



建业新生活

CENTRAL CHINA NEW LIFE

建業新生活有限公司
Central China New Life Limited

(Incorporated in the Cayman Islands with limited liability)

(於開曼群島註冊成立的有限公司)

Stock Code 股票代號：9983

INTERIM REPORT 2023 中期報告



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Central China New Life Limited / 2023 Interim Report
建業新生活有限公司 / 二零二三年中期報告

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BOARD OF DIRECTORS

Executive Directors

Mr. Wang Jun (*Chairman*)

Mr. Shi Shushan (*appointed on 3 February 2023*)

Mr. Wang Qian (*resigned on 3 February 2023*)

Non-executive Directors

Ms. Wu Lam Li

Ms. Dai Jiling (*appointed on 24 March 2023*)

Ms. Min Huidong (*resigned on 24 March 2023*)

Independent Non-executive Directors

Mr. Leong Chong

Ms. Luo Laura Ying

Ms. Xin Zhu

BOARD COMMITTEES

Audit Committee

Ms. Xin Zhu (*Chairlady*)

Mr. Leong Chong

Ms. Luo Laura Ying

Remuneration Committee

Ms. Luo Laura Ying (*Chairlady*)

Mr. Leong Chong

Mr. Wang Jun

Nomination Committee

Mr. Wang Jun (*Chairman*)

Mr. Leong Chong

Ms. Xin Zhu

CHIEF EXECUTIVE OFFICER

Mr. Shi Shushan

COMPANY SECRETARY

Mr. Wan Shun Man

董事會

執行董事

王俊先生 (*主席*)

史書山先生 (*於 2023 年 2 月 3 日 獲委任*)

王乾先生 (*於 2023 年 2 月 3 日 辭任*)

非執行董事

李琳女士

代紀玲女士 (*於 2023 年 3 月 24 日 獲委任*)

閔慧東女士 (*於 2023 年 3 月 24 日 辭任*)

獨立非執行董事

梁翔先生

羅瑩女士

辛珠女士

董事會委員會

審核委員會

辛珠女士 (*主席*)

梁翔先生

羅瑩女士

薪酬委員會

羅瑩女士 (*主席*)

梁翔先生

王俊先生

提名委員會

王俊先生 (*主席*)

梁翔先生

辛珠女士

首席執行官

史書山先生

公司秘書

溫迅敏先生

REGISTERED OFFICE

Cricket Square
Hutchins Drive
P.O. Box 2681
Grand Cayman
KY1-1111
Cayman Islands

PRINCIPAL PLACE OF BUSINESS IN THE PRC

Room 411, 4/F, Building 2
Jianye Office Building
No. 19 Dirun Road
Zhengdong New District
Zhengzhou, Henan Province
PRC

PRINCIPAL PLACE OF BUSINESS IN HONG KONG

Room 7708B, 77/F
International Commerce Center
No. 1 Austin Road West
Kowloon
Hong Kong

PRINCIPAL SHARE REGISTRAR AND TRANSFER OFFICE

Conyers Trust Company (Cayman) Limited
Cricket Square
Hutchins Drive
P.O. Box 2681
Grand Cayman KY1-1111, Cayman Islands

HONG KONG BRANCH SHARE REGISTRAR AND TRANSFER OFFICE

Computershare Hong Kong Investor Services Limited
Shops 1712-1716
17th Floor, Hopewell Centre
183 Queen's Road East
Wanchai, Hong Kong

PRINCIPAL BANKERS

Bank of China (Hong Kong) Limited
Industrial and Commercial Bank of China (Asia) Limited

註冊辦事處

Cricket Square
Hutchins Drive
P.O. Box 2681
Grand Cayman
KY1-1111
Cayman Islands

中國主要營業地點

中國
河南省鄭州市
鄭東新區
地潤路19號
建業總部港
2號樓4層411號

香港主要營業地點

香港
九龍
柯士甸道西一號
環球貿易廣場
77樓7708B室

主要股份過戶登記處

Conyers Trust Company (Cayman) Limited
Cricket Square
Hutchins Drive
P.O. Box 2681
Grand Cayman KY1-1111, Cayman Islands

香港股份過戶登記分處

香港中央證券登記有限公司
香港灣仔
皇后大道東183號
合和中心17樓
1712-1716室

主要往來銀行

中國銀行(香港)有限公司
中國工商銀行(亞洲)有限公司

LEGAL ADVISERS

As to Hong Kong Law

Hogan Lovells

As to Cayman Islands Law

Conyers Dill & Pearman

INDEPENDENT AUDITOR

PricewaterhouseCoopers

Certified Public Accountants

Registered Public Interest Entity Auditor

WEBSITE OF THE COMPANY

www.ccnewlife.com.cn

SHAREHOLDERS' INFORMATION

Share listing

The Company's shares are listed on the Main Board of The Stock Exchange of Hong Kong Limited

Ordinary Shares (as at 30 June 2023)

Shares outstanding: 1,278,726,000 shares

Nominal value: HK\$0.01 per share

INVESTOR RELATIONS CONTACT

Email address: ir@ccnewlife.com.cn

法律顧問

關於香港法律

霍金路偉律師行

關於開曼群島法律

康德明律師事務所

獨立核數師

羅兵咸永道會計師事務所

執業會計師

註冊公眾利益實體核數師

公司網站

www.ccnewlife.com.cn

股東資料

股份上市

本公司股份於香港聯合交易所有限公司
主板上市

普通股 (於2023年6月30日)

已發行股份：1,278,726,000股

面值：每股0.01港元

投資者關係聯絡方式

電郵地址：ir@ccnewlife.com.cn

Central China New Life Limited (hereinafter referred to as “CCNL” or the “Company”, together with its subsidiaries hereinafter referred to as the “Group”, stock code: 9983.HK) was incorporated in the Cayman Islands on 16 October 2018 as an exempt company with limited liability, which was listed on the Main Board of The Stock Exchange of Hong Kong Limited (the “Stock Exchange”) on 15 May 2020 (the “Listing Date”). On 19 April 2021, CCNL was included as a constituent in the Hang Seng Property Service and Management Index.

We are the largest property management service provider in central China region (being a geographical region that covers the central area of China, including the provinces of Henan, Hubei, Hunan, Jiangxi, Shanxi and Anhui) by total gross floor area (“GFA”) under management as at 30 June 2023 and total revenue for the year ended 30 June 2023. Throughout more than two decades of operating history, we have significantly grown our business and operations. We believe our prospects and the pursuit of better living experience and lifestyle by the people in Henan are inseparable. We believe our well established operating history affords us a trusted and reputable brand which in turn enables us to continue to offer a full spectrum of services that can satisfy our customers’ diverse needs and effectively improve their living quality.

As at 30 June 2023, our property management and value-added services covered all 18 prefecture-level cities (and also 101 of the 102 county-level cities) in Henan as well as outside Henan Province (including 7 provinces of Shaanxi, Shanxi, Hebei, Anhui, Hubei, Xinjiang and Hainan), and we served more than 2.5 million property owners and residents in 953 properties. We manage a diversified portfolio of properties, including residential properties, shopping malls, cultural tourism complexes, commercial apartments, office buildings, schools, hospitals and properties of governmental agencies. We ranked 11th among the Top 100 Property Management Companies in China in 2021, 2022 and 2023.

建業新生活有限公司(下稱「建業新生活」或「本公司」, 連同其附屬公司統稱「本集團」, 股票編號: 9983.HK) 於2018年10月16日在開曼群島註冊成立為獲豁免有限公司, 並於2020年5月15日(「上市日期」)在香港聯合交易所有限公司(「聯交所」)主板上市。於2021年4月19日, 建業新生活被納入恆生物業服務及管理指數成份股。

本公司按於2023年6月30日的在管總建築面積(「建築面積」)及截至2023年6月30日止年度的總收入計為中部地區(該地理區域覆蓋中國中部地區, 包括河南省、湖北省、湖南省、江西省、山西省及安徽省)最大的物業管理服務提供商。縱觀我們二十多年的經營歷史, 我們的業務及營運已實現顯著增長。我們的前景與河南人民對更好生活體驗及生活方式的追求是密不可分的。我們源遠流長的經營歷史使我們建立起值得信賴且信譽良好的品牌, 從而使我們得以持續提供全方位服務, 滿足客戶的多樣化需求並有效提高其生活質量。

於2023年6月30日, 我們的物業管理及增值服務覆蓋河南省全省18個地級市(以及102個縣級城市中的101個縣級城市)及河南省外(包含陝西省、山西省、河北省、安徽省、湖北省、新疆及海南7省), 且我們服務953項物業中逾250萬名業主及住戶。我們管理各種物業組合, 包括住宅物業、商場、文化旅遊綜合體、商業用公寓、辦公樓、學校、醫院及政府機關物業。我們於2021年、2022年及2023年皆位列中國物業服務百強企業第11名。

We focus on serving our customers' diverse needs and enriching the list of goods and services within the geographic areas which we cover: where they stay, where they travel, what they eat and how they relax. We believe our competitive edge is the extensive network of goods and services we offer, coupled with our deep understanding of market demands and our capabilities in data analytics. Through frequent interactions with our customers, we have gained a deep understanding of customer needs and preferences. Combined with our strong resource consolidation, online-to-offline synergy and cross-selling capabilities, we are able to identify and deliver desirable services and products within our network and constantly refine our offering to better satisfy customer needs. By providing these services, we are able to aggregate significant consumer information which helps us cater to our customers with more tailor-made services.

Over the years, we have won praise for our service quality. According to the research results of the 2023 Top 100 Property Service Enterprises in China released by the China Index Academy and the China Real Estate TOP 10 Research Group, we ranked 11th among the 2023 Top 100 Property Management Companies in China, and were honoured as one of Top 10 Companies by Services among 2023 Top 100 Property Management Companies in China and a Leading Growing Company among 2023 Top 100 Property Management Companies in China. In addition, according to the research results of 2023 China Listed Real Estate Companies released by the China Enterprise Evaluation Association, the Institute of Real Estate Studies of Tsinghua University and the Information Technology Research Institute of Beijing China Index Academy, we were honoured as one of 2023 China TOP 10 Property Service Companies by Comprehensive Strength and one of 2023 China Listed Property Service Enterprises with Excellent Investment Value.

We believe our three major lines, namely property management services, community value-added services and value-added services to non-property owners, echo with the Group's philosophy which is to be rooted in central China and confer benefit on the people.

我們專注於為客戶提供服務以滿足其多樣化需求，並豐富我們所覆蓋地區內的商品及服務種類：其居於何處、去往何處、吃何種食物及如何休閒。我們認為，我們的競爭優勢在於我們提供廣泛的生活服務網絡、對市場需求有深入了解及數據分析能力。通過與客戶頻繁互動，我們對客戶的需求及偏好有了深入了解。結合我們強大的資源整合、線上至線下協同及交叉銷售能力，我們能夠識別並在我們的網絡中交付令客戶滿意的服務及產品，並不斷改善我們所提供的服務及產品以更好地滿足客戶的需求。通過提供該等服務，我們能夠整合大量消費者資料，從而可向客戶提供更多定制服務。

多年來，我們的服務質量屢獲嘉許。據中指研究院與中國房地產TOP 10研究組發佈的2023中國物業服務百強企業研究成果，我們榮登「2023中國物業服務百強企業榜單」第11名、「2023中國物業服務百強企業服務規模TOP 10」和「2023中國物業服務百強企業成長性領先企業」。此外，根據中國企業評價協會、清華大學房地產研究所、北京中指信息技術研究院發佈的2023中國房地產上市公司研究成果，我們榮獲「2023中國物業服務上市公司綜合實力TOP 10」和「2023中國上市物業服務投資價值優秀企業」。

我們認為，我們的三個主要業務線物業管理服務、社區增值服務及非業主增值服務與「根植中原，造福百姓」這一集團理念相呼應。

Dear Shareholders:

On behalf of the board of directors (the “**Board**”) of Central China New Life Limited, I am pleased to present the interim results of the Company and its subsidiaries for the six months ended 30 June 2023 (the “**Period**”). During the Period, the Group achieved revenue of RMB1,353.3million and recorded a net loss of RMB298.9 million, and excluding the impairment provision for receivables, fair value gains or losses from financial assets at fair value through profit or loss and related tax effect, the core net profit attributable to the shareholders of the Company for the Period was approximately RMB205.0 million.

Over the past few years, the property management industry has struggled to move forward amidst challenges under the influence of factors such as the pandemic, real estate, capital and the overall economic environment. Since the second half of 2022, governments at all levels, from central to local, have introduced policies and regulations to promote the optimisation and upgrading of the industrial structure. Market confidence has gradually recovered as supported by national policies and a new cycle has been opened. High-quality development has become the “main theme” and the “strongest tone” of the times. Property management enterprises have also been balancing the scale of their management and quality of their services, while focusing on their areas of strength, and actively exploring unique paths suitable for their own development.

In the face of many challenges, the Group has always been steadfastly on the path of adapting to the needs of the times. By constantly optimising its business strategies and improving the quality of its services, the Group has continued to look for new growth points and development opportunities, and has adapted quickly to the changes in the market, thus realising the sustained growth of the Company’s business.

On behalf of the Board, I would like to express my gratitude to all shareholders and investors for their trust and support for the Group and to all colleagues for their conscientious efforts and dedication.

謹致各位股東：

本人謹代表建業新生活有限公司董事會（「**董事會**」）欣然提呈本公司及其附屬公司截至2023年6月30日止六個月（「**本期間**」）業績。本期間，本集團實現收入人民幣1,353.3百萬元及錄得淨虧損人民幣298.9百萬元。若剔除應收款項計提的減值撥備及以公允價值計量且其變動計入當期損益的金融資產的公允價值損益以及相關的所得稅影響以後，期內本公司股東應佔核心淨利潤則為約人民幣205.0百萬元。

過去幾年，在疫情、地產、資本以及整體經濟環境等因素的影響下，物業管理行業在一片荊棘中艱難前行。自2022年下半年開始，從中央到地方，各級政府紛紛出台政策規定，推動產業結構優化升級，受到國家政策提振影響，市場信心逐漸恢復，新一輪的週期已經開啟，高質量發展已成為時代的「主旋律」和「最強音」，各物管企業也在平衡管理規模和服務質量的同時，聚焦優勢領域，積極探索適合自身發展的獨特路徑。

面對諸多挑戰，本集團始終堅定地走在適應時代需求的路上，通過不斷優化經營策略和提高服務品質，不斷尋找新的增長點和發展機會，快速適應市場變化，實現了公司業務的持續增長。

在這裡，本人謹代表董事會，感謝各位股東、投資人對本集團的信任和 support，也由衷感謝全體同事盡職盡責的努力及付出。

PERFORMANCE REVIEW

In early 2023, the Group carried out further organisational restructuring to optimise allocation of resources, enhance synergy and work efficiency among employees, and promote the Group's efforts to work towards a common goal by strengthening the operation awareness and clarifying the allocation of responsibilities among all levels of management. In the first half of 2023, the Group made steady progress in all of its businesses. While adhering to the basic service quality of security, cleaning, landscaping, warranty and customer services, the Group continued to expand its service coverage and depth of service, focusing on value-added services in the community and expanding its service offerings to satisfy the diversified needs of owners in their increasingly rich lives.

Stable growth in outbound business and steady development of the Company's operations

In recent years, as the incremental scale of real estate has shrunk, the development of property management enterprises, which are closely related to real estate, has also been significantly affected, with a decrease in the amount of area under management sourced from affiliated real estate enterprises. In the first half of 2023, the Group proactively launched its outbound business and the number of outbound contracts continued to grow, through three forms of project engagement, namely commission, mergers and acquisitions and joint ventures, working in tandem to achieve significant results. In the first half of 2023, the Group had a total of 9.49 million square metres (m²) of newly contracted area, among which 7.75 million m², or a percentage of 81.7% contributed by the outbound business with the third parties (including those with Central China). As at 30 June 2023, CCNL's total managed area and contracted area amounted to 167.7 million m² and 282.5 million m², respectively.

業績回顧

2023年初，本集團進一步進行了組織架構調整，優化了資源的合理配置、提高了員工之間的協同和工作效率，並通過加強各級管理人員的經營意識，明確責任分配，推動著整個集團向共同目標努力。2023年上半年，本集團各項業務穩步向前，在堅守四保一服（保安、保潔、保綠、保修、客服）基礎服務品質的前提下，本集團不斷拓展服務邊界及服務深度，重點發力社區增值服務，擴寬服務品類，滿足業主日漸豐富的多元化生活需求。

外拓業務穩定增長，公司經營穩健發展

近幾年，房地產增量規模收縮，與其密切相關的物業管理企業的發展也受到較大影響，來源於關聯房企的在管面積減少。2023年上半年，本集團積極開展外拓業務，外拓簽約項目持續增長，全委、併購和合資三駕馬車協同發力，成效明顯，上半年共新增合約面積9.49百萬平方米，其中來自第三方外拓（含中原建業）的累計新增7.75百萬平方米，佔比達81.7%。截至到2023年6月30日，建業新生活總在管面積及合約面積分別達167.7百萬平方米及282.5百萬平方米。

Diversified innovative service offerings and abundant value-added services

A number of service categories operate in parallel to ensure stable business revenue. In terms of value-added services, CCNL always adhered to the concept of innovative services. Relying on the "Jianye+" service platform, the Group utilised the advantage of owners' high adhesion and focused on seven major businesses, namely, new retail, home improvement, real estate, home decoration, case services, space and travel, to satisfy the ever-increasing needs of owners.

Consistently upholding the quality of service and continuously expanding via word-of-mouth

The Group has always insisted on putting customers' needs first, providing quality basic services and continuously improving its standard systems. To date, the Group has been re-certified to nine standards, namely ISO 9001 (quality), ISO 14001 (environment), ISO 45001 (occupational health and safety), ISO/IEC 27001/27002 (information security), SA 8000 (social responsibility), ISO 50001 (energy), SB/T 10595 (clean services), GB/T 31950 (enterprise integrity), and GB/T 27922 (after-sales service of commodity).

Relying on the "Central China Happy Times" community cultural activity system, the Group launched a variety of community cultural activities targeting different groups of property owners around "activities + community + culture" to create a "beautiful and diversified but harmonious" neighbourhood atmosphere. Huanghe Tree-Planting Festival, "Starlight Book Corner" Charity Growth Program, Summer Movie Festival, Summer Morning Reading and Running and Summer Growth Camp were organised. In the first half of 2023, the Group organised several brand activities to enhance influence of our brands of building community culture, namely Happy Times events. A total of 3,281 Jianye Happy Times events were organized, with more than 256,000 participants.

多元服務創新開展，增值業務全面開花

多項服務品類並行，確保穩態業務收入。在增值服務方面，建業新生活始終堅持創新服務理念，依托「建業+」服務平台，發揮與業主的高粘性優勢，圍繞新零售、美居、不動產、美家、案場服務、空間、旅遊七大業務，滿足業主不斷升級的需求。

始終堅守服務品質，持續擴大口碑效應

本集團始終堅持把客戶需求放在首位，紮實做好基礎服務，持續完善標準化體系建設。截至目前，本集團已完成ISO 9001(質量)、ISO 14001(環境)、ISO 45001(職業健康安全)、ISO/IEC 27001/27002(信息安全)、SA 8000(社會責任)、ISO 50001(能源)、SB/T 10595(清潔環衛經營服務)、GB/T 31950(企業誠信)、GB/T 27922(商品售後服務)等九標的再認證。

依托「建業幸福時光裡」社區文化活動體系，圍繞「活動+社群+文化」，本集團針對不同業主人群開展了形式多樣的社區文化活動，營造「鄰里美美，和而不同」的鄰里氛圍。黃河千人植樹節、「星光圖書角」公益成長計劃、消暑電影節、暑期晨讀晨跑和成長夏令營等。2023年上半年，本集團舉辦多個品牌活動，持續深化「幸福時光裡」——我們的社區文化建設品牌，共舉辦3,281場建業幸福時光裡活動，超25.6萬人次參與其中。

Leading the industry in terms of comprehensive strength and winning numerous important industry honours

In 2023, the Group continued to enhance its brand value and won a series of awards such as 2023 Top 100 Property Management Companies in China (11th), Top 10 Companies by Services among 2023 Top 100 Property Management Companies in China, 2023 China TOP 10 Listed Property Service Companies by Comprehensive Strength, 2023 China Listed Property Service Enterprise with Excellent Investment Value, a Leading Growing Company among 2023 Top 100 Property Management Companies in China, etc., leading the industry and moving forward with determination. In the meantime, Puyang Jianye Peace Mansion, a property project of CCNL, was named a Demonstration Base in China's Property Service Industry for 2023. Xinxiang Jianye No. 1 City State and Jiaozuo Jianye Peace Mansion were awarded the title of 2023 China Five-star Property Service Project.

Each award receives not only the recognition of the industry, but also the recognition of property owners to a larger degree. CCNL also insists on staying close to the needs and lives of owners, paying attention to every little detail, and guarding the lives of owners with all their might. In CCNL's projects under management, employees performed a total of 5,121 acts of kindness and good deeds in the first half of 2023, who received 1,256 pennants, 548 thank-you notes and 3,398 phone calls for praise.

OUTLOOK

Focusing on diversified service innovation and balancing value-added business development

With people's desire and continuous pursuit of high quality of life, value-added services and basic services have become the "twin engines" of long-term development of property services. On the basis of doing a good job in traditional property services such as the security, cleaning, landscaping, warranty and customer services, the Company focuses on how to satisfy the diversified and multi-level property service needs of customers, and makes value-added business the top priority, innovates more service forms, and explores a longer value service chain, so that the Company can realise the rapid growth of its value-added business while providing owners with high-quality living services.

綜合實力業界領先，頻獲行業重要榮譽

2023年，本集團持續提升品牌價值，榮膺「2023中國物業服務百強企業TOP 11」、「2023中國物業服務百強企業服務規模TOP 10」、「2023中國物業服務上市公司綜合實力TOP 10」、「2023中國上市物業服務投資價值優秀企業」、「2023中國物業服務百強企業成長性領先企業」等系列獎項，實力引領，篤定前行。同時建業新生活旗下物管項目濮陽·建業世和府榮獲「2023中國物業服務行業示範基地」稱號，新鄉·建業壹號城邦、焦作·建業世和府榮獲「2023中國五星級物業服務項目」稱號。

每一個獎項的獲得，不僅是來自行業的認同，更多是來自業主的認可。建業新生活人也始終堅持貼近業主的需求和生活，關注每一個小細節，全力守護業主生活。2023年上半年，建業新生活在管項目共湧現出好人好事5,121件，其中收到錦旗1,256面，感謝信548封，其他致電表揚等3,398次。

展望未來

聚焦多元服務創新，平衡增值業務發展

隨著人們對高品質生活的嚮往和不斷追求，增值服務已然和基礎服務一同成為物業服務長效發展的「雙引擎」。在做好傳統的四保一服等物業服務的基礎上，本公司把著眼點放在如何滿足客戶的多元化、多層次的物業服務需求上，並把增值業務作為重中之重，創新更多服務形式，挖掘更長的價值服務鏈條，在為業主提供優質生活服務的同時，實現增值業務的快速增長。

Strengthening organisational reform and stimulating organizational vitality

We will further optimise our organizational structure and processes to reduce redundant positions and procedures, improve efficiency and responsiveness, and adapt to market changes and customer needs faster and better with a flexible and compact organisational structure. With innovative management concepts and methods, we can stimulate staff motivation and creativity, help minimise waste of resources, improve business efficiency, promote teamwork and knowledge sharing, and provide higher quality services to our customers.

Strengthening the quality of basic services and enhancing users' sense of happiness

Service quality is the core competitiveness of a property company and the cornerstone of sustainable development. Adhering to the philosophy of "customer-centricity", CCNL continues to upgrade its services in the direction of high quality and diversification, and builds a beautiful and harmonious living community for its owners through professional, standardised and intelligent operation and management. In the future, the Company will continue to enhance standardised construction, refine the service grading system, create a "beautiful and diversified but harmonious" neighbourhood atmosphere in the community, and insist on returning to the essence of service to provide owners with more warm quality services.

Firmly upholding the doctrine of long-term value and being optimistic about the long-term development of the industry

Over the past decade, the real estate development market has maintained rapid growth, laying the foundation for the rapid growth of the national property services market. The property management industry, as a stock market, has great potential for development. The Company adheres to the doctrine of long-term value. With the creation of long-term value as the core, through the continuous provision of quality services, constant improvement of the quality and fulfilment of customer needs, the Company establishes sincere communication and trust with customers, and has left a good reputation and brand image in the market.

強化組織改革，激發組織活力

進一步地優化組織架構和流程，減少冗餘崗位和環節，提高工作效率和響應能力，以靈活、緊湊的組織架構更快、更好地適應市場變化和客戶需求。創新的管理理念和方法將會激發員工的積極性和創造力，有助於減少資源的浪費，提高業務效益，促進團隊合作和知識共享，並為客戶提供更高質量的服務。

夯實基礎服務品質，提升用戶幸福感

服務品質是物業企業的核心競爭力，也是持續發展的基石。建業新生活秉承著「一切以客戶為中心」的理念，不斷向高品質、多元化的方向升級服務，以專業化、標準化、智慧化的運營管理，為業主建設美好和諧的生活社區。未來，公司將繼續提升標準化建設、細化服務分級體系、營造「鄰里美美、和而不同」的社區氛圍，堅持回歸服務本質，為業主提供更有溫度的品質服務。

堅定長期價值主義，看好行業長期發展

過去十年，房地產開發市場保持高速增長，奠定了全國物業服務市場快速增長的基礎，物業管理行業作為存量市場，具有巨大的發展潛力。公司堅持長期價值主義，以創造長遠價值為核心，通過持續提供優質的服務、不斷提升品質和滿足客戶需求，與客戶建立真誠的溝通和信任，並在市場上樹立了良好的口碑和品牌形象。

In 2023, policies and regulations were introduced by governments from the central to local levels with favourable news published frequently. China has continuously advocated to enhance the quality and efficiency of economic development, promote the optimisation and upgrading of industrial structure, and improve the quality of life and happiness of the people. CCNL will seize the opportunity to keep deepening the reform and maintain strategic strength with focus on both service and operation. It will concentrate on management and innovative development. By improving awareness, ability and habits, CCNL will optimise the organisation and enhance its competitiveness. New development expectations will be realised based on new standards, deployment and outlook.

The stable development of CCNL would not be possible without the continued support of Shareholders. All employees of CCNL will be united in their desire to innovate for development and overcome difficulties, so as to repay the shareholders' trust and expectations with even better results.

Wang Jun
Chairman

21 August 2023

2023年，從中央到地方紛紛出台政策規定，利好消息頻出，國家不斷倡導提升經濟發展的質量和效益，推動產業結構優化升級，提升人民群眾的生活質量和幸福感。建業新生活將把握機遇，持續深化改革，保持戰略定力，服務與經營兩手抓，聚焦管理，創新發展，破除意識、能力、習慣之障，優化組織提升戰鬥力，以新的標準、新的部署、新的面貌展現出新的發展希望。

建業新生活的穩定發展，離不開各位股東一如既往的支持。建業新生活全體員工，必將上下同欲，以創新謀發展，攻堅克難，以更出色的成績回報股東的寄托與期望！

主席
王俊

2023年8月21日

SUMMARY OF COMPREHENSIVE INCOME

For the period ended 30 June

全面收益表概要

截至6月30日止期間

		2023 2023年	2022 2022年	Changes 變動
Revenue (RMB'000)	收入(人民幣千元)	1,353,267	1,565,268	-13.5%
Gross profit (RMB'000)	毛利(人民幣千元)	379,654	497,570	-23.7%
Gross profit margin	毛利率	28.1%	31.8%	-3.7%
Net (loss)/profit (RMB'000)	淨(虧損)/利潤(人民幣千元)	(298,852)	301,495	N/A 不適用
Net (loss)/profit margin	淨(虧損)/利潤率	(22.1%)	19.3%	N/A 不適用
(Loss)/profit attributable to shareholders of the Company (RMB'000)	本公司股東應佔(虧損)/利潤(人民幣千元)	(299,610)	289,815	N/A 不適用
Core net profit attributable to shareholders of the Company ⁽¹⁾	本公司股東應佔核心淨利潤 ⁽¹⁾	204,953	313,168	-34.6%
Basic (losses)/earnings per share (RMB)	每股基本(虧損)/盈利(人民幣元)	(0.23)	0.23	N/A 不適用
Diluted (losses)/earnings per share (RMB)	每股攤薄(虧損)/盈利(人民幣元)	(0.23)	0.23	N/A 不適用
Interim dividends per share (HK cent)	每股中期股息(港仙)	8.71	21.1	-58.7%

SUMMARY OF BALANCE SHEET

資產負債表概要

		As at 30 June 2023 於2023年 6月30日	As at 31 December 2022 於2022年 12月31日	Changes 變動
Total cash (including cash and cash equivalents and restricted bank deposits) (RMB'000)	總現金(包括現金及現金等價物以及受限制銀行存款)(人民幣千元)	1,545,087	2,054,405	-24.8%
Total assets (RMB'000)	總資產(人民幣千元)	5,053,134	5,334,808	-5.3%
Total liabilities (RMB'000)	總負債(人民幣千元)	2,515,209	2,275,689	10.5%
Total equity (including non-controlling interests) (RMB'000)	總權益(包括非控股權益)(人民幣千元)	2,537,925	3,059,119	-17.0%
Equity attributable to shareholders of the Company (RMB'000)	本公司股東應佔權益(人民幣千元)	2,424,367	2,942,564	-17.6%
Current ratio ⁽²⁾	流動比率 ⁽²⁾	1.9 times 倍	2.3 times 倍	-0.4 times 倍
Net asset value per share (RMB)	每股資產淨值(人民幣元)	1.98	2.39	-17.0%

Notes:

- (1) calculated based on (loss)/profit attributable to shareholders of the Company, adjusted by the impairment provision for receivables, fair value gains or losses from financial assets at fair value through profit or loss and related tax effect.
- (2) calculated based on the Group's total current assets divided by the Group's total current liabilities.

附註:

- (1) 根據本公司股東應佔(虧損)/利潤計算，並按以下項目進行調整：應收款項減值撥備、以公允價值計量且其變動計入當期損益的金融資產的公允價值損益以及相關的所得稅影響。
- (2) 用集團的總流動資產除以集團的總流動負債計算得出。

BUSINESS REVIEW

Over the years, the Group is dedicated to providing services to clients to meet their diverse needs. Our business now consists of three major lines. For the six months ended 30 June 2023 (the “Period”), the Group continuously optimised its income structure. During the Period, the Group’s revenue amounted to RMB1,353.3 million, representing a decrease of 13.5% as compared with RMB1,565.3 million in the corresponding period in 2022. Net loss was RMB298.9 million, as compared to net profit of RMB301.5 million for the corresponding period in 2022. Excluding the impairment provision for receivables, fair value gains or losses from financial assets at fair value through profit or loss and related tax effect, the core net profit attributable to the shareholders of the Company for the Period was approximately RMB205.0 million.

