

香港交易及結算所有限公司及香港聯合交易所有限公司對本公告的內容概不負責，對其準確性或完整性亦不發表任何聲明，並明確表示，概不對因本公告全部或任何部份內容而產生或因倚賴該等內容而引致的任何損失承擔任何責任。

## **FY FINANCIAL (SHENZHEN) CO., LTD.**

### **富銀融資租賃(深圳)股份有限公司**

(於中華人民共和國註冊成立的股份有限公司)

(股份代號：8452)

### **截至二零二二年六月三十日止六個月 未經審核中期業績公告**

#### **香港聯合交易所有限公司(「聯交所」)GEM的特色**

GEM的定位，乃為中小型公司提供一個上市的市場，此等公司相比起其他在聯交所上市的公司帶有較高投資風險。有意投資的人士應了解投資於該等公司的潛在風險，並應經過審慎周詳的考慮後方作出投資決定。

由於GEM上市公司普遍為中小型公司，在GEM買賣的證券可能會較於主板買賣之證券承受較大的市場波動風險，同時無法保證在GEM買賣的證券會有高流通量的市場。

#### **中期業績**

富銀融資租賃(深圳)股份有限公司(「本公司」)董事(「董事」，各自為一名「董事」)會(「董事會」)欣然公佈本公司及其附屬公司截至二零二二年六月三十日止六個月(「報告期」)的未經審核綜合業績連同二零二一年同期比較數字。

本公告載列本公司二零二二年中期報告全文，乃遵照香港聯合交易所有限公司GEM證券上市規則有關中期業績初步公告附載資料之相關規定。

## 刊發資料

本公告已登載於本公司網站([www.fyleasing.com](http://www.fyleasing.com))及聯交所網站([www.hkexnews.hk](http://www.hkexnews.hk))。本公司於報告期的未經審核中期報告將於適當時寄發予本公司股東並於上述網站可供查閱。

代表董事會  
富銀融資租賃(深圳)股份有限公司  
主席  
李鵬先生

香港，二零二二年八月九日

於本公告日期，董事會的成員如下：

### 執行董事：

李鵬先生  
翁建興先生  
貢曉婷女士

### 非執行董事：

彭期磊先生  
劉敬女士  
仝芳妍女士

### 獨立非執行董事：

馮志偉先生  
韓亮先生  
劉升文先生

本公告乃遵照香港聯合交易所有限公司GEM證券上市規則的規定而提供有關本公司的資料。各董事願就本公告共同及個別承擔全部責任，並在作出一切合理查詢後確認，就彼等所知及所信，本公告所載資料在所有重大方面均準確完整且無誤導或欺詐成分，亦無遺漏任何其他事項，致使本公告任何陳述或本公告有所誤導。

本公告將於刊登日期起至少七天在香港聯合交易所有限公司網站[www.hkexnews.hk](http://www.hkexnews.hk)的「最新上市公司公告」網頁上登載。本公告亦將於本公司網站[www.fyleasing.com](http://www.fyleasing.com)登載。

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# CORPORATE INFORMATION

## 公司資料

### NAME OF COMPANY

FY Financial (Shenzhen) Co., Ltd.

### STOCK CODE

08452

### BOARD OF DIRECTORS

#### *Executive Directors*

Mr. Li Peng (Chairman)

Mr. Weng Jianxing

Ms. Gong Xiaoting

#### *Non-executive Directors*

Mr. Peng Qilei

Ms. Liu Jing

Ms. Tong Fangyan

#### *Independent Non-executive Directors*

Mr. Fung Che Wai Anthony

Mr. Hon Leung

Mr. Liu Shengwen

### SUPERVISORY COMMITTEE

Mr. Zhu Xiaodong (Chairman)

Mr. Liu Bing

Mr. Sun Luran

### AUDIT COMMITTEE

Mr. Fung Che Wai Anthony (Chairman)

Mr. Hon Leung

Mr. Liu Shengwen

### NOMINATION COMMITTEE

Mr. Li Peng (Chairman)

Mr. Hon Leung

Mr. Fung Che Wai Anthony

### 公司名稱

富銀融資租賃(深圳)股份有限公司

### 股份代號

08452

### 董事會

#### *執行董事*

李鵬先生(主席)

翁建興先生

貢曉婷女士

#### *非執行董事*

彭期磊先生

劉敬女士

仝芳妍女士

#### *獨立非執行董事*

馮志偉先生

韓亮先生

劉升文先生

### 監事會

朱曉東先生(主席)

劉兵先生

孫路然先生

### 審核委員會

馮志偉先生(主席)

韓亮先生

劉升文先生

### 提名委員會

李鵬先生(主席)

韓亮先生

馮志偉先生

## CORPORATE INFORMATION

### 公司資料

#### REMUNERATION COMMITTEE

Mr. Liu Shengwen (Chairman)  
Mr. Hon Leung  
Mr. Peng Qilei

#### COMPLIANCE OFFICER

Mr. Li Peng

#### JOINT COMPANY SECRETARIES

Ms. Gong Xiaoting (Appointed on 9 August 2022)  
Mr. Wong Wai Chiu (Appointed on 24 February 2022)  
Ms. Xie Ying (Resigned on 30 May 2022)  
Ms. Ng Wing Shan (Resigned on 24 February 2022)

#### AUTHORIZED REPRESENTATIVES

Mr. Weng Jianxing  
Mr. Wong Wai Chiu (Appointed on 24 February 2022)  
Ms. Ng Wing Shan (Resigned on 24 February 2022)

#### REGISTERED OFFICE

Room 201, Block A  
No. 1 Qianwan First Road  
Qianhai Shenzhen-Hong Kong Cooperation Zone  
Shenzhen, Guangdong  
The People's Republic of China (the "PRC")

#### HEAD OFFICE IN THE PRC

Room 1603, Cheung Kei Building,  
No. 128 Xinzhou 11th Street,  
Futian District  
Shenzhen, Guangdong  
The PRC

#### 薪酬委員會

劉升文先生(主席)  
韓亮先生  
彭期磊先生

#### 合規主任

李鵬先生

#### 聯席公司秘書

貢曉婷女士(於2022年8月9日獲委任)  
黃偉超先生(於2022年2月24日獲委任)  
謝瑛女士(於2022年5月30日辭任)  
吳詠珊女士(於2022年2月24日辭任)

#### 授權代表

翁建興先生  
黃偉超先生(於2022年2月24日獲委任)  
吳詠珊女士(於2022年2月24日辭任)

#### 註冊辦事處

中華人民共和國(「中國」)  
廣東省深圳市  
前海深港合作區  
前灣一路1號  
A棟201室

#### 中國總辦事處

中國  
廣東省深圳市  
福田區  
新洲十一街128號  
祥祺大廈1603室

## CORPORATE INFORMATION

### 公司資料

#### PRINCIPAL PLACE OF BUSINESS IN HONG KONG

40/F, Dah Sing Financial Centre  
No. 248 Queen's Road East  
Wanchai  
Hong Kong

#### COMPANY WEBSITE

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

#### AUDITOR

BDO Limited

#### LEGAL ADVISERS

*As to Hong Kong law*  
Sidley Austin

*As to PRC law*  
Beijing Tian Yuan Law Firm

#### PRINCIPAL BANKERS

China Everbright Bank  
Agricultural Bank of China Limited  
Bank of China Limited

#### HONG KONG H SHARE REGISTRAR AND TRANSFER OFFICE

Tricor Investor Services Limited  
17/F, Far East Finance Centre  
16 Harcourt Road  
Hong Kong

#### 香港主要營業地點

香港  
灣仔  
皇后大道東248號  
大新金融中心40樓

#### 本公司網站

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

#### 核數師

香港立信德豪會計師事務所有限公司

#### 法律顧問

*有關香港法律*  
盛德律師事務所

*有關中國法律*  
北京市天元律師事務所

#### 主要往來銀行

中國光大銀行  
中國農業銀行股份有限公司  
中國銀行股份有限公司

#### 香港H股股份過戶登記處

卓佳證券登記有限公司  
香港  
夏慤道16號  
遠東金融中心17樓



# MANAGEMENT DISCUSSION AND ANALYSIS

## 管理層討論及分析

### 1. BUSINESS

#### 1.1 Macro-economy

In the first half of 2022, the international environment became more complex and severe, while the epidemic situation in China was frequent and sporadic. Besides, such adverse impact was significantly increased along with extremely unusual economic development, and the unexpected factors beyond expectations also brought about a serious impact. As a result, the downward pressure on the economy in the second quarter of 2022 has increased significantly. In the face of such exceptionally complex and difficult situation, China has efficiently coordinated the prevention and control of the epidemic as well as the economic and social development, by putting more efforts in the adjustment of macro policies and effectively implementing a package of policies and measures to stabilize the economy. Therefore, the resurgence of epidemic has been effectively controlled, while the national economy has stabilized and rebounded. Furthermore, the marginal demand of production has improved, and the market prices have basically stabilized. The gross domestic product reached RMB56 trillion, representing an increase of 2.5% year-on-year.

The Group provides financial and advisory services to its SME clients, including the fast-moving consumer goods, electronics, alternative energy, medical, transportation and machinery parts processing industries. Meanwhile, the Group provides financing support for the real economy and supports the rapid development of SMEs. Although China's national economy showed a recovery momentum in the first half of 2022, SMEs are facing the pressures from the rising raw material costs and the impact brought by the sporadic outbreak of the epidemic. Besides, subject to the regulatory controls on several industries such as games, technology, education and real estate in China, the recovery of many SMEs in China has slowed down.

### 1. 業務

#### 1.1 宏觀經濟

2022年上半年，國際環境更趨複雜嚴峻，中國國內疫情多發散發，不利影響明顯加大，經濟發展極不尋常，超預期突發因素帶來嚴重衝擊，2022年第二季度經濟下行壓力明顯增大。面對異常複雜困難局面，中國高效統籌疫情防控和經濟社會發展，加大宏觀政策調節力度，有效實施穩經濟一攬子政策措施，疫情反彈得到有效控制，國民經濟企穩回升，生產需求邊際改善，市場價格基本平穩。國內生產總值達到人民幣56萬億元，同比增長2.5%。

本集團圍繞中小企業客戶提供財務及諮詢業務服務，包括向快速消費品、電子產品、可替代能源、醫療、運輸及機械零部件加工行業提供服務。同時為實體經濟提供融資支持並支援中小企業的快速發展。中國國民經濟儘管在2022年上半年呈現恢復勢頭，但中小企業面臨原材料成本上升的壓力及疫情散發的影響，同時受制於中國從遊戲、技術、教育以及房地產等多個行業的監管管制，減緩了中國許多中小企業的恢復節奏。



# MANAGEMENT DISCUSSION AND ANALYSIS

## 管理層討論及分析

In the face of the complex and severe domestic and international environments as well as the rising operational risks of SMEs due to the frequent occurrence of domestic epidemics, the capital needs of some potential customers have also decreased. In addition, the number of finance lease projects decreased as a result of the Group's prudent risk management in client selection to better manage the credit risk of its clients. Therefore, the revenue from the financial and advisory business of the Group declined during the six months ended 30 June 2022 (the "Reporting Period").

### 1.2 Operations review

The Group is principally engaged in the provision of financial and advisory business and trading operation business in the PRC. The financial and advisory business comprises (a) direct finance leasing; (b) sale-leaseback; (c) factoring; (d) advisory services; (e) customer referral; and (f) investment holding. The trading operation business comprises primarily import of medical equipment, as well as the provision of maintenance services primarily within the medical equipment industry. The Group is also involved in other areas, such as 5G base station business and energy storage business, to diversify the Group's revenue sources and adapt to the changing business landscape.

During the Reporting Period, the total revenue realized by the Group was approximately RMB10.75 million, a year-on-year decrease of 61.04%; the net profit recorded was approximately RMB0.60 million, a year-on-year decrease of 94.75%.

面對複雜嚴峻的國內外環境和國內疫情頻發等因素導致中小企業經營風險上升，部分潛在客戶的資本需求亦不斷減少；及由於本集團在客戶篩選方面採取審慎的風險管理以更好地管理其客戶信貸風險，導致融資租賃項目的數量減少；因此，本集團財務及諮詢業務的收益於截至2022年6月30日止六個月（「報告期」）內出現下滑。

### 1.2 運營情況回顧

本集團主要於中國從事財務及諮詢業務與貿易經營業務。財務及諮詢業務包括(a)直接融資租賃；(b)售後回租；(c)保理；(d)諮詢服務；(e)客戶轉介；及(f)投資控股。貿易經營業務主要包括醫療設備進口以及主要在醫療設備行業內提供維護服務。本集團亦在其他的領域展開嘗試，如5G基站業務及儲能業務，以多元化本集團的收入來源，適應不斷變化的商業格局。

報告期內，本集團實現的收益總額約為人民幣10.75百萬元，同比降低61.04%；錄得淨利潤約為人民幣0.60百萬元，同比降低94.75%。

# MANAGEMENT DISCUSSION AND ANALYSIS

## 管理層討論及分析

### Financial and advisory business

The financial and advisory business is the main business of the Group. During the Reporting Period, the Group continued to strengthen customer selection, strictly manage asset quality and credit risk, and focus on asset safety and recovery to enhance capital risk monitoring and management capabilities. Meanwhile, the Group continued to focus on implementing a comprehensive and dynamic risk management system and optimizing its prudent management system to safeguard the long-term interests of shareholders, customers and employees. In addition, the Group has also strengthened its asset safety management capabilities. The asset safety system includes pre-lease, lease-in, and post-lease stages. In the pre-lease stage, the Group will analyze the strategic positioning, market characteristics, regional risks, policy supervision and other aspects. In the lease-in stage, the Group evaluates the credit risks, legal risks and financial risks of an individual. In the post-lease stage, the Group will monitor operational risks, financial and tax risks. The Group will pay close attention to operational risks throughout the entire process. Review, inspection and supervision are the key links involved in the pre-investment, investment-in, and post-investment stages.

### Trading operation business

The Group has provided finance leasing services to the medical industry since 2014. Relying on its financial and advisory business resources, the Group has established relationships with a large number of medical equipment suppliers and distributors. In view of the favorable policies of the PRC government to support the overall development of the medical industry in the PRC in recent years, there is huge demand for high-end medical equipment from domestic medical institutions. The Group's trading operation business can diversify its revenue stream and service portfolio to enhance its profitability. During the Reporting Period, the Group actively established good cooperative relations with medical institutions to understand the needs of medical institutions and provide medical institutions with more professional solutions.

### 財務及諮詢業務

財務及諮詢業務是本集團的主要業務。報告期內，本集團繼續加強客戶篩選，嚴格管理資產質量及信貸風險，以資產安全回收為核心，加強資金風險監控管理能力。同時，本集團繼續專注於實施綜合及動態的風險管理體系及優化我們審慎的管理體系，從而保障股東、客戶及僱員的長期利益。此外，本集團亦加強資產安全管理能力。資產安全體系包含了租前、租中、及租後。租賃專案前期，本集團會對戰略定位、市場特徵、區域風險、政策監管等多方面進行分析。租賃專案中期，本集團對於個體信用風險、法律風險、財務風險做評估。租賃專案後期，本集團會監察運營風險、財務及稅務風險。本集團將全過程貫穿對操作風險的高度關注。覆核、檢查及監督為於投前、投中及投後期間涉及的關鍵環節。

### 貿易經營業務

本集團自2014年起已向醫療行業提供融資租賃服務，依託本集團財務及諮詢業務資源，本集團已與大量醫療設備及分銷商建立聯繫。鑒於近幾年中國政府的利好政策支持中國醫療行業的全面發展，中國的醫療機構對高端醫療設備擁有龐大需求，本集團的貿易經營業務能夠使本集團的收入來源及服務組合多元化，從而提升本集團盈利能力。報告期內，本集團積極與醫療機構建立良好合作關係，了解醫療機構的需求，並為醫療機構提供更加專業的解決方案。

# MANAGEMENT DISCUSSION AND ANALYSIS

## 管理層討論及分析

### 5G base station business

Given that the finance leasing and factoring business in the PRC faces stringent industry regulatory policies and fierce industry competition, the Group has been looking for new opportunities to further expand its business. Taking into account the prospects of the 5G industry and the risk resistance capability of China's state-owned telecom operators as customers, the Group is now extending its finance leasing business to the operating leasing of 5G base stations (the "5G Business"). The Group will tender for 5G network construction projects in accordance with the bidding information from China Tower Corporation Limited ("Tower") or three other telecom operators, namely China Mobile Communications Group Co., Ltd., China Telecom Group Co., Ltd. or China United Network Communications Group Co., Ltd..

The Group will enter into premises lease agreements with relevant lessees with the assistance of the suppliers upon its obtaining of 5G business bids from the three telecom operators or Tower. It will then purchase 5G base station equipment from the suppliers to build 5G base stations. Finally, it will directly enter into operating lease agreements with the telecom operators to lease base stations to them; or enter into operating lease agreements with Tower to on-lease base stations to the telecom operators. As at 30 June 2022, the Group had entered into over 40 operating lease agreements with members of Tower or the telecom operators, respectively.

### 5G基站業務

鑒於有關中國融資租賃及保理業務面對嚴格的行業監管政策以及激烈的行業競爭，本集團一直在尋找新的機會以進一步擴展其業務。考慮到5G行業的前景以及中國國有電信運營商作為客戶的抗風險能力，本集團現將融資租賃業務延伸至5G基站的經營租賃（「5G業務」）。本集團將通過中國鐵塔股份有限公司（「鐵塔」）或其他三家電信運營商，即中國移動通信集團有限公司、中國電信集團有限公司或中國聯合網絡通信集團有限公司的招標信息，對5G網絡建設項目進行投標。

一旦本集團獲得三家電信運營商或鐵塔的5G業務標書，將在供應商的協助下與相關承租人簽訂場地租賃協議，然後從供應商處購買5G基站設備建設5G基站，最後，本集團將直接與電信運營商簽訂經營租賃協議向其租賃基站；或與鐵塔簽訂經營租賃協議，將基站租賃給電信運營商。於2022年6月30日，本集團與鐵塔或電信運營商的成員公司分別簽署了逾40份經營租賃協議。

# MANAGEMENT DISCUSSION AND ANALYSIS

## 管理層討論及分析

### Energy storage business

As set out in the announcement of the Company dated 12 April 2022, Zhuhai Fuyin Yunlian Investment Management Co., Ltd.\* (珠海富銀雲聯投資管理有限公司) (“**FY Yunlian**”, a wholly-owned subsidiary of the Company), Mr. Zheng Deqing, Ningbo Airport Logistics Development Co., Ltd.\* (寧波空港物流發展有限公司) and Nanjing Anshi Energy Management Consulting Partnership (Limited Partnership)\* (南京安時能量管理諮詢合夥企業(有限合夥)) entered into an investment framework agreement (the “**JV Agreement**”) on 12 April 2022, pursuant to which they have agreed to establish a joint venture company, Jiangsu Anshi Commercial Energy Storage System Co., Ltd.\* (江蘇安時商用儲能系統有限公司) (“**Jiangsu Anshi**”), in the PRC. Jiangsu Anshi is principally engaged in the provision of high-quality new commercial energy storage systems and application solutions to enterprise customers.

During the Reporting Period, Jiangsu Anshi has established a professional and efficient operation and management team, and has built a technology R&D platform. At the same time, focusing on the premium enterprise customers in the industry, Jiangsu Anshi actively seizes the opportunities for business expansion, and strengthens its marketing capability, so as to provide energy storage systems and application solutions for enterprises.

### Outlook

Looking ahead, the economic outlook and the financial leasing industry are still full of uncertainties and challenges. In the post-pandemic era, the ongoing and repeated resurgence of sporadic cases will continue to affect the progress of economic recovery. The Group will endeavor to fulfill its corporate social responsibility for pandemic prevention and control, and continuously improve its capability in asset safety management. Meanwhile, the Group will continue to focus on implementing a comprehensive and dynamic risk management system and optimizing its prudent management system to safeguard the long-term interests of the shareholders, customers and employees.

### 儲能業務

誠如本公司日期為2022年4月12日之公告，本公司全資附屬公司珠海富銀雲聯投資管理有限公司(「**富銀雲聯**」、鄭德清先生、寧波空港物流發展有限公司及南京安時能量管理諮詢合夥企業(有限合夥)於2022年4月12日訂立投資框架協議(「**合營協議**」)，據此，彼等同意於中國成立一間合營公司江蘇安時商用儲能系統有限公司(「**江蘇安時**」)，江蘇安時主要為企業客戶提供優質的商用級新型儲能系統和應用解決方案。

報告期內，江蘇安時已組建了專業、高效的運營管理團隊；及構建了技術研發平台。同時，江蘇安時聚焦行業優質企業客戶，積極把握市場拓展機會，加強市場推廣能力，為企業提供儲能系統及應用解決方案。

### 未來展望

展望未來，經濟前景及融資租賃行業仍充滿著諸多不確定性及挑戰。後疫情時代，局部疫情此起彼伏，將持續影響經濟復蘇進程。本集團將切實履行好企業在疫情防控中的社會責任，並不斷提升資產安全管理能力。同時將繼續專注於實施綜合及動態的風險管理體系及優化其審慎的管理體系，從而保障股東、客戶及僱員的長期利益。

\* For identification purpose only

\* 僅供識別



# MANAGEMENT DISCUSSION AND ANALYSIS

## 管理層討論及分析

### 2. FINANCIAL REVIEW

#### 2.1 Overall performance

During the Reporting Period, the Group recorded a revenue of approximately RMB10.75 million, representing a decrease of approximately 61.04% from approximately RMB27.59 million for the same period of last year. The decrease in revenue was mainly due to the decrease in revenue as the Group adjusted the strategy to shift its focus from aggressive business expansion to prudent management of risks and assets. In the first half of 2022, the Group recorded a profit of approximately RMB0.60 million, representing a decrease of approximately 94.75% from RMB11.42 million for the same period of last year.

#### 2.2 Cost of sales

During the Reporting Period, the Group's cost of sales amounted to approximately RMB1.22 million, representing a decrease of approximately 84.83% from approximately RMB8.04 million for the same period of last year, which was mainly due to the decrease in interest costs as a result of repayment of bank loans and the decrease in the cost of medical equipment sold during the Reporting Period.

#### 2.3 Other income and gains

During the Reporting Period, other income and gains amounted to approximately RMB5.41 million, representing a decrease of approximately 40.35% from approximately RMB9.07 million for the same period of last year, which was mainly due to the decrease in value added tax refund and in write off of other payables during the Reporting Period.

### 2. 財務回顧

#### 2.1 整體表現

於報告期內，本集團錄得收入約為人民幣10.75百萬元，較上年同期約人民幣27.59百萬元減少約61.04%。收入減少主要由於本集團調整戰略，將重點由積極擴張業務轉移至審慎管理風險與資產，導致收入減少。2022年上半年，本集團錄得溢利約人民幣0.60百萬元，較上年同期人民幣11.42百萬元下降約94.75%。

#### 2.2 銷售成本

於報告期內，本集團銷售成本約為人民幣1.22百萬元，較上年同期約人民幣8.04百萬元減少約84.83%，主要由於報告期內償還銀行貸款導致利息成本下降及銷售醫療設備成本下降。

#### 2.3 其他收入及收益

於報告期內，其他收入及收益約為人民幣5.41百萬元，較上年同期約人民幣9.07百萬元減少約40.35%，主要由於報告期內增值稅退稅減少以及撇銷其他應付款項減少所致。

## MANAGEMENT DISCUSSION AND ANALYSIS

### 管理層討論及分析

#### 2.4 Operating expenses

During the Reporting Period, the Group's operating expenses amounted to approximately RMB2.99 million, representing a decrease of approximately 11.28% from approximately RMB3.37 million for the same period of last year, which was mainly due to the adjustment of corporate strategy to optimize the Group's organization structure and decrease in the number of the sales personnel within the Group.

#### 2.5 Administrative expenses

During the Reporting Period, administrative expenses amounted to approximately RMB7.73 million, representing a decrease of approximately 6.98% from approximately RMB8.31 million for the same period of last year. The decrease was mainly due to the decrease in salaries and benefits as a result of the decrease in the Group's headcount.

#### 2.6 Impairment loss on accounts receivable

During the Reporting Period, provision for impairment of accounts receivable was approximately RMB2.76 million, while there was a provision for impairment of accounts receivable of approximately RMB1.71 million for the same period of last year. The increase in impairment loss on accounts receivable was due to the increase in allowance provided for accounts receivable.

#### 2.7 Income tax expense

During the Reporting Period, the Group's income tax expense was approximately RMB0.87 million, representing a decrease of approximately 77.23% from approximately RMB3.82 million for the same period of last year, which was mainly due to the decrease in total profit.

#### 2.4 經營開支

於報告期內，本集團經營開支約為人民幣2.99百萬元，較上年同期約人民幣3.37百萬元減少約11.28%，主要由於調整公司策略以優化本集團組織結構及本集團內銷售人員人數減少所致。

#### 2.5 行政開支

於報告期內，行政開支約為人民幣7.73百萬元，較上年同期約人民幣8.31百萬元減少約6.98%。減少主要由於本集團員工人數減少引致薪酬及福利減少。

#### 2.6 應收賬款減值虧損

於報告期內，應收賬款減值撥備約為人民幣2.76百萬元，而上年同期應收賬款減值撥備約為人民幣1.71百萬元。應收賬款減值虧損的增加乃由於就應收賬款計提撥備增加所致。

#### 2.7 所得稅開支

於報告期內，本集團所得稅開支約為人民幣0.87百萬元，較上年同期約人民幣3.82百萬元減少約77.23%，主要由於總溢利減少所致。

# MANAGEMENT DISCUSSION AND ANALYSIS

## 管理層討論及分析

### 3. FINANCIAL CONDITIONS ANALYSIS

As at 30 June 2022, the Group's total assets amounted to approximately RMB536.68 million, representing a decrease of approximately 2.98% from that as at 31 December 2021. As at 30 June 2022, the accounts receivable amounted to approximately RMB248.74 million, accounting for approximately 46.35% of the Group's total assets.

