13,254	5,528	5,121
- Include in assets classified as held for sale		-	-	91
		<b>13,254</b>	<b>5,528</b>	<b>5,212</b>

The above consolidated statement of cash flows should be read in conjunction with the accompanying notes.

**Consolidated Statement of Changes in Equity**  
**For the six months ended 30th June 2025 – unaudited**

	Attributable to the Company's shareholders				Non-controlling interests	Total equity
	Share capital	Revenue reserve	Other reserves	Total		
	HK\$M	HK\$M	HK\$M	HK\$M	HK\$M	HK\$M
At 1st January 2025	10,449	269,080	(4,203)	275,326	3,101	278,427
(Loss)/Profit for the period	-	(1,202)	-	(1,202)	1	(1,201)
Other comprehensive income	-	-	1,641	1,641	57	1,698
Total comprehensive income for the period	-	(1,202)	1,641	439	58	497
Increase in share of net assets of subsidiary companies (note 27)	-	-	-	-	193	193
Repurchase of the Company's shares	-	(709)	-	(709)	-	(709)
Derecognition upon disposal of subsidiary companies (note 31)	-	-	-	-	(1,370)	(1,370)
Dividends paid	-	(4,386)	-	(4,386)	(105)	(4,491)
At 30th June 2025 (unaudited)	10,449	262,783	(2,562)	270,670	1,877	272,547

	Attributable to the Company's shareholders				Non-controlling interests	Total equity
	Share capital	Revenue reserve	Other reserves	Total		
	HK\$M	HK\$M	HK\$M	HK\$M	HK\$M	HK\$M
At 1st January 2024	10,449	276,689	(2,056)	285,082	3,067	288,149
Profit for the period	-	1,796	-	1,796	94	1,890
Other comprehensive income	-	-	(1,591)	(1,591)	(37)	(1,628)
Total comprehensive income for the period	-	1,796	(1,591)	205	57	262
Capital contribution from a non-controlling interest	-	-	-	-	23	23
Dividends declared and/or paid	-	(4,212)	-	(4,212)	(67)	(4,279)
At 30th June 2024 (unaudited)	10,449	274,273	(3,647)	281,075	3,080	284,155

The above consolidated statement of changes in equity should be read in conjunction with the accompanying notes.

## NOTES TO THE CONDENSED INTERIM FINANCIAL STATEMENTS

### 1. Segment Information

#### (a) 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	Profit/ (Losses) for the period HK\$M	Profit/(Losses) attributable to the Company's shareholders HK\$M
<b>Six months ended 30th June 2025</b>										
Property investment	6,576	2	3,797	(539)	115	384	(3)	3,754	3,254	3,239
Property trading	1,706	-	511	-	21	(95)	2	439	237	239
Hotels	441	2	(53)	(4)	-	(11)	13	(55)	(46)	(45)
Change in fair value of investment properties	-	-	(3,900)	-	-	(866)	37	(4,729)	(4,646)	(4,635)
Inter-segment elimination	-	(4)	-	-	-	-	-	-	-	-
	<b>8,723</b>	<b>-</b>	<b>355</b>	<b>(543)</b>	<b>136</b>	<b>(588)</b>	<b>49</b>	<b>(591)</b>	<b>(1,201)</b>	<b>(1,202)</b>
<b>Six months ended 30th June 2024</b>										
Property investment	6,727	1	4,170	(579)	116	436	-	4,143	3,506	3,458
Property trading	88	-	(54)	-	-	(8)	9	(53)	(76)	(75)
Hotels	464	3	(57)	(6)	-	(17)	24	(56)	(51)	(51)
Change in fair value of investment properties	-	-	(842)	-	-	(100)	6	(936)	(1,489)	(1,536)
Inter-segment elimination	-	(4)	-	-	-	-	-	-	-	-
	<b>7,279</b>	<b>-</b>	<b>3,217</b>	<b>(585)</b>	<b>116</b>	<b>311</b>	<b>39</b>	<b>3,098</b>	<b>1,890</b>	<b>1,796</b>
<b>Year ended 31st December 2024</b>										
Property investment	13,452	3	8,030	(1,213)	230	1,323	(5)	8,365	7,326	7,234
Property trading	88	-	(178)	-	3	(21)	14	(182)	(236)	(233)
Hotels	888	5	(154)	(11)	-	(69)	30	(204)	(191)	(191)
Change in fair value of investment properties	-	-	(5,996)	-	-	(529)	83	(6,442)	(7,500)	(7,576)
Inter-segment elimination	-	(8)	-	-	-	-	-	-	-	-
	<b>14,428</b>	<b>-</b>	<b>1,702</b>	<b>(1,224)</b>	<b>233</b>	<b>704</b>	<b>122</b>	<b>1,537</b>	<b>(601)</b>	<b>(766)</b>

Note:

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



# 1. Segment Information (continued)

## (b) 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
<b>At 30th June 2025</b>					
Property investment	276,369	27,981	3,432	8,631	316,413
Property trading	16,444	6,799	7,183	4,475	34,901
Hotels	4,190	1,514	605	148	6,457
	<b>297,003</b>	<b>36,294</b>	<b>11,220</b>	<b>13,254</b>	<b>357,771</b>
<b>At 31st December 2024</b>					
Property investment	283,907	27,660	3,316	4,940	319,823
Property trading	15,235	6,760	6,968	51	29,014
Hotels	4,157	1,710	592	130	6,589
	<b>303,299</b>	<b>36,130</b>	<b>10,876</b>	<b>5,121</b>	<b>355,426</b>