Property management services: The Group has been providing traditional property management services such as security, cleaning, maintenance and greening services since 1994. In the first half of 2023, the Group continued to strengthen the quality of its property services, enhance the service experience of owners, and provide refined, precise and people-oriented services around the “security, cleaning, landscaping, warranty and customer services”. We strive to provide owners with a more high-quality, comfortable and sustainable living environment, to truly care for the owners and serve the owners. As at 30 June 2023, the Group’s property management services covered all 18 prefecture-level cities (and also 101 of the 102 county-level cities) in Henan as well as outside Henan Province (including 7 provinces of Shaanxi, Shanxi, Hebei, Anhui, Hubei, Xinjiang and Hainan), and the Group served more than 2.5 million property owners and residents in 953 properties. The Group manages a diversified portfolio of properties, including residential properties, shopping malls, cultural tourism complexes, commercial apartments, office buildings, schools, hospitals, city services, factories, parks and properties of governmental agencies. As at 30 June 2023, the GFA under management and contracted GFA reached 167.7 million sq.m. and 282.5 million sq.m. respectively, representing a respective growth of 7.0% and 4.1% as compared with that as at 31 December 2022.

業務回顧

多年來，本集團專注為客戶提供服務以滿足其多樣化需求。我們的業務目前由三個主要業務線組成。截至2023年6月30日六個月期間（「期內」），本集團業務收入結構持續改善。期內，本集團收入為人民幣1,353.3百萬元，較2022年同期人民幣1,565.3百萬元下降13.5%。淨虧損為人民幣298.9百萬元，而2022年同期則為淨利潤人民幣301.5百萬元。若剔除應收款項計提的減值撥備、以公允價值計量且其變動計入當期損益的金融資產的公允價值損益以及相關的所得稅影響以後，期內本公司股東應佔核心淨利潤則為約人民幣205.0百萬元。

物業管理服務：本集團自1994年開始提供安保、清潔、維修及綠化服務等傳統物業管理服務。2023年上半年，本集團持續致力於加強物業服務品質，提升業主服務體驗，圍繞「四保一服」，做好精細化、精準化、人性化服務。真正做到為業主著想、為業主服務，努力為業主提供一個更加優質、舒適和可持續的居住環境。於2023年6月30日，本集團的物業管理服務覆蓋河南省全省18個地級市（以及102個縣級城市中的101個縣級城市）及河南省外（包含陝西省、山西省、河北省、安徽省、湖北省、新疆及海南7省），且本集團服務953項物業中逾250萬名業主及住戶。本集團管理各種物業組合，包括住宅物業、商場、文化旅游綜合體、商業用公寓、辦公樓、學校、醫院、城市服務、廠房、公園及政府機關物業。於2023年6月30日，在管面積與合約面積分別較於2022年12月31日增長7.0%及4.1%，達到167.7百萬平方米及282.5百萬平方米。

Community value-added services: In terms of community value-added services, CCNL integrates resources and builds platforms to fulfil its mission of providing diversified living services based on customers' needs. Focusing on the entire process of customers from property acquisition to moving in to their daily lives, CCNL extends relevant service offerings, and gradually perfects the online and offline scenes to continuously improve customer satisfaction and enhance the value of its services. Value-added community services include the provision of smart community solutions by the Group to property developers and residents for the creation of modern, interactive and intelligent environments within the community. In addition, the Group focuses on online platform operation and offline scenario-based community retailing. Through the Jianye+ platform online, the Group focuses on product categories based on customer needs to create a localised living platform of Central China that is "nice to look at, fun to play, and easy to use", and to build a new retail business system for the community of Jianye in an all-round way. At the same time, the Group integrates high-quality resources to provide owners with one-stop whole-house renovation, basic decoration, balcony sealing services, etc., to meet the expectations of owners in the new lifestyle of home services, providing owners with time-saving, worry-saving, energy-saving, money-saving, trouble-saving new experience services, to create a happy home life for owners.

社區增值服務：在社區增值服務方面，建業新生活圍繞客戶需求，以提供多元化生活服務為宗旨，鏈接資源、搭建平台，圍繞從客戶收房—入住—日常生活全脈絡，延伸相關服務內容，逐步完善線上線下場景，持續提高客戶滿意度，提升服務價值。社區增值服務包含為在社區內建設現代交互式智能環境，本集團向物業開發商及住戶提供智慧社區解決方案。此外，本集團聚焦線上平台運營及線下場景化的社區零售，線上通過建業+平台，圍繞客戶需求，聚焦產品品類，打造「好看、好玩、好用」的中原本地化生活平台，全方位構建建業社區新零售商業體系。同時，本集團整合優質資源，為業主提供一站式全屋整裝、基礎裝修、封裝陽臺等服務，滿足業主在新的生活方式下對家居服務的期許，向業主提供省時、省心、省力、省錢、省事的全新體驗式服務，為業主打造幸福家居生活。

Value-added services to non-property owners: The Group's value-added services to non-property owners focus on enhancing the value of properties by meeting customers' requirements through professional services. Value-added services to non-property owners include early intervention services, that is, according to the industry management and customer requirements, upon accepting an entrustment for product development, we will participate in the whole process of it, such as project design, construction, marketing, acceptance, delivery and repair, and put forward rationalisation proposals from the perspective of customers, developers and properties, so as to maximise the customers' satisfaction to products to meet their needs and facilitate the use of customers in the later stage and the operation of the property, and thus enhance the brand image of the real estate and the customer's loyalty. In addition, with the service concept of "Dignity — Perfection", the Group, relying on years of service experience, defines the new standard of the industry with craftsmanship and continues to optimise and innovate its service model, covering five high-end service scenes, namely, sales sites, 4S flagship stores, high-end clubs, exhibitions and medical check-up centres, with tailor-made service solutions to satisfy the diverse needs of its partners.

PROSPECTS AND STRATEGIES

Under the "wave-like and tortuous economic development" in China, the property management industry is constantly changing and developing. Refocusing on service quality has become an industry trend. Due to the frequent emergence of favourable news in the second half of 2023, the development of the property management industry gradually returns to normalcy. With adjustments in the government, the market and the industry, brand power and service power will gradually become the core elements of industry competition. The Group will continue to strengthen the quality of basic services, accelerate the development of diversified services, strengthen digital intelligence empowerment, hold the "three rice bowls" of branding, skill and diligence, and optimise its organisation to enhance our capabilities. We will showcase a promising new development prospect, characterized by new standards, fresh deployments, and a refreshed appearance.

非業主增值服務：本集團的非業主增值服務專注於通過專業服務滿足客戶要求，從而提升物業價值。非業主增值服務包含我們根據行業管理和客戶要求，接受開發委託，參與到開發項目設計、施工、營銷、驗收、交付和返修等產品開發全過程，從客戶、開發商、以及物業的角度提出合理化建議，使產品最大限度的滿足客戶需求，方便後期客戶使用和物業運行，從而提升地產的品牌形象和客戶忠誠度的前介服務。此外，本集團以「尊尚·至臻」為服務理念，依托多年服務經驗，用匠心定義行業新標準，持續優化和創新服務模式，涵蓋銷售案場、4S旗艦店、高端會所、展覽展館、體檢中心五大高端服務場景，專屬定制服務方案，滿足合作夥伴的多樣化需求。

展望與戰略

在國內「波浪式發展、曲折式前進」的經濟態勢下，物管行業不斷自我更迭與發展，回歸服務品質成為行業趨勢。下半年重磅利好頻出，行業發展逐漸回歸常態，在政府、市場及行業多方調整下，品牌力、服務力將逐漸成為行業競爭的核心要素。本集團定會不斷夯實基礎服務品質，加快多元化服務發展，強化數智化賦能，端牢品牌、手藝、勤奮「三碗飯」，優化組織提升戰鬥力，以新的標準、新的部署、新的面貌展現出新的發展希望。

In the second half of 2023, the Group will concentrate on implementing the following key strategic initiatives:

Focusing on the Core of Services and Building a Better Life

The Group will improve the quality of its services by strengthening the quality, optimising the community environment and enriching community activities, with an aim to provide property owners with services that meet their expectations and help them have a better life. In the highly competitive property management market, the Group will focus on the core of services to build up differentiated advantages and enhance its competitiveness.

Expanding the Service Scope and Improving the Quality of Outreach Services

The Group will continuously expand the scope of its property management business in line with the industry development trends, strengthen customer relationships, identify quality customers through a mature service system and professional operational ideas and provide customers with quality services.

Technological Empowerment to Revitalise Intelligent Services

The experience in property management services summarised by and inherited from “people” will yield twice the result with half the effort with technological empowerment. The Group will introduce an intelligent management system, establish a digital service platform and use data analysis and forecasting technology to improve service efficiency, enhance customer experience, reduce costs and improve management level, in a bid to provide customers with more convenient, comfortable, efficient and professional services.

下半年，本集團將專注於實施以下主要戰略性舉措：

聚焦服務核心，建設美好生活

從提升質量、優化社區環境、豐富社區活動等多個維度不斷提升服務品質，為業主提供符合期望的服務，助力業主實現更加美好的生活。在激烈的物管市場中，通過聚焦服務核心，建立企業的差異化優勢，提升企業的競爭力。

擴大服務半徑，提高外拓服務質量

本集團將順應行業發展潮流，不斷拓展物業管理業務範圍，強化客戶關係，通過成熟的服務體系和專業的運營思路，發掘優質客戶，提供優質服務。

科技賦能，煥新智慧服務活力

由傳統的「人」治總結傳承的物業服務經驗，通過科技智能的加持，會產生事半功倍的效果。本集團通過引進智能化的管理系統、搭建數字化的服務平台，利用數據分析和預測技術，來提高服務效率，提升客戶體驗，同時降低成本、提升管理水平，為客戶提供更加便捷、舒適、高效、專業的服務。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

FINANCIAL REVIEW

Revenue

During the Period, the Group was principally engaged in the provision of property management services and related value-added services and recorded a revenue of RMB1,353.3 million (the corresponding period in 2022: RMB1,565.3 million), representing a decrease of 13.5% as compared with the corresponding period in the last year. The revenue of the Group were generated from three main business lines: (i) property management services; (ii) community value-added services; and (iii) value-added services to non-property owners.

The following table sets forth a breakdown of our revenue by each business line during the Period.

財務回顧

收入

期內，本集團主要從事提供物業管理服務及相關的增值服務並錄得收入人民幣1,353.3百萬元(2022年同期：人民幣1,565.3百萬元)，較去年同期下降13.5%。本集團收入來自三個主要業務線：(i)物業管理服務；(ii)社區增值服務；及(iii)非業主增值服務。

下表載列我們於期內按各業務線劃分的收入。

		For the six months ended 30 June 截至6月30日止六個月			
		2023 2023年 Revenue 收入		2022 2022年 Revenue 收入	
		RMB'000 人民幣千元	% %	RMB'000 人民幣千元	% %
Property management services	物業管理服務	950,579	70.2	819,580	52.4
Community value-added services	社區增值服務	297,606	22.0	338,450	21.6
Value-added services to non-property owners	非業主增值服務	105,082	7.8	407,238	26.0
Total/Overall	合計／總體	1,353,267	100.0	1,565,268	100.0

PROPERTY MANAGEMENT SERVICES

During the Period, the revenue from our property management services amounted to RMB950.6 million (the corresponding period in 2022: RMB819.6 million), representing an increase of 16.0% as compared to the corresponding period in the last year. The increase was primarily attributable to an increase in our total GFA under management.

物業管理服務

期內，物業管理服務收入達人民幣950.6百萬元(2022年同期：人民幣819.6百萬元)，較去年同期增加16.0%，該增長主要來源於本集團的總在管面積增加。

As of 30 June 2023, the total GFA under management of the Group was 167.7 million sq.m., representing an increase of 11.0 million sq.m. or 7.0% as compared with 156.7 million sq.m. as of 31 December 2022. The increase was mainly attributable to the increase in expansion projects. During the Period, the average property management fee rate charged by the Group was approximately RMB1.73 per sq.m./month (the corresponding period in 2022: 1.73 per sq.m./month).

The table below sets out the breakdown of our total GFA under management for our property management services attributable to the properties developed by Central China Real Estate Limited (“CCRE”) and its subsidiaries (the “CCRE Group”) (and its associates or joint ventures) and third-party property developers as at the dates indicated.

於2023年6月30日，本集團總在管面積為167.7百萬平方米，較於2022年12月31日的156.7百萬平方米增加11.0百萬平方米，增長率為7.0%，該增長主要來自外拓項目的增加。期內，本集團住宅物業項目平均物業管理費率約為人民幣1.73元/平方米/月(2022年同期：人民幣1.73元/平方米/月)。

下表載列於所示日期與我們向建業地產股份有限公司(「建業地產」)及其附屬公司(「建業集團」)(及其聯營公司或合資企業)及第三方物業開發商所開發物業提供的物業管理服務有關的在管總建築面積明細。

		As at 30 June 2023 截至2023年6月30日		As at 31 December 2022 截至2022年12月31日	
		GFA 建築面積		GFA 建築面積	
		'000 sq.m. 千平方米	%	'000 sq.m. 千平方米	%
The CCRE Group and its associates or joint ventures	建業集團及其聯營公司或合資企業	70,496	42.0	68,469	43.7
Third-party property developers	第三方物業開發商	97,202	58.0	88,247	56.3
Total	合計	167,698	100.0	156,716	100.0

COMMUNITY VALUE-ADDED SERVICES

The Group provides a range of community value-added services, primarily including intelligent community solutions, in-park sales and turnkey and move-in furnishing. During the Period, revenue from community value-added services amounted to RMB297.6 million (the corresponding period in 2022: RMB338.5 million), representing a year-on-year decline of 12.1%. Such decline was primarily due to the weak sales in the real estate sector, resulting in a decrease of RMB68.6 million in the revenue of Central China Consumers Club. In response to the decrease in the revenue of Central China Consumers Club, this year, the Group gave priority to community value-added services and broadened the service boundaries to meet the diversified needs of property owners. Revenue from in-park sales jumped by 146.8% to RMB65.6 million from RMB26.6 million in the corresponding period of last year.

社區增值服務

本集團提供一系列社區增值服務，主要包括智慧社區解決方案、園區銷售服務、拎包入住等服務。期內，社區增值服務收入為人民幣297.6百萬元(2022年同期：人民幣338.5百萬元)，較去年同期降低12.1%。該下降主要是由於房地產行業銷售疲弱導致君鄰會收入下降人民幣68.6百萬元。為應對君鄰會收入下降，本集團今年重點發力社區增值服務，拓寬服務邊界，滿足業主多元化需求。園區銷售收入由去年同期的人民幣26.6百萬元增長146.8%至人民幣65.6百萬元。

VALUE-ADDED SERVICES TO NON-PROPERTY OWNERS

The Group provides a range of value-added services to non-property owners, primarily including pre-launch intermediary services and on-site management. During the Period, revenue from value-added services to non-property owners amounted to RMB105.1 million (the corresponding period in 2022: RMB407.2 million), representing a year-on-year decrease of 74.2%. Such decrease was primarily due to the proactive adjustments made by the Group to value-added business to non-property owners based on the recovery of receivables from related parties. As a result, the business scale of value-added services to non-property owners shrank, of which the revenue from property agency decreased by RMB99.8 million.

COST OF SALES

The Group's cost of sales primarily consists of employee benefit expenses, outsourcing labor costs, greening and cleaning expenses, cost of goods sold, outsourcing costs of tourism services, utilities, maintenance business costs, construction costs, professional service fees, security charges, depreciation and amortisation charges, travelling and entertainment expenses, office expenses, taxes and other levies and other costs.

During the Period, cost of sales of the Group amounted to RMB973.6 million (the corresponding period in 2022: RMB1,067.7 million), representing a decrease of 8.8% as compared to the corresponding period in last year, which was primarily due to a decrease in revenue as a result of the downturn in the real estate industry.

非業主增值服務

本集團提供一系列非業主增值服務，主要包括前介服務、案場管理等服務。期內，非業主增值服務收入為人民幣105.1百萬元（2022年同期：人民幣407.2百萬元），較去年同期降低74.2%，該降低主要是本集團基於關聯方應收款項回收情況，對非業主增值業務做出主動調整，收縮非業主增值服務的業務規模導致的，其中物業代理收入下降人民幣99.8百萬元。

銷售成本

本集團的銷售成本主要包括僱員福利開支、勞務外包成本、綠化及清潔費、銷貨成本、旅遊服務外包成本、公用事業費、保養成本、建築成本、專業服務費、安保費、折舊及攤銷費、差旅及招待開支、辦公開支、稅項及其他徵費以及其他費用。

期內，本集團的銷售成本為人民幣973.6百萬元（2022年同期：人民幣1,067.7百萬元），較去年同期降低8.8%，主要是由於收到房地產行業下行影響，銷售成本隨著收入的降低而降低。

GROSS PROFIT AND GROSS PROFIT MARGIN

The following table sets forth our gross profit and gross profit margin by business line for the Period.

毛利及毛利率

下表載列我們於期間按業務線劃分的毛利及毛利率。

For the six months ended 30 June					
截至6月30日止六個月					
2023			2022		
2023年			2022年		
		Gross profit		Gross profit	
		Gross profit	margin	Gross profit	margin
		毛利	毛利率	毛利	毛利率
		RMB'000	%	RMB'000	%
		人民幣千元	%	人民幣千元	%
Property management services	物業管理服務	244,393	25.7	155,209	18.9
Community value-added services	社區增值服務	93,606	31.5	127,786	37.8
Value-added services to non-property owners	非業主增值服務	41,655	39.6	214,575	52.7
Total	合計	379,654	28.1	497,570	31.8

During the Period, the gross profit of the Group was RMB379.7 million (the corresponding period in 2022: RMB497.6 million), representing a decrease of 23.7% as compared to the corresponding period in last year. The gross profit margin of the Group slightly decreased from approximately 31.8% for the corresponding period in last year to approximately 28.1% for the Period, which was mainly attributable to the decrease in the gross profit margin of the value-added services to non-property owners.

The gross profit margin of the Group's property management services significantly improved by 6.8 percentage points from approximately 18.9% in the corresponding period last year to approximately 25.7% for the Period, which was mainly attributable to the scale effect arising from the continuous increase in the area under management.

The gross profit margin of the Group's community value-added services decreased to approximately 31.5% for the Period from approximately 37.8% for the corresponding period in last year. Such decrease was mainly due to a change in the revenue mix, with a lower share of high gross profit revenue.

期內，本集團毛利為人民幣379.7百萬元(2022年同期：人民幣497.6百萬元)，較去年同期下降23.7%。本集團的毛利率從去年同期的約31.8%略微下降至截至期內的約28.1%，主要由於非業主增值服務毛利率下降所致。

本集團的物業管理服務的毛利率從去年同期的約18.9%顯著提升6.8個百分點至期內的約25.7%，主要歸因於在管面積的不斷增加產生的規模效應。

本集團的社區增值服務的毛利率於期內及去年同期分別為約31.5%及約37.8%，該下降主要由於收入結構改變，高毛利收入佔比下降所致。

The gross profit margin of the Group's value-added services to non-property owners decreased to approximately 39.6% for the Period from approximately 52.7% for the corresponding period of last year, mainly due to the decrease in revenue as a result of weak sales in the real estate industry.

SELLING AND MARKETING EXPENSES

During the Period, the selling and marketing expenses of the Group amounted to RMB9.3 million, representing a decrease of 46.7% as compared with RMB17.4 million in the corresponding period in last year, and accounting for approximately 0.7% of our revenue, which was a decrease of 0.4 percentage points as compared with the corresponding period in last year. This was mainly attributed to the fact that in order to improve the Company's performance, the Group adjusted its operation strategies and reduced sales expansion to cut down unnecessary selling expenses.

ADMINISTRATIVE EXPENSES

During the Period, the administrative expenses of the Group amounted to RMB81.6 million, representing a decrease of 21.9% as compared with RMB104.5 million in the corresponding period in last year, and accounting for approximately 6.0% of our revenue, which was a decrease of 0.7 percentage points as compared with the corresponding period in last year. This was mainly attributable to (i) the enhanced management efficiency by reducing redundant management structure by the Group to improve performance; and (ii) the reduction in non-essential administrative expenses such as office expenses and travel expenses.

NET IMPAIRMENT LOSSES ON FINANCIAL ASSETS

During the Period, the net impairment loss on financial assets of the Group amounted to RMB641.2 million, representing an increase of RMB627.4 million as compared with the corresponding period in last year, which was primarily due to the fact that the Group made a reasonable provision for impairment based on the principle of prudence because of an increase in credit risk of the relevant receivables of real estate developers as a result of a liquidity crisis amid a downturn in the real estate industry. Please refer to Note 4 headed "Financial risk management" to the consolidated financial statements for further details.

本集團的非業主增值服務的毛利率從去年同期的約52.7%下降期內的約39.6%，主要是由於房地產行業銷售疲軟，收入規模下降所致。

銷售及營銷開支

期內，本集團的銷售及營銷開支為人民幣9.3百萬元，較去年同期的人民幣17.4百萬元降低46.7%，佔收入約0.7%，較去年同期下降0.4個百分點，主要由於集團調整運營策略，降低銷售擴張規模，減少非必要的銷售開支，提升公司績效。

行政開支

期內，本集團的行政開支為人民幣81.6百萬元，較去年同期的人民幣104.5百萬元降低21.9%，佔收入比約6.0%，較去年同期下降0.7個百分點，主要是由於(i)集團減少冗餘管理架構，提升管理效率以提升業績；及(ii)減少非必要的辦公費用及差旅費用等行政開支。

金融資產減值虧損淨額

期內，本集團的金融資產減值虧損淨額為人民幣641.2百萬元，去年同期上升人民幣627.4百萬元，主要由於房地產行業下行引發流動性危機，導致房地產開發商的相關應收款項信用風險上升，本集團基於審慎性計提了合理減值所致。有關詳情請參閱綜合財務報表附註4「財務風險管理」。

OTHER INCOME

During the Period, other income of the Group amounted to RMB14.7 million (the corresponding period in 2022: RMB44.9 million), representing a decrease of 67.2% as compared with the corresponding period in last year, which was mainly due to the decrease in the interest income from the third parties.

OTHER LOSSES — NET

During the Period, the other net losses of the Group amounted to RMB24.2 million, representing an increase of RMB14.2 million as compared with the corresponding period in last year, which was primarily due to the decrease in the fair value of US dollar-denominated bonds held by the Group.

INCOME TAX CREDIT/EXPENSES

During the Period, income tax credit of the Group amounted to RMB62.9 million, as compared to income tax expense of RMB96.6 million for the corresponding period in 2022. The income tax rate during the Period was 17.4% (the corresponding period in 2022: 24.3%), largely because the Group increased the provision for credit impairment losses based on prudence and deferred income tax increased accordingly.

PROFITS/LOSSES

During the Period, the Group recorded a net loss of RMB298.9 million (the corresponding period in 2022: net profit of RMB301.5 million). The net loss margin was 22.1% (the corresponding period in 2022: net profit margin of 19.3%), largely because the Group during the Period made a provision for credit impairment losses based on prudence due to the downturn in the real estate sector. The loss attributable to shareholders of the Company for the Period amounted to RMB299.6 million (the corresponding period in 2022: net profit attributable to shareholders of RMB289.8 million). Excluding the impairment provision for receivables, fair value gains or losses from financial assets at fair value through profit or loss and related income tax effect, the core net profit attributable to the owners of the Company for the Period was approximately RMB205.0 million. For the year ended 30 June 2022, the core net profit attributable to the owners of the Company was approximately RMB313.2 million. The decrease in the core net profit attributable to the owners of the Company was mainly due to the fact that based on the recovery of related party receivables, proactive adjustments were made to the value-added business to non-property owners, and the business scale of value-added services to non-property owners declined significantly. Basic losses per share amounted to RMB0.23 (the corresponding period in 2022: basic earnings per share of RMB0.23).

其他收入

期內，本集團的其他收入為人民幣14.7百萬元（2022年同期：人民幣44.9百萬元），較去年同期下降67.2%，主要由於期內獲得第三方利息收入減少所致。

其他虧損淨額

期內，本集團的其他虧損淨額為人民幣24.2百萬元，較去年同期增加人民幣14.2百萬元，主要是由於本集團所持有的美元債券公允價值下降所致。

所得稅抵免／開支

期內，本集團的所得稅抵免為人民幣62.9百萬元，而2022年同期則為所得稅開支人民幣96.6百萬元。期內所得稅稅率為17.4%（2022年同期：24.3%），主要是由於本集團基於審慎性，計提信用減值損失增加，對應的遞延所得稅隨之增加所致。

利潤／虧損

期內，本集團的淨虧損為人民幣298.9百萬元（2022年同期：淨利潤人民幣301.5百萬元）。淨虧損率是22.1%（2022年同期：淨利潤率19.3%），主要是由於房地產行業下行，本集團基於審慎性，期內計提信用減值損失所致。期內本公司股東應佔虧損為人民幣299.6百萬元（2022年同期：股東應佔淨利潤人民幣289.8百萬元）。若剔除應收款項計提的減值撥備、以公允價值計量且其變動計入當期損益的金融資產的公允價值損益以及相關的所得稅影響後，期內本公司擁有人核心淨利潤則約人民幣205.0百萬元；截至2022年6月30日止年度，本公司擁有人核心淨利潤約人民幣313.2百萬元。本公司擁有人核心淨利潤的減少主要歸因於基於關聯方應收款項回收情況，對非業主增值業務做出主動調整，非業主增值服務的業務規模大幅下降。每股基本虧損為人民幣0.23元（2022年同期：每股基本盈利人民幣0.23元）。

FINANCIAL RESOURCES MANAGEMENT AND CAPITAL STRUCTURE

We have adopted comprehensive treasury policies and internal control measures to review and monitor our financial resources. As at 30 June 2023, the Group's cash and cash equivalents amounted to approximately RMB1,538.3 million (31 December 2022: approximately RMB2,049.1 million). As at 30 June 2023, the Group has a total of bank borrowings of RMB52.0 million (31 December 2022: RMB74.0 million). Subsequent to the reporting period, the Board has declared an interim dividend of approximately RMB102.5 million in total to the shareholders of the Company. Such interim dividend is expected to be paid out of the Company's share premium account. The interim dividend is proposed to be paid on or around Wednesday, 20 December 2023 to the shareholders of the Company whose names appear on the register of members of the Company at the close of business on Friday, 22 September 2023.

The gearing ratio is calculated as total borrowings divided by total equity, and the sum of long-term and short-term interest bearing bank loans and other loans as at the corresponding date divided by the total equity as at the same date. As at 30 June 2023, the gearing ratio was 2.0% (31 December 2022: 2.4%).

TRADE AND OTHER RECEIVABLES

As at 30 June 2023, trade and other receivables amounted to RMB2,858.3 million, representing an increase of 5.5% as compared with that of RMB2,708.7 million as at 31 December 2022, which was primarily attributable to the slow-down in collection of receivables of the Group, which was impacted by the real estate industry's continuous downturn. Meanwhile, in order to secure the exclusive sales agency right, the deposits receivable from third parties increased by RMB537.0 million during this period.

TRADE AND OTHER PAYABLES

As at 30 June 2023, trade and other payables amounted to RMB1,334.6 million, representing an increase of 7.2% as compared with that of RMB1,245.2 million as at 31 December 2022, which was primarily attributable to the increase in the GFA under management and subcontracting of more services to independent third-party service providers resulting in scale expansion of the Group's payables.

財務資源管理及資本架構

我們已採納全面的財政政策及內部控制措施以審查及監控我們的財務資源。於2023年6月30日，本集團的現金及現金等價物約為人民幣1,538.3百萬元(2022年12月31日：約人民幣2,049.1百萬元)。於2023年6月30日，本集團共有銀行借款人民幣52.0百萬元(2022年12月31日：人民幣74.0百萬元)。報告期後，董事會已向本公司的股東宣派中期股息合共約人民幣102.5百萬元。該中期股息預期從本公司股份溢價賬中支付。本公司建議於2023年12月20日(星期三)或前後向於2023年9月22日(星期五)營業結束時名列本公司股東名冊的本公司股東派付中期股息。

資本負債比率為借款總額除以權益總額。按於相應日期的長期和短期計息銀行貸款與其他貸款的總和除以於相同日期的權益總額計算。於2023年6月30日，資本負債比率為2.0%(2022年12月31日：2.4%)。

貿易及其他應收款項

於2023年6月30日，貿易及其他應收款項為人民幣2,858.3百萬元，較於2022年12月31日的人民幣2,708.7百萬元增長5.5%，主要由於本集團受到房地產行業持續下行影響導致回款放緩。同時，為鎖定獨家銷售代理權，本期新增第三方的應收保證金537.0百萬元。

貿易及其他應付款項

於2023年6月30日，貿易及其他應付款項達人民幣1,334.6百萬元，較於2022年12月31日的人民幣1,245.2百萬元增加7.2%。主要由於因在管建築面積增加及將更多服務分包予獨立第三方服務供應商導致本集團應付款項規模擴大。

BORROWINGS

As at 30 June 2023, borrowings amounted to RMB52.0 million, representing a decrease of 29.7% as compared with that of RMB74.0 million as at 31 December 2022, which was the bank borrowings of Henan Tianming Property Management Co., Ltd.* (河南天明物業管理有限公司) (“**Henan Tianming**”) incurred prior to its acquisition by the Group, of which the equity interest was acquired by the Group in 2022, and the results were included in the Group’s consolidated statements in that year. The decrease of borrowings during the Period was mainly attributable to repayment of borrowings for the Period.

PROCEEDS FROM THE LISTING

References are made to (i) the prospectus of the Company dated 5 May 2020 relating to the global offering; (ii) the annual report of the Company for the year ended 31 December 2020; and (iii) the announcements dated 8 July 2021 and 16 March 2022 relating to the updates on expected timeline for use of proceeds. The Company’s ordinary shares were listed on the main board of Hong Kong Stock Exchange (the “**Listing**”) on 15 May 2020 and issued a total of 1,245,000,000 ordinary shares. After deducting the underwriting fees and relevant expenses, net proceeds from the Listing amounted to approximately HK\$2,280.8 million (equivalent to RMB2,088.7 million). As at 30 June 2023, the Group has used approximately RMB564.1 million of the proceeds. As of 30 June 2023, the unutilised net proceeds of the Group amounted to approximately RMB1,524.6 million.

