



**S-Enjoy Service Group Co., Limited**  
**新城悅服務集團有限公司**

*(Incorporated under the laws of the Cayman Islands with limited liability)*  
(於開曼群島註冊成立的有限公司)

Stock Code 股份代號 : 1755

**2023**

INTERIM REPORT  
中期報告

# 目錄 CONTENTS

公司簡介	2
Corporate Profile	
公司資料	4
Corporate Information	
財務摘要	7
Financial Summary	
管理層討論與分析	11
Management Discussion and Analysis	
其他資料	25
Other Information	
簡明綜合全面收入表	43
Condensed Consolidated Statement of Comprehensive Income	
簡明綜合財務狀況表	45
Condensed Consolidated Statement of Financial Position	
簡明綜合權益變動表	47
Condensed Consolidated Statement of Changes in Equity	
簡明綜合現金流量表	49
Condensed Consolidated Statement of Cash Flows	
簡明綜合中期財務報表附註	51
Notes to the Condensed Consolidated Interim Financial Information	

## 公司簡介

## CORPORATE PROFILE

新城悅服務集團有限公司(「本公司」或「我們」，連同其附屬公司為「本集團」)是中國快速發展的物業管理服務提供商。我們已在中國提供物業管理服務逾27年。根據中國指數研究院(「中指院」)的統計，我們連續多年成為中國物業管理服務企業成長性領先企業。此外，根據中指院發佈的中國物業服務百強企業，我們的排名由2010年的第34位上升至2023年的第11位。於2023年6月30日，我們簽署的物業管理服務協議涵蓋31個省的195個城市，總合約建築面積(「建築面積」)為322.8百萬平方米(「平方米」)，及在管項目已經覆蓋163個城市，在管總建築面積為208.5百萬平方米。我們為物業開發商及我們所管理社區的住戶及租戶提供廣泛的物業管理服務及增值服務。我們亦已開發一站式信息服務平台新橙社APP，我們的住戶及客戶可以通過其移動設備享受我們的服務。憑藉我們的優質服務及提升的市場知名度，我們已建立起以品質及客戶為導向的物業管理品牌。

## 我們的業務模式

截至2023年6月30日止六個月(「報告期」)期間，我們的收入主要來自兩個業務線：物業管理服務及增值服務。我們的增值服務包括三個業務類別，即開發商增值服務、社區增值服務及智慧園區服務。

## 物業管理服務

我們向住戶及租戶提供廣泛的物業管理服務，包括物業及設備維護、保安服務、保潔服務、園藝服務、公共區域維護及其他物業管理相關服務。我們管理多樣化的物業組合，包括住宅物業及非住宅物業，包括寫字樓、多用途綜合體、工廠至公園及技術產業園。截至2023年6月30日止六個月期間，我們的大部份收入來自提供物業管理服務。

S-Enjoy Service Group Co., Limited (the “Company” or “We”, together with its subsidiaries, the “Group”) is a fast-growing provider of property management services in China. We have been providing property management services in China for more than 27 years. According to China Index Academy (the “CIA”) statistics, for years in a row, we are among the top property services enterprises of a growing nature in China. In addition, according to the list of top 100 Chinese property management services enterprises announced by the CIA, our ranking moved up from the 34th in 2010 to 11th in 2023. As of 30 June 2023, the property management services agreements we signed covered 195 cities in 31 provinces, accounting for a total contracted gross floor area (“GFA”) of 322.8 million square metres (“sq.m.”), and projects under management covered 163 cities with GFA under management of 208.5 million sq.m. in total. We provide extensive property management services and value-added services for property developers as well as residents and tenants from the communities managed by us. We have also developed a one-stop information services platform called Orange APP. Our residents and customers can enjoy the services we provide through their mobile devices. Based on our excellent services and enhanced market reputation, we have built a property services brand emphasizing quality and customers.

## OUR BUSINESS MODEL

For the six months ended 30 June 2023 (the “Reporting Period”), our revenue has been primarily derived from two business lines — property management services and value-added services. Our value-added services cover three business categories comprising developer-related value-added services, community-related value-added services and smart community services.

## PROPERTY MANAGEMENT SERVICES

We provide an extensive range of property management services to residents and tenants, including property and facilities maintenance, security services, maintenance and cleaning services, horticulture services, public areas repair and maintenance and other property management related services. We manage diverse property portfolios, including residential and non-residential properties, from office buildings, multi-purpose complexes and factories to parks and industrial zones. For the six months ended 30 June 2023, the majority of our revenue came from providing property management services.



## 公司簡介

# CORPORATE PROFILE

## 增值服務

我們的增值服務包括三類服務：開發商增值服務、社區增值服務及智慧園區服務。

- 開發商增值服務：我們在物業開發的過程中為物業開發商提供相關服務。
- 社區增值服務：我們向在管項目的住戶及客戶提供增值服務，包括公共資源管理服務、社區工程服務、廣泛裝修服務、資產管理服務、餐飲服務、設施設備管理以及其他多種家居生活服務。
- 智慧園區服務：我們為社區及各業態項目打造一站式智慧解決方案。

## VALUE-ADDED SERVICES

Our value-added services encompass three types of services: developer-related value-added services, community-related value-added services and smart community services.

- Developer-related value-added services: we provide related services to property developers during the property development.
- Community-related value-added services: We provide value-added services to residents and customers in the projects we manage, including public resources management services, community engineering services, extensive decoration services, asset management services, catering services, facility and equipment management and various other home living services.
- Smart community services: We provide one-stop smart solutions for communities and various business projects.

## 公司資料

# CORPORATE INFORMATION

## 董事

### 執行董事

戚小明先生(主席)  
杲新利先生  
吳倩倩女士

### 非執行董事

王曉松先生  
呂小平先生  
陸忠明先生

### 獨立非執行董事

張燕女士  
朱偉先生  
許新民先生

## 聯席公司秘書

尤建峰先生  
伍秀薇女士

## 審核委員會

張燕女士(主席)  
陸忠明先生  
朱偉先生

## 薪酬委員會

朱偉先生(主席)  
許新民先生  
戚小明先生

## 提名委員會

許新民先生(主席)  
張燕女士  
呂小平先生

## DIRECTORS

### Executive Directors

Mr. Qi Xiaoming (*Chairman*)  
Mr. Gao Xinli  
Ms. Wu Qianqian

### Non-executive Directors

Mr. Wang Xiaosong  
Mr. Lv Xiaoping  
Mr. Lu Zhongming

### Independent Non-executive Directors

Ms. Zhang Yan  
Mr. Zhu Wei  
Mr. Xu Xinmin

## JOINT COMPANY SECRETARIES

Mr. You Jianfeng  
Ms. Ng Sau Mei

## AUDIT COMMITTEE

Ms. Zhang Yan (*Chairman*)  
Mr. Lu Zhongming  
Mr. Zhu Wei

## REMUNERATION COMMITTEE

Mr. Zhu Wei (*Chairman*)  
Mr. Xu Xinmin  
Mr. Qi Xiaoming

## NOMINATION COMMITTEE

Mr. Xu Xinmin (*Chairman*)  
Ms. Zhang Yan  
Mr. Lv Xiaoping

## 公司資料

# CORPORATE INFORMATION

## 環境、社會及管治委員會

戚小明先生(主席)  
杲新利先生  
吳倩倩女士

## 核數師

羅兵咸永道會計師事務所  
註冊會計師  
註冊公眾利益實體核數師  
香港中環  
太子大廈22樓

## 法律顧問

競天公誠律師事務所有限法律責任合夥  
香港中環  
皇后大道中15號  
置地廣場  
公爵大廈32樓3203至3207室

## 主要往來銀行

中國招商銀行常州分行  
中國江蘇省常州市  
通江南路88號-1號

中國農業銀行常州湖塘分行  
中國江蘇省常州市  
武進區湖塘鎮  
人民中路14號

中國建設銀行南京北京西路支行  
中國江蘇省南京市  
北京西路43-6號

## 授權代表

戚小明先生  
伍秀微女士

## ENVIRONMENTAL, SOCIAL AND GOVERNANCE COMMITTEE

Mr. Qi Xiaoming (*Chairman*)  
Mr. Gao Xinli  
Ms. Wu Qianqian

## AUDITOR

PricewaterhouseCoopers  
Certified Public Accountants  
Registered Public Interest Entity Auditor  
22/F, Prince's Building  
Central, Hong Kong

## LEGAL ADVISER

Jingtian & Gongcheng LLP  
Suites 3203–3207, 32/F, Edinburgh Tower  
The Landmark  
15 Queen's Road Central  
Central, Hong Kong

## PRINCIPAL BANKERS

China Merchant Bank, Changzhou Branch  
Changzhou Branch Tower 1  
No. 88, Tongjiang Road South, Changzhou  
Jiangsu, the PRC

Agricultural Bank of China, Changzhou, Hutang Branch  
No. 14, Renmin Road Central, Hutang  
Wujin Changzhou  
Jiangsu, the PRC

China Construction Bank, Beijing Road West, Branch of Nanjing  
No. 43-6, Beijing Road West, Nanjing  
Jiangsu, the PRC

## AUTHORIZED REPRESENTATIVES

Mr. Qi Xiaoming  
Ms. Ng Sau Mei

## 公司資料

# CORPORATE INFORMATION

## 開曼群島註冊辦事處

Maples Corporate Services Limited  
PO Box 309  
Ugland House  
Grand Cayman  
KY1-1104  
Cayman Islands

## 中國總部

上海市普陀區  
中江路388弄5號  
新城控股大廈B座12樓

## 香港主要營業地點

香港  
銅鑼灣勿地臣街1號  
時代廣場  
二座31樓

## 開曼群島股份過戶登記總處

Maples Fund Services (Cayman) Limited  
PO Box 1093, Boundary Hall  
Cricket Square  
Grand Cayman KY1-1102  
Cayman Islands

## 香港證券登記處

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

## 股份代號

1755

## 公司網站

[www.xinchengyue.com](http://www.xinchengyue.com)

## REGISTERED OFFICE IN CAYMAN ISLANDS

Maples Corporate Services Limited  
PO Box 309  
Ugland House  
Grand Cayman  
KY1-1104  
Cayman Islands

## HEADQUARTERS IN THE PRC

12th Floor, Seazen Holdings Tower B  
No. 5, Lane 388, Zhongjiang Road  
Putuo, Shanghai

## PRINCIPAL PLACE OF BUSINESS IN HONG KONG

31/F, Tower Two  
Times Square  
1 Matheson Street, Causeway Bay  
Hong Kong

## CAYMAN ISLANDS PRINCIPAL SHARE REGISTRAR AND TRANSFER AGENT

Maples Fund Services (Cayman) Limited  
PO Box 1093, Boundary Hall  
Cricket Square  
Grand Cayman KY1-1102  
Cayman Islands

## HONG KONG SHARE REGISTRAR

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

## STOCK CODE

1755

## COMPANY WEBSITE

[www.xinchengyue.com](http://www.xinchengyue.com)

## 財務摘要

## FINANCIAL SUMMARY

### 綜合業績

### COMPREHENSIVE PERFORMANCE

人民幣千元	RMB'000	截至12月31日止年度 For the year ended 31 December				截至6月30日止六個月 For the six months ended 30 June		
		2018	2019	2020	2021	2022	2022	2023
收入	Revenue	1,173,388	2,024,026	2,866,447	4,350,735	5,179,553	2,465,961	2,681,101
年增加%	Annual growth %	35.4%	72.5%	41.6%	51.8%	19.1%	31.4%	8.7%
毛利	Gross profit	345,022	599,879	880,765	1,341,547	1,338,140	716,129	717,574
年增加%	Annual growth %	42.4%	73.9%	46.8%	52.3%	(0.3%)	24.6%	0.2%
毛利率	Gross margin	29.4%	29.6%	30.7%	30.8%	25.8%	29.0%	26.8%
年增加%	Annual growth %	1.4%	0.2%	1.1%	0.1%	(5.0%)	(1.6%)	(2.2%)
本公司權益股東應佔淨利潤	Net profit attributable to equity shareholders of the Company	152,154	282,011	452,387	525,455	423,476	225,816	293,789
年增加%	Annual growth %	107.3%	85.3%	60.4%	16.2%	(19.4%)	(21.2%)	30.1%
淨利潤率	Net profit margin	14.1%	14.9%	17.1%	12.8%	9.2%	10.5%	12.4%
年增加%	Annual growth %	3.5%	0.8%	2.2%	(4.3%)	(3.6%)	(5.7%)	1.9%

### 分業務板塊業績

### PERFORMANCE BY SEGMENTS

人民幣千元	RMB'000	截至12月31日止年度 For the year ended 31 December				截至6月30日止六個月 For the six months ended 30 June		
		2018	2019	2020	2021	2022	2022	2023
物業管理服務收入	Revenue from property management services	732,025	848,955	1,255,136	2,100,212	3,024,934	1,392,613	1,694,125
年增加%	Annual growth %	29.1%	16.0%	47.8%	67.3%	44.0%	51.4%	21.7%
增值服務收入	Revenue from value-added services	441,363	1,175,071	1,611,311	2,250,523	2,154,619	1,073,348	986,976
年增加%	Annual growth %	47.5%	166.2%	37.1%	39.7%	(4.3%)	12.1%	(8.0%)
其中	Including							
開發商增值服務收入	Revenue from developer-related value-added services	296,746	647,748	724,731	815,257	519,518	274,345	158,908
年增加%	Annual growth %	69.1%	118.3%	11.9%	12.5%	(36.3%)	(29.8%)	(42.1%)
社區增值服務收入	Revenue from community-related value-added services	47,890	227,701	497,660	915,603	1,284,549	624,577	708,091
年增加%	Annual growth %	10.6%	375.5%	118.6%	84.0%	40.3%	113.2%	13.4%
智慧園區服務收入	Revenue from smart community services	96,727	299,622	388,920	519,663	350,552	174,426	119,977
年增加%	Annual growth %	20.3%	209.8%	29.8%	33.6%	(32.5%)	(36.3%)	(31.2%)



## 財務摘要

## FINANCIAL SUMMARY

人民幣千元	RMB'000	截至12月31日止年度 For the year ended 31 December				截至6月30日止六個月 For the six months ended 30 June		
		2018	2019	2020	2021	2022	2022	2023
物業管理服務毛利	Gross profit from property management services	203,503	242,343	392,623	631,870	739,899	396,996	418,218
毛利佔比	Percentage of gross profit	59.0%	40.4%	44.6%	47.1%	55.4%	55.5%	58.3%
增值服務毛利	Gross profit from value-added services	141,519	357,536	488,142	709,677	598,241	319,133	299,356
毛利佔比	Percentage of gross profit	41.0%	59.6%	55.4%	52.9%	44.6%	45.5%	41.7%
其中	Including							
開發商增值服務毛利	Gross profit from developer-related value-added services	75,718	180,428	210,447	236,016	127,542	71,920	39,750
毛利佔比	Percentage of gross profit	22.0%	30.1%	23.9%	17.6%	9.5%	10.0%	5.5%
社區增值服務毛利	Gross profit from community-related value-added services	39,118	128,935	214,014	387,805	414,120	219,098	240,288
毛利佔比	Percentage of gross profit	11.3%	21.5%	24.3%	28.9%	30.9%	30.6%	33.5%
智慧園區服務毛利	Gross profit from smart community services	26,683	48,173	63,681	85,856	56,579	28,115	19,318
毛利佔比	Percentage of gross profit	7.7%	8.0%	7.2%	6.4%	4.2%	3.9%	2.7%
物業管理服務毛利率	Gross margin of property management services	27.8%	28.5%	31.3%	30.1%	24.5%	28.5%	24.7%
增值服務毛利率	Gross margin of value-added services	32.1%	30.4%	30.3%	31.5%	27.8%	29.7%	30.3%
其中	Including							
開發商增值服務毛利率	Gross margin of developer-related value-added services	25.5%	27.9%	29.0%	28.9%	24.6%	26.2%	25.0%
社區增值服務毛利率	Gross margin of community-related value-added services	81.7%	56.6%	43.0%	42.4%	32.2%	35.1%	33.9%
智慧園區服務毛利率	Gross margin of smart community services	27.6%	16.1%	16.4%	16.5%	16.1%	16.1%	16.1%

## 財務摘要

## FINANCIAL SUMMARY

### 資產負債表摘要

### SUMMARY OF BALANCE SHEET

人民幣千元	RMB'000	於12月31日 As at 31 December					於6月30日 As at 30 June	
		2018	2019	2020	2021	2022	2022	2023
現金及現金等價物	Cash and cash equivalents	1,281,269	1,339,092	1,882,136	2,504,102	1,973,696	1,831,154	2,015,485
貿易應收款項	Trade receivables	129,118	262,767	356,568	622,758	1,292,257	1,119,069	1,813,310
流動資產	Current assets	1,517,513	2,051,971	2,985,376	4,336,382	4,699,011	4,460,021	5,197,662
總資產	Total assets	1,572,198	2,199,567	3,314,052	5,409,645	6,150,647	5,590,401	6,712,349
合約負債	Contract liabilities	248,764	390,342	628,073	776,038	747,899	778,460	875,344
貿易及其他應付款項	Trade and other payables	416,746	773,760	1,134,655	1,822,217	2,148,681	1,763,926	2,218,617
總負債	Total liabilities	694,307	1,232,697	1,904,463	2,885,013	3,242,124	2,946,513	3,596,833
淨資產	Net assets	877,891	966,870	1,409,589	2,524,632	2,908,573	2,643,888	3,115,516
流動比率	Liquidity ratios	220.4%	168.9%	160.8%	161.7%	156.1%	162.0%	155.7%

### 現金流量表摘要

### SUMMARY OF CASH FLOW STATEMENT

人民幣千元	RMB'000	截至12月31日止年度 For the year ended 31 December					截至6月30日止六個月 For the six months ended 30 June	
		2018	2019	2020	2021	2022	2022	2023
經營活動(使用)/產生的現金淨額	Net cash (used in)/generated from operating activities	185,586	544,683	787,028	755,334	63,876	(381,631)	6,578
投資活動(使用)/產生的現金淨額	Net cash (used in)/generated from investing activities	9,261	(263,579)	(95,324)	(591,094)	(467,068)	(295,360)	9,171
融資活動(使用)/產生的現金淨額	Net cash (used in)/generated from financing activities	429,926	(224,867)	(143,246)	468,217	(144,421)	(8,586)	14,689
現金及等現金等價物(減少)/增加淨額	Net (decrease)/increase of cash and cash equivalents	624,773	56,237	548,458	632,457	(547,613)	(685,577)	30,438

## 財務摘要

## FINANCIAL SUMMARY

### 業務數據摘要

### SUMMARY OF BUSINESS FIGURES

		截至12月31日止年度 For the year ended 31 December				截至6月30日止六個月 For the six months ended 30 June		
千平方米	1,000 sq.m.	2018	2019	2020	2021	2022	2022	2023
<b>在管面積</b>	<b>GFA under management</b>							
新接管	Handover	7,530	18,524	44,303	56,593	46,875	18,779	10,661
其中	Including							
新接管 – 新城系	Handover – Seazen Group	4,295	12,350	17,575	20,936	14,962	3,976	5,524
新接管 – 第三方	Handover – Third parties	3,235	6,174	26,728	35,657	31,913	14,803	5,137
終止	Terminations	920	1,259	3,040	4,477	2,138	107	402
其中	Including							
<b>期末在管面積</b>	<b>GFA under management as at the end of the period</b>	42,887	60,152	101,415	153,531	198,268	172,203	208,527
在管面積 – 淨增加%	GFA under management – Net increase %	18.2%	40.3%	68.6%	51.4%	29.1%	40.7%	21.1%
其中	Including							
在管面積 – 新城系	GFA under management – Seazen Group	30,473	42,797	60,152	80,604	95,403	84,580	100,927
在管面積 – 第三方	GFA under management – Third parties	12,414	17,355	41,263	72,927	102,865	87,623	107,600
<b>期末合約面積</b>	<b>Contracted GFA as at the end of the period</b>	112,199	152,777	203,138	278,846	312,741	297,039	322,830
合約面積 – 淨增加%	Contracted GFA – Net increase %	65.5%	36.2%	33.0%	37.3%	12.2%	18.8%	8.7%
其中	Including							
合約面積 – 新城系	Contracted GFA – Seazen Group	87,689	119,413	138,194	166,246	166,693	166,415	166,826
合約面積 – 第三方	Contracted GFA – Third parties	24,510	33,364	64,944	112,600	146,048	130,624	156,004

## 管理層討論與分析

# MANAGEMENT DISCUSSION AND ANALYSIS

本集團是一家全國性住宅物業管理服務提供商，同時也是一家快速發展的綜合性後勤服務提供商。2023年上半年，開發商需求下降對業務的影響尚未結束，不過本集團仍然保持增長，最核心的物業管理服務和社區增值服務兩個板塊均在壓力下表現良好。

## 業績回顧

本集團2023年上半年營業收入為約人民幣2,681.1百萬元，同比增長約8.7%，收入的增長主要由物業管理服務和社區增值服務貢獻。同時，本集團之本公司擁有人應佔期內利潤為約人民幣293.8百萬元，同比增長約30.1%，本集團的業績重新回歸增長軌道。

於2023年上半年，本集團物業管理服務收入達到約人民幣1,694.1百萬元，同比增長約21.7%。於2023年6月30日，我們的總在管面積達到約208.5百萬平方米，總合約面積達到約322.8百萬平方米，雙雙保持繼續增長。

社區增值服務方面，本集團社區增值服務收入達到約人民幣708.1百萬元，同比增長約13.4%。該業務板塊的毛利金額達到約人民幣240.3百萬元，佔本集團整體毛利約33.5%。在社區增值服務中，以團餐服務為首的永續性業務繼續保持較快增長。2023年上半年，我們成功中標了上海機場(集團)有限公司、天津西青區中醫醫院、常州市第二人民医院等重要團餐項目。除此以外，我們的設施管理服務也在穩步推進，目前所管理的電梯數量已經超過37,000台。

其他業務方面，來自於房地產開發行業的服務需求於報告期內仍在下降，我們的開發商增值服務和智慧園區服務收入的下降速度依然顯著。

The Group is a national residential property management service provider as well as a fast-growing comprehensive logistics service provider. In the first half of 2023, the impact of declining demand from developers on the business has not yet ended, but the Group had maintained its growth, and property management services and community-related value-added services, our two core segments, had both performed well under pressure.

## BUSINESS REVIEW

The Group recorded revenue of approximately RMB2,681.1 million in the first half of 2023, representing a year-on-year increase of approximately 8.7%, which was mainly contributed by our property management services and community-related value-added services. Meanwhile, the Group's profit attributable to owners of the Company for the period reached approximately RMB293.8 million, representing a year-on-year increase of approximately 30.1% and indicating the Group's performance has returned to the growth track.

In terms of property management business, the Group's revenue therefrom reached approximately RMB1,694.1 million in the first half of 2023, representing a year-on-year increase of approximately 21.7%. As at 30 June 2023, our total GFA under management reached approximately 208.5 million sq.m., and the total contracted GFA reached approximately 322.8 million sq.m., both indicators are growing continuously.

In terms of community-related value-added services, the Group's revenue therefrom reached approximately RMB708.1 million, representing a year-on-year increase of approximately 13.4%. The gross profit of this business segment reached approximately RMB240.3 million, accounting for approximately 33.5% of the Group's total gross profit. Our recurring business from community-related value added services segment led by catering service continued to maintain rapid growth. In the first half of 2023, we have succeeded in bidding for catering contracts of Shanghai Airport (Group) Limited, Tianjin Xiqing Traditional Chinese Medicine Hospital and Changzhou No. 2 People's Hospital etc.. In addition to the catering business, our facilities management services were also steadily advancing. To date, the number of elevators under our management has exceeded 37,000.

For other businesses, the demand for services from the real estate development industry was still dropping during the Reporting Period, and our revenue from both developer-related value-added services and smart community services had significantly decreased.

## 管理層討論與分析

# MANAGEMENT DISCUSSION AND ANALYSIS

## 展望未來

2023年上半年，房地產行業的不景氣繼續影響本集團的部分業務，但整體業績增長說明我們已經逐步擺脫對房地產行業的依賴。本集團所選擇的可持續增長的發展路線正在起到作用，我們相信此類提前對長期主義的考量終將會對本集團長期業績及股東回報產生正面的影響，並且這些舉措和改變假以時日必定會如實反映在財務報表層面，本集團的未來是值得期待的！

## 財務回顧

### 收入

2023年上半年，本集團的收入為約人民幣2,681.1百萬元，較2022年同期約人民幣2,466.0百萬元增長8.7%。

本集團的收入來源於四個板塊：(i)物業管理服務；(ii)社區增值服務；(iii)智慧園區服務；及(iv)開發商增值服務。

## PROSPECTS

In the first half of 2023, the downturn in the real estate industry continued to drag down the performance of some segments in our business, but the overall growth performance indicated that we have gradually got rid of the dependence on the real estate industry. The sustainable growth development path chosen by our Group is playing a role. We believe that such early consideration of long-term principles will ultimately have a positive impact on the Group's long-term performance and shareholder returns. Moreover, these measures and changes will be truthfully reflected in the financial statements over time. The future of our Group is worth looking forward to!