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

## (c) 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
<b>At 30th June 2025</b>						
Property investment	9,786	15,479	33,130	475	58,870	1,834
Property trading	3,478	164	22,082	19	25,743	1
Hotels	210	-	399	2	611	42
	<b>13,474</b>	<b>15,643</b>	<b>55,611</b>	<b>496</b>	<b>85,224</b>	<b>1,877</b>
<b>At 31st December 2024</b>						
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
	<b>13,095</b>	<b>15,037</b>	<b>48,347</b>	<b>520</b>	<b>76,999</b>	<b>3,101</b>

## 1. Segment Information (continued)

(d) 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
<b>Six months ended 30th June 2025</b>				
Property investment	-	67	6,509	6,576
Property trading	1,706	-	-	1,706
Hotels	199	242	-	441
	<b>1,905</b>	<b>309</b>	<b>6,509</b>	<b>8,723</b>
<b>Six months ended 30th June 2024</b>				
Property investment	-	62	6,665	6,727
Property trading	88	-	-	88
Hotels	211	253	-	464
	<b>299</b>	<b>315</b>	<b>6,665</b>	<b>7,279</b>

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.

There are no significant differences from the last annual financial statements in the basis of segmentation or in the basis of measurement of segment profit or loss.

## 2. Basis of Preparation

(a) The unaudited condensed interim financial statements have been prepared in accordance with Hong Kong Accounting Standard (“HKAS”) 34 “Interim Financial Reporting” issued by the Hong Kong Institute of Certified Public Accountants and the disclosure requirements of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “Listing Rules”).

The unaudited condensed interim financial statements are set out on pages 45 to 69 and also include the “Financial Information Reviewed by Auditors” in the Financing section on pages 38 to 43.

The financial information relating to the year ended 31st December 2024 that is included in this document as comparative information does not constitute the Company’s statutory annual consolidated financial statements for that year 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 2024 have been delivered to the Registrar of Companies in Hong Kong in accordance with section 664 of the Ordinance. The Company’s auditor has reported on those specified financial statements. That report was not qualified or otherwise modified, did not refer to any matter to which the auditor drew attention by way of emphasis without qualifying the report and did not contain a statement under section 406(2) or 407(2) or (3) of the Ordinance.

**2. Basis of Preparation (continued)**

The accounting policies and methods of computation and presentation used in the preparation of the condensed interim financial statements are consistent with those described in the 2024 annual financial statements except for those noted in 2(b) below.

- (b) The following revised standards were required to be adopted by the Group effective from 1st January 2025:

Amendments to HKAS 21 and HKFRS 1	Lack of Exchangeability
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None of the revised standards had a significant effect on the Group's consolidated financial statements or accounting policies.

- (c) The preparation of the condensed interim financial statements in conformity with HKFRS Accounting Standards requires the use of certain critical accounting estimates. It also requires management to exercise judgements in the process of applying the Group's accounting policies. Those areas involving a higher degree of judgements or complexity and areas where assumptions and estimates are significant to the Group's consolidated financial statements are detailed in the 2024 annual financial statements.
- (d) In December 2021, the Organisation for Economic Co-operation and Development ("OECD") issued model rules for a new global minimum tax framework ("Pillar Two") (i.e. BEPS 2.0), and various governments around the world have issued, or are in the process of issuing, legislation on this. Pillar Two legislation in Hong Kong, namely the Inland Revenue (Amendment) (Minimum Tax for Multinational Enterprise Group) Ordinance 2025, has been enacted on 6th June 2025 and the rules take effect from 1st January 2025. Other respective governments of the Group's major operating regions have not substantively enacted the legislation on Pillar Two as of the date of approval of these 2025 financial statements. In conjunction with the ultimate holding company of the Group, an assessment was performed on the various regions that the Group has operations and no material exposure was identified or recognised during the period ended 30th June 2025.

### 3. Financial Risk Management

In the normal course of business the Group is exposed to financial risks attributable to interest rates, currencies, credit and liquidity.

The condensed interim financial statements do not include all financial risk management information and disclosures required in the annual financial statements, and should be read in conjunction with the Group's 2024 annual financial statements. There have been no changes in the Group's financial risk management structure, policies and procedures since the year end.

### 4. Revenue

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

	Six months ended 30th June		Year ended 31st December
	2025	2024	2024
	HK\$M	HK\$M	HK\$M
Gross rental income from investment properties	6,509	6,665	13,316
Property trading	1,706	88	88
Hotels	441	464	888
Rendering of other services	67	62	136
	<b>8,723</b>	<b>7,279</b>	<b>14,428</b>

### 5. Cost of Sales

	Six months ended 30th June		Year ended 31st December
	2025	2024	2024
	HK\$M	HK\$M	HK\$M
Direct rental outgoings in respect of investment properties	1,587	1,501	3,347
Property trading	1,007	62	62
Hotels	414	441	849
	<b>3,008</b>	<b>2,004</b>	<b>4,258</b>