借款

於2023年6月30日，借款為人民幣52.0百萬元，較於2022年12月31日的人民幣74.0百萬元減少29.7%，該借款為河南天明物業管理有限公司（「河南天明」）於被本集團收購前產生的銀行借款，由於該公司股權乃本集團於2022年取得，故其業績於當年納入本集團合併報表。於期內借款下降主要由於本期歸還借款所致。

上市所得款項

茲提述(i)本公司日期為2020年5月5日有關全球發售的招股章程；(ii)本公司截至2020年12月31日止年度的年報；及(iii)日期為2021年7月8日及2022年3月16日有關所得款項用途預期時間表的最新情況的公告。本公司普通股於2020年5月15日成功在香港聯交所主板上市（「上市」），發行合共1,245,000,000股普通股，剔除包銷費用及相關開支後，上市所得款項淨額約為2,280.8百萬元（相當於人民幣2,088.7百萬元）。於2023年6月30日，本集團已使用約人民幣564.1百萬元所得款項。截至2023年6月30日，本公司尚未動用所得款淨額約為人民幣1,524.6百萬元。

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The table below sets forth the allocation and status of utilisation of the proceeds and the expected timeline of the use of the unutilised proceeds:

下表載列所得款項的分配及使用情況，以及使用未動用所得款項的預期時間表：

Major Categories	Sub-categories	Respective percentage of total proceeds	Respective amount of total proceeds	Net proceeds used during 2023	Actual expenditures as at 30 June 2023	Unused net proceeds as at 30 June 2023	Time frame
主要類別	子類別	各佔所得款項總額百分比	各佔所得款項總額金額 RMB'000 人民幣千元	於2023年 已用所得 款項淨額 RMB'000 人民幣千元	於2023年 6月30日 的實際開支 RMB'000 人民幣千元	於2023年 6月30日 的未使用 所得款項淨額 RMB'000 人民幣千元	時間表
1. Strategic investment, cooperation and acquisition		60%	1,253,216	–	132,723	1,120,493	
1. 戰略性投資、合作及收購							
	1.1 Acquiring property management service providers	40%	835,478	–	114,531	720,947	Between one year to three and a half years after Listing
	1.1 收購物業管理服務提供商						上市後一至三年半
	1.2 Acquiring companies that will expand our portfolio	10%	208,869	–	–	208,869	Between one year to three and a half years after Listing
	1.2 收購將擴大我們物業組合的公司						上市後一至三年半
	1.3 Acquiring other companies that can bring synergies to our business, in particular, our value-added services	10%	208,869	–	18,192	190,677	Between one year to three and a half years after Listing
	1.3 收購其他可為我們業務(尤其是增值服務)帶來協同效應的公司						上市後一至三年半
2. Enhancement of Jianye+ platform to optimise user experience		15%	313,304	6,397	121,012	192,292	
2. 加強建業+平台以優化用戶體驗							
	2.1 Developing and optimising software and our cloud system	5%	104,435	6,285	60,160	44,275	Between one year to three and a half years after Listing
	2.1 開發及優化軟件及雲系統						上市後一至三年半
	2.2 Improving and expanding our facilities and equipment	4%	83,548	21	1,990	81,558	Between one year to three and a half years after Listing
	2.2 改善及擴展我們的設施及設備						上市後一至三年半
	2.3 Expansion of scale and diversity of membership resources	4%	83,548	2	49,713	33,835	Between one year to three and a half years after Listing
	2.3 擴大會員資源的規模及多樣性						上市後一至三年半
	2.4 Expansion of our user base	2%	41,773	89	9,149	32,624	Between one year to three and a half years after Listing
	2.4 擴大用戶群						上市後一至三年半

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

Major Categories	Sub-categories	Respective percentage of total proceeds	Respective amount of total proceeds	Net proceeds used during 2023	Actual expenditures as at 30 June 2023	Unused net proceeds as at 30 June 2023	Time frame
主要類別	子類別	各佔所得款項總額百分比	各佔所得款項總額金額 RMB'000 人民幣千元	於2023年已用所得款項淨額 RMB'000 人民幣千元	於2023年6月30日的實際開支 RMB'000 人民幣千元	於2023年6月30日的未使用的所得款項淨額 RMB'000 人民幣千元	時間表
3. Investment in advanced information technology systems		15%	313,304	7,350	101,487	211,817	
3. 投資先進信息技術系統							
	3.1 Building intelligence communities and upgrading facilities	7%	146,209	7,235	98,435	47,774	Between one year to three and a half years after Listing
	3.1 建設智慧社區及升級設施						上市後一至三年半
	3.2 Developing our financial sharing system	2.5%	52,217	115	1,835	50,382	Between one year to three and a half years after Listing
	3.2 開發財務共享系統						上市後一至三年半
	3.3 Developing a process control and KPI integration system	4%	83,548	-	1,008	82,540	Between one year to three and a half years after Listing
	3.3 開發流程控制及KPI集成系統						上市後一至三年半
	3.4 Achieving digitalised documentation	1.5%	31,330	-	209	31,121	Between one year to three and a half years after Listing
	3.4 實現文件數字化						上市後一至三年半
4. General working capital	Working capital and other general corporate purposes	10%	208,870	-	208,870	-	Between one to three years after Listing
4. 一般營運資金	營運資金及其他一般公司用途						上市後一至三年
		100%	2,088,694	13,747	564,092	1,524,602	

The unused proceeds are expected to be used for the above purposes within the specified timeframe, though it may be subject to changes in market conditions from time to time.

預計於上市日期後特定時間內，未動用所得款項將用於上述用途，惟可能視乎市況的不時變動而定。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

PLEDGE OF ASSETS

As at 30 June 2023, the Group did not have any pledged assets for its loan guarantee.

MAJOR ACQUISITION AND DISPOSALS

The Group did not have any major acquisition and disposals of subsidiaries and associated companies during the Period.

MAJOR INVESTMENT

As at 30 June 2023, the Group did not hold any significant investment.

CONTINGENT LIABILITIES AND CAPITAL COMMITMENT

As at 30 June 2023, the Group did not have any significant contingent liabilities and capital commitment.

FOREIGN EXCHANGE RISK

The principal activities of the Group are conducted in the PRC, and a majority of the Group's income and expenses were denominated in Renminbi. Therefore, the Group is not exposed to material risk directly relating to foreign exchange rate fluctuation except certain bank balances were denominated in Hong Kong dollars, which were held by the Company in its own functional currency. Currently, the Group has not entered into contracts to hedge its exposure to foreign exchange risk, but the management will continue to monitor the foreign exchange exposure, and take prudent measures to reduce the foreign exchange risk.

資產抵押

於2023年6月30日，本集團未有為貸款抵押擔保。

重大收購及出售

本集團於期內並無任何重大收購及出售附屬公司及聯營公司事項。

重大投資

於2023年6月30日，本集團無持有任何重大投資。

或然負債及資本承擔

於2023年6月30日，本集團並無任何重大或然負債及資本承擔。

外匯風險

本集團於中國進行主要業務，而本集團大部分的收入及開支以人民幣計值。因此，除若干本公司持作自身功能貨幣的銀行結餘以港元計值外，本集團並未承受與外匯匯率波動直接相關的重大風險。目前，本集團並未訂立合約對沖所承受的外匯風險，但管理層將監察外匯風險敞口，並採取審慎措施減輕外匯風險。

EMPLOYEES AND REMUNERATION POLICY

As at 30 June 2023, we had 5,492 full time employees, substantially all of whom were located in Henan province.

At the beginning of 2023, the Company made a new organisational change, in order to more quickly adapt to or anticipate changes, improve organisational effectiveness, and flatten the overall organisation. In line with the new organisational structure, it sorted out the procedures of exercising authority and responsibility, making the organisational management and operation smoother both vertically and horizontally.

The Company continues to take professional ethics and professional ability as important standards for selecting and employing employees and strengthen employee training and continuous education to constantly improve their quality. The Company also attaches high importance to staff's individual career. It assists employees to plan out their career paths according to their expertise and capabilities, provides them with various career channels and development opportunities, and cultivates and retains talent for key posts to promote the continuous improvement of its organising ability.

The overall remuneration system of the Company will also be adjusted with flexibility with reference to the prevailing market remuneration level to further optimise its existing remuneration and incentive system and establish a performance-oriented management concept and remuneration and incentive system. The remuneration levels, remuneration adjustment and job transfer of employees will be determined based on their performance appraisal results, to ensure the external competitiveness and internal equity of the remunerations of our employees and provide guarantees for retaining and attracting talents.

僱員及薪酬政策

於2023年6月30日，我們有5,492名全職僱員，幾乎所有僱員位於河南省。

2023年初公司進行了新的組織變革，為了能更加快速的適應變化或者預見變化，提高組織效能，整體組織呈現扁平化。配合新的組織架構，重新梳理權責流程，讓組織管理運營縱向橫向都更加流暢。

公司繼續以職業道德和專業能力作為選拔和聘用員工的重要標準，切實加強員工培訓和繼續教育，不斷提升員工素質。公司亦十分重視員工個人職業發展，會依據員工專長及能力協助其規劃職業發展方向，為員工提供廣泛的職業通道與發展機會，培養並保留關鍵崗位人才，以促進組織能力持續提升。

公司整體薪酬體系結合市場薪酬水平進行靈活調整，進一步優化現行薪酬激勵體系，建立以業績為導向的管理理念和薪酬激勵機制，根據員工業績評價結果決定其薪資水平、薪酬調整及職位調動等，以保證薪酬的外部競爭性和內部公平性，為保留和吸納優秀人才提供保證。

DISCLOSURE OF INTERESTS

權益披露

DIRECTORS' AND CHIEF EXECUTIVES' INTERESTS AND SHORT POSITIONS IN SHARES, UNDERLYING SHARES OR DEBENTURES

As at 30 June 2023, the interests and short positions of the directors (the "Directors") and chief executives of the Company in the shares (the "Shares"), underlying Shares and debentures (the "Debentures") of the Company or its associated corporations (within the meaning of Part XV of the Securities and Futures Ordinance (the "SFO")) required to be recorded in the register required to be kept by the Company under Section 352 of the SFO, or otherwise notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO or pursuant to the Model Code for Securities Transactions by Directors of Listed Issuers (the "Model Code") in Appendix 10 to the Rules Governing the Listing of Securities on the Stock Exchange (the "Listing Rules"), were as follows:

(a) Long positions in the Shares and underlying Shares of the Company

董事及主要行政人員於股份、相關股份或債券中的權益及淡倉

於2023年6月30日，本公司董事（「董事」）及主要行政人員於本公司或其相聯法團（定義見《證券及期貨條例》（「《證券及期貨條例》」）第XV部）的股份（「股份」）、相關股份及債券（「債券」）中，擁有本公司須根據《證券及期貨條例》第352條規定已存置的登記冊所記錄或根據《證券及期貨條例》第XV部第7及第8分部或根據《聯交所證券上市規則》（「上市規則」）附錄10《上市發行人董事進行證券交易的標準守則》（「《標準守則》」）須知會本公司及聯交所的權益及淡倉如下：

(a) 於本公司股份及相關股份中的好倉

Name of Director or chief executive	Capacity and nature of interest	Number of Shares held	Approximate percentage of the interest in the Company's issued share capital ¹
董事或主要行政人員姓名	身份及權益性質	所持股份數目	權益佔本公司已發行股本的概約百分比 ¹
Mr. Wang Jun 王俊先生	Interest in a controlled corporation 受控法團權益	45,398,000	3.55%
Ms. Min Huidong (resigned on 24 March 2023) 閔慧東女士(於2023年3月24日辭任)	Beneficial owner 實益擁有人	5,246,484	0.41%
Ms. Wu Lam Li 李琳女士	Interest of a spouse 配偶權益	848,092,944	66.32%

Note:

1. The approximate percentage of the interest in the Company's issued share capital is based on a total of 1,278,726,000 Shares of the Company in issue as at 30 June 2023.

附註：

1. 權益佔本公司已發行股本的概約百分比按於2023年6月30日本公司已發行股份總數1,278,726,000股計算。

(b) Long position in the shares of our associated corporation

(b) 於我們相聯法團股份中的好倉

Name of Director	Name of associated corporation	Nature of interest	Class and number of securities held	Percentage of interests in the associated corporation immediately as at 30 June 2023
董事姓名	相聯法團名稱	權益性質	所持股份類別及數目	截至2023年6月30日於相聯法團的權益百分比
Ms. Wu Lam Li 李琳女士	Enjoy Start Limited 創怡有限公司	Interest of a spouse 配偶權益	1 ordinary share 1股普通股	100%

Save as disclosed above, as at 30 June 2023, none of the Directors, chief executives of the Company or their associates had any interests or short positions in any Shares, underlying Shares and Debentures of the Company or any of its associated corporations (within the meaning of Part XV of the SFO) which would have to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests and short positions which the Directors and chief executives were deemed or taken to have under the provisions of the SFO), or which were required to be and are recorded in the register required to be kept by the Company pursuant to Section 352 of the SFO, or which were required to be notified to the Company and the Stock Exchange pursuant to the Model Code.

除上文披露者外，於2023年6月30日，概無本公司董事、主要行政人員或彼等之聯繫人於本公司或其相聯法團（定義見《證券及期貨條例》第XV部）之股份、相關股份及債券中，擁有根據《證券及期貨條例》第XV部第7及第8分部須知會本公司及聯交所的權益或淡倉（包括根據《證券及期貨條例》的條文，董事及主要行政人員被視為或當作擁有的權益及淡倉），或根據《證券及期貨條例》第352條須登記及已登記於本公司須存置的登記冊內的權益或淡倉，或根據《標準守則》須知會本公司及聯交所的權益或淡倉。

SHARE OPTION SCHEMES

(a) Pre-IPO share option scheme

The pre-IPO share option scheme (the “**Pre-IPO Share Option Scheme**”) was conditionally adopted by the Shareholders on 29 April 2020.

Purpose of the Pre-IPO Share Option Scheme

The purpose of the Pre-IPO Share Option Scheme is to provide incentive or reward eligible participants for their past and continuing contribution to the Group.

Participants of the Pre-IPO Share Option Scheme

Eligible participants include any director, employee, customer, supplier, agent, partner, consultant, shareholder or contractor (or trustees or companies beneficially owned by any of the above), in each case of the Group or an associate company in which the Group is a shareholder.

Maximum number of Shares

The Company granted two batches of share options to subscribe for 45,000,000 shares pursuant to the Pre-IPO Share Option Scheme (the “**Pre-IPO Share Options**”) on 3 January 2019 and 10 January 2019. No further Pre-IPO Share Options will be granted. As at 30 June 2022, the Pre-IPO Share Options to subscribe for 540,000 Shares (representing approximately 0.04% of the issued share capital of the Company as at the date of this report) remained outstanding.

Limit for each participant

The maximum number of Shares issued and to be issued upon exercise of the options granted to any individual grantee shall not exceed 1.0% of the total issued Shares immediately upon its listing (without taking into account any Shares which may be allotted and issued upon the exercise of the Pre-IPO Share Options and the Post-IPO Share Options), unless approved by the shareholders of the Company.

購股權計劃

(a) 首次公開發售前購股權計劃

股東於2020年4月29日有條件採納首次公開發售前購股權計劃(「**首次公開發售前購股權計劃**」)。

首次公開發售前購股權計劃的目的

首次公開發售前購股權計劃旨在向過往及持續對本集團作出貢獻的合資格參與者提供獎勵或酬謝。

首次公開發售前購股權計劃的參與者

合資格參與者包括任何董事、僱員、客戶、供應商、代理、合夥人、顧問、股東或承包商(或受託人或由上述任何人實益擁有的公司)，在每一種情況下，都屬於集團或集團為股東的聯營公司。

最高股份數目

本公司於2019年1月3日及2019年1月10日根據首次公開發售前購股權計劃授出兩批購股權(「**首次公開發售前購股權**」)認購45,000,000股股份，概無授出更多首次公開發售前購股權。於2022年6月30日，可供認購540,000股股份(佔本公司於本報告日期已發行股本約0.04%)的首次公開發售前購股權尚未行使。

各參與者的限額

除非得到本公司股東的批准，否則在行使授予任何個人承授人的購股權時，已發行和將發行的最高股份數目不得超過緊接其上市後已發行股份總數的1.0%(未計入因行使首次公開發售前購股權和首次公開發行後購股權而可能配發和發行的任何股份)。

Option period and vesting

The Pre-IPO Share Options may be exercised according to the terms of the Pre-IPO Share Option Scheme in whole or in part by the grantee after vesting but before the expiry of five years after the vesting date. Any option which remains unexercised shall lapse upon the expiry of such option period.

The Pre-IPO Share Options will be vested in 3 tranches as follows, provided that the annual performance appraisal target set by the Group for the relevant financial year is satisfied:

- 30% of the total number of the options will be vested six months immediately following the Listing Date;
- 30% of the total number of the options will be vested 12 months immediately following the Listing Date; and
- 40% of the total number of the options will be vested 24 months immediately following the Listing Date.

Payment on acceptance of offer and exercise price

Each grantee was required to pay HK\$1 as consideration for the acceptance of the grant of the Pre-IPO Share Options. The exercise price is HK\$0.62 per Share, which was determined by the Board.

Remaining life of the Pre-IPO Share Option Scheme

The Pre-IPO Share Option Scheme took effect upon the listing of the Company and shall remain in full force and effect to the extent necessary to give effect to the exercise of any options granted prior thereto.

For details, please see the prospectus of the Company dated 5 May 2020.

購股權期限及歸屬

承授人可於歸屬後（惟於歸屬日期五年後屆滿前）根據首次公開發售前購股權計劃的條款全部或部分行使首次公開發售前購股權。任何未行使的購股權將在該購股權期限屆滿時失效。

首次公開發售前購股權將按下文所載分為三批歸屬，前提為本集團就相關財政年度設定的年度績效考核目標已獲達成：

- 購股權總數的30%將於緊隨上市日期後六個月獲歸屬；
- 購股權總數的30%將於緊隨上市日期後12個月獲歸屬；及
- 購股權總數的40%將於緊隨上市日期後24個月獲歸屬。

接受要約和行使價時的付款

每名承授人須支付1港元作為接納授出首次公開發售前購股權的代價。行使價為每股0.62港元，由董事會決定。

首次公開發售前購股權計劃的剩餘期限

首次公開發售前購股權計劃於公司上市後生效，且仍具有十足效力及作用，以使此前授出的任何購股權得以行使。

詳情請參閱公司日期為2020年5月5日的招股章程。

DISCLOSURE OF INTERESTS

權益披露

Movement of the Pre-IPO Share Options for the Period was as follows:

首次公開發售前購股權於期內之變動如下：

Name or category of participants ⁽¹⁾	Date of grant	Exercise price per share	As at 1 January 2023 於2023年 1月1日	Granted during the period 期內授出	Exercised during the period 期內行使	Lapsed during the period 期內失效	As at 30 June 2023 於2023年 6月30日
Senior management and other employees of the Group ⁽²⁾	10 January 2019	HK\$0.62					
本集團高級管理層及其他僱員 ⁽²⁾	2019年1月10日	0.62港元	540,000	-	-	-	540,000
			540,000	-	-	-	540,000

Notes:

附註：

- None of the options granted to any participant would result in the Shares issued and to be issued in respect of all options granted to such person (excluding any options lapsed in accordance with the terms of the scheme) in the 12-month period up to and including the date of such grant to represent in aggregate over 1% of the Shares in issue.
 - All such employees are employees (but not Directors) of the Group and fall within the meaning of "employee participants" under Chapter 17 of the Listing Rules.
 - The fair value of Pre-IPO Share Options granted on 10 January 2019 determined using the binomial option-pricing model was approximately RMB20.8 million. Due to the subjective nature of and uncertainty related to a number of assumptions of the expected future performance input to the binomial model as well as certain inherent limitations of the model itself, the calculation is subject to certain fundamental limitations. The value of share options varies with different variables of certain subjective assumptions, and any change to the variables used may materially affect the estimation of the fair value of the share options. Please refer to note 17 headed "Share-based payments" to the consolidated financial statements for details (including the accounting policy).
 - No Pre-IPO Share Options were cancelled or lapsed during the period ended 30 June 2023.
- 向任何參與者授出的購股權概不會導致於截至有關授出日期(包括該日)止12個月期間就向該人士授出的所有購股權(不包括根據計劃條款已失效的任何購股權)已發行及將發行的股份合共超過已發行股份的1%。
 - 所有該等僱員均為本集團僱員(但非董事)，並符合上市規則第17章項下「僱員參與者」的涵義。
 - 於2019年1月10日根據首次公開發售前購股權下授予之購股權的公允價值乃使用二項式購股權定價模型釐定，約為人民幣20.8百萬元。由於二項式模型的預期未來表現輸入數據的多項假設的主觀性質和不確定性，以及模型本身的某些固有限制，計算受到若干基本限制影響。購股權的價值因若干主觀假設的不同變數而異，所用變數的任何變動均可能對購股權的公允價值估計造成重大影響。有關詳情(包括會計政策)，請參閱綜合財務報表附註17「以股份為基礎的付款」。
 - 截至2023年6月30日止期間，概無首次公開發售前購股權被註銷或失效。

(b) Post-IPO share option scheme

The post-IPO share option scheme (the “**Post-IPO Share Option Scheme**”) was conditionally adopted by the Shareholders in compliance with Chapter 17 of the Listing Rules on 29 April 2020.

At the extraordinary general meeting of the Company held on 7 August 2023, the Shareholders resolved to terminate the Post-IPO Share Option Scheme with immediate effect. As a result, no further options may be offered but in all other respects the terms of such scheme shall remain in full force and effect. All options granted prior to such termination and not then exercised shall continue to be valid and exercisable in accordance with such scheme.

Purpose of the Post-IPO Share Option Scheme

The purpose of the Post-IPO Share Option Scheme is to motivate eligible persons to optimise their future contributions to the Group and/or to reward them for their past contributions, to attract and retain or otherwise maintain on-going relationships with the eligible persons who are significant to and/or whose contributions are or will be beneficial to the performance, growth or success of the Group, and additionally in the case of Executives, to enable the Group to attract and retain individuals with experience and ability and/or to reward them for their past contributions.

Participants of the Post-IPO Share Option Scheme

Eligible participants include any of the following persons that are invited at the Board’s sole discretion: any director or proposed director (including an independent non-executive director) of any member of the Group, any executive director of, manager of, or other employee holding an executive, managerial, supervisory or similar position in, any member of the Group (an “**Employee**”), any proposed Employee, any full-time or part-time Employee, or a person for the time being seconded to work full-time or part-time for any member of the Group, a consultant, business or joint venture partner, franchisee, contractor, agent or representative of any member of the Group, a person or entity that provides research, development or other technological support or any advisory, consultancy, professional or other services to any member of the Group, or an associate (as defined under the Listing Rules) of any of the foregoing persons.

(b) 首次公開發售後購股權計劃

股東於2020年4月29日遵照《上市規則》第十七章有條件採納首次公開發售後購股權計劃(「**首次公開發售後購股權計劃**」)。

於2023年8月7日舉行的本公司股東特別大會上，股東議決終止首次公開發售後購股權計劃，即時生效。因此，概無進一步授出購股權，惟在所有其他方面，該計劃的條款仍具十足效力及作用。根據該計劃，於有關終止前授出但當時尚未行使的所有購股權將繼續有效及可予行使。

首次公開發售後購股權計劃的目的

首次公開發售後購股權計劃的目的是鼓勵合資格人士於日後對本集團作出最佳貢獻；及／或獎勵彼等過往作出之貢獻、吸納及挽留對本集團重要及／或其貢獻對本集團之業績、增長或成就確屬或將會有所裨益之合資格人士或與彼等維持持續之關係；此外，就行政人員而言，亦有助本集團吸納及挽留有經驗及有能力之人士及／或獎勵彼等過往作出之貢獻。

首次公開發售後購股權計劃的參與者

合資格參與者包括由董事會全權決定邀請的以下任何人士：本集團任何成員的任何董事或擬任董事(包括獨立非執行董事)，本集團任何成員的任何執行董事、經理或其他擔任行政、管理、監督或類似職位的僱員(「**僱員**」)，任何擬任僱員，任何全職或兼職僱員，或當時被借調到本集團任何成員全職或兼職工作的人員，本集團任何成員的顧問、業務或合營夥伴、特許經營人、承包商、代理人或代表，向本集團任何成員提供研究、開發或其他技術支助或任何諮詢、顧問、專業或其他服務的個人或實體，或上述任何人士的聯繫人(定義見上市規則)。

Maximum number of Shares

The maximum number of Shares which may be issued upon exercise of all options to be granted under the Post-IPO Share Option Scheme and any other share option schemes of the Company must not in aggregate exceed 10% of the total number of Shares in issue as of the Listing Date, being 120,000,000 Shares (the “**Scheme Mandate Limit**”). Options lapsed in accordance with the terms of the Post-IPO Share Option Scheme and any other share option scheme of the Company will not be counted for the purpose of calculating the Scheme Mandate Limit. The Scheme Mandate Limit may be refreshed with the approval of the Shareholders in general meeting. At any time, the maximum number of Shares which may be issued upon exercise of all outstanding options granted and not yet exercised under the Post-IPO Share Option Scheme and any other share option schemes of our Company to the eligible persons must not exceed 30% of the total number of Shares in issue from time to time.

Limit for each participant

The maximum number of Shares issued and to be issued upon exercise of the options granted to any one eligible participant (including exercised and outstanding options) in any 12-month period shall not exceed 1% of the Shares in issue from time to time.

Each grant of options to a director, chief executive or substantial shareholder of the Group or any of their respective close associates under the Post-IPO Share Option Scheme shall be approved by the independent non-executive Directors of the Company (excluding the independent non-executive Director who is the proposed grantee of the option). Where any grant of options to a substantial shareholder or an independent non-executive director of the Group or any of their respective close associates would result in the securities issued and to be issued upon exercise of all options already granted and which may be granted (including options exercised, canceled and outstanding) to such person in the 12-month period up to and including the date of such grant: (a) representing in aggregate over 0.1% of the Shares in issue; and (b) having an aggregate value, based on the closing price of the Shares at the date of each grant, in excess of HK\$5 million, such further grant of options must be approved by the Shareholders.

最高股份數目

在行使根據首次公開發售後購股權計劃及本公司任何其他購股權計劃授出的所有購股權時可發行的最高股份數目截至上市日期合計不得超過已發行股份總數的10%，為120,000,000股股份（「計劃授權限額」）。根據首次公開發售後購股權計劃和本公司任何其他購股權計劃的條款失效的購股權將不計入計算計劃授權限額。計劃授權限額可在股東大會批准後更新。在任何時候，根據首次公開發行後的購股權計劃和本公司的任何其他購股權計劃，在行使所有已授予但尚未行使的購股權時，可能向合資格人士發行的最高股份數目不得超過不時發行的股份總數的30%。

各參與者的限額

在任何12個月期間，在行使授予任何一名合資格參與者的購股權（包括已行使和未行使的購股權）時，已發行和將發行的最大股份數目不得超過不時已發行股份的1%。

根據首次公開發售後購股權計劃向本集團的董事、最高行政人員或主要股東或他們各自的任何密切聯繫人授出的每項購股權，須經本公司的獨立非執行董事（不包括作為購股權建議承授人的獨立非執行董事）批准。如向本集團主要股東或獨立非執行董事或他們各自的任何緊密聯繫人授予任何購股權，因該等人士行使所有已授予和可能授予的購股權（包括已行使、已取消和尚未行使的購股權）將於截至該授予日期（包括該授予日期）的12個月期間導致已發行及將發行的證券：(a) 合計佔已發行股份的0.1%以上；及(b) 根據股份於每次授出日期的收市價計算，總價值超過5,000,000港元，該等進一步授出購股權必須獲得股東批准。

Option period

The option period shall be determined by the Board. Any option which remains unexercised shall lapse upon the expiry of the option period. An option shall be subject to such terms and conditions (if any) as may be determined by the Board and specified in the offer of the option, including any vesting schedule and/or conditions, any minimum period for which any option must be held before it can be exercised and/or any performance target which need to be achieved by an option-holder before the option can be exercised.

Payment on acceptance of offer and exercise price

The subscription price in respect of any particular option shall be such price as our Board may in its absolute discretion determine at the time of grant of the relevant option (and shall be stated in the letter containing the offer of the grant of the option) but the subscription price shall not be less than whichever is the highest of:

- (i) the nominal value of Share;
- (ii) the closing price of Shares as stated in the Stock Exchange's daily quotations sheet on the offer date; and
- (iii) the average of the closing prices of Shares as stated in the Stock Exchange's daily quotations sheet for the five business days immediately preceding the offer date.

Remaining life of the Post-IPO Share Option Scheme

At the extraordinary general meeting of the Company held on 7 August 2023, the Shareholders resolved to terminate the Post-IPO Share Option Scheme with immediate effect. As a result, no further options may be offered but in all other respects the terms of such scheme shall remain in full force and effect. All options granted prior to such termination and not then exercised shall continue to be valid and exercisable in accordance with such scheme.

On 12 July 2021, the Company granted Post-IPO Share Options to eligible participants to subscribe for an aggregate of up to 11,738,000 Shares, all of which are still pending acceptance by the participants. As at 30 June 2022, the Post-IPO Share Options to subscribe for 2,400,000 Shares (representing approximately 0.19% of the issued share capital of the Company as at the date of this report) remained outstanding. The closing price of the share immediately before the date of the grant was HK\$6.92.

