

# horizon PLUS

  
**MICHELIN**  
**2025**



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# Stay Resilient Seize Opportunities

## 展現韌性 伺機而動

Hong Kong once again ranks among the world's freest economy according to a public policy think tank, Fraser Institute. The city also ranked number 1 global IPO venue in the first half of the year and has recorded its strongest first-half IPO performance since 2021. Strong stock market trading continues. These positive news were fuelled by the celebratory vibes throughout Hong Kong starting September through October as we celebrated National Day on 1<sup>st</sup> October with stunning fireworks display over the Victoria Harbour.

At Group level, two hotels also shared good news: The Murray, Hong Kong, a Niccolo Hotel and Park Hyatt Changsha (the latter under out-sourced management), have been awarded One MICHELIN Key in the inaugural MICHELIN Guide Hotel Selection. The recognitions endorse the remarkable achievement of our hotels with their highest international standards, world-class architecture and design, and unparalleled hospitality.

A number of mega events have taken place in Hong Kong which boosted visitor arrivals. The city was bustling during the recent National Day Golden Week holiday. Hong Kong's retail sales ended the long downward trend with positive growth in May and June, and the latest data showed that Hong Kong's retail sales recorded four consecutive months of positive growth. In response to evolving travel and spending patterns, the Group actively enhances experiential retail offerings to deepen shopper engagement and drive sales.

Hong Kong ultra luxury residential market has demonstrated resilience. A penthouse at Mount Nicholson, jointly developed by the Group and Nan Fung Group, was sold at HK\$144,415 per square foot, setting a new record for a single apartment's per-square-foot price in Asia.

The Group actively supports youth development, providing valuable learning and experiential opportunities for young people. In the past summer, students were kept busy with Project WeCan Job Tasting Programme and a trip to Anhui organised by Wu Zhi Qiao (Bridge to China) Charitable Foundation. Meanwhile, the Wharf Art Scholarship Scheme announces this year's awardees – three students have embarked their art pursuit by undertaking art-related bachelor programmes at Central Saint Martins, University of the Arts London, Chinese University of Hong Kong and Hong Kong Baptist University respectively with a Wharf scholarship.

Against the uncertain geo-political backdrop, the Group has maintained a healthy balance sheet with strong liquidity and a healthy gearing, well positioned to navigate challenges and capitalise on opportunities as market conditions improve.

We hope you enjoy this issue of *horizon PLUS*.



香港再次被智庫菲沙研究所 (Fraser Institute) 評為全球最自由經濟體；香港新股集資 (IPO) 市場在二〇二五年上半年錄得自二〇二一年以來最強勁的表現並榮登上半年新股集資額全球首位；股市交投持續暢旺。這些利好消息，加上香港踏入九月至十月期間，「十一」國慶煙花閃耀維港，香港洋溢濃厚的歡欣氣氛。

同時，集團也傳來喜訊：香港美利酒店及長沙柏悅酒店（後者屬外包管理）在首屆米芝蓮星鑰酒店評級中，分別榮獲一星鑰認證，足證兩家酒店世界級的建築和設計，以及無與倫比的待客之道為國際最高水平之列，令人鼓舞。

香港盛事連連，訪港旅客量有顯著上升，在剛過去的國慶黃金週假期，市面甚為熱鬧。本港零售銷售於五月和六月錄得正增長，結束了多個月來的跌勢，據最新公布的數據顯示，香港零售更已連續四個月錄得正增長。因應不斷變化的旅遊及消費模式，集團積極提升體驗式零售服務，以深化顧客的參與並推動銷售。

香港頂級豪華住宅市場展現出韌性。由集團及南豐集團合營的發展項目 Mount Nicholson 頂層特色戶早前以港幣十四萬四千四百一十五元的呎價出售，創亞洲分層戶新高。

集團繼續積極支持青少年發展，讓年輕人獲得各種課堂以外的學習和體驗機會。在暑假期間，一眾中學生積極參與「學校起動」職場體驗計劃，更有「學校起動」計劃獎學金得主和五育中學師生遠赴安徽參與無止橋慈善基金會的活動。此外，九龍倉藝術獎學金計劃已公布今年獎學金得主名單，三位得主分別獲資助到英國倫敦藝術大學中央聖馬丁藝術與設計學院、香港中文大學及香港浸會大學修讀藝術學士學位課程，一圓藝術夢。

全球政治經濟環境仍然不明朗的情況下，集團保持健康的財務狀況，流動資金充裕，讓集團有充份準備應對挑戰，當市況改善時能抓緊機遇。

希望您喜歡今期的《horizon PLUS》。

# THE WHARF GROUP 2025 INTERIM RESULTS

## 次季雖正面發展 下半年市況難測 吳天海：零售業較餐飲更艱難

星島日報 2025年8月8日

九龍倉置業(1997)公布上半年業績，主席兼常務董事吳天海在業績會上表示，目前香港經濟、零售和餐飲市場正面臨挑戰，經濟好轉情況能否持續，是零售市場發展關鍵。他還坦言「香港的零售業辛苦，餐飲業都辛苦，但是餐飲業情況沒有零售業咁誇張」。吳天海指第2季零售市況雖有正面發展，但能否延續至第3季尚待觀察，因此現時不敢預測下半年市況可否出現突破性發展。至於寫字樓租賃市場，預計未來2至3年將會面對更大競爭。