### 6. Other Net Losses

	Six months ended 30th June		Year ended 31st December
	2025	2024	2024
	HK\$M	HK\$M	HK\$M
Losses on disposal of property, plant and equipment	-	(1)	(10)
Losses on disposal of assets classified as held for sale	-	(219)	(220)
Change in fair value of assets classified as held for sale	-	(2)	(2)
Reversal of impairment loss on hotel held as part of a mixed-use development	-	15	15
Net foreign exchange gains	45	-	2
Others	(138)	104	120
	<b>(93)</b>	<b>(103)</b>	<b>(95)</b>

## 7. Expenses by Nature

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

	Six months ended 30th June		Year ended 31st December
	2025	2024	2024
	HK\$M	HK\$M	HK\$M
Impairment charged on trade receivables (note (i))	5	6	33
Depreciation of property, plant and equipment (note 12)	193	150	313
Depreciation of right-of-use assets			
- leasehold land held for own use	16	15	31
- property	24	24	48
Amortisation of			
- intangible assets (note 14)	27	34	71
- initial leasing costs in respect of investment properties	67	26	52
Staff costs (note (ii))	1,198	1,170	2,364
Other lease expenses (note (iii))	15	15	33

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 period, under HKFRS 9 of HK\$1 million (30th June 2024: HK\$4 million; year ended 31st December 2024: HK\$27 million).
- (ii) The staff costs on a divisional basis are: Property investment of HK\$927 million (30th June 2024: HK\$892 million; year ended 31st December 2024: HK\$1,810 million), Property trading of HK\$55 million (30th June 2024: HK\$50 million; year ended 31st December 2024: HK\$94 million) and Hotels of HK\$216 million (30th June 2024: HK\$228 million; year ended 31st December 2024: HK\$460 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.

## 8. Net Finance Charges

Refer to the table with the heading “Financial Information Reviewed by Auditors” on page 42 for details of the Group’s net finance charges.

## 9. Taxation

	Six months ended 30th June		Year ended 31st December
	2025	2024	2024
	HK\$M	HK\$M	HK\$M
Current taxation			
Hong Kong Profits Tax	240	248	421
Chinese Mainland Enterprise Income Tax (“EIT”)	341	334	643
Other taxes	154	88	103
Under/(Over)-provisions in prior years	2	4	(5)
	737	674	1,162
Deferred taxation (note 24)			
Change in fair value of investment properties	12	397	629
Origination and reversal of temporary differences	(139)	137	347
	(127)	534	976
	610	1,208	2,138

## 9. Taxation (continued)

Hong Kong Profits Tax is calculated at 16.5% (2024: 16.5%) on the estimated assessable profits for the period. 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% (2024: 25%) on the estimated assessable profits for the period. Other taxes are calculated at tax rates applicable in jurisdictions in which the Group is assessable for tax.

The Group's share of joint venture companies' tax charges for the six months ended 30th June 2025 of HK\$59 million (30th June 2024: HK\$113 million; year ended 31st December 2024: HK\$234 million) and share of associated companies' tax charges for the six months ended 30th June 2025 of HK\$13 million (30th June 2024: tax credits of HK\$1 million; year ended 31st December 2024: tax charges of HK\$32 million) respectively, are included in the share of results of joint venture and associated companies as shown in the consolidated statement of profit or loss.

## 10. Dividends

	Six months ended 30th June		Year ended 31st December
	2025	2024	2024
	HK\$M	HK\$M	HK\$M
First interim dividend declared on 7th August 2025 of HK\$0.35 per share (2024 first interim dividend paid on 9th October 2024: HK\$0.34 per share)	<b>2,015</b>	1,989	1,989
Second interim dividend paid on 8th May 2025 of HK\$0.76 per share	-	-	4,386
	<b>2,015</b>	1,989	6,375

The second 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 the ex-dividend date (namely, 1st April 2025).

The first interim dividend is not accounted for in the condensed interim financial statements because it had not been declared at the period end date.

The Directors have declared a first interim dividend of HK\$0.35 (2024: HK\$0.34) per share for the year ending 31st December 2025. The first interim dividend, which totals HK\$2,015 million (2024: HK\$1,989 million), will be paid on Thursday, 9th October 2025 to shareholders registered at the close of business on the record date, being Friday, 5th September 2025. Shares of the Company will be traded ex-dividend as from Wednesday, 3rd September 2025.

The register of members will be closed on Friday, 5th September 2025, during which day no transfer of shares will be effected. In order to qualify for entitlement to the first 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 Thursday, 4th September 2025.

## 11. (Loss)/Earnings Per Share (Basic and Diluted)

Basic loss (30th June 2024: earnings; 31st December 2024: loss) per share is calculated by dividing the loss attributable to the Company's shareholders for the period ended 30th June 2025 of HK\$1,202 million (30th June 2024: profit of HK\$1,796 million; year ended 31st December 2024: loss of HK\$766 million) by the weighted average number of 5,780,152,695 ordinary shares in issue during the period (30th June 2024: 5,850,000,000 ordinary shares; 31st December 2024: 5,845,544,241 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 period ended 30th June 2025 (30th June 2024 and 31st December 2024: same).

## 12. Property, Plant and Equipment

	Property, plant and equipment HK\$M
<b>Cost:</b>	
At 1st January 2025	6,262
Translation differences	79
Additions	56
Disposals	(16)
Net transfers from investment properties	19
<b>At 30th June 2025</b>	<b>6,400</b>
<b>Accumulated depreciation and impairment:</b>	
At 1st January 2025	2,858
Translation differences	34
Charge for the period (note 7)	193
Disposals	(11)
<b>At 30th June 2025</b>	<b>3,074</b>
<b>Net book value:</b>	
<b>At 30th June 2025</b>	<b>3,326</b>
At 1st January 2025	3,404

Property, plant and equipment are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable.

