



Riverine China Holdings Limited 浦江中國控股有限公司

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

Stock Code 股份代號：1417



2020 INTERIM REPORT
中 期 報 告

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FINANCIAL HIGHLIGHTS

財務摘要

For the six months ended 30 June

截至6月30日止六個月

| | | 2020 2020年 | 2019 2019年 | Increase/(Decrease) 上升/(下跌) | |
|---------------------------------------|--------------------|------------------------------|----------------------|--------------------------------|--------|
| Operating results (RMB'000) | 營運業績(人民幣千元) | | | | % |
| Revenue | 收益 | 339,914 | 225,346 | 114,568 | 50.8 |
| Gross profit | 毛利 | 59,020 | 38,657 | 20,363 | 52.7 |
| Profit for the year | 年內溢利 | 25,983 | 17,738 | 8,245 | 46.5 |
| Profitability (%) | 盈利率(%) | | | | |
| Gross profit margin | 毛利率 | 17.4 | 17.2 | 0.2 | 1.2 |
| Net profit margin | 純利率 | 7.6 | 7.9 | (0.3) | (3.8) |
| Return on equity | 股權回報率 | 15.2 | 13.8 | 1.4 | 10.1 |
| Return on total assets | 總資產回報率 | 7.1 | 8.5 | (1.4) | (16.5) |
| Liquidity | 流動資金 | | | | |
| Current ratio (time) | 流動比率(倍) | 1.3 | 2.1 | (0.8) | (38.1) |
| Quick ratio (time) | 速動比率(倍) | 1.3 | 2.1 | (0.8) | (38.1) |
| Trade receivables turnover (days) | 貿易應收款項週轉天數 (天) | 76.6 | 76.7 | (0.1) | (0.1) |
| Trade payables turnover (days) | 貿易應付款項週轉天數 (天) | 51.8 | 52.0 | (0.2) | (0.4) |
| Capital adequacy | 資本充足水平 | | | | |
| Gearing ratio (%) | 資產負債比率(%) | 39.7 | 13.6 | 26.1 | 191.9 |
| Net debt to equity ratio | 淨債務對股權比率 | Net cash position | Net cash position | N/A | N/A |
| | | 淨現金狀況 | 淨現金狀況 | 不適用 | 不適用 |
| Per share data | 每股數據 | | | | |
| Earnings per share — basic (RMB) | 每股盈利 — 基本 (人民幣) | 0.04 | 0.04 | — | — |
| Dividend per share (HKD) — Interim | 每股股息(港元) — 中期 | 0.01 | 0.008 | 0.002 | 25.0 |

In this interim report, unless the context otherwise requires, the following terms and expressions shall have the meanings set out below. The English translation of company names in Chinese or another language which are marked with “*” for identification purposes only.

於本中期報告中，除文義另有所指外，下列詞彙及詞語具有如下涵義。標注[*]的中文或其他語言的公司名的英文譯名乃僅供識別之用。

| | | |
|--|----------|--|
| <p>“Audit Committee” 「審核委員會」</p> | <p>指</p> | <p>the audit committee of the Company 本公司審核委員會</p> |
| <p>“Anhui Pu Bang” 「安徽浦邦」</p> | <p>指</p> | <p>Anhui Pu Bang Property Management Company Limited* (安徽浦邦物業管理有限公司), a limited liability company established in the PRC on 4 August 2015, the associated company of the Company and indirectly owned as to 49% by the Company and 51% by an Independent Third Party 安徽浦邦物業管理有限公司，一間於2015年8月4日在中國成立的有限責任公司，為本公司聯營企業，由本公司間接擁有49%及由獨立第三方擁有51%</p> |
| <p>“Bengbu Zhi Xin” 「蚌埠置信」</p> | <p>指</p> | <p>Bengbu Zhi Xin Property Company Limited* (蚌埠市置信物業有限公司), a limited liability company established in the PRC on 13 September 2004 and a non wholly-owned subsidiary of the Company and indirectly owned as to 58% by the Company and 42% by two Independent Third Parties 蚌埠市置信物業有限公司，一間於2004年9月13日在中國成立的有限責任公司，為本公司的非全資附屬公司，由本公司間接擁有58%及兩名獨立第三方擁有42%</p> |
| <p>“Board” or “Board of Directors” 「董事會」</p> | <p>指</p> | <p>the board of Directors of the Company 本公司董事會</p> |
| <p>“BVI” 「英屬處女群島」</p> | <p>指</p> | <p>the British Virgin Islands 英屬處女群島</p> |
| <p>“CG Code” 「企業管治守則」</p> | <p>指</p> | <p>the Corporate Governance Code and Corporate Governance Report as set out in Appendix 14 of the Listing Rules 上市規則附錄十四所載企業管治守則及企業管治報告</p> |
| <p>“Company” 「本公司」</p> | <p>指</p> | <p>Riverine China Holdings Limited (浦江中國控股有限公司), an exempted company incorporated under the laws of Cayman Islands with limited liability on 27 July 2016 浦江中國控股有限公司，於2016年7月27日根據開曼群島法律註冊成立的獲豁免有限責任公司</p> |
| <p>“Connected Person” 「關連人士」</p> | <p>指</p> | <p>has the meaning ascribed to it under the Listing Rules 具有上市規則所賦予該詞的涵義</p> |

DEFINITIONS

釋義

| | | |
|--------------------------------------|---|--|
| “Controlling Shareholder(s)” | | has the meaning ascribed to it under the Listing Rules and, in the context of the Company, means a group of controlling shareholders of the Company, namely Partner Summit, Vital Kingdom, Mr. Xiao, Source Forth, Mr. Fu, Pine Fortune and Mr. Chen |
| 「控股股東」 | 指 | 具有上市規則所賦予該詞的涵義，就本公司而言，指本公司的控股股東集團，即合高、至御、肖先生、泉啟、傅先生、富柏及陳先生 |
| “Director(s)” | | the director(s) of the Company |
| 「董事」 | 指 | 本公司的董事 |
| “GFA” | | gross floor area |
| 「建築面積」 | 指 | 建築面積 |
| “Group” | | the Company and its subsidiaries |
| 「本集團」 | 指 | 本公司及其附屬公司 |
| “Hefei Zheng Wen” | | Hefei Zheng Wen Bund Property Management Company Limited* (合肥市政文外灘物業管理有限公司), a limited liability company established in the PRC on 14 April 2004, a joint venture company of the Company and indirectly owned as to 50% by the Company and 50% by an Independent Third Party |
| 「合肥政文」 | 指 | 合肥市政文外灘物業管理有限公司，一間在中國於2004年4月14日成立的有限責任公司，為本公司合營企業公司，由本公司間接擁有50%及由獨立第三方擁有50% |
| “HK\$” or “HK dollars” or “HK cents” | | Hong Kong dollars and cents, the lawful currency of Hong Kong |
| 「港元」或「港仙」 | 指 | 港元及港仙，香港的法定貨幣 |
| “Hong Kong” or “HK” | | the Hong Kong Special Administrative Region of the PRC |
| 「香港」 | 指 | 中國香港特別行政區 |
| “Hong Xin” | | Hong Xin Environmental Group Co., Ltd.* (泓欣環境集團有限公司), a limited liability company established in the PRC on 5 July 2000, a non wholly-owned subsidiary of the Company and is indirectly owned as to 51% by the Company and as to 49% by Independent Third Parties |
| 「泓欣」 | 指 | 泓欣環境集團有限公司，於2000年7月5日在中國成立為有限責任公司，本公司的非全資附屬公司，由本公司間接擁有51%，獨立第三方擁有49% |

| | | |
|---------------------------------------|----------|---|
| <p>“Independent Third Party(ies)”</p> | | <p>an individual or a company(ies) who or which is/are independent and not connected with (within the meaning of the Listing Rules) any directors, chief executive or substantial shareholders (within the meaning of the Listing Rules) of the Company, its subsidiaries or any of their respective associates (within the meaning of the Listing Rules) and not otherwise a Connected Person of the Company</p> |
| <p>「獨立第三方」</p> | <p>指</p> | <p>獨立於本公司、其附屬公司之任何董事、最高行政人員或主要股東(定義見上市規則)或其各自之任何聯繫人(定義見上市規則)且與之概無關連(定義見上市規則)亦非本公司之關連人士的個人或公司</p> |
| <p>“Listing”</p> | | <p>the listing of the Shares on the Main Board of the Stock Exchange</p> |
| <p>「上市」</p> | <p>指</p> | <p>股份在聯交所主板上市</p> |
| <p>“Listing Rules”</p> | | <p>the Rules Governing the Listing of Securities on the Stock Exchange, as amended, supplemented or otherwise modified from time to time</p> |
| <p>「上市規則」</p> | <p>指</p> | <p>聯交所證券上市規則，經不時修訂、補充或以其他方式修改</p> |
| <p>“Model Code”</p> | | <p>the Model Code for Securities Transactions by Directors of Listed Issuers as set out in Appendix 10 to the Listing Rules</p> |
| <p>「標準守則」</p> | <p>指</p> | <p>上市規則附錄十所載上市發行人董事進行證券交易的標準守則</p> |
| <p>“Mr. Chen”</p> | | <p>Mr. Chen Yao (陳瑤), one of the Controlling Shareholders</p> |
| <p>「陳先生」</p> | <p>指</p> | <p>陳瑤先生，控股股東之一</p> |
| <p>“Mr. Fu”</p> | | <p>Mr. Fu Qichang (傅其昌), one of the Controlling Shareholders, vice-chairman of the Board and an executive Director</p> |
| <p>「傅先生」</p> | <p>指</p> | <p>傅其昌先生，控股股東之一、董事會副主席兼執行董事</p> |
| <p>“Mr. Xiao”</p> | | <p>Mr. Xiao Xingtao (肖興濤), one of the Controlling Shareholders, chairman of the Board and an executive Director</p> |
| <p>「肖先生」</p> | <p>指</p> | <p>肖興濤先生，控股股東之一、董事會主席兼執行董事</p> |
| <p>“Mr. Xiao YQ”</p> | | <p>Mr. Xiao Yuqiao (肖予喬), an executive Director, chief executive officer, and the son of Mr. Xiao</p> |
| <p>「肖予喬先生」</p> | <p>指</p> | <p>肖予喬先生，執行董事兼行政總裁及肖先生的兒子</p> |
| <p>“Nanjing Songzhu”</p> | | <p>Nanjing Songzhu Property Management Company Limited* (南京松竹物業管理有限公司), a limited liability company established in the PRC on 5 July 2012, an associated company of the Company and indirectly owned as to 49% by the Company and 51% by an Independent Third Party</p> |
| <p>「南京松竹」</p> | <p>指</p> | <p>南京松竹物業管理有限公司，一間在中國於2012年7月5日註冊成立的有限責任公司，為本公司聯營企業，由本公司間接擁有49%及由獨立第三方擁有51%</p> |

DEFINITIONS

釋義

| | | |
|---------------------|---|---|
| “Ningbo Plaza” | | Ningbo Plaza Property Management Company Limited* (寧波市城市廣場物業管理有限公司), a limited liability company established in the PRC on 20 January 1995, an associate of the Company and indirectly owned as to 49% by the Company and 51% by an Independent Third Party |
| 「寧波城市廣場」 | 指 | 寧波市城市廣場物業管理有限公司，一間於1995年1月20日在中國成立的有限責任公司，為本公司聯營企業，由本公司間接擁有49%及由獨立第三方擁有51% |
| “Partner Summit” | | Partner Summit Holdings Limited (合高控股有限公司), a company incorporated under laws of the BVI on 16 June 2016 with limited liability, which is owned as to 87% by Vital Kingdom, 10% by Source Forth and 3% by Pine Fortune and is one of the Controlling Shareholders |
| 「合高」 | 指 | 合高控股有限公司，一間於2016年6月16日根據英屬處女群島法律註冊成立的有限公司，由至御、泉啟及富柏分別擁有87%、10%及3%，且為控股股東之一 |
| “Period” | | the six month ended 30 June 2020 |
| 「期內」 | 指 | 截至2020年6月30日止六個月 |
| “Pine Fortune” | | Pine Fortune Global Limited (富柏環球有限公司), a company incorporated under laws of the BVI on 16 June 2016 with limited liability, which is wholly-owned by Mr. Chen and is one of the Controlling Shareholders |
| 「富柏」 | 指 | 富柏環球有限公司，一間於2016年6月16日根據英屬處女群島法律註冊成立的有限公司，乃由陳先生全資擁有，且為控股股東之一 |
| “PRC” or “China” | | the People’s Republic of China which, for the purposes of this report, excludes Hong Kong, Macau and Taiwan |
| 「中國」 | 指 | 中華人民共和國，惟就本報告而言，不包括香港、澳門及台灣 |
| “Pujiang Property” | | Shanghai Pujiang Property Company Limited* (上海浦江物業有限公司), a limited liability company established in the PRC on 2 December 2002 and an indirect wholly-owned subsidiary of the Company |
| 「浦江物業」 | 指 | 上海浦江物業有限公司，一間於2002年12月2日在中國成立的有限責任公司，為本公司的間接全資附屬公司 |
| “RMB” or “Renminbi” | | Renminbi, the lawful currency of the PRC |
| 「人民幣」 | 指 | 人民幣，中國的法定貨幣 |
| “SFO” | | Securities and Future Ordinance (Chapter 571 of the Laws of Hong Kong), as amended, supplemented or otherwise modified from time to time |
| 「證券及期貨條例」 | 指 | 《證券及期貨條例》(香港法例第571章)，經不時修訂、補充或以其他方式修改 |

| | | |
|--|----------|---|
| <p>“Shanghai Bund Ke Pu”</p> <p>[上海外灘科浦]</p> | <p>指</p> | <p>Shanghai Bund Ke Pu Engineering Management Company Limited* (上海外灘科浦工程管理有限公司), a limited liability company established in the PRC on 30 November 2004 and a non wholly-owned subsidiary of the Company and indirectly owned as to 97% by the Company and as to 3% by an Independent Third Party</p> <p>上海外灘科浦工程管理有限公司，一間於2004年11月30日在中國成立的有限責任公司，為本公司的非全資附屬公司，由本公司間接擁有97%及一名獨立第三方擁有3%</p> |
| <p>“Shanghai Jie Gu”</p> <p>[上海介谷]</p> | <p>指</p> | <p>Shanghai Jie Gu Technology Company Limited* (上海介谷科技有限公司), a limited liability company established in the PRC on 3 May 2016 and an indirect wholly-owned subsidiary of the Company</p> <p>上海介谷科技有限公司，一間於2016年5月3日在中國成立的有限責任公司，為本公司的間接全資附屬公司</p> |
| <p>“Shanghai Qiang Sheng”</p> <p>[上海強生]</p> | <p>指</p> | <p>Shanghai Qiang Sheng Property Company Limited* (上海強生物業有限公司), a limited liability company established in the PRC on 17 December 1992, an associate of the Company and indirectly owned as to 30% by the Company and as to 70% by an Independent Third Party</p> <p>上海強生物業有限公司，一間於1992年12月17日在中國成立的有限責任公司，為本公司聯營企業，由本公司間接擁有30%及由獨立第三方擁有70%</p> |
| <p>“Shanghai Xin Shi Bei”</p> <p>[上海新市北]</p> | <p>指</p> | <p>Shanghai Xin Shi Bei Enterprise Management Service Co., Ltd* (上海新市北企業管理有限公司), a limited liability company established in the PRC on 6 July 2005, an associated company of the Company and indirectly owned as to 27.5% by the Company and 52.75% and 19.75% by two Independent Third Parties respectively</p> <p>上海新市北企業管理有限公司，一間在中國於2005年7月6日成立的有限責任公司，為本公司聯營企業，由本公司間接擁有27.5%及由兩個獨立第三方分別擁有52.75%和19.75%</p> |
| <p>“Share(s)”</p> <p>[股份]</p> | <p>指</p> | <p>share(s) of HK\$0.01 each in the share capital of the Company</p> <p>本公司股本中每股面值0.01港元的股份</p> |
| <p>“Share Option Scheme”</p> <p>[購股權計劃]</p> | <p>指</p> | <p>the share option scheme conditionally adopted by the Company on 15 November 2017</p> <p>本公司於2017年11月15日有條件採納的購股權計劃</p> |
| <p>“Shareholder(s)”</p> <p>[股東]</p> | <p>指</p> | <p>holder(s) of issued Share(s)</p> <p>已發行股份的持有人</p> |

DEFINITIONS

釋義

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|--|---|--|
| “Source Forth” | | Source Forth Limited (泉啟有限公司), a company incorporated under laws of the BVI on 8 June 2016 with limited liability, which is wholly-owned by Mr. Fu and is one of the Controlling Shareholders |
| 「泉啟」 | 指 | 泉啟有限公司，一間於2016年6月8日根據英屬處女群島法律註冊成立的有限公司，乃由傅先生全資擁有，且為控股股東之一 |
| “sq. ft.” | | square feet |
| 「平方呎」 | 指 | 平方呎 |
| “sq. m.” | | square metre |
| 「平方米」 | 指 | 平方米 |
| “Stock Exchange” or “Hong Kong Stock Exchange” | | The Stock Exchange of Hong Kong Limited |
| 「聯交所」或「香港聯交所」 | 指 | 香港聯合交易所有限公司 |
| “Vital Kingdom” | | Vital Kingdom Investments Limited (至御投資有限公司), a company incorporated under laws of the BVI on 17 May 2016 with limited liability, which is wholly-owned by Mr. Xiao and is one of the Controlling Shareholders |
| 「至御」 | 指 | 至御投資有限公司，一間於2016年5月17日根據英屬處女群島法律註冊成立的有限公司，乃由肖先生全資擁有，且為控股股東之一 |
| “%” or “per cent” | | per centum or percentage |
| 「%」 | 指 | 百分比 |

