

# HORIZON Plus

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WHARF

Established 1886

# CONTENTS

## 目錄

**LET THE BLISSFUL SEASON LINGER** P 1-2  
延續繽紛好時光

**INVESTMENT PROPERTIES EARNINGS ANCHORED 14% GROWTH IN GROUP CORE PROFIT** P 3  
集團核心盈利增長 14%、建基於穩健投資物業

**GROUP CHAIRMAN STEPHEN NG BECOMES THE CHAIRMAN OF HKGCC** P 4  
集團主席吳天海當選為香港總商會主席

### ▶ **HONG KONG** 香港業務

**OUR MALLS CONTINUE TO WOW SHOPPERS WITH EXCITING EXHIBITIONS AND NEW SHOPS** P 5-7  
集團商場精彩展覽及新店 繼續為顧客帶來無限驚喜

**IT'S A MALL WORLD AFTER ALL** P 8

**MOUNT NICHOLSON HOUSE NO.8 SOLD FOR \$630 MILLION THE MOST VALUABLE DEAL AFTER BREXIT** P 9  
MOUNT NICHOLSON 八號屋六億三千萬沽 脫歐後最大宗

**LEADING HOTELIER TO SPEARHEAD WHARF'S NEW FLAGSHIP HOTEL IN HONG KONG** P 10  
酒店業精英引領香港全新旗艦酒店

### ▶ **CHINA** 中國業務

**FROM MEETING AT THE FIVE FLAGPOLES TO UNDER THE PANDA** P 11-12  
從「五支旗桿」等到「熊貓下」見

**"LIGHT ROSE GARDEN" DEBUTS AT CHENGDU IFS** P 13  
玫瑰燈海園世界巡迴展 中國首站於成都國際金融中心揭幕

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**CHENGDU IFS AMONG THE "TOP 10 FINANCIAL LANDMARKS IN CHENGDU"**

成都國際金融中心 獲選「成都十大金融地標」

P 14

**HAPPY FIRST ANNIVERSARY: NICCOLO CHENGDU**

成都尼依格羅酒店慶祝開幕一周年

P 15-16

 **AWARDS & RECOGNITIONS** 獎項殊榮

P 17-18

 **BUSINESS-IN-COMMUNITY** 社、企共勉

**EXPOSURE FOR OUR BUDDING ARTISTS**

致力培育未來藝術家

P 19

**Project WeCan SCHOLARSHIP SHAPE OUR FUTURE: WeCan**

協助未來社會棟樑減輕財政負擔 認清發展路向

P 20

**UNFLAGGING SUPPORT BY Project WeCan CORPORATE PARTNERS**

企業夥伴支持「學校起動」計劃

P 21-22

**HANDS-ON EXPERIENCE FOR Project WeCan STUDENTS**

職場體驗影子計劃

P 23

**BUILDING "BRIDGES TO HEARTS" IN GUIZHOU**

無止橋貴州築橋計劃

P 23



## LET THE BLISSFUL SEASON LINGER

This year marks the 130<sup>th</sup> anniversary of Wharf as well as the 50<sup>th</sup> anniversary of Ocean Terminal. In this issue we reminisce, fifty years after the opening of the trendsetting landmark, on the advent of modern, convenient and glamorous shopping malls. You will find an eloquent article from the *South China Morning Post* celebrating this important milestone.

For the past six months we have demonstrated that the group's strategy in delivering results fitting its ambitions. Our 2016 interim results, announced on 10<sup>th</sup> August, showed that core earnings from our investment properties have risen by a remarkable 14%. We foresee further positive growth and the momentum is there to drive performance to even higher levels in the near future.

There was a lot to celebrate and enjoy at Harbour City and Times Square this summer. From July to mid-August, the "We are all Smurfs" village, featuring 35 Smurfs and a giant mushroom house, entertained our shoppers at Harbour City, while Saint Seiya, the famed Knights of the Zodiac manga and animation characters, delighted audiences in Times Square on their 30<sup>th</sup> anniversary. We were also pleased to see several high-profile brands, including Miu Miu, adidas and China Tang, open their shops at Harbour City for our customers.

Our property developments have been faring well. In Hong Kong, three houses at the luxurious Mount Nicholson project, a 50/50 joint venture with Nan Fung group, were sold for combined proceeds of HK\$2.2 billion. The prominent collection of prestigious residences offers a high level of privacy yet stunning and unobstructed views of Victoria Harbour.

In China, the group has earned numerous awards for its flagship, mixed-use, Chengdu International Finance Square (Chengdu IFS) since it opened in 2014 in the city's financial and economic epicentre, bringing over 300 global premium brands and

first-class Grade A office towers accommodating leading multinationals, financial institutions and major local corporations.

Latest recognitions include the landmark being among the "Top 10 Financial Landmarks in Chengdu" by Sichuan People Broadcasting Station, News Sichuan FM106.1 and Chengdu Financial Office; the "2016 VIVA Best-of-the-Best Design and Development Award" from the International Council of Shopping Centers (ICSC), making the Chengdu IFS China's first-ever commercial property to win this global title.

The development has become a favourite landmark, locals and visitors are now fond of meeting friends under a gigantic panda, bearing a striking similarity with Hongkongers gathering at the five flagpoles at the Star Ferry Pier.

Other IFS projects are scheduled for completion in Chongqing, Changsha and Suzhou in the next two years.

Taking over as chairman of the Hong Kong General Chamber of Commerce (HKGCC), our Group Chairman Stephen Ng re-emphasised that neither complacency nor a feeling of entitlement have a place in Hong Kong. It is our city's competitiveness and freedom of enterprise have made us resilient and sustained our growth.

We remain committed to the Business-in-Community spirit with our Project *WeCan*. In 2015, *WeCan* Scholarship was introduced. On 21<sup>st</sup> May, the Scholarship Scheme Presentation Ceremony was held to disadvantaged students, with a total of 58 graduates awarded. Each awardee will be subsidised to a maximum amount of HK\$100,000 in four years.

We hope to make a meaningful difference in our young and promising peoples' lives, in the same way our projects mean to make a difference in the life of our customers.

Happy reading!



## 延續繽紛好時光

— 〇一六年標誌著九龍倉集團踏入一百三十周年，亦是海運大廈開業五十周年。早前《南華早報》刊登的文章概述始於海運大廈的香港商場發展歷程，不無共鳴。

集團於八月十日公布二〇一六年中期業績。集團的優質資產及卓越的管理繼續推動投資物業的表現，核心盈利增長14%。集團預計會有進一步增長，並相信增長動力會繼續推動集團未來有更好表現。

旗下商場在暑假期間舉行了一連串精彩活動，包括海港城的「藍精靈·十分勁」亞洲巡迴藝術展，展出三十五隻藍精靈及巨型蘑菇屋，為眾多顧客帶來歡樂。而時代廣場現正舉行「聖鬥士星矢三十周年展」。此外，多家著名商舖包括Miu Miu, adidas和唐人館亦於海港城開業。

集團的房地產發展亦表現良好。在香港，由九龍倉及南豐以50:50擁有，位於山頂的豪華住宅項目聶歌信山已售出三幢洋房，合計所得款項為港幣二十二億元，項目可飽覽維港景緻、私穩度極高。

在國內，集團的旗艦多用途發展項目成都國際金融中心（成都IFS）自二〇一四年開業以來，匯聚超過三百家國際知名品牌，而其超甲級寫字樓亦吸引跨國企業、金融機構及大型企業進駐。

此地標最近更獲四川人民廣播電台、四川新聞頻率FM106.1及成都市金融工作辦公室選為「成都十大金融地標」之一；早前並獲頒授「二〇一六年VIVA設計與開發大獎」，成為中國首個獲此全球最高榮譽的商業地產項目。

成都IFS 成為當地備受歡迎的地標，市民喜歡相約「在熊貓下」見，就像香港人對於「天星碼頭五支旗桿等」耳熟能詳一樣。

近年集團銳意在國內打造一系列國際金融中心，項目於未來兩年將陸續在重慶、長沙及蘇州開幕。

集團主席吳天海當選香港總商會新一屆主席。主席近日談及他對香港政治生態的看法，指出越來越多人抱著「凡事應得」的心態，倘若放任不管，這將損害香港的經濟。全球不少經濟體早被這種「免費午餐」的心態拖垮，但香港的經濟成就能超越其他地方，並讓企業蓬勃發展，端賴香港是全球最少受政府干預的最自由經濟體。

我們亦不忘致力實踐「社、企共勉」的理念，當中包括「學校起動」計劃。二〇一五年更新設WeCan獎學金，並於五月二十一日舉行頒獎典禮，共五十八名畢業生獲頒獎學金，每位獎學金得主在修讀四年大學課程期間，最高可獲發港幣十萬元獎學金。

我們希望能夠為我們的年輕人帶來有意義的改變，同樣地亦希望為顧客的生活增添色彩。

希望您喜歡今期的《HORIZON Plus》！

# INVESTMENT PROPERTIES EARNINGS ANCHORED 14% GROWTH IN GROUP CORE PROFIT

## 集團核心盈利增長 14%、建基於穩健投資物業

**W**harf announced its 2016 interim results with a media briefing and an analyst briefing on 10<sup>th</sup> August 2016.

Stephen Ng, Chairman and Managing Director of Wharf said, "We saw a solid performance in the first half of the year. In particular, the Group's Investment Properties in Hong Kong performed positively. The second quarter slightly outperformed the first and we are hopeful that the momentum will continue in the third quarter." The Group's performance in China Development Properties has performed more than satisfactorily in the first half and has already achieved two-thirds of the full year target.

