



濱江服務

BINJIANG SERVICE

濱江服務集團有限公司

BINJIANG SERVICE GROUP CO. LTD.

(於開曼群島註冊成立的有限公司)

(Incorporated in the Cayman Islands with limited liability)

股份代號 Stock Code : 3316.HK

2024

中 期 報 告

INTERIM REPORT

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公司資料

CORPORATE INFORMATION

董事會

執行董事

余忠祥先生

(董事會主席及行政總裁)

戚加奇先生

(2024年9月1日由非執行董事調任為執行董事)

鍾若琴女士

非執行董事

莫建華先生

蔡鑫先生

獨立非執行董事

丁建剛先生

李坤軍先生

蔡海靜女士

審核委員會

蔡海靜女士(主席)

丁建剛先生

李坤軍先生

薪酬委員會

丁建剛先生(主席)

莫建華先生

蔡海靜女士

提名委員會

余忠祥先生(主席)

丁建剛先生

李坤軍先生

ESG及策略委員會

莫建華先生(主席)

余忠祥先生

戚加奇先生

鍾若琴女士

蔡鑫先生

丁建剛先生

李坤軍先生

BOARD OF DIRECTORS

Executive Directors

Mr. Yu Zhongxiang

(Chairman of the Board and chief executive officer)

Mr. QI Jiaqi

(Re-designated from a non-executive Director to an executive Director with effect from 1 September 2024)

Ms. ZHONG Ruoqin

Non-executive Directors

Mr. MO Jianhua

Mr. CAI Xin

Independent Non-executive Directors

Mr. DING Jiangan

Mr. LI Kunjun

Ms. CAI Haijing

AUDIT COMMITTEE

Ms. CAI Haijing (Chairman)

Mr. DING Jiangan

Mr. LI Kunjun

REMUNERATION COMMITTEE

Mr. DING Jiangan (Chairman)

Mr. MO Jianhua

Ms. CAI Haijing

NOMINATION COMMITTEE

Mr. Yu Zhongxiang (Chairman)

Mr. DING Jiangan

Mr. LI Kunjun

ESG AND STRATEGY COMMITTEE

Mr. MO Jianhua (Chairman)

Mr. Yu Zhongxiang

Mr. QI Jiaqi

Ms. ZHONG Ruoqin

Mr. CAI Xin

Mr. DING Jiangan

Mr. LI Kunjun

公司資料 CORPORATE INFORMATION

聯席公司秘書

鍾若琴女士
區慧晶女士

授權代表

鍾若琴女士
區慧晶女士

核數師

畢馬威會計師事務所
根據《會計及財務匯報局條例》下的
註冊公眾利益實體核數師

香港
中環
遮打道10號
太子大廈8樓

註冊辦事處

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

中國的總辦事處

中國杭州
上城區
新城時代廣場
1幢1201-1室

JOINT COMPANY SECRETARIES

Ms. ZHONG Ruoqin
Ms. AU Wai Ching

AUTHORIZED REPRESENTATIVES

Ms. ZHONG Ruoqin
Ms. AU Wai Ching

AUDITOR

KPMG
Public Interest Entity Auditor registered in accordance
with the Accounting and Financial Reporting Council
Ordinance
8th Floor, Prince's Building
10 Chater Road
Central
Hong Kong

REGISTERED OFFICE

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

HEAD OFFICE IN THE PRC

Room 1201-1, Block 1
New Town Times Square
Shangcheng District
Hangzhou, China

公司資料

CORPORATE INFORMATION

香港的主要營業地點

香港上環
永樂街93-103號
協成行上環中心5樓507室

股份過戶登記總處

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

香港證券登記分處

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號舖

主要往來銀行

中國建設銀行股份有限公司
中國農業銀行股份有限公司

公司網址

www.hzbjwy.com

股份代號

3316

PRINCIPAL PLACE OF BUSINESS IN HONG KONG

Room 507, 5/F., OfficePlus@Sheung Wan
93-103 Wing Lok Street
Sheung Wan, 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

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

PRINCIPAL BANKS

China Construction Bank Corporation
Agricultural Bank of China Limited

COMPANY'S WEBSITE

www.hzbjwy.com

STOCK CODE

3316

財務摘要 FINANCIAL SUMMARY

以下為濱江服務集團有限公司(「本公司」)及其附屬公司(「本集團」)於截至2024年6月30日(「報告期內」)及2023年6月30日止六個月(「2023年同期」)各期間的業績及資產與負債概要。

The following is a summary of the results and assets and liabilities of Binjiang Service Group Co. Ltd. (the “Company”) and its subsidiaries (the “Group”) for each of the six months ended 30 June 2024 (the “Reporting Period”) and 30 June 2023 (the “Corresponding Period of 2023”).

綜合業績

CONSOLIDATED RESULTS

		截至6月30日止六個月 Six months ended 30 June	
		2023	2024
收入(人民幣千元)	Revenue (RMB'000)	1,190,076	1,650,407
增加	Increase	43.1%	38.7%
毛利(人民幣千元)	Gross profit (RMB'000)	318,032	421,745
增加	Increase	21.3%	32.6%
毛利率	Gross profit margin	26.7%	25.6%
報告期內利潤(人民幣千元)	Profit for the Reporting Period (RMB'000)	237,470	272,347
增加	Increase	23.4%	14.7%
淨利率	Net profit margin	20.0%	16.5%
本公司權益股東應佔利潤 (人民幣千元)	Profit attributable to equity shareholders of the Company (RMB'000)	230,996	265,315
增加	Increase	21.4%	14.9%
每股基本盈利	Basic earnings per share	0.84	0.96

* 本報告所載若干金額及百分比數字已經約整，或約整至小數點後一位或兩位數。任何表格、圖表或其他地方所列總數與金額總和之間的任何差異乃因約整所致。

* Certain amounts and percentage figures included in this report have been subject to rounding adjustments, or have been rounded to one or two decimal places. Any discrepancies in any tables, charts or elsewhere between totals and sums of amounts listed therein are due to rounding.

財務摘要

FINANCIAL SUMMARY

財務狀況

FINANCIAL SUMMARY

		附註	於2023年 12月31日 At 31 December 2023	於2024年 6月30日 At 30 June 2024
		Notes		
流動資產(人民幣千元)	Current assets (RMB'000)		2,605,190	2,737,038
包括：現金及現金等價物 (人民幣千元)	including: Cash and cash equivalents (RMB'000)		1,455,384	867,138
總資產(人民幣千元)	Total assets (RMB'000)		4,054,902	4,184,894
流動負債(人民幣千元)	Current liabilities (RMB'000)		2,491,664	2,710,267
總負債(人民幣千元)	Total liabilities (RMB'000)		2,513,329	2,725,297
本公司權益股東應佔總權益 (人民幣千元)	Total equity attributable to equity shareholders of the Company (RMB'000)		1,488,447	1,399,613
股東權益回報率	Return on shareholders' equity	(1)	33.1%	19.0%
流動比率	Current ratio	(2)	1.05	1.01
資本負債比率	Gearing ratio	(3)	0.26%	0.22%

附註：

- (1) 股東權益回報率以本公司權益股東應佔總利潤除以股東權益計算。
- (2) 流動比率以流動資產除以流動負債計算。
- (3) 資本負債比率以各期末計息借款總額(包括租賃負債)除以總權益計算。於2024年6月30日，本公司無有息貸款。

Notes:

- (1) Return on shareholders' equity is calculated as total profit attributable to equity shareholders of the Company divided by shareholders' equity.
- (2) Current ratio is calculated as current assets divided by current liabilities.
- (3) Gearing ratio is calculated as total interest-bearing borrowings (including lease liabilities) divided by total equity at the end of the respective period. As at 30 June 2024, the Company had no interest-bearing loans.

主席報告 CHAIRMAN'S STATEMENT

尊敬的各位股東：

感謝你們對本集團的信任與支持，本人謹代表本公司董事（「董事」）會（「董事會」）欣然提呈本集團截至2024年6月30日止六個月的未經審核綜合業績。

今年是房地產行業持續深度調整的一年，也是物業行業繼續深化改革的一年，儘管外部環境的複雜性、嚴峻性、不確定性持續上升，但我國經濟長期向好的基本趨勢沒有改變，我們對物業行業的價值提升及對本集團的高質量穩步發展充滿信心。2024年本集團繼續堅持以客戶滿意為中心，以品質發展為主線，以優質服務為重點，以企業運營管理為抓手，堅持改革創新，發揮區域片區集中優勢，扁平化賦能管控，促進增值服務提質擴容，促進公司口碑可持續發展，更好地滿足人民群眾對小區美好品質生活的需求，達成本公司股東（「股東」）對本公司穩健發展的期許。

品牌拓展構築優勢

憑藉卓越的品牌形象與高品質的服務水平，截至2024年6月30日，本集團已成功將合約項目擴展至浙江省、江蘇省、江西省、廣東省、海南省、上海等21個城市。截至2024年6月30日，本集團在管的建築面積（「建築面積」）約為63.1百萬平方米，較2023年同期增長29.6%。其中，位於杭州的在管項目面積佔比達63.6%，浙江省內在管面積佔比97.2%，彰顯本集團在經濟發達區域內高密度、高集中度優勢。同時，本集團已簽署的合約建築面積（「合約建築面積」）約為90.0百萬平方米，較2023年同期增長21.3%。

To all Shareholders,

Thank you for your trust in and support to the Group. On behalf of the board (the “**Board**”) of directors (the “**Director(s)**”) of the Company, I am pleased to present the Group’s unaudited consolidated results for the six months ended 30 June 2024.

This year is a year of continued deep adjustment in the real estate industry and a year of further reform in the property management industry. Despite the growing complexity, severity and uncertainty in the big picture, the general trend of a long-term pickup in China’s economy stays unchanged. We are confident in the value enhancement in the property management industry and the Group’s steady and high-quality development. In 2024, the Group continued to take customer satisfaction as its core through high-quality development, premium services and corporate operation management. We held to reforms and innovation to play the strength presented by concentration in regions and flat empowerment and management. This aimed to enhance the quality and expansion of value-added services, sustain the Company’s reputation, better meet the people’s demand for a better life in the community, and meet the expectations of the shareholders of the Company (the “**Shareholder(s)**”) for the Company’s sound development.

BRAND EXPANSION SHAPING EDGES

Benefiting from the excellent brand image and high-quality services, as of 30 June 2024, the Group expanded its contracted projects to 21 cities, including Zhejiang Province, Jiangsu Province, Jiangxi Province, Guangdong Province, Hainan Province and Shanghai. As of 30 June 2024, gross floor area (“**GFA**”) under management by the Group was approximately 63.1 million sq.m., representing an increase of 29.6% as compared with the Corresponding Period of 2023. Specifically, the project area under management in Hangzhou accounted for 63.6%, and the area under management in Zhejiang Province accounted for 97.2%, demonstrating the Group’s advantages presented by the high density and concentration in developed regions. Furthermore, GFA under signed contracts (“**contracted GFA**”) was approximately 90.0 million sq.m., representing an increase of 21.3% as compared with the Corresponding Period of 2023.

主席報告

CHAIRMAN'S STATEMENT

本集團持續深耕長江三角洲地區，採取市場品牌直拓、成立合資公司及戰略合作等多渠道拓展策略，進一步提升市場佔有率。本集團在2024年上半年，憑藉在管西溪之星項目的優質管理表現，贏得項目所屬街道的認可，順利簽約溪汀家園、西溪花城兩個安置房項目，年飽和營收約人民幣18百萬元；依託品牌口碑，中標多個高品質存量住宅項目，如天譽灣、旭江華庭等，年飽和營收均超人民幣千萬元；憑藉高品質服務達成11個項目提價，夯實品牌發展的優勢路線。

截至2024年6月30日，本集團在管面積中，源自獨立第三方的建築面積佔比已提升至57.7%，較去年同期增長了1.6個百分點。2024年上半年，淨增加的在管建築面積與合約建築面積中，源自獨立第三方的比例分別達到65.2%與67.4%。本集團始終秉持「以品牌高質量拓展市場，堅持區域深耕，保持集中度優勢」的策略方針，通過深入剖析行業趨勢，精準捕捉市場機遇，以總部市場發展中心賦能區域拓展部門，以在管項目為展示窗口，甄選並獲取優質項目，促進本集團與業主方、合作方、社區街道等多方發展共贏。

The Group continued its emphasis on the Yangtze River Delta and took multiple channels for expansion, including direct brand development, joint venture establishment and strategic partnerships, to further increase its market share. In the first half year of 2024, the Group won the recognition of the Sub-district to which the Xixi Star* (西溪之星) project belonged by its outstanding management performance of the project under its management, and successfully signed two resettlement housing projects, Xiting Garden* (溪汀家園) and Xixi Flower City* (西溪花城), with annual saturated revenue of approximately RMB18 million. Furthermore, the Group claimed the bidding for a number of high-quality inventory residential projects, relying on its brand's reputation, including Tianyu Bay* (天譽灣) and the Glorious City, etc., with annual saturated revenue of over RMB10 million. The Group recorded rate hikes in 11 projects by its high-quality services, solidifying the advantageous route of brand development.

As of 30 June 2024, 57.7% of GFA under management by the Group was from independent third parties, representing an increase of 1.6 percentage points as compared with the Corresponding Period of 2023. In the first half year of 2024, 65.2% and 67.4% of the net increase in GFA under management and contracted GFA were from independent third parties, respectively. The Group has always been strategically adhering to "expanding the market with high-quality brands, persisting in deep regional cultivation and maintaining the advantage of concentration". Through in-depth analysis of the industry trend and precise capture of market opportunities, the Group empowers the regional development department with the Market Development Center at the headquarters, and it uses the projects under management as a showcase for selecting and acquiring high-quality projects to promote a win-win situation for the development of the Group and the homeowners, partners, communities and sub-districts and other parties.

增值服務提質擴容

本集團依託品牌、口碑、聲譽、資源及服務等優勢，持續深化以5S為核心的業主增值服務體系建設，致力於提供滿足業主圍繞房屋資產打理保養多方位需求的一站式品質服務，旨在構建一個能夠創造獨特價值的業務運行系統。

濱江優家一手房服務團隊精耕杭州市場，通過實施高標準、高質量的服務策略，精準對接並滿足目標客戶群體的多元化需求，從而成為5S增值服務體系中不可或缺的流量入口及服務補充。同時，由物業服務中心協同5S優家團隊進行精準銷售，進一步促進盈利增長。優家二手房經紀業務充分發揮輕資產運營優勢及本集團品牌、資源等優勢，繼續保持南星、奧體等高端市場份額。

濱江優居通過整合裝修業務上下游供應商資源，打造濱江供應商聯盟。2024年上半年，得益於市場對濱江集中式硬裝服務的認可，業務規模獲得較快增長；此外局部裝修及整屋裝修試點也在積極推進中；軟裝生活家引入優質合作方，嘗試打造從專線生產端到產品全案交付的路徑，面向客戶需求升級定製化一站式拎包入住服務。同時，本集團還通過組織「濱粉熱夏煥新節」等活動向老業主推出高性價比的設施設備維修升級保養服務，讓業主享受濱江品牌供應鏈的優質產品及細緻服務。

VALUE-ADDED SERVICES ENHANCING QUALITY AND EXPANDING CAPACITY

Leveraging on the edge presented by its brands, public praise, reputation, resources and services, the Group continued to promote the value-added service system for homeowners centered on 5S. The Group is committed to providing one-stop quality services to cater to homeowners in various aspects of housing asset management and maintenance, aiming to build a business operation system that can create unique value.

Binjiang Youjia's primary property service team commits itself to the Hangzhou market using high-standard and high-quality services as service strategies to accurately align with the diversified needs of its target customer groups, thus becoming an indispensable traffic portal and service supplement in the 5S value-added service system. At the same time, the property service center cooperated with the 5S Youjia team to conduct precise sales, further promoting profit growth. Youjia's secondary real estate brokerage business continues to maintain its market share in high-end markets such as Nanxing (南星) and Aoti (奧體) by stretching its asset-light operating advantages and the Group's strengths in branding and resources.

Binjiang Youju works on Binjiang Supplier Alliance by integrating the resources of upstream and downstream suppliers in the decoration business. In the first half year of 2024, thanks to the market's recognition of Binjiang's centralized furnishing services, the business scale saw a faster growth. In addition, local decoration and entire house decoration pilots were also underway. Interior design Living Home has introduced high-quality partners in an attempt to shape a path from the production of the special line to the delivery of the entire product, and upgrade its customized one-stop fully furnished services in response to the needs of its customers. Besides that, the Group also introduced cost-effective facilities and equipment repair, upgrading and maintenance services to existing homeowners through the organization of activities such as the "Binjiang Fans Hot Summer Renewal Festival" (濱粉熱夏煥新節) to enable homeowners to access the high-quality products and exquisite services of Binjiang brand supply chain.

主席報告

CHAIRMAN'S STATEMENT

優享生活服務聚焦本集團高端服務團隊資源，針對業主生活場景服務需求，提供貼心周到的居家生活服務，增強客戶黏性、提升客戶體驗感、滿意度，促進口碑可持續發展。

管理創新賦能品質

2024年上半年，本集團通過改革創新，優化企業內部管理制度、流程及組織、深化管理及服務標準化，持續推進智慧化管理體系，加強內控管理，優化人才發展和培養體系，從而進一步鞏固高端物業運營管理優勢。

本集團整合並設立市場發展中心、5S經營中心及售後維修中心，增設運營部，以加強重點業務領域垂直管理，同時調整區域管轄地域劃分，優化管理流程，進一步提升集中管理效能，以適應本公司持續擴張的業務範圍。本集團繼續深化管理及服務標準化建設，全方位保障質量、環境、信息安全、能源、職業健康安全的高標準。

本集團始終秉持品質至上的服務理念，力爭實現「中國物業一流，浙江標桿」的階段性品質服務目標。2024年上半年，本集團運營部提升品質檢查管理手段，完善三級品質把控體系，對在管項目星級管理標準執行、七大類硬件管理、五大類軟性服務等方面實現全覆蓋、多維度的專業品控，並通過加強品控考核機制及滿意度調研機制，有效提升結果反饋及整改的時效性與完整性。本公司專家團隊針對所有新交付的項目及薄弱項目提供多方位專業技術支持與介入幫扶，引導項目

Youxiang living services focus on the resources of the Group's high-end service team to offer caring and thoughtful home life services that are tailored to the service needs of homeowners in their living environments, thereby enhancing customer stickiness, experience and satisfaction for sustainable public praise.

INNOVATIVE MANAGEMENT EMPOWERING QUALITY

In the first half year of 2024, the Group further consolidated its advantages in high-end property operation and management. To make it happen, the Group reformed and innovated to optimize its internal management system, processes and organization, deepen the standardization of its management and services, promote its intelligent management system, ramp up its internal control management and optimize its talent development and cultivation system.

The Group integrated and established the market development center, the 5S operation center and the after-sales maintenance center, and set up the operations department to strengthen the vertical management of key business areas. At the same time, the Group adjusted the geographical demarcation of regions where its business operates and optimized the management process to further improve the effectiveness of the centralized management for the Company's expanding business. The Group continued its efforts in the standardization of its management and services to ensure high standards of quality, environment, information security, energy and occupational health and safety across the board.

Staying true to the service philosophy of quality first, the Group strives to achieve the milestone of "a top property management brand in China and a benchmark in Zhejiang" in terms of quality service. In the first half year of 2024, the Group's operations department improved its quality inspection and management methods to improve the three-tier quality control system, which has helped realize full-coverage and multi-dimensional professional quality control over the implementation of star management standards for projects under management, seven categories of hardware management

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管理快速進入良性發展循環，保障服務品質。憑藉卓越的服務表現，在中國指數研究院（「中指院」）對杭州市居民物業服務滿意度普查測評中，杭州濱江物業管理有限公司連續十三年成為杭州市物業行業滿意度標桿。

本集團持續推進智慧化建設，進一步加強財務收支管理、預算管控、精細化資產管理，進一步提升資產使用效率，實現資源的優化配置。同時加強收款及應收賬款管理，積極落實資金管理目標，提升資金使用效率。本集團通過人力資源信息化建設、優化採購流程及供應商體系，精準控制費用支出等持續強化內部控制機制，確保企業穩健前行。

本集團秉承以員工為本的用人理念，高度重視人才發展戰略，以培養和引進相結合，積極拓展招聘渠道；完善管培生及項目經理培訓體系，於2024年上半年加強了消防、電梯、智能化、綠化等關鍵領域的專業培訓，完成第三期「雄鷹計劃」項目經理培訓，多方有效提升其執行力、管理能力，增強團隊的凝聚力和企業的向心力；通過深化區域業務條線整合、建立科學考核機制、搭建人才發展平

and five categories of soft services, etc. Furthermore, it effectively enhanced the timeliness and completeness of the feedback and rectification through better quality control appraisal mechanism and satisfaction survey mechanism. The Company's expert team offered multi-faceted professional technical support and intervention assistance for all newly-delivered projects and weak projects, guiding project management to enter a virtuous circle of development and guaranteeing service quality. Thanks to its remarkable service performance, Hangzhou Binjiang Property Management Co., Ltd has become the benchmark of satisfaction in the property management industry in Hangzhou for 13 consecutive years in the survey of satisfaction with property services for Hangzhou residents conducted by the China Index Academy ("CIA").

The Group continued to promote intelligent construction and further strengthened the financial revenue and expenditure management, the budgetary control and the refined asset management, thereby further enhancing the efficiency of asset utilization for optimal allocation of resources. Besides, the Group strengthened the management of receipts and accounts receivable to follow the objectives of capital management for better capital utilization efficiency. The Group has continued to strengthen its internal control mechanism through work on human resources information and optimization of the procurement process and supplier system for precise control of expenses to ensure the steady advancement of the enterprise.