## FINANCIAL REVIEW

### Revenue

In the first half of 2023, the revenue of the Group amounted to approximately RMB2,681.1 million, representing an increase of 8.7% as compared to approximately RMB2,466.0 million for the corresponding period in 2022.

The revenue of the Group is derived from four segments: (i) property management services; (ii) community-related value-added services; (iii) smart community services; and (iv) developer-related value-added services.

截至6月30日止六個月 For the six months ended 30 June				
		2023年 2023 人民幣千元 RMB'000	增長率 Growth rate % %	2022年 2022 人民幣千元 RMB'000
物業管理服務	Property management services	1,694,125	21.7	1,392,613
社區增值服務	Community-related value-added services	708,091	13.4	624,577
智慧園區服務	Smart community services	119,977	-31.2	174,426
開發商增值服務	Developer-related value-added services	158,908	-42.1	274,345
合計	Total	2,681,101	8.7	2,465,961

- 物業管理服務

我們向住戶及租戶提供廣泛的物業管理服務，包括物業及設備維護、保安服務、保潔服務、園藝服務、公共區域維護及其他物業管理相關服務。

- Property management services

We provide residents and tenants with an extensive range of property management services, including property and facilities maintenance, security services, maintenance and cleaning services, horticulture services, public areas repair and maintenance and other property management related services.



## 管理層討論與分析

# MANAGEMENT DISCUSSION AND ANALYSIS

2023年上半年，本集團物業管理服務的收入為約人民幣1,694.1百萬元，較2022年同期約人民幣1,392.6百萬元增長約21.7%，佔總收入的比例為約63.2%。於2023年6月30日，本集團的在管面積為約208.5百萬平方米，在管面積中來自第三方的面積佔比為約51.6%。

In the first half of 2023, the revenue from property management services of the Group amounted to approximately RMB1,694.1 million, representing an increase of approximately 21.7% as compared to approximately RMB1,392.6 million for the corresponding period in 2022, accounting for approximately 63.2% of the total revenue. As at 30 June 2023, the GFA under management of the Group was 208.5 million sq.m., of which the area attributable to third parties accounted for approximately 51.6%.

下表載列本集團的在管面積變化情況：

The following table sets forth the changes in the GFA under management of the Group:

		於2023年6月30日及 截至2023年6月30日止六個月 As at and for the six months ended 30 June 2023					於2022年12月31日及 截至2022年12月31日止年度 As at and for the year ended 31 December 2022		
		在管面積	面積佔比	物業管理 服務收入 佔比	淨增加	增長率	在管面積	面積佔比	物業管理 服務收入 佔比
		GFA under management	Area proportion	Proportion of revenue from property management services	Net increase	Growth rate	GFA under management	Area proportion	Proportion of revenue from property management services
		千平方米 thousand sq.m.	%	%	千平方米 thousand sq.m.	%	千平方米 thousand sq.m.	%	%
新城系	Seazen Group	100,927	48.4	57.6	5,524	5.8	95,403	48.1	58.4
第三方	Third parties	107,600	51.6	42.4	4,735	4.6	102,865	51.9	41.6
合計	Total	208,527	100.0	100.0	10,259	5.2	198,268	100.0	100.0

## 管理層討論與分析

## MANAGEMENT DISCUSSION AND ANALYSIS

下表載列本集團的在管面積變動明細：

The following table sets forth the breakdown of changes in the GFA under management of the Group:

		截至6月30日止六個月 For the six months ended 30 June	
		2023年 2023 千平方米 thousand sq.m.	2022年 2022 千平方米 thousand sq.m.
於年初	At the beginning of the year	198,268	153,531
新接管	Handover	10,661	18,779
其中	Including		
新接管—新城系	Handover — Seazen Group	5,524	3,976
新接管—第三方	Handover — Third parties	5,137	14,803
終止	Termination	402	107
於期末	At the end of the period	208,527	172,203

下表載列本集團在管面積的業態情況：

The following table sets forth the sectors in respect of the GFA under management of the Group:

		於2023年6月30日 As at 30 June 2023				於2022年12月31日 As at 31 December 2022	
		在管面積 GFA under management 千平方米 thousand sq.m.	面積佔比 Area proportion %	淨增加 Net increase 千平方米 thousand sq.m.	增長率 Growth rate %	在管面積 GFA under management 千平方米 thousand sq.m.	面積佔比 Area proportion %
住宅物業	Residential sector	157,046	75.3	9,998	6.8	147,048	74.2
非住宅物業	Non-residential sector	51,481	24.7	261	0.5	51,220	25.8
合計	Total	208,527	100.0	10,259	5.2	198,268	100.0

本集團的合約面積為約322.8百萬平方米，合約面積中來自第三方的面積佔比為約48.3%。本集團始終保持著在市場中尋找優質項目的進取心，合約面積中來自於第三方的比例不斷提高。

The contracted GFA of the Group was approximately 322.8 million sq.m., of which the area attributable to third parties accounted for approximately 48.3%. The Group has always maintained the enterprising spirit of searching for high-quality projects in the market, and the proportion of contracted GFA attributable to third-parties has shown an overall increasing trend.

## 管理層討論與分析

## MANAGEMENT DISCUSSION AND ANALYSIS

下表載列本集團的合約面積變化情況：

The following table sets forth the changes in the contracted GFA of the Group:

		於2023年6月30日 As at 30 June 2023				於2022年12月31日 As at 31 December 2022	
		合約面積 Contracted GFA 千平方米 thousand sq.m.	面積佔比 Area proportion %	淨增加 Net increase 千平方米 thousand sq.m.	增長率 Growth rate %	合約面積 Contracted GFA 千平方米 thousand sq.m.	面積佔比 Area proportion %
新城系	Seazen Group	166,826	51.7	133	0.1	166,693	53.3
第三方	Third parties	156,004	48.3	9,956	6.8	146,048	46.7
合計	Total	322,830	100.0	10,089	3.2	312,741	100.0

下表載列本集團合約面積的業態情況：

The following table sets forth the sectors in respect of the contracted GFA of the Group:

		於2023年6月30日 As at 30 June 2023				於2022年12月31日 As at 31 December 2022	
		合約面積 Contracted GFA 千平方米 thousand sq.m.	面積佔比 Area proportion %	淨增加 Net increase 千平方米 thousand sq.m.	增長率 Growth rate %	合約面積 Contracted GFA 千平方米 thousand sq.m.	面積佔比 Area proportion %
住宅物業	Residential sector	261,728	81.1	5,531	2.2	256,197	81.9
非住宅物業	Non-residential sector	61,102	18.9	4,558	8.1	56,544	18.1
合計	Total	322,830	100.0	10,089	3.2	312,741	100.0

## MANAGEMENT DISCUSSION AND ANALYSIS

- **社區增值服務**

我們向業主及客戶提供公共資源管理服務、社區工程服務、廣泛裝修服務、資產管理服務、餐飲服務、設施管理以及其他多種便民生活服務，該等業務覆蓋多種業態和場所，從而為我們的業主和客戶提供更舒適更便捷的生活和工作環境。

2023年上半年，社區增值服務收入為約人民幣708.1百萬元，較2022年約人民幣624.6百萬元增長約13.4%，佔報告期內總收入的比例為約26.4%。報告期內，本集團大後勤相關的增值服務收入持續增長，在社區增值服務中的佔比達到約49.8%，其中團餐服務取得的收入為約人民幣222.1百萬元，同比增長約55.3%；設施管理服務相關的收入為約人民幣130.7百萬元，同比增長約23.1%。

- **智慧園區服務**

智慧園區服務主要為各類項目提供一站式的智慧解決方案，業態覆蓋住宅、寫字樓和綜合體等。

2023年上半年，本集團智慧園區服務的收入為約人民幣120.0百萬元，較2022年同期約人民幣174.4百萬元下降約31.2%，佔報告期內總收入的比例為約4.5%。

- **Community-related value-added services**

We render public resources management services, community engineering services, extensive decoration services, asset management services, catering services, facility management services and various other convenience and living services, which cover various sectors and places, to property owners and customers, with a view to providing them with a more comfortable and convenient living and working environment.

In the first half of 2023, the revenue from community-related value-added services amounted to approximately RMB708.1 million, representing an increase of approximately 13.4% as compared to approximately RMB624.6 million for the corresponding period in 2022, accounting for approximately 26.4% of the total revenue during the Reporting Period. During the Reporting Period, the revenue from value-added services related to the Group's great logistics grew continuously, accounting for approximately 49.8% of the revenue from community-related value-added services. In particular, the revenue from the catering services was approximately RMB222.1 million, representing a year-on-year increase of approximately 55.3%; and the revenue related to facility management services was approximately RMB130.7 million, representing a year-on-year increase of approximately 23.1%.

- **Smart community services**

Smart community services mainly provide one-stop smart solutions for various projects, covering residential properties, office buildings and complexes.

In the first half of 2023, the revenue from smart community services of the Group amounted to approximately RMB120.0 million, representing a decrease of approximately 31.2% as compared to approximately RMB174.4 million for the corresponding period in 2022, accounting for approximately 4.5% of the total revenue during the Reporting Period.

## 管理層討論與分析

# MANAGEMENT DISCUSSION AND ANALYSIS

### • 開發商增值服務

我們主要提供三類與物業開發商相關的服務，分別為案場銷售協助服務、諮詢服務和驗房服務。

報告期內，開發商增值服務的收入為約人民幣158.9百萬元，較2022年同期約人民幣274.3百萬元下降約42.1%，佔報告期內總收入的比例為約5.9%。

### • Developer-related value-added services

We mainly provide three types of services related to property developers, namely on-site sale assistance services, consulting services and house inspection services.

During the Reporting Period, the revenue from developer-related value-added services amounted to approximately RMB158.9 million, representing a decrease of approximately 42.1% as compared to approximately RMB274.3 million for the corresponding period in 2022, accounting for approximately 5.9% of the total revenue during the Reporting Period.

### 銷售及服務成本

報告期內，本集團的銷售及服務成本為約人民幣1,963.5百萬元，較2022年同期約人民幣1,749.8百萬元增長約12.2%。銷售及服務成本的增加主要是由於本集團整體的業務規模仍在穩健增長。

### Cost of Sales and Services

During the Reporting Period, the cost of sales and services of the Group was approximately RMB1,963.5 million, representing an increase of approximately 12.2% as compared to approximately RMB1,749.8 million for the corresponding period in 2022. The increase in cost of sales and services was mainly due to the continued stable growth of the overall business scale of the Group.

### 毛利及毛利率

### Gross Profit and Gross Profit Margin

		截至2023年6月30日止六個月 For the six months ended 30 June 2023				截至2022年6月30日止六個月 For the six months ended 30 June 2022		
		毛利	毛利率	毛利 佔比	毛利率 變動	毛利	毛利率	毛利 佔比
		Gross profit	Gross profit	Percentage	Change in	Gross profit	Gross profit	Percentage of
		人民幣千元	margin	of gross	gross profit	人民幣千元	margin	gross profit
		RMB'000	%	profit	margin	RMB'000	%	%
				%	ppt			
物業管理服務	Property management services	418,218	24.7	58.3	-3.8	396,996	28.5	55.5
社區增值服務	Community-related value-added services	240,288	33.9	33.5	-1.2	219,098	35.1	30.6
智慧園區服務	Smart community services	19,318	16.1	2.7	0.0	28,115	16.1	3.9
開發商增值服務	Developer-related value-added services	39,750	25.0	5.5	-1.2	71,920	26.2	10.0
合計	Total	717,574	26.8	100.0	-2.2	716,129	29.0	100.0



## 管理層討論與分析

# MANAGEMENT DISCUSSION AND ANALYSIS

本集團截至2023年6月30日止六個月的毛利為約人民幣717.6百萬元，較2022年同期的約人民幣716.1百萬元同比上升約0.2%。毛利率為約26.8%，較2022年同期的29.0%相比下降2.2個百分點，但較2022年全年毛利率上升1.0個百分點（2022年：25.8%）。

物業管理服務的毛利為約人民幣418.2百萬元，較2022年同期的約人民幣397.0百萬元增長約5.3%，毛利率為約24.7%，同比下降3.8個百分點，較2022年全年毛利率上升0.2個百分點（2022年：24.5%）。

社區增值服務的毛利為約人民幣240.3百萬元，較2022年同期的約人民幣219.1百萬元增長約9.7%；毛利率為約33.9%，同比下降1.2個百分點，較2022年全年毛利率上升1.7個百分點（2022年：32.2%）。

智慧園區服務的毛利為約人民幣19.3百萬元，較2022年同期的約人民幣28.1百萬元下降約31.3%；毛利率為約16.1%，較去年同期持平。

開發商增值服務的毛利為約人民幣39.8百萬元，較2022年同期的約人民幣71.9百萬元下降約44.7%；毛利率為約25.0%，較去年同期下降1.2個百分點。

### 行政開支

行政開支為約人民幣215.3百萬元，較2022年同期的約人民幣208.8百萬元增加約3.1%。行政開支的增加主要原因為：(i)本集團規模繼續穩健增長；及(ii)為大後勤相關業務的快速發展而儲備人才。

The Group recorded gross profit of approximately RMB717.6 million for the six months ended 30 June 2023, representing a year-on-year increase of approximately 0.2% as compared to approximately RMB716.1 million for the corresponding period in 2022. Gross profit margin was approximately 26.8%, representing a decrease of 2.2 percentage points as compared to 29.0% for the corresponding period in 2022 and representing an increase of 1.0 percentage points as compared to the full year of 2022 (2022: 25.8%).

Gross profit of property management services was approximately RMB418.2 million, representing an increase of approximately 5.3% as compared to approximately RMB397.0 million for the corresponding period in 2022. Gross profit margin was approximately 24.7%, representing a year-on-year decrease of 3.8 percentage points, and representing an increase of 0.2 percentage points as compared to the full year of 2022 (2022: 24.5%).

Gross profit of community-related value-added services was approximately RMB240.3 million, representing an increase of approximately 9.7% as compared to approximately RMB219.1 million for the corresponding period in 2022. Gross profit margin was approximately 33.9%, representing a year-on-year decrease of 1.2 percentage points, and representing an increase of 1.7 percentage points as compared to the full year of 2022 (2022: 32.2%).

Gross profit of smart community services was approximately RMB19.3 million, representing a decrease of approximately 31.3% as compared to approximately RMB28.1 million for the corresponding period in 2022. Gross profit margin was approximately 16.1% and aligned with the corresponding period in 2022.

Gross profit of developer-related value-added services was approximately RMB39.8 million, representing a decrease of approximately 44.7% as compared to approximately RMB71.9 million for the corresponding period in 2022. Gross profit margin was approximately 25.0%, representing a decrease of 1.2 percentage points compared with the corresponding period last year.

### Administrative Expenses

Administrative expenses were approximately RMB215.3 million, representing an increase of approximately 3.1% as compared to approximately RMB208.8 million for the corresponding period in 2022. The increase in administrative expenses was mainly due to: (i) the continued stable growth of the Group's scale; and (ii) reserve of talents for the rapid development of business related to the great logistics.

## 管理層討論與分析

# MANAGEMENT DISCUSSION AND ANALYSIS

### 其他收益／(虧損)淨額

本集團的其他收益為約人民幣2.7百萬元，而2022年同期的其他虧損則為約人民幣120.5百萬元，主要是由於來自上市公司美元債券的其他虧損減少所致。

### 所得稅費用

所得稅費用為約人民幣90.5百萬元，較2022年同期約人民幣84.5百萬元上升了約7.1%，稅費增加乃主要由於本集團除所得稅前利潤的上升所致。稅負率為約21.3%，較2022年同期的約24.7%有所降低。

根據開曼群島的規則及規例，本集團毋須繳交任何開曼群島的所得稅。

對於香港註冊成立的集團實體，由於截至2023年6月30日止六個月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。

### 期內利潤

本集團的報告期內利潤為約人民幣333.5百萬元，較2022年同期約人民幣257.7百萬元上升約29.4%；本公司擁有人應佔利潤為約人民幣293.8百萬元，較2022年同期上升約30.1%；淨利潤率為約12.4%，較2022年同期上升1.9個百分點。

### 流動資金、儲備及資本架構

於截至2023年6月30日止六個月，本集團維持財務狀況穩健。於2023年6月30日，本集團流動資產為人民幣5,197.7百萬元，較2022年12月31日的人民幣4,699.0百萬元增加10.6%。本集團的現金及現金等價物為人民幣2,015.5百萬元，較2022年12月31日的人民幣1,973.7百萬元上升2.1%。於2023年6月30日，本集團的權益總額為人民幣3,115.5百萬元，較2022年12月31日的人民幣2,908.5百萬元上升7.1%。

### Other Gains/(Losses) — Net

The other gains of the Group were approximately RMB2.7 million, as compared to the other losses of approximately RMB120.5 million for the corresponding period in 2022, which was mainly due to the decrease of other losses from listed bonds denominated in US dollars.

### Income Tax Expense

Income tax expense amounted to approximately RMB90.5 million, representing an increase of approximately 7.1% as compared to approximately RMB84.5 million for the corresponding period in 2022. The increase in tax expense was mainly due to the increase in the Group's profit before income tax. The tax rate was approximately 21.3%, representing a decline as compared to approximately 24.7% for the corresponding period in 2022.

Under the rules and regulations of the Cayman Islands, the Group is exempted from income tax in the Cayman Islands.

For the Group entities incorporated in Hong Kong, as the Group did not derive any revenue subject to Hong Kong profits tax for the six months ended 30 June 2023, the Group did not make provision for Hong Kong profits tax accordingly.

### Profit for the Period

Profit for the Reporting Period of the Group was approximately RMB333.5 million, representing an increase of approximately 29.4% from approximately RMB257.7 million for the corresponding period in 2022; profit attributable to owners of the Company was approximately RMB293.8 million, representing an increase of approximately 30.1% as compared to that for the corresponding period in 2022; and net profit margin was approximately 12.4%, up by 1.9 percentage points over that for the corresponding period in 2022.

### Liquidity, reserves and capital structure

During the six months ended 30 June 2023, the Group had maintained a sound financial position. As at 30 June 2023, the current assets of the Group were RMB5,197.7 million, representing an increase of 10.6% as compared to RMB4,699.0 million as at 31 December 2022. The cash and cash equivalents of the Group were RMB2,015.5 million, representing an increase of 2.1% as compared to RMB1,973.7 million as at 31 December 2022. The Group's total equity as at 30 June 2023 was RMB3,115.5 million, representing an increase of 7.1% as compared to RMB2,908.5 million as at 31 December 2022.

## 管理層討論與分析

# MANAGEMENT DISCUSSION AND ANALYSIS

### 借款

於2023年6月30日，本集團有借款約人民幣9.27百萬元（於2022年12月31日：人民幣2.27百萬元），主要為於報告期內收購了上海翔禧物業管理有限公司作為附屬公司併表所致。

該等借款均為固定利率，且將會在一年內償還。

### 庫務政策

本公司董事（「董事」）將繼續依循審慎的政策管理本集團的現金及現金等價物並維持強勁且穩健的流動資金水平，以確保本集團作好準備把握未來的增長機遇。

### 向實體墊款

於2023年5月8日，本公司間接附屬公司江蘇新城悅控股有限公司分別與王振華先生（「王先生」）及新城控股集團股份有限公司（「新城控股」）訂立2023年服務框架第二份補充協議及2023年新城框架補充協議（統稱「**框架協議**」），當中載列車位可退還按金（「**車位可退還按金**」）的付款安排，**為期一年，於2023年12月31日屆滿**。根據**框架協議**，本集團應就其向王先生的關聯公司（即王先生可於其股東大會行使或控制行使30%或以上投票權的公司（包括新城控股）及其附屬公司）提供的車位銷售代理服務向王先生的關聯公司支付車位可退還按金，截至2023年12月31日止年度，**應向王先生的關聯公司支付的車位可退還按金每日最高結餘為人民幣5,910,000,000元**。根據**框架協議**，本集團及王先生的關聯公司可就提供車位銷售代理服務訂立車位銷售代理服務附屬協議，並訂立本集團作為銷售代理商的車位可退還按金的付款條款。

框架協議構成本公司之須予披露及持續關連交易。有關進一步詳情，請參閱本公司日期分別為2023年4月21日及2023年5月8日之公告及本公司日期為2023年6月5日之通函。

### Borrowings

As at 30 June 2023, the Group had borrowings of approximately RMB9.27 million (as at 31 December 2022: RMB2.27 million), which was mainly due to the consolidation of Shanghai Xiangxi Property Management Service Co., Ltd., as a subsidiary acquired during the Reporting Period.

The said borrowings are all fixed interest rate and repayable within 1 year.

### Treasury Policy

The directors of the Company (the “**Directors**”) will continue to follow a prudent policy in managing the Group's cash and cash equivalents and maintain a strong and healthy liquidity position to ensure that the Group is well placed to take advantage of future growth opportunities.

### Advance to entities

On 8 May 2023, Jiangsu Xinchengyue Holdings Co., Ltd.\* (江蘇新城悅控股有限公司), an indirect subsidiary of the Company, entered into the 2023 Services Framework 2nd Supplemental Agreement and 2023 Seazen Framework Supplemental Agreement (collectively the “**Framework Agreements**”) with Mr. Wang Zhenhua (“**Mr. Wang**”) and Seazen Holdings Co., Ltd. (新城控股集團股份有限公司) (“**Seazen Holdings**”), respectively, which set out the arrangement of payment of the parking lot refundable deposits (the “**Parking Lot Refundable Deposits**”), for a term of one year expiring on 31 December 2023. Pursuant to the Framework Agreements, the Parking Lot Refundable Deposits shall be paid by the Group to Mr. Wang's associated companies (i.e. companies (including Seazen Holdings) in which Mr. Wang can exercise or control the exercise of 30% or more of the voting rights at their general meetings and their subsidiaries), in relation to the parking lot sales agency services to be provided by the Group to Mr. Wang's associated companies, and the maximum daily balance of the Parking Lot Refundable Deposits to be paid to Mr. Wang's associated companies shall be RMB591,000,000 for the year ending 31 December 2023. Pursuant to the Framework Agreements, the Group and Mr. Wang's associated companies may further enter into Parking Lot Sales Agency Services Subsidiary Agreement(s) for the provision of relevant parking lot sales agency services, and set down the terms of payment of the Parking Lot Refundable Deposits by the Group for serving as the sales agent.

The Framework Agreements constitute discloseable and continuing connected transactions of the Company. For further details, please refer to the announcements of the Company dated 21 April 2023 and 8 May 2023, respectively, and the circular of the Company dated 5 June 2023.

\* for identification purpose only

## 管理層討論與分析

# MANAGEMENT DISCUSSION AND ANALYSIS

於2023年6月30日，本集團向王先生的關聯公司支付的車位可退還按金的未償還餘額合計為人民幣543.8百萬元，該等款項相當於按香港聯合交易所有限公司（「聯交所」）證券上市規則（「上市規則」）第14.07(1)條所界定的資產比例計算約8.1%。車位可退還按金皆為免息及無抵押，並按下列方式退還予本集團：(i)按月向本集團退還有關上月售出的車位的車位可退還按金的金額；或(ii)就本集團未能促成任何銷售的車位而言，相關車位可退還按金將於相關車位銷售代理服務附屬協議（一般有效期間為3年）屆滿後的所訂明期間（不超過30日）內退還予本集團。因此，存在需要按上市規則第13.13條進行披露的情況。

### 僱員及薪酬政策

於2023年6月30日，本集團在中國合共擁有18,936位全職僱員。截至2023年6月30日止六個月的僱員福利費用為約人民幣989.8百萬元，包括(i)工資、薪金及花紅，(ii)退休金成本，(iii)住房公積金、醫療保險及其他社會保險，及(iv)其他僱員福利。本公司堅持以積極有效的激勵機制為基礎，建立及優化以價值為導向的統一薪酬體系，實現資源優化配置及企業效益最大化；堅持基於崗位價值、能力貢獻及業績差異的市場配置理念；保持薪酬競爭力，以吸引、激勵及挽留核心員工。

### 資本負債比率

資本負債比率按截至相應日期的借款總額除以權益總額計算。於2023年6月30日，資本負債比率為0.3%（於2022年12月31日：0.1%）。

As at 30 June 2023, the outstanding balance of Parking Lot Refundable Deposits paid by the Group to Mr. Wang's associated companies in aggregate amounted to RMB543.8 million, which represented approximately 8.1% under the assets ratio as defined under Rule 14.07(1) of the Rules Governing the Listing of Securities (the "**Listing Rules**") on The Stock Exchange of Hong Kong Limited (the "**Stock Exchange**"). These Parking Lot Refundable Deposits are interest-free and unsecured, and shall generally be refunded to the Group in the following manners: (i) on a monthly basis with respect to parking lots sold in the previous month; or (ii) with respect to parking lots that the Group had not been able to procure any sales, within a specified period (not more than 30 days) upon the expiration of the relevant Parking Lot sales Agency Services Subsidiary Agreement (which generally has a term of three years). As a result, the circumstances giving rise to the disclosure under Rule 13.13 of the Listing Rules exist.