As at 30 June 2022, the Group's total liabilities amounted to approximately RMB56.57 million, representing a decrease of approximately 27.07% from that as at 31 December 2021. The gearing ratio, representing the total debt (which includes interest-bearing bank and other borrowings (if any) and lease liabilities) divided by total equity, was approximately 0.93% as at 30 June 2022 (31 December 2021: approximately 5.00%).

### 4. CASH FLOW ANALYSIS

The primary uses of the capital of the Group are to fund its financial and advisory business and trading operation business and to manage the working capital of its daily operations. During the Reporting Period, the Group had net cash generated from operating activities of approximately RMB73.99 million, as compared to a net cash generated from operating activities of approximately RMB210.41 million over the same period last year. The decrease was primarily due to a result of the decrease in the number of new projects during the Reporting Period. The net cash generated from financing activities was approximately RMB2.87 million, as compared to a net cash used in financing activities of approximately RMB300.17 million over the same period last year primarily due to the decrease in net repayment of interest-bearing bank and other borrowings. The net cash used in investing activities was approximately RMB46.67 million, as compared to a net cash generated from investing activities of approximately RMB56.93 million over the same period last year primarily due to the increase in purchasing of financial assets and a decrease in release of pledged bank deposits.

### 3. 財務狀況分析

於2022年6月30日，本集團資產總額約為人民幣536.68百萬元，較2021年12月31日減少約2.98%。於2022年6月30日，應收賬款約為人民幣248.74百萬元，佔本集團資產總額約46.35%。

於2022年6月30日，本集團負債總額約為人民幣56.57百萬元，較2021年12月31日減少約27.07%。於2022年6月30日，以債務總額（包括計息銀行及其他借款（如有）以及租賃負債）除以權益總值的資本負債比率約為0.93%（2021年12月31日：約5.00%）。

### 4. 現金流分析

本集團資金主要用於撥付其財務及諮詢業務以及貿易經營業務，以及管理其日常經營業務的營運資金。於報告期內，本集團的經營活動所產生的現金淨額約為人民幣73.99百萬元，而上年同期經營活動所產生的現金淨額約為人民幣210.41百萬元。減少主要由於於報告期內的新項目數量減少所致。由於償還計息銀行及其他借款淨額減少，融資活動所得現金淨額約為人民幣2.87百萬元，而上年同期融資活動所用現金淨額約為人民幣300.17百萬元。由於購買金融資產增加及抵押銀行存款發放減少，投資活動所用現金淨額約為人民幣46.67百萬元，而上年同期投資活動所得現金淨額約為人民幣56.93百萬元。



## MANAGEMENT DISCUSSION AND ANALYSIS

### 管理層討論及分析

#### 5. CAPITAL MANAGEMENT

The Group's capital management objectives are to ensure the Group's ability to continue as a going concern and to provide an adequate return to equity holders. The Group actively and regularly reviews and manages its capital structure to maintain a balance between high returns and sound capital position and makes adjustments to the capital structure in light of changes in economic conditions. No changes were made by the Group in the objectives, policies or procedures during the Reporting Period.

#### 6. CAPITAL EXPENDITURE

Due to its business nature, the Group has minimal capital expenditures. The Group's capital expenditures principally consist of expenditures on office equipment. During the Reporting Period, the Group had no material capital expenditures.

#### 7. RISK MANAGEMENT

As a financial services company, the Group faces a variety of risks in its daily business operations, including credit risk, liquidity risk, interest rate risk, operational risk, and legal and compliance risk. The Group recognizes the importance of an effective risk management system for identifying and mitigating these risks. The Group has developed a risk management system tailored to the characteristics of its business operations, with a focus on managing the risks through comprehensive due diligence on customers, independent information review and multi-level approval process. The Group seeks to maintain a diversified portfolio with a primary focus on various strategic industries for the finance leasing and factoring businesses. The Group believes this enhances the risk management capability in that the overall portfolio risk will be less vulnerable to the cyclicity and market conditions of a single industry. The Group will continue to monitor and review the operation and performance of the risk management system, and to improve the system from time to time to adapt to the changes in market conditions and regulatory environment.

#### 5. 資本管理

本集團的資本管理目標是確保本集團持續經營的能力及為權益持有人提供足夠回報。本集團積極及定期檢討及管理其資本架構以在高回報與穩健資本狀況之間取得平衡，並根據經濟狀況的變化對資本架構作出調整。於報告期內，本集團未對該等資本管理目標、政策或程序作出變動。

#### 6. 資本支出

因業務性質使然，本集團的資本支出極低。本集團的資本支出主要為辦公設備支出。於報告期內，本集團並無重大資本開支。

#### 7. 風險管理

作為一家金融服務公司，本集團在日常業務營運中面對多種風險，包括信貸風險、流動資金風險、利率風險、營運風險及法律與合規風險。本集團深明有效的風險管理系統對識別及減低該等風險的重要性。本集團因應我們業務營運的特點，制訂量身訂製的風險管理系統，重點透過全面的客戶盡職調查、獨立信息審查及多重審批程序管理有關風險。本集團致力維持多元化組合，主要專注於多個策略性行業的融資租賃及保理業務。本集團相信此可提高我們的風險管理能力，減少整體組合風險受單一行業的週期性及市況影響。本集團持續監察及檢討風險管理系統的運作及表現，並不時對其進行改善，以適應市況及監管環境的變化。

## MANAGEMENT DISCUSSION AND ANALYSIS

### 管理層討論及分析

The board of Directors (the “**Board**”) is the highest level of the risk management system, and is ultimately responsible for the overall risk management. During the Reporting Period, the Board conducted a review of the effectiveness of the risk management and internal control systems of the Group, including the adequacy of resources used for the Group’s accounting functions and financial reporting, staff qualifications and experience, training programmes, financial budgeting and financial accounting of the Group, and policies of the risk management and internal control systems. The Board considered the risk management and internal control systems is effective and adequate in all material aspects in both design and operations. Although the Board has exercised its best efforts to perfect the Group’s risk management and internal control systems, such systems are designed to manage rather than eliminate the risk of failure to achieve business objectives and the Board can only provide reasonable but not absolute assurance against material misstatements or loss.

The Company established the internal audit function to perform annual financial review and risk management and assessment on internal control system. Further information of the Company’s risk management process and features are set out below.

- (A) the process used to identify, evaluate and manage significant risks; the process should be:
- part of the management process;
  - embedded in culture and specific work practices;
  - making plans for the realization of business objectives in accordance with the Company’s business process.

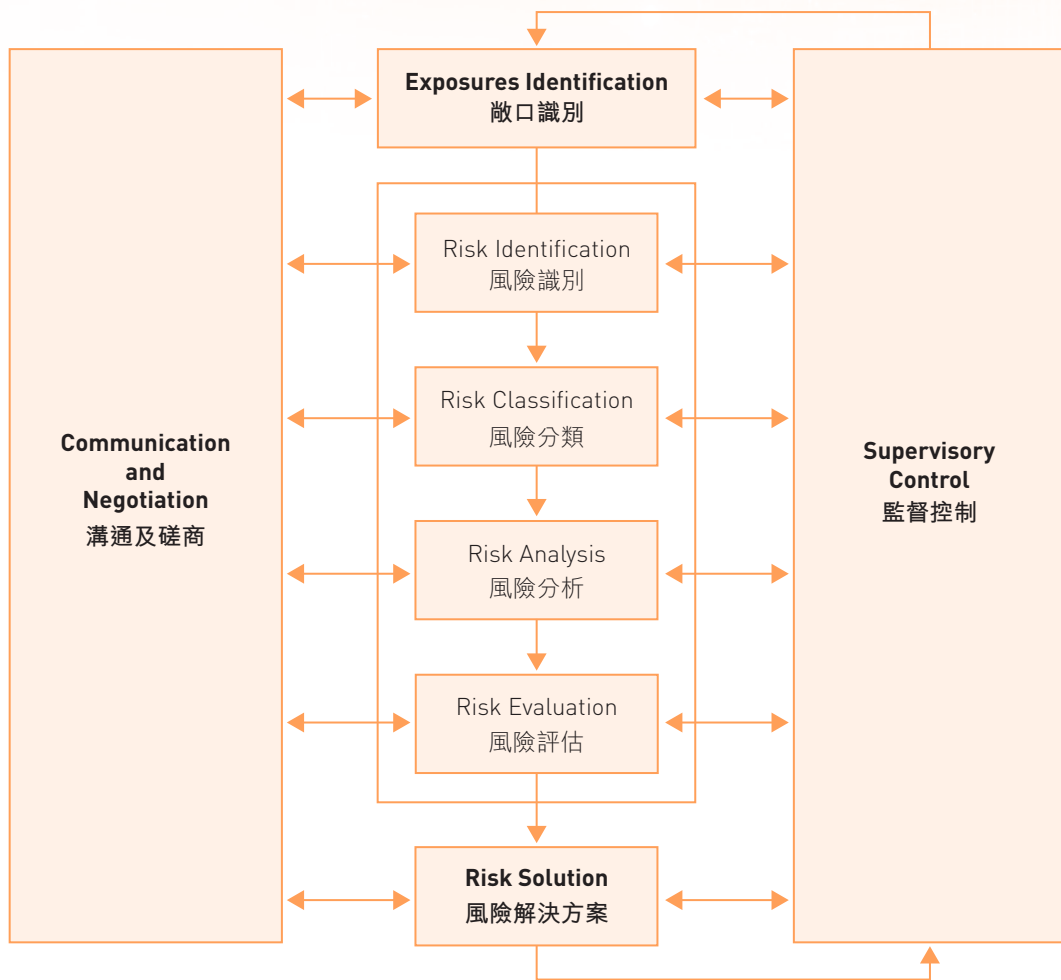
董事會(「**董事會**」)是風險管理系統的最高層級，對整體風險管理負最終責任。於報告期內，董事會檢討了本集團風險管理及內部監控系統的有效性，包括本集團會計人員及財務匯報職能的資源充足性、本集團的員工資質及經驗、培訓課程、財務預算及財務會計，以及風險管理政策及內部監控系統。董事會認為風險管理及內部監控系統的設計及運作均在所有重大方面屬有效及足夠。儘管董事會盡最大努力完善本集團的風險管理及內部監控系統，惟該等系統旨在管理而非消除未能達成業務目標的風險，董事會僅可就不會有重大的失實陳述或損失作出合理而非絕對的保證。

本公司已設立內部審核職能以進行年度財務審閱及風險管理及內部監控系統的評估。有關本公司風險管理程序及特點的進一步詳情載於下文。

- (A) 用於識別、評估及管理重大風險的程序；該程序應為：
- 管理程序的一部分；
  - 嵌入文化及具體工作常規；
  - 根據本公司業務程序制定實現業務目標的計劃。

# MANAGEMENT DISCUSSION AND ANALYSIS

## 管理層討論及分析



(B) the main features of the risk management and internal control systems;

1. *Risk management creates and protects value.*

Risk management contributes to the achievement of clear objectives and the improvement of performance, for example, in the health and safety of personnel, public security, compliance with laws and regulations, public acceptance, environmental protection, product quality, project management, operational efficiency, governance and reputation.

(B) 風險管理及內部監控系統的主要特性；

1. 風險管理創造及保障價值。

風險管理有助於實現明確目標及提高表現，例如人員健康安全、公共安保、遵守法律及法規、公眾認可、環境保護、產品質量、項目管理、運營效率、管治及聲譽。

## MANAGEMENT DISCUSSION AND ANALYSIS

### 管理層討論及分析

2. *Risk management is an integral part of all organizational processes.*

Risk management is not an isolated activity separate from the Company's main activities and processes. Risk management is the part of management responsibility and integration in all organizational processes, including strategic planning, all projects, and change management processes.

3. *Risk management supports decision making.*

Risk management can help decision makers make informed choices, prioritize measures, and identify the direction of action.

4. *Risk management clearly solves the problem of uncertainty.*

Risk management clearly describes uncertainty, the nature of uncertainty, and how to solve it.

5. *Risk management should be systematic, structured and timely.*

A systematic, timely and structured approach to risk management contributes to increased efficiency and consistent, measurable and reliable results.

2. 風險管理為所有組織性流程的組成部分。

風險管理並非為與本公司主要業務及流程分開的活動。風險管理為所有組織性流程中管理責任及合併的一部分，包括戰略規劃、所有項目及管理流程變更。

3. 風險管理可為決策提供支持。

風險管理可有助於決策者作出知情選擇、優先措施及確定行動方向。

4. 風險管理清楚解決不明確問題。

風險管理清晰描述不明確問題、不明確性質以及解決方法。

5. 風險管理應具系統性、結構性和及時性。

具備系統性、及時性及結構性的風險管理方法有助於提高效率及促進結果的一致性、可衡量性及可靠性。

## MANAGEMENT DISCUSSION AND ANALYSIS

### 管理層討論及分析

- (C) the process used to review the effectiveness of the risk management and internal control systems;

To ensure effective risk management and continuous improvement of the Company's performance, the Company shall take actions as follows:

- risk management performance is measured based on parameters that are properly and regularly reviewed;
- regularly measure the progress and deviation degree of the risk management plan;
- periodically review whether the risk management framework, policies and plans are still appropriate and effective based on the internal and external conditions of the Company;
- report on the progress of the risk management plan and how to implement the risk management policy; and
- review the effectiveness of the risk management framework.

- (D) to resolve material internal control defects;

Risk management involves the selection of one or more options for correcting risks and the implementation of those options. Once the program is implemented, treatment provides or improves control measures. Risk management involves a circular process:

- evaluating risk management;
- determining whether the degree of residual risk is tolerable;
- new risk management if not permitted;

- (C) 用於檢討風險管理及內部監控系統有效性的程序；

為確保有效風險管理及持續提升本公司表現，本公司將採取下列行動：

- 風險管理表現乃根據妥當及定期檢討的參數進行計量；
- 定期對風險管理計劃的流程及偏差水平進行計量；
- 根據本公司內部及外部條件，定期檢討風險管理框架、政策及計劃是否仍屬適當及有效；
- 匯報風險管理計劃的流程以及實施風險管理政策的方法；及
- 檢討風險管理框架的有效性。

- (D) 解決重大內部監控缺陷；

風險管理涉及選擇一個或多個糾正風險的選擇方法以及實行該等選擇方法。一旦實行有關方案，將提供或改善控制措施。風險管理涉及循環過程：

- 對風險管理進行評估；
- 釐定剩餘風險程度是否屬可接受範圍；
- 不予批准的情況下評估新風險管理；



## MANAGEMENT DISCUSSION AND ANALYSIS

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- evaluating the effectiveness of the treatment. Risk management options need not be mutually exclusive or appropriate in all cases. The scheme may include the following:
  1. Avoiding risks by deciding not to carry out or stop activities that generate risks;
  2. Accepting or enhancing risks in order to seek opportunities;
  3. Eliminating sources of risk;
  4. Possibility of change;
  5. Changing the consequences;
  6. Sharing the risk with the other parties; and
  7. Risk retention through fact-based decisions.
- 評估處理方法的有效性。風險管理選項毋須於所有情況下相互排斥或適用。方案可包含下列內容：
  1. 決定不進行或停止產生風險的活動，以規避風險；
  2. 接納或提高風險，以尋求機會；
  3. 消除風險來源；
  4. 作出變動的可能性；
  5. 改變結果；
  6. 與其他人士分攤風險；及
  7. 通過事實決策保留風險。

The Company reviews each position of the operating departments and other functional departments annually to identify, analyze and evaluate the risks. The risk assessment results and the proposed internal control measures are submitted to the senior management and the general manager of the Company for review and approval. The senior management and the general manager of the Company are also responsible for supervising the effectiveness of implementation and future execution of the risk control measurement.

本公司每年檢討各營運部門及其他功能部門的狀況，以識別、分析及評估風險。風險評估結果及建議內部控制措施提呈本公司高級管理層及總經理以供審批。本公司高級管理層及總經理亦負責監督風險控制措施的施行成效及未來執行。

## MANAGEMENT DISCUSSION AND ANALYSIS

### 管理層討論及分析

#### 8. HUMAN RESOURCES

As at 30 June 2022, the Group had a total of 31 full-time employees, as compared to a total of 37 full-time employees as at 30 June 2021. The remuneration of the employees of the Group is determined based on the market conditions, work experience and employee performances. For the Reporting Period, the Group incurred employment benefit expenses (social insurance, housing fund and enterprise annuity) of approximately RMB0.51 million, representing a decrease of approximately 34.62% from approximately RMB0.78 million for the same period last year, which was mainly due to a decrease in the number of full-time employees. In compliance with applicable PRC laws and regulations, the Group has made contributions to social insurance funds (including pension, medical insurance, work-related injury insurance, unemployment insurance and maternity insurance) and housing funds for its employees. During the Reporting Period, the Group had complied with all statutory social insurance and housing fund obligations applicable to it under PRC laws in all material aspects.

#### 9. CONTINGENT LIABILITIES

As at 30 June 2022, the Group had no significant contingent liabilities (30 June 2021: nil).

#### 10. CAPITAL COMMITMENTS

Save for the unpaid Contribution under the Fund as mentioned in the section headed "MATERIAL ACQUISITIONS OR DISPOSALS AND SIGNIFICANT INVESTMENTS" of item 13 below, as at 30 June 2022, the Group had no capital commitments which was contracted for but not yet incurred.

#### 11. LIQUIDITY, FINANCIAL RESOURCES AND CAPITAL STRUCTURE

As at 31 December 2021 and 30 June 2022, the net current assets of the Group were approximately RMB393.05 million and RMB373.90 million respectively. As at 31 December 2021 and 30 June 2022, the cash and cash equivalents of the Group were approximately RMB148.35 million and RMB178.54 million respectively. As at 31 December 2021 and 30 June 2022, the Group had no interest-bearing bank and other borrowings.

#### 8. 人力資源

於2022年6月30日，本集團共有31名全職僱員，而於2021年6月30日共有37名全職僱員。本集團的僱員薪酬是根據市況、工作經驗及僱員表現而定。報告期內，本集團產生的僱員福利費用(社會保險、住房公積金與企業年金)約為人民幣0.51百萬元，較上年同期約為人民幣0.78百萬元減少約34.62%，主要由於全職僱員人數減少。為遵守適用中國法律及法規，本集團已為其僱員向社會保障保險基金(包括養老保險、醫療保險、工傷保險、失業保險及生育保險)及住房公積金作出供款。於報告期內，本集團於所有重大方面已遵守中國法律適用於本集團的所有法定社會保險及住房公積金責任。

#### 9. 或然負債

於2022年6月30日，本集團並無重大或然負債(2021年6月30日：無)。

#### 10. 資本承擔

除下文第13項「重大收購或出售事項及重大投資」一節所述基金項下的未支付出資外，於2022年6月30日，本集團並無已訂約但尚未產生的資本承擔。

#### 11. 流動資金、財務資源及資本架構

於2021年12月31日及2022年6月30日，本集團之流動資產淨值分別約為人民幣393.05百萬元及人民幣373.90百萬元。於2021年12月31日及2022年6月30日，本集團之現金及現金等價物分別約為人民幣148.35百萬元及人民幣178.54百萬元。於2021年12月31日及2022年6月30日，本集團並無計息銀行及其他借款。



# MANAGEMENT DISCUSSION AND ANALYSIS

## 管理層討論及分析

### 12. EVENTS AFTER THE REPORTING PERIOD

Save as disclosed in this report, there were no other significant events that might affect the Group after the Reporting Period.

### 13. MATERIAL ACQUISITIONS OR DISPOSALS AND SIGNIFICANT INVESTMENTS

#### Material acquisitions or disposals

As at 12 April 2022, Fuyin Yunlian (a wholly-owned subsidiary of the Company), Mr. Zheng Deqing, Ningbo Airport Logistics Development Co., Ltd.\* (寧波空港物流發展有限公司) and Nanjing Anshi Energy Management Consulting Partnership (Limited Partnership)\* (南京安時能量管理諮詢合夥企業(有限合夥)) entered into the JV Agreement, pursuant to which the parties have agreed to establish a joint venture company, Jiangsu Anshi, in the PRC. Pursuant to the JV Agreement, FY Yunlian shall contribute RMB13.20 million, accounting for 60% of the equity interest in Jiangsu Anshi. Jiangsu Anshi is principally engaged in the provision of high-quality new commercial energy storage systems and application solutions to enterprise customers. For details, please refer to the Company's announcement dated 12 April 2022.

Save as disclosed above, the Group had no other material acquisition or disposals during the Reporting Period.

#### Significant investments

The Group's investment strategy or significant investments include: 1) investments that would enable the Group to indirectly engage in the industries with rapid development momentum and broad market prospects, which will bring investment returns and revenue to the Group; and 2) investments that would enable the Group to explore potential business cooperation opportunities.

### 12. 報告期後事項

除本報告所披露者外，於報告期後概無發生其他可能影響本集團的重大事項。

### 13. 重大收購或出售事項及重大投資

#### 重大收購或出售事項

於2022年4月12日，本公司全資附屬公司富銀雲聯、鄭德清先生、寧波空港物流發展有限公司與南京安時能量管理諮詢合夥企業(有限合夥)訂立合營協議，據此，訂約方同意於中國成立一間合營公司江蘇安時。根據合營協議，富銀雲聯出資人民幣13.20百萬元，佔江蘇安時60%股權。江蘇安時主要為企業客戶提供優質的商用級新型儲能系統和應用解決方案。有關詳情請參見本公司日期為2022年4月12日之公告。

除上文所披露者外，本集團於報告期內並無任何其他重大收購或出售事項。

#### 重大投資

本集團的投資策略或重大投資包括：1)將使本集團能夠間接參與具有快速發展勢頭及廣闊市場前景的行業的投資，進而為本集團帶來投資回報及收益；及2)能使本集團拓展潛在的業務合作機會的投資。

## MANAGEMENT DISCUSSION AND ANALYSIS

### 管理層討論及分析

#### Zhuhai Huihe Guangjing Chuangye Investment Fund, L.P.\*

On 22 June 2021, Zhuhai Huihe Xinye Technology Industry Investment Enterprise, L.P.\*, Zhuhai Jingcheng Private Equity Fund Management Co., Ltd.\*, FY Yunlian and nine other limited partners entered into a limited partnership agreement in respect of, among other matters, the establishment of a fund (the “**Fund**”), the name of which is Zhuhai Huihe Guangjing Chuangye Investment Fund, L.P.\* (珠海匯合廣境創業投資基金(有限合夥)). Pursuant to the limited partnership agreement, the total capital commitment to the Fund is RMB106.12 million, among which FY Yunlian shall contribute RMB30.00 million (the “**Contribution**”) to the Fund, representing approximately 28.27% of the total capital commitment to the Fund. As at 30 June 2022, the Contribution represented 5.59% of the Group’s total assets, and among the Contribution, RMB15.00 million was paid and RMB15.00 million remained unpaid.

As at 30 June 2022, the fair value through profit or loss of the Group’s investment in the Fund was RMB14.76 million, representing approximately 2.75% of the Group’s total asset. Details of the performance of the Fund during the Reporting Period are set out in note 13(b) to the condensed consolidated interim financial statements.

The Fund is principally engaged in direct or indirect equity investments and/or investment related activities in the fields of artificial intelligence, new generation information technology, biomedicine and intelligent manufacturing focusing on unlisted entities, and other investment opportunities.

#### 珠海匯合廣境創業投資基金(有限合夥)

於2021年6月22日，珠海匯合信業科技產業投資企業(有限合夥)、珠海境成私募基金管理有限公司及富銀雲聯與九名其他有限合夥人訂立有限合夥協議，內容有關(其中包括)成立基金(「**基金**」，基金的名稱為珠海匯合廣境創業投資基金(有限合夥))。根據有限合夥協議，基金的資本承擔總額為人民幣106.12百萬元，其中富銀雲聯將向基金出資人民幣30.00百萬元(「**出資**」)，佔基金資本承擔總額的約28.27%。於2022年6月30日，出資佔本集團總資產之5.59%，其中人民幣15.00百萬元已支付，而人民幣15.00百萬元仍未支付。

於2022年6月30日，本集團按公平值計入損益之基金投資為人民幣14.76百萬元，約佔本集團總資產2.75%。有關基金於報告期內的表現之詳情載於簡明綜合中期財務報表附註13(b)。

基金主要為從事直接或間接對人工智能、新一代信息技術、生物醫藥及智能製造領域的非上市實體以及就其他投資機會進行股本投資及／或投資相關活動。

## MANAGEMENT DISCUSSION AND ANALYSIS

### 管理層討論及分析

#### Shanghai KYMS Cloud Technology Co., Ltd.

On 10 May 2021, FY Yunlian entered into a subscription agreement with Shanghai KYMS Cloud Technology Co., Ltd. (上海快易名商雲科技股份有限公司) (“**Shanghai KYMS**”), pursuant to which FY Yunlian has conditionally agreed to subscribe for, and Shanghai KYMS has conditionally agreed to allot and issue the subscription shares, representing 7.55% of the issued share capital of Shanghai KYMS as enlarged by the allotment and issue of the subscription shares, at the subscription price of RMB15,534,858.24. Details of this first subscription are set out in the Company’s announcements dated 10 and 31 May 2021. On 30 September 2021, FY Yunlian entered into a second subscription agreement (the “**Second Subscription Agreement**”) with Shanghai KYMS to further subscribe 8,703,318 new shares of Shanghai KYMS (the “**Second Subscription Shares**”) representing approximately 14.35% of the issued share capital of Shanghai KYMS as enlarged by the allotment and issue of the Second Subscription Shares, at the subscription price of RMB34,465,139.28. This Second Subscription Agreement was approved by the Company’s shareholders on 20 January 2022, and the subscription under the Second Subscription Agreement was completed on 21 January 2022. Details of the Second Subscription Agreement are set out in the Company’s announcement dated 30 September 2021 and circular dated 22 December 2021.

