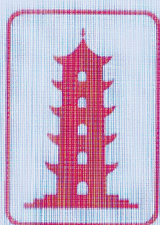


horizon^{PLUS}



香港公益金
THE COMMUNIT CHEST



九龍倉

始創於一八八六年



CONTENTS

目錄

2-3 TOO EARLY FOR A SIGH OF RELIEF?

疫情猶在 挑戰重重

HONG KONG 香港

4-5 THE WHARF GROUP ANNOUNCES 2021 INTERIM RESULTS

九龍倉置業及九龍倉集團公佈二〇二一年中期業績

6 SCMP: LUXURY SPENDING RISES IN HONG KONG DESPITE PANDEMIC WORRIES

7 A WARM WELCOME TO A HOST OF NEW STORES TO HARBOUR CITY AND TIMES SQUARE

歡迎新店進駐海港城及時代廣場

8 PARK HYATT TO CROWN LUXURY COLLECTION IN CHANGSHA ICON IFS

奢華酒店品牌柏悅酒店將加盟長沙IFS

9 MUSIC TO THE EARS FOR WHARF HOTELS

九龍倉酒店喜訊停不了

Editorial & Design 編輯與設計：

Corporate Communications Department 企業傳訊部
The Wharf Group 九龍倉集團
pr@wharfgroup.hk

Luxe Infinite Consulting Company Limited
品位堂顧問有限公司

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MAINLAND CHINA 中國內地

WHARF'S AWARD-WINNING SUPER TOWERS – 10
5 IFSs IN 7 YEARS
九龍倉七年打造五個超高樓地標——國金中心

MORE INTERNATIONAL “STARS” LANDED 11
IN CHANGSHA IFS AND CHENGDU IFS
國際「巨星」親臨長沙及成都 IFS

AWARDS & RECOGNITIONS 獎項與殊榮 12-13

BUSINESS-IN-COMMUNITY 社、企共勉

SILVER STAR – THE THIRD GREEN STAR FERRY HOSTING 14
UNDERPRIVILEGED CHILDREN ON ONE FINE DAY
「銀星」升級為環保小輪 小朋友率先預覽暢遊維港

WHARF NAMED SECOND TOP DONOR 2021 BY 15
THE COMMUNITY CHEST
九龍倉榮膺公益金最高籌款機構第二名

HK\$15 MILLION FOR HENAN FLOOD RELIEF 15
九龍倉支援河南賑災工作

PROJECT WECAN HAPPENINGS 16
「學校起動」計劃精彩活動回顧

TOO EARLY FOR A SIGH OF RELIEF?

2021 started on a vibrant note of renewed optimism in our society's ability to rebound from an unprecedented threat. We have been blessed with the resolute and largely successful measures taken by the Administration to contain the pandemic, which have enabled a progressive pick-up in the economy, consumption and employment.

Reflecting a marked shift in the city's overall mood following two exacting years, Canto-pop boy band sensation Mirror drew vast crowds all over the city to rally behind Hong Kong athletes participating in the Tokyo Olympics and Tokyo Paralympics, kudos to the teams who brought home a total of 11 medals, the greatest ever.

While such high spirits and latest key economic indicators would ordinarily point to an upturn in consumption and profitability for business, challenges remain. In Hong Kong's retail sector, while the consumption vouchers brought some excitement, a resurgence in sales has been accompanied by tenants' hesitation to expand or a trend toward consolidation coupled with travel restrictions which continue to deal a heavy blow to the hotel industry. Rents on both commercial and office spaces are kept under pressure owing to fresh supply as well as work-from-home practices in the new normal.

Our Hong Kong investment properties are performing relatively well. Sales at Harbour City and Times Square, which have been voted the top two favourite malls by Hong Kong shoppers, are buoyed by a fresh appetite for luxury brands and a stream of promotional activities.

Earlier this year, a burst of activities in the luxury residential segment put our development properties in the public spotlight, with a doubling of our landbank on the Peak and the sale of five houses on 77/79 Peak Road for a total of HK\$3 billion.

In the Mainland, Changsha IFS and Chengdu IFS continue to break new sales and occupancy records. Within an eventful week in September, Changsha IFS has become home to the first Apple Store in Hunan while announcing the scheduled opening of Park Hyatt at Tower 2 in 2023. In contrast, sales of residential properties are hampered by price controls, with over-supply in the non residential sector observed in many cities leading to slow-moving stock piling up.

Despite the economic and pandemic challenges, the Group remains conscious of its commitment to help in any way it can in the communities where it operates. When disastrous floods hit Henan during the summer, the Group immediately extended support with a donation of HKD15 million in a bid to contribute to the disaster relief. In another illustration of its far-reaching efforts to help society, the Group earned the distinction of being the second largest donor to the Community Chest for 2020/2021.

Thank you for your support. We hope you will enjoy this issue of *horizon PLUS*.



Stephen Ng, Chairman and Managing Director of The Wharf Group, presents the donation cheque for Henan flood to Dr. Tan Tieniu, Deputy Director of the Liaison Office of the Central People's Government in the Hong Kong Special Administrative Region (left photo).

Stephen Ng receives the 2020/2021 Second Top Donor Award of The Community Chest from Mrs Carrie Lam, Chief Executive of HKSAR (right photo).