吳天海引用政府數據，本港餐飲業消費在過去10季都相當穩定，最好和最差季度平均消費數額相差不超過3%，與疫情前相比，現時餐飲業總收入只是低幾幾百分點，所以餐飲業艱難程度，不及零售業跌20%至30%那麼誇張。

吳天海表示，儘管本港第2季起零售市況雖見正面訊息，但是好轉情況能否持續維持至第3季先見市況發展關鍵。他解釋指，若商戶見到市況好轉，自然就有信心進行新的投資和營業擴張，這是一環扣一環的行為，因此目前不敢預測今年下半年零售市道是否將出現突破性發展。他還指出，若市場缺乏更好的服務、商品等新衝擊，可能影響整體市況復甦進度。

### 時代廣場未受惠旅客回流

至於寫字樓方面，他指出，銅鑼灣、尖沙咀等地區將有新寫字樓

項目	金額(元)	按年變動
收入	64.07億	-1.4%
基礎淨盈利	31.19億	-0.1%
股東應佔虧損*	24.06億	擴大1.3倍
每股虧損	0.79	擴大1.3倍
中期息	0.66	+3.1%

\*計入投資物業重估減值淨額

落成，其他區的競爭亦見加劇，預期未來2至3年，本港寫字樓市場競爭更大，中短期內不會見突破性發展。他續指，為了維持出租率，集團計劃加強物業的競爭力，包括將提升公共區域的服務水平，並根據市場情況調整租金策略。

對於九置上半年銅鑼灣時代廣場整體收入下跌15%，營業盈利更下跌19%，吳天海表示，時代廣場營



吳天海(前排左三)表示，目前香港經濟、零售和餐飲市場正面臨挑戰，經濟好轉情況能否持續，是零售市場發展關鍵。

海港城佔集團7至8成生意，相信只要海港城做得好，就能交到「功課」。

九龍倉置業主席兼常務董事 吳天海

下跌主要受銅鑼灣區整體競爭加劇影響，尤其是商場和寫字樓競爭都較為激烈，而且旅客回流香港後，尖沙咀和旺角旅客較多，而銅鑼灣和中環旅客相對較少。他強調，海港城佔集團7至8成生意，相信只要海港城做得好，就能交到「功課」。

### 九置中期基礎盈利微跌

九置上半年基礎淨盈利錄31.19億元，按年微跌0.1%；若計入投資

物業重估減值淨額51.18億元，股東應佔虧損為24.06億元，按年擴大1.3倍，每股基本虧損0.79元。該集團指出，投資物業重估減值擴大，但只屬帳面及非現金。另外，九置派中期息0.66元，按年增加3.1%，派息總額佔香港投資物業及酒店基礎淨盈利的65%。期內收入下跌1.4%，至64.07億元；營業盈利減少5%，至46.84億元。九置股價於續後造好，收升4.9%，報25.7元，創10個月高位。

## WHARF REIC (1997.HK): DE-LEVERAGING CONTINUES WHILE ASSET VALUE FALLS

### 九龍倉置業：乘資產值下滑持續減債

- Investment Properties ("IP") revenue and operating profit slipped
- Borrowing cost decreased by 27%, with gearing at 17.6% new low
- Underlying Net Profit stable and healthy
- IP revaluation deficit widened but unrealised and non-cash
- Interim dividend per share increased on application of consistent dividend policy

# 九龍倉置業及九龍倉集團公布二〇二五中期業績

## 九倉中期基礎盈利升3%至逾20億

### 吳天海：港口業務「黑暗前黎明」 下半年不利

明報 2025年8月13日

九龍倉(0004)公布，2025年中期基礎盈利按年增加3%至20.4億元，當中來自物流基建分部營業盈利升11%。主席吳天海解釋，主要是期內中美貿易談判嚴重擾亂貨運，提早避關稅令貨運量及速度與往年有別，情況不能作準，又形容上半年港口及碼頭業務情況是「黑暗來前的黎明」，「而我相信最後的黎明已過」，料下半年情況對香港更加不利。

明報記者 方楚茵

上半年九龍倉的物流基建分部收入微升至10.76億元、營業盈利有1.37億元。吳天海稱上半年中美貿易談判嚴重擾亂上半年貨運，情況不能作準。他續稱香港港口及碼頭業務過去數年早已被鄰近城市超越，至今僅餘若干剩餘優勢，如自由港、《基本法》的一國兩制及普通法保障等，趨勢亦難以逆轉。公司又提到，上半年現代貨箱碼頭於香港的吞吐量減少3%至170萬個標準箱，公司預期情況在下半年亦未必會好轉。

