

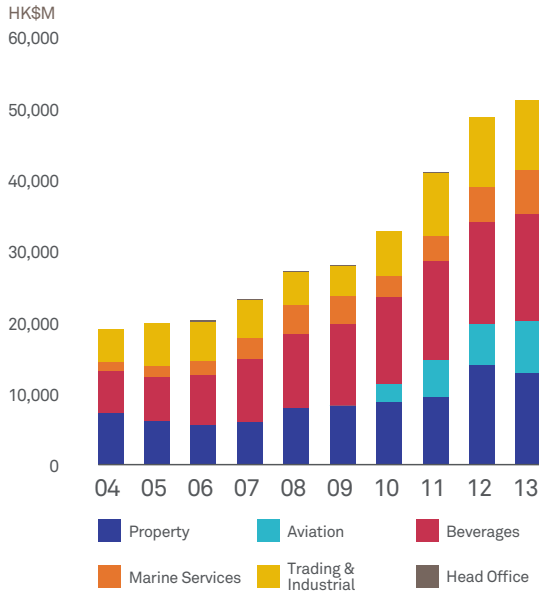
Summary of Past Performance – Financial

	2004 (Restated) HK\$M	2005 (Restated) HK\$M	2006 (Restated) HK\$M	2007 (Restated) HK\$M	2008 (Restated) HK\$M	2009 (Restated) HK\$M	2010 (Restated) HK\$M	2011 (Restated) HK\$M	2012 (Restated) HK\$M	2013 HK\$M
Statement of Profit or Loss										
Turnover										
Property	7,306	6,197	5,595	6,060	7,903	8,288	8,809	9,518	13,988	12,856
Aviation	–	–	–	–	–	–	2,574	5,171	5,830	7,387
Beverages	5,797	6,198	6,987	8,771	10,534	11,560	12,189	14,105	14,396	15,053
Marine Services	1,297	1,492	1,997	3,104	4,007	3,892	3,046	3,505	4,864	6,292
Trading & Industrial	4,704	6,036	5,554	5,306	4,746	4,320	6,212	8,862	9,956	9,836
Head Office	39	25	215	17	13	10	7	8	6	13
	19,143	19,948	20,348	23,258	27,203	28,070	32,837	41,169	49,040	51,437
Profit attributable to the Company's shareholders										
Property	17,696	14,701	20,116	22,669	3,190	17,356	25,925	24,981	15,282	10,207
Aviation	2,352	1,844	3,546	3,220	(3,088)	1,772	8,767	2,869	984	1,627
Beverages	382	467	475	492	571	760	705	664	556	802
Marine Services	739	3,036	828	2,541	1,756	1,631	782	854	964	1,307
Trading & Industrial	390	520	449	401	2,088	350	1,197	416	247	237
Head Office	(170)	114	223	256	28	(29)	719	2,269	(623)	(889)
	21,389	20,682	25,637	29,579	4,545	21,840	38,095	32,053	17,410	13,291
Dividends for the year	3,062	3,154	4,321	4,898	3,591	4,213	5,266	9,780	5,266	5,266
Share repurchases	–	–	–	1,296	649	–	–	–	–	–
Retained profit less share repurchases	18,327	17,528	21,316	23,385	305	17,627	32,829	22,273	12,144	8,025
Statement of Financial Position										
Net assets employed										
Property – cost and working capital	37,162	38,792	45,376	57,333	66,229	68,444	75,491	71,868	76,907	84,035
– valuation surplus	36,004	48,483	62,864	82,343	82,712	96,807	119,072	131,609	144,176	151,019
Aviation	17,226	18,515	20,157	22,216	16,583	21,715	38,306	39,689	40,304	43,801
Beverages	2,960	2,881	3,340	3,555	4,039	4,605	5,205	5,662	6,200	6,032
Marine Services	4,773	5,087	6,025	6,487	7,416	7,862	8,872	11,233	17,631	21,412
Trading & Industrial	1,357	1,533	1,711	1,780	3,615	1,511	1,004	1,594	2,663	2,286
Head Office	457	217	(79)	1,181	(139)	363	2,657	5,631	4,755	4,428
	99,939	115,508	139,394	174,895	180,455	201,307	250,607	267,286	292,636	313,013
Financed by										
Equity attributable to the Company's shareholders	85,481	103,603	126,683	151,099	148,402	168,745	204,464	226,380	208,467	220,297
Non-controlling interests	6,258	6,576	772	1,328	1,649	1,098	4,922	5,138	39,915	42,211
Net debt	8,200	5,329	11,939	22,468	30,404	31,464	41,221	35,768	44,254	50,505
	99,939	115,508	139,394	174,895	180,455	201,307	250,607	267,286	292,636	313,013
'A' Shares										
Earnings per share	13.97	13.51	16.75	19.45	3.00	14.52	25.32	21.30	11.57	8.83
Dividends per share	2.00	2.06	2.83	3.23	2.38	2.80	3.50	6.50	3.50	3.50
Equity attributable to shareholders per share	55.83	67.67	82.75	99.65	98.63	112.15	135.89	150.46	138.55	146.41
'B' Shares										
Earnings per share	2.79	2.70	3.35	3.89	0.60	2.90	5.06	4.26	2.31	1.77
Dividends per share	0.40	0.41	0.57	0.65	0.48	0.56	0.70	1.30	0.70	0.70
Equity attributable to shareholders per share	11.17	13.53	16.55	19.93	19.73	22.43	27.18	30.09	27.71	29.28
Ratios										
Return on average equity attributable to the Company's shareholders	28.11%	21.88%	22.27%	21.30%	3.04%	13.77%	20.41%	14.88%	8.01%	6.20%
Return on average equity attributable to the Company's shareholders (historic cost)	12.74%	15.37%	14.08%	15.16%	7.36%	11.96%	19.86%	18.87%	8.94%	8.92%
Gearing ratio	8.94%	4.84%	9.37%	14.74%	20.26%	18.53%	19.69%	15.45%	17.82%	19.24%
Interest cover – times	21.76	34.15	46.76	54.05	10.11	23.39	27.06	19.58	13.04	8.35
Dividend cover – times	6.99	6.56	5.93	6.04	1.27	5.18	7.23	3.28	3.31	2.52
Underlying										
Profit (HK\$M)	6,491	8,643	8,638	10,131	5,019	8,422	15,986	17,135	8,270	8,471
Equity attributable to the Company's shareholders (HK\$M)	86,863	105,347	128,750	153,437	150,921	172,689	208,661	231,636	214,220	226,807
Return on average equity attributable to the Company's shareholders	8.38%	8.99%	7.38%	7.18%	3.30%	5.21%	8.38%	7.78%	3.71%	3.84%
Earnings per 'A' share (HK\$)	4.24	5.65	5.64	6.66	3.32	5.60	10.62	11.39	5.50	5.63
Earnings per 'B' share (HK\$)	0.85	1.13	1.13	1.33	0.66	1.12	2.12	2.28	1.10	1.13
Equity attributable to 'A' shareholders per share (HK\$)	56.73	68.81	84.10	101.19	100.30	114.77	138.68	153.95	142.37	150.74
Equity attributable to 'B' shareholders per share (HK\$)	11.35	13.76	16.82	20.24	20.06	22.95	27.74	30.79	28.47	30.15
Gearing ratio	8.78%	4.76%	9.22%	14.52%	19.92%	18.10%	19.30%	15.10%	17.32%	18.67%
Interest cover – times	5.36	12.84	13.49	14.79	9.93	8.28	10.31	10.43	6.73	5.48
Dividend cover – times	2.12	2.74	2.00	2.07	1.40	2.00	3.04	1.75	1.57	1.61