九龍倉集團主席兼常務董事吳天海與中央人民政府駐香港特別行政區聯絡辦公室副主任譚鐵牛院士於湖南振災捐款支票移交儀式時合攝(左圖)。

九龍倉集團獲頒發二〇二〇/二一年度全年最高籌款機構「第二名」，集團主席兼常務董事吳天海從香港特別行政區行政長官林鄭月娥女士手中接過獎項(右圖)。

疫情猶在 挑戰重重

二〇二一年市況似是回穩，有賴政府果斷及有效的防疫工作，大家對社會走出疫情陰霾重拾信心，本地經濟、消費及就業情況亦逐步回升。

這個夏天本地更出現兩大焦點，成功逆轉兩年以來較為低沉的社會氣氛，當中包括參加東京奧運會及東京殘疾人奧運會的香港運動員，成功為香港取得十一枚獎牌，締造佳績，振奮人心。另外，近年火速冒起的本地男子組合Mirror，他們每次出席公開活動均出現萬人空巷的場面，成為市場另一話題。

即使市場氣氛似乎高漲，加上最新經濟指標表現理想，讓私人市場的消費和盈利能力看似好轉，但挑戰依然存在。消費券無疑帶來一點刺激，可是香港零售業銷售額回暖仍受制於租戶對擴張的憂慮及整合的趨勢，同時持續實施的旅遊限制仍為酒店業務帶來沉重負擔。至於商業及辦公室租賃，亦因新供應及新形態下在家工作的辦公趨勢而受壓。

集團香港投資物業表現受本地消費者對奢侈品牌的需求，及一系列促銷活動帶動下相對較好，最近獲選為最受歡迎的兩大商場——海港城和時代廣場——銷售成績令人鼓舞。

年初，山頂豪宅分部在短時間內交易頻繁，令集團一時成為公眾焦點。當中包括集團山頂土地儲備增加一倍，並以合共約港幣三十億元出售77/79 Peak Road的五座洋房。

在中國內地，長沙IFS和成都IFS繼續刷新銷售額及出租率新高。在九月，長沙IFS迎來湖南首家Apple Store零售店，同時宣布柏悅酒店將於二〇二三年進駐二號大樓。另一方面，住宅物業銷售因價格管制受壓，而多個城市的非住宅物業銷售因供過於求亦出現銷情緩慢，引至存貨累積的現象。

儘管面臨經濟及新冠病毒的挑戰，集團仍繼續克盡己任，對社會上有需要的一群施以援手。今夏河南暴雨成災，災情百年罕見，集團捐款港幣一千五百萬元，以支援當地之災後重建工作。另外，集團榮膺本年度香港公益金最高籌款機構第二名。

在此，我們衷心感謝大家的支持。希望您會喜歡今期的《horizon PLUS》。

THE WHARF GROUP ANNOUNCES 2021 INTERIM RESULTS

WHARF REIC (1997.HK): RENTAL INCOME REMAINS DEPRESSED 九龍倉置業：租金收入依然受壓

- Hong Kong retail sales recover but rental income remains depressed
- Economic uncertainty and new work culture dampen office demand
- Hotels bleed with strict border control still in force

WHARF (0004.HK): WELCOMED CAUTIOUS RECOVERY FROM PANDEMIC 九龍倉集團：從疫情中初現復甦

- Market for luxury Hong Kong Development Properties ("DP") is emerging from the shadow of the pandemic while long project time profile increases development risk
- Strict price control caps Mainland DP returns and suggests a different risk profile. Impairment provisions were made for unprofitable and slow-moving stock
- For Mainland Investment Properties, luxury segment's out-performance is spurring a tenancy chase from new malls. New office supply keeps an unattractive lid on both occupancy and rent
- Disruptions in supply chains create opportunities for Hong Kong port while materialisation is constrained by shortage of land



Kevin Hui (left) was appointed a director of The Wharf (Holdings) Limited, effective 1st July 2021.
許仲瑛 (左) 獲委任為九龍倉集團有限公司董事，
二〇二一年七月一日生效。

YEN THEAN LENG RE-DESIGNATED AS EXECUTIVE DIRECTOR OF THE WHARF HOLDINGS LIMITED 凌緣庭調任為九龍倉集團有限公司執行董事

The Wharf (Holdings) Limited (0004.HK) announced that Yen Thean Leng was re-designated as an Executive Director in August 2021. She has been an executive director of Wharf REIC (1997.HK) since 2017 with primary responsibility for managing its investment properties in Hong Kong and Singapore. She has taken up additional responsibility to manage the Group's investment properties in Mainland China.