BOARD OF DIRECTORS

Executive Directors

Mr. Xiao Xingtao (*Chairman*)
Mr. Fu Qichang
Mr. Xiao Yuqiao
Mr. Jia Shaojun

Non-executive Director

Mr. Zhang Yongjun

Independent non-executive Directors

Mr. Cheng Dong
Mr. Weng Guoqiang
Mr. Shu Wa Tung Laurence

AUDIT COMMITTEE

Mr. Shu Wa Tung Laurence (*Chairman*)
Mr. Cheng Dong
Mr. Weng Guoqiang

REMUNERATION COMMITTEE

Mr. Cheng Dong (*Chairman*)
Mr. Fu Qichang
Mr. Xiao Yuqiao
Mr. Shu Wa Tung Laurence
Mr. Weng Guoqiang

NOMINATION COMMITTEE

Mr. Xiao Xingtao (*Chairman*)
Mr. Fu Qichang
Mr. Cheng Dong
Mr. Shu Wa Tung Laurence
Mr. Weng Guoqiang

HEADQUARTER IN THE PRC

14th Floor, Jiushi Tower
28 South Zhongshan Road
Shanghai, PRC

PRINCIPAL PLACE OF BUSINESS IN HONG KONG

8/F, Remex Centre
42 Wong Chuk Hang Road
Wong Chuk Hang, Hong Kong

董事會

執行董事

肖興濤先生(*主席*)
傅其昌先生
肖予喬先生
賈少軍先生

非執行董事

張擁軍先生

獨立非執行董事

程東先生
翁國強先生
舒華東先生

審核委員會

舒華東先生(*主席*)
程東先生
翁國強先生

薪酬委員會

程東先生(*主席*)
傅其昌先生
肖予喬先生
舒華東先生
翁國強先生

提名委員會

肖興濤先生(*主席*)
傅其昌先生
程東先生
舒華東先生
翁國強先生

中國總部

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久事大廈14樓

香港主要營業地點

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利美中心8樓

CORPORATE INFORMATION

公司資料

COMPANY SECRETARIES

Ms. Cheung Kam Mei Helen
Mr. Jia Shaojun

AUTHORISED REPRESENTATIVES

Mr. Xiao Yuqiao
Mr. Jia Shaojun

LEGAL ADVISERS

Cheung & Choy, Solicitors & Notaries

AUDITOR

Ernst & Young

PRINCIPAL BANKERS

Shanghai Pudong Development Bank Co., Ltd.
Bank of China (Hong Kong) Limited

PRINCIPAL SHARE REGISTRAR AND TRANSFER OFFICE IN THE CAYMAN ISLANDS

Conyers Trust Company (Cayman) Limited
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P.O. Box 2681
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Cayman Islands

HONG KONG BRANCH SHARE REGISTRAR

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183 Queen's Road East
Hong Kong

WEBSITE ADDRESS

www.riverinepm.com

SECURITIES CODE

Equity: 1417.hk

COMPANY ENQUIRES

Email: ir@ppmc.com.cn

公司秘書

張金美女士
賈少軍先生

法定代表

肖予喬先生
賈少軍先生

法律顧問

張世文 蔡敏律師事務所

核數師

安永會計師事務所

主要往來銀行

上海浦東發展銀行股份有限公司
中國銀行(香港)有限公司

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本公司查詢

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The Group is a comprehensive provider of urban public services in the PRC and is mainly engaged in the provision of both property management service for high-end non-residential properties and integrated urban sanitary services in the PRC.

The Group provides a wide range of property management services and value-added services to a variety of properties. The properties managed by the Group can generally be classified into four categories based on nature and usage, which are comprised of (i) public properties (including public arenas such as cultural venues, stadiums, exhibition halls and public transportation properties such as rail station and airport etc.); (ii) commercial establishments (including shopping malls, hotels, commercial and entertainment complexes) and office buildings; (iii) residential properties; and (iv) others (including schools, land parcels, industrial areas and properties under construction).

The integrated urban sanitary services include road cleaning, refuse classification, collection and transportation and maintenance of public environmental sanitary facilities such as public toilets and garbage containers.

本集團為中國綜合城市服務供應商，主要從事為中國高端非住宅物業提供物業管理服務及提供城鎮一體化環衛服務。

本集團為不同種類的物業提供多種物業管理服務及增值服務，本集團的在管物業一般可根據其性質及用途分為四個類別，即(i)公眾物業(包括文化場所、體育館及展覽館等公眾場館以及鐵路站及機場等公眾交通物業)；(ii)商業綜合體(包括商場、商業及娛樂綜合體)及辦公大樓；(iii)住宅物業；及(iv)其他物業(包括學校、地塊、工業區域及在建物業)。

城鎮一體化環衛服務通常包括道路清掃、垃圾分類清運以及諸如公共廁所與垃圾箱等公共環衛設施的維護。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

INDUSTRY OVERVIEW

The urbanization development of the PRC has been gradually accelerating since 1980s with urbanization rate increasing from approximately 19.4% in 1980 to approximately 60.6% in 2019. As compared with the average urbanization rate of approximately 70% in developed countries, there are further potential for urbanization development in the PRC. Improved urbanization has led to an increased demand for residential and other property projects, resulting in an increased demand for comprehensive urban public services including property management services and urban sanitary services.

The rapidly growing economy in the PRC has spurred continuous growth in annual disposable income per urban capita. According to the National Bureau of Statistics of China's preliminary calculation, the annual disposable income per urban capita increased from approximately RMB39,251 in 2018 to approximately RMB42,359 in 2019. The increasing demand for better living conditions is another factor triggering the growth of property management and environmental sanitary markets.

In line with the economic growth and urbanization of the PRC, there are increasing supply of public facilities such as museums, arenas and stadiums as well as newly-constructed urban road areas to cater for the increasing demand from city dwellers of the PRC. Meanwhile, the increased urban population is promoting the demand for refuse treatment both in qualities and quantities.

行業概覽

中國的城鎮化發展自二十世紀八十年代以來逐步加快，1980年的城鎮化率約為19.4%，2019年已增至約60.6%。與發達國家平均約70%的城鎮化率相比，中國的城鎮化發展仍有潛力。城鎮化水準的提高使得住宅及其他房產項目需求持續增加，致使對包含物業管理服務及城鎮環衛服務的城市綜合服務需求日益增加。

中國經濟快速增長推動了城鎮人均可支配年收入持續增長。根據中國國家統計局的初步計算資料顯示，城鎮人均可支配年收入由2018年的約人民幣39,251元增至2019年的約人民幣42,359元。對更好生活條件的需求日益提升是物業管理及環境衛生市場增長的另一原因。

與中國的經濟增長及城鎮化發展相匹配，公眾物業（如博物館、競技場及體育場）的供應及新建成城鎮道路面積將日漸增多，以滿足中國城市居民日益增長的需求。同時，城鎮人口的增長也提升了垃圾處理的品質與數量需求。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

BUSINESS REVIEW

The Group, through its operating subsidiaries and investments in associates, provides a wide range of comprehensive urban public services, including property management services with valued-added services to a variety of properties in the PRC and urban sanitary services to various areas.

The properties managed by the Group are mainly located in Shanghai and expanded to Tianjin, Anhui, Zhejiang, Jiangsu, Jiangxi, Fujian, Sichuan, Henan, Hubei and Hunan provinces. The urban sanitary services are mainly performed in Fujian and Sichuan provinces.

During the Period, the Group through its subsidiaries and investments in associated companies had entered into 497 property management agreements for the provision of various kinds of property management services for the properties in the PRC, representing an increase of approximately 22.7% as compared to 405 property management agreements in the same period of 2019.

During the Period, approximately 73.5% of total revenue was generated from the provision of property management services, of which approximately 91.2% to non-residential properties whereas the remaining approximately 8.8% was generated from residential properties and other services. Also, approximately 26.5% of the Group's total revenue was generated from the provision of urban sanitary services.

The Group's property management services have been and will continue to be strategically focused on non-residential properties in the PRC and the Group's urban sanitary service is an important part of the comprehensive urban public services.

業務回顧

本集團透過其營運附屬公司及於聯營企業的投資提供廣泛的綜合城市服務，包括為中國不同種類的物業提供多種物業管理服務及增值服務，及為不同的區域提供城鎮環衛服務。

本集團在管的若干物業大部分位於上海，並拓展至天津、安徽、浙江、江蘇、江西、福建、四川、河南、湖北及湖南省。本集團的城鎮環衛服務主要在福建及四川省開展。

期內，本集團透過其附屬公司及於聯營公司的投資訂立了497項物業管理協議，以就於中國的物業提供各類物業管理服務，較2019年同期的405項物業管理協議上升約22.7%。

期內，總收益中約73.5%為源自提供的物業管理服務，其中約91.2%乃產生自向非住宅物業提供物業管理服務，而餘下約8.8%乃來自住宅物業及其他服務。同時，本集團總收益中約26.5%乃產生自提供城鎮環衛服務。

本集團的物業管理服務始終並將繼續戰略性地專注於中國非住宅物業，而本集團的城鎮環衛服務為城市綜合公共服務的重要組成部分。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

The table below sets forth a breakdown of revenues from providing property management services by type of managed properties for the period indicated.

下表載列按所示期間在管物業類型劃分來自提供物業管理服務的收益明細：

| | | For the six months ended 30 June 截至6月30日止六個月 | | | |
|--|------------|---|--------------------------|-----------------------------------|--------------------------|
| | | 2020 2020年 | | 2019 2019年 | |
| | | Revenue 收益 RMB'000 人民幣千元 | % of total 佔總數 百分比 | Revenue 收益 RMB'000 人民幣千元 | % of total 佔總數 百分比 |
| Commercial establishments & office buildings | 商業綜合體及辦公大樓 | 141,858 | 56.8% | 113,925 | 50.6% |
| Public properties | 公眾物業 | 62,420 | 25.0% | 70,032 | 31.0% |
| Residential properties | 住宅物業 | 21,930 | 8.8% | 18,856 | 8.4% |
| Others | 其他 | 23,546 | 9.4% | 22,534 | 10.0% |
| Total | 總計 | 249,754 | 100% | 225,347 | 100% |

The table below sets forth a breakdown of revenues from providing urban sanitary services by various areas for the period indicated.

下表載列按所示期間不同區域劃分來自提供城鎮環衛服務的收益明細：

| | | For the six months ended 30 June 截至6月30日止六個月 | | | |
|--------------|-----------|---|--------------------------|-----------------------------------|--------------------------|
| | | 2020 2020年 | | 2019 2019年 | |
| | | Revenue 收益 RMB'000 人民幣千元 | % of total 佔總數 百分比 | Revenue 收益 RMB'000 人民幣千元 | % of total 佔總數 百分比 |
| Fujian | 福建 | 55,846 | 61.9% | N/A 不適用 | N/A 不適用 |
| Sichuan | 四川 | 32,440 | 36.0% | N/A 不適用 | N/A 不適用 |
| Other | 其他 | 1,874 | 2.1% | N/A 不適用 | N/A 不適用 |
| Total | 總計 | 90,160 | 100% | N/A 不適用 | N/A 不適用 |

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

HUMAN RESOURCES

The Group employed 5,692 employees and dispatched staff as of 30 June 2020. The Group also subcontracted part of the labour intensive work, such as security, cleaning and gardening services and certain specialized engineering repairs and maintenance works to subcontractors. The employment contracts either have no fixed terms, or if there are fixed terms, the terms are generally up to three years, after which the Group will evaluate renewals based on performance appraisals. All of the full-time employees are paid a fixed salary and may be granted other allowances, based on their positions. In addition, discretionary bonuses may also be awarded to employees based on the individual employee's performance. The Group conducts regular performance appraisals to ensure that the employees receive feedback on their performance.

PROSPECTS

Following the listing on the Stock Exchange on 11 December 2017, the Group, by leveraging on its capital, has striven to develop as an operator for systematic urban management engaging in environmental and property management businesses in core regions around the country. Currently, the Group has been actively developing its business in the cities along the eastern coast, as well as the regions along the Yangtze River by extending the horizontal development of complementary products and vertical development along the industrial chain. The Group has gradually kick-started its acquisition and investment activities. Against the backdrop of global economic downturn, the Group will carry out its acquisition activities in a prudent manner. With the Group's acquisition of Shanghai Xin Shi Bei and Hong Xin in August 2019 and January 2020 respectively, the profit contribution from the acquisition and investment activities has gradually emerged in 2020.

As a leading service provider in the non-residential property management service industry, the Group will continue to build up its core competitiveness in engineering technology. We endeavor to achieve innovative development in engineering technology with our ability to operate and maintain the online and offline integrated engineering equipment and facility for Shanghai Bund Ke Pu as well as professional resources synchronization mechanism.

人力資源

截至2020年6月30日，本集團聘用5,692名僱員及派遣員工。本集團亦分包部分勞動密集型工作，例如保安、清潔及園藝服務以及若干專門工程維修及保養工程予分包商。該等僱傭合約無固定期限，或倘有固定期限，則一般為期不多於三年，而本集團其後將會根據表現考核評估是否續約。我們所有全職僱員均獲發固定薪金，並可能會按其職位而獲授其他津貼。此外，僱員亦可能按個別僱員表現獲授酌情花紅。本集團定期進行表現考核，確保僱員就彼等的表現獲得反饋意見。

前景

本集團於2017年12月11日在聯交所上市後，正以資本為核心紐帶，努力發展成為全國核心區域佈局、囊括環衛和物業管理等業務領域的系統性城市管理的運營商。目前正進一步圍繞東部沿海及長江沿岸區域尋求全國化主動佈局、產品橫向互補的結構化要求以及產業鏈縱向延伸發展，逐步啟動收購及投資活動。而面臨世界整體經濟形勢不景氣的環境，本集團收購活動趨於謹慎穩妥。隨著本集團於2019年8月及2020年1月已分別完成收購上海新市北以及泓欣，收購及投資活動帶來的利潤貢獻已經在2020年逐漸顯現。

本集團作為非住宅物業管理服務行業的領先服務提供商，持續打造工程技術的核心競爭力。目前正通過上海外灘科浦打造線上線下的一體化工程設備設施運維能力和專業化資源協同機制，實現工程技術領域的創新發展。

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Furthermore, based on various technologies, such as the Internet of Things, the Internet, 3D technology and big data, the Group will continue to utilise its property management business as a pilot business to develop a self-owned open source smart building system, “*Dynamic Building Matrix*” (“DBM”) to manage the data of basic status of buildings, which allows the provision of data and information as well as professional service to relevant parties, including property owners, property users, managers and regulators. In 2020, we have achieved the sales of this system to customers at home and abroad. The Group will prudently expand the market at home and abroad and gradually realize the output effect of science and technology investment on the premise of ensuring advanced and stable technology.

Since the outbreak of COVID-19 in China in January 2020, the Group has taken active measures to implement the regulations and requirements issued by the local government on the prevention and control of COVID-19, and carry out all epidemic prevention work, focusing on the health of the customers, users and employees and the public security and social responsibilities. Although this outbreak has had a huge impact on the global economy, and may inevitably continue to spread and affect the upstream and downstream enterprises of the Group to varying degrees, however, according to the current guidance of domestic policies, the important role of sanitation and property management in urban comprehensive services in the epidemic will be recognized by the community. The Group will continue to deepen its strategic positioning, assess and measure the risks posed by the outbreak, and identify and seize the opportunities in this crisis.

FINANCIAL REVIEW

Revenue

The Group’s revenue increased by approximately 50.9% to approximately RMB339.9 million for the six months ended 30 June 2020 from approximately RMB225.3 million for the six months ended 30 June 2019. The increase in revenue was mainly attributable to (i) the approximately RMB90.2 million revenue generated from environmental sanitary services with the acquisition of Hong Xin, and (ii) the increase in revenue generated from property management services increased from approximately RMB225.3 million for the six months ended 30 June 2019 to approximately RMB249.8 million for the Period.

另一方面，本集團已經基於物聯網、互聯網、3D技術、大數據技術，以物業管理做為先導業務，圍繞建築的基礎狀態數據自主開發了開放性的智慧樓宇系統「動態物業模型」(「DBM」)，為樓宇的擁有人、使用者、管理者、監管者等相關方提供數據信息、展開專業服務。2020年該系統已經實現海內外客戶的銷售，集團也將謹慎的拓展海內外市場，在確保技術先進穩定的前提下，逐步實現科技投入的產出效應。

自新型冠狀病毒於2020年1月在中國爆發以來，本集團積極採取措施以實施地方政府發佈的有關冠狀病毒流行病預防和控制的規定和要求，做好各項防疫工作，始終將客戶、用戶、僱員的健康和公共安全及社會責任置於首位。此次疫情雖然對實體經濟產生了巨大衝擊，並可能不可避免地陸續傳導並不同程度影響到本集團的上下游企業，根據目前國內政策的導向，疫情中環衛和物業管理在城市綜合服務方面發揮的重要作用得到社會各界的認同。本集團將繼續深化戰略發展定位，持續評估並衡量此次疫情帶來的風險，同時識別並把握蘊含的機遇。

財務回顧

收益

本集團的收益由截至2019年6月30日止六個月的約人民幣225.3百萬元增加約50.9%至截至2020年6月30日止六個月的約人民幣339.9百萬元。收益增長主要來自(i)因收購泓欣帶來的由環境衛生服務產生收益約人民幣90.2百萬元，及(ii)物業管理服務產生的收益由截至2019年6月30日止六個月的約人民幣225.3百萬元增至本期的約人民幣249.8百萬元。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

Cost of services provided

The Group's cost of services provided increased by approximately 50.5% to approximately RMB280.9 million for the six months ended 30 June 2020 from approximately RMB186.7 million for the six months ended 30 June 2019. The increase in cost of service provided was primarily due to (i) the increase in property management services income which leads to the increase in staff costs and sub-contracting staff costs; (ii) the increase in environmental sanitary services income which leads to the increase in labour costs; and (iii) the Group continues to recruit more talented staff and provide training for the existing staff to cope with the expansion of operations.