購股權期限

購股權期限由董事會決定。任何未行使的購股權將在購股權期限屆滿時失效。購股權應受董事會可能確定並在購股權要約中指定的條款和條件(如有)的約束，包括任何歸屬時間表和/或條件，任何購股權在行使前必須持有的最低期限和/或購股權持有人在行使購股權前需要達到的任何業績目標。

接納要約和行使價時的付款

任何特定購股權的認購價應為董事會在授予相關購股權時可全權酌情確定的價格(並應在包含授予購股權的要約的信函中說明)但認購價不得低於以下兩者中的最高者：

- (i) 股份的面值；
- (ii) 於授出日聯交所每日報價表所載的股份收市價；及
- (iii) 聯交所每日報價表上所列股份在緊接授出日之前的五個營業日的平均收市價。

首次公開發售後購股權計劃的剩餘期限

於2023年8月7日舉行的本公司股東特別大會上，股東議決終止首次公開發售後購股權計劃，即時生效。因此，概無進一步授出購股權，惟在所有其他方面，該計劃的條款仍具十足效力及作用。根據該計劃，於有關終止前授出但當時尚未行使的所有購股權將繼續有效及可予行使。

於2021年7月12日，本公司向合資格參與者授予首次公開發售後購股權，以認購合計11,738,000股股份，所有股份仍待參與者接納。截至2022年6月30日，認購2,400,000股股份(約佔本報告日期本公司已發行股本的0.19%)的首次公開發售後購股權仍未行使。股份於緊接授出日前的收市價為6.92港元。

DISCLOSURE OF INTERESTS

權益披露

Movement of the Post-IPO Share Options for the Period was as follows:

於本期間，首次公開發售後購股權之變動如下：

Name or category of participants ⁽¹⁾	Date of grant	Exercise price per share	As at 1 January 2023 於2023年1月1日	Granted during the year 年內授出	Exercised during the year 年內行使	Forfeited during the year 年內沒收	As at 30 June 2023 於2023年6月30日
Directors							
董事							
Wang Qian (resigned on 3 February 2023) ⁽⁵⁾	12 July 2021	HK\$7.18	9,338,000	-	-	9,338,000	-
王乾(於2023年2月3日請辭) ⁽⁵⁾	2021年7月12日	7.18港元					
Others							
其他							
Senior management and other employees of the Group ⁽²⁾	12 July 2021	HK\$7.18	2,400,000	-	-	-	2,400,000
本集團高級管理層及其他僱員 ⁽²⁾	2021年7月12日	7.18港元					
			11,738,000	-	-	9,338,000	2,400,000
Remaining scheme mandate limit 剩餘計劃授權限額			63,262,000				72,600,000

Notes:

附註：

- None of the options granted to any participant would result in the Shares issued and to be issued in respect of all options granted to such person (excluding any options lapsed in accordance with the terms of the scheme) in the 12-month period up to and including the date of such grant to represent in aggregate over 1% of the Shares in issue.
 - All such employees are employees of the Group and fall within the meaning of "employee participants" under Chapter 17 of Listing Rules.
 - The options granted under the Post-IPO Share Option Scheme would not have a dilutive effect on the earnings per Share for the Period.
 - The vesting period of such Post-IPO Share Options is 5 years. Vesting is conditional upon achievement of certain performance targets by the Company as set out in the respective offer letters. The Post-IPO share options have been granted pending acceptance by the participants.
 - Such share options lapsed following Mr. Wang Qian's resignation. Save for the above, no share options under the Post-IPO Share Option Scheme were canceled or lapsed during the Period.
- 向任何參與者授出的購股權概不會導致於截至有關授出日期(包括該日)止12個月期間就向該人士授出的所有購股權(不包括根據計劃條款已失效的任何購股權)已發行及將發行的股份合共超過已發行股份的1%。
 - 所有該等僱員均為本集團僱員，並符合上市規則第17章項下「僱員參與者」的涵義。
 - 根據首次公開發售後購股權計劃授出的購股權不會對本期間的每股盈利產生攤薄影響。
 - 此類首次公開發售後購股權的歸屬期為5年。購股權須待本公司達成各要約函件所載列之若干業績目標後方可歸屬。首次公開發售後購股權已授出，待參與者接納。
 - 該等購股權於王乾先生辭任後失效。除上文所述者外，於本期間內，首次公開發售後購股權計劃項下概無購股權被註銷或失效。

SHARE AWARD SCHEME

2021 Share Award Scheme

The Company previously adopted a share award scheme on 12 July 2021 (the “**2021 Share Award Scheme**”), which at the time, did not constitute a share option scheme under Chapter 17 of the Listing Rules and did not require shareholders’ approval. Various key terms are set out further below.

At the extraordinary general meeting of the Company held on 7 August 2023, the Shareholders resolved to terminate the 2021 Share Award Scheme with immediate effect. Throughout the life of the 2021 Share Award Scheme (including as at 30 June 2023), no award shares have been issued pursuant to it, and there are no outstanding awards, and no awards were vested, cancelled or lapsed during the Period.

The number of award shares available for grant under the 2021 Share Award Scheme as at 1 January 2023 and 30 June 2023 was 126,993,400 shares.

Purpose

The purpose of the 2021 Share Award Scheme was to reward employees who have made outstanding contributions to the Group’s development and employees who have a long employment relationship with the Group, for the purposes of showing the Group’s appreciation and providing incentives for their dedication and contribution as well as cultivating a sense of partnership on the part of the employees such that they would work towards enhancing the value of the Group.

Eligible persons

Eligible persons consisted only of any employee of the Group who the Board or its delegate considers, in its sole discretion, to have contributed or will contribute to the Company. Eligible persons did not include any related entity participant or service provider (each as defined under Chapter 17 of the Listing Rules).

Scheme limit

The total number of shares which may be issued pursuant to all awards that can be granted under the 2021 Share Award Scheme must not in aggregate exceed 126,993,400 shares, representing approximately 10% of the issued share capital as at such scheme’s adoption date, and 9.93% of the issued share capital as at 30 June 2023.

股份獎勵計劃

2021年股份獎勵計劃

本公司先前於2021年7月12日採納一項股份獎勵計劃(「**2021年股份獎勵計劃**」)，該計劃當時並不構成上市規則第十七章項下的購股權計劃，因此毋須股東批准。各主要條款進一步載於下文。

於2023年8月7日舉行的本公司股東特別大會上，股東議決終止2021年股份獎勵計劃，即時生效。於2021年股份獎勵計劃的整個有效期內(包括於2023年6月30日)，概無根據該計劃發行獎勵股份，亦無未行使獎勵，且期內概無獎勵已歸屬、註銷或失效。

於2023年1月1日及2023年6月30日，根據2021年股份獎勵計劃可供授出的獎勵股份數目為126,993,400股。

目的

2021年股份獎勵計劃旨在為獎勵對本集團發展做出突出貢獻的員工以及於本集團工作多年的員工，以感謝和激勵這些員工的付出及貢獻，激發他們的合夥人意識，為本集團創造更多價值。

合資格人士

合資格人士僅包括董事會或其代表全權酌情認為已經或將會對本公司作出貢獻的本集團任何僱員。合資格人士並不包括任何關連實體參與者或服務供應商(各自的定義見上市規則第17章)。

計劃限額

根據2021年股份獎勵計劃可授出的所有獎勵可予發行的股份總數合共不得超過126,993,400股股份，相當於該計劃採納日期已發行股本約10%及截至2023年6月30日已發行股本的9.93%。

DISCLOSURE OF INTERESTS

權益披露

Maximum entitlement of each eligible person

The maximum number of shares issued and to be issued to each eligible person in any 12-month period shall not exceed 1% of the issued share capital of the Company. Any further grant of share options in excess of this limit is subject to shareholders' approval in general meeting of the Company.

Vesting period and rights

The Board or its delegate(s) may determine vesting dates and conditions of vesting, and performance targets that must be achieved before any of the award shares may be vested in the selected participants under such award. When a selected participant has satisfied all vesting conditions specified (and as may be waived or amended from time to time) by the Board or its delegate(s) and becomes entitled to the award, the trustee shall transfer the relevant award shares to such selected participant on the relevant vesting date.

The selected participants shall have right to all economic interests in connection with or arising out of each award share, and save and except for the aforesaid, the selected participants shall have only a contingent interest in the award subject to the vesting of such award in accordance with this scheme. Unless otherwise determined by the Board or its delegate(s) at their absolute discretion, any outstanding award shares not yet vested shall be immediately forfeited when the selected participant fails to fulfil all required vesting conditions by the stipulated vesting date, or when the selected participant ceases to be an eligible person for reasons including, among others, retirement, death, conviction of any criminal offence involving integrity or honesty, termination of employment or contractual engagement with the Group and bankruptcy. In any such case, the award shares awarded but have not been vested in the selected participant will lapse and be returned to the trust.

Acceptance price

The Board or its delegate(s) may determine the acceptance price for each award, if any, and the period within which payments must be or may be made or loans for such purposes must be repaid.

Duration and termination

Unless early terminated by the Board, the 2021 Share Award Scheme shall be effective for ten years from the adoption date, being 12 July 2021. As mentioned above, at the extraordinary general meeting of the Company held on 7 August 2023, the Shareholders resolved to terminate the 2021 Share Award Scheme with immediate effect.

每名合資格人士的最高配額

於任何12個月期間，已發行及將發行予各合資格人士的股份數目上限不得超過本公司已發行股本的1%。進一步授出超過此限額的購股權須待股東於本公司股東大會上批准後方可作實。

歸屬期及權利

董事會或其代表可釐定歸屬日期及歸屬條件，以及任何獎勵股份可根據有關獎勵歸屬於選定參與者前必須達成的表現目標。當選定參與者滿足董事會或其授權代表規定的所有歸屬條件(可予豁免或不時修訂)並有權獲取作為獎勵時，受託人應於相關歸屬日期將相關獎勵股份過戶予該等選定參與者。

選定參與者有權獲取與各獎勵股份有關或因其產生的所有經濟利益，除上述外，選定參與者於獎勵中僅擁有或然權益，惟須待根據該計劃歸屬該等獎勵後方可獲取。除非董事會或其授權代表全權酌情另行釐定，否則任何未歸屬的已發行獎勵股份將於選定參與者無法在規定的歸屬日期前達成所有要求的歸屬條件，或選定參與者因以下原因不再屬於合資格人士時立即被取消，有關原因包括(其中包括)退休、死亡、因涉及誠信或誠實的任何刑事犯罪而遭定罪、終止於本集團的僱傭或合約聘任以及破產。於任何該等情況下，任何已授出但未歸屬於選定參與者的獎勵股份將失效並返還至信託。

接納價格

董事會或其代表可決定每項獎勵的接納價格(如有)，以及必須或可能作出付款或為此必須償還貸款的期限。

期限及終止

除非董事會提前終止，否則2021年股份獎勵計劃將自採納日期(即2021年7月12日)起十年內有效。如上文所述，於2023年8月7日舉行的本公司股東特別大會上，股東議決終止2021年股份獎勵計劃，即時生效。

2023 Share Award Scheme

The Company's new share award scheme (the "2023 Share Award Scheme") was adopted and approved by the Shareholders on 7 August 2023. For further details, please refer to the announcements of the Company dated 30 May 2023 and 7 August 2023 and the circular of the Company dated 20 July 2023. Pursuant to the 2023 Share Award Scheme, the awarded Shares will be satisfied by new Shares to be allotted and issued by the Company to the trustee, or through on-market acquisitions of existing Shares by the trustee at the prevailing market price.

Purpose

The purpose of the 2023 Share Award Scheme is to (i) align the interests of the eligible participants with those of the Group through ownership of Shares, dividends and other distributions paid on Shares and/or the increase in value of the Shares; and (ii) to encourage and retain eligible participants to make contributions to the long-term growth and profits of the Group.

Participants

Eligible participants consist only of directors and employees of the Group, who in the absolute discretion of the Board have contributed (and will continue to contribute) or will contribute to the Group. This also includes employees who are granted options and/or awards as an inducement to enter into employment contracts with the Group but excludes an employee or director who has submitted his/her resignation or whose contract of employment has been terminated (summarily dismissed or otherwise). Further, eligible participants excludes anyone who is resident in a place where the grant of an award and/or the vesting and transfer of the awarded Shares pursuant to the terms of the 2023 Share Award Scheme is not permitted under the laws or regulations of such place or where in the view of the Board, compliance with applicable laws or regulations in such place makes it necessary or expedient to exclude such participant.

2023年股份獎勵計劃

本公司之新股份獎勵計劃(「2023年股份獎勵計劃」)已於2023年8月7日獲股東採納及批准。有關進一步詳情，請參閱本公司日期為2023年5月30日及2023年8月7日的公告以及本公司日期為2023年7月20日的通函。根據2023年股份獎勵計劃，獎勵股份將由本公司向受託人配發及發行的新股份或受託人按現行市價在市場上收購現有股份的方式支付。

目的

2023年股份獎勵計劃旨在(i)通過股份擁有權、就股份支付的股息及其他分派及/或股份增值令合資格參與者與本集團保持利益一致；及(ii)鼓勵及挽留合資格參與者為本集團的長期發展及盈利作出貢獻。

參與者

合資格參與者僅包括董事會全權酌情認為已經(並將繼續)或將會對本集團作出貢獻的本集團董事及僱員。此亦包括獲授購股權及/或獎勵作為勸誘與本集團訂立僱傭合約的人士，但不包括已遞交辭呈或其僱傭合約已被終止(即遭解僱或其他情況)的僱員或董事。此外，合資格參與者不包括其居住地法例及法規禁止根據2023年股份獎勵計劃授出獎勵及/或歸屬及轉讓獎勵股份的人士，或董事會認為就遵守其居住地適用法律或法規而言排除該合資格參與者乃屬必要或權宜的任何參與者。

DISCLOSURE OF INTERESTS

權益披露

Award of Shares and pool of awarded Shares

The total number of Shares which may be issued in respect of all awards under the 2023 Share Award Scheme and other share schemes of the Company would be no more than 127,872,600 Shares, representing no more than 10% of the total number of Shares in issue as at the date of adoption of the 2023 Share Award Scheme and as at the date of this interim report.

Maximum entitlement of each participant

The maximum number of Shares, in a 12-month period up to and including the date of award, which may be subject to an award to a selected participant together with any Shares issued and to be issued under any options granted to such person under any share option schemes of the Company shall not (i) in aggregate exceed 1% of the issued share capital of the Company as at the date of adoption of the 2023 Share Award Scheme; and (ii) exceed any limits applicable to such person under the Listing Rules.

Each grant of an award to any Director, chief executive or substantial shareholder of the Company, or any of their respective associates, shall be subject to the prior approval of the independent non-executive Directors (excluding any independent non-executive Director who is a proposed recipient of the grant of an award). In addition:

- (a) where any grant of awarded Shares to any Director (other than an independent non-executive Director) or chief executive of the Company, or any of their respective associates, would result in the Shares issued and to be issued in respect of all award shares granted (excluding any award shares lapsed) in accordance with the terms of the 2023 Share Award Scheme and other share scheme(s) of the Company (if any) to such person in the 12-month period (or such other time period as may be specified by the Stock Exchange from time to time) up to and including the date of such grant representing in aggregate over 0.1% (or such other percentage as may be specified by the Stock Exchange from time to time) of the Shares in issue as at the date of such grant, such further grant of awarded Shares must be approved by Shareholders in general meeting in the manner required, and subject to the requirements set out, in the Listing Rules; or

股份獎勵及獎勵股份池

根據2023年股份獎勵計劃及本公司其他股份計劃可就所有獎勵發行的股份總數將不超過127,872,600股股份，佔2023年股份獎勵計劃採納日期及本中期報告日期已發行股份總數不超過10%。

每名參與者的最高配額

於截至授出日期(包括該日)止十二個月期間內，可能向選定參與者授出的股份數目，連同根據本公司任何購股權計劃向該人士授出的任何購股權已發行及將予發行的任何股份，最多不得(i)合共超過本公司於採納2023年股份獎勵計劃日期已發行股本的1%；及(ii)超出上市規則項下適用於該人士的任何限額。

向本公司任何董事、主要行政人員或主要股東或彼等各自之任何聯繫人授出每次獎勵，須事先獲得獨立非執行董事(不包括擬獲授獎勵之任何獨立非執行董事)之批准。此外：

- (a) 倘向本公司任何董事(獨立非執行董事除外)或主要行政人員或彼等各自之任何聯繫人授出任何獎勵股份，將導致根據2023年股份獎勵計劃及本公司其他股份計劃(如有)之條款於截至授出日期(包括該日)止十二個月期間(或聯交所可能不時指定之其他期間)向有關人士授出之所有獎勵股份(不包括任何失效的獎勵股份)已發行及將予發行之股份合共超過授出日期已發行股份之0.1%(或聯交所可能不時指定之其他百分比)，則進一步授出獎勵股份須於股東大會上按上市規則所規定之方式獲股東批准，並須遵守上市規則所載之規定；或

(b) where any grant of awarded Shares to an independent non-executive Director or substantial shareholder of the Company (or any of their respective associates) would result in the Shares issued and to be issued in respect of all award shares and options granted (excluding any award shares and options lapsed) in accordance with the terms of the 2023 Share Award Scheme and other share scheme(s) adopted by the Company to such person in the 12 month period (or such other time period as may be specified by the Stock Exchange from time to time) up to and including the date of such grant representing in aggregate over 0.1% (or such other percentage as may be specified by the Stock Exchange from time to time) of Shares in issue as at the date of such grant, such further grant of awarded Shares must be approved by Shareholders in general meeting in the manner required, and subject to the requirements set out, in the Listing Rules.

In the circumstances described (a) and (b) above, the Company must send a circular to the Shareholders. The selected participants, his/her associates and all core connected persons of the Company must abstain from voting in favour at such general meeting. The Company must comply with the requirements under Rules 13.40, 13.41 and 13.42 of the Listing Rules.

Vesting of the awarded Shares and performance targets

The respective awarded Shares shall vest on the selected participant in accordance with the applicable vesting schedule as set out in the letter of grant when all the vesting conditions set out therein have been satisfied and/or waived (all of which shall be determined by the Board or the Remuneration Committee in its absolute discretion). The Board or the Remuneration Committee may direct and procure the trustee to release from the trust the awarded Shares to the selected participants by transferring the number of awarded Shares to the selected participants in such manner as determined by the Board or the Remuneration Committee from time to time.

(b) 倘向本公司獨立非執行董事或主要股東(或彼等各自之任何聯繫人)授出任何獎勵股份,將導致根據2023年股份獎勵計劃及本公司採納的其他股份計劃(如有)之條款於截至授出日期(包括該日)止十二個月期間(或聯交所可能不時指定之其他期間)向有關人士授出之所有獎勵股份及購股權(不包括任何失效的獎勵股份及購股權)已發行及將予發行之股份合共超過授出日期已發行股份之0.1%(或聯交所可能不時指定之其他百分比),則進一步授出獎勵股份須於股東大會上按上市規則所規定之方式獲股東批准,並須遵守上市規則所載之規定。

在上文(a)及(b)所述情況下,本公司須向股東寄發通函。選定參與者、其聯繫人及本公司所有核心關連人士須於該股東大會上放棄投贊成票。本公司必須遵守上市規則第13.40、13.41及13.42條的規定。

獎勵股份的歸屬及績效目標

倘授出函件所載的所有歸屬條件已獲達成及/或豁免(均由董事會或薪酬委員會全權酌情決定),各獎勵股份將根據授出函件所載的適用歸屬時間表歸屬於選定參與者。董事會或薪酬委員會可指示及促使受託人透過按董事會或薪酬委員會不時釐定的方式向選定參與者轉讓獎勵股份數目,從信託中發放獎勵股份予選定參與者。

DISCLOSURE OF INTERESTS

權益披露

The Board may at its discretion specify any conditions (including performance targets (if any)) which must be satisfied before the awarded Shares may be vested in the award letter. Such performance targets may include financial targets and management targets which shall be determined based on the (i) individual performance, (ii) performance of the Group and/or (iii) performance of business groups, business units, business lines, functional departments, projects and/or geographical area managed by the selected participants.

Subject to the Listing Rules, the Board or the committee of the Board or person(s) to which the Board delegated its authority may from time to time while the 2023 Share Award Scheme is in force and subject to all applicable laws, determine such vesting criteria and conditions or periods for the award to be vested. The vesting date in respect of any award shall be not less than 12 months from its date of grant, provided that for employees, the vesting date may be less than 12 months from the date of grant (including on the date of grant) in and only in the following circumstances where:

- (a) grants of “make whole” awards to new joiner employee participants to replace share awards such employee participants forfeited when leaving their previous employers;
- (b) grants to an employee participant whose employment is terminated due to death or disability or occurrence of any out of control event. In those circumstances, the vesting of awards may accelerate;
- (c) grants of awards with performance-based vesting conditions, in lieu of time-based vesting criteria;
- (d) grants of awards that are made in batches during a year for administrative and compliance reasons. They may include awards that should have been granted earlier but had to wait for a subsequent batch. In such cases the vesting periods may be shorter to reflect the time for which an award would have been granted;
- (e) grants of awards with a mixed or accelerated vesting schedule such as where the awards vest evenly over a period of 12 months; or
- (f) grants of awards with a total vesting and holding period of more than 12 months.

董事會可酌情於獎勵函件內訂明歸屬獎勵股份前必須達成的任何條件(包括績效目標(如有))。該等績效目標可包括財務目標及管理目標,其將根據(i)個人績效、(ii)本集團績效及/或(iii)選定參與者管理的業務小組、業務單位、業務線、職能部門、項目及/或地理區域的績效釐定。

在上市規則的規限下,於2023年股份獎勵計劃生效及在所有適用法例的規限下,董事會或董事會轄下委員會或董事會授權的人士可不時釐定將予歸屬的獎勵的歸屬標準及條件或期限。任何獎勵的歸屬日期不得少於自授出日期起計12個月,惟就僱員而言,僅在下列情況下,歸屬日期可少於自授出日期起計12個月(包括授出日期):

- (a) 新入職僱員參與者授出「補全」獎勵,以取代該等僱員參與者於離開前僱主時被沒收的股份獎勵;
- (b) 授予因死亡、殘疾或發生失控事件而被終止僱傭的僱員參與者。在該等情況下,可能會加速獎勵的歸屬;
- (c) 獎勵授出與否視乎基於績效的歸屬條件達成情況而定,以取代基於時間的歸屬標準;
- (d) 出於行政和合規原因在一年內分批發放的獎勵。該等獎勵可能包括本應更早授予但不得不於下一批授出的獎勵。在該等情況下,歸屬期可能較短,以反映本應授出獎勵的時間;
- (e) 授出具有混合或加速歸屬時間表的獎勵,使獎勵於12個月期間平均歸屬;或
- (f) 授出總歸屬及持有期超過12個月的獎勵。

Purchase price of awarded Shares

The purchase price of the awarded Shares (if any) shall be such price which shall be determined by the Board from time to time based on considerations such as the prevailing closing price of the Shares (being the average closing market price for the five preceding business days on which the Shares are traded on the Stock Exchange), the purpose of the award and the characteristics and profile of the selected participant. Such room for discretion provides the Board with flexibility to stipulate, if necessary, a purchase price for awarded Shares, while balancing the purpose of the award and the interests of Shareholders.

Remaining life

Subject to early termination, the 2023 Share Award Scheme shall be valid and effective for a term of 10 years commencing from the date of its adoption, being 7 August 2023. As at the date of this interim report, the 2023 Share Award Scheme had a remaining life of approximately 10 years.

Movements of awarded Shares

On 29 May 2023, the Board resolved to award an aggregate of 21,800,000 awarded Shares (the “**2023 Awarded Shares**”) at nil consideration to a total of 16 employee participants, which includes 4 Directors, pursuant to the 2023 Share Award Scheme.

The closing price of the Shares, immediately before the grant date of the 2023 Awarded Shares was HK\$2.62. For the 2023 Awarded Shares, the fair value is recognised as an expense over the period in which the vesting conditions are fulfilled. The total amount to be expensed over the vesting period is determined by reference to the fair value of the 2023 Awarded Shares. A total expense of RMB2,593,000 was recognised for employee services received in respect of the 2023 Share Award Scheme for the six months ended 30 June 2023.

The grant of the 2023 Awarded Shares were made conditional on the Shareholders approving the adoption of the 2023 Share Award Scheme (and for the Directors, approval of independent Shareholders for such grant to them), which was obtained via the ordinary resolution passed at the extraordinary general meeting of the Company held on 7 August 2023 (being after the Period). As such, no awarded Shares were issued at the beginning or at the end of the Period. The 2023 Awarded Shares were eventually issued to the trustee on 8 September 2023, all of which remain unvested.

獎勵股份購買價

獎勵股份的購買價(如有)將由董事會不時根據股份的現行收市價(即股份於聯交所買賣的前五個營業日的平均收市價)、獎勵的目的以及選定參與者的特徵及概況等考慮因素釐定。這種酌情權為董事會提供了靈活性，在必要時規定獎勵股份的購買價，同時平衡獎勵的目的和股東的利益。

剩餘期限

除非提前終止，否則2023年股份獎勵計劃將自採納日期(即2023年8月7日)起十年內有效及生效。於本中期報告日期，2023年股份獎勵計劃的剩餘期限約為10年。

獎勵股份變動

於2023年5月29日，董事會議決根據2023年股份獎勵計劃無償向合共16名僱員參與者(包括4名董事)獎勵合共21,800,000股獎勵股份(「**2023年獎勵股份**」)。

股份於緊接2023年獎勵股份授出日期前的收市價為2.62港元。就2023年獎勵股份而言，公允價值於歸屬條件達成期間確認為開支。將於歸屬期內支銷的總金額乃參考2023年獎勵股份的公允價值釐定。截至2023年6月30日止六個月，就2023年股份獎勵計劃所獲僱員服務確認開支總額人民幣2,593,000元。

授出2023年獎勵股份的前提是股東批准採納2023年股份獎勵計劃(而就董事而言，則須經獨立股東批准向彼等授出有關股份)，有關批准乃透過本公司於2023年8月7日(即於期後)舉行的股東特別大會上通過的普通決議案取得。因此，於期初或期末並無發行獎勵股份。2023年獎勵股份最終於2023年9月8日發行予受託人，全部仍未歸屬。

DISCLOSURE OF INTERESTS

權益披露

The 2023 Awarded Shares are subject to the satisfaction of the vesting criteria and conditions as set out in the table below. These also include performance targets. The Company has established an appraisal mechanism to evaluate the performance of each Selected Participant. Each Selected Participant will be continually assessed throughout his/her employment. The performance targets of the Awarded Shares are individualized based on the job nature and job positions of each Selected Participant and the projected market and business conditions. The performance targets of the Awarded Shares include (among others) the Company achieving satisfactory revenue, gross profit, net profit, gross floor area under management or other internal performance metrics during the vesting period of the awarded Shares. Shortly prior to each vesting date, the Board will determine whether the relevant grantee has met his/her performance targets for the relevant one-year period prior to the vesting date. In assessing whether such performance targets have been satisfactorily met, the Board and Remuneration Committee will focus on the growth and reputation of the Group, its industry ranking, as well as benchmarking of such key performance metrics against comparable companies in the same industry and/or with a listing on the Stock Exchange or a comparable and recognized stock exchange.

Subject to fulfillment of all such vesting criteria and conditions, the 2023 Awarded Shares shall be transferred from the trustee to the selected participants upon expiry of the respective vesting period.

2023年獎勵股份須待下表所載歸屬標準及條件達成後方可作實。其中亦包括業績目標。本公司已建立評估機制，以評估每名選定參與者的表現。每名選定參與者將在整個僱傭期間接受持續評估。獎勵股份的績效目標乃根據每名選定參與者的工作性質及職位以及預期市場及業務狀況而個別化。獎勵股份的績效目標包括(其中包括)本公司於獎勵股份歸屬期間實現理想收入、毛利、純利、在管總建築面積或其他內部業績指標。於各歸屬日期前不久，董事會將釐定相關承授人於歸屬日期前相關一年期間是否已達致其業績目標。於評估是否已達成該等理想的業績目標時，董事會及薪酬委員會將專注於本集團的增長及聲譽、其行業排名，以及將該等關鍵績效指標與同行業可資比較公司及／或於聯交所或可資比較及認可證券交易所上市的公司進行比較。

待所有該等歸屬標準及條件達成後，2023年獎勵股份將於各歸屬期屆滿時由受託人轉讓予選定參與者。

DISCLOSURE OF INTERESTS

權益披露

Movement of the 2023 Awarded Shares during the Period was as follows: 2023年獎勵股份於期內的變動如下：

Selected participants	Date of grant	Vesting period	Number of Awarded Shares				Unvested as at 30 June 2023
			Unvested as at 1 January 2023	Granted during the Period	Vested during the Period	Lapsed/cancelled during the Period	
選定參與者	授出日期	歸屬期	於2023年1月1日未歸屬	期內授出	期內歸屬	期內失效/註銷	於2023年6月30日未歸屬
Directors							
董事							
— Mr. Wang Jun	29 May 2023	— 30%: 12 months from the date of grant (i.e. 29 May 2024) — 30%: 24 months from the date of grant (i.e. 29 May 2025) — 40%: 12 months from the date of grant (i.e. 29 May 2026)	—	6,000,000	—	—	6,000,000
— 王俊先生	2023年5月29日	— 30%: 自授出日期起計12個月(即2024年5月29日) — 30%: 自授出日期起計24個月(即2025年5月29日) — 40%: 自授出日期起計12個月(即2026年5月29日)					
— Mr. Shi Shushan	29 May 2023	— 30%: 12 months from the date of grant (i.e. 29 May 2024) — 30%: 24 months from the date of grant (i.e. 29 May 2025) — 40%: 12 months from the date of grant (i.e. 29 May 2026)	—	3,000,000	—	—	3,000,000
— 史書山先生	2023年5月29日	— 30%: 自授出日期起計12個月(即2024年5月29日) — 30%: 自授出日期起計24個月(即2025年5月29日) — 40%: 自授出日期起計12個月(即2026年5月29日)					
— Ms. Wu Lam Li	29 May 2023	— 30%: 12 months from the date of grant (i.e. 29 May 2024) — 30%: 24 months from the date of grant (i.e. 29 May 2025) — 40%: 12 months from the date of grant (i.e. 29 May 2026)	—	1,500,000	—	—	1,500,000
— 李琳女士	2023年5月29日	— 30%: 自授出日期起計12個月(即2024年5月29日) — 30%: 自授出日期起計24個月(即2025年5月29日) — 40%: 自授出日期起計12個月(即2026年5月29日)					

DISCLOSURE OF INTERESTS

權益披露

Selected participants	Date of grant	Vesting period	Number of Awarded Shares 獎勵股份數目				
			Unvested as at 1 January 2023 於2023年1月1日未歸屬	Granted during the Period 期內授出	Vested during the Period 期內歸屬	Lapsed/cancelled during the Period 期內失效/註銷	Unvested as at 30 June 2023 於2023年6月30日未歸屬
— Ms. Dai Jiling	29 May 2023	— 30%: 12 months from the date of grant (i.e. 29 May 2024) — 30%: 24 months from the date of grant (i.e. 29 May 2025) — 40%: 12 months from the date of grant (i.e. 29 May 2026)	—	1,000,000	—	—	1,000,000
一代紀玲女士	2023年5月29日	— 30%: 自授出日期起計12個月(即2024年5月29日) — 30%: 自授出日期起計24個月(即2025年5月29日) — 40%: 自授出日期起計12個月(即2026年5月29日)					
Other employee participants (not being Directors or chief executive of the Company)	29 May 2023	— 30%: 12 months from the date of grant (i.e. 29 May 2024) — 30%: 24 months from the date of grant (i.e. 29 May 2025) — 40%: 12 months from the date of grant (i.e. 29 May 2026)	—	10,300,000	—	—	10,300,000
其他僱員參與者 (非本公司董事或最高行政人員)	2023年5月29日	— 30%: 自授出日期起計12個月(即2024年5月29日) — 30%: 自授出日期起計24個月(即2025年5月29日) — 40%: 自授出日期起計12個月(即2026年5月29日)					
Total 總計			—	21,800,000	—	—	21,800,000

Notes:

1. Save as disclosed above, there is no any other information required to be disclosed pursuant to Rule 17.07 of the Listing Rules.
2. The purchase price of all awarded Shares set out in the table above is nil.
3. All grants set out in the table above were made on 29 May 2023 (i.e. during the Period) and conditional on certain approval of the Shareholders, which was obtained on 7 August 2023 (i.e. after the Period). As such, it should be noted that grants as at 30 June 2023 set out above were not yet unconditional.
4. None of the grants set out in the table above were in excess of the 1% individual limit under Chapter 17 of the Listing Rules. Further, the 2023 Share Award Scheme is not available to any related entity or service provider.
5. The number of Shares available for grant under the scheme mandate limit as at 1 January 2023 was nil and as at 30 June 2023 was 106,072,600 Shares.
6. The number of shares that may be issued in respect of options and awards granted under all share schemes of the Company during the Period divided by the weighted average number of shares in issue for the Period is 1.71%.