九龍倉置業及九龍倉集團公佈二〇二一年中期業績

基礎盈利減15%
中期息0.67元

九置成功轉虧為盈 吳天海料租金續受壓

九龍倉置業(1997)昨日公布，截至今年6月底止中期成功扭虧為盈，賺29.7億元，去年同期虧損44.5億元；派中期息每股0.67元，若撇除投資物業重估虧損淨額等，期內基礎淨盈利減少15%，至32.7億元。九置主席吳天海昨日表示，雖然零售業正在恢復，但業主表現較為滯後，預計下半年租金仍有下行壓力，並料本港下半年全面通關的機會不大。

九置於期內收入按年升10.4%，至74.9億元，主要受上市附屬公司海港企業(051)的發展物業銷售額確認入帳所帶動；營業盈利按年減少11%，至44.3億元，主因投資物業的表現較為疲弱所致。其中海港城包括酒店整體收入按年減少11%，營業盈利跌17%，商場6月底出租率維持於91%；時代廣場整體收入跌幅收窄至8%，營業盈利跌25%，商場6月底出租率為92%。

相信零售最壞情況已過

吳天海相信，零售業最壞情況已過去，零售銷售額現已回升，但由於去年的基數較低，若與2019年上半年相比表現仍較差，而現時仍未恢復通關，尚未有遊客生意，預料短期零售銷售額難以重返兩年前水平。

吳天海稱，去年和前年與租戶所簽訂新租約租金較舊租約低，目前租金調整未完成，預計下半年租金仍有下行壓力。他又提到，有不少有實力租戶會趁機重整店舖組合，以爭取較好位置開店，過去亦有國際大品牌進駐海港城。

政府早前發放首期消費券，他認為電子消費券能帶動消費，而首批派發的日期為周日，留意到旗下商場人流、車流及消費均見上升，加上本港於奧運取得佳績等，明顯帶動市場消費氣氛，冀有「雪球效應」，惟未能單靠數日表現評估集團下半年情況，但對消費券看法樂觀。

酒店業務方面，期內收入按年增34%，至3.4億元；營業虧損收窄14.4%，至近2.08億元。吳天海指出，目前本地遊生意為主流業務，而現時旗下酒店的平均入住率為三至四成，與行業水平相若，當中週末達八至九成，平日則僅有約兩成，始終本地遊生意有限，相信酒店業務若要轉虧為盈，通關為必要條件。

酒店虧損收窄至兩億

寫字樓方面，面對租賃需求疲弱，海港城上半年收入按年減少13%，營業盈利減15%，由於有跨國企業縮減或搬遷業務及多區的寫字樓新供應增加，尖沙嘴的租賃活動相對淡靜，6月底的出租率降至82%；時代廣場寫字樓的收入及營業盈利均微跌1%，6月底的出租率微升至88%。九置昨日跌3.6%，收報38.8元。



九置主席吳天海(中)預計，下半年租金仍有下行壓力。

九龍倉置業中期業績摘要

項目	金額	按年變動
基礎盈利	32.7億元	-15%
盈利	29.7億元	虧轉盈
每股盈利	0.98元	虧轉盈
中期息	0.67元	-14.1%
收入	74.9億元	+10.4%

Horace Lee (left) was appointed a director of Wharf REIC, effective 1st July 2021.

李偉中(左)獲委任為九龍倉置業董事，二〇二一年七月一日生效。

星島日報，2021年8月6日

九倉基礎虧損收窄至5.26億

九倉(00004)上半年業績扭虧為盈，股東應佔溢利10.38億元，去年同期虧損17.41億元；基礎淨虧損由11.32億元收窄至5.26億元，主要扣除投資重估收益6.61億元及投資物業重估盈餘2.82億元後所得。每股盈利0.34元；維持派中期息每股20仙。該公司繼去年上半年為九龍塘龍翔道住宅項目作出28.64億元減值撥備後，今年上半年亦為內地發展物業撥備36.5億元。主席兼常務董事吳天海表示，中期將增加在香港的投資。

內地物業撥備36.5億

今年上半年，九倉錄得收入123.37億元，按年增長1.22倍，受惠於發展物業收入急增4.7倍；發展物業及投資物業收入分別佔總收入的54.3%及22.3%。公布業績後，其股價午市低見25.55元，挫3.2%，收市仍跌0.4%，報26.3元。

吳天海指出，中央政府持續落實「房住不炒」原則，重點城市樓價開始回落，但地價未見明顯調整，九倉過去兩三年沒有在內地買新地皮，因利潤率太過微薄，所以看淡內地樓市，除非政策回復寬鬆，否則北上投地的機會不高；他又提到，按現時市況評估後，認為撥備

適當，惟難以預測往後有否需要再度撥備，若能回撥當然最好。問到會否增加投資內地商業地產，吳天海坦言，商業樓宇可遇不可求，目前寫字樓供應過剩，加上政府嚴控科網企業及教育公司等，或令部分相關租戶縮減規模「避風頭」，在未有新類型租客下，商廈需求仍弱；至於零售市場，則偏向銷情較好的高檔產品。

吳天海：港樓跌幅有限

談及香港樓市，吳天海認為問題關鍵在於供求，因資金太多卻缺乏出路，加上低息環境下，令住宅供不應求，如果土地供應繼續緊張、銀根持續鬆動，即使樓價轉跌，跌幅也非常有限。截至6月底，九倉負債淨額與總權益比率由15.6%上升至24.5%，主要是早前以約150億元購入兩幅山頂文輝道地皮，強調現水平負債比率適當；在內地買不到地，便繼續投資山頂豪宅。

另外，去年10月獲委任為非執行董事的凌緣庭，自昨天起調任執行董事。她自2017年起出任九倉置業(01997)執行董事，主管香港及新加坡的投資物業，現在將要兼顧九倉於內地的投資物業。

信報，2021年8月11日

SCMP: LUXURY SPENDING RISES IN HONG KONG DESPITE PANDEMIC WORRIES

HARBOUR CITY AND TIMES SQUARE – HONG KONG CONSUMERS' FAVOURITE MALLS, REPORT SAYS.