Upon completion of the second subscription, the Group owned 20.81% equity interest in Shanghai KYMS. As at 30 June 2022, the Group’s investment cost of 20.81% equity interest in Shanghai KYMS amounted to RMB49,999,997.

As at 30 June 2022, the fair value through other comprehensive income of the Group’s investment in Shanghai KYMS was RMB51.91 million, representing approximately 9.67% of the Group’s total asset. Details of the performance of Shanghai KYMS during the Reporting Period are set out in note 14 to the condensed consolidated interim financial statements.

Shanghai KYMS is a company established in the PRC with limited liability, and is listed on the National Equities Exchange and Quotations (全國中小企業股份轉讓系統) of the PRC (Stock code: 831423). It is principally engaged in the leasing of serviced offices and provision of supporting value-added services.

Save as disclosed above, the Group did not acquire or hold any significant investments during the Reporting Period.

#### 上海快易名商雲科技股份有限公司

於2021年5月10日，富銀雲聯與上海快易名商雲科技股份有限公司(「上海快易名商」)訂立認購協議，據此，富銀雲聯已有條件同意認購而上海快易名商已有條件同意配發及發行認購股份(相當於上海快易名商經配發及發行認購股份擴大後之已發行股本之7.55%)，認購價為人民幣15,534,858.24元。有關本第一次收購之詳情載於本公司日期為2021年5月10日及31日之公告。於2021年9月30日，富銀雲聯與上海快易名商訂立第二次認購協議(「第二次認購協議」)，進一步認購8,703,318股上海快易名商的新股份(「第二次認購股份」)(相當於上海快易名商經配發及發行第二次認購股份擴大後之已發行股本之14.35%)，認購價為人民幣34,465,139.28元。本第二次認購協議已於2022年1月20日獲本公司股東批准，且第二次認購協議項下之認購已於2022年1月21日完成。有關第二次認購協議之詳情載於本公司日期為2021年9月30日之公告及日期為2021年12月22日之通函內。

第二次認購完成後，本集團於上海快易名商擁有20.81%股權。於2022年6月30日，本集團投資於上海快易名商20.81%股權的成本為人民幣49,999,997元。

於2022年6月30日，本集團於上海快易名商內按公平值計入其他全面收入的投資為人民幣51.91百萬元，佔本集團資產總值約9.67%。有關上海快易名商於報告期內的表現之詳情載於簡明綜合中期財務報表附註14。

上海快易名商為一家於中國成立的有限責任公司，並於中國全國中小企業股份轉讓系統上市(股份代號：831423)。其主要從事服務式辦公室租賃和提供配套增值服務。

除上文所披露者外，本集團於報告期內並無收購或持有任何重大投資。

# MANAGEMENT DISCUSSION AND ANALYSIS

## 管理層討論及分析

### 14. CHARGES ON ASSETS

As at 30 June 2022, the Group did not have any charges on its assets.

### 15. FOREIGN EXCHANGE EXPOSURE

The Group's income and expenditure during the Reporting Period were principally denominated in RMB and most of the assets and liabilities as at 30 June 2022 were also denominated in RMB. During the Reporting Period, the Group did not experience any material impact or difficulties in liquidity on its operations resulting from the fluctuation in exchange rate and no hedging transaction or forward contract arrangement was made by the Group during the Reporting Period.

### 16. FUTURE PLANS FOR MATERIAL INVESTMENTS OR CAPITAL ASSETS

As at 30 June 2022, the Group has no specific plans to acquire any material investments or capital assets other than the unpaid Contribution under the Fund as mentioned in the section headed "CAPITAL COMMITMENTS" of item 10 above.

### Impact of the COVID-19 pandemic

Since the outbreak of COVID-19 in the PRC in January 2020, various finance lease and factoring customers had negotiated with the Group to delay settlement of their receivables. Given the uncertainty in the repayment capacity of the Group's finance lease and factoring customers, the Group has reduced the planned capital investment for its finance lease and factoring businesses. In addition, the Group has also actively explored profit model innovation, promoted the diversification of income structure and continued to improve profitability. During the Reporting Period, the Group extended its finance leasing business to 5G Business and established Jiangsu Anshi to expand energy storage business.

The Directors will continue to assess the impact of the epidemic on the Group's operation and financial performance and closely monitor the Group's exposure to the risks and uncertainties in connection with the epidemic. The Group will take appropriate measures as necessary and inform the shareholders of the Company (the "Shareholders") and potential investors as and when necessary.

### 14. 押記資產

於2022年6月30日，本集團概無任何押記資產。

### 15. 匯兌風險

本集團於報告期內的收入及支出主要以人民幣計值，而於2022年6月30日的大部分資產及負債亦以人民幣計值。於報告期內，本集團並無因匯率波動而對營運的流動資金構成任何重大影響或困難，本集團亦無於報告期內作出對沖交易或遠期合約安排。

### 16. 重大投資或資本資產的未來計劃

於2022年6月30日，除上文第10項「資本承擔」一節所述基金項下的未支付出資外，本集團並無收購任何重大投資或資本資產的任何具體計劃。

### COVID-19疫情的影響

自2020年1月中國爆發COVID-19以來，多名融資租賃及保理客戶曾與本集團磋商延遲結算應收款項。鑒於本集團融資租賃及保理客戶的還款能力存在不確定性，本集團已減少於融資租賃及保理業務的計劃資本投資。此外，本集團也在積極探索盈利模式創新，推進收入結構多元化，持續提高盈利能力。於報告期內，本集團將融資租賃業務延伸至5G業務，並成立江蘇安時，拓展儲能業務。

董事將繼續評估疫情對本集團營運及財務表現造成的影響，並密切監察本集團所面對的疫情相關風險及不確定因素。如有必要，本集團將採取適當措施並於必要時知會本公司股東（「股東」）及潛在投資者。



## OTHER INFORMATION

### 其他資料

#### AUDIT COMMITTEE

The Company established an audit committee (the “**Audit Committee**”) on 25 April 2017 with written terms of reference in compliance with the requirements as set out in the GEM Listing Rules. The current Audit Committee of the Company consists of three independent non-executive Directors, being Mr. Fung Che Wai Anthony, Mr. Hon Leung and Mr. Liu Shengwen, with Mr. Fung Che Wai Anthony as the chairman.

The condensed consolidated interim financial statements and the interim report of the Group for the six months ended 30 June 2022 have been reviewed by the Audit Committee.

#### DISCLOSURE OF INTERESTS

As at 30 June 2022, to the best knowledge of the Directors, the following persons or corporations (other than the Directors, supervisors of the Company (the “**Supervisors**”) or chief executives of the Company) had interests or short positions in the shares and underlying shares of the Company as recorded in the register required to be kept by the Company under section 336 of the Securities and Futures Ordinance (“**SFO**”):

#### 審核委員會

本公司已於2017年4月25日，根據GEM上市規則所載之規定，成立具有書面職權範圍之審核委員會（「**審核委員會**」）。本公司現時的審核委員會由三名獨立非執行董事馮志偉先生、韓亮先生及劉升文先生組成，並由馮志偉先生擔任主席。

本集團截至2022年6月30日止六個月之簡明綜合中期財務報表及中期報告已經審核委員會審閱。

#### 權益披露

於2022年6月30日，據董事所深知，以下人士或法團（董事、本公司監事（「**監事**」）或本公司最高行政人員除外）於本公司股份及相關股份中擁有須由本公司根據證券及期貨條例（「**證券及期貨條例**」）第336條規定存置之登記冊所記錄之權益或淡倉：

Name of Shareholder 股東名稱／姓名	Class of shares 股份類別	Nature of interest 權益性質	Number of shares interested in the relevant class of shares of the Company <sup>(1)</sup> 於本公司相關類別股份中擁有權益的股份數目 <sup>(1)</sup>		Number of shares interested in the total share capital of the Company <sup>(1)</sup> 於本公司股本總額中擁有權益的股份數目 <sup>(1)</sup>	
			Percentage (approximate) 百分比 (概約)	Percentage (approximate) 百分比 (概約)		
Beijing Municipality Dayuan Tiandi Property Development Co., Ltd. [“ <b>Dayuan Tiandi</b> ”] <sup>(2)</sup> 北京市大苑天地房地產開發有限公司(「 <b>大苑天地</b> 」) <sup>(2)</sup>	Domestic shares 內資股	Beneficial owner 實益擁有人	80,000,000 (L)	66.67%	80,000,000 (L)	22.26%
Mr. Zhao Dehua [“ <b>Mr. Zhao</b> ”] <sup>(2)</sup> 趙得驊先生(「 <b>趙先生</b> 」) <sup>(2)</sup>	Domestic shares 內資股	Interest of a controlled corporation 受控法團的權益	80,000,000 (L)	66.67%	80,000,000 (L)	22.26%
Mr. Gong Liang [“ <b>Mr. Gong</b> ”] <sup>(2)</sup> 貢亮先生(「 <b>貢先生</b> 」) <sup>(2)</sup>	Domestic shares 內資股	Interest of a controlled corporation 受控法團的權益	80,000,000 (L)	66.67%	80,000,000 (L)	22.26%

## OTHER INFORMATION

### 其他資料

Name of Shareholder 股東名稱／姓名	Class of shares 股份類別	Nature of interest 權益性質	Number of shares interested in the relevant class of shares of the Company <sup>(1)</sup> 於本公司相關類別股份中擁有權益的股份數目 <sup>(1)</sup>		Number of shares interested in the total share capital of the Company <sup>(1)</sup> 於本公司股本總額中擁有權益的股份數目 <sup>(1)</sup>	
			Percentage (approximate) 百分比 (概約)	Percentage (approximate) 百分比 (概約)	Percentage (approximate) 百分比 (概約)	Percentage (approximate) 百分比 (概約)
Shenzhen Zhonglian Financial Holding Investment Development Co., Ltd. [“Shenzhen Zhonglian”] <sup>(3)</sup>	Unlisted foreign shares 非上市外資股	Beneficial owner 實益擁有人	70,445,200 (L)	47.12%	70,445,200 (L)	19.60%
深圳眾聯金控投資發展有限公司 [“深圳眾聯”] <sup>(3)</sup>	Domestic shares 內資股	Beneficial owner 實益擁有人	5,000,000 (L)	4.17%	5,000,000 (L)	1.39%
Hainan Mujing Chengyuan Technology Partnership (Limited Partnership) [“Mujing Chengyuan”] <sup>(3)</sup>	Unlisted foreign shares 非上市外資股	Interest of a controlled corporation 受控法團的權益	70,445,200 (L)	47.12%	70,445,200 (L)	19.60%
海南木景誠苑科技合夥企業 (有限合夥)[“木景誠苑”] <sup>(3)</sup>	Domestic shares 內資股	Interest of a controlled corporation 受控法團的權益	5,000,000 (L)	4.17%	5,000,000 (L)	1.39%
Mr. Gong Changjiu <sup>(3)</sup>	Unlisted foreign shares 非上市外資股	Interest of a controlled corporation 受控法團的權益	70,445,200 (L)	47.12%	70,445,200 (L)	19.60%
宮長久先生 <sup>(3)</sup>	Domestic shares 內資股	Interest of a controlled corporation 受控法團的權益	5,000,000 (L)	4.17%	5,000,000 (L)	1.39%
Mr. Xu Dongsheng [“Mr. Xu”] <sup>(3)</sup>	Unlisted foreign shares 非上市外資股	Interest of a controlled corporation 受控法團的權益	70,445,200 (L)	47.12%	70,445,200 (L)	19.60%
許東升先生[“許先生”] <sup>(3)</sup>	Domestic shares 內資股	Interest of a controlled corporation 受控法團的權益	5,000,000 (L)	4.17%	5,000,000 (L)	1.39%

## OTHER INFORMATION

### 其他資料

Name of Shareholder 股東名稱／姓名	Class of shares 股份類別	Nature of interest 權益性質	Number of shares interested in the relevant class of shares of the Company <sup>(1)</sup> 於本公司相關類別股份中擁有權益的股份數目 <sup>(1)</sup>		Number of shares interested in the total share capital of the Company <sup>(1)</sup> 於本公司股本總額中擁有權益的股份數目 <sup>(1)</sup>	
			Percentage (approximate) 百分比 (概約)	Percentage (approximate) 百分比 (概約)	Percentage (approximate) 百分比 (概約)	Percentage (approximate) 百分比 (概約)
Beijing Youke Yu Technology Development Co., Ltd. ["Youke Yu"] <sup>(4)</sup> 北京優科玉科技發展有限公司 (「優科玉」) <sup>(4)</sup>	Unlisted foreign shares 非上市外資股	Beneficial owner 實益擁有人	46,714,200 (L)	31.25%	46,714,200 (L)	13.00%
Beijing Xinmao Licheng Trading Co., Ltd. ["Xinmao Licheng"] <sup>(4)</sup> 北京鑫茂立成商貿有限公司 (「鑫茂立成」) <sup>(4)</sup>	Unlisted foreign shares 非上市外資股	Interest of a controlled corporation 受控法團的權益	46,714,200 (L)	31.25%	46,714,200 (L)	13.00%
Mr. Guo Lidong ["Mr. Guo"] <sup>(4)</sup> 郭立冬先生(「郭先生」) <sup>(4)</sup>	Unlisted foreign shares 非上市外資股	Interest of a controlled corporation 受控法團的權益	46,714,200 (L)	31.25%	46,714,200 (L)	13.00%
Mr. Yan Wenge ["Mr. Yan"] <sup>(4)</sup> 晏文革先生(「晏先生」) <sup>(4)</sup>	Unlisted foreign shares 非上市外資股	Interest of a controlled corporation 受控法團的權益	46,714,200 (L)	31.25%	46,714,200 (L)	13.00%
Beijing Hengsheng Rongcheng Trading Co., Ltd. <sup>(5)</sup> 北京恆盛融誠商貿有限公司 <sup>(5)</sup>	Unlisted foreign shares 非上市外資股	Beneficial owner 實益擁有人	32,340,600 (L)	21.63%	32,340,600 (L)	9.00%
Ms. Wu Yue <sup>(5)</sup> 武悅女士 <sup>(5)</sup>	Unlisted foreign shares 非上市外資股	Interest of a controlled corporation 受控法團的權益	32,340,600 (L)	21.63%	32,340,600 (L)	9.00%
KKC Capital Limited	H shares H股	Investment manager 投資經理	9,408,000 (L)	10.47%	9,408,000 (L)	2.62%



## OTHER INFORMATION

### 其他資料

Name of Shareholder 股東名稱／姓名	Class of shares 股份類別	Nature of interest 權益性質	Number of shares interested in the relevant class of shares of the Company <sup>(1)</sup> 於本公司相關 類別股份中擁有 權益的股份數目 <sup>(1)</sup>		Number of shares interested in the total share capital of the Company <sup>(1)</sup> 於本公司股本 總額中擁有 權益的股份數目 <sup>(1)</sup>	
			Percentage (approximate) 百分比 (概約)	Percentage (approximate) 百分比 (概約)		
KKC Capital SPC – KKC Capital High Growth Fund Segregated Portfolio	H shares H股	Beneficial owner 實益擁有人	9,408,000 (L)	10.47%	9,408,000 (L)	2.62%
A Plus Capital Management Limited	H shares H股	Investment manager 投資經理	9,318,000 (L)	10.37%	9,318,000 (L)	2.59%
Tiger Capital Fund SPC – Tiger Global SP	H shares H股	Beneficial owner 實益擁有人	9,318,000 (L)	10.37%	9,318,000 (L)	2.59%

#### Notes:

#### 附註：

- (1) The letter "L" denotes the person's long position in the shares. As at 30 June 2022, the Company issued a total of 359,340,000 shares, including 120,000,000 domestic shares, 89,840,000 H shares and 149,500,000 unlisted foreign shares.
- (1) 字母「L」指該人士於股份的好倉。於2022年6月30日，本公司總共發行了359,340,000股股份，包括120,000,000股內資股、89,840,000股H股及149,500,000股非上市外資股。
- (2) Dayuan Tiandi is owned as to 55% by Mr. Zhao and 45% by Mr. Gong. By virtue of the SFO, Mr. Zhao and Mr. Gong are deemed to be interested in the shares held by Dayuan Tiandi.
- (2) 大苑天地由趙先生及貢先生分別擁有55%及45%。根據證券及期貨條例，趙先生與貢先生被視為於大苑天地持有的股份中擁有權益。
- (3) Shenzhen ZhongLian is owned as to 90% by Mujing Chengyuan and 10% by Mr. Gong Changjiu. Mujing Chengyuan is in turn owned as to 51% by Mr. Gong Changjiu and 49% by Mr. Xu. By virtue of the SFO, Mr. Gong Changjiu and Mr. Xu are deemed to be interested in the shares held by Shenzhen ZhongLian.
- (3) 深圳眾聯由木景誠苑與宮長久先生分別擁有90%及10%，而木景誠苑由宮長久先生與許先生分別擁有51%及49%。根據證券及期貨條例，宮長久先生及許先生被視為於深圳眾聯持有的股份中擁有權益。
- (4) Youke Yu is owned as to 20% by Mr. Guo and 80% by Xinmao Licheng. Xinmao Licheng is in turn owned as to 50% by Mr. Guo and 50% by Mr. Yan. By virtue of the SFO, Xinmao Licheng, Mr. Guo and Mr. Yan are deemed to be interested in the shares held by Youke Yu.
- (4) 優科玉由郭先生與鑫茂立成分別擁有20%及80%，而鑫茂立成由郭先生與晏先生分別擁有50%及50%。根據證券及期貨條例，鑫茂立成、郭先生與晏先生被視為於優科玉持有的股份中擁有權益。
- (5) Beijing Hengsheng Rongcheng Trading Co., Ltd. is wholly owned by Ms. Wu Yue. By virtue of the SFO, Ms. Wu Yue is deemed to be interested in the shares held by Beijing Hengsheng Rongcheng Trading Co., Ltd..
- (5) 北京恆盛融誠商貿有限公司由武悅女士全資擁有。根據證券及期貨條例，武悅女士被視為於北京恆盛融誠商貿有限公司持有的股份中擁有權益。

## OTHER INFORMATION

### 其他資料

\* *If there is any inconsistency between the Chinese names of the entities, companies or legal entities incorporated in the PRC and their English translations, the Chinese names shall prevail. The English translations of the Chinese names of such entities, companies or legal entities are provided for illustration purposes only.*

Save as disclosed above, as at 30 June 2022, the Directors were not aware of any other person or corporation which had any interest or short position in the shares or underlying shares of the Company as recorded in the register required to be kept by the Company under Section 336 of the SFO.

As at 30 June 2022, none of the Directors, Supervisors or chief executive of the Company had an interest or short position in the shares, underlying shares or debentures of the Company or its associated corporation as recorded in the register required to be kept by the Company under Section 352 of the SFO, or as otherwise notified to the Company and the Stock Exchange pursuant to the required standard of dealings by directors of listed issuers as referred to in Rule 5.46 of the GEM Listing Rules (which shall be deemed to apply to the Supervisors to the same extent as it applies to the Directors).

### DIVIDEND

The Company proposed a final dividend for the year ended 31 December 2021 of RMB0.013 (including tax) per share with an aggregate amount of RMB4,671,420 (including tax), which was approved by the shareholders of the Company at the annual general meeting held on 25 May 2022.

The Board did not recommend any interim dividend for the Reporting Period.

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

During the Reporting Period, neither the Company nor any of its subsidiaries had purchased, sold or redeemed any listed securities of the Company.

\* 於中國註冊成立的實體、企業或法律實體的中文名稱如與其英文譯名有任何歧義，概以中文名稱為準。該等實體、企業或法律實體中文名稱的英文譯名僅供說明用途。

除上文所披露者外，於2022年6月30日，董事並不知悉任何其他人士或法團於本公司股份或相關股份中擁有任何記錄於本公司根據證券及期貨條例第336條須予存置之登記冊內的權益或淡倉。

於2022年6月30日，概無任何本公司董事、監事或最高行政人員於本公司或其相聯法團的股份、相關股份或債權證中，擁有記錄於本公司根據證券及期貨條例第352條須予存置之登記冊內的權益或淡倉，或根據GEM上市規則第5.46條所述上市發行人董事進行買賣的規定準則(有關規定被視為同樣適用監事，適用程度與董事相同)須知會本公司及聯交所的權益或淡倉。

### 股息

本公司建議宣派截至2021年12月31日止年度的末期股息每股人民幣0.013元(含稅)，總額為人民幣4,671,420元(含稅)，並已於2022年5月25日舉行的股東週年大會上獲本公司股東批准。

董事會不建議派付報告期內之任何中期股息。

### 購買、出售或贖回本公司上市證券

於報告期內，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。

## OTHER INFORMATION

### 其他資料

#### COMPETING INTERESTS

None of the Directors, controlling shareholders of the Company and their respective close associates (as defined in the GEM Listing Rules) had any interests in any business which competes or may compete with the business of the Group or any other conflicts of interest which such person has or may have with the Group which must be disclosed in this report as at 30 June 2022.

#### DIRECTORS' AND SUPERVISORS' SECURITIES TRANSACTIONS

The Group has adopted a code of conduct regarding securities transactions by the Directors and Supervisors (the "Code of Conduct") on terms no less exacting than the required standard of dealings as set out in Rules 5.48 to 5.67 of the GEM Listing Rules. Having made specific enquiry with all Directors and Supervisors, all Directors and Supervisors confirmed that they had complied with the required standard of dealings and the Code of Conduct during the six months ended 30 June 2022.

#### CHANGES IN DIRECTORS' AND SUPERVISORS' INFORMATION

Pursuant to Rule 17.50A(1) of the GEM Listing Rules, there is no change in information of the Directors and Supervisors required to be disclosed pursuant to paragraphs (a) to (e) and (g) of Rule 17.50(2) of the GEM Listing Rules during the Reporting Period.

#### CORPORATE GOVERNANCE

The Board is of the view that the Company has complied with all the code provisions set out in Part 2 of the Corporate Governance Code (the "CG Code") as contained in Appendix 15 of the GEM Listing Rules during the Reporting Period, except for the following deviation:

##### Code Provision C.2.1

Mr. Li Peng is the chairman of the Board and is primarily responsible for providing leadership to the Board and overseeing the Group's overall strategic planning and management.

#### 競爭權益

於2022年6月30日，概無董事、本公司控股股東及彼等各自的緊密聯繫人(定義見GEM上市規則)於任何與本集團業務競爭或可能競爭的業務中擁有任何權益，該等人士與本集團亦無存在或可能存在任何其他必須於本報告披露的利益衝突。

#### 董事及監事的證券交易

本集團已採納有關董事及監事進行證券交易的行為守則(「行為守則」)，其條款不遜於GEM上市規則第5.48至5.67條所載的買賣必守標準。經向全體董事及監事作出特定查詢後，董事及監事均確認彼等於截至2022年6月30日止六個月已遵守交易必守標準及行為守則。

#### 董事及監事資料變更

根據GEM上市規則第17.50A(1)條，於報告期內，概無根據GEM上市規則第17.50(2)條第(a)至(e)及(g)段須予披露的董事及監事資料變動。

#### 企業管治

董事會認為，除下列偏離外，本公司已於報告期內遵守GEM上市規則附錄15的企業管治守則(「企業管治守則」)第二部分所載的所有守則條文：

##### 守則條文第C.2.1條

李鵬先生擔任董事會主席，主要負責領導董事會及監督本集團的整體戰略規劃及管理。

## OTHER INFORMATION

### 其他資料

Presently, the Company does not have a position with the title “chief executive officer”. The role of general manager of the Company is to carry out the duties of a chief executive officer, and is responsible for the Group’s day-to-day management, operations and business development. The general manager focuses on implementing objectives, policies and strategies approved by the Board.

Mr. Li Peng is also the general manager of the Company and is responsible for the Group’s day-to-day management, operations and business development.

As such, the Company deviated from the code provision C.2.1 of Part 2 of the CG code during the Reporting Period. Considering the fact that Mr. Li Peng has demonstrated suitable management and leadership capabilities along with his thorough understanding of the Group’s business since his appointment as a Director and the general manager of the Company in 2012 and 2015, respectively, the Board believes that vesting both the roles of chairman of the Board and general manager of the Company in Mr. Li can facilitate the execution of the Group’s business strategies and maximizes the effectiveness of its operations. In addition, as all major decisions are made in consultation with the members of the Board and relevant Board committees, and there are three independent non-executive Directors offering independent perspectives, the Board is of the view that there are adequate safeguards in place to ensure sufficient balance of powers within the Board. The Board shall nevertheless review its structure from time to time to ensure that appropriate action is being taken as and when appropriate.

## SOCIAL RESPONSIBILITIES AND SERVICES AND ENVIRONMENTAL POLICY

As a financial service provider, the Group is not involved in business that will generate air, water and land pollution which are regulated by the applicable laws and regulations in the PRC. No hazardous waste was produced by the Group in its course of business during the Reporting Period. The Group complies with the relevant laws and regulations in environmental protection and the impact on the environment has always been a major focus of the Group.

The Group is committed to the long-term sustainability of its businesses and the communities with which it engages. The Group pursues such a business model by managing its business prudently and executing management decisions with due care and attention.