### 13. Investment Properties

	Completed HK\$M	Under Development HK\$M	Total HK\$M
At 1st January 2025	250,112	21,390	271,502
Translation differences	1,618	191	1,809
Additions	488	917	1,405
Net transfers to property, plant and equipment	(19)	-	(19)
Net transfers to right-of-use assets	(34)	-	(34)
Transfer to assets classified as held for sale	(451)	-	(451)
Disposal of subsidiary companies (note 31)	(894)	-	(894)
Net fair value losses	(3,107)	(793)	(3,900)
	247,713	21,705	269,418
Add: Initial leasing costs	102	-	102
<b>At 30th June 2025</b>	<b>247,815</b>	<b>21,705</b>	<b>269,520</b>
At 1st January 2025 (including initial leasing costs)	250,227	21,390	271,617

### 14. Intangible Assets

	Goodwill HK\$M	Computer Software HK\$M	Others HK\$M	Total HK\$M
<b>Cost:</b>				
At 1st January 2025	1,294	439	5	1,738
Translation differences	39	1	-	40
Additions	-	4	-	4
<b>At 30th June 2025</b>	<b>1,333</b>	<b>444</b>	<b>5</b>	<b>1,782</b>
<b>Accumulated amortisation:</b>				
At 1st January 2025	-	289	5	294
Amortisation for the period (note 7)	-	27	-	27
<b>At 30th June 2025</b>	<b>-</b>	<b>316</b>	<b>5</b>	<b>321</b>
<b>Net book value:</b>				
<b>At 30th June 2025</b>	<b>1,333</b>	<b>128</b>	<b>-</b>	<b>1,461</b>
At 1st January 2025	1,294	150	-	1,444



## 15. Right-of-use Assets

The Group (acting as lessee) leases land, offices, warehouses and equipment. Except for certain long-term leasehold land in Hong Kong, rental contracts are typically made for fixed periods of 1 to 50 years but may have extension and early termination options. Lease terms are negotiated on an individual basis and contain a wide range of different terms and conditions.

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

	30th June 2025 HK\$M	31st December 2024 HK\$M
Leasehold land held for own use	2,692	2,671
Property	99	115
	<b>2,791</b>	<b>2,786</b>

Additions to right-of-use assets during the six months ended 30th June 2025 were HK\$6 million (30th June 2024: HK\$14 million; year ended 31st December 2024: HK\$12 million).

During the six months ended 30th June 2025, total cash outflow for leases was included in the consolidated statement of cash flows as (a) interest paid of HK\$9 million (30th June 2024: HK\$10 million; year ended 31st December 2024: HK\$19 million) under “operating activities”, (b) payment for short-term and low-value assets leases of HK\$15 million (30th June 2024: HK\$15 million; year ended 31st December 2024: HK\$33 million) recorded in cash generated from operations under “operating activities” and (c) principal elements of lease payments of HK\$43 million (30th June 2024: HK\$39 million; year ended 31st December 2024: HK\$83 million) under “financing activities”.

## 16. Interests in Joint Venture Companies

	30th June 2025 HK\$M	31st December 2024 HK\$M
Share of net assets, unlisted	21,859	21,167
Loans due from joint venture companies less provisions		
- Interest-free	11,467	11,524
- Interest-bearing	2,968	3,439
	<b>14,435</b>	<b>14,963</b>

In May 2025, the Group entered into an agreement for the purchase and sale of partnership interests with Mandarin Oriental Miami, Inc. (“MOM”). Pursuant to the agreement, the Group has agreed to acquire a 25% equity interest in an existing joint venture company (“JVCo”) which owns Mandarin Oriental, Miami, from MOM for a consideration of US\$37 million. Following the completion of the acquisition in June 2025, JVCo became a wholly-owned subsidiary of the Company. Since the net assets of the JVCo primarily concentrated in one underlying property, the transaction was accounted for as an asset acquisition. The cost based approach was adopted in accounting for an asset acquisition, and that the previously held equity interests were not remeasured. The carrying amount of the previously held equity interests, the consideration paid and direct transaction costs incurred for the acquisition were allocated to the cost of assets acquired.

## 17. Interests in Associated Companies

	30th June 2025 HK\$M	31st December 2024 HK\$M
Share of net assets, unlisted	9,962	9,650
Goodwill	666	646
	<b>10,628</b>	<b>10,296</b>
Loans due from associated companies less provisions		
- Interest-free	254	242
- Interest-bearing	338	338
	<b>592</b>	<b>580</b>

## 18. Fair Value Measurement of Financial Instruments

(a) Financial instruments that are measured at fair value are included in the following fair value hierarchy:

	Level 2 HK\$M	Level 3 HK\$M	Total carrying amount HK\$M
<b>Assets as per consolidated statement of financial position</b>			
<b>At 30th June 2025</b>			
Derivatives used for hedging (note 19)	44	-	44
Financial assets at fair value through profit or loss			
- Unlisted equity investments	-	644	644
	<b>44</b>	<b>644</b>	<b>688</b>
<b>At 31st December 2024</b>			
Derivatives used for hedging (note 19)	67	-	67
Financial assets at fair value through profit or loss			
- Unlisted equity investments	-	638	638
	<b>67</b>	<b>638</b>	<b>705</b>
<b>Liabilities as per consolidated statement of financial position</b>			
<b>At 30th June 2025</b>			
Derivatives used for hedging (note 19)	96	-	96
<b>At 31st December 2024</b>			
Derivatives used for hedging (note 19)	19	-	19
Put option in respect of a non-controlling interest (note 22)	-	653	653
	<b>19</b>	<b>653</b>	<b>672</b>

Notes:

The levels in the hierarchy represent the following:

Level 2 - Financial instruments measured at fair value using inputs other than quoted prices but where those inputs are based on observable market data.