附註：

1. 除上文所披露者外，概無任何其他資料須根據上市規則第17.07條予以披露。
2. 上表所載所有獎勵股份的購買價為零。
3. 上表所載所有授出均於2023年5月29日（即於期內）作出，並須向股東取得若干批准，該等批准於2023年8月7日（即於期後）取得。因此，務請注意，上文所載於2023年6月30日的授出並非無條件。
4. 上表所載授出概無超出上市規則第17章項下1%的個人限額。此外，2023年股份獎勵計劃不適用於任何相關實體或服務提供商。
5. 於2023年1月1日，根據計劃授權限額可供授出的股份數目為零，而於2023年6月30日為106,072,600股。
6. 期內根據本公司所有股份計劃授出的購股權及獎勵可能發行的股份數目除以期內已發行股份的加權平均數為1.71%。

SUBSTANTIAL SHAREHOLDERS' INTERESTS IN THE SHARE CAPITAL OF THE COMPANY

So far as is known to any Directors or chief executives of the Company, as at 30 June 2023, other than the interests and short positions of the Directors or chief executives of the Company as disclosed in the sections headed "Directors' and Chief Executives' Interests and Short Positions in Shares, Underlying Shares or Debentures" and "Share Option Scheme" above, the following persons had interests or short positions in the Shares or underlying Shares of the Company which would fall to be disclosed under the provisions of Divisions 2 and 3 of Part XV of the SFO, or which were recorded in the register required to be kept by the Company under Section 336 of the SFO:

主要股東於本公司股本之權益

於2023年6月30日，就本公司任何董事或主要行政人員所知，除於上文「董事及主要行政人員於股份、相關股份或債券中的權益及淡倉」及「購股權計劃」兩節所披露之本公司董事或主要行政人員之權益及淡倉外，以下人士於本公司之股份或相關股份中擁有須根據《證券及期貨條例》第XV部第2及第3分部條文予以披露之權益或淡倉，或記錄於本公司根據《證券及期貨條例》第336條須存置之登記冊之權益或淡倉：

DISCLOSURE OF INTERESTS

權益披露

Long positions in the Shares

於股份中的好倉

Name of Shareholder	Capacity and nature of interest	Number of Shares held	Approximate percentage of the interest in the Company's issued share capital ¹
股東姓名／名稱	身份及權益性質	所持股份數目	權益佔本公司已發行股本的概約百分比 ¹
Mr. Wu Po Sum 胡葆森先生	Interest in a controlled corporation 受控法團權益	848,092,944	66.32%
Enjoy Start Limited 創怡有限公司	Beneficial owner 實益擁有人	848,092,944	66.32%
Ms. Wu Lam Li 李琳女士	Interest of a spouse 配偶權益	848,092,944	66.32%
Gaoling Fund, L.P.	Beneficial owner 實益擁有人	84,857,000	6.64%
Hillhouse Capital Advisors, Ltd.	Interest in a controlled corporation 受控法團權益	84,867,000	6.64%

Notes:

附註：

- | | |
|---|--|
| <p>(1) The approximate percentage of the interest in the Company's issued share capital is based on a total of 1,278,276,000 Shares of the Company in issue as at 30 June 2022.</p> <p>(2) Mr. Wu Po Sum holds 100% of the issued share capital of Enjoy Start Limited and is deemed to be interested in the 848,092,944 Shares held by Enjoy Start Limited for the purposes of the SFO.</p> <p>(3) Ms. Wu Lam Li is the spouse of Mr. Wu Po Sum and is therefore deemed to be interested in the same number of Shares that Mr. Wu Po Sum is interested in under the SFO.</p> <p>(4) Hillhouse Capital Advisors, Ltd. ("Hillhouse Capital") is the sole investment manager and general partner of Gaoling Fund, L.P.. Hillhouse Capital is deemed to be interested in the 84,857,000 Shares held by Gaoling Fund, L.P..</p> | <p>(1) 權益佔本公司已發行股本的概約百分比按於2022年6月30日本公司已發行股本總數1,278,276,000股計算。</p> <p>(2) 胡葆森先生持有創怡有限公司全數已發行股本，並根據《證券及期貨條例》被視為擁有創怡有限公司所持848,092,944股股份的權益。</p> <p>(3) 李琳女士為胡葆森先生的配偶，因此，根據《證券及期貨條例》，李琳女士被視為於胡葆森先生擁有權益的相同數目股份中擁有權益。</p> <p>(4) Hillhouse Capital Advisors, Ltd. (「Hillhouse Capital」) 為 Gaoling Fund, L.P. 的獨家投資經理及一般合夥人。Hillhouse Capital 被視為於 Gaoling Fund, L.P. 持有的 84,857,000 股股份中擁有權益。</p> |
|---|--|

Save as disclosed above, as at 30 June 2023, there was no other person (other than the Directors or chief executives of the Company) who had an interest or short position in the Shares or underlying shares of the Company which would fall to be disclosed under the provisions of Divisions 2 and 3 of Part XV of the SFO, or which were recorded in the register required to be kept by the Company under Section 336 of the SFO.

除上文所述者外，於2023年6月30日，並無任何其他人士（本公司董事或主要行政人員除外）於本公司之股份或相關股份中擁有根據《證券及期貨條例》第XV部第2及第3分部之條文須予披露之權益或淡倉，或根據《證券及期貨條例》第336條登記於本公司須存置之登記冊之權益或淡倉。

CORPORATE GOVERNANCE PRACTICES

The Company has always valued the superiority, steadiness and rationality of having a sound system of corporate governance and is committed to continuously improving its corporate governance and disclosure practices. During the Period, the Company has complied with all code provisions and mandatory disclosure requirements and, where appropriate, adopted the recommended best practices set out in the Corporate Governance Code in Appendix 14 to the Listing Rules.

MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS OF LISTED ISSUERS

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers (the “**Model Code**”) in Appendix 10 to the Listing Rules as the code of conduct for the Directors in their dealings in the Company’s securities. Having made specific enquires with each Director, the Company confirmed that the Directors had complied with the required standard as set out in the Model Code for the Period.

企業管治常規

本公司一向重視高質、穩定及合理的穩健企業管治系統，並致力持續改善其企業管治及披露常規。於本期間，本公司一直遵守上市規則附錄十四《企業管治守則》所載的所有守則條文及強制性披露規定，並在適當的情況下採納其中所載的建議最佳常規。

上市發行人董事進行證券交易的標準守則

本公司已採納載於上市規則附錄十的《上市發行人董事進行證券交易的標準守則》（「《標準守則》」），作為董事進行本公司證券交易的操守守則。經向各董事作出特定查詢後，本公司已確認董事均於本期間一直遵守《標準守則》所載的規定標準。

PURCHASE, SALE OR REDEMPTION OF LISTED SECURITIES OF THE COMPANY

For the Period, the Board recognised that the repurchase of Shares could increase the net asset value and/or earnings per share, so the Company repurchased a total of 1,250,000 shares on the Stock Exchange during the Period, with a total consideration of HK\$3,316,385. As at the date of this interim report, all repurchased Shares have been repurchased but not yet cancelled. Details of the Shares repurchased are as follows:

購買、出售或贖回本公司上市證券

本期間，董事會確認，股份購回可增加資產淨值及／或每股盈利，因此本公司於本期間，從聯交所購回合計1,250,000股股份，總代價為3,316,385港元。於本中期報告日期，全部購回股份均已獲購回但尚未註銷。股份購回詳情如下：

Month of purchase in 2023 2023年購買月份	Number of shares purchase 購股數目	Price Consideration per share 每股代價		Aggregate consideration paid 已付總代價 HK\$ 港元
		Highest price paid 已付最高價 HK\$ 港元	Lowest price paid 已付最低價 HK\$ 港元	
April 4月	600,000	2.72	2.61	1,593,438
May 5月	550,000	2.71	2.58	1,459,177
June 6月	100,000	2.63	2.63	263,770
	1,250,000			3,316,385

Save as disclosed above, neither the Company nor any of its subsidiaries purchased, sold or redeemed any of the Company's listed securities during the period ended 30 June 2023.

除上文所披露者外，於截至2023年6月30日止期間，本公司或其任何其附屬公司概無購買、出售或贖回本公司任何上市證券。

CHANGES OF INFORMATION IN RESPECT OF DIRECTORS

In accordance with Rule 13.51B(1) of the Listing Rules, the changes in information required to be disclosed by Directors pursuant to paragraphs (a) to (e) and (g) of Rule 13.51(2) of the Listing Rules are set out below:

- (1) Mr. Shi Shushan was appointed as an executive Director, while Mr. Wang Qian resigned as an executive Director, each with effect from 3 February 2023.
- (2) Ms. Dai Ji Ling was appointed as a non-executive Director, while Ms. Min Huidong resigned as a non-executive Director, each with effect from 24 March 2023.
- (3) Ms. Luo Laura Ying has been appointed as an independent non-executive director of Tianjin Port Development Holdings Limited (a company listed on the Stock Exchange, stock code: 3382) since March 2023.

CHANGES SUBSEQUENT TO 30 JUNE 2023

At the extraordinary general meeting of the Company held on 7 August 2023, the Shareholders resolved to terminate its post-IPO share option scheme (conditionally adopted on 29 April 2020) and existing share award scheme (adopted on 12 July 2021), and to adopt the 2023 Share Award Scheme (as disclosed in this report), each with immediate effect. Save for the above, there were no other significant changes in the Group's financial position or from the information for the year ended 30 June 2023 disclosed under the Management Discussion and Analysis section in the interim report of the Company for the year ended 30 June 2023. The audit committee has agreed with the management of the Company on the interim results of the Group for the period.

REVIEW OF INTERIM RESULTS BY AUDIT COMMITTEE

The audit committee of the Company has discussed with the management and external auditor the accounting principles and policies adopted by the Group, and has reviewed the Group's unaudited interim consolidated financial statements for the six months ended 30 June 2023. The audit committee has agreed with the management of the Company on the interim results of the Group for the period.

董事資料變更

根據上市規則第13.51B(1)條，董事根據上市規則第13.51(2)條第(a)至(e)及(g)段須予披露的資料變動載列如下：

- (1) 史書山先生獲委任為執行董事，而王乾先生辭任執行董事，均自2023年2月3日起生效。
- (2) 代紀玲女士獲委任為非執行董事，而閔慧東女士辭任非執行董事，均自2023年3月24日起生效。
- (3) 羅瑩女士自2023年3月起獲委任為天津港發展控股有限公司(聯交所上市公司，股份代號：3382)的獨立非執行董事。

2023年6月30日後的變動

於2023年8月7日舉行的本公司股東特別大會上，股東議決終止首次公開發售後購股權計劃(於2020年4月29日獲有條件採納)及現有股份獎勵計劃(於2021年7月12日獲採納)，並採納2023年股份獎勵計劃(如本報告所披露)，各決議即時生效。除上文所述者外，本集團的財務狀況或本公司於截至2023年6月30日止年度中期報告之管理層討論與分析所披露截至2023年6月30日止年度的資料均無其他重大轉變。審核委員會已與本公司管理層議定本集團於本期間的中期業績。

審核委員會審閱中期業績

本公司審核委員會已與管理層及外聘核數師討論本集團採納的會計原則及政策，並已審閱本集團截至2023年6月30日止六個月的未經審核中期綜合財務報表。審核委員會已與本公司管理層議定本集團於本期間的中期業績。

EVENTS AFTER THE REPORTING PERIOD

As mentioned above, the Company terminated various existing share schemes and adopted the 2023 Share Award Scheme (as disclosed in this report).

Save for the above, there are no significant events subsequent to 30 June 2023 which would materially affect the Group's operating and financial performance as of the date of this report.

INTERIM DIVIDEND

The Board resolved to recommend the declaration and payment of an interim dividend (the "Interim Dividend") of HK8.71 cents per share for the six months ended 30 June 2023 (the corresponding period in 2022: HK21.1 cents per share), which will be paid out of the Company's share premium account. The Interim Dividend is proposed to be paid on or around Wednesday, 20 December 2023 to the shareholders of the Company whose names appear on the register of members of the Company at the close of business on Friday, 22 September 2023.

CLOSURE OF THE REGISTER OF MEMBERS

For the purposes of determining the entitlement of the shareholders to the proposed final Dividend, the register of members of the Company will be closed from Wednesday, 20 September 2023 to Friday, 22 September 2023 (both days inclusive), which no transfer of shares will be registered. All properly completed share transfer forms accompanied by the relevant share certificates must be lodged with the Company's Hong Kong branch share registrar, Computershare Hong Kong Investor Services Limited at Shops 1712-1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong, no later than 4:30 p.m. on Tuesday, 19 September 2023 for registration. The Interim Dividend will be paid on or around Wednesday, 20 December 2023.

報告期後事件

如上文所述，本公司已終止多項現有股份計劃並採納本報告所披露的2023年股份獎勵計劃。

除上文所述者外，概無於2023年6月30日後發生的重大事件會對本集團於本報告日期的營運及財務表現造成嚴重影響。

中期股息

董事會已議決建議宣派截至2023年6月30日止六個月的中期股息每股8.71港仙(「中期股息」)(2022年同期：每股21.1港仙)，中期股息將以本公司股份溢價賬支付。中期股息擬於2023年12月20日(星期三)或前後向於2023年9月22日(星期五)營業時間結束時名列本公司股東名冊的本公司股東派付。

暫停辦理股份過戶登記

為釐定股東享有建議末期股息的資格，本公司將於2023年9月20日(星期三)至2023年9月22日(星期五)(包括首尾兩日)暫停股份過戶登記，期間概不受理任何股份過戶手續。所有填妥的股份過戶表格，連同相關股票須於2023年9月19日(星期二)下午四時三十分前送交本公司的香港股份過戶登記分處香港中央證券登記有限公司辦理登記，地址為香港灣仔皇后大道東183號合和中心17樓1712-1716室。中期股息將於2023年12月20日(星期三)或前後支付。

INTERIM CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

中期簡明綜合全面收益表

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

		Six months ended 30 June		
		截至6月30日止六個月		
		2023	2022	
		2023年	2022年	
		RMB'000	RMB'000	
		人民幣千元	人民幣千元	
		(Unaudited)	(Unaudited)	
		(未經審核)	(未經審核)	
Revenue	收入	6	1,353,267	1,565,268
Cost of sales	銷售成本	10	(973,613)	(1,067,698)
Gross profit	毛利		379,654	497,570
Selling and marketing expenses	銷售及營銷開支	10	(9,254)	(17,364)
Administrative expenses	行政開支	10	(81,584)	(104,461)
Net impairment losses on financial assets	金融資產減值虧損淨額	4	(641,228)	(13,857)
Other income	其他收入	7	14,704	44,885
Other losses — net	其他虧損淨額	8	(24,200)	(10,004)
Operating (loss)/profit	經營(虧損)/利潤		(361,908)	396,769
Finance (cost)/income — net	融資(成本)/收入淨額	9	(76)	1,362
Share of post-tax profit/(loss) of associates accounted for using the equity method	使用權益法入賬的應佔聯營公司稅後利潤/(虧損)		201	(32)
(Loss)/profit before income tax	除所得稅前(虧損)/利潤		(361,783)	398,099
Income tax credit/(expenses)	所得稅抵免/(開支)	11	62,931	(96,604)
(Loss)/profit for the period	期內(虧損)/利潤		(298,852)	301,495
(Loss)/profit for the period attributable to:	以下各方應佔期內(虧損)/利潤:			
	利潤:			
— Shareholders of the Company	— 本公司股東		(299,610)	289,815
— Non-controlling interests	— 非控股權益		758	11,680
			(298,852)	301,495

INTERIM CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

中期簡明綜合全面收益表

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

		Six months ended 30 June	
		截至6月30日止六個月	
		2023	2022
		2023年	2022年
		RMB'000	RMB'000
		人民幣千元	人民幣千元
		(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)
Other comprehensive income for the period, net of tax	期內其他全面收益(扣除稅項)		
Items that may be reclassified to profit or loss	可能重新分類至損益的項目		
Currency translation differences	貨幣換算差額	4,925	11,417
Total comprehensive income for the period	期內全面收益總額	(293,927)	312,912
Total comprehensive income for the period attributable to:	以下各方應佔期內全面收益總額：		
— Shareholders of the Company	— 本公司股東	(294,685)	301,232
— Non-controlling interests	— 非控股權益	758	11,680
		(293,927)	312,912
(Loss)/earnings per share for (loss)/profit attributable to the shareholders of the Company (expressed in RMB per share)	本公司股東應佔(虧損)/利潤的每股(虧損)/盈利(以每股人民幣元呈列)		
— Basic (loss)/earnings per share	— 每股基本(虧損)/盈利	12	(0.23)
— Diluted (loss)/earnings per share	— 每股攤薄(虧損)/盈利	12	(0.23)

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

以上中期簡明綜合全面收益表應與隨附附註一併閱讀。

INTERIM CONDENSED CONSOLIDATED BALANCE SHEET

中期簡明綜合資產負債表

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

			As at 30 June 2023 於2023年 6月30日 RMB'000 人民幣千元 (Unaudited) (未經審核)	As at 31 December 2022 於2022年 12月31日 RMB'000 人民幣千元 (Audited) (經審核)
Assets	資產			
Non-current assets	非流動資產			
Investment in associates	於聯營公司的投資		6,279	6,078
Property, plant and equipment	物業、廠房及設備	13	48,034	51,022
Intangible assets	無形資產	14	260,871	271,081
Financial assets at fair value through profit or loss	以公允價值計量並計入損益的金融資產	16	15,020	44,078
Other receivables and prepayments	其他應收款項及預付款項	15	58,551	75,746
Deferred income tax assets	遞延所得稅資產		196,348	58,201
			585,103	506,206
Current assets	流動資產			
Inventories	存貨		10,487	14,454
Contract assets	合約資產		16,363	23,887
Trade and other receivables and prepayments	貿易及其他應收款項以及預付款項	15	2,858,294	2,708,691
Financial assets at fair value through profit or loss	以公允價值計量並計入損益的金融資產	16	37,800	27,165
Restricted cash	受限制現金		6,764	5,326
Cash and cash equivalents	現金及現金等價物		1,538,323	2,049,079
			4,468,031	4,828,602
Total assets	資產總值		5,053,134	5,334,808
Equity	權益			
Equity attributable to shareholders of the Company	本公司股東應佔權益			
Share capital	股本	17	11,337	11,337
Other reserves	其他儲備	18	1,019,492	1,238,079
Retained earnings	保留盈利		1,393,538	1,693,148
			2,424,367	2,942,564
Non-controlling interests	非控股權益		113,558	116,555
Total equity	權益總額		2,537,925	3,059,119

INTERIM CONDENSED CONSOLIDATED BALANCE SHEET

中期簡明綜合資產負債表

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

			As at 30 June 2023 於2023年 6月30日 RMB'000 人民幣千元 (Unaudited) (未經審核)	As at 31 December 2022 於2022年 12月31日 RMB'000 人民幣千元 (Audited) (經審核)
Liabilities	負債			
Non-current liabilities	非流動負債			
Borrowings	借款	20	27,000	52,000
Other payables	其他應付款項	21	1,365	1,457
Lease liabilities	租賃負債		8,482	4,722
Contract liabilities	合約負債		127,242	56,048
Deferred income tax liabilities	遞延所得稅負債		36,263	38,045
			200,352	152,272
Current liabilities	流動負債			
Borrowings	借款	20	25,000	22,000
Trade and other payables	貿易及其他應付款項	21	1,334,647	1,245,189
Lease liabilities	租賃負債		6,003	7,077
Contract liabilities	合約負債		627,638	588,236
Current income tax liabilities	即期所得稅負債		321,569	260,915
			2,314,857	2,123,417
Total liabilities	負債總額		2,515,209	2,275,689
Total equity and liabilities	權益及負債總額		5,053,134	5,334,808

The above interim condensed consolidated balance sheet should be read in conjunction with the accompanying notes.

以上中期簡明綜合資產負債表應與隨附附註一併閱讀。

The financial statements on pages 55 to 108 were approved by the board of directors of the Company on 21 August 2023 and were signed on its behalf.

第55頁至第108頁所載的財務報表已於2023年8月21日獲得本公司董事會批准，並由其代表簽署。

Wang Jun
王俊
Director
董事

Shi Shushan
史書山
Director
董事

INTERIM CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

中期簡明綜合權益變動表

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

	Note 附註	Attributable to shareholders of the Company 本公司股東應佔				Non- controlling interests 非控股權益 RMB'000 人民幣千元	Total equity 權益總額 RMB'000 人民幣千元
		Share capital 股本 RMB'000 人民幣千元 (附註 17)	Other reserves 其他儲備 RMB'000 人民幣千元 (附註 18)	Retained earnings 保留盈利 RMB'000 人民幣千元	Total 總計 RMB'000 人民幣千元		
Balance at 1 January 2023 (Audited)	於 2023 年 1 月 1 日的結餘 (經審核)	11,337	1,238,079	1,693,148	2,942,564	116,555	3,059,119
Total comprehensive income for the period (Unaudited)	期內全面收益總額 (未經審核)						
(Loss)/profit for the period	期內(虧損)/利潤	-	-	(299,610)	(299,610)	758	(298,852)
Other comprehensive income for the period	期內其他全面收益	-	4,925	-	4,925	-	4,925
		-	4,925	(299,610)	(294,685)	758	(293,927)
Transactions with shareholders of the Company (Unaudited)	與本公司股東的交易 (未經審核)						
Repurchase of shares of the Company	本公司購回股份	17(a)	-	(2,933)	(2,933)	-	(2,933)
Share award scheme — value of employee services	股份獎勵計劃 — 僱員服務價值	19	-	2,593	2,593	-	2,593
Disposal of a subsidiary	出售附屬公司		-	-	-	(368)	(368)
Capital contribution from non-controlling interests	非控股權益注資		-	-	-	50	50
Dividend distribution to non-controlling interests	向非控股權益分派股息		-	-	-	(3,437)	(3,437)
Dividend distribution to shareholders	向股東分派股息	22	-	(223,172)	(223,172)	-	(223,172)
Balance at 30 June 2023 (Unaudited)	於 2023 年 6 月 30 日的結餘 (未經審核)	11,337	1,019,492	1,393,538	2,424,367	113,558	2,537,925
Balance at 1 January 2022 (Audited)	於 2022 年 1 月 1 日的結餘 (經審核)	11,247	1,754,380	1,188,606	2,954,233	102,295	3,056,528
Total comprehensive income for the period (Unaudited)	期內全面收益總額 (未經審核)						
Profit for the period	期內利潤	-	-	289,815	289,815	11,680	301,495
Other comprehensive income for the period	期內其他全面收益	-	11,417	-	11,417	-	11,417
		-	11,417	289,815	301,232	11,680	312,912
Transactions with shareholders of the Company (Unaudited)	與本公司股東的交易 (未經審核)						
Repurchase of shares of the Company	本公司購回股份		-	(8,422)	(8,422)	-	(8,422)
Cancellation of shares	股份註銷		(13)	13	-	-	-
Share option scheme — value of employee services	購股權計劃 — 僱員服務價值	19	-	829	829	-	829
Share option scheme — issued shares	購股權計劃 — 發行股份		15	953	968	-	968
Acquisition of a subsidiary	收購一家附屬公司		-	-	-	11,514	11,514
Capital contribution from non-controlling interests	非控股權益注資		-	-	-	747	747
Dividend distribution to non-controlling interests	向非控股權益分派股息		-	-	-	(3,265)	(3,265)
Dividend distribution to shareholders	向股東分派股息		-	(362,193)	(362,193)	-	(362,193)
Balance at 30 June 2022 (Unaudited)	於 2022 年 6 月 30 日的結餘 (未經審核)	11,249	1,396,977	1,478,421	2,886,647	122,971	3,009,618

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

以上中期簡明綜合權益變動表應與隨附附註一併閱讀。

INTERIM CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

中期簡明綜合現金流量表

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

		Six months ended 30 June	
		截至6月30日止六個月	
		2023	2022
		2023年	2022年
		RMB'000	RMB'000
		人民幣千元	人民幣千元
		(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)
Cash flows from operating activities	經營活動所得現金流量		
Cash (used in)/generated from operations	經營(所用)/所得現金	(255,281)	109,772
Income tax paid	已付所得稅	(16,344)	(118,379)
Net cash used in operating activities	經營活動所用現金淨額	(271,625)	(8,607)
Cash flows from investing activities	投資活動所得現金流量		
Purchase of property, plant and equipment	購買物業、廠房及設備	(7,228)	(8,036)
Purchase of intangible assets	購買無形資產	-	(7,888)
Proceeds from disposal of property, plant and equipment	出售物業、廠房及設備的所得款項	364	740
Proceeds from disposal of a subsidiary	出售一間附屬公司所得款項	255	-
Loans to a third party	向一名第三方提供貸款	-	(381,000)
Repayments of loans from third parties	償還第三方提供的貸款	22,040	409,000
Interest received on loans to third parties	就向第三方提供貸款收取的利息	2,793	25,530
Repayments of deposits for potential acquisition of a subsidiary	償還為可能收購一家附屬公司的按金	-	100,000
Payments for acquisition of subsidiaries, net of cash acquired	收購附屬公司所付款項，扣除所得現金	-	(24,715)
Proceeds from disposal of financial assets at fair value through profit or loss	出售以公允價值計量並計入損益的金融資產所得款項	-	5,077
Interest received on senior notes	已收優先票據利息	-	3,180
Net cash generated from investing activities	投資活動所得現金淨額	18,224	121,888

INTERIM CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

中期簡明綜合現金流量表

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

		Six months ended 30 June	
		截至6月30日止六個月	
		2023	2022
		2023年	2022年
<i>Note</i>		RMB'000	RMB'000
<i>附註</i>		人民幣千元	人民幣千元
		(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)
Cash flows from financing activities	融資活動所得現金流量		
Proceeds from exercise of share options	行使購股權所得款項	-	968
Repurchase of shares of the Company	本公司購回股份	(2,933)	(8,422)
Capital injection by non-controlling interests	非控股權益注資	-	747
Interest paid	已付利息	(3,100)	(5,101)
Principal elements of lease payments	租賃付款的本金部分	(5,046)	(11,630)
Repayments of bank borrowings	償還銀行借款	(22,000)	(28,000)
Dividends paid to shareholders	已付股東股息	(223,172)	(362,193)
Dividends paid to non-controlling interests	已付非控股權益的股息	(3,437)	(3,265)
Net cash used in financing activities	融資活動所用現金淨額	(259,688)	(416,896)
Net decrease in cash and cash equivalents	現金及現金等價物減少淨額	(513,089)	(303,615)
Cash and cash equivalents at beginning of the period	期初現金及現金等價物	2,049,079	2,264,412
Effects of exchange rate changes on cash and cash equivalents	現金及現金等價物的匯率變動的影響	2,333	8,664
Cash and cash equivalents at the end of the period	期末現金及現金等價物	1,538,323	1,969,461

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

以上中期簡明綜合現金流量表應與隨附附註一併閱讀。

NOTES TO THE INTERIM FINANCIAL INFORMATION

中期財務資料附註

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

1 GENERAL INFORMATION

Central China New Life Limited (the “Company”) was incorporated in the Cayman Islands on 16 October 2018 as an exempted company with limited liability under the Companies Law CAP.22 of the Cayman Islands. The address of the Company’s registered office is Cricket Square, Hutchins Drive, P.O. Box 2681, Grand Cayman, KY1-1111, Cayman Islands.

The Company was listed on the Main Board of The Stock Exchange of Hong Kong Limited (the “Stock Exchange”) on 15 May 2020.

The Company is an investment holding company. The Company and its subsidiaries (together, the “Group”) are principally engaged in (i) provision of property management and value-added services (ii) provision of lifestyle services and (iii) provision of commercial property management and consultation services in the People’s Republic of China (the “PRC”). The controlling shareholders of the Company are Enjoy Start Limited (“Enjoy Start”), a company incorporated under the laws of British Virgin Islands (“BVI”) and Mr. Wu Po Sum (collectively “Mr. Wu” or the “Controlling Shareholder”).

The interim condensed consolidated balance sheet as at 30 June 2023, and the related interim condensed consolidated statements of comprehensive income, changes in equity and cash flows for the six months period then ended, and a summary of material accounting policies and other explanatory notes (collectively defined as the “Interim Financial Information”) of the Group have been approved for issue by the board of directors of the Company (the “Board”) on 21 August 2023.

The Interim Financial Information is presented in Renminbi (“RMB”), unless otherwise stated.

The Interim Financial Information has been reviewed but unaudited.