The Group adheres to the employee-oriented employment philosophy and prioritizes the talent development strategy by combining cultivation and introduction to expand the recruitment channels. The Group improves the training system for management trainees and project managers. The Group strengthened professional training in key areas such as firefighting, elevator, intelligence and greening in the first half year of 2024, and completed the third phase of the "Eagle Program" (雄鷹計劃) project manager training, which has effectively enhanced the execution and management capability of the Group and strengthened the cohesion of the team and the centripetal force of the Group. The

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台：以充分發揮集中度優勢下的管理效率、提升人均效能、優化人才晉升通道，為本集團的發展提供人才保障。

企業榮譽及社會責任

報告期內，本集團位列中指院物業百強排名第12位，榮獲中指院頒發的「2024中國高端物業服務領先企業」、「2024中國主要城市物業服務優秀企業杭州TOP10」；位列克而瑞2024中國物業服務力百強企業第13位、榮獲克而瑞頒發的「2024中國高端物業服務力TOP20企業」、「2024中國物業服務企業品牌價值100強」、「2024中國物業服務華東品牌企業30強」、「2024中國地物協同服務力領先企業」；榮獲2024年省建設廳、省市場監管局雙「AAA」最高信用等級；以及榮獲浙江省企業社會責任促進會頒發的「2023企業社會責任標桿企業」。

Group has also deepened the consolidation of regional business lines, established a scientific assessment mechanism and built a platform for the development of talents to stretch the centralized advantage of the Group in terms of management efficiency, enhance the effectiveness of the Group per capita, and optimize the promotion channels of the talents, so as to provide talents to the Group.

CORPORATE HONORS AND SOCIAL RESPONSIBILITIES

During the Reporting Period, the Group ranked 12th among the Top 100 Property Management Service Brands selected by CIA and won the titles of the “2024 China Leading Enterprise in High-end Property Services (2024中國高端物業服務領先企業)” and “Hangzhou Top 10 in 2024 China Excellent Property Services Enterprise in Major Cities (2024中國主要城市物業服務優秀企業杭州TOP10)” granted by CIA. The Group ranked 13th among the “2024 China Top 100 Property Service Management Companies (2024中國物業服務力百強企業)” selected by China Real Estate Information Corporation (“CRIC”) (克而瑞) and won the titles of “2024 China Top 20 Enterprises with High-end Property Service Capability (2024中國高端物業服務力TOP20企業)”, “2024 China Top 100 Property Service Brand Value (2024中國物業服務企業品牌價值100強)”, “2024 Top 30 Property Service Brands in Eastern China (2024中國物業服務華東品牌企業30強)”, and “2024 China Leading Enterprises with Land-Property Service Capability (2024中國地物協同服務力領先企業)” granted by CRIC. The Group was conferred the highest double “AAA” credit rating of the Zhejiang Provincial Department of Construction and the Zhejiang Provincial Market Supervision Bureau in 2024 and the “2023 Corporate Social Responsibility Benchmark (2023企業社會責任標桿企業)” honored by the Zhejiang Association for the Promotion of Corporate Social Responsibility.

主席報告 CHAIRMAN'S STATEMENT

本集團在管項目共計獲得57項榮譽，其中部分獲獎情況如下：公司榮獲金華房地產協會頒發的「先進企業」(金華分公司)、上饒物業管理協會頒發的「2023年度優秀會員單位」(上饒分公司)、金華市住房和城鄉建設局頒發的「優秀物業服務企業」(永康分公司)及「優秀物業服務」(永康悅虹灣、鳳凰城項目)、衢州市住房和城鄉建設局頒發的「物業服務示範住宅小區」(衢州春江月、月亮灣、與江南項目)、杭州市物業管理協會頒發的「優秀非住宅類項目」(創智綠谷發展中心)，本集團多個項目獲「浙江省高標準生活垃圾分類示範社區」(觀湖藍庭、永康悅虹灣、建德觀瀾府、紫金府、上虞龍山觀邸、平湖萬家花城家和苑及平湖萬家花城興和苑)；及南秀苑獲浙江省紅色物業。

The projects under management of the Group received a total of 57 accolades, some of the awards are as follows: the Company was awarded the “Advanced Enterprise (先進企業)” (Jinhua Branch) granted by the Jinhua Real Estate Association, “2023 Excellent Membership Unit (2023年度優秀會員單位)” (Shangrao Branch) granted by the Shangrao Property Management Institute, “Excellent Property Service Enterprise (優秀物業服務企業)” (Yongkang Branch) and “Excellent Property Service (優秀物業服務)” (Yongkang Yuehong Bay* (永康悅虹灣) and Phoenix Town Project* (鳳凰城項目)) granted by Jinhua Housing and Urban-Rural Development Bureau, “Property Service Demonstration Residential Community (物業服務示範住宅小區)” (Chunjiangyue* (春江月), Yueliang Bay* (月亮灣) and Jiangnan*(江南) projects in Quzhou granted by the Quzhou Housing and Urban-Rural Development Bureau, and “Excellent Non-residential Project (優秀非住宅類項目)” (Green Park Development Center (創智綠谷發展中心)) granted by the Hangzhou Property Management Institute; a number of the Group’s projects have been awarded “High-standard Household Waste Classification Demonstration Community in Zhejiang Province (浙江省高標準生活垃圾分類示範社區)” (Guanhu Lanting* (觀湖藍庭), Yongkang Yuehong Bay* (永康悅虹灣), Jiande Guanlan Mansion* (建德觀瀾府), Zijin Mansion* (紫金府), Shangyu Longshan Mansion* (上虞龍山觀邸), Pinghu Wanjia Flower City Jiaheyuan* (平湖萬家花城家和苑), and Pinghu Wanjia Flower City Xingheyuan* (平湖萬家花城興和苑)); and Nanxiuyuan* (南秀苑) was awarded the Zhejiang red property.

主席報告

CHAIRMAN'S STATEMENT

本集團積極參與保障房、社會公共基礎設施及場地管理，提供社會化服務、發起「銀杏服務」相伴老人計劃、參與社區街道公益創投項目，積極履行社會責任，獲得政府、社會的認可。本集團重視社區文化活動建設，開展各類社區活動，營造美好社區氛圍。2024年上半年，本集團組織中國傳統佳節活動，營造傳統文化氣氛；舉辦學雷鋒日、露天電影節、植樹節以及「一路凡花」跳蚤市場、「濱江光影·幸福印記濱江業主」攝影大賽、第十二屆「我是小泳士」濱江小業主游泳大賽以及濱江潮動嘉年華等系列活動，讓業主享受豐富多樣的園區生活。

各位股東，本集團將繼續堅守服務初心，重視品質發展，珍視品牌美譽，履行社會責任，創造股東價值。

主席
余忠祥
中國杭州，2024年8月29日

The Group actively participated in the management of affordable housing, social public infrastructure and sites, provided social services, launched the “Ginkgo Service” events for the elderly, participated in community philanthropy venture capital projects, and actively fulfilled social responsibilities, which were recognized by the government and the wider society. The Group attaches great importance to the efforts in community cultural activities by launching various community activities to create a harmonious community atmosphere. In the first half year of 2024, the Group organized events for the Chinese traditional festivals to create an atmosphere for traditional cultures. In addition, the Group organized events for the Learn from Lei Feng Day, Open-air Film Festival, Tree-planting Day and the “Way Along Flowers (一路凡花)” flea market, Binjiang Homeowners Photography Competition themed “Binjiang Light and Shadow Happiness Mark (濱江光影·幸福印記濱江業主)”, the 12th “I’m a Little Swimming Talent” Binjiang Younger Homeowners Swimming Competition, and the Fashionable Carnival to enable homeowners to enjoy a rich and diverse park life.

Distinguished Shareholders, the Group will stay true to its commitment to services. To do so, we will stress quality development, value brand reputation, fulfill our social responsibilities and create value for the Shareholders.

Yu Zhongxiang
Chairman
Hangzhou, the PRC, 29 August 2024

管理層討論及分析

MANAGEMENT DISCUSSION AND ANALYSIS

業務回顧

回顧2024年上半年，本集團繼續保持穩中求進的良好態勢，持續深耕長江三角洲地區，進一步擴張長江三角洲業務範圍，已在中國浙江省、江蘇省、江西省、上海市、海南省及廣東省的21個城市擁有175間附屬公司及分支機構，為28萬戶業主提供高品質物業服務。截至2024年6月30日，本集團的在管建築面積約63.1百萬平方米，同比增長29.6%，與2023年12月31日相比增長15.1%。合約建築面積約90.0百萬平方米，同比增長21.3%，將為本集團的業務增長提供有利支撐。

截至2024年6月30日，本集團收入增加38.7%至人民幣1,650.4百萬元；毛利人民幣421.7百萬元，較2023年同期增加32.6%；毛利率25.6%，較2023年同期下降1.1個百分點。其中，物業管理服務收入為人民幣905.3百萬元、非業主增值服務收入為人民幣250.7百萬元、5S增值服務收入為人民幣494.3百萬元。本集團於2024年上半年的平均物業管理費（報告期內物業管理服務收入除以報告期期初及期末可收費建築面積的平均數）約為每月每平方米人民幣4.17元（2023年同期為每月每平方米人民幣4.27元）。憑藉品牌認可度及行業影響力，本集團能夠收取反映本集團的物業管理服務質量的較高物業管理費。2015至2024年上半年期間，本集團共上調物業管理費64次。

BUSINESS REVIEW

Looking back to the first half of 2024, the Group continued to maintain steady growth, persistently cultivating and further expanding its business scope within the Yangtze River Delta. The Group has a total of 175 subsidiaries and branches in 21 cities including Zhejiang Province, Jiangsu Province, Jiangxi Province, Shanghai, Hainan Province and Guangdong Province in China, providing high-quality property services for 280,000 households. As of 30 June 2024, the GFA under management of the Group was approximately 63.1 million sq.m., representing a year-on-year increase of 29.6%, and an increase of 15.1% as compared to that as of 31 December 2023. The contracted GFA was approximately 90.0 million sq.m., representing a year-on-year increase of 21.3%, which will strongly sustain the business growth of the Group.

As of 30 June 2024, the Group's revenue increased by 38.7% to RMB1,650.4 million. The Group's gross profit increased by 32.6% from the Corresponding Period of 2023 to RMB421.7 million. The Group's gross profit margin was 25.6%, representing a decrease of 1.1 percentage points from the Corresponding Period of 2023. Among which, revenue generated from property management services, value-added services to non-property owners and 5S value-added services amounted to RMB905.3 million, RMB250.7 million and RMB494.3 million, respectively. In the first half year of 2024, the average monthly property management fee of the Group was approximately RMB4.17 per sq.m. (the Corresponding Period of 2023: RMB4.27 per sq.m.), calculated by dividing the property management fee income for the Reporting Period by the average chargeable GFA at the beginning and the end of the Reporting Period. Leveraging its brand recognition and industry influence, the Group was able to charge relatively higher property management fees for its quality property management services. From 2015 to the first half of 2024, the Group increased management fee 64 times in total.

管理層討論及分析

MANAGEMENT DISCUSSION AND ANALYSIS

本集團為客戶提供量身打造的優質物業管理服務，建立了物業服務品牌認可度和知名度。基於本集團的服務質量在區域範圍內受到了高度認可，杭州濱江投資控股有限公司及其附屬公司（統稱「濱江集團」）與本集團建立緊密業務關係，為本集團持續供應大量優質的項目。2024年上半年，濱江集團全口徑累計銷售金額人民幣582.3億元，位列克而瑞全國房企全口徑累計銷售排行榜第8位，共獲取位於杭州的優質土地10宗。

本集團憑藉高品質服務和品牌美譽度，能夠以多種途徑進行外拓，外接項目呈現來源多樣化的特性，包括但不限於市場直拓、保持與戰略合作夥伴的友好關係以及承接政府項目。本集團報告期內積極推進第三方項目拓展戰略，截至2024年6月30日，在管建築面積中57.7%（即36.4百萬平方米）來源於獨立第三方，淨增加在管面積中來源於獨立第三方面積佔比達65.2%。

本集團將繼續以品牌品質為核心競爭力，加強人才體系建設、不斷精進公司高端物業管理模式、升級精細化服務標準、推進信息化智慧化建設、提升管理體系、制度、流程效能，完善質量保障系統，不斷提升運營能力，以達到可持續的高質量發展。

The Group provided high-quality property management services that are tailored to its customers' need and maintained its brand recognition and awareness in terms of property services. As the Group's quality services were highly recognized within the region, Hangzhou Binjiang Investment Holdings Co., Ltd.* (杭州濱江投資控股有限公司) and its subsidiaries (collectively, the "**Binjiang Group**") have established close business relationship with the Group and continuously provided a large number of premium projects to the Group. In the first half year of 2024, the full-scale cumulative sales of Binjiang Group amounted to RMB58.23 billion, ranking 8th in the full-scale cumulative sales list of national real estate enterprises of CRIC, and acquired 10 pieces of quality land in total in Hangzhou.

Leveraging its high-quality services and reputation, the Group was able to expand its business through various channels and undertake a wide range projects, including but not limited to expanding its direct sales, maintaining good relationships with strategic partners and undertaking government projects. During the Reporting Period, the Group actively promoted the third-party project expansion strategy. As of 30 June 2024, 57.7% of GFA under management, i.e., 36.4 million sq.m., was from independent third parties, and the net increase in GFA under management from independent third parties accounted for 65.2%.

With brand quality remaining as its core competitiveness, the Group will build a stronger talent team, continuously improve the Company's high-end property management model, and raise the standard of specialized services. The Group will promote the construction of informatization and intelligence, improve the efficiency of management regime, system and process, improve the quality assurance system, and continuously improve its operational capabilities. With these efforts, it aims to achieve sustainable and high-quality development.

管理層討論及分析

MANAGEMENT DISCUSSION AND ANALYSIS

本集團的業務模式

管理層將業務板塊劃分為：物業管理服務、非業主增值服務及5S增值服務，形成覆蓋物業管理整個價值鏈的綜合服務範圍。

- **物業管理服務：**本集團向業主提供一系列高質量物業管理服務，包括安保、保潔、園藝、維修、維護及配套服務，並就該等服務向在管物業的住戶及業主或房地產開發商收取服務費。此外，本集團提供儲備土地管理服務，主要包括地塊管護、綠化種植養護、圍牆圍欄牆繪工程、渣土清運和監控安裝管理等。
- **非業主增值服務：**本集團向非業主(主要為物業開發商)提供增值服務。該等服務指交付前服務、諮詢服務及社區空間服務。

交付前服務，包括在物業銷售的交付前階段向物業開發商提供已竣工物業、示範單位的保潔、驗收協助及安保服務，以及提供售樓處管理服務。

諮詢服務，包括在早期及建設階段向物業開發商提供項目規劃、設計管理及施工管理方面的建議，以提升功能性、舒適性及便利性。

社區空間服務，包括(i)協助廣告公司於本集團在管物業社區空間投放廣告，及(ii)管理本集團在管物業的社區場地。

Business models of the Group

The management classified business segments into property management services, value-added services to non-property owners and 5S value-added services, forming an entire value chain of comprehensive services within property management.

- **Property management services:** The Group provides a series of high-quality property management services, including security, cleaning, gardening, repair, maintenance and ancillary services to its property owners, and charges service fee from residents and property owners or real estate developers of such properties under its management for property management services. In addition, the Group provides land reserve management services, primarily including land management and maintenance, green planting and maintenance, wall and fence painting works, muck removal and transportation, installation and management of monitoring devices, and others.
- **Value-added services to non-property owners:** The Group provides value-added services to non-property owners, mainly to property developers. These services refer to pre-delivery services, consulting services and community space services.

Pre-delivery services include cleaning, assisting with quality check and security services for completed properties and display units and providing property sales venue management services to property developers during the pre-delivery stage of property sales.

Consulting services include advising property developers at the early and construction stages on project planning, design management and construction management to enhance functionality, comfort and convenience.

Community space services include (i) assisting advertisement companies with regards to advertisement placements in the community spaces in the Group's managed properties, and (ii) managing community venues in the Group's managed properties.

管理層討論及分析

MANAGEMENT DISCUSSION AND ANALYSIS

- **5S 增值服務：**本集團亦向業主提供5S增值服務，包括優家服務、優居服務及優享生活服務三大類業務。

優家服務，包括一手及二手物業銷售、租賃代理服務、車位及儲藏室服務，本集團依託自身資源，致力於為客戶提供貼心周到的服務。

優居服務，包括家裝服務，秉承「生活家」軟裝服務理念，為客戶提供格調高雅、時尚、現代化的定製硬裝、軟裝服務、家裝服務，同時為客戶提供設施設備更換升級服務以及維修。

優享生活服務，包括居家生活服務，鑒於住宅及非住宅物業的功能有所不同，提供量身打造的額外服務以滿足客戶的需求。

本集團堅持穩定有質擴大管理面積的戰略目標，通過多種渠道實現合約建築面積與在管建築面積的穩健增長。

- **5S value-added services:** The Group also provides 5S value-added services to property owners, including three major businesses, namely Youjia services, Youju services and Youxiang living services.

Youjia services include the primary and secondary property sales, leasing agent services and car parking space and storage room services. The Group is committed to providing attentive services for customers with its resources.

Youju services include home decoration services. It adheres to its “Living Home” interior services concept to provide elegant, stylish, modern and customized furnishing services, interior design services, home decoration services as well as facility upgrade services and maintenance for its customers.

Youxiang living services include home living services. In view of the different functions in residential and non-residential properties, the Group provides additional services that are tailored to its customers' need.

It has been the strategic objective of the Group to expand its managed area with stability and quality. The Group seeks to maintain steady increase in contracted GFA and GFA under management through various channels.

管理層討論及分析

MANAGEMENT DISCUSSION AND ANALYSIS

下表載列本集團於報告期及2023年同期合約建築面積與在管建築面積之變動：

The table below sets out the changes in the contracted GFA and GFA under management of the Group for the Reporting Period and the Corresponding Period of 2023:

截至6月30日止六個月
For the six months ended 30 June

		2024年 2024		2023年 2023	
		合約 建築面積 Contracted GFA (千平方米) (‘000 sq.m.)	在管 建築面積 GFA under Management (千平方米) (‘000 sq.m.)	合約 建築面積 Contracted GFA (千平方米) (‘000 sq.m.)	在管 建築面積 GFA under Management (千平方米) (‘000 sq.m.)
於報告期初	At the beginning of the Reporting Period	82,168	54,847	69,058	41,970
新增	Addition	9,046	9,199	6,234	7,810
終止	Termination	(1,218)	(927)	(1,072)	(1,072)
於報告期末	At the end of the Reporting Period	89,996	63,119	74,220	48,708

附註：為進一步整合業務資源，優化資源配置，2024年上半年本集團共退出10個項目。

Note: To further integrate business resources and optimize resource allocation, the Group withdrew from a total of 10 projects in the first half year of 2024.

下表載列本集團於報告期及2023年同期物業管理服務收入總額、在管建築面積及項目數明細(按物業類型劃分)：

The table below sets forth the breakdown of the Group’s total property management services revenue, GFA under management and number of projects by type of properties during the Reporting Period and the Corresponding Period of 2023:

截至6月30日止六個月
For the six months ended 30 June

		2024年 2024			2023年 2023		
		收入 Revenue (人民幣千元) (RMB‘000)	在管 建築面積 GFA under management (千平方米) (‘000 sq.m.)	項目數目 Number of projects	收入 Revenue (人民幣千元) (RMB‘000)	在管 建築面積 GFA under management (千平方米) (‘000 sq.m.)	項目數目 Number of projects
住宅	Residential	689,428	51,589	287	524,128	39,184	222
非住宅	Non-residential	212,829	11,530	111	192,008	9,524	106
土地管理	Land management	3,078	—	—	3,214	—	—
總計	Total	905,335	63,119	398	719,350	48,708	328

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下表載列本集團於報告期及2023年同期物業管理服務收入總額、在管建築面積及項目數目明細(按開發商類型劃分)：

The table below sets forth the breakdown of the Group's total property management services revenue, GFA under management and number of projects by type of developers during the Reporting Period and the Corresponding Period of 2023:

截至6月30日止六個月

For the six months ended 30 June

		2024年 2024			2023年 2023		
		收入	在管 建築面積	項目數目	收入	在管 建築面積	項目數目
		Revenue	GFA under management	Number of projects	Revenue	GFA under management	Number of projects
		(人民幣千元) (RMB'000)	(千平方米) ('000 sq.m.)		(人民幣千元) (RMB'000)	(千平方米) ('000 sq.m.)	
濱江集團開發的物業 ⁽¹⁾	Properties developed by Binjiang Group ⁽¹⁾	449,162	26,729	160	355,935	21,404	129
— 前期階段	— early stage	222,838	14,230	92	226,256	14,395	90
— 業委會階段	— property owners' association stage	226,324	12,499	68	129,679	7,010	39
獨立物業開發商開發的物業	Properties developed by independent property developers	453,095	36,390	238	360,201	27,304	199
— 前期階段	— early stage	273,161	24,303	175	230,302	8	151
— 業委會階段	— property owners' association stage	179,934	12,087	63	129,899	9,444	48
土地管理	Land management	3,078	—	—	3,214	—	—
總計	Total	905,335	63,119	398	719,350	48,708	328

附註：

(1) 指濱江集團的附屬公司或合營企業或聯營公司單獨開發或與其他方共同開發的物業。

Note:

(1) Refers to properties developed solely or co-developed with other parties by subsidiaries or joint ventures or associates of Binjiang Group.