Gross profit and gross profit margin

The Group's gross profit increased by approximately 52.7% to approximately RMB59.0 million for the six months ended 30 June 2020 from approximately RMB38.7 million for the six months ended 30 June 2019 due to an increase in revenue despite being partially offset by the increase in the cost of services provided. Gross profit margin for the six months ended 30 June 2020 was approximately 17.4% which was slightly higher than gross profit margin for the six months ended 30 June 2019 at approximately 17.2%.

Other income and gains

The Group's net other income and gains increased to approximately RMB5.1 million for the six months ended 30 June 2020 from approximately RMB3.0 million for the six months ended 30 June 2019. The increase in net other income and gains was primarily due to the increase in government grants.

Selling and distribution expenses

The selling and distribution expenses decreased by approximately 17.4% to approximately RMB3.8 million for the six months ended 30 June 2020 from approximately RMB4.6 million for the six months ended 30 June 2019. The decrease in selling and distribution expenses was primarily due to shrinking travelling and entertainment activities affected by COVID-19.

所提供服務成本

本集團的所提供服務成本由截至2019年6月30日止六個月的約人民幣186.7百萬元增加約50.5%至截至2020年6月30日止六個月的約人民幣280.9百萬元。所提供服務成本的增加主要由於(i)來自物業管理服務收入增加，導致員工成本及外包員工成本增加；(ii)環境衛生服務收入增加，導致人工成本增加；及(iii)本集團繼續增聘人才並為現有員工提供培訓以應付業務拓展。

毛利及毛利率

本集團的毛利由截至2019年6月30日止六個月的約人民幣38.7百萬元增加約52.7%至截至2020年6月30日止六個月的約人民幣59.0百萬元，乃由於收益增加，儘管部分被所提供服務的成本增加所抵銷。截至2020年6月30日止六個月的毛利率約為17.4%，略高於截至2019年6月30日止六個月的毛利率約17.2%。

其他收入及收益

本集團的其他收入及收益淨額由截至2019年6月30日止六個月的約人民幣3.0百萬元增至截至2020年6月30日止六個月的約人民幣5.1百萬元。其他收入及收益淨額增加主要由於政府補貼增加所致。

銷售及分銷開支

銷售及分銷開支由截至2019年6月30日止六個月的約人民幣4.6百萬元減少約17.4%至截至2020年6月30日止六個月的約人民幣3.8百萬元。銷售及分銷開支減少乃主要由於受新冠肺炎疫情影響，差旅及招待活動減少。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

Administrative expenses

The administrative expenses increased by approximately 35.7% to approximately RMB32.7 million for the six months ended 30 June 2020 from approximately RMB24.1 million for the six months ended 30 June 2019. The increase in the administrative expenses was primarily attributable to (i) increased staff cost with the Group's expansion in business scale and entering into the urban environmental sanitation market; and (ii) the amortization of intangible asset arising from the acquisition of Hong Xin.

Finance costs

The finance costs increased to approximately RMB2.9 million for the six months ended 30 June 2020 from approximately RMB0.6 million for the six months ended 30 June 2019, which was due to the increase in average bank loans and other borrowings leveraged for purchasing sanitation vehicles during the Period.

Share of profits and losses of joint ventures

Shares of profits of joint ventures decreased to approximately RMB2.4 million for the six months ended 30 June 2020 from approximately RMB3.1 million for the six months ended 30 June 2019, which was primarily due to the decrease in profits shared from Hefei Zheng Wen.

Share of profits and losses of associates

Share of profit of associates increased by approximately 85.3% to approximately RMB6.3 million for the six months ended 30 June 2020 from approximately RMB3.4 million for the six months ended 30 June 2019 which was primarily due to the increase in profits shared from Shanghai Xin Shi Bei, Anhui PuBang, Ningbo Plaza and Shanghai Qiang Sheng amounted to approximately RMB1.0 million, RMB0.8million, RMB0.4million and RMB0.4 million respectively.

行政開支

行政開支由截至2019年6月30日止六個月的約人民幣24.1百萬元增加約35.7%至截至2020年6月30日止六個月的約人民幣32.7百萬元。行政開支增加乃主要歸因於(i)隨著本集團業務規模擴大及涉入城市環衛市場，員工開支增加；及(ii)攤銷收購泓欣產生的無形資產。

融資成本

融資成本由截至2019年6月30日止六個月的約人民幣0.6百萬元增加至截至2020年6月30日止六個月的約人民幣2.9百萬元，乃由於期內平均銀行借款及為購買環衛車輛產生的其他借款增加所致。

分佔合營企業的損益

分佔合營企業的溢利由截至2019年6月30日止六個月的約人民幣3.1百萬元減少至截至2020年6月30日止六個月的約人民幣2.4百萬元，乃主要由於期內分佔合肥政文的溢利減少。

分佔聯營企業的損益

分佔聯營企業的溢利從截至2019年6月30日止六個月的約人民幣3.4百萬元增加約85.3%至截至2020年6月30日止六個月的約人民幣6.3百萬元，乃主要由於分佔上海新市北、安徽浦邦、寧波城市廣場及上海強生溢利分別增加約人民幣1.0百萬元、人民幣0.8百萬元、人民幣0.4百萬元及人民幣0.4百萬元。

MANAGEMENT DISCUSSION AND ANALYSIS

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Income tax expense

The income tax expenses increased to approximately RMB7.4 million for the six months ended 30 June 2020 as compared to the income tax expenses of approximately RMB1.2 million for the six months ended 30 June 2019. The increase in income tax expenses was mainly due to (i) the increase in profit before tax for the Period; and (ii) no further release of income tax provision for the Period as compared with the approximately RMB3.3 million release of income tax provision for the six months ended 30 June 2019. For further details of the above-mentioned income tax provision release, please refer to Financial Information section of the Company's prospectus dated 28 November 2017.

Profit for the period and net profit margin

As a result of foregoing, the net profit increased by approximately 46.9% to approximately RMB26.0 million for the six months ended 30 June 2020 from approximately RMB17.7 million for the six months ended 30 June 2019 and the net profit margin decreased to 7.6% for the six months ended 30 June 2020 from 7.9% for the six months ended 30 June 2019.

Trade receivables

The trade receivables increased by approximately 85.5% to approximately RMB185.9 million for the six months ended 30 June 2020 from approximately RMB100.2 million for the year ended 31 December 2019, which primarily kept in line with the increased revenue. The trade receivables turnover (average trade receivables divided by revenues multiplied by 182 days) is stable at 76.6 days for the Period as compared to 76.7 days for the six months ended 30 June 2019.

Prepayments and other receivables

The prepayment and other receivables increased by approximately 142.8% to approximately RMB117.5 million for the six months ended 30 June 2020 from approximately RMB48.4 million for the year ended 31 December 2019. The increase was primarily due to the increase in deposits paid for tendering, prepayment to suppliers and payments on behalf of residents with the business expansion.

所得稅開支

所得稅開支由截至2019年6月30日止六個月的所得稅開支約人民幣1.2萬元增加至截至2020年6月30日止六個月的約人民幣7.4百萬元。所得稅開支增加乃主要由於(i)本期間除稅前溢利增加；及(ii)與截至2019年6月30日止六個月的解除所得稅撥備約人民幣3.3百萬元相比，本期不再有解除所得稅撥備。有關上述所得稅撥備解除的進一步詳情，請參閱本公司日期為2017年11月28日的招股章程內財務資料一節。

期內溢利及純利率

基於上述原因，純利由截至2019年6月30日止六個月的約人民幣17.7百萬元增加約46.9%至截至2020年6月30日止六個月的約人民幣26.0百萬元，而純利率則由截至2019年6月30日止六個月的7.9%減少至截至2020年6月30日止六個月的7.6%。

貿易應收款項

貿易應收款項由截至2019年12月31日止年度的約人民幣100.2百萬元增加約85.5%至截至2020年6月30日止六個月的約人民幣185.9百萬元，大致上與收益增加相符。貿易應收款項的週轉天數(平均貿易應收款項除以收益乘以182天)維持穩定，截至2019年6月30日止六個月為76.7天，本期間為76.6天。

預付款項及其他應收款項

預付款項及其他應收款項由截至2019年12月31日止年度的約人民幣48.4百萬元增加約142.8%至截至2020年6月30日止六個月的約人民幣117.5百萬元。增加主要由於業務擴張而就投標支付的按金、向供應商支付的預付款項及代表居民支付款項增加。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

Trade payables

The trade payables increased by approximately 13.5% to approximately RMB85.0 million for the six months ended 30 June 2020 as compared with approximately RMB74.9 million for the year ended 31 December 2019. The trade payables turnover (average trade payables divided by cost of services provided by 182 days) is stable at 51.8 days for the Period as compared to 52.0 days for the six months ended 30 June 2019.

Other payables and accruals

The other payables and accruals increased by approximately 75.8% to approximately RMB132.9 million for the six months ended 30 June 2020 as compared with approximately RMB75.6 million for the year ended 31 December 2019. The increase was mainly due to (i) the Group's enlarged business scale with the acquisition of Hong Xin; and (ii) the approximately RMB31.8 million profit guarantee retention money received from Ms. Wang Hui (王慧), one of the existing shareholders of Hong Xin. Please refer to the Company's announcement dated 9 September 2019 for further details.

Cash Flow

For the six months ended 30 June 2020, the net cash used in operating activities was approximately RMB2.0 million. The net cash used in investing activities for the Period was approximately RMB23.5 million, which was primarily due to the payment for the acquisition of Hong Xin, Shanghai Xin Shi Bei, Bengbu Zhi Xin and Nanjing Songzhu. The net cash from financing activities for the Period was approximately RMB42.3 million. This was primarily due to the net increase in bank loans and other borrowings.

PLEDGE OF ASSETS

Other than certain property, plant and equipment with carrying amount of approximately RMB5,140,000 as at 30 June 2020 (31 December 2019: Nil) pledged to financing institutions, the Group had also pledged and factored certain of its trade receivables with net carrying amount of approximately RMB7,239,000 (31 December 2019: Nil) to secure the Group's borrowings as at 30 June 2020.

貿易應付款項

貿易應付款項由截至2019年12月31日止年度的約人民幣74.9百萬元增加約13.5%至截至2020年6月30日止六個月的約人民幣85.0百萬元。貿易應付款項的週轉天數(平均貿易應付款項除以所提供服務成本乘以182天)維持穩定，截至2019年6月30日止六個月為52.0天，本期間為51.8天。

其他應付款項及應計費用

其他應付款項及應計費用由截至2019年12月31日止年度的約人民幣75.6百萬元增加約75.8%至截至2020年6月30日止六個月的約人民幣132.9百萬元。該增加乃主要由於(i)因收購泓欣，本集團之業務規模擴大；及(ii)自泓欣其中一名現股東王慧女士收到溢利保證保留金約人民幣31.8百萬元。進一步詳情，請參閱本公司日期為2019年9月9日的公告。

現金流量

截至2020年6月30日止六個月，經營活動所用現金淨額約為人民幣2.0百萬元。本期間投資活動所用現金淨額約為人民幣23.5百萬元，主要由於收購泓欣、上海新市北、蚌埠置信及南京松竹作出付款。本期間融資活動所得現金淨額約為人民幣42.3百萬元，主要由於銀行借款及其他借款淨增長。

資產質押

除於2020年6月30日質押予金融機構賬面金額約為人民幣5,140,000元(2019年12月31日：零)之若干物業、廠房及設備外，於2020年6月30日，本集團賬面金額約為人民幣7,239,000元(2019年12月31日：零)之貿易應收款項已予質押及保理，以為本集團之借款提供擔保。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

LIQUIDITY, FINANCIAL RESOURCES AND CAPITAL STRUCTURES

As at 30 June 2020, the Group had cash and cash equivalents of approximately RMB161.0 million. Cash and cash equivalents increased by approximately RMB17.4 million as compared with the beginning of 2020. The total interest-bearing bank loans and other borrowings increased to approximately RMB135.6 million as at 30 June 2020 from approximately RMB61.5 million as at 31 December 2019. The gearing ratio (total debts divided by total equity) as at 30 June 2020 was 39.7% (31 December 2019: 25.7%). The current ratio (total current assets divided by total current liabilities) as at 30 June 2020 was 1.3 (31 December 2019: 1.4).

Financial management and policy

The management has designed and implemented a risk management policy to address various potential risks identified in relation to the operation of the businesses, including financial, operational and the interest risks from the property management agreements. The risk management policy sets forth procedures to identify, analyse, categorise, mitigate and monitor various risks.

The Board is responsible for overseeing the overall risk management system and assessing and updating the same, if necessary. The risk management policy is reviewed on a quarterly basis. The risk management policy also sets forth the reporting hierarchy of risks identified in the operations.

流動資金、財務資源及資本架構

於2020年6月30日，本集團有現金及現金等價物約人民幣161.0百萬元。現金及現金等價物較2020年年初上升約人民幣17.4百萬元。計息銀行借款及其他借款總額由2019年12月31日的約人民幣61.5百萬元上升至2020年6月30日的約人民幣135.6百萬元。於2020年6月30日的資產負債比率(總債務除以總權益)為39.7%(2019年12月31日:25.7%)。於2020年6月30日的流動比率(總流動資產除以總流動負債)為1.3(2019年12月31日:1.4)。

財務管理及政策

管理層已制定及實施風險管理政策，以處理就業務經營識別出的各種潛在風險，包括財務、營運及物業管理協議利息風險。風險管理政策載列識別、分析、歸類、減輕及監控各種風險的程序。

董事會負責監督整個風險管理系統，並評估及(如需要)更新風險管理系統。風險管理政策每季檢討。風險管理政策亦載列在營運中識別出的風險匯報層級架構。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

Contingent Liabilities

As at 30 June 2020, the Directors were not aware of any significant events that would have resulted in material contingent liabilities.

DIVIDENDS

The Board has resolved to pay an interim dividend of HK\$1.0 cent per Share for the six months ended 30 June 2020 (the “2020 Interim Dividend”) with a sum of approximately HK\$4.1 million (equivalent to approximately RMB3.6 million). The 2020 Interim Dividend will be distributed on or about Monday, 12 October 2020 to the Shareholders whose names appear on the register of members of the Company on Thursday, 17 September 2020.

CLOSURE OF REGISTER OF MEMBERS

The register of members of the Company will be closed from Wednesday, 16 September 2020 to Thursday, 17 September 2020, both days inclusive, during which period no transfer of Shares will be registered for ascertaining the Shareholders’ entitlement to the 2020 Interim Dividend. In order to qualify for the 2020 Interim Dividend, all transfer of Shares, accompanied by the relevant share certificates, must be lodged with the Company’s branch share registrar in Hong Kong, Tricor Investor Services Limited at Level 54, Hopewell Centre, 183 Queen’s Road East, Hong Kong for registration no later than 4:30 p.m. on Tuesday, 15 September 2020.

或然負債

於2020年6月30日，董事並不知悉有任何會導致出現重大或然負債的重大事件。

股息

董事會已決議派付截至2020年6月30日止六個月的中期股息每股1.0港仙（「2020年中期股息」），總金額約為4.1百萬港元（相當於約人民幣3.6百萬元）。2020年中期股息將於2020年10月12日（星期一）或前後派發予於2020年9月17日（星期四）名列本公司股東名冊的股東。

暫停辦理股份過戶登記手續

為確定股東獲派2020年中期股息的權利，本公司將於2020年9月16日（星期三）起至2020年9月17日（星期四）止（首尾兩日包括在內）暫停辦理股份過戶登記手續，期間不會辦理本公司股份過戶登記手續。為符合獲派2020年中期股息的資格，股東最遲須於2020年9月15日（星期二）下午四時三十分前，將所有股份過戶表格連同有關股票送達本公司的香港股份過戶登記分處卓佳證券登記有限公司，地址為香港皇后大道東183號合和中心54樓以辦理登記手續。

CORPORATE GOVERNANCE AND OTHER INFORMATION

The Board is committed to maintaining and upholding high standards of corporate governance of the Company to ensure that formal and transparent procedures are in place to protect and maximise the interests of the Shareholders.

The Company has adopted the code provisions set out in the CG Code contained in Appendix 14 the Listing Rules.

In the opinion of the Directors, the Company adopted and complied with all the code provisions of the CG Code throughout the six months ended 30 June 2020.

AUDIT COMMITTEE AND REVIEW OF INTERIM RESULTS

The Company has established an audit committee with written terms of reference in compliance with Rule 3.21 of the Listing Rule and the CG Code. The audit committee consists of three members, namely Mr. Shu Wa Tung Laurence, Mr. Cheng Dong and Mr. Weng Guoqiang, all being independent non-executive Directors. Mr. Shu Wa Tung Laurence is the chairman of the audit committee and is the independent non-executive Director with the appropriate professional qualifications. The unaudited consolidated interim results of the Group for the six months ended 30 June 2020 and this report have been reviewed by the audit committee of the Board. The audit committee has reviewed with management the accounting principles and practices adopted by the Group and discussed internal controls and financial reporting matters related to the preparation of the unaudited consolidated interim results of the Group for the six months ended 30 June 2020.

企業管治及其他資料

董事會致力維持及強化本公司的高水平企業管治，確保施行正式及具透明度的程序，以保障及盡量提升股東的權益。

本公司已採納上市規則附錄14所載的企業管治守則載列的守則條文。

董事認為，本公司於截至2020年6月30日止六個月一直採納及遵守企業管治守則的所有守則條文。

審核委員會及審閱中期業績

本公司已遵照上市規則第3.21條以及企業管治守則成立審核委員會，並釐定其書面職權範圍。審核委員會由三名成員組成，分別為舒華東先生、程東先生及翁國強先生，彼等均為獨立非執行董事。舒華東先生為審核委員會主席，並為具備適當專業資格的獨立非執行董事。董事會審核委員會已審閱本集團截至2020年6月30日止六個月的未經審核綜合中期業績及本報告。審核委員會已與管理層一同審閱本集團所採納的會計原則及慣例，並討論與編製本集團截至2020年6月30日止六個月的未經審核綜合中期業績有關的內部監控及財務匯報事宜。

OTHER INFORMATION

其他資料

INTERIM DIVIDEND

The Board has resolved to pay an interim dividend of HK\$1.0 cent per Share for the six months ended 30 June 2020 (the “2020 Interim Dividend”) with a sum of approximately HK\$4.1 million (equivalent to approximately RMB3.6 million). The 2020 Interim Dividend will be distributed on or about Monday, 12 October 2020 to Shareholders whose names appear on the register of members of the Company on Thursday, 17 September 2020.

MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS

The Company has adopted the Model Code as the code of conduct for the Directors in their dealings in the Company’s securities. Having made specific enquiry of all Directors, all the Directors confirmed that they had complied with the required standard of dealings as set out in the Model Code throughout the six months ended 30 June 2020.

MATERIAL ACQUISITION AND DISPOSALS OF SUBSIDIARIES OR ASSOCIATES

On 31 January 2020, the Group completed the acquisition of 51% interest in Hong Xin from Shanghai Honghui Enterprise Management Consulting Partnership (Limited Partnership)* at a consideration of RMB91,800,000. Save as disclosed, the Group had no material acquisition or disposal of subsidiaries or associates during the six months ended 30 June 2020. In addition, the Group had no significant investments held during the six months ended 30 June 2020.

COMPETING INTERESTS

The Directors confirm that none of the Controlling Shareholders of the Company or the Directors and their respective close associates (as defined in the Listing Rules) is interested in any business apart from the business operated by the Group which competes or is likely to compete, directly or indirectly, with the Group’s business.

中期股息

董事會已決議派付截至2020年6月30日止六個月的中期股息每股1.0港仙(「2020年中期股息」)，總金額約為4.1百萬港元(相當於約人民幣3.6百萬元)。2020年中期股息將於2020年10月12日(星期一)或前後派發予於2020年9月17日(星期四)名列本公司股東名冊的股東。

董事進行證券交易的標準守則

本公司已採納標準守則，作為董事買賣本公司證券的操守守則。經向全體董事作出具體查詢後，全體董事確認，彼等於截至2020年6月30日止六個月一直遵守標準守則所載的所需交易準則。

附屬公司或聯營企業的重大收購及出售

於2020年1月31日，本集團完成自上海泓匯企業管理諮詢合夥企業(有限合夥)收購泓欣51%股權，代價為人民幣91,800,000元。除所披露者外，本集團於截至2020年6月30日止六個月並無附屬公司或聯營企業的重大收購或出售。此外，本集團於截至2020年6月30日止六個月並無持有重大投資。

競爭權益

董事確認，概無控股股東或董事及彼等各自的緊密聯繫人(定義見上市規則)於與本集團業務直接或間接構成競爭或可能構成競爭的任何業務(本集團所營運業務除外)中擁有權益。

INTERESTS OF DIRECTORS' AND CHIEF EXECUTIVE IN SHARES, UNDERLYING SHARES AND DEBENTURES OF OUR COMPANY AND ITS ASSOCIATED CORPORATIONS

As at 30 June 2020, the interests of the Directors in the shares and underlying shares of the Company or its associated corporations (within the meaning of Part XV of the SFO), which (a) were required to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests and short positions which the Directors are taken or deemed to have under such provisions of the SFO); or (b) were required, pursuant to Section 352 of the SFO, to be entered in the register referred to therein; or (c) were required to be notified to the Company and the Stock Exchange pursuant to the Model Code were as follows:

董事及主要行政人員於本公司及其相聯法團之股份、相關股份及債權證之權益

於2020年6月30日，董事於本公司或其相聯法團（定義見證券及期貨條例第XV部）之股份及相關股份中擁有(a)須根據證券及期貨條例第XV部第7及8分部通知本公司及聯交所之權益（包括董事根據證券及期貨條例之該等條文被當作或被視作享有之權益及淡倉）；或(b)須記入根據證券及期貨條例第352條規定存置之登記冊之權益；或(c)須根據標準守則通知本公司及聯交所之權益如下：

| Director | Nature of interests | Number of issued ordinary/underlying Shares held | Percentage of interest |
|------------------|--|--|------------------------|
| 董事 | 權益性質 | 所持已發行普通／相關股份數目 | 所佔權益百分比 |
| Mr. Xiao Xingtao | Interest held jointly with another person; interest of controlled corporation ⁽¹⁾ | 295,322,000 | 72.9% |
| 肖興濤先生 | 與另一人士共同持有的權益；受控制法團權益 ⁽¹⁾ | | |
| Mr. Fu Qichang | Interest held jointly with another person; interest of controlled corporation ⁽¹⁾ | 295,322,000 | 72.9% |
| 傅其昌先生 | 與另一人士共同持有的權益；受控制法團權益 ⁽¹⁾ | | |

Notes:

(1) As at 30 June 2020, 295,322,000 Shares were held by Partner Summit, a company incorporated in the British Virgin Islands which is owned as to 87% by Vital Kingdom, 10% by Source Forth and 3% by Pine Fortune. Mr. Xiao and Mr. Fu own the entire issued share capital of Vital Kingdom and Source Forth respectively. Thus, both Mr. Xiao and Mr. Fu were deemed to be interested in 295,322,000 Shares.

(2) All the interests disclosed above represent long positions in the Shares.

附註：

(1) 於2020年6月30日，合高（一間於英屬處女群島註冊成立之公司）持有295,322,000股股份，且該公司由至御擁有87%股權，由泉啟擁有10%股權以及由富柏擁有3%股權。肖先生及傅先生分別擁有至御及泉啟全部已發行股本。因此，肖先生及傅先生被視為於295,322,000股股份中擁有權益。

(2) 上文披露之所有權益均為股份之好倉。

OTHER INFORMATION 其他資料

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

As at 30 June 2020, the following persons (other than the Directors) had interest in the Shares and the underlying Shares of the Company which (a) would fall to be disclosed to the Company and the Stock Exchange pursuant to Divisions 2 and 3 of Part XV of the SFO; or (b) were required, pursuant to Section 336 of the SFO, to be entered in the register referred to therein:

主要股東於股份及相關股份之權益及 淡倉

於2020年6月30日，以下人士（董事除外）於股份及相關股份中擁有(a)須根據證券及期貨條例第XV部第2及3分部向本公司及聯交所披露之權益；或(b)須記入根據證券及期貨條例第336條規定存置之登記冊之權益：

| Director | Nature of interests | Number of issued ordinary/underlying Shares held | Percentage of interest |
|--|---|--|------------------------|
| 董事 | 權益性質 | 所持已發行普通／ 相關股份數目 | 所佔權益 百分比 |
| Partner Summit 合高 | Beneficial owner 實益擁有人 | 295,322,000 | 72.9% |
| Vital Kingdom 至御 | Interest held jointly with another person; interest of controlled corporation ⁽²⁾ 與另一人士共同持有的權益； 受控制法團權益 ⁽²⁾ | 295,322,000 | 72.9% |
| Source Forth 泉啟 | Interest held jointly with another person; interest of controlled corporation ⁽²⁾ 與另一人士共同持有的權益； 受控制法團權益 ⁽²⁾ | 295,322,000 | 72.9% |
| Pine Fortune 富柏 | Interest held jointly with another person; interest of controlled corporation ⁽²⁾ 與另一人士共同持有的權益； 受控制法團權益 ⁽²⁾ | 295,322,000 | 72.9% |
| Mr. Chen 陳先生 | Interest held jointly with another person; interest of controlled corporation ⁽²⁾ 與另一人士共同持有的權益； 受控制法團權益 ⁽²⁾ | 295,322,000 | 72.9% |
| S.I. Infrastructure Holdings Limited ("S.I.") S.I. Infrastructure Holdings Limited ("S.I.") | Interest of controlled corporation ⁽³⁾ 受控制法團權益 ⁽³⁾ | 30,000,000 | 7.4% |
| Shanghai Industrial Holdings Limited ("Shanghai Industrial") 上海實業控股有限公司 (「上實控股」) | Interest of controlled corporation ⁽³⁾ 受控制法團權益 ⁽³⁾ | 30,000,000 | 7.4% |

OTHER INFORMATION 其他資料

| Director 董事 | Nature of interests 權益性質 | Number of issued ordinary/underlying Shares held 所持已發行普通／ 相關股份數目 | Percentage of interest 所佔權益百分比 |
|--|---|--|-----------------------------------|
| Shanghai Industrial Investment (Holdings) Company Limited (“Shanghai Industrial Investment”) 上海實業(集團)有限公司 (「上海實業」) | Interest of controlled corporation ⁽³⁾ 受控制法團權益 ⁽³⁾ | 30,000,000 | 7.4% |
| Shanghai Industrial Investment Treasury Company Limited (“Shanghai Treasury”) Shanghai Industrial Investment Treasury Company Limited (「Shanghai Treasury」) | Interest of controlled corporation ⁽³⁾ 受控制法團權益 ⁽³⁾ | 30,000,000 | 7.4% |
| Shanghai Investment Holdings Limited (“Shanghai Investment”) 上海投資控股有限公司 (「上海投資」) | Interest of controlled corporation ⁽³⁾ 受控制法團權益 ⁽³⁾ | 30,000,000 | 7.4% |
| Sure Advance Holdings Limited (“Sure Advance”) 通程控股有限公司 (「通程」) | Beneficial owners ⁽³⁾ 實益擁有人 ⁽³⁾ | 30,000,000 | 7.4% |

Notes:

- All the interests stated above represent long positions in the Shares.
- As at 30 June 2020, 295,322,000 Shares were held by Partner Summit, which is owned as to 87% by Vital Kingdom, 10% by Source Forth and 3% by Pine Fortune. Mr. Chen owns the entire issued share capital of Pine Fortune. Therefore, Mr. Chen, Pine Fortune, Vital Kingdom and Source Forth were deemed to be interested in 295,322,000 Shares.
- Information is extracted from the corporate substantial shareholder notices filed by S.I., Shanghai Industrial, Shanghai Industrial Investment, Shanghai Treasury, Shanghai Investment and Sure Advance on 11 December 2017. Shanghai Industrial Investment directly holds the entire issued share capital of Shanghai Treasury, which in turn holds 100% of the issued share capital of Shanghai Investment, which in turn holds 47.77% of the issued share capital of Shanghai Industrial, which in turn holds 100% of the issued share capital of S.I., which in turn holds 100% of the issued share capital of Sure Advance. Therefore, S.I., Shanghai Industrial, Shanghai Industrial Investment, Shanghai Treasury and Shanghai Investment are taken to be interested in the number of shares held by Sure Advance pursuant to Part XV of the SFO.

附註：

- 上文所述之所有權益均為股份之好倉。
- 於2020年6月30日，合高持有295,322,000股股份，合高由至御擁有87%股權，由泉啟擁有10%股權以及由富柏擁有3%股權。陳先生擁有富柏全部已發行股本。因此，陳先生、富柏、至御及泉啟被視為於295,322,000股股份中擁有權益。
- 有關資料乃摘錄自S.I.、上實控股、上海實業、Shanghai Treasury、上海投資以及通程於2017年12月11日存檔之公司主要股東通知書。上海實業直接持有Shanghai Treasury全部已發行股本，而Shanghai Treasury則持有上海投資全部已發行股本，而上海投資則持有上實控股47.77%已發行股本，而上實控股則持有S.I.全部已發行股本，而S.I.則擁有通程全部已發行股本。因此，根據證券及期貨條例第XV部，S.I.、上實控股、上海實業、Shanghai Treasury以及上海投資均被視為於通程所持股數目中擁有權益。

OTHER INFORMATION

其他資料

Save as disclosed above, as at 30 June 2020, there was no person who (i) had an interest or short position in the Shares and underlying Shares which (a) would fall to be disclosed to the Company and the Stock Exchange pursuant to Divisions 2 and 3 of Part XV of the SFO; or (b) were required, pursuant to Section 336 of the SFO, to be entered in the register referred to therein; or (ii) were, directly or indirectly, interested in 5% or more of the nominal value of any class of share capital carrying the right to vote in all circumstances at general meetings of the Company or any options in respect of such capital.

SHARE OPTION SCHEME

The Company has conditionally adopted the Share Option Scheme on 15 November 2017. No share option has been granted under the Share Option Scheme since its adoption.

PURCHASE, SALE OR REDEMPTION OF THE COMPANY'S LISTED SECURITIES

During the six months ended 30 June 2020, neither the Company, nor any of its subsidiaries repurchased, redeemed or sold any of the Company's listed securities.

USE OF NET PROCEEDS

Net proceeds from the Listing (including the exercise of the over-allotment options on 5 January 2018), after deducting the underwriting commission and other estimated expenses in connection with the global offering which the Company received amounted to approximately HK\$125.5 million (equivalent to approximately RMB104.9 million), comprising HK\$117.9 million (equivalent to approximately RMB98.6 million) raised from the global offering and HK\$7.6 million (equivalent to approximately RMB6.3 million) from the issue of shares pursuant to the exercise of the over-allotment options, respectively.

除上文所披露者外，於2020年6月30日，概無任何人士(i)擁有股份及相關股份之權益或淡倉，而(a)須根據證券及期貨條例第XV部第2及3分部向本公司及聯交所作出披露；或(b)須記入根據證券及期貨條例第336條規定存置之登記冊；或(ii)直接或間接擁有本公司之各類別股本(附帶可於所有情況下在本公司股東大會上投票之權利)面值之5%或以上之權益或任何有關該股本之購股權。

購股權計劃

本公司已於2017年11月15日有條件採納購股權計劃。自採納購股權計劃以來，概無據此授出購股權。

購買、出售或贖回本公司上市證券

於截至2020年6月30日止六個月，本公司及其任何附屬公司概無購回、贖回或出售本公司任何上市證券。

所得款項淨額用途

本公司所收取的上市所得款項淨額(包括於2018年1月5日行使的超額配股權，經扣除包銷佣金以及與全球發售有關的其他估計開支後)約為125.5百萬港元(相當於約人民幣104.9百萬元)，當中包括分別由全球發售籌集所得117.9百萬港元(相當於約人民幣98.6百萬元)以及因根據行使超額配股權而發行股份所得7.6百萬港元(相當於約人民幣6.3百萬元)。

OTHER INFORMATION 其他資料

As at 30 June 2020, the net proceeds from the Listing were utilised as follows:

於2020年6月30日，上市所得款項淨額已獲運用如下：

| Use of proceeds | 所得款項用途 | Planned Use of Proceeds 所得款項計劃用途 HK\$ million 百萬港元 | Proceeds Used 已運用所得款項 HK\$ million 百萬港元 | Balances 結餘 HK\$ million 百萬港元 |
|--|---------------------------------|---|--|--|
| Horizontal expansion by acquisition, investment or forming business alliance with property management companies in the markets | 透過收購、投資或與市場內的物業管理公司組成商業聯盟進行水平擴充 | 42.7 | 42.7 | – |
| Vertical expansion of both industry chain and supply chain in the property management industry | 於物業管理行業的產業鏈及供應鏈進行縱向擴展 | 29.8 | 29.8 | – |
| The development of information technology system | 開發資訊科技系統 | 19.8 | 19.8 | – |
| Recruitment of talent and implementation of training and recruitment programs | 招聘人才及實施培訓及招聘計劃 | 16.3 | 16.3 | – |
| Repayment of bank borrowings | 償還銀行貸款 | 5.0 | 5.0 | – |
| General working capital | 一般營運資金 | 11.9 | 11.9 | – |
| | | 125.5 | 125.5 | – |

As at 30 June 2020, the net proceeds from the listing has been fully utilized and there was no change to the Group's plan of use of proceeds as stated in the prospectus of the Company dated 28 November 2017.

於2020年6月30日，上市所得款項淨額已悉數使用。誠如本公司日期為2017年11月28日的招股章程所述，本公司所得款項用途計劃未曾出現任何變動。

OTHER INFORMATION

其他資料

EMPLOYEES AND REMUNERATION POLICY

Quality and committed staff are valuable assets to the Group's success. The primary objective of the Group's remuneration policy is to ensure there is an appropriate level of remuneration to attract and retain experienced people of high calibre to join the Group. The Group links the remuneration of its employees to both the Group's performance and individual performance, so that the interests of the employees align with those of the Company's shareholders. As at 30 June 2020, the Group employed approximately 5,692 employees. To enhance the performance of the employees, the Group provides its employees with adequate and regular trainings. Employees' remuneration package comprises fixed and variable components including salary, discretionary bonus and share options that may be granted to eligible staff by reference to the Group's performance as well as individual's performance.