Level 3 - Financial instruments measured at fair value using inputs not based on observable market data.

There were no transfers of financial instruments between the levels in the fair value hierarchy.

**18. Fair Value Measurement of Financial Instruments (continued)**

The change in level 3 financial instruments for the period ended 30th June 2025 is as follows:

	Financial assets at fair value through profit or loss HK\$M	Put option in respect of a non-controlling interest HK\$M
At 1st January 2025	638	653
Translation differences	-	(1)
Additions	6	-
Derecognition of a put option over a non-controlling interest upon settlement	-	(570)
Distributions during the period	-	(8)
Change in fair value recognised as net finance charges	-	(74)
<b>At 30th June 2025</b>	<b>644</b>	<b>-</b>

There has been no change in valuation techniques for Level 2 and Level 3 fair value hierarchy classifications.

The fair value of derivatives used for hedging in Level 2 has been based on quotes from market makers or alternative market participants supported by observable inputs. The most significant observable inputs are market interest rates, exchange rates and yields.

The fair value of unlisted investments classified within level 3 is predominately determined using quotes from market makers, which use assumptions that are based on market conditions existing at each period-end date. The significant unobservable inputs used are yields and market prices. Changing these unobservable inputs based on reasonable alternative assumptions would not significantly change the valuation of the investments.

(b) Fair values of financial assets and liabilities carried at other than fair value:

The carrying amounts of the Group's financial assets and liabilities carried at amortised cost are not materially different from their fair values at 30th June 2025 and 31st December 2024 except for the following financial liabilities, for which their carrying amounts and fair values are disclosed below:

	30th June 2025		31st December 2024	
	Carrying amount HK\$M	Fair value HK\$M	Carrying amount HK\$M	Fair value HK\$M
Long-term loans and bonds	55,611	55,677	48,347	48,145

## 19. Derivative Financial Instruments

The Group uses derivative financial instruments solely for management of an underlying risk. The Group minimises its exposure to market risk since gains and losses on derivatives offset the losses and gains on the assets, liabilities or transactions being hedged. It is the Group's policy not to enter into derivative transactions for speculative purposes.

	30th June 2025		31st December 2024	
	Assets HK\$M	Liabilities HK\$M	Assets HK\$M	Liabilities HK\$M
Interest rate and cross-currency swaps - cash flow hedges				
- due within one year	44	1	2	-
- due after one year	-	95	65	19

## 20. Trade and Other Receivables

	30th June 2025 HK\$M	31st December 2024 HK\$M
Trade debtors	314	448
Prepayments and accrued income	105	115
Other non-current assets	283	-
Other receivables	3,043	3,642
	3,745	4,205
Amounts due after one year included under non-current assets	(283)	-
	3,462	4,205

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

	30th June 2025 HK\$M	31st December 2024 HK\$M
Up to 3 months	282	413
Between 3 and 6 months	20	16
Over 6 months	12	19
	314	448

There is no concentration of credit risk with respect to trade and other receivables, as the Group has a large number of customers.

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 other non-current assets represents a contingent consideration for the sale of the Group's interests in the investment properties in the Brickell City Centre in the U.S.A. as mentioned in note 31. In accordance with the sale and purchase agreement, the contingent consideration is to be received in 2028, the 45th day following the third anniversary of the completion of the disposal.

## 21. Assets Classified as Held for Sale/Liabilities Associated with Assets Classified as Held for Sale

As at 30th June 2025, assets classified as held for sale represented the Group's interest in the investment properties of 43rd floor of One Island East office tower in Hong Kong. In November 2023, the Group and the Securities and Futures Commission ("SFC") entered into sale and purchase agreements for the sale of the Group's interest of twelve floors of One Island East office tower to the SFC, of which the sale of nine floors was completed in 2023. Management believes that the disposal of 43rd floor, for a consideration of HK\$451 million, is highly probable within one year.

As at 31st December 2024, assets classified as held for sale and liabilities associated with assets classified as held for sale represented the Group's interests in certain investment properties in the U.S.A. In June 2025, the Group completed the disposal of its interest in these investment properties to Simon Property Group, a non-controlling interest previously owned a 25% interest in these properties. Details of the disposal is disclosed in note 31.