### Results Highlights:

- Revenue exceeded HK\$20 billion (on 12% growth).
- Operating profit exceeded HK\$8 billion (on 8% growth).
- Core profit increased to HK\$6 billion (on 14% growth).
- IP core profit increased by 11% to account for 78% of the total.
- In particular, HKIP core profit increased by 10% to account for 70% of the total.
- IP revaluation reflected slower growth in capital value and a softer RMB.
- Net debt increased by 2% to HK\$48 billion; gearing 15%.
- Dividend increased by 5.5% to HK\$0.58 per share.
- CME strategic review process continues.

**九**龍倉於八月十日公布二〇一六年中期業績，並於同日舉行記者會及投資者簡報會。

集團主席兼常務董事吳天海在會上表示：「上半年的業績相當穩健，尤其是香港投資物業。我們看到第二季比第一季稍有進步，希望第三季可以做得更好。」上半年集團在國內的物業發展項目銷售比預期理想，已達全年目標的三分之二。

### 業務摘要如下：

- 收入超逾港幣二百億元（增長 12%）
- 營業盈利超逾港幣八十億元（增長 8%）
- 核心盈利增加至港幣六十億元（增長 14%）
- 投資物業核心盈利增加 11%，佔總數 78%
- 尤其香港投資物業核心盈利增加 10%，佔總數 70%
- 投資物業重估反映資本值增長放緩及人民幣走軟
- 負債淨額增加 2% 至港幣四百八十億元；負債比率為 15%
- 股息增加 5.5% 至每股港幣 0.58 元
- 通訊、媒體及娛樂的策略評估仍在進行中

### Hong Kong's largest mall operator says retail sales is recovering

Owner of Hong Kong's Harbour City and Times Square shopping malls records 12pc rise in total revenue to HK\$20 billion for the six months

PUBLISHED: Wednesday, 10 August, 2016, 1:40pm  
UPDATED: Wednesday, 10 August, 2016, 10:56pm

Summer Zhen  
Sandy Li



Wharf Holdings, which operates Hong Kong's largest shopping mall, said luxury brand sales have bottomed out after retailers slashed prices to offset the slump in the number of mainland tourists.

"In June and July, some high-end brands saw sales declines narrowing or even improving on a yearly basis," vice chairman Doreen Lee Yuk-fong said while announcing the interim results on Wednesday.

Despite the challenging economic environment, Lee said foot traffic improved by 10 per cent on a yearly basis during the first six months at its flagship Harbour City mall, Hong Kong's largest shopping complex, in Tsim Sha Tsui.

"We have put a lot of effort into boosting traffic, including promotions in other Asian countries, such as Philippines and India, to offset the losses incurred by brands from offering discounts," Lee said.

"We are cautiously positive about future market prospects," she said.

The Hong Kong conglomerate with interests in property, infrastructure and telecommunications, posted better-than-expected core interim profits on higher rental income and property sales in the mainland.

Underlying profit, excluding fair value and exchange factors, rose 14 per cent to HK\$5.97 billion, while revenue grew 12 per cent to HK\$20.02 billion for the six months.

Net profit, on the other hand, fell 3 per cent to HK\$6.72 billion, or HK\$2.22 basic earnings per share, due to lower yields from investment properties and exchange losses.

The company said it would hike interim dividend by 5.4 per cent to 58 HK cents per share.

Gross rental income from its Hong Kong property portfolio – including the company's core assets Harbour City and Times Square in Causeway Bay, one of the world's most expensive locations – saw a 7 per cent growth to HK\$6.44 billion.

But tenant sales at Harbour City slumped 14.7 per cent during the period to HK\$13.3 billion, while at Times Square they dropped 15.7 per cent to HK\$5.9 billion.

The company said in a statement that Harbour City tenants' sales began to stabilise in the second quarter, with retail occupancy maintained at "virtually 100 per cent".

Meanwhile, its mainland property sales contributed HK\$1.31 billion in income, an 18 per cent growth from a year ago.

Hong Kong's retail sales plunged 10.5 per cent in the first half of this year – the worst drop in 17 years – as mainland Chinese tourists abandoned the city's shopping malls, Disney resort and other theme parks.

Alan Jin, a property analyst at Mizuho Securities, said it would be hard to predict when Hong Kong's retail sector will regain its strength.

"The sharp decline in the number of mainland visitors is still a big blow. Though the tourist numbers has started to recover, most of the visitors are from lower tier cities and hence their spending power is not as strong as earlier," Jin said.

Wharf shares have risen 44 per cent in the past six months. It closed 1.88 per cent lower to HK\$52.2 on Wednesday in Hong Kong.

# GROUP CHAIRMAN STEPHEN NG BECOMES THE CHAIRMAN OF HKGCC

## 集團主席吳天海當選為香港總商會主席



集團主席吳天海於今年五月十日當選香港總商會新一屆主席，任期為一年。他近日在《南華早報》發表文章，談及他對香港政治生態的看法。

主席在文中指出，越來越多人抱著「凡事應得」的心態，而這種心態亦慢慢滲入香港的政治環境中，倘若放任不管，這將損害香港的經濟。

商會認為沒有甚麼是「應得」的，一切都是靠香港人雙手努力爭取。這精神一直令香港保持戰鬥狀態去面對風高浪急的環球市場。

全球不少經濟體早被這種「免費午餐」的心態拖垮，這不但為政府增添沉重的財政壓力，更將原本用作推動增長的財政資源投放他處。更重要的是，這種心態削弱人們對持續增長和爭取成功的渴求。

香港的經濟成就超越其他地方，並讓企業蓬勃發展，端賴香港是全球最少受政府干預的最自由經濟體。然而，近年一連串的法例出台，由法定最低工資、競爭法、以至最近就標準工時的辯論，不一而足。

香港的成功得來不易。商會認為不要為短視而捨棄香港人過往艱苦建立的基業。

### No hunger if lunches are free

South China Morning Post · 21/07/2016

I read with some amusement, and concern, an article in this newspaper which gave our financial secretary the moniker John Scrooge. To be fair to the secretary, Hong Kong's public finances are in good health, in spite of the ailing global economy. My worry, even fear, is about the dangerous growing sense of "entitlement" creeping into the Hong Kong psyche.

Nobody in Hong Kong is "entitled" to a livelihood and we all work hard to pay our bills. That has kept us in fighting shape in a tough world market. It has made Hong Kong hungry. It has made Hong Kong great.

Elsewhere, a "free lunch" attitude has already wrecked many economies around the world. It puts severe fiscal pressure on government budgets, and diverts funds needed to invest in growth for future budgets. More importantly, this attitude diminishes the hunger for sustained growth and success.

I happily support allocating public funds to health care, education and infrastructure projects which benefit the whole community. I also enthusiastically support efforts to provide assistance to people in need, and Hong Kong has always had a very warm heart in helping the under-privileged. However, I strongly object to the growing free-lunch sentiment which has become more prominent on Hong Kong's political agenda.

What has set Hong Kong apart from other places in terms of economic success, and enabled entrepreneurs to thrive, has been the fact that we are the world's freest economy, with one of the world's least interventionist governments. However, in recent years, we have seen a slew of new regulations being rolled out, from the statutory minimum wage to the competition ordinance and most recently the emotional debate on standard working hours.

Positive non-interventionism has served Hong Kong admirably for decades. But now we see the government increasingly trying to intervene in markets by imposing reams of new regulation on business to score populist points, often buckling to political pressure. Populist policies might temporarily appease large sectors of the public, but they inflict lasting damage on our spirit to compete and are not conducive to entrepreneurship.

Hong Kong's can-do spirit is being threatened with extinction by creeping welfarism and "well-meaning" regulations. It is vital that Hong Kong does not stray from the basic principle of freedom of competitive enterprise.

Hong Kong's success has been hard-earned. Let us not throw all that away for short-sighted populist policies that bring only temporary reprieve but permanent damage.

“A growing sense of entitlement is creeping into Hong Kong's political discourse, and if left unchecked, it will damage our economy.”

Stephen Ng

Chairman of the Hong Kong General Chamber of Commerce

# OUR MALLS CONTINUE TO WOW SHOPPERS WITH EXCITING EXHIBITIONS AND NEW SHOPS

## 集團商場精彩展覽及新店 繼續為顧客帶來無限驚喜

**O**ur premium malls filled the summer with unique exhibitions and openings of renowned new restaurants and shops on both sides of Victoria Harbour, bringing an unparalleled range of "shoppertainment" experiences to visitors.

### "We're All Smurfs!" at Harbour City

From July to mid-August, Harbour City transformed the Ocean Terminal Forecourt into an enormous "We're All Smurfs" village, exhibiting 35 Smurfs and a gigantic six-metre-tall mushroom house, where visitors played interactive games using AR technology.

The word "Smurf" is created from "small, mushroom and dwarf" by Belgian storyteller Peyo. There are more than 100 Smurfs, each the height of three apples and each with different characters, living happily together in the forest.

Peyo's 36 original works were exhibited to the world publicly for the first time ever at the Gallery by the Harbour. Nicolas Tytgat, the grandson of Peyo, flew from Belgium to officiate the opening ceremony and share the story of his grandfather's creation.

A pop-up store with a giant four metre-high Smurf flying in the sky was set up at the Gateway Arcade to greet visitors.

Children had drawing and magic fun at the Smurfs Summer School. Harbour City also invited two renowned local artists to create miniature models based on the key elements of eight comic strips of The Smurfs. A global charity sale was held with all proceeds after deducting costs donated to UNICEF (Belgium) to help children living in poverty.