僱員及薪酬政策

優秀及敬業的員工乃本集團致勝的寶貴資產。本集團薪酬政策的主要宗旨為確保薪酬水平適當，藉以吸引及挽留高質素富經驗人才加盟本集團。本集團將其僱員薪酬與本集團表現及個人表現掛鈎，從而令僱員權益與本公司股東的權益一致。於2020年6月30日，本集團僱用約5,692名僱員。為提升僱員表現，本集團為其僱員提供充足常規培訓。僱員薪酬待遇包括固定及可變部分，包括薪金、酌情花紅及經參考本集團表現及個人表現後可能向合資格員工授出的購股權。

INTERIM CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS

中期簡明綜合損益表

For the six months ended 30 June 2020 截至2020年6月30日的六個月

| | | | 2020 2020年 (Unaudited) (未經審核) RMB'000 人民幣千元 | 2019 2019年 (Unaudited) (未經審核) RMB'000 人民幣千元 |
|---|----------------------|--------------------|--|--|
| | | <i>Notes</i> 附註 | | |
| REVENUE | 收益 | 4(a) | 339,914 | 225,346 |
| Cost of services provided | 提供服務成本 | 5(a) | (280,894) | (186,689) |
| Gross profit | 毛利 | | 59,020 | 38,657 |
| Other income and gains | 其他收入及收益 | 4(b) | 5,061 | 3,019 |
| Selling and distribution expenses | 銷售及經銷成本 | | (3,792) | (4,560) |
| Administrative expenses | 行政開支 | | (32,676) | (24,066) |
| Finance costs | 融資成本 | 6 | (2,947) | (647) |
| Share of profits and losses of: | 應佔以下公司損益： | | | |
| Joint ventures | 合營企業 | | 2,386 | 3,108 |
| Associates | 聯營企業 | | 6,282 | 3,429 |
| PROFIT BEFORE TAX | 除稅前溢利 | 5 | 33,334 | 18,940 |
| Income tax expense | 所得稅支出 | 7 | (7,351) | (1,202) |
| PROFIT FOR THE PERIOD | 期內溢利 | | 25,983 | 17,738 |
| Attributable to: | 以下人士應佔： | | | |
| Owners of the parent | 母公司所有人 | | 18,190 | 16,435 |
| Non-controlling interests | 非控股權益 | | 7,793 | 1,303 |
| | | | 25,983 | 17,738 |
| EARNINGS PER SHARE ATTRIBUTABLE TO ORDINARY EQUITY HOLDERS OF THE PARENT | 母公司普通權益持有人 應佔每股盈利 | | | |
| Basic and diluted (RMB) | 基本及攤薄(人民幣) | 9 | 0.04 | 0.04 |

INTERIM CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

中期簡明綜合全面收益表

For the year ended 30 June 2020 截至2020年6月30日止年度

| | | 2020 2020年 (Unaudited) (未經審核) RMB'000 人民幣千元 | 2019 2019年 (Unaudited) (未經審核) RMB'000 人民幣千元 |
|--|-------------------------|--|--|
| PROFIT FOR THE PERIOD | 期內溢利 | 25,983 | 17,738 |
| OTHER COMPREHENSIVE INCOME | 其他全面收益 | | |
| Other comprehensive income that will not be reclassified to profit or loss in subsequent periods: | 隨後期間將不會重新分類至損益的其他全面收益： | | |
| Equity investments designated at fair value through other comprehensive income: | 指定按公平值計入其他全面收益的股本投資： | | |
| Changes in fair value | 公平值變動 | 6,219 | — |
| Exchange differences: | 匯兌差額： | | |
| Exchange differences on translation of foreign operations | 與國外業務有關的匯兌差額 | 639 | (490) |
| Other comprehensive income that will not be reclassified to profit or loss in subsequent periods: | 隨後期間將不會重新分類至損益的其他全面收益： | | |
| Net other comprehensive income that will not be reclassified to profit or loss in subsequent periods | 隨後期間將不會重新分類至損益的其他全面收益淨額 | 6,858 | (490) |
| OTHER COMPREHENSIVE INCOME FOR THE PERIOD, NET OF TAX | 期內其他全面收益 (扣除稅項) | 6,858 | (490) |
| TOTAL COMPREHENSIVE INCOME FOR THE PERIOD | 期內全面收益總額 | 32,841 | 17,248 |
| Attributable to: | 以下人士應佔： | | |
| Owners of the parent | 母公司所有人 | 25,048 | 15,945 |
| Non-controlling interests | 非控股權益 | 7,793 | 1,303 |
| | | 32,841 | 17,248 |

INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

中期簡明綜合財務狀況表

30 June 2020 2020年6月30日

| | | | 30 June 2020 2020年 6月30日 (Unaudited) (未經審核) RMB'000 人民幣千元 | 31 December 2019 2019年 12月31日 (Audited) (經審核) RMB'000 人民幣千元 |
|--|---------------------|--------------------|--|--|
| | | <i>Notes</i> 附註 | | |
| NON-CURRENT ASSETS | 非流動資產 | | | |
| Property, plant and equipment | 物業、廠房及設備 | 10 | 36,826 | 4,367 |
| Right-of-use assets | 使用權資產 | | 9,360 | — |
| Goodwill | 商譽 | | 25,901 | — |
| Intangible assets | 無形資產 | | 54,448 | 3,490 |
| Investments in joint ventures | 於合營企業投資 | | 16,322 | 19,858 |
| Investments in associates | 於聯營企業投資 | | 86,150 | 83,015 |
| Equity investments designated at fair value through other comprehensive income | 指定按公平值計入其他全面收益的股本投資 | | 17,122 | 6,290 |
| Other non-current assets | 其他非流動資產 | | 2,305 | 30,000 |
| Deferred tax assets | 遞延稅項資產 | | 661 | 212 |
| Total non-current assets | 非流動資產總值 | | 249,095 | 147,232 |
| CURRENT ASSETS | 流動資產 | | | |
| Inventories | 存貨 | | 219 | 168 |
| Trade receivables | 貿易應收款項 | 11 | 185,938 | 100,183 |
| Prepayments and other receivables | 預付款項及其他應收款項 | | 117,506 | 48,354 |
| Restricted bank balances | 受限制銀行結餘 | 12 | 10,650 | 14,113 |
| Wealth management products | 財富管理產品 | 13 | 6,000 | 5,000 |
| Cash and cash equivalents | 現金及現金等價物 | 14 | 161,000 | 143,557 |
| Total current assets | 流動資產總值 | | 481,313 | 311,375 |
| CURRENT LIABILITIES | 流動負債 | | | |
| Trade payables | 貿易應付款項 | 15 | 84,997 | 74,923 |
| Other payables and accruals | 其他應付款項及應計費用 | | 132,944 | 75,563 |
| Interest-bearing bank loans and other borrowings | 計息銀行及其他借款 | | 129,004 | 61,515 |
| Lease liabilities | 租賃負債 | | 3,837 | — |
| Tax payable | 應付稅項 | | 13,066 | 7,040 |
| Total current liabilities | 流動負債總值 | | 363,848 | 219,041 |
| NET CURRENT ASSETS | 流動資產淨值 | | 117,465 | 92,334 |
| TOTAL ASSETS LESS CURRENT LIABILITIES | 總資產減流動負債 | | 366,560 | 239,566 |

INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

中期簡明綜合財務狀況表

30 June 2020 2020年6月30日

| | | 30 June 2020 2020年 6月30日 (Unaudited) (未經審核) RMB'000 人民幣千元 | 31 December 2019 2019年 12月31日 (Audited) (經審核) RMB'000 人民幣千元 |
|--|---------------------------|--|--|
| | <i>Notes</i> <i>附註</i> | | |
| NON-CURRENT LIABILITIES | 非流動負債 | | |
| Interest-bearing other borrowings | 計息其他借款 | 6,622 | — |
| Deferred tax liabilities | 遞延稅項負債 | 12,875 | — |
| Lease liabilities | 租賃負債 | 5,837 | — |
| Total non-current liabilities | 非流動負債總值 | 25,334 | — |
| Net assets | 資產淨值 | 341,226 | 239,566 |
| EQUITY | 權益 | | |
| Equity attributable to owners of the parent | 母公司所有人應佔權益 | | |
| Share capital | 股本 | 3,391 | 3,391 |
| Reserves | 儲備 | 249,890 | 224,842 |
| | | 253,281 | 228,233 |
| Non-controlling interests | 非控股權益 | 87,945 | 11,333 |
| Total equity | 總權益 | 341,226 | 239,566 |

Xiao Xing Tao

肖興濤

Director

董事

Fu Qi Chang

傅其昌

Director

董事

INTERIM CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

中期簡明綜合權益變動表

For the six months ended 30 June 2020 截至2020年6月30日的六個月

| | | Attributable to owners of the parent 母公司所有人應佔 | | | | | | | | | | | |
|--|-------------------------------|--|-----------------------|-------------------------|------------------------|---------------------------|--|---|---------------------------------------|--------------------------|------------------------------------|---------------------|-----------------------------------|
| | | Share capital 股本 | Share premium 股份溢價 | Capital reserve 資本儲備 | Merger reserve 合併儲備 | Statutory reserve 法定儲備 | Exchange fluctuation reserve 匯率波動儲備 | Fair value reserve of financial asset at fair value 按公平值計入其他全面收益的金額資產的 | Shares held for share award 劃持有的股份 | Retained profits 保留溢利 | Non-controlling interests 非控股權益 | Total equity 總權益 | |
| | | | | | | | | | | | | | Share capital RMB'000 人民幣千元 |
| At 1 January 2020 (Audited) | 於2020年1月1日(經審核) | 3,391 | 167,304 | 9,466 | (30,342) | 20,776 | 811 | — | (17,916) | 74,743 | 228,233 | 11,333 | 239,566 |
| Profit for the period | 期內溢利 | — | — | — | — | — | — | — | — | 18,190 | 18,190 | 7,793 | 25,983 |
| Other comprehensive income for the period: | 期內其他全面收益: | | | | | | | | | | | | |
| Change in fair value of equity investment at fair value through other comprehensive income, net of tax | 按公平值計入其他全面收益的股本投資之公平值變動(扣除稅項) | | | | | | | 6,219 | | 6,219 | | | 6,219 |
| Exchange differences on translation of foreign operations | 與國外業務有關的匯兌差額 | | | | | | 639 | | | | 639 | | 639 |
| Total comprehensive income for the period | 期內全面收益總額 | | | | | | 639 | 6,219 | | 18,190 | 25,048 | 7,793 | 32,841 |
| Acquisition of a subsidiary | 收購一間附屬公司 | | | | | | | | | | | 63,315 | 63,315 |
| Acquisition of equity interests from the equity holder of the Joint venture | 收購一間合營企業股權持有人的股本權益 | | | | | | | | | | | 5,504 | 5,504 |
| At 30 June 2020 (Unaudited) | 於2020年6月30日(未經審核) | 3,391 | 167,304 | 9,466 | (30,342) | 20,776 | 1,450 | 6,219 | (17,916) | 92,933 | 253,281 | 87,945 | 341,226 |

* These reserve accounts comprise the consolidated reserves of RMB249,890,000 in the consolidated statements of financial position as at 30 June 2020 (30 June 2019: RMB243,643,000).

* 於2020年6月30日，該等儲備賬包括綜合財務狀況表內的綜合儲備人民幣249,890,000元(2019年6月30日：人民幣243,643,000元)。

INTERIM CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

中期簡明綜合權益變動表

For the six months ended 30 June 2020 截至2020年6月30日的六個月

| | | Attributable to owners of the parent 母公司所有人應佔 | | | | | | | | | |
|---|-------------------|--|---------------|-----------------|----------------|-------------------|------------------------------|------------------|---------|---------------------------|--------------|
| | | Share capital | Share premium | Capital reserve | Merger reserve | Statutory reserve | Exchange fluctuation reserve | Retained profits | Total | Non-controlling interests | Total equity |
| | | 股本 | 股份溢價 | 資本儲備 | 合併儲備 | 法定儲備 | 匯率波動儲備 | 保留溢利 | 總計 | 非控股權益 | 總權益 |
| | | RMB'000 | RMB'000* | RMB'000* | RMB'000* | RMB'000* | RMB'000* | RMB'000* | RMB'000 | RMB'000 | RMB'000 |
| | | 人民幣千元 | 人民幣千元* | 人民幣千元* | 人民幣千元* | 人民幣千元* | 人民幣千元* | 人民幣千元* | 人民幣千元 | 人民幣千元 | 人民幣千元 |
| At 1 January 2019 (Audited) | 於2019年1月1日(經審核) | 3,391 | 170,207 | 9,466 | (30,342) | 14,734 | 650 | 62,983 | 231,089 | 8,654 | 239,743 |
| Profit for the period | 期內溢利 | — | — | — | — | — | — | 16,435 | 16,435 | 1,303 | 17,738 |
| Other comprehensive income for the period: | 期內其他全面收益: | | | | | | | | | | |
| Exchange differences on translation of foreign operations | 與國外業務有關的匯兌差額 | — | — | — | — | — | (490) | — | (490) | — | (490) |
| Total comprehensive income for the period | 期內全面收益總額 | | | | | | (490) | 16,435 | 15,945 | 1,303 | 17,248 |
| At 30 June 2019 (Unaudited) | 於2019年6月30日(未經審核) | 3,391 | 170,207 | 9,466 | (30,342) | 14,734 | 160 | 79,418 | 247,034 | 9,957 | 256,991 |

INTERIM CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

中期簡明綜合現金流量表

For the six months ended 30 June 2020 截至2020年6月30日的六個月

| | | 2020 2020年 (Unaudited) (未經審核) RMB'000 人民幣千元 | 2019 2019年 (Unaudited) (未經審核) RMB'000 人民幣千元 |
|---|---------------------|--|--|
| | <i>Notes</i> 附註 | | |
| Cash flows from operating activities | 來自經營活動的現金流量 | | |
| Profit before tax | 除稅前溢利 | 33,334 | 18,940 |
| Adjustments for: | 就以下各項所作調整： | | |
| Finance costs | 融資成本 | 2,947 | 647 |
| Share of profits and losses of: | 應佔以下公司損益： | | |
| Joint ventures | 合營企業 | (2,386) | (3,108) |
| Associates | 聯營企業 | (6,282) | (3,429) |
| Interest income | 利息收入 | (660) | (571) |
| Depreciation of items of property, plant and equipment | 物業、廠房及設備項目折舊 | 4,577 | 631 |
| Gain on disposal of an associate | 出售一間聯營企業收益 | (140) | — |
| Depreciation of right-of-use assets | 使用權資產折舊 | 2,036 | — |
| Amortisation of intangible assets | 無形資產攤銷 | 3,142 | 108 |
| Impairment of receivables | 應收款項減值 | 1,001 | — |
| Net loss on disposal of items of property, plant and equipment, net | 出售物業、廠房及設備項目虧損淨額 | 234 | 66 |
| | | 37,803 | 13,284 |
| Decrease/(Increase) in restricted bank balances | 受限制銀行結餘減少／(增加) | 3,463 | (723) |
| Decrease in inventories | 存貨減少 | 1 | 120 |
| Increase in trade receivables | 貿易應收款項增加 | (29,447) | (24,030) |
| Increase in prepayments and other receivables | 預付款項及其他應收款項增加 | (13,360) | (17,132) |
| Increase in trade payables | 貿易應付款項增加 | 8,223 | 564 |
| (Decrease)/Increase in other payables and accruals | 其他應付款項及應計費用(減少)／增加 | (3,377) | 230 |
| Increase in Other long term assets | 其他長期資產增加 | 524 | — |
| Cash flows used in operations | 經營活動所用現金流量 | 3,830 | (27,687) |
| Mainland China corporate income tax paid | 已繳中國內地企業所得稅 | (5,782) | (2,579) |
| Net cash flows used in operating activities | 經營活動所用現金流量淨額 | (1,952) | (30,266) |

INTERIM CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

中期簡明綜合現金流量表

For the six months ended 30 June 2020 截至2020年6月30日的六個月

| | | 2020 2020年 (Unaudited) (未經審核) RMB'000 人民幣千元 | 2019 2019年 (Unaudited) (未經審核) RMB'000 人民幣千元 |
|---|---------------------|--|--|
| | | <i>Notes</i> <i>附註</i> | |
| Cash flows from investing activities | 投資活動所得現金流量 | | |
| Purchases of items of property, plant and equipment | 購置物業、廠房及設備項目 | (7,638) | (2,562) |
| Purchase of intangible assets | 購入無形資產 | (100) | (86) |
| Dividends received from joint ventures | 收取來自合營企業的股息 | — | 2,000 |
| Acquisition of a subsidiary, net cash paid | 收購附屬公司所支付現金淨額 | (45,903) | — |
| Investment in associates | 於聯營企業之投資 | (4,553) | — |
| Disposal of an associate | 出售一間聯營企業 | 7,840 | — |
| Advance from related parties, net | 來自關聯方之墊款淨額 | — | (600) |
| Subscription of wealth management products | 認購財富管理產品 | (23,000) | (37,000) |
| Redemption of wealth management products | 贖回財富管理產品 | 22,000 | 11,000 |
| Profit guarantee retention | 溢利保證保留金 | 31,800 | — |
| Cash paid for a potential acquisition | 可能進行收購事項所付現金 | — | (2,535) |
| Interest received | 已收利息 | 660 | 571 |
| Purchase of equity investments at fair value through other comprehensive income | 購買以公平值計入其他全面收益的股權投資 | (4,613) | — |
| Net cash flows used in investing activities | 投資活動所用現金流量淨額 | (23,507) | (29,212) |

INTERIM CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

中期簡明綜合現金流量表

For the six months ended 30 June 2020 截至2020年6月30日的六個月

| | | 2020 2020年 (Unaudited) (未經審核) RMB'000 人民幣千元 | 2019 2019年 (Unaudited) (未經審核) RMB'000 人民幣千元 |
|---|--------------------------|--|--|
| | | <i>Notes</i> 附註 | |
| Cash flows from financing activities | 融資活動所得現金流量 | | |
| Proceeds from bank loans and other borrowings | 銀行貸款及其他借款所得款項 | 61,441 | 15,000 |
| Repayment of bank loans and other borrowings | 償還銀行貸款及其他借款 | (14,201) | — |
| Interest paid | 已付利息 | (2,671) | (647) |
| Principal portion of lease payments | 租賃付款的本金部分 | (2,306) | — |
| Net cash flows from financing activities | 融資活動所得現金流量淨額 | 42,263 | 14,353 |
| Net increase/(decrease) in cash and cash equivalents | 現金及現金等價物增加／(減少)淨額 | 16,804 | (45,125) |
| Cash and cash equivalents at beginning of period | 期初的現金及現金等價物 | 143,557 | 165,008 |
| Effect of foreign exchange rate change | 匯率變動的影響 | 639 | (490) |
| Cash and cash equivalents at end of period | 期末的現金及現金等價物 | 161,000 | 119,393 |
| Analysis of balance of cash and cash equivalents | 現金及現金等價物結餘分析 | | |
| Cash and bank balances | 現金及銀行結餘 | 161,000 | 119,393 |

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

中期簡明綜合財務資料附註

30 June 2020 2020年6月30日

1. CORPORATE AND GROUP INFORMATION

Riverine China Holdings Limited (the “Company”) is an exempted company with limited liability incorporated in the Cayman Islands under the Companies Law of the Cayman Islands. The registered office address of the Company is Cricket Square, Hutchins Drive, P.O. Box 2681, Grand Cayman, KY1-1111, Cayman Islands. The Company was listed on the Main Board of The Stock Exchange of Hong Kong Limited (the “Stock Exchange”) on 11 December 2017 (the “Listing”).