### 中美貿易談判擾亂上半年貨運

上半年九倉計入投資物業重估減值11.8億元及其他未變現會計虧損後，中期純利5.4億元，2024年中期則錄虧損26.37億元。每股基本盈利0.18元；派中期息0.2元，按年持平。

集團中期收入按年跌19%至56.69億元，當中發展物業收入按年跌64%至7.39億元，投資物業收入按年跌4%至22.81億元，酒店收入按年增7%至3.12億元，物流收入按年增0.28%至10.76億元，



投資營業盈利按年跌2%至10億元。負債淨額與總權益比率按年跌1.8個百分點，並較去年底再跌0.6個百分點，至4.4%。

### 需求倘增長 港樓庫存兩年內消化

問及本地樓市情況，吳天海表示香港住宅庫存的消耗，要視乎需求、利率走勢及市民購買力有否受經濟影響等，假如需求能慢慢增長，相信庫

存不用太長時間消耗，望一兩年內可消化。只要利率趨低，新供應調節下，市民收入好轉及新移民等各方面新需求支持下，樓價亦有復甦。

誠及新投資，他表示香港若有合適地產項目亦會考慮，但因公司對項目先決條件門檻較高，且手上仍有一些項目未完成，若成績較好才考慮重新投資。

至於與中海外(0688)合資發展的啓德維港，

### 九龍倉中期業績概要

項目	數額	按年變幅
收入	56.69億元	▼19%
• 投資物業收入	22.81億元	▼4%
• 發展物業收入	7.39億元	▼64%
• 酒店收入	3.12億元	▲7%
• 物流收入	10.76億元	▲0.28%
基礎盈利	20.35億元	▲3%
純利	5.35億元	去年虧損26.37億元
中期息	0.2元	持平
負債淨額與總權益比率	4.4%	▼1.8百分點

資料來源：業績公告

◀九倉主席吳天海(前排中)稱，上半年港口及碼頭業務增長是「黑暗來前的黎明」，料下半年情況對香港更加不利。前排左三為董事兼公司秘書許仲瑛、前排右三為投資關係經理吳庭欣；身旁及後排年輕人為「學校起動」職場體驗計劃參加者。

灣畔項目初步反應鼓舞，但他暫時不敢武斷地下判斷。

內地市場方面，九龍倉在內地住宅庫存大致清空；寫字樓庫存銷售變慢。吳天海形容，內地寫字樓供應是「產能過剩」，即使一線城市如北京、上海的寫字樓亦供應過剩，但旗下物業出租率雖比預期低，但情況尚可，現金流仍維持正數，無財政壓力，並不急於處理。

## WHARF HOLDINGS (4.HK): PRUDENT BALANCE SHEET WITH HEALTHY LIQUIDITY

### 九龍倉集團：財務狀況審慎、資金周轉穩健

- Impairment provisions and revaluation deficits to mark assets to market
- Proactive capital management to maintain low gearing
- RMB assets natural hedge also lowers borrowing cost
- Liquid long term investment to preserve capital with satisfactory yield
- Group Underlying Net Profit at par with last year
- Interim dividend per share same as last year

## WHARF SUPPORTS 15<sup>TH</sup> NATIONAL GAMES 集團全力支持第十五屆全國運動會

The Group supports the most anticipated 15<sup>th</sup> National Games of the People's Republic of China by providing event space at Harbour City and Times Square to stage the "2025 National Games Fiesta". Visitors got to learn more about the National Games by personally tasting different kinds of sports, and enjoyed interactive games and performances.

Organised by the General Administration of Sport of China every four years, the National Games is the country's highest level and largest national multi-sport event. It will be held in Guangdong, Hong Kong and Macao from 9<sup>th</sup> to 21<sup>st</sup> November 2025. Looking forward!

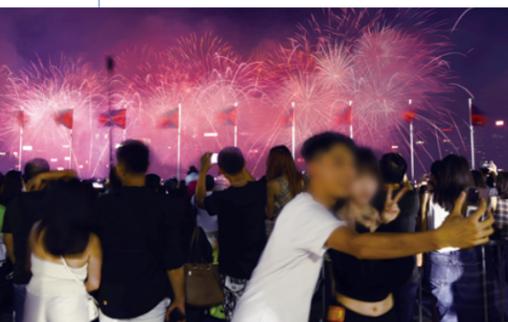


集團全力支持四年一度、由國家體育總局主辦的第十五屆中華人民共和國運動會(全運會)及相關賽事。早前，海港城及時代廣場舉辦了《2025全運大派對》活動，參觀人士可以親身試玩當中的比賽項目、投入多媒體互動遊戲及欣賞精彩表演去了解這項國家體壇盛事。

全運會是國家水平最高、規模最大的全國性大型綜合運動會，將於十一月九日至二十一日在廣東、香港和澳門舉行，不容錯過。📌

## NATIONAL DAY CELEBRATION @HARBOUR CITY 國慶與眾同樂 @海港城

The city celebrates the 76<sup>th</sup> anniversary of the founding of the People's Republic of China. Thousands of guests gathered at Ocean Terminal rooftop carpark to enjoy the firework display with family and friends in the evening of 1<sup>st</sup> October. Harbour City also collaborated with Hong Kong Ballet to present the outdoor performance "HK Ballet Spectacular by the Harbour", and rolled out triple spending rewards for locals and tourists during the celebration period.