### Employees and Remuneration Policies

As at 30 June 2023, the Group had a total of 18,936 full time employees in the PRC. Total employee benefit expenses for the six months ended 30 June 2023 amounted to approximately RMB989.8 million, which included (i) wages, salaries and bonuses, (ii) pension costs, (iii) housing funds, medical insurances and other social insurances, and (iv) other employee benefits. The Company persists in establishing and optimizing a value-oriented unified remuneration system based on a proactive and effective incentive mechanism, materializing optimization of resources allocation and maximization of corporate efficiency; adhering to the philosophy of market allocation based on value of position, contribution in terms of capability and performance difference; maintaining competitiveness of remuneration to attract, motivate and retain core staff.

### Gearing Ratio

Our gearing ratio was calculated based on total borrowings divided by total equity as of the respective date. As at 30 June 2023, our gearing ratio is 0.3% (as at 31 December 2022: 0.1%).

## 管理層討論與分析

# MANAGEMENT DISCUSSION AND ANALYSIS

## 重大投資

於2023年6月30日，本集團持有按公允價值計入損益的金融資產和按公允價值計入其他全面收入的金融資產分別為約人民幣388.9百萬元和約人民幣4.3百萬元，合計佔本集團於2023年6月30日總資產的約5.9%，該等金融資產主要包括對持牌銀行及非上市信託計劃的各類理財投資以及美元上市債券的投資。本公司董事會（「**董事會**」）認為，公允價值佔本集團總資產5%以上的任何單一投資為重大投資。由於本集團於2023年6月30日並無單一投資佔本集團總資產的5%或以上，故本集團並無持有重大投資。於2023年6月30日，本公司暫無未來重大投資計劃。

## SIGNIFICANT INVESTMENTS

As at 30 June 2023, the Group held financial assets at fair value through profit or loss and financial assets at fair value through other comprehensive income of approximately RMB388.9 million and approximately RMB4.3 million respectively, accounting for approximately 5.9% in aggregate of the total assets of the Group as at 30 June 2023. Such financial assets mainly include investments in various wealth management products of licensed banks and unlisted trust plans, as well as investments in listed bonds denominated in US dollars. The board of Directors (the “**Board**”) considers any single investment with fair value accounting for more than 5% of the total assets of the Group as significant investment. As the Group did not have any single investment accounting for 5% or more of the total assets of the Group as at 30 June 2023, the Group did not hold any significant investments. As at 30 June 2023, the Company had no plans for any significant investments in the future.

投資性質	Nature of investments	於2023年6月30日		截至2023年6月30日止六個月	
		As at 30 June 2023		For the six months ended 30 June 2023	
		公允價值	與本集團總資產相比的概約百分比	計入損益的公允價值收益／（虧損）	其他收入
			Approximate percentage of the total assets of the Group	Fair value gains/(losses) through profit or loss	Other income
		Fair value 人民幣千元 RMB'000	%	or loss 人民幣千元 RMB'000	Other income 人民幣千元 RMB'000
按公允價值計入損益的金融資產： Financial assets at fair value through profit or loss:					
信託產品及基金	Trust products and investment funds	229,433	3.4	4,788	291
美元上市債券	Listed bonds denominated in US dollars	25,278	0.4	(13,072)	2,722
可轉債投資及非上市公司優先股	Convertible loans and unlisted preference shares	134,183	2.0	(740)	5,699
合計	Total	388,894	5.8	(9,024)	8,712



## 管理層討論與分析

# MANAGEMENT DISCUSSION AND ANALYSIS

		於2023年6月30日		截至2023年6月30日 止六個月	
		As at 30 June 2023		For the six months ended 30 June 2023	
		與本集團 總資產相比的 概約百分比		已計提預期 信用減值 損失	
		Approximate percentage of the total assets of the		Accrued expected credit impairment	
投資性質	Nature of investments	Fair value	Group	loss	Other income
		人民幣千元	%	人民幣千元	人民幣千元
		RMB'000	%	RMB'000	RMB'000
按公允價值計入其他全面收入的 金融資產：	Financial assets at fair value through other comprehensive income:				
美元上市債券	Listed bonds denominated in US dollars	4,290	0.1	(1,706)	—

由於美元上市債券的價格波動較大，本公司於截至2023年6月30日止六個月確認公允價值虧損及應計預期信貸減值虧損。董事將持續監察價格變動並作出相應的公允價值調整。

Due to higher price fluctuations of the listed bonds denominated in US dollars, fair value losses and accrued expected credit impairment losses were recognised by the Company for the six months ended 30 June 2023. The Directors will continuously monitor the price movements and make fair value adjustments accordingly.

## 資產抵押

於2023年6月30日，本集團並無抵押任何資產。

## PLEDGE OF ASSETS

As at 30 June 2023, the Group did not pledge any assets.

## 或然事項

於2023年6月30日，本集團就第三方的付款義務並無任何重大或然負債或未履行擔保。

## CONTINGENT LIABILITIES

As at 30 June 2023, the Group did not have any significant contingent liabilities or outstanding guarantees in respect of payment obligations to third parties.

## 管理層討論與分析

# MANAGEMENT DISCUSSION AND ANALYSIS

### 外匯風險

於2023年6月30日，本集團持有的現金結餘如下：

### FOREIGN EXCHANGE RISK

As at 30 June 2023, the cash balances held by the Group were as follows:

		於2023年 6月30日 As at 30 June 2023 人民幣千元 RMB'000	於2022年 12月31日 As at 31 December 2022 人民幣千元 RMB'000
美元	USD	23,560	96,831
人民幣	RMB	1,840,025	1,860,514
港元	HKD	151,900	16,351
合計	Total	2,015,485	1,973,696

本集團絕大部分經營活動均在中國進行，多數交易均以人民幣計值。本集團因持有若干現金結餘而面臨美元及港幣兌人民幣的風險敞口產生的外匯風險，我們會密切關注匯率的波動，謹慎考慮是否於適當時候進行貨幣掉期安排，以對沖相應的風險。

Almost all of the Group's operating activities are carried out in the PRC with most of the transactions denominated in Renminbi. The Group is exposed to foreign exchange risk arising from the exposure of U.S. dollars and Hong Kong dollars against Renminbi as a result of certain cash balances. We will closely monitor the fluctuations of exchange rates and give prudent consideration as whether to enter into any currency swap arrangement as and when appropriate to hedge corresponding risks.

### 重大收購及出售事項

除本中期報告所披露者外，於截至2023年6月30日止六個月，本公司概無重大收購及出售附屬公司、聯營公司及合營企業的事項。

### MATERIAL ACQUISITIONS AND DISPOSALS

Save as disclosed in this interim report, the Company had no material acquisitions and disposals of subsidiaries, associates or joint ventures during the six months ended 30 June 2023.

### 重大投資及資本資產的未來計劃

於截至2023年6月30日止六個月，本集團並無進行任何重大投資，且於本報告日期，本集團亦無其他重大投資或添置資本資產的計劃。

### FUTURE PLANS FOR MATERIAL INVESTMENT AND CAPITAL ASSETS

During the six months ended 30 June 2023, the Group did not have any significant investment, and there was no plan for other material investments or additions of capital assets as at the date of this report.

## 其他資料

# OTHER INFORMATION

## 企業管治常規

本集團致力維持高水準之企業管治，以保障本公司股東（「股東」）權益並提升企業價值及問責性。本公司已採納上市規則附錄十四所載之《企業管治守則》（「企業管治守則」）作為其管治守則。除本報告所披露者外，於截至2023年6月30日止六個月期間，本公司一直遵守企業管治守則第二部分之所有適用守則條文並採納了大部份其中所載的建議最佳常規。本公司將繼續檢討並監察其企業管治常規，以確保遵守企業管治守則。

根據企業管治守則之守則條文第C.2.1條，董事會主席及首席執行官角色應予以區分及由不同人士擔任。戚小明先生為本公司的董事長兼首席執行官，負責本集團的整體管理並指導本集團的戰略發展和業務計劃。鑑於本集團的發展現狀，董事會認為董事長及首席執行官兩個職位由同一人擔任可為本公司提供強大一致的領導，有利於本集團業務策略的實施及執行。儘管如此，我們將根據當時情況不時檢討架構。董事會將繼續評估有關情況，並在慮及本集團屆時的整體狀況後考慮於適當時分離董事長與首席執行官的角色。

## 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十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」），作為董事進行證券交易的行為守則。經向全體董事作出具體查詢後，各董事已確認，彼等於截至2023年6月30日止六個月期間一直遵守標準守則所載的標準規定。

## 中期股息

董事會不建議派付截至2023年6月30日止六個月的任何中期股息（截至2022年6月30日止六個月：零）。

## CORPORATE GOVERNANCE PRACTICES

The Group is committed to maintaining high standards of corporate governance to safeguard the interests of shareholders of the Company (the “**Shareholders**”) and to enhance corporate value and accountability. The Company has adopted the Corporate Governance Code (the “**CG Code**”) set out in Appendix 14 to the Listing Rules as its own code of corporate governance. Save as disclosed herein, the Company has complied with all applicable code provisions as set out in part 2 of the CG Code and adopted most of the recommended best practices set out therein during the six months ended 30 June 2023. The Company will continue to review and enhance its corporate governance practices to ensure the compliance with the CG Code.

Under code provision C.2.1 of the CG Code, the roles of chairman and chief executive officer should be separate and performed by different individuals. Mr. Qi Xiaoming, the chairman and chief executive officer of the Company, is responsible for the overall management of the Group and guides the Group’s strategic development and business plans. Considering the Group’s current development status, the Board believes that the structure of the same person holding the two positions of chairman and chief executive officer can provide the Company with a strong and consistent leadership and benefit the implementation and execution of the Group’s business strategies. Nonetheless, we will review the structure from time to time based on the prevailing circumstances. The Board will continue to evaluate relevant situations and separate the two roles of chairman and chief executive officer at a proper time taking into account the Group’s overall status.

## MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers (the “**Model Code**”) as set out in Appendix 10 to the Listing Rules as a code of conduct regarding Directors’ securities transactions. Having made specific enquiries with all Directors, each of the Directors has confirmed that he/she has complied with the required standards as set out in the Model Code during the six months ended 30 June 2023.

## INTERIM DIVIDEND

The Board does not recommend payment of any interim dividend for the six months ended 30 June 2023 (for the six months ended 30 June 2022: nil).

## 其他資料

## OTHER INFORMATION

### 審核委員會

董事會已設立審核委員會(「**審核委員會**」)，成員包括一名非執行董事陸忠明先生及兩名獨立非執行董事張燕女士及朱偉先生，張燕女士為審核委員會的主席。審核委員會的首要職責是審查和監督本公司的財務報告制度、風險管理及內部監控。

審核委員會已與管理層共同審閱本集團截至2023年6月30日止六個月的未經審核簡明綜合中期業績。

### 董事資料之變動

董事確認期內概無資料須根據上市規則第13.51B(1)條予以披露。

### 購買、出售或贖回本公司之上市證券

於截至2023年6月30日止六個月，股份獎勵計劃(定義見本中期報告下文「董事及最高行政人員於股份、相關股份及債權證中擁有的權益及淡倉」一節)的受託人就股份獎勵計劃於市場上購買合共700,000股股份。

除上文所披露者外，於截至2023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買、出售或贖回本公司任何上市證券。

### AUDIT COMMITTEE

The Board has set up an audit committee (the “**Audit Committee**”) with members including Mr. Lu Zhongming, a non-executive Director, and Ms. Zhang Yan and Mr. Zhu Wei, two independent non-executive Directors. Ms. Zhang Yan is the chairman of the Audit Committee. The primary responsibility of Audit Committee is to review and oversee the financial reporting system, risk management and internal control of the Company.

The Audit Committee, together with the management, has reviewed the unaudited condensed interim results of the Group for the six months ended 30 June 2023.

### CHANGES IN INFORMATION ON DIRECTORS

The Directors confirm that no information is required to be disclosed pursuant to Rule 13.51B(1) of the Listing Rules during the period.

### PURCHASE, SALE OR REDEMPTION OF LISTED SECURITIES OF THE COMPANY

During the six months ended 30 June 2023, the trustee of the Share Award Scheme (as defined under the section headed “Directors’ and Chief Executive’s Interests and Short Positions in Shares, Underlying Shares and Debentures” below in this interim report) purchased an aggregate of 700,000 shares on the market for the purpose of the Share Award Scheme.

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

## 其他資料

## OTHER INFORMATION

### 配售事項

於2021年3月16日，本公司及Citigroup Global Markets Limited及中信里昂證券有限公司（「配售代理」）訂立配售協議，據此，配售代理同意以個別（而非共同亦非共同與個別）基準，按竭盡所能基準以每股20.80港元的價格配售（「配售事項」）最多50,000,000股新普通股股份（「配售股份」）。配售股份的總面值為500,000美元，而配售價淨額（扣除相關成本及將由本公司承擔的開支後）約為每股20.64港元。董事認為，配售事項將籌措資金以鞏固本集團財務狀況，提供良機拓寬本集團股東基礎及資本基礎以促進未來發展，以及增加股份的流通性。

配售事項已於2021年3月23日完成。合共50,000,000股配售股份已按配售價每股配售股份20.80港元成功向不少於六名承配人配售。股份於2021年3月15日（即釐定發行條款當日）在聯交所所報市價為每股23.75港元。本公司已收取配售事項之所得款項淨額（經扣除本公司承擔的相關成本及開支）約為1,032百萬港元，相當於約人民幣864.3百萬元。於2023年6月30日，本公司已按照本公司日期為2021年3月17日的公告中所披露的計劃動用所得款項淨額，詳情如下：

### PLACING

On 16 March 2021, the Company and Citigroup Global Markets Limited and CLSA Limited (the “Placing Agents”) entered into a placing agreement, pursuant to which the Placing Agents agreed on an individual (rather than joint nor joint and individual) basis to place (the “Placing”) up to 50,000,000 new ordinary shares (the “Placing Shares”) on a best efforts basis at a price of HK\$20.80 per share. The aggregate nominal value of the Placing Shares is US\$500,000, while the net placing price (after deducting related costs and expenses to be borne by the Company) is approximately HK\$20.64 per share. The Directors are of the view that the Placing will raise funds to consolidate the financial position of the Group, provide a good opportunity to broaden the shareholder base and capital base of the Group to facilitate future development, and increase the liquidity of the shares.

The Placing was completed on 23 March 2021. A total of 50,000,000 Placing Shares were successfully placed to not less than six placees at a placing price of HK\$20.80 per Placing Share. The market price of the shares was HK\$23.75 per share as quoted on the Stock Exchange on 15 March 2021, being the date on which the terms of the issue were fixed. The Company has received the net proceeds from the Placing of approximately HK\$1,032 million (equivalent to approximately RMB864.3 million) (after deducting the relevant costs and expenses to be borne by the Company). As at 30 June 2023, the Company has utilised the net proceeds in accordance with the plans as disclosed in the announcement of the Company dated 17 March 2021, the particulars of which are as follows:

				所得款項淨額(百萬元人民幣) Net proceeds (RMB million)					
		百分比	可動用	於2022年 12月31日 未動用	於截至2023年 6月30日止 六個月已動用	於2023年 6月30日 未動用			
項目	Item	Percentage	Available	Unused as at 31 December 2022	Used during the six months ended 30 June 2023	Unused as at 30 June 2023	未動用所得款項的 用途的預期時間	Expected time of using unused proceeds	
收購物業管理公司	Acquisition of property management companies	60%	518.6	69.5	69.5	–	不適用	Not applicable	
收購與本公司社區增值服務業務配套的下游公司	Acquisition of downstream companies that are complementary to the Company's community-related value-added service business	30%	259.3	61.6	2.0	59.6	2023年12月31日或之前	On or before 31 December 2023	
升級信息科技基礎設施	Upgrade of information technology infrastructure	10%	86.4	–	–	–	不適用	Not applicable	
合計	Total	100%	864.3	131.1	71.5	59.6			



## 其他資料

## OTHER INFORMATION

### 董事及最高行政人員於股份、相關股份及債權證中擁有的權益及淡倉

於2023年6月30日，董事及本公司最高行政人員於本公司或任何相聯法團（定義見證券及期貨條例第XV部）之股份、相關股份及債權證中擁有根據證券及期貨條例（「證券及期貨條例」）第XV部第7及第8分部須知會本公司及聯交所之權益及淡倉（包括其根據證券及期貨條例有關條文被當作或視為擁有之權益及淡倉），或根據證券及期貨條例第352條須載入本公司存置之登記冊之權益及淡倉，或根據標準守則另外須知會本公司及聯交所之權益及淡倉如下：

#### 於本公司普通股之好倉

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

As at 30 June 2023, the interests and short positions of the Directors and chief executive of the Company in the shares, underlying shares and debentures of the Company or any of its associated corporations (as defined in Part XV of Securities and Futures Ordinance (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 SFO (including interests and short positions which were taken or deemed to have under such provisions of SFO), or which were required, pursuant to section 352 of SFO, to be entered into the register maintained by the Company, or which were required to be notified to the Company and the Stock Exchange pursuant to Model Code were as follows:

#### Long position in the Company's ordinary shares

董事姓名	Name of Directors	身份及權益性質	Identity and nature of interest	所持股份及 相關股份數目 Number of shares and underlying shares held	股權概約 百分比 Approximate percentage of shareholding
戚小明先生	Mr. Qi Xiaoming	實益擁有人及 信託受益人	Beneficial owner and trust beneficiary	4,610,000 (L) <sup>(2)</sup>	0.53%
吳新利先生	Mr. Gao Xinli	實益擁有人及 信託受益人	Beneficial owner and trust beneficiary	857,000 (L) <sup>(3)</sup>	0.10%
吳倩倩女士	Ms. Wu Qianqian	實益擁有人及 信託受益人	Beneficial owner and trust beneficiary	1,138,022 (L) <sup>(4)</sup>	0.13%

附註：

Notes:

- 字母「L」表示於股份之好倉。
  - 其中包括戚小明先生在本公司於2018年10月20日採納的購股權計劃（「購股權計劃」）項下由本公司授出的450,000份購股權中擁有權益，以及在本公司於2019年11月15日採納的股份獎勵計劃（「股份獎勵計劃」）項下由本公司授出的獎勵悉數歸屬後的350,000股相關獎勵股份（「獎勵股份」）中擁有權益。
  - 其中包括吳新利先生於購股權計劃項下由本公司授出的405,000份購股權中擁有權益，以及股份獎勵計劃項下由本公司授出的獎勵悉數歸屬後的210,000股相關獎勵股份中擁有權益。
  - 其中包括吳倩倩女士於購股權計劃項下由本公司授出的1,000,000份購股權中擁有權益，以及股份獎勵計劃項下由本公司授出的獎勵悉數歸屬後的70,000股相關獎勵股份中擁有權益。
- The letter "L" indicates long positions in the Company's shares.
  - These include Mr. Qi Xiaoming's interests in 450,000 share options granted by the Company under the share option scheme (the "Share Option Scheme") adopted by the Company on 20 October 2018 and 350,000 underlying award shares ("Award Shares") upon full vesting of the awards granted by the Company under the share award scheme (the "Share Award Scheme") adopted by the Company on 15 November 2019.
  - These include Mr. Gao Xinli's interests in 405,000 share options granted by the Company under the Share Option Scheme and 210,000 underlying Award Shares upon full vesting of the awards granted by the Company under the Share Award Scheme.
  - These include Ms. Wu Qianqian's interests in 1,000,000 share options granted by the Company under the Share Option Scheme and 70,000 underlying Award Shares upon full vesting of the awards granted by the Company under the Share Award Scheme.

## 其他資料

## OTHER INFORMATION

除上文披露者外，於2023年6月30日，概無董事及本公司最高行政人員於本公司或任何相聯法團(定義見證券及期貨條例第XV部)之股份、相關股份及債權證中擁有根據證券及期貨條例第XV部第7及第8分部須知會本公司及聯交所之權益及淡倉(包括其根據證券及期貨條例該等條文被當作或視為擁有之權益及淡倉)，或根據證券及期貨條例第352條須載入本公司存置之登記冊之權益及淡倉，或根據標準守則另外須知會本公司及聯交所之權益及淡倉。

除下文所披露者外，於截至2023年6月30日止六個月，概無董事(包括其配偶及18歲以下子女)於本公司或其相聯法團(具有證券及期貨條例第XV部所賦予之定義)證券中擁有任何權益或獲授任何權利以認購本公司或其相聯法團(具有證券及期貨條例第XV部所賦予之定義)證券，或已行使任何有關權利。

### 主要股東於股份及相關股份中的權益及淡倉

於2023年6月30日，以下人士(董事或本公司最高行政人員除外)於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分部須向本公司及聯交所披露，或須記錄於本公司根據證券及期貨條例第336條須存置之登記冊內的權益或淡倉：

#### 於本公司普通股之好倉

Save as disclosed above, as at 30 June 2022, none of the Directors and chief executive of the Company had any interest or short position in the shares, underlying shares or debentures of the Company or its associated corporations (as defined in Part XV of SFO) which were required to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of SFO (including interests and short positions which were taken or deemed to have under such provisions of SFO), or which were required, pursuant to section 352 of SFO, to be entered into the register maintained by the Company, or which were required to be notified to the Company and the Stock Exchange pursuant to Model Code.

Save as disclosed below, during the six months ended 30 June 2023, none of the Directors (including their spouses and children under the age of 18) had any interests in or was granted any right to subscribe for the securities of the Company or its associated corporations (within the meaning of Part XV of the SFO), or had exercised any such rights.

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

As at 30 June 2023, the following persons (other than the Directors or the 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 and the Stock Exchange in accordance with Divisions 2 and 3 of Part XV of the SFO, or which were required to be entered in the register kept by the Company under section 336 of the SFO:

#### Long position in the Company's ordinary shares

股東姓名	Name of Shareholders	身份及權益性質	Identity and nature of interest	所持股份數目 Number of shares held	股權概約百分比 Approximate percentage of shareholding
王先生	Mr. Wang	全權信託的創始人(附註2)	Founder of a discretionary trust (Note 2)	600,000,000 (L)	68.86%
Chen Ting Sen (PTC) Limited	Chen Ting Sen (PTC) Limited	受託人(附註3)	Trustee (Note 3)	600,000,000 (L)	68.86%
Infinity Fortune Development Limited	Infinity Fortune Development Limited	受控法團權益(附註3)	Interest in a controlled corporation (Note 3)	600,000,000 (L)	68.86%
First Priority Group Limited	First Priority Group Limited	受控法團權益(附註3)	Interest in a controlled corporation (Note 3)	600,000,000 (L)	68.86%
Wealth Zone Hong Kong Investments Limited	Wealth Zone Hong Kong Investments Limited	受控法團權益(附註4)	Interest in a controlled corporation (Note 4)	600,000,000 (L)	68.86%
Innovative Hero Limited	Innovative Hero Limited	實益擁有人(附註5)	Beneficial owner (Note 5)	600,000,000 (L)	68.86%

## 其他資料

## OTHER INFORMATION

附註：

1. 字母「L」表示於股份之好倉。
2. 王先生為Hua Sheng信託的創始人，據此，Chen Ting Sen (PTC) Limited作為受託人通過其受控制法團持有600,000,000股股份的好倉。
3. Chen Ting Sen (PTC) Limited作為Hua Sheng信託(由王先生作為財產授予人以其家庭成員作為受益人設立)的受託人持有Infinity Fortune Development Limited 100%的已發行股本，而Infinity Fortune Development Limited持有First Priority Group Limited 100%的已發行股本。
4. Wealth Zone Hong Kong Investments Limited乃由First Priority Group Limited全權持有。
5. Innovative Hero Limited乃由Wealth Zone Hong Kong Investments Limited全權持有。

除上文所披露者外，於2023年6月30日，董事或本公司最高行政人員並不知悉任何人士(董事或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分部條文須向本公司及聯交所披露，或須記錄於本公司根據證券及期貨條例第336條存置的登記冊內之權益或淡倉。

## 購股權計劃

股東於2018年10月20日(「採納日期」)以書面形式通過決議案有條件採納購股權計劃。購股權計劃之目的是讓本集團向選定參與者授出購股權，作為彼等對本集團所作貢獻的獎勵或回報。

### 最高股份數目

因行使根據購股權計劃及本公司任何其他購股權計劃所授全部購股權而可能發行的股份總數，合共不得超過80,000,000股股份(即2018年11月6日已發行股份(即800,000,000股股份)的10%(不計及行使超額配股權(定義見本公司日期為2018年10月24日的招股章程)而可能發行的任何股份)，佔截至本報告日期本公司已發行股份約9.18%(「計劃授權限額」)。根據購股權計劃條款失效的購股權不會計入計劃授權限額。

Notes:

1. The letter “L” indicates long positions in the Company’s shares.
2. Mr. Wang was the founder of Hua Sheng Trust, through which, Chen Ting Sen (PTC) Limited held long position in 600,000,000 shares through its controlled corporations in its capacity as the trustee.
3. Chen Ting Sen (PTC) Limited, as trustee of Hua Sheng Trust, which was established by Mr. Wang as settlor in favor of his family members, held 100% of the issued share capital of Infinity Fortune Development Limited, which in turn held 100% of the issued share capital of First Priority Group Limited.
4. Wealth Zone Hong Kong Investments Limited is 100% held by First Priority Group Limited.
5. Innovative Hero Limited is 100% held by Wealth Zone Hong Kong Investment Limited.