The Company and its subsidiaries (collectively referred to as the “Group”) are principally engaged in the business of property management services in the People’s Republic of China (the “PRC”).

In the opinion of the Company’s directors (the “Directors”), the holding company of the Company is Partner Summit Holdings Limited (the “Parent”), a company established in the British Virgin Islands (“BVI”). The ultimate controlling shareholders of the Company are Mr. Xiao Xing Tao, Mr. Fu Qi Chang and Mr. Chen Yao (together the “Controlling Shareholders”).

2.1 BASIS OF PREPARATION

The interim condensed consolidated financial information for the six months ended 30 June 2020 has been prepared in accordance with Hong Kong Accounting Standard (“HKAS”) 34 Interim Financial Reporting issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”). The interim condensed consolidated financial information is presented in Renminbi (“RMB”) and all values are rounded to the nearest thousand except when otherwise indicated.

The interim condensed consolidated financial information does not include all the information and disclosures required in the annual financial statements, and should be read in conjunction with the Group’s annual financial statements for the year ended 31 December 2019.

1. 公司及集團資料

浦江中國控股有限公司(「本公司」)根據開曼群島公司法在開曼群島註冊成立為獲豁免有限公司。本公司的註冊辦事處地址為Cricket Square, Hutchins Drive, P.O. Box 2681, Grand Cayman, KY1-1111, Cayman Islands。本公司於2017年12月11日在香港聯合交易所有限公司(「聯交所」)主板上市(「上市」)。

本公司及其附屬公司(統稱為「本集團」)主要在中華人民共和國(「中國」)從事物業管理服務業務。

本公司董事(「董事」)認為，本公司的控股公司為合高控股有限公司(「母公司」)，一間在英屬處女群島(「英屬處女群島」)成立的公司。本公司的最終控股股東為肖興濤先生、傅其昌先生及陳瑤先生(合稱「控股股東」)。

2.1 編製基準

截至2020年6月30日止六個月的中期簡明綜合財務資料乃根據香港會計師公會(「香港會計師公會」)頒佈的香港會計準則(「香港會計準則」)第34號中期財務報告編製。中期簡明綜合財務資料以人民幣(「人民幣」)列示，除非另有說明，所有列值均四捨五入至最接近千元。

中期簡明綜合財務資料並不包括編製全年財務報表所規定的所有資料及披露項目，並應與本集團截至2019年12月31日止年度的年度財務報表一併閱讀。

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

中期簡明綜合財務資料附註

30 June 2020 2020年6月30日

2.2 CHANGES IN ACCOUNTING POLICIES AND DISCLOSURES

The accounting policies adopted in the preparation of the interim condensed consolidated financial information are consistent with those applied in the preparation of the Group's annual consolidated financial statements for the year ended 31 December 2019, except for the adoption of the following revised Hong Kong Financial Reporting Standards ("HKFRSs") for the first time for the current period's financial information.

| | |
|--|--|
| Amendments to HKFRS 3 | Definition of a Business |
| Amendments to HKFRS 9, HKAS 39 and HKFRS 7 | Interest Rate Benchmark Reform |
| Amendment to HKFRS 16 | <i>Covid-19-Related Rent Concessions (early adopted)</i> |
| Amendments to HKAS 1 and HKAS 8 | Definition of Material |

2.2 會計政策及披露之變動

編製中期簡明綜合財務資料所採納的會計政策與編製本集團截至2019年12月31日止年度的年度綜合財務報表所應用的會計政策一致，惟就本期財務資料首次採納的以下經修訂香港財務報告準則（「香港財務報告準則」）除外。

| | |
|---------------------------------------|------------------------|
| 香港財務報告準則第3號修訂本 | 業務的定義 |
| 香港財務報告準則第9號、香港會計準則第39號及香港財務報告準則第7號修訂本 | 利率基準改革 |
| 香港財務報告準則第16號修訂本 | 新冠病毒疫情相關租金減免 (提早採納) |
| 香港會計準則第1號及香港會計準則第8號修訂本 | 重大的定義 |

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

中期簡明綜合財務資料附註

30 June 2020 2020年6月30日

2.2 CHANGES IN ACCOUNTING POLICIES AND DISCLOSURES (Continued)

The nature and impact of the revised HKFRSs are described below:

- (a) Amendments to HKFRS 3 clarify and provide additional guidance on the definition of a business. The amendments clarify that for an integrated set of activities and assets to be considered a business, it must include, at a minimum, an input and a substantive process that together significantly contribute to the ability to create output. A business can exist without including all of the inputs and processes needed to create outputs. The amendments remove the assessment of whether market participants are capable of acquiring the business and continue to produce outputs. Instead, the focus is on whether acquired inputs and acquired substantive processes together significantly contribute to the ability to create outputs. The amendments have also narrowed the definition of outputs to focus on goods or services provided to customers, investment income or other income from ordinary activities. Furthermore, the amendments provide guidance to assess whether an acquired process is substantive and introduce an optional fair value concentration test to permit a simplified assessment of whether an acquired set of activities and assets is not a business. The Group has applied the amendments prospectively to transactions or other events that occurred on or after 1 January 2020. The amendments did not have any impact on the financial position and performance of the Group.

2.2 會計政策及披露之變動(續)

經修訂香港財務報告準則之性質及影響載述如下：

- (a) 香港財務報告準則第3號的修訂本澄清及規定業務定義的額外指引。該等修訂本澄清，對於被視為業務的一系列綜合活動和資產，其必須包括最少一項對共同創造產出能力有顯著貢獻的投入及實質過程。業務可以不包括創造產出所需的所有投入和過程而存在。該等修訂本取消了對市場參與者是否有能力收購業務並繼續創造產出的評估。相反，重點在於獲得的投入和實質性過程是否共同對創造產出的能力作出了重大貢獻。該等修訂本還縮窄了產出的定義，重點關注向客戶提供的商品或服務，投資收入或普通活動的其他收入。此外，修訂本提供了指引，以評估所收購的流程是否具重要性，並引入可選的公平值集中測試，以便簡化評估所獲得的一系列活動和資產是否不是業務。本集團已就2020年1月1日或之後發生的交易或其他事件追溯採納該等修訂本。該等修訂本概無對本集團的財務狀況及表現產生任何影響。

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

中期簡明綜合財務資料附註

30 June 2020 2020年6月30日

2.2 CHANGES IN ACCOUNTING POLICIES AND DISCLOSURES (Continued)

- (b) Amendments to HKFRS 9, HKAS 39 and HKFRS 7 address the effects of interbank offered rate reform on financial reporting. The amendments provide temporary reliefs which enable hedge accounting to continue during the period of uncertainty before the replacement of an existing interest rate benchmark. In addition, the amendments require companies to provide additional information to investors about their hedging relationships which are directly affected by these uncertainties. The amendments did not have any impact on the financial position and performance of the Group as the Group does not have any interest rate hedge relationships.
- (c) Amendment to HKFRS 16 provides a practical expedient for lessees to elect not to apply lease modification accounting for rent concessions arising as a direct consequence of the covid-19 pandemic. The practical expedient applies only to rent concessions occurring as a direct consequence of the covid-19 pandemic and only if (i) the change in lease payments results in revised consideration for the lease that is substantially the same as, or less than, the consideration for the lease immediately preceding the change; (ii) any reduction in lease payments affects only payments originally due on or before 30 June 2021; and (iii) there is no substantive change to other terms and conditions of the lease. The amendment is effective retrospectively for annual periods beginning on or after 1 June 2020 with earlier application permitted.

2.2 會計政策及披露之變動(續)

- (b) 香港財務報告準則第9號、香港會計準則第39號及香港財務報告準則第7號之修訂本旨在解決銀行同業拆息改革對財務申報之影響。該等修訂本提供可在替換現有利率基準前之不確定期限內繼續進行對沖會計處理之暫時性補救措施。此外，該等修訂本規定公司須向投資者提供有關直接受該等不確定因素影響之對沖關係之額外資料。該等修訂本概無對本集團財務狀況及表現產生任何影響，原因為本集團並無任何利率對沖關係。
- (c) 香港財務報告準則第16號修訂本為承租人因新冠肺炎疫情直接導致而產生的租金減免可選擇不應用租賃修訂會計處理提供一項實際的應急法。實際的應急法僅適用於因新冠肺炎疫情直接導致而產生的租金減免，並且僅當(i)租賃付款額的變化導致對租賃代價的修訂與基本相同，或少於時緊接變更前的租賃代價；(ii)租賃付款的任何減少僅影響原定於2021年6月30日或之前到期的付款；及(iii)租賃的其他條款和條件沒有實質性變化。該修訂對自2020年6月1日或之後開始的年度期間具有追溯力，並允許提早採納。

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

中期簡明綜合財務資料附註

30 June 2020 2020年6月30日

2.2 CHANGES IN ACCOUNTING POLICIES AND DISCLOSURES (Continued)

(c) (Continued)

During the period ended 30 June 2020, certain monthly lease payments for the leases of the Group's office buildings have been reduced or waived by the lessors as a result of the covid-19 pandemic and there are no other changes to the terms of the leases. The Group has early adopted the amendment on 1 January 2020 and elected not to apply lease modification accounting for all rent concessions granted by the lessors as a result of the covid-19 pandemic during the period ended 30 June 2020. Accordingly, a reduction in the lease payments arising from the rent concessions of RMB385,353 has been accounted for as a variable lease payment by derecognising part of the lease liabilities and crediting to profit or loss the period ended 30 June 2020.

(d) Amendments to HKAS 1 and HKAS 8 provide a new definition of material. The new definition states that information is material if omitting, misstating or obscuring it could reasonably be expected to influence decisions that the primary users of general purpose financial statements make on the basis of those financial statements. The amendments clarify that materiality will depend on the nature or magnitude of information. The amendments did not have any impact on the Group's interim condensed consolidated financial information.

2.2 會計政策及披露之變動(續)

(c) (續)

於截至2020年6月30日止期間，由於新冠肺炎疫情，出租人減免本集團辦公大樓租賃的若干月租賃付款，且租賃條款無其他變化。本集團已於2020年1月1日提早採納該修訂本，並選擇就截至2020年6月30日止期間出租人因新冠肺炎疫情給予的所有租金減免不應用租賃修訂會計處理。因此，租金減免產生的租賃付款減少人民幣385,353元已通過終止確認部分租賃負債作為可變租賃付款入賬，並計入截至2020年6月30日止期間的損益。

(d) 香港會計準則第1號及香港會計準則第8號的修訂本為重大一詞提供了新定義。根據新定義，倘可合理預期漏報、錯報或掩蓋個別資料將可影響使用財務報表作一般目的的主要使用者基於相關財務報表作出的決定，則該資料為重大。修訂本澄清，重大性將取決於資料的性質及牽涉範圍。該等修訂本概無對本集團的中期簡明綜合財務資料產生任何影響。

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

中期簡明綜合財務資料附註

30 June 2020 2020年6月30日

3. OPERATING SEGMENT INFORMATION

3. 經營分部資料

| For the six months ended 30 June 2020 截至2020年6月30日止六個月 | | Property management services 物業管理服務 (Unaudited) (未經審核) RMB'000 人民幣千元 | Urban sanitary services 城市環境衛生服務 (Unaudited) (未經審核) RMB'000 人民幣千元 | Total 總計 (Unaudited) (未經審核) RMB'000 人民幣千元 |
|---|-------------|---|--|--|
| Segment revenue | 分部收益 | | | |
| Property management services income on the lump sum basis | 包幹制物業管理服務收入 | 247,088 | — | 247,088 |
| Property management services income on the fixed remuneration basis | 酬金制物業管理服務收入 | 2,666 | — | 2,666 |
| Urban sanitary services income | 城市環境衛生服務收入 | — | 90,160 | 90,160 |
| | | 249,754 | 90,160 | 339,914 |
| Segment results | 分部業績 | 36,788 | 22,232 | 59,020 |
| Reconciliation: | 對賬: | | | |
| Other income and gains | 其他收入及收益 | | | 5,061 |
| Selling and distribution expenses | 銷售及分銷開支 | | | (3,792) |
| Administrative expenses | 行政開支 | | | (32,676) |
| Finance costs | 融資成本 | | | (2,947) |
| Share of profits of joint ventures | 分佔合營企業溢利 | | | 2,386 |
| Share of profits of associates | 分佔聯營企業溢利 | | | 6,282 |
| Profit before tax | 除稅前溢利 | | | 33,334 |

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3. OPERATING SEGMENT INFORMATION

(Continued)

For the six months ended 30 June 2019
截至2019年6月30日止六個月

3. 經營分部資料(續)

Property
management
services
物業管理服務
(Unaudited)
(未經審核)
RMB'000
人民幣千元

| Segment revenue | 分部收益 | |
|---|-------------|----------------|
| Property management services income on the lump sum basis | 包幹制物業管理服務收入 | 222,862 |
| Property management services income on the fixed remuneration basis | 酬金制物業管理服務收入 | 2,484 |
| | | 225,346 |
| Segment results | 分部業績 | 38,657 |
| Reconciliation: | 對賬: | |
| Other income and gains | 其他收入及收益 | 3,019 |
| Selling and distribution expenses | 銷售及分銷開支 | (4,560) |
| Administrative expenses | 行政開支 | (24,066) |
| Finance costs | 融資成本 | (647) |
| Share of profits of joint ventures | 分佔合營企業溢利 | 3,108 |
| Share of profits of associates | 分佔聯營企業溢利 | 3,429 |
| Profit before tax | 除稅前溢利 | 18,940 |

The management of the Company monitors the results of the Group's operating segments separately for the purpose of making decisions about resources allocation and performance assessment. No analysis of segment asset and liability is presented as the management of the Company does not regularly review such information for the purposes of resources allocation and performance assessment. Therefore, only segment revenue and segment results are presented.

Information about major customers

Since none of the Group's sales to a single customer amounted to 10% or more of the Group's total revenue, no information about major customers in accordance with HKFRS 8 Operating Segments is presented.

本公司管理層就有關資源分配及表現評估的決策單獨監控本集團經營分部的業績。由於本公司管理層並未就資源分配及表現評估而定期檢討該等資料，故並無呈列有關分部資產及負債的分析。因此，僅呈列分部收益及分部業績。

有關主要客戶的資料

由於本集團向單一客戶作出的銷售均未達到本集團總收益的10%或以上，故並無根據香港財務報告準則第8號經營分部呈列主要客戶資料。

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4. REVENUE, OTHER INCOME AND GAINS

An analysis of revenue, other income and gains is as follows:

(a) Revenue:

An analysis of revenue is as follows:

4. 收益、其他收入及收益

收益、其他收入及收益分析如下：

(a) 收益：

收益分析如下：

| | | For the six months ended 30 June 截至6月30日止六個月 | |
|---|-----------------|--|--|
| | | 2020 2020年 (Unaudited) (未經審核) RMB'000 人民幣千元 | 2019 2019年 (Unaudited) (未經審核) RMB'000 人民幣千元 |
| <i>Revenue from contracts with customers</i> 來自客戶合約的收益 | | | |
| Property management services income on the lump sum basis | 包幹制物業管理服務 收入 | 247,088 | 222,862 |
| Property management services income on the fixed remuneration basis | 酬金制物業管理服務 收入 | 2,666 | 2,484 |
| Urban sanitary services income | 城市環境衛生服務 收入 | 90,160 | — |
| <i>Revenue from contracts with customers</i> | 來自客戶合約的收益 | 339,914 | 225,346 |

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4. REVENUE, OTHER INCOME AND GAINS

(Continued)

(a) Revenue: (Continued)

Disaggregated revenue information for revenue from contracts with customers

| Segments 分部 | | Property management services 物業管理服務 RMB'000 人民幣千元 (Unaudited) (未經審核) | Urban sanitary services 城市環境衛生服務 RMB'000 人民幣千元 (Unaudited) (未經審核) | Total 總計 RMB'000 人民幣千元 (Unaudited) (未經審核) |
|---|-------------|---|--|--|
| Types of services 服務類型 | | | | |
| Property management services income on the lump sum basis | 包幹制物業管理服務收入 | 247,088 | — | 247,088 |
| Property management services income on the fixed remuneration basis | 酬金制物業管理服務收入 | 2,666 | — | 2,666 |
| Urban sanitary services income | 城市環境衛生服務收入 | — | 90,160 | 90,160 |
| Total revenue from contracts with customers | 來自客戶合約的收益總額 | 249,754 | 90,160 | 339,914 |
| Geographical markets 地區市場 | | | | |
| Mainland China | 中國內地 | 249,754 | 90,160 | 339,914 |
| Timing of revenue recognition 收益確認時間 | | | | |
| Services transferred over time | 隨時間轉移服務 | 249,754 | 90,160 | 339,914 |

4. 收益、其他收入及收益(續)

(a) 收益：(續)

來自客戶合約的收益之收益資料明細

For the six months ended 30 June 2020

截至2020年6月30日止六個月

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4. REVENUE, OTHER INCOME AND GAINS

(Continued)

(a) Revenue: (Continued)

Disaggregated revenue information for revenue from contracts with customers

(Continued)

4. 收益、其他收入及收益(續)

(a) 收益：(續)

來自客戶合約的收益之收益資料
明細(續)

| Segments 分部 | For the six months ended 30 June 2019 截至2019年 6月30日止六個月 Property management service 物業管理服務 RMB'000 人民幣千元 (Unaudited) (未經審核) |
|--|---|
| Types of services | 服務類型 |
| Property management services income on the lump sum basis | 包幹制物業管理服務收入 222,862 |
| Property management services income on the fixed remuneration basis | 酬金制物業管理服務收入 2,484 |
| Total revenue from contracts with customers | 來自客戶合約的收益總額 225,346 |
| Geographical markets | 地區市場 |
| Mainland China | 中國內地 225,346 |
| Timing of revenue recognition | 收益確認時間 |
| Services transferred over time | 隨時間轉移服務 225,346 |