管理層討論及分析

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下表載列本集團於報告期及2023年同期物業管理服務收入總額、在管建築面積及項目數目明細(按地區劃分)：

The table below sets forth the breakdown of total property management services revenue, GFA under management and number of projects by geographic region during the Reporting Period and the Corresponding Period of 2023:

截至6月30日止六個月
For the six months ended 30 June

		2024年 2024			2023年 2023		
		收入	在管 建築面積	項目數目	收入	在管 建築面積	項目數目
		Revenue	GFA under management	Number of projects	Revenue	GFA under management	Number of projects
		(人民幣千元) (RMB'000)	(千平方米) ('000 sq.m.)		(人民幣千元) (RMB'000)	(千平方米) ('000 sq.m.)	
杭州	Hangzhou	642,761	40,174	271	512,480	30,121	229
浙江省 (不含杭州)	Zhejiang Province (excluding Hangzhou)	234,246	21,151	116	179,887	16,942	88
浙江省外	Outside Zhejiang	28,328	1,794	11	26,983	1,645	11
總計	Total	905,335	63,119	398	719,350	48,708	328

未來展望

持續推進品質品牌建設

本集團將繼續加強品牌責任感，力爭成為物業行業品牌領跑者，高端服務品質標準制訂者。本集團夯實服務標準化體系，完善不同業態、地區、服務內容的配置標準，以自身標桿與競品項目的優勢，打造差異化服務，力爭實現「中國物業一流、浙江標桿」階段性目標。高效穩定的服務質量將為本集團創造更高的品牌價值，形成持續市場競爭力。

FUTURE PROSPECTS

Further promotion of quality brand building

The Group will continue to strengthen its brand responsibility, and strive to become a brand leader in the property management industry, and a high-end service quality standard setter. The Group will consolidate its service standardization system, improve the allocation standards of different business formats, regions and service contents, and build differentiated services by leveraging its own benchmarks and competitive products, and strive to achieve the phased goals of becoming "a top property management brand in China and a benchmark in Zhejiang". Through providing effective and consistent services quality, the Group will gain higher brand value and sustainable market competitiveness.

管理層討論及分析

MANAGEMENT DISCUSSION AND ANALYSIS

本集團將優化客戶服務體系，多渠道傾聽業主及合作方意見，不斷鞏固提升服務能力，持續打造品牌口碑，夯實自身競爭力，持續推動企業穩健發展。

持續擴大業務規模及市場份額

本集團未來將持續擴大品牌影響力，利用於長江三角洲高端市場的成功經驗，並善用本集團既有的服務管理系統和標準，以擴大現有市場的市場份額。本集團將以落地城市為重點深耕成林的業務拓展戰略，形成聚焦杭州，深耕長江三角洲，輻射華東，開拓大灣區，關注中國中西部地區的業務發展方向。本集團有質量拓展、高質量發展的態勢已經基本形成，爭取做到項目落地一年扎根，三年成林，五年成海，金華區域的拓展已經初有成效，未來將發展上海和浙江等重點區域。此外，本集團也在積極佈局各類城市服務等多種業態領域，提升綜合服務能力。

The Group will optimize its customer service system, listen to the opinions of property owners and partners through multiple channels, continuously consolidate and improve its service capabilities, and continue to build brand reputation, so as to consolidate its own competitiveness and continuously promote the sound development of the enterprise.

Further expansion of business scale and market share

In the future, the Group will continue to expand its brand influence, leverage its success in the high-end market in the Yangtze River Delta and its existing service management systems and standards to expand its current market share. The Group utilizes a benchmark model where it takes root within the region once a benchmark property has been established within. Focusing on Hangzhou and taking root in the Yangtze River Delta, the Group will focus on the operation in the existing markets and strategically expand its business coverage in eastern China. The Group will also explore opportunities in the Greater Bay Area and the mid-west China. The trend for the quality expansion and high-quality development of the Group has been basically formed. The Group will strive to initiate a project in one year, develop the project in three years and optimize it in five years. The expansion of the Jinhua region has already achieved initial results, and the Group will develop Shanghai and Zhejiang and other key regions in the future. In addition, the Group also actively expands its business into a wide range of urban services and other industries to strengthen its comprehensive service capabilities.

管理層討論及分析 MANAGEMENT DISCUSSION AND ANALYSIS

拓展提供多樣化服務

增值服務以本公司優勢所在的生活服務場景向業主打開，專注成為客戶信賴的房屋資產打理及保養者，打造以5S為中心的增值服務體系，實現資源聚合和互惠發展模式，為業主和客戶提供多樣化服務。濱江優家經紀業務將持續開展，憑著專注、專業、專屬的服務態度，一手房銷售團隊、二手房銷售團隊與物業服務團隊多方面協同合作，以高效貼心的服務獲得客戶認同。濱江優居將繼續發力，著眼於業主切實需求，服務內容包括全屋軟硬裝設計、裝修管理、生活家櫃體定製、軟裝傢俱定製、電器及設備選型增配等一站式拎包入住服務。本集團5S服務將秉承「創造生活美好家」的願景，依託現有品牌及平台優勢，多渠道建立戰略合作關係，探索與行業領先知名商家的更多合作機會，並將成功合作模式推廣複製。

Expanding and providing diversified services

The value-added service is provided to property owners with the life service scene where the Company's advantages are located. The Group strives to become a trustworthy property manager and caretaker for customers, it will develop value-added service systems focusing on 5S and form resource aggregation and mutually beneficial development model to diversify value-added services for property owners and customers. Binjiang Youjia's agency business will continue to be developed. With a dedicated, professional and exclusive service attitude, the sales team in the primary properties, the sales team of the secondary properties and the property service team collaborated in various aspects to gain customers' recognition with efficient and considerate services. Binjiang Youju will continue to focus on the actual needs of property owners. The one-stop fully furnished services include home interior design and home decoration services, decoration management, household cabinet customization, furniture customization, electrical appliances and equipment selection and addition. In terms of 5S service, the Group, adhering to the vision of "Creating Life through Furnishing the Home", will capitalize its advantages derived from the existing brands and platform to establish strategic partnerships through various channels. Meanwhile, the Group will continue to actively seek for additional partnership opportunities with well-known enterprises in the industry, promoting and replicating its successful partnership model.

管理層討論及分析

MANAGEMENT DISCUSSION AND ANALYSIS

進一步優化管理及運營體系

本集團將持續升級內部管理體系及智慧化管理平台，同時兼顧原則性及靈活性以適應企業未來發展。本集團通過優化管理架構、標準化作業流程、加強採購控制等手段加強內部控制體系，完善多方位數據統籌分析對標工作，為企業發展注入原動力。此外，本集團致力於通過智慧化手段提升管理效能、加強內外部資源整合，以期為業主提供更全面、快捷、方便、安全的服務，同時通過內部控制制度的完善和財務信息化管理等方式，加強資源管控與利用，促進車位、儲藏室等資產銷售管理，並繼續加強對費用、成本及應收賬款管控的及時性、有效性。

加強企業管治和文化建設

本集團將繼續提升企業管理水平，持續完善內部控制及風險管理；加強企業文化建設，使員工更加有歸屬感和凝聚力，使企業更加規範、透明、穩定、高效及健康可持續發展，從而提升企業價值，保障股東權益。

Further improvement of management and operation systems

The Group will continue to upgrade its internal management system and smart management platform, while adhering to its principles and maintaining a degree of flexibility to prepare for future enterprise development. The Group aims to boost its development through optimizing its management structure, setting up standardized operation procedures, and strengthening the procurement control to refine its internal control mechanism and improve multidimensional data coordination, analysis and benchmarking. In addition, the Group strives to enhance its management efficiency by using smart approaches. The Group aims to provide property owners with comprehensive, fast, convenient and safety services through integrating internal and external resources. Furthermore, through the improvement of internal control system and financial information management, the Group will strengthen the management and utilization of resources, encourage the sale management of parking spaces, storage rooms and other assets, and continue to strengthen the timeliness and validity of the management and control of expenses, costs and accounts receivable.

Strengthening the corporate governance and culture construction

The Group will continue the work on its corporate management level, and enhance its internal control and risk management. The Group will strengthen the construction of corporate culture, make employees more belonging and cohesive and the enterprise more standardized, transparent, stable, efficient, sound and sustainable development, so as to enhance the value of the enterprise and protect the rights and interests of the Shareholders.

管理層討論及分析

MANAGEMENT DISCUSSION AND ANALYSIS

財務回顧

本集團收入來自三個主要業務：(i) 物業管理服務；(ii) 非業主增值服務；及(iii) 5S增值服務。報告期內：(i) 物業管理服務是本集團最大的收入和利潤來源，佔總收入的54.9%；及(ii) 5S增值服務是本集團第二大收入來源，佔總收入的29.9%。

FINANCIAL REVIEW

The Group's revenue was generated from three main business lines: (i) property management services; (ii) value-added services to non-property owners; and (iii) 5S value-added services. During the Reporting Period, (i) the property management services was the largest source of revenue and profit for the Group, accounting for 54.9% of total revenue; and (ii) 5S value-added services was the second largest source of revenue for the Group, accounting for 29.9% of total revenue.

截至6月30日止六個月

For the six months ended 30 June

		2024年		2023年		同比變動 Year-on-year change %
		2024		2023		
		人民幣千元	佔總收入%	人民幣千元	佔總收入%	
		RMB'000	% of total revenue	RMB'000	% of total revenue	
物業管理服務	Property management services	905,335	54.9	719,350	60.4	25.9
住宅物業管理服務	Property management services for residential properties	689,428	41.8	524,128	44.0	31.5
非住宅物業管理服務	Property management services for non-residential properties	212,829	12.9	192,008	16.1	10.8
土地管理	Land management	3,078	0.2	3,214	0.3	-4.2
非業主增值服務	Value-added services to non-property owners	250,748	15.2	279,492	23.5	-10.3
交付前服務	Pre-delivery services	228,951	13.9	263,825	22.2	-13.2
諮詢服務	Consulting services	11,254	0.7	10,904	0.9	3.2
社區空間服務	Community space services	10,543	0.6	4,763	0.4	121.4
5S增值服務	5S value-added services	494,324	29.9	191,234	16.1	158.5
優家服務	Youjia services	52,868	3.2	51,297	4.3	3.1
其中車位及 儲藏室銷售服務	Among which, car parking spaces and storage rooms sales services	36,679	2.2	15,964	1.3	129.8
優居服務	Youju services	419,718	25.4	120,707	10.1	247.7
優享生活服務	Youxiang living services	21,738	1.3	19,230	1.7	13.0
合計	Total	1,650,407	100.0	1,190,076	100.0	38.7

管理層討論及分析

MANAGEMENT DISCUSSION AND ANALYSIS

物業管理服務包括安保、保潔、園藝、維修、維護、土地管理及配套服務。收入達人民幣905.3百萬元，較2023年同期的人民幣719.4百萬元增長25.9%，為本集團主要收入來源，佔截至2024年6月30日止六個月總收入的54.9%。收入增加主要是由於業務拓展導致的項目數量增加。向濱江集團開發的物業提供物業管理服務所產生的收入為人民幣449.2百萬元，較2023年同期人民幣355.9百萬元同比上升0.1個百分點，佔報告期內物業管理服務收入的49.6%。

非業主增值服務主要包括交付前服務、諮詢服務及社區空間服務。收入達人民幣250.7百萬元，較2023年同期的人民幣279.5百萬元減少10.3%，佔本集團總收入約15.2%。收入下降主要原因是由於開發商新增項目數量減少。

5S 增值服務主要包括優家服務、優居服務、優享生活服務，收入達人民幣494.3百萬元，較2023年同期的人民幣191.2百萬元增長158.5%，佔本集團總收入約29.9%。其中，車位及儲藏室銷售服務收入達人民幣36.7百萬元，較2023年同期增長129.8%，主要由於本集團加強優家團隊及物業服務中心配合，精準制定銷售策略導致收入增加；優居服務收入人民幣419.7百萬元，較2023年同期增長247.7%，主要由於報告期內硬裝服務發展迅速，收入增加。

Property management services consist of security, cleaning, gardening, repair, maintenance, land management and ancillary services. Revenue generated amounted to RMB905.3 million, representing an increase of 25.9% as compared with RMB719.4 million for the Corresponding Period of 2023. It was the Group's main source of revenue and accounted for 54.9% of total revenue for the six months ended 30 June 2024. The increase in revenue was mainly due to the increase in the number of projects as a result of business expansion. Revenue generated from the provision of property management services to properties developed by Binjiang Group was RMB449.2 million, representing a year-on-year increase of 0.1 percentage points compared with RMB355.9 million for the Corresponding Period of 2023, and accounted for 49.6% of revenue from property management services during the Reporting Period.

Value-added services to non-property owners mainly include pre-delivery services, consulting services and community space services. Revenue generated from the services amounted to RMB250.7 million, representing a decrease of 10.3% compared with RMB279.5 million for the Corresponding Period of 2023, and accounted for approximately 15.2% of the Group's total revenue. The decline of revenue was mainly due to the decrease in the number of addition projects from developers.

5S Value-added services mainly composed of Youjia services, Youju services and Youxiang living services. Revenue generated amounted to RMB494.3 million, representing an increase of 158.5% as compared with RMB191.2 million for the Corresponding Period of 2023, and accounted for approximately 29.9% of the Group's total revenue. Among them, the sales service revenue of car parking spaces and storage rooms reached RMB36.7 million, representing an increase of 129.8% compared with the Corresponding Period of 2023, mainly due to the increase in revenue caused by the Group's strengthening of cooperation between the Youjia team and the property service center and the precise formulation of sales strategies; revenue from Youju services was RMB419.7 million, representing an increase of 247.7% compared with the Corresponding Period of 2023, mainly due to the rapid development of home decoration services, resulting in an increase in the revenue during the Reporting Period.

管理層討論及分析 MANAGEMENT DISCUSSION AND ANALYSIS

毛利及毛利率

基於上述因素，報告期內，本集團的毛利由截至2023年6月30日止六個月的人民幣318.0百萬元上升32.6%至截至2024年6月30日止六個月的人民幣421.7百萬元。本集團的毛利率由截至2023年6月30日止六個月的26.7%下降1.1個百分點至截至2024年6月30日止六個月的25.6%，主要是由於優居服務中硬裝服務發展迅速，佔比上升。

Gross profit and gross profit margin

Based on the above factors, during the Reporting Period, the Group's gross profit increased by 32.6% from RMB318.0 million for the six months ended 30 June 2023 to RMB421.7 million for the six months ended 30 June 2024. The Group's gross profit margin decreased by 1.1 percentage points from 26.7% for the six months ended 30 June 2023 to 25.6% for the six months ended 30 June 2024, mainly due to the rapid development of furnishing services in the Youju services, which accounted for an increase in the proportion.

截至6月30日止六個月

For the six months ended 30 June

		2024年 2024			2023年 2023		
		毛利	毛利率	毛利佔比	毛利	毛利率	毛利佔比
		Gross profit	gross profit margin	% of gross profit	Gross profit	gross profit margin	% of gross profit
		人民幣千元 RMB'000	%	%	人民幣千元 RMB'000	%	%
物業管理服務	Property management services	178,432	19.7	42.3	138,228	19.2	43.5
非業主增值服務	Value-added services to non-property owners	107,771	43.0	25.6	113,254	40.5	35.6
5S增值服務	5S value-added services	135,542	27.4	32.1	66,550	34.8	20.9
合計	Total	421,745	25.6	100.0	318,032	26.7	100.0

物業管理服務毛利由截至2023年6月30日止六個月的人民幣138.2百萬元上升29.1%至截至2024年6月30日止六個月的人民幣178.4百萬元，毛利率由截至2023年6月30日止六個月的19.2%上升0.5個百分點至截至2024年6月30日止六個月的19.7%。物業管理服務毛利率基本持平。

Gross profit of property management services increased by 29.1% from RMB138.2 million for the six months ended 30 June 2023 to RMB178.4 million for the six months ended 30 June 2024. Gross profit margin increased by 0.5 percentage points from 19.2% for the six months ended 30 June 2023 to 19.7% for the six months ended 30 June 2024. The gross profit margin of property management services was basically flat.

非業主增值服務毛利由截至2023年6月30日止六個月的人民幣113.3百萬元下降4.8%至截至2024年6月30日止六個月的人民幣107.8百萬元，毛利率由截至2023年6月30日止六個月的40.5%上升2.5個百分點至截至2024年6月30日止六個月的43.0%。毛利率上升的原因主要是本集團加強成本控制。

Gross profit of value-added services to non-property owners decreased by 4.8% from RMB113.3 million for the six months ended 30 June 2023 to RMB107.8 million for the six months ended 30 June 2024. Gross profit margin increased by 2.5 percentage points from 40.5% for the six months ended 30 June 2023 to 43.0% for the six months ended 30 June 2024. The increase in gross profit margin was mainly due to the Group's strengthening of cost control.

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5S 增值服務毛利由截至2023年6月30日止六個月的人民幣66.6百萬元上升103.7%至截至2024年6月30日止六個月的人民幣135.5百萬元，毛利率由截至2023年6月30日止六個月的34.8%下降7.4個百分點至截至2024年6月30日止六個月的27.4%。毛利率下降主要是由於硬裝業務增長較快，佔比提升。

銷售成本

報告期內，本集團的銷售成本由截至2023年6月30日止六個月的人民幣872.0百萬元增加40.9%至截至2024年6月30日止六個月的人民幣1,228.7百萬元，主要是由於業務規模增長，銷售成本總體相對上升，與收入增長一致。

銷售及營銷開支

報告期內，本集團的銷售及營銷開支由截至2023年6月30日止六個月的人民幣7.6百萬元增加41.5%至2024年6月30日止六個月的人民幣10.7百萬元，主要是由於市場拓展費用增加。

行政開支

報告期內，本集團的行政開支由截至2023年6月30日止六個月的人民幣33.2百萬元增加50.5%至截至2024年6月30日止六個月的人民幣49.9百萬元，主要是由於增加管理厚度及人才梯隊建設。

Gross profit of 5S value-added services increased by 103.7% from RMB66.6 million for the six months ended 30 June 2023 to RMB135.5 million for the six months ended 30 June 2024. Gross profit margin decreased by 7.4 percentage points from 34.8% for the six months ended 30 June 2023 to 27.4% for the six months ended 30 June 2024. The decrease in gross profit margin was mainly due to the rapid development of furnishing services, which accounted for an increase in the proportion.

Cost of sales

During the Reporting Period, the Group's cost of sales increased by 40.9% from RMB872.0 million for the six months ended 30 June 2023 to RMB1,228.7 million for the six months ended 30 June 2024, mainly due to the growth in business scale and the overall relative increase of cost of sales, which was consistent with the growth of revenue.

Selling and marketing expenses

During the Reporting Period, the Group's selling and marketing expenses increased by 41.5% from RMB7.6 million for the six months ended 30 June 2023 to RMB10.7 million for the six months ended 30 June 2024, mainly due to the increase in market expansion expenses.

Administrative expenses

During the Reporting Period, the Group's administrative expenses increased by 50.5% from RMB33.2 million for the six months ended 30 June 2023 to RMB49.9 million for the six months ended 30 June 2024, mainly due to the Group's strengthening of management and the development of talent team.

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貿易應收款項及合約資產的減值虧損

報告期內，本集團的貿易應收款項及合約資產的減值虧損由截至2023年6月30日止六個月的人民幣3.1百萬元增加311.3%至截至2024年6月30日止六個月的人民幣12.7百萬元，主要是由於獨立第三方業務應收賬款增加，導致計提壞賬增加。

融資收入淨額

報告期內，本集團的融資收入指銀行存款利息收入，融資收入由截至2023年6月30日止六個月的人民幣31.1百萬元增加至截至2024年6月30日止六個月的人民幣40.5百萬元，主要是由於本集團自有資金集中管理，存放較高收益的存款產品，導致利息收入增加。融資成本由截至2023年6月30日止六個月的人民幣0.3百萬元減少至截至2024年6月30日止六個月的人民幣0.1百萬元。因此，融資收入淨額由截至2023年6月30日止六個月的人民幣30.8百萬元增加31.6%至截至2024年6月30日六個月止的人民幣40.5百萬元。

分佔聯營公司利潤減虧損及分佔合營企業利潤減虧損

報告期內，本集團分佔聯營公司利潤減虧損及分佔合營企業利潤減虧損由截至2023年6月30日止六個月的利潤人民幣5.1百萬元減少89.4%至截至2024年6月30日止六個月的利潤人民幣0.5百萬元，主要是由於報告期內聯營及合營公司利潤減少。

稅前利潤

報告期內，本集團稅前利潤為人民幣391.7百萬元，較2023年同期人民幣314.5百萬元增加24.5%，主要是由於報告期經營毛利增長。

Impairment losses on trade receivables and contract assets

During the Reporting Period, the Group's impairment losses on trade receivables and contract assets increased by 311.3% from RMB3.1 million for the six months ended 30 June 2023 to RMB12.7 million for the six months ended 30 June 2024, mainly due to the increase in accounts receivable from independent third party businesses, resulting in an increase in provision for bad debts.

Net finance income

During the Reporting Period, the Group's finance income represented interest income on bank deposits. The finance income increased from RMB31.1 million for the six months ended 30 June 2023 to RMB40.5 million for the six months ended 30 June 2024. The increase was mainly attributable to an increase in interest income from high-yield deposit products as a result of the centralized self-owned capital management of the Group. The finance costs decreased from RMB0.3 million for the six months ended 30 June 2023 to RMB0.1 million for the six months ended 30 June 2024. As a result, the net finance income increased by 31.6% from RMB30.8 million for the six months ended 30 June 2023 to RMB40.5 million for the six months ended 30 June 2024.

Share of profits less losses of associates and share of profits less losses of joint ventures

During the Reporting Period, the Group's share of profits less losses of associates and share of profits less losses of joint ventures decreased by 89.4% from a profit of RMB5.1 million for the six months ended 30 June 2023 to a profit of RMB0.5 million for the six months ended 30 June 2024, mainly due to the decrease in profit from associates and joint ventures during the Reporting Period.

Profit before taxation

During the Reporting Period, the Group's profit before taxation was RMB391.7 million, representing an increase of 24.5% as compared with RMB314.5 million for the Corresponding Period of 2023, mainly due to the increase in gross profit from operations during the Reporting Period.

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所得稅

報告期內，本集團所得稅為人民幣119.3百萬元，較2023年同期人民幣77.0百萬元增加54.9%，主要是由於業務增長及計提及繳納源泉稅。

期內利潤

報告期內，本集團的利潤為人民幣272.3百萬元，較2023年同期數額人民幣237.5百萬元增加14.7%，主要是由於業務增長。本公司權益股東應佔利潤為人民幣265.3百萬元，較2023年同期人民幣231.0百萬元增加14.9%。淨利率為16.5%，較2023年同期的20.0%減少3.5個百分點。

流動資產、財務資源及流動比率

本集團於報告期內維持優良財務狀況。於2024年6月30日流動資產為人民幣2,737.0百萬元，較2023年12月31日人民幣2,605.2百萬元增加5.1%。

本集團的現金及等價物於2024年6月30日達到人民幣867.1百萬元，較2023年12月31日人民幣1,455.4百萬元減少40.4%，主要是由於支付款項及購買定期存款理財產品。於2024年6月30日的流動比率為1.0倍，與2023年12月31日的1.0倍基本持平。

於2024年6月30日，本集團不存在任何貸款或借貸(2023年12月31日：無)。

本集團於2024年6月30日的總權益為人民幣1,459.6百萬元，較2023年12月31日人民幣1,541.6百萬元減少5.3%。

Income tax

During the Reporting Period, the Group's income tax expenses were RMB119.3 million, representing an increase of 54.9% as compared with RMB77.0 million for the Corresponding Period of 2023, mainly due to the business growth and the provision and payment of withholding tax.