**集**團位於維港兩岸的商場於今個夏天舉辦多項精彩獨特的展覽，同時引入知名餐廳和商舖，為顧客提供無可比擬的購物娛樂體驗。



### 海港城「藍精靈·十分勁」亞洲巡迴藝術展

今年七月至八月中，海港城海運大廈露天廣場變身為巨型藍精靈村，展出三十五隻藍精靈及六米高的巨型蘑菇屋，遊客更可參與AR互動遊戲。

Smurf 這個詞源自三個字：small(小)，mushroom(蘑菇)，dwarf(小矮人)，由比利時作家Peyo創作。他們有超過一百個角色，身高相等於三個蘋果，各有不同個性，並一起在森林快樂地生活。

Peyo的三十六幅珍貴原稿更全球首度在「海港城·美術館」展出。Peyo的外孫Nicolas Tytgat更從比利時來港參加開幕禮，分享外祖父創作藍精靈的歷程。

港威商場亦開設藍精靈期間限定店，抬頭一看，身高四米、在天空飛翔的藍精靈正向遊客打招呼呢！

此外，小朋友則可於「藍精靈·十分勁」暑假學堂學習繪畫及魔術表演等。海港城更特別邀請兩位本地微型藝術大師，創作八個漫畫經典場景，並舉辦全球慈善義賣活動，所得善款扣除成本後，全數撥捐聯合國兒童基金會(比利時)，幫助貧困家庭兒童。



## Miu Miu opens a new concept store in Harbour City's retail street frontage

Miu Miu continues its expansion in Asia with the opening of the new concept store on Canton Road, Harbour City's retail street frontage, which is among Hong Kong's most highest traffic shopping destinations. Stretching over two storeys, the shop commands over 1,500 square feet and is dedicated to the brand's bags, accessories, shoes and ready-to-wear collections. The walls are entirely covered with damask and floor-to-ceiling mirrors. Shelves are decorated with the same fabric to ensure the products are always the centre of attention and are shown at their best. An elegant pale blue carpeted staircase leads customers to the lower floor for women's ready-to-wear collection. Centrally placed plump sofas and metal-edged glass display counters are quintessentially feminine but also with a modern finishing touch.



## Miu Miu 於海港城廣東道開設全新概念店

Miu Miu 持續拓展亞洲業務，於海港城廣東道開設矚目全新概念店。新店樓高兩層，佔地逾一千五百平方呎，網羅品牌的手袋、配飾、鞋履及成衣系列。店內牆壁鋪上經典錦緞及落地鏡，陳列架同樣飾有錦緞，務求將顧客的視線聚焦於產品上，並襯托出產品的最佳面貌。梯間鋪上優雅的淺藍色地毯，引領顧客移步至下層，欣賞在錦緞簇擁下的女士成衣系列。店舖中央擺放柔軟舒適的沙發及金屬框玻璃陳列櫃檯，充滿嫵媚柔美的個性，同時不失時尚氣息。

## Hong Kong's first adidas Sportswear Collective Store anchors at Harbour City

Hong Kong's first adidas Sportswear Collective Store arrived in Harbour City in June. To celebrate this important milestone, a grand opening and launch party was held and graced by the presence of adidas Global Brand Ambassador of Football, David Beckham, together with Greater China adidas Originals Ambassador and pop singer, Eason Chan. The two super stars shared their sportswear styling tips with guests. The new store has a gross retail area of approximately 8,000 square feet, and features an interactive shoe bar with two large touch screens, enabling shoppers to navigate all manner of information and find their desired shoes easily. Personalised services are also available, allowing shoppers to customise their own unique footwear.



## 全港首間 adidas Sportswear Collective 專門店於海港城隆重登場

全港首間 adidas Sportswear Collective 專門店於今年六月在海港城隆重登場。adidas 全球足球代言人碧咸及 adidas Originals 大中華區代言人、著名歌手陳奕迅更擔任開幕派對的特別嘉賓，跟在場人士分享運動服飾的配搭心得。新店佔地約八千平方呎，店內設有互動球鞋搜尋平台，透過兩個大型輕觸式屏幕，讓顧客可輕易找到心水產品及相關資訊，簡單便捷。另外，新店亦提供個人訂製專屬產品的服務，讓顧客設計獨一無二的球鞋。



### China Tang presents fine-dining Chinese cuisine at Harbour City

Conceived and designed by Sir David Tang, China Tang offers the best of Chinese delicacies within the most luxurious and comfortable surroundings, and a resplendent Victoria Harbour view at Harbour City. The restaurant is filled with contemporary Chinese ambience with hand-painted decor and antiques. China Tang focuses on Cantonese cuisine, along with a range of Beijing, Sichuan and Chiu Chow specialties. The restaurant was officially opened on 7<sup>th</sup> July by owner Dr. Peter Lam, GBS; Vice Chairman of the Wharf Group, Ms. Doreen Lee; VIPs such as The Hon Henry Tang, GBM, GBS, JP and Mr. Stephen Ip, GBS, JP.



### 唐人館進駐海港城

由鄧永鏘爵士構思及設計的唐人館，室內裝潢極盡豪華舒適，讓食客在維港美景下享用中式菜餚。店內陳設的手繪裝飾和古董，令全店洋溢傳統中國風。唐人館專營粵菜，並提供精選北京，四川及潮州菜式。餐廳於七月七日由東主林建岳博士，GBS、九龍倉集團副主席李玉芳小姐、貴賓唐英年先生，大紫荊勳賢，GBS，JP及葉澍堃先生，GBS，JP主持開幕儀式。

### 30<sup>th</sup> Anniversary Exhibition of Saint Seiya at Times Square

In August, Saint Seiya, also known as the Knights of the Zodiac, gathered at Times Square. The manga was serialised in December 1985 and made into an animation series in 1986. It has since become an international hit and is one of the best-known works of Masami Kurumada. The 30<sup>th</sup> Anniversary Exhibition of Saint Seiya, curated by the author, was held at Akihabara UDX in Japan in June. Some of the exhibits were transferred to Times Square. These included nearly 250 Saint Seiya figures introduced in the past three decades, large sets from the Saint Seiya D.D.PANORAMATION series, and shiny, life-sized constellation-shaped sacred armour worn by the Knights of the Zodiac from the 12 chambers.

The five-metre tall gold statue of Sagittarius and life sized cloth boxes, five main Saint Seiya knights in their respective clothes and the Goddess Athena statue were showcased in Hong Kong for the first time.



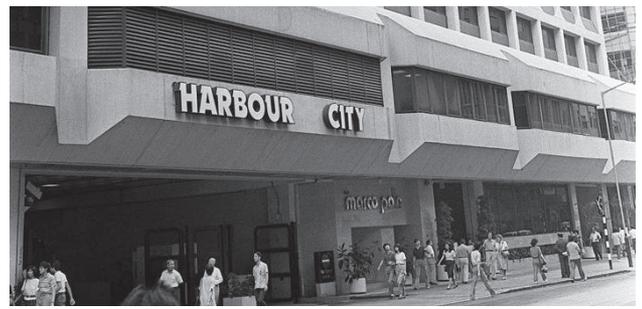
### 《聖鬥士星矢》三十周年展登陸時代廣場

今年八月《聖鬥士星矢》齊集於時代廣場。《聖鬥士星矢》漫畫於一九八五年十二月開始連載，於一九八六年推出動畫版，自推出後風靡世界各地，是作者車田正美的代表作。由作者親自策劃的「聖鬥士星矢三十周年展」已於今年六月在日本「秋葉原UDX」登場，部分展品之後移師至香港時代廣場展出，當中包括三十年間推出約二百五十個《聖鬥士星矢》模型、「聖鬥士星矢D.D.PANORAMATION」系列巨型情景，以及十二個黃道十二宮「黃金聖鬥士」所穿著的等身大、金光閃閃的星座形態聖衣。

約五米高射手座星座型態模型、聖鬥士五位主角穿著神聖衣的模型、雅典娜女神模型以及青銅聖鬥士的大聖衣箱亦是首次在香港展出。



Luxury cruiser the Canberra sails across Victoria Harbour in 1972; Harbour City (right) in 1983 – the complex has gone increasingly upmarket over the decades.



# IT'S A MALL WORLD AFTER ALL

Half a century after the opening of Ocean Terminal, Hong Kong shoppers recall the novelty of air conditioning, convenience, choice and glamour that the city's malls brought, writes Mark Sharp

South China Morning Post · 05/04/2016

**A**s the P&O cruise ship Canberra entered Victoria Harbour, the vessel dwarfed an escort of junks welcoming it with firecrackers and a lion dance. At noon that day, 50 years ago, Hong Kong governor David Trench, in the presence of 2,000 guests, declared Ocean Terminal open.

The Canberra docked at the Tsim Sha Tsui facility at 4pm, and 2,000 passengers disembarked at the doorstep of Asia's first US-style shopping mall. It was March 22, 1966, and Hong Kong's manufacturing industries were booming. Ocean Terminal, with 112 shops and space for parking, was a symbol of the colony's growing wealth, and Trench predicted it would become a popular destination among tourists and residents alike. His prediction proved right. As the number of inbound air and sea travellers climbed, and local spending power grew, the city was on the cusp of becoming a shoppers' paradise and a consumer society.

Homogenised malls are now ubiquitous in Hong Kong, but more than mere shopping meccas. People spend hours in the air-conditioned comfort of their boutiques and supermarkets, bars and restaurants, cinemas and even medical practices.