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

中期簡明綜合財務資料附註

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4. REVENUE, OTHER INCOME AND GAINS

(Continued)

(a) Revenue: (Continued)

Disaggregated revenue information for revenue from contracts with customers

(Continued)

Set out below is the reconciliation of the revenue from contracts with customers to the amounts disclosed in the segment information:

| Segments 分部 | | Property management services | Urban sanitary services | Total |
|---------------------------------------|-----------|------------------------------|-------------------------|-------------|
| | | RMB'000 | RMB'000 | RMB'000 |
| | | (Unaudited) | (Unaudited) | (Unaudited) |
| | | (未經審核) | (未經審核) | (未經審核) |
| Revenue from contracts with customers | 來自客戶合約的收益 | | | |
| External customers | 外部客戶 | 249,754 | 90,160 | 339,914 |

4. 收益、其他收入及收益(續)

(a) 收益：(續)

來自客戶合約的收益之收益資料明細(續)

下表載列來自客戶合約的收益與分部資料所披露金額的對賬：

For the six months ended 30 June 2020

截至2020年6月30日止六個月

| Segments 分部 | | Property management service | Urban sanitary service | Total |
|---------------------------------------|-----------|-----------------------------|------------------------|-------------|
| | | RMB'000 | RMB'000 | RMB'000 |
| | | (Unaudited) | (Unaudited) | (Unaudited) |
| | | (未經審核) | (未經審核) | (未經審核) |
| Revenue from contracts with customers | 來自客戶合約的收益 | | | |
| External customers | 外部客戶 | | | 225,346 |

For the six months ended 30 June 2019
截至2019年6月30日止六個月

Property management service
物業管理服務
RMB'000
人民幣千元
(Unaudited)
(未經審核)

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4. REVENUE, OTHER INCOME AND GAINS

(Continued)

(b) Other income and gains:

4. 收益、其他收入及收益(續)

(b) 其他收入及收益：

For the six months ended
30 June

截至6月30日的六個月

| | | 2020 2020年 RMB'000 人民幣千元 (Unaudited) (未經審核) | 2019 2019年 RMB'000 人民幣千元 (Unaudited) (未經審核) |
|----------------------|--------|--|--|
| Bank interest income | 銀行利息收入 | 660 | 571 |
| Government grants* | 政府補貼* | 2,723 | 1,902 |
| Others | 其他 | 1,678 | 546 |
| | | 5,061 | 3,019 |

* Government grants include various subsidies received by the Group from the relevant government bodies. There are no unfulfilled conditions or contingencies relating to these grants.

* 政府補貼包括本集團從相關政府機構獲得的多種補助。概無有關該等補助的未達成條件或有事項。

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5. PROFIT BEFORE TAX

The Group's profit before tax is arrived at after charging/(crediting):

5. 除稅前溢利

本集團除稅前溢利乃扣除／(計入)下列各項後得出：

| | | For the six months ended 30 June 截至6月30日的六個月 | |
|--|-----------------------------------|--|--|
| | | 2020 2020年 RMB'000 人民幣千元 (Unaudited) (未經審核) | 2019 2019年 RMB'000 人民幣千元 (Unaudited) (未經審核) |
| | | Notes 附註 | |
| (a) Cost of sales: | (a) 銷售成本： | | |
| Cost of services provided | 提供服務成本 | 280,894 | 186,689 |
| (b) Employee benefit expenses (including Directors' and chief executive's remuneration) | (b) 僱員福利開支 (包括董事及主要行政人員酬金) | | |
| Wages and salaries | 工資及薪金 | 111,320 | 48,273 |
| Pension scheme contributions (defined contribution scheme), social welfare and other welfare | 退休金計劃供款 (界定供款計劃)、社會福利及其他福利 | 12,197 | 16,516 |
| | | 123,517 | 64,789 |
| (c) Other items: | (c) 其他項目： | | |
| Depreciation of items of property, plant and equipment | 物業、廠房及設備項目折舊 | 4,577 | 631 |
| Amortisation of intangible assets | 無形資產攤銷 | 3,142 | 108 |
| Minimum lease payments under operating leases | 經營租賃項下最低租賃付款 | 774 | 829 |
| Bank charges | 銀行收費 | 114 | 236 |
| Auditor's remuneration | 核數師酬金 | 500 | 230 |
| Office expenses | 辦公室開支 | 1,942 | 501 |
| Research and development cost | 研發開支 | 4,044 | 4,362 |
| Net loss on disposal of items of property, plant and equipment | 出售物業、廠房及設備項目虧損淨額 | 234 | 24 |

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6. FINANCE COSTS

An analysis of finance costs is as follows:

6. 融資成本

融資成本分析如下：

| | | For the six months ended 30 June 截至6月30日的六個月 | |
|---|-------------|--|--|
| | | 2020 2020年 RMB'000 人民幣千元 (Unaudited) (未經審核) | 2019 2019年 RMB'000 人民幣千元 (Unaudited) (未經審核) |
| Interest expense on bank loans and other borrowings | 銀行及其他借款利息開支 | 2,671 | 647 |
| Interest on lease liabilities | 租賃負債利息 | 276 | — |
| | | 2,947 | 647 |

7. INCOME TAX EXPENSE

The Group is subject to income tax on an entity basis on profits arising in or derived from the tax jurisdictions in which members of the Group are domiciled and operate. The Group and the Company are not liable for income tax in Hong Kong as they did not have assessable income sourced from Hong Kong during the period.

The Company is a tax-exempted company incorporated in the Cayman Islands.

Under the People's Republic of China (the "PRC") Corporate Income Tax Law (the "New CIT Law"), the income tax rate became 25% starting from 1 January 2008. Therefore, a provision for the PRC income tax has been made at the applicable income tax rate of 25% (2019: 25%) on the assessable profits of the PRC subsidiaries.

7. 所得稅支出

本集團須以實體基準就本集團成員公司於其註冊及經營所在司法權區所產生或取得的溢利支付所得稅。本集團及本公司毋須繳納香港所得稅，因為其於年內並無源自香港的應課稅收入。

本公司為於開曼群島註冊成立的免稅公司。

依據中華人民共和國(「中國」)企業所得稅法(「新企業所得稅法」)，自2008年1月1日起所得稅率為25%，因此，對中國附屬公司應課稅溢利按適用所得稅率25% (2019年：25%) 進行中國所得稅撥備。

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7. INCOME TAX EXPENSE (Continued)

7. 所得稅支出(續)

| | | For the six months ended 30 June 截至6月30日的六個月 | |
|---|-----------------|--|--|
| | | 2020 2020年 RMB'000 人民幣千元 (Unaudited) (未經審核) | 2019 2019年 RMB'000 人民幣千元 (Unaudited) (未經審核) |
| Current Mainland China corporate income tax Charge for the period | 即期中國內地企業所得稅期內支出 | 8,212 | 1,202 |
| Deferred tax | 遞延稅項 | (861) | — |
| Total tax charge for the period | 期內稅項支出總額 | 7,351 | 1,202 |

8. DIVIDENDS

8. 股息

| | | For the six months ended 30 June 截至6月30日的六個月 | |
|--|-------------------------------------|--|--|
| | | 2020 2020年 RMB'000 人民幣千元 (Unaudited) (未經審核) | 2019 2019年 RMB'000 人民幣千元 (Unaudited) (未經審核) |
| Proposed interim dividend for 2020: HK1.0 cent (2019: HK0.8 cent) per ordinary share | 建議2020年中期股息：每股普通股1.0港仙(2019年：0.8港仙) | 3,600 | 2,927 |

The board of Directors has approved to pay an interim dividend of HK1.0 cent per share for the six months ended 30 June 2020 (the "2020 Interim Dividend") with a sum of approximately HK\$4.1 million (equivalent to approximately RMB3.6 million).

董事會已批准派付截至2020年6月30日止六個月的中期股息每股1.0港仙(「2020年中期股息」)，總金額約為4.1百萬港元(相當於約人民幣3.6萬元)。

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9. EARNINGS PER SHARE ATTRIBUTABLE TO ORDINARY EQUITY HOLDERS OF THE PARENT

The calculation of basic earnings per share amount is based on the profit for the period attributable to the ordinary equity holders of the parent of RMB18,190,000 and the weighted average number of ordinary shares of 405,000,000 in issue during the period.

The Group had no potentially dilutive ordinary shares in issue during the period.

9. 母公司普通權益所有人應佔每股盈利

每股基本盈利金額乃按母公司普通權益所有人應佔期內溢利人民幣18,190,000元及期內已發行普通股的加權平均數405,000,000股股份計算。

本集團於期內並無潛在攤薄已發行普通股。

10. PROPERTY, PLANT AND EQUIPMENT

10. 物業、廠房及設備

| | | 30 June 2020 2020年 6月30日 RMB'000 人民幣千元 (Unaudited) (未經審核) | 31 December 2019 2019年 12月31日 RMB'000 人民幣千元 (Audited) (經審核) |
|--|---------------------------------|--|--|
| Carrying amount at 1 January | 於1月1日的賬面值 | 4,367 | 3,750 |
| Additions | 添置 | 7,638 | 2,352 |
| Acquisition of a subsidiary | 收購一間附屬公司 | 29,632 | — |
| Depreciation provided during the period/year | 期/年內計提折舊 | (4,577) | (1,655) |
| Disposals | 出售 | (234) | (80) |
| Carrying amount at 30 June 2020/ 31 December 2019 | 於2020年6月30日/ 2019年12月31日的賬面值 | 36,826 | 4,367 |

The Group pledged certain of its motor vehicles to secure the Group's borrowings which were included as interest-bearing other borrowings in the amount of approximately RMB6,113,000. The net carrying amount of these pledged motor vehicles as at 30 June 2020 were approximately RMB5,140,000.

本集團質押其若干汽車為本集團之借款提供擔保，該等借款以計息其他借款約人民幣6,113,000元入賬。於2020年6月30日，該等質押汽車的賬面淨值約為人民幣5,140,000元。

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11. TRADE RECEIVABLES

11. 貿易應收款項

| | | 30 June 2020 2020年 6月30日 RMB'000 人民幣千元 (Unaudited) (未經審核) | 31 December 2019 2019年 12月31日 RMB'000 人民幣千元 (Audited) (經審核) |
|-------------------|--------|--|--|
| Trade receivables | 貿易應收款項 | 188,320 | 101,030 |
| Impairment | 減值 | (2,382) | (847) |
| | | 185,938 | 100,183 |

The Group's trading terms with its customers are mainly on credit, except for new customers, where payment in advance are normally required. The credit period is generally 10 days, extending up to three months for major customers. Each customer has a maximum credit limit. The Group seeks to maintain strict control over its outstanding receivables and has a credit control department to minimise credit risk. Overdue balances are reviewed regularly by senior management. In view of the aforementioned and the fact that the Group's trade receivables relate to a large number of diversified customers, there is no significant concentration of credit risk. The Group does not hold any collateral or other credit enhancements over its trade receivable balances. Trade receivables are non-interest-bearing.

The Group pledged and factored certain of its trade receivables to secure the Group's borrowings which were included as other borrowings in the amount of approximately RMB15,854,000. The net carrying amount of these pledged trade receivables as at 30 June 2020 were approximately RMB7,239,000.

本集團與客戶的貿易條款主要為信貸，除新客戶外，一般需要提前付款。信貸期一般為10天，主要客戶最多延長至三個月。各客戶有最大信貸限制。本集團致力嚴格監控其未收回的應收款項，同時設有信貸控制部門以盡量減低信貸風險。高級管理層定期審閱逾期結餘。鑒於以上所述及由於本集團的貿易應收款項涉及大量不同客戶，因此並不存在信貸風險高度集中的情況。本集團並無就貿易應收款項結餘持有任何抵押品或其他信貸增級。貿易應收款項不計利息。

本集團若干貿易應收款項已予質押及保理，以為本集團之借款提供擔保，該等借款計入作為其他計息借款約人民幣15,854,000元。於2020年6月30日，該等質押貿易應收款項的賬面淨值約為人民幣7,239,000元。

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11. TRADE RECEIVABLES (Continued)

An aging analysis of the trade receivables as at the end of the respective reporting periods, based on the invoice date and net of loss allowance, is as follows:

11. 貿易應收款項(續)

於各報告期末，貿易應收款項按發票日期並扣除虧損撥備的賬齡分析如下：

| | | 30 June 2020 2020年 6月30日 RMB'000 人民幣千元 (Unaudited) (未經審核) | 31 December 2019 2019年 12月31日 RMB'000 人民幣千元 (Audited) (經審核) |
|---------------|------|--|--|
| Within 1 year | 1年內 | 182,307 | 97,831 |
| Over 1 year | 超過1年 | 3,631 | 2,352 |
| | | 185,938 | 100,183 |

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12. RESTRICTED BANK BALANCES

12. 受限制銀行結餘

| | | 30 June 2020 2020年 6月30日 RMB'000 人民幣千元 (Unaudited) (未經審核) | 31 December 2019 2019年 12月31日 RMB'000 人民幣千元 (Audited) (經審核) |
|---|---------------------|--|--|
| Restricted bank balances received from residents for property management services | 收取自居民物業管理服務的受限制銀行結餘 | 10,650 | 14,113 |

Restricted bank balances earn interest at interest rates stipulated by the respective financial institutions. The restricted bank balances are deposited with creditworthy banks with no recent history of default.

受限制銀行結餘按各金融機構訂定的利率賺取利息。受限制銀行結餘乃存放在信譽良好及無近期拖欠記錄的銀行。

13. WEALTH MANAGEMENT PRODUCTS

13. 財富管理產品

| | | 30 June 2020 2020年 6月30日 RMB'000 人民幣千元 (Unaudited) (未經審核) | 31 December 2019 2019年 12月31日 RMB'000 人民幣千元 (Audited) (經審核) |
|----------------------------|--------|--|--|
| Wealth management products | 財富管理產品 | 6,000 | 5,000 |

The wealth management products have a term of less than one year and expected annual rate of return of 3.15%. Pursuant to the underlying contracts or notices, the wealth management products are principal protected upon the maturity date.

財富管理產品的賬期少於一年，且預期年回報率為3.15%。根據相關合約或通知，財富管理產品於到期日後已保本。

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14. CASH AND CASH EQUIVALENTS

14. 現金及現金等價物

| | | 30 June 2020 2020年 6月30日 RMB'000 人民幣千元 (Unaudited) (未經審核) | 31 December 2019 2019年 12月31日 RMB'000 人民幣千元 (Audited) (經審核) |
|------------------------|---------|--|--|
| Cash and bank balances | 現金及銀行結餘 | 161,000 | 143,557 |

At the end of reporting period, the cash and bank balances of the Group denominated in RMB amounted to RMB158,396,000 (2019: RMB124,804,000). The RMB is not freely convertible into other currencies, however, under Mainland China's Foreign Exchange Control Regulations and Administration of Settlement, Sale and Payment of Foreign Exchange Regulations, the Group is permitted to exchange RMB for other currencies through banks authorised to conduct foreign exchange business.

Cash at banks earns interest at floating rates based on daily bank deposit rates. The bank balances are deposited with creditworthy banks with no recent history of default.

於報告期末，本集團以人民幣計值的現金及銀行結餘為人民幣158,396,000元（2019年：人民幣124,804,000元）。人民幣不能自由兌換為其他貨幣。然而，根據中國內地的外匯管理條例及結匯、售匯及付匯管理規定，本集團可透過獲授權經營外匯業務的銀行將人民幣兌換為其他貨幣。

存放於銀行的現金按每日銀行存款利率的浮動利率賺取利息。銀行結餘乃存放在信譽良好及無近期拖欠記錄的銀行。

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15. TRADE PAYABLES

An aging analysis of the trade payables as at the end of the respective reporting periods, based on the invoice date, is as follows:

| | | 30 June 2020 2020年 6月30日 RMB'000 人民幣千元 (Unaudited) (未經審核) | 31 December 2019 2019年 12月31日 RMB'000 人民幣千元 (Audited) (經審核) |
|-----------------|--------|--|--|
| Within 3 months | 3個月內 | 80,225 | 71,905 |
| 3 to 12 months | 3至12個月 | 2,250 | 2,865 |
| Over 1 year | 超過1年 | 2,522 | 153 |
| | | 84,997 | 74,923 |

The trade payables are unsecured, non-interest-bearing and are normally settled on terms of 5 to 90 days.

15. 貿易應付款項

於各報告期末，貿易應付款項按發票日期的賬齡分析如下：

貿易應付款項為無抵押、免息並一般以5至90天賬期結算。

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16. SHARE CAPITAL

16. 股本

| | | 30 June 2020 2020年 6月30日 RMB'000 人民幣千元 (Unaudited) (未經審核) | 31 December 2019 2019年 12月31日 RMB'000 人民幣千元 (Audited) (經審核) |
|---|--|--|--|
| Authorised: | 法定： | | |
| 8,000,000,000 shares of HK\$0.01 each (2019: 8,000,000,000 shares of HK\$0.01 each) | 8,000,000,000股每股面值0.01港元的股份(2019年：8,000,000,000股每股面值0.01港元的股份) | 70,096 | 70,096 |
| Issued and fully paid: | 已發行及繳足： | | |
| 405,000,000 shares of HK\$0.01 each (2019: 405,000,000 shares of HK\$0.01 each) | 405,000,000股每股面值0.01港元的股份(2019年：405,000,000股每股面值0.01港元的股份) | 3,391 | 3,391 |

The Company was incorporated as an exempted company with limited liability in the Cayman Islands on 27 July 2016 with authorised share capital of HK\$380,000 divided into 38,000,000 shares of HK\$0.01 each and one fully-paid subscriber share was allotted and issued to the nominee of the Company providing company secretarial services, who is an independent third party. On 12 August 2016, the Company allotted and issued 979 ordinary shares of HKD0.01 each to the Parent of the Company as fully paid at par. On 24 October 2016, the Company issued 9,020 ordinary shares of HKD0.01 each to the shareholders of the Company as fully paid with a total consideration of RMB60,750,000. The excess of consideration over the par value of the Company's issued ordinary shares was credited to the share premium. On 15 November 2017, the authorised share capital of the Company was increased from HK\$380,000 to HK\$80,000,000 by the creation of a further 7,962,000,000 shares of HK\$0.01 each.