全城同慶中華人民共和國成立七十六周年，近萬市民及遊客聚集海運大廈露天停車場觀賞煙花匯演。海港城更聯同香港芭蕾舞團在海運觀點帶來精彩的戶外表演《港芭舞躍維港》。此外，海港城亦推出三重消費獎賞活動，本地市民及旅客盡興而歸。📌

## WELCOME NEW TENANTS 最時尚生活娛樂體驗：旗艦店進駐



CR7<sup>®</sup> LIFE store @ Times Square  
時代廣場全新足球傳奇體驗 CR7<sup>®</sup> LIFE 商店

1<sup>ST</sup> CRISTIANO RONALDO BRAND STORE WORLDWIDE  
全球首家 C 朗拿度品牌店

7<sup>TH</sup> FLOOR AT TIMES SQUARE  
位於時代廣場七樓



CineArt Hollywood @ Plaza Hollywood  
CineArt 荷里活戲院

38,000 SQUARE FEET  
平方呎

~1,600 SEATS  
個座位

## SAILING WITH JIA JIA AND DE DE 大熊貓主題小輪萌爆維港



To mark the first birthday of our giant panda twin cubs Jia Jia and De De, the "Star" Ferry partnered with the Culture, Sports and Tourism Bureau, Hong Kong Tourism Board and Ocean Park with installation of two jumbo panda sculptures on the roof of the vessel, sailing across Victoria Harbour with a panda-themed flag for two months.

Ms Rosanna Law, Secretary for Culture, Sports and Tourism (middle), Joanne Chu, Acting Commissioner for Tourism (2<sup>nd</sup> from the right), Anthony Lau, Executive Director of Hong Kong Tourism Board, (right) Ivan Wong, Chief Executive of Ocean Park Corporation (left) and Frankie Yick, Director of The "Star" Ferry (2<sup>nd</sup> from left) officiated the inaugural ride ceremony.



天星小輪聯同文化體育及旅遊局、香港旅遊發展局及海洋公園，於今夏推出「大熊貓龍鳳胎生日特別版小輪」，穿梭維港兩岸兩個月，與市民和旅客共慶「加加」與「得得」的一歲生辰。生日限定小輪頂部裝置了兩座戴著生日帽的大熊貓模型，十分醒目，渡輪的旗杆上亦懸掛印有大熊貓相片的旗幟。首航剪綵儀式由文化體育及旅遊局局長羅淑佩(中)、署理旅遊事務專員朱瑞雯(右二)、香港旅遊發展局總幹事劉鎮漢(右一)、海洋公園公司行政總裁黃嗣輝(左一)及天星小輪董事易志明(左二)主持。📌

## PEAK PORTFOLIO – REDEFINING THE ART OF LIVING 集團山頂項目：尊尚生活新定義



1 Plantation Road



The Group's prestigious Peak Portfolio is highly sought after by discerning buyers. 1 Plantation Road (wholly owned) and Mount Nicholson (50%-owned) are under the limelight. Wheelock Properties (Hong Kong) held exclusive events earlier at the two projects respectively with great attendance.

集團旗下卓越罕有的山頂項目，包括集團全資擁有的1 Plantation Road及佔50%的Mount Nicholson均備受眼光獨到的買家青睞。行銷代理會德豐地產於過去一季舉行了尊貴客戶的專屬活動，大受好評。■



Mount Nicholson

### MOUNT NICHOLSON'S PENTHOUSE SETS RECORD HIGH

A penthouse at Mount Nicholson was sold via tender for HK\$609 million in May, hitting a new high in price per square foot for stratified residential home in Asia. The unit was traded at HK\$144,415 per square foot.

信報 財經新聞

2025年5月23日 地產新聞

### MOUNT NICHOLSON頂層特色戶呎售逾14萬 創亞洲分層戶新高

九龍倉(00004)及南豐合作發展的山頂轟歌信山道8號MOUNT NICHOLSON第二期頂層特色單位Penthouse B連雙車位，以6.09億元售出，實用呎價14.4415萬元。

是次為項目首度售出頂層特色大宅，呎價再創項目新高，並再創亞洲分層戶新高。

## WHARF'S HOTELS CLINCH MICHELIN KEYS 集團酒店榮獲米芝蓮星鑰酒店評級



The Group is proud to share that two of the hotels we owned – The Murray, Hong Kong, a Niccolo Hotel, and Park Hyatt Changsha (the latter under out-sourced management) have been recognised with the prestigious One MICHELIN Key in the inaugural The MICHELIN Guide Hotel Selection. This esteemed accolade recognises our commitment to timeless design, exceptional service and unforgettable guest experience.