本公司目前並無職銜為「行政總裁」的職位。本公司的總經理的角色為履行行政總裁的職務，負責本集團的日常管理、運作及業務發展。總經理專注於執行經董事會批准的目標、政策及策略。

李鵬先生亦擔任本公司總經理一職，負責本集團的日常管理、運作及業務發展。

因此，本公司於報告期間偏離企業管治守則第二部分的守則條文第C.2.1條的規定。考慮到李鵬先生自彼分別於2012年及2015年獲委任為董事及本公司總經理以來，一直表現出具備合適之管理及領導能力，並且對本集團業務擁有透徹了解，董事會認為，由李先生同時兼任董事會主席及本公司總經理可促進本集團業務策略之執行及將其營運效率最大化。此外，由於所有重大決策乃經諮詢董事會及相關董事委員會成員後作出，並有三名獨立非執行董事提供獨立見解，董事會認為，已有充足保障確保董事會內權力的充分平衡。儘管如此，董事會仍將不時檢討其架構，以確保於合適的時機採取適當行動。

## 社會責任與服務及環境政策

作為一家金融服務供應商，本集團並無涉及受中國適用法律及法規規管的可造成空氣、水及土地污染的業務。於報告期內，本集團於其業務過程中概無產生任何有害廢物。本集團遵守有關環保的法律及法規，同時，對環境的影響一直以來是本集團關注的重點。

本集團致力維持其業務及所在社區之長期可持續發展。本集團審慎管理業務，並盡責專注地執行管理決策，以推動此業務模式。



# CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

## 簡明綜合全面收益表

For the six months ended 30 June 2022 截至2022年6月30日止六個月

				Six months ended 30 June 截至6月30日止六個月	
				2022 2022年 RMB 人民幣元 (Unaudited) (未經審核)	2021 2021年 RMB 人民幣元 (Unaudited) (未經審核)
		Notes 附註			
<b>Revenue</b>	<b>收益</b>	6	<b>10,752,352</b>	27,589,959	
Cost of sales	銷售成本		<b>(1,218,975)</b>	(8,035,993)	
<b>Gross profit</b>	<b>毛利</b>		<b>9,533,377</b>	19,553,966	
Other income, gains and losses	其他收入、收益及虧損	6	<b>5,410,155</b>	9,071,222	
Operating expenses	經營開支		<b>(2,986,032)</b>	(3,366,801)	
Administrative expenses	行政開支		<b>(7,727,341)</b>	(8,306,494)	
Impairment loss on accounts receivable, net	應收賬款減值虧損淨額		<b>(2,763,498)</b>	(1,711,816)	
<b>Profit before income tax</b>	<b>除所得稅前溢利</b>	7	<b>1,466,661</b>	15,240,077	
Income tax expense	所得稅開支	8	<b>(871,245)</b>	(3,815,414)	
<b>Profit for the period</b>	<b>期內溢利</b>		<b>595,416</b>	11,424,663	
Other comprehensive income, after tax	其他全面收入(除稅後)				
Item that will not be reclassified to profit or loss:	將不會重新分類至損益的項目：				
Changes in fair value of financial assets at fair value through other comprehensive income ("FVTOCI")	按公平值計入其他全面收入(「按公平值計入其他全面收入」)的金融資產之公平值變動		<b>(555,369)</b>	-	
<b>Total comprehensive income for the period</b>	<b>期內全面收入總額</b>		<b>40,047</b>	11,424,663	
<b>Profit for the period attributable to:</b>	<b>以下人士應佔期內溢利：</b>				
- Owners of the Company	- 本公司擁有人		<b>926,697</b>	11,424,663	
- Non-controlling interests	- 非控股權益		<b>(331,281)</b>	-	
			<b>595,416</b>	11,424,663	
<b>Total comprehensive income for the period attributable to:</b>	<b>以下人士應佔期內全面收入總額：</b>				
- Owners of the Company	- 本公司擁有人		<b>371,328</b>	11,424,663	
- Non-controlling interests	- 非控股權益		<b>(331,281)</b>	-	
			<b>40,047</b>	11,424,663	
<b>Earnings per share</b>	<b>每股盈利</b>	9	<b>RMB cents 人民幣分</b>	<b>RMB cents 人民幣分</b>	
- Basic	- 基本		<b>0.26</b>	3.18	
- Diluted	- 攤薄		<b>0.26</b>	3.18	

# CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

## 簡明綜合財務狀況表

As at 30 June 2022 於2022年6月30日

			As at 30 June 2022 於2022年 6月30日 RMB 人民幣元 (Unaudited) (未經審核)	As at 31 December 2021 於2021年 12月31日 RMB 人民幣元 (Audited) (經審核)
		Notes 附註		
<b>ASSETS AND LIABILITIES</b>	<b>資產及負債</b>			
<b>Non-current assets</b>	<b>非流動資產</b>			
Plant and equipment	廠房及設備	11	3,545,675	636,589
Intangible asset	無形資產	12	2,009,441	2,136,126
Goodwill	商譽	22	140,210	-
Accounts receivable	應收賬款	15	25,956,851	57,208,422
Right-of-use assets	使用權資產	11	6,946,572	975,148
Financial assets at fair value through profit or loss ("FVTPL")	按公平值計入損益 (「按公平值計入損益」) 的金融資產	13	23,468,908	15,000,000
Financial asset at FVTOCI	按公平值計入其他全面 收入的金融資產	14	51,913,706	18,003,936
Deferred tax assets	遞延稅項資產		10,023,172	14,441,962
			<b>124,004,535</b>	108,402,183
<b>Current assets</b>	<b>流動資產</b>			
Accounts receivable	應收賬款	15	222,784,534	288,196,025
Prepayments, deposits and other receivables	預付款項、按金及其他 應收款項		11,352,302	8,208,399
Cash and cash equivalents	現金及現金等價物		178,535,476	148,349,236
			<b>412,672,312</b>	444,753,660
<b>Current liabilities</b>	<b>流動負債</b>			
Trade and other payables	貿易及其他應付款項	16	32,302,574	40,527,211
Receipts in advance	預收款項		8,377	47,367
Lease liabilities	租賃負債		1,900,080	1,000,563
Tax payables	應付稅項		4,559,716	10,128,758
			<b>38,770,747</b>	51,703,899
<b>Net current assets</b>	<b>流動資產淨值</b>		<b>373,901,565</b>	393,049,761
<b>Total assets less current liabilities</b>	<b>資產總值減流動負債</b>		<b>497,906,100</b>	501,451,944

# CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

## 簡明綜合財務狀況表

As at 30 June 2022 於2022年6月30日

			As at 30 June 2022 於2022年 6月30日 RMB 人民幣元 (Unaudited) (未經審核)	As at 31 December 2021 於2021年 12月31日 RMB 人民幣元 (Audited) (經審核)
		Notes 附註		
<b>Non-current liabilities</b>	<b>非流動負債</b>			
Receipts in advance	預收款項		1,028,989	1,021,500
Deposits from finance lease customers and suppliers	來自融資租賃客戶及供應 商的按金		12,321,902	24,823,951
Lease liabilities	租賃負債		4,444,319	19,520
			<b>17,795,210</b>	25,864,971
<b>Net assets</b>	<b>資產淨值</b>		<b>480,110,890</b>	475,586,973
<b>EQUITY</b>	<b>權益</b>			
<b>Capital and reserves</b>	<b>資本及儲備</b>			
Share capital	股本	17	359,340,000	359,340,000
Reserves	儲備		111,946,881	116,246,973
<b>Equity attributable to owners of the Company</b>	<b>本公司擁有人應佔權益</b>		<b>471,286,881</b>	475,586,973
Non-controlling interests	非控股權益		8,824,009	-
<b>Total equity</b>	<b>權益總額</b>		<b>480,110,890</b>	475,586,973



# CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

## 簡明綜合權益變動表

For the six months ended 30 June 2022 截至2022年6月30日止六個月

		Attributable to owners of the Company 本公司擁有人應佔								
		Share capital	Merger Reserve*	Capital reserve*	Statutory Reserve*	Financial Assets at FVTOCI Reserve*	Retained Profits*	Subtotal equity	Non-controlling interests	Total equity
		股本	合併儲備*	資本儲備*	法定儲備*	按公平值計入其他全面收入的金融資產儲備*	保留溢利*	權益小計	非控股權益	權益總額
		RMB	RMB	RMB	RMB	RMB	RMB	RMB	RMB	RMB
		人民幣元	人民幣元	人民幣元	人民幣元	人民幣元	人民幣元	人民幣元	人民幣元	人民幣元
At 1 January 2021	於2021年1月1日	359,340,000	1,582,035	31,096,839	13,338,878	-	53,906,817	459,264,569	-	459,264,569
Profit and total comprehensive income for the period	期內溢利及全面收入總額	-	-	-	-	-	11,424,663	11,424,663	-	11,424,663
2020 final dividend declared	已宣派2020年末期股息	-	-	-	-	-	(1,078,020)	(1,078,020)	-	(1,078,020)
At 30 June 2021 (Unaudited)	於2021年6月30日(未經審核)	359,340,000	1,582,035	31,096,839	13,338,878	-	64,253,460	469,611,212	-	469,611,212
<b>At 1 January 2022</b>	<b>於2022年1月1日</b>	<b>359,340,000</b>	<b>1,582,035</b>	<b>31,096,839</b>	<b>17,794,756</b>	<b>2,469,078</b>	<b>63,304,265</b>	<b>475,586,973</b>	<b>-</b>	<b>475,586,973</b>
Profit for the period	期內溢利	-	-	-	-	-	926,697	926,697	(331,281)	964,788
Other comprehensive income	其他全面收入	-	-	-	-	-	-	-	-	-
- Changes in fair value of financial assets at FVTOCI	- 按公平值計入其他全面收入的金融資產之公平值變動	-	-	-	-	(555,369)	-	(555,369)	-	(555,369)
Total comprehensive income	全面收入總額	-	-	-	-	(555,369)	926,697	371,328	(331,281)	40,047
Business acquisition (note 22)	業務收購(附註22)	-	-	-	-	-	-	-	(134,710)	(134,710)
Capital contribution by non-controlling interests**	非控股權益出資**	-	-	-	-	-	-	-	9,290,000	9,290,000
2021 final dividend declared	已宣派2021年末期股息	-	-	-	-	-	(4,671,420)	(4,671,420)	-	(4,671,420)
At 30 June 2022 (Unaudited)	於2022年6月30日(未經審核)	359,340,000	1,582,035	31,096,839	17,794,756	1,913,709	59,559,542	471,286,881	8,824,009	480,110,890

\* The aggregate balances of these reserve amounting to RMB111,952,881 (six months ended 30 June 2021: RMB110,271,212) are included as reserves as at 30 June 2022 in the condensed consolidated statement of financial position.

\*\* It is represented by the capital contribution by non-controlling interests of Jiangsu Anshi Commercial Energy Storage System Co., Ltd ("Jiangsu Anshi") and Guangdong YuanYu Jishi Xinxi Technology Limited ("YuanYu"), the subsidiaries of the Company during the period amounting to RMB8,800,000 and RMB490,000 respectively.

\* 於2022年6月30日，該等儲備金額合共人民幣111,952,881元(截至2021年6月30日止六個月：人民幣110,271,212元)的結餘總額已於簡明綜合財務狀況表列作儲備。

\*\* 指期內江蘇安時商用儲能系統有限公司(「江蘇安時」)及廣東元宇基石信息科技有限公司(「元宇」)(均為本公司附屬公司)之非控股權益出資，分別為人民幣8,800,000元及人民幣490,000元。

# CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

## 簡明綜合現金流量表

For the six months ended 30 June 2022 截至2022年6月30日止六個月

		Six months ended 30 June	
		截至6月30日止六個月	
		2022	2021
		2022年	2021年
		RMB	RMB
		人民幣元	人民幣元
		(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)
<b>Cash flows from operating activities</b>	<b>經營活動之現金流量</b>		
Profit before income tax	除所得稅前溢利	1,466,661	15,240,077
Adjustments for:	調整以下各項：		
Bank interest income	銀行利息收入	(1,421,725)	(881,396)
Depreciation of plant and equipment	廠房及設備折舊	297,768	94,914
Depreciation of right-of-use assets	使用權資產折舊	946,230	519,099
Amortisation of intangible asset	無形資產攤銷	126,685	126,685
Fair value changes in financial assets at FVTPL	按公平值計入損益的金融 資產之公平值變動	531,092	-
Provision of Impairment losses on accounts receivable, net	應收賬款減值虧損撥備淨額	2,763,498	1,711,816
Interest expenses on lease liabilities	租賃負債利息開支	153,592	43,550
Gain on modification of leases	租賃修改的收益	-	(17,553)
Loss on disposal of plant and equipment	出售廠房及設備的虧損	1,170	1,273
Operating profits before working capital changes	營運資金變動前的經營溢利	4,864,971	16,838,465
Decrease in accounts receivable	應收賬款減少	93,884,564	239,543,371
Increase in prepayments, deposits and other receivables	預付款項、按金及其他應收款 項增加	(3,143,903)	(15,774,047)
Decrease in trade and other payables	貿易及其他應付款項減少	(8,501,045)	(8,981,501)
Decrease in receipts in advance	預收款項減少	(31,501)	(95,138)
Decrease in deposits from finance lease customers and suppliers (non-current portion)	來自融資租賃客戶及供應商的 按金減少(非即期部分)	(12,502,049)	(22,445,538)
Cash generated from operating activities	經營活動所得現金	74,586,037	209,623,018
Interest received	已收利息	1,421,725	881,396
Income tax paid	已付所得稅	(2,021,497)	(95,925)
Net cash generated from operating activities	經營活動所得現金淨額	73,986,265	210,408,489

# CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

## 簡明綜合現金流量表

For the six months ended 30 June 2022 截至2022年6月30日止六個月

		Six months ended 30 June 截至6月30日止六個月	
		2022 2022年 RMB 人民幣元 (Unaudited) (未經審核)	2021 2021年 RMB 人民幣元 (Unaudited) (未經審核)
<b>Cash flows from investing activities</b>	<b>投資活動之現金流量</b>		
Purchase of plant and equipment	購買廠房及設備	(3,208,024)	-
Proceeds from disposal of plant and equipment	出售廠房及設備之所得款項	-	5,388
Purchase of financial assets at FVTPL	購買按公平值計入損益的 金融資產	(9,000,000)	(3,076,923)
Purchase of financial assets at FVTOCI	購買按公平值計入其他全面 收入的金融資產	(34,465,139)	-
Business acquisition (note 22)	業務收購(附註22)	1,489	-
Release of pledged bank deposits	抵押銀行存款發放	-	60,000,000
<b>Net cash (used in)/generate from investing activities</b>	<b>投資活動(所用)/所得現金 淨額</b>	<b>(46,671,674)</b>	<b>56,928,465</b>
<b>Cash flows from financing activities</b>	<b>融資活動之現金流量</b>		
Repayment of interest-bearing bank and other borrowings	償還計息銀行及其他借款	-	(299,631,006)
Capital contribution by non-controlling interests	非控股權益出資	9,290,000	-
Interest elements of lease rentals paid	已付租賃租金利息部分	(153,592)	(43,550)
Capital elements of lease rentals paid	已付租賃租金資本部分	(1,593,339)	(490,992)
Dividend paid	已付股息	(4,671,420)	-
<b>Net cash generated from/(used in) financing activities</b>	<b>融資活動所得/(所用)現金 淨額</b>	<b>2,871,649</b>	<b>(300,165,548)</b>
<b>Net increase/(decrease) in cash and cash equivalents</b>	<b>現金及現金等價物 增加/(減少)淨額</b>	<b>30,186,240</b>	<b>(32,828,594)</b>
<b>Cash and cash equivalents at beginning of period</b>	<b>期初現金及現金等價物</b>	<b>148,349,236</b>	<b>142,021,437</b>
<b>Cash and cash equivalents at end of period</b>	<b>期末現金及現金等價物</b>	<b>178,535,476</b>	<b>109,192,843</b>
<b>Analysis of cash and cash equivalents:</b>	<b>現金及現金等價物分析：</b>		
Cash at banks and in hand	銀行及手頭現金	178,535,476	109,192,843

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

## 簡明綜合中期財務報表附註

For the six months ended 30 June 2022 截至2022年6月30日止六個月

### 1. CORPORATE INFORMATION

The Company was established in the People Republic of China (the “PRC”) on 7 December 2012 as a sino-foreign equity joint venture enterprise and was converted to a joint stock company with limited liability under the Company Law of the PRC on 10 September 2015. The address of its registered office is Room 201, Block A, No.1, Qianwan First Road, Qianhai Shenzhen-Hong Kong Cooperation Zone, Shenzhen, Guangdong, the PRC and the principal place of business is Room 1603, Cheung Kei Building, No.128 Xinzhou 11th Street, Futian District, Shenzhen, Guangdong, the PRC. The Company’s overseas-listed foreign shares (“H Shares”) have been listed on the GEM of the Stock Exchange since 23 May 2017.

The Company is principally engaged in financial leasing, advisory services, customer referral. The Group is principally engaged in financial leasing, provision of factoring and advisory services, customer referral, the supply of medical equipment, investment holding, leasing of 5G base stations and energy storage business in the PRC.

### 2. BASIS OF PRESENTATION

The condensed consolidated interim financial statements for the six months ended 30 June 2022 (the “Reporting Period”) have been prepared in accordance with all applicable Hong Kong Financial Reporting Standards (“HKFRSs”), Hong Kong Accounting Standards (“HKASs”) and Interpretations (hereinafter collectively referred to as the “HKFRS”) and the disclosure requirements of the Hong Kong Companies Ordinance (Chapter 622 of the Laws of Hong Kong). In addition, the condensed consolidated interim financial statements include applicable disclosures required by the GEM Listing Rules.

### 1. 公司資料

本公司於2012年12月7日在中華人民共和國(「中國」)成立為中外合資經營企業並於2015年9月10日根據《中華人民共和國公司法》改制為股份有限公司。其註冊辦事處地址為中國廣東省深圳市前海深港合作區前灣一路1號A棟201室，主要營業地點為中國廣東省深圳市福田區新洲十一街128號祥祺大廈1603室。本公司的境外上市外資股(「H股」)自2017年5月23日起已於聯交所GEM上市。

本公司主要從事融資租賃、諮詢服務及客戶轉介服務。本集團主要於中國從事提供融資租賃、保理及諮詢服務、客戶轉介服務、供應醫療設備、投資控股、出租5G基站及儲能業務。

### 2. 呈列基準

截至2022年6月30日止六個月(「報告期間」)的簡明綜合中期財務報表乃根據所有適用香港財務報告準則(「香港財務報告準則」)、香港會計準則(「香港會計準則」)及詮釋(下文統稱為「香港財務報告準則」)以及香港法例第622章香港公司條例的披露規定編製。此外，簡明綜合中期財務報表包括GEM上市規則規定的適用披露。

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

## 簡明綜合中期財務報表附註

For the six months ended 30 June 2022 截至2022年6月30日止六個月

### 2. BASIS OF PRESENTATION (Continued)

The condensed consolidated interim financial statements have been prepared in accordance with the same accounting policies adopted in the audited financial statements for the year ended 31 December 2021 as set out in the annual report of the Company dated 30 March 2022, except for those that relate to new standards or interpretations effective for the first time for periods beginning on or after 1 January 2022 and application of certain accounting policies which became relevant to the Group. The adoption of amendments to HKFRSs have no material effect on these condensed consolidated interim financial statements. The Group has not early adopted any new and revised HKFRSs that has been issued but not yet effective in the current accounting period. The preparation of the condensed consolidated interim financial statements in conformity with HKAS 34 requires the management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses on a year to date basis. Actual results may differ from these estimates. The areas where significant judgments and estimates have been made in preparing the financial statements and their effect are disclosed in note 4.

This report contains condensed consolidated interim financial statements and selected explanatory notes. The notes include an explanation of events and transactions that are significant to an understanding of the changes in financial position and performance of the Group since the audited financial statements for the year ended 31 December 2021. The condensed consolidated interim financial statements and notes thereon do not include all of the information required for full set of financial statements prepared in accordance with HKFRSs and should be read in conjunction with the 2021 consolidated financial statements.

### 2. 呈列基準(續)

簡明綜合中期財務報表乃根據本公司日期為2022年3月30日的年報所載截至2021年12月31日止年度的經審核財務報表所採用的相同會計政策而編製，惟與於2022年1月1日或之後開始之期間首次生效的新準則或詮釋有關者及應用若干已與本集團有關的會計政策除外。採納香港財務報告準則修訂本對該等簡明綜合中期財務報表並無重大影響。本集團並無提前採納於本會計期間已頒佈但尚未生效之任何新訂及經修訂香港財務報告準則。編製符合香港會計準則第34號之簡明綜合中期財務報表要求管理層作出判斷、估計及假設，而有關判斷、估計及假設會影響政策之應用及本年迄今為止所呈報資產及負債、收入及開支之金額。實際結果可能與該等估計有所差異。編製財務報表時已作出重大判斷及估計的範疇以及其影響於附註4披露。

本報告載有簡明綜合中期財務報表及經挑選之解釋附註。該等附註包括解釋對了解本集團自截至2021年12月31日止年度之經審核財務報表刊發以來之財務狀況及表現所出現之變動而言屬重要之事件及交易。簡明綜合中期財務報表及其附註並不包括根據香港財務報告準則而編製之完整財務報表所規定之一切資料並應與2021年綜合財務報表一併閱讀。



# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

## 簡明綜合中期財務報表附註

For the six months ended 30 June 2022 截至2022年6月30日止六個月

### 2. BASIS OF PRESENTATION *(Continued)*

The condensed consolidated interim financial statements are unaudited and have been prepared under historical cost convention, except for certain financial instruments which are stated at fair values. The condensed consolidated interim financial statements are unaudited but have been reviewed by BDO Limited, the external auditor of the Company, in accordance with Hong Kong Standard on Review Engagements 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA").

The condensed consolidated interim financial statements are presented in RMB, which is also the functional currency of the Company, unless otherwise indicated.

#### (A) Significant events

The significant events and transactions that have occurred during the current interim period relate to the effects on the Group's condensed consolidated interim financial statements for the six months ended 30 June 2022 and are summarised as follows.

- (i) Business acquisition (note 22); and
- (ii) Establishment of a subsidiary (note 23)

### 2. 呈列基準(續)

簡明綜合中期財務報表為未經審核並根據歷史成本法編製，惟若干金融工具按公平值列賬除外。簡明綜合中期財務報表乃未經審計，惟已由本公司外聘核數師香港立信德豪會計師事務所有限公司根據香港會計師公會（「香港會計師公會」）頒佈之香港審閱委聘準則第2410號「由實體的獨立核數師審閱中期財務資料」進行審閱。

簡明綜合中期財務報表以人民幣呈列，其亦為本公司的功能貨幣（除非另有所指）。

#### (A) 重大事件

於本中期期間發生影響本集團截至2022年6月30日止六個月簡明綜合中期財務報表的重大事件及交易概述如下。

- (i) 業務收購(附註22)；及
- (ii) 成立一間附屬公司(附註23)

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

## 簡明綜合中期財務報表附註

For the six months ended 30 June 2022 截至2022年6月30日止六個月

### 2. BASIS OF PRESENTATION *(Continued)*

#### (B) Accounting policies

The Group has applied the same accounting policies and methods of computation in its interim consolidated financial statements as in its 2021 annual financial statements, except for the accounting policies regarding to the new business acquisition during the current interim period as follows.

##### (i) Goodwill

Goodwill represents the excess of the aggregate of the fair value of the consideration transferred, the amount of any non-controlling interest in the acquiree and the fair value of the Group's previously held equity interest in the acquiree over the fair value of the identifiable assets and liabilities measured as at the acquisition date.

Where the fair value of identifiable assets and liabilities exceed the aggregate of the fair value of consideration paid, the amount of any non-controlling interest in the acquiree and the acquisition date fair value of the acquirer's previously held equity interest in the acquiree, the excess is recognised in profit or loss on the acquisition date, after re-assessment.

### 2. 呈列基準(續)

#### (B) 會計政策

本集團已於其中期綜合財務報表中應用與其2021年年度財務報表相同的會計政策及計算方法，惟不包括下列有關於本中期間新商業收購的會計政策。

##### (i) 商譽

商譽指已轉讓代價之公平值、於被收購方任何非控股權益金額及本集團先前所持被收購方股本權益之公平值超過於收購日期的已計量可識別資產及負債的公平值總和。

倘可識別資產及負債之公平值超出已付代價之公平值、於被收購方任何非控股權益及收購方先前所持被收購方之股本權益於收購當日的公平值數額總和，則超出部分於收購日期經重估後於損益中確認。

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

## 簡明綜合中期財務報表附註

For the six months ended 30 June 2022 截至2022年6月30日止六個月

### 2. BASIS OF PRESENTATION (Continued)

#### (B) Accounting policies (Continued)

##### (i) Goodwill (Continued)

Goodwill is measured at cost less impairment losses. For the purpose of impairment testing, goodwill arising from an acquisition is allocated to each of the relevant cash-generating units that are expected to benefit from the synergies of the combination. A cash-generating unit is the smallest identifiable group of assets that generates cash inflows that are largely independent of the cash inflows from other assets or groups of assets. A cash-generating unit to which goodwill has been allocated is tested for impairment annually, by comparing its carrying amount with its recoverable amount, and whenever there is an indication that the unit may be impaired.