Despite everything that has been happening, Hongkongers have not stopped buying luxury goods.

A report from consulting company **Agility Research and Strategy** shows luxury goods sales in Hong Kong grew 114 per cent year on year to HK\$3.3 billion in April, even though 63 per cent of respondents were "very concerned" about Hong Kong's worsening economic situation.

Interest in local luxury brands has also risen, with one-third of respondents interested in buying from Hong Kong luxury brands in the future, and more than a third having bought from local luxury brands in the past six months.

Amrita Banta, managing director of Agility Research and Strategy, suggests "Since Covid-19, with the reduction of Chinese tourists, I think it also made Hong Kong people realise that one cannot only depend on [mainland] and international tourists for GDP [gross domestic product]".

She says the lack of travel has shifted spending from abroad to home, and consumers are viewing home-grown products and brands in a new light. A similar pattern, of an increase in people feeling a sense of belonging or a shared identity, is also being seen in other countries, she said.

The sentiment coincides with the rise of Hong Kong boy band Mirror, who have swept the city with their popularity and have attracted the attention of luxury brands. The group's members have worked with fashion houses such as Burberry, Cartier, Louis Vuitton and Fendi.

Hong Kong's economy saw some recovery in the first quarter of 2021, with a 7.9 per cent rise in GDP year-on-year after a six-quarter decline. Retail sales overall increased 30 per cent year-on-year in February, the Agility report found; however, although luxury sales have risen greatly, they are still less than half the average sales level of about HK\$7 billion per month in 2018.



Sixty-five per cent of respondents have bought luxury goods online in the past six months, despite a similar proportion of people preferring to buy in physical stores for the experience.

Hong Kong consumers' favourite mall this year is **Harbour City** in Tsim Sha Tsui, Kowloon. **Times Square**, a luxury shopping centre in Causeway Bay, came next.

Extracts from SCMP, 2/9/2021

奢侈品消費及消費券帶旺零售市道 報告：海港城及時代廣場獲選為最喜愛商場

最近，奢侈品研究顧問公司Agility Research and Strategy 指出，儘管面對疫情陰霾及經濟轉差的影響，奢侈品銷售相比去年四月同期上升114%。

報告亦指出海港城及時代廣場獲消費者選為全城最喜愛商場首兩位。另外，加上政府發放電子消費券，海港城在八月初表示，商場的顧客量及車流量較一般假日多，廣東道名店亦現人龍。

A WARM WELCOME TO A HOST OF NEW STORES TO HARBOUR CITY AND TIMES SQUARE

歡迎新店進駐海港城及時代廣場

Dior and Piaget will join Harbour City and open their flagship stores along Canton Road next year.

DIOR及Piaget旗艦店 進駐海港城明年開幕



■ DIOR廣東道旗艦店現正進行裝修，預計明年開業。

隨着疫情緩和，本港消費市道逐步改善，各大商場開始加強商戶組合，其中，九龍倉置業(01997)旗下尖沙咀海港城表示，繼國際品牌Hermès及Salvatore Ferragamo在海港城廣東道開設全新旗艦店後，DIOR及Piaget旗艦店亦首度進駐，兩間名店現正進行裝修，並預期明年開幕。

海港城在2021年首三季已開設了逾70間本地及國際品牌新店，預期全年新店數目約100間，當中包括全球首間Valentino Beauty專門店、Roger Dubuis全新概念專門店及珠寶與腕錶世家Van Cleef & Arpels擴充新店等。

海港城今年亦引入多間童裝及生活概念店，例如Moncler Enfant、MiDes及柏斯音樂等。發言人續稱，海港城設有Dior Homme門店，DIOR旗艦店則是首次進駐。

海港城指出，今年首三季，已和超過35間國際品牌合作開設期間限定店及舉辦獨家展覽，藉此推出全球限定或最新產品，當中包括香港首個FENDI CAFFE、DIOR男裝系列期間限定店、Gucci Beauty夢幻花園派對等。

信報，2021年10月13日

The World's first Valentino Beauty boutique¹ and KEF Music Studio's Kowloon debut², just opened at Harbour City. In Times Square, more new restaurants just landed, including ABURI-EN, Chuan³, Gathering 11⁴ and Vanda⁵.

全球首間Valentino Beauty專門店¹及九龍首店 KEF Music Studio²已於海港城開幕。時代廣場則持續引入特色餐廳，包括炙•宴³、川川³、饗11⁴及花漾⁵等。



PARK HYATT TO CROWN LUXURY COLLECTION IN CHANGSHA ICON IFS

奢華酒店品牌柏悅酒店將加盟長沙 IFS

Top News

Hyatt brings Park Hyatt brand to Changsha

By TIG Asia / Posted on 23 September, 2021 12:16

Hyatt has collaborated with The Wharf (Holdings) to open a new Park Hyatt hotel in Changsha, the capital of Hunan province, marking the luxury brand's entry into Central China.