1 一般資料

建業新生活有限公司(「本公司」)於2018年10月16日根據開曼群島法例第22章《公司法》在開曼群島註冊成立為獲豁免有限公司。本公司的註冊辦事處位於Cricket Square, Hutchins Drive, P.O. Box 2681, Grand Cayman, KY1-1111, Cayman Islands。

本公司於2020年5月15日在香港聯合交易所有限公司(「聯交所」)主板上市。

本公司為一家投資控股公司。本公司及其附屬公司(統稱「本集團」)主要於中華人民共和國(「中國」)從事(i)提供物業管理及增值服務；(ii)提供生活服務；及(iii)提供商業資產管理及諮詢服務。本公司的控股股東為創怡有限公司(「創怡」，一家根據英屬維爾京群島(「英屬維爾京群島」)法例註冊成立的公司)及胡葆森先生(統稱「胡先生」或「控股股東」)。

本集團於2023年6月30日的中期簡明綜合資產負債表及截至該日止六個月期間的相關中期簡明綜合全面收益、權益變動及現金流量表，以及重大會計政策概要及其他解釋附註(統稱為「中期財務資料」)已於2023年8月21日獲本公司董事會(「董事會」)批准刊發。

除另有說明外，中期財務資料均以人民幣(「人民幣」)呈列。

中期財務資料已經審閱，惟未經審核。

NOTES TO THE INTERIM FINANCIAL INFORMATION

中期財務資料附註

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

2 BASIS OF PREPARATION

This Interim Financial Information for the six months ended 30 June 2023 has been prepared in accordance with Hong Kong Accounting Standard 34 “Interim Financial Reporting”.

The Interim Financial Information does not include all the notes of the type normally included in an annual financial report. Accordingly, the Interim Financial Information is to be read in conjunction with the annual report of the Group for the year ended 31 December 2022 and any public announcements made by the Group during the interim reporting period.

3 MATERIAL ACCOUNTING POLICIES

The accounting policies adopted are consistent with those of the previous financial year and corresponding interim reporting period, except for the estimation of income tax (see Note 3(a)) and adoption of new and amended standards as set out below.

(a) Income taxes

Taxes on income in the interim periods are accrued using the tax rate that would be applicable to expected total annual earnings.

(b) New and amended standards adopted by the Group

The Group has applied the following standards and amendments for the first time for the current reporting period commencing 1 January 2023 and there was no material impact on the Group.

- HKFRS 17 Insurance Contracts
- Disclosure of Accounting Policies — Amendments to HKAS 1 and HKFRS Practice Statement 2
- Definition of Accounting Estimates — Amendments to HKAS 8
- Deferred Tax related to Assets and Liabilities arising from a Single Transaction — Amendments to HKAS 12

2 編製基準

截至2023年6月30日止六個月的本中期財務資料乃根據香港會計準則第34號「中期財務報告」編製。

中期財務資料並不包括所有一般載於年度財務報告的附註。因此，中期財務資料應與本集團截至2022年12月31日止年度的年度報告以及本集團於中期報告期間發佈的任何公開公告一併閱覽。

3 重大會計政策

所應用會計政策與過往財政年度及相應中期報告期間所應用者一致，惟所得稅估計（見附註3(a)）及採納下文所載的新準則及經修訂準則除外。

(a) 所得稅

中期的所得稅乃採用適用於預期年度總收益的稅率計算。

(b) 本集團採納的新訂及經修訂準則

本集團已於2023年1月1日開始的本報告期間首次採用以下準則及修訂本，且對本集團並無重大影響。

- 香港財務報告準則第17號保險合約
- 會計政策披露 — 香港會計準則第1號及香港財務報告準則實務公告第2號（修訂本）
- 會計估計的定義 — 香港會計準則第8號（修訂本）
- 與單一交易產生的資產和負債相關的遞延稅項 — 香港會計準則第12號（修訂本）

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(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

3 MATERIAL ACCOUNTING POLICIES

(Continued)

(c) **New and amendments to existing standards have been issued but are not effective for the financial year beginning on 1 January 2023 and have not been early adopted by the Group**

3 重大會計政策(續)

(c) **新準則及對現有準則的修訂本已獲頒佈，惟自2023年1月1日起的財政年度尚未生效，且本集團尚未提早採納**

		Effective for accounting periods beginning on or after
		於以下日期或之後 開始的會計期間生效
Amendments to HKAS 1	Classification of Liabilities as Current or Non-current	1 January 2024
香港會計準則第1號(修訂本)	流動或非流動負債分類	2024年1月1日
Amendments to HKAS 1	Non-current Liabilities with Covenants	1 January 2024
香港會計準則第1號(修訂本)	附帶契諾的非流動負債	2024年1月1日
Amendments to HKFRS 16	Lease Liability in Sale and Leaseback	1 January 2024
香港財務報告準則第16號(修訂本)	售後租回之租賃負債	2024年1月1日
Amendments to HKFRS 10 and HKAS 28	Sale or Contribution of Assets between An Investor and Its Associate or Joint Venture	To be determined
香港財務報告準則第10號及香港會計準則第28號(修訂本)	投資者與其聯營企業或合資企業之間的資產出售或出資	有待釐定
Hong Kong Interpretation 5 (Revised)	Presentation of Financial Statements — Classification by the Borrower of a Term Loan that Contains a Repayment on Demand Clause (HK Int 5 (Revised))	To be determined
香港詮釋第5號(經修訂)	財務報表呈列 — 借款人附有按需還款條文的定期貸款的分類(香港詮釋第5號(經修訂))	有待釐定

The Group has already commenced an assessment of the impact of these new or revised standards, interpretation and amendments, certain of which are relevant to the Group's operations.

本集團已開始評估該等新訂或經修訂準則、詮釋及修訂本的影響，當中若干與本集團的營運有關。

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(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

4 FINANCIAL RISK MANAGEMENT

The Group's activities expose it to a variety of financial risks: market risk, credit risk and liquidity risk. The Group's overall risk management program focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the Group's financial performance. The Group expects the exposure to the financial risks have no significant changes with those of the previous year and corresponding interim period, except for credit risk in relation to its trade receivables, contract assets and other receivables as follow.

The Group considers the probability of default upon initial recognition of asset and whether there has been a significant increase in credit risk on an ongoing basis throughout each reporting period. To assess whether there is a significant increase in credit risk, the Group compares the risk of a default occurring on the asset as at the reporting date with the risk of default as at the date of initial recognition. It considers available reasonable and supportive forwarding-looking information. Especially the following indicators are incorporated:

- internal credit rating
- external credit rating
- actual or expected significant adverse changes in business, financial or economic conditions that are expected to cause a significant change to the debtor's ability to meet its obligations
- actual or expected significant changes in the operating results of the debtor
- significant changes in the expected performance and behaviour of the debtor, including changes in the payment status of debtors in the Group and changes in the operating results of the debtor

The Group accounts for its credit risk by appropriately providing for expected credit losses on a timely basis. In calculating the expected credit loss rates, the Group considers historical loss rates for each category of receivables and adjusts for forward looking macroeconomic data.

4 財務風險管理

本集團經營活動面臨各種財務風險：市場風險、信貸風險及流動性風險。本集團的整體風險管理計劃集中於金融市場的不可預測性，並尋求將對本集團財務表現的潛在不利影響降至最低。本集團預期，財務風險敞口與過往年度及相應中期期間的沒有重大變動，惟以下與其貿易應收款項、合約資產及其他應收款項有關的信貸風險除外。

本集團考慮初始確認資產後的違約機會及信貸風險於各報告期間有否持續明顯增加。為評估信貸風險有否明顯增加，本集團比較資產於報告日期的違約風險與於初始確認日期的違約風險。本集團考慮現有合理及支持性前瞻性資料，尤其納入以下指標：

- 內部信貸評級
- 外部信貸評級
- 預期對債務人履行責任的能力造成重大變動的業務、金融或經濟狀況的實際或預期重大不利變動
- 債務人的經營業績實際或預期出現重大變動
- 預期債務人表現及行為出現重大變動，包括債務人於本集團的付款狀態變動及債務人的經營業績變動

本集團通過及時就預期信貸虧損作出適當撥備，以將其信貸風險入賬。在計算預期信貸虧損率時，本集團會考慮各應收款項類別的過往虧損率，並就前瞻性宏觀經濟數據作出調整。

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(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

4 FINANCIAL RISK MANAGEMENT

(Continued)

(i) Trade receivables and contract assets

The Group applies the HKFRS 9 simplified approach to measuring expected credit losses (“ECL”) which uses a lifetime expected loss allowance for all trade receivables and contract assets.

The contract assets relate to unbilled work in progress and have substantially the same risk characteristics as the trade receivables for the same types of contracts. The Group has therefore concluded that the expected loss rates for trade receivables are a reasonable approximation of the loss rates for the contract assets.

For trade receivable and contract assets with significantly different credit risk characteristics (i.e. occurrence of credit impairment or with the collection of repayments stagnated), the Group evaluated the distribution of expected cash flows under multiple scenarios based on historical experience of credit losses, current situations and forecasts of future conditions of contract counterparties under different situations, and made corresponding provision for expected credit losses according to expected credit rate and the related probability weight under different scenarios (“Multiple Scenarios Analysis Method”).

Receivables without occurrence of credit impairment and the collection of repayments stagnated, or the expected credit losses cannot be estimated for an individual financial asset at a reasonable cost, the Group groups the receivables based on its judgement whether there are significant differences in customers’ credit risk characteristics and measures the expected credit losses based on groups. Basis for determining groupings is as follows:

Group 1: Receivables due from third parties — property owners

Group 2: Receivables and contract assets due from third parties — property developers

4 財務風險管理(續)

(i) 貿易應收款項及合約資產

本集團採用香港財務報告準則第9號的簡化方法計量預期信貸虧損(「預期信貸虧損」)，就所有貿易應收款項及合約資產使用全期預期信貸虧損。

合約資產與未開票的在建工程有關，並與同類合約的貿易應收款項具有大致相同的風險特徵。因此，本集團得出結論，貿易應收款項的預期虧損率乃合約資產虧損率的合理近似值。

對於信貸風險特徵顯著不同(即發生信貸減值或還款停滯)的貿易應收款項及合約資產，本集團根據不同情況下合約交易對手的信貸虧損歷史經驗、當前情況和未來狀況預測，評估多種情況下的預期現金流量分佈，並根據不同情況下的預期信貸率和相關概率權重(「多情景分析法」)，相應計提預期信貸虧損準備。

未發生信貸減值且還款停滯的應收款項，或無法按合理成本估計個別金融資產的預期信貸虧損時，本集團根據其對客戶信貸風險特徵是否存在重大差異的判斷對應收款項進行分組，並按組別計量預期信貸虧損。釐定分組的基準如下：

組別1：應收第三方 — 業主的應收款項

組別2：應收第三方 — 物業開發商的應收款項及合約資產

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(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

4 FINANCIAL RISK MANAGEMENT

(Continued)

(i) Trade receivables and contract assets

(Continued)

Group 3: Receivables due from third parties — non-property developers

Group 4: Receivables and contract assets due from related parties

For the trade receivable and contract assets in groups, the Group makes reference to the historical experience of credit losses, combining with the current situation and forecast of economic situation in the future, and prepares the model which refers to the aging profiles, external credit rating (if available) and the rate of the expected credit losses during lifetime in order to measure the ECL.

The expected credit losses also incorporate forward looking information on macroeconomic factors affecting the ability of the customers to settle the receivables. The Group has identified the most relevant factors for customers in different industries (e.g. money supply, Consumer Price Index and year-on-year increase in RMB loans), and accordingly adjusts the historical loss rates based on expected changes in these factors.

(a) Trade receivables and contract assets with occurrence of credit impairment

Trade receivables amounting to RMB74,508,000 (31 December 2022: RMB78,665,000) from a non-controlling interest in Group 2 were assessed using Multiple Scenarios Analysis Method since it was in operating difficulty, and management assessed the ECL of the receivables by considering experience of historical credit loss, current situations and forecasts of future conditions of the non-controlling interest.

4 財務風險管理 (續)

(i) 貿易應收款項及合約資產 (續)

組別3：應收第三方 — 非物業開發商的應收款項

組別4：應收關聯方的應收款項及合約資產

就各組別的貿易應收款項及合約資產而言，本集團參考信貸虧損的歷史經驗，結合當前狀況及未來經濟形勢預測，編製參考賬齡概況、外部信貸評級（如有）及存續期內預期信貸虧損率的模型，以計量預期信貸虧損。

預期信貸虧損亦包含有關影響客戶結清應收款項能力的宏觀經濟因素的前瞻性資料。本集團就不同行業的客戶識別最相關的因素（如貨幣供應量、消費者物價指數及人民幣貸款同比增幅），並根據該等因素的預期變化相應調整歷史虧損率。

(a) 發生信貸減值的貿易應收款項及合約資產

組別2非控股權益的貿易應收款項人民幣74,508,000元（2022年12月31日：人民幣78,665,000元）因其經營困難而採用多情景分析法進行評估，管理層經考慮非控股權益的過往信貸虧損經驗、當前情況及未來狀況預測後評估應收款項的預期信貸虧損。

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(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

4 FINANCIAL RISK MANAGEMENT

(Continued)

(i) Trade receivables and contract assets

(Continued)

(a) Trade receivables and contract assets with occurrence of credit impairment (Continued)

As at 30 June 2023, the Group considers there has been a significant increase in credit risk on trade receivables and contract assets in Group 4 as Central China Real Estate Limited ("CCRE") and its subsidiaries (the "CCRE Group") and its joint ventures and associates faced liquidity constraints since the second quarter of 2023. Trade receivables and contract assets amounting to RMB 1,755,226,000 from related parties in Group 4 was assessed using Multiple Scenarios Analysis Method accordingly.

4 財務風險管理(續)

(i) 貿易應收款項及合約資產(續)

(a) 發生信貸減值的貿易應收款項及合約資產(續)

於2023年6月30日，本集團認為，由於建業地產股份有限公司（「建業地產」）及其附屬公司（「建業地產集團」）及其合營企業及聯營公司自2023年第二季度以來面臨流動資金限制，故組別4貿易應收款項及合約資產的信貸風險大幅增加。組別4關聯方貿易應收款項及合約資產人民幣1,755,226,000元相應採用多情景分析法進行評估。

		Gross carrying amount 賬面總值 (RMB'000) (人民幣千元)	Expected loss rate 預期虧損率	Loss allowance provision 虧損撥備計提 (RMB'000) (人民幣千元)
As at 30 June 2023	於2023年6月30日			
Group 2	組別2			
— Trade receivables	— 貿易應收款項	74,508	40.99%	(30,539)
Group 4	組別4			
— Trade receivables	— 貿易應收款項	1,733,966	37.38%	(648,156)
— Contract assets	— 合約資產	21,260	37.38%	(7,947)
		1,829,734		(686,642)
As at 31 December 2022	於2022年12月31日			
Group 2	組別2			
— Trade receivables	— 貿易應收款項	78,665	41.53%	(32,666)

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(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

4 FINANCIAL RISK MANAGEMENT

(Continued)

(i) Trade receivables and contract assets

(Continued)

(b) Trade receivables and contract assets without occurrence of credit impairment

4 財務風險管理 (續)

(i) 貿易應收款項及合約資產 (續)

(b) 並無發生信貸減值的貿易應收款項及合約資產

		Less than 1 year	1 to 2 years	2 to 3 years	3 to 4 years	Over 4 years	Total
		1年以內	至2年	至3年	至4年	以上	總計
As at 30 June 2023	於2023年6月30日						
Group 1:	組別1:						
Trade receivables	貿易應收款項						
Gross carrying amount (RMB'000)	賬面總值(人民幣千元)	355,915	140,174	67,934	30,667	18,909	613,599
Expected loss rate	預期虧損率	4.44%	9.68%	15.02%	29.00%	71.79%	10.11%
Loss allowance provision (RMB'000)	虧損撥備計提(人民幣千元)	(15,810)	(13,575)	(10,207)	(8,892)	(13,574)	(62,058)
Group 2:	組別2:						
Trade receivables	貿易應收款項						
Gross carrying amount (RMB'000)	賬面總值(人民幣千元)	183,606	32,986	14,057	3,870	512	235,031
Expected loss rate	預期虧損率	4.74%	24.58%	48.91%	100.00%	100.00%	11.94%
Loss allowance provision (RMB'000)	虧損撥備計提(人民幣千元)	(8,697)	(8,107)	(6,875)	(3,870)	(512)	(28,061)
Contract assets	合約資產						
Gross carrying amount (RMB'000)	賬面總值(人民幣千元)						2,562
Expected loss rate	預期虧損率						1.95%
Loss allowance provision (RMB'000)	虧損撥備計提(人民幣千元)						(50)
Group 3:	組別3:						
Trade receivables	貿易應收款項						
Gross carrying amount (RMB'000)	賬面總值(人民幣千元)	131,360	30,646	12,179	2,259	13	176,457
Expected loss rate	預期虧損率	6.47%	35.39%	100.00%	100.00%	100.00%	19.15%
Loss allowance provision (RMB'000)	虧損撥備計提(人民幣千元)	(8,499)	(10,846)	(12,179)	(2,259)	(13)	(33,796)
Contract assets	合約資產						
Gross carrying amount (RMB'000)	賬面總值(人民幣千元)						549
Expected loss rate	預期虧損率						2.00%
Loss allowance provision (RMB'000)	虧損撥備計提(人民幣千元)						(11)

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(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

4 FINANCIAL RISK MANAGEMENT

(Continued)

(i) Trade receivables and contract assets

(Continued)

(b) Trade receivables and contract assets without occurrence of credit impairment (Continued)

4 財務風險管理(續)

(i) 貿易應收款項及合約資產(續)

(b) 並無發生信貸減值的貿易應收款項及合約資產(續)

		Less than 1 year	1 to 2 years	2 to 3 years	3 to 4 years	Over 4 years	Total
		1年以內	至2年	至3年	至4年	以上	總計
As at 30 June 2022	於2022年6月30日						
Group 1:	組別1:						
Trade receivables	貿易應收款項						
Gross carrying amount (RMB'000)	賬面總值(人民幣千元)	313,687	76,856	34,600	14,667	14,378	454,188
Expected loss rate	預期虧損率	3.89%	9.55%	13.14%	25.37%	63.26%	8.12%
Loss allowance provision (RMB'000)	虧損撥備計提(人民幣千元)	(12,190)	(7,342)	(4,548)	(3,721)	(9,095)	(36,896)
Group 2:	組別2:						
Trade receivables	貿易應收款項						
Gross carrying amount (RMB'000)	賬面總值(人民幣千元)	157,614	25,314	12,040	1,827	259	197,054
Expected loss rate	預期虧損率	4.17%	20.68%	43.97%	100.00%	100.00%	9.74%
Loss allowance provision (RMB'000)	虧損撥備計提(人民幣千元)	(6,581)	(5,236)	(5,294)	(1,827)	(259)	(19,197)
Contract assets	合約資產						
Gross carrying amount (RMB'000)	賬面總值(人民幣千元)						2,827
Expected loss rate	預期虧損率						2.05%
Loss allowance provision (RMB'000)	虧損撥備計提(人民幣千元)						(58)
Group 3:	組別3:						
Trade receivables	貿易應收款項						
Gross carrying amount (RMB'000)	賬面總值(人民幣千元)	166,069	36,308	3,775	169	–	206,321
Expected loss rate	預期虧損率	5.19%	25.71%	100.00%	100.00%	100%	10.61%
Loss allowance provision (RMB'000)	虧損撥備計提(人民幣千元)	(8,617)	(9,336)	(3,775)	(169)	–	(21,897)
Contract assets	合約資產						
Gross carrying amount (RMB'000)	賬面總值(人民幣千元)						577
Expected loss rate	預期虧損率						1.71%
Loss allowance provision (RMB'000)	虧損撥備計提(人民幣千元)						(10)
							Total 總計
Group 4:	組別4:						
Trade receivables	貿易應收款項						
Gross carrying amount (RMB'000)	賬面總值(人民幣千元)						1,692,151
Expected loss rate	預期虧損率						5.38%
Loss allowance provision (RMB'000)	虧損撥備計提(人民幣千元)						(91,051)
Contract assets	合約資產						
Gross carrying amount (RMB'000)	賬面總值(人民幣千元)						21,576
Expected loss rate	預期虧損率						4.75%
Loss allowance provision (RMB'000)	虧損撥備計提(人民幣千元)						(1,025)

NOTES TO THE INTERIM FINANCIAL INFORMATION

中期財務資料附註

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

4 FINANCIAL RISK MANAGEMENT

(Continued)

(ii) Other receivables

A summary of the assumptions underpinning the Group's expected credit loss model for other receivables is as follows:

Category 類別	Group definition of category 本集團對各類別的釋義	Basis for recognition of expected credit loss provision 確認預期信貸虧損撥備的基準
Performing ("Stage 1") 正常 (「第1階段」)	Customers have a low risk of default and a strong capacity to meet contractual cash flows 客戶違約風險低，且有能力滿足合約現金流量	12 months expected losses. Where the expected lifetime of an asset is less than 12 months, expected losses are measured at its expected lifetime ("12 months ECL method") 12個月的預期虧損。對於預期存續期在12個月之內的資產，預計虧損基於其預期存續期計量 (「12個月預期信貸虧損法」)
Underperforming ("Stage 2") 關注 (「第2階段」)	Receivables for which there is a significant increase in credit risk; as significant increase in credit risk is presumed if interest and/or principal repayments are 30 days past due 信貸風險顯著增加的應收款項：倘利息及／或本金還款逾期30天，則推定信貸風險顯著增加	Lifetime expected losses 全期預期虧損
Non-performing ("Stage 3") 不良 (「第3階段」)	Interest and/or principal repayments are 90 days past due 利息及／或本金還款逾期90天	Lifetime expected losses 全期預期虧損

4 財務風險管理 (續)

(ii) 其他應收款項

本集團其他應收款項預期信貸虧損模型所根據的假設概述如下：

NOTES TO THE INTERIM FINANCIAL INFORMATION

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(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

4 FINANCIAL RISK MANAGEMENT

(Continued)

(ii) Other receivables (Continued)

On that basis, as at 30 June 2023 and 31 December 2022, the loss allowance provision for the other receivables was determined as follows. The expected credit losses below also incorporated forward looking information.

As at 30 June 2023, other receivables amounting to RMB69,769,000 from CCRE Group and its joint ventures and associates were non-performing, and the Group had individually assessed the ECL by evaluating the distribution of expected cash flows under multiple scenarios based on historical credit loss experience, operating model, current situations and forecasts of future conditions of contract counter parties under different situations, and preparing sensitivity analysis using reasonably possible changes of the relevant key parameters.

4 財務風險管理(續)

(ii) 其他應收款項(續)

就此而言，於2023年6月30日及2022年12月31日，其他應收款項的虧損撥備計提釐定如下。以下的預期信貸虧損亦已納入前瞻性資料。

於2023年6月30日，建業集團及其合營企業及聯營公司的其他應收款項人民幣69,769,000元為不良資產，且本集團根據合同交易對手在不同情況下的歷史信貸虧損經驗、經營模式、當前情況和未來狀況預測，通過評估多種情況下的預期現金流量分佈，並利用相關關鍵參數的合理可能變動編製敏感性分析，單獨評估預期信貸虧損。

		Performing 正常	Non-performing 不良	Total 總計
As at 30 June 2023	於2023年6月30日			
Gross carrying amount (RMB'000)	賬面總值(人民幣千元)	696,901	69,769	766,670
Expected loss rate	預期虧損率	1.96%	37.38%	
Loss allowance provision (RMB'000)	虧損撥備計提(人民幣千元)	(13,647)	(26,080)	(39,727)
As at 31 December 2022	於2022年12月31日			
Gross carrying amount (RMB'000)	賬面總值(人民幣千元)	254,010	–	254,010
Expected loss rate	預期虧損率	2.49%	–	
Loss allowance provision (RMB'000)	虧損撥備計提(人民幣千元)	(6,315)	–	(6,315)

NOTES TO THE INTERIM FINANCIAL INFORMATION

中期財務資料附註

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

4 FINANCIAL RISK MANAGEMENT

(Continued)

(iii) Loss allowance provision movement of trade and other receivables

The loss allowance provision for trade and other receivables reconciles to the opening loss allowance for that provision as follows:

		Trade receivables 貿易 應收款項 RMB'000 人民幣千元	Contract assets 合約資產 RMB'000 人民幣千元	Other receivables 其他 應收款項 RMB'000 人民幣千元	Total 總計 RMB'000 人民幣千元
As at 1 January 2023	於 2023 年 1月1日	201,707	1,093	6,315	209,115
Net impairment losses on financial and contract assets	金融及合約資產減值 虧損淨額	600,901	6,915	33,412	641,228
As at 30 June 2023	於 2023 年 6月30日	802,608	8,008	39,727	850,343
As at 1 January 2022	於 2022 年 1月1日	84,468	597	46,125	131,190
Net impairment losses on financial and contract assets	金融及合約資產減值 虧損淨額	55,362	487	(41,992)	13,857
As at 30 June 2022	於 2022 年 6月30日	139,830	1,084	4,133	145,047

4 財務風險管理 (續)

(iii) 貿易及其他應收款項之虧損撥備計提變動

貿易及其他應收款項的虧損撥備計提與期初虧損撥備計提對賬如下：

NOTES TO THE INTERIM FINANCIAL INFORMATION

中期財務資料附註

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

5 SEGMENT INFORMATION

Management has determined the operating segments based on the reports reviewed by the chief operating decision-maker (“CODM”). The CODM, who is responsible for allocating resources and assessing performance of the operating segment, has been identified as the executive directors of the Company.

During the six months ended 30 June 2023 and 2022, the Group was principally engaged in the provision of property management services of residential properties and related value-added services, including community value-added services, intelligent community services and other services, in the PRC. With the impact of the macroeconomic situation and the downturn of the property market, the profit before tax and revenue of lifestyle services and commercial services have decreased correspondingly. The CODM of the Company decides not to identify each forementioned service line as reportable segments and reviews the operating results of the integrated business as a whole to make decisions about resources to be allocated. Therefore, the CODM of the Company regards that there is only one reportable segment, which is used to make strategic decisions.

The Group mainly operates its businesses in the PRC and earns substantially all of the revenue from external customers attributed to the PRC. As at 30 June 2023, substantially all of the non-current assets of the Group were located in the PRC. Therefore, no geographical segments are presented.

5 分部資料

管理層已根據主要經營決策者（「主要經營決策者」）審閱的報告確定經營分部。主要經營決策者為本公司的執行董事，負責分配資源及評估經營分部的表現。

截至2023年及2022年6月30日止六個月，本集團於中國主要從事提供住宅物業的物業管理服務及相關增值服務，包括社區增值服務、智慧社區服務及其他服務。受宏觀經濟形勢及房地產市場低迷的影響，生活服務及商業服務的稅前利潤及收入相應減少。本公司的主要經營決策者決定不將上述各服務項目識別為可報告分部，並整體審閱綜合業務的經營業績，以決定將予分配的資源。因此，本公司主要營運決策者認為僅有一個可呈報分部用於作出策略性決策。

本集團主要在中國開展業務，且其絕大部分收入來自中國外部客戶。於2023年6月30日，本集團絕大部分非流動資產位於中國。因此並無呈列地理分部。

NOTES TO THE INTERIM FINANCIAL INFORMATION

中期財務資料附註

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

6 REVENUE

The Group derives revenue from the transfer of goods and services over time and at a point in time in the following major service lines:

6 收入

本集團以下主要服務線隨時間推移及於某一時間點轉移貨品及服務而產生的收入：

		Six months ended 30 June	
		截至6月30日止六個月	
		2023	2022
		2023年	2022年
		RMB'000	RMB'000
		人民幣千元	人民幣千元
		(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)
Property management and related services	物業管理及相關服務	1,041,819	971,879
Sales of goods	貨品銷售	118,960	103,589
Installation and decoration services	安裝及裝修服務	111,643	126,868
Consulting services	諮詢服務	43,672	107,468
Commercial property management and consultation services income	商業資產管理及諮詢服務收入	10,555	64,339
Commission income	佣金收入	9,758	109,584
Others	其他	16,860	81,541
		1,353,267	1,565,268
Timing of revenue recognition	收入確認時間		
— over time	— 隨時間推移	1,173,984	1,266,606
— at a point in time	— 於某一時間點	179,283	298,662
		1,353,267	1,565,268

For the six months ended 30 June 2023 and 2022, revenues from CCRE Group contributed 11% and 33% of the Group's revenue, respectively. Other than the CCRE Group, the Group has a large number of customers, none of whom contributed 10% or more of the Group's revenue.

截至2023年及2022年6月30日止六個月，來自建業集團的收入分別佔本集團收入的11%及33%。除建業集團外，本集團還擁有大量其他客戶，其中概無任何客戶貢獻收入佔本集團收入的10%或以上。

NOTES TO THE INTERIM FINANCIAL INFORMATION

中期財務資料附註

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

7 OTHER INCOME

7 其他收入

		Six months ended 30 June	
		截至6月30日止六個月	
		2023	2022
		2023年	2022年
		RMB'000	RMB'000
		人民幣千元	人民幣千元
		(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)
Government grants (Note (a))	政府補助(附註(a))	9,375	14,248
Value-added tax deductible (Note (b))	可抵扣增值稅(附註(b))	2,621	5,107
Interests income from loans to third parties (Note (c))	向第三方提供貸款的利息收入(附註(c))	2,708	25,530
		14,704	44,885

(a) Government grants mainly consisted of financial subsidies granted by local government. There are no unfulfilled conditions or other contingencies attached to the government grant recognised during the six months ended 30 June 2023.

(b) Value-added tax deductible mainly included additional deduction of input value-added tax applicable to certain subsidiaries.

(c) Represented interests income charged to third parties for loans carrying interest rates from 5.60% to 12% per annum during the six months ended 30 June 2023 and 2022.