Save as disclosed above, as of 30 June 2023, the Directors and the chief executive of the Company were not aware of any persons (other than the Directors or the chief executive of the Company) who had an interest or short position in the shares or underlying shares of the Company which were required to be disclosed to the Company and the Stock Exchange in accordance with Divisions 2 and 3 of Part XV of the SFO, or which were required to be entered in the register kept by the Company under section 336 of the SFO.

## SHARE OPTION SCHEME

The Share Option Scheme was conditionally adopted by a written resolution of the Shareholders on 20 October 2018 (the “**Adoption Date**”). The purpose of the Share Option Scheme is to enable the Company to grant options to eligible participants as incentives or rewards for their contribution or potential contribution to the Group.

### Maximum number of Shares

The total number of Shares which may be issued upon exercise of all options to be granted under the Share Option Scheme and any other share option schemes of our Company must not in aggregate exceed 80,000,000 shares (the “**Scheme Mandate Limit**”), being 10% of the shares in issue on 6 November 2018 (but taking no account of any Shares which may be issued under the exercise of the Over-allotment Option (as defined in the prospectus of the Company dated 24 October 2018), and representing approximately 9.18% of the Company’s issued shares as at the date of this report. Options lapsed in accordance with the terms of the Share Option Scheme will not be counted for the purpose of calculating the Scheme Mandate Limit.

## 其他資料

## OTHER INFORMATION

### 購股權計劃的期限

購股權計劃的有效期限為採納日期起計六年。

於2023年1月1日及2023年6月30日，根據購股權計劃可供進一步授出的購股權數目均為51,990,000份。

於2019年9月2日（「第一次授出日期」），合共16,000,000份購股權（「第一批購股權」）已授出予本公司三名執行董事及29名僱員，股份於緊接第一次授出日期前的收市價為每股5.86港元。第一批購股權自第一次授出日期起直至2024年10月19日止期間內有效，並須待下列條件達成後方可歸屬：

- (i) 於第一次授出日期起計12個月後，及年度個人表現至少達致「合格」等級，歸屬第一批購股權總數的40%；
- (ii) 於第一次授出日期起計24個月後，及年度個人表現至少達致「合格」等級，歸屬第一批購股權總數的30%；及
- (iii) 於第一次授出日期起計36個月後，及年度個人表現至少達致「合格」等級，歸屬第一批購股權總數的30%。

### Period of the Share Option Scheme

The Share Option Scheme will remain in force for a period of six years commencing from the Adoption Date.

As at 1 January 2023 and 30 June 2023, the number of share options available to be further granted under the Share Option Scheme was 51,990,000.

On 2 September 2019 (the “**Date of First Granting**”), a total of 16,000,000 share options (the “**First Batch Share Options**”) were granted to 3 executive Directors and 29 employees of the Company. Closing price per share immediately preceding the Date of First Granting amounted to HK\$5.86. The First Batch Share Options are valid for a period commencing from the Date of First Granting until 19 October 2024, and vesting of the First Batch Share Options is conditional upon the fulfilment of the following conditions:

- (i) upon 12 months from the Date of First Granting, and annual individual performance reaching at least the grade of “pass”, 40% of the total number of the First Batch Share Options;
- (ii) upon 24 months from the Date of First Granting, and annual individual performance reaching at least the grade of “pass”, 30% of the total number of the First Batch Share Options; and
- (iii) upon 36 months from the Date of First Granting, and annual individual performance reaching at least the grade of “pass”, 30% of the total number of the First Batch Share Options.

## 其他資料

## OTHER INFORMATION

於2020年6月30日(「第二次授出日期」)，合共2,960,000份購股權(「第二批購股權」)已授出予本公司10名僱員，股份於緊接第二次授出日期前的收市價為19.54港元。第二批購股權自第二次授出日期起至2024年10月19日止期間內有效，並須待下列條件達成後方可歸屬：

On 30 June 2020 (the “Date of Second Granting”), a total of 2,960,000 share options (the “Second Batch Share Options”) were granted to 10 employees of the Company. Closing price per share immediately preceding the Date of Second Granting amounted to HK\$19.54. The Second Batch Share Options are valid for a period commencing from the Date of Second Granting until 19 October 2024, and vesting of the Second Batch Share Options is conditional upon the fulfilment of the following conditions:

第二批購股權數目 No. of Second Batch Share Options	歸屬日期 Vesting Date	歸屬條件 Vesting Conditions
30% 的第二批購股權	2021年6月30日	截至2020年12月31日止年度與截至2019年12月31日止年度本公司權益股東應佔淨利潤相比，增幅至少40%及年度個人表現至少達致「合格」等級
30% of the Second Batch Share Options	30 June 2021	The net profit attributable to equity shareholders of the Company for the year ended 31 December 2020 has an increment of at least 40% as compared with that for the year ended 31 December 2019 and annual individual performance reaching at least the grade of “pass”
30% 的第二批購股權	2022年6月30日	截至2021年12月31日止年度與截至2019年12月31日止年度本公司權益股東應佔淨利潤相比，增幅至少120%及年度個人表現至少達致「合格」等級
30% of the Second Batch Share Options	30 June 2022	The net profit attributable to equity shareholders of the Company for the year ended 31 December 2021 has an increment of at least 120% as compared with that for the year ended 31 December 2019 and annual individual performance reaching at least the grade of “pass”
40% 的第二批購股權	2023年6月30日	截至2022年12月31日止年度與截至2019年12月31日止年度本公司權益股東應佔淨利潤相比，增幅至少230%及年度個人表現至少達致「合格」等級
40% of the Second Batch Share Options	30 June 2023	The net profit attributable to equity shareholders of the Company for the year ending 31 December 2022 has an increment of at least 230% as compared with that for the year ended 31 December 2019 and annual individual performance reaching at least the grade of “pass”



## 其他資料

## OTHER INFORMATION

於2020年11月10日(「第三次授出日期」)，合共1,350,000份購股權(「第三批購股權」)已授出予本公司1名僱員，股份於緊接第三次授出日期前的收市價為20.75港元。第三批購股權自第三次授出日期起至2024年10月19日止期間內有效，並須待下列條件達成後方可歸屬：

On 10 November 2020 (the “Date of Third Granting”), a total of 1,350,000 share options (the “Third Batch Share Options”) were granted to 1 employee of the Company. Closing price per share immediately preceding the Date of Third Granting amounted to HK\$20.75. The Third Batch Share Options are valid for a period commencing from the Date of Third Granting until 19 October 2024, and vesting of the Third Batch Share Options is conditional upon the fulfilment of the following conditions:

第三批購股權數目 No. of Third Batch Share Options	歸屬日期 Vesting Date	歸屬條件 Vesting Conditions
30%的第三批購股權	2021年6月30日	截至2020年12月31日止年度與截至2019年12月31日止年度本公司權益股東應佔淨利潤相比，增幅至少40%及年度個人表現至少達致「合格」等級
30% of the Third Batch Share Options	30 June 2021	The net profit attributable to equity shareholders of the Company for the year ended 31 December 2020 has an increment of at least 40% as compared with that for the year ended 31 December 2019 and annual individual performance reaching at least the grade of “pass”
30%的第三批購股權	2022年6月30日	截至2021年12月31日止年度與截至2019年12月31日止年度本公司權益股東應佔淨利潤相比，增幅至少120%及年度個人表現至少達致「合格」等級
30% of the Third Batch Share Options	30 June 2022	The net profit attributable to equity shareholders of the Company for the year ended 31 December 2021 has an increment of at least 120% as compared with that for the year ended 31 December 2019 and annual individual performance reaching at least the grade of “pass”
40%的第三批購股權	2023年6月30日	截至2022年12月31日止年度與截至2019年12月31日止年度本公司權益股東應佔淨利潤相比，增幅至少230%及年度個人表現至少達致「合格」等級
40% of the Third Batch Share Options	30 June 2023	The net profit attributable to equity shareholders of the Company for the year ending 31 December 2022 has an increment of at least 230% as compared with that for the year ended 31 December 2019 and annual individual performance reaching at least the grade of “pass”

## 其他資料

## OTHER INFORMATION

於2021年7月1日(「第四次授出日期」)，合共7,700,000份購股權(「第四批購股權」)已授出予本公司13名僱員，股份於緊接第四次授出日期前的收市價為23.6港元。第四批購股權自第四次授出日期起至2024年10月19日止期間內有效，並須待下列條件達成後方可歸屬：

On 1 July 2021 (the “**Date of Fourth Granting**”), a total of 7,700,000 share options (the “**Fourth Batch Share Options**”) were granted to 13 employees of the Company. Closing price per share immediately preceding the Date of Fourth Granting amounted to HK\$23.6. The Fourth Batch Share Options are valid for a period commencing from the Date of Third Granting until 19 October 2024, and vesting of the Fourth Batch Share Options is conditional upon the fulfilment of the following conditions:

第四批購股權數目 No. of Fourth Batch Share Options	歸屬日期 Vesting Date	歸屬條件 Vesting Conditions
30%的第四批購股權	2022年7月1日	截至2021年12月31日止年度與截至2020年12月31日止年度本公司權益股東應佔淨利潤相比，已達到若干目標及年度個人表現至少達致「合格」等級
30% of the Fourth Batch Share Options	1 July 2022	The net profit attributable to equity shareholders of the Company for the year ended 31 December 2021 reaches certain goals as compared with that for the year ended 31 December 2020 and annual individual performance reaching at least the grade of “pass”
30%的第四批購股權	2023年7月1日	截至2022年12月31日止年度與截至2020年12月31日止年度本公司權益股東應佔淨利潤相比，已達到若干目標及年度個人表現至少達致「合格」等級
30% of the Fourth Batch Share Options	1 July 2023	The net profit attributable to equity shareholders of the Company for the year ending 31 December 2022 reaches certain goals as compared with that for the year ended 31 December 2020 and annual individual performance reaching at least the grade of “pass”
40%的第四批購股權	2024年7月1日	截至2023年12月31日止年度與截至2020年12月31日止年度本公司權益股東應佔淨利潤相比，已達到若干目標及年度個人表現至少達致「合格」等級
40% of the Fourth Batch Share Options	1 July 2024	The net profit attributable to equity shareholders of the Company for the year ending 31 December 2023 reaches certain goals as compared with that for the year ended 31 December 2020 and annual individual performance reaching at least the grade of “pass”

## 其他資料

## OTHER INFORMATION

於截至2023年6月30日止六個月內，購股權之變動詳情如下：

During the six months ended 30 June 2023, details for changes of the share options are as follows:

購股權持有人姓名	授出日期	於2023年 1月1日已授出 但尚未行使的 購股權涉及的 股份數目	期內授出	行使價(港元)	期內行使	期內失效	期內註銷	於2023年 6月30日已授 出但尚未行使 的購股權涉及 的股份數目	於緊接期權行 使日期之前的 加權平均收市 價(港元)
		Number of shares involved in the outstanding granted share options on 1 January 2023	Granted during the period	Exercise price (HK\$)	Exercised during the period	Lapsed during the period	Cancelled during the period	Number of shares involved in the outstanding granted share options on 30 June 2023	Weighted average closing price immediately before the date of exercise of the share options (HK\$)
執行董事									
Executive Directors									
戚小明先生	2019年9月2日	450,000	—	6.18	—	—	—	450,000	—
Mr. Qi Xiaoming	2 September 2019								
果新利先生	2020年11月10日	945,000	—	20.85	—	540,000	—	405,000	—
Mr. Gao Xinli	10 November 2020								
吳倩倩女士	2019年9月2日	1,000,000	—	6.18	—	—	—	1,000,000	—
Ms. Wu Qianqian	2 September 2019								
小計		2,395,000	—	—	—	540,000	—	1,855,000	—
Sub-total									
其他承授人	2019年9月2日	7,238,000	—	6.18	100,000	45,000	—	7,093,000	6.30
Other Grantees	2 September 2019								
	2020年6月30日	1,652,000	—	19.90	—	1,424,000	—	228,000	—
	30 June 2020								
	2021年7月1日	4,340,000	—	23.6	—	2,100,000	—	2,240,000	—
	1 July 2021								
小計		13,230,000	—	—	100,000	3,569,000	—	9,561,000	—
Sub-total									
總計		15,625,000	—	—	100,000	4,109,000	—	11,416,000	—
Total									

於截至2023年6月30日止六個月，根據購股權計劃授出的購股權可能發行的股份數目除以截至2023年6月30日止六個月的已發行股份加權平均數為1.34%。

The number of shares that may be issued in respect of share options granted under the Share Option Scheme during the six months ended 30 June 2023 divided by weighted average number of shares in issue for the six months ended 30 June 2023 is approximately 1.34%.

## 其他資料

# OTHER INFORMATION

## 股份獎勵計劃

本公司於2019年11月15日採納股份獎勵計劃。

### 目的

股份獎勵計劃的目的旨在：(i)向本公司僱員（「僱員」）提供獲得本公司資本權益的機會；(ii)鼓勵僱員以本公司及其股東的利益為依歸，致力提高本公司及股份的價值；及(iii)為本公司提供靈活的方式，以保留、激勵、獎勵、報酬、補償僱員及／或為其提供福利。

### 股份獎勵計劃參與者

董事會根據股份獎勵計劃規則選定參與該計劃之僱員（「經選定參與者」）。

### 計劃限額

根據股份獎勵計劃作出的所有相關授出涉及的最高股份數目（不包括已根據股份獎勵計劃沒收的獎勵股份）累計不得超過於2019年11月15日本公司已發行股本總數的1.25%。該股份獎勵計劃於2021年7月1日及2021年8月23日進行修訂，將相關授出涉及的最高股份數目（不包括已根據股份獎勵計劃沒收的獎勵股份）調整至累計不得超過於2021年8月23日本公司已發行股本總數的5.0%，即43,603,500股股份（佔本公司於本報告日期的已發行股份約5.0%）。

### 股份獎勵計劃項下各參與者最高可獲股份數目

股份獎勵計劃項下各參與者最高可獲股份數目並無限制。

## SHARE AWARD SCHEME

The Company adopted the Share Award Scheme on 15 November 2019.

### Purpose

The objectives of the Share Award Scheme are: (i) to provide employees of the Company (the “**Employees**”) with the opportunity to acquire proprietary interests in the Company; (ii) to encourage Employees to work towards enhancing the value of the Company and the shares or the benefit of the Company and its Shareholders; and (iii) to provide the Company with a flexible means of either retaining, incentivising, rewarding, remunerating, compensating and/or providing benefits to the Employees.

### Participants of the Share Award Scheme

The Employee(s) selected by the Board pursuant to the rules of the Share Award Scheme to participate in the scheme (the “**Selected Participant(s)**”).

### Scheme Limit

The maximum number of shares involved under all relevant grants made pursuant to the Share Award Scheme (excluding awarded shares that have been forfeited in accordance with the Share Award Scheme) in aggregate must not exceed 1.25% of the total issued share capital of the Company as at 15 November 2019. The Share Award Scheme was amended on 1 July 2021 and 23 August 2021 to adjust the maximum number of shares involved in the relevant grant (excluding Award Shares that have been forfeited in accordance with the Share Award Scheme) to an aggregate not exceeding 5.0% of the total issued share capital of the Company as at 23 August 2021, i.e. 43,603,500 shares (representing approximately 5.0% of the issued shares of the Company as at the date of this report).

### Maximum entitlement of each participant under the Share Award Scheme

There is no limit of maximum entitlement of each participant under the Share Award Scheme.

## 其他資料

# OTHER INFORMATION

### 獎勵股份授予價格

董事會可全權酌情釐定根據股份獎勵計劃獎勵的獎勵股份授予價格，並應載於向承授人發出的授予通告內。

### 投票權

股份獎勵計劃受託人(「**受託人**」)及董事會不得行使根據信託契據構成的信託(「**信託**」)持有的任何股份隨附的任何投票權。

### 限制

根據股份獎勵計劃授予經選定參與者的獎勵股份屬於僱員個人所有，且不能出讓或轉讓。各經選定參與者不得透過以任何其他人士為受益人出售、轉讓、抵押、按揭任何獎勵或就任何獎勵設立產權負擔或創設任何權益或為此訂立任何協議。經選定參與者無權享有未歸屬獎勵股份所附帶的任何權利，包括但不限於該等獎勵股份歸屬前的任何投票權及分紅權。

倘任何董事掌握有關本公司未經公佈的內幕消息，或董事根據上市規則任何守則或規定或任何不時適用的法律被禁止進行買賣，則不得向受託人付款，亦不得向受託人作出根據股份獎勵計劃及信託契據購買股份的指示。而且，董事會不得於上市規則或任何相關守則或本公司採納的證券交易守則禁止的期間內向任何董事授出任何股份。

### Grant Price of Awarded Shares

The grant price of the Award Shares awarded under the Share Award Scheme (if any) shall be determined by the Board at its sole discretion, and shall be set out in the grant notice issued to the grantees.

### Voting Rights

The trustee of the Share Award Scheme (the “**Trustee**”) and the Board shall not exercise any voting rights attached to any shares held on the trust constituted by the Trust Deed (the “**Trust**”).

### Restrictions

The Award Shares awarded to the Selected Participants under the Share Award Scheme shall be personal to such Employee and shall not be assignable or transferable. Each of the Selected Participants shall not sell, transfer, charge, mortgage, encumber or create any interest in favour of any other person over or in relation to any award, or enter into any agreement to do so. The Selected Participants are not entitled to any rights attached to the unvested Award Shares, including but not limited to any voting right and entitlement to dividends that have accrued prior to the vesting of such Award Shares.

If any Director possesses unpublished inside information in relation to the Company, or where dealings by Directors are prohibited under any code or requirement of the Listing Rules or any applicable laws from time to time, no payment shall be made to the Trustee and no instructions to acquire shares shall be given to the Trustee under the Share Award Scheme and the Trust Deed. Further, the Board shall not award any shares to any Director during the periods in which dealing in shares is prohibited pursuant to the Listing Rules or any corresponding code or securities dealing restrictions adopted by the Company.



## 其他資料

# OTHER INFORMATION

### 操作

根據股份獎勵計劃，董事會(或委員會(如有))可不時指示受託人從公開市場購入現有股份，並確定(其中包括)獎勵時間、經選定參與者名單、獎勵股份的數量、歸屬日期及歸屬條件以及在根據該獎勵將任何獎勵股份歸屬於經選定參與者之前必須達到的績效目標。向任何董事或本公司中高級管理層及主要職員授予的每一項獎勵須取得獨立非執行董事(不包括自身為獎勵的建議接受方的獨立非執行董事)的事先批准。

### 歸屬及失效

除非董事會(或委員會(如有))另行酌情決定，否則發生下列任何情況，受託人於信託中代經選定參與者持有的相關獎勵股份不能歸屬於相關經選定參與者：

(a) 經選定參與者因(i)經選定參與者身故、(ii)經選定參與者與本集團或聯屬公司的僱傭或合約委聘因其身體或精神永久殘疾而終止、或(iii)經選定參與者與本集團的僱傭或合約委聘因裁員而終止不再為經選定參與者；或

(b) 計劃規則規定的其他情況。

發生上述任何事件後，已授出但未歸屬於經選定參與者的任何獎勵股份將根據股份獎勵計劃規則返還至信託。

除非董事會(或委員會(如有))酌情決定，對於在歸屬日期之前任何時間退休的經選定參與者，該經選定參與者的所有獎勵股份將持續於歸屬日期歸屬。

### Operation

Pursuant to the Share Award Scheme, the Board (or the committee (if any)) may from time to time instruct the Trustee to purchase the existing shares in the open market, and determine, among other things, the timing of awards, list of Selected Participants, number of Award Shares, vesting date and conditions of vesting, and performance targets that must be achieved before any of the Award Shares may be vested in the Selected Participants under such award. Each grant of an award to any Director, or mid to senior level management and key personnel of the Company shall be subject to prior approval of the independent non-executive Directors (excluding any independent non-executive Director who is a proposed recipient of the grant of an award).

### Vesting and Lapse

Unless otherwise determined by the Board (or the committee (if any)) at its discretion, the relevant Award Shares held by the Trustee on behalf of the Selected Participants on trust shall not vest in the relevant Selected Participant in the following circumstances:

(a) the Selected Participant ceases to be a Selected Participant by reason of (i) death of the Selected Participant, (ii) termination of the Selected Participant's employment or contractual engagement with the Group or an affiliate by reason of his/her permanent physical or mental disablement, or (iii) termination of the Selected Participant's employment or contractual engagement with the Group by reason of redundancy; or

(b) other circumstances as provided in the Scheme Rules.

Upon occurrence of any of the above circumstances, any Award Shares awarded but have not been vested in the Selected Participant will be returned to the Trust in accordance with the rules of the Share Award Scheme.

Unless otherwise determined by the Board (or the committee (if any)) at its discretion, in respect of a Selected Participant who retires at any time prior to a vesting date, all the Awarded Shares of such Selected Participant shall continue to vest on the vesting date.

## 其他資料

## OTHER INFORMATION

### 有效期及終止

除非董事會提前終止，否則股份獎勵計劃將自2019年11月15日的採納日期起至2029年11月14日止。於本報告日期，股份獎勵計劃的餘下期限約為六年兩個月。

股份獎勵計劃項下獎勵股份的詳情載於本公司日期為2019年11月15日的通告及簡明綜合中期財務報表附註21。

於截至2023年6月30日止六個月內，本公司已根據股份獎勵計劃向若干執行董事及僱員授出合共2,100,000份獎勵股份，以表彰彼等向本集團作出的貢獻。

### Duration and Termination

Unless early terminated by the Board, the Share Award Scheme shall be effective for 10 years from the adoption date of 15 November 2019 and up to 14 November 2029. As at the date of the report, the remaining life of the Share Award Scheme was around six years and two months.

Further details of the Award Shares under the Share Award scheme are set out in the announcement of the Company dated 15 November 2019 and Note 21 to the condensed consolidated interim financial statements.

During the six months ended 30 June 2023, the Company granted a total of 2,100,000 Award Shares to certain employees in recognition of their contributions to the Group under the Share Award Scheme.