As one of the first hotels in the Selection to receive this distinction, we extend our sincerest gratitude to our devoted team, loyal guests, and partners who have been part of our journey. Please enjoy "a very special stay" with us.

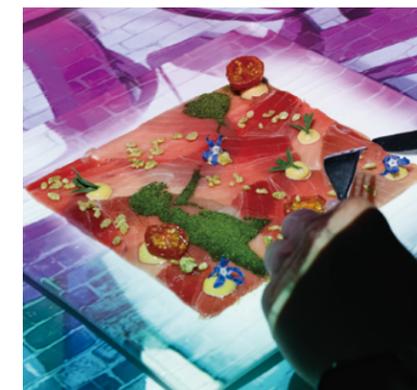
集團很榮幸宣布，旗下兩家酒店－香港美利酒店及長沙柏悅酒店（後者屬外包管理）在首屆米芝蓮星鑰酒店評級中，憑藉世界一流的建築和設計，細心熨貼的服務，分別榮獲一星鑰認證，實在令人鼓舞。

作為首批獲此殊榮的酒店之一，我們向酒店專業團隊、與我們同行的忠實賓客和合作夥伴致以最真誠的謝意。期待大家前來親身體驗。

### 7 PAINTINGS @ THE MURRAY, HONG KONG 香港美利酒店呈獻感官饗宴

The Murray, Hong Kong, is proudly presenting "7 Paintings", a fascinating dining experience that combines the finest cuisine with art and technology. Diners immerse themselves in an interactive 7-course show that will lead their senses to an incomparable experience of taste and entertainment, an exquisite meal in a magical world full of colours, emotions and stories. The "7 paintings" show is first introduced in Asia after its huge success in Dubai and Germany.

香港美利酒店為賓客呈獻一場結合藝術與美饌的沉浸式盛宴－「7 Paintings」。這前所未有的感官饗宴是繼在杜拜與德國大獲好評後，在亞洲首次亮相。■

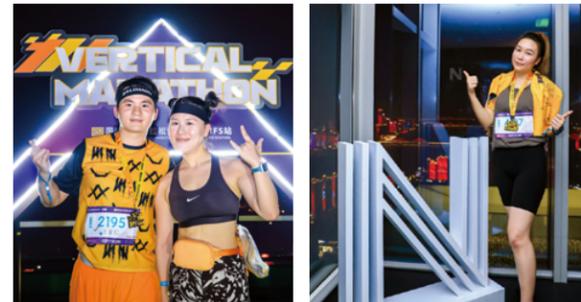


## SPORTS IS ALL AROUND IFS 全力支持體壇盛事

### NIGHT VERTICAL RUN @ CHANGSHA IFS 2025 國際垂直馬拉松公開賽長沙 IFS 站

Changsha IFS, as a one-stop destination from entertainment, lifestyle to retail, culture and dining, is a landmark in Central China. It is also a community hub for the city, bringing a vast array of events to town. In September, endorsed by the government and Asia-Pacific Vertical Marathon Association, the 452-metre high Changsha IFS partnered with Niccolo Changsha and Maqo Changsha to organise this international sport event with innovative formats by integrating the city's "night economy" with evening double-runner category.

長沙 IFS 作為湖南省最高建築物兼華中地區地標，是娛樂以至時尚生活、購物、文化及餐飲的一站式熱點，除了舉辦各項文化藝術展覽和節慶活動外，又連續五年成功舉辦國際垂直馬拉松公開賽。今年，由長沙市體育局指導，亞太地區垂直馬拉松協會授權認證，長沙尼依格羅酒店及長沙瑪珂酒店聯合支持的二〇二五國際垂直馬拉松公開賽長沙 IFS 站已於九月圓滿舉行。長沙 IFS 以四百五十二米垂直高度的優勢，通過「夜賽」及雙人比賽創新模式，將國際頂級賽事與長沙「夜經濟」結合，不僅打造高水準競技平台，更成為展示城市國際化形象的盛事。



About a thousand runners gather in Changsha IFS to take the 2,838 – step vertical marathon challenge at the 452-metre high, 95-storey tall landmark. 來自全國近千名參加者齊聚長沙 IFS 向 452 米、95 層高共 2,838 級階梯的極限賽道挑戰。

### CHENGDU IFS SUPPORTS THE 12<sup>TH</sup> WORLD GAMES 成都 IFS 支持世界運動會

Chengdu IFS is pleased to support the 12<sup>th</sup> edition of The World Games staged in Chengdu. As the city landmark, Chengdu IFS drew limelight from CCTV channel and various media organisations. "I'm Here" panda was also featured in the official music video.