Profit for the Period

During the Reporting Period, the Group's profit amounted to RMB272.3 million, representing an increase of 14.7% as compared with RMB237.5 million for the Corresponding Period of 2023, mainly due to the business growth. The profit attributable to equity shareholders of the Company was RMB265.3 million, representing an increase of 14.9% compared with RMB231.0 million for the Corresponding Period of 2023. Net profit margin was 16.5%, decreasing by 3.5 percentage points from 20.0% for the Corresponding Period of 2023.

Current assets, financial resources and current ratio

The Group maintained good financial performance during the Reporting Period. As at 30 June 2024, current assets were RMB2,737.0 million, representing an increase of 5.1% as compared with RMB2,605.2 million as at 31 December 2023.

The Group's cash and cash equivalents as at 30 June 2024 were RMB867.1 million, representing a decrease of 40.4% as compared with RMB1,455.4 million as at 31 December 2023. This was mainly due to the payment and purchase of time deposit wealth management products. As at 30 June 2024, current ratio was 1.0 time, which was basically the same as 1.0 time as of 31 December 2023.

As at 30 June 2024, the Group had no loans or loans available (31 December 2023: Nil).

As at 30 June 2024, the total equity of the Group was RMB1,459.6 million, representing a decrease of 5.3% as compared with RMB1,541.6 million as at 31 December 2023.

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合約負債

於2024年6月30日，本集團合約負債達人民幣1,714.3百萬元，較2023年12月31日人民幣1,555.8百萬元增加10.2%，主要是由於項目數量增加及預收物業費增加人民幣233百萬元。

物業、廠房及設備

於2024年6月30日，本集團物業、廠房及設備達人民幣43.3百萬元，較2023年12月31日的人民幣43.4百萬元減少0.3%。

或然負債

於2024年6月30日及2023年12月31日，本集團並無任何或然負債。

資產抵押

於2024年6月30日及2023年12月31日，本集團概無資產抵押。

貿易及其他應收款項

於2024年6月30日，貿易及其他應收款項達人民幣783.8百萬元，較2023年12月31日的人民幣545.3百萬元增加了人民幣238.5百萬元及43.7%，主要是由於硬裝服務預付款增加。

貿易及其他應付款項

於2024年6月30日，貿易及其他應付款項達人民幣929.8百萬元，較2023年12月31日的人民幣847.2百萬元增加了人民幣82.6百萬元及9.8%，主要是由於業務規模擴張。

人力資源

於2024年6月30日，本集團總共僱用12,678名僱員（於2023年12月31日：11,647名）。本集團報告期內的員工成本為人民幣558.4百萬元（截至2023年6月30日止六個月：人民幣446.5百萬元）。

Contract liabilities

As at 30 June 2024, the contract liabilities of the Group amounted to RMB1,714.3 million, representing an increase of 10.2% as compared with RMB1,555.8 million as at 31 December 2023. The increase was mainly due to the increase in the number of projects and an increase of RMB233 million in the prepayment of property fee.

Property, plant and equipment

As at 30 June 2024, the property, plant and equipment of the Group amounted to RMB43.3 million, representing a decrease of 0.3% as compared with RMB43.4 million as at 31 December 2023.

Contingent liabilities

The Group did not have any contingent liabilities as at 30 June 2024 and 31 December 2023.

Pledged assets

The Group did not have any pledged assets as at 30 June 2024 and 31 December 2023.

Trade and other receivables

As at 30 June 2024, trade and other receivables amounted to RMB783.8 million, representing an increase of RMB238.5 million and 43.7% as compared with RMB545.3 million as at 31 December 2023, mainly due to the increase in prepayment from furnishing services.

Trade and other payables

As at 30 June 2024, trade and other payables amounted to RMB929.8 million, representing an increase of RMB82.6 million and 9.8% as compared with RMB847.2 million as at 31 December 2023, mainly due to the expansion of business scale.

Human resources

As at 30 June 2024, the Group employed a total of 12,678 employees (as at 31 December 2023: 11,647 employees). During the Reporting Period, the staff costs of the Group was RMB558.4 million (six months ended 30 June 2023: RMB446.5 million).

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本集團向員工發放之酬金待遇乃按其職務、資歷、個人表現及當時市場標準釐定。支付予僱員酌情花紅乃根據個別僱員表現，以表揚及回報其貢獻。本集團已實施且將繼續實施各種員工認可計劃及獎勵。本集團亦同時為僱員作出社會保障基金(包括退休金計劃、醫療保險、工傷保險、失業保險及生育保險)及住房公積金供款，或為僱員定期向強積金計劃作出供款。於期內，本集團亦向員工提供系統化及範圍廣泛培訓計劃及晉升輪崗計劃。

The Group's remuneration packages for employees are determined based on their duties, qualifications, individual performance and current market standards. The discretionary bonus paid to employees, based on the performance of individual employees, recognized and rewarded their contribution. The Group has implemented and will continue to implement various employee recognition initiatives and rewards. The Group also makes social security contributions (including pension plans, medical insurance, work-related injury insurance, unemployment insurance and maternity insurance) and housing provident fund contributions for its employees or makes regular contributions to Mandatory Provident Fund schemes for its employees. During the Period, the Group also provided its staff with systematic and extensive training plans and promotion and rotation programs.

重大投資

本公司於報告期內概無任何重大投資(包括佔本集團資產總值5%或以上的重大投資)。

Significant investments

The Company did not have any significant investments (including significant investments which accounted for 5% or more of the total assets of the Group) during the Reporting Period.

有關附屬公司、聯營公司及合營企業的重大收購及出售詳情

報告期內，本集團概無有關附屬公司、聯營公司及合營企業的重大收購及出售事項。

Details about material acquisitions and disposals of subsidiaries, associates and joint ventures

During the Reporting Period, the Group did not have any material acquisitions and disposals of subsidiaries, associates and joint ventures.

庫務政策

報告期內，本集團就其庫務政策採取審慎財務管理方法，確保滿足日常營運及資本支出的流動資金需求。董事會緊密監控本集團的流動資金狀況，並在考慮金融工具的信貸風險、流動資金風險及市場風險後，適當投資盈餘現金，例如本集團在保障上述流動性的情況下，將部分現金存放為三個月以上到期的銀行存款，增加資金利息收入。

Treasury policies

During the Reporting Period, the Group has adopted a prudent financial management approach towards its treasury policies to ensure the liquidity requirements from daily operation as well as capital expenditures are met. The Board closely monitors the Group's liquidity positions, while surplus cash are invested appropriately with the consideration of the credit risks, liquidity risks and market risks of the financial instruments. For example, the Group placed a certain amount of cash as bank deposits with maturity over three months to increase interest income while securing liquidity mentioned above.

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資本結構

報告期內，本公司之資本結構並無變動。本公司之資本由普通股及其他儲備組成。

面對的外匯風險

本集團主要通過以非本集團所屬實體各自功能貨幣計價的買賣而存有外匯風險。

本公司、英屬維爾京群島附屬公司及香港附屬公司的功能貨幣均為港元。該等公司主要以港元經營。此外，由於港元與美元掛鉤，本集團認為港元與美元的匯率變動風險不大。

本集團的主要功能貨幣及經營業務主要貨幣是人民幣，因此本集團認為面對的外匯風險不大。目前，本集團並無訂立任何對沖交易協議。

中期股息

經考慮本集團業務發展向好及對股東回報後，董事會決議宣派截至2024年6月30日止六個月的中期股息為每股0.630港元，本公司將不負責進行代扣代繳，由股東本人自行向所屬稅務機構進行申報繳納。本公司權益股東應佔淨利派息比率約為60%，中期股息總計約174.1百萬港元。中期股息預計將於2024年10月18日(星期五)向股東派付。

Capital structure

During the Reporting Period, there was no change in capital structure of the Company. The capital of the Company comprises ordinary shares and other reserves.

Exposure to foreign exchange risks

The Group is exposed to foreign exchange risks primarily through sales and purchases that are denominated in a currency other than the respective functional currencies of the Group's entities.

The functional currency of the Company, the British Virgin Islands subsidiaries and the Hong Kong subsidiaries is HK\$. Their businesses are principally conducted in HK\$. In addition, as the HK\$ is pegged to the US\$, the Group considers the risk of movements in exchange rates between the HK\$ and the US\$ to be insignificant.

The primary functional currency and primary operating currency of the Group are RMB. Therefore, the Group considers the exposure to foreign exchange risks to be insignificant. Currently, the Group did not entered into any hedging transaction agreements.

INTERIM DIVIDEND

After considering the Group's positive business development and the returns to the Shareholders, the Board resolved to declare an interim dividend for the six months ended 30 June 2024 of HK\$0.630 per share and no withholding of any tax will be made by the Company. Shareholders are required to deal with the filing and payment of tax with the relevant tax authority. The dividend ratio of its net profit attributable to equity shareholders of the Company is approximately 60%, while the interim dividend amounted to approximately HK\$174.1 million in total. The interim dividend is expected to be paid to the Shareholders on Friday, 18 October 2024.

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為釐定享有中期股息權利的股東，本公司股東名冊將於2024年10月4日(星期五)至2024年10月8日(星期二)(包括首尾兩天)暫停辦理股份過戶登記。於2024年10月8日(星期二)名列本公司股東名冊之股東，方享有中期股息的權利。為符合資格收取中期股息，所有填妥的過戶文件連同有關股票必須於2024年10月3日(星期四)下午四時三十分前，交回本公司香港股份過戶登記分處香港中央證券登記有限公司，地址為香港灣仔皇后大道東183號合和中心17樓1712-1716號舖，以辦理登記手續。

遵守企業管治守則

本集團致力於維持高標準的企業管治，務求保障股東權益及提升本公司企業價值及問責性。於截至2024年6月30日止六個月期間，本公司已採納並遵守香港聯合交易所有限公司(「聯交所」)證券上市規則(「上市規則」)附錄C1企業管治守則(「企業管治守則」)所載之所有適用守則條文，惟以下偏離除外：

根據企業管治守則的守則條文第C.2.1條，主席及行政總裁之角色應該區分及不應由同一人兼任。然而，本公司並無區分主席與行政總裁，主席與行政總裁之職責均由余忠祥先生承擔。董事會相信，由同一人擔任主席與行政總裁之職責，有利於確保本集團內領導一致，並可實現本集團更有效及高效的整體戰略規劃。此外，董事會合共八名董事中，三名為獨立非執行董事，董事會有足夠的獨立意見，可保護本公司及股東的整體利益。因此，董事會認為，現時安排的權力及職權平衡不會受到影響，該架構有助本公司迅速有效地作出及實施決定。

For the purpose of determining the Shareholders who are entitled to the right of the interim dividend, the register of members of the Company will be closed from Friday, 4 October 2024 to Tuesday, 8 October 2024 (both days inclusive). Shareholders whose names appear on the register of members of the Company on Tuesday, 8 October 2024 will be entitled to the right of the interim dividend. To be eligible to receive the interim dividend, all completed transfer documents together with the relevant share certificates must be returned to the Company's Hong Kong branch share registrar for registration, Computershare Hong Kong Investor Services Limited at Shops 1712-1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong no later than 4:30 p.m. on Thursday, 3 October 2024.

COMPLIANCE WITH CORPORATE GOVERNANCE CODE

The Group is committed to maintaining high standards of corporate governance to safeguard the interests of the Shareholders and to enhance corporate value and accountability of the Company. During the six months ended 30 June 2024, the Company has adopted and complied with all applicable code provisions under the Corporate Governance Code (the “CG Code”) in Appendix C1 to the Rules (the “Listing Rules”) Governing the Listing of Securities of The Stock Exchange of Hong Kong Limited (the “Stock Exchange”), except for the following deviation:

Pursuant to code provision C.2.1 of the CG Code, the roles of chairman and chief executive officer should be separate and should not be performed by the same individual. However, the Company does not have a separate chairman and chief executive officer and the responsibilities of both chairman and chief executive officer vest in Mr. Yu Zhongxiang. The Board believes that vesting the responsibilities of both chairman and chief executive officer in the same person has the benefit of ensuring the consistent leadership within the Group and enables more effective and efficient overall strategic planning of the Group. Besides, with three independent non-executive Directors out of a total of eight Directors in the Board, there is sufficient independent voice within the Board to protect the interests of the Company and the Shareholders as a whole. Therefore, the Board considers that the balance of power and authority for the present arrangement is not impaired and this structure enables the Company to make and implement decisions promptly and effectively.

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除上文所披露者外，於整段報告期內本公司已遵守企業管治守則。本公司將繼續嚴格遵守企業管治守則項下的企業管治規定及上市規則。

審核委員會和中期業績審閱

本公司已遵照上市規則成立董事會審核委員會（「**審核委員會**」），以履行審閱及監督本公司的財務申報及內部監控之職能。審核委員會現時由三名獨立非執行董事組成，包括蔡海靜女士、丁建剛先生及李坤軍先生，而蔡海靜女士為審核委員會主席。

審核委員會已與本公司管理層檢討報告期內業績以及本集團所採用之會計政策及慣例，並討論審核、風險管理、內部監控及財務報表事宜，包括檢討本集團截至2024年6月30日止六個月之簡明綜合財務報表。

董事進行證券交易的標準守則

本公司已採納上市規則附錄C3所載的《上市發行人董事進行證券交易的標準守則》（「**標準守則**」），作為其本身有關董事及僱員進行證券交易的操守守則（「**證券交易守則**」）。本公司已就董事有否遵守標準守則所載的規定標準向全體董事作出具體查詢，而全體董事已確認彼等於截至2024年6月30日止六個月期間一直遵守標準守則及證券交易守則。

可能擁有本公司內幕消息的本公司僱員亦須遵守有關證券交易守則。於截至2024年6月30日止六個月，本公司概無發現任何本公司相關僱員違反證券交易守則的情況。

Save as disclosed above, the Company complied with the CG Code throughout the Reporting Period. The Company will continue to strictly abide by the corporate governance requirements under the CG Code and the Listing Rules.

AUDIT COMMITTEE AND REVIEW OF INTERIM RESULTS

The Company has established the audit committee of the Board (the “**Audit Committee**”) in compliance with the Listing Rules to perform the functions of reviewing and monitoring the financial reporting and internal control of the Company. The Audit Committee currently consists of three independent non-executive Directors, namely, Ms. Cai Haijing, Mr. Ding Jiangan and Mr. Li Kunjun. Ms. Cai Haijing is the chairperson of the Audit Committee.

The Audit Committee has reviewed with the management of the Company this interim result for the Reporting Period and the accounting principles and practices adopted by the Group and discussed auditing, risk management, internal control and financial statements matters, including the review of the condensed consolidated financial statements of the Group for the six months ended 30 June 2024.

MODEL CODE FOR DIRECTOR'S SECURITIES TRANSACTIONS

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers (the “**Model Code**”) as set out in Appendix C3 to the Listing Rules as the code of conduct regarding securities transactions of the Directors and employees (the “**Securities Transaction Code**”). The Company has made specific enquiry with all Directors whether they have complied with the required standards set out in the Model Code and all Directors confirmed that they have complied with the Model Code and the Securities Transaction Code for the six months ended 30 June 2024.

The Company's employees, who are likely to be in possession of inside information of the Company, must also comply with the Securities Transaction Code. During the six months ended 30 June 2024, no incident of non-compliance of the Securities Transaction Code by the Company's relevant employees was noted by the Company.

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購買、出售或贖回本公司上市證券

截至2024年6月30日止六個月期間，本公司或其任何附屬公司概無購回、出售或贖回本公司的任何上市證券(包括出售庫存股份(定義見上市規則))。截至報告期末，本公司並無持有任何庫存股份。

報告期後事項

於2024年8月29日，董事會決議宣派中期股息。

除上文所披露者外，於報告期後直至本中期報告日期，概無對本集團構成重大影響的事宜需予以披露。

未來重大投資或購入資本資產的計劃

截至2024年6月30日，本集團並無重大投資或購入資本資產的計劃。

全球發售所得款項用途

本公司全球發售(「**全球發售**」)及行使超額配股權所得款項總額為455.3百萬港元。

誠如本公司於2023年5月29日刊發的「變更全球發售所得款項用途」公告和2023年6月28日刊發的補充公告，本公司將當時未動用所得款項淨額約75.2百萬港元調整分配用作與當地政府及物業開發商合作設立合營公司或平台。截至2024年6月30日，該部份款項已全數動用。

PURCHASE, SALE OR REDEMPTION OF LISTED SECURITIES OF THE COMPANY

Neither the Company nor any of its subsidiaries had purchased, sold or redeemed any of the Company's listed securities (including sales of treasury shares (as defined under the Listing Rules)) for the six months ended 30 June 2024. As of the end of the Reporting Period, the Company did not hold any treasury share.

EVENTS AFTER THE REPORTING PERIOD

As at 29 August 2024, the Directors resolved to declare an interim dividend.

Save as disclosed above, subsequent to the Reporting Period and up to the date of this interim report, there are no matters that have a significant impact on the Group that need to be disclosed.

FUTURE PLANS FOR MATERIAL INVESTMENTS OR CAPITAL ASSETS

As of 30 June 2024, the Group had no plan for material investments or capital assets.

USE OF PROCEEDS FROM GLOBAL OFFERING

The gross proceeds from the Company's Global Offering (the "**Global Offering**") and the exercise of the over-allotment option amounted to HK\$455.3 million.

As disclosed in the announcement of "Change in Use of Proceeds from the Global Offering" published by the Company on 29 May 2023 and the supplemental announcement published on 28 June 2023, the Company re-allocated the then unutilised net proceeds in sum of approximately HK\$75.2 million to establish joint venture companies or platform through the cooperation with local governments and property developers. As of 30 June 2024, such portion of the proceeds had been utilized.

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於2024年1月1日，未動用所得款項淨額約161.9百萬港元。報告期內，本集團已動用所得款項淨額約101.5百萬港元，而於2024年6月30日未動用上市所得款項淨額約60.4百萬港元。

As at 1 January 2024, the unutilised net proceeds amounted to approximately HK\$161.9 million. During the Reporting Period, the Group had utilized approximately HK\$101.5 million of the net proceeds, and as at 30 June 2024, the unutilized net proceeds from the listing amounted to approximately HK\$60.4 million.

報告期內，所得款項淨額的動用情況如下：

During the Reporting Period, the net proceeds had been utilised as follows:

所得款項用途	Use of proceeds	根據招股章程建議動用所得款項	獲重新分配的未動用所得款項淨額	於2024年1月1日尚未動用所得款項	於報告期內已動用所得款項淨額	於2024年6月30日未動用所得款項淨額
		Proposed use of proceeds according to the Prospectus (百萬港元) (HK\$ million)	New reallocation of the unutilised net proceeds (百萬港元) (HK\$ million)	Unutilised proceeds as at 1 January 2024 (百萬港元) (HK\$ million)	Utilised net proceeds during the Reporting Period (百萬港元) (HK\$ million)	Unutilised net proceeds as at 30 June 2024 (百萬港元) (HK\$ million)
收購位於長江三角洲的主要城市以及深圳等新城市的物業管理公司以進一步增加本集團於現有市場的市場份額及擴大本集團的地域覆蓋面	Acquisition of property management companies located in major cities in the Yangtze River Delta to further increase the Group's market share in the existing market, and also in new cities such as Shenzhen to expand the Group's geographical coverage	159.4	—	—	—	—
更新本集團的管理服務系統，以及招募及培養人才	Updating the Group's management service systems and recruiting and nurturing talents	113.8	125.3	97.2	47.7	49.5
投資於資產管理平台，以從事運營工業園	Investment in the asset management platform to engage in the operation of industrial parks	91.1	—	—	—	—
與當地政府及物業開發商合作設立合營公司或平台 ¹	Establishing joint venture companies or platform through the cooperation with local governments and property developers ¹	45.5	75.2	31.4	31.4	—
做運營資金及其他一般企業用途	As working capital and for other general corporate purposes	45.5	50	33.3	22.4	10.9
		455.3	250.5	161.9	101.5	60.4

1. 截至2024年6月30日，已成立29家合作公司平台。

1. As of 30 June 2024, 29 cooperation platforms had been established.

本集團計劃於2025年12月31日前將剩餘未動用所得款項淨額使用完畢。剩餘所得款項的預期使用時間表乃基於本公司對未來發展和市況作出的最佳估計，惟將因應當前市況及未來發展而有所變動。

The Group plans to fully utilise the remaining unutilised net proceeds by 31 December 2025. The expected timeline for utilising the remaining proceeds is based on the best estimation of the future development and market conditions made by the Company, and will be subject to change based on the current and future development of market conditions.