(a) 政府補助主要包括地方政府授予的財政補貼。在截至2023年6月30日止六個月確認的政府補助並無未完成條件或其他或然事項。

(b) 可抵扣增值稅主要包括應用於若干附屬公司進項增值稅的額外抵扣。

(c) 於截至2023年及2022年6月30日止六個月，指向第三方收取的貸款利息收入，該貸款按年利率5.60%至12%計息。

NOTES TO THE INTERIM FINANCIAL INFORMATION

中期財務資料附註

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

8 OTHER LOSSES — NET

8 其他虧損淨額

		Six months ended 30 June	
		截至6月30日止六個月	
		2023	2022
		2023年	2022年
		RMB'000	RMB'000
		人民幣千元	人民幣千元
		(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)
Net fair value losses on financial assets at FVPL	以公允價值計量並計入損益的金融資產的公允價值虧損淨額	(18,997)	(11,238)
Net foreign exchange losses	外匯虧損淨額	(1,896)	(406)
(Losses)/gains on disposal of property, plant and equipment (including right-of-use assets)	出售物業、廠房及設備(包括使用權資產)的(虧損)/收益	(542)	1,158
Others	其他	(2,765)	482
		(24,200)	(10,004)

9 FINANCE (COST)/INCOME — NET

9 融資(成本)/收入淨額

		Six months ended 30 June	
		截至6月30日止六個月	
		2023	2022
		2023年	2022年
		RMB'000	RMB'000
		人民幣千元	人民幣千元
		(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)
Finance income	融資收入		
Interest income from bank deposits	銀行存款利息收入	3,823	7,461
Finance cost	融資成本		
Interest expenses of borrowings	借款利息開支	(2,791)	(3,412)
Interest expenses of lease liabilities	租賃負債利息開支	(309)	(1,438)
Interest expenses on discount of long-term payables	長期應付款項貼現的利息開支	(799)	(1,249)
		(3,899)	(6,099)
Finance (cost)/income — net	融資(成本)/收入淨額	(76)	1,362

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(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

10 EXPENSES BY NATURE

10 按性質劃分的開支

		Six months ended 30 June	
		截至6月30日止六個月	
		2023	2022
		2023年	2022年
		(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)
Employee benefit expenses	僱員福利開支	266,414	341,699
Security charges	安保費	199,594	222,812
Greening and cleaning expenses	綠化及清潔開支	189,601	195,346
Cost of goods sold	銷貨成本	110,012	101,052
Utilities	公用事業費	92,514	74,535
Installation and decoration costs	安裝及裝修成本	83,030	101,546
Maintenance costs	保養成本	42,064	48,444
Depreciation and amortisation charges	折舊及攤銷費	27,374	35,441
Office expenses	辦公開支	9,166	7,941
Professional service fees	專業服務費	7,569	9,754
Outsourcing labor costs	勞務外包費	7,181	327
Traveling and entertainment expenses	差旅及招待開支	6,810	6,053
Taxes and other levies	稅項及其他徵費稅	4,081	7,095
Community activities costs	社區活動費用	3,577	2,940
Promotion expenses	推廣費用	2,104	5,929
Outsourcing tourism services costs	旅遊服務外包成本	786	4,251
Auditor's remuneration	核數師酬金		
— Audit services	— 核數服務	1,600	1,600
Others	其他	10,974	22,758
		1,064,451	1,189,523

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(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

11 INCOME TAX CREDIT/(EXPENSES)

Overseas income tax

The Company was incorporated in the Cayman Islands as an exempted company with limited liability and accordingly, is exempted from Cayman Islands income tax. The Company's direct subsidiary in the BVI was incorporated under the International Business Companies Act of the BVI and, accordingly, is exempted from British Virgin Islands income tax.

Hong Kong profits tax

Hong Kong profits tax rate is 16.5%. No provision for Hong Kong profits tax was provided as the Group did not have assessable profit in Hong Kong for the six months ended 30 June 2023 and 2022.

PRC withholding income tax

According to the Corporate Income Tax Law of the PRC (the "CIT Law"), starting from 1 January 2008, a withholding tax of 10% will be levied on the immediate holding companies outside the PRC when their PRC subsidiaries declare dividend out of profits earned after 1 January 2008. A lower of 5% withholding tax rate may be applied when the immediate holding companies of the PRC subsidiaries are established in Hong Kong and fulfil requirements under the tax treaty arrangements between the PRC and Hong Kong.

For the six months ended 30 June 2023, the immediate holding company of the PRC subsidiaries of the Group became qualified as Hong Kong resident enterprises and has been fulfilling the requirements under the tax treaty arrangements between the PRC and Hong Kong. Therefore 5% withholding tax rate has been applied.

11 所得稅抵免／(開支)

海外所得稅

本公司是於開曼群島註冊成立的一家獲豁免有限責任公司，因此獲豁免繳納開曼群島所得稅。本公司在英屬維爾京群島的直接附屬公司乃根據英屬維爾京群島《國際商業公司法》註冊成立，因此獲豁免繳納英屬維爾京群島所得稅。

香港利得稅

香港利得稅稅率為16.5%。截至2023年及2022年6月30日止六個月，由於本集團並無產生自香港的應課稅利潤，故並無就香港利得稅計提撥備。

中國預扣所得稅

根據《中華人民共和國企業所得稅法》(「企業所得稅法」)，自2008年1月1日起，當中國境外的直接控股公司的中國附屬公司宣派自2008年1月1日後賺取的利潤之股息時，將向其徵收10%的預扣稅。倘中國附屬公司的直接控股公司於香港成立並符合中國與香港之間的稅務條約安排之規定，則可應用較低的5%預扣稅率。

截至2023年6月30日止六個月，本集團中國附屬公司的直接控股公司成為合資格的香港居民企業，並一直符合中國與香港之間的稅務條約安排之規定。因此，已應用5%的預扣稅率。

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(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

11 INCOME TAX CREDIT/(EXPENSES)

(Continued)

PRC corporate income tax

Income tax provision of the Group in respect of operations in Mainland China has been calculated at the applicable tax rate on the estimated assessable profits for the period, based on the existing legislation, interpretations and practices in respect thereof.

The general corporate income tax rate in the PRC is 25% according to the CIT Law effective on 1 January 2008. Henan Aiou Electronic Technology Co., Ltd. was qualified as “High and New Technology Enterprises” (“HNTE”) in 2018 and renewed in 2021. Jiyuan City Zhongbang Environmental Sanitation Co., Ltd. was qualified as HNTE in 2019 and renewed in 2022. Henan One Family Network Technology Co., Ltd. and Song Yun (Beijing) Information Service Co., Ltd. were qualified as HNTE in 2020 and renewed in 2022. Accordingly, these four subsidiaries of the Group are entitled to a preferential income tax rate of 15% for a three-year period. Certain of the Group’s subsidiaries enjoy the preferential income tax treatment for Small and Micro Enterprise with the income tax rate of 20% and are eligible to have their tax calculated based on 12.5% or 25% of their taxable income.

11 所得稅抵免／(開支)(續)

中國企業所得稅

本集團就中國內地的業務作出的所得稅撥備已根據現行相關法例、詮釋及慣例，按期內估計應課稅利潤的適用稅率計算。

根據於2008年1月1日生效的《企業所得稅法》，中國的一般企業所得稅稅率為25%。河南艾歐電子科技有限公司於2018年獲得「高新技術企業」(「高新技術企業」)資格並於2021年重續該資格。濟源市眾幫環境保潔有限公司於2019年獲得「高新技術企業」資格，並於2022年更新資格。河南一家網絡科技有限公司及嵩雲(北京)信息服務有限公司於2020年獲得「高新技術企業」資格，並於2022年更新資格。因此，本集團該四間附屬公司有權享有3年期15%的優惠所得稅稅率。本集團若干附屬公司享有20%小微企業優惠所得稅稅率，並有權根據其應課稅收入的12.5%或25%計稅。

		Six months ended 30 June	
		截至6月30日止六個月	
		2023	2022
		2023年	2022年
		RMB'000	RMB'000
		人民幣千元	人民幣千元
		(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)
Current income tax	即期所得稅		
— PRC corporate income tax	— 中國企業所得稅	73,994	97,311
— PRC withholding income tax	— 中國預扣所得稅	3,050	—
Deferred income tax	遞延所得稅		
— PRC corporate income tax	— 中國企業所得稅	(139,975)	(707)
		(62,931)	96,604

Income tax expenses is recognised based on management’s estimate of the weighted average effective annual income tax rate expected for the full financial year.

管理層根據管理層對整個會計年度預期的加權平均實際年所得稅率的估計確認的所得稅開支。

NOTES TO THE INTERIM FINANCIAL INFORMATION

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(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

12 (LOSS)/EARNINGS PER SHARE

(a) Basic (loss)/earnings per share

The basic (loss)/earnings per share is calculated by dividing the (loss)/profit attributable to shareholders of the Company by the weighted average number of ordinary shares in issue during the six months period ended 30 June 2023 and 2022 (excluding treasury shares).

12 每股(虧損)/盈利

(a) 每股基本(虧損)/盈利

截至2023年及2022年6月30日止六個月期間，每股基本(虧損)/盈利按本公司股東應佔(虧損)/利潤除以已發行普通股加權平均數計算(不包括庫存股份)。

		Six months ended 30 June	
		截至6月30日止六個月	
		2023	2022
		2023年	2022年
		(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)
(Loss)/profit attributable to shareholders of the Company (RMB'000)	本公司股東應佔(虧損)/利潤 (人民幣千元)	(299,610)	289,815
Weighted average number of ordinary shares in issue (in thousands)	已發行普通股的加權平均數 (千股)	1,278,346	1,267,550
Basic (loss)/earnings per share attributable to the shareholders of the Company during the period (expressed in RMB per share)	期內本公司股東應佔 每股基本(虧損)/盈利 (以每股人民幣元呈列)	(0.23)	0.23

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(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

12 (LOSS)/EARNINGS PER SHARE (Continued)

(b) Diluted (loss)/earnings per share

Diluted (loss)/earnings per share is calculated by adjusting the weighted average number of ordinary shares outstanding to assume conversion of all dilutive potential ordinary shares arising from share options granted by the Company.

12 每股(虧損)/盈利(續)

(b) 每股攤薄(虧損)/盈利

每股攤薄(虧損)/盈利乃假設已轉換本公司授出購股權產生的所有具攤薄潛力的普通股後，調整已發行普通股的加權平均數計算得出。

		Six months ended 30 June	
		截至6月30日止六個月	
		2023	2022
		2023年	2022年
		(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)
(Loss)/profit attributable to shareholders of the Company (RMB'000)	本公司股東應佔(虧損)/利潤 (人民幣千元)	(299,610)	289,815
Weighted average number of ordinary shares in issue (in thousands)	已發行普通股的加權平均數 (千股)	1,278,346	1,267,550
Adjustments for share options (in thousands) (i)	就購股權進行調整 (千股)(i)	-	13,106
Weighted average number of ordinary shares for the calculation of diluted earnings per share (in thousands)	計算每股攤薄盈利的普通股的加權平均數(千股)	1,278,346	1,280,656
Diluted (loss)/earnings per share attributable to the shareholders of the Company during the period (expressed in RMB per share)	期內本公司股東應佔每股攤薄(虧損)/盈利 (以每股人民幣元呈列)	(0.23)	0.23

(i) The 540,000 options granted and remained unexercised are not included in the calculation of diluted loss per share because they are antidilutive for the six months ended 30 June 2023. These options could potentially dilute basic (loss)/earnings per share in the future.

(i) 截至2023年6月30日止六個月，已授出但尚未行使的540,000份購股權並無計入每股攤薄虧損，原因為該等購股權具有反攤薄作用。該等購股權日後可能攤薄每股基本(虧損)/盈利。

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(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

13 PROPERTY, PLANT AND EQUIPMENT

13 物業、廠房及設備

		Equipment and furniture 設備及傢俬 RMB'000 人民幣千元	Machinery 機器 RMB'000 人民幣千元	Vehicles 車輛 RMB'000 人民幣千元	Right-of-use assets 使用權資產 RMB'000 人民幣千元	Total 總計 RMB'000 人民幣千元
As at 31 December 2022 (Audited)	截至2022年12月31日(經審核)					
Cost	成本	61,070	23,460	15,045	71,869	171,444
Accumulated depreciation	累計折舊	(44,362)	(10,511)	(8,697)	(56,852)	(120,422)
Net book amount	賬面淨值	16,708	12,949	6,348	15,017	51,022
Period ended 30 June 2023 (Unaudited)	截至2023年6月30日止期間(未經審核)					
Opening net book amount	期初賬面淨值	16,708	12,949	6,348	15,017	51,022
Additions	添置	4,367	1,813	1,048	7,793	15,021
Disposals	出售	(360)	(3)	(12)	(531)	(906)
Currency translation	貨幣匯兌	-	-	-	61	61
Depreciation charge	折舊費用	(7,268)	(2,781)	(1,857)	(5,258)	(17,164)
Closing net book amount	期末賬面淨值	13,447	11,978	5,527	17,082	48,034
As at 30 June 2023 (Unaudited)	截至2023年6月30日(未經審核)					
Cost	成本	64,819	25,210	16,069	73,294	179,392
Accumulated depreciation	累計折舊	(51,372)	(13,232)	(10,542)	(56,212)	(131,358)
Net book amount	賬面淨值	13,447	11,978	5,527	17,082	48,034
As at 31 December 2021 (Audited)	截至2021年12月31日(經審核)					
Cost	成本	57,013	20,882	13,942	87,985	179,822
Accumulated depreciation	累計折舊	(35,564)	(7,222)	(6,256)	(35,722)	(84,764)
Net book amount	賬面淨值	21,449	13,660	7,686	52,263	95,058
Period ended 30 June 2022 (Unaudited)	截至2022年6月30日止期間(未經審核)					
Opening net book amount	期初賬面淨值	21,449	13,660	7,686	52,263	95,058
Additions	添置	4,765	2,512	759	11,671	19,707
Acquisition of a subsidiary	收購一家附屬公司	261	175	359	-	795
Disposals	出售	(315)	(386)	(28)	(8,126)	(8,855)
Currency translation	貨幣匯兌	-	-	-	411	411
Depreciation charge	折舊費用	(7,520)	(2,780)	(1,485)	(14,074)	(25,859)
Closing net book amount	期末賬面淨值	18,640	13,181	7,291	42,145	81,257
As at 30 June 2022 (Unaudited)	截至2022年6月30日(未經審核)					
Cost	成本	61,285	22,511	14,580	92,438	190,814
Accumulated depreciation	累計折舊	(42,645)	(9,330)	(7,289)	(50,293)	(109,557)
Net book amount	賬面淨值	18,640	13,181	7,291	42,145	81,257

No property, plant and equipment is restricted or pledged as security for borrowings as at 30 June 2023 (31 December 2022: same).

於2023年6月30日，並無物業、廠房及設備受到限制或作為借款抵押而予押記(2022年12月31日：相同)。

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(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

14 INTANGIBLE ASSETS

14 無形資產

		Goodwill	Platform and know-how	Order-Backlog and customer relationship	Software and others	Total
		商譽	平台與技術訣竅	積壓訂單與客戶關係	軟件及其他	總計
		RMB'000	RMB'000	RMB'000	RMB'000	RMB'000
		人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元
As at 31 December 2022 (Audited)	截至2022年12月31日(經審核)					
Cost	成本	137,085	38,027	151,608	14,590	341,310
Accumulated amortisation and impairment	累計攤銷及減值	(22,496)	(10,146)	(31,830)	(5,757)	(70,229)
Net book amount	賬面淨值	114,589	27,881	119,778	8,833	271,081
Period ended 30 June 2023 (Unaudited)	截至2023年6月30日止期間(未經審核)					
Opening net book amount	期初賬面淨值	114,589	27,881	119,778	8,833	271,081
Amortisation	攤銷	-	(1,901)	(7,580)	(729)	(10,210)
Closing net book amount	期末賬面淨值	114,589	25,980	112,198	8,104	260,871
As at 30 June 2023 (Unaudited)	截至2023年6月30日(未經審核)					
Cost	成本	137,085	38,027	151,608	14,590	341,310
Accumulated amortisation and impairment	累計攤銷及減值	(22,496)	(12,047)	(39,410)	(6,486)	(80,439)
Net book amount	賬面淨值	114,589	25,980	112,198	8,104	260,871
As at 31 December 2021 (Audited)	截至2021年12月31日(經審核)					
Cost	成本	127,138	40,036	128,134	7,501	302,809
Accumulated amortisation	累計攤銷	-	(6,989)	(16,887)	(4,900)	(28,776)
Net book amount	賬面淨值	127,138	33,047	111,247	2,601	274,033
Period ended 30 June 2022 (Unaudited)	截至2022年6月30日止期間(未經審核)					
Opening net book amount	期初賬面淨值	127,138	33,047	111,247	2,601	274,033
Additions	添置	-	-	-	3,938	3,938
Acquisition of a subsidiary	收購一家附屬公司	9,947	-	23,476	16	33,439
Disposals	出售	-	(2,366)	-	-	(2,366)
Amortisation	攤銷	-	(1,738)	(7,455)	(389)	(9,582)
Closing net book amount	期末賬面淨值	137,085	28,943	127,268	6,166	299,462
As at 30 June 2022 (Unaudited)	截至2022年6月30日(未經審核)					
Cost	成本	137,085	37,610	151,610	11,455	337,760
Accumulated amortisation	累計攤銷	-	(8,667)	(24,342)	(5,289)	(38,298)
Net book amount	賬面淨值	137,085	28,943	127,268	6,166	299,462

No intangible asset was restricted or pledged as security for borrowings as at 30 June 2023 (31 December 2022: same).

於2023年6月30日，並無無形資產受到限制或作為借款抵押而予押記(2022年12月31日：相同)。

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(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

15 TRADE AND OTHER RECEIVABLES AND PREPAYMENTS

15 貿易及其他應收款項以及預付款項

		30 June 2023 2023年 6月30日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2022 2022年 12月31日 RMB'000 人民幣千元 (Audited) (經審核)
Trade receivables (Note (a))	貿易應收款項 (附註(a))		
— Related parties (Note 23(d))	— 關聯方 (附註23(d))	1,733,966	1,692,151
— Third parties	— 第三方	1,099,595	936,228
		2,833,561	2,628,379
Note receivables	應收票據	320	20
Less: allowance for impairment of trade receivables (Note 4(iii))	減：貿易應收款項減值撥備 (附註4(iii))	(802,608)	(201,707)
		2,031,273	2,426,692
Other receivables	其他應收款項		
— Loans to third parties (Note (b))	— 向第三方提供貸款 (附註(b))	53,118	75,243
— Amounts due from related parties (Note 23(d))	— 應收關聯方款項 (附註23(d))	94,523	103,760
— Utilities	— 公用事業費	22,144	30,184
— Deposits (Note (c))	— 按金 (附註(c))	565,969	31,799
— Amounts due from the non-controlling interests of a subsidiary	— 應收一家附屬公司非控股權益款項	7,298	7,874
— Others	— 其他	23,618	5,150
		766,670	254,010
Less: allowance for impairment of other receivables (Note 4(iii))	減：其他應收款項減值撥備 (附註4(iii))	(39,727)	(6,315)
		726,943	247,695
Prepayments	預付款項		
— Security charges and cleaning expenses	— 安保費及清潔開支	119,719	75,493
— Others	— 其他	38,910	34,557
		158,629	110,050
Total	總計	2,916,845	2,784,437
Less: non-current portion of other receivables and prepayments	減：其他應收款項及預付款項的非流動部分	(58,551)	(75,746)
Current portion of trade and other receivables and prepayments	貿易及其他應收款項及預付款項的流動部分	2,858,294	2,708,691

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(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

15 TRADE AND OTHER RECEIVABLES AND PREPAYMENTS (Continued)

- (a) As at 30 June 2023 and 31 December 2022, the aging analysis of the trade receivables based on recognition date of trade receivables were as follows:

		30 June 2023 2023年 6月30日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2022 2022年 12月31日 RMB'000 人民幣千元 (Audited) (經審核)
Less than 1 year	1年以內	1,753,957	1,928,217
1 to 2 years	1至2年	809,447	568,389
2 to 3 years	2至3年	193,625	89,684
3 to 4 years	3至4年	51,967	23,769
Over 4 years	4年以上	24,565	18,320
		2,833,561	2,628,379

- (b) As at 30 June 2023, the Group provided loans to third parties amounted to RMB53,118,000, which bear interest at rates of 8.28% and 12% per annum (30 June 2022: from 5.60% to 12%).
- (c) As at 30 June 2023, deposits of RMB537,000,000 paid to third parties for exclusive residential properties, parking space or retail shops sales agency services (2022: nil), which are refundable with a contract period of 12 months.

15 貿易及其他應收款項以及預付款項(續)

- (a) 於2023年6月30日及2022年12月31日，基於貿易應收款項確認日期的貿易應收款項的賬齡分析如下：

- (b) 於2023年6月30日，本集團向第三方提供貸款人民幣53,118,000元，按每年8.28%至12%（2022年6月30日：5.60%至12%）的利率計息。
- (c) 於2023年6月30日，就獨家住宅物業、停車位或零售店鋪銷售代理服務已付第三方的按金人民幣537,000,000元（2022年：無）可於12個月的合約期內退還。

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(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

16 FINANCIAL ASSETS AT FVPL

16 以公允價值計量並計入損益的金融資產

		30 June 2023 2023年 6月30日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2022 2022年 12月31日 RMB'000 人民幣千元 (Audited) (經審核)
Financial assets at FVPL	以公允價值計量並計入損益的 金融資產		
Senior notes	優先票據	8,742	27,165
Contingent consideration	或然代價	44,078	44,078
		52,820	71,243
Less: non-current portion of contingent consideration receivables	減：應收或然代價的非流動 部分	(15,020)	(44,078)
Current portion of financial assets at FVPL	以公允價值計量並計入損益的 金融資產的流動部分	37,800	27,165

(a) Fair value hierarchy

This section explains the judgements and estimates made in determining the fair values of the financial instruments that are recognised and measured at fair value in the financial statements. To provide an indication about the reliability of the inputs used in determining fair value, the Group has classified its financial instruments into the three levels prescribed under the accounting standards. An explanation of each level follows underneath the table.

(a) 公允價值層級

本節闡述釐定於財務報表內按公允價值確認及計量的金融工具的公允價值時所作出的判斷及估計。為得出釐定公允價值所用輸入數據的可信程度指標，本集團根據會計準則將其金融工具分為三層。各層級的說明載於下表。

As at 30 June 2023 (Unaudited)	截至2023年6月30日 (未經審核)	Level 1 第一層級 RMB'000 人民幣千元	Level 3 第三層級 RMB'000 人民幣千元	Total 總計 RMB'000 人民幣千元
Financial assets at FVPL	以公允價值計量並計 入損益的金融資產			
Senior notes	優先票據	8,742	-	8,742
Contingent consideration	或然代價	-	44,078	44,078
		8,742	44,078	52,820

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(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

16 FINANCIAL ASSETS AT FVPL (Continued)

(a) Fair value hierarchy (Continued)

The fair value of financial instruments that are not traded in an active market is determined by using valuation techniques.

The different levels have been defined as follows:

Level 1: The fair value of financial instruments traded in active markets (e.g. publicly traded derivatives and equity securities) is based on quoted market prices at the end of the reporting period. The quoted market price used for financial assets held by the group is the current bid price. The quoted market price already incorporates the market's assumptions with respect to changes in economic climate such as rising interest rates and inflation, as well as changes due to ESG risk. These instruments are included in level 1.

Level 2: The fair value of financial instruments that are not traded in an active market (e.g. over-the-counter derivatives) is determined using valuation techniques which maximise the use of observable market data and rely as little as possible on entity-specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in level 2.

Level 3: If one or more of the significant inputs is not based on observable market data, the instrument is included in level 3. This is the case for unlisted equity securities and for instruments where ESG risk gives rise to a significant unobservable adjustment.

16 以公允價值計量並計入損益的金融資產(續)

(a) 公允價值層級(續)

並非於活躍市場買賣之金融工具的公允價值採用估值技術釐定。

不同層級界定如下：

第一層級： 在活躍市場買賣的金融工具(如公開買賣的衍生工具及股本證券)的公允價值根據報告期末的市場報價列賬。本集團持有的金融資產的市場報價為當時買盤價。市場報價已經包含了市場對經濟環境變化的假設，如利率上升和通貨膨脹，以及環境、社會和治理風險引起的變化。該等工具計入第一層級。

第二層級： 並非於活躍市場買賣的金融工具(如場外衍生工具)的公允價值採用估值技術釐定，該等估值技術盡量利用可觀察市場數據而極少依賴實體的特定估計。如金融工具的公允價值所需的所有重大輸入為可觀察數據，則該金融工具列入第二層級。

第三層級： 倘一項或多項重大輸入並非根據可觀察市場數據，則該金融工具列入第三層級。例如非上市股本證券以及環境、社會及治理風險導致重大不可觀察調整的工具。

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(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

16 FINANCIAL ASSETS AT FVPL (Continued)

(a) Fair value hierarchy (Continued)

The Group's financial assets at fair values through profit or loss included contingent consideration and senior notes, fair value of which are estimated based on unobservable inputs (level 3) or obtained from quoted market prices (level 1) respectively.

There were no transfers between levels 1, 2 and 3 for recurring fair value measurements, and no changes in level 3 instruments during the period.

- (b) Quantitative information about fair value measurements using significant unobservable inputs (Level 3) is as follow:

Description	Fair value at 30 June 2023 於2023年6月30日的公允價值 RMB'000 人民幣千元 (Unaudited) (未經審核)	Valuation techniques 估值技術	Unobservable input 不可觀察輸入值	Range of unobservable input 不可觀察輸入值範圍 RMB'000 人民幣千元	Relationship of unobservable inputs to fair value 不可觀察輸入值與公允價值的關係
Contingent consideration 或然代價	44,078	Discounted cash flow 貼現現金流量	Expected net profit 預期淨利潤	5,587-6,426/ -16,710-8,250	A change in expected net profit +/-10% results in a change in fair value by RMB3,640,000 預期淨利潤變動 +/-10%，導致公允價值變動人民幣3,640,000元

The Group manages the valuation of level 3 instruments for financial reporting purpose on a case by case basis. At least once every reporting year, the Group would assess the fair value of the Group's level 3 instruments by using valuation techniques.

16 以公允價值計量並計入損益的金融資產(續)

(a) 公允價值層級(續)

本集團以公允價值計量並計入損益的金融資產包括或然代價和優先票據，其公允價值分別基於不可觀察輸入值(第三層級)估計或從市場報價(第一層級)獲得。

期內，經常性公允價值計量之第一、二及三層級之間並無轉撥，且本期間第三層級工具並無變動。

- (b) 有關使用重大不可觀察輸入值(第三層級)的公允價值計量的定量資料如下：

本集團就財務申報目的根據具體情況管理第三層級工具的估值。於每個申報年度，本集團至少會使用估值技術對其第三層級工具的公允價值進行一次評估。

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(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

17 SHARE CAPITAL

17 股本

		Number of ordinary shares 普通股數目	Share capital 股本 HK\$'000 千港元	Equivalent share capital 股本等價物 RMB'000 人民幣千元 (Unaudited) (未經審核)
Authorised	法定			
As at 31 December 2022 and 30 June 2023	於2022年12月31日及 2023年6月30日	5,000,000,000	50,000	42,795
Issued	已發行			
As at 1 January 2023 and 30 June 2023	於2023年1月1日和 2023年6月30日	1,278,726,000	12,408	11,337
As at 1 January 2022	於2022年1月1日	1,268,966,000	12,310	11,247
Share option scheme	購股權計劃			
— issued shares	— 已發行股份	1,845,000	18	15
Cancellation of shares	股份註銷	(1,605,000)	(16)	(13)
As at 30 June 2022	於2022年6月30日	1,269,206,000	12,312	11,249

(a) The Company repurchased 1,250,000 shares of its own ordinary shares during the six months period ended 30 June 2023 (six months period ended 30 June 2022: 2,499,000 shares). The total purchased consideration was approximately HK\$3,316,000 (equivalent to RMB2,933,000) and was recognised as treasury shares in other reserves.

(a) 本公司於截至2023年6月30日止六個月期間購回1,250,000股自有普通股(截至2022年6月30日止六個月期間：2,499,000股)。總購買代價約為3,316,000港元(相當於人民幣2,933,000元)並在其他儲備中確認為庫存股。

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(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

18 OTHER RESERVES

18 其他儲備

		Capital reserves	Treasury shares	Share premium	Employee share-based compensation reserves 僱員以股份為基礎的 酬金儲備	Statutory reserves	Foreign currency translation	Total
		資本儲備 RMB'000 人民幣千元	庫存股份 RMB'000 人民幣千元	股份溢價 RMB'000 人民幣千元	酬金儲備 RMB'000 人民幣千元	法定儲備 RMB'000 人民幣千元 (Note (a)) (附註(a))	外幣匯兌 RMB'000 人民幣千元	總計 RMB'000 人民幣千元
Balance at 1 January 2023 (Audited)	於2023年1月1日的結餘 (經審核)	81,023	-	1,086,360	259	183,043	(112,606)	1,238,079
Share award scheme value of employee services (Note 19)	股份獎勵計劃 僱員服務價值 (附註19)	-	-	-	2,593	-	-	2,593
Repurchase of shares of the Company (Note 17(a))	本公司購回股份(附註17(a))	-	(2,933)	-	-	-	-	(2,933)
Currency translation differences	貨幣換算差額	-	-	-	-	-	4,925	4,925
Dividend distribution to shareholders (Note 22)	向股東分派股息(附註22)	-	-	(223,172)	-	-	-	(223,172)
Balance at 30 June 2023 (Unaudited)	於2023年6月30日的結餘 (未經審核)	81,023	(2,933)	863,188	2,852	183,043	(107,681)	1,019,492
Balance at 1 January 2022 (Audited)	於2022年1月1日的結餘 (經審核)	81,023	(3,883)	1,692,488	6,798	125,325	(147,371)	1,754,380
Share option scheme-value of employee services (Note 19)	購股權計劃—僱員服務價值 (附註19)	-	-	-	829	-	-	829
Share option scheme — issued shares	購股權計劃—已發行股份	-	-	1,832	(879)	-	-	953
Repurchase of shares of the Company	本公司購回股份	-	(8,422)	-	-	-	-	(8,422)
Cancellation of shares	股份註銷	-	6,273	(6,260)	-	-	-	13
Currency translation differences	貨幣換算差額	-	-	-	-	-	11,417	11,417
Dividend distribution to shareholders	向股東分派股息	-	-	(362,193)	-	-	-	(362,193)
Balance at 30 June 2022 (Unaudited)	於2022年6月30日的結餘 (未經審核)	81,023	(6,032)	1,325,867	6,748	125,325	(135,954)	1,396,977

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(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

18 OTHER RESERVES (Continued)

(a) PRC statutory reserves

In accordance with relevant rules and regulations in the PRC, except for sino-foreign equity joint venture enterprises, all PRC companies are required to transfer 10% of their profit after taxation calculated under PRC accounting rules and regulations to the statutory reserve fund, until the accumulated total of the fund reaches 50% of their registered capital. The statutory reserve fund can only be used, upon approval by the relevant authority, to offset losses carried forward from previous years or to increase capital of the respective companies.

19 SHARE-BASED PAYMENTS

(a) Pre-IPO Share Option Scheme

The Company approved and adopted the option scheme on 3 January 2019. Share options under the Pre-IPO Share Option Scheme (the "Option") are granted to eligible participants (the "Eligibles") including directors and certain key employees. Options are conditional on the Eligibles have served the Group for certain period (the vesting period). Share Options are granted for no consideration and carry no dividend or voting right. When exercised, each Option is convertible into one ordinary share. The Group has no legal or constructive obligation to repurchase or settle the Option in cash.