成都 IFS 熱烈支持第十二屆世界運動會，運動會期間，中央廣播電視總台體育青少節目組於場內拍攝取景有關世運會系列的節目，更接待由政府宣傳部組織的海外媒體團於場內進行參觀及拍攝。"I'm Here" 熊貓更於官方 MV 友情客串。



“熊貓之聲”唱响世运会！《熊猫乐园》MV正式首发  
来源：四川新闻网



## PIONEERING GREEN MARITIME OPERATIONS 現代貨箱碼頭開拓綠色海運未來

Modern Terminals achieved a major sustainability milestone with Hong Kong's first simultaneous operations ("SIMOPS") liquefied natural gas "LNG" bunkering in June. This operation establishes the city as a capable provider of world-class green fuel bunkering services, enhancing its port efficiency and reducing vessel emissions.

Ms Mable Chan, Secretary for Transport and Logistics stated: "The Government is committed to developing Hong Kong as a green maritime fuel bunkering and trading centre. We are delighted to see the city progressing well towards this goal and look forward to continuing our collaboration with various industry stakeholders to grow the number of suppliers and expand the range of green maritime fuels available in the Port of Hong Kong."

In the Mainland, DaChan Bay Terminals welcomed Shenzhen's first pure electric tugboat. The deployment of this vessel will cut annual direct carbon emissions about 1,000 tonnes, significantly reducing diesel consumption and creating a quieter, cleaner port environment, marking a key step toward a zero-carbon future.

### Hong Kong Green Port in Action 香港「綠色港口」發展實況



Photo right: Secretary for Transport and Logistics Ms Mable Chan (centre) and Horace Lo, Group Managing Director of Modern Terminals (third from left) together with other representatives of the Kwai Tsing Container Terminals celebrate the milestone for the Port of Hong Kong.

右圖：運輸及物流局局長陳美寶（中）與現代貨箱碼頭集團董事總經理盧偉民（左三）及其他葵青貨櫃碼頭代表共同見證香港港口的里程碑。



現代貨箱碼頭於六月成功完成香港首次液化天然氣加注同步貨物裝卸，標誌着香港邁向綠色船用燃料加注中心的重要一步。同步操作有效縮短船舶靠港時間，提升效率並降低排放。

運輸及物流局局長陳美寶表示：「政府致力推動香港發展成為綠色船用燃料加注及交易中心。我們很高興香港在邁向此目標上取得理想進展，並期待繼續與業界持份者合作，增加在香港港口提供綠色船用燃料的供應商數目及燃料種類。」

此外，大鏡灣碼頭亦迎來深圳首艘純電動拖輪，預計每年可減少約一千噸直接碳排放，並減少柴油消耗，降低噪音，營造更潔淨安靜的港口環境。



# AWARDS & RECOGNITIONS

★★ 獎項與殊榮 ★★

## HARBOUR CITY

Top 10 Shopping Malls & Top 20 Shopping Mall Events 2024-25 by U Lifestyle & U Magazine



## TIMES SQUARE

Top 10 Shopping Malls 2024-25 by U Lifestyle & U Magazine



**Bronze Award**  
Best Audience Growth The Marketing Events Awards Hong Kong 2025



## PLAZA HOLLYWOOD

Top 20 Shopping Mall Events & My Favourite Kids Shopping Mall 2024-25 by U Lifestyle & U Magazine



**Triple Gold Award**  
Digital Accessibility Recognition Scheme 2024-2025



## CHANGSHA IFS



**Silver Award**  
2024 CSVB Annual Pioneer of Art & Culture Award

**Bronze Award**  
2024 CSVB Annual Benchmarking City Mall Award

**Bronze Award**  
Public Relations The 25th International Advertising Institute Awards



## CHENGDU IFS

**Silver Award**  
Experiential 2025 ICSC MAXI Awards



**Silver Award**  
Innovation in Consumer Events 2025 Asia-Pacific Stevie® Awards



**Bronze Award**  
Cross Media Integrated Marketing 2025 Golden Mouse International Digital Marketing Competition



## CHONGQING IFS



**Grand Winner**  
Brand Partnership Campaign 2025 NYX Awards

**Gold Winner**  
Outstanding Partner Marketing Campaign 2025 Noble Business Awards

**Silver Winner**  
Experiential Event 2025 TITAN Business Awards

## WEL & WCCEL\*



Super MD<sup>^</sup>  
ERB Manpower Developer Award Scheme

\* Companies included: Wharf Estates, Wharf China Estates, Gateway Apartments, Harbour City Estates, Harbour City Management, Harriman Leasing, LCX, Plaza Hollywood & Times Square

<sup>^</sup> Manpower Developer with the award status for 10 years in a row

## WHARF HOTELS



Best Enrolment Performance  
Best Member Recognition  
Global Hotel Alliance

## MARCO POLO HOTELS

**Bronze Award**  
Innovation in Media Relations 2025 Asia-Pacific Stevie® Awards



## MODERN TERMINALS



**Gold Award** (Services Sector)  
BOCHK Corporate Low-Carbon Environmental Leadership Awards 2024

Outstanding Performance (Social) Award  
Y-Care CSR Scheme 2024-2025



H-Care Health Friendly Organisation 2024-2025  
Chinese YMCA of Hong Kong

## MARCO POLO HOTELS - HONG KONG



Excellence in Decarbonisation Award  
Ming Pao ESG Awards 2025



Green Leadership Award  
Environment and Conservation Fund Food and Beverage Industry Carbon Neutral Programme