For goodwill arising on an acquisition in a financial year, the cash-generating unit to which goodwill has been allocated is tested for impairment before the end of that financial year. When the recoverable amount of the cash-generating unit is less than the carrying amount of the unit, the impairment loss is first allocated to reduce the carrying amount of any goodwill allocated to the unit, and then to the other assets of the unit on a pro-rata basis on the carrying amount of each asset in the unit. However, the loss allocated to each asset will not reduce the individual asset's carrying amount to below its fair value less cost of disposal (if measurable) or its value in use (if determinable), whichever is the higher. Any impairment loss for goodwill is recognised in profit or loss and is not reversed in subsequent periods.

### 2. 呈列基準(續)

#### (B) 會計政策(續)

##### (i) 商譽(續)

商譽按成本減減值虧損計量。就減值測試而言，收購所產生之商譽乃被分配到預期可從合併所產生協同效益獲益之各個有關現金產生單位。現金產生單位為最小可識別資產組別，其產生的現金流入基本上獨立於其他資產或資產組別所產生的現金流入。已獲分配商譽之現金產生單位每年及每當有跡象顯示該單位可能出現減值時透過比較其賬面值與其可收回金額進行減值測試。

就於財政年度內進行收購所產生商譽而言，獲分配商譽之現金產生單位會於該財政年度結束前進行減值測試。當現金產生單位之可收回金額少於該單位之賬面值，則減值虧損先削減分配到該單位之任何商譽賬面值，其後以該單位各資產之賬面值為基準按比例分配到該單位之其他資產之賬面值。然而，分配至每項資產之虧損並不會減損個別資產之賬面值至低於其公平值減出售成本(若能夠計量)或其使用價值(若能夠釐定)(以較高者為準)。商譽之任何減值虧損於損益中確認且不會於其後期間撥回。

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

## 簡明綜合中期財務報表附註

For the six months ended 30 June 2022 截至2022年6月30日止六個月

### 3. ADOPTION OF AMENDMENTS TO HONG KONG FINANCIAL REPORTING STANDARDS (“HKFRSs”)

The HKICPA has issued a number of amended HKFRSs that are first effective for the current accounting period of the Group as follows:

- Amendments to HKAS 16: Property, Plant and Equipment – Proceeds before Intended Use
- Amendments to HKAS 37: Onerous Contract – Cost of Fulfilling a Contract
- Amendments to HKFRS 3: Reference to the Conceptual Framework
- Amend Improvements to HKFRSs 2018-2020

The new or amended HKFRSs that are effective from 1 January 2022 did not have any significant impact on the Group’s accounting policies.

#### Amendments to HKAS 16, Property, Plant and Equipment – Proceeds before Intended Use

The amendments prohibit deducting from the cost of an item of property, plant and equipment any proceeds from selling items produced while bringing that asset to the location and condition necessary for it to be capable of operating in the manner intended by management. Instead, the proceeds from selling such items, and the cost of producing those items, is recognised in profit or loss.

### 3. 採納香港財務報告準則(「香港財務報告準則」)修訂本

香港會計師公會已頒佈若干於本集團本會計期間首次生效的經修訂香港財務報告準則：

- 香港會計準則第16號修訂本：物業、廠房及設備－用作擬定用途前的所得款項
- 香港會計準則第37號修訂本：虧損合約－履行合約的成本
- 香港財務報告準則第3號修訂本：概念框架之提述
- 2018年至2020年香港財務報告準則之修訂改進

自2022年1月1日起生效的新訂或經修訂的香港財務報告準則並無對本集團的會計政策產生任何重大影響。

#### 香港會計準則第16號修訂本，物業、廠房及設備－用作擬定用途前的所得款項

該等修訂本禁止從物業、廠房及設備項目成本中扣除出售使資產達到管理層擬定的營運方式所需的地點及狀況時所產生項目的任何所得款項。相反，出售該等項目的所得款項及生產該等項目的成本則於損益中確認。

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

## 簡明綜合中期財務報表附註

For the six months ended 30 June 2022 截至2022年6月30日止六個月

### 3. ADOPTION OF NEW/REVISED HONG KONG FINANCIAL REPORTING STANDARDS (“HKFRSs”)

(Continued)

#### Amendments to HKAS 37, Onerous Contracts – Cost of Fulfilling a Contract

The amendments specify that the “cost of fulfilling” a contract comprises the “costs that relate directly to the contract”. Costs that relate directly to a contract can either be incremental costs of fulfilling that contract (e.g. direct labour and materials) or an allocation of other costs that relate directly to fulfilling contracts (e.g. the allocation of the depreciation charge for an item of property, plant and equipment used in fulfilling the contract).

#### Amendments to HKFRS 3: Reference to the Conceptual Framework

The amendments update HKFRS 3 so that it refers to the revised Conceptual Framework for Financial Reporting 2018 instead of the version issued in 2010. The amendments add to HKFRS 3 a requirement that, for obligations within the scope of HKAS 37, an acquirer applies HKAS 37 to determine whether at the acquisition date a present obligation exists as a result of past events. For a levy that would be within the scope of HK(IFRIC)-Int 21 Levies, the acquirer applies HK(IFRIC)-Int 21 to determine whether the obligating event that gives rise to a liability to pay the levy has occurred by the acquisition date. The amendments also add an explicit statement that an acquirer does not recognise contingent assets acquired in a business combination.

### 3. 採納新訂／經修訂香港財務報告準則(「香港財務報告準則」)(續)

#### 香港會計準則第37號修訂本，虧損合約－履行合約的成本

該等修訂本訂明，「履行」合約「的成本」包括「與合約直接有關的成本」。與合約直接有關的成本可以是履行該合約的增量成本(如直接勞工及材料)或與履行合約直接有關的其他成本的分配(如履行合約所使用的物業、廠房及設備項目的折舊費用的分配)。

#### 香港財務報告準則第3號修訂本：概念框架之提述

該等修訂本對香港財務報告準則第3號作出更新，使其引用經修訂之2018年財務報告概念框架而非於2010年頒佈的版本。香港財務報告準則第3號修訂本新增一條規定，即在香港會計準則第37號範圍內之義務，收購方應用香港會計準則第37號確定在收購日期是否因過去事件而存在現有義務。如屬香港(國際財務報告詮釋委員會)詮釋第21號徵費範圍內之徵費，收購方應用香港(國際財務報告詮釋委員會)詮釋第21號確定引致支付徵費責任之責任事件是否於收購日期之前發生。該等修訂本亦新增一項明確聲明，收購方不得確認於業務合併中收購的或有資產。



# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

## 簡明綜合中期財務報表附註

For the six months ended 30 June 2022 截至2022年6月30日止六個月

### 3. ADOPTION OF NEW/REVISED HONG KONG FINANCIAL REPORTING STANDARDS (“HKFRSs”)

(Continued)

#### Amend Improvements to HKFRSs 2018-2020

Details of the amendments that are expected to be applicable to the Group are as follow:

HKFRS 9, Financial Instruments, which clarify the fees included in the ‘10 per cent’ test in paragraph B3.3.6 of HKFRS 9 in assessing whether to derecognise a financial liability, explaining that only fees paid or received between the entity and the lender, including fees paid or received by either the entity or the lender on other’s behalf are included.

HKFRS 16, Leases, which amend Illustrative Example 13 to remove the illustration of reimbursement of leasehold improvements by the lessor in order to resolve any potential confusion regarding the treatment of lease incentives that might arise because of how lease incentives are illustrated in that example.

### 4. USE OF JUDGEMENTS AND ESTIMATES

In preparing this condensed consolidated interim financial statements, the significant judgements made by the management in applying the Group’s accounting policies and the key sources of estimation uncertainty were the same as those that applied to 2021 annual financial statements.

#### (i) Recognition and fair value of identifiable assets acquired and liabilities assumed in business combination

The Groups apply the acquisition method of accounting to account for acquisitions of businesses. The cost of an acquisition is measured as the aggregate of the fair values at the date of exchange of the assets given, liabilities incurred, equity instruments issued, and costs directly attributable to the acquisition. Identifiable assets, liabilities and contingent liabilities acquired or assumed are measured separately at their fair values as of the acquisition date. The excess of the cost of the acquisition over the fair value of the identifiable net assets acquired is recorded as goodwill.

### 3. 採納新訂／經修訂香港財務報告準則(「香港財務報告準則」)(續)

#### 2018年至2020年香港財務報告準則之修訂改進

預期適用於本集團的修訂本詳情如下：

香港財務報告準則第9號金融工具釐清於評估是否終止確認金融負債時應用香港財務報告準則第9號第B3.3.6段中「百分之十」測試時計入之費用，闡明僅計入實體與貸款人之間支付或收取之費用，包括實體或貸款人代表另一方支付或收取之費用。

香港財務報告準則第16號租賃修訂用作說明之例子13，刪除出租人償還租賃物業裝修之說明，以解決因該例子中如何說明租賃獎勵措施而可能出現與處理租賃獎勵有關之任何潛在混淆情況。

### 4. 採用判斷及估計

於編製本簡明綜合中期財務報表過程中，管理層於應用本集團會計政策時作出的重大判斷及估計不確定因素的主要來源與2021年年度財務報表所應用者相同。

#### (i) 於業務合併中確認所收購可識別資產及所承擔負債之公平值

本集團採用收購法入賬業務收購。收購成本按交換日所給予資產、已產生負債、已發行股本工具及收購直接應佔成本的公平值總和計量。已收購或承擔的可識別資產、負債及或然負債按其於收購日期的公平值分開計量。收購成本超出所收購可識別淨資產公平值部分入賬列作商譽。

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

## 簡明綜合中期財務報表附註

For the six months ended 30 June 2022 截至2022年6月30日止六個月

### 4. USE OF JUDGEMENTS AND ESTIMATES (Continued)

#### (i) Recognition and fair value of identifiable assets acquired and liabilities assumed in business combination (Continued)

The determination and allocation of fair values to the identifiable assets acquired and liabilities assumed is based on various assumptions and valuation methodologies requiring considerable management judgement. The most significant variables in these valuations are discount rates, terminal values, the number of years on which the cash flow projections are based, as well as the assumptions and estimates used to determine the cash inflows and outflows. Management determines discount rates to be used based on the risk inherent in the related activity's current business model and industry comparisons. Terminal values are based on the expected life of products and forecasted life cycle and forecasted cash flows over that period. Although the assumptions applied in the determination are reasonable based on information available at the date of acquisition, actual results may differ from the forecasted amounts and the difference could be material.

Upon an acquisition of a business it is necessary to attribute fair values to any intangible assets acquired (provided they meet the criteria to be recognised). The fair values of these intangible assets are dependent on estimates of attributable future revenue, margin, cash flow, useful lives and discount rate used.

### 4. 採用判斷及估計(續)

#### (i) 於業務合併中確認所收購可識別資產及所承擔負債之公平值(續)

釐定公平值並將其分配至已收購可識別資產及已承擔負債乃根據多項假設及估值方法作出，需要管理層作出相當判斷。在該等估值中最大的變數為貼現率、最終價值、現金流預測所根據的年數，以及用於釐定現金流入及流出的假設及估計。管理層根據相關活動的現有業務模式及行業比較中的固有風險釐定將採用的貼現率。最終價值乃按產品的預計年期及預測生命週期以及該期間的預測現金流計算。儘管根據於收購日期可得資料用於作出釐定的假設屬合理，但實際結果可能不同於預測金額且差額可能重大。

收購一項業務時，須賦予所收購任何無形資產公平值(前提為符合待確認標準)。該等無形資產公平值取決於估計應佔未來收益、邊際利潤、現金流量、可用年期以及所用貼現率。

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

## 簡明綜合中期財務報表附註

For the six months ended 30 June 2022 截至2022年6月30日止六個月

### 5. SEGMENT INFORMATION

#### (a) Reportable segments

The Group determines its operating segments based on the reports reviewed by the chief operating decision-maker that are used to make strategic decisions.

The Group has two reportable segments. The segments are managed separately as each business offers different products and services and requires different business strategies. The following summary describes the operations in each of the Group's reportable segments:

- The financial and advisory business comprises (a) direct finance leasing; (b) sale-leaseback; (c) factoring; (d) advisory services; (e) customer referral; and (f) investment holding.
- The trading operation business comprises primarily import and domestic trade of medical equipment, as well as the provision of maintenance services primarily within the medical equipment industry.

During the interim period, the Group commenced two new businesses engaging in leasing of 5G base stations along with the acquisition of Guangdong YuanYu Jishi Xinxi Technology Limited and its subsidiaries (as detailed in note 22) and energy storage business (as detailed in note 23). None of these operations met the quantitative thresholds for the reportable segments in current period. Accordingly, these were grouped in "Others" column.

### 5. 分部資料

#### (a) 可呈報分部

本集團按主要經營決策者所審閱並賴以作出戰略決策的報告釐定其營運分部。

本集團擁有兩個可呈報分部。由於各業務提供不同產品及服務，所需之業務策略亦不盡相同，因此各分部之管理工作乃獨立進行。以下為本集團各可呈報分部業務之概述：

- 財務及諮詢業務包括(a)直接融資租賃；(b)售後租回；(c)保理；(d)諮詢服務；(e)客戶轉介；及(f)投資控股。
- 貿易經營業務主要包括醫療設備進口及國內貿易以及主要在醫療設備行業內提供維護服務。

於本中期期間，本集團在收購廣東元宇基石信息科技有限公司及其附屬公司(詳情見附註22)的同時，開展了兩項有關出租5G基站的新業務以及儲能業務(詳情見附註23)。於本期間，該等業務均不滿足可呈報分部之量化閾值。因此，該等業務歸入「其他」一欄。

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

## 簡明綜合中期財務報表附註

For the six months ended 30 June 2022 截至2022年6月30日止六個月

### 5. SEGMENT INFORMATION (Continued)

#### (a) Reportable segments (Continued)

		Financial and advisory business		Trading operation business		Others		Total	
		財務及諮詢業務		貿易經營業務		其他		總計	
		Six months ended 30 June		Six months ended 30 June		Six months ended 30 June		Six months ended 30 June	
		截至6月30日止六個月		截至6月30日止六個月		截至6月30日止六個月		截至6月30日止六個月	
		2022	2021	2022	2021	2022	2021	2022	2021
		2022年	2021年	2022年	2021年	2022年	2021年	2022年	2021年
		RMB	RMB	RMB	RMB	RMB	RMB	RMB	RMB
		人民幣元	人民幣元	人民幣元	人民幣元	人民幣元	人民幣元	人民幣元	人民幣元
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)	(未經審核)	(未經審核)	(未經審核)	(未經審核)	(未經審核)	(未經審核)
Revenue from external customers	來自外部客戶的收益	10,345,071	22,663,982	-	4,925,977	407,281	-	10,752,352	27,589,959
Inter-segment revenue	分部間收益	-	-	-	-	-	-	-	-
Reportable segment revenue	可呈報分部收益	10,345,071	22,663,982	-	4,925,977	407,281	-	10,752,352	27,589,959
Reportable segment profit/(loss) before income tax	除所得稅前之可呈報分部溢利/(虧損)	1,665,302	15,966,052	529,621	(725,975)	(728,262)	-	1,466,661	15,240,077
Income tax expense/(credit)	所得稅開支/(抵免)	836,550	3,856,322	34,695	(40,908)	-	-	871,245	3,815,414
Reportable segment profit/(loss) after income tax	除所得稅後之可呈報分部溢利/(虧損)	828,752	12,109,730	494,926	(685,067)	(728,262)	-	595,416	11,424,663
Interest revenue	利息收益	1,415,904	878,238	4,775	3,158	1,046	-	1,421,725	881,396
Interest expense	利息開支	374,397	2,540,911	-	-	135,587	-	572,505	2,540,911
Depreciation of plant and equipment	廠房及設備折舊	87,873	93,166	1,340	1,748	208,555	-	297,768	94,914
Depreciation of right-of-use assets	使用權資產折舊	444,994	482,141	36,958	36,958	464,278	-	946,230	519,099
Amortisation of intangible asset	無形資產攤銷	126,685	126,685	-	-	-	-	126,685	126,685
Provision for/(reversal of) impairment loss on accounts receivable, net	應收賬款的減值虧損撥備/(撥回)淨額	2,894,957	1,548,185	(131,459)	163,631	-	-	2,763,498	1,711,816
Additions to non-current assets	添置非流動資產	43,465,139	5,000,000	-	-	10,125,678	-	53,590,817	5,000,000

### 5. 分部資料(續)

#### (a) 可呈報分部(續)

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

## 簡明綜合中期財務報表附註

For the six months ended 30 June 2022 截至2022年6月30日止六個月

### 5. SEGMENT INFORMATION (Continued)

#### (a) Reportable segments (Continued)

	Financial and advisory business		Trading operation business		Others		Total	
	30 June	31 December	30 June	31 December	30 June	31 December	30 June	31 December
	6月30日	12月31日	6月30日	12月31日	6月30日	12月31日	6月30日	12月31日
	2022	2021	2022	2021	2022	2021	2022	2021
	2022年	2021年	2022年	2021年	2022年	2021年	2022年	2021年
	RMB	RMB	RMB	RMB	RMB	RMB	RMB	RMB
	人民幣元	人民幣元	人民幣元	人民幣元	人民幣元	人民幣元	人民幣元	人民幣元
	(Unaudited)	(Audited)	(Unaudited)	(Audited)	(Unaudited)	(Audited)	(Unaudited)	(Audited)
	(未經審核)	(經審核)	(未經審核)	(經審核)	(未經審核)	(經審核)	(未經審核)	(經審核)
Reportable segment assets 可呈報分部資產	463,480,799	519,835,001	33,513,753	33,320,842	39,817,005	-	536,811,557	553,155,843
Reportable segment liabilities 可呈報分部負債	36,527,364	74,783,093	2,483,762	2,785,777	17,554,831	-	56,565,957	77,568,870

#### (b) Geographic information

The Company was incorporated in the PRC and the principal place of the Group's operations is the PRC. All the Group's revenue and non-current assets are principally attributable to the PRC.

#### (c) Information about major customers

Revenue from one customer of the Group's trading operation business segment amounted to RMB2,017,856 (2021: RMB4,925,977) which represent 10% or more of the Group's revenue.

### 5. 分部資料(續)

#### (a) 可呈報分部(續)

#### (b) 地域資料

本公司於中國註冊成立，本集團的主要經營地點為中國。本集團的所有收益及非流動資產均主要來源於中國。

#### (c) 有關主要客戶的資料

來自本集團貿易經營業務分部之一名客戶的收益為人民幣2,017,856元(2021年：人民幣4,925,977元)，佔本集團收益10%或以上。



# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

## 簡明綜合中期財務報表附註

For the six months ended 30 June 2022 截至2022年6月30日止六個月

### 6. REVENUE AND OTHER INCOME AND GAINS AND LOSSES

An analysis of the revenue from the Group's principal activities (note 1) and other income and gains and losses is as follows:

### 6. 收益及其他收入以及收益及虧損

本集團主要活動(附註1)所得收益及其他收入以及收益及虧損的分析如下：

		Six months ended 30 June 截至6月30日止六個月	
		2022 2022年 RMB 人民幣元 (Unaudited) (未經審核)	2021 2021年 RMB 人民幣元 (Unaudited) (未經審核)
<b>Revenue</b>	<b>收益</b>		
Finance lease income	融資租賃收入	1,265,319	4,865,142
Income from sale-leaseback transactions	售後租回交易收入	5,184,733	13,555,355
Factoring income	保理收入	3,446,509	3,919,682
Advisory service fee income	諮詢服務費收入	448,510	323,803
Sale of goods	出售貨品	-	4,925,977
Rental income from leasing of 5G base stations	出租5G基地站的租金收入	407,281	-
		<b>10,752,352</b>	27,589,959
<b>Other income and gains/(losses)</b>	<b>其他收入及收益/(虧損)</b>		
Bank interest income	銀行利息收入	1,421,725	881,396
Recharge of insurance premium (note (a))	保險費補還(附註(a))	943	6,792
Changes in fair value of financial assets at FVTPL	按公平值計入損益的金融資產之公平值變動	(531,092)	-
Value added tax ("VAT") refund (note (b))	增值稅(「增值稅」)退稅(附註(b))	1,131,700	3,661,580
Loss on disposal of plant and equipment	出售廠房及設備之虧損	(1,170)	(1,273)
Maintenance service income	保養服務收入	1,969,340	1,429,245
Imputed interest income on trade receivables	貿易應收賬款的推算利息收入	733,526	455,330
Penalty charged to customers	收取客戶罰款	465,030	559,000
Gain on modification of leases	租賃修改的收益	-	17,553
Write off of other payables	撇銷其他應付款項	-	1,952,098
Others	其他	220,153	109,501
		<b>5,410,155</b>	9,071,222

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

## 簡明綜合中期財務報表附註

For the six months ended 30 June 2022 截至2022年6月30日止六個月

### 6. REVENUE AND OTHER INCOME AND GAINS AND LOSSES (Continued)

Notes:

- (a) The amount mainly represented the mark-up on recharge of insurance premium for the lease assets paid by the Group on behalf and recharged to its finance lease customers.
- (b) VAT refund represented the entitlement approved by the local government authority and received during the period. There is no unfulfilled conditions and other contingencies attaching to the VAT refund that has been recognised.

The disaggregation of the Group's revenue from contracts with customers, including advisory service fee income and trading income under HKFRS 15 above, are as follows:

### 6. 收益及其他收入以及收益及虧損(續)

附註：

- (a) 該金額主要指本集團就租賃資產代表其融資租賃客戶支付並向有關融資租賃客戶補還的標高保險費。
- (b) 增值稅退稅指地方政府機關批准並於期內收取的權利。已確認增值稅退稅並無附帶未履行條件及其他或然事項。

本集團來自客戶合約的收益(包括上文所述香港財務報告準則第15號項下諮詢服務費收入及貿易收入)的分列賬款如下：

		Six months ended 30 June	
		截至6月30日止六個月	
		2022	2021
		2022年	2021年
		RMB	RMB
		人民幣元	人民幣元
		(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)
<b>Type of services</b>	<b>服務類型</b>		
Provision of advisory services and customer referral	提供諮詢服務及客戶轉介	448,510	323,803
Sale of goods	出售貨物	-	4,925,977
<b>Total revenue recognised from contract with customers</b>	<b>就客戶合約確認的總收益</b>	<b>448,510</b>	<b>5,249,780</b>
<b>Customers by industries</b>	<b>按行業劃分的客戶</b>		
Transportation	運輸	193,898	168,986
Medical	醫療	-	4,927,325
Fast-moving consumer goods	快速消費品	218,346	153,469
Others	其他	36,266	-
		<b>448,510</b>	<b>5,249,780</b>

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

## 簡明綜合中期財務報表附註

For the six months ended 30 June 2022 截至2022年6月30日止六個月

### 7. PROFIT BEFORE INCOME TAX

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

### 7. 除所得稅前溢利

除所得稅前溢利乃經扣除/(計入)以下各項後達致：

		<b>Six months ended 30 June</b>	
		截至6月30日止六個月	
		<b>2022</b>	<b>2021</b>
		<b>2022年</b>	<b>2021年</b>
		<b>RMB</b>	<b>RMB</b>
		人民幣元	人民幣元
		<b>(Unaudited)</b>	<b>(Unaudited)</b>
		(未經審核)	(未經審核)
<b>Cost of sales:</b>	<b>銷售成本：</b>	<b>1,218,975</b>	8,035,993
- Interest expenses on interest-bearing bank and other borrowings	- 計息銀行及其他借款的利息開支	-	2,497,361
- Interest expenses on lease liabilities	- 租賃負債的利息開支	<b>153,592</b>	43,550
- Bank charges and other expenses	- 銀行手續費及其他開支	<b>430,639</b>	569,105
- Depreciation of plant and equipment	- 廠房及設備折舊	<b>208,555</b>	-
- Depreciation of right-of-use assets	- 使用權資產折舊	<b>926,189</b>	-
- Cost of inventories sold	- 已售存貨成本	-	4,925,977
Depreciation of plant and equipment	廠房及設備折舊	<b>89,213</b>	94,914
Depreciation of right-of-use assets	使用權資產折舊	<b>520,041</b>	519,099
Amortisation of intangible asset	無形資產攤銷	<b>126,685</b>	126,685
Expenses relating to short-term leases	與短期租賃有關的開支	<b>160,152</b>	206,526
Impairment loss on accounts receivable, net	應收賬款減值虧損淨額	<b>2,763,498</b>	1,711,816
Gains on modification of leases	租賃修改的收益	-	(17,553)
Exchange losses	匯兌虧損	<b>2,799</b>	3,141
Loss on disposal of plant and equipment	出售廠房及設備的虧損	<b>1,170</b>	1,273
Staff costs (including directors' emoluments)	員工成本(包括董事酬金)		
Comprise:	包括：	<b>4,812,132</b>	5,944,812
Salaries, allowances and benefits in kind	薪金、津貼及實物利益	<b>4,226,131</b>	4,886,910
Discretionary bonuses	酌情花紅	<b>72,000</b>	27,000
Contribution to defined contribution retirement plan	向界定供款退休計劃供款	<b>514,001</b>	778,635
Termination benefit	離職福利	-	252,267

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

## 簡明綜合中期財務報表附註

For the six months ended 30 June 2022 截至2022年6月30日止六個月

### 8. INCOME TAX EXPENSE

### 8. 所得稅開支

		Six months ended 30 June 截至6月30日止六個月	
		2022 2022年 RMB 人民幣元 (Unaudited) (未經審核)	2021 2021年 RMB 人民幣元 (Unaudited) (未經審核)
<b>Income tax</b>	<b>所得稅</b>		
- Current period	- 本期間	<b>1,341,542</b>	4,243,372
- Overprovision in prior periods	- 過往期間超額撥備	<b>(4,889,087)</b>	-
<b>Deferred tax</b>	<b>遞延稅項</b>		
- Charged/(credited) for the period	- 期內扣除/(抵免)	<b>4,418,790</b>	(427,958)
Income tax expense	所得稅開支	<b>871,245</b>	3,815,414

The Company and its subsidiaries are incorporated in the PRC subject to the enterprise income tax in the PRC.