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董事資料之變動

董事會接獲丁建剛先生(「**丁先生**」)通知，指與本集團無關的獨立第三方德信中國控股有限公司(「**德信中國**」，一間於聯交所上市的公司，股份代號：2019)於2024年6月11日被香港特別行政區高等法院頒令清盤，而自2019年1月11日起至2024年6月11日止，緊接德信中國被頒令清盤前，丁先生一直擔任德信中國的獨立非執行董事。由於上述清盤令並不涉及本集團，董事會認為上述事宜對本集團的業務及營運並無任何影響，亦不會影響丁先生履行其作為獨立非執行董事、本公司薪酬委員會主席，以及本公司審核委員會、提名委員會及ESG及策略委員會成員的職責。

蔡海靜女士於2024年4月獲委任為浙江新光藥業股份有限公司(一家於深圳交易所上市的醫藥公司，股份代碼：300516)獨立董事。

戚加奇先生由非執行董事調任為執行董事，自2024年9月1日生效。

除上文披露外，於2023年報日期至本中期報告日期止期間，概無根據上市規則第13.51(2)條(a)至(e)段及(g)段有關任何董事須予披露之任何資料變動須根據上市規則第13.51B(1)條披露。

CHANGES OF INFORMATION IN RELATION TO THE DIRECTORS

The Board was notified by Mr. Ding Jiangan (“**Mr. Ding**”) that Dexin China Holdings Company Limited (“**Dexin China**”, a company listed on the Stock Exchange, stock code: 2019), an independent third party unrelated to the Group, was ordered to be wound up by the High Court of The Hong Kong Special Administrative Region on 11 June 2024. Mr. Ding has been an independent non-executive director of Dexin China from 11 January 2019 up to 11 June 2024 immediately before the winding up order was granted against Dexin China. As the aforesaid winding-up order did not involve the Group, the Board is of the view that the aforesaid matter does not have any impact on the business and operations of the Group, nor does it affect Mr. Ding’s ability to discharge his duties as an independent non-executive Director, the chairman of remuneration committee of the Company, and a member of the Audit Committee, the nomination committee and the ESG and strategy committee of the Company.

Ms. Cai Haijing was appointed as an independent director of Zhejiang Xinguang Pharmaceutical Co., Ltd. (浙江新光藥業股份有限公司) (a pharmaceutical company listed on the Shenzhen Stock Exchange, stock code: 300516) in April 2024.

Mr. Qi Jiaqi was re-designated from a non-executive Director to an executive Director with effect from 1 September 2024.

Save as disclosed above, there has been no change in any information required to be disclosed in relation to any Director pursuant to paragraphs (a) to (e) and (g) of Rule 13.51(2) of the Listing Rules during the period between the date of the 2023 annual report and the date of this interim report, which is required to be disclosed pursuant to Rule 13.51B(1) of the Listing Rules.

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董事及最高行政人員於股份、相關股份及債券證中擁有的權益及淡倉

於2024年6月30日，董事及本公司最高行政人員擁有根據《證券及期貨條例》第XV部第7及8分部已知會本公司及聯交所的本公司或其任何相聯法團(定義見證券及期貨條例(香港法例第571章)(「證券及期貨條例」)第XV部)的股份、相關股份及債權證的權益及淡倉(包括根據證券及期貨條例的該等條文彼等被當作或視為擁有的權益及淡倉)，或根據證券及期貨條例第352條已登記於須予備存之登記冊，或根據上市規則附錄C3所載的標準守則須知會本公司及聯交所的權益及淡倉如下：

DIRECTORS' AND CHIEF EXECUTIVE'S INTERESTS AND SHORT POSITIONS IN THE SHARES, UNDERLYING SHARES AND DEBENTURES

As at 30 June 2024, the interests and short positions of the Directors and the chief executive of the Company in the shares, underlying shares and debentures of the Company or any of its associated corporations (within the meaning of Part XV of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) (the "SFO") which had been 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 in which they were taken or deemed to have under such provisions of the SFO), or which were recorded in the register required to be maintained 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 contained in Appendix C3 to the Listing Rules, are set out as follows:

姓名	身份／權益性質	股份數目	好倉／淡倉	佔本公司股權之 概約百分比 Approximate percentage of shareholding in the Company
Name	Capacity/Nature of interest	Number of shares	Long/Short position	
莫建華先生(「莫先生」) (附註2)	全權信託的委託人及受控法團權益	35,640,000	好倉	12.89%
Mr. MO Jianhua ("Mr. MO") (Note 2)	Settlor of a discretionary trust and interest in controlled corporation		Long position	
戚加奇先生(附註3)	全權信託的受益人	126,720,000	好倉	45.85%
Mr. QI Jiaqi (Note 3)	Beneficiary of a discretionary trust		Long position	

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附註：

- (1) 於2024年6月30日，本公司已發行股份（「股份」）總數為276,407,000股。
- (2) 於2024年6月30日，好運創投有限公司（「好運」）持有已發行股份的12.89%。好運的全部已發行股本由Infiniti Trust (Asia) Limited（作為莫建華家族信託的受托人）透過其代名人公司持有。莫建華家族信託為莫先生（作為委託人）於2018年11月19日建立的全權信託。莫建華家族信託的受益人包括莫先生及其若干家族成員。因此，根據證券及期貨條例，莫先生被視為於好運持有的股份中擁有權益。
- (3) 於2024年6月30日，巨龍創投有限公司（「巨龍」）持有已發行股份的45.85%。巨龍的全部已發行股本由Cantrust (Far East) Limited（作為戚金興家族信託的受托人）透過其代名人公司持有。戚金興家族信託為戚金興先生（「戚先生」作為委託人）於2018年11月19日建立的全權信託。戚金興家族信託的受益人包括戚先生、戚加奇先生及戚先生的其他若干家族成員。因此，根據證券及期貨條例，Cantrust (Far East) Limited、戚金興家族信託、戚先生及戚加奇先生均被視為於巨龍持有的股份中擁有權益。

除上文所披露者外，於2024年6月30日，概無董事或本公司最高行政人員於本公司或其相聯法團（定義見證券及期貨條例第XV部）的股份、相關股份或債權證中，擁有根據證券及期貨條例第XV部第7及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該等條文彼等被當作或視為擁有的權益及淡倉），或根據證券及期貨條例第352條須登記於所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。

Notes:

- (1) As at 30 June 2024, the total number of issued shares of the Company (the "Share(s)") was 276,407,000.
- (2) As at 30 June 2024, Haoyu Ventures Limited ("Haoyu") held 12.89% of issued Shares. The entire issued share capital of Haoyu is held by Infiniti Trust (Asia) Limited (through its nominee companies) as a trustee of Great Splendor Trust. Great Splendor Trust is a discretionary trust set up by Mr. MO as settlor on 19 November 2018. The beneficiaries of the Great Splendor Trust include Mr. MO and his certain family members. Therefore, Mr. MO was deemed to be interested in the Shares held by Haoyu under the SFO.
- (3) As at 30 June 2024, Great Dragon Venture Limited ("Great Dragon") held 45.85% of issued Shares. The entire issued share capital of Great Dragon is held by Cantrust (Far East) Limited (through its nominee company) as trustee of Bright Cloud Trust. Bright Cloud Trust is a discretionary trust set up by Mr. QI Jinxing ("Mr. QI") as settlor on 19 November 2018. The beneficiaries of the Bright Cloud Trust include Mr. QI, Mr. QI Jiaqi and certain family members of Mr. QI. Therefore, each of Cantrust (Far East) Limited, Bright Cloud Trust, Mr. QI and Mr. QI Jiaqi were deemed to be interested in the Shares held by Great Dragon under the SFO.

Save as disclosed above, as at 30 June 2024, none of the Directors or chief executive of the Company had interests or short positions in the shares, underlying shares or debentures of the Company or any of its associated corporations (within the meaning of Part XV of the SFO), which were required 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 in which they were taken or deemed to have under such provisions of the SFO), or which were recorded in the register required to be maintained 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.

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主要股東於股份及相關股份中的權益及淡倉

於2024年6月30日，就董事所知，下列人士（董事及本公司最高行政人員除外）於本公司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3分部須向本公司披露並已登記於本公司根據證券及期貨條例第336條須予備存之登記冊內之權益或淡倉：

SUBSTANTIAL SHAREHOLDERS' INTERESTS AND SHORT POSITIONS IN THE SHARES AND UNDERLYING SHARES

As at 30 June 2024, to the knowledge of the Directors, the following persons (other than the Directors and chief executive of the Company) had interests or short positions in the shares or underlying shares of the Company which were required to be disclosed to the Company pursuant to Divisions 2 and 3 of Part XV of the SFO and recorded in the register of the Company required to be maintained pursuant to section 336 of the SFO:

姓名	身份／權益性質	股份數目	好倉／淡倉	約佔本公司的 股份百分比 Approximate percentage of shareholding in the Company
Name	Capacity/Nature of interest	Number of Shares	Long/Short position	
巨龍(附註2) Great Dragon (Note 2)	實益擁有人 Beneficial owner	126,720,000	好倉 Long position	45.85%
Bright Cloud Holding Limited (附註2)	受控法團權益	126,720,000	好倉	45.85%
Bright Cloud Holding Limited (Note 2)	Interest in controlled corporation		Long position	
Cantrust (Far East) Limited (附註2)	受託人及受控法團權益	126,720,000	好倉	45.85%
Cantrust (Far East) Limited (Note 2)	Trustee and interest in controlled corporation		Long position	
戚先生(附註2) Mr. Qi (Note 2)	全權信託的委託人及受控法團權益	126,720,000	好倉	45.85%
Mr. Qi (Note 2)	Settlor of a discretionary trust and interest in controlled corporation		Long position	
欣成環球控股有限公司 (「欣成」)(附註3)	實益擁有人	35,640,000	好倉	12.89%
Jovial Success Global Holdings Limited ("Jovial Success") (Note 3)	Beneficial owner		Long position	
Splendid Force Holding Limited (附註3)	受控法團權益	35,640,000	好倉	12.89%
Splendid Force Holding Limited (Note 3)	Interest in controlled corporation		Long position	
好運(附註3) Haoyu (Note 3)	實益擁有人 Beneficial owner	35,640,000	好倉 Long position	12.89%

管理層討論及分析

MANAGEMENT DISCUSSION AND ANALYSIS

姓名	身份／權益性質	股份數目	好倉／淡倉	約佔本公司的 股份百分比 Approximate percentage of shareholding in the Company
Name	Capacity/Nature of interest	Number of Shares	Long/Short position	
Great Splendor Holding Limited (附註3)	受控法團權益	35,640,000	好倉	12.89%
Great Splendor Holding Limited (Note 3)	Interest in controlled corporation		Long position	
朱慧明先生(「朱先生」) (附註3)	全權信託的委託人及受控法團權益	35,640,000	好倉	12.89%
Mr. ZHU Huiming ("Mr. ZHU") (Note 3)	Settlor of a discretionary trust and interest in controlled corporation		Long position	
Infiniti Trust (Asia) Limited (附註3)	受託人及受控法團權益	71,280,000	好倉	25.79%
Infiniti Trust (Asia) Limited (Note 3)	Trustee and interest in controlled corporation		Long position	

附註：

(1) 於2024年6月30日，已發行股份總數為276,407,000股。

(2) 於2024年6月30日，巨龍持有已發行股份的45.85%。巨龍的全部已發行股本由Cantrust (Far East) Limited (作為威金興家族信託的受託人)透過其代名人公司持有。威金興家族信託為威先生(作為委託人)於2018年11月19日建立的全權信託。威金興家族信託的受益人包括威先生、威加奇先生及威先生的若干家族成員。因此，根據證券及期貨條例，Cantrust (Far East) Limited、威金興家族信託、威先生及威加奇先生均被視為於巨龍持有的股份中擁有權益。

(3) 於2024年6月30日，欣成及好運分別持有已發行股份的12.89%。欣成及好運的全部已發行股本由Infiniti Trust (Asia) Limited (分別作為朱慧明家族信託及莫建華家族信託的受託人)透過其代名人公司持有。因此，根據證券及期貨條例，Infiniti Trust (Asia) Limited被視為於欣成及好運持有的股份中擁有權益。朱慧明家族信託為朱先生(作為委託人)於2018年11月19日建立的全權信託。朱慧明家族信託的受益人包括朱先生及其若干家族成員。因此，根據證券及期貨條例，朱慧明家族信託及朱先生被視為於欣成持有的股份中擁有權益。莫建華家族信託為莫先生(作為委託人)於2018年11月19日建立的全權信託。莫建華家族信託的受益人包括莫先生及其若干家族成員。因此，根據證券及期貨條例，莫建華家族信託及莫先生被視為於好運持有的股份中擁有權益。

Notes:

(1) As at 30 June 2024, the total number of issued Shares was 276,407,000.

(2) As at 30 June 2024, Great Dragon held 45.85% of issued Shares. The entire issued share capital of Great Dragon is held by Cantrust (Far East) Limited (through its nominee company) as trustee of Bright Cloud Trust. Bright Cloud Trust is a discretionary trust set up by Mr. QI as settlor on 19 November 2018. The beneficiaries of the Bright Cloud Trust include Mr. QI, Mr. QI Jiaqi and certain family members of Mr. QI. Therefore, each of Cantrust (Far East) Limited, Bright Cloud Trust, Mr. QI and Mr. QI Jiaqi were deemed to be interested in the Shares held by Great Dragon under the SFO.

(3) As at 30 June 2024, each of Jovial Success and Haoyu held 12.89% of issued Shares, respectively. The entire issued share capital of Jovial Success and Haoyu are held by Infiniti Trust (Asia) Limited (through its nominee companies) as trustee of each Splendid Force Trust and Great Splendor Trust, respectively. Therefore, Infiniti Trust (Asia) Limited was deemed to be interested in the Shares held by Jovial Success and Haoyu under the SFO. Splendid Force Trust is a discretionary trust set up by Mr. ZHU as settlor on 19 November 2018. The beneficiaries of the Splendid Force Trust include Mr. ZHU and his certain family members. Therefore, each of Splendid Force Trust and Mr. ZHU were deemed to be interested in the Shares held by Jovial Success under the SFO. Great Splendor Trust is a discretionary trust set up by Mr. MO as settlor on 19 November 2018. The beneficiaries of the Great Splendor Trust include Mr. MO and his certain family members. Therefore, each of Great Splendor Trust and Mr. MO were deemed to be interested in the Shares held by Haoyu under the SFO.

管理層討論及分析

MANAGEMENT DISCUSSION AND ANALYSIS

除上文所披露者外，於2024年6月30日，就董事所知，概無任何其他人士（並非董事及本公司最高行政人員）於本公司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3分部須予披露或須登記於證券及期貨條例第336條所述的登記冊內之權益或淡倉。

股份計劃

截至2024年6月30日止六個月，本公司未採納、授予、行使或取消任何購股權計劃或股份獎勵計劃。

Save as disclosed above, as at 30 June 2024, to the knowledge of the Directors, none of any other person (other than the Directors and chief executive of the Company) had interests or short positions in the shares or underlying shares of the Company which were required to be disclosed pursuant to Divisions 2 and 3 of Part XV of the SFO or to be recorded in the register referred to in section 336 of the SFO.

SHARE SCHEME

For the six months ended 30 June 2024, no share option scheme or share award scheme had been adopted, granted, exercised or cancelled by the Company.

致董事會之審閱報告

REVIEW REPORT TO THE BOARD OF DIRECTORS



致濱江服務集團有限公司董事會審閱報告

(於開曼群島註冊成立的有限公司)

引言

吾等已審核第46頁至88頁所載中期財務報告，包括於2024年6月30日的濱江服務集團有限公司綜合財務狀況表、截至該日止六個月的相關綜合損益及其他全面收益表、綜合權益變動表及簡明綜合現金流量表以及附註。香港聯合交易所有限公司證券上市規則規定須根據有關條文及國際會計準則理事會頒佈的國際會計準則第34號中期財務報告編製中期財務報告。董事負責根據國際會計準則第34號編製及呈列中期財務報告。

吾等的責任是根據吾等的審閱對中期財務報告作出結論，並按照雙方所協定的應聘條款，僅向全體董事會報告，除此以外不作其他用途。吾等概不就本報告的內容對任何其他人士負責或承擔責任。

**Review report to the board of directors of
Binjiang Service Group Co. Ltd.**

(Incorporated in the Cayman Islands with limited liability)

INTRODUCTION

We have reviewed the interim financial report set out on pages 46 to 88 which comprises the consolidated statement of financial position of Binjiang Service Group Co. Ltd. as of 30 June 2024 and the related consolidated statement of profit or loss and other comprehensive income, consolidated statement of changes in equity and condensed consolidated cash flow statement for the six months period then ended and explanatory notes. The Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited require the preparation of an interim financial report to be in compliance with the relevant provisions thereof and International Accounting Standard 34, *Interim Financial Reporting*, issued by the International Accounting Standards Board. The directors are responsible for the preparation and presentation of the interim financial report in accordance with International Accounting Standard 34.

Our responsibility is to form a conclusion, based on our review, on the interim financial report and to report our conclusion solely to you, as a body, in accordance with our agreed terms of engagement, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report.

REVIEW REPORT TO THE BOARD OF DIRECTORS

審閱範圍

吾等已根據香港會計師公會頒佈的香港審閱準則第2410號由實體的獨立核數師執行中期財務資料審閱進行審閱。中期財務報告的審閱包括主要對負責財務及會計事務的人員作出查詢，並應用分析性及其他審閱程序。審閱範圍遠小於根據香港審核準則進行審核的範圍，故無法保證吾等將知悉在審核中可能發現的所有重大事項。因此，吾等並無發表審核意見。

結論

根據吾等的審閱，並無發現任何事項，令吾等相信於2024年6月30日的中期財務報告在所有重大方面未按照國際會計準則第34號中期財務報告編製。

畢馬威會計師事務所
執業會計師

香港中環
遮打道10號
太子大廈8樓

2024年8月29日

SCOPE OF REVIEW

We conducted our review in accordance with Hong Kong Standard on Review Engagements 2410, *Review of Interim Financial Information Performed by the Independent Auditor of the Entity*, issued by the Hong Kong Institute of Certified Public Accountants. A review of the interim financial report consists of making enquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Hong Kong Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly we do not express an audit opinion.

CONCLUSION

Based on our review, nothing has come to our attention that causes us to believe that the interim financial report as at 30 June 2024 is not prepared, in all material respects, in accordance with International Accounting Standard 34, *Interim Financial Reporting*.

KPMG

Certified Public Accountants

8th Floor, Prince's Building
10 Chater Road
Central, Hong Kong

29 August 2024

綜合損益及其他全面收益表

CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

截至2024年6月30日止六個月 — 未經審核 for the six months ended 30 June 2024 — unaudited
(以人民幣元(「人民幣」)列示) (Expressed in Renminbi Yuan ("RMB"))

截至6月30日止六個月
Six months ended 30 June

		附註 Note	2024年 2024 人民幣千元 RMB'000	2023年 2023 人民幣千元 RMB'000
收入	Revenue	3(a)	1,650,407	1,190,076
銷售成本	Cost of sales		(1,228,662)	(872,044)
毛利	Gross profit		421,745	318,032
其他收入	Other revenue	4	2,755	5,274
其他虧損淨額	Other net loss	4	(27)	(73)
銷售及營銷開支	Selling and marketing expenses		(10,707)	(7,569)
行政開支	Administrative expenses		(49,918)	(33,162)
貿易應收款項及 合約資產的減值虧損	Impairment losses on trade receivables and contract assets		(12,721)	(3,093)
其他開支	Other expenses		(459)	(808)
經營利潤	Profit from operations		350,668	278,601
融資收入	Finance income		40,530	31,091
融資成本	Finance costs		(62)	(339)
融資收入淨額	Net finance income	5(a)	40,468	30,752
分佔聯營公司利潤減 虧損	Share of profits less losses of associates		839	4,599
分佔合營企業利潤減 虧損	Share of profits less losses of joint ventures		(294)	538
除稅前利潤	Profit before taxation	5	391,681	314,490
所得稅	Income tax	6	(119,334)	(77,020)
期內利潤	Profit for the period		272,347	237,470
以下各方應佔：	Attributable to:			
本公司權益股東	Equity shareholders of the Company		265,315	230,996
非控股權益	Non-controlling interests		7,032	6,474
			272,347	237,470

綜合損益及其他全面收益表

CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

截至2024年6月30日止六個月 — 未經審核 for the six months ended 30 June 2024 — unaudited
(以人民幣元(「人民幣」)列示) (Expressed in Renminbi Yuan ("RMB"))

截至6月30日止六個月

Six months ended 30 June

		附註 Note	2024年 2024 人民幣千元 RMB'000	2023年 2023 人民幣千元 RMB'000
期內利潤	Profit for the period		272,347	237,470
期間其他全面收益 (扣除稅項及重新 分類調整後)	Other comprehensive income for the period (after tax and reclassification adjustments)			
不會重新分類至損益 的項目：	Items that will not be reclassified to profit or loss:			
換算本公司財務報表 所產生之匯兌差額	Exchange differences on translation of financial statements of the Company		(8,345)	853
其後可能重新分類至 損益的項目：	Items that may be reclassified subsequently to profit or loss:			
換算海外附屬公司 財務報表所產生之 匯兌差額	Exchange differences on translation of financial statements of overseas subsidiaries		(61)	(5,319)
期內全面收益總額	Total comprehensive income for the period		263,941	233,004
以下各方應佔：	Attributable to:			
本公司權益股東	Equity shareholders of the Company		256,909	226,530
非控股權益	Non-controlling interests		7,032	6,474
期內全面收益總額	Total comprehensive income for the period		263,941	233,004
每股盈利	Earnings per share	7		
基本及攤薄(人民幣)	Basic and diluted (RMB)		0.96	0.84

第54頁至88頁之附註構成本中期財務報告一部分。應付本公司權益股東之股息詳情載於附註16(a)。

The notes on pages 54 to 88 form part of this interim financial report. Details of dividends payable to equity shareholders of the Company are set out in note 16(a).