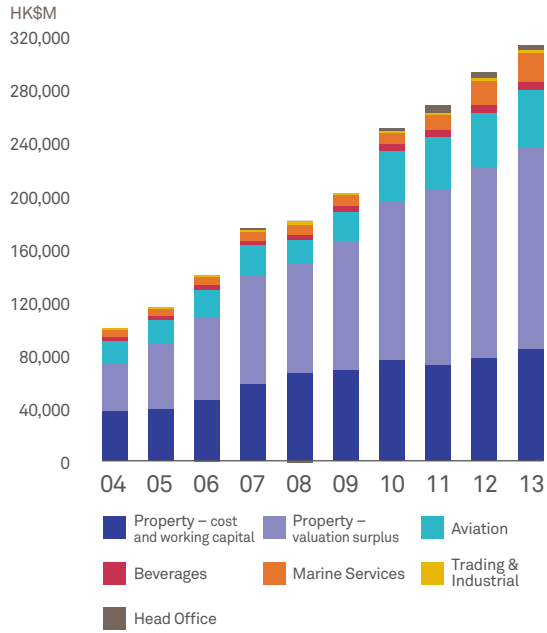
Notes:

- The information for all years is shown in accordance with the Group's current accounting policies and disclosure practices. Consequently figures for years prior to 2013 may be different from those originally presented. The prior years' statement of profit or loss and statement of financial position have been restated following the adoption of HKFRS11 "Joint Arrangements" and HKAS19 "Employee Benefits".
- The equity attributable to the Company's shareholders and the returns by division for 2013 and 2012 are shown in the Financial Review – Investment Appraisal and Performance Review on page 117.
- Underlying profit and equity are discussed on page 110.