"Malls have developed into places for entertainment, from movies to ice skating and fabulous restaurants that are very important for shoppers," says Adeline Lee, founder and CEO of Grey Shopper DPI, a retail services company. Ocean Terminal opened to the public at 6pm, the *South China Morning Post* reported, under the headline "Crowds Flock To See New Attraction". Tenants

included "such well-known local companies as Cost Plus, Maxims, Colonial Dispensary, [tobacconist] Tabagueria Filipina, Azzizi, Mode Elite and Beten's".

"The Terminal has also attracted overseas tenants who will run the largest restaurant in the Colony and small 'off-beat' shops dealing in stamps, coins, gloves, fishing tackle, or children's quick portrait sketches and fancy fruit baskets."

Many tenants reported brisk business, while a manager at a foreign-exchange shop said it changed HK\$100,000 worth of British, Australian and US currencies - an average of HK\$500 per passenger.

Dr Katherine Woodthorpe recalls she was about 13 years old when Ocean Terminal opened. "It was wonderful to have an air-conditioned shopping mall. We would catch the bus down to the Star Ferry and spend a whole afternoon mooching around the shops," says Woodthorpe, 59, whose family returned to Australia in 1979. She revisited Hong Kong last month for a reunion with classmates from King George V School.

"There was a lovely antique shop. My dad coveted a little ceramic figure of an old man, and when he retired from Hong Kong, his workmates bought it for him as a farewell gift," she says.

"We did sail from Ocean Terminal once as well, in 1970, leaving on the Canberra to sail to Melbourne for a trip. It didn't have quite the romance of the old sea terminal next door, but it was very exciting hurling streamers across to friends in Ocean Terminal with the band playing as we sailed off."

In the 1970s, with the increasing containerisation of global trade and development of Kwai Chung's cargo terminals, the Hongkong and Kowloon Wharf and Godown Company - now Wharf (Holdings) - demolished its warehouses beside Ocean Terminal for a major expansion along Canton Road, adding Ocean Centre, Harbour City and the Hongkong Hotel.

"In the 1960s, Nathan Road was the major tourist and nightlife destination, and Canton Road was a dilapidated

street that few dared to visit when the sun went down," Wharf chairman Peter Woo Kwong-ching wrote in Wharf's 2015 annual report.

The development became a destination in itself, with a Hong Kong bazaar where craftsmen demonstrated furniture and jewellery making, ivory carving and carpet weaving. There was also a waxworks museum.

"Outside were two guards - one wax and one real. The real one would make us jump out of our skins," says Michele Groome, who grew up in Hong Kong. "I loved the amazing toy shop, too, with shelves of Barbie dolls, and the craftsmen. I had my silhouette cut out in paper."

Across the harbour, in 1977, Hongkong Land announced it would level Gloucester Building, Lane Crawford House and Windsor House, on Queen's Road Central, to erect what the *Post* described as "another giant edifice", called Gloucester Tower.

Three years later, in November 1980, The Landmark opened. With 80 shops and restaurants targeting a growing number of affluent local shoppers, Hongkong Land boasted it would "bring life back to Central".

"Previously, everything in Central closed at 5pm and there was little to do," a company spokesman told the *Post*.

The then Mass Transport Railway Corporation also completed its first property development that year, around its new Kowloon Bay station and including its first mall - Telford Plaza. The podium development above the station was a unique feature at the time, says Alfred Ho, an architect who has conducted extensive research into public spaces. Unlike the downtown malls, Telford Plaza catered to local neighbourhood shoppers. Other malls quickly sprung up, including Cityplaza I in Taikoo Shing and Sha Tin New Town Plaza.

As the 1980s unfolded, local manufacturers began relocating factories north of the border, while the service economy matured. Spending power continued to multiply along with a growing Hong Kong middle class, and a retail boom ensued.

A phenomenon of '80s conspicuous consumption was Japanese department stores. The first, Daimaru, had opened six years before Ocean Terminal, in Paterson Street, Causeway Bay. On November 4, 1960 the *Post* reported that 4,000 people attended the opening.

"The store carries a complete supply of daily necessities and has a supermarket, international bazaar, Italian tea-room and Japanese dining room," it



said.

With a similar blend of Japanese and cosmopolitan chic, Matsuzakaya joined Daimaru on Paterson Street in 1975. Mitsukoshi opened a Causeway Bay store on King's Road in 1981, followed by Sogo in 1985. The Japanese stores, and the growing number of malls, changed the way Hongkongers shopped, Ho says. "In the '80s, going to department stores became a leisure trip - people dressed up, and it replaced the old Chinese market, with the added attraction of air conditioning," he says.

Other features included pop-up stalls, product salesmen yelling for attention and cooking demonstrations. "People shopped for leisure, and began to construct their own identity by consumption."

The most ambitious Japanese retailer was Yaohan, offering "one-stop" shopping for food and clothes, mainly in the New Territories. Its first store opened in Sha Tin New Town Plaza in December 1984.

When boom turned to bust in the late 1990s, however, the Japanese stores went into decline. The biggest, Yaohan, fell hardest. It had opened nine stores in Hong Kong amid aggressive global expansion and imploded in 1997 as the Asian financial crisis was brewing. In September the following year, Matsuzakaya closed, blaming weak consumer spending.

On New Year's Eve, 1998, after 38 years in business, Daimaru became the next victim of recession, laying off 400 workers, including Sikh doorman Pritam Singh, who had hailed taxis for customers for 29 years.

Thousands flocked to Daimaru on its last day to snap up bargains, the *Post* reported. Cecilia Lee, arriving with her grandson, said: "I have been shopping at Daimaru since I was a student. I still remember the days when I bought blankets and pillows for my marriage."

Eighteen years after its closure, minibuses terminating in Causeway Bay still display Daimaru as their destination.

Sogo, a Causeway Bay landmark, remains Japanese in name only. It was taken over by Hong Kong companies in 2000 after its parent went bankrupt. In 2006, Mitsukoshi was ousted by landlord Hysan Development, which redeveloped the site into Hysan Place.

Housewife Wong Sau-yin says shopping in Mitsukoshi had been a mark of status. "If you didn't have the money, you wouldn't dare to go in to even window shop," she says. "I felt so proud the first time I went to the cafe there and read a magazine I bought there."

Local department stores, such as Wing On and Sincere, although considered old-fashioned, still survive. One observer attributes this to loyal, older customers, and the fact the properties are owned so the businesses are immune to rent rises.

Shopping malls, on the other hand, have continued to thrive. Upscale Pacific Place opened in Admiralty at the start of the 1990s, followed by the Dragon Centre, Times Square, Plaza Hollywood and Festival Walk. They mushroomed across the New Territories as MTR Corp extended its railway network, and are now an integral part of Hong Kong's urban landscape.

Love or loathe them, malls are here to stay, although the fortunes of some luxury shopping centres will continue to depend on tourist numbers.

"The perceived 'mainlandisation' of Hong Kong in recent years, with luxury European brands taking over, is currently giving the luxury malls a hard time, with the backlash against nouveau riche mainlanders," Ho says.

With six million square feet of retail space, the greater Harbour City complex has gone increasingly upmarket over the decades. Today, its tenants are largely luxury clothing and watch brands.

Wharf reported Harbour City's operating profit, excluding hotels, rose 6 per cent in 2015 to HK\$7.48 billion. Fifty years ago, when it built Ocean Terminal at a cost of HK\$70 million, it borrowed two-thirds of that from the government.

Ho believes malls will continue to be popular places for Hongkongers to gather, shop, dine and enjoy all manner of activities, despite the challenges presented by online shopping. They are convenient places to gather in relative comfort.

"Shopping malls are prominent spaces for public use with air conditioning. This is one of the reasons why there are always so many people in the malls," he says. mark.sharp@scmp.com



# MOUNT NICHOLSON HOUSE NO. 8 SOLD FOR \$630 MILLION

## THE MOST VALUABLE DEAL AFTER BREXIT

### Mount Nicholson 八號屋六億三千萬沽 脫歐後最大宗

Three houses in the prestigious Mount Nicholson development have been sold so far. House No. 6 with 9,455 square feet in saleable area and House No. 5 with 9,173 square feet, were sold for \$830 million and \$740 million respectively. More recently House No. 8 was put up for tender with a saleable area of 8,054 square feet, and was sold for HK\$630 million, making it the most valuable residential property deal after Brexit.

Mount Nicholson is the only residential project on Mount Nicholson Road which enjoys a prime location and a high degree of privacy. This prestigious development was originated by a team of world-leading architects and designers such as Robert A.M. Stern Architects, Yabu Pushelberg, David Collins Studio, Champalimaud, OLIN; to local dignitaries Wong & Ouyang and LWK & Partners.

Mount Nicholson, a 50:50 joint venture development with Nan Fung Group, sets a new benchmark for luxury living in Hong Kong. Its prominent collection of luxurious residences with a stunning unobstructed view towards Victoria Harbour make it the ultimate home for the most discerning residents.

Since its launch on a targeted basis in February 2016, three houses have been sold for combined proceeds of HK\$2,200 million or HK\$82,400 per square foot on average. The project includes 19 detached houses and 48 apartment units, to be sold in phases.