綜合財務狀況表

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

於2024年6月30日 — 未經審核 at 30 June 2024 — unaudited
(以人民幣元列示) (Expressed in RMB)

			2024年 6月30日 At 30 June 2024 人民幣千元 RMB'000	2023年 12月31日 At 31 December 2023 人民幣千元 RMB'000
		附註 Note		
非流動資產	Non-current assets			
物業、廠房及設備	Property, plant and equipment	8	43,290	43,423
無形資產	Intangible assets	9	3,680	4,147
於聯營公司的投資	Investment in associates		11,429	10,590
於合營企業的投資	Investment in joint ventures		3,127	3,421
遞延稅項資產	Deferred tax assets		35,011	33,926
定期存款	Time deposits	13(a)	1,348,882	1,352,304
預付款項	Prepayments		2,437	1,901
			1,447,856	1,449,712
流動資產	Current assets			
存貨	Inventories	10	287,368	244,752
合約資產	Contract assets		—	22,422
貿易及其他應收款項	Trade and other receivables	11	783,773	545,346
按公平值計入損益(「按 公平值計入損益」)的 金融資產	Financial assets measured at fair value through profit or loss ("FVPL")	12	100,104	—
定期存款	Time deposits	13(a)	620,027	279,347
受限制銀行結餘	Restricted bank balances	13(b)	78,628	57,939
現金及現金等價物	Cash and cash equivalents	13(c)	867,138	1,455,384
			2,737,038	2,605,190
流動負債	Current liabilities			
合約負債	Contract liabilities	14	1,714,305	1,555,798
貿易及其他應付款項	Trade and other payables	15	929,794	847,158
租賃負債	Lease liabilities		1,659	2,368
即期稅項	Current taxation		64,509	86,340
			2,710,267	2,491,664
流動資產淨額	Net current assets		26,771	113,526
總資產減流動負債	Total assets less current liabilities		1,474,627	1,563,238

綜合財務狀況表

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

於2024年6月30日 — 未經審核 at 30 June 2024 — unaudited
(以人民幣元列示) (Expressed in RMB)

		2024年 6月30日 At 30 June 2024 人民幣千元 RMB'000	2023年 12月31日 At 31 December 2023 人民幣千元 RMB'000
非流動負債	Non-current liability		
租賃負債	Lease liabilities	1,530	1,655
遞延稅項負債	Deferred tax liabilities	13,500	20,000
		15,030	21,655
資產淨額	NET ASSETS	1,459,597	1,541,583
資本及儲備	CAPITAL AND RESERVES		
股本	Share capital	181	181
儲備	Reserves	1,399,432	1,488,266
本公司權益股東應佔 總權益	Total equity attributable to equity shareholders of the Company	1,399,613	1,488,447
非控股權益	Non-controlling interests	59,984	53,136
總權益	TOTAL EQUITY	1,459,597	1,541,583

已於2024年8月29日獲董事會批准及授權刊發。

Approved and authorised for issue by the board of directors on 29 August 2024.

余忠祥

Yu Zhongxiang

鍾若琴

Zhong Ruoqin

)
)
)
) 董事
) Directors
)
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第54頁至88頁之附註構成本中期財務報告一部分。

The notes on pages 54 to 88 form part of this interim financial report.

綜合權益變動表

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

截至2024年6月30日止六個月 — 未經審核 for the six months ended 30 June 2024 — unaudited
(以人民幣元列示) (Expressed in RMB)

本公司權益股東應佔
Attributable to equity shareholders of the Company

		股本	股份溢價	資本儲備	中華人民共和國 (「中國」) 法定儲備 The People's Republic of China ("PRC") statutory reserve	匯兌儲備	留存利潤	總計	非控股權益	總權益
		Share capital	Share premium	Capital reserve	statutory reserve	Exchange reserve	Retained profits	Total	Non-controlling interests	Total equity
附註		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	人民幣千元	人民幣千元	人民幣千元	人民幣千元
Note		RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000
於2023年1月1日的結餘 Balance at 1 January 2023		181	82,847	(65,765)	67,720	394	1,160,877	1,246,254	40,054	1,286,308
截至2023年6月30日止六個月權益變動： Changes in equity for the six months ended 30 June 2023:										
期內利潤	Profit for the period	—	—	—	—	—	230,996	230,996	6,474	237,470
期內其他全面收益	Other comprehensive income for the period	—	—	—	—	(4,466)	—	(4,466)	—	(4,466)
期內全面收益總額	Total comprehensive income for the period	—	—	—	—	(4,466)	230,996	226,530	6,474	233,004
過往年度所批准股息	Dividends approved in respect of the previous year	16(a)	—	—	—	—	(250,899)	(250,899)	—	(250,899)
於2023年6月30日的結餘 Balance at 30 June 2023		181	82,847	(65,765)	67,720	(4,072)	1,140,974	1,221,885	46,528	1,268,413
於2023年7月1日的結餘 Balance at 1 July 2023		181	82,847	(65,765)	67,720	(4,072)	1,140,974	1,221,885	46,528	1,268,413
截至2023年12月31日止六個月權益變動： Changes in equity for the six months ended 31 December 2023:										
期內利潤	Profit for the period	—	—	—	—	—	261,549	261,549	4,012	265,561
期內其他全面收益	Other comprehensive income for the period	—	—	—	—	5,014	—	5,014	—	5,014
期內全面收益總額	Total comprehensive income for the period	—	—	—	—	5,014	261,549	266,563	4,012	270,575
收購附屬公司額外權益	Acquisition of additional interests in a subsidiary	—	—	(1)	—	—	—	(1)	(339)	(340)
轉撥至法定儲備	Appropriation to statutory reserve	—	—	—	44,496	—	(44,496)	—	—	—
非控股權益注資	Capital injection from non-controlling interests	—	—	—	—	—	—	—	6,776	6,776
非控股股東的股息	Dividends to non-controlling shareholders	—	—	—	—	—	—	—	(2,175)	(2,175)
出售附屬公司	Disposal of a subsidiary	—	—	—	—	—	—	—	(1,666)	(1,666)
於2023年12月31日的結餘 Balance at 31 December 2023		181	82,847	(65,766)	112,216	942	1,358,027	1,488,447	53,136	1,541,583

綜合權益變動表

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

截至2024年6月30日止六個月 — 未經審核 for the six months ended 30 June 2024 — unaudited
(以人民幣元列示) (Expressed in RMB)

		本公司權益股東應佔									
		Attributable to equity shareholders of the Company									
		股本	股份溢價	資本儲備	中國法定		匯兌儲備	留存利潤	總計	非控股權益	總權益
					儲備	儲備					
Share capital	Share premium	Capital reserve	statutory reserve	Exchange reserve	Retained profits	Total	Non-controlling interests	Total equity			
附註 Note	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000		
於2024年1月1日的結餘		Balance at 1 January 2024	181	82,847	(65,766)	112,216	942	1,358,027	1,488,447	53,136	1,541,583
截至2024年6月30日止六個月權益變動：		Changes in equity for the six months ended 30 June 2024:									
期內利潤	Profit for the period	—	—	—	—	—	265,315	265,315	7,032	272,347	
期內其他全面收益	Other comprehensive income for the period	—	—	—	—	(8,406)	—	(8,406)	—	(8,406)	
期內全面收益總額	Total comprehensive income for the period	—	—	—	—	(8,406)	265,315	256,909	7,032	263,941	
非控股股東注資	Capital injection from non-controlling shareholders	—	—	—	—	—	—	—	2,940	2,940	
非控股股東的股息	Dividends to non-controlling shareholders	—	—	—	—	—	—	—	(2,224)	(2,224)	
出售附屬公司	Disposal of subsidiaries	—	—	—	—	—	—	—	(900)	(900)	
過往年度所批准股息	Dividends approved in respect of the previous year	16(a)	—	—	—	—	(345,743)	(345,743)	—	(345,743)	
於2024年6月30日的結餘		Balance at 30 June 2024	181	82,847	(65,766)	112,216	(7,464)	1,277,599	1,399,613	59,984	1,459,597

第54頁至88頁之附註構成本中期財務報告一部分。

The notes on pages 54 to 88 form part of this interim financial report.

簡明綜合現金流量表

CONDENSED CONSOLIDATED CASH FLOW STATEMENT

截至2024年6月30日止六個月 — 未經審核 for the six months ended 30 June 2024 — unaudited
(以人民幣元列示) (Expressed in RMB)

截至6月30日止六個月
Six months ended 30 June

		2024年 2024 人民幣千元 RMB'000	2023年 2023 人民幣千元 RMB'000
		附註 Note	
經營活動	Operating activities		
經營產生的現金	Cash generated from operations	319,821	758,145
已付中國企業所得稅	PRC Corporate Income tax paid	(148,751)	(104,475)
經營活動產生的現金淨額	Net cash generated from operating activities	171,070	653,670
投資活動	Investing activities		
購買物業、廠房及設備以及無形資產付款	Payments for the purchase of property, plant and equipment and intangible assets	(10,536)	(10,625)
出售物業、廠房及設備所得款項	Proceeds from disposal of property, plant and equipment	3,453	438
出售附屬公司，扣除出售的現金	Disposal of subsidiaries, net of cash disposed	(900)	—
收購一間實體權益的預付款項	Prepayments for acquisition of interests of one entity	(1,250)	—
購買按公平值計入損益的預付款項	Prepayments for purchase of FVPL	(100,000)	—
原到期日超過三個月的定期存款付款	Payments for time deposits with original maturity over three months	(518,619)	(720,000)
原到期日超過三個月的定期存款所得款項	Proceeds from maturity of time deposits with original maturity over three months	202,257	120,000
已收利息	Interest received	21,531	21,482
已收來自一間聯營公司之股本縮減	Capital reduction received from an associate	—	4,000
已收來自一間聯營公司之股息	Dividend received from an associate	1,530	1,530
投資活動所用現金淨額	Net cash used in investing activities	(402,534)	(583,175)

簡明綜合現金流量表

CONDENSED CONSOLIDATED CASH FLOW STATEMENT

截至2024年6月30日止六個月 — 未經審核 for the six months ended 30 June 2024 — unaudited
(以人民幣元列示) (Expressed in RMB)

截至6月30日止六個月

Six months ended 30 June

			2024年 2024 人民幣千元 RMB'000	2023年 2023 人民幣千元 RMB'000
融資活動	Financing activities			
非控股權益注資	Capital contribution from non-controlling interests		2,940	—
已付租賃租金資本部分	Capital element of lease rentals paid		(1,390)	(832)
已付租賃租金利息部分	Interest element of lease rentals paid		(62)	(55)
已付股息	Dividends paid		(345,743)	—
非控股股東的股息	Dividends to non-controlling shareholders		(2,224)	—
融資活動所用現金淨額	Net cash used in financing activities		(346,479)	(887)
現金及現金等價物(減少)/增加淨額	Net (decrease)/increase in cash and cash equivalents		(577,943)	69,608
於1月1日的現金及現金等價物	Cash and cash equivalents at 1 January	13	1,455,384	1,949,891
匯率變動之影響	Effect of foreign exchanges rate changes		(10,303)	120
於6月30日的現金及現金等價物	Cash and cash equivalents at 30 June	13	867,138	2,019,619

第54頁至88頁之附註構成本中期財務報告一部分。

The notes on pages 54 to 88 form part of this interim financial report.

未經審核中期財務報告附註

NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT

(除另有指明者外，以人民幣元列示) (Expressed in Renminbi Yuan unless otherwise indicated)

1 編製基準

濱江服務集團有限公司(「本公司」)於2024年6月30日及截至該日止六個月的中期財務報告包括本公司及其附屬公司(統稱「本集團」)。中期財務報告乃根據香港聯合交易所有限公司證券上市規則的適用披露條文及遵守國際會計準則理事會(「國際會計準則理事會」)採納的國際會計準則(「國際會計準則」)第34號「中期財務報告」編製。

本公司於2017年7月6日根據開曼群島法例第22章公司法(1961年第3號法例，經綜合及修訂)於開曼群島註冊成立為一家獲豁免有限公司。本公司之股份於2019年3月15日於香港聯合交易所有限公司(「聯交所」)主板上市(「上市」)。

中期財務報告根據與2023年度財務報表所採納之相同會計政策編製，惟預期於2024年度財務報表內反映之會計政策變動除外。有關會計政策變動之詳情載於附註2。

編製符合國際會計準則第34號之中期財務報告要求管理層作出會影響政策應用及按年度累計的資產、負債、收入及支出之呈報金額的判斷、估計及假設。實際結果可能有別於該等估計。

1 BASIS OF PREPARATION

The interim financial report of Binjiang Service Group Co. Ltd. (the “**Company**”) as at and for the six months ended 30 June 2024 comprises the Company and its subsidiaries (together referred to as the “**Group**”). The interim financial report has been prepared in accordance with the applicable disclosure provisions of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited, including compliance with International Accounting Standard (“**IAS**”) 34 “*Interim Financial Reporting*” adopted by the International Accounting Standards Board (“**IASB**”).

The Company was incorporated in the Cayman Islands on 6 July 2017 as an exempted company with limited liability under the Companies Law, Cap 22 (Law 3 of 1961, as consolidated and revised) of the Cayman Islands. The Company’s shares were listed on the Main Board on the Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”) on 15 March 2019 (the “**Listing**”).

The interim financial report has been prepared in accordance with the same accounting policies adopted in the 2023 annual financial statements, except for the accounting policy changes that are expected to be reflected in the 2024 annual financial statements. Details of any changes in accounting policies are set out in note 2.

The preparation of an interim financial report in conformity with IAS 34 requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses on a year to date basis. Actual results may differ from these estimates.

NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT

(除另有指明者外，以人民幣元列示) (Expressed in Renminbi Yuan unless otherwise indicated)

1 編製基準(續)

中期財務報告包括簡明綜合財務報表及節選附註，該等附註包括對理解本集團自2023年度財務報表起財務狀況及表現變動屬重大之事件及交易之說明。簡明綜合中期財務報表及其附註並不包括根據國際財務報告準則會計準則(「國際財務報告準則」)編製完整財務報表之全部必需資料。

中期財務報告未經審核，但已由本公司審核委員會審閱並由董事會於2024年8月29日批准發行。中期財務報告亦已由畢馬威會計師事務所根據香港會計師公會頒佈的《香港審閱委聘準則》第2410號「由實體的獨立核數師執行中期財務資料審閱」進行審閱。畢馬威會計師事務所向董事會提交的獨立審閱報告載於第44頁至45頁。

2 會計政策變動

本集團已將國際會計準則理事會頒佈的下列國際財務報告準則之修訂應用於當前會計期間的本中期財務報告：

- 國際會計準則第1號修訂本，財務報表的呈報：負債分類為流動或非流動(「2020修訂」)
- 國際會計準則第1號修訂本，財務報表的呈報：附帶契諾的非流動負債(「2022修訂」)

1 BASIS OF PREPARATION (Continued)

This interim financial report contains condensed consolidated financial statements and selected explanatory notes. The notes include an explanation of events and transactions that are significant to an understanding of the changes in financial position and performance of the Group since the 2023 annual financial statements. The condensed consolidated interim financial statements and notes thereon do not include all of the information required for a full set of financial statements prepared in accordance with IFRS Accounting Standards (“IFRSs”).

The interim financial report is unaudited, but has been reviewed by the audit committee of the Company and approved for issue by the Board of Directors on 29 August 2024. The interim financial report has also been reviewed by KPMG in accordance with Hong Kong Standard on Review Engagements 2410, *Review of interim financial information performed by the independent auditor of the entity*, issued by the Hong Kong Institute of Certified Public Accountants. KPMG’s independent review report to the Board of Directors is included on pages 44 to 45.

2 CHANGES IN ACCOUNTING POLICIES

The Group has applied the following amendments to IFRSs issued by the IASB to this interim financial report for the current accounting period:

- Amendments to IAS 1, Presentation of financial statements: Classification of liabilities as current or non-current (“2020 amendments”)
- Amendments to IAS 1, Presentation of financial statements: Non-current liabilities with covenants (“2022 amendments”)

未經審核中期財務報告附註

NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT

(除另有指明者外，以人民幣元列示) (Expressed in Renminbi Yuan unless otherwise indicated)

2 會計政策變動(續)

- 國際財務報告準則第16號修訂本，租賃：售後租回的租賃負債
- 國際會計準則第7號現金流量表及國際財務報告準則第7號金融工具的修訂本：披露 — 供應商融資安排

該等發展變化對本中期財務報告內本集團本期間或過往期間業績及財務狀況之編製或呈列方式概無造成重大影響。本集團並無應用任何於本會計期間尚未生效的新訂準則或詮釋。

3 收入及分部報告

(a) 收入

本集團的主要業務為物業管理服務、非業主增值服務及5S增值服務。

收入指物業管理服務、非業主增值服務及5S增值服務所得收入。

2 CHANGES IN ACCOUNTING POLICIES

(Continued)

- Amendments to IFRS 16, Leases: Lease liability in a sale and leaseback
- Amendments to IAS 7, Statement of cash flows and IFRS 7, Financial instruments: Disclosures — Supplier finance arrangements

None of these developments have had a material effect on how the Group's results and financial position for the current or prior periods have been prepared or presented in this interim financial report. The Group has not applied any new standard or interpretation that is not yet effective for the current accounting period.

3 REVENUE AND SEGMENT REPORTING

(a) Revenue

The principal activities of the Group are property management services, value-added services to non-property owners and 5S value-added services.

Revenue represents income from property management services, value-added services to non-property owners and 5S value-added services.

NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT

(除另有指明者外，以人民幣元列示) (Expressed in Renminbi Yuan unless otherwise indicated)

3 收入及分部報告(續)

3 REVENUE AND SEGMENT REPORTING

(Continued)

(a) 收入(續)

各主要類別收入的金額如下：

(a) Revenue (Continued)

The amount of each significant category of revenue are as follows:

		截至6月30日止六個月 Six months ended 30 June	
		2024年 2024 人民幣千元 RMB'000	2023年 2023 人民幣千元 RMB'000
屬於國際財務報告準則 第15號範圍的客戶合約 收入	Revenue from contracts with customers within the scope of IFRS 15		
隨時間的推移所確認的收入： Revenue recognised over time:			
物業管理服務	Property management services	905,335	719,350
非業主增值服務	Value-added services to non- property owners	250,748	279,492
5S增值服務	5S value-added services	439,423	136,078
		1,595,506	1,134,920
於某時間點確認的收入： Revenue recognised at point in time:			
5S增值服務(附註)	5S value-added services (note)	54,901	54,596
		1,650,407	1,189,516
其他來源收入 Revenue from other sources			
5S增值服務 — 投資物業租金收入	5S value-added services — Rental income from investment properties	—	560
		1,650,407	1,190,076

附註：就涉及貨品銷售(包括銷售傢俱、車位及儲藏室)以及物業銷售及租賃經紀服務的5S增值服務而言，本集團於業主佔有及接納貨品及服務的時間點確認收入。

Note: For 5S value-added services that involve sale of goods, including sales of furniture, car parking spaces and storage rooms, and brokerage services for property sales and leasing, the Group recognises revenues at point in time when the property owners take possession of and accept the goods and services.

未經審核中期財務報告附註

NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT

(除另有指明者外，以人民幣元列示) (Expressed in Renminbi Yuan unless otherwise indicated)

3 收入及分部報告(續)

(a) 收入(續)

截至2024年6月30日止六個月，概無來自單一外部客戶的交易收入佔本集團總收入的10%或以上(截至2023年6月30日止六個月：一名，杭州濱江房產集團股份有限公司(「濱江房產」)及其附屬公司，本集團關聯方)。

(b) 分部報告

本集團按分部管理其業務，分部由不同業務線組成。本集團以與就資源分配及表現評估向本集團最高行政管理人員內部呈報資料一致的方式，呈列以下三個經營及可呈報分部：

- 物業管理服務：該分部向業主提供物業管理服務，包括保安、清潔、園藝、維修、維護、土地管理及配套服務。
- 非業主增值服務：該分部向非業主提供增值服務，包括交付前服務、諮詢服務及社區空間服務。
- 5S增值服務：該分部向業主提供5S增值服務，包括家政服務、經紀服務、家裝服務、向業主銷售傢俱、停車位及儲藏室以及其他社區增值服務。

3 REVENUE AND SEGMENT REPORTING

(Continued)

(a) Revenue (Continued)

No revenue from transaction with single external customer amounts to 10% or more of the Group's total revenue for the six months ended 30 June 2024 (six months ended 30 June 2023: one-Hangzhou Binjiang Real Estate Group Co., Ltd ("Binjiang Real Estate") and its subsidiaries, a related party of the Group).

(b) Segment reporting

The Group manages its businesses by divisions, which are organised by a mixture of business lines. In a manner consistent with the way in which information is reported internally to the Group's most senior executive management for the purposes of resource allocation and performance assessment, the Group has presented the following three operating and reportable segments:

- Property management services: this segment provides property management services to property owners, including security, cleaning, gardening, repair, maintenance, land management and ancillary services.
- Value-added services to non-property owners: this segment provides value-added services to non-property owners, including pre-delivery services, consulting services and community space services.
- 5S value-added services: this segment provides 5S value-added services to property owners, including housekeeping services, brokerages services, home decoration services, sales of furniture, car parking spaces and storage rooms and other community value-added services to property owners.

NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT

(除另有指明者外，以人民幣元列示) (Expressed in Renminbi Yuan unless otherwise indicated)

3 收入及分部報告(續)

(b) 分部報告(續)

就評估分部業績及於分部間分配資源而言，本集團的高級行政管理層監察歸屬於各報告分部的業績。分部業績指各分部所賺取的利潤(未分配中央企業開支)。收入及開支乃參考該等分部產生的銷售額及該等分部產生的開支分配至各分部。用於報告分部業績的計量為毛利。

由於並無定期向本集團最高行政管理人員提供分部資產及分部負債分析以供審閱，故並無呈列該等資料分析。

3 REVENUE AND SEGMENT REPORTING

(Continued)

(b) Segment reporting (Continued)

For the purposes of assessing segment performance and allocating resources between segments, the Group's senior executive management monitors the results attributable to each reportable segment. Segment results represent the profit earned by each segment without allocation of central corporate expenses. Revenue and expenses are allocated to each segment with reference to sales generated by those segments and the expenses incurred by those segments. The measure used for reporting segment result is gross profit.

No analysis of segment assets and segment liabilities is presented as these information is not regularly provided to the Group's most senior executive management for review.