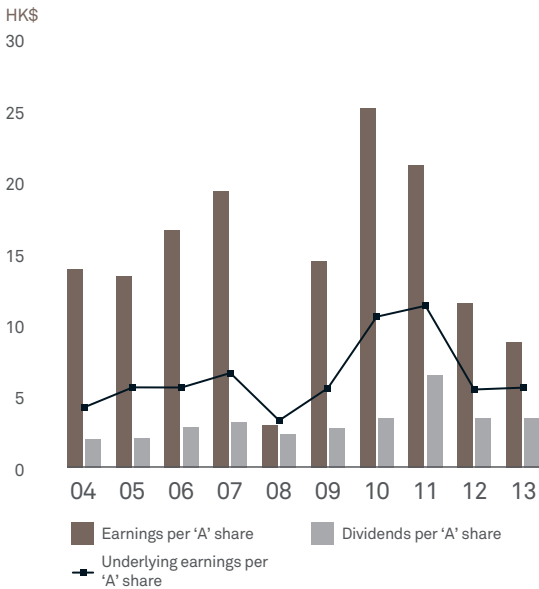
Turnover



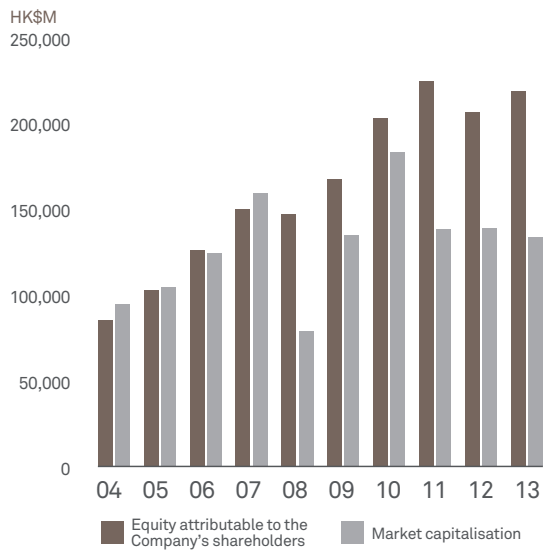
Net Assets Employed



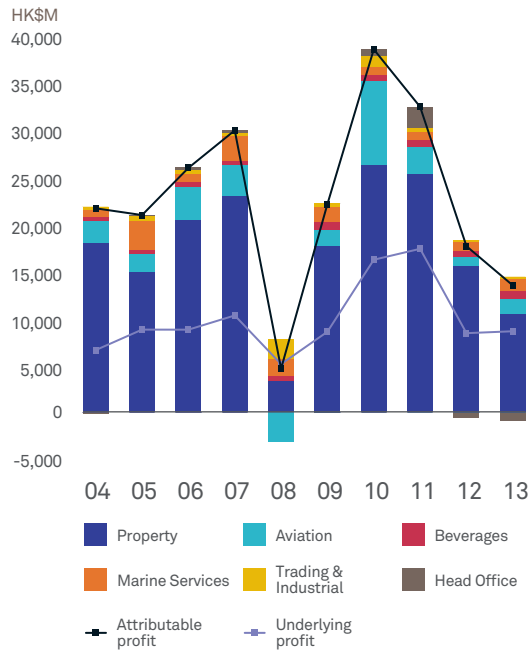
Earnings and Dividends per 'A' Share



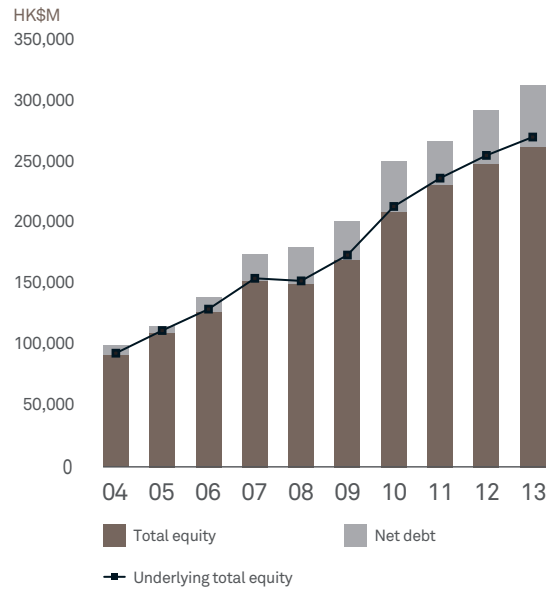
Equity Attributable to the Company's Shareholders and Market Capitalisation at Year-end