Slated to open in 2023, Park Hyatt Changsha will be situated in the heart of the city within the Changsha IFS, a mixed-use development housing a shopping mall, two towers with office space and two luxury hotels.



Park Hyatt Changsha will form part of the premium commercial complex Changsha IFS

Expected to occupy levels 54-63 of Changsha IFS Tower 2, Park Hyatt Changsha will feature 230 guestrooms, culinary and wellness experiences, as well as meeting and event spaces.

The hotel will be located within a 30-minute drive from the high-speed railway and a 40-minute drive from the Changsha International Airport.

信報財經新聞

主頁 即時新聞 今日信報 港股360 地產投資 財富管理

2021年9月13日 港股直擊 中國財經

九龍倉長沙國金中心引入柏悅酒店

九龍倉(00004)宣布，與凱悅酒店集團合作，把奢華酒店品牌「柏悅酒店」引入自2018年成為湖南省會長沙市地標的長沙國金中心。

九龍倉主席兼常務董事吳天海表示，集團的願景為「創建明天」，在長沙打造國金中心的總投資額超過200億元人民幣。全新的長沙柏悅酒店與現有和陸續進駐的頂級品牌，包括新開業的Apple Store零售店，將成為令人引以為傲的夥伴。有信心柏悅酒店的加入將成為長沙國金中心和長沙市的重要一員。

凱悅亞太區拓展及運營總裁何國祥指出，長沙柏悅酒店項目的推進，也彰顯了凱悅進一步在大中華區擴大奢華和生活方式品牌組合的決心，有助公司在該地區推動長期的目標性增長。



“We are excited to bring the Park Hyatt brand to Changsha IFS... We have already invested over RMB20 billion and introduced the world's top luxury brands to make Changsha IFS a sparkling diamond in Central China... We are confident that Park Hyatt will be a great addition to Changsha IFS and to the city of Changsha.”

Stephen Ng
Chairman and Managing Director
The Wharf Group

Let's Celebrate!

MUSIC TO THE EARS FOR WHARF HOTELS

九龍倉酒店喜訊停不了



Booking of **7,000 room nights** have been recorded at both Marco Polo Hotels and Niccolo Hotels which have launched summer room packages recently. Congratulations!

馬哥孛羅酒店和尼依格羅酒店早前推出了夏日住宿禮遇，兩項活動均深受歡迎，總住宿晚數超過七千晚。恭喜！

"BEACON OF THE FUTURE" – NICCOLO SUZHOU LEADING THE PACK SINCE OPENING 蘇州尼依格羅酒店閃耀全城

Crowning the top floors of the 450-metre Suzhou IFS, Niccolo Suzhou features a Sky Lobby and 233 luxurious guestrooms and suites, offering a stunning view of Suzhou's skyline and Jinji Lake. Its iconic positioning was recognised prior to its opening by various awards. Business flow has been growing satisfactorily since opening in April. Wharf Hotels also welcomes the new General Manager Robert Cousins.

蘇州尼依格羅酒店位於四百五十米高的蘇州國際金融中心之巔，擁有天際大堂及二百三十三間奢華客房和套房，可飽覽蘇州天際線風光和金雞湖美景。酒店開業之先已屢獲殊榮，備受業界肯定。酒店自四月開業以來業務穩步增長。此外，九龍倉酒店更歡迎新總經理Robert Cousins。

FIRST GARDEN OKTOBERFEST AT THE MURRAY 香港美利酒店首度推出花園啤酒節

Prost! The Murray just launched its first Garden Oktoberfest featuring a selection of premium beers, traditional gourmet food, German live music and more at its Beer Garden in this October. All tickets were sold out in a week since launch. Hurray!

香港美利酒店於十月推出首個花園啤酒節，包括地道啤酒、傳統德國佳餚、現場音樂表演等，為賓客送上一個充滿德國風情的啤酒節。所有門券於推出後一周旋即售罄。



HAPPY 767TH BIRTHDAY TO MARCO POLO! 齊來慶祝馬哥孛羅 767 歲生日！

Marco Polo Hotels invites guests and followers to celebrate the birthday of its namesake, Marco Polo – the famed 13th century global merchant and adventurer. In a nod to the trader and traveller, as well as the group's ethos to explore, discover and experience, suite giveaways and a special online room deals are offered.

馬哥孛羅酒店以十三世紀舉世聞名的商人和冒險家馬哥·孛羅所命名。適逢他七百六十七歲的生日，馬哥孛羅酒店推出社交媒體套房禮贈活動及官網客房優惠，誠邀賓客共同慶祝這個特別的日子，同時向這位旅行家以及他的探索、發現和體驗精神致敬。

WHARF'S AWARD-WINNING SUPER TOWERS – 5 IFSs IN 7 YEARS

九龍倉七年打造五個超高樓地標——國金中心

九龍倉秉承「創建明天」的願景，把在香港投資物業的經驗帶進成都、長沙、重慶、蘇州和無錫，七年內發展了五個屢獲殊榮的國金中心（簡稱 IFS）超高樓項目，不但成為集大型購物商場、甲級寫字樓、豪華酒店及服務式住宅於一體的新地標，更提升城市的生活質素及國際地位。九龍倉集團主席兼常務董事吳天海早前透過 IFS 品牌影片專輯，闡述 IFS 系列的發展理念。

South China Morning Post News Comment Lifestyle Knowledge More +



How Wharf's 'future-proof' commercial developments have helped Chinese cities develop

- Developer brings proven experience from Hong Kong to Chengdu, Changsha, Chongqing, Suzhou and Wuxi
- Acclaimed International Finance Square complexes serve as testament to firm's 'Building for Tomorrow' vision



Wharf has recorded considerable success in creating a series of five acclaimed International Finance Square (IFS) developments: two in Chinese provincial capitals – Chengdu, in Sichuan, and Changsha, in Hunan – another in the southwestern municipality of Chongqing, and two more in the cities of Suzhou and Wuxi in Jiangsu province.