MN

MOUNT NICHOLSON

英國脫歐公投後已近一個月，引發市場資金轉向，本港豪宅期內交投暢旺，單位做價逾億元的豪宅新盤已錄11宗買賣，共涉近23億元，其中由會德豐(0020)負責銷售、九倉(0004)及南豐發展的山頂MOUNT NICHOLSON 8號洋房，剛以6.3億元售出，為脫歐公投後本港最大額一手豪宅成交。 明報記者 林尚民

本報亦統計，今年豪宅成交暢旺，年初至今約7個月已錄46宗售價在1億元或以上的豪宅新盤成交，共涉逾88億元。

### 首7月一手豪宅成交88億

在過去近1個月，即英脫歐公投後，銷情明顯加快，市場共有11宗、涉資近23億元同類型買賣，佔本年至今約四分之一，當中不乏高價成交，如新地(0016)壽臣山SHOUSON PEAK 9號洋房，上周以3.88億元、實呎9.08萬元售出，成交價創區內新高。至於信置(0083)等合作發展的大埔逸瓏灣，自5月中新增一籃子回贈、變相減價約15%後，銷情轉活，今年至今先後沽出10幢洋房，其中有6幢都是在英國脫歐公投後售出，項目現時只餘下1幢洋房待售。

### MOUNT NICHOLSON 沽3洋房套22億

是次MOUNT NICHOLSON 以招標形式售出的8號洋房，實用面積8054方呎，內設升降機及1697方呎私人車庫，連5906方呎前後花園、1214方呎天台及平台，及冷暖水泳池。發展商昨公布，物業以6.3億元售出，實呎78,222元。雖然以成交價及呎價計，今次售出之8號屋，為項目現時售出之3幢洋房中最低，相信反映單位景觀不及早前售出之兩幢洋房，但仍為英脫歐公投後最貴的一手豪宅成交。發展商亦表示，對售價滿意，並對後市樂觀。

資料顯示，MOUNT NICHOLSON 上半年先後售出兩幢洋房，首推的6號屋以8.3億元售出，實呎8.77萬元，其後5號屋則以7.4億元售出，實呎8.06萬元，3幢洋房共套現22億元。

明報 · 20/07/2016

英脫歐公投後 逾億元豪宅新盤成交

山頂 MOUNT NICHOLSON

共約  
22.93  
億元



# LEADING HOTELIER TO SPEARHEAD WHARF'S NEW FLAGSHIP HOTEL IN HONG KONG

## 酒店業精英引領香港全新旗艦酒店



**Palmer to steer Marco Polo's HK flagship hotel**  
Hong Kong, July 14, 2016

MARCO Polo Hotels has appointed seasoned luxury hotelier Duncan Palmer as managing director of its Hong Kong flagship property, [the Murray Building](#), which is scheduled to open in October 2017.

Palmer, who originated from the UK, boasts over 35 years of experience in luxury hotel groups worldwide including Mandarin Oriental, The Savoy and Langham.

"We are confident that Palmer will launch and establish the Murray Building as an iconic landmark hotel that will redefine the city's luxury hotel landscape." said Jennifer Cronin, president of Marco Polo Hotels.

**集**團正按計劃將中環Murray Lane地標美利大廈改建為都會時尚酒店，並於早前委任資深酒店管理人彭德勤(Duncan Palmer)出任美利大廈旗艦酒店的常務董事。

彭氏在多家國際奢華酒店集團包括文華東方酒店、倫敦The Savoy酒店和朗廷酒店集團，累積逾三十五年的高層管理經驗。如今坐落於香港中環與金鐘繁華市區中心的著名地標—美利大廈籌備開業，彭氏實屬最佳人選。

彭氏來自英國，多年來成功指導多家國際奢華酒店重新定位，並推動一系列酒店重建項目順利完成，其中大多屬歷史建築和旗艦酒店。他在倫敦The Savoy酒店集團任職時，通過翻修令酒店重獲新氣象，顯著改善酒店業績，並為酒店贏得《尊尚商旅雜誌》(Executive Travel)評選的「全球年度最佳酒店」稱號。此外，他帶領倫敦The Connaught酒店獲得《旅行+休閒》雜誌頒發的「二〇〇一年歐洲十大最佳服務酒店」榮譽。彭氏亦曾在香港朗廷酒店任職常務董事，並擔任朗廷集團的規劃設計副總裁。

彭氏出掌要職，銳意為奢華酒店領域樹立新標準，相信他定能將美利大廈這一地標建築重塑為享譽盛名的國際酒店。

馬哥孛羅酒店集團總裁高康琳博士表示：「彭氏被公認為傑出的酒店人才。集團很榮幸邀得他在我們全新的香港旗艦酒店中擔任常務董事一職。我們相信彭氏定能將美利大廈建立為著名的地標酒店，重新定義香港的奢華酒店標準。」

# FROM MEETING AT THE FIVE FLAGPOLES TO UNDER THE PANDA

從「五支旗桿」等到「熊貓下」見

**50** years ago in the 1960s, Hong Kong was a much less sophisticated place than it is today. But for many people arriving in the city at that time, it was a place of opportunity, a place of new beginnings, and above all, new lives.

Back then, Nathan Road was a major tourist and nightlife destination, while nearby Canton Road was a rather dilapidated street that few dared to visit after the sunset.

It started in 1965 when Wharf opened the Ocean Terminal, Hong Kong's first air-conditioned, all-weather shopping mall. It was an immediate hit. People arrived in droves to experience this comfortable new environment, the new shops and exciting products, or to enjoy a meal or to simply bask in the cool air with their friends.

What they all had in common, however was the meeting point - by the five flagpoles outside by the Star Ferry Pier. These five flagpoles bear flags that are symbolic not just of the Group, but of the role the company has played over the years in setting Hong Kong on a vibrant new path that enriches people's shopping experience and their lifestyles .

## The spirit continues

The spirit of Harbour City has extended beyond Hong Kong. The opening of the Group's landmark International Finance Square in Chengdu (Chengdu IFS), which is modelled on Harbour City and comparable in scale, continues many of the company's traditions and philosophy.

Situated at a prime location comparable to Hong Kong's Central CBD, Causeway Bay and Tsim Sha Tsui, Chengdu IFS carries its own iconic meeting point for locals today : a giant panda hanging on the exterior wall.

In the same way as Ocean Terminal ushered in a new era in Hong Kong, this magnificent development has opened a new age of shopping, entertainment, dining and hospitality in a vibrant city Chengdu brimming with opportunities.



## Glittering awards

Since opening in 2014, Chengdu IFS has received numerous awards. The recent one is the "2016 VIVA Best-of-the-Best Design and Development Award" presented by the International Council of Shopping Centers (ICSC). Chengdu IFS is China's first-ever commercial property winning this top global title.

Doreen Lee, Vice Chairman of the Group said, "We are thrilled that Chengdu IFS has won this prestigious award. Our team will continue to reflect the VIVA spirit – Vision, Innovation, Value and Achievement in our future projects."

An ICSC representative commented, "Chengdu IFS was honoured for its 'City within a City' mixed-use design, which incorporates premium office space, the Niccolo Hotel, and luxury residential properties that sit above its flagship eight-level retail and lifestyle podium..... Chengdu IFS sets a striking benchmark for mixed-use development in the western China Region. The development not only epitomises sustainability and green intelligence, it has also raised the bar for commercial properties and set a role model amid the rapid internationalisation of Chengdu."

Chengdu IFS also gained the Grand Award at the Quality Building Awards (QBA) 2016 in Hong Kong, which is a biennial award recognising buildings of outstanding quality and teamwork.

From meeting at the five flagpoles to under the panda, the Group is poised to introduce even more exciting lifestyle and shopping experiences to people in other parts of China in the years to come.

◀ 外邊有一隻十五米高熊貓藝術裝置的成都IFS，一四年開業後即成為當地的地標。

# 九倉成都「城中城」

# 奪全球最高榮譽設計大獎

由國際購物中心協會頒發一年一度的「VIVA 設計與開發大獎」，今年由九倉旗下「成都IFS」奪得，是中國首個獲此全球最高榮譽獎項的商業地產項目，九倉中國置業有限公司總經理（營運）侯迅專程飛往美國拉斯維加斯領獎。

九倉副主席李玉芳對成都IFS奪獎感到榮幸，並承諾團體會繼續努力，在未來的項目發展上呈現VIVA代表的遠見 (Vision)、創新 (Innovation)、價值 (Value) 及成就 (Achievement)。

國際購物中心協會盛讚成都IFS是獨具魅力的「城中城」，八層高購物中心劃分為多個專區，其中「家庭區」設有溜冰場、美食廣場以及兒童用品店；「高區」涵蓋三百個頂級奢侈品牌；「天空區」彙集生活概念店及運動休閒租戶；「空中花園」則以雕塑庭園、藝術廊營造綠色休憩空間。李玉芳說：「城中城」的設計理念，並非只提供高端奢華消費，而是要引領成都人消費理念、購物習慣的全面升級，並開啟全新的生活方式。這是對當前不斷變化的零售業的最佳回應，更是对行業發展開關的重要方向。」

撰文：本刊記者



侯迅（中）代表九倉領獎，與國際購物中心協會的高層合照。



東周刊 · 15/06/2016

## 成都 IFS 獲 ICSC VIVA 國際頂級大獎 中國首個商業地產項目獲此殊榮

成都國際金融中心 (Chengdu International Finance Square, 成都 IFS) 日前獲國際購物中心協會 (International Council of Shopping Centers, ICSC) 頒授「2016 年 VIVA 設計與開發大獎」，成為中國首個獲此全球最高榮譽的商業地產項目。大獎是 ICSC 一年一度的世界最高榮譽獎項。



九龍倉中國置業有限公司總經理(營運)侯迅(中)代表成都IFS出席並接受獎項。

成都 IFS 坐落中央商務區，其購物中心設計理念得到了享譽全球的英國貝諾建築事務所 (Benoy) 完美詮釋，實現了綠色智慧的可持續發展，並提升了本土商業物業的整體水準，成為推動成都國際化進程的楷模。

信報 · 11/06/2016



# "LIGHT ROSE GARDEN" DEBUTS AT CHENGDU IFS

## 玫瑰燈海園世界巡迴展 中國首站於成都國際金融中心揭幕

The Light Rose Garden's World Tour in China debuted at Chengdu International Finance Square (Chengdu IFS) on 5<sup>th</sup> August. This massive public art exhibition is made up of 25,000 LED white roses and two unique pink roses, which transformed the Sculpture Garden on the 7<sup>th</sup> floor of the Chengdu IFS into a brilliant sea of shining flowers.