## 22. Trade and Other Payables

	30th June 2025 HK\$M	31st December 2024 HK\$M
Trade creditors	666	933
Rental deposits from tenants	2,995	2,942
Deposits received on sale of investment properties	403	403
Put option in respect of a non-controlling interest	-	653
Other payables		
Accrued capital expenditure	1,208	1,233
Amounts due to an intermediate holding company	110	92
Amounts due to an associated company	45	37
Advances from a non-controlling interest	1,607	1,476
Interest-bearing advances from associated companies	2,608	2,021
Others	2,411	2,606
	7,989	7,465
	12,053	12,396
Amounts due after one year included under non-current liabilities	(268)	(403)
	11,785	11,993

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

	30th June 2025 HK\$M	31st December 2024 HK\$M
Up to 3 months	666	933

## 23. Lease Liabilities

	30th June 2025 HK\$M	31st December 2024 HK\$M
Maturity profile at the period end is as follows:		
Within 1 year	80	86
Between 1 and 2 years	72	71
Between 2 and 5 years	164	162
Over 5 years	180	201
	496	520
Amounts due within one year included under current liabilities	(80)	(86)
	416	434

## 24. Deferred Taxation

The movement on the net deferred tax liabilities account is as follows:

	HK\$M
At 1st January 2025	14,668
Translation differences	303
Credited to profit or loss (note 9)	(127)
Credited to other comprehensive income	(31)
<b>At 30th June 2025</b>	<b>14,813</b>
<b>Represented by:</b>	
Deferred tax assets	(378)
Deferred tax liabilities	15,191
	<b>14,813</b>

## 25. Share Capital

	Ordinary shares	HK\$M
<b>Issued and fully paid with no par value:</b>		
At 1st January 2025	5,814,221,400	10,449
Repurchased in 2024 and cancelled during the period	(12,000,000)	-
Repurchased and cancelled during the period	(44,736,600)	-
<b>At 30th June 2025</b>	<b>5,757,484,800</b>	<b>10,449</b>

During the period, the Company repurchased 44,736,600 ordinary shares on The Stock Exchange of Hong Kong Limited for a total aggregate price of HK\$707 million (excluding transaction fees). The repurchase was governed by section 257 of the Companies Ordinance (Cap. 622). 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. All the shares repurchased were subsequently cancelled during the period ended 30th June 2025.

Details of shares acquired by month are as follows:

	Number of shares purchased	Highest price paid HK\$	Lowest price paid HK\$	Total <sup>(i)</sup> HK\$M
January	10,905,000	16.00	14.84	168
February	12,000,000	15.86	14.78	184
March	7,816,000	17.00	15.26	127
April	11,008,600	17.00	14.76	178
May	3,007,000	17.00	16.46	50
	<b>44,736,600</b>			<b>707</b>

Notes:

(i) Excluding transaction fees of HK\$2 million for shares repurchased.

## 26. 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 2025	269,080	(1,108)	2,043	(2)	(5,136)	264,877
Loss for the period	(1,202)	-	-	-	-	(1,202)
Other comprehensive income						
Cash flow hedges						
- losses recognised during the period	-	-	-	(178)	-	(178)
- transferred to net finance charges	-	-	-	(10)	-	(10)
- deferred tax	-	-	-	31	-	31
Share of other comprehensive income of joint venture and associated companies recognised during the period	-	-	1	-	766	767
Net translation differences recognised during the period	-	-	-	-	1,031	1,031
Total comprehensive income for the period	(1,202)	-	1	(157)	1,797	439
Repurchase of the Company's shares	(709)	-	-	-	-	(709)
2024 second interim dividend (note 10)	(4,386)	-	-	-	-	(4,386)
<b>At 30th June 2025</b>	<b>262,783</b>	<b>(1,108)</b>	<b>2,044</b>	<b>(159)</b>	<b>(3,339)</b>	<b>260,221</b>

Note: The Group's revenue reserve at 30th June 2025 includes HK\$2,015 million representing the declared first interim dividend for the year ending 31st December 2025 (31st December 2024: HK\$4,386 million representing the second interim dividend for 2024) (note 10).

## 27. Non-controlling Interests

The movement of non-controlling interests during the period is as follows:

	HK\$M
At 1st January 2025	3,101
Share of profit less losses for the period	1
Share of net translation differences	57
Share of total comprehensive income for the period	58
Increase in share of net assets of subsidiary companies	193
Derecognition upon disposal of subsidiary companies (note 31)	(1,370)
Dividends paid	(105)
<b>At 30th June 2025</b>	<b>1,877</b>



## 28. Capital Commitments

	30th June 2025 HK\$M	31st December 2024 HK\$M
The Group's outstanding capital commitments at the end of the period in respect of:		
Property, plant and equipment		
Contracted but not provided for	29	28
Authorised by Directors but not contracted for	235	260
Investment properties		
Contracted but not provided for	5,119	5,597
Authorised by Directors but not contracted for	13,880	14,196
	<b>19,263</b>	<b>20,081</b>
The Group's share of capital commitments of joint venture companies at the end of the period (Note)		
Contracted but not provided for	4,060	2,825
Authorised by Directors but not contracted for	6,746	8,751
	<b>10,806</b>	<b>11,576</b>

Note:

Of which the Group is committed to funding HK\$925 million (31st December 2024: HK\$845 million).

At 30th June 2025, the Group was committed to inject capital of HK\$851 million (31st December 2024: HK\$1,549 million) into joint venture companies.

## 29. Contingencies

Guarantees outstanding at the end of the period in respect of bank loans and other liabilities of joint venture companies totalled HK\$2,478 million (31st December 2024: HK\$4,145 million). Bank guarantees given in lieu of utility deposits and others totalled HK\$63 million at the end of the period (31st December 2024: HK\$63 million).