Best-Ever Harbour View Restaurant  
Weekly Best-ever Dining Award 2025

## MAQO CHANGSHA



Destination Hotel of the Year 2025 Enjoyable Travel Awards

## MARCO POLO WUHAN



Business Hotel of the Year 2025 Enjoyable Travel Awards

## MARCO POLO XIAMEN



One of "Must-go" Hotels in Xiamen 2025 Gaode Guide by AMAP



Japanese Restaurant of the Year 2025 Enjoyable Travel Awards

## MARCO POLO CEBU



Traveller Review Awards 2025 Booking.com

## MARCO POLO ORTIGAS MANILA



Top 10 Best Hotel Pools in The Philippines  
Travel+Leisure Asia Pacific Luxury Awards 2025

# OPENING MINDS, UNLOCKING POTENTIALS

## 莘莘學子 開拓無限可能

The Wharf Group continues to support Project WeCan Job Tasting Programme this summer. As a founding partner, the Group offered 60 summer internship positions with diverse job types at the corporate office and various business units to students from 28 secondary schools.

### 九倉支持「學校起動」 職場體驗計劃

九龍倉集團作為「學校起動」計劃的創辦夥伴機構，今年繼續支持職場體驗計劃，合共提供近60個暑期實習職位予28間參與中學。參與的業務單位包括海港城、時代廣場、荷里活廣場、現代貨箱碼頭、馬哥孛羅酒店—香港、太平洋會、香港美利酒店及天星小輪；工種涵蓋客戶服務、餐飲、酒店前台、內部審計、人力資源及企業傳訊等。

節錄自明報 2025年7月24日



The Group supported the HKSAR Government's HYAB Scheme on Corporate Summer Internship on the Mainland and Overseas since 2018. This year, Changsha IFS and Chengdu IFS offered a seven-week programme to six university students from the Mainland, Hong Kong and overseas, allowing them to join different departments such as Promotions & Marketing, Centre Operations, and Tenant Services (Retail), to gain work experience and practical job skills which would not have been available in classrooms.

集團自二〇一八年起響應香港特區政府號召，參與「民青局企業內地與海外暑期實習計劃」。今年，六位來自內地、香港及海外的大學生於長沙及成都IFS展開為期七周的職場探索之旅。他們深入推廣及市場部、管業運作部及租戶服務部（零售）的實戰環境，學習課堂以外的行業技能及知識。

香港中文大學酒店旅遊及房地產大學三年級學生伍偉僑說：「這次在九龍倉長沙IFS的實習，不僅是一次職場體驗，更是一趟難忘的人生成長旅程。既可深入瞭解高端商業房地產的日常專業營運與管理流程，亦可觀察到內地商場在品牌策略及市場推廣上的創新思維。不僅擴闊了我的國際視野，更堅定了我投身房地產行業的志向。」

# EMPOWERING YOUNG ART TALENTS

## 培育本地藝術新力量



The Wharf Hong Kong Secondary School Art Competition has been promoting art and creativity among youths, as well as fostering development of art and culture in Hong Kong.

In 2013, the Wharf Art Scholarship Scheme was launched aiming at empowering art talents to pursue art in local or overseas universities by offering financial aid to the eligible winners.

This year, three students have been awarded and started their study in Central Saint Martins, University of the Arts London; Chinese University of Hong Kong; and Hong Kong Baptist University ("HKBU") respectively.

Meanwhile, the 2024/25 art competition winners joined a Procreate Digital Art Workshop, led by Assistant Professor Pat Wong (aka Flyingpig) from HKBU's Academy of Visual Arts, to explore new horizons in digital art. Besides workshops, winners of the art competition received an iPad cum Apple Pencil set.

Do not miss the last chance to see the winning and shortlisted entries at Times Square from 25<sup>th</sup> November to 4<sup>th</sup> December 2025.