本公司於2016年7月27日在開曼群島註冊成立為獲豁免有限公司，法定股本為380,000港元，分為38,000,000股每股面值0.01港元的股份，而一股繳足認購人股份已配發及發行予提供公司秘書服務的本公司代名人(一名獨立第三方)。於2016年8月12日，本公司向本公司母公司配發及發行979股每股面值0.01港元的普通股，並按面值入賬列作繳足股款。於2016年10月24日，本公司以總代價人民幣60,750,000元向本公司股東發行9,020股每股面值0.01港元的普通股，並入賬列作繳足股款。代價較本公司已發行普通股的面值的超出部分計入股份溢價。於2017年11月15日，本公司的法定股本因增設額外7,962,000,000股每股面值0.01港元的股份由380,000港元增加至80,000,000港元。

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16. SHARE CAPITAL (Continued)

The Company effected the capitalisation of share premium into 299,990,000 ordinary shares by applying HKD2,999,900, equivalent to RMB2,507,000, to pay up in full at par for allotment and issue to the then existing shareholders in proportion to their respective shareholdings in the Company as of the date immediately preceding the IPO successful listing. The issued and fully paid ordinary shares of the Company was deemed as 300,000,000 shares as at 31 December 2016.

On 11 December 2017, the Company issued 100,000,000 shares in its initial public offering at the price of HKD1.55 per share.

On 2 January 2018, the Company partially exercised over-allotment options of an aggregate of 5,000,000 shares at HKD1.55 per share.

17. BUSINESS COMBINATION

(a) The acquisition of Bengbu Zhi Xin Property Co., Ltd.

On 30 April 2020, the Group acquired an 8% interest in Bengbu Zhi Xin from Beijing Aozhong Kunlun Business Consulting Company Limited*. Bengbu Zhi Xin is engaged in the provision of property management services. The purchase consideration for the acquisition was in the form of cash, with RMB741,019 paid on 29 April 2020.

16. 股本(續)

本公司通過應用2,999,900港元(相當於人民幣2,507,000元)按面值繳足股款，將股份溢價撥充資本而注入299,990,000股普通股，該等普通股乃按緊接首次公開發售成功上市前日期當時現有股東各自於本公司之持股比例向彼等配發及發行。於2016年12月31日，本公司已發行及繳足普通股被視為300,000,000股。

於2017年12月11日，本公司於首次公開發售以每股1.55港元的價格發行100,000,000股股份。

於2018年1月2日，本公司以每股1.55港元部分行使合共5,000,000股股份的超額配股權。

17. 業務合併

(a) 收購蚌埠市置信物業有限公司

於2020年4月30日，本集團自北京澳中昆侖商務諮詢有限公司收購蚌埠置信8%權益。蚌埠置信從事提供物業管理服務。收購的購買代價以現金形式支付，其中人民幣741,019元於2020年4月29日支付。

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17. BUSINESS COMBINATION (Continued)

(a) The acquisition of Bengbu Zhi Xin Property Co., Ltd. (Continued)

The fair values of the identifiable assets and liabilities of Bengbu Zhi Xin as at the date of acquisition were as follows:

17. 業務合併(續)

(a) 收購蚌埠市置信物業有限公司(續)

於收購日期的蚌埠置信可識別資產及負債公平值如下：

| | | | Fair value recognised on acquisition 就收購事項 確認的公平值 RMB'000 人民幣千元 (Unaudited) (未經審核) |
|--|------------------|-------------|--|
| | | Notes 附註 | |
| Bengbu Zhi Xin | 蚌埠置信 | | |
| Property, plant and equipment | 物業、廠房及設備 | 10 | 673 |
| Cash and bank balances | 現金及銀行結餘 | | 9,104 |
| Inventories | 存貨 | | 52 |
| Trade receivables | 貿易應收款項 | | 8,661 |
| Prepayments and other receivables | 預付款項及其他應收款項 | | 2,429 |
| Trade payables | 貿易應付款項 | | (1,851) |
| Other payables and accruals | 其他應付款項及應計費用 | | (6,487) |
| Tax payable | 應付稅項 | | (414) |
| Total identifiable net assets at fair value | 按公平值計算的可識別資產淨值總額 | | 12,167 |
| Non-controlling interests | 非控股權益 | | (5,504) |
| Transferred from investment in Joint venture | 轉撥自合營企業投資 | | (5,922) |
| Goodwill on acquisition | 收購時商譽 | | — |
| Satisfied by cash | 以現金支付 | | 741 |

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17. BUSINESS COMBINATION (Continued)

(b) The acquisition of Hongxin Environment Group Co., Ltd.

On 31 January 2020, the Group acquired a 51% interest in Hong Xin from Shanghai Honghui Enterprise Management Consulting Partnership (Limited Partnership)*. Hong Xin is engaged in the provision of environmental sanitation cleaning services. The purchase consideration for the acquisition was in the form of cash, with RMB20,000,000 paid on 11 November 2019, RMB3,000,000 paid on 27 November 2018, RMB7,000,000 on 17 December 2018, RMB31,800,000 paid on 6 January 2020 and RMB30,000,000 paid on 15 January 2020.

17. 業務合併(續)

(b) 收購泓欣環境集團有限公司

於2020年1月31日，本集團自上海泓匯企業管理諮詢合夥企業(有限合夥)收購泓欣51%權益。泓欣從事提供環境衛生清潔服務。收購的購買代價以現金形式支付，其中人民幣20,000,000元於2019年11月11日支付、人民幣3,000,000元於2018年11月27日支付、人民幣7,000,000元於2018年12月17日支付、人民幣31,800,000元於2020年1月6日支付及人民幣30,000,000元於2020年1月15日支付。

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17. BUSINESS COMBINATION (Continued)

(b) The acquisition of Hongxin Environment Group Co., Ltd.

(Continued)

The fair values of the identifiable assets and liabilities of Hong Xin as at the date of acquisition were as follows:

17. 業務合併(續)

(b) 收購泓欣環境集團有限公司(續)

於收購日期的泓欣可識別資產及負債公平值如下：

| | | | Fair value recognised on acquisition 就收購事項 確認的公平值 RMB'000 人民幣千元 (Unaudited) (未經審核) |
|--|------------------|-------------|--|
| | | Notes 附註 | |
| Hong Xin | 泓欣 | | |
| Property, plant and equipment | 物業、廠房及設備 | 10 | 28,959 |
| Right-of-use assets | 使用權資產 | | 4,225 |
| Cash and bank balances | 現金及銀行結餘 | | 7,534 |
| Intangible assets | 無形資產 | | 54,000 |
| Other non-current assets | 其他長期資產 | | 2,829 |
| Deferred income tax assets | 遞延所得稅資產 | | 213 |
| Trade receivables | 貿易應收款項 | | 48,648 |
| Prepayments and other receivables | 預付款項及其他應收款項 | | 53,363 |
| Other payables and accruals | 其他應付款項及應計費用 | | (22,269) |
| Interest-bearing bank loans and other borrowings | 計息銀行及其他借款 | | (26,871) |
| Lease liabilities | 租賃負債 | | (4,533) |
| Tax payable | 應付稅項 | | (3,384) |
| Deferred tax liabilities | 遞延稅項負債 | | (13,500) |
| Total identifiable net assets at fair value | 按公平值計算的可識別資產淨值總額 | | 129,214 |
| Non-controlling interests | 非控股權益 | | (63,315) |
| Goodwill on acquisition | 收購時商譽 | | 25,901 |
| Satisfied by cash | 以現金支付 | | 91,800 |

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18. CONTINGENT LIABILITIES

As at the end of the reporting period, the Group had no significant contingent liabilities.

18. 或然負債

於報告期末，本集團並無重大或然負債。

19. BALANCES AND TRANSACTIONS WITH RELATED PARTIES

(a) Particulars of the related parties which entered into material transactions with the Group are as follows:

19. 關聯方結餘及交易

(a) 本集團與關聯方訂立重大交易的詳情如下：

| Name 名稱 | Relationship 關係 | Referred to as 簡稱 |
|--------------|--|----------------------|
| 上海鎬澤信息科技有限公司 | Controlled by the Controlling Shareholders | Shanghai Gaoze |
| 上海鎬澤信息科技有限公司 | 由控股股東控制 | 上海鎬澤 |

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19. BALANCES AND TRANSACTIONS WITH RELATED PARTIES (Continued)

(b) Transactions with related parties:

Cash advances

| | | For the six months ended 30 June 截至6月30日止六個月 | |
|------------------|------|--|--|
| | | 2020 2020年 RMB'000 人民幣千元 (Unaudited) (未經審核) | 2019 2019年 RMB'000 人民幣千元 (Unaudited) (未經審核) |
| Related parties* | 關聯方* | | |
| Shanghai Gaoze | 上海鎬澤 | — | (600) |

Interest income from related parties

| | | For the six months ended 30 June 截至6月30日止六個月 | |
|------------------|------|--|--|
| | | 2020 2020年 RMB'000 人民幣千元 (Unaudited) (未經審核) | 2019 2019年 RMB'000 人民幣千元 (Unaudited) (未經審核) |
| Related parties* | 關聯方* | | |
| Shanghai Gaoze | 上海鎬澤 | 214 | — |

* The services provided for related parties were made according to the published prices and conditions offered to the major customers of the Group.

* 為關聯方提供的服務乃根據提供給本集團主要客戶的已公佈價格及條件作出。

19. 關聯方結餘及交易(續)

(b) 與關聯方的交易：

現金墊款

| | | For the six months ended 30 June 截至6月30日止六個月 | |
|------------------|------|--|--|
| | | 2020 2020年 RMB'000 人民幣千元 (Unaudited) (未經審核) | 2019 2019年 RMB'000 人民幣千元 (Unaudited) (未經審核) |
| Related parties* | 關聯方* | | |
| Shanghai Gaoze | 上海鎬澤 | — | (600) |

自關聯方獲得的利息收入

| | | For the six months ended 30 June 截至6月30日止六個月 | |
|------------------|------|--|--|
| | | 2020 2020年 RMB'000 人民幣千元 (Unaudited) (未經審核) | 2019 2019年 RMB'000 人民幣千元 (Unaudited) (未經審核) |
| Related parties* | 關聯方* | | |
| Shanghai Gaoze | 上海鎬澤 | 214 | — |

* 為關聯方提供的服務乃根據提供給本集團主要客戶的已公佈價格及條件作出。

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19. BALANCES AND TRANSACTIONS WITH RELATED PARTIES (Continued)

(c) Due from related parties:

| | | 30 June 2020 2020年 6月30日 RMB'000 人民幣千元 (Unaudited) (未經審核) | 31 December 2019 2019年 12月31日 RMB'000 人民幣千元 (Audited) (經審核) |
|----------------|------|--|--|
| Shanghai Gaoze | 上海鎬澤 | 2,679 | 2,465 |

The amount due from related parties is unsecured, with annual interest rate 5.0025% and has no fixed payment terms.

應收關聯方款項乃無抵押、年利率為5.0025%及無固定還款期。

(d) Compensation of key management personnel of the Group:

(d) 本集團主要管理人員薪酬：

| | | For the six months ended 30 June 截至6月30日的六個月 | |
|---|--------------|--|--|
| | | 2020 2020年 RMB'000 人民幣千元 (Unaudited) (未經審核) | 2019 2019年 RMB'000 人民幣千元 (Unaudited) (未經審核) |
| Short term employee benefits | 短期僱員福利 | 1,439 | 1,067 |
| Post-employment benefits | 退休後福利 | 161 | 121 |
| Total compensation paid to key management personnel | 已付主要管理人員薪酬總額 | 1,600 | 1,188 |

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20. FINANCIAL INSTRUMENTS BY CATEGORY

The carrying amounts of each of the categories of financial instruments as at the end of the reporting period are as follows:

At 30 June 2020 (Unaudited)

Financial assets

20. 按種類劃分金融工具

於報告期末，各類別金融工具的賬面值如下：

於2020年6月30日(未經審核)

金融資產

| | | Financial assets at fair value through profit or loss | Financial assets at fair value through other comprehensive income | Financial assets at amortised cost | Total |
|---|--------------------|---|---|------------------------------------|---------|
| | | Held for Trading | Equity investments | | |
| | | RMB'000 | RMB'000 | RMB'000 | RMB'000 |
| | | 人民幣千元 | 人民幣千元 | 人民幣千元 | 人民幣千元 |
| Equity investments at fair value through other comprehensive income | 按公平值計入其他全面收益的股本投資 | — | 17,122 | — | 17,122 |
| Trade receivables | 貿易應收款項 | — | — | 185,938 | 185,938 |
| Financial assets included in prepayments and other receivables | 計入預付款項及其他應收款項的金融資產 | — | — | 97,810 | 97,810 |
| Restricted bank balances | 受限制銀行結餘 | — | — | 10,650 | 10,650 |
| Wealth management products | 財富管理產品 | — | — | 6,000 | 6,000 |
| Cash and cash equivalents | 現金及現金等價物 | — | — | 161,000 | 161,000 |
| | | — | 17,122 | 461,398 | 478,520 |

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20. FINANCIAL INSTRUMENTS BY CATEGORY (Continued)

At 30 June 2020 (Unaudited) (Continued)

Financial liabilities

20. 按種類劃分金融工具(續)

於2020年6月30日(未經審核)(續)

金融負債

| | | Financial liabilities at amortised cost 按攤銷成本計量的金融負債 RMB'000 人民幣千元 |
|---|--------------------|---|
| Trade payables | 貿易應付款項 | 84,997 |
| Financial liabilities included in other payables and accruals | 計入其他應付款項及應計費用的金融負債 | 84,683 |
| Interest-bearing bank loans and other borrowings | 計息銀行及其他借款 | 135,326 |
| Lease liability | 租賃負債 | 9,674 |
| | | 314,680 |

At 31 December 2019 (Audited)

Financial assets

於2019年12月31日(經審核)

金融資產

| | | Financial assets at fair value through other comprehensive income 按公平值計入其他全面收益的金融資產 | | Total 總計 RMB'000 人民幣千元 |
|---|--------------------|--|--|---------------------------------|
| | | Equity investments 股本投資 RMB'000 人民幣千元 | Financial assets at amortised cost 按攤銷成本計量的金融資產 RMB'000 人民幣千元 | |
| Equity investments at fair value through other comprehensive income | 按公平值計入其他全面收益的股本投資 | 6,290 | — | 6,290 |
| Trade receivables | 貿易應收款項 | — | 100,183 | 100,183 |
| Financial assets included in prepayments and other receivables | 計入預付款項及其他應收款項的金融資產 | — | 37,271 | 37,271 |
| Restricted bank balances | 受限制銀行結餘 | — | 14,113 | 14,113 |
| Wealth management products | 財富管理產品 | — | 5,000 | 5,000 |
| Cash and cash equivalents | 現金及現金等價物 | — | 143,557 | 143,557 |
| | | 6,290 | 300,124 | 306,414 |

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中期簡明綜合財務資料附註

30 June 2020 2020年6月30日

20. FINANCIAL INSTRUMENTS BY CATEGORY (Continued) At 31 December 2019 (Audited) (Continued) Financial liabilities

20. 按種類劃分金融工具(續)

於2019年12月31日(經審核)(續)
金融負債

| | | Financial liabilities at amortised cost 按攤銷成本計量的金融負債 RMB'000 人民幣千元 |
|---|--------------------|---|
| Trade payables | 貿易應付款項 | 74,923 |
| Financial liabilities included in other payables and accruals | 計入其他應付款項及應計費用的金融負債 | 46,863 |
| Interest-bearing bank loans | 計息銀行貸款 | 61,515 |
| | | 183,301 |

21. FAIR VALUE AND FAIR VALUE HIERARCHY OF FINANCIAL INSTRUMENTS

The management of the Company has assessed that the fair values of cash and cash equivalents, restricted bank balances, wealth management products, trade receivables, trade payables, financial assets included in prepayments, deposits and other receivables, financial liabilities included in other payables and accruals, and interest-bearing bank loans and other borrowings approximate to their carrying amounts largely due to the short term maturities of these instruments.

The Group's finance department headed by chief financial officer is responsible for determining the policies and procedures for the fair value measurement of financial instruments. At each reporting date, the finance department analyses the movements in the values of financial instruments and determines the major inputs applied in the valuation. The valuation is reviewed and approved by the chief financial officer. The valuation process and results are discussed with the management of the Company.

21. 金融工具的公平值及公平值等級

本公司管理層已評估現金及現金等價物、受限制銀行結餘、財富管理產品、貿易應收款項、貿易應付款項、計入預付款項、按金及其他應收款項的金融資產、計入其他應付款項及應計費用的金融負債、計息銀行及其他借款的公平值與其賬面值相若，主要由於該等工具於短期內到期。

本集團財務部由財務總監領導，負責釐定金融工具公平值計量的政策及程序。於各報告日期，財務部分析金融工具的價值變動及釐定應用於估值的主要輸入數據。估值交由財務總監審核及批准。本公司管理層就估值程序及結果進行討論。

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

中期簡明綜合財務資料附註

30 June 2020 2020年6月30日

22. EVENTS AFTER THE REPORTING PERIOD

There is no significant event undertaken by the Company or by the Group after 30 June 2020.

22. 報告期後事件

於2020年6月30日後本公司或本集團並無重大事件。



Riverine China Holdings Limited
浦江中國控股有限公司