## 30. Related Party Transactions

There is an agreement for services ("Services Agreement"), in respect of which John Swire & Sons (H.K.) Limited ("JS&SHK"), an intermediate holding company, provides services to various companies in the Group and under which costs are reimbursed and fees payable. In return for these services, JS&SHK receives annual fees calculated as 2.5% of the Group's relevant consolidated profit before taxation and non-controlling interests after certain adjustments. The Services Agreement was renewed on 1st October 2022 for three years expiring on 31st December 2025. For the six months ended 30th June 2025, service fees payable amounted to HK\$110 million (30th June 2024: HK\$99 million). Expenses of HK\$96 million (30th June 2024: HK\$80 million) were reimbursed at cost; in addition, HK\$70 million (30th June 2024: HK\$59 million) in respect of shared administrative services was reimbursed.

### 30. Related Party Transactions (continued)

Under a tenancy framework agreement (the “Tenancy Framework Agreement”) between JS&SHK, Swire Pacific Limited (“Swire Pacific”) and the Company dated 14th August 2014, members of the Group enter into tenancy agreements with members of the JS&SHK group and members of the Swire Pacific group from time to time on normal commercial terms based on prevailing market rentals. The Tenancy Framework Agreement was renewed on 1st October 2024 for a term of three years expiring on 31st December 2027. For the six months ended 30th June 2025, the aggregate rentals payable to the Group by members of the JS&SHK group and members of the Swire Pacific group under tenancies to which the Tenancy Framework Agreement applies amounted to HK\$57 million (30th June 2024: HK\$52 million) and HK\$24 million (30th June 2024: HK\$24 million) respectively.

The above transactions under the Services Agreement and the Tenancy Framework Agreement are continuing connected transactions, in respect of which the Company has complied with the disclosure requirements of Chapter 14A of the Listing Rules.

The following is a summary of significant transactions between the Group and related parties (including transactions under the Tenancy Framework Agreement), which were carried out in the normal course of the Group’s business, in addition to those transactions disclosed elsewhere in the financial statements.

		For the six months ended 30th June									
		Joint venture companies		Associated companies		Fellow subsidiary companies		Intermediate holding company		Other related parties	
	Note	2025 HK\$M	2024 HK\$M	2025 HK\$M	2024 HK\$M	2025 HK\$M	2024 HK\$M	2025 HK\$M	2024 HK\$M	2025 HK\$M	2024 HK\$M
Purchase of services	(a)	-	-	-	-	19	19	-	-	-	-
Rendering of services	(a)	39	35	-	-	-	-	1	1	-	-
Rental revenue	(b)	-	-	-	-	24	24	57	52	1	1
Rental expenses	(b)	7	6	-	-	-	-	-	-	-	-
Revenue from hotels		6	7	-	-	1	1	1	1	2	2
Interest income	(c)	71	73	28	2	-	-	-	-	-	-
Interest charges	(c)	-	-	4	2	-	-	-	-	-	-

Notes:

- Purchase and rendering of services from and to related parties were conducted in the normal course of business at prices and on terms no less favourable to the Group than those charged by/to and contracted with other suppliers/customers of the Group.
- The Group has, in the normal course of its business, entered into lease agreements with related parties to lease premises for varying periods up to six years. The leases were entered into on normal commercial terms.
- Loans advanced to joint venture and associated companies at 30th June 2025 are disclosed in notes 16 and 17. Advances from associated companies are disclosed in note 22.

### 31. Disposal of subsidiary companies

In June 2025, the Group completed the disposal of its interest in the investment properties in the Brickell City Centre in the U.S.A. to Simon Property Group, a non-controlling interest, for a total consideration of up to US\$549 million, of which up to US\$36 million will be payable as a contingent consideration at a later date. The amount of the contingent consideration is subject to the satisfaction of certain conditions.

	2025 HK\$M
Net assets disposed of:	
Investment properties (Note)	5,727
Trade and other receivables	14
Trade and other payables	(59)
	5,682
Less: Non-controlling interests derecognised	(1,370)
Loss on disposals	(121)
	4,191
Satisfied by:	
Cash received (net of transaction costs)	3,908
Contingent consideration	283
	4,191
Analysis of the net inflow of cash and cash equivalents from disposal:	
Net cash proceeds	3,908

Note:

The amounts include investment properties of HK\$894 million and assets classified as held for sale of HK\$4,833 million.

### 32. Acquisition of a subsidiary company

As mentioned in note 16, the Group further acquired a 25% equity interest in the existing joint venture company which owns Mandarin Oriental, Miami. Following the completion of the acquisition in June 2025, the joint venture company became a wholly-owned subsidiary of the Company. Details of the purchase consideration and the net identifiable assets acquired are as follows:

	2025 HK\$M
Properties for sale	540
Trade and other receivables	7
Bank balances and short-term deposits	18
Trade and other payables	(31)
Net identifiable assets acquired	534
Satisfied by:	
Purchase consideration settled in cash	290
Equity interests previously held by the Group	244
	534
Analysis of the net outflow of cash and cash equivalents for acquisition:	
Purchase consideration settled in cash	290
Less: Cash and cash equivalents acquired	(18)
Net cash outflow on acquisition	272

## **SUPPLEMENTARY 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 Listing Rules, as applicable for and throughout the accounting period covered by the interim report.

The Company has adopted codes of conduct regarding securities transactions by Directors and by relevant employees (as defined in the CG Code) 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”) set out in Appendix C3 to the Listing Rules.

On specific enquiries made, all the Directors of the Company have confirmed that, in respect of the accounting period covered by the interim report, they have complied with the required standard set out in the Model Code and the Company’s code of conduct regarding Directors’ securities transactions.