「九龍倉全港中學生繪畫比賽」多年來提供一個讓中學生發揮創意的平台，致力推動本地藝術文化的發展。

二〇一三年，集團增設「九龍倉藝術獎學金計劃」，資助具潛質的中學畢業生於本地或海外大學修讀與藝術創作有關的學士學位課程。今年三位獎學金得主(下圖)，現正分別就讀於英國倫敦藝術大學中央聖馬丁學院、香港中文大學及香港浸會大學。

二〇二四/二五年度繪畫比賽得獎者於今夏參與「Procreate 數位繪圖工作坊」，跟隨知名藝術家及香港浸會大學視覺藝術院助理教授黃詠珊(飛天豬)探索數位繪圖領域。除了參與工作坊，眾得獎者更獲贈 iPad 與 Apple Pencil。

熱愛藝術的朋友請把握最後機會，於十一月二十五日至十二月四日期間，前往時代廣場欣賞繪畫比賽的精選作品。



2024/25 Scholars (from left) Olivia Lau, BA (Hons) Fine Art, Central Saint Martins, University of the Arts London; Noel Ng (First runner-up in Digital Graphics Category 2024/25) Bachelor of Arts (Hons) in Visual Arts, Hong Kong Baptist University; Stella Chau, Bachelor of Arts in Fine Arts, The Chinese University of Hong Kong  
本屆獎學金得主左起：劉... (純美術系·英國倫敦藝術大學中央聖馬丁學院)；伍恩陶 - 2024/25 數位繪圖組亞軍 (視覺藝術系·香港浸會大學)；鄧璐 (藝術系·香港中文大學)



Winners' Interview 得獎分享

Young Post @ SCMP

# A Bridge of Heart in Anhui 續建 心橋



This summer, Wharf sponsored a team of 40 volunteers from Project WeCan, university students from Hong Kong and the Mainland to embark on a week-long trip to Chengchong Village, Anhui with Wu Zhi Qiao (Bridge to China) Charitable Foundation to help villagers improve public space usage and introduce elderly-friendly facilities.

The village has an aging population with nearly a quarter of its residents aged over 60, yet it possesses unique Chinese cultural heritage. Qianshan Tanqiang is believed to be the origin of Peking Opera, some volunteers were lucky to be able to learn this extinguishing culture from a senior master.

The trip was further enriched as the group stopped over Marco Polo Wuhan before they returned to Hong Kong. General Manager of Marco Polo Wuhan, Emma Yan and her team shared with students the brand's legacy and the hospitality sector in Wuhan. ㄟ



星島日報 共同文化家園  
藝文薈全文 @ 央視頻



## Culture 照亮非遺深耕征途 鄉村振興星火不熄

**融合古今竹編工藝**  
由香港恒生大學無止橋學生團隊統籌陳浩藍帶領的竹編組，將傳統竹編工藝與現代設計相結合，製成實用又美觀的竹燈籠。程沖村附近有多片竹林，孕育着當地竹編工藝，但如今因其傳統滯後，村裏僅存四至五位會竹編藝術的老人，陳浩藍一行人就跟着年近70歲的程從枝師傅學習。

陳浩藍說，老師傅首先教授如何將完整的竹子，削成可用來做竹藝的幼細長竹條，再指導他們親手編織簸箕、竹扇等傳統工藝品。他們還與老師傅一起創新，研製出了竹風鈴和竹燈籠，並在上面寫上祝福語，為當地的涼亭、建築作裝飾。

**動手修繕基本設施**  
程沖村的本地年輕人大多出山，村內老齡化嚴重，長者友善設施改造已成剛性需求。另外兩組由北京建築大學學生及無止橋慈善基金會資深義務導師李德偉Stephen帶領的團隊，則在程沖村許家畝祠堂附近安裝涼亭、圍欄、改造矮牆、加裝指示燈牌等，又為村內「彈腔亭」安裝太陽能燈帶，方便村民晚上前往乘涼聊天，又為公廁安裝扶手，營造長者友善的公共空間。

陳浩藍說，完工之後，見到村民因為新建設的燈光而專門到涼亭休息，「覺得自己的付出都是有意義的」。

**熱情洋溢暖心互動**  
一次鄉村振興活動，同時為眾人搭建了「心橋」，陳浩藍說，村裏的大多數人，一輩子都沒有走出過這個村落，他們甚至不知道香港在哪，村民對我們充滿好奇，每次路過村民家，他們都熱情地用本地方言問我們「吃飯沒」，又拿手織給我們錄像。陳浩藍說，村裏有個小朋友每天都來來看我們學習竹編，請我喝飲料，覺得「好開心」，我們的到來，可能能夠激發他走出村落，出來看看世界的心。

活動晚會當日，程沖村的禮堂座無虛席，甚至有村民聽到「是香港朋友表演」，抬着家裏的長板凳，都要前來捧場，學生們帶來的K-pop和粵語歌曲，與彈腔同台碰撞。五育中學的陳錦權副校長說，見到參與項目的六位學生，由最初的「少怕醜」同「擔心」，到主動和村民交流，向老師傅拜師學藝，最終「難捨難離」，甚至和同學、組員「攬住一起喊」，他慨嘆：「不枉今次活動」。

**搭建文化交流橋樑**  
無止橋慈善基金會行政總幹事李錦雄介紹，以往無止橋的活動都是真實的在搭建橋樑，隨着內地經濟不斷變好，鄉村振興也不僅只在「硬件」，文化振興也變得重要。他續說，程沖村就是一個很特別的村落，我們可以在這裏留下基礎設施，亦可以把這裏鮮為人知的文化帶出去，為兩地搭建文化交流的橋樑。

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