The "Light Rose Garden" was originated in Korea. It has become a landmark of love and romance since its launch. As the first ever rooftop light rose garden in China, the event prompted a variety of love-themed programmes to celebrate Chinese Valentine's Day, Mid-autumn Festival and National Day.

A charity sale was held with all proceeds, after deducting costs, donated to Operation Smile which provides safe, professional and free medical treatment to underprivileged children with cleft lips, palates and facial deformities.

In February the exhibition landed in Hong Kong and attracted more than 500,000 visitors over nine days.



大型公共藝術裝置展覽「玫瑰燈海園」世界巡迴展內地首站已於八月五日在成都國際金融中心（成都IFS）隆重登場。展覽由二萬五千朵發光二極管（LED）白玫瑰及兩朵特製的粉色玫瑰組成，將成都IFS七樓的雕塑庭院幻化成花海。

「玫瑰燈海園」源於韓國，在當地已成為浪漫愛情地標。今次是國內首個天台玫瑰燈飾展覽，展期橫跨中國七夕情人節、中秋節、國慶日等節日，特設多個以「愛」為主題的精彩活動。

活動亦包括「玫瑰感應燈」義賣，所得善款扣除成本將全數捐予「微笑行動」，用於為貧困家庭的唇齶裂及其他頭面部畸形的兒童提供安全、專業、免費的醫療救助。

今年二月，其在香港僅展出九天，已吸引逾五十萬人次參觀。



人民網 · 06/08/2016

# CHENGDU IFS AMONG THE "TOP 10 FINANCIAL LANDMARKS IN CHENGDU"

## 成都國際金融中心 獲選「成都十大金融地標」

The Wall Street in New York City, Square Mile in London, Lujiazui in Shanghai...and here comes Dongdajie as the epicentre of finance and economy of Chengdu hosting more than 400 financial institutions, according to a survey by media in Chengdu. Presented by the Wharf Group, the iconic Chengdu International Finance Square (Chengdu IFS) was voted among the "Top 10 Financial Landmarks in Chengdu" in August by Sichuan People Broadcasting Station, News Sichuan FM106.1 and Chengdu Financial Office.

Opened in January 2014, Chengdu IFS brought to the city over 300 global premium brands, over 100 of them were first time to the western China. Its top-notch Grade A office towers raise the bar for the 21<sup>st</sup> Century workplace in western China and is an ideal place for "Fortune 500" multinationals, financial institutions as well as major local corporations.

Earlier this year, the Group has taken the "Vertical Wall Street" concept a step forward by introducing fit-out office spaces on 18<sup>th</sup> and 19<sup>th</sup> floors of office Tower Two to cater to new start-ups and SMEs, enabling them to hit the ground running with the first-class and fully-equipped office environment.



### 成都「金融一條街」 匯聚金融機構 400 家

2016-09-05 11:46:23 | 來源：大公網 |

大公網5日訊(記者李兵 通訊員范舒)日前,記者從成都市錦江區金融局獲悉,今年1至6月,該區實現金融服務業增加值116.8億元,佔GDP比重28.3%,成為錦江區重要的支柱產業。

紐約有華爾街,倫敦有金融城,上海有陸家嘴,香港有中環IFC……毗鄰成都春熙路的東大街,聚集各類金融機構400余家,這條「金融街」已成為名副其實的金融核心聚集區。其核心地標成都國際金融中心(IFS),由港資企業九龍倉打造,今年8月中旬被評為「成都十大金融地標」之一。

#### 港資打造核心地標

1990年代,香港實施機場建設「核心計劃」,在港島中環填海建地鐵香港站,香港中環IFC由此享譽世界。成都自古繁華,唐朝時便有「揚一益二」之稱。早在北宋年間,世界上第一張紙幣「交子」便在此誕生。

為振興金融業,2008年後,成都相繼出台「西部金融中心建設意見」和「東大街金融街總體規劃」。港資企業九龍倉,引入國際經營理念,在眾多的競爭者中脫穎而出,成功競得IFS項目建設經營權。

該項目佔地55000平方米,雙塔高達248米、50層,2008年12月奠基,2014年1月開業運營。整個項目由4座塔樓及裙樓組成,包括超五星級酒店、高端寫字樓、高檔酒店式公寓及高品位住宅等。截止目前,已成功引進Chanel(香奈爾)、Dior(迪奧)、Dolce & Gabbana(杜嘉班納)等大量國際一線品牌,在香港最受歡迎的UA影院、Page One精品書店等均被首次引入成都。

「隨著IFS、太古裏等開業,購物、飲食、娛樂等非常方便,與在香港生活差不多。」在成都工作生活長達6年的香港爪哇集團成都辦事處總經理陳家強說,IFS已成為成都國際金融中心的核心地標和購物中心。

#### 聚集金融機構 400 家

昔日「交子」誕生地,今日「金融一條街」。「金融一條街」以東大街為長軸,全長5.2公里,規劃面積50萬平方米。

行走在東大街「金融一條街」上,摩天大樓林立,各類金融機構比比皆是。花旗、匯豐、渣打、東亞、蘇格蘭皇家、摩根大通……來自全球五大洲的銀行名字隨處可見。截止目前,各類金融機構已突破400家,其中,銀行機構數量佔成都市的63%,外資銀行佔71%,保險機構佔43%,外資保險機構佔75%。2015年,實現金融產業增加值204.9億元,增速達14.1%,金融服務業增加值佔GDP比重達26.67%,已成為錦江區重要支柱產業。

「我們將進一步完善金融服務業機制,積極推進企業上市、發展新型金融,不斷提升金融服務實體經濟水平。」成都市錦江區金融局負責人說,該區將遵循國際金融慣例,促進「金融一條街」規範健康發展。

# HAPPY FIRST ANNIVERSARY : NICCOLO CHENGDU

成都尼依格羅酒店慶祝開幕一周年



Niccolo Chengdu celebrated its first anniversary in mid-April. Over 250 guests attended the event, including business partners, government officials and dignitaries, as well as local and international media.

Under the theme of "A Celebration of Chengdu's Art and Culture", a number of creative performances were brought to the guests, including a riveting modern take on a traditional opera, a traditional Sichuan dance and face-changing medley highlighting the local art which originated in the province over 300 years ago. These and other engaging artistic displays were chosen to demonstrate the hotel's "New Encounters, Timeless Pleasures" brand positioning.

Expressing his gratitude to business partners and teams, Adriano Vences, General Manager of Niccolo Chengdu said, "Tonight is intended for all our guests, partners and colleagues who, in the past 12 months, have made this hotel one of the most desirable addresses in the city."

Dr. Jennifer Cronin, President of Marco Polo Hotels, also shared the hotel's brand concept and development as well as the exciting news about the new Niccolo hotels in the pipeline in Chongqing, Changsha and Suzhou.

Niccolo which lies in the heart of Chengdu in the magnificent International Finance Square has proven to be a resounding brand and business success in just a year since opening. It received a number of awards, with the latest being the "Best Hotel Facilities 2015" by Ctrip and the "Best Business Hotel in Southwest China" at the 9<sup>th</sup> TTG China Travel Awards 2016.



**成**都尼格羅酒店在四月中慶祝開幕一周年，超過二百五十位嘉賓，包括多國領事政要及城中名人出席是次盛大晚宴，更吸引一眾中外傳媒到場採訪。

晚宴以「成都文化與藝術之旅」為主題，為賓客帶來多項精彩表演，包括加入現代元素的傳統歌劇，以及擁有三百年歷史的傳統四川舞蹈和變臉表演，與酒店「完美邂逅 • 華麗永恆」的品牌主題互相輝映。

酒店總經理衛斯樂在晚宴上感謝企業夥伴及員工：「這個晚上是為我們的賓客、合作夥伴及同事而設，全賴各位同事在過去十二個月的努力，酒店才能享有現在的成果，成為全城最矚目的亮點之一。」

馬哥孛羅酒店集團總裁高康琳博士在席上分享酒店的品牌理念及發展軌跡，並公布多間尼格羅酒店將進駐重慶、長沙和蘇州，令人期待。

成都尼格羅酒店座落全城絕佳位置，開業僅一年便成為當地著名的酒店品牌。酒店屢獲殊榮，最近於攜程旅行口碑榜中獲「二〇一五年度最佳酒店設施獎」以及在第九屆TTG中國旅遊大獎中獲「中國西南地區最佳商務酒店」獎項。