The interim results have been reviewed by the Audit Committee of the Company and by the external auditors.

### **Share Capital**

During the accounting period covered by the interim report, pursuant to the share buy-back programme announced by the Company on 30th August 2024, the Company bought back an aggregate of 44,736,600 shares on The Stock Exchange of Hong Kong Limited at an aggregate cost (excluding transaction fees) of HK\$707 million. All the shares bought back were subsequently cancelled.

Details of share buy-backs and the Company’s share capital are set out in note 25 to the financial statements.

### **Directors’ Information**

Changes in Directors’ particulars are set out as follows:

1. Raymond Lim retired as Non-Executive Chairman of APS Asset Management Pte Ltd with effect from 31st March 2025.
2. Fanny Lung was retitled from Finance Director to Chief Financial Officer of the Company with effect from 9th June 2025 but without any change in her responsibilities.
3. Mabelle Ma was retitled from Director, Development and Valuations to Chief Development Officer of the Company with effect from 9th June 2025 but without any change in her responsibilities.

## Directors' Interests

At 30th June 2025, the register maintained under Section 352 of the Securities and Futures Ordinance ("SFO") showed that Directors held the following interests in the shares of the Company's associated corporation (within the meaning of Part XV of the SFO), John Swire & Sons Limited:

	Capacity			Total No. of Shares	Percentage of Issued Share Capital (comprised in the class) (%)	Note
	Beneficial Interest		Trust Interest			
	Personal	Family				
<b>John Swire &amp; Sons Limited</b>						
<b>Ordinary Shares of £1</b>						
Adam Fenwick	-	-	3,136,000	3,136,000	3.14	(1)
Merlin Swire	2,193,550	630,000	20,175,819	22,999,369	23.00	(2)
<b>8% Cum. Preference</b>						
<b>Shares of £1</b>						
Adam Fenwick	-	-	2,822,400	2,822,400	3.14	(1)
Merlin Swire	3,966,125	-	16,917,930	20,884,055	23.20	(2)

Notes:

- (1) Adam Fenwick was a trustee of a trust which held 3,136,000 ordinary shares and 2,822,400 preference shares in John Swire & Sons Limited included under trust interest and did not have any beneficial interest in those shares.
- (2) Merlin Swire was a trustee and/or a potential beneficiary of trusts which held 8,852,483 ordinary shares and 6,705,528 preference shares in John Swire & Sons Limited included under trust interest and did not have any beneficial interest in those shares.

Other than as stated above, no Director or Chief Executive of the Company had any interest or short position, whether beneficial or non-beneficial, in the shares or underlying shares and debentures of the Company or any of its associated corporations (within the meaning of Part XV of the SFO).

**Substantial Shareholders' and Other Interests**

The register of interests in shares and short positions maintained under Section 336 of the SFO shows that at 30th June 2025 the Company had been notified of the following interests in the shares of the Company held by substantial shareholders and other persons:

Long position	Number of Shares	Percentage of Voting Shares (%)	Type of Interest	Note
Swire Pacific Limited	4,796,765,835	83.31	Beneficial owner	(1)
John Swire & Sons Limited	4,796,765,835	83.31	Attributable interest	(2)

Notes:

- (1) Swire Pacific Limited was interested in 4,796,765,835 shares of the Company as beneficial owner.
- (2) John Swire & Sons Limited and its wholly-owned subsidiary John Swire & Sons (H.K.) Limited were deemed to be interested in a total of 4,796,765,835 shares of the Company, in which Swire Pacific Limited was interested, by virtue of the John Swire & Sons Limited group being interested in 64.45% of the equity of Swire Pacific Limited and controlling 70.97% of the voting rights attached to shares in Swire Pacific Limited.

**Interim Report**

The 2025 Interim 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](http://www.swireproperties.com). Printed copies will be sent to shareholders who have elected to receive printed copies on 2nd September 2025.

**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, 7th August 2025

Website: [www.swireproperties.com](http://www.swireproperties.com)

## GLOSSARY

### Terms

References in this document to Hong Kong are to Hong Kong SAR (“HKSAR”).

**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 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 and properties held for development.

### Ratios

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

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

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

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

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

## FINANCIAL CALENDAR AND INFORMATION FOR INVESTORS

### Financial Calendar 2025

Interim Report available to shareholders	2nd September
Shares traded ex-dividend	3rd September
Share register closed for 2025 first interim dividend entitlement	5th September
Record date for 2025 first interim dividend entitlement	5th September
Payment of 2025 first interim dividend	9th October
Annual results announcement	March 2026
Annual General Meeting	May 2026

### Registered Office

(with effect from 16th May 2025)  
Swire Properties Limited  
31st Floor, One Pacific Place  
88 Queensway  
Hong Kong

### Registrars

Computershare Hong Kong Investor Services Limited  
17M Floor, Hopewell Centre  
183 Queen's Road East  
Hong Kong

Website: [www.computershare.com](http://www.computershare.com)

### Stock Code

Hong Kong Stock Exchange      01972

### Independent Auditors

PricewaterhouseCoopers  
Certified Public Accountants  
and Registered Public Interest Entity Auditor

### Investor Relations

E-mail: [ir@swireproperties.com](mailto:ir@swireproperties.com)

### Public Affairs

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Tel: (852) 2844-3888  
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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](mailto:ir@swireproperties.com).



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