These five IFS properties are either situated in prime city centre locations or new CBDs (central business districts).

"The idea of an IFS is to build something that would last for generations with relevance ... and it would become the equivalent of what I would call a commercial town hall," says Stephen Ng, Wharf's chairman and managing director.

"When we are building a community, we also want to build a stronger sense of belonging," Ng says. "IFS even brings a sense of pride to the city. Before we entered each of these cities, there wasn't any other project of the standard and size that we were building. IFS involves bringing the city up, in a way. It helps lift living standards ... and aspirations for better living."



The IFS developments in the Mainland (from left): Chengdu, Chongqing, Changsha, Suzhou and Wuxi. Each one has helped put its city on the global stage.

MORE INTERNATIONAL "STARS" LANDED IN CHANGSHA IFS AND CHENGDU IFS

國際「巨星」親臨長沙及成都 IFS

CHANGSHA IFS WELCOMES FIRST APPLE STORE IN HUNAN

長沙IFS 歡迎湖南首家APPLE店進駐

The first Apple Store in Hunan just opened in Changsha IFS, facing the bustling Huangxing Road, in September! Hundreds of Apple fans gathered outside the almost 900-square-metre store hours before and were counting down for the store opening.

長沙IFS商場又帶來新驚喜！湖南省首家Apple零售店已於九月進駐面向市內最繁盛地段之一的黃興中路，店面佔地近九百平方米，為華中消費者提供門市體驗。為見證新店開幕，大批「果粉」一早已盤踞店外為開幕倒數及排隊，以第一時間進入店內瀏覽。



CHANGSHA IFS: FLY ME TO THE MOON

長沙IFS送上超現實未來月球之旅

Changsha IFS collaborated with GFG Style, the world's top automobile design, and surrealist artist Filip Hodas in this Autumn. It is the first exhibition in the Mainland featuring this concept car themed with the future of the moon and the art pieces of "Pop Culture Dystopia I and II". Sunny Ngan, General Manager (Operations and Marketing), Wharf China Estates Limited ("WCEL") posed before his moon trip.



長沙IFS聯同全球頂級汽車設計GFG Style及國際知名超現實主義藝術家Filip Hodas，為星城送上一個嶄新的跨界別科技與藝術展，包括全國首次展出的未來月球概念車，以及藝術作品《Pop Culture Dystopia I、II》。圖為九龍倉中國置業有限公司（「九龍倉中國置業」）總經理（營運及市務）顏昭朗帶大家開往「未來」。

CHENGDU IFS WELCOMES DONALD DUCK

迪士尼唐老鴨親臨成都IFS

Donald Duck was the guest of honour of the summer Disney campaign of Chengdu IFS. In the photo (from left to right): Mr Mao Qiang, General Manager, North and West Region, Consumer Products, The Walt Disney Company (China) Limited; Donald Duck; Dawny Law, Assistant Director and General Manager (Operations and Marketing), WCEL; Veronica Chan, Assistant Director and General Manager (Group Retail Leasing and Planning), WCEL.

成都IFS早前邀請唐老鴨擔任夏日迪士尼活動主角，華特迪士尼（中國）有限公司北區及西區區域總經理毛強先生（左）、九



龍倉中國置業助理董事兼總經理（營運及市務）羅曦訊（右二）及九龍倉中國置業助理董事兼總經理（集團零售租務及策劃）陳穎嘉（右）於揭幕禮上開心合影。

AWARDS & RECOGNITIONS

獎項與殊榮

WHARF ESTATES LIMITED

- Eight companies under Wharf Estates and Wharf China Estates have been awarded by Equal Opportunities Commission¹
 - Equal Opportunity Employer for Gender Equality
 - Equal Opportunity Employer for Family Status Equality
- "ERB Manpower Developer Award Scheme - Manpower Developer" (2013 - 2023)

TIMES SQUARE

Donald Duck Geometric World won two awards from PR Awards 2021

- Bronze Award – Best Experiential Campaign
- Silver Award – Best Promotional Campaign



PLAZA HOLLYWOOD

- Gold Award – Mobile App Stream holder in Web Accessibility Recognition Scheme 2020 - 2021
- Shopping Mall Awards 2020 - 2021
 - Top 20 My Favourite Shopping Malls Events²
 - My Favourite Kids Shopping Mall²

GATEWAY APARTMENTS

- "Five-Star Managed Property" in Kowloon West Best Security Services Award 2020³
- Recognised as a 'Hong Kong Green Organisation' by the Environmental Campaign Committee and the Environmental Protection Department⁴