Provision for the enterprise income tax in the PRC is calculated based on a statutory tax rate of 25% of the estimated assessable profits as determined in accordance with the relevant income tax law in the PRC in the current and prior period.

本公司及其附屬公司於中國註冊成立，須繳納中國企業所得稅。

於本期間及過往期間的中國企業所得稅撥備乃按根據相關中國所得稅法釐定的估計應課稅溢利25%的法定稅率計算。

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

## 簡明綜合中期財務報表附註

For the six months ended 30 June 2022 截至2022年6月30日止六個月

### 9. EARNINGS PER SHARE

#### Basic earnings per share

The calculation of basic earnings per share is based on the profit attributable to equity owners of the Company for the six months ended 30 June 2022 of RMB926,697 (six months ended 30 June 2021: RMB11,424,663) and the weighted average of 359,340,000 shares (six months ended 30 June 2021: 359,340,000 shares) in issue during the period ended 30 June 2022.

#### Diluted earnings per share

There were no potential dilutive ordinary shares outstanding during the six month ended 30 June 2022 and 2021, and hence the diluted earnings per share is the same as basic earnings per share.

### 10. DIVIDENDS

During the Reporting Period, a final dividend of RMB0.013 per share in respect of the year ended 31 December 2021 (six months ended 30 June 2020: a final dividend of RMB0.003 per share in respect of the year ended 31 December 2020) was approved at the annual general meeting held on 25 May 2022, totaling RMB4,671,420 (six months ended 30 June 2021: RMB1,078,020) was declared. The Directors do not recommend the payment of an interim dividend in respect of the Reporting Period (six months ended 30 June 2021: nil).

### 11. PLANT AND EQUIPMENT AND RIGHT-OF-USE ASSETS

During the six months ended 30 June 2022, additions to plant and equipment and right-of-use assets amounted to RMB3,208,024 (six months ended 30 June 2021: nil) and RMB6,917,654 (six months ended 30 June 2021: nil) respectively. Write off of plant and equipment was at a total cost amounted to RMB22,409 (six months ended 30 June 2021: RMB151,203).

### 9. 每股盈利

#### 每股基本盈利

每股基本盈利乃基於本公司權益持有人應佔截至2022年6月30日止六個月之溢利人民幣926,697元(截至2021年6月30日止六個月：人民幣11,424,663元)及於截至2022年6月30日止期間之已發行加權平均股數359,340,000股股份(截至2021年6月30日止六個月：359,340,000股股份)計算。

#### 每股攤薄盈利

截至2022年及2021年6月30日止六個月，概無發行在外的潛在攤薄普通股，因此，每股攤薄盈利與每股基本盈利相同。

### 10. 股息

於報告期內，截至2021年12月31日止年度的末期股息每股人民幣0.013元(截至2020年6月30日止六個月：截至2020年12月31日止年度的末期股息每股人民幣0.003元)於2022年5月25日舉行的股東週年大會上獲批准，合共人民幣4,671,420元(截至2021年6月30日止六個月：人民幣1,078,020元)已宣派。董事不建議派付報告期內的中期股息(截至2021年6月30日止六個月：無)。

### 11. 廠房及設備以及使用權資產

截至2022年6月30日止六個月，分別添置廠房及設備以及使用權資產人民幣3,208,024元(截至2021年6月30日止六個月：零)及人民幣6,917,654元(截至2021年6月30日止六個月：零)。撤銷廠房及設備總成本為人民幣22,409元(截至2021年6月30日止六個月：人民幣151,203元)。



# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

## 簡明綜合中期財務報表附註

For the six months ended 30 June 2022 截至2022年6月30日止六個月

### 12. INTANGIBLE ASSET

During the six months ended 30 June 2022, the Group has not acquired any intangible asset (six months ended 30 June 2021: Nil).

### 12. 無形資產

截至2022年6月30日止六個月，本集團未購入任何無形資產(截至2021年6月30日止六個月：無)。

### 13. FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS

### 13. 按公平值計入損益的金融資產

		As at 30 June 2022 於2022年 6月30日 RMB 人民幣元 (Unaudited) (未經審核)	As at 31 December 2021 於2021年 12月31日 RMB 人民幣元 (Audited) (經審核)
<b>Financial assets measured at FVTPL</b>	<b>按公平值計入損益的金融資產</b>		
- Preference shares of an unlisted investment (Note a)	- 非上市投資的優先股 (附註a)	4,838,280	5,000,000
- Interests in Zhuhai Huihe Guangjing Chuangye Investment Fund, L.P ("Zhuhai Huihe") (Note b)	- 於珠海匯合廣境創業投資基金(有限合夥)(「珠海匯合」)的權益(附註b)	14,756,000	6,000,000
- Interests in Beijing Shuncheng Health Investment Fund, L.P. ("Beijing Shuncheng") (formerly know as Shenzhen Shuncheng Health Investment, L.P.) (Note c)	- 於北京順澄健康投資企業(有限合夥)(「北京順澄」)(前稱深圳順澄健康投資企業(有限合夥))的權益(附註c)	3,874,628	4,000,000
		<b>23,468,908</b>	15,000,000

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

## 簡明綜合中期財務報表附註

For the six months ended 30 June 2022 截至2022年6月30日止六個月

### 13. FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS (Continued)

Reconciliation for financial assets carried at fair value based on significant unobservable inputs (Level 3) are as follows:

		Financial assets measured at FVTPL	
		按公平值計入損益的金融資產	
		As at	As at
		30 June	31 December
		2022	2021
		於2022年	於2021年
		6月30日	12月31日
		RMB	RMB
		人民幣元	人民幣元
		(Unaudited)	(Audited)
		(未經審核)	(經審核)
At the beginning of the period/year	期／年初	15,000,000	-
Additions	添置	9,000,000	15,000,000
Changes in fair value debited to profit or loss	於損益扣除的公平值變動	(531,092)	-
At the end of the period/year	期／年末	23,468,908	15,000,000

(a) The financial asset represents 0.5973% interest of preference shares in a private company incorporated in the PRC with investment cost of RMB5,000,000. Upon initial recognition, the financial assets are measured at FVTPL. There is change in fair value of the financial asset of RMB161,720 for the period ended 30 June 2022. The fair value measurement of the asset is disclosed in note 21 to the condensed consolidated interim financial statements. It is classified as non-current assets as it is expected to be realised after 12 months after the reporting period.

### 13. 按公平值計入損益的金融資產(續)

根據重大不可觀察輸入數據(第三層)按公平值列賬的金融資產之對賬如下:

		Financial assets measured at FVTPL	
		按公平值計入損益的金融資產	
		As at	As at
		30 June	31 December
		2022	2021
		於2022年	於2021年
		6月30日	12月31日
		RMB	RMB
		人民幣元	人民幣元
		(Unaudited)	(Audited)
		(未經審核)	(經審核)
At the beginning of the period/year	期／年初	15,000,000	-
Additions	添置	9,000,000	15,000,000
Changes in fair value debited to profit or loss	於損益扣除的公平值變動	(531,092)	-
At the end of the period/year	期／年末	23,468,908	15,000,000

(a) 金融資產指於一間在中國註冊成立的私人公司的0.5973%優先股權益，投資成本為人民幣5,000,000元。於初步確認後，金融資產按公平值計入損益計量。於截至2022年6月30日止期間，金融資產的公平值變動金額為人民幣161,720元。該資產的公平值計量於簡明綜合中期財務報表附註21中披露。由於該資產預計將於報告期結束後12個月後變現，故分類為非流動資產。

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

## 簡明綜合中期財務報表附註

For the six months ended 30 June 2022 截至2022年6月30日止六個月

### 13. FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS (Continued)

- (b) The financial asset represents 28.2699% interest in a private fund (31 December 2021: 28.2699%) incorporated in the PRC. Pursuant to the Limited Partnership Agreement, the capital commitment to the Fund by the Group is RMB30,000,000. As at 30 June 2022, total of RMB15,000,000 was paid and the remaining RMB15,000,000 remained unpaid. No dividends were received on this investment during the period. There is change in fair value of the financial asset of RMB244,000 for the six months ended 30 June 2022.
- (c) The financial asset represents 3.73% interest in a private fund incorporated in the PRC with investment cost of RMB4,000,000. No dividends were received on this investment during the period. There is change in fair value of the financial asset of RMB125,372 for the six months ended 30 June 2022.

### 13. 按公平值計入損益的金融資產(續)

- (b) 金融資產指於一間在中國註冊成立的私募基金之28.2699%權益(2021年12月31日:28.2699%)，根據有限合伙協議，本集團對基金的資本承擔為人民幣30,000,000元。於2022年6月30日，共支付人民幣15,000,000元及餘下人民幣15,000,000元尚未支付。期內該投資並無收到任何股息。截至2022年6月30日止六個月，金融資產公平值變動為人民幣244,000元。
- (c) 金融資產指於一間在中國註冊成立的私募基金之3.73%權益，投資成本為人民幣4,000,000元。期內該投資並無收到任何股息。截至2022年6月30日止六個月，金融資產公平值變動為人民幣125,372元。

### 14. FINANCIAL ASSET AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME

### 14. 按公平值計入其他全面收入的金融資產

	As at 30 June 2022 於2022年 6月30日 RMB 人民幣元 (Unaudited) (未經審核)	As at 31 December 2021 於2021年 12月31日 RMB 人民幣元 (Audited) (經審核)
<b>Financial asset measured at FVTOCI</b>	<b>按公平值計入其他全面收入的 金融資產</b>	
- Listed ordinary shares in Shanghai KYMS Enterprise Development Co., Ltd ("Shanghai KYMS")	- 於上海快易名商企業發展股份有限公司(「上海快易名商」)的上市普通股	51,913,706 18,003,936

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

## 簡明綜合中期財務報表附註

For the six months ended 30 June 2022 截至2022年6月30日止六個月

### 14. FINANCIAL ASSET AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME (Continued)

Reconciliation for financial asset at fair value based on significant unobservable inputs (Level 3) are as follows:

		2022	2021
		2022年	2021年
		RMB	RMB
		人民幣元	人民幣元
		(Unaudited)	(Audited)
		(未經審核)	(經審核)
At the beginning of the period/year	期／年初	18,003,936	-
Additions	添置	34,465,139	15,534,858
Total gains or losses:	收益或虧損總額：		
- in other comprehensive income	- 於其他全面收入(計入按公平		
(included in changes in fair value of	值計入其他全面收入的金融		
financial assets at FVTOCI)	資產之公平值變動)	(555,369)	2,469,078
At the end of the period/year	期／年末	51,913,706	18,003,936

The financial asset represents 20.81% interest of shares in a company incorporated in the PRC which is listed in National Equities Exchange and Quotations with investment cost of RMB49,999,997 (31 December 2021: 7.55% interest with investment cost of RMB15,534,858). The Group has irrevocably elected at initial recognition to recognise at fair value through other comprehensive income under HKFRS 9 as it is a strategic investment and are not held for trading. The investment is not accounted for using the equity method (as an associate) as the Group does not have the power to participate in the company's operating and financial policies, evidenced by lack of any direct or indirect involvement in the investment decision committee. No dividends were received on this investment during the period. There is change in fair value of the financial asset of RMB555,369 for the six months ended 30 June 2022.

### 14. 按公平值計入其他全面收入的金融資產(續)

根據重大不可觀察輸入數據(第三層)按公平值列賬的金融資產之對賬如下：

	2022	2021
	2022年	2021年
	RMB	RMB
	人民幣元	人民幣元
	(Unaudited)	(Audited)
	(未經審核)	(經審核)
At the beginning of the period/year	18,003,936	-
Additions	34,465,139	15,534,858
Total gains or losses:		
- in other comprehensive income		
(included in changes in fair value of		
financial assets at FVTOCI)	(555,369)	2,469,078
At the end of the period/year	51,913,706	18,003,936

金融資產指於一間在中國註冊成立並於全國中小企業股份轉讓系統上市的公司的20.81%股份權益，投資成本為人民幣49,999,997元(2021年12月31日：投資成本為人民幣15,534,858元，按7.55%計息)。由於其為一項戰略投資及並非持作交易，本集團已於初次確認時不可撤回地選擇根據香港財務報告準則第9號以公平值計入其他全面收入確認。該投資並不使用權益法入賬(作為聯營公司)，原因是不能直接或間接參與投資決策委員會，本集團無權參與該公司經營及財務政策。期內該投資並無收到任何股息。截至2022年6月30日止六個月，金融資產公平值變動為人民幣555,369元。

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

## 簡明綜合中期財務報表附註

For the six months ended 30 June 2022 截至2022年6月30日止六個月

### 15. ACCOUNTS RECEIVABLE

### 15. 應收賬款

		As at 30 June 2022 於2022年 6月30日 RMB 人民幣元 (Unaudited) (未經審核)	As at 31 December 2021 於2021年 12月31日 RMB 人民幣元 (Audited) (經審核)
Finance lease receivables	融資租賃應收款項	<b>56,101,445</b>	78,002,799
Less: unearned finance income	減：未實現融資收益	<b>(5,425,379)</b>	(6,754,700)
Present value of minimum lease payment (note (a))	最低租賃付款現值 (附註(a))	<b>50,676,066</b>	71,248,099
Receivables from sale-leaseback transactions (note (b))	售後租回交易應收款項 (附註(b))	<b>126,002,516</b>	189,321,613
Factoring receivables with recourse (note (c))	具追索權之保理應收款項 (附註(c))	<b>104,716,449</b>	114,005,795
Trade receivables (note (d))	貿易應收賬款(附註(d))	<b>9,001,751</b>	9,720,839
Subtotal of accounts receivable	應收賬款小計	<b>290,396,782</b>	384,296,346
Less: Provision for finance lease receivables (note (a))	減：融資租賃應收款項撥備 (附註(a))	<b>(16,126,515)</b>	(14,060,386)
Provision for receivables from sale- leaseback transaction (note (b))	售後租回交易應收款項撥備 (附註(b))	<b>(14,391,615)</b>	(13,106,487)
Provision for factoring receivables (note (c))	保理應收款項撥備 (附註(c))	<b>(10,688,139)</b>	(11,144,439)
Provision for trade receivables (note (d))	貿易應收賬款撥備 (附註(d))	<b>(449,128)</b>	(580,587)
		<b>248,741,385</b>	345,404,447



# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

## 簡明綜合中期財務報表附註

For the six months ended 30 June 2022 截至2022年6月30日止六個月

### 15. ACCOUNTS RECEIVABLE (Continued)

Analysis for reporting purpose as:

		<b>As at 30 June 2022 於2022年 6月30日 RMB 人民幣元 (Unaudited) (未經審核)</b>	<b>As at 31 December 2021 於2021年 12月31日 RMB 人民幣元 (Audited) (經審核)</b>
Current assets	流動資產	<b>222,784,534</b>	288,196,025
Non-current assets	非流動資產	<b>25,956,851</b>	57,208,422
		<b>248,741,385</b>	345,404,447

### 15. 應收賬款(續)

就報告所作之分析如下：

	<b>As at 30 June 2022 於2022年 6月30日 RMB 人民幣元 (Unaudited) (未經審核)</b>	<b>As at 31 December 2021 於2021年 12月31日 RMB 人民幣元 (Audited) (經審核)</b>
流動資產	<b>222,784,534</b>	288,196,025
非流動資產	<b>25,956,851</b>	57,208,422
	<b>248,741,385</b>	345,404,447

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

## 簡明綜合中期財務報表附註

For the six months ended 30 June 2022 截至2022年6月30日止六個月

### 15. ACCOUNTS RECEIVABLE (Continued)

As at 30 June 2022, included in accounts receivable amounted to RMB34,375,350 (31 December 2021: RMB46,035,757) were balances due from related companies with details as follows:

#### The Group

Name of related parties	Notes	Amount outstanding		Maximum amount outstanding during the period
		As at 1 January 2022	As at 30 June 2022	
關聯方名稱	附註	1月1日	6月30日	最高金額
		RMB	RMB	RMB
		人民幣元	人民幣元	人民幣元
		(Audited)	(Unaudited)	
		(經審核)	(未經審核)	
Longding Huayuan <sup>1</sup>	龍鼎華源 <sup>1</sup>	18(a)		
Finance lease receivables	融資租賃應收款項	46,871,710	<b>34,967,971</b>	<b>46,871,710</b>
Less: Impairment allowance	減：減值撥備	(835,953)	<b>(592,621)</b>	
		46,035,757	<b>34,375,350</b>	

### 15. 應收賬款(續)

於2022年6月30日，應收賬款包括為數人民幣34,375,350元(2021年12月31日：人民幣46,035,757元)的應收關聯公司貿易結餘，詳情如下：

#### 本集團

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

## 簡明綜合中期財務報表附註

For the six months ended 30 June 2022 截至2022年6月30日止六個月

### 15. ACCOUNTS RECEIVABLE (Continued)

### 15. 應收賬款(續)

Name of related parties	關聯方名稱	Notes 附註	Amount outstanding 未收回款項		Maximum amount outstanding during the year 年內 未收回的 最高金額 RMB 人民幣元
			As at 1 January 2021 於 2021年 1月1日 RMB 人民幣元 (Audited) (經審核)	As at 31 December 2021 於 2021年 12月31日 RMB 人民幣元 (Audited) (經審核)	
Longding Huayuan <sup>1</sup>	龍鼎華源 <sup>1</sup>	18(a)			
Finance lease receivables	融資租賃應收款項		68,077,020	<b>46,871,710</b>	<b>68,077,020</b>
Less: Impairment allowance	減：減值撥備		(799,484)	<b>(835,953)</b>	
			<b>67,277,536</b>	<b>46,035,757</b>	
Shanghai Kuaijie <sup>2</sup>	上海快額 <sup>2</sup>	18(a)			
Factoring receivable	保理應收款項		7,976,153	-	<b>7,976,153</b>
Less: Impairment allowance	減：減值撥備		(20,355)	-	
			<b>7,955,798</b>	-	
Shanghai KYMS <sup>3</sup>	上海快易名商 <sup>3</sup>	18(a)			
Factoring receivable	保理應收款項		5,988,758	-	<b>5,988,758</b>
Less: Impairment allowance	減：減值撥備		(15,283)	-	
			<b>5,973,475</b>	-	

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

## 簡明綜合中期財務報表附註

For the six months ended 30 June 2022 截至2022年6月30日止六個月

### 15. ACCOUNTS RECEIVABLE (Continued)

- <sup>1</sup> 北京市龍鼎華源房地產開發有限責任公司 (Beijing City Longding Huayuan Property Development Co. Ltd.) ("**Longding Huayuan**") is a 90% owned subsidiary of Beijing City Dayuan Tiandi Property Development Co., Ltd 北京市大苑天地房地產開發有限公司 ("**Dayuan Tiandi**"), which is one of the substantial shareholders of the Company.
- <sup>2</sup> 上海快韻企業管理有限公司 (Shanghai Kuaijie Enterprise Management Co., Ltd.) ("**Shanghai Kuaijie**") was a wholly-owned subsidiary of Beijing Kuaiyi Tiandi Enterprise Management Co., Ltd 北京快易天地企業管理有限公司 ("**Beijing Kuaiyi Tiandi**"), which was owned as to 49% by Beijing Dayuan Tiandi, a 56% owned subsidiary of Dayuan Tiandi which is one of the substantial shareholders of the Company. In April 2021, Beijing Dayuan Tiandi has sold all the 49% shares in Beijing Kuaiyi Tiandi to a third party and therefore, Shanghai Kuaijie was no longer a related party as at 30 June 2022 and 31 December 2021.
- <sup>3</sup> 上海快易名商云科技股份有限公司, formerly known as 上海快易名商企業發展股份有限公司 (Shanghai KYMS Enterprise Development Co., Ltd ("**Shanghai KYMS**"), formerly known as "Shanghai Kuaiyi Mingshang Enterprise Development Co.,Ltd" ("**Shanghai Kuaiyi Mingshang**")) is a joint venture partner of Beijing Kuaiyi Tiandi, which is owned as to 49% by Beijing Dayuan Tiandi, a 56% owned subsidiary of Dayuan Tiandi which is one of the substantial shareholders of the Company. In April 2021, Beijing Dayuan Tiandi has sold all the 49% shares in Beijing Kuaiyi Tiandi to a third party and therefore, Shanghai KYMS was no longer a related party as at 30 June 2022 and 31 December 2021.

Notes:

- <sup>[a]</sup> The effective interest rates of the above finance lease receivables ranged generally from 8.33% to 14.69% per annum as at 30 June 2022 (31 December 2021: from 5.83% to 19.48% per annum).

### 15. 應收賬款(續)

- <sup>1</sup> 北京市龍鼎華源房地產開發有限責任公司 (「**龍鼎華源**」)為本公司主要股東之一北京市大苑天地房地產開發有限公司(「**大苑天地**」)擁有90%權益的附屬公司。
- <sup>2</sup> 上海快韻企業管理有限公司(「**上海快韻**」)為北京快易天地企業管理有限公司(「**北京快易天地**」)的全資附屬公司，而北京快易天地由本公司主要股東之一大苑天地擁有56%權益。於2021年4月，北京大苑天地已將其於北京快易天地49%的股份全部出售予第三方，因此，上海快韻於2022年6月30日及2021年12月31日不再為關聯方。
- <sup>3</sup> 上海快易名商云科技股份有限公司(「**上海快易名商**」，前稱上海快易名商企業發展股份有限公司「**上海快易名商**」)為北京快易天地的合營夥伴，而北京快易天地由北京大苑天地(本公司主要股東之一大苑天地擁有56%權益的附屬公司)擁有49%權益。於2021年4月，北京大苑天地已將其於北京快易天地的49%股份全部出售予第三方，因此，上海快易名商於2022年6月30日及2021年12月31日不再為關聯方。

附註：

- <sup>[a]</sup> 於2022年6月30日，上述融資租賃應收款項的實際年利率一般介於8.33%至14.69% (2021年12月31日：年利率介於5.83%至19.48%)。

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

## 簡明綜合中期財務報表附註

For the six months ended 30 June 2022 截至2022年6月30日止六個月

### 15. ACCOUNTS RECEIVABLE (Continued)

Notes: (Continued)

(a) (Continued)

The ageing analysis of finance lease receivables, determined based on the schedule to repay of the receivables since the effective dates of the relevant lease contracts, as at the end of the reporting periods, is as follows:

### 15. 應收賬款(續)

附註：(續)

(a) (續)

融資租賃應收款項(乃根據應收款項自相關租賃合約生效日期起的還款時間表釐定)於報告期末的賬齡分析如下：

		As at 30 June 2022 於2022年 6月30日 RMB 人民幣元 (Unaudited) (未經審核)	As at 31 December 2021 於2021年 12月31日 RMB 人民幣元 (Audited) (經審核)
Gross amount of finance lease receivables:	融資租賃應收款項總額：		
Within one year	一年內	55,329,429	71,047,601
More than one year but within two years	一年以上但兩年內	772,016	6,955,198
		<b>56,101,445</b>	78,002,799
Present value of minimum lease payments:	最低租賃付款現值：		
Within one year	一年內	50,074,128	70,163,568
More than one year but within two years	一年以上但兩年內	601,938	1,084,531
		<b>50,676,066</b>	71,248,099



# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

## 簡明綜合中期財務報表附註

For the six months ended 30 June 2022 截至2022年6月30日止六個月

### 15. ACCOUNTS RECEIVABLE (Continued)

Notes: (Continued)

(a) (Continued)

The following is a credit quality analysis of finance lease receivables. In the event that an instalment repayment of a finance lease receivables is overdue for more than 30 days, the entire outstanding balance of the finance lease receivables is classified as overdue. If the instalment repayment is overdue within 30 days, only the balance of this instalment is classified as overdue.

### 15. 應收賬款(續)

附註：(續)

(a) (續)

以下為融資租賃應收款項的信貨質素分析。倘融資租賃應收款項的分期還款逾期超過30日，該融資租賃應收款項的全部未償還結餘分類為逾期。倘分期還款逾期不超過30日，只有該分期的結餘分類為逾期。

		As at 30 June 2022 於2022年 6月30日 RMB 人民幣元 (Unaudited) (未經審核)	As at 31 December 2021 於2021年 12月31日 RMB 人民幣元 (Audited) (經審核)
Neither overdue nor credit-impaired	既未逾期亦無信貸減值	<b>14,014,981</b>	38,382,672
Overdue but not credit-impaired	逾期但無信貸減值		
– Overdue within 30 days	– 逾期不超過30日	<b>6,066,967</b>	502,827
Overdue and credit impaired	逾期且信貸減值		
– Overdue over 180 days	– 逾期超過180日	<b>30,594,118</b>	32,362,600
Gross carrying amount of finance lease receivables	融資租賃應收款項總賬面值	<b>50,676,066</b>	71,248,099
Allowance for impairment losses	減值虧損撥備	<b>(16,126,515)</b>	(14,060,386)
Net amount of finance lease receivables	融資租賃應收款項淨額	<b>34,549,551</b>	57,187,713

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

## 簡明綜合中期財務報表附註

For the six months ended 30 June 2022 截至2022年6月30日止六個月

### 15. ACCOUNTS RECEIVABLE (Continued)

Notes: (Continued)

(a) (Continued)

Movements of the provision for impairment loss on finance lease receivables are as follows:

		As at 30 June 2022 於2022年 6月30日 RMB 人民幣元 (Unaudited) (未經審核)	As at 31 December 2021 於2021年 12月31日 RMB 人民幣元 (Audited) (經審核)
At beginning of the period/year	期/年初	14,060,386	29,558,615
Impairment loss recognised for the period/ year, net (notes)	期/年內已確認的減值虧損淨額 (附註)	2,539,722	3,377,717
Write off	撤銷	(473,593)	(18,875,946)
At end of the period/year	期/年末	16,126,515	14,060,386

The loss allowance was measured at an amount equal to lifetime expected credit losses under the simplified approach for finance lease receivables. The changes in the loss allowance was mainly due to the additional of loss allowance on finance lease contracts at the reporting date under the expected credit loss model and the write off of uncollectible balances during the period.