## 其他資料

## OTHER INFORMATION

於截至2023年6月30日止六個月內，獎勵股份之變動詳情如下：

During the six months ended 30 June 2023, details for changes of Award Shares are set out as follows:

獎勵股份持有人姓名	授出日期	每股獎勵股份應付授予價(港元) (附註1) Grant Price payable per Award Share (HK\$) (Note 1)	於2023年1月1日已授出但尚未歸屬的獎勵股份數目 Award Shares granted but unvested as at 1 January 2023	期內授出	期內獲歸屬	期內失效	期內註銷	於2023年6月30日已授出但尚未歸屬的獎勵股份數目 Award Shares granted but unvested as at 30 June 2023
Name of Award Shares holders	Date of grant			Granted during the period	Vested during the period	Lapsed during the period	Cancelled during the period	
<b>執行董事</b> Executive Directors								
戚小明先生 Mr. Qi Xiaoming	2020年6月30日(附註2) 30 June 2020 (Note2)	9.95	400,000	—	—	400,000	—	—
	2022年3月28日(附註5) 28 March 2022 (Note5)	4.49	500,000	—	150,000	—	—	350,000
臧新利先生 Mr. Gao Xinli	2020年11月10日(附註3) 10 November 2020 (Note3)	10.43	300,000	—	—	300,000	—	—
	2022年3月28日(附註5) 28 March 2022 (Note5)	4.49	300,000	—	90,000	—	—	210,000
吳倩倩女士 Ms. Wu Qianqian	2020年6月30日(附註2) 30 June 2020 (Note2)	9.95	100,000	—	—	100,000	—	—
	2022年3月28日(附註5) 28 March 2022 (Note5)	4.49	100,000	—	30,000	—	—	70,000
<b>小計</b> <b>Sub-total</b>		—	<b>1,700,000</b>	<b>—</b>	<b>270,000</b>	<b>800,000</b>	<b>—</b>	<b>630,000</b>
<b>其他承授人</b> Other Grantees								
三名最高薪酬人士 (不包括董事) Top 3 highest paid individual (excluding Directors)	2020年6月30日(附註2) 30 June 2020 (Note2)	9.95	940,000	—	—	940,000	—	—
	2021年7月1日(附註4) 1 July 2021 (Note4)	11.8	700,000	—	—	66,000	—	634,000
	2022年3月28日(附註5) 28 March 2022 (Note5)	4.49	3,170,000	—	816,000	590,000	—	1,764,000
	2023年5月8日(附註6) 8 May 2023 (Note6)	2.36	—	1,715,000	—	—	—	1,715,000
三名最高薪酬人士 (不包括董事) Top 3 highest paid individual (excluding Directors)	2020年6月30日(附註2) 30 June 2020 (Note2)	9.95	400,000	—	—	400,000	—	—
	2021年7月1日(附註4) 1 July 2021 (Note4)	11.8	910,000	—	—	390,000	—	520,000
	2022年3月28日(附註5) 28 March 2022 (Note5)	4.49	550,000	—	165,000	—	—	385,000
	2023年5月8日(附註6) 8 May 2023 (Note6)	2.36	—	385,000	—	—	—	385,000
<b>小計</b> <b>Sub-total</b>			<b>6,670,000</b>	<b>2,100,000</b>	<b>981,000</b>	<b>2,386,000</b>	<b>—</b>	<b>5,403,000</b>
<b>總計</b> <b>Total</b>			<b>8,370,000</b>	<b>2,100,000</b>	<b>1,251,000</b>	<b>3,186,000</b>	<b>—</b>	<b>6,033,000</b>

## 其他資料

## OTHER INFORMATION

### 附註：

1. 授予價格應於相關獎勵股份歸屬時支付。
2. 於達成董事會設置的相關歸屬條件後，獎勵股份之30%、30%及40%應分別於2021年6月30日、2022年6月30日及2023年6月30日歸屬。有關詳情請參閱簡明綜合中期財務報表附註21及本公司日期為2020年6月30日的公告。
3. 於達成董事會設置的相關歸屬條件後，獎勵股份之30%、30%及40%應分別於2021年6月30日、2022年6月30日及2023年6月30日歸屬。有關詳情請參閱簡明綜合中期財務報表附註21及本公司日期為2020年11月10日的公告。
4. 於達成董事會設置的相關歸屬條件後，獎勵股份之30%、30%及40%應分別於2022年7月1日、2023年7月1日及2024年7月1日歸屬。有關詳情請參閱簡明綜合中期財務報表附註21及本公司日期為2021年7月2日的公告。
5. 於達成董事會設置的相關歸屬條件後，獎勵股份之30%、30%及40%應分別於2023年4月1日、2024年4月1日及2025年4月1日歸屬。有關詳情請參閱簡明綜合中期財務報表附註21及本公司日期為2022年3月28日的公告。
6. 於達成董事會設置的相關歸屬條件後，獎勵股份之30%、30%及40%應分別於2024年5月8日、2025年5月8日及2026年5月8日歸屬。有關詳情請參閱簡明綜合中期財務報表附註21。

自採納股份獎勵計劃日期起直至本報告日期，根據股份獎勵計劃已授出合共15,180,000股獎勵股份。於2023年1月1日及2023年6月30日，根據股份獎勵計劃可進一步授出的獎勵股份數目分別為30,523,500股及28,423,500股。

除上述披露外，本公司概無訂立任何其他購股權計劃或股份獎勵計劃。

### Notes:

1. The grant price shall be payable upon the vesting of the relevant Award Shares.
2. Subject to the fulfilment of the relevant vesting conditions set out by the Board, 30% of the Award Shares shall be vested on 30 June 2021, 30% of the Award Shares shall be vested on 30 June 2022, and 40% of the Award Shares shall be vested on 30 June 2023. For details, please refer to Note 21 to the condensed consolidated interim financial statements and the announcement of the Company dated 30 June 2020.
3. Subject to the fulfilment of the relevant vesting conditions set out by the Board, 30% of the Award Shares shall be vested on 30 June 2021, 30% of the Award Shares shall be vested on 30 June 2022, and 40% of the Award Shares shall be vested on 30 June 2023. For details, please refer to Note 21 to the condensed consolidated interim financial statements and the announcement of the Company dated 10 November 2020.
4. Subject to the fulfilment of the relevant vesting conditions set out by the Board, 30% of the Award Shares shall be vested on 1 July 2022, 30% of the Award Shares shall be vested on 1 July 2023, and 40% of the Award Shares shall be vested on 1 July 2024. For details, please refer to Note 21 to the condensed consolidated interim financial statements and the announcement of the Company dated 2 July 2021.
5. Subject to the fulfilment of the relevant vesting conditions set out by the Board, 30% of the Award Shares shall be vested on 1 April 2023, 30% of the Award Shares shall be vested on 1 April 2024, and 40% of the Award Shares shall be vested on 1 April 2025. For details, please refer to Note 21 to the condensed consolidated interim financial statements and the announcement of the Company dated 28 March 2022.
6. Subject to the fulfilment of the relevant vesting conditions set out by the Board, 30% of the Award Shares shall be vested on 8 May 2024, 30% of the Award Shares shall be vested on 8 May 2025, and 40% of the Award Shares shall be vested on 8 May 2026. For details, please refer to Note 21 to the condensed consolidated interim financial statements.

Since the adoption date of the Share Award Scheme and up to the date of this report, a total of 15,180,000 Award Shares had been granted under the Share Award Scheme. As at 1 January 2023 and as at 30 June 2023, the number of Award Shares available for being further granted under the Share Award Scheme was 30,523,500 and 28,423,500, respectively.

Save as disclosed above, the Company did not adopt any other share option scheme or share award scheme.

## 其他資料

### OTHER INFORMATION

#### 董事購買股份或債權證之權利

除於本中期報告所披露者外，於截至2023年6月30日止六個月，概無任何董事或彼等各自之配偶或未成年子女獲授權透過購入本公司股份或債權證而得益，亦無董事行使任何該等權利，而本公司或其任何控股公司、同系附屬公司及附屬公司概無訂立任何安排，致使董事可取得任何其他公司之該等權利。

#### DIRECTORS' RIGHTS TO ACQUIRE SHARES OR DEBENTURES

Save as disclosed in this interim report, during the six months ended 30 June 2023, there were no such rights to acquire benefits by means of acquisition of shares or debentures of the Company granted to any Directors or their respective spouse or minor children, or were there any such rights exercised by them, or was the Company or any of its holding companies, fellow subsidiaries and subsidiaries a party to any arrangement to enable the Directors to acquire such rights in any other corporations.



# 簡明綜合全面收入表

## CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

截至2023年6月30日止六個月 For the six months ended 30 June 2023

			截至6月30日止六個月 Six months ended 30 June	
			2023年 2023 未經審核 Unaudited 人民幣千元 RMB'000	2022年 2022 未經審核 Unaudited 人民幣千元 RMB'000
		附註 Note		
收入	Revenue	7	2,681,101	2,465,961
銷售及服務成本	Cost of sales and services	7, 8	(1,963,527)	(1,749,832)
毛利	Gross profit		717,574	716,129
銷售及營銷費用	Selling and marketing expenses	8	(41,836)	(29,168)
行政費用	Administrative expenses	8	(215,254)	(208,839)
金融資產的減值虧損淨額	Net impairment losses on financial assets		(90,716)	(71,378)
其他收入	Other income	9	43,855	44,874
其他費用	Other expenses		(6,633)	(2,422)
其他虧損淨額	Other gains/(losses) – net	10	2,650	(120,476)
經營利潤	Operating profit		409,640	328,720
財務收入	Finance income		15,518	13,927
財務成本	Finance costs		(708)	(403)
財務收入淨額	Finance income – net	11	14,810	13,524
採用權益法列賬的應佔聯營公司虧損淨額	Share of net loss of associates accounted for using the equity method		(413)	–
除所得稅前利潤	Profit before income tax		424,037	342,244
所得稅費用	Income tax expense	12	(90,512)	(84,545)
期內利潤	Profit for the period		333,525	257,699
其他全面收入	Other comprehensive income			
可能重新分類至損益的項目	Items that may be reclassified to profit or loss			
按公允價值計入其他全面收入的債務工具公允價值變動	Changes in the fair value of debt instruments at fair value through other comprehensive income		(1,706)	(26,791)
按公允價值計入其他全面收入的債務工具的信用虧損	Credit loss of debt instruments at fair value through other comprehensive income		1,706	16,600
期內其他全面收入	Other comprehensive loss for the period		–	(10,191)
期內總全面收入	Total comprehensive income for the period		333,525	247,508

## 簡明綜合全面收入表

# CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

截至2023年6月30日止六個月 For the six months ended 30 June 2023

		截至6月30日止六個月 Six months ended 30 June	
		2023年 2023 未經審核 Unaudited 人民幣千元 RMB'000	2022年 2022 未經審核 Unaudited 人民幣千元 RMB'000
	附註 Note		
以下人士應佔期內利潤：	Profit for the period is attributable to:		
– 本公司擁有人	– Owners of the Company	293,789	225,816
– 非控股權益	– Non-controlling interests	39,736	31,883
		333,525	257,699
以下人士應佔期內總全面收入	Total comprehensive income for the period is attributable to:		
– 本公司擁有人	– Owners of the Company	293,789	215,625
– 非控股權益	– Non-controlling interests	39,736	31,883
		333,525	247,508
每股盈利(以每股人民幣元表示)	Earnings per share (expressed in RMB per share)		
– 每股基本盈利	– Basic earnings per share	16(a) 0.34	0.26
– 每股攤薄盈利	– Diluted earnings per share	16(b) 0.34	0.26

上述簡明綜合全面收入表應與隨附附註一併閱讀。

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

# 簡明綜合財務狀況表

## CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

於2023年6月30日 As at 30 June 2023

			於2023年 6月30日 As at 30 June 2023 未經審核 Unaudited 人民幣千元 RMB'000	於2022年 12月31日 As at 31 December 2022 經審核 Audited 人民幣千元 RMB'000
	附註 Note			
<b>資產</b>		<b>Assets</b>		
<b>非流動資產</b>		<b>Non-current assets</b>		
物業、廠房及設備	14(a)	Property, plant and equipment	81,142	83,039
使用權資產	14(b)	Right-of-use assets	15,942	19,287
無形資產	15	Intangible assets	960,038	885,170
於一間聯營公司的投資		Investments in associates	4,810	4,733
遞延稅項資產	23	Deferred tax assets	89,139	88,718
按公允價值計入損益的 金融資產	5.3	Financial assets at fair value through profit or loss	363,616	370,689
<b>非流動資產總額</b>		<b>Total non-current assets</b>	<b>1,514,687</b>	<b>1,451,636</b>
<b>流動資產</b>		<b>Current assets</b>		
存貨		Inventories	33,624	44,230
合約資產		Contract assets	316,954	292,740
按公允價值計入其他全面 收入的金融資產	5.3	Financial assets at fair value through other comprehensive income	4,290	5,996
按公允價值計入損益的 金融資產	5.3	Financial assets at fair value through profit or loss	25,278	80,636
貿易應收款項	17	Trade receivables	1,813,310	1,292,257
預付款項、按金及 其他應收款項	18	Prepayments, deposits and other receivables	988,721	1,009,456
現金及現金等價物	19	Cash and cash equivalents	2,015,485	1,973,696
<b>流動資產總額</b>		<b>Total current assets</b>	<b>5,197,662</b>	<b>4,699,011</b>
<b>資產總額</b>		<b>Total assets</b>	<b>6,712,349</b>	<b>6,150,647</b>
<b>權益</b>		<b>Equity</b>		
<b>本公司擁有人應佔權益</b>		<b>Equity attributable to owners of the Company</b>		
股本	20	Share capital	59,980	59,973
儲備		Reserves	2,688,666	2,529,505
			<b>2,748,646</b>	<b>2,589,478</b>
非控股權益		Non-controlling interests	366,870	319,045
<b>權益總額</b>		<b>Total equity</b>	<b>3,115,516</b>	<b>2,908,523</b>

## 簡明綜合財務狀況表

# CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

於2023年6月30日 As at 30 June 2023

			於2023年 6月30日 As at 30 June 2023 未經審核 Unaudited 人民幣千元 RMB'000	於2022年 12月31日 As at 31 December 2022 經審核 Audited 人民幣千元 RMB'000
	附註 Note			
<b>負債</b>		<b>Liabilities</b>		
<b>非流動負債</b>		<b>Non-current liabilities</b>		
租賃負債	14(b)	Lease liabilities	7,753	9,521
撥備		Provisions	5,483	3,102
貿易及其他應付款項	22	Trade and other payables	133,119	105,398
遞延稅項負債	23	Deferred tax liabilities	111,451	114,764
<b>非流動負債總額</b>		<b>Total non-current liabilities</b>	<b>257,806</b>	232,785
<b>流動負債</b>		<b>Current liabilities</b>		
租賃負債	14(b)	Lease liabilities	6,683	6,736
借款		Borrowings	9,265	2,265
合約負債		Contract liabilities	875,344	747,899
貿易及其他應付款項	22	Trade and other payables	2,085,498	2,043,283
即期所得稅負債		Current income tax liabilities	199,061	186,630
應付股息	13	Dividend payable	163,176	22,526
<b>流動負債總額</b>		<b>Total current liabilities</b>	<b>3,339,027</b>	3,009,339
<b>負債總額</b>		<b>Total liabilities</b>	<b>3,596,833</b>	3,242,124
<b>權益及負債總額</b>		<b>Total equity and liabilities</b>	<b>6,712,349</b>	6,150,647
<b>流動資產淨額</b>		<b>Net current assets</b>	<b>1,858,635</b>	1,689,672

上述簡明綜合財務狀況表應與隨附附註一併閱讀。

The above condensed consolidated statement of financial position should be read in conjunction with the accompanying notes.

## 簡明綜合權益變動表

# CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

截至2023年6月30日止六個月 For the six months ended 30 June 2023

		本公司擁有人應佔 Attribute to owners of the Company				
		股本 Share capital 人民幣千元 RMB'000	儲備 Reserves 人民幣千元 RMB'000	合計 Total 人民幣千元 RMB'000	非控股權益 Non-controlling interests 人民幣千元 RMB'000	權益總額 Total equity 人民幣千元 RMB'000
(未經審核) 於2022年1月1日的結餘	(Unaudited) Balance at 1 January 2022	59,900	2,224,020	2,283,920	240,712	2,524,632
期內利潤	Profit for the period	–	225,816	225,816	31,883	257,699
期內其他全面收入	Other comprehensive income for the period	–	(10,191)	(10,191)	–	(10,191)
期內總全面收入	Total comprehensive income for the period	–	215,625	215,625	31,883	247,508
直接於權益確認的與擁有人進行的交易	Transactions with owners recognised directly in equity					
收購附屬公司	Acquisition of subsidiaries	–	–	–	2,864	2,864
非控股權益注資	Injection of capital from non-controlling interests	–	–	–	308	308
購回股份	Buy-back of share	–	(3,765)	(3,765)	–	(3,765)
為附屬公司非控股權益購買股份	Share purchase for non-controlling interests of a subsidiary	–	114	114	(214)	(100)
以股份為基礎的付款	Share-based payment	–	4,433	4,433	–	4,433
本公司宣派的股息	Dividends declared by the Company	–	(134,944)	(134,944)	–	(134,944)
附屬公司宣派非控股權益的股息	Dividends declared by subsidiaries to non-controlling interests	–	–	–	(129)	(129)
處置子公司	Disposal of a subsidiary	–	–	–	(779)	(779)
根據2019年購股權計劃行使購股權	Exercise of share option under 2019 share option scheme	30	2,330	2,360	–	2,360
子公司增資	Capital increase in a subsidiary	–	975	975	525	1,500
於2022年6月30日的結餘	Balance at 30 June 2022	59,930	2,308,788	2,368,718	275,170	2,643,888



## 簡明綜合權益變動表

# CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

截至2023年6月30日止六個月 For the six months ended 30 June 2023

		本公司擁有人應佔 Attribute to owners of the Company				
		股本 Share capital 人民幣千元 RMB'000	儲備 Reserves 人民幣千元 RMB'000	合計 Total 人民幣千元 RMB'000	非控股權益 Non-controlling interests 人民幣千元 RMB'000	權益總額 Total equity 人民幣千元 RMB'000
附註 Note						
(未經審核) 於2023年1月1日的結餘	(Unaudited) Balance at 1 January 2023	59,973	2,529,505	2,589,478	319,045	2,908,523
期內利潤	Profit for the period	–	293,789	293,789	39,736	333,525
期內其他全面收入	Other comprehensive income for the period	–	–	–	–	–
期內總全面收入	Total comprehensive income for the period	–	293,789	293,789	39,736	333,525
直接於權益確認的與擁有人進行的交易	Transactions with owners recognised directly in equity					
收購附屬公司	Acquisition of a subsidiary	24	–	–	15,867	15,867
非控股權益注資	Injection of capital from non-controlling interests	–	–	–	496	496
購回股份	Buy-back of share	–	(2,872)	(2,872)	–	(2,872)
以股份為基礎的付款	Share-based payment	21	2,206	2,206	–	2,206
本公司宣派的股息	Dividends declared by the Company	13	(139,413)	(139,413)	–	(139,413)
一間附屬公司宣派非控股權益的股息	Dividends declared by subsidiaries to non-controlling interests	13	–	–	(8,016)	(8,016)
根據2019年購股權計劃行使購股權	Exercise of share option under 2019 share option scheme	20	7	541	–	541
行使庫存股份中的未受限制股份	Exercise of unrestricted shares from stock shares	–	4,917	4,917	–	4,917
處置子公司	Disposal of a subsidiary	25	–	–	(258)	(258)
於2023年6月30日的結餘	Balance at 30 June 2023	59,980	2,688,666	2,748,646	366,870	3,115,516

上述簡明綜合權益變動表應與隨附附註一併閱讀。

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

## 簡明綜合現金流量表

# CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

截至2023年6月30日止六個月 For the six months ended 30 June 2023

		截至6月30日止六個月 Six months ended 30 June	
		2023年 2023 未經審核 Unaudited 人民幣千元 RMB'000	2022年 2022 未經審核 Unaudited 人民幣千元 RMB'000
	附註 Note		
<b>經營活動所得現金流量</b>			
經營所得產生／(使用)現金		<b>100,599</b>	(274,175)
已付所得稅		<b>(94,021)</b>	(107,456)
<b>經營活動產生／(使用)的現金淨額</b>		<b>6,578</b>	(381,631)
<b>投資活動產生現金流量</b>			
出售物業、廠房及設備所得款項		<b>4,475</b>	2,963
出售按公允價值計入損益的金融資產所得款項		<b>101,396</b>	350,448
對聯營公司的投資		<b>(490)</b>	–
來自金融資產的利息收入		<b>18,530</b>	33,950
出售附屬公司的現金(流出)／流入淨額	25	<b>(4,556)</b>	167
收購附屬公司的現金流出淨額	24	<b>(29,294)</b>	(3,897)
支付收購附屬公司的未償代價		<b>(24,816)</b>	(132,389)
支付購置無形資產	15	<b>(6,414)</b>	(11,827)
支付購置物業、廠房及設備	14	<b>(6,631)</b>	(11,274)
支付購置按公允價值計入損益的金融資產		<b>(43,029)</b>	(523,501)
<b>投資活動產生／(使用)的現金淨額</b>		<b>9,171</b>	(295,360)

## 簡明綜合現金流量表

# CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

截至2023年6月30日止六個月 For the six months ended 30 June 2023

		截至6月30日止六個月 Six months ended 30 June	
		2023年 2023 未經審核 Unaudited 人民幣千元 RMB'000	2022年 2022 未經審核 Unaudited 人民幣千元 RMB'000
	附註 Note		
<b>融資活動所得現金流量</b>	<b>Cash flows from financing activities</b>		
根據2019年購股權計劃行使購股權	Exercise of share option under 2019 share option scheme	20	541
行使庫存股份中的未受限制股份	Exercise of unrestricted shares from stock shares		4,917
附屬公司增資	Capital increase in a subsidiary		–
來自子公司非控股股東權益的撥款	Fundings from non-controlling interests of subsidiaries		31,500
借款所得款項	Proceeds from borrowings		–
償還借款	Repayments of borrowings		(9,000)
非控股權益注資	Capital contribution from non-controlling interests		496
為附屬公司非控股權益購買股份	Share purchase for non-controlling interests of a subsidiary		–
租賃款項的本金部分及其利息	Principle elements of lease payments and its interests		(4,114)
支付股份購回款項	Payment for share buy-back		(2,872)
向本公司股東支付股息	Dividends paid by subsidiaries to non-controlling interests		(6,779)
<b>融資活動產生/(使用)現金淨額</b>	<b>Net cash generated from/(used in) financing activities</b>		14,689
<b>現金及現金等價物增加/(減少)淨額</b>	<b>Net increase/(decrease) in cash and cash equivalents</b>		30,438
於期初的現金及現金等價物	Cash and cash equivalents at beginning of the period		1,973,696
匯率變動對現金及現金等價物的影響	Effects of exchange rate changes on cash and cash equivalents		11,351
<b>於期末的現金及現金等價物</b>	<b>Cash and cash equivalents at end of the period</b>		2,015,485

上述簡明綜合現金流量表應與隨附附註一併閱讀。

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

## 簡明綜合中期財務報表附註

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

截至2023年6月30日止六個月 For the six months ended 30 June 2023

## 1 一般資料

新城悅服務集團有限公司(「本公司」)於2018年1月16日根據開曼群島公司法(第22章, 1961年第3號法例, 經合併及修訂)在開曼群島註冊成立為獲豁免有限公司。本公司的註冊辦事處為Maples Corporate Services Limited, 地址為PO Box 309, Ugland House, Grand Cayman, KY1-1104 Cayman Islands。

本公司為一家投資控股公司, 與其附屬公司主要於中華人民共和國(「中國」)提供物業管理服務及增值服務。最終控股公司為Infinity Fortune Development Limited。本集團的最終控股股東為王振華先生(「王先生」或「最終控股股東」)。

本公司於2018年11月6日以香港聯合交易所有限公司作為第一上市地。

除另有指明外, 簡明綜合中期財務資料以人民幣(「人民幣」)千元呈列, 並已由本公司董事會於2023年8月25日批准及授權刊發。

簡明綜合中期財務資料未經審核。

## 2 編製基準

截至2023年6月30日止六個月的簡明綜合中期財務資料已根據香港會計師公會(「香港會計師公會」)頒佈的香港會計準則(「香港會計準則」)第34號「中期財務報告」編製。

簡明綜合中期財務資料應與本公司截至2022年12月31日止年度的年度綜合財務報表(「2022年財務報表」)一併閱讀, 該等年度綜合財務報表乃根據香港會計師公會頒佈的香港財務報告準則(「香港財務報告準則」)編製。

## 1 GENERAL INFORMATION

S-Enjoy Service Group Company Limited (the “Company”) was incorporated in the Cayman Islands on 16 January 2018 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 address of the Company’s registered office is Maples Corporate Services Limited, PO Box 309, Ugland House, Grand Cayman, KY1-1104 Cayman Islands.

The Company is an investment holding company and its subsidiaries are principally engaged in the provision of property management services and value-added services in the People’s Republic of China (the “PRC”). The ultimate controlling company is Infinity Fortune Development Limited. The ultimate controlling shareholder of the Group is Mr. Wang Zhenhua (“Mr. Wang” or the “Ultimate Controlling Shareholder”).

The Company has its primary listing on The Stock Exchange of Hong Kong Limited on 6 November 2018.

The condensed consolidated interim financial information has been presented in thousands of Renminbi (“RMB”), unless otherwise stated, and were approved and authorised for issue by the board of directors of the Company on 25 August 2023.

The condensed consolidated interim financial information has not been audited.

## 2 BASIS OF PREPARATION

The condensed consolidated interim financial information for the six months ended 30 June 2023 has been prepared in accordance with Hong Kong Accounting Standard (“HKAS”) 34 “Interim Financial Reporting”, issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”).

The condensed consolidated interim financial information should be read in conjunction with the annual consolidated financial statements of the Company for the year ended 31 December 2022 (“2022 Financial Statements”), which have been prepared in accordance with Hong Kong Financial Reporting Standards (“HKFRSs”) issued by the HKICPA.