THE "STAR" FERRY

- 10th Anniversary Junzi Corporation Award⁵
- Triple Gold Award – Web Accessibility Recognition Scheme 2020 - 2021⁶

THE MURRAY, HONG KONG

- "Most Recommended Award" – Trip.com Member's Choice⁷

MARCO POLO HONGKONG HOTEL

- "Best Staycation Hotel" Award by Trip.com⁸

MODERN TERMINALS

- Silver Award – Web Accessibility Recognition Scheme 2020 - 2021
- Silver Partner – Y-Care CSR Scheme

CHANGSHA IFS

- Merit Award of Quality Building Awards 2020 for the category of "Building Outside Hong Kong"⁹
- Gold Winner – "Innovative Achievement in Science or Technology", Asia-Pacific Stevie Awards 2021¹⁰
- Silver Award – Best Mobile Campaign of Digital Media Awards 2021 by Haymarket Media¹¹
- Excellence Award – "Proptech Innovation Achievement of the Year", RICS China Awards 2021¹²

CHENGDU IFS

- Gold Award – Innovative Achievement in Sales or Revenue Generation” in Asia-Pacific Stevie Awards 2021
- Gold Award – Best Digital Experience in 2021 Event Marketing Awards
- Silver Award – Experiential Marketing in 2021 21st IAI Awards
- Silver Award – PR Event in PR Awards Asia 2021
- Silver Award – Experiential PR in PR Awards Asia 2021

CHONGQING IFS

- Silver Award – “Branded Content Campaign of the Year” 2021 International Business Awards
- Silver Award – “Corporate Image and Event Promotion”, 12th Tiger Roar Awards

DALIAN TIMES SQUARE

- “Fashion Award of Dalian Commercial Projects” 2021 by Runsky¹³
- Bronze Award – “Content Marketing”, 12th Tiger Roar Awards¹⁴
- “Commercial Landmark in Dalian” by Tencent¹⁵

SHANGHAI TIMES SQUARE

- Bronze Award – “Content Marketing”, 12th Tiger Roar Awards¹⁶



1



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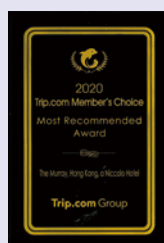
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SILVER STAR – THE THIRD GREEN STAR FERRY HOSTING UNDERPRIVILEGED CHILDREN ON ONE FINE DAY

「銀星」升級為環保小輪 小朋友率先預覽暢遊維港

Star Ferry launched "Silver Star" - the third low-emission ferry, powered by diesel-electric propulsion running daily service in Victoria Harbour. Same as "Morning Star", harmful air pollutant or emission will be substantially reduced.

Riding on this milestone, The "Star" Ferry organised three special "Silver Star" rides for members of Children Cancer Fund and The Society for Community Organization. Jacky Ho, General Manager of The "Star" Ferry, shared with the little passengers history and fun facts of The "Star" Ferry, and the green concept of the Silver Star's latest upgrade. An art jamming session, observation wheel ride, organic farm visit and an afternoon tea tasting were also arranged for the guests over the three days respectively.

Special thanks to the support of Pier1929 at Wan Chai Pier, which offered its renowned afternoon tea sets for the children and their families as the perfect end note of this series of summer charity programme.

天星小輪有限公司（「天星小輪」）宣布，繼「世星」、「曉星」兩艘渡輪改裝成為低排放環保渡輪後，「銀星」輪亦正式加入環保渡輪行列，並已投入服務，行走來往尖沙咀至中環及尖沙咀至灣仔之日常航線。

於1965年首航的「銀星」輪，改裝後成為天星小輪第三艘低排放環保渡輪，同樣由兩台新型柴油發電機供電驅動，以取代傳統柴油二衝程引擎，符合國際海事組織（IMO）Tier II和美國環境保護局（EPA）Tier III的廢氣排放標準，配合使用低硫柴油，大大減少船隻排放污染物。

為了讓大眾更了解天星環保渡輪，天星小輪於暑假期間共舉辦了三次維港遊活動，邀請了「兒童癌症基金」的康復兒童及三十多位來自深水埗區的兒童及家庭，乘坐天星環保渡輪同遊維多利亞港。活動當日，由天星小輪總經理何龍偉向參觀人士介紹有關天星小輪歷史，分享「曉星」及「銀星」輪化身環保渡輪的意義及特點。參加的小朋友反應積極踴躍。三次活動安排各具特色，除了可以飽覽維港兩岸景色之外，愛靜的小朋友參加Art Jamming、好動的則登上摩天輪俯瞰香港日落景色，並參觀有機農莊，讓小朋友體驗難忘的「海陸空」之旅。



▲總經理何龍偉帶領一眾義工、大人與小孩乘坐「銀星」輪遊覽維港海岸。

天星小輪環保渡輪銀星投入服務



WHARF NAMED SECOND TOP DONOR 2021 BY THE COMMUNITY CHEST

九龍倉榮膺公益金最高籌款機構第二名



The Group is honoured to be named the second top donor at the 2020/2021 The Community Chest's Annual Awards Ceremony. Last year, amid the economic and pandemic challenges, the Group spared no effort to help the needy by donating HK\$5 million through the Wharf Emergency Relief Fund to The Community Chest Anti-NCP Rainbow Fund, providing immediate financial assistance to individuals and families affected by the pandemic. The Group has been supporting the Chest's Corporate and Employee Contribution Programme for the past three decades.