As part of its normal business, the Group entered into a finance lease receivable factoring arrangement (the "Arrangement") and transferred certain finance lease receivables to an independent third party and a state-owned commercial bank in the PRC (the "Factors") during the year ended 31 December 2021. No further arrangement during the period ended 30 June 2022. Under the Arrangements, the Group may be required to reimburse the Factors for loss of interest if any debtors have late payment up to 1 day. Since the Group has retained substantial risks and rewards relating to the accounts receivable including default risks, the accounts receivable are regarded as transferred financial assets that should not be derecognized.

### 15. 應收賬款(續)

附註：(續)

(a) (續)

融資租賃應收款項減值虧損撥備的變動如下：

		As at 30 June 2022 於2022年 6月30日 RMB 人民幣元 (Unaudited) (未經審核)	As at 31 December 2021 於2021年 12月31日 RMB 人民幣元 (Audited) (經審核)
At beginning of the period/year	期/年初	14,060,386	29,558,615
Impairment loss recognised for the period/ year, net (notes)	期/年內已確認的減值虧損淨額 (附註)	2,539,722	3,377,717
Write off	撤銷	(473,593)	(18,875,946)
At end of the period/year	期/年末	16,126,515	14,060,386

融資租賃應收款項之虧損撥備乃根據簡化法按年限內預期信貸虧損相等的金額計量。虧損撥備變動乃主要由於融資租賃合約於報告日期根據預期信貸虧損模式所得之額外虧損撥備及於期內撤銷不可收回結餘所致。

作為其正常業務的一部分，本集團訂立一項融資租賃應收款項保理安排（「該安排」），並於截至2021年12月31日止年度將若干融資租賃應收款項轉讓予一名獨立第三方及一家中國國有商業銀行（「保理商」）。於截至2022年6月30日止期間並無其他安排。根據該安排，倘任何債務人逾期付款達致1天，本集團或須就利息虧損賠償保理商。由於本集團保留與應收賬款有關的主要風險及回報（包括違約風險），故應收賬款被視為不可終止確認的已轉讓金融資產。

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

## 簡明綜合中期財務報表附註

For the six months ended 30 June 2022 截至2022年6月30日止六個月

### 15. ACCOUNTS RECEIVABLE (Continued)

Notes: (Continued)

(a) (Continued)

The following table provide a summary of carrying amounts related to transferred financial assets at amortised cost that are not derecognized in their entirety:

	As at 30 June 2022 於2022年 6月30日 RMB 人民幣元 (Unaudited) (未經審核)	As at 31 December 2021 於2021年 12月31日 RMB 人民幣元 (Audited) (經審核)
Carrying amount of assets (note 15(b)) 資產賬面值(附註15(b))	-	23,634,775

The carrying amount of the transferred assets at amortised cost is approximated to their fair values.

### 15. 應收賬款(續)

附註：(續)

(a) (續)

下表提供與按攤銷成本計量整體不可終止確認已轉讓金融資產的賬面值概要：

	As at 30 June 2022 於2022年 6月30日 RMB 人民幣元 (Unaudited) (未經審核)	As at 31 December 2021 於2021年 12月31日 RMB 人民幣元 (Audited) (經審核)
Carrying amount of assets (note 15(b)) 資產賬面值(附註15(b))	-	23,634,775

按攤銷成本計量之已轉讓資產的賬面值與其公平值相若。

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

## 簡明綜合中期財務報表附註

For the six months ended 30 June 2022 截至2022年6月30日止六個月

### 15. ACCOUNTS RECEIVABLE (Continued)

Notes: (Continued)

- (b) The effective interest rates of the receivables from sale-leaseback transactions ranged mainly from 7.43% to 15.08% per annum as at 30 June 2022 (31 December 2021: 7.69% to 26.91% per annum).

The following is an ageing analysis based on the schedule to repay of the receivables since the effective date of the relevant sale-leaseback contracts, as at the end of the reporting periods.

		As at 30 June 2022 於2022年 6月30日 RMB 人民幣元 (Unaudited) (未經審核)	As at 31 December 2021 於2021年 12月31日 RMB 人民幣元 (Audited) (經審核)
Within one year	一年內	105,429,464	158,310,371
More than one year but within two years	一年以上但兩年內	20,573,052	31,011,242
Gross amounts of receivables from sale-leaseback transactions	售後租回交易應收款項總額	126,002,516	189,321,613

Note: Under HKFRS 16, the Group, acts as a buyer-lessor does not recognize the transferred asset if the sale-leaseback transaction does not satisfy the requirements of HKFRS 15 as a sale but accounted for as financing arrangement under HKFRS 9.

The loss allowance was measured at an amount equal to 12 months and lifetime expected credit losses under the general approach for receivables from sale-leaseback transaction. The changes in the loss allowance was mainly due to the additional of loss allowance on receivables from sale-leaseback transactions at the reporting date under the expected credit loss model.

### 15. 應收賬款(續)

附註：(續)

- (b) 於2022年6月30日，售後租回交易應收款項的實際利率主要介乎每年7.43%至15.08%(2021年12月31日：每年7.69%至26.91%)。

於報告期末，基於相關售後租回合約生效日期起應收款項還款時間表的賬齡分析如下。

附註：根據香港財務報告準則第16號，倘售後租回交易不符合香港財務報告準則第15號作為出售之規定，則本集團(作為買方出租人)不會將已轉讓資產確認為出售，惟根據香港財務報告準則第9號入賬列為融資安排除外。

售後租回交易應收款項的虧損撥備乃根據一般法按12個月及年限內預期信貸虧損相等的金額計量。虧損撥備變動主要由於售後租回交易應收款項於報告日期根據預期信貸虧損模式產生額外虧損撥備。

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

## 簡明綜合中期財務報表附註

For the six months ended 30 June 2022 截至2022年6月30日止六個月

### 15. ACCOUNTS RECEIVABLE (Continued)

Notes: (Continued)

(b) (Continued)

Note: (Continued)

The following is a credit quality analysis of receivables from sale-leaseback transaction. In the event that an instalment repayment of a receivable from sale-leaseback transaction is overdue, the entire outstanding balance of the receivables from sale-leaseback transaction is classified as overdue.

### 15. 應收賬款(續)

附註：(續)

(b) (續)

附註：(續)

以下為售後租回交易應收款項的信貸質素分析。倘售後租回交易應收款項的分期還款逾期，則該售後租回交易應收款項的全部未償還結餘分類為逾期。

		As at 30 June 2022 於2022年 6月30日 RMB 人民幣元 (Unaudited) (未經審核)	As at 31 December 2021 於2021年 12月31日 RMB 人民幣元 (Audited) (經審核)
Neither overdue nor credit-impaired	既未逾期亦無信貸減值	<b>77,452,746</b>	139,496,223
Overdue but not credit-impaired	逾期但無信貸減值		
– Overdue within 30 days	– 逾期不超過30天	<b>9,993,344</b>	7,234,711
– Overdue 30 to 90 days	– 逾期30日至90日	<b>1,773,322</b>	3,114,764
– Overdue 90 days to 180 days	– 逾期90日至180日	<b>2,749,710</b>	2,428,355
		<b>14,516,376</b>	12,778,355
Overdue and credit impaired	既逾期亦信貸減值		
– Overdue over 180 days	– 逾期超過180日	<b>34,033,394</b>	37,047,035
Gross carrying amount of receivables from sale-leaseback transaction	售後租回交易應收款項總賬面值	<b>126,002,516</b>	189,321,613
Allowance for impairment losses	減值虧損撥備	<b>(14,391,615)</b>	(13,106,487)
Net amount of receivables from sale-leaseback transaction	售後租回交易應收款項淨額	<b>111,610,901</b>	176,215,126



# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

## 簡明綜合中期財務報表附註

For the six months ended 30 June 2022 截至2022年6月30日止六個月

### 15. ACCOUNTS RECEIVABLE (Continued)

Notes: (Continued)

(b) (Continued)

Notes: (Continued)

Movements of the provision for impairment loss on receivables from sale-leaseback transaction are as follows:

		As at 30 June 2022 於2022年 6月30日 RMB 人民幣元 (Unaudited) (未經審核)	As at 31 December 2021 於2021年 12月31日 RMB 人民幣元 (Audited) (經審核)
At beginning of the period/year	期／年初	13,106,487	7,507,260
Impairment loss recognised for the period/year, net	期／年內已確認的減值虧損淨額	1,285,128	5,599,227
At end of the period/year	期／年末	14,391,615	13,106,487

The increase in loss allowance was mainly due to the increase in significant risk in this category at the reporting date under the expected credit loss model.

### 15. 應收賬款(續)

附註：(續)

(b) (續)

附註：(續)

售後租回交易應收款項的減值虧損撥備變動如下：

		As at 30 June 2022 於2022年 6月30日 RMB 人民幣元 (Unaudited) (未經審核)	As at 31 December 2021 於2021年 12月31日 RMB 人民幣元 (Audited) (經審核)
At beginning of the period/year	期／年初	13,106,487	7,507,260
Impairment loss recognised for the period/year, net	期／年內已確認的減值虧損淨額	1,285,128	5,599,227
At end of the period/year	期／年末	14,391,615	13,106,487

虧損撥備增加主要由於根據預期信貸虧損模式，於報告日期該類別的重大風險上升。

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

## 簡明綜合中期財務報表附註

For the six months ended 30 June 2022 截至2022年6月30日止六個月

### 15. ACCOUNTS RECEIVABLE (Continued)

Notes: (Continued)

(c) The ageing analysis of factoring receivables, as at the end of the reporting periods, based on the schedule to repay by customers is as follows:

		As at 30 June 2022 於2022年 6月30日 RMB 人民幣元 (Unaudited) (未經審核)	As at 31 December 2021 於2021年 12月31日 RMB 人民幣元 (Audited) (經審核)
Within one year	一年內	103,953,949	94,858,546
More than one year but within two years	一年以上但兩年內	762,500	19,147,249
Gross amounts of factoring receivables	保理應收款項總額	104,716,449	114,005,795

The effective interest rates of the above factoring receivables ranged mainly from 8.36% to 13.50% per annum as at 30 June 2022 [31 December 2021: 8.36% to 15.00% per annum].

As at 30 June 2022, the Group hold collateral of the factoring receivables with a carrying amount of RMB155,928,117 [31 December 2021: RMB247,517,625] over the factoring receivables. The carrying amount of the collateral is approximated to their fair values.

### 15. 應收賬款(續)

附註：(續)

(c) 於報告期末，根據客戶的還款時間表，保理應收款項的賬齡分析如下：

於2022年6月30日，上述保理應收款項的實際年利率的範圍主要介於8.36%至13.50% (2021年12月31日：年利率8.36%至15.00%)。

於2022年6月30日，本集團就保理應收款項持有保理應收款項賬面值為人民幣155,928,117元 (2021年12月31日：人民幣247,517,625元)的抵押品。抵押品的賬面值與其公平值相若。

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

## 簡明綜合中期財務報表附註

For the six months ended 30 June 2022 截至2022年6月30日止六個月

### 15. ACCOUNTS RECEIVABLE (Continued)

Notes: (Continued)

(c) (Continued)

The following is a credit quality analysis of factoring receivables. In the event that an instalment repayment of a factoring receivable is overdue, the entire outstanding balance of the factoring receivables is classified as overdue.

### 15. 應收賬款(續)

附註：(續)

(c) (續)

以下為保理應收款項的信貨質素分析。倘保理應收款項的分期還款逾期，該保理應收款項的全部未償還結餘分類為逾期。

		As at 30 June 2022 於2022年 6月30日 RMB 人民幣元 (Unaudited) (未經審核)	As at 31 December 2021 於2021年 12月31日 RMB 人民幣元 (Audited) (經審核)
Neither overdue nor credit impaired	既未逾期亦無信貸減值	78,415,753	74,516,868
Overdue but not credit-impaired	逾期但無信貸減值		
– Overdue 90 days to 180 days	– 逾期90日至180日	10,821,505	6,253,892
Overdue and credit impaired	既逾期亦信貸減值		
– Overdue over 180 days	– 逾期超過180日	15,479,191	33,235,035
Gross carrying amount of factoring receivables	保理應收款項總賬面值	104,716,449	114,005,795
Allowance for impairment losses	減值虧損撥備	(10,688,139)	(11,144,439)
Net amount of factoring receivables	保理應收款項淨額	94,028,310	102,861,356

Movements in loss allowance of factoring receivables are as follows:

保理應收款項之虧損撥備變動如下：

		As at 30 June 2022 於2022年 6月30日 RMB 人民幣元 (Unaudited) (未經審核)	As at 31 December 2021 於2021年 12月31日 RMB 人民幣元 (Audited) (經審核)
At the beginning of the period/year	期／年初	11,144,439	12,927,175
Impairment loss recovery for the period /year, net	期／年內撥回的減值虧損淨額	(456,300)	(1,782,736)
At the end of the period/year	期／年末	10,688,139	11,144,439

The decrease in the loss allowance was mainly due to the decrease in gross carrying amount of factoring receivables overdue.

虧損撥備減少主要由於逾期保理應收款項賬面總值減少。

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

## 簡明綜合中期財務報表附註

For the six months ended 30 June 2022 截至2022年6月30日止六個月

### 15. ACCOUNTS RECEIVABLE (Continued)

Notes: (Continued)

(d) The ageing analysis of trade receivables, as at the end of the reporting periods, based on the schedule to repay by customers is as follows:

		As at 30 June 2022 於2022年 6月30日 RMB 人民幣元 (Unaudited) (未經審核)	As at 31 December 2021 於2021年 12月31日 RMB 人民幣元 (Audited) (經審核)
Within one year	一年內	<b>4,170,038</b>	3,543,073
More than one year but within two years	一年以上但兩年內	<b>2,282,118</b>	2,900,602
More than two years but within three years	兩年以上但三年內	<b>1,658,303</b>	1,902,664
More than three years but within four years	三年以上但四年內	<b>537,475</b>	746,625
More than four years but within five years	四年以上但五年內	<b>353,815</b>	447,464
More than five years but within six years	五年以上但六年內	-	180,411
Gross amounts of trade receivables	貿易應收賬款總額	<b>9,001,751</b>	9,720,839

The loss allowance was measured at an amount equal to lifetime expected credit losses under the simplified approach for trade receivables. The trade receivables were neither past due nor impaired.

The following is a credit quality analysis of trade receivables. In the event that an instalment repayment of trade receivable is overdue, the entire outstanding balance of the trade receivables is classified as overdue.

### 15. 應收賬款(續)

附註：(續)

(d) 於報告期末，根據客戶的還款時間表，貿易應收賬款的賬齡分析如下：

貿易應收賬款之虧損撥備乃根據簡化法按年限內預期信貸虧損相等的金額計量。貿易應收賬款既未逾期亦無減值。

以下為貿易應收賬款的信貸質素分析。倘貿易應收賬款的分期還款逾期，該貿易應收賬款的全部未償還結餘分類為逾期。

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

## 簡明綜合中期財務報表附註

For the six months ended 30 June 2022 截至2022年6月30日止六個月

### 15. ACCOUNTS RECEIVABLE (Continued)

Notes: (Continued)

(d) (Continued)

### 15. 應收賬款(續)

附註：(續)

(d) (續)

		As at 30 June 2022 於2022年 6月30日 RMB 人民幣元 (Unaudited) (未經審核)	As at 31 December 2021 於2021年 12月31日 RMB 人民幣元 (Audited) (經審核)
Neither overdue nor credit-impaired	既未逾期亦無信貸減值	<b>5,300,108</b>	5,271,955
Overdue but not credit-impaired	逾期但無信貸減值		
– Overdue within 30 days	– 逾期不超過30日	<b>197,933</b>	627,212
– Overdue 30 days to 90 days	– 逾期30日至90日	<b>1,763,513</b>	2,081,535
– Overdue 90 days to 180 days	– 逾期90日至180日	<b>1,740,137</b>	1,740,137
		<b>3,701,583</b>	4,448,884
Gross carrying amount of trade receivables	貿易應收賬款總賬面值	<b>9,001,751</b>	9,720,839
Allowance for impairment losses	減值虧損撥備	<b>(449,128)</b>	(580,587)
Net amount of trade receivables	貿易應收賬款淨額	<b>8,522,623</b>	9,140,252

Movements of the provision for impairment loss on trade receivables are as follows:

貿易應收賬款減值虧損撥備的變動如下：

		As at 30 June 2022 於2022年 6月30日 RMB 人民幣元 (Unaudited) (未經審核)	As at 31 December 2021 於2021年 12月31日 RMB 人民幣元 (Audited) (經審核)
At beginning of the period/year	期／年初	<b>580,587</b>	425,519
Impairment (recovery)/loss recognised for the period/year, net	期／年內確認的(減值虧損撥回)/減值虧損，淨額	<b>(131,459)</b>	155,068
At end of the period/year	期／年末	<b>449,128</b>	580,587



# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

## 簡明綜合中期財務報表附註

For the six months ended 30 June 2022 截至2022年6月30日止六個月

### 16. TRADE AND OTHER PAYABLES

### 16. 貿易及其他應付款項

		As at 30 June 2022 於2022年 6月30日 RMB 人民幣元 (Unaudited) (未經審核)	As at 31 December 2021 於2021年 12月31日 RMB 人民幣元 (Audited) (經審核)
Trade payables (note a)	貿易應付款項(附註a)	2,751,641	2,027,747
Accruals	應計費用	848,295	1,814,346
Deposits from finance lease customers	來自融資租賃客戶的按金	22,224,790	32,733,359
Deposits from suppliers	來自供應商的按金	2,204,148	1,345,038
Other payables	其他應付款項	2,614,318	1,289,187
Others (note b)	其他(附註b)	1,659,382	1,317,534
		<b>32,302,574</b>	40,527,211

Notes:

(a) The ageing analysis of trade payables of the Group, based on invoice dates, as at the end of the period/year is as follows:

附註：

(a) 本集團之貿易應付款項於期／年末基於發票日期之賬齡分析如下：

		As at 30 June 2022 於2022年 6月30日 RMB 人民幣元 (Unaudited) (未經審核)	As at 31 December 2021 於2021年 12月31日 RMB 人民幣元 (Audited) (經審核)
Within 1 month	一個月內	723,894	-
Over 3 months but within 1 year	三個月以上但一年內	-	2,027,747
Over 1 year	超過一年	2,027,747	-
		<b>2,751,641</b>	2,027,747

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

## 簡明綜合中期財務報表附註

For the six months ended 30 June 2022 截至2022年6月30日止六個月

### 16. TRADE AND OTHER PAYABLES (Continued)

Notes: (Continued)

(b) Others mainly include premium received from customers for insurance arrangement on behalf of customers and temporary receipts from customers.

The directors of the Company considered the carrying amounts of other payables and accruals approximate to their fair values.

### 16. 貿易及其他應付款項(續)

附註：(續)

(b) 其他主要包括就代客戶辦理保險安排向客戶收取的保險費以及來自客戶的暫收款項。

本公司董事認為其他應付款項及應計費用的賬面值與其公平值相若。

### 17. SHARE CAPITAL

### 17. 股本

		Number of shares 股份數目	RMB 人民幣元
Registered domestic and unlisted foreign share capital and H Shares:	註冊內資股及非上市外資股股本及H股：		
At 1 January 2021, 31 December 2021, 1 January 2022 and 30 June 2022	於2021年1月1日、2021年12月31日、2022年1月1日及2022年6月30日	359,340,000	359,340,000

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

## 簡明綜合中期財務報表附註

For the six months ended 30 June 2022 截至2022年6月30日止六個月

### 18. RELATED PARTY TRANSACTIONS

Saved as disclosed elsewhere in the condensed consolidated interim financial statements, the Group has the following significant related party transactions.

- (a) During the period, the Group entered into the following transactions with related parties:

### 18. 關聯方交易

除簡明綜合中期財務報表其他部分所披露者外，本集團有下列重大關聯方交易。

- (a) 於期內，本集團與關聯方訂立以下交易：

Name 名稱	Related party relationship 關聯方關係	Type of transaction 交易類型	Transaction amount 交易金額	
			2022 2022年 RMB 人民幣元 (Unaudited) (未經審核)	2021 2021年 RMB 人民幣元 (Unaudited) (未經審核)
			<b>Six months ended 30 June</b> 截至6月30日止六個月	
Longding Huayuan	Common shareholder (note i)	Income from sale-leaseback transactions	<b>2,017,856</b>	3,145,704
龍鼎華源	普通股東(附註i)	售後租回交易收入		
Shanghai Kuaijie	Common shareholder (note ii)	Factoring income	-	369,287
上海快頤	普通股東(附註ii)	保理收入		
Shanghai KYMS	Common shareholder (note iii)	Factoring income	-	292,807
上海快易名商	普通股東(附註iii)	保理收入		

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

## 簡明綜合中期財務報表附註

For the six months ended 30 June 2022 截至2022年6月30日止六個月

### 18. RELATED PARTY TRANSACTIONS (Continued)

#### (a) (Continued)

Note:

- (i) Longding Huayuan is a wholly-owned subsidiary of Dayuan Tiandi, one of the substantial shareholder of the Company.
- (ii) Shanghai Kuaijie is a wholly-owned subsidiary of Beijing Kuaiyi Tiandi, which was owned as to 49% by Beijing Dayuan Tiandi, a 56% owned subsidiary of Dayuan Tiandi which is one of the substantial shareholders of the Company. In April 2021, Beijing Dayuan Tiandi has sold all the 49% shares in Beijing Kuaiyi Tiandi to a third party and therefore, Shanghai Kuaijie is no longer a related party as at 30 June 2022.
- (iii) Shanghai KYMS is a joint venture partner of Beijing Kuaiyi Tiandi, which is owned as to 49% by Beijing Dayuan Tiandi, a 56% owned subsidiary of Dayuan Tiandi which is one of the substantial shareholders of the Company. In April 2021, Beijing Dayuan Tiandi has sold all the 49% shares in Beijing Kuaiyi Tiandi to a third party, and therefore Shanghai KYMS is no longer a related party as at 30 June 2022.

- (b) Members of key management including the Directors whose emoluments are as follows:

### 18. 關聯方交易(續)

#### (a) (續)

附註：

- (i) 龍鼎華源為本公司主要股東之一大苑天地的全資附屬公司。
- (ii) 上海快頤為北京快易天地的全資附屬公司，而北京快易天地由本公司主要股東之一大苑天地控股56%的附屬公司北京大苑天地擁有49%權益。於2021年4月，北京大苑天地已將北京快易天地的49%股份全部出售予一名第三方，因此上海快頤於2022年6月30日已不再為關聯方。
- (iii) 上海快易名商為北京快易天地的合營夥伴，而北京快易天地由本公司主要股東之一大苑天地控股56%的附屬公司北京大苑天地擁有49%權益。於2021年4月，北京大苑天地已將北京快易天地的49%股份全部出售予一名第三方，因此上海快易名商於2022年6月30日已不再為關聯方。

- (b) 主要管理人員(包括董事)的酬金如下：

		Six months ended 30 June 截至6月30日止六個月	
		2022 2022年 RMB 人民幣元 (Unaudited) (未經審核)	2021 2021年 RMB 人民幣元 (Unaudited) (未經審核)
Salaries, allowances and benefit in kind	薪金、津貼及實物利益	700,990	871,340
Contributions to defined contribution scheme	向界定供款計劃供款	18,085	46,073
		<b>719,075</b>	<b>917,413</b>

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

## 簡明綜合中期財務報表附註

For the six months ended 30 June 2022 截至2022年6月30日止六個月

### 19. COMMITMENTS

#### (a) capital commitment

		As at 30 June 2022 於2022年 6月30日 RMB 人民幣元 (Unaudited) (未經審核)	As at 31 December 2021 於2021年 12月31日 RMB 人民幣元 (Audited) (經審核)
Commitment for the acquisition of other financial asset:	收購其他金融資產的承擔：		
Contracted for but not yet incurred	已訂約但尚未產生		
– Acquisition of an associate	– 收購一間聯營公司	–	34,465,139
– Investment in a fund	– 投資一個基金	<b>15,000,000</b>	24,000,000
		<b>15,000,000</b>	58,465,139

#### (b) operating lease commitment

As at 30 June 2022, the Group had future aggregate minimum lease receipts under non-cancellable operating leases (as lessor) during the lease periods (3 to 10 years) amounting to approximately RMB5,972,243 (31 December 2021: nil).

#### (b) 經營租賃承擔

於2022年6月30日，本集團於租賃期間（3至10年）根據不可撤銷經營租賃（作為出租人）於未來可收取之最低租賃收入總額約為人民幣5,972,243元（2021年12月31日：無）。

### 20. CONTINGENT LIABILITIES

As at 30 June 2022, the Group does not have any significant contingent liabilities (31 December 2021: nil).

### 20. 或然負債

於2022年6月30日，本集團並無任何重大或然負債（2021年12月31日：無）。



# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

## 簡明綜合中期財務報表附註

For the six months ended 30 June 2022 截至2022年6月30日止六個月

### 21. FAIR VALUE MEASUREMENT

#### Financial instruments not measured at fair value

Financial instruments not measured at fair value include accounts receivable, deposits and other receivables, cash and bank balances, trade and other payables and lease liabilities.