## 簡明綜合中期財務報表附註

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

截至2023年6月30日止六個月 For the six months ended 30 June 2023

### 3 會計政策

除於截至2023年6月30日止六個月首次適用於本集團的新生效準則、修訂本及詮釋外，已採納的會計政策與2022年財務報表所採納者一致。

中期所得稅乃採用適用於預期年度盈利總額的稅率計算。

#### 3.1 本集團於截至2023年6月30日止六個月採納的新訂準則、修訂本及詮釋

- 保險合約 — 香港財務報告準則第17號
- 會計估計的定義 — 香港會計準則第8號(修訂本)
- 會計政策的披露 — 香港會計準則第1號(修訂本)和香港財務報告準則慣例

自2023年1月1日起採納上述新訂準則、修訂本及詮釋並無對本集團截至2023年6月30日止六個月的經營業績及財務狀況造成任何重大影響。

#### 3.2 已頒佈但本集團尚未應用的準則的影響

若干新訂會計準則、修訂本及詮釋已頒佈但於自2023年1月1日開始的財政年度尚未強制生效，且本集團並無提早採納。預期該等新訂會計準則、修訂本及詮釋生效時將不會對本集團的財務資料造成重大影響。

### 3 ACCOUNTING POLICIES

Except for the newly effective standards, amendments and interpretations that became applicable to the Group first time in the six months ended 30 June 2023, the accounting policies adopted are consistent with those of the 2022 Financial Statements as described therein.

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

#### 3.1 New standards, amendments and interpretation adopted by the Group in the six months ended 30 June 2023

- Insurance Contracts – HKFRS 17
- Definition of Accounting Estimates – Amendments to HKAS 8
- Disclosure of Accounting Policies – Amendments to HKAS 1 and HKFRS Practice Statement

The adoption of the above new standard, amendments and interpretation starting from 1 January 2023 did not give rise to any significant impact on the Group's results of operations and financial position for the six months ended 30 June 2023.

#### 3.2 Impact of standards issued but not yet applied by the Group

Certain new accounting standard, amendments and interpretation have been published but are not mandatory for the financial year beginning 1 January 2023 and have not been early adopted by the Group. These new accounting standard, amendments and interpretation are not expected to have a material impact on the Group's financial information when they become effective.

## 簡明綜合中期財務報表附註

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

截至2023年6月30日止六個月 For the six months ended 30 June 2023

## 4 估計

管理層在編製中期財務資料時需要作出判斷、估計及假設，而此等判斷、估計及假設對會計政策的應用及資產及負債、收入及開支的呈報金額造成影響。實際結果可能有別於該等估計。

於編製該等中期財務資料時，管理層對於採用本集團的會計政策及估計不確定因素的主要來源作出的重大判斷，與該等於2022年財務報表內所應用者一致。

## 5 財務風險管理

### 5.1 財務風險因素

本集團的業務使本集團面對不同財務風險：市場風險、信貸風險及流動資金風險。本集團的整體風險管理計劃著重金融市場不可預見的情況，並力求盡量降低對本集團財務表現的潛在不利影響。

簡明綜合中期財務資料並無包括年度財務報表所要求的所有財務風險管理資料及披露，並應與本公司2022年財務報表一併閱讀。

自去年末以來，風險管理部門或任何風險管理政策均未發生任何變動。

### 5.2 資本管理

本集團的資本管理旨在維護本集團持續經營的能力，從而為擁有人提供回報，為其他持份者提供利益，並維持理想的資本架構以降低資本成本。

為了維持或調整資本結構，本集團可能會調整向股東支付的股息金額、發行新股份或出售資產以減少債務。

## 4 ESTIMATES

The preparation of interim financial information requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expenses. Actual results may differ from these estimates.

In preparing these interim financial information, the significant judgements made by management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those that applied to 2022 Financial Statements.

## 5 FINANCIAL RISK MANAGEMENT

### 5.1 Financial risk factors

The Group's activities expose it to a variety of financial risks: market risk, credit risk and liquidity risk. The Group's overall risk management programme focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the Group's financial performance.

The condensed consolidated interim financial information does not include all financial risk management information and disclosures required in the annual financial statements and should be read in conjunction with the Company's 2022 Financial Statements.

There have been no changes in the risk management department or in any risk management policies since last year end.

### 5.2 Capital management

The Group's objectives when managing capital are to safeguard the Group's ability to continue as a going concern in order to provide returns for owners and benefits for other stakeholders and to maintain an optimal capital structure to reduce the cost of capital.

In order to maintain or adjust the capital structure, the Group may adjust the amount of dividends paid to shareholders, issue new shares or sell assets to reduce debt.



## NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

截至2023年6月30日止六個月 For the six months ended 30 June 2023

### 5 財務風險管理 (續)

#### 5.2 資本管理 (續)

本集團以資本負債比率為基礎監控其資本。該比率按淨負債除以總資本計算。淨負債按總負債減現金及現金等價物計算。總資本按綜合財務狀況表中所示的「權益」加淨負債計算。

於2023年6月30日及2022年12月31日，本集團均維持淨現金狀態。

#### 5.3 公允價值估計

##### (i) 用於確定公允價值的估值技術

下表利用估值法分析按公允價值入賬的金融工具。不同層級的定義如下：

- 相同資產或負債於活躍市場中的報價(未經調整)(第一層)。
- 除第一層所包括的報價外，該資產或負債的可觀察輸入值，可為直接(即例如價格)或間接(即源自價格)(第二層)可觀察輸入值。
- 資產或負債並非依據可觀察市場數據的輸入值(即非可觀察輸入值)(第三層)。

### 5 FINANCIAL RISK MANAGEMENT (Cont'd)

#### 5.2 Capital management (Cont'd)

The Group monitors capital on the basis of the gearing ratio. This ratio is calculated as net debt divided by total capital. Net debt is calculated as total borrowings and lease liabilities less cash and cash equivalents. Total capital is calculated as 'equity' as shown in the consolidated statements of financial position plus net debt.

As at 30 June 2023 and 31 December 2022, the Group maintained at net cash position.

#### 5.3 Fair value estimation

##### (i) Valuation techniques used to determine fair value

The table below analyses financial instruments carried at fair value by valuation method. The different levels have been defined as follows:

- Quoted prices (unadjusted) in active markets for identical assets or liabilities (Level 1).
- Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (that is, as prices) or indirectly (that is, derived from prices) (Level 2).
- Inputs for the asset or liability that are not based on observable market data (that is, unobservable inputs) (Level 3).

## 簡明綜合中期財務報表附註

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

截至2023年6月30日止六個月 For the six months ended 30 June 2023

## 5 財務風險管理 (續)

### 5.3 公允價值估計 (續)

#### (ii) 金融資產的公允價值層級

按公允價值計入其他全面收入的金融資產

## 5 FINANCIAL RISK MANAGEMENT (Cont'd)

### 5.3 Fair value estimation (Cont'd)

#### (ii) Fair value hierarchy of financial assets

Financial assets at fair value through other comprehensive income

		第一層 Level 1 人民幣千元 RMB'000	第二層 Level 2 人民幣千元 RMB'000	第三層 Level 3 人民幣千元 RMB'000	合計 Total 人民幣千元 RMB'000
經常性公允價值計量 於2023年6月30日(未經審核) 金融資產 美元上市債券	<i>Recurring fair value measurements</i> At 30 June 2023 (Unaudited) Financial assets Listed bonds denominated in US Dollars	4,290	–	–	4,290
金融資產總額	Total Financial assets	4,290	–	–	4,290

		第一層 Level 1 人民幣千元 RMB'000	第二層 Level 2 人民幣千元 RMB'000	第三層 Level 3 人民幣千元 RMB'000	合計 Total 人民幣千元 RMB'000
經常性公允價值計量 於2022年12月31日(經審核) 金融資產 美元上市債券	<i>Recurring fair value measurements</i> At 31 December 2022 (Audited) Financial assets Listed bonds denominated in US Dollars	5,996	–	–	5,996
金融資產總額	Total Financial assets	5,996	–	–	5,996

## 簡明綜合中期財務報表附註

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

截至2023年6月30日止六個月 For the six months ended 30 June 2023

## 5 財務風險管理 (續)

### 5.3 公允價值估計 (續)

#### (ii) 金融資產的公允價值層級 (續)

按公允價值計入損益的金融資產

## 5 FINANCIAL RISK MANAGEMENT (Cont'd)

### 5.3 Fair value estimation (Cont'd)

#### (ii) Fair value hierarchy of financial assets (Cont'd)

Financial assets at fair value through profit or loss

		第一層 Level 1 人民幣千元 RMB'000	第二層 Level 2 人民幣千元 RMB'000	第三層 Level 3 人民幣千元 RMB'000	合計 Total 人民幣千元 RMB'000
<b>經常性公允價值計量</b> 於2023年6月30日(未經審核)	<b>Recurring fair value measurements</b> At 30 June 2023 (Unaudited)				
<b>金融資產</b>	<b>Financial assets</b>				
美元上市債券	Listed bonds denominated in US Dollars	25,278	—	—	25,278
信託產品	Trust products	—	—	75,624	75,624
理財產品	Investment funds	—	—	153,809	153,809
可換股貸款	Convertible loans	—	—	112,475	112,475
非上市優先股	Unlisted preference shares	—	—	21,708	21,708
<b>金融資產總額</b>	<b>Total Financial assets</b>	<b>25,278</b>	<b>—</b>	<b>363,616</b>	<b>388,894</b>

		第一層 Level 1 人民幣千元 RMB'000	第二層 Level 2 人民幣千元 RMB'000	第三層 Level 3 人民幣千元 RMB'000	合計 Total 人民幣千元 RMB'000
<b>經常性公允價值計量</b> 於2022年12月31日(經審核)	<b>Recurring fair value measurements</b> At 31 December 2022 (Audited)				
<b>金融資產</b>	<b>Financial assets</b>				
美元上市債券	Listed bonds denominated in US Dollars	80,636	—	—	80,636
信託產品	Trust products	—	—	75,624	75,624
理財產品	Investment funds	—	—	165,842	165,842
可換股貸款	Convertible loans	—	—	107,515	107,515
非上市優先股	Unlisted preference shares	—	—	21,708	21,708
<b>金融資產總額</b>	<b>Total Financial assets</b>	<b>80,636</b>	<b>—</b>	<b>370,689</b>	<b>451,325</b>

## NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

截至2023年6月30日止六個月 For the six months ended 30 June 2023

### 5 財務風險管理 (續)

#### 5.3 公允價值估計 (續)

##### (ii) 金融資產的公允價值層級 (續)

於年內，就經常性公允價值計量而言，第一層、第二層以及第三層之間並無轉撥。

本集團的政策是於六個月報告期末確認公允價值層級之間的轉入及轉出。

**第一層：**於活躍市場買賣的金融工具（例如公開買賣的衍生工具以及按公允價值計入其他全面收入的交易及金融資產）的公允價值根據六個月報告期末的市場報價列賬。本集團持有的金融資產的市場報價為當時買盤價。該等工具列入第一層。

**第二層：**並非於活躍市場買賣的金融工具（例如場外交易衍生工具）的公允價值採用估值技術釐定，估值技術盡量利用可觀察市場數據，盡量少依賴主體的特定估計。如計算一金融工具的公允價值所需的所有重大輸入值為可觀察數據，則該工具列入第二層。

**第三層：**如一項或多項重大輸入值並非根據可觀察市場數據，則該工具列入第三層。該層級適用於非上市股本證券。

### 5 FINANCIAL RISK MANAGEMENT (Cont'd)

#### 5.3 Fair value estimation (Cont'd)

##### (ii) Fair value hierarchy of financial assets (Cont'd)

There were no transfers among levels 1, level 2 and level 3 for recurring fair value measurements during the year.

The Group's policy is to recognise transfers into and transfers out of fair value hierarchy levels as at the end of the reporting six months.

**Level 1:** The fair value of financial instruments traded in active markets (such as publicly traded derivatives, and trading and financial assets at fair value through other comprehensive income) is based on quoted market prices at the end of the reporting six months. The quoted market price used for financial assets held by the Group is the current bid price. These instruments are included in level 1.

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

**Level 3:** If one or more of the significant inputs is not based on observable market data, the instrument is included in level 3. This is the case for unlisted equity securities.

## 簡明綜合中期財務報表附註

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

截至2023年6月30日止六個月 For the six months ended 30 June 2023

## 5 財務風險管理 (續)

### 5.3 公允價值估計 (續)

#### (iii) 使用重大不可觀察輸入值計量的公允價值(第三層)

下表呈列截至2023年6月30日及2022年6月30日止期間第三層項目變動：

		信託產品 Trust products 人民幣千元 RMB'000	理財產品 Wealth management products 人民幣千元 RMB'000	非上市 股本證券 Investment funds 人民幣千元 RMB'000	可換股貸款 Convertible loans 人民幣千元 RMB'000	非上市 優先股 Unlisted preference shares 人民幣千元 RMB'000	總計 Total 人民幣千元 RMB'000
(未經審核)	(Unaudited)						
於2022年1月1日	As at 1 January 2022	102,834	8,083	–	102,166	20,000	233,083
收購	Acquisitions	74,000	152,349	–	40,149	–	266,498
出售	Disposal	(97,210)	(8,083)	–	–	–	(105,293)
於2022年6月30日	As at 30 June 2022	79,624	152,349	–	142,315	20,000	394,288
(未經審核)	(Unaudited)						
於2023年1月1日	As at 1 January 2023	75,624	–	165,842	107,515	21,708	370,689
收購	Acquisitions	–	–	43,029	4,960	–	47,989
出售	Disposal	–	–	(59,850)	–	–	(59,850)
公允價值收益	Fair value gains	–	–	4,788	–	–	4,788
於2023年6月30日	As at 30 June 2023	75,624	–	153,809	112,475	21,708	363,616

#### (iv) 估值過程

本集團財務部設有一個按財務報告要求對非物業項目進行估值的團隊，包括第三層公允價值。該團隊直接向首席財務官及審核委員會匯報。估值過程的討論及結果由首席財務官、審核委員會與估值團隊參與，至少每六個月一次，與本集團半年報告期一致。

首席財務官、審核委員會與估值團隊參與半年一次的估值討論，並於各報告期末分析第二層及第三層公允價值的變動。作為討論的一部份，該團隊提呈一份說明公允價值變動的原因報告。

## 5 FINANCIAL RISK MANAGEMENT (Cont'd)

### 5.3 Fair value estimation (Cont'd)

#### (iii) Fair value measurements using significant unobservable inputs (level 3)

The following table presents the changes in level 3 items for the periods ended 30 June 2023 and 30 June 2022:

#### (iv) Valuation process

The finance department of the Group includes a team that performs the valuation of non-property items required for financial reporting purposes, including level 3 fair value. This team reports directly to the chief financial officer (CFO) and the audit committee (AC). Discussion of valuation processes and results are held between the CFO, AC and the valuation team at least once every six months, in line with the Group's half-yearly reporting periods.

Changes in level 2 and 3 fair value are analysed at the end of each reporting period during the half-yearly valuation discussion between the CFO, AC and the valuation team. As part of this discussion, the team presents a report that explains the reason for the fair value movements.

## 簡明綜合中期財務報表附註

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

截至2023年6月30日止六個月 For the six months ended 30 June 2023

## 6 分部資料

管理層根據經主要經營決策者審閱的報告釐定經營分部。主要經營決策者為執行及非執行董事，負責分配資源及評估經營分部的表現。

截至2023年6月30日止六個月，本集團主要在中國從事提供物業管理服務及增值服務，包括開發商增值服務、社區增值服務及智慧園區服務。管理層將該項業務作為一個經營分部，審閱其經營業績，以就資源分配作出決策。因此，本公司的主要經營決策者認為僅有一個可作出戰略性決策的分部。

本集團的主要經營實體位於中國，故本集團於截至2023年6月30日止六個月的全部收入均來自中國。

於2023年6月30日及2022年12月31日，本集團的所有非流動資產均位於中國，不包括金融工具及遞延稅項資產。

## 6 SEGMENT INFORMATION

Management has determined the operating segments based on the reports reviewed by CODM. The CODM, who is responsible for allocating resources and assessing performance of the operating segment, has been identified as the executive and non-executive directors.

For the six months ended 30 June 2023, the Group was principally engaged in the provision of property management services and value-added services, including property developer-related value-added services, community-related value-added services and smart community services in the PRC. Management reviews the operating results of the business as one operating segment to make decisions about resources to be allocated. Therefore, the CODM of the Company regards that there is only one segment which is used to make strategic decisions.

The principal operating entity of the Group is domiciled in the PRC. Accordingly, all of the Group's revenue was derived in the PRC during the six months ended 30 June 2023.

As at 30 June 2023 and 31 December 2022, all of the non-current assets of the Group were located in the PRC excluding financial instruments and deferred tax assets.



## 簡明綜合中期財務報表附註

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

截至2023年6月30日止六個月 For the six months ended 30 June 2023

## 7 收入及銷售及服務成本

收入主要包括物業管理服務及增值服務所得款項。截至2023年及2022年6月30日止六個月，本集團按類別劃分的收入及銷售及服務成本分析如下：

## 7 REVENUE AND COST OF SALES AND SERVICES

Revenue mainly comprises of proceeds from property management services and value-added services. An analysis of the Group's revenue and cost of sales and services by category for the six months ended 30 June 2023 and 2022 is as follows:

		截至6月30日止六個月 Six months ended 30 June			
		2023年 2023 未經審核 Unaudited 人民幣千元 RMB'000		2022年 2022 未經審核 Unaudited 人民幣千元 RMB'000	
		收入 Revenue	銷售及 服務成本 Cost of sales and services	收入 Revenue	銷售及 服務成本 Cost of sales and services
來自客戶並按一段時間內 確認的收入：	Revenue from customers and recognised over time:				
物業管理服務	Property management services	1,694,125	1,275,907	1,392,613	995,617
增值服務：	Value-added services:				
– 開發商增值服務	– Developer-related value-added services	158,908	119,158	274,345	202,425
– 社區增值服務	– Community-related value-added services	300,230	184,217	277,451	183,123
– 智慧園區服務	– Smart community services	119,977	100,659	174,426	146,311
		2,273,240	1,679,941	2,118,835	1,527,476
來自客戶並按一個時間點 確認的收入增值服務：	Revenue from customers recognised at a point of time: Value-added services:				
– 社區增值服務	– Community-related value-added services	407,861	283,586	347,126	222,356
		2,681,101	1,963,527	2,465,961	1,749,832

## 簡明綜合中期財務報表附註

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

截至2023年6月30日止六個月 For the six months ended 30 June 2023

## 8 按性質劃分的費用

計入銷售及服務成本、銷售及營銷費用及行政費用的費用如下：

## 8 EXPENSES BY NATURE

Expenses included in cost of sales and services, selling and marketing expenses and administrative expenses are as follows:

		截至6月30日止六個月 Six months ended 30 June	
		2023年 2023 未經審核 Unaudited 人民幣千元 RMB'000	2022年 2022 未經審核 Unaudited 人民幣千元 RMB'000
僱員福利費用	Employee benefit expenses	989,774	803,337
外包保安、綠化及清潔成本	Outsourced security, greening and cleaning costs	520,016	487,804
所耗用的消耗品及商品	Consumables and goods used	425,271	497,690
公用設施費	Utilities	132,371	72,865
折舊及攤銷費用	Depreciation and amortisation charges	56,348	38,129
辦公費用	Office expenses	21,943	18,324
差旅費	Travelling expenses	14,245	11,326
員工服及相關費用	Employee uniform and related expenses	11,750	11,793
業務招待費	Business entertainment expenses	10,192	6,528
稅項及附加費	Taxes and surcharges	7,546	7,273
專業費	Professional fees	7,378	5,357
銀行手續費	Bank charges	4,835	2,701
經營租賃支出	Operating lease payments	828	2,516
其他	Others	18,120	22,196
		2,220,617	1,987,839

## 簡明綜合中期財務報表附註

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

截至2023年6月30日止六個月 For the six months ended 30 June 2023

## 9 其他收入

## 9 OTHER INCOME

		截至6月30日止六個月 Six months ended 30 June	
		2023年 2023 未經審核 Unaudited 人民幣千元 RMB'000	2022年 2022 未經審核 Unaudited 人民幣千元 RMB'000
源自金融資產利息收入	Interest income derived from financial assets	8,712	18,598
政府補助(附註)	Government grants (Note)	23,107	19,900
其他	Others	12,036	6,376
		43,855	44,874

附註：政府補助主要為當地政府無附加條件的財政支助。

Note: The government grants mainly represented tax refunds from local government. There are no unfulfilled conditions or other contingencies attaching to these grants.

## 10 其他收益／(虧損)淨額

## 10 OTHER GAINS/(LOSSES) – NET

		截至6月30日止六個月 Six months ended 30 June	
		2023年 2023 未經審核 Unaudited 人民幣千元 RMB'000	2022年 2022 未經審核 Unaudited 人民幣千元 RMB'000
匯兌收益淨額	Net foreign exchange gains	11,351	12,629
按公允價值計入損益的金融資產的公允價值虧損淨額	Net fair value losses on financial assets at fair value through profit or loss	(9,024)	(134,982)
出售物業、廠房及設備的收益淨額	Net gains on disposal of property, plant and equipment	323	1,877
		2,650	(120,476)

## 簡明綜合中期財務報表附註

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

截至2023年6月30日止六個月 For the six months ended 30 June 2023

## 11 財務收入

## 11 FINANCE INCOME – NET

		截至6月30日止六個月 Six months ended 30 June	
		2023年 2023 未經審核 Unaudited 人民幣千元 RMB'000	2022年 2022 未經審核 Unaudited 人民幣千元 RMB'000
財務收入	Finance income		
現金及現金等價物利息收入	Interest income on cash and cash equivalents	15,518	13,927
財務成本	Finance costs		
租賃負債利息開支	Interest and finance charges paid/payable for lease liabilities	(708)	(403)
總財務收入淨額	Total finance income – net	14,810	13,524

## 12 所得稅費用

## 12 INCOME TAX EXPENSE

		截至6月30日止六個月 Six months ended 30 June	
		2023年 2023 未經審核 Unaudited 人民幣千元 RMB'000	2022年 2022 未經審核 Unaudited 人民幣千元 RMB'000
即期所得稅	Current income tax		
– 中國企業所得稅	– PRC corporate income tax	106,452	79,602
遞延所得稅	Deferred income tax		
– 中國企業所得稅	– PRC corporate income tax	(15,940)	4,943
		90,512	84,545

### (a) 開曼群島所得稅

本公司為根據開曼公司法於開曼群島註冊成立的獲豁免有限公司，因此，毋須繳納開曼群島所得稅。

### (a) Cayman Island income tax

The Company is incorporated in the Cayman Islands as an exempted company with limited liability under the Companies Law of Cayman Islands and accordingly, is exempted from Cayman Islands income tax.

## NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

截至2023年6月30日止六個月 For the six months ended 30 June 2023

### 12 所得稅費用(續)

#### (b) 英屬處女群島所得稅

根據英屬處女群島(「英屬處女群島」)現行法律下的英屬處女群島所得稅，我們在英屬處女群島註冊成立的附屬公司及在英屬處女群島註冊成立的該等附屬公司向並非英屬處女群島居民的人士支付的所有股息、利息、租金、專利費、薪金及其他金額以及並非英屬處女群島居民的人士因變現在英屬處女群島註冊成立的該等附屬公司的任何股份、債務責任或其他證券而取得任何資本收益，均豁免遵守英屬處女群島所得稅條例的所有條文。此外，我們的英屬處女群島附屬公司向我們派付的股息毋須繳納英屬處女群島預扣稅。

#### (c) 香港利得稅

由於本集團於截至2023年及2022年6月30日止六個月並無任何須繳納香港利得稅的收入，故並無就香港利得稅計提撥備。

#### (d) 中國企業所得稅

本集團就中國內地的經營作出的所得稅撥備已根據現行法律、解釋及慣例，以預估年內應課稅利潤適用稅率計算。

西藏新城悅物業服務股份有限公司(「西藏新城悅」)為於西藏註冊的公司，其享受15%的優惠稅率。西藏新城悅於中國各地擁有若干分公司。根據相關稅務法律及法規，本集團通過合併西藏總公司及所有分公司的應課稅收入進行所得稅申報，應課稅總收入的50%分攤至西藏總公司，而西藏總公司須按15%的稅率繳納所得稅，應課稅總收入餘下50%分攤至分公司，而分公司須按25%的稅率繳納所得稅，導致適用的平均所得稅稅率為約20%。

### 12 INCOME TAX EXPENSE (Cont'd)

#### (b) British Virgin Islands income tax

British Virgin Islands ("BVI") income tax under the current laws of BVI, our subsidiaries incorporated in BVI and all dividends, interest, rents, royalties, compensation and other amounts paid by such subsidiaries incorporated in the BVI to persons who are not resident in the BVI and any capital gains realised with respect to any shares, debt obligations, or other securities of such subsidiaries incorporated in the BVI by persons who are not resident in the BVI are exempt from all provisions of the Income Tax Ordinance in the BVI. In addition, upon payments of dividends by our BVI subsidiaries to us, no BVI withholding tax is imposed.