未經審核中期財務報告附註

NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT

(除另有指明者外，以人民幣元列示) (Expressed in Renminbi Yuan unless otherwise indicated)

3 收入及分部報告(續)

(b) 分部報告(續)

以下為本集團按經營及可呈報分部劃分的收入及業績分析：

3 REVENUE AND SEGMENT REPORTING

(Continued)

(b) Segment reporting (Continued)

The following is an analysis of the Group's revenue and results by operating and reportable segment:

		物業 管理服務	非業主 增值服務	5S 增值服務	總計
		Property management services	Value-added services to non-property owners	5S value- added services	Total
		人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000
截至2024年6月30日	Six months ended 30 June				
止六個月：	2024:				
分部收入	Segment Revenue	905,335	250,748	494,324	1,650,407
分部毛利	Segment gross profits	178,432	107,771	135,542	421,745
未分配企業開支	Unallocated corporate expenses				(30,064)
除稅前利潤	Profit before taxation				391,681
截至2023年6月30日	Six months ended 30 June				
止六個月：	2023:				
分部收入	Segment Revenue	719,350	279,492	191,234	1,190,076
分部毛利	Segment gross profits	138,228	113,254	66,550	318,032
未分配企業開支	Unallocated corporate expenses				(3,542)
除稅前利潤	Profit before taxation				314,490

由於本集團所有收入均來自位於中國之業務及客戶，且本集團非流動資產的幾乎所有賬面值位於中國，因此並無列示任何地區分部分析。

No geographical segment analysis is shown as all of the Group's revenue are derived from activities in, and from customers located in the PRC and almost all of carrying values of the Group's non-current assets are situated in the PRC.

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4 其他收入及其他虧損淨額

4 OTHER REVENUE AND OTHER NET LOSS

		截至6月30日止六個月 Six months ended 30 June	
		2024年 2024 人民幣千元 RMB'000	2023年 2023 人民幣千元 RMB'000
其他收入	Other revenue		
政府補助(附註(i))	Government grants (note (i))	1,732	2,296
可抵扣增值稅(附註(ii))	Value-added tax deductible (note (ii))	—	1,523
其他	Others	1,023	1,455
		2,755	5,274

(i) 政府補助主要指地方市政府機關提供的無條件酌情財務支持。

(i) Government grants mainly represent unconditional discretionary financial support from local municipal government authorities.

(ii) 可抵扣增值稅主要包括適用於本集團若干附屬公司的進項增值稅的額外抵扣。

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

		截至6月30日止六個月 Six months ended 30 June	
		2024年 2024 人民幣千元 RMB'000	2023年 2023 人民幣千元 RMB'000
其他虧損淨額	Other net loss		
出售物業、廠房及設備的虧損淨額	Net loss on disposal of property, plant and equipment	(131)	(74)
按公平值計入損益的已變現及未變現收益淨額	Net realised and unrealised gains on FVPL	104	—
外匯收益淨額	Net foreign exchange gains	—	1
		(27)	(73)

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5 除稅前利潤

除稅前利潤已(計入)/扣除：

(a) 融資收入淨額

		截至6月30日止六個月 Six months ended 30 June	
		2024年 2024 人民幣千元 RMB'000	2023年 2023 人民幣千元 RMB'000
銀行存款利息收入	Interest income on bank deposits	(40,530)	(31,091)
客戶墊款利息開支	Interest expense on advance payments from customers	—	284
租賃負債利息	Interest on lease liabilities	62	55
融資收入淨額	Net finance income	(40,468)	(30,752)

(b) 員工成本

5 PROFIT BEFORE TAXATION

Profit before taxation is arrived at after (crediting)/charging:

(a) Net finance income

(b) Staff costs

		截至6月30日止六個月 Six months ended 30 June	
		2024年 2024 人民幣千元 RMB'000	2023年 2023 人民幣千元 RMB'000
薪金及其他福利	Salaries and other benefits	515,504	413,035
界定供款計劃供款(附註(i))	Contributions to defined contribution scheme (note (i))	42,913	33,424
		558,417	446,459

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5 除稅前利潤(續)

(b) 員工成本(續)

- (i) 本集團的中國附屬公司僱員須參加由地方市政府管理及運營的界定供款計劃。本集團的中國附屬公司乃按地方市政府同意的僱員薪金若干百分比向計劃供款，以撥支僱員退休福利。

除上述年度供款外，本集團概無其他與該等計劃相關的退休福利付款的重大責任。

(c) 其他項目

5 PROFIT BEFORE TAXATION (Continued)

(b) Staff costs (Continued)

- (i) Employees of the Group's PRC subsidiaries are required to participate in a defined contribution scheme administered and operated by the local municipal governments. The Group's PRC subsidiaries contribute funds which are calculated on certain percentages of the employee salary as agreed by the local municipal government to the scheme to fund the retirement benefits of the employees.

The Group has no other material obligation for the payment of retirement benefits associated with these schemes beyond the annual contributions described above.

(c) Other items

		截至6月30日止六個月 Six months ended 30 June	
		2024年 2024 人民幣千元 RMB'000	2023年 2023 人民幣千元 RMB'000
折舊	Depreciation		
— 自有物業、廠房及設備	— owned property, plant and equipment	6,987	3,951
— 使用權資產	— right-of-use assets	898	614
— 投資物業	— Investment properties	—	425
短期租賃有關的開支	Expenses related to short-term leases	7,711	6,897
存貨成本	Cost of inventories	22,417	9,561

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6 所得稅

於綜合損益及其他全面收益表內的稅項指：

6 INCOME TAX

Taxation in the consolidated statement of profit or loss and other comprehensive income represents:

		截至6月30日止六個月 Six months ended 30 June	
		2024年 2024 人民幣千元 RMB'000	2023年 2023 人民幣千元 RMB'000
即期稅項	Current tax		
中國企業所得稅	PRC corporate income tax	105,116	61,086
過往年度撥備不足／(超額)	Under/(over)-provision in respect of prior years	1,803	(15)
		106,919	61,071
遞延稅項	Deferred tax		
暫時差額的產生及撥回	Origination and reversal of temporary differences	(1,085)	661
本集團中國附屬公司利潤的預扣稅(附註iv)	Withholding tax on the profits of the Group's PRC subsidiaries (note iv)	13,500	15,288
		12,415	15,949
		119,334	77,020

(i) 根據開曼群島及英屬維爾京群島(「英屬維爾京群島」)的規則及規例，本集團毋須繳納開曼群島及英屬維爾京群島的任何所得稅。

(ii) 於香港註冊成立的本集團附屬公司須就本報告期間繳納香港利得稅的收入的適用所得稅稅率為16.5%。由於在報告期間，本集團並無賺取任何須繳納香港利得稅的收入，故本集團並無就香港利得稅作出撥備(截至2023年6月30日止六個月：零)。

(i) Pursuant to the rules and regulations of the Cayman Islands and British Virgin Islands (“the BVI”), the Group is not subject to any income tax in the Cayman Islands and the BVI.

(ii) The income tax rate applicable to the Group's subsidiary incorporated in Hong Kong for the income subject to Hong Kong Profits Tax during the reporting period is 16.5%. No provision for Hong Kong Profits Tax has been made as the Group did not earn any income subject to Hong Kong Profits Tax during the reporting period (six months ended 30 June 2023: Nil).

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6 所得稅(續)

- (iii) 本集團的中國附屬公司須按25%的稅率繳稅中國所得稅。對於2024年確認為小利潤企業的若干附屬公司，每年不超過人民幣3百萬元的應課稅收入部分，按減免後的稅率25% (截至2023年6月30日止六個月：25%) 計算為應課稅收入，按20% (截至2023年6月30日止六個月：20%) 的稅率繳納企業所得稅。
- (iv) 根據中國企業所得稅法律及其實施細則，除非透過稅務條約或安排獲減稅，就自2008年1月1日以來賺取的利潤而言，非中國企業居民自中國企業收取的股息須按10%的稅率繳納預扣稅。

2023年，本公司香港附屬公司獲得香港居民身份證明。根據《內地和香港特別行政區關於對所得稅避免雙重徵稅和防止偷漏稅的安排》(「**稅收協定**」)及《國家稅務總局關於稅收協定中「受益所有人」有關問題的公告》(「**第9號公告**」)，香港附屬公司符合享受優惠稅率的要求，自2023年起，從中國附屬公司收到的股息須按5%的稅率預扣稅款。

於2024年6月30日，就應付本集團中國附屬公司分派留存利潤的5%中國股息預扣稅確認遞延稅項負債人民幣13,500,000元(2023年12月31日：人民幣20,000,000元)。

6 INCOME TAX (Continued)

- (iii) The Group's PRC subsidiaries are subject to PRC income tax at 25%. For certain subsidiaries recognised as a small profit enterprise in 2024, the portion of annual taxable income amount, which does not exceed RMB3 million, shall be computed at a reduced rate of 25% (six months ended 30 June 2023: 25%) as taxable income amount, and be subject to enterprise income tax at 20% (six months ended 30 June 2023: 20%).
- (iv) According to the PRC corporate income tax laws and its implementation rules, dividends receivable by non-PRC corporate residents from PRC enterprises are subject to withholding tax at a rate of 10%, unless reduced by tax treaties or arrangements, for profits earned since 1 January 2008.

In 2023, the Company's Hong Kong subsidiary received the certificate of Hong Kong resident status. Pursuant to the Arrangement between the Mainland China and the Hong Kong Special Administrative Region for the Avoidance of Double Taxation and the Prevention of Fiscal Evasion with respect to Taxes on Income ("**Tax Treaties**") and the Announcement of the State Taxation Administration in relation to "Beneficial Owner" in Tax Treaties ("**Announcement No.9**"), the Hong Kong subsidiary meets the requirement for enjoying the preferential rate and is subject to withholding tax at a rate of 5% for dividends received from PRC subsidiaries since 2023.

As at 30 June 2024, deferred tax liabilities of RMB13,500,000 were recognised in respect of the 5% PRC dividend withholding tax that would be payable on the distribution of the retained profits of the Group's PRC subsidiaries (31 December 2023: RMB20,000,000).

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7 每股盈利

每股基本及攤薄盈利按截至2024年6月30日止六個月本公司權益股東應佔利潤人民幣265,315,000元(截至2023年6月30日止六個月：人民幣230,996,000元)及已發行股份的加權平均股數276,407,000股(截至2023年6月30日止六個月：加權平均股數276,407,000股)計算。

由於截至2024年及2023年6月30日止六個月並無具攤薄潛力的發行在外股份，因此每股攤薄盈利相等於每股基本盈利。

8 物業、廠房及設備

(a) 使用權資產

截至2024年6月30日止六個月，本集團就辦公室及員工宿舍的使用訂立若干租賃協議，因此確認使用權資產添置人民幣1,336,000元(截至2023年6月30日止六個月：人民幣2,204,000元)。

(b) 收購自有資產

截至2024年6月30日止六個月，本集團購買辦公室設備、傢俱及汽車項目，成本為人民幣10,000,000元(截至2023年6月30日止六個月：人民幣8,650,000元)。

7 EARNINGS PER SHARE

The calculation of basic and diluted earnings per share is based on the profit attributable to equity shareholders of the Company of RMB265,315,000 for the six months ended 30 June 2024 (six months ended 30 June 2023: RMB230,996,000) and the weighted average number of 276,407,000 shares in issue during the period (six months ended 30 June 2023: weighted average number of 276,407,000 shares).

There were no dilutive potential shares outstanding for the six months ended 30 June 2024 and 2023 and therefore the diluted earnings per share are same as the basic earnings per share.

8 PROPERTY, PLANT AND EQUIPMENT

(a) Right-of-use assets

During the six months ended 30 June 2024, the Group entered into several lease agreements for use of office and staff dormitories, and therefore recognised the additions to right-of-use assets of RMB1,336,000 (six months ended 30 June 2023: RMB2,204,000).

(b) Acquisition of owned assets

During the six months ended 30 June 2024, the Group acquired items of office equipment and furniture and motor vehicles with a cost of RMB10,000,000 (six months ended 30 June 2023: RMB8,650,000).

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9 無形資產

截至2024年6月30日止六個月，本集團並無收購任何無形資產(截至2023年6月30日止六個月：人民幣3,737,000元)。

9 INTANGIBLE ASSETS

During the six months ended 30 June 2024, no intangible assets were acquired by the Group (six months ended 30 June 2023: RMB3,737,000).

10 存貨

10 INVENTORIES

		2024年 6月30日 At 30 June 2024 人民幣千元 RMB'000	2023年 12月31日 At 31 December 2023 人民幣千元 RMB'000
持作轉售的物業(附註)	Properties held for re-sale (note)	286,895	244,271
消耗品	Consumables	473	481
		287,368	244,752

附註：持作轉售的物業主要指本集團購買作轉售的停車場及儲物間的使用權資產。

Note: Properties held for re-sale mainly represent right-of-use assets relating to car parking places and storage rooms purchased by the Group for re-sale.

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11 貿易及其他應收款項

11 TRADE AND OTHER RECEIVABLES

		2024年 6月30日 At 30 June 2024 人民幣千元 RMB'000	2023年 12月31日 At 31 December 2023 人民幣千元 RMB'000
貿易應收款項	Trade receivables		
— 第三方	— third parties	488,515	377,771
— 關聯方	— related parties	99,635	68,401
		588,150	446,172
減：貿易應收款項減值撥備	Less: Allowance for impairment of trade receivables		
— 第三方	— third parties	(69,213)	(70,989)
— 關聯方	— related parties	(10,428)	(4,394)
		(79,641)	(75,383)
應收貿易款項，已扣除虧損 撥備	Trade receivables, net of loss allowance	508,509	370,789
關聯方其他應收款項	Other receivables from related parties	1,712	1,712
就購買停車位向關聯方支付 的預付款項	Prepayments to related parties for the purchase of car parking spaces	—	17,630
按金及預付款項	Deposits and prepayments	166,438	56,486
代表業主作出的付款	Payments on behalf of property owners	47,584	36,496
墊款予僱員	Advances to employees	7,529	3,508
其他應收款項	Other receivables	52,001	58,725
		783,773	545,346

貿易應收款項主要與提供物業管理服務、非業主增值服務及提供家裝服務所確認的收入有關。

Trade receivables are primarily related to revenue recognised from the provision of property management services, value-added services to non-property owners and provision of home decoration services.

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11 貿易及其他應收款項(續)

來自關聯方的貿易及其他應收款項為無擔保及免息。應收關聯方款項詳情載於附註18(c)。

賬齡分析

於各報告期末，基於收入確認日期及扣除貿易應收款項減值撥備的應收第三方及關聯方貿易款項賬齡分析如下：

11 TRADE AND OTHER RECEIVABLES

(Continued)

Trade and other receivables from related parties are unsecured and interest-free. Details of the amounts due from related parties are set out in note 18(c).

Ageing analysis

As at the end of each reporting period, the ageing analysis of trade receivables from third parties and related parties based on the date of revenue recognition and net of allowance for impairment of trade receivables, is as follows:

		2024年 6月30日 At 30 June 2024 人民幣千元 RMB'000	2023年 12月31日 At 31 December 2023 人民幣千元 RMB'000
1年內	Within 1 year	484,260	338,811
1至2年	1 to 2 years	24,249	31,978
		508,509	370,789

12 按公平值計入損益的金融資產

12 FINANCIAL ASSETS MEASURED AT FAIR VALUE THROUGH PROFIT OR LOSS

		2024年 6月30日 At 30 June 2024 人民幣千元 RMB'000	2023年 12月31日 At 31 December 2023 人民幣千元 RMB'000
財資產品	Treasury products	100,104	—

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13 定期存款、受限制銀行結餘和現金及現金等價物

(a) 定期存款

13 TIME DEPOSITS, RESTRICTED BANK BALANCES AND CASH AND CASH EQUIVALENTS

(a) Time deposits

	2024年 6月30日 At 30 June 2024 人民幣千元 RMB'000	2023年 12月31日 At 31 December 2023 人民幣千元 RMB'000
原到期日超過三個月的銀行定期存款	1,968,909	1,631,651
減：計入「流動資產」的金額	(620,027)	(279,347)
	1,348,882	1,352,304

於2024年6月30日，原到期日超過三個月的銀行定期存款年利率介乎2.60%至5.21%之間(2023年12月31日：介乎2.90%至5.31%之間)。

As at 30 June 2024, the time deposits held at the bank with original maturity over three months have annual interest rates ranging from 2.60% to 5.21% (31 December 2023: from 2.90% to 5.31%).

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13 定期存款、受限制銀行結餘和現金及現金等價物(續)

(b) 受限制銀行結餘

		2024年 6月30日 At 30 June 2024 人民幣千元 RMB'000	2023年 12月31日 At 31 December 2023 人民幣千元 RMB'000
代表業委會收取的現金 (附註15)	Cash collected on behalf of the property owners' associations (note 15)	49,304	50,896
受限制存款	Restricted deposits	29,324	7,043
		78,628	57,939

13 TIME DEPOSITS, RESTRICTED BANK BALANCES AND CASH AND CASH EQUIVALENTS (Continued)

(b) Restricted bank balances

(c) 現金及現金等價物

		2024年 6月30日 At 30 June 2024 人民幣千元 RMB'000	2023年 12月31日 At 31 December 2023 人民幣千元 RMB'000
手頭現金	Cash on hand	37	16
銀行現金	Cash at bank	538,486	611,186
原到期日三個月以內的銀行 定期存款	Time deposits held at the bank with original maturity within three months	407,243	902,121
		945,766	1,513,323
減：受限制銀行結餘	Less: Restricted bank balances	(78,628)	(57,939)
		867,138	1,455,384

(c) Cash and cash equivalents

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14 合約負債

14 CONTRACT LIABILITIES

		2024年 6月30日 At 30 June 2024 人民幣千元 RMB'000	2023年 12月31日 At 31 December 2023 人民幣千元 RMB'000
合約負債	Contract liabilities		
物業管理服務	Property management services	446,396	213,353
非業主增值服務	Value-added services to non-property owners	2,672	4,101
5S增值服務	5S value-added services	1,265,237	1,338,344
		1,714,305	1,555,798

15 貿易及其他應付款項

15 TRADE AND OTHER PAYABLES

		附註 Note	2024年 6月30日 At 30 June 2024 人民幣千元 RMB'000	2023年 12月31日 At 31 December 2023 人民幣千元 RMB'000
貿易應付款項	Trade payables		225,241	194,739
— 第三方	— third parties	(a)	222,244	191,872
— 關聯方	— related parties	(b)	2,997	2,867
其他應付關聯方款項	Other payables due to related parties	(b)	36,822	47,909
可退還按金	Refundable deposits	(c)	65,760	60,222
其他應付稅項及費用	Other taxes and charges payable		166,593	145,466
應計工資及其他福利	Accrued payroll and other benefits		181,389	198,904
代表業委會收取的現金 (附註13)	Cash collected on behalf of the property owners' associations (note 13)		49,304	50,896
自業主/買方收取的 臨時款項	Temporary receipts from property owners/buyers	(d)	156,974	108,866
其他應付款項及應計 款項	Other payables and accruals		47,711	40,156
			929,794	847,158

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15 貿易及其他應付款項(續)

- (a) 貿易應付款項主要是指分包服務產生的應付款項，包括保潔、安保、景觀及維護服務以及家裝服務項目應付款項。
- (b) 應付關聯方的貿易及其他應付款項為無擔保及免息。應付關聯方款項詳情載於附註18(c)。其中，人民幣35,084,000元(2023年12月31日：人民幣46,791,000元)為從關聯方收取的預付諮詢服務費及物業管理服務費，預計在一年內確認為收入。
- (c) 可退還按金指於裝修期間向業主收取的雜項裝修押金。
- (d) 臨時款項主要指代表公用事業公司向業主收取的公用事業費用以及就物業銷售經紀服務向物業買方暫時收取的物業交易款項及相關稅項。

15 TRADE AND OTHER PAYABLES (Continued)

- (a) Trade payables mainly represent payables arising from sub-contracting services including cleaning, security, landscaping, and maintenance services and payables for home decoration service projects.
- (b) Trade and other payables due to related parties are unsecured and interest-free. Details of the amounts due to related parties are set out in note 18(c). Among which, RMB35,084,000 (31 December 2023: RMB46,791,000) are prepaid consulting services fees and property management services fees received from related parties and expected to be recognised as income within one year.
- (c) Refundable deposits represent miscellaneous decoration deposits received from property owners during the decoration period.
- (d) Temporary receipts mainly represent utility charges received from property owners on behalf of utility companies and property transaction amounts and deed taxes temporarily received from property buyers relating to brokerage services for property sales.

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15 貿易及其他應付款項(續)

於報告期末，基於發票日期的應付關聯方及第三方的貿易應付款項賬齡分析如下：

		2024年 6月30日 At 30 June 2024 人民幣千元 RMB'000	2023年 12月31日 At 31 December 2023 人民幣千元 RMB'000
3個月內	Within 3 months	73,222	77,594
3個月後但1年內	After 3 months but within 1 year	145,466	113,123
1年以上	Over 1 year	6,553	4,022
		225,241	194,739

15 TRADE AND OTHER PAYABLES (Continued)

As at the end of the reporting period, the ageing analysis of trade payables due to related parties and third parties, based on invoice date is as follows:

16 股息及儲備

(a) 股息

- (i) 本中期應付本公司權益股東的股息如下：

16 DIVIDENDS AND RESERVES

(a) Dividends

- (i) Dividends payable to equity shareholders of the Company attributable to the interim period:

		截至6月30日止六個月 Six months ended 30 June	
		2024年 2024 人民幣千元 RMB'000	2023年 2023 人民幣千元 RMB'000
於中期後宣派的中期股息每股0.630港元 (截至2023年6月30日止六個月：零)	Interim dividend of HKD0.630 per share declared after the interim period (six months ended 30 June 2023: Nil)	159,089	—

於報告期末後宣派的中期股息並無於報告期末確認為負債。

The interim dividend declared after the end of the reporting period has not been recognised as a liability at the end of the reporting period.

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16 股息及儲備(續)

(a) 股息(續)

- (ii) 上個財政年度應付本公司權益股東、於中期內已批准及派付的股息如下：

截至2024年6月30日止六個月，截至2023年12月31日止年度的末期股息每股1.178港元及特別股息每股0.196港元(截至2023年6月30日止六個月：截至2022年12月31日止年度的末期股息每股1.001港元)已獲批准。截至2024年6月30日止六個月，已批准的末期股息及特別股息總計為379,783,218港元(相當於人民幣345,743,000元)(截至2023年6月30日止六個月：末期股息為276,683,407港元(相當於人民幣250,899,000元))。

截至2024年6月30日止六個月批准的末期股息及特別股息已於2024年6月派付(截至2023年6月30日止六個月：截至2023年6月30日止六個月批准的末期股息已於2023年9月派付)。

16 DIVIDENDS AND RESERVES (Continued)

(a) Dividends (Continued)

- (ii) Dividends payable to equity shareholders of the Company attributable to the previous financial year, approved and paid during the interim period:

During the six months ended 30 June 2024, a final dividend of HKD1.178 per share in respect of the year ended 31 December 2023 and special dividend of HKD0.196 per share (six months ended 30 June 2023: final dividend of HKD1.001 per share in respect of the year ended 31 December 2022) were approved. The aggregate amount of the final dividend and special dividend approved during the six months ended 30 June 2024 amounted to HKD379,783,218 (RMB equivalent 345,743,000) (six months ended 30 June 2023: final dividend of HKD276,683,407 (RMB equivalent 250,899,000)).