Due to their short-term nature, their carrying values of cash and bank balances, deposits and other receivables, and trade and other payables approximate their fair values.

The fair value of finance lease receivables, factoring receivables, receivables from sale-leaseback transactions and lease liabilities has been determined using discounted cash flow models and is classified as level 3 in the fair value hierarchy. Significant inputs include the discount rate used to reflect the credit risks of the borrowers or the Company.

#### Financial instruments measured at fair value

The fair value of financial assets and liabilities with standard terms and conditions and traded on active liquid markets are determined with reference to quoted market prices.

The valuation techniques and significant unobservable inputs used in determining the fair value measurement of level 2 and level 3 financial instruments, as well as the relationship between key observable inputs and fair value are set out below.

The following table provides an analysis of financial instruments carried at fair value by level of fair value hierarchy:

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

The Group has engaged external valuer to perform valuations on the financial assets which are categorised into Level 3 of the fair value hierarchy.

### 21. 公平值計量

#### 非按公平值計量的金融工具

非按公平值計量的金融工具包括應收賬款、按金及其他應收款項、現金及銀行結餘、貿易及其他應付款項以及租賃負債。

由於其短期性質，現金及銀行結餘、按金及其他應收款項以及貿易及其他應付款項的賬面值與彼等的公平值相若。

融資租賃應收款項、保理應收款項、售後租回交易應收款項及租賃負債之公平值乃採用貼現現金流模式所釐定以及分類為公平值層級第三層。重大輸入數據包括用於反映本公司借款人信貸風險的貼現率。

#### 按公平值計量的金融工具

訂有標準條款及條件並於活躍及高流通性的市場買賣之金融資產及負債之公平值乃參考市場報價釐定。

釐定第二層及第三層金融工具之公平值計量時所使用的估值技術及重大不可觀察輸入數據以及重大可觀察輸入數據與公平值之間的關係載於下文。

下表提供以公平值計值的金融工具按公平值層級的分析：

- 第一層：就同一資產及負債於活躍市場所報之價格（未經調整）；
- 第二層：資產或負債之直接（即作為價格）或間接（即自價格得出）可觀察輸入數據（除第一層所包括之報價以外）；及
- 第三層：並非基於可觀察市場數據的資產或負債輸入數據（不可觀察輸入數據）。

本集團已聘請外部估值師對分類為公平值層級第三層的金融資產進行估值。

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

## 簡明綜合中期財務報表附註

For the six months ended 30 June 2022 截至2022年6月30日止六個月

### 21. FAIR VALUE MEASUREMENT (Continued)

### 21. 公平值計量(續)

#### Financial instruments measured at fair value (Continued)

#### 按公平值計量的金融工具(續)

		Level 1 第一層 RMB 人民幣元	Level 2 第二層 RMB 人民幣元	Level 3 第三層 RMB 人民幣元	Total 總計 RMB 人民幣元
<b>As at 30 June 2022</b>	<b>於2022年6月30日</b>				
Financial assets at FVTPL	按公平值計入損益的 金融資產				
- Preference shares of an unlisted investment	- 非上市投資的 優先股	-	-	4,838,280	4,838,280
- Interests in Zhuhai Huihe	- 於珠海匯合的權益	-	-	14,756,000	14,756,000
- Interests in Beijing Shuncheng	- 於北京順澄的權益	-	-	3,874,628	3,874,628
		-	-	23,468,908	23,468,908
Financial asset at FVTOCI	按公平值計入其他全面 收入的金融資產				
- Listed ordinary shares in Shanghai KYMS	- 於上海快易名商的 上市普通股	-	-	51,913,706	51,913,706
<b>As at 31 December 2021</b>	<b>於2021年12月31日</b>				
Financial assets at FVTPL	按公平值計入損益的 金融資產				
- Preference shares of an unlisted investment	- 非上市投資的 優先股	-	-	5,000,000	5,000,000
- Interests in Zhuhai Huihe	- 於珠海匯合的權益	-	-	6,000,000	6,000,000
- Interests in Beijing Shuncheng	- 於北京順澄的權益	-	-	4,000,000	6,000,000
		-	-	15,000,000	15,000,000
Financial asset at FVTOCI	按公平值計入其他全面 收入的金融資產				
- Listed ordinary shares in Shanghai KYMS	- 於上海快易名商的 上市普通股	-	-	18,003,936	18,003,936

Some of the Group's financial assets are measured at fair value at the end of each reporting period. The following table gives information about how the fair values of these financial assets are determined (in particular, the valuation techniques and inputs used).

本集團若干金融資產於各報告期末按公平值計量。下表闡述有關釐定該等金融資產公平值之方法(尤其是所用之估值技術及輸入數據)之資料。

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

## 簡明綜合中期財務報表附註

For the six months ended 30 June 2022 截至2022年6月30日止六個月

### 21. FAIR VALUE MEASUREMENT (Continued)

#### Financial instruments measured at fair value (Continued)

Financial assets 金融資產	Notes 附註	Fair value as at 於以下日期的公平值		Fair value hierarchy 公平值層級	Valuation techniques and key inputs 估值技術及關鍵 輸入數據	Significant unobservable input(s) 重大不可觀察輸入數據	Relationship of unobservable input to fair value 不可觀察輸入數據與 公平值的關係	Sensitivity of fair value to the input(s) 公平值對輸入數據的敏感度
		30 June	31 December					
		2022	2021					
		2022年	2021年					
		6月30日	12月31日					
		RMB	RMB					
		人民幣元	人民幣元					
<b>Financial assets at FVTPL</b>								
按公平值計入損益的金融資產								
- Preference shares of the unlisted investment - 非上市投資的優先股	13	4,838,280	5,000,000	Level 3 第三層	Using the option pricing model based on assumptions that are supported by the transaction of preferred stocks in the investee company 使用基於由被投資公 司優先股交易支 持的假設的期權 定價模型	Marketability discount: 15.8% [2021: 15.8%] 市場流通性折讓： 15.8% (2021年： 15.8%)	The higher marketability discount, the lower the fair value 市場流通性折讓越 高，公平值越 低	5% increase/(decrease) in marketability would result in (decrease)/increase in fair value of approximately RMB45,000 (2021: RMB46,000) 市場流通性增加/(減少) 5%將導致公平值(減 少)/增加約人民幣 45,000元 (2021年：人 民幣46,000元)
						Minority discount: 24.5% [2021: 24.5%] 少數股權折讓： 24.5% (2021年： 24.5%)	The higher minority discount, the lower the fair value 少數股權折讓越 高，公平值越 低	5% increase/(decrease) in minority discount would result in (decrease)/ increase in fair value of approximately RMB49,000 [2021: RMB79,000] 少數股權折讓增加/(減 少) 5%將導致公平值 (減少)/增加約人民幣 49,000元 (2021年：人 民幣79,000元)

### 21. 公平值計量(續)

#### 按公平值計量的金融工具(續)

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

## 簡明綜合中期財務報表附註

For the six months ended 30 June 2022 截至2022年6月30日止六個月

### 21. FAIR VALUE MEASUREMENT (Continued)

#### Financial instruments measured at fair value (Continued)

Financial assets 金融資產	Notes 附註	Fair value as at 於以下日期的公平值		Fair value hierarchy 公平值層級	Valuation techniques and key inputs 估值技術及關鍵 輸入數據	Significant unobservable input(s) 重大不可觀察輸入數據	Relationship of unobservable input to fair value 不可觀察輸入數據與 公平值的關係	Sensitivity of fair value to the input(s) 公平值對輸入數據的敏感度
		30 June 2022 2022年 6月30日	31 December 2021 2021年 12月31日					
		RMB 人民幣元	RMB 人民幣元					
- Interest in Zhuhai Huibe - 於珠海匯合的權益	13	14,756,000	6,000,000	Level 3 第三層	Based on the investee's financial performance using discounted cash flow method 基於被投資公司的財務表現，採用貼現現金流量法	Marketability discount: 15.8% (2021: 15.8%) 市場流通性折讓： 15.8% (2021年： 15.8%)	The higher marketability discount, the lower the fair value 市場流通性折讓越高，公平值越低	5% increase/(decrease) in marketability would result in (decrease)/increase in fair value of approximately RMB26,000 (2021: RMB24,000) 市場流通性增加/(減少) 5%將導致公平值(減少)/增加約人民幣26,000元(2021年：人民幣24,000元)
						Minority discount: 24.5% (2021: 24.5%) 少數股權折讓： 24.5% (2021年： 24.5%)	The higher minority discount, the lower the fair value 少數股權折讓越高，公平值越低	5% increase/(decrease) in minority discount would result in (decrease)/increase in fair value of approximately RMB45,000 (2021: RMB42,000) 少數股權折讓增加/(減少) 5%將導致公平值(減少)/增加約人民幣45,000元(2021年：人民幣42,000元)
						Discount rate: 12% (2021: 12%) 貼現率：12% (2021年：12%)	The higher discount rate, the lower the fair value 貼現率越高，公平值越低	5% increase/(decrease) in discount rate would result in (decrease)/increase in fair value of approximately RMB95,000 and RMB108,000 respectively (2021: (decrease)/increase RMB142,000 and RMB162,000) 貼現率增加/(減少) 5%將導致公平值分別(減少)/增加約人民幣95,000元及人民幣108,000元(2021年：(減少)/增加人民幣142,000元及人民幣162,000元)

### 21. 公平值計量(續)

#### 按公平值計量的金融工具(續)

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

## 簡明綜合中期財務報表附註

For the six months ended 30 June 2022 截至2022年6月30日止六個月

### 21. FAIR VALUE MEASUREMENT (Continued)

#### Financial instruments measured at fair value (Continued)

Financial assets 金融資產	Notes 附註	Fair value as at 於以下日期的公平值		Fair value hierarchy 公平值層級	Valuation techniques and key inputs 估值技術及關鍵 輸入數據	Significant unobservable input(s) 重大不可觀察輸入數據	Relationship of unobservable input to fair value 不可觀察輸入數據與 公平值的關係	Sensitivity of fair value to the input(s) 公平值對輸入數據的敏感度
		30 June	31 December					
		2022	2021					
		2022年	2021年					
		RMB	RMB					
		人民幣元	人民幣元					
		6月30日	12月31日					
- Interest in Beijing Shuncheng — 於北京順澄的權益	13	3,874,628	4,000,000	Level 3 第三層	Based on the investee's financial performance using discounted cash flow method 基於被投資公司的財 務表現，採用貼 現現金流量法	Marketability discount: 15.8% (2021: 15.8%) 市場流通性折讓： 15.8% (2021年： 15.8%)	The higher marketability discount, the lower the fair value 市場流通性折讓越 高，公平值越 低	5% increase/(decrease) in marketability would result in (decrease)/increase in fair value of approximately RMB11,000 (2021: RMB12,000) 市場流通性折讓增加/(減 少) 5%將導致公平值 (減少)/增加約人民幣 11,000元 (2021年：人 民幣12,000元)
						Minority discount: 24.5% (2021: 18.6%) 少數股權折讓： 24.5% (2021年： 18.6%)	The higher minority discount, the lower the fair value 少數股權折讓越 高，公平值越 低	5% increase/(decrease) in minority discount would result in (decrease)/ increase in fair value of approximately RMB19,000 (2021: RMB20,000) 少數股權折讓增加/(減 少) 5%將導致公平值 (減少)/增加約人民幣 19,000元 (2021年：人 民幣20,000元)
						Discount rate: 14% (2021: 14%) 貼現率：14% (2021 年：14%)	The higher discount rate, the lower the fair value 貼現率越高，公平 值越低	5% increase/(decrease) in discount rate would result in (decrease)/increase in fair value of approximately RMB52,000 and RMB58,000 respectively (2021: (decrease)/ increase RMB32,000 and RMB33,000) 貼現率增加/(減少) 5%將導致公平值分別 (減少)/增加約人 民幣52,000元及人民幣 58,000元 (2021年：(減 少)/增加人民幣32,000 元及人民幣33,000元)

### 21. 公平值計量(續)

#### 按公平值計量的金融工具(續)



# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

## 簡明綜合中期財務報表附註

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### 21. FAIR VALUE MEASUREMENT (Continued)

### 21. 公平值計量(續)

#### Financial instruments measured at fair value (Continued)

#### 按公平值計量的金融工具(續)

Financial assets	Notes	Fair value as at		Fair value hierarchy	Valuation techniques and key inputs	Significant unobservable input(s)	Relationship of unobservable input to fair value	Sensitivity of fair value to the input(s)
		30 June 2022	31 December 2021					
金融資產	附註	RMB	RMB	公平值層級	估值技術及關鍵輸入數據	重大不可觀察輸入數據	不可觀察輸入數據與公平值的關係	公平值對輸入數據的敏感度
<b>Financial asset at FVTOCI</b>								
按公平值計入其他全面收入的金融資產								
- Listed ordinary shares in Shanghai KYMS	14	51,913,706	18,003,936	Level 3 第三層	Based on the investee's financial performance and the multiples of comparable companies and using market approach	Marketability discount: 30% (2021: 30%)	The higher marketability discount, the lower the fair value	5% increase/(decrease) in marketability discount would result in (decrease)/increase in fair value of approximately RMB404,000 (2021: RMB386,000)
- 於上海快易名商的上市普通股					基於被投資公司的財務表現及可比公司的倍數，採用市場法	市場流通性折讓：30% (2021年：30%)	市場流通性折讓越高，公平值越低	市場流通性增加/(減少) 5%將導致公平值(減少)/增加的人民幣404,000元(2021年：人民幣386,000元)

\* There were no transfers between levels during the period.

\* 期內各層級間概無轉撥。

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

## 簡明綜合中期財務報表附註

For the six months ended 30 June 2022 截至2022年6月30日止六個月

### 22. BUSINESS ACQUISITION

On 6 January 2022, the Group acquired 51% of equity interest of YuanYu and its subsidiaries which engaged in leasing of 5G base stations to telecommunication operators in 5G industry from an independent third party with cash consideration of RMB1.

The fair value of identifiable assets and liabilities of the acquiree as at the date of acquisition were determined on a provisional basis as follows:

### 22. 業務收購

於2022年1月6日，本集團自一名獨立第三方收購元宇及其附屬公司51%股權，代價為人民幣1元，元宇及其附屬公司從事向5G行業的電訊運營商出租5G基站。

於收購日期，被收購方可識別資產及負債之公平值按暫定值基準釐定如下：

		RMB 人民幣元 (Unaudited) (未經審核)
Plant and equipment	廠房及設備	1,637,868
Right-of-use assets	使用權資產	3,941,591
Cash and cash equivalents	現金及現金等價物	1,490
Trade and other receivables	貿易及其他應收款項	195,065
Trade and other payables	貿易及其他應付款項	(2,779,608)
Lease liabilities	租賃負債	(3,271,325)
Total net liability		224,919
Less: Non-controlling interest (49%)		(134,710)
		140,209
Cash consideration	現金代價	1
Goodwill arising on acquisition (determined on a provisional basis)	收購產生的商譽 (按暫定值基準釐定)	140,210

An analysis of the cash flows in respect of the acquisition of YuanYu is as follows:

有關收購元宇之現金流量分析如下：

		RMB 人民幣元 (Unaudited) (未經審核)
Cash consideration paid	已付現金代價	(1)
Cash and cash equivalents acquired	已收購現金及現金等價物	1,490
Net inflow of cash and cash equivalents included in cash flows from investing activities	計入投資活動現金流量的現金及現金等價物 流入淨額	1,489

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

## 簡明綜合中期財務報表附註

For the six months ended 30 June 2022 截至2022年6月30日止六個月

### 22. BUSINESS ACQUISITION (Continued)

The transaction cost of the acquisition is immaterial.

The provisional fair value of the trade and other receivables, trade and other payables at the date acquisition amounted to RMB195,065 and RMB2,779,608 respectively.

The Group has elected to measure the non-controlling interest in YuanYu at its proportionate share of its identifiable net assets.

Since the acquisition date, YuanYu has contributed RMB407,281 to the Group's revenue and loss of RMB444,189 to the consolidated profit for the period ended 30 June 2022 upon the completion of the acquisition. If the acquisition had occurred on 1 January 2022, Group's revenue and profit would have been RMB10,752,352 and RMB595,416 respectively. This pro forma information is for illustrative purposes only and is not necessarily an indication of revenue and results of operations of the Group that actually would have been achieved had the acquisition been completed on 1 January 2022, nor is it intended to be a projection of future performance.

The fair value of identifiable assets and liabilities of YuanYu is provisional and pending for the finalization of valuation by the independent valuer. Accordingly the goodwill, which mainly attributable to the difference between the provisional fair values of the consideration and the underlying assets and liabilities acquired, may be subject to further changes upon the finalization of initial accounting. None of the goodwill recognised is expected to be deductible for income tax purpose.

### 23. ESTABLISHMENT OF A SUBSIDIARY

On 12 April 2022, FY Yulian Investment and Management Co., Ltd ("FY Yulian"), the wholly-owned subsidiary of the Company, signed an agreement with three independent third parties A, B and C. for the establishment of Jiangsu Anshi. Jiangsu is established on 29 April 2022 which engaged in energy storage business with consideration of RMB13,200,000 for 60% of equity interest. Third party A, B and C held 18%, 12% and 10% of equity interest of Jiangsu Anshi respectively.

### 22. 業務收購(續)

收購事項之交易成本並不重大。

於收購日期，貿易及其他應收款項與貿易及其他應付款項的暫定公平值分別為人民幣195,065元及人民幣2,779,608元。

本集團已選擇按其分佔可識別資產淨值的比例計量於元宇的非控股權益。

自收購日期起，元宇已為本集團貢獻收益人民幣407,281元，並於收購事項完成後於截至2022年6月30日止期間的綜合溢利錄得虧損人民幣444,189元。倘收購事項已於2022年1月1日發生，則本集團的收益及溢利將分別為人民幣10,752,352元及人民幣595,416元。本備考資料僅供說明之用，並不必然表示倘收購事項已於2022年1月1日完成，本集團實際可實現的收益及經營業績，亦非對未來表現的預測。

元宇之可識別資產及負債之公平值為暫定值，有待獨立估值師完成估值。因此，商譽（主要來自代價與所收購相關資產及負債的暫定公平值之間的差額）可能於落實初步會計處理後出現進一步變動。預計無已確認之商譽可就所得稅目的進行扣除。

### 23. 成立一間附屬公司

於2022年4月12日，本公司全資附屬公司珠海富銀雲聯投資管理有限公司（「富銀雲聯」）與甲、乙、丙三名獨立第三方訂立協議成立江蘇安時。江蘇安時已於2022年4月29日成立，主要從事儲能業務，富銀雲聯以代價人民幣13,200,000元持有其60%股權。甲、乙、丙方分別於江蘇安時持有18%、12%及10%股權。

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

## 簡明綜合中期財務報表附註

For the six months ended 30 June 2022 截至2022年6月30日止六個月

### 23. ESTABLISHMENT OF A SUBSIDIARY (Continued)

Pursuant to agreement, subject to the fulfilment of the performance targets of Jiangsu Anshi for each of the years ending 2022, 2023 and 2024 (the "Performance Targets", each a "Performance Target") and the conditions precedent set out below each of FY Yunlian, third parties A and B agreed to transfer certain portion of their respective equity interests in Jiangsu Anshi to third party C in the following manner:

- (1) Upon fulfilment of the Performance Target of the net profit after tax of not less than 0 for the year ending 2022, FY Yunlian, third parties A and B shall, in proportion to their respective percentage of equity interest in Jiangsu Anshi, collectively transfer in aggregate 10% of the equity interest in the Jiangsu Anshi to third party C at a transfer price of 1.2 times the corresponding amount of registered capital (the "First Transfer");
- (2) Upon fulfilment of the Performance Target of the growth in net assets value of not less than 20% for the year ending 2023 comparing the net assets value of Jiangsu Anshi as at 31 December 2023 with that of 31 December 2022 (excluding the change in the net assets value resulting from further capital contribution to Jiangsu Anshi (if any)), FY Yunlian, third parties A and B shall, in proportion to their respective percentage of equity interest in Jiangsu Anshi, collectively transfer in aggregate 10% of the equity interest in Jiangsu Anshi to third party C at a transfer price of 1.3 times the corresponding amount of registered capital (the "Second Transfer"); and
- (3) Upon fulfilment of the Performance Target of the growth in net assets value of not less than 20% for the year ending 2024 comparing the net assets value of Jiangsu Anshi as at 31 December 2024 with that of 31 December 2023 (excluding the change in the net assets value resulting from further capital contribution to Jiangsu Anshi (if any)), FY Yunlian, third parties A and B shall, in proportion to their respective percentage of equity interest in Jiangsu Anshi, collectively transfer in aggregate 9% of the equity interest in the Jiangsu Anshi to third party C at a transfer price of 1.4 times the corresponding amount of registered capital (the "Third Transfer").

### 23. 成立一間附屬公司(續)

根據該協議，待江蘇安時於截至2022年、2023年及2024年止年度各年的表現目標(「表現目標」，各為一個「表現目標」)及下文載列的先決條件獲達成後，富銀雲聯、甲方及乙方同意透過以下方式將其各自於江蘇安時的部分股權轉讓給丙方：

- (1) 於達成截至2022年止年度的稅後純利不低於0的表現目標後，富銀雲聯、甲方及乙方須按照彼等各自於江蘇安時的股權比例，按相應註冊資本金額1.2倍的轉讓價格，向丙方轉讓合共10%的江蘇安時股權(「第一次轉讓」)；
- (2) 於達成截至2023年止年度的淨資產值增長不少於20%的表現目標(按江蘇安時於2023年12月31日的淨資產值與於2022年12月31日的淨資產值比較得出，不包括進一步向江蘇安時注資導致資產淨值發生的變動(如有))後，富銀雲聯、甲方及乙方須按照彼等各自於江蘇安時的股權比例，按相應註冊資本金額1.3倍的轉讓價格，向丙方轉讓合共10%的江蘇安時股權(「第二次轉讓」)；及
- (3) 於達成截至2024年止年度淨資產值增長不少於20%的表現目標(按江蘇安時於2024年12月31日的淨資產值與於2023年12月31日的淨資產值比較得出，不包括進一步向江蘇安時注資導致資產淨值發生的變動(如有))後，富銀雲聯、甲方及乙方須按照彼等各自於江蘇安時的股權比例，按相應註冊資本金額1.4倍的轉讓價格，向丙方轉讓合共9%的江蘇安時股權(「第三次轉讓」)。



# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

## 簡明綜合中期財務報表附註

For the six months ended 30 June 2022 截至2022年6月30日止六個月

### 23. ESTABLISHMENT OF A SUBSIDIARY (Continued)

Each of the First Transfer, the Second Transfer and the Third Transfer is conditional upon the following conditions precedent: (a) the Group having complied with the relevant requirements under the GEM Listing Rules and all applicable laws and regulations regarding the disposal of Jiangsu Anshi by the Group in respect of each of the First Transfer, the Second Transfer and the Third Transfer; and (b) the capital contribution during the Initial Stage to be made by third party C having been fully paid.

The Performance Targets shall be determined in accordance with the financial reporting standards and interpretations for business enterprises issued by the China Accounting Standards Committee of the China Ministry of Finance.

The Group has contributed RMB13,200,000 among the total registered capital of RMB22,000,000 of Jiangsu Anshi. The remaining RMB8,800,000 capital is contributed by other independent third parties who classified as non-controlling interest to the Group.

Jiangsu Anshi has no contribution to the Group's revenue but incurred loss of RMB284,073 to the consolidated profit for the period ended 30 June 2022 upon the completion of the establishment.

In the opinion of the directors of the Company, the fair values of the instrument obligating the Group to transfer shares of Jiangsu Anshi at the states transfer prices as at 29 April 2022 and 30 June 2022 were considered insignificant.

### 24. COMPARATIVE FIGURES

Certain comparative figures have been reclassified to conform to current period's presentation. In particular, the carrying amount of investments of RMB10,000,000 as at 31 December 2021 was previously included in the balance of financial assets at FVTOCI and the investments have been shown separately under financial assets at FVTPL in the current period.

### 25. APPROVAL OF FINANCIAL STATEMENTS

The condensed consolidated interim financial statements were approved and authorized for issue by the directors on 9 August 2022.

### 23. 成立一間附屬公司(續)

第一次轉讓、第二次轉讓及第三次轉讓均需滿足以下先決條件：(a)本集團已分別就第一次轉讓、第二次轉讓及第三次轉讓遵守有關本集團出售江蘇安時的GEM上市規則及所有適用法律及法規的相關規定；及(b)丙方已繳足初步階段的出資。

表現目標應根據中國財政部中國會計準則委員會頒佈之企業財務報告準則及詮釋釐定。

於江蘇安時合共人民幣22,000,000元的註冊資本中，本集團出資了人民幣13,200,000元。餘下人民幣8,800,000元資本由分類為本集團非控股權益的其他獨立第三方出資。

江蘇安時於成立後在截至2022年6月30日止期間並未為本集團貢獻任何收益，但於綜合溢利內產生了人民幣284,073元虧損。

本公司董事認為，本集團須於2022年4月29日及2022年6月30日按指定轉讓價轉讓江蘇安時股份之工具的公平值被視為不重大。

### 24. 比較數字

若干比較數字已予以重新分類以符合本期間的呈報。尤其是，於2021年12月31日為數人民幣10,000,000元的投資賬面值曾納入按公平值計入其他全面收入的金融資產之結餘，於本期間，該等投資於按公平值計入損益的金融資產項下單獨呈列。

### 25. 批准財務報表

簡明綜合中期財務報表已獲董事於2022年8月9日批准及授權刊發。