Share options granted to employees under the Pre-IPO Share Option Scheme

On 3 January 2019 and 10 January 2019, 31,680,000 and 13,320,000 Options were granted to the Eligibles with the same exercise price of HK\$0.62 per share.

For vesting schedule of the share options granted to directors and certain key employees, the share option will be vested within 24 months immediately following the listing date.

18 其他儲備(續)

(a) 中國法定儲備

根據中國相關規則及規例，除中外合資企業外，所有中國公司須將其按照中國會計規則及規例計算所得的稅後利潤的10%確認轉撥至法定儲備基金，直至基金的累計總額達到其註冊資本的50%。法定儲備基金僅可於獲得相關機構批准後用作抵銷過往年度結轉的虧損或增加有關公司的資本。

19 以股份為基礎的付款

(a) 首次公開發售前購股權計劃

本公司已於2019年1月3日批准和採納購股權計劃。首次公開發售前購股權計劃下的購股權(「購股權」)被授予包括董事及特定重要僱員在內的合資格參與者(「合資格人士」)。購股權授予的條件是合資格人士須為本集團服務達到一定的期限(歸屬期)。購股權的授予不收取對價，也不附帶股息或表決權。行使後，每一份購股權可轉換為一股普通股。本集團並無以現金購回或結算購股權的法定或推定責任。

首次公開發售前購股權計劃項下向僱員授予的購股權

於2019年1月3日及2019年1月10日，已向合資格人士授予31,680,000份及13,320,000份購股權，行使價同為每股0.62港元。

就授予董事及特定重要僱員的購股權歸屬計劃而言，購股權將於緊隨上市日期後的24個月內獲歸屬。

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(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

19 SHARE-BASED PAYMENTS (Continued)

(a) Pre-IPO Share Option Scheme (Continued)

Movement in the number of share options granted to employees and their related weighted average exercise prices are as follows:

		Number of options 購股權數目		
		Six months ended 30 June 截至6月30日止六個月		
		Exercise price 行使價	2023 2023年	2022 2022年
At the beginning of the period	於期初	HK\$0.62 港元	540,000	15,881,000
Exercised	已行使	HK\$0.62 港元	–	(1,845,000)
At the end of the period	於期末	HK\$0.62 港元	540,000	14,036,000
Currently exercisable	目前可行使	HK\$0.62 港元	540,000	14,036,000

Fair value of share options granted under the Pre-IPO Share Option Scheme

The fair value of options granted on 3 January 2019 and 10 January 2019 under Pre-IPO Share Option Scheme determined using the Binomial option-pricing model was approximately RMB20.8 million.

There were no expenses recognised in the consolidated statement of comprehensive income for share options granted to employees for the period ended 30 June 2023 (2022: RMB829,000).

(b) 2023 Share Award Scheme

On 29 May 2023, the Board of the Company approved and adopted the Share Award Scheme for Eligibles of the Group, including directors and certain key employees (the “2023 Share Award Scheme”). The Group has set up a trust for the purpose of administering the 2023 Share Award Scheme and holding shares awarded or to be awarded to the employees (the “Awarded Shares”) before vesting.

19 以股份為基礎的付款 (續)

(a) 首次公開發售前購股權計劃 (續)

向僱員授出的購股權數目及其相關加權平均行使價的變動如下：

首次公開發售前購股權計劃項下授予之購股權的公允價值

於2019年1月3日及2019年1月10日根據首次公開發售前購股權計劃下授予之購股權的公允價值乃使用二項式購股權定價模型釐定，約為人民幣20.8百萬元。

截至2023年6月30日止期間，概無就授予僱員的購股權於綜合全面收益表確認開支(2022年：人民幣829,000元)。

(b) 2023年股份獎勵計劃

於2023年5月29日，本公司董事會批准及採納本集團合資格人士(包括董事及若干主要僱員)之股份獎勵計劃(「2023年股份獎勵計劃」)。本集團已設立一項信託，以管理2023年股份獎勵計劃及於歸屬前持有已授予或將授予僱員的股份(「獎勵股份」)。

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(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

19 SHARE-BASED PAYMENTS (Continued)

(b) 2023 Share Award Scheme (Continued)

The 2023 Share Award Scheme is the share-based incentive scheme that the Company has in place to motivate its employees.

Employees are not entitled to dividends on any awarded shares until these shares are transferred to them at the end of the vesting period.

The movements in the number of shares held for the Share Award Scheme for the period that ended are as follows:

		Awarded shares Six months ended 30 June 2023 獎勵股份 截至2023年 6月30日止 六個月
At the beginning of the period	於期初	-
Granted	已授出	21,800,000
At the end of the period	於期末	21,800,000

For the Awarded Shares granted under the 2023 Share Award Scheme, the fair value is recognised as an expense over the period in which the vesting conditions are fulfilled. The total amount to be expensed over the vesting period is determined by reference to the fair value of the Awarded Shares granted. A total expense of RMB 2,593,000 was recognised for employee services received in respect of the 2023 Share Award Scheme for the six months ended 30 June 2023.

19 以股份為基礎的付款(續)

(b) 2023年股份獎勵計劃(續)

2023年股份獎勵計劃為本公司為激勵其僱員而設立的以股份為基礎的激勵計劃。

僱員無權收取任何獎勵股份的股息，直至該等股份於歸屬期結束時轉讓予彼等。

截至股份獎勵計劃止期間所持股份數目變動如下：

就根據2023年股份獎勵計劃授出的獎勵股份而言，公允價值於歸屬條件達成期間確認為開支。將於歸屬期內支銷的總金額乃參考已授出獎勵股份的公允價值釐定。截至2023年6月30日止六個月，就2023年股份獎勵計劃所獲僱員服務確認開支總額人民幣2,593,000元。

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20 BORROWINGS

20 借款

		30 June 2023 2023年 6月30日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2022 2022年 12月31日 RMB'000 人民幣千元 (Audited) (經審核)
Included in non-current liabilities	計入非流動負債		
Long-term bank borrowings	長期銀行借款		
— secured (Note (b))	— 有抵押(附註(b))	52,000	52,000
Less: Current portion of long-term bank borrowings — secured	減：長期銀行借款的即期部分 — 有抵押	(25,000)	—
		27,000	52,000
Included in current liabilities	計入流動負債		
— Short-term bank borrowings	— 短期銀行借款		
— secured	— 有抵押	—	22,000
— Current portion of long-term bank borrowings — secured	— 長期銀行借款的即期部分 — 有抵押	25,000	—
		25,000	22,000
Total bank borrowings	銀行借款總額	52,000	74,000

(a) As at 30 June 2023, the Group's bank borrowings were repayable as follows:

(a) 於2023年6月30日，本集團銀行借款的償還情況如下：

		30 June 2023 2023年 6月30日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2022 2022年 12月31日 RMB'000 人民幣千元 (Audited) (經審核)
Within 1 year	一年以內	25,000	22,000
Over 1 year and within 2 years	一年以上但兩年以內	—	25,000
Over 2 years and within 5 years	兩年以上但五年以內	27,000	27,000
		52,000	74,000

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20 BORROWINGS (Continued)

- (b) The secured long-term bank borrowings amounted to RMB52,000,000 as at 30 June 2023 were bearing with fixed interest rates of 8.25% and 9.18% per annum and secured by certain property, plant and equipment of a non-controlling interest (31 December 2022: same).
- (c) All the borrowings are denominated in RMB as at 30 June 2023 and 31 December 2022.

20 借款(續)

- (b) 於2023年6月30日，有抵押長期銀行借款為人民幣52,000,000元，按固定年利率8.25%及9.18%計息，並以一名非控股權益人的若干物業、廠房及設備作抵押(2022年12月31日：相同)。
- (c) 於2023年6月30日及2022年12月31日，所有借款均以人民幣計值。

21 TRADE AND OTHER PAYABLES

21 貿易及其他應付款項

		30 June 2023 2023年 6月30日 (Unaudited) (未經審核)	31 December 2022 2022年 12月31日 (Audited) (經審核)
Trade payables (Note (a))	貿易應付款項(附註(a))		
— Related parties (Note 23(d))	— 關聯方(附註23(d))	29,156	31,288
— Third parties	— 第三方	583,002	545,518
		612,158	576,806
Other payables	其他應付款項		
— Deposits	— 按金	295,960	250,905
— Property maintenance funds	— 物業維護資金	61,493	99,730
— Utilities	— 公用事業費	67,985	36,009
— Amounts due to related parties (Note 23(d))	— 應付關聯方款項 (附註23(d))	17,523	14,286
— Payables for acquisitions of subsidiaries	— 收購附屬公司應付款項	47,095	47,108
— Others	— 其他	49,840	48,341
		539,896	496,379
Accrued payroll	應計薪金	114,770	124,483
Other tax payables	其他應繳稅項	69,188	48,978
Total	總計	1,336,012	1,246,646
Less: non-current portion of other payables	減：其他應付款項非即期部分	(1,365)	(1,457)
Current portion of trade and other payables	貿易及其他應付款項即期部分	1,334,647	1,245,189

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(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

21 TRADE AND OTHER PAYABLES (Continued)

As at 30 June 2023 and 31 December 2022, the carrying amounts of trade and other payables approximated their fair values.

- (a) As at 30 June 2023 and 31 December 2022, the aging analysis of the trade payables based on invoice date were as follows:

		30 June 2023 2023年 6月30日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2022 2022年 12月31日 RMB'000 人民幣千元 (Audited) (經審核)
0-180 days	0至180日	315,456	359,539
181-365 days	181至365日	151,099	112,257
1 to 2 years	1至2年	94,446	66,640
2 to 3 years	2至3年	43,715	35,038
Over 3 years	3年以上	7,442	3,332
		612,158	576,806

- (b) The amounts due to related parties were unsecured, interest-free and repayable on demand.

22 DIVIDENDS

A final dividend in respect of year ended 31 December 2022 of HK\$0.191 per ordinary share, approximately HK\$243,998,000 (equivalent to RMB223,172,000) was declared by the board at the Annual General Meeting held on 11 May 2023. The final dividend has been distributed out of the Company's share premium and paid in cash.

An interim dividend of HK\$0.0871 per ordinary share for the six months ended 30 June 2023 has been proposed by the Board at the Board Meeting held on 21 August 2023. The interim dividend will be distributed out of the Company's share premium.

21 貿易及其他應付款項(續)

於2023年6月30日及2022年12月31日，貿易及其他應付款項的賬面值與其公允價值相若。

- (a) 於2023年6月30日及2022年12月31日，基於發票日期的貿易應付款項之賬齡分析如下：

		30 June 2023 2023年 6月30日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2022 2022年 12月31日 RMB'000 人民幣千元 (Audited) (經審核)
0-180 days	0至180日	315,456	359,539
181-365 days	181至365日	151,099	112,257
1 to 2 years	1至2年	94,446	66,640
2 to 3 years	2至3年	43,715	35,038
Over 3 years	3年以上	7,442	3,332
		612,158	576,806

- (b) 應付關聯方款項無抵押、免息及須按要求償還。

22 股息

董事會已於2023年5月11日舉行的股東週年大會上宣派截至2022年12月31日止年度的末期股息每股普通股0.191港元，約為243,998,000港元(相當於人民幣223,172,000元)。末期股息已從本公司股份溢價中分派並以現金支付。

董事會已於2023年8月21日舉行的董事會會議建議宣派截至2023年6月30日止六個月的中期股息每股普通股0.0871港元。中期股息將從本公司股份溢價中分派。

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23 RELATED PARTY TRANSACTIONS

(a) Name and relationship with related parties

23 關聯方交易

(a) 關聯方名稱及與關聯方的關係

Name 名稱	Relationship 關係
Mr. Wu 胡先生	Controlling shareholder of the Company 本公司控股股東
CCRE Group 建業集團	A group controlled by Mr. Wu 由胡先生控制的集團
Central China Management Company Limited and its subsidiaries ("CCMGT Group") 中原建業有限公司及其附屬公司(「中原建業集團」)	A group controlled by Mr. Wu 由胡先生控制的集團
Henan Drawin Technology Industry Group Co. Ltd. and its subsidiaries ("Drawin Group") 河南築友智造科技產業集團有限公司及其附屬公司(「築友集團」)	A group controlled by Mr. Wu 由胡先生控制的集團
Biyang County Jianheng Real Estate Development Co. Ltd. 泌陽縣建恒房地產開發有限公司	An associate of CCMGT Group 中原建業集團的聯營公司
Zhumadian City Zhenghua Land Real Estate Development Co. Ltd. 駐馬店市正華置地房地產開發有限公司	An associate of CCMGT Group 中原建業集團的聯營公司
Henan Jianye Haima Real Estate Co. Ltd. 河南建業海馬置業有限公司	A joint venture of CCRE Group 建業集團的合資企業
Henan Jianye Taihong Real Estate Co. Ltd. 河南建業泰宏置業有限公司	A joint venture of CCRE Group 建業集團的合資企業
Henan Jianye Aimi Digital Film Culture Communication Co. Ltd. 河南建業艾米數字電影文化傳播有限公司	A joint venture of CCRE Group 建業集團的合資企業
Zhengzhou Jianye Eighteen City Real Estate Co. Ltd. 鄭州建業十八城置業有限公司	A joint venture of CCRE Group 建業集團的合資企業
Henan Aijia Household Products Co. Ltd. 河南艾佳家居用品有限公司	A joint venture of CCRE Group 建業集團的合資企業
Xiangcheng Zhiteng Urban Construction Co. Ltd. 襄城置騰城市建設有限公司	A joint venture of CCRE Group 建業集團的合資企業

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(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

23 RELATED PARTY TRANSACTIONS

(Continued)

(a) Name and relationship with related parties (Continued)

23 關聯方交易 (續)

(a) 關聯方名稱及與關聯方的關係 (續)

Name 名稱	Relationship 關係
Zhengzhou Jianye Wudong Digital Film Co. Ltd. 鄭州建業五棟數位電影有限公司	A joint venture of CCRE Group 建業集團的合資企業
Zhengzhou Jianye Zhengxi Digital Film Co. Ltd. 鄭州建業鄭西數位電影有限公司	A joint venture of CCRE Group 建業集團的合資企業
Zhengzhou Jianye Zhengzhong Digital Film Co. Ltd. 鄭州建業鄭中數位電影有限公司	A joint venture of CCRE Group 建業集團的合資企業
Zhengzhou Renji Real Estate Development Co. Ltd. 鄭州仁基房地產開發有限公司	A joint venture of CCRE Group 建業集團的合資企業
Zhengzhou Shengqing Real Estate Development Co. Ltd. 鄭州盛清房地產開發有限公司	A joint venture of CCRE Group 建業集團的合資企業
Shenqiu County Forest Peninsula Real Estate Co. Ltd. 沈丘縣森林半島置業有限公司	A joint venture of CCRE Group 建業集團的合資企業
Henan Hongge Curtain Wall Co. Ltd. 河南紅革幕牆有限公司	A joint venture of CCRE Group 建業集團的合資企業
Zhengzhou Shenglong Real Estate Co. Ltd. 鄭州聖隆置業有限公司	A joint venture of CCRE Group 建業集團的合資企業
Shangqiu Baile Real Estate Co. Ltd. 商丘百樂置業有限公司	A joint venture of CCRE Group 建業集團的合資企業
Henan Yuzhu Real Estate Co. Ltd. 河南豫珠置業有限公司	A joint venture of CCRE Group 建業集團的合資企業
Xinmi City Emperor Resettlement Industry Co. Ltd. 新密市帝安置業有限公司	A joint venture of CCRE Group 建業集團的合資企業
Zhoukou Zhonghang Real Estate Co. Ltd. 周口中航置業有限公司	A joint venture of CCRE Group 建業集團的合資企業

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(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

23 RELATED PARTY TRANSACTIONS

(Continued)

(a) Name and relationship with related parties (Continued)

23 關聯方交易 (續)

(a) 關聯方名稱及與關聯方的關係 (續)

Name 名稱	Relationship 關係
Zhoukou Greentown Real Estate Development Co. Ltd. 周口綠城房地產開發有限公司	A joint venture of CCRE Group 建業集團的合資企業
Jiaozuo Lvjian Real Estate Development Co. Ltd. 焦作綠建房地產開發有限公司	A joint venture of CCRE Group 建業集團的合資企業
Zhengzhou Jianling Real Estate Co., Ltd 鄭州建領置業有限公司	A joint venture of CCRE Group 建業集團的合資企業
Zhengzhou Jianze Real Estate Co. Ltd. 鄭州建澤置業有限公司	A joint venture of CCRE Group 建業集團的合資企業
Anyang Zhongrun Real Estate Development Co. Ltd. 安陽中潤房地產開發有限公司	A joint venture of CCRE Group 建業集團的合資企業
Luohe Jianwen Real Estate Co. Ltd. 漯河建文置業有限公司	A joint venture of CCRE Group 建業集團的合資企業
Jiaozuo Jianteng Real Estate Co. Ltd. 焦作建騰置業有限公司	A joint venture of CCRE Group 建業集團的合資企業
Luoyang Zhuohong Real Estate Co. Ltd. 洛陽卓弘置業有限公司	A joint venture of CCRE Group 建業集團的合資企業
Henan Guoxuan Real Estate Co. Ltd. 河南國軒置業有限公司	A joint venture of CCRE Group 建業集團的合資企業
Taiqian Jianrun Urban Development Co., Ltd. 台前縣建潤城市發展有限公司	A joint venture of CCRE Group 建業集團的合資企業
Puyang Construction City Development Co. Ltd. 濮陽建城發展有限公司	A joint venture of CCRE Group 建業集團的合資企業
Hebi Rongyi Real Estate Co. Ltd. 鶴壁融億置業有限公司	A joint venture of CCRE Group 建業集團的合資企業

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(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

23 RELATED PARTY TRANSACTIONS

(Continued)

(a) Name and relationship with related parties (Continued)

23 關聯方交易 (續)

(a) 關聯方名稱及與關聯方的關係 (續)

Name 名稱	Relationship 關係
Henan Acrobatics Group Co. Ltd. 河南省雜技集團有限公司	A joint venture of CCRE Group 建業集團的合資企業
Henan Shuixiu Performing Arts Media Co. Ltd. 河南水秀演藝傳媒有限公司	A joint venture of CCRE Group 建業集團的合資企業
Henan Haoyu Cultural Tourism Co. Ltd. 河南豪宇文化旅遊有限公司	A joint venture of CCRE Group 建業集團的合資企業
Luoyang Jianzun Real Estate Co. Ltd. 洛陽建尊置業有限責任公司	A joint venture of CCRE Group 建業集團的合資企業
Henan Jiancheng Economic Development Real Estate Development Co., Ltd 河南建城經開房地產開發有限公司	A joint venture of CCRE Group 建業集團的合資企業
Henan Haoyu Cultural Development Co. Ltd. 河南豪宇文化發展有限公司	A joint venture of CCRE Group 建業集團的合資企業
Puyang Haoyi Trading Co. Ltd. 濮陽市豪藝商貿有限公司	A joint venture of CCRE Group 建業集團的合資企業
Puyang Haoyi Property Service Co. Ltd. 濮陽市豪藝物業服務有限公司	A joint venture of CCRE Group 建業集團的合資企業
Henan Bingxue Acrobatics Co. Ltd. 河南冰雪雜技有限公司	A joint venture of CCRE Group 建業集團的合資企業
American Friesen Performing Arts Co. Ltd. 美國佛萊森演藝有限責任公司	A joint venture of CCRE Group 建業集團的合資企業
Henan Jianye Taihong Commercial Management Co. Ltd. 河南建業泰宏商業管理有限公司	A joint venture of CCRE Group 建業集團的合資企業
Linzhou Jianye Baicheng Trading Co. Ltd. 林州建業百城商貿有限公司	A joint venture of CCRE Group 建業集團的合資企業

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(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

23 RELATED PARTY TRANSACTIONS

(Continued)

(a) Name and relationship with related parties (Continued)

23 關聯方交易 (續)

(a) 關聯方名稱及與關聯方的關係 (續)

Name 名稱	Relationship 關係
Huixian City Tengye Education Consulting Co. Ltd. 輝縣市騰業教育諮詢有限公司	A joint venture of CCRE Group 建業集團的合資企業
Jiangsu Aijia Household Products Co. Ltd. 江蘇艾佳家居用品有限公司	A joint venture of CCRE Group 建業集團的合資企業
Linzhou Heavy Machinery Real Estate Development Co. Ltd. 林州重機房地產開發有限公司	A joint venture of CCRE Group 建業集團的合資企業
Luoyang University Science and Technology Park Construction Co. Ltd. 洛陽大學科技園建設有限公司	A joint venture of CCRE Group 建業集團的合資企業
Luoyang Jinjian Urban Construction Development Co. Ltd. 洛陽市金建城市建設發展有限公司	A joint venture of CCRE Group 建業集團的合資企業
Luohe Jingcheng Real Estate Co. Ltd. 漯河景城置業有限公司	A joint venture of CCRE Group 建業集團的合資企業
Luohe Liangchen Real Estate Co. Ltd. 漯河梁宸置業有限公司	A joint venture of CCRE Group 建業集團的合資企業
Nanyang Wufu Real Estate Co. Ltd. 南陽市五福置業有限公司	A joint venture of CCRE Group 建業集團的合資企業
Henan Rongxing Real Estate Co. Ltd. 河南榮星置業有限公司	A joint venture of CCRE Group 建業集團的合資企業
Zhengzhou Lvchen Real Estate Co. Ltd. 鄭州綠宸置業有限公司	A joint venture of CCRE Group 建業集團的合資企業
Zhoukou Mingxing Ice and Snow Real Estate Development Co., Ltd. 周口銘星冰雪地產開發有限公司	A joint venture of CCRE Group 建業集團的合資企業

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(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

23 RELATED PARTY TRANSACTIONS

(Continued)

(a) Name and relationship with related parties (Continued)

23 關聯方交易 (續)

(a) 關聯方名稱及與關聯方的關係 (續)

Name 名稱	Relationship 關係
Zhoukou Jianwen Real Estate Co., Ltd. 周口市建文置業有限公司	A joint venture of CCRE Group 建業集團的合資企業
Henan Jianye Huayi Brothers Cultural Tourism Industry Co. Ltd. 河南建業華誼兄弟文化旅遊產業有限公司	An associate of CCRE Group 建業集團的聯營公司
Zhengzhou Dazhang Real Estate Co. Ltd. 鄭州大漳置業有限公司	An associate of CCRE Group 建業集團的聯營公司
Luohe Jingde Real Estate Co. Ltd. 漯河靜德置業有限公司	An associate of CCRE Group 建業集團的聯營公司
Xinxiang Zunfu Real Estate Co. Ltd. 新鄉市尊府置業有限公司	An associate of CCRE Group 建業集團的聯營公司
St Andrews Golf Club (Zhengzhou) Co., Ltd. 聖安德魯斯高爾夫俱樂部(鄭州)有限公司	An associate of CCRE Group 建業集團的聯營公司
Fugou County Yingbin House Real Estate Co. Ltd. 扶溝縣迎賓府置業有限公司	An associate of CCRE Group 建業集團的聯營公司
Zhengzhou United Real Estate Co. Ltd. 鄭州聯合置業有限公司	An associate of CCRE Group 建業集團的聯營公司
Henan Yulv Investment Co. Ltd. 河南豫旅投資有限公司	An associate of CCRE Group 建業集團的聯營公司
Henan Lingtai Real Estate Development Co. Ltd. 河南凌泰房地產開發有限公司	An associate of CCRE Group 建業集團的聯營公司
Hebi Hetai Real Estate Development Co. Ltd. 鶴壁市和泰房地產開發有限公司	An associate of CCRE Group 建業集團的聯營公司

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中期財務資料附註

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

23 RELATED PARTY TRANSACTIONS

(Continued)

(b) Transactions with related parties

During the six months ended 30 June 2023 and 2022, the Group had the following significant transactions with related parties.

Provision of goods and services to companies controlled by Mr. Wu, joint ventures and associates of CCRE Group and CCMGT Group:

23 關聯方交易(續)

(b) 與關聯方的交易

截至2023年及2022年6月30日止六個月，本集團有以下重大關聯方交易。

向胡先生所控制公司、建業集團及中原建業集團的合資企業及聯營公司提供的貨品及服務：

		Six months ended 30 June	
		截至6月30日止六個月	
		2023	2022
		2023年	2022年
		RMB'000	RMB'000
		人民幣千元	人民幣千元
		(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)
Installation and decoration services	安裝及裝修服務	82,933	107,031
Consulting services	諮詢服務	24,418	87,181
Sales of goods	貨品銷售	21,491	34,691
Property management and related services	物業管理及相關服務	20,120	59,942
Commercial property management and consultation services income	商業資產管理及諮詢服務收入	10,225	58,981
Others	其他	1,083	171,516
		160,270	519,342

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中期財務資料附註

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

23 RELATED PARTY TRANSACTIONS

(Continued)

(b) Transactions with related parties (Continued)

Receipt of goods and services from companies controlled by Mr. Wu, joint ventures and associates of CCRE Group and CCMGT Group:

		Six months ended 30 June	
		截至6月30日止六個月	
		2023	2022
		2023年	2022年
		RMB'000	RMB'000
		人民幣千元	人民幣千元
		(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)
Receipt of services	接受服務		
— Tourism cost	— 旅遊成本	496	1,585
— Others	— 其他	578	1,988
		1,074	3,573
Addition of right-of-use assets	添置使用權資產		
Office rental	辦公室租金	7,556	—
Interest expenses for lease liabilities	租賃負債利息開支		
— Office rental	— 辦公室租金	102	162

All of the transactions above were carried out in the normal course of the Group's business and on terms as agreed between the transacting parties.

上述所有交易均於本集團的正常業務過程中進行，並按照交易雙方之間協定的條款進行。

(c) Key management compensation

Compensations for key management including directors' emoluments during the period is set out below:

(c) 主要管理人員薪酬

期內包括董事薪金的主要管理人員的薪酬載列如下：

		Six months ended 30 June	
		截至6月30日止六個月	
		2023	2022
		2023年	2022年
		RMB'000	RMB'000
		人民幣千元	人民幣千元
		(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)
Salaries and other short-term employee benefits	薪金及其他短期僱員福利	5,639	8,595

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(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

23 RELATED PARTY TRANSACTIONS

(Continued)

(d) Balances with related parties

23 關聯方交易 (續)

(d) 與關聯方的結餘

		30 June	31 December
		2023	2022
		2023年	2022年
		6月30日	12月31日
		RMB'000	RMB'000
		人民幣千元	人民幣千元
		(Unaudited)	(Audited)
		(未經審核)	(經審核)
Trade receivables (i)	貿易應收款項 (i)		
— CCRE Group and its joint ventures and associates	— 建業集團及其合資企業及聯營公司	1,730,283	1,689,379
— CCMGT Group and its joint ventures and associates	— 中原建業集團及其合資企業及聯營公司	3,560	2,621
— Drawin Group	— 築友集團	123	151
		1,733,966	1,692,151
Other receivables (i)	其他應收款項 (i)		
— CCRE Group and its joint ventures and associates	— 建業集團及其合資企業及聯營公司	83,679	83,763
— CCMGT Group	— 中原建業集團	10,826	19,980
— Drawin Group	— 築友集團	18	17
		94,523	103,760
Prepayments	預付款項		
— CCRE Group and its joint ventures and associates	— 建業集團及其合資企業及聯營公司	1,054	1,262
Contract assets	合約資產		
— CCRE Group and its joint ventures and associates	— 建業集團及其合資企業及聯營公司	21,257	21,573
— CCMGT Group	— 中原建業集團	3	3
		21,260	21,576

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(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

23 RELATED PARTY TRANSACTIONS

(Continued)

(d) Balances with related parties (Continued)

23 關聯方交易 (續)

(d) 與關聯方的結餘 (續)

		30 June 2023 2023年 6月30日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2022 2022年 12月31日 RMB'000 人民幣千元 (Audited) (經審核)
Trade payables (i)	貿易應付款項 (i)		
— CCRE Group and its joint ventures and associates	— 建業集團及其合資企業及 聯營公司	29,146	31,278
— Drawin Group	— 築友集團	10	10
		29,156	31,288
Other payables (i)	其他應付款項 (i)		
— CCRE Group and its joint ventures and associates	— 建業集團及其合資企業及 聯營公司	17,465	14,245
— CCMGT Group	— 中原建業集團	58	41
		17,523	14,286
Lease liabilities	租賃負債		
— CCRE Group	— 建業集團	6,194	1,496
Contract liabilities	合約負債		
— CCRE Group and its joint ventures and associates	— 建業集團及其合資企業及 聯營公司	9,760	5,573
— CCMGT Group	— 中原建業集團	64	64
		9,824	5,637

(i) Trade receivables, other receivables, trade payables and other payables due from/to related parties are unsecured and interest free.

(i) 應收／應付關聯方的貿易應收款項、其他應收款項、貿易應付款項及其他應付款項為無抵押及免息。

NOTES TO THE INTERIM FINANCIAL INFORMATION

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(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

24 COMMITMENT

(a) Capital commitments

Capital expenditures contracted but not provided for at the end of the period/year were as follows:

	30 June 2023 2023年 6月30日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2022 2022年 12月31日 RMB'000 人民幣千元 (Audited) (經審核)
Intangible assets	3,768	3,829
無形資產		

(b) Contingencies

The Group did not have any material contingent liabilities as at 30 June 2023 (31 December 2022: same).

24 承擔

(a) 資本承擔

於期／年末已訂約但未撥備的資本開支如下：

(b) 或然事項

於2023年6月30日，本集團概無任何重大或有負債(2022年12月31日：相同)。

25 EVENT OCCURRING AFTER THE BALANCE SHEET DATE

On 7 August 2023, the Company approved and terminated the Share Award Scheme which was adopted on 12 July 2021 and the Post-IPO Share Option Scheme which was adopted on 29 April 2020. All options granted prior to such termination and not then exercised shall continue to be valid and exercisable in accordance with the Post-IPO Share Option Scheme. Up to the report date, options under the Post-IPO Share Option Scheme to subscribe for 2,400,000 Shares remain outstanding, and no awards have been issued under the Share Award Scheme.

25 資產負債表日後事項

於2023年8月7日，本公司批准及終止於2021年7月12日採納的股份獎勵計劃及於2020年4月29日採納的首次公開發售後購股權計劃。根據首次公開發售後購股權計劃，於有關終止前授出但當時尚未行使的所有購股權將繼續有效及可予行使。截至報告日期，首次公開發售後購股權計劃項下可認購2,400,000股股份的購股權尚未行使，且並無根據股份獎勵計劃發行任何獎勵。