Profit Attributable to the Company's Shareholders



Total Equity and Net Debt



Returns on Average Equity*



Swire Pacific Share Price Relative to Hang Seng Index

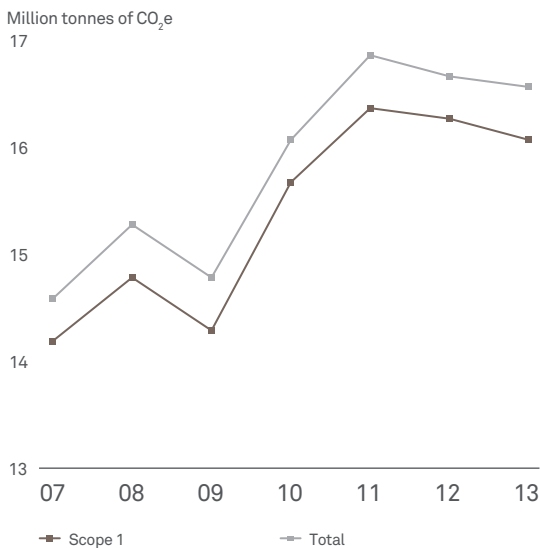


* Returns on average equity for the Trading & Industrial Division are not shown on the graph as restructuring within the division has rendered the comparison of returns between years unmeaningful.

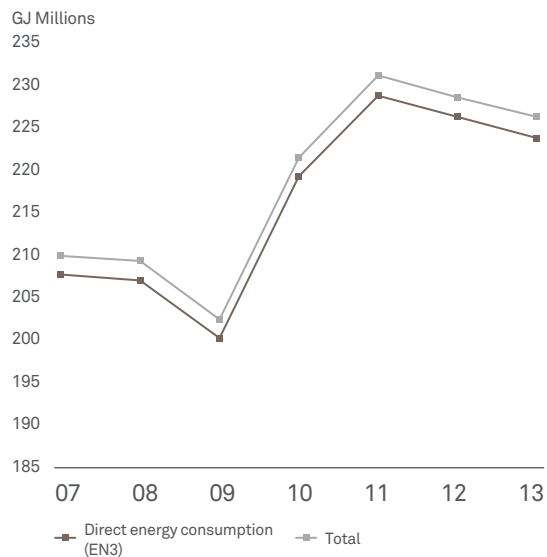
Summary of Past Performance – Sustainable Development

	2007	2008	2009	2010	2011	2012	2013
GHG emissions (Million tonnes of CO ₂ e)	14.6	15.3	14.8	16.1	16.9	16.7	16.6
Energy consumed (GJ Millions)	210.0	209.4	202.5	221.6	231.3	228.7	226.4
Water consumed (cbm Thousands)	8,236	8,026	8,053	7,555	7,991	7,603	8,625
LTIR (No. of injuries per 100 full-time equivalent employees)	4.12	3.74	2.93	3.39	2.87	2.73	2.58
Total employee numbers	63,764	68,450	66,628	70,265	73,867	74,192	75,016
Expenditure on community programmes (HK\$ Millions)	N/A	67	45	41	64	54	58
Average hours of training per employee	N/A	N/A	N/A	34	37	32	26

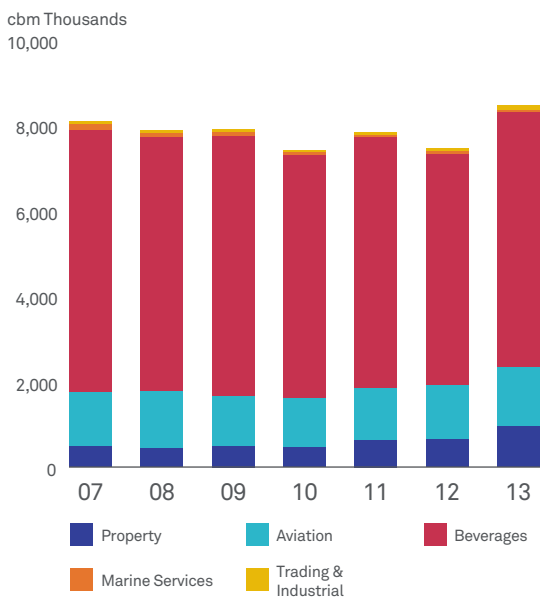
GHG Emissions



Energy Consumed



Water Consumed



LTIR