The final dividend and special dividend approved during the six months ended 30 June 2024 were paid in June 2024 (six months ended 30 June 2023: final dividend approved during the six months ended 30 June 2023 was paid in September 2023).

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16 股息及儲備 (續)

(b) 股份溢價

股份溢價是指已發行股份面值總額與自權益股東收取的所得款項淨額之間的差額。根據開曼群島公司法，本公司股份溢價賬可供分派股息予本公司權益股東，惟緊隨建議分派股息當日後，本公司將有能力於其正常業務過程中付清其到期債務。

16 DIVIDENDS AND RESERVES (Continued)

(b) Share premium

Share premium represents the difference between the total amount of the par value of shares issued and the amount of the net proceeds received from the equity shareholders. Under the Companies Law of the Cayman Islands, the share premium account of the Company is distributable to the equity shareholders of the Company provided that immediately following the date on which the dividend is proposed to be distributed, the Company would be in a position to pay off its debts as they fall due in the ordinary course of business.

17 承擔

於2024年6月30日，尚未於中期財務報告撥備的未償還資本承擔如下：

17 COMMITMENTS

Capital commitments outstanding at 30 June 2024 not provided for in the interim financial report were as follows:

	2024年 6月30日 At 30 June 2024 人民幣千元 RMB'000	2023年 12月31日 At 31 December 2023 人民幣千元 RMB'000	
就收購無形資產已訂約	Contracted for acquisition of intangible assets	2,789	3,470

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18 重大關聯方交易

除簡明綜合財務報表其他章節所披露的關聯方資料外，本集團訂立以下重大關聯方交易。

(a) 關聯方名稱及與關聯方的關係

於報告期內，與下列各方的交易被視為關聯方交易：

關聯方的姓名／名稱 Name of related party

戚金興先生
Mr. Qi Jinxing

杭州濱江投資控股有限公司(「濱江控股」)及其附屬公司，包括：濱江房產及其附屬公司
Hangzhou Binjiang Investment Holding Limited (“**Binjiang Holding**”) and its subsidiaries, including: Binjiang Real Estate and its subsidiaries

杭州秦茂置業有限公司
Hangzhou Qinmao Real Estate Co., Ltd.

杭州興塘置業有限公司
Hangzhou Xingtang Real Estate Co., Ltd.

杭州西江置業有限公司
Hangzhou Xijiang Real Estate Co., Ltd.

杭州御道置業有限公司
Hangzhou Yudao Real Estate Co., Ltd.

杭州星昀置業有限公司
Hangzhou Star Yun Property Co., Ltd.

杭州濱兆房地產開發有限公司
Hangzhou Binzhao Real Estate Development Co., Ltd.

杭州濱文房地產開發有限公司
Hangzhou Binwen Real Estate Development Co., Ltd.

18 MATERIAL RELATED PARTY TRANSACTIONS

In addition to the related party information disclosed elsewhere in the condensed consolidated financial statements, the Group entered into the following significant related party transactions.

(a) Name of and relationship with related parties

During the reporting period, transactions with the following parties are considered as related party transactions:

與本集團的關係 Relationship with the Group

本公司控股股東
Controlling shareholder of the Company

戚金興先生為控股股東
Mr. Qi Jinxing is a controlling shareholder

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Associate of Binjiang Holding

濱江控股的聯營公司
Associate of Binjiang Holding

濱江控股的聯營公司
Associate of Binjiang Holding

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Associate of Binjiang Holding

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Associate of Binjiang Holding

濱江控股的聯營公司
Associate of Binjiang Holding

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18 重大關聯方交易(續)

(a) 關聯方名稱及與關聯方的關係 (續)

關聯方的姓名／名稱

Name of related party

杭州博航房地產開發有限公司
Hangzhou Bohang Real Estate Development Co., Ltd.

杭州京江房地產開發有限公司
Hangzhou Jingjiang Real Estate Development Co., Ltd.

杭州濱園實業有限公司
Hangzhou Binyuan Industrial Co., Ltd.

杭州西江橫橋置業有限公司
Hangzhou Xijiang Hengqiao Real Estate Co., Ltd.

杭州申睿物流科技有限公司
Hangzhou Shenrui Logistics Technology Co., Ltd.

杭州濱豐房地產開發有限公司
Hangzhou Binfeng Real Estate Development Co., Ltd.

杭州濱宇房地產開發有限公司
Hangzhou Binyu Real Estate Development Co., Ltd.

杭州濱安房地產開發有限公司
Hangzhou Bin'an Real Estate Development Co., Ltd.

杭州濱博房地產開發有限公司
Hangzhou Binbo Real Estate Development Co., Ltd.

蘇州濱原房地產開發有限公司
Suzhou Binyuan Real Estate Development Co., Ltd.

杭州新黃浦濱順房地產開發有限公司
Hangzhou New Huangpu Binshun Real Estate
Development Co., Ltd.

杭州信達奧體置業有限公司
Hangzhou Xinda Olympic Sports Real Estate Co., Ltd.

18 MATERIAL RELATED PARTY TRANSACTIONS (Continued)

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

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Associate of Binjiang Holding

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18 重大關聯方交易 (續)

(a) 關聯方名稱及與關聯方的關係 (續)

關聯方的姓名／名稱

Name of related party

德清京盛房地產開發有限公司

Deqing Jingsheng Real Estate Development Co., Ltd.

溫州浙同置業有限公司

Wenzhou Zhetong Real Estate Co., Ltd.

杭州國泰世紀置業有限公司

Hangzhou Guotai Century Real Estate Co., Ltd.

杭州綠城浙芷置業有限公司

Hangzhou Lvcheng Zhezhi Property Co., Ltd.

杭州杭景房地產開發有限公司

Hangzhou Hangjing Real Estate Development Co., Ltd.

杭州新黃浦濱致房地產開發有限公司

Hangzhou New Huangpu Binzhi Real Estate Development Co., Ltd.

台州濱帆房地產開發有限公司

Taizhou Binfan Real Estate Development Co., Ltd.

杭州星悅房地產開發有限公司

Hangzhou Xingyue Real Estate Development Co., Ltd.

杭州西江沈家弄置業有限公司

Hangzhou Xijiang Shenjianong Real Estate Co., Ltd.

樂清市梁榮置業有限公司

Yueqing Liangrong Real Estate Co., Ltd.

杭州天悅房地產開發有限公司

Hangzhou Tianyue Real Estate Development Co., Ltd.

杭州濱昱房地產開發有限公司

Hangzhou Binyu Real Estate Development Co., Ltd.

18 MATERIAL RELATED PARTY

TRANSACTIONS (Continued)

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

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濱江控股的聯營公司

Associate of Binjiang Holding

濱江控股的聯營公司

Associate of Binjiang Holding

濱江控股的聯營公司

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18 重大關聯方交易(續)

(a) 關聯方名稱及與關聯方的關係 (續)

關聯方的姓名／名稱

Name of related party

杭州濱泓房地產開發有限公司
Hangzhou Binhong Real Estate Development Co., Ltd.

杭州濱景房地產開發有限公司
Hangzhou Binjing Real Estate Development Co., Ltd.

溫州嘉年華房地產開發有限公司
Wenzhou Jianianhua Real Estate Development Co., Ltd.

杭州中溪置業有限公司
Hangzhou Zhongxi Real Estate Co., Ltd.

杭州越文房地產開發有限公司
Hangzhou Yuewen Real Estate Development Co., Ltd.

杭州春天房地產開發有限公司
Hangzhou Chuntian Real Estate Development Co., Ltd.

浙江恒熙房地產開發有限公司
Zhejiang Hengxi Real Estate Development Co., Ltd.

寧波濱成置業有限公司
Ningbo Bincheng Real Estate Co., Ltd.

杭州濱秀房地產開發有限公司
Hangzhou Binxiu Real Estate Development Co., Ltd.

杭州濱昕房地產開發有限公司
Hangzhou Binxin Real Estate Development Co., Ltd.

杭州濱銘實業有限公司
Hangzhou Binming Industrial Co., Ltd.

杭州濱僑房地產開發有限公司
Hangzhou Binqiao Real Estate Development Co., Ltd.

桐鄉市安璟置業有限公司
Tongxiang Anjing Industrial Co., Ltd.

18 MATERIAL RELATED PARTY TRANSACTIONS (Continued)

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

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18 重大關聯方交易(續)

(a) 關聯方名稱及與關聯方的關係 (續)

關聯方的姓名／名稱

Name of related party

杭州濱揚房地產開發有限公司
Hangzhou Binyang Real Estate Development Co., Ltd.

杭州星沐置業有限公司
Hangzhou Xingmu Real Estate Co., Ltd.

杭州濱贏房地產開發有限公司
Hangzhou Binying Real Estate Development Co., Ltd.

杭州濱程房地產開發有限公司
Hangzhou Bincheng Real Estate Development Co., Ltd.

杭州濱貿房地產開發有限公司
Hangzhou Binmao Real Estate Development Co., Ltd.

杭州龍塢盛和置業有限公司
Hangzhou Longwu Shenghe Industrial Co., Ltd.

杭州濱寶置業有限公司
Hangzhou Binbao Industrial Co., Ltd.

杭州濱躍實業有限公司
Hangzhou Binyue Industrial Co., Ltd.

杭州濱承房地產開發有限公司
Hangzhou Bincheng Real Estate Development Co., Ltd.

杭州濱良房地產開發有限公司
Hangzhou Binliang Real Estate Development Co., Ltd.

杭州欣匯置業有限公司
Hangzhou Xinhui Industrial Co., Ltd.

杭州潤濱西站置業有限公司
Hangzhou Runbin West Station Real Estate Co., Ltd.

杭州濱越房地產開發有限公司
Hangzhou Binyue Real Estate Development Co., Ltd.

18 MATERIAL RELATED PARTY TRANSACTIONS (Continued)

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

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18 重大關聯方交易(續)

(a) 關聯方名稱及與關聯方的關係 (續)

關聯方的姓名／名稱

Name of related party

杭州星灝置業有限公司

Hangzhou Xinghao Industrial Co., Ltd.

杭州續遠房地產開發有限公司

Hangzhou Binyuan Real Estate Development Co., Ltd.

湖州市南太湖未來社區建設發展有限公司

Huzhou Nantaihu Future Community Construction
Development Co., Ltd.

杭州濱保房地產開發有限公司

Hangzhou Binbao Real Estate Development Co., Ltd.

杭州星悅房地產開發有限公司

Hangzhou Xingyue Real Estate Development Co., Ltd.

杭州天悅房地產開發有限公司

Hangzhou Tianyue Real Estate Development Co., Ltd.

杭州濱沁房地產開發有限公司

Hangzhou Binqin Real Estate Development Co., Ltd.

杭州智濱科技服務有限公司

Hangzhou Zhibin Technology Service Co., Ltd.

杭州智合物業管理有限公司

Hangzhou Zhihe Property Management Co., Ltd.

杭州濱望物業管理有限公司

Hangzhou Binwang Property Management Co., Ltd.

公司之英文譯名僅供參考。該公司
的官方名稱乃以中文表示。

18 MATERIAL RELATED PARTY TRANSACTIONS (Continued)

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

與本集團的關係

Relationship with the Group

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濱江控股的聯營公司

Associate of Binjiang Holding

濱江控股的聯營公司

Associate of Binjiang Holding

濱江控股的聯營公司

Associate of Binjiang Holding

本集團的聯營公司

Associate of the Group

本集團的聯營公司

Associate of the Group

本集團的合營企業

Joint venture of the Group

The English translation of the Company name
is for reference only. The official names of
these companies are in Chinese.

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18 重大關聯方交易(續)

(b) 重大關聯方交易

本集團與上述關聯方於報告期間的重大交易詳情如下：

18 MATERIAL RELATED PARTY TRANSACTIONS (Continued)

(b) Significant related party transactions

Particulars of significant transactions between the Group and the above related parties during the reporting period are as follows:

		截至6月30日止六個月 Six months ended 30 June	
		2024年 2024 人民幣千元 RMB'000	2023年 2023 人民幣千元 RMB'000
物業管理服務收入來自：	Property management services income from:		
— 濱江房產及其附屬公司	— Binjiang Real Estate and its subsidiaries	27,917	19,031
— 濱江控股的聯營公司	— Associates of Binjiang Holding	7,266	3,768
— 本集團的聯營公司及一間合營企業	— Associates and a joint venture of the Group	13,057	8,459
交付前服務、諮詢服務收入來自：	Pre-delivery services, consulting services income from:		
— 濱江房產及其附屬公司	— Binjiang Real Estate and its subsidiaries	114,024	146,131
— 濱江控股的聯營公司	— Associates of Binjiang Holding	70,985	75,507
物業銷售經紀服務收入來自：	Brokerage services for property sales income from:		
— 濱江房產及其附屬公司	— Binjiang Real Estate and its subsidiaries	7,185	11,128
— 濱江控股的聯營公司	— Associates of Binjiang Holding	1,869	4,630
向以下公司出售商品：	Sales of goods to:		
— 濱江房產及其附屬公司	— Binjiang Real Estate and its subsidiaries	295	—
— 濱江控股的聯營公司	— Associates of Binjiang Holding	118	—
接受以下公司的餐飲服務：	Receiving catering services from:		
— 濱江房產及其附屬公司	— Binjiang Real Estate and its subsidiaries	446	853

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18 重大關聯方交易(續)

(b) 重大關聯方交易(續)

18 MATERIAL RELATED PARTY

TRANSACTIONS (Continued)

(b) Significant related party transactions

(Continued)

		截至6月30日止六個月 Six months ended 30 June	
		2024年 2024 人民幣千元 RMB'000	2023年 2023 人民幣千元 RMB'000
接受以下公司的酒店管理服務：	Receiving hotel management services from:		
— 濱江房產及其附屬公司	— Binjiang Real Estate and its subsidiaries	718	—
接受短期租賃服務：	Receiving services of short-term leases:		
— 濱江房產及其附屬公司	— Binjiang Real Estate and its subsidiaries	1,011	1,011
向以下公司收購使用權資產：	Acquisitions of right-of-use assets from:		
— 濱江房產及其附屬公司	— Binjiang Real Estate and its subsidiaries	354	1,159
租賃負債利息開支：	Interest expense on lease liabilities:		
— 濱江房產及其附屬公司	— Binjiang Real Estate and its subsidiaries	21	27
收購車位及儲物間：	Acquisitions of car parking spaces and storage rooms:		
— 濱江房產及其附屬公司	— Binjiang Real Estate and its subsidiaries	46,079	—

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18 重大關聯方交易(續)

(c) 與關聯方的結餘

18 MATERIAL RELATED PARTY
TRANSACTIONS (Continued)

(c) Balances with related parties

		2024年6月30日 30 June 2024 人民幣千元 RMB'000		2023年12月31日 31 December 2023 人民幣千元 RMB'000	
		賬面值 總額 Gross carrying amount	虧損 撥備 Loss allowance	賬面值 總額 Gross carrying amount	虧損 撥備 Loss allowance
應收以下公司貿易應收款項：	Trade receivables due from:				
濱江房產及其附屬公司	Binjiang Real Estate and its subsidiaries				
— 貿易性質	— Trade nature	46,696	1,433	19,262	828
濱江控股的聯營公司	Associates of Binjiang Holding				
— 貿易性質	— Trade nature	52,207	8,973	47,931	3,530
本集團的聯營公司及一間合營 企業	Associates and a joint venture of the Group Enterprise				
— 貿易性質	— Trade nature	732	22	1,208	36
		99,635	10,428	68,401	4,394

		2024年6月30日 30 June 2024 人民幣千元 RMB'000		2023年12月31日 31 December 2023 人民幣千元 RMB'000	
		賬面值 總額 Gross carrying amount	虧損 撥備 Loss allowance	賬面值 總額 Gross carrying amount	虧損 撥備 Loss allowance
應收以下公司其他應收款項：	Other receivables due from:				
濱江房產及其附屬公司	Binjiang Real Estate and its subsidiaries				
— 非貿易性質	— Non-trade nature	500	—	500	—
濱江控股的聯營公司	Associates of Binjiang Holding				
— 非貿易性質	— Non-trade nature	1,212	—	1,212	—
		1,712	—	1,712	—

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18 重大關聯方交易(續)

(c) 與關聯方的結餘(續)

18 MATERIAL RELATED PARTY

TRANSACTIONS (Continued)

(c) Balances with related parties

(Continued)

		2024年6月30日 30 June 2024 人民幣千元 RMB'000		2023年12月31日 31 December 2023 人民幣千元 RMB'000	
		賬面值 總額 Gross carrying amount	虧損 撥備 Loss allowance	賬面值 總額 Gross carrying amount	虧損 撥備 Loss allowance
預付款項：	Prepayments:				
購買停車位預付款項	<i>Prepayments for the purchase of car parking spaces</i>				
濱江房產及其附屬公司	Binjiang Real Estate and its subsidiaries				
— 貿易性質	— Trade nature	—	—	17,630	—

		2024年 6月30日 30 June 2024 人民幣千元 RMB'000		2023年 12月31日 31 December 2023 人民幣千元 RMB'000	
應付以下各方的貿易 應付款項：	Trade payables due to:				
濱江房產及其附屬公司	Binjiang Real Estate and its subsidiaries				
— 貿易性質	— Trade nature		2,997		2,867

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18 重大關聯方交易(續)

(c) 與關聯方的結餘(續)

18 MATERIAL RELATED PARTY
TRANSACTIONS (Continued)

(c) Balances with related parties
(Continued)

		2024年 6月30日 30 June 2024 人民幣千元 RMB'000	2023年 12月31日 31 December 2023 人民幣千元 RMB'000
應付以下各方的其他 應付款項：	Other payables due to:		
濱江房產及其附屬公司	Binjiang Real Estate and its subsidiaries		
— 非貿易性質	— Non-trade nature	1,698	1,078
濱江控股的聯營公司	Associates of Binjiang Holding		
— 非貿易性質	— Non-trade nature	40	40
		1,738	1,118

		2024年 6月30日 30 June 2024 人民幣千元 RMB'000	2023年 12月31日 31 December 2023 人民幣千元 RMB'000
其他應付款項 — 合約負債：	Other payables — contract liabilities:		
濱江房產及其附屬公司	Binjiang Real Estate and its subsidiaries		
— 貿易性質	— Trade nature	23,840	30,528
濱江控股的聯營公司	Associates of Binjiang Holding		
— 貿易性質	— Trade nature	8,864	15,668
本集團聯營公司	Associates of the Group		
— 貿易性質	— Trade nature	2,380	595
		35,084	46,791
應付租賃負債：	Lease liabilities due to:		
— 濱江房產及其附屬公司	— Binjiang Real Estate and its subsidiaries	1,030	1,900

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18 重大關聯方交易(續)

(c) 與關聯方的結餘(續)

- (i) 截至2024年及2023年6月30日止六個月，本集團免費在中國使用濱江房產的商標。
- (ii) 應收／應付關聯方款項(應付關聯方租賃負債除外)為無抵押及免息。
- (iii) 對於濱江房產出售給個人物業買家的部分商業公寓，本集團與個人物業買家簽訂了家裝服務協議，提供相關家裝服務。

此外，本集團還與第三方簽訂了裝飾工程承包協議，為濱江房產的一家聯營公司開發的商業公寓提供家裝服務。

截至2024年6月30日止六個月，本集團就濱江房產及其聯營公司開發的商業公寓，確認來自個人物業買家及一名第三方的家裝服務收入人民幣417,685,000元(截至2023年6月30日止六個月：人民幣116,848,000元)。

於2024年6月30日，本集團就上述交易確認合約負債人民幣1,189,189,000元(2023年12月31日：人民幣1,283,403,000元)、貿易應收款項總額人民幣15,470,000元(2023年12月31日：人民幣100,962,000元)及合約資產總額零(2023年12月31日：人民幣23,115,000元)。

19 報告期後的非調整事項

於報告期末後，董事宣派中期股息。進一步詳情於附註16(a)(i)披露。

18 MATERIAL RELATED PARTY TRANSACTIONS (Continued)

(c) Balances with related parties (Continued)

- (i) For the six months ended 30 June 2024 and 2023, the Group used the trademarks of Binjiang Real Estate in the PRC on a royalty-free basis.
- (ii) Amounts due from/to related parties, other than lease liabilities due to related parties, are unsecured and interest-free.
- (iii) For certain commercial apartments sold by Binjiang Real Estate to individual property purchaser, the Group entered into a home decoration service agreement with the individual property purchaser to provide related home decoration services.

In addition, the Group entered into a decoration project contracting agreement with a third party to provide home decoration services for commercial apartments developed by one of the Binjiang Real Estate's associates.

During the six months ended 30 June 2024, the Group recognised home decoration service revenue of RMB417,685,000 (six months ended 30 June 2023: RMB116,848,000) from individual property purchasers and a third party in respect of those commercial apartments developed by Binjiang Real Estate and its associate.

As at 30 June 2024, the Group recognised contract liabilities of RMB1,189,189,000 (31 December 2023: RMB1,283,403,000), gross trade receivables of RMB15,470,000 (31 December 2023: RMB100,962,000) and gross contract assets of nil (31 December 2023: RMB23,115,000) in respect of the above transactions.

19 NON-ADJUSTING EVENTS AFTER THE REPORTING PERIOD

Subsequent to the end of the reporting period, the directors declared an interim dividend. Further details are disclosed in note 16(a)(i).



濱江服務

BINJIANG SERVICE

濱江服務集團有限公司

BINJIANG SERVICE GROUP CO. LTD.