HK\$15 MILLION FOR HENAN FLOOD RELIEF 九龍倉支援河南賑災工作

◀ 賑河南助重建 九龍倉捐1500萬

河南省近日遇罕見暴雨，災情嚴重，九龍倉集團宣布捐出一千五百萬元，以支援河南省災後重建工作。

有見河南省遭受百年罕見的暴雨災情，其中鄭州市情況尤其嚴峻，九龍倉集團有限公司昨日宣布動用九龍倉緊急支援基金，通過中聯辦賑災專戶，捐出一千五百萬元，望支援河南災後急需重建的工作。



九龍倉集團秉承「創建明天」的願景，熱心公益，為社會上有需要的人士提供支援。日前於香港禮賓府舉行的香港公益金周年頒獎典禮上，九龍倉集團獲頒發2020/21年度全年最高籌款機構「第二名」及「卓越大獎」榮銜。九龍倉集團主席兼常務董事吳天海出席典禮，從香港特別行政區行政長官林鄭月娥手中接過獎項（見圖）。

九龍倉集團自1990年起一直支持香港公益金慈善活動，至今已超過三十年。去年初新冠病毒肆虐，香港經濟、各行各業受重創，基層家庭生活艱苦，前所未見。有見及此，集團更大力度增加捐款，包括特別撥捐五百萬港元予公益金及時抗疫基金，幫助因新冠肺炎而陷入財政困難的人士及家庭解燃眉之急，並繼續支持公益金商業及僱員募捐計劃，公益便服日及「明星運動會」等活動。

明報·2021年10月1日

When disastrous floods hit Henan during the summer, the Group via Wharf Emergency Relief Fund immediately extended the support with a donation of HK\$15 million for disaster relief and post-disaster rebuilding effort.

九龍倉全人對受災情打擊之河南省同胞表達深切慰問，同時向所有救援人員致以崇高敬意。

節錄自星島日報，2021年7月30日

公益金2020/21年度最高籌款機構
九龍倉集團榮膺第二名



Project WeCan
「學校起動」計劃

PROJECT WECAN HAPPENINGS

「學校起動」計劃精彩活動回顧

JOB TASTING PROGRAMME FROM ONLINE TO ON THE JOB 中學生職場體驗計劃重回實體

The annual Job Tasting Programme kicked off in August providing first-hand work experience for Project WeCan students to unlock their potentials and improve their career prospects. Around a hundred students participated this year with support from 22 organisations. It marked the 10th year of the Programme, with over 1,400 students benefitted from well-established organisations to date.



第十屆「學校起動」職場體驗計劃

「學校起動」職場體驗計劃 2021 日前展開，100 位來自 38 間參與中學的高中學生，獲派到 22 間「學校起動」計劃支持企業及機構，展開 1 至 2 星期實習，親身體驗真實的職場工作環境。「學校起動」計劃基金會委員會主席吳天海表示，「『學校起動』計劃今年已是第 10 年舉行，希望今年各位同學好好把握是次實體實習，以『張開眼睛、張開腦袋、放開心胸』的求知態度，汲取工作經驗，加深對社會及身處行業的認識，及早為未來作好準備。」



「學校起動」計劃基金會委員會主席吳天海與實習學生見面。

「學校起動」計劃基金會委員會主席吳天海表示，「『學校起動』計劃今年已是第 10 年舉行，希望今年各位同學好好把握是次實體實習，以『張開眼睛、張開腦袋、放開心胸』的求知態度，汲取工作經驗，加深對社會及身處行業的認識，及早為未來作好準備。」

信報，2021 年 8 月 14 日

PRINCIPALS' SHARING

十年碩果校長鴻文彙集 細說十年人、情、事

2020/21 marks the 10th Anniversary of Wharf BIC and Project WeCan. Thanks to all principals of WeCan schools who have joined hands over the years to make the WeCan journey a most fruitful and rewarding one.

二〇二〇/二一年度是九龍倉社企共勉及「學校起動」計劃十周年。過去十載，有賴各學校校長帶領，與我們攜手同行。

“……最重要的是學校和同學都可以通過這個平台證明『We Can』，我們並不比其他人遜色，縱使先天條件不足，但只要有機會，我們都可以做到，我們都可以贏在終點前，『Yes, WeCan!』

Li Fung Lan, Former Principal, Lingnan Secondary School
嶺南中學前校長李鳳蘭

……還記得一位女同學完成 KPMG 實習後雀躍不已，急不及待向我分享她初次踏入職場的感受。她十分感激在辦公室內每一位出色、專業、活力的職員，雖然實習只有短短九天，但足以在她的人生中留下深刻印象，成為她的榜樣，亦給予她奮力前進的力量……

Yuen Kwok Ming, Principal,
Caritas Tuen Mun Marden Foundation Secondary School
明愛屯門馬登基金中學校長袁國明”

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 首席顧問吳光正奪得「香港國際超壯年公開賽二〇二一」
 「七十歲或以上男子組」雙料冠軍