#### (c) Hong Kong profit tax

No provision for Hong Kong profits tax was made as the Group did not derive any income subject to Hong Kong profits tax during the six months ended 30 June 2023 and 2022.

#### (d) PRC corporate income tax

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

Tibet Xinchengyue Property Services Co., Ltd. ("Tibet Xinchengyue"), a Tibet registered Company, is entitled to a preferential tax rate of 15%. Tibet Xinchengyue has a number of branches across China. According to the relevant tax laws and regulations, the Group files its income tax return by combining the taxable income of head office in Tibet and all of its branches with 50% of the aggregate taxable income apportion to the head office in Tibet which is subject to income tax rate of 15% and the remaining 50% among the branches which are subject to income tax rate of 25%, resulting in an average of about 20% applicable income tax rate.

## 簡明綜合中期財務報表附註

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

截至2023年6月30日止六個月 For the six months ended 30 June 2023

## 12 所得稅費用(續)

### (d) 中國企業所得稅(續)

成都誠悅時代物業服務有限公司(「誠悅時代」)、新城悅(成都)物業服務有限公司(「新城悅(成都)」)及貴州霸潔物業管理有限公司(「貴州霸潔」)均為於中國西部地區註冊的公司，均享受15%的優惠稅率。

江蘇若鴻智能科技有限公司因取得高新技術企業證書，於2022年底前享受15%的優惠稅率。截至2023年6月30日止六個月，此證書已申請續期，待政府批覆。

根據《中華人民共和國企業所得稅法》(「企業所得稅法」)，適用於本集團位於中國內地其他實體的企業所得稅稅率為25%。

企業所得稅法及其實施細則規定中國居民企業就2008年1月1日起產生的盈利，向其中國境外的直接控股公司派發的股息須繳納10%的預扣稅，而於2008年1月1日前產生的未分派盈利則獲豁免繳納該預扣稅。根據中國與香港訂立的稅務協定安排，若直接控股公司於香港成立，可應用較低的5%預扣稅率。於2023年6月30日，本集團就其中國實體產生的部分盈利按10%的稅率計提中國預扣稅撥備人民幣25,889,000元(2022年12月31日：人民幣25,889,000元)。由於母公司有能力控制中國附屬公司分派股息的時機，且預期不會於可預見未來分派該等利潤，故存在應課稅暫時差額，除了與預扣稅有關的遞延稅項負債餘額外，概無進一步確認遞延稅項負債。

## 12 INCOME TAX EXPENSE (Cont'd)

### (d) PRC corporate income tax (Cont'd)

Chengyue Times Co., Ltd. ("Chengyue Times") and Xinchengyue (Chengdu) Property Management Co., Ltd. ("Xinchengyue (Chengdu)") and Guizhou Bajie Property Management Co., Ltd. ("Guizhou Bajie") registered in Western area of China, are entitled to a preferential tax rate of 15%.

Jiangsu Ruohong Intelligent Technology Co., Ltd. is entitled to a preferential tax rate of 15% until the end of 2022 as it achieved high-tech enterprise certificate. The renewal has been submitted during the six months ended 30 June 2023, and it is pending for government grant.

The corporate income tax rate applicable to other entities of the Group located in Mainland China is 25% according to the Corporate Income Tax Law of the PRC ("the CIT Law").

The CIT Law and its implementation rules impose a withholding tax at 10% for dividends distributed by a PRC-resident enterprise to its immediate holding company outside PRC for earnings generated beginning 1 January 2008 and undistributed earnings generated prior to 1 January 2008 are exempted from such withholding tax. A lower 5% withholding tax rate may be applied when the immediate holding companies are established in Hong Kong according to the tax treaty arrangement between the PRC and Hong Kong. As at 30 June 2023, the Group accrued for PRC withholding tax with amounted at RMB25,889,000 (31 December 2022: RMB25,889,000) based on the tax rate of 10% on a portion of the earnings generated by its PRC entities. An assessable temporary difference exists, but aside from the balance of deferred tax liabilities in relation to withholding tax, no further deferred tax liability shall be recognised as the parent entity is able to control the timing of distributions of dividends from the PRC subsidiary and is not expected to distribute these profits in the foreseeable future.



## 簡明綜合中期財務報表附註

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

截至2023年6月30日止六個月 For the six months ended 30 June 2023

## 13 股息

## 13 DIVIDENDS

		截至2023年 6月30日止 六個月 Six months ended 30 June 2023 未經審核 Unaudited 人民幣千元 RMB'000	截至2022年 12月31日 止年度 Year ended 31 December 2022 經審核 Audited 人民幣千元 RMB'000
本公司宣派的股息(附註(a))	Dividends declared by the Company (Note (a))	139,413	134,944
附屬公司宣派非控股 權益的股息(附註(b))	Dividends declared by subsidiaries to non- controlling interests (Note (b))	8,016	2,883
		147,429	137,827

本公司董事會不建議派付截至2023年6月30日止六個月的任何中期股息。

The board of the Company did not recommend payment of any interim dividend for the six months ended 30 June 2023.

(a) 2022年的末期股息每股普通股人民幣0.16元已獲本公司於2023年6月28日舉行的股東週年大會上批准，總計人民幣139,413,000元。該股息列作股份溢價撥款。於2023年6月30日，該股息尚未派付。

(a) A final dividend in respect of 2022 of RMB0.16 per ordinary share, amounting to RMB139,413,000 was approved at the annual general meeting of the Company held on 28 June 2023. The dividend is reflected as an appropriation of share premium. As at 30 June 2023, the dividend had not been paid yet.

(b) 本公司多家附屬公司向非控股權益宣派截至2022年12月31日止年度股息金額為人民幣8,016,000元。於2022年6月30日，已支付股息6,779,000元。

(b) Several subsidiaries of the Company declared RMB8,016,000 in total to non-controlling interests for the year ended 31 December 2022. As at 30 June 2023, the dividend accounted RMB6,779,000 has been paid.

# 簡明綜合中期財務報表附註

## NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

截至2023年6月30日止六個月 For the six months ended 30 June 2023

### 14 物業、廠房及設備以及使用權資產

#### (a) 物業、廠房及設備

		樓宇 Buildings 人民幣千元 RMB'000	運輸設備 Transportation equipment 人民幣千元 RMB'000	電子設備 Electronic equipment 人民幣千元 RMB'000	其他機器 Other machines 人民幣千元 RMB'000	總計 Total 人民幣千元 RMB'000
(未經審核) 於2023年1月1日	(Unaudited) As at 1 January 2023					
成本	Cost	3,612	9,067	27,709	90,164	130,552
累計折舊	Accumulated depreciation	(1,064)	(4,823)	(14,889)	(26,737)	(47,513)
賬面淨值	Net book amount	2,548	4,244	12,820	63,427	83,039
截至2023年6月30日止六個月	Six months ended 30 June 2023					
期初賬面淨值	Opening net book amount	2,548	4,244	12,820	63,427	83,039
收購一間附屬公司(附註24)	Acquisition of a subsidiary (Note 24)	–	39	–	132	171
添置	Additions	95	2,688	3,085	13,250	19,118
出售	Disposals	(391)	(67)	(1,076)	(2,618)	(4,152)
折舊費用	Depreciation charge	(47)	(752)	(4,016)	(12,219)	(17,034)
期末賬面淨值	Closing net book amount	2,205	6,152	10,813	61,972	81,142
(未經審核) 於2023年6月30日	(Unaudited) As at 30 June 2023					
成本	Cost	3,316	11,727	29,718	100,928	145,689
累計折舊	Accumulated depreciation	(1,111)	(5,575)	(18,905)	(38,956)	(64,547)
賬面淨值	Net book amount	2,205	6,152	10,813	61,972	81,142
(未經審核) 於2022年1月1日	(Unaudited) As at 1 January 2022					
成本	Cost	3,564	5,617	21,312	47,560	78,053
累計折舊	Accumulated depreciation	(959)	(3,084)	(9,862)	(5,258)	(19,163)
賬面淨值	Net book amount	2,605	2,533	11,450	42,302	58,890

簡明綜合中期財務報表附註

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

截至2023年6月30日止六個月 For the six months ended 30 June 2023

14 物業、廠房及設備以及使用權資產 (續)

(a) 物業、廠房及設備 (續)

		樓宇 Buildings 人民幣千元 RMB'000	運輸設備 Transportation equipment 人民幣千元 RMB'000	電子設備 Electronic equipment 人民幣千元 RMB'000	其他機器 Other machines 人民幣千元 RMB'000	總計 Total 人民幣千元 RMB'000
<b>截至2022年6月30日止六個月 Six months ended 30 June 2022</b>						
期初賬面淨值	Opening net book amount	2,605	2,533	11,450	42,302	58,890
收購一間附屬公司	Acquisition of a subsidiary	–	–	–	631	631
添置	Additions	–	504	2,685	6,789	9,978
出售	Disposals	–	(7)	(17)	(1,062)	(1,086)
折舊費用	Depreciation charge	(58)	(1,580)	(2,040)	(5,592)	(9,270)
期末賬面淨值	Closing net book amount	2,547	1,450	12,078	43,068	59,143
<b>(未經審核) (Unaudited)</b>						
<b>於2022年6月30日 As at 30 June 2022</b>						
成本	Cost	3,564	6,114	23,980	53,918	87,576
累計折舊	Accumulated depreciation	(1,017)	(4,664)	(11,902)	(10,850)	(28,433)
賬面淨值	Net book amount	2,547	1,450	12,078	43,068	59,143

折舊費用計入簡明綜合全面收入表以下類別：

Depreciation expenses were charged to the following categories in the condensed consolidated statements of comprehensive income:

		<b>截至6月30日止六個月 Six months ended 30 June</b>	
		<b>2023年 2023 未經審核 Unaudited 人民幣千元 RMB'000</b>	<b>2022年 2022 未經審核 Unaudited 人民幣千元 RMB'000</b>
銷售及服務成本	Cost of sales and services	<b>6,261</b>	3,768
行政費用	Administrative expenses	<b>10,773</b>	5,502
		<b>17,034</b>	9,270

## 簡明綜合中期財務報表附註

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

截至2023年6月30日止六個月 For the six months ended 30 June 2023

## 14 物業、廠房及設備以及使用權資產(續)

### (b) 租賃

本附註提供本集團作為承租人的租賃資料。

### (i) 於簡明綜合財務狀況表確認的款項

簡明綜合財務狀況表載列以下與租賃有關的款項：

## 14 PROPERTY, PLANT AND EQUIPMENT AND RIGHT-OF-USE ASSETS (Cont'd)

### (b) Leases

This note provides information for leases where the Group is a lessee.

### (i) Amounts recognised in the condensed consolidated statement of financial position

The condensed consolidated statement of financial position shows the following amounts relating to leases:

		2023年 6月30日 30 June 2023 未經審核 Unaudited 人民幣千元 RMB'000	2022年 12月31日 31 December 2022 經審核 Audited 人民幣千元 RMB'000
使用權資產	Right-of-use assets		
樓宇及車位	Buildings and parking lots	15,942	19,287
租賃負債	Lease liabilities		
流動	Current	6,683	6,736
非流動	Non-current	7,753	9,521
		14,436	16,257

## 簡明綜合中期財務報表附註

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

截至2023年6月30日止六個月 For the six months ended 30 June 2023

### 14 物業、廠房及設備以及使用權資產(續)

#### (b) 租賃(續)

#### (ii) 於簡明綜合全面收入表確認的款項

簡明綜合全面收入表載列以下與租賃有關的款項：

### 14 PROPERTY, PLANT AND EQUIPMENT AND RIGHT-OF-USE ASSETS (Cont'd)

#### (b) Leases (Cont'd)

#### (ii) Amounts recognised in the condensed consolidated statement of comprehensive income

The condensed consolidated statement of comprehensive income shows the following amounts relating to leases:

		截至6月30日止六個月 Six months ended 30 June	
		2023年 2023 未經審核 Unaudited 人民幣千元 RMB'000	2022年 2022 未經審核 Unaudited 人民幣千元 RMB'000
	附註 Note		
使用權資產折舊費用	Depreciation charge of right-of-use assets		
樓宇及車位	Buildings and parking lots	8 4,930	4,343
利息開支 (已計入財務成本)	Interest expense (included in finance cost)	708	403
與短期租賃有關的費用 (已計入銷售及服務成本以及行政費用)	Expense relating to short-term leases (included in cost of sales and services and administrative expenses)	8 733	2,516
與未於上文列為短期租賃的低價值資產租賃有關的費用 (已計入行政費用)	Expense relating to leases of low-value assets that are not shown above as short-term leases (included in administrative expenses)	8 95	—

截至2023年6月30日止六個月租賃的現金流出總額為人民幣4,114,000元。

The total cash outflow for leases in the six months ended 30 June 2023 was RMB4,114,000.

# 簡明綜合中期財務報表附註

## NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

截至2023年6月30日止六個月 For the six months ended 30 June 2023

### 15 無形資產

### 15 INTANGIBLE ASSETS

		計算機軟件 Computer software 人民幣千元 RMB'000	牌照 Licenses 人民幣千元 RMB'000	商譽 Goodwill 人民幣千元 RMB'000 (ii)	商標 Trademark 人民幣千元 RMB'000	客戶關係 Customer relationships 人民幣千元 RMB'000 (i)	總計 Total 人民幣千元 RMB'000
(未經審核) 於2023年1月1日 成本 累計攤銷及減值	(Unaudited) As at 1 January 2023 Cost Accumulated amortisation and impairment	39,844 (10,467)	1,314 (225)	421,014 (5,404)	8,000 (1,422)	501,889 (69,373)	972,061 (86,891)
賬面淨值	Net book amount	29,377	1,089	415,610	6,578	432,516	885,170
截至2023年6月30日止 六個月	Six months ended 30 June 2023						
期初賬面淨值	Opening net book amount	29,377	1,089	415,610	6,578	432,516	885,170
添置	Additions	6,051	–	–	–	–	6,051
處置	Disposals	(267)	–	–	–	–	(267)
收購一間附屬公司 (附註24)	Acquisition of a subsidiary (Note 24)	–	–	46,978	–	56,490	103,468
攤銷	Amortisation	(3,451)	(66)	–	(267)	(30,600)	(34,384)
期末賬面淨值	Closing net book amount	31,710	1,023	462,588	6,311	458,406	960,038
(未經審核) 於2023年6月30日 成本 累計攤銷及減值	(Unaudited) As at 30 June 2023 Cost Accumulated amortisation and impairment	45,628 (13,918)	1,314 (291)	467,992 (5,404)	8,000 (1,689)	558,379 (99,973)	1,081,313 (121,275)
賬面淨值	Net book amount	31,710	1,023	462,588	6,311	458,406	960,038



## 簡明綜合中期財務報表附註

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

截至2023年6月30日止六個月 For the six months ended 30 June 2023

## 15 無形資產 (續)

## 15 INTANGIBLE ASSETS (Cont'd)

		計算機軟件 Computer software 人民幣千元 RMB'000	牌照 Licenses 人民幣千元 RMB'000	商譽 Goodwill 人民幣千元 RMB'000 (ii)	商標 Trademark 人民幣千元 RMB'000	客戶關係 Customer relationships 人民幣千元 RMB'000 (i)	總計 Total 人民幣千元 RMB'000
(未經審核) 於2022年1月1日	(Unaudited) As at 1 January 2022						
成本	Cost	18,388	1,314	350,978	8,000	375,762	754,442
累計攤銷	Accumulated amortisation	(5,832)	(53)	–	(889)	(19,343)	(26,117)
賬面淨值	Net book amount	12,556	1,261	350,978	7,111	356,419	728,325
截至2022年6月30日止 六個月	Six months ended 30 June 2022						
期初賬面淨值	Opening net book amount	12,556	1,261	350,978	7,111	356,419	728,325
添置	Additions	11,827	–	–	–	–	11,827
收購一間附屬公司	Acquisition of subsidiaries	–	–	19,658	–	20,037	39,695
攤銷	Amortisation	(1,460)	(4)	–	(533)	(22,519)	(24,516)
期末賬面淨值	Closing net book amount	22,923	1,257	370,636	6,578	353,937	755,331
(未經審核) 於2022年6月30日	(Unaudited) As at 30 June 2022						
成本	Cost	30,215	1,314	370,636	8,000	395,799	805,964
累計攤銷及減值	Accumulated amortisation	(7,292)	(57)	–	(1,422)	(41,862)	(50,633)
賬面淨值	Net book amount	22,923	1,257	370,636	6,578	353,937	755,331

(i) 獨立估值師已進行估值，以釐定本集團於2023年6月30止六個月內收購上海翔禧物業管理有限公司(「上海翔禧」)時所識別客戶關係的公允價值。所採用的估值方法為收益法。釐定客戶關係公允價值的主要假設披露如下：

收益年增長率	0–5%
EBITDA (佔收入百分比)	26%–30%
稅前貼現率	17.3%
預期使用年限	7–10

(ii) A valuation was performed by an independent valuer to determine the fair value of the identified customer relationships when the Group acquired Shanghai Xiangxi Property Management Service Co., Ltd., (“Shanghai Xiangxi”) during the six months ended 30 June 2023. The valuation method used is income approach. The key assumptions in determining the fair value of customer relationships are disclosed as follows:

Annual revenue growth rate	0–5%
EBITDA (% of revenue)	26%–30%
Pre-tax discount rate	17.3%
Expected useful lives	7–10

## 簡明綜合中期財務報表附註

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

截至2023年6月30日止六個月 For the six months ended 30 June 2023

## 15 無形資產(續)

(ii) 商譽減值測試如下：

本集團的商譽分配至以下現金產生單位：

## 15 INTANGIBLE ASSETS (Cont'd)

(ii) Impairment tests for goodwill are as follows:

Goodwill of the Group was allocated to the following CGUs:

		2023年 6月30日 30 June 2023 未經審核 Unaudited 人民幣千元 RMB'000	2022年 12月31日 31 December 2022 經審核 Audited 人民幣千元 RMB'000
學府餐飲	Xuefu Catering	70,252	70,252
誠悅時代	Cheng Times	64,137	64,137
金玉物業	Jinyu Property	56,313	56,313
煙台永樂	Yantai Yongle	42,192	42,192
大連華安	Dalian Hua'an	32,626	32,626
梁士物業	Liangshi Property	29,764	29,764
蘇州寶川	Suzhou Baochuan	28,789	28,789
祥城物業	Xiangcheng Property	27,016	27,016
貴州霸潔	Guizhou Bajie	26,116	26,116
山東麗都	Shandong Lead	22,763	22,763
海奧斯餐飲	Health Catering	13,723	13,723
杭州萬悅	Hangzhou Wanyue	6,585	6,585
江蘇常立	Jiangsu Changli	738	738
上海翔禧	Shanghai Xiangxi	46,978	—
商譽減值	Impairment of goodwill	(5,404)	(5,404)
		462,588	415,610

管理層於結算日對商譽進行減值評估。該等附屬公司之可收回金額乃根據使用價值計算方法釐定。

根據管理層對所收購附屬公司可收回金額的評估，於2023年6月30日，減值撥備為人民幣5,404,000元。

Management performed an impairment assessment on the goodwill as at balance sheet date. The recoverable amounts of these subsidiaries are determined based on value-in-use calculations.

Based on management's assessment on the recoverable amounts of the subsidiaries acquired, impairment provision of RMB5,404,000 was considered necessary as at 30 June 2023.

## 簡明綜合中期財務報表附註

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

截至2023年6月30日止六個月 For the six months ended 30 June 2023

## 15 無形資產(續)

下表載列截止2023年六個月內獲分配重大商譽的現金產生單位的主要假設：

		上海翔禧 Shanghai Xiangxi
前五年的複合收益增長率(%年增長率)	Compound revenue growth rate during the first five year (% annual growth rate)	6%
毛利率(佔收入百分比)	Gross margin (% of revenue)	22%
稅前貼現率	Pre-tax discount rate	14.0%
第六年以來的永續增長率	Terminal growth rate since the sixth year	—

## 16 每股盈利

### (a) 每股基本盈利

期內每股基本盈利乃按本公司擁有人應佔利潤除以期內已發行普通股的加權平均數計算。

## 16 EARNINGS PER SHARE

### (a) Basic earnings per share

Basic earnings per share for the period is calculated by dividing the profit attributable to owners of the Company by the weighted average number of ordinary shares in issued during the period.

		截至6月30日止六個月 Six months ended 30 June	
		2023年 2023 未經審核 Unaudited	2022年 2022 未經審核 Unaudited
<b>盈利：</b>	<b>Earnings:</b>		
計算每股基本盈利所用的本公司擁有人應佔利潤(人民幣千元)	Profit attributable to owners of the Company used in the basic earnings per share calculation (RMB'000)	<b>293,789</b>	225,816
<b>股份數目：</b>	<b>Number of shares:</b>		
計算每股基本盈利的期內已發行普通股的加權平均數(以千股計)	Weighted average number of ordinary shares in issue during the period basic earnings per share calculation (in thousand)	<b>854,775</b>	853,651
期內本公司擁有人應佔利潤的每股基本盈利(以人民幣列示)	Basic earnings per share for profit attributable to the owners of the Company during the period (expressed in RMB)	<b>0.34</b>	0.26

## 簡明綜合中期財務報表附註

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

截至2023年6月30日止六個月 For the six months ended 30 June 2023

## 16 每股盈利(續)

### (b) 每股攤薄盈利

每股攤薄盈利按經調整已發行在外的普通股加權平均數以假設轉換所有潛在攤薄普通股計算。本公司以股份為基礎的付款具潛在攤薄效應。

## 16 EARNINGS PER SHARE (Cont'd)

### (b) Diluted earnings per share

Diluted earnings per share is calculated by adjusting the weighted average number of ordinary shares outstanding to assume conversion of all dilutive potential ordinary shares. The Company's share-based payment is of diluted potential.

		截至6月30日止六個月 Six months ended 30 June	
		2023年 2023 未經審核 Unaudited	2022年 2022 未經審核 Unaudited
盈利：	Earnings:		
計算每股攤薄盈利所用的本公司擁有人應佔利潤(人民幣千元)	Profit attributable to owners of the Company used in the diluted earnings per share calculation (RMB'000)	293,789	225,816
股份數目：	Number of shares:		
計算期內每股已發行普通股的加權平均數(以千股計)	Weighted average number of ordinary shares in issue during the period per share calculation (in thousand)	854,775	853,651
加：攤薄股份數目(以千股計)	Add: numbers of dilutive shares (in thousand)	236	4,257
已發行普通股及潛在攤薄普通股的加權平均數，用作計算每股攤薄盈利的分母(以千股計)	Weighted average number of ordinary shares in issue and potential ordinary shares used as the denominator in calculating diluted earnings per share (in thousand)	855,011	857,908
期內本公司擁有人應佔利潤的每股攤薄盈利(以人民幣列示)	Diluted earnings per share for profit attributable to the owners of the Company during the period (expressed in RMB)	0.34	0.26

## 簡明綜合中期財務報表附註

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

截至2023年6月30日止六個月 For the six months ended 30 June 2023

## 17 貿易應收款項

## 17 TRADE RECEIVABLES

		2023年 6月30日 30 June 2023 未經審核 Unaudited 人民幣千元 RMB'000	2022年 12月31日 31 December 2022 經審核 Audited 人民幣千元 RMB'000
貿易應收款項(附註(a))	Trade receivables (Note (a))		
– 關聯方(附註27(c))	– Related parties (Note 27(c))	725,505	564,281
– 第三方	– Third parties	1,274,277	864,348
		1,999,782	1,428,629
減：貿易應收款項減值撥備	Less: allowance for impairment of trade receivables	(186,472)	(136,372)
		1,813,310	1,292,257

- (a) 貿易應收款項主要來自按包幹制進行管理的物業管理服務及增值服務。按包幹制的物業管理服務的收入乃根據相關物業服務協議的條款收取。業主於提供服務後支付到期的物業管理服務收入。

- (a) Trade receivables mainly arise from property management services managed under lump sum basis and value-added services. Property management services income under lump sum basis are received in accordance with the term of the relevant property service agreements. Service income from property management services is due for payment by the property owners upon rendering of services.