# AWARDS & RECOGNITIONS

## 獎項殊榮

### THE WHARF (HOLDINGS) LIMITED

- / The Group and 11 business units were awarded "Caring Company" logo, among which i-CABLE and The "Star" Ferry awarded "10 Years Plus" logo
- / 1,2,3. "President's Award" by The Community Chest, "Distinguished Award" for a donation of HK\$2 million in "Corporate & Employee Contribution Programme 2015/16" and ranked the sixth among "Top Ten Fund-raisers" in "Dress Casual Day 2015"
- / 4. Selected as a constituent member of the "Hang Seng Corporate Sustainability Benchmark Index", "Hang Seng Corporate Sustainability Index" and "Hang Seng (Mainland and HK) Corporate Sustainability Index"
- / The CSR Index Plus mark presented by the Hong Kong Quality Assurance Agency (HKQAA). The recognition confirms Wharf's ongoing commitment on social responsibility practices. Wharf has attained the CSR Index plus mark since the scheme was launched in 2014
- / 13 business units under the Group were awarded "Good MPF Employer" Award



### WHARF T&T

- / 5. Gold Award in "Media and Communications" sector at the 2015 Hong Kong Awards for Environmental Excellence
- / 6. "Outstanding Fibre Business Broadband Service Provider" and "Outstanding Cloud Service Provider", the Capital Outstanding Enterprise Awards for two consecutive years
- / "Hong Kong Business High Flyers Awards 2015 – Fixed Network and Broadband – Telecommunications", for four consecutive years
- / COL Limited, an IT services subsidiary of Wharf T&T attained "Industrial Leader" level of the Sustainable Energy Efficient Data-center (SEED) verification program for its Cable TV Tower data centre

### MODERN TERMINALS

- / Level 3 Certificate in the Continual Improvement Safety Programme Recognition of System by the Occupational Safety and Health Council since 2007
- / The first container terminal operator in Hong Kong obtaining ISO14001:2015 Certification which is the newest version of the environmental management standard



### i-CABLE

- / Bronze Awards in Television News and Television Features categories in The 16<sup>th</sup> Consumer Rights Reporting Awards
- / Two bronze awards in The 37<sup>th</sup> Annual Telly Awards
- / 7. CABLE TV became the first pay TV receiving both ISO 9001:2008 and ISO 10002:2014 Certifications for its quality after-sales services and customer cases management





## HARBOUR CITY

- / 8. "2016 Gold Award for Marketing Excellence" in ICSC China Award
- / "Swimming by the Harbour" - Best PR Strategy Gold Award
- / "Where's Wally – The Happiness Hunt" - Outstanding Creative Event Silver Award
- / "Certificate of Excellence 2016" honoured by TripAdvisor®

## TIMES SQUARE



- / 9. "Award for Brand Excellence in Retail & Real Estate Sector", "Retailer of the Year – Mall" and "Shopping Center of the Year Award" in The Golden Globe Tigers Awards 2016
- / Gold Award in "Website Stream", "Mobile Application Stream (iOS)" and "Mobile Application Stream (Android)" in Web Accessibility Recognition Scheme 2016

## PLAZA HOLLYWOOD



- / "Top 25 My Favourite Shopping Mall Events" in Shopping Mall Awards 2015/16 by *Hong Kong Economic Times*
- / 10. "Best Family-oriented Shopping Mall" in Best Mall Awards by *Apple Daily Action News*

## GATEWAY APARTMENTS



- / "The Best Serviced Apartment Award" for the 6<sup>th</sup> year, and "The Best Eco-Friendly Serviced Apartment Award" by *Squarefoot*
- / 11. "Capital Weekly Service Awards 2016" from *Capital Weekly*, for five consecutive years

## MARCO POLO HOTELS



- / Marco Polo Hongkong Hotel, Gateway Hotel and Prince Hotel were honoured with TripAdvisor® 2016 Certificate of Excellence for the sixth consecutive year

## THE "STAR" FERRY

- / Tsim Sha Tsui Star Ferry Pier was selected as "Top 10 Cultural Things to Do and See in Tsim Sha Tsui" by The Cultural Trip, a U.K. news website
- / Triple Gold Award in "Website Stream" in Web Accessibility Recognition Scheme 2016
- / 2016 Certificate of Excellence by TripAdvisor®
- / "Bauhinia Award 2016" in public transport category in Hospitable Hong Kong Remarkable Business Contribution Awards Ceremony



## NICCOLO CHENGDU

- / 12. "Best Business Hotel in Southwest China" at the 9<sup>th</sup> TTG China Travel Awards 2016
- / "Best Hotel Facilities" 2015 by Ctrip



## CHENGDU IFS

- / "2016 VIVA Best-of-the-Best Design and Development Award" by International Council of Shopping Center
- / Grand Award at the Quality Building Awards 2016
- / 2015-2016 Top 10 Golden Commercial Projects by China Real Estate Architects
- / Peperoncino D'oro 2015 - Great Contribution in Promoting China-Italy Exchange by Consulate General of Italy in Chongqing
- / Platinum Level Certification of Leadership in Energy and Environmental Design (LEED) by The U.S. Green Building Council



# EXPOSURE FOR OUR BUDDING ARTISTS

## 致力培育未來藝術家



### Art Tour Itinerary

- Day 1 Kaohsiung Museum of Fine Arts  
高雄市立美術館
- Day 2 Chimei Museum, Blueprint Cultural & Creative Park  
奇美博物館及藍晒圖文創園區
- Day 3 Southern Branch of the National Palace Museum  
嘉義故宮南院
- Day 4 The Pier-2 Art Center  
駁二藝術特區

四日三夜的高雄及台南之旅一眨眼便告一段落。這幾天的行程都十分豐富和精彩，我們到訪各美術館、博物館、文創園區時不但能親眼接觸和感受到台灣的藝術和文化氣息，還有幸與副館長和策展人們進行交流。這都令我深感博物館和藝術空間是個特別和神奇的存在，讓大家都能在每次到訪時有所得為人們生活添上更多色彩。



Lam Man Ting Vanessa  
Po Leung Kuk Choi Kai Yau School

The fifth Wharf Hong Kong Secondary School Art Competition attracted thousands of quality entries. Following the successful award ceremony, 14 winners joined a four-day art and cultural exchange tour to Kaohsiung and Tainan in July with a host of activities such as museums and art centres visits and drawing workshops led by renowned artists.

Winning students are also eligible to apply for the Wharf Art Scholarship to study at any local or overseas bachelor programme in arts or related disciplines upon their admission to their "dream university".

The 2016-17 Wharf Hong Kong Secondary School Art Competition will be open for entries soon. Don't miss it!

第五屆九龍倉全港中學生繪畫比賽吸引數千個高質素參賽作品。繼早前舉行頒獎典禮，其中十四名得獎者在七月底參加了為期四天的高雄、台南文化交流之旅，其間參與一連串活動，包括參觀博物館和藝術中心，以及參與由知名藝術家教授的工作坊。

得獎者更可申請「九龍倉藝術獎學金」，於心儀的本地或海外大學修讀與藝術創作相關的課程。

二〇一六至一七年度九龍倉全港中學生繪畫比賽即將接受報名，萬勿錯過！

**“I would encourage students to fully utilise their creativity to bring us more impressive works that touch the hearts of their loved ones and the public. I also hope that our talented students will give back to the community in future.”**

Doreen Lee  
Vice Chairman of the Wharf Group

**“我希望各同學可以繼續運用他們的創意，創作更多優秀作品以感染身邊的人，以至大眾。我亦希望各同學他日能貢獻社會。”**

李玉芳  
九龍倉集團副主席

# Project WeCan SCHOLARSHIP SHAPE OUR FUTURE: WeCan

協助未來社會棟樑減輕財政負擔 認清發展路向



In Hong Kong, only 20% of secondary school graduates are admitted to local publicly-funded universities every year. For students who are disadvantaged in learning, getting into universities is both difficult and unaffordable. In 2015 WeCan Scholarship Scheme was introduced to ease students' financial burden as they pursue further studies, while a large scale career and life planning career exploration day was held to enable students to plan for their future.

## 2015/16 WeCan Scholarship Scheme

The WeCan Scholarship Scheme Presentation Ceremony was held on 21<sup>st</sup> May. A total of 58 graduates from 26 Project WeCan schools were awarded. Each awardee will be subsidised to a maximum amount of HK\$100,000 in four years. For more information, please visit [www.projectwecan.com](http://www.projectwecan.com).

## Shape Our Future: WeCan! - Project WeCan Career Exploration Day

In collaboration with the YWCA, supported by Social Welfare Department's Partnership Fund for the Disadvantaged and over 20 Project WeCan partners, Shape Our Future: WeCan! – Project WeCan Career Exploration Day was held in June. The job tasting and career planning programme covered more than 31 secondary schools and nearly 2,000 students. A total of 36 job "tasters" were organised with teachers and parents' talks, mock interviews and resume-writing workshops. Special thanks go to the Hong Kong Police Recruitment Division and Vocational Training Council for setting up information booths. Together with a similar event held in November 2015, nearly 5,000 students from 50 WeCan schools benefited.

香港每年只有20%中學生考入本港政府資助大學，對於缺乏資源和機會的學生，入讀本地大學要披荊斬棘，之後更要挑起學費的重擔。「學校起動」計劃新設獎學金，讓這些學生能減輕財政負擔，專心升學。「學校起動」計劃亦推出大型生涯規劃項目，讓學生及早裝備自己，規劃未來。

## 清貧大學生獲「學校起動」獎學金

今年五月首度舉行的學校起動計畫獎學金頒獎禮，共有五十八名大學生獲獎，其中一名得獎者，就讀理工大學的莊嘉寶，曾經一度無心向學，家境清貧令他須以兼職維持生活。最後在師長鼓勵下發憤讀書，將僅餘約千元積蓄購買練習，除捉着老師問個明白外，更利用「死背」方式牢記內容，以最佳五科二十二分成績升讀大學，獲得母校佛教黃允畝中學推薦，今年獲得二萬五千元獎學金，告別過往不安穩的生活，他希望利用獎學金創業實幹出一番成績。

有五十所中學參與的學校起動計畫，剛舉行首屆獎學金頒獎禮，參與中學可推薦順利升讀八大及香港演藝學院的學生，主辦機構再按學生的家境情況發放獎學金，其中就讀理大金融服務課程的莊嘉寶，獲資助學費及生活費二萬五千元，若成績平均積點達標，之後每學年將可繼續領取獎學金。

### 無心向學變發奮讀書

嘉寶在初中無心向學，更曾欲退學，最後得到老師挽留才消退念頭，家境清貧令他要以兼職維持生活，但工作辛勞令他明白知識的重要，認清前路後，嘉寶發憤讀書，先學好英文，「當時把心一橫將僅餘約千元積蓄用來購買文法練習。」由於時間緊逼，根底又差，他稱會以「死背」方式牢記英文，其他科目遇上不明白便捉着老師問個究竟，課後又會發放短訊予老師詢問，亦會在兼職吃飯時間爭取時間溫習。

努力最終獲得回報，嘉寶考獲最佳五科二十二分，通識5<sup>+</sup>級及經濟5<sup>+</sup>級，順利升上理大，他在母校佛教黃允畝中學校長葉偉儀推薦下，獲得獎學金。他稱有獎學金不用再兼職，亦積極計畫創業，希望能有一番成績。 記者 林家晴

星島日報，29/07/2016

## 「學校起動」生涯規劃日

「學校起動」計劃與香港基督教女青年會協辦，並獲社會福利署攜手扶弱基金配對撥款及超過二十間企業夥伴的支持，於六月舉辦「職」出前路，我做得到！—「學校起動」生涯規劃日，吸引逾三十一間「學校起動」中學近二千名學生參加；當日有三十六個職業導向工作坊、以及教師和家長講座、模擬面試和履歷寫作工作坊等。特別鳴謝香港警務署招募組和職業訓練局設置資訊站，為學生解答問題。活動於去年十一月首度舉行，兩輪活動共有五十間「學校起動」中學、約五千名學生參加。

# UNFLAGGING SUPPORT BY Project WeCan CORPORATE PARTNERS

## 企業夥伴支持「學校起動」計劃

### Le French May "Stop-motion" Workshop 法國五月藝術節 定格動畫工作坊

Le French May Arts Festival 2016 invited the French animation teacher Chloé Rougier to conduct a two-day Stop-motion Workshop for Man Kiu College. Students were formed into groups to write stories and spent about 10 hours to finish scene and prop production. Rougier, representatives from the Consulate General of France in Hong Kong and Macau, Le French May Arts Festival, BNP Paribas and Project WeCan were all impressed with students' work.

法國動畫導演 Chloé Rougier 應「法國五月藝術節二〇一六」邀請，為閩僑中學學生舉辦為期兩日的定格動畫製作工作坊。參與學生分組創作故事，其後花上近十小時完成部分場景及道具製作。Rougier、法國駐港澳總領事館、法國五月藝術節、法國巴黎銀行及「學校起動」計劃代表均讚賞同學們的作品十分出色。



### Midland Holdings expert shares property market knowledge 美聯集團代表分享樓市專業知識

Buggle Lau, Chief Analyst of Midland Holdings, spoke to Form three to Form five students studying Economics at their partner school HKSKH Bishop Hall Secondary School. Lau tailor-made teaching materials for the 70 participating students, turned the demand-and-supply theory in reality and shared the latest trends in the property market in a lively way. Students gained a broader view about the property market.

美聯集團首席分析師劉嘉輝應「學校起動」計劃夥伴學校香港聖公會何明華會督中學邀請，擔任該校經濟科特備節目的演講嘉賓。劉嘉輝特別針對這七十名中三至中五修讀經濟科學生所需，度身訂造合適的演講內容，以輕鬆及深入淺出方式，解構現實市場的供求關係，並剖析樓市最新走勢，讓同學對市場的認識更廣。

### Mock Interviews by Grosvenor 高富諾有限公司模擬求職面試

To provide students with more opportunities for interview practices, five senior staff of Grosvenor conducted a series of mock interviews for students of Hong Kong Weaving Mills Association Chu Shek Lun Secondary School. The interviews were practical with feedback and recommendations provided afterwards.

為使同學有更多面試的練習機會，高富諾有限公司為香港布廠商會朱石麟中學學生提供模擬求職面試的活動，高富諾派出五位高級行政人員為同學進行面試，且給予即時回饋，讓同學了解自己在面試過程中的強弱處。



“Project WeCan is an open platform for corporates, professionals, volunteers and retirees, working closely with partner schools, to support students who are disadvantaged in learning. I thank our partners for their generosity and kindness.”

Stephen Ng  
Chairman of Project WeCan Committee

“「學校起動」計劃為開放平台，集合企業、專業人士、義工及退休人士，與學校緊密合作，造福基層。我們感謝各夥伴的鼎力支持。”

吳天海  
「學校起動」計劃委員會主席

### TIHK Porsche Centre Visit 香港稅務學會參觀保時捷中心

Porsche Centre in Longgang, Shenzhen hosted members of The Taxation Institute of Hong Kong (TIHK) and students from TIHK's partner school, Lok Sin Tong Wong Chun Ming Secondary School in June. The aim of the visit was to enrich students' extra-curricular knowledge and broaden their horizons. The operation team of Porsche gave students a professional elaboration and demonstration of "4S" - "sales, services, spare parts and surveying" during the guided tour.

今年六月，香港稅務學會聯同夥伴學校樂善堂王仲銘中學的學生及會員，參觀了深圳龍崗保時捷中心，希望透過是次活動讓學生增廣見聞和開拓視野。透過營運部門專業人員的講解，學生加強對4S營運模式的認識，包括了解銷售、售後服務、零件供應和信息反饋。

### Citi – Project WeCan Soccer Clinic 花旗集團 — 「學校起動」計劃 足球訓練班

With the generous support from Citi, 20 Project WeCan students participated in "Citi – Project WeCan Soccer Clinic" held from 8<sup>th</sup> to 12<sup>th</sup> August. Guided by Hong Kong Football Club's professional coach, students were able to learn football skills and the importance of team spirit. Students were sponsored by adidas for their jerseys and Ocean Park for a one-day admission upon completion of the training.

獲花旗集團慷慨贊助，「學校起動」計劃的二十位同學於八月八至十二日參與足球訓練班。同學在香港足球會專業教練的指導下，不但學到足球技巧，更學到團隊精神的重要。參與同學更獲 adidas 球衣及海洋公園一天入場券。

### Project WeCan - Prince Jewellery and Watch Scholarship 「學校起動」計劃 — 太子珠寶鐘錶獎學金

The Prince Jewellery and Watch Love and Care Charitable Foundation is dedicated to helping the underprivileged and the development of education, art and sports. For the second year, the Foundation offered additional scholarship to 50 Project WeCan Schools. 100 outstanding students were awarded a scholarship of HK\$5,000 each in recognition of their achievements.

太子珠寶鐘錶愛心慈善基金致力扶助弱勢社群、支援教育事業和推動藝術及體育文化發展。基金今年繼續為五十間「學校起動」學校提供額外獎學金。共有一百位品學兼優的學生獲頒獎學金，每位可獲港幣五千元以茲鼓勵。

「學校起動」計劃  
太子珠寶鐘錶獎學金 2015/16頒獎禮

# HANDS-ON EXPERIENCE FOR Project *WeCan* STUDENTS

## 職場體驗影子計劃

The Job Tasting Programme aims to provide students with hands-on experience and enable them to explore their vocational choices. It simulates each of the steps in job searching, from initial job application, writing resume letters, to attending interviews. In the past summer, more than 230 job openings were offered by our Group companies and corporate partners. Students worked for two to four weeks and were assigned with supervisors who provided support and coaching during their internship. Students' performance was assessed with feedback to facilitate their personal development.

職場體驗影子計劃旨在讓學生親身體驗工作環境以探索他們的職業去向。計劃從最初尋找工作，撰寫履歷和求職信至面試等，模擬正式求職程序。剛過去的夏天集團旗下公司及企業夥伴共提供超過二百三十個實習機會。學生實習兩至四個星期不等，期間實習導師會提供支援和指導，並在實習結束後總結學生表現，給予意見，幫助學生的學習和個人發展。



# BUILDING "BRIDGES TO HEARTS" IN GUIZHOU

## 無止橋貴州築橋計劃

The Group has been a sponsor of the Wu Zhi Qiao (WZQ, Bridge to China) Charitable Foundation since 2011. This year, 18 students and teachers from three Project *WeCan* schools and two *WeCan* Scholarship recipients, a representative from the YWCA and a staff volunteer joined the WZQ team for nine days in the Xiejia Village in Weining County, Guizhou for bridge building and community enrichment works.

The Foundation aims to foster relations between students in Hong Kong and the Mainland, and to improve the living quality of underprivileged people in remote areas. Students from Project *WeCan* have been helping out in these bridge building projects for the past four years.



集團自二〇一一年起支持無止橋慈善基金。早前，十八名來自三間「學校起動」中學的學生及老師、兩位「學校起動」計劃獎學金得主、香港基督教女青年會代表及企業義工，前往貴州威寧謝家村參與為期九日的活動，協助搭建橋樑及社區改善工程。

無止橋基金旨在促進香港和內地學生互相交流，改善國內貧困和偏遠農村村民的生活。「學校起動」計劃學生已連續四年積極參與該項甚具意義的活動。



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