## 簡明綜合中期財務報表附註

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

截至2023年6月30日止六個月 For the six months ended 30 June 2023

## 17 貿易應收款項 (續)

(a) (續)

於2023年6月30日及2022年12月31日，基於發票日期的貿易應收款項的賬齡分析如下：

		2023年 6月30日 30 June 2023 未經審核 Unaudited 人民幣千元 RMB'000	2022年 12月31日 31 December 2022 經審核 Audited 人民幣千元 RMB'000
1年以內	Within 1 year	1,661,892	1,192,582
1至2年	1 to 2 years	206,160	129,723
2至3年	2 to 3 years	92,930	69,278
3至4年	3 to 4 years	31,494	26,325
4至5年	4 to 5 years	5,576	7,495
5年以上	Over 5 years	1,730	3,226
		<b>1,999,782</b>	1,428,629

於2023年6月30日及2022年12月31日，貿易應收款項以人民幣計值，貿易應收款項公允價值與其賬面值相近。物業管理服務及增值服務根據相關服務協議的條款收取，於出具發票後到期支付。

於2023年6月30日及2022年12月31日，本集團概無抵押任何貿易應收款項以作為本集團獲授的借款的擔保。

## 17 TRADE RECEIVABLES (Cont'd)

(a) (Cont'd)

As at 30 June 2023 and 31 December 2022, the ageing analysis of the trade receivables based on invoice date were as follows:

As at 30 June 2023 and 31 December 2022, the trade receivables were denominated in RMB, and the fair value of trade receivables approximated their carrying amounts. Property management services and value-added services are received in accordance with the terms of the relevant services agreements, and due for payment upon the issuance of invoice.

As at 30 June 2023 and 31 December 2022, no trade receivables of the Group were pledged to secure borrowings granted to the Group.



# 簡明綜合中期財務報表附註

## NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

截至2023年6月30日止六個月 For the six months ended 30 June 2023

### 18 預付款項、按金及其他應收款項

### 18 PREPAYMENTS, DEPOSITS AND OTHER RECEIVABLES

		2023年6月30日 30 June 2023 未經審核 Unaudited 人民幣千元 RMB'000		2022年12月31日 31 December 2022 經審核 Audited 人民幣千元 RMB'000	
		即期 Current	非即期 Non-current	即期 Current	非即期 Non-current
預付款項	Prepayments				
– 公用設施費及外包服務	– Utilities and outsourced services	77,305	–	127,471	–
– 將用於增值服務的消耗品	– Consumables to be used in value-added services	22,721	–	28,752	–
小計	Subtotal	100,026	–	156,223	–
將予扣減的進項增值稅	Input VAT to be deducted and others	15,256	–	42,458	–
按金	Deposits	616,550	–	665,841	–
其他應收款項	Other receivables				
– 代業主付款(附註)	– Payments on behalf of property owners (Note)	177,519	–	101,092	–
– 向被投資人貸款(包括利息)	– Lending to an investee including interests	36,685	–	35,945	–
– 其他	– Others	143,716	–	70,312	–
小計	Subtotal	357,920	–	207,349	–
總計	Total	1,089,752	–	1,071,871	–
減：其他應收款項及按金減值撥備	Less: allowance for impairment of other receivables and deposits	(101,031)	–	(62,415)	–
		988,721	–	1,009,456	–

附註：於2023年6月30日及2022年12月31日，該等金額主要為代業主支付的物業公用設施費及電梯維護成本的款項。於2023年6月30日及2022年12月31日，預付款項、按金及其他應收款項均以人民幣計值。

Note: As at 30 June 2023 and 31 December 2022, the amounts represented the payments on behalf of property owners in respect of mainly utilities and elevator maintenance costs of the properties. As at 30 June 2023 and 31 December 2022, prepayments, deposits and other receivables were denominated in RMB.

## 簡明綜合中期財務報表附註

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

截至2023年6月30日止六個月 For the six months ended 30 June 2023

## 19 現金及現金等價物

## 19 CASH AND CASH EQUIVALENTS

		2023年 6月30日 30 June 2023 未經審核 Unaudited 人民幣千元 RMB'000	2022年 12月31日 31 December 2022 經審核 Audited 人民幣千元 RMB'000
手頭現金	Cash on hand	517	260
銀行現金	Cash in banks	2,005,106	1,929,029
支付平台現金	Cash in payment platforms	9,862	44,407
		<b>2,015,485</b>	1,973,696

現金及現金等價物結餘的賬面值以下  
列貨幣計值：

The carrying amount of cash and cash equivalents balances are  
denominated in the following currencies:

		2023年 6月30日 30 June 2023 未經審核 Unaudited 人民幣千元 RMB'000	2022年 12月31日 31 December 2022 經審核 Audited 人民幣千元 RMB'000
美元	USD	23,560	96,831
人民幣	RMB	1,840,025	1,860,514
港元	HKD	151,900	16,351
		<b>2,015,485</b>	1,973,696

## 簡明綜合中期財務報表附註

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

截至2023年6月30日止六個月 For the six months ended 30 June 2023

## 20 股本

本公司於2018年1月16日在開曼群島註冊成立。於註冊成立日期，法定股本為51,200美元，包括51,200股每股面值1.00美元的普通股。於2023年6月30日，法定股份為10,000,000,000股，每股面值0.01美元的股份。

已發行及繳足普通股：

## 20 SHARE CAPITAL

The Company was incorporated in the Cayman Islands on 16 January 2018. At the date of incorporation, the authorised share capital is USD51,200 comprising 51,200 ordinary shares of USD1.00 each. As at 30 June 2023, the authorised share was 10,000,000,000 shares at par value of USD0.01.

Ordinary shares, issued and fully paid:

		股份數目 Number of shares	千美元 USD'000	人民幣千元 RMB'000
(未經審核) 於2023年1月1日 行使購股權(附註)	(Unaudited) As at 1 January 2023 Exercise of share option (Note)	871,231 100	8,712 1	59,973 7
於2023年6月30日	As at 30 June 2023	871,331	8,713	59,980

		股份數目 Number of shares	千美元 USD'000	人民幣千元 RMB'000
(未經審核) 於2022年1月1日 行使購股權	(Unaudited) As at 1 January 2022 Exercise of share option	870,134,000 470,000	8,701 5	59,900 30
於2022年6月30日	As at 30 June 2022	870,604,000	8,706	59,930

附註：截至2023年6月30日止六個月，若干僱員根據2019年購股權計劃認購合共100,000股股份，行使價為每股6.18港元。本公司自行使獲得所得款項淨額約618,000港元(相當於約人民幣541,000元)。

Note: During the six months ended 30 June 2023, several employees under 2019 share option scheme subscribed 100,000 shares in total with exercise price of HKD6.18 per share. The Company received the net proceeds from exercise approximately HKD618,000 (equivalent to approximately RMB541,000).

## 簡明綜合中期財務報表附註

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

截至2023年6月30日止六個月 For the six months ended 30 June 2023

## 21 以股份為基礎的付款

### (a) 股份獎勵計劃

#### (i) 2023年第一項股份獎勵計劃

於2023年5月8日，本公司根據股份獎勵計劃向經選定現任僱員(包括董事)授出2,100,000股股份，授出價為每股股份2.36港元。授出之股份數目乃根據股份獎勵承授人的職位、經驗、服務年期、表現及對本集團之貢獻而釐定。

就向僱員(包括董事)授出的股份而言，須符合年度個人業績標準，於相關歸屬日期前之年度達到年度「合格」等級，可於授出日期2023年5月8日後12個月、24個月及36個月分別歸屬股份獎勵計劃的30%、30%及40%。

所授出股份的公允價值乃參照股份購買成本或於授出日期股份的市值釐定。授出日期的股價為4.72港元，而於2023年5月8日授出股份的公允價值為4.96百萬港元(相等於人民幣4.37百萬元)。

截至2023年6月30日止六個月，本集團就以股份為基礎的付款合共確認人民幣2,206,000元開支。

## 21 SHARE-BASED PAYMENT

### (a) Share Award Scheme

#### (i) 2023 First Share Award Scheme

On 8 May 2023, 2,100,000 shares were granted to selected current employees (including directors) under the Share Award Scheme with the payment of the grant price of HKD2.36 per share. The number of shares granted is determined based on the Share Award Grantee's position, experience, years of service, performance and contribution to the Group.

For shares granted to employees (including directors), subject to the meeting of the criteria of annual individual performance reaching at least the grade of "Pass" for the year before the relevant vesting date, can be vested 12 months, 24 months and 36 months after the grant day dated 8 May 2023 with 30%, 30% and 40% of the share award scheme, separately.

The fair value for the shares granted is determined by reference to the cost of purchase of shares, or the market values of the shares on grant date. Share price at grant date is HKD4.72 and the fair value of the shares granted on 8 May 2023 was HKD4.96 million (equivalent to RMB4.37 million).

For the six months ended 30 June 2023, the Group recognised RMB2,206,000 expenses in relation to the share-based payment in total.

## 簡明綜合中期財務報表附註

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

截至2023年6月30日止六個月 For the six months ended 30 June 2023

## 22 貿易及其他應付款項

## 22 TRADE AND OTHER PAYABLES

		2023年6月30日 30 June 2023 未經審核 Unaudited 人民幣千元 RMB'000		2022年12月31日 31 December 2022 經審核 Audited 人民幣千元 RMB'000	
		即期 Current	非即期 Non-current	即期 Current	非即期 Non-current
貿易應付款項(附註(a)) – 第三方	Trade payables (Note (a)) – Third parties	494,062	–	532,722	–
其他應付款項 – 應計費用	Other payables – Accrued expenses	281,516	–	253,597	–
– 代業主收取的款項	– Amounts collected on behalf of property owners	765,898	–	731,469	–
– 來自子公司非控股股東權益的撥款	– Fundings from non-controlling shareholders of subsidiaries	31,500	–	–	–
– 收購附屬公司應付代價	– Consideration payables for acquisition of subsidiaries	35,822	133,119	37,959	105,398
– 其他	– Others	79,536	–	73,959	–
		1,194,272	133,119	1,096,984	105,398
應計薪金	Accrued payroll	275,188	–	307,534	–
其他應付稅項	Other tax payables	121,976	–	106,043	–
		2,085,498	133,119	2,043,283	105,398

## 簡明綜合中期財務報表附註

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

截至2023年6月30日止六個月 For the six months ended 30 June 2023

## 22 貿易及其他應付款項(續)

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

		2023年 6月30日 30 June 2023 未經審核 Unaudited 人民幣千元 RMB'000	2022年 12月31日 31 December 2022 經審核 Audited 人民幣千元 RMB'000
1年以內	Within 1 year	457,409	500,035
1至2年	1 to 2 years	22,517	20,018
2至3年	2 to 3 years	12,242	11,244
3年以上	Over 3 years	1,894	1,425
		494,062	532,722

- (b) 於2023年6月30日及2022年12月31日，貿易及其他應付款項均以人民幣計值。

## 22 TRADE AND OTHER PAYABLES (Cont'd)

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

- (b) At 30 June 2023 and 31 December 2022, trade and other payables were denominated in RMB.



## 簡明綜合中期財務報表附註

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

截至2023年6月30日止六個月 For the six months ended 30 June 2023

## 23 遞延所得稅

簡明綜合財務狀況表內的遞延稅項資產分析如下：

## 23 DEFERRED INCOME TAX

The analysis of deferred tax assets in the condensed consolidated statements of financial position was as follows:

		2023年 6月30日 30 June 2023 未經審核 Unaudited 人民幣千元 RMB'000	2022年 12月31日 31 December 2022 經審核 Audited 人民幣千元 RMB'000
遞延稅項資產：	Deferred tax assets:		
– 超過12個月後收回的遞延稅項資產	– Deferred tax asset to be recovered after more than 12 months	–	–
– 12個月內收回的遞延稅項	– Deferred tax asset to be recovered within 12 months	115,433	104,685
資產遞延稅項資產總額	Total deferred tax assets	115,433	104,685
根據抵銷規定抵銷遞延稅項負債	Set-off of deferred tax liabilities pursuant to set-off provisions	(26,294)	(15,967)
遞延稅項資產淨額	Net deferred tax assets	89,139	88,718
遞延稅項負債：	Deferred tax liabilities:		
– 超過12個月後收回的遞延稅項負債	– Deferred tax liabilities to be recovered after more than 12 months	97,579	91,977
– 12個月內收回的遞延稅項負債	– Deferred tax liabilities to be recovered within 12 months	40,166	38,754
遞延稅項負債總額	Total deferred tax liabilities	137,745	130,731
根據抵銷規定抵銷遞延稅項負債	Set-off of deferred tax liabilities pursuant to set-off provisions	(26,294)	(15,967)
遞延稅項負債淨額	Net deferred tax liabilities	111,451	114,764
遞延稅項資產 — 淨值	Deferred tax assets-net	(22,312)	(26,046)

## 簡明綜合中期財務報表附註

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

截至2023年6月30日止六個月 For the six months ended 30 June 2023

## 23 遞延所得稅(續)

不考慮同一徵稅地區之結餘抵銷，截至2023年及2022年6月30日止六個月的遞延所得稅資產及負債之變動如下：

### 遞延稅項資產

		呆賬撥備 Allowance on doubtful debts 人民幣千元 RMB'000	應計薪金 Accrued payroll 人民幣千元 RMB'000	公允價值虧損 Fair value losses 人民幣千元 RMB'000	租賃影響 Leasing impact 人民幣千元 RMB'000	撥備 Provision 人民幣千元 RMB'000	總計 Total 人民幣千元 RMB'000
(未經審核) 於2023年1月1日 計入／(扣除自) 簡明綜合全面收入表	(Unaudited) As at 1 January 2023 Credited/(charged) to the condensed consolidated statements of comprehensive income	43,910	59,494	50	611	620	104,685
收購一間附屬公司 (附註24)	Acquisition of a subsidiary (Note 24)	9,963	(4,489)	–	2,880	477	8,831
		1,917	–	–	–	–	1,917
於2023年6月30日	At 30 June 2023	55,790	55,005	50	3,491	1,097	115,433
(未經審核) 於2022年1月1日 計入／(扣除自) 簡明綜合全面收入表	(Unaudited) As at 1 January 2022 Credited/(charged) to the condensed consolidated statements of comprehensive income	32,549	32,450	1,689	611	413	67,712
收購一間附屬公司	Acquisition of subsidiaries	8,501	27,044	(1,639)	–	207	34,113
		2,860	–	–	–	–	2,860
於2022年6月30日	At 30 June 2022	43,910	59,494	50	611	620	104,685

## 23 DEFERRED INCOME TAX (Cont'd)

The movement in deferred income tax assets and liabilities for the six months ended 30 June 2023 and 2022, without taking into consideration the offsetting of balances within the same tax jurisdiction, is as follows:

### Deferred tax assets

## 簡明綜合中期財務報表附註

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

截至2023年6月30日止六個月 For the six months ended 30 June 2023

## 23 遞延所得稅(續)

遞延所得稅負債

## 23 DEFERRED INCOME TAX (Cont'd)

Deferred income tax liabilities

		股息預扣稅 Withholding tax for dividend 人民幣千元 RMB'000	收購附屬公司 Acquisition of subsidiaries 人民幣千元 RMB'000 (附註24) (Note 24)	使用權資產 Right-of-use assets 人民幣千元 RMB'000	總計 Total 人民幣千元 RMB'000
(未經審核) 於2023年1月1日 計入/(扣除自)簡明綜合 全面收入表	(Unaudited) As at 1 January 2023 Credited/(charged) to the condensed consolidated statements of comprehensive income	25,889	104,456	386	130,731
收購一間附屬公司(附註24)	Acquisition of a subsidiary (Note 24)	-	(10,332)	3,223	(7,109)
		-	14,123	-	14,123
於2023年6月30日	At 30 June 2023	25,889	108,247	3,609	137,745
(未經審核) 於2022年1月1日 計入/(扣除自)簡明綜合 全面收入表	(Unaudited) As at 1 January 2022 Credited/(charged) to the condensed consolidated statements of comprehensive income	25,889	84,418	271	110,578
收購一間附屬公司	Acquisition of subsidiaries	-	(9,118)	2,828	(6,290)
		-	5,009	-	5,009
於2022年6月30日	At 30 June 2022	25,889	80,309	3,099	109,297

## 24 收購一間附屬公司(業務合併)

於2023年1月，本公司一間附屬公司以代價人民幣84,000,000元收購上海翔禧物業管理有限公司(「上海翔禧」)70%的股權。上海翔禧自收購日期起作為本集團的附屬公司入賬。

## 24 ACQUISITION OF A SUBSIDIARY (BUSINESS COMBINATION)

In January 2023, a subsidiary of the Company acquired 70% of the equity interest in Shanghai Xiangxi Property Management Service Co., Ltd., ("Shanghai Xiangxi") at the consideration of RMB84,000,000. Shanghai Xiangxi has been accounted for as a subsidiary of the Group since the acquisition date.

## 簡明綜合中期財務報表附註

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

截至2023年6月30日止六個月 For the six months ended 30 June 2023

## 24 收購一間附屬公司(業務合併) (續)

購買代價、所收購資產淨值及商譽的詳情如下：

## 24 ACQUISITION OF A SUBSIDIARY (BUSINESS COMBINATION) (Cont'd)

Details of the purchase consideration, the net assets acquired and goodwill are as follows:

		未經審核 Unaudited 人民幣千元 RMB'000 上海翔禧 Shanghai Xiangxi
購買代價	Purchase consideration	84,000
現金付款	Cash payment	
– 於2023年6月30日結算	– Settled as at 30 June 2023	33,600
– 於2022年6月30日尚未付款	– Outstanding as at 30 June 2023	50,400
總購買代價	Total purchase consideration	84,000
因收購而確認之資產及負債如下：	The assets and liabilities recognised as a result of the acquisition are as follows:	
現金及現金等價物	Cash and cash equivalents	4,306
貿易應收款項	Trade receivables	8,989
預付款項、按金及其他應收款項	Prepayments, deposits and other receivables	67,102
物業、廠房及設備(附註14)	Property, plant and equipment (Note 14)	171
無形資產(附註15)	Intangible asset (Note 15)	56,490
遞延所得稅資產(附註23)	Deferred tax assets (Note 23)	1,917
遞延所得稅負債(附註23)	Deferred tax liability (Note 23)	(14,123)
貿易及其他應付款項	Trade and other payables	(40,346)
借款	Borrowings	(16,000)
合約負債	Contract liabilities	(15,617)
		52,889
減：非控股權益	Less: non-controlling interest	(15,867)
加：商譽(附註15)	Add: goodwill (Note 15)	46,978
		84,000

## 簡明綜合中期財務報表附註

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

截至2023年6月30日止六個月 For the six months ended 30 June 2023

## 25 出售附屬公司

截至2023年6月30日止六個月，本集團出售新悅(濟寧)物業服務有限公司(「新悅濟寧」)，總代價為人民幣810,000元。出售詳情如下：

## 25 DISPOSAL OF A SUBSIDIARY

During the six months ended 30 June 2023, the Group disposed Xinyue (Jining) Property Service Co., Ltd. ("Xinyue Jining") for a total consideration of RMB810,000. Details of the disposals are as follows:

		未經審核 Unaudited 人民幣千元 RMB'000 新悅濟寧 Xinyue Jining
出售代價	Disposal consideration	
– 出售附屬公司所收現金及現金等價物	– Cash and cash equivalents received from disposal of the subsidiary	810
出售附屬公司資產淨值總額	Total net assets of the subsidiary disposed of	526
減：出售非控股權益	Less: Non-controlling interest disposed of	(258)
出售收益	Gains on disposal	542
出售所得現金，扣除出售現金	Cash proceeds from disposal, net of cash disposed of	810
減：出售附屬公司現金及現金等價物	Less: cash and cash equivalents in the subsidiary disposed of	(5,366)
出售現金流入淨額	Net cash outflow on disposal	(4,556)

## 簡明綜合中期財務報表附註

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

截至2023年6月30日止六個月 For the six months ended 30 June 2023

## 26 承諾事項

### (a) 投資承諾

於2023年6月30日及2022年12月31日，承諾的投資如下：

	2023年 6月30日 30 June 2023 未經審核 Unaudited 人民幣千元 RMB'000	2022年 12月31日 31 December 2022 經審核 Audited 人民幣千元 RMB'000
於聯營公司的投資承諾	80,000	80,000

### (b) 經營租賃承諾 — 作為承租人

本集團根據不可撤銷經營租約租用辦公室及員工宿舍。租期介乎一至五年，且大多數租約乃與關聯方簽署且可於租期結束時按市價續約。

於2023年6月30日及2022年12月31日，不可撤銷經營租約應付的未來最低租賃付款總額如下：

## 26 COMMITMENT

### (a) Investment commitment

As at 30 June 2023 and 31 December 2022, committed investments are as follows:

### (b) Operating lease commitments – as lessee

The Group leases offices and staff dormitories under non-cancellable operating lease agreements. The lease terms are between 1 and 5 years, and the majority of lease agreements are signed with related parties and renewable at the end of the lease period at market rate.

As at 30 June 2023 and 31 December 2022, the future aggregate minimum lease payments under non-cancellable operating leases are as follows:

	2023年 6月30日 30 June 2023 未經審核 Unaudited 人民幣千元 RMB'000	2022年 12月31日 31 December 2022 經審核 Audited 人民幣千元 RMB'000
1年內	384	206
1至2年	16	—
	400	206



## 簡明綜合中期財務報表附註

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

截至2023年6月30日止六個月 For the six months ended 30 June 2023

## 27 關聯方交易

### (a) 關聯方名稱及與關聯方的關係

本公司最終控股公司為 Infinity Fortune Development Limited，而本公司最終控股股東為王先生。

### (b) 關聯方交易

## 27 RELATED PARTY TRANSACTIONS

### (a) Names and relationship with related parties

The Ultimate Holding Company of the Company is Infinity Fortune Development Limited and the Ultimate Controlling Shareholder of the Company is Mr. Wang.

### (b) Transactions with related parties

		截至6月30日止六個月 Six months ended 30 June	
		2023年 2023 未經審核 Unaudited 人民幣千元 RMB'000	2022年 2022 未經審核 Unaudited 人民幣千元 RMB'000
提供服務	Provision of services		
– 王先生控制的實體	– Entities controlled by Mr. Wang	286,936	454,766
– 王先生的合營及聯營企業	– Joint ventures and associates of Mr. Wang	54,393	78,814
		341,329	533,580
關聯方代本集團付款	Payment on behalf of the Group by		
– 王先生控制的實體	– Entities controlled by the Mr. Wang	9,933	4,609
與租賃負債相關的利息開支	Interest expenses related to lease liabilities		
– 王先生控制的實體	– Entities controlled by the Mr. Wang	202	173

上述服務費及其他交易的價格根據合約方相互議定的條款釐定。

The prices for the above service fees and other transactions were determined in accordance with the terms mutually agreed by the contract parties.

## 簡明綜合中期財務報表附註

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

截至2023年6月30日止六個月 For the six months ended 30 June 2023

## 27 關聯方交易 (續)

### (c) 與關聯方的結餘

## 27 RELATED PARTY TRANSACTIONS (Cont'd)

### (c) Balances with related parties

		2023年 6月30日 30 June 2023 未經審核 Unaudited 人民幣千元 RMB'000	2022年 12月31日 31 December 2022 經審核 Audited 人民幣千元 RMB'000
應收關聯方款項	Receivables from related parties		
貿易應收款項	Trade receivables		
– 王先生控制的實體	– Entities controlled by the Mr. Wang	611,385	474,089
– 王先生的合營及聯營企業	– Joint ventures and associates of Mr. Wang	114,120	90,192
		725,505	564,281
預付款項、按金及 其他應收款項	Prepayments, deposits and other receivables		
– 王先生控制的實體	– Entities controlled by the Mr. Wang	476,735	485,785
– 王先生的合營及聯營企業	– Joint ventures and associates of Mr. Wang	72,873	95,132
		549,608	580,917
合約資產	Contract assets		
– 王先生控制的實體	– Entities controlled by Mr. Wang	273,688	246,016
– 王先生的合營及聯營企業	– Joint ventures and associates of Mr. Wang	26,988	30,413
		300,676	276,429
應收關聯方款項及 合約資產總額	Total receivables and contract assets from related parties	1,565,737	1,421,627
應付關聯方款項	Payables to related parties		
合約負債	Contract liabilities		
– 王先生控制的實體	– Entities controlled by Mr. Wang	21,959	21,894
– 最終控股公司的合營及 聯營企業	– Joint ventures and associates of Mr. Wang	6,376	193
		28,335	22,087
租賃負債	Lease liabilities		
– 王先生控制的實體	– Entities controlled by Mr. Wang	5,193	6,809
應付關聯方款項總額	Total payables to related parties	33,528	28,896

## 簡明綜合中期財務報表附註

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

截至2023年6月30日止六個月 For the six months ended 30 June 2023

## 28 或然事項

於2023年6月30日及2022年12月31日，本集團就第三方的付款義務並無任何重大或然負債或未履行擔保。

## 29 期後事項

本集團概無重大期後事項。

## 28 CONTINGENCIES

As at 30 June 2023 and 31 December 2022, the Group did not have any significant contingent liabilities or outstanding guarantees in respect of payment obligations to third parties.

## 29 SUBSEQUENT EVENTS

The Group did not have any material subsequent events.



S-ENJOY  
SERVICE

---